

**CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI**

PLAN COMMISSION MEETING
MONDAY JULY 16, 2018 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL

Agenda(Amended)

1. Meeting called to order by Tom Hartz. Added items 14.a. and 14.b.
2. Roll Call.
3. Approve Minutes of the June 18th 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 filed by Crown Dominion Properties LLC, for a request to install siding on the exterior of the newly renovated business, at 623 W. Main Street, located in the Business Central (BC) zoning district, Tax Key No. ZOP00290.
 - b. Application filed by Mohammad Kaid, 313 W. Summerhill Pl., Oak Creek, WI 53154, requests the sign installations for a Fro Zone business at 270 Broad St, located in the Central Business (CB) zoning district, Tax Key No. ZOP00244
7. Review and Recommendation of a Site Plan Review filed by Jim and Lynette Heimann, 2429 Ridgewood Ct., Aurora, IL 60502, to renovate an existing lakeshore landscaped area in conjunction with the newly constructed home at 620 S. Lake Shore Dr., located in the Estate Residential (ER-1) zoning district, Tax Key No. ZA315600001.
8. Review and Recommendation of a Land Division filed by Jeremy Kinsey, 908 Clover St., Lake Geneva, WI 53147, to create a Certified Survey Map (CSM) for the property located at 401 Host Dr. and to generate two individual lots for the property in the Planned Business (PB) zoning district, Tax Key No. ZA163000003.

9. Public Hearing and Recommendation of a Conditional Use Permit filed by Mohammad Kaid, 313 W. Summerhill Pl., Oak Creek, WI 53154, to utilize the property as Indoor Commercial Entertainment, for a Fro Zone business at 270 Broad St, located in the Central Business (CB) zoning district Tax Key No. ZOP00244.
10. Continuation of a Public Hearing and Recommendation of a Conditional Use Permit filed by Robert D. Larson Trust, 2403 Comstock Ct., Naperville, IL 60564, for the demolition and new construction of a single family residence and requests to utilize the Single Family-4 (SR-4) zoning, at 905 Bayview Dr., which is located within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZGB00005.
11. Continuation of a Public Hearing and Recommendation of a Conditional Use Permit filed by Robert D. Larson Trust, 2403 Comstock Ct., Naperville, IL 60564, for the installation and addition of a 100’ pier located at 905 Bayview Dr. Property, located within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZGB00005.
12. Public Hearing and Recommendation of a Conditional Use Permit filed by Lawrence & Pamela Frankel, 1240 Dolphin Bay Apt. 402, Sarasota, FL. 34242, for the demolition and new construction of a single family residence, and requests to utilize the Single Family-4 (SR-4) zoning, at 75 Hillside Dr., located within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZYUP00094E.
13. Public Hearing and Recommendation of a Conditional Use Permit filed by Lake Geneva Public Library, 918 W. Main St., to install a new Community Information Sign for the property located in the Estate Residential -1 (ER-1) zoning district, Tax Key No. ZOP00348.
14. Annual Comprehensive Plan schedule and review of applications requesting amendments to the Comprehensive Plan.
 - a. 120 Properties LLC, request to change the Future Land Use Map (Maps 5a Full Planning Area View and 5b Central City View) to designate a portion of Tax Key No. ZYUP00198 from the Planned Neighborhood land Use category to the Multi-Family Residential land use category; for property located on the north side of Town Line Road, west of Edwards Boulevard.
 - b. Plan Commission recommends approval of the Public Participation Plan process.

15. 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 7/12/2018

**PLAN COMMISSION MEETING
MONDAY, JUNE 18, 2018 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

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

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

Approve Minutes of the May 21st Plan Commission meeting as distributed.

Skates/Gibbs 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 to be limited to 5 minutes.

None.

Acknowledgement of Correspondence.

None.

Downtown Design Review

6.a. Application by Oakfire Properties LLC, for the Oakfire Restaurant, a request to install a server window on the east wall to assist with staff access, located in the Business Central (BC) zoning district at 831 Wrigley Dr, Tax Key No. ZOP00340.

Pete Juergens, 2689 Sunset Blvd, Lake Geneva, on behalf of Oakfire, presented the request.

Hill/Skates motion to approve the server window on the east wall of building and include all staff recommendations and fact finding.

Roll Call: Hartz, Skates, Gibbs, Hill, Esarco, Krajovic voting “yes.” Motion carried unanimously.

6. b. Application by Daniel Caravette, to install a building sign located in the Business Central (BC) zoning district for the property at 642 W. Main St, Lake Geneva, WI 53147, Tax Key No. ZOP00305.

Applicant not present. Zoning Administrator Walling presented the request.

Skates/Esarco motion to approve the sign and include all staff recommendations and fact finding.

Roll Call: Hartz, Skates, Gibbs, Hill, Esarco, Krajovic voting “yes.” Motion carried unanimously.

6.c. Application by The Hive – Tara Pippin, 33601 Franklin St, Burlington, WI 53105 to install an on building sign that extends over the public sidewalk for the property located at 755 W. Main St, located in Business Central (BC) zoning district, Tax Key No. ZOP000269.

Rodney Wetlow, 725 ½ W Main Street, on behalf of the owners of The Hive, was present to answer questions. Walling stated the sign meets the maximum area for signs of this type.

Hill/Krajovic motion to approve the sign and include all staff recommendations and fact finding.

Roll Call: Hartz, Skates, Gibbs, Hill, Esarco, Krajovic voting “yes.” Motion carried unanimously.

6.d. Application by Elizabeth Chappell, 513 Broad St, Lake Geneva, WI 53147, to install a building sign that extends over the public sidewalk located in Business Central (BC) zoning district Tax Key No. ZOP00029.

Applicant not present. Walling said the sign meets the zoning ordinance as submitted. The planters shown in the packet are not a part of this request but have been discussed with Public Works.

Esarco/ Skates motion to approve the sign and include all staff recommendations and fact finding.

Roll Call: Hartz, Skates, Gibbs, Hill, Esarco, Krajovic voting “yes.” Motion carried unanimously.

7. Public Hearing and Recommendation on an application for a Conditional Use Permit filed by Letitia Erdman, 5455 Steele Rd, Burlington, WI 53105, to install a fence which exceeds the allowable heights for the Downtowner property located at 640 W. Main St. in the Central Business (CB) zoning. Tax Key No. ZOP00306.

Letitia Erdman, 5877 Alvin Howe Rd, Burlington, WI 53105, owner of The Downtowner, presented her request which allows a taller fence, but shall remove the top 26" of wooden fence and replace with open cable.

Gibbs/Hill motion to close the public hearing. Motion carried unanimously.

Skates/Hill motion to approve the fence and include all staff recommendations and fact finding.

Roll Call: Hartz, Skates, Gibbs, Hill, Esarco, Krajovic voting "yes." Motion carried unanimously.

8. Public Hearing and Recommendation of a Conditional Use Permit filed by Serendipity & Sunsets LLC, P.O. Box 649, Cary, IL 60013, for the installation and addition of a 100' pier located at 962 Mariane Terrace, property is located within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZSY00016.

Keith Rozolis, PO Box 649, Cary, IL, owner of Serendipity & Sunsets LLC, present to answer questions. Alderman Skates asked about DNR approval. Jeff from Reid's Construction said this project is approved by the DNR. Mayor Hartz asked about the lengths of the piers on either side of this property and if there are buoys.

Hill/Skates motion to close the public hearing. Motion carried unanimously.

Skates/Gibbs motion to approve the pier and include all staff recommendations and fact finding.

Roll Call: Hartz, Skates, Gibbs, Hill, Esarco, Krajovic voting "yes." Motion carried unanimously.

9. Public Hearing and Recommendation on an application for a Conditional Use Permit filed by Greg Anagnos, N1567 Clover Rd, Lake Geneva, WI 53147, to operate an Commercial Indoor Lodging land use for the property located at 501 ½ Broad St, Lake Geneva, WI 53147, located in the Central Business (CB) zoning, Tax Key No. ZOP00032.

Greg Anagnos, N1567 Clover Rd, Lake Geneva, owner of Medusa, presented his request. Walling stated the Commercial Indoor Lodging requires 1 parking stall per bedroom and this property meets the parking standards. Planner Slavney stated all properties operating as Commercial Indoor Lodging shall comply with the Zoning Ordinance, Section 98-206 (k) Commercial Indoor Lodging.

Speaker #1: Bob Limazoni, owner of 503 Broad St, supports the proposed request.

Speaker #2: Amy Odette, business owner at 507 Broad St, supports the proposed request.

Krajovic/Skates motion to close the public hearing. Motion carried unanimously.

Hill/Skates motion to approve a limited CUP for Commercial Indoor Lodging land use and include all staff recommendations and fact finding.

Roll Call: Hartz, Skates, Gibbs, Hill, Esarco, Krajovic voting "yes." Motion carried unanimously.

10. Public Hearing and Recommendation of a Conditional Use Permit filed by Robert D. Larson Trust, 2403 Comstock Ct, Naperville, IL 60564, for the demolition and new construction of a single family residence located at 905 Bayview Dr, located within the Estate Residential – 1 (ER-1) zoning district and requests to utilize the Single Family-4 (SR-4) zoning. Tax Key No. ZGB00005.

Applicant not present.

Skates/Gibbs motion to continue the Public Hearing & Recommendation of a Conditional Use Permit to the next Plan Commission Meeting.

Roll Call: Hartz, Skates, Gibbs, Hill, Esarco, Krajovic voting "yes." Motion carried unanimously.

- 11. Public Hearing and Recommendation of a Conditional Use Permit filed by Robert D. Larson Trust, 2403 Comstock Ct, Naperville, IL 60564, for the installation and addition of a 100' pier located at 905 Bayview Dr. Property, located within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZGB00005.**
Jeff from Reid's Construction was present to answer questions.

Esarco/Skates motion to continue the Public Hearing & Recommendation of a Conditional Use Permit to the next Plan Commission Meeting.

Roll Call: Hartz, Skates, Gibbs, Hill, Esarco, Krajovic voting "yes." Motion carried unanimously.

- 12. Public Hearing and Recommendation on an application to amend the General Development Plan (GDP) for the Lake Geneva 50120 LLC, located at 281 N. Edwards Blvd, filed by GMX Real Estate Group LLC, to expand the building 2 footprint by 465 square feet. Located in the Planned Development (PD) zoning district, Tax Key Nos. ZA297300001.**

Andrew Goodman, GMX Real Estate Group LLC, 3000 Dundee Rd, Suite 408, Northbrook, IL and Michael Columbo, JTS Architects, 450 E Higgins Rd, Elk Grove Village, IL, presented their request. Revised building plans have been submitted to the state for approval. Slavney stated the pervious pavers used for sidewalks and pavers will work for this site. An embellished elevation exhibit was presented to the Plan Commission this evening. Walling acknowledged the revised state approved construction plans are needed before final approval is given. If the revised plans are not approved, the developer still has approval for the original plans.

Skates/Hill motion to close the public hearing. Motion carried unanimously.

Skates/Krajovic motion to approve the amendment to the GDP, to include all staff recommendations and fact finding And contingent on the state plan approval for plans submitted.

Roll Call: Hartz, Skates, Gibbs, Hill, Esarco, Krajovic voting "yes." Motion carried unanimously.

- 13. Public Hearing and Recommendation of an amendment to the Precise Implementation Plan (PIP) for the Lake Geneva 50120 LLC, located at 281 N. Edwards Blvd, filed by GMX Real Estate Group LLC, to expand the building 2 footprint by 465 square feet. Located in the Planned Development (PD) zoning district, Tax Key Nos. ZA297300001.**

Michael Columbo and Andrew Goodman were present for questions.

Gibbs/Skates motion to close the public hearing. Motion carried unanimously.

Krajovic/Hill motion to approve the amendment to the PIP, to include all staff recommendations and fact finding and revised landscape plans, improved elevations drawings, pervious pavers for walkways.

Roll Call: Hartz, Skates, Gibbs, Hill, Esarco, Krajovic voting "yes." Motion carried unanimously.

- 14. Adjournment.** Hill/Gibbs motion to adjourn at 7:10 pm. Motion carried unanimously.

/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 16, 2018

Agenda Item: 6a

Applicant:

Crown Dominion Properties LLC.
Peter Juergens
N2689 Sunset Blvd
Lake Geneva, WI, 53147

Request: Exterior Siding Installation

623 W. Main Street, Lake Geneva, WI 53147
Downtown Design Review of Siding
Tax Key No. ZOP00290

Description:

The applicant is submitting an application for Downtown Design Review for the installation of exterior siding for the newly renovated building located at 623 W. Main Street. The City reviews all exterior changes to buildings located in the CB zoning district to confirm that they conform to the Downtown Design standards, particularly quantity, size, and color requirements.

The siding colors and materials are in keeping with the allowable colors allowed.

Staff Recommendations:

The proposed siding meets the requirements of the Downtown Design Overlay Zoning district.

Staff recommends *approval* of the proposed siding.



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

623 Main St.
Lake Geneva WI

Name & Address of Current Building Owner:

Crown Dominion Properties LLC

Telephone Number of Current Building Owner: 815-355-5282

Email Address: _____

Name & Address of Applicant:

Peter Juergens
N 2689 Sunset Blvd
Lake Geneva

Telephone Number of Applicant: 414-588-2909

Email Address: peter.juergens@attmail.com

Proposed Design Change:

install siding to sides and rear of
Building

Zoning District: _____

Names & Address of Architect, Engineer, and/or Contractor of Project:

Geneva Bay Const.

Description of Project:

siding three sides of building

Date: 7-2-18

Signature of Applicant: [Signature]

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 16, 2018

Agenda Item: 6b

Applicant:

Mohammed Kaid
313 W. Summerhill Pl.
Oak Creek WI, 53154

Request: 2 signs

270 Broad Street, Lake Geneva, WI 53147
Downtown Design Review of Signage
Tax Key No. ZOP00244

Description:

The applicant is submitting an application for Downtown Design Review for two signs located on the building for the property located at 270 Broad Street. The City reviews all signs in the CB zoning district to confirm that they conform to the Downtown Design standards, particularly quantity, size, and color requirements.

The signs, sign colors and materials are in keeping with the allowable colors and sizes allowed. The proposed sign colors are of corporate colors and are exempt from the historic requirements.

Staff Recommendations:

The proposed signs meet the requirements of the Downtown Design Overlay Zoning district.

Staff recommends *approval* of the proposed signs.



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

270 Broad Street, Lake Geneva, WI 53147

Name & Address of Current Building Owner:

Michael Kolowick
P.O. Box 126, Lake Geneva, WI 53147

Telephone Number of Current Building Owner: _____

Email Address: _____

Name & Address of Applicant:

Mohammed Kaid
313 W Summerhill Pl, Oak Creek, WI 53154

Telephone Number of Applicant: 414-881-5895

Email Address: frozenemke@gmail.com

Proposed Design Change:

New sign outside the building

Zoning District: Central Business

Names & Address of Architect, Engineer, and/or Contractor of Project:

Kevin Devine
Sign Effects
1827 W Citendale Ave
Milwaukee, WI 53209

Description of Project:

Sign

Date: 5/29/2018 Signature of Applicant: X [Signature]

EXTERIOR I.D. SIGN CONCEPTS

Qty: (2)

Fabricate and Install (2) Non-Lit Dimensional Signs to read, "Fro Zone", at NE Corner Exterior wall and North-Facing wall as shown.

Letters to be a dimensional fabricated substrate w/ 1st surface applied Full-Color Digitally Printed Vinyl graphic.

Any fastening to exterior to be weather-sealed. Anchors to suit existing exterior wall.

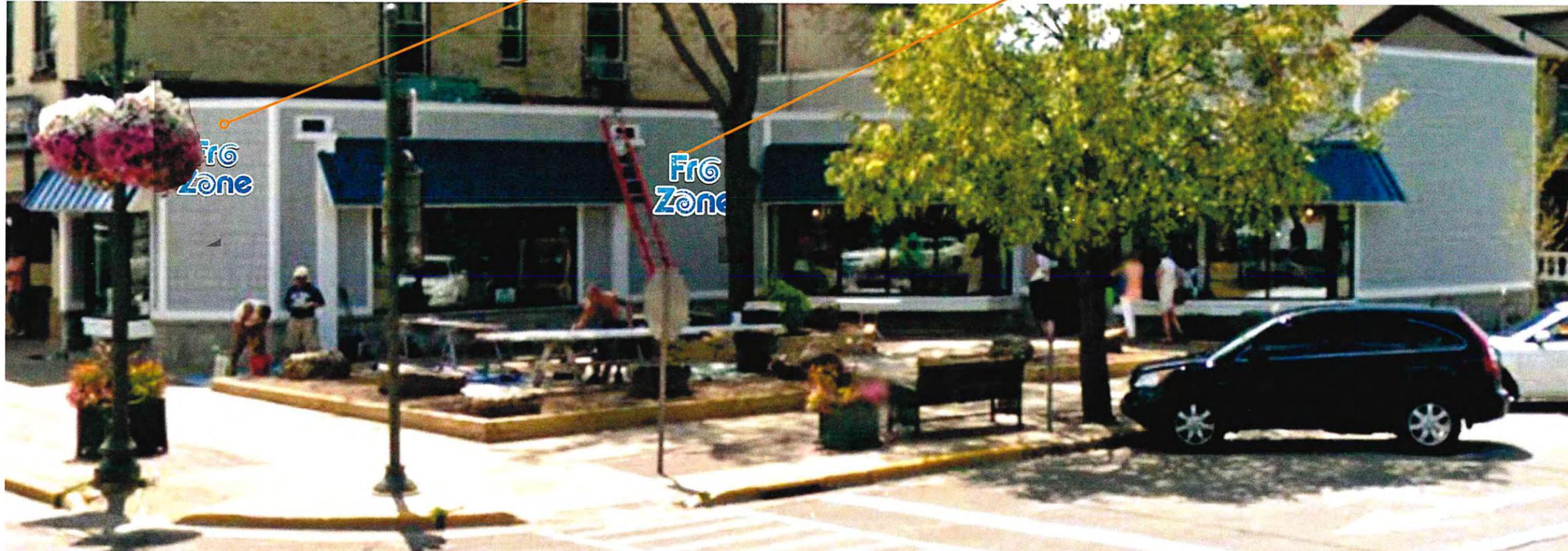
N.E CORNER - BROAD ST. & GENEVA ST.
1/4" = 1' - 0" Scale



NORTH ELEVATION - GENEVA ST.
1/4" = 1' - 0" Scale



VIEW FROM GENEVA ST. & BROAD ST.



Project:
(Donut Squad) Fro Zone
Lake Geneva

Description:
(2) Non-Illuminated Exterior
Dimensional ID Signs

Project Location:
Broad St. And Geneva St.
Lake Geneva, WI

Billing Location:
Broad St. And Geneva St.
Lake Geneva, WI

CONCEPT DEVELOPMENT

Sales Rep: KD **Date:** 05/16/18
Design: AAE

Disclaimer:
THIS IS AN ORIGINAL DESIGN CREATED BY SIGN EFFECTZ. THE SUBMITTED DESIGN PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES CODE YOU AGREE NOT TO COPY PHOTOGRAPH MODIFY OR SHARE DIRECTLY OR INDIRECTLY ANY OF THE FOREGOING HELD BY YOU WITH ANY OTHER PARTY, NOR WILL YOU PERMIT ANY TIRDS PARTY TO DO ANY OF THE FOREGOING WITHOUT THE WRITTEN CONSENT OF SIGN EFFECTZ.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Notes

REVISIONS:

Rev A	By	Date
Rev B	By	Date
Rev C	By	Date
Rev D	By	Date
Rev E	By	Date
Rev F	By	Date

Scale: 1/4" = 1-0"
Original Page Size: 11" x 17"

19596088 C_01
INS - PROJ NO. DESIGN PG REV NO.

1
CONCEPT PKG NO.

ESTIMATE NO.

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 16, 2018

Agenda Item: 7

Applicant:

Jim & Lynette Heimann
2429 Ridgewood Ct
Aurora, IL 60502

Request: Site Plan Review of renovations to existing landscape and patio areas located in the shoreland overlay. (ER-1)
620 S. Lake Shore Dr.
Lake Geneva, WI 53147
Tax Key No. ZA315000001

Description:

The applicant is submitting to the Plan Commission for a Site Plan Review to renovate and rehabilitate existing landscaped and patio areas on the shore land area of the property which recently constructed a new home on the property located in the Estate Residential – 1 (ER-1) zoning district.

The proposed plan will require a Site Plan review for this request, the proposed plan is to renovate and rehabilitate the exact square foot area of the landscaped area that currently exists at this location.

The development process for the “Site Plan Review” is to confirm that the existing shoreland areas for this type of renovations are maintained the quality and quantity of the shoreland character.

The review is to confirm the plans as not to exceed the existing patio & landscaped areas, the designs and use of allowable vegetation, and to comply within the guidelines provided in the zoning code.

Project Details from Midwest Arbor & the plans identified as project 18751 P-1 thru P-6:

The proposed landscape drawings provide & identify the area to be renovated. The existing area is 799.69 square feet and the proposed new installation is also 799.69 which comply with the ordinance that restricts the renovations not to exceed what is currently there.

Staff Review Comments:

The proposed newly created site plan is recommended for approval.
The “Plan Commission” is the reviewing body for a Site Plan review.

APPLICATION FOR SITE PLAN REVIEW

City of Lake Geneva

Site Address and Parcel No. or Legal Description:

620 Lakeshore Dr., Lake Geneva, WI 53147

Parcel: 2A21560002

Name and Address of Current Owner:

Jim + Lynette Heimann

2429 Ridgewood Ct, Aurora, IL 60502

Telephone No. of Current Owner including area code: 630-750-9614

Email Address: jlheimann@comcast.net

Name and Address of Applicant:

Micah Thornton

1700 Holian Dr. - Spring Grove, IL 60081

Telephone No. of Applicant including area code: 727-282-0518

Email Address: micah.thornton@gmail.com

Proposed Use:

Reconstruct existing steps to lakeshore, install new paver patio,
reconstruct existing retaining walls; plant proposed plant material

Zoning District: Single Family

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

Contractor: Midwest Arbor Corp.

Architect: NA

Engineer: NA

Short statement describing activities to take place on site:

Scope will include the removal of existing plant material, reconstruction of existing steps to lake shore, reconstruction of existing retaining walls, and planting of replacement plant material according to site plans

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

6/29/18

Date

Micah Thornton

Signature of Applicant

MIDWEST ARBOR

June 29, 2018

To the City of Lake Geneva: Building and Community
Development Department
626 Geneva Street – Lake Geneva, WI 53147

To Whom it May Concern, Regarding 620 Lakeshore Dr.,

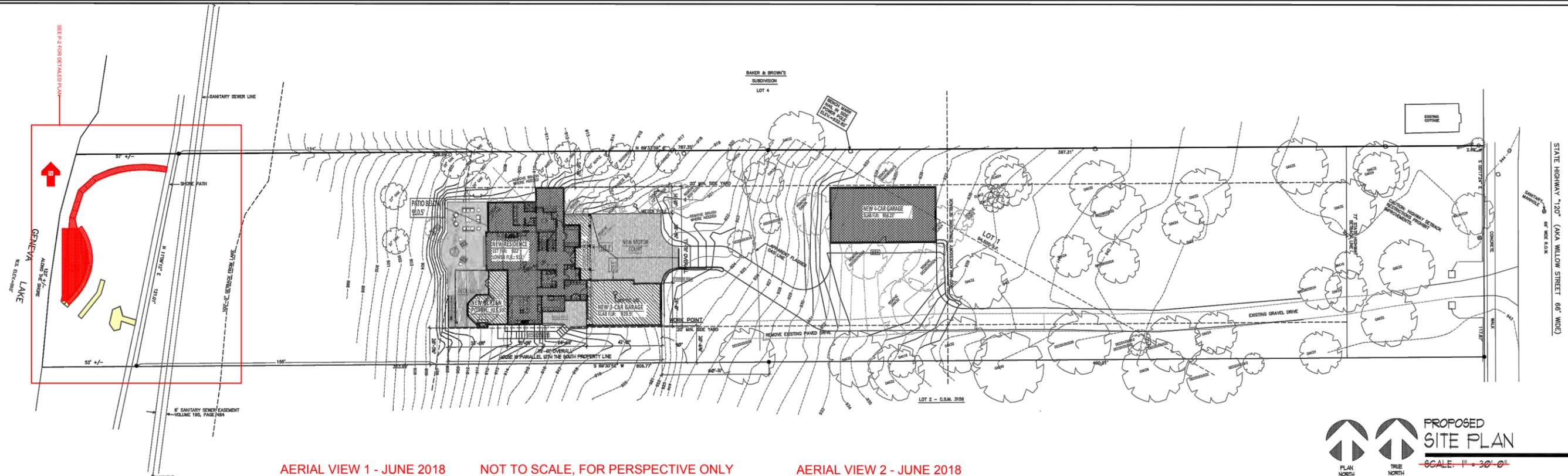
The following application for site plan review packet contains detailed plans describing the proposed landscape improvements to Jim and Lynette Heimann's residence at the above address. The proposed scope of work includes the removal of existing plant material, reconstruction of existing steps to the lake shore, reconstruction of existing retaining walls, and the planting of replacement plant material. All work will be conducted in accordance with City code and ordinances, with the purpose of improving the structural and aesthetic characteristics of the lake shore area.

Please contact us with further questions or comments.

Best Regards,

Micah Thornton
micah.thornton@midwesarborcorp.com
727-282-0518

Joel Balentyne
joel.balentyne@midwestarborcorp.com
815-757-4313



AERIAL VIEW 1 - JUNE 2018 NOT TO SCALE, FOR PERSPECTIVE ONLY

AERIAL VIEW 2 - JUNE 2018



REV1: 6/29/18



1700 Holian Drive
Spring Grove, IL 60081
(815) 675-6766
info@midwestarborcorp.com

Heimann Residence

620 South Lakeshore Dr. - Lake Geneva, WI 53147

Lot View

Midwest Arbor Corp. reserves all rights in these plans. These drawings are, and shall remain, the exclusive property of Midwest Arbor Corp. Reproduction of design or concept in any form in whole or part, without the express written consent of Midwest Arbor Corp. constitutes a direct violation of the federal copyright law. Failure to comply with these conditions will result in civil action.

Scale:
1" = 60'

N 11°09'12" E
121.01'

Total Existing ILC: 799.69
To Be Removed (Yellow): 458.02
To Be Reused (See Notes): 117.63
Total Proposed ILC (Red): 459.59
Total New ILC: 799.69 SF

NO CHANGE TO EXISTING GRADE
EXISTING GRADES TO BE STABILIZED
WITH NEW PLANTINGS SEE PLAN

57' +/-

To be Removed

Existing Steps to Be Reset

Proposed Reconstructed Ret. Wall Using Ex. Wall Material (See Detail 2/P-4)

To be Reused for Reconstructed Ret. Wall

To be Reused for Reconstructed Ret. Wall

Ex. Stone Patio to Be Removed

32.6 ft

41.78 ft

36.87 ft

53' +/-

STONE PATIO

Proposed Paver Patio At Existing Grade (See Detail 3/P-4)

123' +/-
ALONG THE SHORE



Existing Plant Material to be Removed

- Misc. grasses
- Approx. (15) Junipers

Proposed Replacement Plant Material

- (100) 18" *Rhus aromatica* 'Gro-Low'
- (267) 18" *Sporobolus heterolepis* 'Prairie Dropseed'
- (154) 18" *Juniperus x pfitzeriana* 'Kallay's Compact'

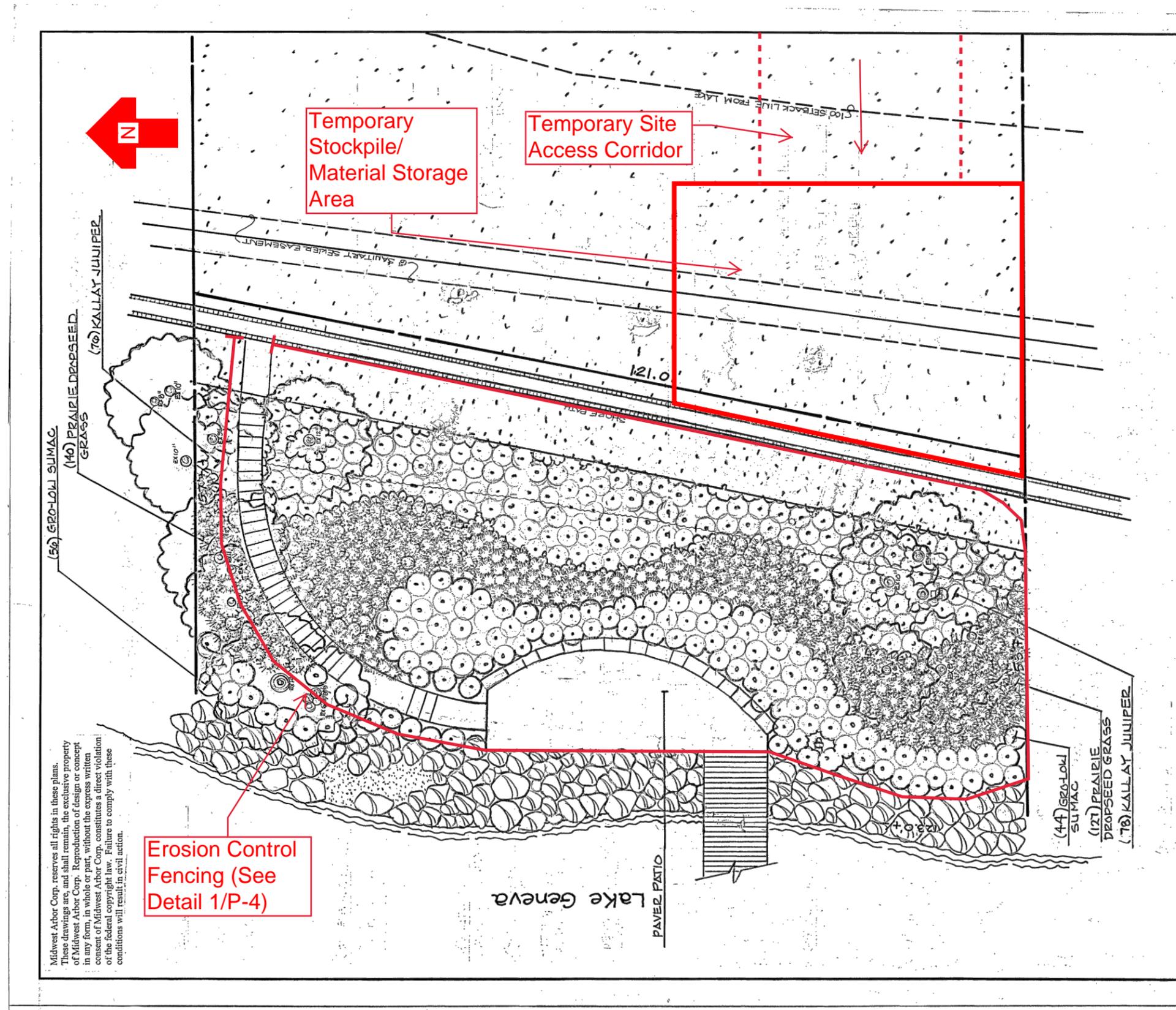
Evaluation and Maintenance Plan

- Mulch plantings annually
- Provide supplemental watering as needed to establish plants
- Weed beds weekly maintenance visits

Replanting Installation Plan

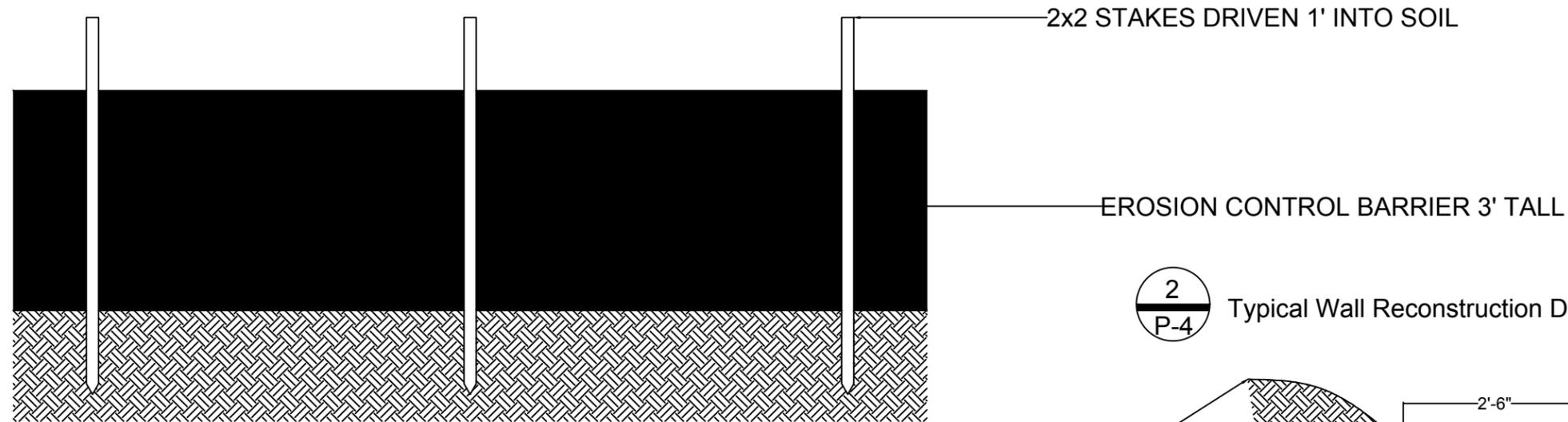
- Incorporate into existing soil fresh, nutrient rich organic matter
- Excavate required number of holes for each shrub, each hole will be 18" wide
- Place each balled and burlap end of each shrub into the excavated holes
- Cover with topsoil and mulch, following the maintenance plan for upkeep and watering

NO CHANGE TO EXISTING GRADE
 ALL SLOPE AREAS TO BE ESTABLISHED WITH TEMPORARY BIODEGRADABLE EROSION CONTROL BLANKET
 ALL EXISTING ROOT STRUCTURES OF REMOVED PLANTS TO REMAIN TO RETAIN SLOPE AND STABILIZE SITE



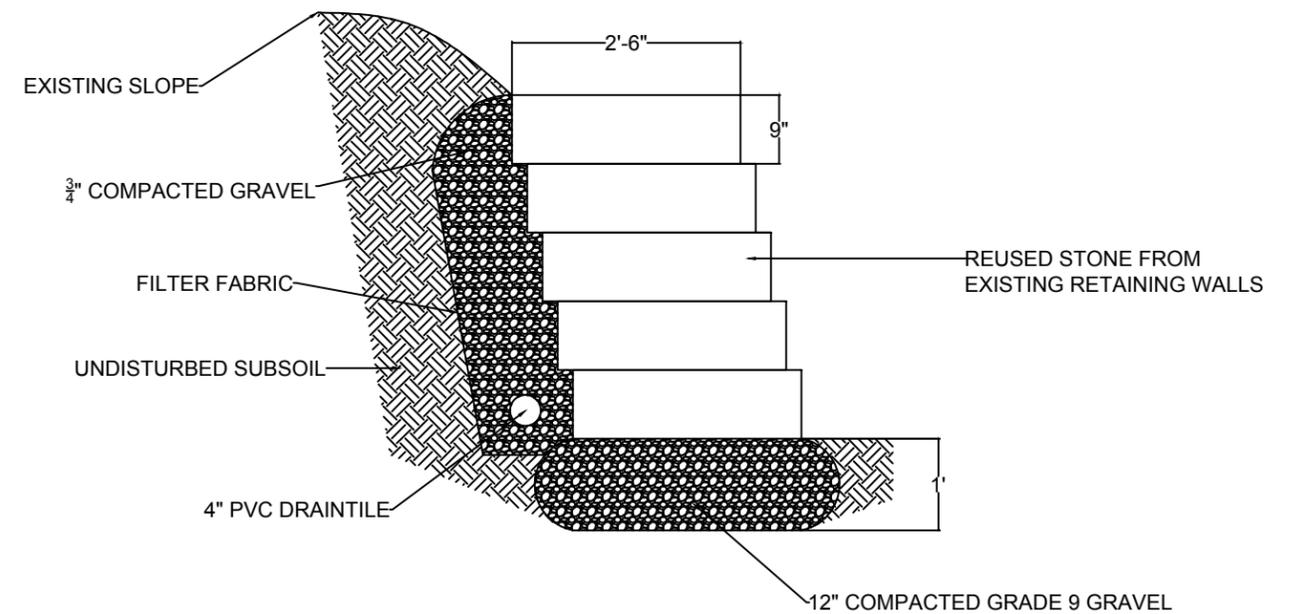
1
P-4

Typical Erosion Control Fencing Detail



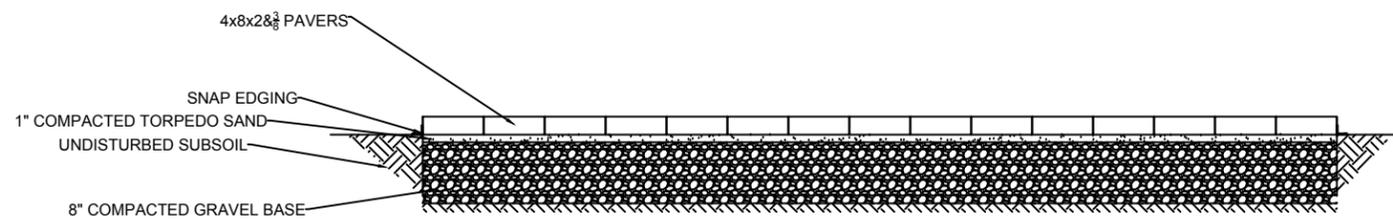
2
P-4

Typical Wall Reconstruction Detail



3
P-4

Typical Paver Installation Detail



18751-02

P-4

**MIDWEST
ARBOR**



1700 Holian Drive
Spring Grove, IL 60081
(815) 675-6766
info@midwestarborcorp.com

Heimann Residence

620 South Lakeshore Dr. - Lake Geneva, WI 53147

Detail Drawings
REV1: 6/28/18

Midwest Arbor Corp. reserves all rights in these plans. These drawings are, and shall remain, the exclusive property of Midwest Arbor Corp. Reproduction of design or concept in any form in whole or part, without the express written consent of Midwest Arbor Corp. constitutes a direct violation of the federal copyright law. Failure to comply with these conditions will result in civil action.

Scale:
1/2" = 1'

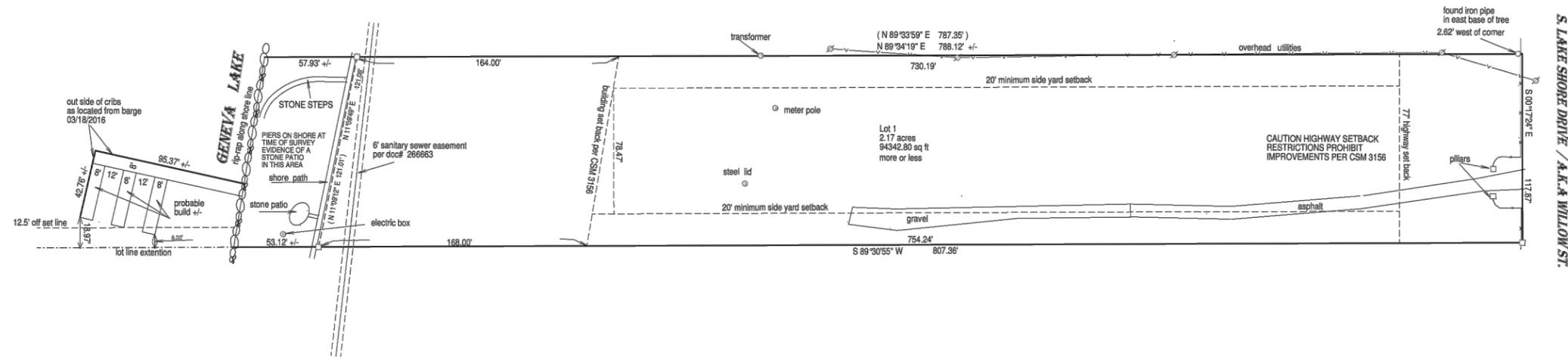
PREPARED FOR
BOB WEBSTER
KEEFE REAL ESTATE
LAKE GENEVA WI

PLAT OF SURVEY

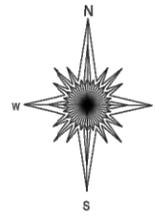
- OF -

PATHFINDER SURVEYING INC.
(formerly)
J.K. SURVEYING INC.
P.O. BOX 322
LAKE GENEVA, WI 53147
WWW.PATHFINDERSURVEYING.NET
262-248-8303

LOT 1 CERTIFIED SURVEY MAP No. 3156 RECORDED OCTOBER 20, 1999 IN VOLUME 17 OF CERTIFIED SURVEYS ON PAGE 178 AS DOCUMENT No. 429389, LOCATED IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, AND BEING A REDIVISION OF LOTS 5 AND 6 OF BAKER AND BROWN'S SUBDIVISION, AND AS AMENDED BY AN AFFIDAVIT OF CORRECTION RECORDED IN VOLUME 688 OF RECORDS ON PAGE 9450 AS DOCUMENT No. 435091 AND AS FURTHER AMENDED BY AN AFFIDAVIT OF CORRECTION RECORDED IN VOLUME 688 OF RECORDS ON PAGE 9453 AS DOCUMENT No. 435092.



S LAKE SHORE DRIVE / A.K.A WILLOW ST.



BASIS OF BEARING OF THIS PLAT: THE US STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 1983, WISCONSIN.

"I hereby certify that I have surveyed the above described property and that the above map is a true representation of its exterior boundaries and shows the size and location of all visible structures, apparent easements and encroachments if any." This survey is made for the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof.

DATED THIS 10TH DAY OF MARCH, 2016.

- () = recorded as
 - = found iron bar
 - = found iron pipe
 - = set iron pipe
 - = set iron bar
- SCALE 1" = 40'
- JOB # 16-47a
- TAX ID # ZA315600001



JEFFREY L. KIMPS S-2436
Wisconsin Registered Land Surveyor
(original if signed in red)



1700 Holian Drive
Spring Grove, IL 60081
(815) 675-6766
info@midwestarborcorp.com

Heimann Residence

620 South Lakeshore Dr. - Lake Geneva, WI 53147

Plat of Survey
REV1: 6/28/18

Midwest Arbor Corp. reserves all rights in these plans. These drawings are, and shall remain, the exclusive property of Midwest Arbor Corp. Reproduction of design or concept in any form in whole or part, without the express written consent of Midwest Arbor Corp. constitutes a direct violation of the federal copyright law. Failure to comply with these conditions will result in civil action.

Scale:
1" = 135'

P-5
18751-02



Layers Basemap

Property Search

Features Found: 1
click on record to zoom to result
click on record to open Parcel Info

[Create Avery Mailing Labels](#)

[Create CSV Mailing export](#)

ZA315600001

Acreage: 2.1724
SHAPE area: 94630.12424686
TAG: SIMPLE TAX PARCEL



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 16, 2018

Agenda Item: 8

Applicant:

Jeremy Kinsey
928 Clover St
Lake Geneva, WI. 53147

Request: 401 Host Drive

Create a two lot Certified Survey Map (CSM)

Description:

This request is to approve a proposed Certified Survey Map (CSM) to create a two lot CSM.

The result of this CSM will be the creation of two compliant commercial lots, lot two will retain the existing commercial structure and lot one will be a vacant parcel. Both parcels will comply with all of the minimum standards of the Planned Development (PD) zoning.

Project Details from submittal dated June 27, 2018 CSM Map #1630 generated by surveyor Mark Bolender:

The proposed CSM drawing is provided on one page on project No.1630

Lot 1: 43,712 sq. ft. (vacant land)

Lot 2: 43,393 sq. ft.

Staff Review Comments:

The proposed CSM has been submitted by staff to the Public Works & Utilities for review for compliance or concerns and none were identified as needed to be addressed with this land division.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Certified Survey Map (CSM):

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

- Provide the Common Council with a *recommendation* regarding the proposed CSM.

Staff Recommendation on the proposed Certified Survey Map (CSM):

Staff recommends that the Plan Commission recommend *approval* of the CSM as submitted.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

JEREMY KINSEY
928 CLARK ST. LAKE Geneva, WI. 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 248-6759

EMAIL ADDRESS: jes@mia.net

PROJECT ADDRESS 401 HOST DRIVE TAX KEY NUMBER: ZA163000003

NAME AND ADDRESS OF APPLICANT:

JEREMY KINSEY
928 CLARK ST. LAKE Geneva, WI. 53147

TELEPHONE NUMBER OF APPLICANT: (262) 248-0759

EMAIL ADDRESS: jer@mia.net

NAME AND ADDRESS OF SURVEYOR:

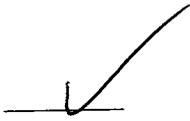
AMBIT LAND SURVEYING
8120 312th AVE.
Wheatland, WI. 53105-0042

TELEPHONE NUMBER OF SURVEYOR: (262) 537-4974

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Divide HOST DR. PROPERTY into 2 one ACRE PARCELS.
1 ACRE to east w/building (existing) and 1 ACRE to west
VACANT PARCEL.

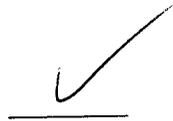
SUBMITTAL CHECKLIST



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



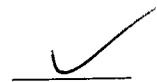
SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.



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



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

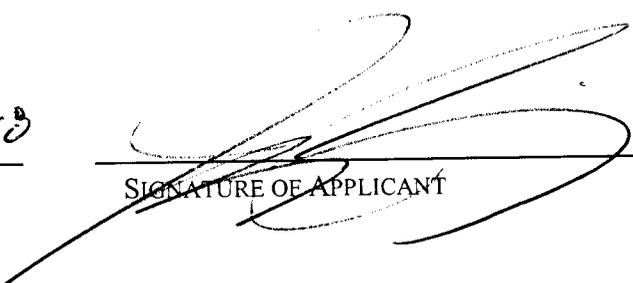


PROVIDE AN ELECTRONIC COPY OF THE FULL APPLICATION PACKET TO THE LAKE GENEVA BUILDING AND ZONING DEPARTMENT AT BZADMIN@CITYOFLAKEGENEVA.COM OR BZCLERK@CITYOFLAKEGENEVA.COM

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

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

June 27th, 2018
DATE


SIGNATURE OF APPLICANT

Petitioner Name _____ Project Address _____ Cost Recovery # _____

OFFICE USE ONLY _____ Description of Request _____

Agreement for Services

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposals 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 financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit of \$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). An advanced deposit shall be required for the application related to Extraterritorial matters. Surplus deposits shall be returned to the Applicant at the conclusion of the project.

I Jeremy Kinsey, as applicant/petitioner for

Project: LAND DIVISION

Project Address: 401 HOST DR LAKE GENEVA, WI 53147

Name: Jeremy Kinsey

Address: 401 Host Dr.

LAKE GENEVA, WI. 53147

Cell Phone: 262-620-0952

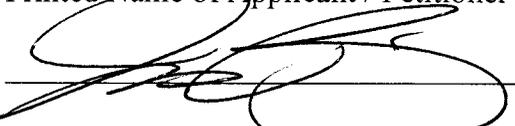
Phone: 262-278-6759

Email: jer@mianet

Dated this _____ Day of _____, 20 18

Jeremy Kinsey

Printed Name of Applicant / Petitioner



Signature of Applicant/Petitioner

WALWORTH COUNTY CERTIFIED SURVEY MAP _____

A REPLAT OF LOT 3 OF WALWORTH COUNTY CERTIFIED SURVEY MAP 1630 AS RECORDED IN VOLUME 7 OF CERTIFIED SURVEY MAPS AS PAGES 315 AND 316, LOCATED IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWN 1 NORTH, RANGE 19 EAST OF THE 4TH PRINCIPAL MERIDIAN, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Mark A. Bolender, professional land surveyor hereby certify: that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Lake Geneva and under the direction of Jeremy A. Kinsey, owner, I have surveyed, divided and mapped this Certified Survey Map; that such plat correctly represents all exterior boundaries and the subdivision of land surveyed and that this land is located in the Northwest Quarter and the Northeast Quarter of the Northwest Quarter of Section 6, Township 1 North, Range 18 East of the 4th Principal Meridian, City of Lake Geneva, Walworth County, Wisconsin, containing 2.00 acres, more or less, of land and described as follows: Lot 3 of WALWORTH COUNTY CERTIFIED SURVEY MAP NUMBER 1630, according to the recorded plat thereof on file and of record in the office of the Register of Deeds, Walworth County, Wisconsin as Document Number 153770, recorded October 2, 1987, in Volume 7 of Certified Survey Maps, pages 315 and 316.

Dated at Wheatland, Wisconsin, this _____ day of June, 2018.

Mark A. Bolender - Wisconsin Professional
Land Surveyor S - 1784
AMBIT LAND SURVEYING 8120-312th AVE., Wheatland, WI. 53105

CITY OF LAKE GENEVA APPROVAL

This Certified Survey Map approved by the City of Lake Geneva this _____ day of

_____, 2018.

Tom Hartz, Mayor

Lana Kropf, City Clerk

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 16, 2018

Agenda Item: 9

Applicant:

Mohammed Kaid
313 W. Summerhill Pl.
Oak Creek WI, 53154

Request: Conditional Use Permit

Indoor Commercial Entertainment
270 Broad Street, Lake Geneva, WI 53147
Tax Key No. ZOP00244

Description of Proposed Conditional Uses:

The applicant is submitting a Conditional Use Permit (CUP) to allow for the request to conduct an Ice Cream type facility at 270 Broad Street which is an Indoor Commercial Entertainment land use.

The City reviews all Conditional Use Permits for this land use. The applicants have also submitted a request for the downtown review of the signage earlier on the agenda for this property.

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:

The proposed conditional use is fully consistent with the requirements of the Municipal Ordinance.

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 is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

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

1. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
2. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
3. The proposed conditional use in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property 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 does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. The proposed conditional use is not located in an area that will be adequately served by, and will 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 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:

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted, with the findings under A.1-6., above.
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):

270 Broad St, Lake Geneva, WI 53147

NAME AND ADDRESS OF CURRENT OWNER:

Michael Kocourek

P.O. Box 126, Lake Geneva, WI 53147

TELEPHONE NUMBER & EMAIL OF CURRENT OWNER:

NAME AND ADDRESS OF APPLICANT:

Mohammed Kaid

313 W Summerhill Pl, Oak Creek, WI 53154

TELEPHONE NUMBER & EMAIL OF APPLICANT: 414-881-5895 frozaneMK@gmail.com

PROPOSED CONDITIONAL USE:

rolled ice cream shop

ZONING DISTRICT IN WHICH LAND IS LOCATED: central business

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

EZ Construction II LLC

Jacek Irzenski

4834 S 22nd St, Milwaukee, WI 53221

countertop indoors

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

serving rolled ice cream, cookie dough ice cream among

beverages like water, milk, soda and so on

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

5/29/2018

DATE

SIGNATURE OF APPLICANT



Business Description and Hours of Operation

Fro Zone specializes in gourmet rolled ice cream. The concept of rolled ice cream originates from Thailand, where street vendors pour a liquid cream base on a cold top with toppings of the costumers' choice, chop it up, flatten, and roll it after. We have successfully introduced the concept of rolled ice cream to the City of Milwaukee and the state of Wisconsin in general as we were the first gourmet rolled ice cream shop in the state.

With our shops operating in Downtown Milwaukee, Brookfield, and Greendale^{and} with a shop close to opening in Wauwatosa as well, our next step is to be a part of an amazing city such as Lake Geneva. We offer a wide variety of flavors on our menu, from candy to cookie dough flavors. We intend to hire 5-6 employees starting off and as the business grows we will be making additions to our staff. Along with our rolled ice cream we will be serving bottled beverages such as water, soda, and energy drinks.

Intended Hours of Operation:

Monday-Saturday: 12pm-11:59pm

Sunday: 12pm-11:00pm

**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?

An ice cream shop especially rolled ice cream compliments all the restaurant businesses around our shop. It adds to the attractiveness of the area in general.

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

Our location is prime for an ice cream shop and will compliment businesses around it.

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?

A rolled ice cream shop will only have a positive impact on the neighborhood.

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?

Most of our ice cream activities are carried indoors so the environment doesn't get impacted much.

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, no burden will be imposed and no improvement will be needed.

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, an ice cream shop is great for the public. There are no adverse impacts of our business other than positive impacts and the public enjoy our ice cream.

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: _____

EXTERIOR I.D. SIGN CONCEPTS

Qty: (2)

Fabricate and Install (2) Non-Lit Dimensional Signs to read, "Fro Zone", at NE Corner Exterior wall and North-Facing wall as shown.

Letters to be a dimensional fabricated substrate w/ 1st surface applied Full-Color Digitally Printed Vinyl graphic.

Any fastening to exterior to be weather-sealed. Anchors to suit existing exterior wall.

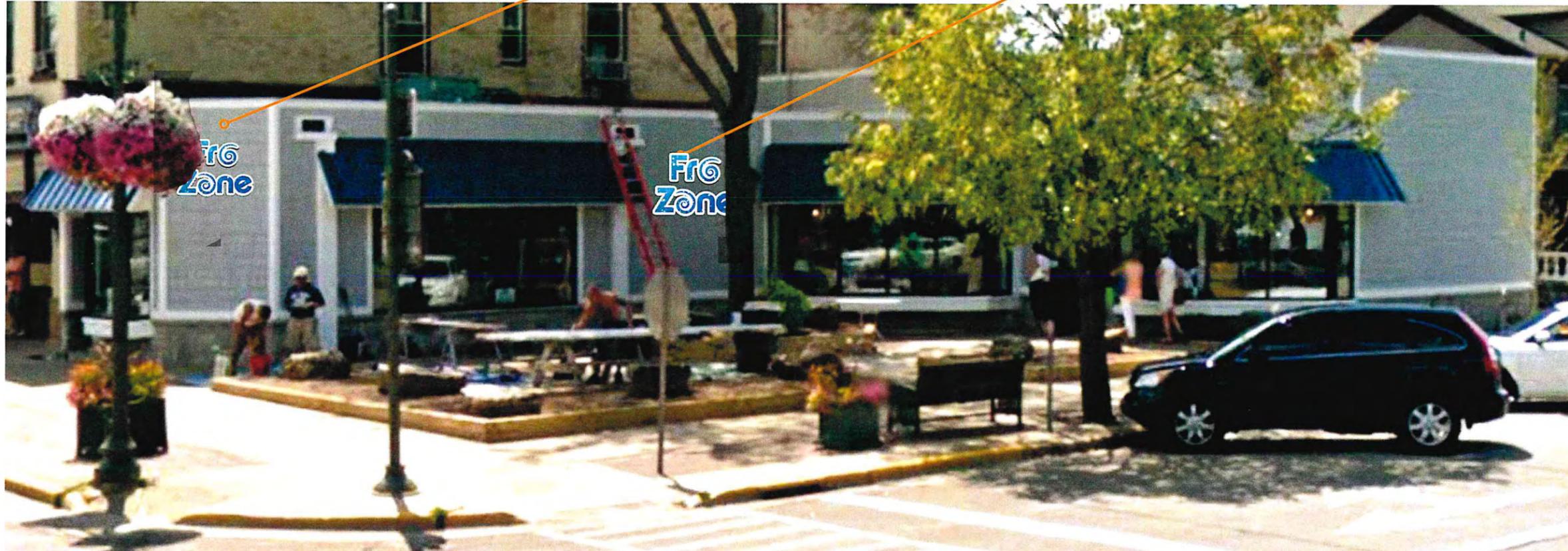
N.E CORNER - BROAD ST. & GENEVA ST.
1/4" = 1' - 0" Scale



NORTH ELEVATION - GENEVA ST.
1/4" = 1' - 0" Scale



VIEW FROM GENEVA ST. & BROAD ST.



Project:
(Donut Squad) Fro Zone
Lake Geneva

Description:
(2) Non-Illuminated Exterior
Dimensional ID Signs

Project Location:
Broad St. And Geneva St.
Lake Geneva, WI

Billing Location:
Broad St. And Geneva St.
Lake Geneva, WI

CONCEPT DEVELOPMENT

Sales Rep: KD **Date:** 05/16/18
Design: AAE

Disclaimer:
THIS IS AN ORIGINAL DESIGN CREATED BY SIGN EFFECTZ. THE SUBMITTED DESIGN PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES CODE YOU AGREE NOT TO COPY PHOTOGRAPH MODIFY OR SHARE DIRECTLY OR INDIRECTLY ANY OF THE FOREGOING HELD BY YOU WITH ANY OTHER PARTY, NOR WILL YOU PERMIT ANY TIRDS PARTY TO DO ANY OF THE FOREGOING WITHOUT THE WRITTEN CONSENT OF SIGN EFFECTZ.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Notes

REVISIONS:

Rev A	By	Date
Rev B	By	Date
Rev C	By	Date
Rev D	By	Date
Rev E	By	Date
Rev F	By	Date

Scale: 1/4" = 1-0"
Original Page Size: 11" x 17"

19596088 C_01
INS - PROJ NO. DESIGN PG REV NO.

1
CONCEPT PKG NO.

ESTIMATE NO.

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 16, 2018

Agenda Item:10

Applicant:

Robert T. Larson Trust
2403 Comstock Ct.
Naperville, IL 60564

Request:

905 Bayview Drive
Conditional Use Permit
SR-4 Setbacks in ER-1 Zoning District
Tax Key No. ZGB00005

Description:

The applicant is submitting a proposal for a Conditional Use Permit (CUP) for a new residence. The project would begin with a complete removal of the existing residence. The applicants have carefully designed the proposed residence to increase building side yard setbacks, and have identified the building footprint area and impervious surface area coverages within the 100-foot lakeshore setback area.

The proposed roof design will meet the maximum 35-foot height limit, as measured from the lowest exposed building perimeter to the vertical mid-point of the highest pitched roof surface.

Project Details from CUP Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance.

Existing and Proposed Site Plans:Lynch and Assoc. Project #18-5012 (dated 05/03/2018 respectively)

The Site Plans for the existing and proposed homes demonstrate that the proposed home complies with all required setbacks.

The proposed home provides the following setback measurements compared to the proposed home:

	<u>Required in SR-4</u>	<u>Existing Home</u>	<u>Proposed Home</u>
Min Street Yard Setback	25 feet	22approx. feet to garage	26.3 feet to garage
Min Lake Shore Setback	no closer than 100'	100 + feet	100 feet
North Side Yard Setback	15' total combined	5.8 feet to home	7.6 feet to home
South Side Yard Setback	Min. 6 feet to home	8.6 feet to home	7.9 feet to home

Rear (Lake Side) Elevation Plan: Sheet:

The lower elevation provided on the conceptual renditions depict the proposed building's tallest height. The Zoning Ordinance measures building height from the lowest exposed grade to the mid-point height of the tallest roof plane. This elevation depicts a maximum height of 34.0 feet, which complies with the height limit for both the ER-1 and the SR-4 zoning districts.

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:

The proposed conditional use includes modest increases in the setbacks provided on all four sides of the proposed home.

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:
- a. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - b. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - c. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of 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.
 - d. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 - e. The proposed conditional use 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.
 - f. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

- B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:
- a. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - b. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - c. The proposed conditional use in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of 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.
 - d. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 - e. The proposed conditional use 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.
 - f. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed Conditional Use Permit:

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above, noting that the proposal is a fully consistent with the setback requirements of the SR-4 zoning district, and results in compliance to the setbacks on all four sides of the building over the current home.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

905 Bayviews Drive, Lake Geneva, WI
Lot 5 Block 1 Geneva Bay Est. City of Lake Geneva

NAME AND ADDRESS OF CURRENT OWNER:

Robert D. Larson Trust
2403 Comstock Ct, Naperville IL 60564

TELEPHONE NUMBER OF CURRENT OWNER: 630-561-7755

NAME AND ADDRESS OF APPLICANT:

NSDG, LLC dba South Shore Custom Homes

TELEPHONE NUMBER OF APPLICANT: 262-245-5819

PROPOSED CONDITIONAL USE:

New Construction Single Family Home Res-4

ZONING DISTRICT IN WHICH LAND IS LOCATED: ER-1 asking for set setbacks

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

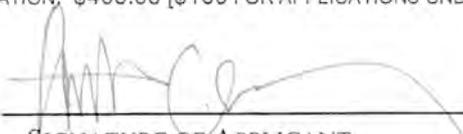
Architect: Design One, 8141 Uxbridge Dr., Orland Park, IL 60462
Engineer: Lynch & Associates, 5182 S. Westridge Dr., Glenview, WI 53151
Contractor: South Shore Custom Homes, 3 E. Geneva St., Box 880 Williams Bay, WI

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Demolition of existing structure, Construction of new home.

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

19 March, 2018
DATE


SIGNATURE OF APPLICANT

AGREEMENT FOR SERVICES

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

NSDG, LLC dba South Shore Custom Homes LLC, as applicant/petitioner for:

Name: Robert D. Larson Trust

Address: 2403 Comstock Ct.

Naperville, IL 60564

Phone: 630-561-7755

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 19th day of March, 2018.

Anthony Osna
Printed name of Applicant/Petitioner

[Signature]
Signature of Applicant/Petitioner



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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

↓
Draft Final Packet (1 Copy to Zoning Administrator)

Date: _____ by: _____

✓ ↓
✓ (a) A map of the proposed conditional use:

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

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

- (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;
- (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 proposed conditional use improves the practical and aesthetic value of the neighborhood and is consistent with the current land use at this location. (Single Family Residential Urban)

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

The proposed conditional use improves the practical and aesthetic value of this property by improving the home already present on this property.

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

No. In fact, once complete, the proposed improvements will increase the value of the property and neighborhood aesthetics.

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 proposed conditional use does not change the land use from its current residential 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?

Yes - a residence is currently located on this lot.

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 proposed new residence will improve the overall aesthetic appeal of the neighborhood.

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 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice published on _____ and _____ by: _____
- ____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____



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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

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

↓

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

- Existing zoning district(s) (and proposed zoning district(s) if different);
- Land use plan map designation(s);
- Current land uses present on the subject property;
- Proposed land uses for the subject property (per Section 98-206);
- Projected number of residents, employees, and daily customers;
- Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;
- Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

- Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;
- If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";
- Exterior building and fencing materials (Sections 98-718 and 98-720);
- Possible future expansion and related implications for points above;
- Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

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

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

- A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;
- The date of the original plan and the latest date of revision to the plan;
- A north arrow and a graphic scale (not smaller than one inch equals 100 feet);
- A reduction of the drawing at 11" x 17";
- A legal description of the subject property;
- All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
- All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
- All required building setback lines;
- All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
- The location and dimension (cross-section and entry throat) of all access points onto public streets;
- The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;
- The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
- The location of all outdoor storage areas and the design of all screening devices;
- The location, type, height, size and lighting of all signage on the subject property;
- The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;
- The location and type of any permanently protected green space areas;
- The location of existing and proposed drainage facilities;
- In the legend, data for the subject property on:
 - Lot Area;

- Floor Area;
- Floor Area Ratio (b/a);
- Impervious Surface Area;
- Impervious Surface Ratio (d/a);
- Building Height.

- ___ (d) A Detailed Landscaping Plan of the subject property:
- Scale same as main plan (> or equal to 1" equals 100')
 - Map reduction at 11" x 17"
 - Showing the location of all required bufferyard and landscaping areas
 - Showing existing and proposed Landscape Point fencing
 - Showing berm options for meeting said requirements
 - Demonstrating complete compliance with the requirements of Article VI
 - Providing individual plant locations and species, fencing types and heights, and berm heights;
- ___ (e) A Grading and Erosion Control Plan:
- Same scale as the main plan (> or equal to 1" equals 100')
 - Map reduction at 11" x 17"
 - Showing existing and proposed grades including retention walls and related devices, and erosion control measures.
- ___ (f) Elevation Drawings of proposed buildings or remodeling of existing buildings:
- Showing finished exterior treatment;
 - With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance;
 - Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

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

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

III. FINAL APPLICATION PACKET INFORMATION

- Receipt of 5 full scale copies in 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: _____

Lands within 300 feet of boundaries of Subject Property:

Subject Property:

ZGB 00005: 905 Bayview Drive
Owner Name 1: ROBERT D LARSON TRUST
Address 1: 2403 COMSTOCK CT
City: NAPERVILLE
State: IL
Zip: 60564

ZA254600001: Lot 1
Owner Name 1: COVENANT HARBOR BIBLE CAMP
Address 1: 1724 MAIN ST
City: LAKE GENEVA
State: WI
Zip: 53147

ZA352200001: 1895 Bayview Drive
Owner Name 1: DAVID W BAUGHMAN TRUST
Owner Name 2: SARA BAUGHMAN TRUST
Address 1: 1895 GENEVA BAY DR
City: LAKE GENEVA
State: WI
Zip: 53147

ZGB 00010: 1875 Geneva Bay Drive
Owner Name 1: GEORGE DAVIDSON
Owner Name 2: JANICE DAVIDSON
Address 1: 4 NORTH TRL
City: LEMONT
State: IL
Zip: 60439

ZGB 00009: 830 Bayview Drive
BRELENTHIN FAMILY TRUST
Owner Name 2: C/O BIRDELL J BRELENTHIN
Address 1: 830 BAYVIEW DR
City: LAKE GENEVA
State: WI
Zip: 53147

ZGB 00008: 831 Bayview Drive
Owner Name 1: BILL YOUNG
Owner Name 2: CARLA YOUNG
Address 1: 1119 SHERIDAN RD
City: WINNETKA
State: IL
Zip: 60093

ZGB 00007: 837 Bayview Drive
Owner Name 1: PEGGY A ROTH TRUST
Address 1: 837 BAYVIEW DR
City: LAKE GENEVA
State: WI
Zip: 53147

ZGB 00006: 845 Bayview Drive
Owner Name 1: MARY DEBORAH SOMERVILLE TRUST
Address 1: 4901 GULF SHORE BLVD N APT 401
City: NAPLES
State: FL
Zip: 34103

ZGB 00004: 911 Bayview Drive
Owner Name 1: MELISSA L STENSTROM TRUST
Address 1: 2609 SAXON PL
City: ROCKFORD
State: IL
Zip: 61114

ZGB 00003: 919 Bayview Drive
Owner Name 1: THOMAS A FRATTINGER TRUST
Owner Name 2: VIRGINIA H FRATTINGER TRUST
Address 1: 1350 AVALON CT
City: WHEATON
State: IL
Zip: 60189

ZGB 00002: 927 Bayview Drive
Owner Name 1: MARGARET A KLINGENBERG 2013 LIVING TRUST
Address 1: 927 BAYVIEW DR
City: LAKE GENEVA
State: WI
Zip: 53147

ZGB 00001D
Owner Name 1: JEAN C MORACK
Owner Name 2: JOHN L MORACK
Address 1: 2041 N 107TH ST
City: WAUWATOSA
State: WI
Zip: 53226

ZGB 00001C
Owner Name 1: GEORGE DAVIDSON
Owner Name 2: JANICE DAVIDSON
Address 1: 4 NORTH TRL
City: LEMONT
State: IL
Zip: 60439

ZGB 00001A
Owner Name 1: VIRGINIA A MAGDA LIVING TRUST
Address 1: 2060B NE OCEAN BLVD
City: STUART
State: FL
Zip: 34996

ZGB 0001B

Owner Name 1: BRUCE ASHWILL TRUST

Owner Name 2: BARBARA ASHWILL TRUST

Address 1: 3181 CAMERON PARK DR, STE 105

City: CAMERON PARK

State: CA

Zip: 95682

ZGB 00029: 951 Bayview Drive

Owner Name 1: GENEVA BAY PROPERTY OWNERS ASSOCIATION

Owner Name 2: C/O SARA BAUGHMAN

Address 1: 1895 GENEVA BAY DR

City: LAKE GENEVA

State: WI

Zip: 53147

ZGB 00026: 930 Bayview Drive

Owner Name 1: BRUCE ASHWILL TRUST

Owner Name 2: BARBARA ASHWILL TRUST

Address 1: 3181 CAMERON PARK DR, STE 105

City: CAMERON PARK

State: CA

Zip: 95682

ZGB 00028: 1878 Geneva Bay Drive

Owner Name 1: VIRGINIA A MAGDA LIVING TRUST

Address 1: 2060B NE OCEAN BLVD

City: STUART

State: FL

Zip: 34996

ZA407500001: 1882 Geneva Bay Drive

Owner Name 1: MATTHEW SKIBA

Owner Name 2: C/O MICHAEL ZAK

Address 1: 1882 GENEVA BAY DR

City: LAKE GENEVA

State: WI

Zip: 53147

ZGB 00024: 1886 Geneva Bay Drive

Owner Name 1: DONALD BEARDER

Owner Name 2: JUDITH BEARDER

Address 1: 1886 GENEVA BAY DR

City: LAKE GENEVA

State: WI

Zip: 53147



VICINITY MAP

PLAT OF SURVEY
FOR
905 BAY VIEW DRIVE
LAKE GENEVA, WI

SHEET INDEX

- C000 TITLE SHEET & VICINITY MAP
- C100 FOUNDATION EXHIBIT
- C200 EXISTING PROPERTY SITE PLAN
- C300 SITE GRADING AND EROSION CONTROL PLAN
- C400 LANDSCAPE PLAN

CONTACT INFORMATION

COMPANY NAME	ADDRESS	CONTACT	PHONE	EMAIL
LYNCH & ASSOCIATES	5482 S. WESTRIDGE DR. NEW BERLIN, WI 53151	TIM LYNCH, P.E.	1.262.402.5040	tlynch@lynch-engineering.com

REVISIONS

NO.	REVISION	DATE
1	UPDATE FOUNDATION LOCATION	05.09.18

FOUNDATION PLAN FOR
905 BAYVIEW DRIVE
LAKE GENEVA, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

ISSUED FOR
REVIEW

PLAN DATE 5.3.18

PROJECT NO.
18-5012

SHEET NO.

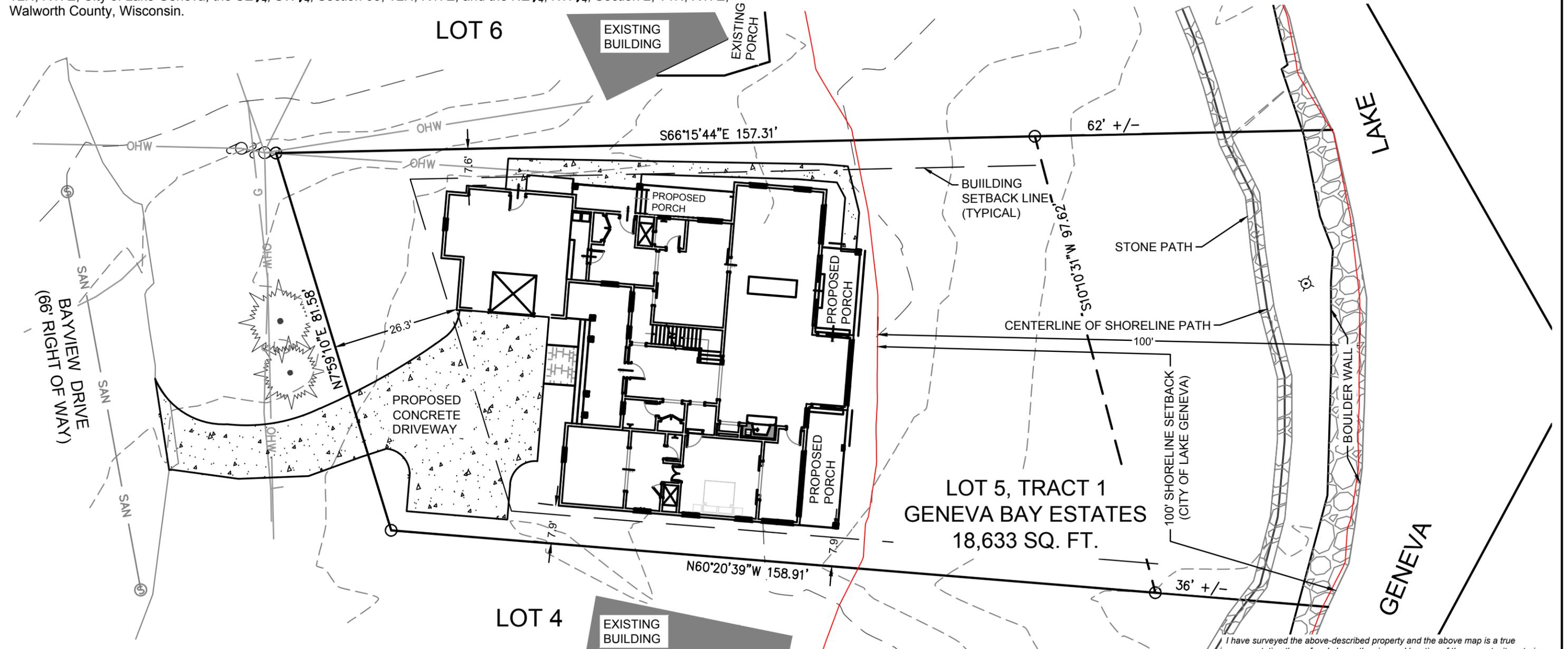
C000

LOCATION: 905 Bayview Drive, Lake Geneva, Wisconsin

PREPARED FOR: South Shore Custom Homes, LLC, 3 East Geneva Street, Box 880, Williams Bay, WI 53191; Phone: 262-245-5819

LEGAL DESCRIPTION:

Lot 5, Block 1, Geneva Bay Estates, located in the NW 1/4, NE 1/4, Section 2, T1N, R17E and the SW 1/4, SE 1/4, Section 35, T2N, R17E, City of Lake Geneva; the SE 1/4, SW 1/4, Section 35, T2N, R17E, and the NE 1/4, NW 1/4, Section 2, T1N, R17E, Walworth County, Wisconsin.



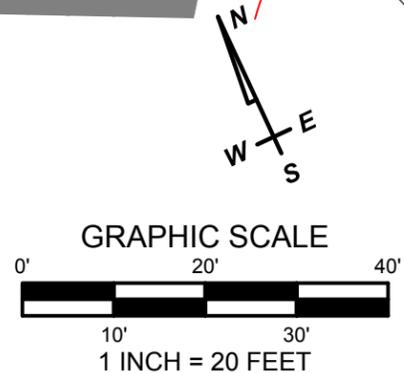
Mortgage Inspection
 Monumentation has been waived in accordance with A-5 5.01 (b) of the Wisconsin Administrative Code.

NOTE: Proposed finished yard as shown on this drawing is a suggested grade and should be verified by the owner and/or the builder and approved by the building inspector. Erosion control measures are suggested and must be verified/adjusted by the builder and/or building inspector based on site conditions.



5482 S. WESTRIDGE DRIVE
 NEW BERLIN, WI 53151
 (262) 402-5040

432 MILWAUKEE AVENUE
 BURLINGTON, WI 53185
 (262) 248-3697



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

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof, and as to them I warrant the accuracy of said survey map.

DRAWING BY: BEN
 FIELD WORK BY: SCO

P:\Share\11 - Projects\2018\18-5012 S. Shore Custom - 905 Bayview Dr. Lake Geneva\CAD\18-5012_S0.dwg

PLAT OF SURVEY

Existing Density Calculations:

Lot Area= 18,633 SF
 Floor Area= 0.18 (3,370 SF)
 Impervious Surface Ratio= 0.34 (6,295 SF)
 Landscape Surface Ratio= 0.66 (12,338 SF)
 Impervious Surface in 100' Shoreline Setback= (1,034 SF)

Type	Trees on Site Size in Inches	Quantity
Coniferous	24	3
Coniferous	12	1
Coniferous	6	2
Deciduous	48	1
Birch	8	1

LOCATION: 905 Bayview Drive, Lake Geneva, Wisconsin

PREPARED FOR: South Shore Custom Homes, LLC, 3 East Geneva Street, Box 880, Williams Bay, WI 53191; Phone: 262-245-5819

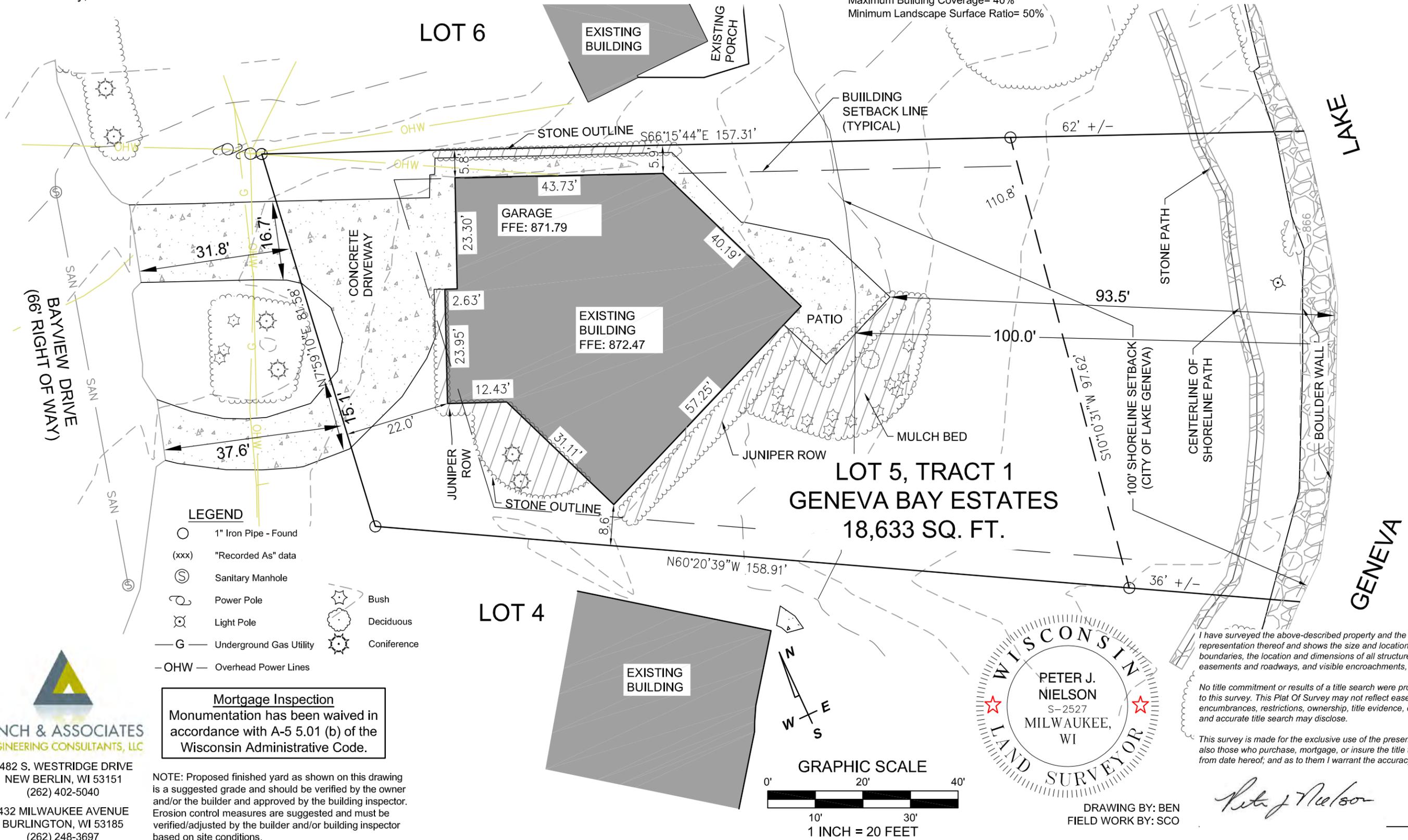
LEGAL DESCRIPTION:

Lot 5, Tract 1, Geneva Bay Estates, located in the NW ¼, NE ¼, Section 2, T1N, R17E and the SW ¼, SE ¼, Section 35, T2N, R17E, City of Lake Geneva; the SE ¼, SW ¼, Section 35, T2N, R17E, and the NE ¼, NW ¼, Section 2, T1N, R17E, Walworth County, Wisconsin.

Density Requirements:

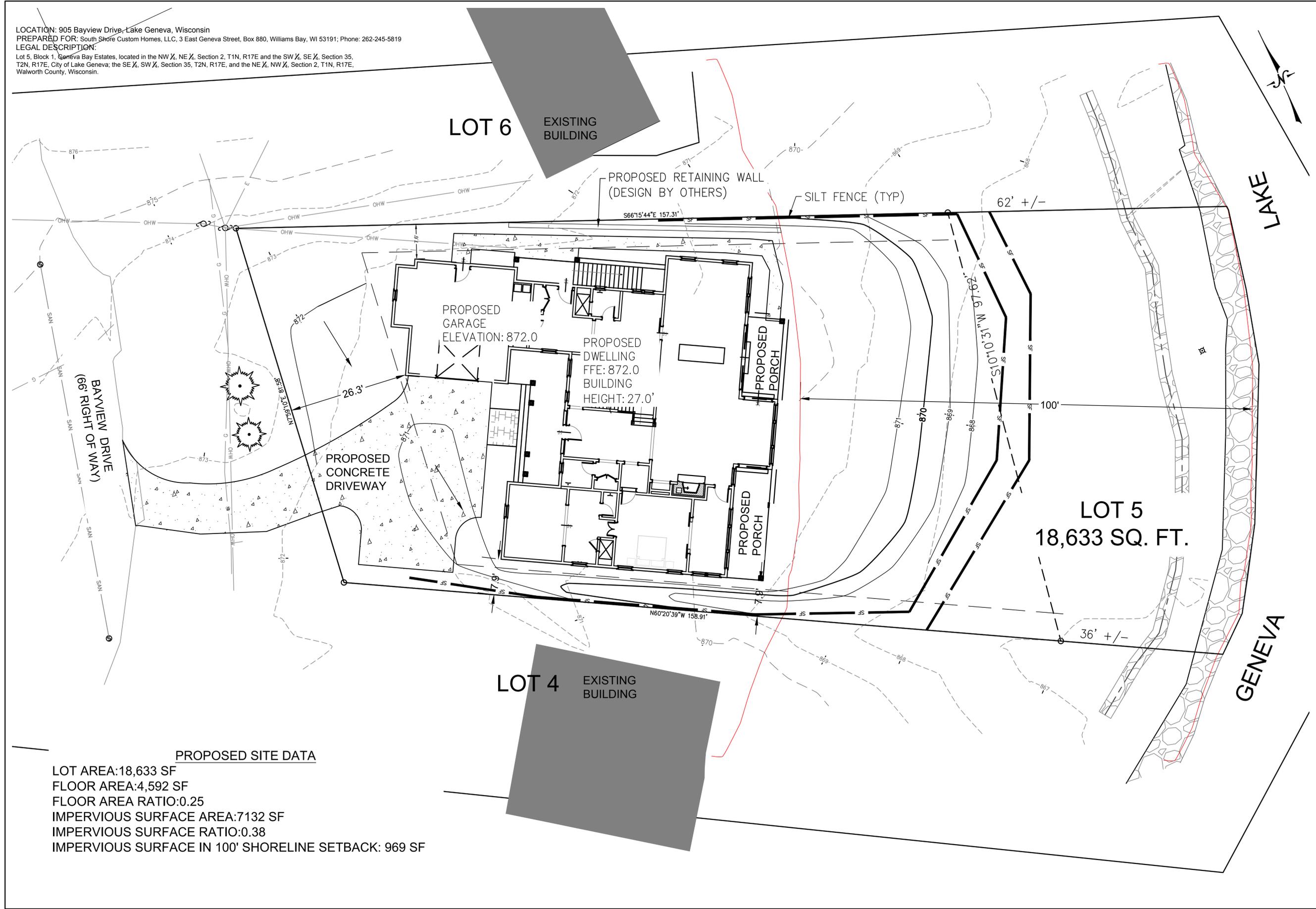
Minimum Lot Area= As Existing
 Maximum Building Coverage= 40%
 Minimum Landscape Surface Ratio= 50%

Shrubs on Site Size in Inches	Quantity
1 Ornamental 12 to 24	15
1 Grass	



P:\Share\1 - Projects\2018\18-5012 S. Shore Custom - 905 Bayview Dr. Lake Geneva\CAD\18-5012 Existing Conditions.dwg

LOCATION: 905 Bayview Drive, Lake Geneva, Wisconsin
 PREPARED FOR: South Shore Custom Homes, LLC, 3 East Geneva Street, Box 880, Williams Bay, WI 53191; Phone: 262-245-5819
 LEGAL DESCRIPTION:
 Lot 5, Block 1, Geneva Bay Estates, located in the NW ¼, NE ¼, Section 2, T1N, R17E and the SW ¼, SE ¼, Section 35, T2N, R17E, City of Lake Geneva; the SE ¼, SW ¼, Section 35, T2N, R17E, and the NE ¼, NW ¼, Section 2, T1N, R17E, Walworth County, Wisconsin.

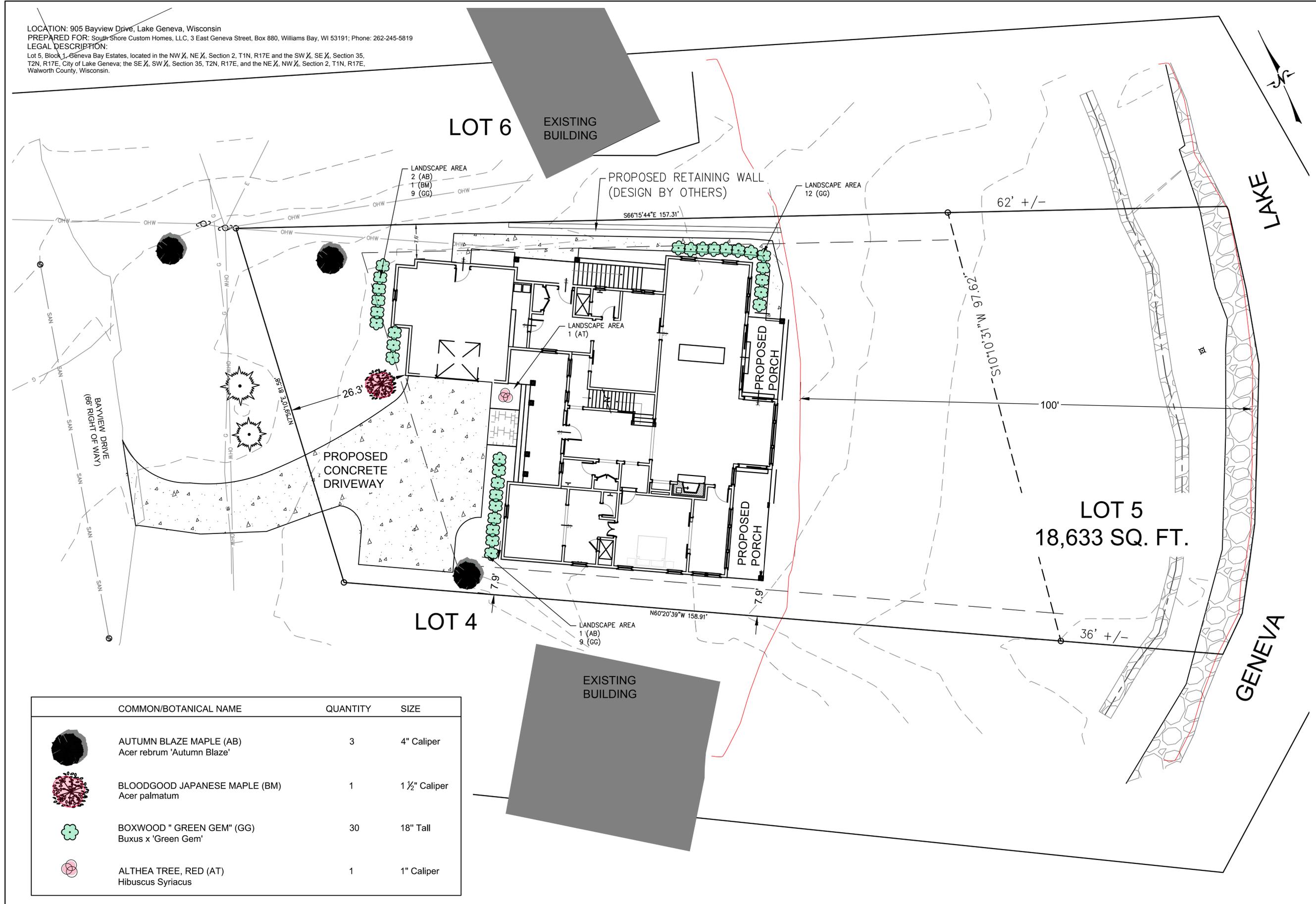


PROPOSED SITE DATA

LOT AREA: 18,633 SF
 FLOOR AREA: 4,592 SF
 FLOOR AREA RATIO: 0.25
 IMPERVIOUS SURFACE AREA: 7132 SF
 IMPERVIOUS SURFACE RATIO: 0.38
 IMPERVIOUS SURFACE IN 100' SHORELINE SETBACK: 969 SF

PERMIT PLAN FOR 905 BAYVIEW DRIVE <small>LAKE GENEVA, WI</small>		LYNCH & ASSOCIATES ENGINEERING CONSULTANTS, LLC
SITE GRADING & EC PLAN		
NO. _____ REVISIONS	BY _____ DATE _____	
ISSUED FOR REVIEW		
PLAN DATE 05.03.2018 DESIGNED BY BRS		
 SCALE		
PROJECT NO. 18-5012		
SHEET NO. C300		

LOCATION: 905 Bayview Drive, Lake Geneva, Wisconsin
 PREPARED FOR: South Shore Custom Homes, LLC, 3 East Geneva Street, Box 880, Williams Bay, WI 53191; Phone: 262-245-5819
 LEGAL DESCRIPTION:
 Lot 5, Block 1, Geneva Bay Estates, located in the NW ¼, NE ¼, Section 2, T1N, R17E and the SW ¼, SE ¼, Section 35, T2N, R17E, City of Lake Geneva; the SE ¼, SW ¼, Section 35, T2N, R17E, and the NE ¼, NW ¼, Section 2, T1N, R17E, Walworth County, Wisconsin.



COMMON/BOTANICAL NAME	QUANTITY	SIZE
 AUTUMN BLAZE MAPLE (AB) Acer rebrum 'Autumn Blaze'	3	4" Caliper
 BLOODGOOD JAPANESE MAPLE (BM) Acer palmatum	1	1 ½" Caliper
 BOXWOOD " GREEN GEM" (GG) Buxus x 'Green Gem'	30	18" Tall
 ALTHEA TREE, RED (AT) Hibiscus Syriacus	1	1" Caliper

PERMIT PLAN FOR
905 BAYVIEW DRIVE
 LAKE GENEVA, WI
LYNCH & ASSOCIATES
 ENGINEERING CONSULTANTS, LLC

NO.	REVISIONS	BY	DATE

ISSUED FOR REVIEW
 PLAN DATE 05.03.2018
 DESIGNED BY BRS

0 10'
 SCALE

PROJECT NO.
18-5012

SHEET NO.
C400



FRONT ELEVATION

LARSON RESIDENCE

© SOUTHSORE CUSTOM HOMES
5-8-18 1/8" = 1'-0"

- ALL SIDING TO BE JAMES HARDIE CEMENT BOARD OR EQUAL IN WHITE
- WINDOWS & DOORS TO BE BLACK (FRONT DOOR STAINED EBONY)

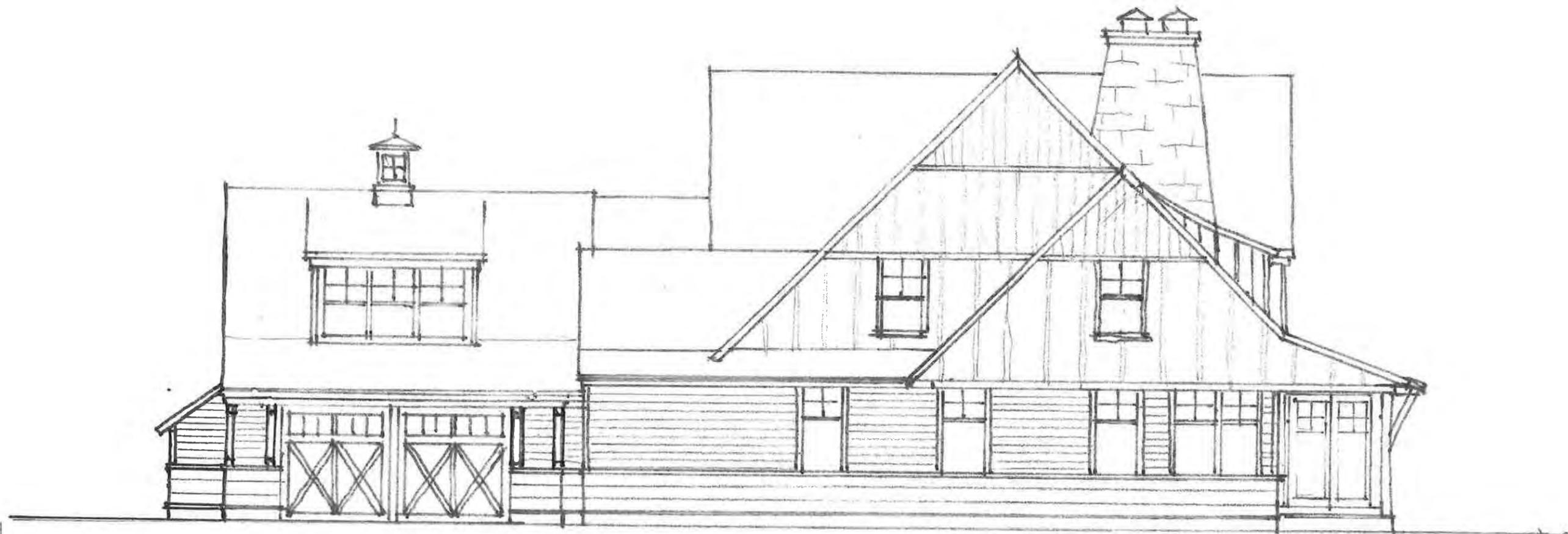


LAKE ELEVATION

LARSON RESIDENCE
© SOUTHSHORE CUSTOM HOMES
5-8-18 1/8" = 1'-0"



LEFT ELEVATION
LARSON RESIDENCE
© SOUTH SHORE CUSTOM HOMES
5-8-18 1/8" = 1'-0"



RIGHT ELEVATION

LARSON RESIDENCE

© SOUTH SHORE CUSTOM HOMES

5-8-18

1/8" = 1'-0"

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 16, 2018

Agenda Item: 11

Applicant:

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

Request: 905 Bayview Dr (ER-1)

Boat Slip - Conditional Use Permit
Robert D. Larson Trust
2403 Comstock Ct., Naperville, IL 600564
Tax Key No. ZGB00005

Description of Proposed Conditional Uses:

The applicant is submitting a Conditional Use Permit (CUP) to propose a new boat slip at 962 Mariane Terrace. The slip would involve a wood pier with five wood cribs filled with rock. Detailed crib and decking designs are included in the submittal. The two slips are proposed to be 3 x 33 feet would be connected to the 100 foot long main pier by a 4 x 32.5 foot catwalk. The boat slips would be parallel to the main pier and would be used for private boat docking and summer boat storage.

The City conditions all Conditional Use Permits for boat slips and piers on approval from the DNR. A copy of the Wisconsin DNR Water Resources permit application is included in the submittal.

As proposed, the new boat slip meets the 100-foot maximum length for piers (per Section 90-142 of the Lake Geneva Municipal Code). The pier meets the 12.5-foot setback from the adjacent riparian zone boundary (Section 90-143(e)). The pier does not seem to create an unlawful obstruction, although this will be confirmed by the required review by Wisconsin DNR.

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:

The proposed conditional use is fully consistent with the requirements of the Municipal Ordinance.

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

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.
3. Staff recommends the following *additional condition of approval* be attached.
 - a. Conditional Use Permit approval is contingent on review and approval of the proposed slip by the Wisconsin DNR.

APPLICATION FOR CONDITIONAL USE
City of Lake Geneva

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

905 Bayview Drive, Lake Geneva, WI 53147

ZGB00005

NAME AND ADDRESS OF CURRENT OWNER:

Robert Larson

2403 Comstock Ct., Naperville, IL 60564

TELEPHONE NUMBER OF CURRENT OWNER: 630-561-7755

NAME AND ADDRESS OF APPLICANT:

Reed's Construction, LLC - Jeff Reed

W3199 S. Lake Shore Drive, Lake Geneva, WI 53147

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

PROPOSED CONDITIONAL USE:

Add a 6' x 22' long addition to current pier (current pier is 6' x 78').

There will be 2 slips that are 4' wide x 33" catwalk with a 4' x 32' 5 1/3" catwalk in front of slips

ZONING DISTRICT IN WHICH LAND IS LOCATED:

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

Reed's Construction, LLC

W3199 S. Lake Shore Drive

Lake Geneva, WI 53147

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Install 5 cribs on the lake bed and fill with rock, then building of Jacks, stringers and decking at shop then haul it to lake and put it together

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

5/10/18

DATE

Jeff Reed / Michele Reed
SIGNATURE OF APPLICANT

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

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

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ *by:* _____

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

Date: _____ *by:* _____

↓

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

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

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



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

_____ (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?

Main Pier addition will be 6' wide x 22' long, with total length of pier 100'.

Slips will be 4' wide x 33' long with a 4' x 32' 5 1/2" catwalk with canopies.

Will be 39' off the west lot line and 15' off the east lot line

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

Going to be used a private boat docking and summer housing for boat

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

No, this is all on private property. It is a pier just like all the other piers on the lake

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

Used for private boat dock

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

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

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

Public does not benefit. This is a private pier for private use only.

Will not cost the public anything.

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

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

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

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

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

Waterway Individual Permit Application- General Information

PROJECT: Larson, Robert

Format Documents : If you submitted an application in hard copy with documents that are larger than 11x17, WDNR staff may request that you submit a copy of the document in electronic format, either as an email attachment, or on digital media, such as a CD

The information included in this checklist is necessary for a complete application. A complete submittal with detailed drawings will help us make a decision about your permit application. Any applicable statutory review times do not begin until the application is received by the Department and is determined to be complete.

Please recognize that you are responsible for obtaining all necessary local (e.g. city, town, village or county) and U.S. Army Corps of Engineer permits or approvals in addition to any applicable state permits prior to commencing any work at the project site.

To help us make a decision in the shortest amount of time possible, the following information must be submitted:

Piers, docks and wharves

1. Review the following links for more information: [Instructions](#)
2. Attach a copy of your deed or similar proof of ownership.
3. Attach a good photo that clearly shows the existing project area.
4. Attach a narrative description of your proposal.
5. Attach a site map based on the following format: [Blank Site Map](#).
6. Complete all displayed forms and fee sheets.
7. Pay fee online
8. Sign and Submit form.

Please review the following links for additional county and Corps of Engineering requirements:

Army Corps of Engineers: <https://mvp.usace.afpims.mil/Portals/57/docs/regulatory/PM%20County%20Assignments%20WI%20January%202013.pdf>

County Zoning: <http://dnr.wi.gov/topic/shorelandzoning/contacts/county.html>

Section 5: Wetlands

If a wetland is present at a project site and permit approvals are sought through the waterway and wetland program, storm water program, or concentrated animal feeding operations (CAFO) program, the department requires that a wetland delineation that accurately shows the location of a wetland is submitted with an application. A wetland delineation needs to be verified/concurred with before the application can be submitted or be considered a complete application. See the department "[Wetland screening and delineation procedures](http://dnr.wi.gov/topic/waterways/construction/wetlands.html)" at <http://dnr.wi.gov/topic/waterways/construction/wetlands.html> for more information for more information.

Is a wetland present in the project area? Yes No

If yes, select all sources of information used and attach supporting report or documentation

- a. A copy of your wetland delineation and a Wetland Confirmation Service concurrence letter (wetland boundary verification service offered for a fee from the department)
- b. An assured delineator's wetland delineation report
- c. A copy of your wetland delineation and an Army Corps of Engineers concurrence letter
- d. A copy of your correspondence with a WDNR Office of Energy Water Management Specialist or WDNR Transportation Liaison regarding your wetland review/ concurrence.

If no, please select one of the following items showing that a wetland is not present within the project boundaries:

- a. A copy of your wetland determination and a letter from the department's Wetland Identification Program stating wetlands are not present or the activity proposed in the wetland is exempt under NR 103.06(4)
- b. A letter from an assured delineator stating wetlands are not present
- c. Documentation showing that each of these resources were reviewed for wetland absence on the Surface Water Data Viewer:
 - i. Surface Water Data Viewer- Wisconsin Wetland Inventory
 - ii. Surface Water Data Viewer- Wisconsin Indicator layer
 - iii. Surface Water Data Viewer- Digital Topographic map layer or aerial photo indicating if waterways, drainage ways, ditches, depressions, or standing water are within project boundary
- d. Show that the project limits are entirely in existing paved, graveled, or concrete areas
- e. A copy of your correspondence with a WDNR Office of Energy Water Management Specialist or WDR Transportation Liaison regarding your wetland review/concurrence

(Please note that if the information provided is incorrect or incomplete, the overall permit application may be considered incomplete and may be returned to the applicant.)

Section 6: Endangered or Threatened Resources

Has the presence of endangered or threatened resources been evaluated according to protocols developed by the DNR Bureau of National Heritage Conservation (BNHC) <http://dnr.wi.gov/topic/ERRReview> Yes No

If Yes, select how the evaluation was completed and attach supporting report or documentation:

- a. Endangered Resources Preliminary Assessment from the Public Portal
- b. Certified ER Review Letter - specify: ERR-_____ (example ERR-15-123)
- c. Broad Incidental Take Permit /Authorization -specify (e.g. No / Low Impact Activities, Grassland & Savanna Management, etc.); _____
- d. Other: _____

Section 7: Project Information (Attach additional sheets as necessary)

Anticipated Project Start Date: 6/11/2018	Projected Project End Date: 12/31/2019
Photos: Provide photographs of the "before" condition.	Date of Photographs:

Narrative of the Project:
Provide a one to two paragraph description of the proposed project, including land and water alterations and intended use(s) of the project. Include this in the attachment section.

Section 8: Certification and Permissions

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or imprisonment or forfeiture under the provisions of applicable laws.

Permission: I hereby give the Department permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Signed Electronically

Signature of Landowner / Authorized Representative – For Stormwater applications,
signature of landowner is required. Authorized representative is not sufficient.

Date Signed

Payment Confirmation

<u>Fee Type</u>	<u>Number of Activities</u>	<u>Subtotal</u>
Waterway Permit	1	\$603.00
Wetland Permit	0	\$0.00
Boathouse Certification	0	\$0.00
New Dam Construction	0	\$0.00
Expedited Decision (# of counties)	0	\$0.00
WDNR publishes all required class 1 public notices <input type="checkbox"/>		\$0.00

After-the-fact application for permits or approvals submitted after work has been commenced or completed. Fee is twice the usual fee.

Total Paid

US Bank Transaction Number WS2WT1002386983

WDNR Invoice Number WP-00012206

Questions about fees ? [Click Here](#)

Your total payment should be the SUM of ALL application fees and supplemental fees for EACH permitted activity for which you are applying.

For example, if you are applying for individual permits and a) your project involves a wetland fill that requires a wetland Individual permit; and b) involves the installation of a culvert in a waterway along with some dredging in a waterway; then your fee would be calculated as follows:

Wetland IP = (1 activity or \$800)

Waterway IP (Culvert) = \$600

Waterway IP (Dredging) = \$600 (2 activities or \$1200)

A supplemental Fee is assessed for Waterway Permits (\$3 for each waterway activity) = \$6

Total Application Fees for project = \$2006 (ALL of these permit fees added together)

Electronic Signature

Terms and Conditions

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or imprisonment or forfeiture under the provisions of applicable laws.

Permission: I hereby give the Department permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

NOTE: For security purposes the email will be sent to the address you used when registering your WAMS ID. This may be a different email than that provided in the application. For information on your WAMS account click [HERE](#).

Authorized Signature

I accept the above terms and conditions. Signed by : i:0#.f|wamsmembership|z48vppy1 on 2018-03-09T15:47:29

After providing the final authorized signature, the system will send an email to the authorized party and any agents. This email will include a copy to the final read only version of this application. Either party may cancel the signature process and make further updates.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
141 NW Barstow, Room 180
Waukesha, WI 53188

Scott Walker, Governor
Daniel L. Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



May 4, 2018

IP-SE-2018-65-00733

Robert Larson
2403 Comstock Ct.
Naperville, IL 60564

Dear Mr. Larson:

The Department of Natural Resources has completed its review of your application for a permit to enlarge an existing pier (Pier 35) on the bed of Geneva Lake, in the City of Lake Geneva, Walworth County. You will be pleased to know your application is approved.

I am attaching a copy of your permit, which lists the many important conditions that must be followed to protect water quality and habitat. A copy of the permit must be posted for reference at the project site. Please read your permit conditions carefully so that you are fully aware of what is expected of you.

Please note you are required to submit photographs of the completed project within 7 days after you've finished construction. This helps both of us to document the completion of the project and compliance with the permit conditions.

Your next step will be to notify me of the date on which you plan to start construction and again after your project is complete.

If you have any questions about your permit, please call me at (262) 574-2136 or email Elaine.Johnson@wisconsin.gov.

Sincerely,

A handwritten signature in cursive script that reads 'Elaine Johnson'.

Elaine Johnson
Water Management Specialist

cc: Rachel Nuetzel, U.S. Army Corps of Engineers
Reeds Construction
City of Lake Geneva
Walworth County

**STATE OF WISCONSIN Pier PERMIT
DEPARTMENT OF NATURAL RESOURCES**

IP-SE-2018-65-00733

Robert Larson is hereby granted under Section 30.12(3m), Wisconsin Statutes, a permit to place a pier/wharf on the bed of Geneva Lake, in the City of Lake Geneva, Walworth County, also described as being in the NW1/4 of the NE1/4 of Section 2, Township 1 North, Range 17 East, subject to the following conditions:

PERMIT

1. You must notify Elaine Johnson at phone (262) 574-2136 or email Elaine.Johnson@wisconsin.gov before starting construction and again not more than 5 days after the project is complete.
2. You must complete the project as described on or before 05/04/2021. If you will not complete the project by this date, you must submit a written request for an extension prior to expiration of the initial time limit specified in the permit. Your request must identify the requested extension date. The Department shall extend the time limit for an individual permit or contract for no longer than an additional 5 years if you request the extension before the initial time limit expires. You may not begin or continue construction after the original permit expiration date unless the Department extends the permit in writing or grants a new permit.
3. This permit does not authorize any work other than what you specifically describe in your application and plans, and as modified by the conditions of this permit. If you wish to alter the project or permit conditions, you must first obtain written approval of the Department.
4. Before you start your project, you must first obtain any permit or approval that may be required for your project by local zoning ordinances and by the U.S. Army Corps of Engineers. You are responsible for contacting these local and federal authorities to determine if they require permits or approvals for your project. These local and federal authorities are responsible for determining if your project complies with their requirements.
5. Upon reasonable notice, you shall allow access to your project site during reasonable hours to any Department employee who is investigating the project's construction, operation, maintenance or permit compliance.
6. The Department may modify or revoke this permit for good cause, including if the project is not completed according to the terms of the permit or if the Department determines the activity is detrimental to the public interest.
7. You must post a copy of this permit at a conspicuous location on the project site, visible from the waterway, for at least five days prior to construction, and remaining at least five days after construction. You must also have a copy of the permit and approved plan available at the project site at all times until the project is complete.
8. Your acceptance of this permit and efforts to begin work on this project signify that you have read, understood and agreed to follow all conditions of this permit.
9. You must submit a series of photographs to the Department, within one week of completing work on the site. The photographs must be taken from different vantage points and depict all work authorized by this permit.

10. You, your agent, and any involved contractors or consultants may be considered a party to the violation pursuant to Section 30.292, Wis. Stats., for any violations of Chapter 30, Wisconsin Statutes, or this permit.
11. Construction shall be accomplished in such a manner as to minimize erosion and siltation into surface waters. Erosion control measures (such as silt fence and straw bales) must meet or exceed the technical standards of ch. NR 151, Wis. Adm. Code. The technical standards are found at: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
12. All equipment used for the project including but not limited to tracked vehicles, barges, boats, hoses, sheet pile and pumps shall be de-contaminated for invasive and exotic viruses and species prior to use and after use.

The following steps must be taken every time you move your equipment to avoid transporting invasive and exotic viruses and species. To the extent practicable, equipment and gear used on infested waters shall not be used on other non-infested waters.

1. **Inspect and remove** aquatic plants, animals, and mud from your equipment.
2. **Drain all water** from your equipment that comes in contact with infested waters, including but not limited to tracked vehicles, barges, boats, hoses, sheet pile and pumps.
3. **Dispose** of aquatic plants, animals in the trash. Never release or transfer aquatic plants, animals or water from one waterbody to another.
4. **Wash your equipment** with hot (>140° F) and/or high pressure water,

- OR -

Allow your equipment to **dry thoroughly for 5 days**.

13. This permit authorizes future maintenance to the pier structures; however, no change can be made to the type of materials, number of slips, signage or pier configuration without written approval from the Department or amendment of this permit.
14. This pier must not interfere with the rights of other riparians.
15. The pier must allow the free movement of water and must not entrap vegetation.
16. The pier must not enclose any portion of the navigable waterway.
17. All canopies and boat shelters must comply with the standards in NR 326, Wisconsin Administrative Code & 30.01 (1c)(a), Wisconsin Statutes.
18. Electrical, fueling, and waste handling facilities must comply with applicable safety and environmental protection regulations.
19. If foam flotation is used, this material must be completely coated or contained to resist deterioration from the elements and gasoline. A written description of the proposed material must be submitted to the Department for approval prior to use.

FINDINGS OF FACT

1. Robert Larson has filed an application for a permit to enlarge an existing pier on the bed of Geneva Lake, in the City of Lake Geneva, Walworth County, also described as being in the NW1/4 of the NE1/4 of Section 2, Township 1 North, Range 17 East.
2. The project involves adding a 6-foot-wide by 22 foot long extension to the end of the existing pier (making the pier 100 feet in length) and adding 4 foot wide catwalks for 2 boat slips to be located on the south side of the existing pier. The additions will involve placement of 5 new rock filled support cribs (384 square feet total). See Exhibit A for details on dimensions.
3. The Department has completed an investigation of the project site and has evaluated the project as described in the application and plans.
4. Geneva Lake is a navigable water (and no bulkhead exists at the project site).
5. The proposed project, if constructed in accordance with this permit will not adversely affect water quality, will not increase water pollution in surface waters and will not cause environmental pollution as defined in s. 283.01(6m), Wis. Stats.
6. The proposed project will not impact wetlands if constructed in accordance with this permit.
7. The Department of Natural Resources has determined that the agency's review of the proposed project constitutes an equivalent analysis action under s. NR 150.20(2), Wis. Adm. Code. The Department has considered the impacts on the human environment, alternatives to the proposed projects and has provided opportunities for public disclosure and comment. The Department has completed all procedural requirements of s. 1.11(2)(c), Wis. Stats., and NR 150, Wis. Adm. Code for this project.
8. The Department of Natural Resources has completed all procedural requirements and the project as permitted will comply with all applicable requirements of sections 30.12(3m), Wisconsin Statutes and Chapters NR 102, 103, 326 of the Wisconsin Administrative Code.

The applicant was responsible for fulfilling the procedural requirements for publication of notices under s. 30.208(5)(c)1m., Stats., and was responsible for publication of the notice of pending application under s.30.208(3)(a), Stats. or the notice of public informational hearing under s.30.208(3)(c), Stats., or both. S. 30.208(3)(e), Stats., provides that if no public hearing is held, the Department must issue its decision within 30 days of the 30-day public comment period, and if a public hearing is held, the Department must issue its decision within 20 days after the 10-day period for public comment after the public hearing. S. 30.208(5)(bm), Stats., requires the Department to consider the date on which the department publishes a notice on its web site as the date of notice.

9. The structure or deposit will not materially obstruct navigation because vessels will be able to navigate around the structure and the structure will be of similar length as other piers on Geneva Lake.

10. The structure or deposit will not be detrimental to the public interest because the addition will not cause the property owner to exceed what would be considered reasonable use at the site. The size and configuration of the pier is similar to other piers on Geneva Lake.

CONCLUSIONS OF LAW

1. The Department has authority under the above indicated Statutes and Administrative Codes, to issue a permit for the construction and maintenance of this project.

NOTICE OF APPEAL RIGHTS

If you believe that you have a right to challenge this decision, you should know that the Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions shall be filed. For judicial review of a decision pursuant to sections 227.52 and 227.53, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review shall name the Department of Natural Resources as the respondent.

To request a contested case hearing of any individual permit decision pursuant to section 30.209, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources, P.O. Box 7921, Madison, WI, 53707-7921. The petition shall be in writing, shall be dated and signed by the petitioner, and shall include as an attachment a copy of the decision for which administrative review is sought. If you are not the applicant, you must simultaneously provide a copy of the petition to the applicant. If you wish to request a stay of the project, you must provide information, as outlined below, to show that a stay is necessary to prevent significant adverse impacts or irreversible harm to the environment. If you are not the permit applicant, you must provide a copy of the petition to the permit applicant at the same time that you serve the petition on the Department.

The filing of a request for a contested case hearing is not a prerequisite for judicial review and does not extend the 30 day period for filing a petition for judicial review.

A request for contested case hearing must meet the requirements of section 30.209, Wis. Stats., and sections NR 2.03, 2.05, and 310.18, Wis. Admin. Code, and if the petitioner is not the applicant the petition must include the following information:

1. A description of the objection that is sufficiently specific to allow the department to determine which provisions of this section may be violated if the proposed permit or contract is allowed to proceed.
2. A description of the facts supporting the petition that is sufficiently specific to determine how the petitioner believes the project, as proposed, may result in a violation of Chapter 30, Wis. Stats.;
3. A commitment by the petitioner to appear at the administrative hearing and present information supporting the petitioner's objection.

If the petition contains a request for a stay of the project, the petition must also include information showing that a stay is necessary to prevent significant adverse impacts or irreversible harm to the environment.

Dated at Waukesha Service Center, Wisconsin on 05/04/2018.

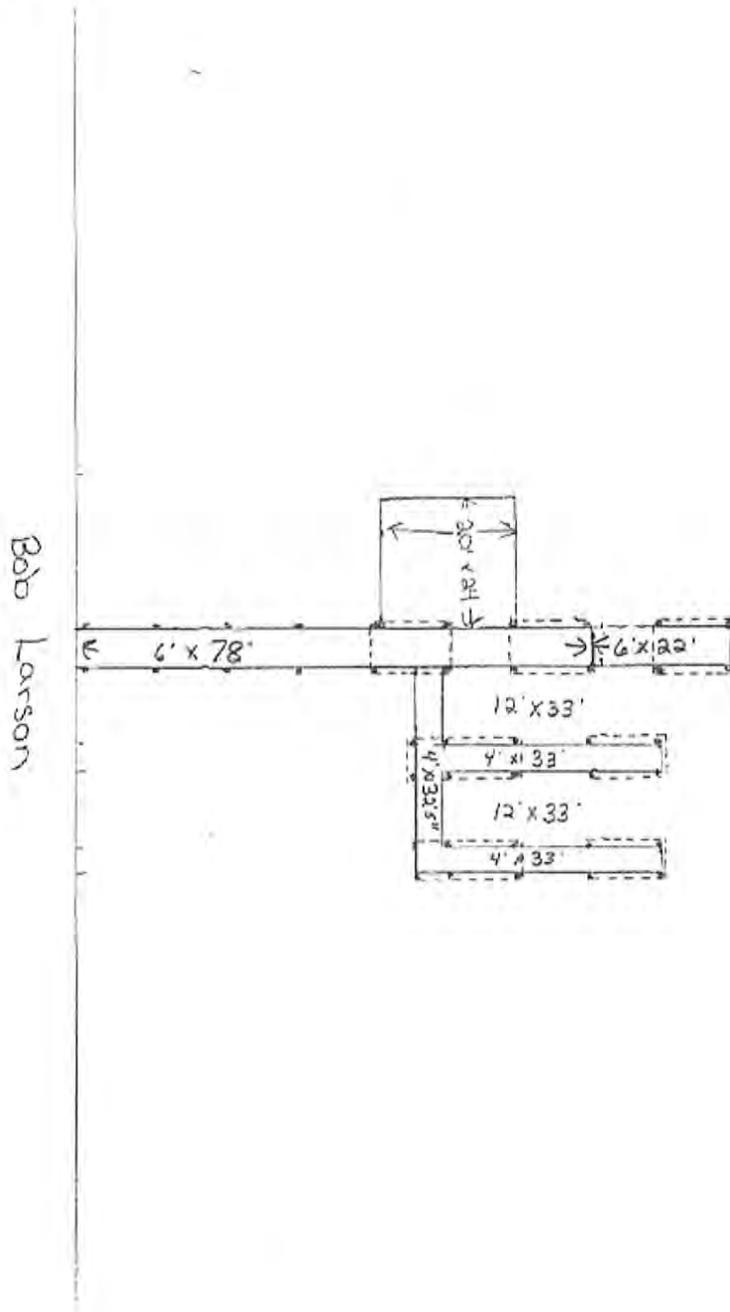
STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES
For the Secretary

By



Elaine Johnson
Water Management Specialist

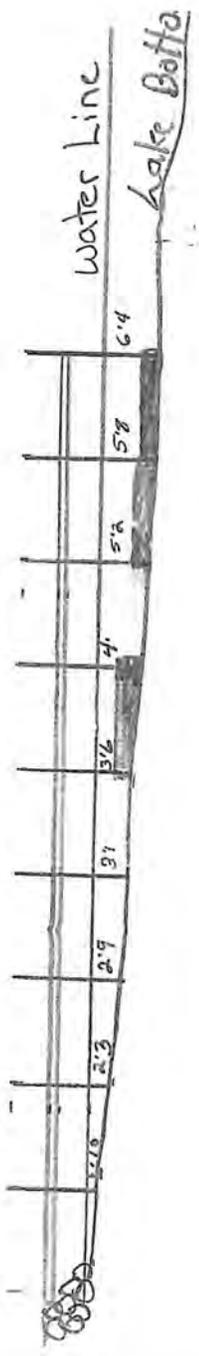
Exhibit A:



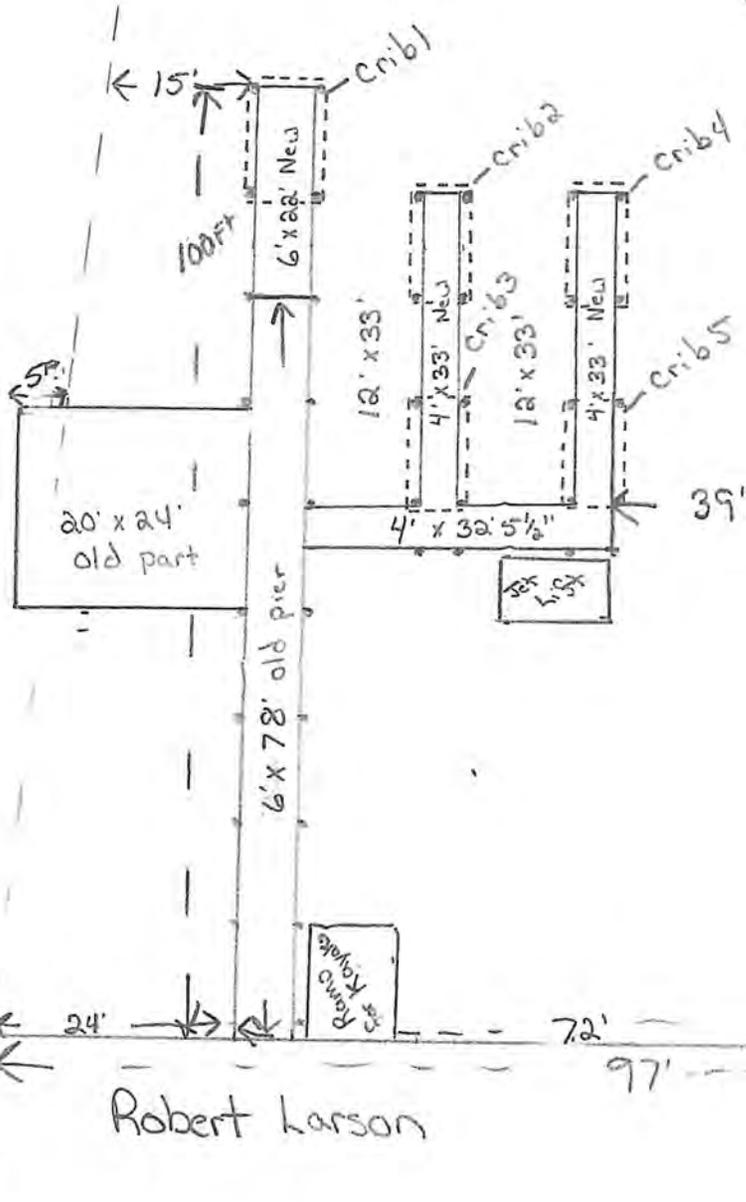
N ↓

1" = 20'

CROSS VIEW



Top View
Pier # 35



Water Dept

100	6' 4"
90'	5' 8"
80'	5' 2"
70'	4'
60' 3/6	
50' 3/4	
40' 3/1	
30' 2/9	
20' 2/3	
10' 1/10"	

Crib sq Ft

- Crib 1 8' x 12' = 96'
- Crib 2 6' x 12' = 72'
- Crib 3 6' x 12' = 72'
- Crib 4 6' x 12' = 72'
- Crib 5 6' x 12' = 72'

Total crib sq Ft 384

Bob Somerville

Robert Larson

Bob Stenstrom

67

NA

Como

Lake

SHORE DR.

MCDONALD DR.

50

50

WILLIAMS

KELLEY RD.

WALDEN LN.

SNAKE

Project Location

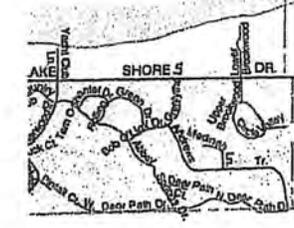
WILLIAMS BAY

Geneva

Lake

120

BB



SHORE DR.

LAKE

RIDGE

Linton

RD.

RD.

HILLSIDE

SIDE

BB

ACADEMY

Linton Ave.

RD.

Glennwood Dr.

White Oak Rd.

White Oak Ln.

White Oak Dr.

White Oak St.

White Oak Ct.

White Oak Pl.

White Oak Way.

White Oak Cir.

White Oak Dr.

White Oak St.

White Oak Ct.

White Oak Pl.

White Oak Way.

White Oak Cir.

White Oak Dr.

White Oak St.

White Oak Ct.

White Oak Pl.

White Oak Way.

White Oak Cir.

White Oak Dr.

White Oak St.

White Oak Ct.

White Oak Pl.

White Oak Way.

White Oak Cir.

White Oak Dr.

White Oak St.

White Oak Ct.

White Oak Pl.

White Oak Way.

White Oak Cir.

White Oak Dr.

White Oak St.

White Oak Ct.

White Oak Pl.

White Oak Way.

White Oak Cir.

White Oak Dr.

White Oak St.

White Oak Ct.

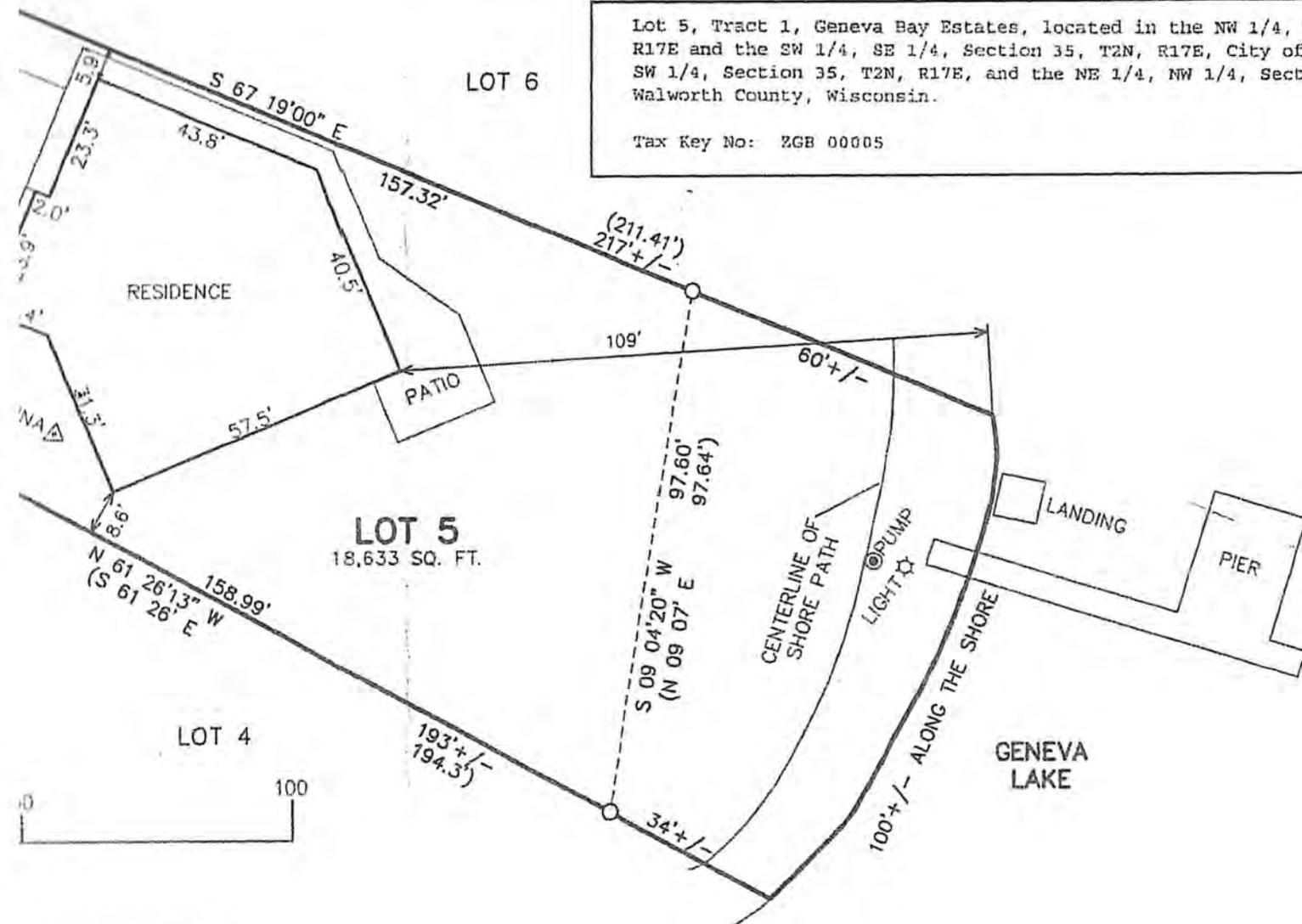
White Oak Pl.

White Oak Way.

PLAT OF SURVEY

Lot 5, Tract 1, Geneva Bay Estates, located in the NW 1/4, NE 1/4, Section 2, T1N, R17E and the SW 1/4, SE 1/4, Section 35, T2N, R17E, City of Lake Geneva; the SE 1/4, SW 1/4, Section 35, T2N, R17E, and the NE 1/4, NW 1/4, Section 2, T1N, R17E, Walworth County, Wisconsin.

Tax Key No: ZGB 00005



SURVEYOR'S ORIGINAL NOTATIONS WHICH DO NOT

BE MY DIRECTION AND THAT THE LOCATION OF THE PROPERTY, ITS DIMENSIONS, AND ALL PRINCIPAL FEATURES OF ALL PRINCIPAL ENCROACHMENTS, IF ANY, AND ALSO THOSE WHOSE INTERESTS ARE AFFECTED BY THIS PLAT, ARE SHOWN ON THE DATE HEREOF.

RECEIVED
 NOV 19 2009
 By *SMK*

LAKE GENEVA CITY TREASURER
626 GENEVA ST
LAKE GENEVA, WI 53147

**WALWORTH COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2017
REAL ESTATE**

ROBERT D LARSON TRUST



Parcel Number: ZGB 00005
Bill Number: 336278

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

336278/ZGB 00005 4473
ROBERT D LARSON TRUST
2403 COMSTOCK CT
NAPERVILLE IL 60564

Location of Property/Legal Description
905 BAYVIEW DR

LOT 5 BLK 1 GENEVA BAY EST. CITY OF LAKE GENEVA
0.464 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
1,660,000	84,400	1,744,400	0.980372004	0.02079890 <small>(Does NOT reflect credits)</small>	36,201.33
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	
1,693,200	86,100	1,779,300		4,027.68	
TAXING JURISDICTION	2016 EST. STATE AIDS ALLOCATED TAX DIST.	2017 EST. STATE AIDS ALLOCATED TAX DIST.	2016 NET TAX	2017 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	296.10	0.00	-100.0%
WALWORTH COUNTY	216,058	252,183	7,832.72	7,561.15	-3.5%
City of Lake Geneva	772,856	781,692	10,397.23	10,190.92	-2.0%
Lake Geneva-Genoa City UHS	825,442	1,115,956	6,789.83	6,372.41	-6.1%
Lake Geneva JI School Dist	4,195,047	3,975,047	10,405.15	10,705.58	2.9%
Gateway Technical	1,379,130	1,226,202	1,400.75	1,451.54	3.6%
TOTAL	7,388,533	7,351,080	37,121.78	36,281.60	-2.3%
FIRST DOLLAR CREDIT			-80.38	-80.27	-0.1%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			37,041.40	36,201.33	-2.3%

TOTAL DUE: \$36,201.33
FOR FULL PAYMENT, PAY TO LOCAL
TREASURER BY:
JANUARY 31, 2018

Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
---------------------	---------------------------	---	-----------------------	---------------------	---------------------------	---	-----------------------

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 16, 2018

Agenda Item:12

Applicant:

Lawrence & Pamela Frankel
1240 Dolphin Bay Apt. 402
Sarasota, FL 34242

Request:

75 Hillside Drive
Conditional Use Permit
SR-4 Setbacks in ER-1 Zoning District
Tax Key No. ZYUP00094E

Description:

The applicant is submitting a proposal for a Conditional Use Permit (CUP) for a new residence. The project would begin with a complete removal of the existing residence. The applicants have designed the proposed residence to meet building side yard setbacks, and have identified the building footprint area and impervious surface area coverages.

The proposed roof design will meet the maximum 35-foot height limit, as measured from the lowest exposed building perimeter to the vertical mid-point of the highest pitched roof surface.

Project Details from CUP Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance.

Existing and Proposed Site Plans:

Woodfield Homes Plans dated 06/11/2018 respectively)

The Site Plans for the existing and proposed homes demonstrate that the proposed home complies with all required setbacks.

The proposed home provides the following setback measurements compared to the proposed home:

	<u>Required in SR-4</u>	<u>Proposed Home</u>
Min Street Yard Setback	25 feet	50+ feet to garage
Min Lake Shore Setback	no closer than 100'	305 feet
North Side Yard Setback	15' total combined	8'10" feet to home (exceeds combined minimum)
South Side Yard Setback	Min. 6 feet to home	6'6" feet to home

Rear Elevation Plan: Sheet:

The lower elevation provided on the conceptual renditions depict the proposed building's tallest height. The Zoning Ordinance measures building height from the lowest exposed grade to the mid-point height of the tallest roof plane. This elevation depicts a maximum height of 35.0 feet, which complies with the height limit for both the ER-1 and the SR-4 zoning districts.

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:

The proposed conditional use includes modest increases in the setbacks provided on all four sides of the proposed home.

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:
- a. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - b. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - c. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of 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.
 - d. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 - e. The proposed conditional use 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.

- f. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
- B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:
- a. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - b. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - c. The proposed conditional use in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of 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.
 - d. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 - e. The proposed conditional use 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.
 - f. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed Conditional Use Permit:

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above, noting that the proposal is a fully consistent with the setback requirements of the SR-4 zoning district, and results in compliance to the setbacks on all four sides of the building over the current home.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

75 HILLSIDE DRIVE LAKE GENEVA, WI.
(REFERENCE ATTACHED SHEET)

NAME AND ADDRESS OF CURRENT OWNER:

LAWRENCE FRANKEL & PAMELA FRANKEL
1240 DOLPHIN BAY APT 402 SARASOTA FL. 34242

TELEPHONE NUMBER & EMAIL OF CURRENT OWNER:

NAME AND ADDRESS OF APPLICANT:

JEFFREY LEESON
2831 WARE RD. ROCKFORD, IL. 61114

TELEPHONE NUMBER & EMAIL OF APPLICANT:

815-378-9869
JEFFLEESON@WOODFIELDHOMES.NET

PROPOSED CONDITIONAL USE:

ZONING DISTRICT IN WHICH LAND IS LOCATED:

ER 1

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

WOODFIELD HOMES DESIGN / BUILD
2831 WARE RD.
ROCKFORD, IL. 61114

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

DEMOLITION OF EXISTING DWELLING WITH
RECONSTRUCTION OF SINGLE FAMILY DETACHED DWELLING

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

DATE

6/1/18

SIGNATURE OF APPLICANT

Jeffrey Leson

- ✓ (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?

THIS PROPOSAL ALTERS A NON CONFORMING PROPERTY
TO MEET THE COMPREHENSIVE ZONING PLAN AS CURRENTLY
IN PLACE.

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 # 1

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?

THIS PROPOSAL DOES NOT IMPACT THE SURROUNDING
PROPERTIES IN AN ADVERSE METHOD.

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 PROPOSAL REMAINS AS A SINGLE FAMILY DETACHED
DWELLING VIRTUALLY WITHIN THE EXISTING FOOT PRINT
OF THE CURRENT STRUCTURE

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

THIS PROPOSAL DOES NOT INCREASE OR DECREASE
LOAD / SERVICE REQUIREMENTS BY ANY OF THE ENTITIES
INVOLVED.

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?

THE PROPOSED CHANGE IMPROVES SUCH EXISTING DWELLING
TO CURRENT BUILDING STANDARDS AND ALLOWS FOR
LONGEVITY OF THE STRUCTURE, CONDUSIVE TO THE
NEIGHBORHOOD.

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: _____

WOODFIELD HOMES

PART OF THE NE $\frac{1}{4}$ AND THE SE $\frac{1}{4}$ OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST CITY OF LAKE GENEVA, WALWORTH COUNTY WISCONSIN. DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EASTERLY LINE OF LAKE GENEVA MANOR SUBDIVISION IN THE CITY IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, 240 FEET 2S22*27' E OF NE CORNER OF SAID SUBDIVISION: THENCE N 85*33'E 210.78 FEET TO AN IRON STAKE; THENCE S 21*51'E 75.00 FEET; THENCE N 89*53'W, 222.35 FEET TO AN IRON STAKE IN THE EASTERLY LINE OF LAKE GENEVA MANOR; THENCE N 22*27' W, 54.00 FEET TO THE PLACE OF BEGINNING.

WOODFIELD HOMES

75 Hillside Drive Lake Geneva,Wi.

Zoning Conditional Use application

TABLE OF CONTENT

1. General site locator map
2. 300' boundary map / Subject property map
3. 300' perimeter property owner detail
4. Justification details
5. Site plan
6. Landscape plan
7. Grading plan
8. Building elevations

WOODFIELD HOMES

75 Hillside Drive Lake Geneva, Wi.

- Existing zoning is non conforming ER-1
- Proposed zone SR-4
- The proposed use shall remain as is it currently enjoyed – single family detached.
- Floor area (with garage) 2604 SF
- Floor area ratio 20%
- Impervious surface area 5100 SF
- Impervious surface ratio 39%
- Landscape surface area 7350 SF
- Landscape surface area ratio 58%

No adverse effects are related to this application that may otherwise increase traffic or infrastructure requirements.

The proposed development shall comply with all requirements of article 7.

The Building exterior shall be EIFS (synthetic plaster) with brick and stone.



Subject property 75 Hillside Lake Geneva, Wi.- indicated with yellow dot

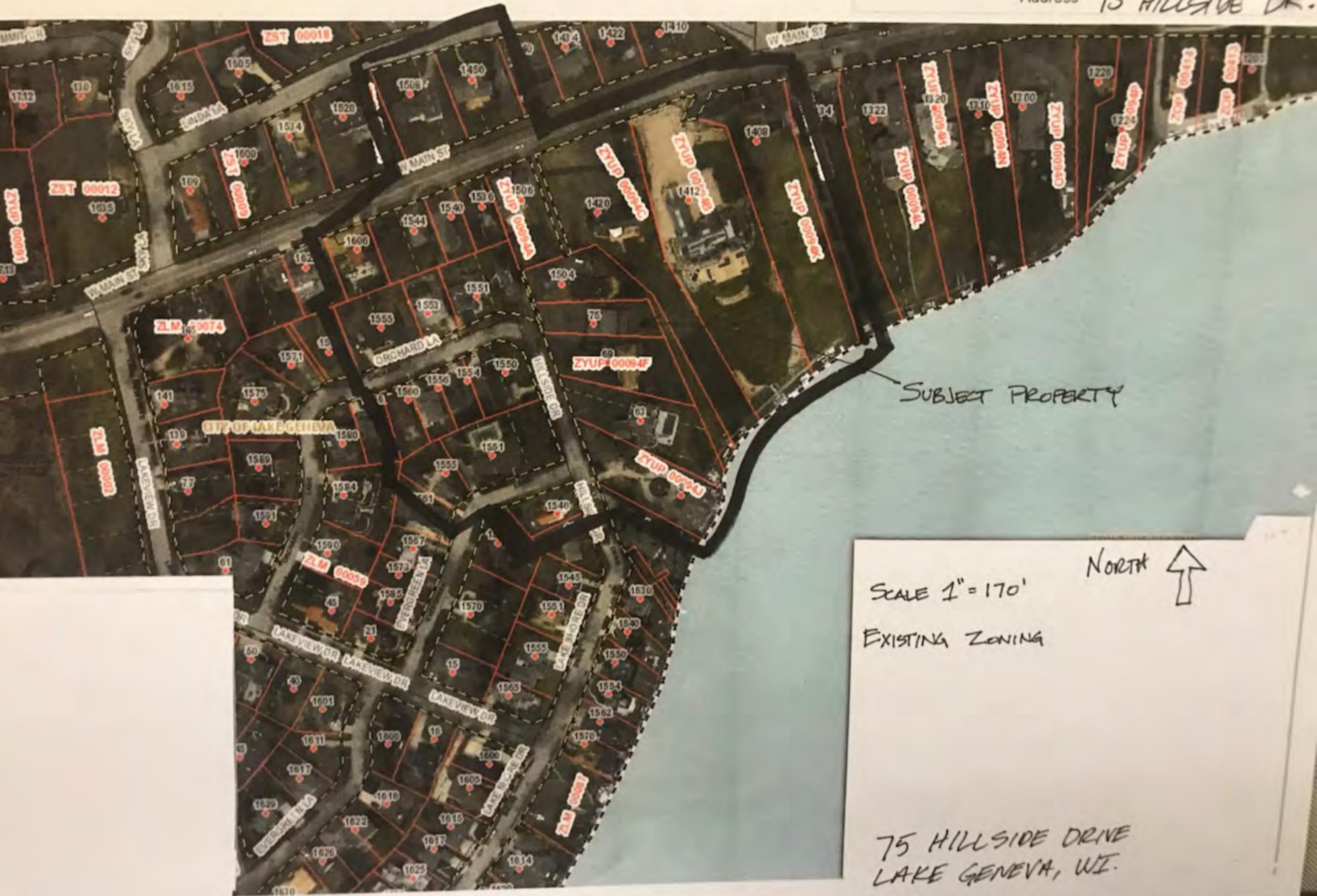
75 Hillside Drive Lake Geneva

WALWORTH COUNTY, WISCONSIN



Author:

Map Downloaded on: 10/1/2010



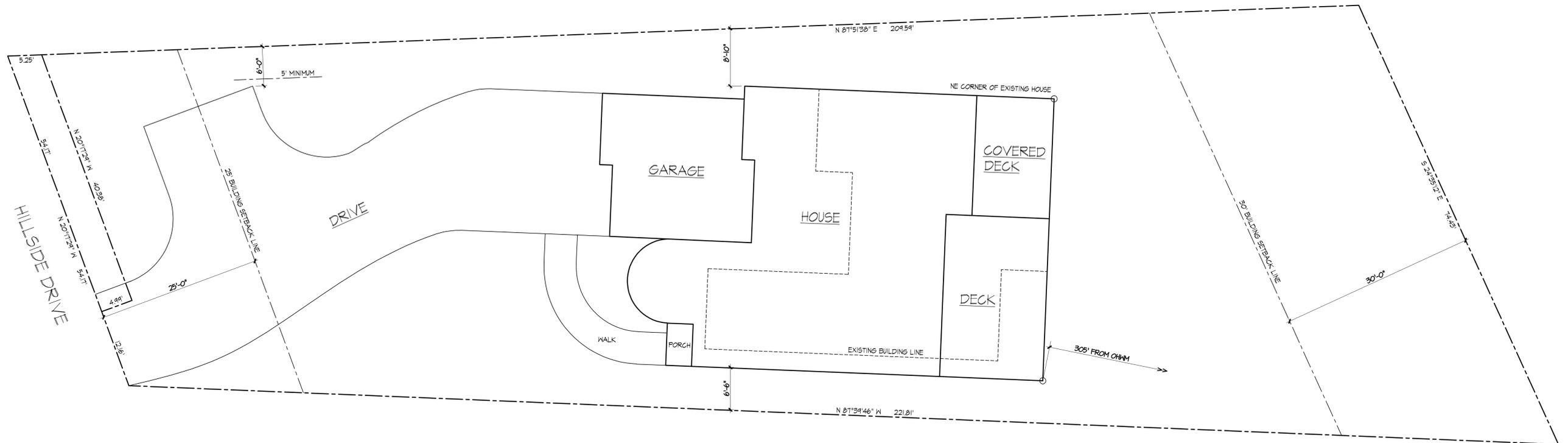
SUBJECT PROPERTY

NORTH ↑

SCALE 1" = 170'

EXISTING ZONING

75 HILLSIDE DRIVE
LAKE GENEVA, WI.



12,754 S.F. LOT AREA
 2,604 S.F. BUILDING AREA
 20.4% BUILDING AREA RATIO
 35' BUILDING HEIGHT

2,604 S.F. BUILDING AREA
 1,930 S.F. DRIVE AREA
 200 S.F. PATIO AREA
 150 S.F. WALK AREA
 216 S.F. COVERED DECK AREA
 5,100 S.F. TOTAL IMPERVIOUS SURFACE AREA
 40% IMPERVIOUS SURFACE RATIO

NOTE:
 SETBACK 305' FROM OHWM
 MIN. SETBACK 75' - EARNED SETBACK CREDIT
 OF 10% FOR ADDITIONAL 220' OF SETBACK

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

JEFF LEESON 815/378-9869
 2881 WARE RD.
 ROCKFORD, IL 61114



ERICKSON RESIDENCE
 75 HILLSIDE DR.
 LAKE GENEVA, WI.

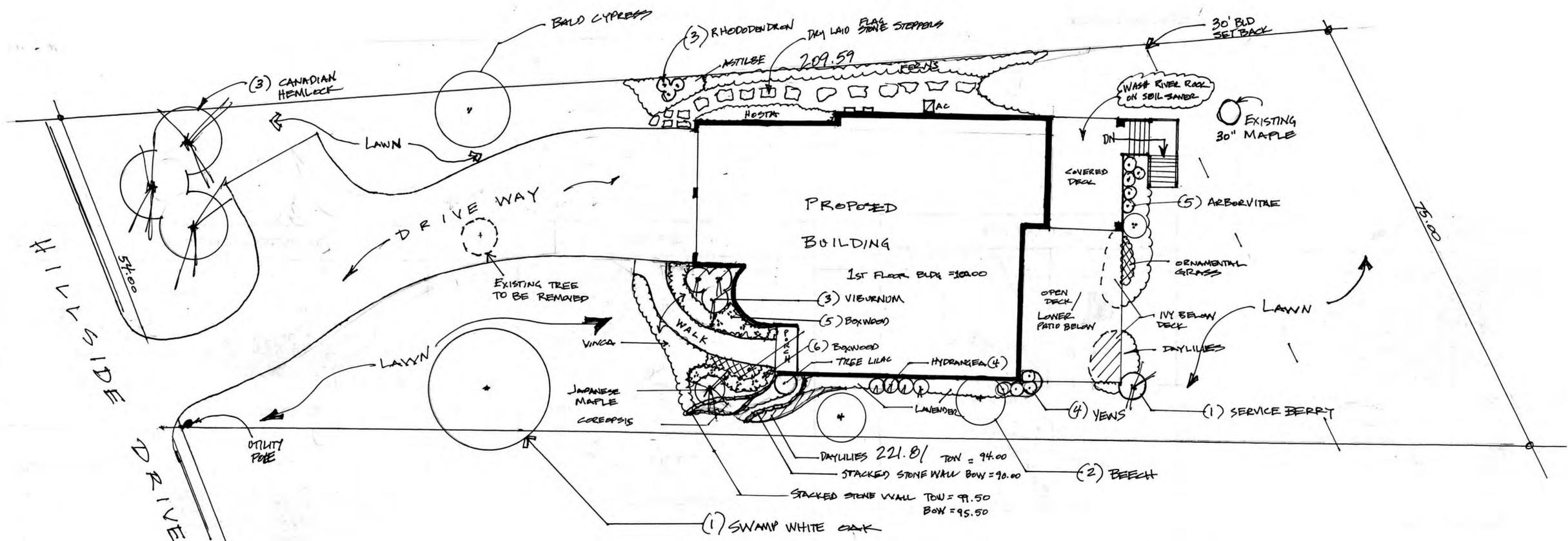
DATE
 6/11/18

REV.

JOB NO.
 -

SHT.
 1

1
 OF
 01



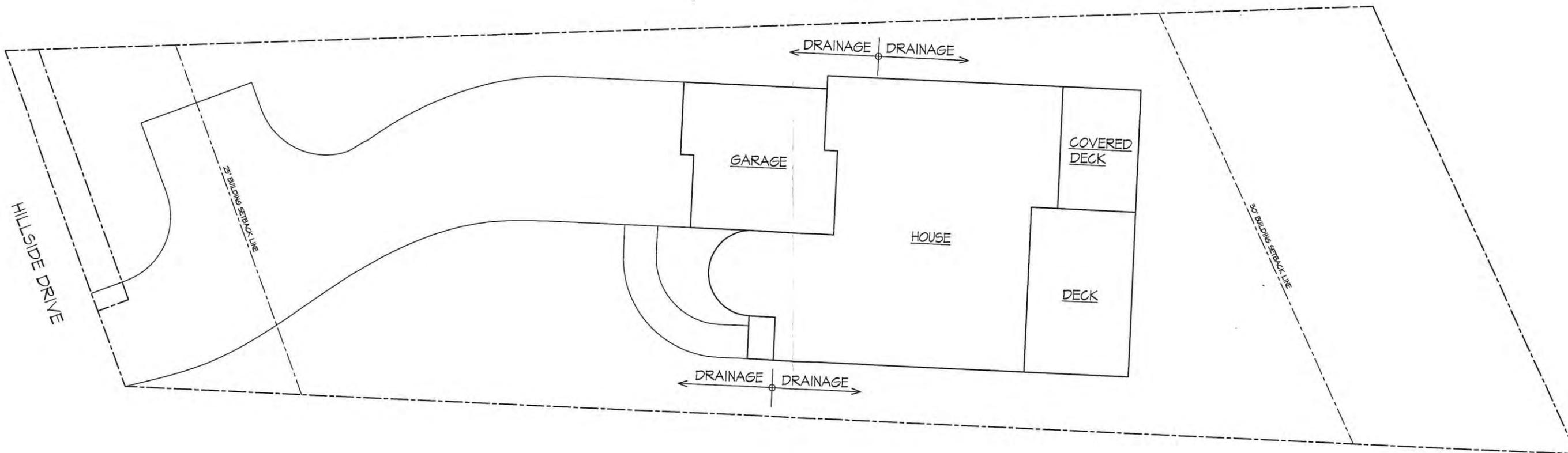
NORTH ↑

LANDSCAPE PLAN
 75 HILLSIDE DRIVE
 LAKE GENEVA, WI

209.59

1st FLOOR BLDG = 30000

DAYLILIES 221.8 / TON = 94.00
 STACKED STONE WALL BOX = 90.00
 STACKED STONE WALL TON = 91.50
 BOX = 95.50




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

JEFF LEESON 815/378-8888
 2831 WARE RD.
 ROCKFORD, IL 61114

WOODFIELD
 HOMES

LAKE GENEVA, WI

ERICKSON RESIDENCE
 75 HILLSIDE DR.

DATE
 6/6/18

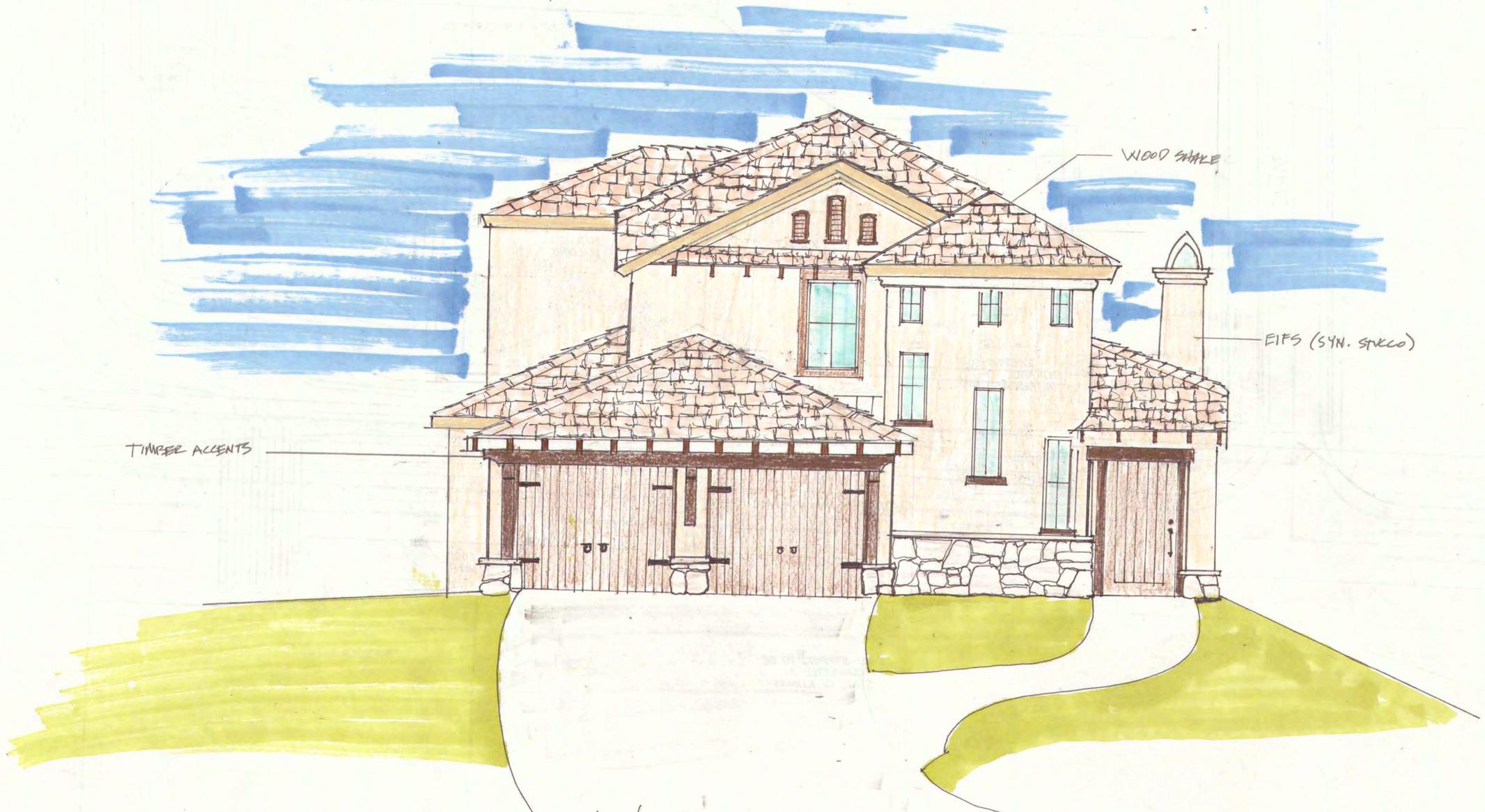
REV.

JOB NO.
 -

SHT.
 1
 1
 OF

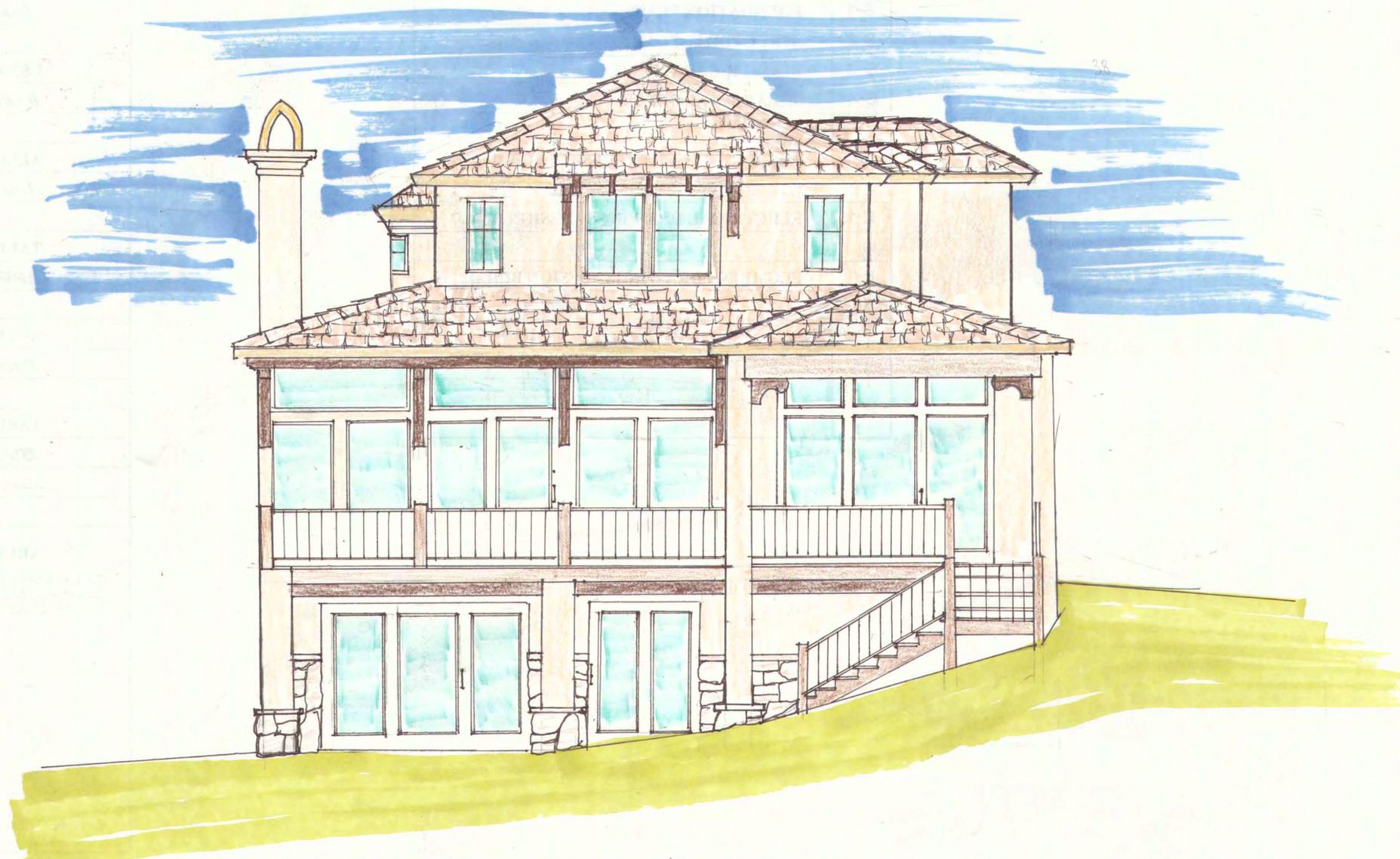


SOUTH ELEVATION
75 HILLSIDE DRIVE
LAKE GENEVA, WISCONSIN



WEST ELEVATION

75 HILLSIDE DRIVE
LAKE GENEVA, WISCONSIN



EAST ELEVATION

75 HILLSIDE DRIVE
LAKE GENEVA, WISCONSIN

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 16, 2018

Agenda Item:13

Applicant:

City of Lake Geneva Library
918 W. Main St
Lake Geneva, WI 53147

Request:

Conditional Use Permit
Signage in Central Business (CB)
Tax Key No. ZOP00348

Description:

The applicant is submitting a proposal for a Conditional Use Permit (CUP) for a new message sign to be located at the public library property. The project has been completed with the mistake of allowing the installation from the zoning department.

The director has been informed of the sign message guidelines as not to change messages greater than one message per minute in accordance with the signage regulations found in zoning section 98-800. The installation complies with all setbacks, elevations, and designs.

Project Details from CUP Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance.

Elevation Plan:

The elevation provided on the conceptual renditions depicts the proposed sign. The Zoning Ordinance measures sign height from the lowest exposed grade to the highest point. This elevation depicts a maximum height of 6'9", which complies with the height limit for zoning code.

The sign is a message generated LED & full color RGB electronic messaging center.

Plans provided by Bauer Sign Company

Generated by Bob Hacker, dated January 28, 2018, revised on March 2, 2018

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:

The proposed conditional use was submitted after staff directed the installation in error.

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:
- a. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - b. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - c. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of 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.
 - d. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 - e. The proposed conditional use 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.
 - f. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
- B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:
- a. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - b. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - c. The proposed conditional use in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the

implementation of the provisions of 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.

- d. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- e. The proposed conditional use 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.
- f. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed Conditional Use Permit:

- 1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted, with the findings under A.1-6., above.
- 2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above, noting that the proposal is a fully consistent with the setback requirements of the SR-4 zoning district, and results in compliance to the setbacks on all four sides of the building over the current home.

APPLICATION FOR CONDITIONAL USE
City of Lake Geneva

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

918 W Main St ZOP 00348
Lake Geneva WI 53147

NAME AND ADDRESS OF CURRENT OWNER:

Lake Geneva Public Library
918 W Main St, Lake Geneva WI 53147

TELEPHONE NUMBER & EMAIL OF CURRENT OWNER: 262-249-5299

ekornak@lakegeneva.lib.wi.us

NAME AND ADDRESS OF APPLICANT:

Emily Kornak - Library Director
918 W Main St, Lake Geneva WI 53147

TELEPHONE NUMBER & EMAIL OF APPLICANT: 262-249-5283

PROPOSED CONDITIONAL USE:

Digital sign for library events + announcements

ZONING DISTRICT IN WHICH LAND IS LOCATED:

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

Bauer Sign Company
Bob Hacker
2500 S. 170th St, New Berlin WI 53151

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Electrical work + sign installation

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

Ⓢ Requesting waiver of \$400 fee.

DATE

6-4-18

SIGNATURE OF APPLICANT

Emily Kornak



2500 South 170th Street
 New Berlin, Wisconsin 53151
 Proudly Made In the USA!

wire bauersignusa.com
 voice 262.784.0500
 fax 262.784.6675

Award Winning
 Graphic Design



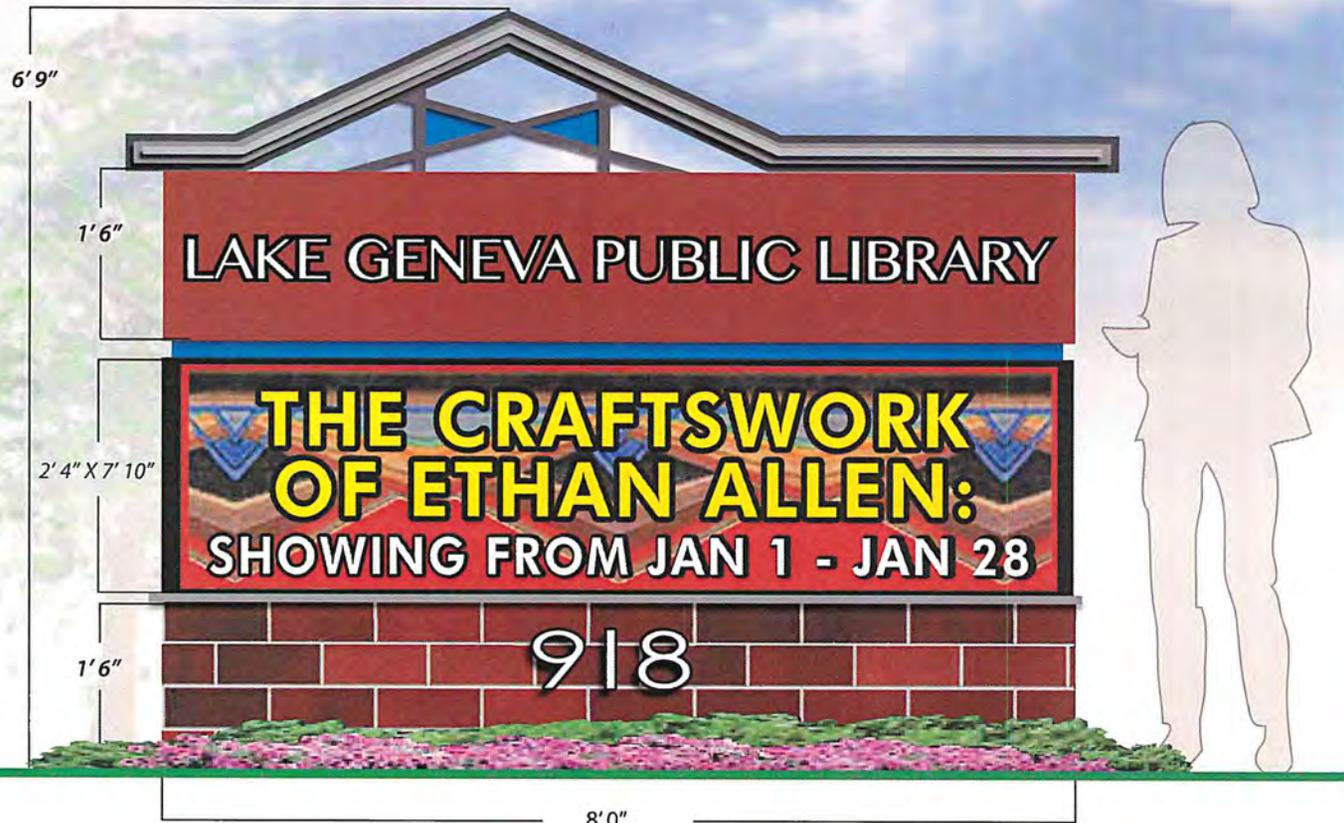
SAVED AS Lake Geneva Libra
 LOCATION Lake Geneva Wi
 SALES REP Bob Hacker
 DATE 28 Jan 17
 REVISION 02 Mar 18

SPECIFICATIONS

FABRICATE AND INSTALL 2 SIDED INTERNALLY ILLUMINATED MONUMENT SIGNAGE WITH ELECTRONIC MESSAGE CENTER

- TOP DECORATIVE ELEMENT TO BE HAND BUILT ALUMINUM TUBING AND FLAT STOCK PAINTED DURANODIC & GREY (BLUE AREAS TO BE CLEAR ACRYLIC PANELS FACED WITH TRANSLUCENT BLUE VINYL OVERLAYS)
- CABINET TO BE HAND BUILT ALUMINUM WITH 2.25" RETAINERS PAINTED RUST BROWN
- FACES TO BE .125 ROUTED ALUMINUM PAINTED RUST BROWN AND BACKED WITH WHITE ACRYLIC
- ILLUMINATED WITH WHITE LEDs
- POWERED WITH APPROPRIATE LOAD POWER SUPPLIES
- MESSAGE CENTER TO BE FULL COLOR RGB ELECTRONIC
- REVEAL TO BE 1.5" ALUMINUM TUBING PAINTED BLUE
- BASE TO BE MASONRY TO MATCH LIBRARY FACADE
- ADDRESS NUMERALS TO BE .125 ALUMINUM PAINTED WHITE AND STUD MOUNTED TO BASE

Lake Geneva Library
monument signage



Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples

These drawings are the exclusive property of Bauer Sign Company. Not to be duplicated in any way without expressed written permission!

FINAL ELECTRICAL CONNECTION IS CLIENT'S RESPONSIBILITY



our products are certified by:
 Underwriters Laboratories, Inc.
This sign shall be manufactured in accordance with Article 605 of the National Electrical Code and / or the applicable local codes. This includes proper grounding and bonding of the sign. Sign shall bear correct UL Label.

APPROVAL / DATE

To: City of Lake Geneva

From: Mike Slavney, FAICP, City Planner

Re: An Introduction to the Requested 2018 Amendments to the City of Lake Geneva Comprehensive Plan

Introduction

Every year, the City of Lake Geneva holds a Comprehensive Plan amendment period between May and October. The Annual Plan Amendment Cycle allows the months of May and June for Plan amendments to be proposed. This year, the City has received one proposal to amend the Plan.

The annual Cycle allows for informal Plan Commission discussion of Plan amendment proposals during the months of July and August, before starting the formal public hearing process in September. During the July and August Plan Commission meetings, an agenda item is created to introduce the proposed amendments, allow Plan amendment advocates to explain their proposals to the Commission, and for the Commission to discuss the proposals with one-another, and with the advocates. Other members of the public are also invited to weigh-in on the proposals.

During the May through June proposal process, one Comprehensive Plan amendment has been suggested for formal review. They include one proposed change to the Future Land Use Map and associated descriptive text in the body of the Land Use chapter of the Plan.

Proposed 2018 Amendment to the Comprehensive Plan:

Proposed Amendment to Comprehensive Plan Policies:

A. To add a policy that requires any proposed change to the Comprehensive Plan to be subject to approval by a public referendum.

Proposed Amendment to the Future Land Use Maps

1. Tax Key No. ZYUP00198: From the Planned Neighborhood land Use category to the Multi-Family Residential land use category.

I encourage the Plan Commission to begin to discuss these proposals at the July Plan Commission meeting, including the possibility for public comments during the consideration of this item by proposing parties, as well as the general public.

City of Lake Geneva
 Amendment to the Comprehensive Plan
APPLICATION FORM

PETITION: I, 120 PROPERTIES, LLC hereby petition the City of Lake Geneva consider the following request for amendment to the Lake Geneva Comprehensive Plan:

Please check those that apply:

- Future Land Use Map (Map 5)
- Other Maps (Transportation Facilities Map, etc.)
- Text Amendment (policies, programs, etc.)
- Other

Name of Applicant: Person(s) or Firm	120 PROPERTIES
Address:	PO Box 935, LAKE GENEVA, WI 53147
Daytime Telephone:	847-778-9101
Email or Fax:	REB1250@GMAIL.COM
Property Owner Name and Address: If different from applicant	
Description of Property, Parcel Number, or Street Address: If request is related to a particular property	PART OF ZYU P00198-ATTACHED
Summary of the Proposed Amendment Request: Please describe here (or on a separate sheet) your specific request for a Comprehensive Plan amendment. Provide any necessary maps or supporting data as needed, including conceptual development plans, if applicable.	ZONING CHANGE TO ACCOMMODATE APARTMENT PROJECT
Present Zoning: If applicable	RH
Future Proposed Use: Attach additional pages and/or concept plan as appropriate.	PUD

The Lake Geneva Plan Commission will consider the following criteria when making recommendations regarding amendments to the Comprehensive Plan. Please respond to the following questions:

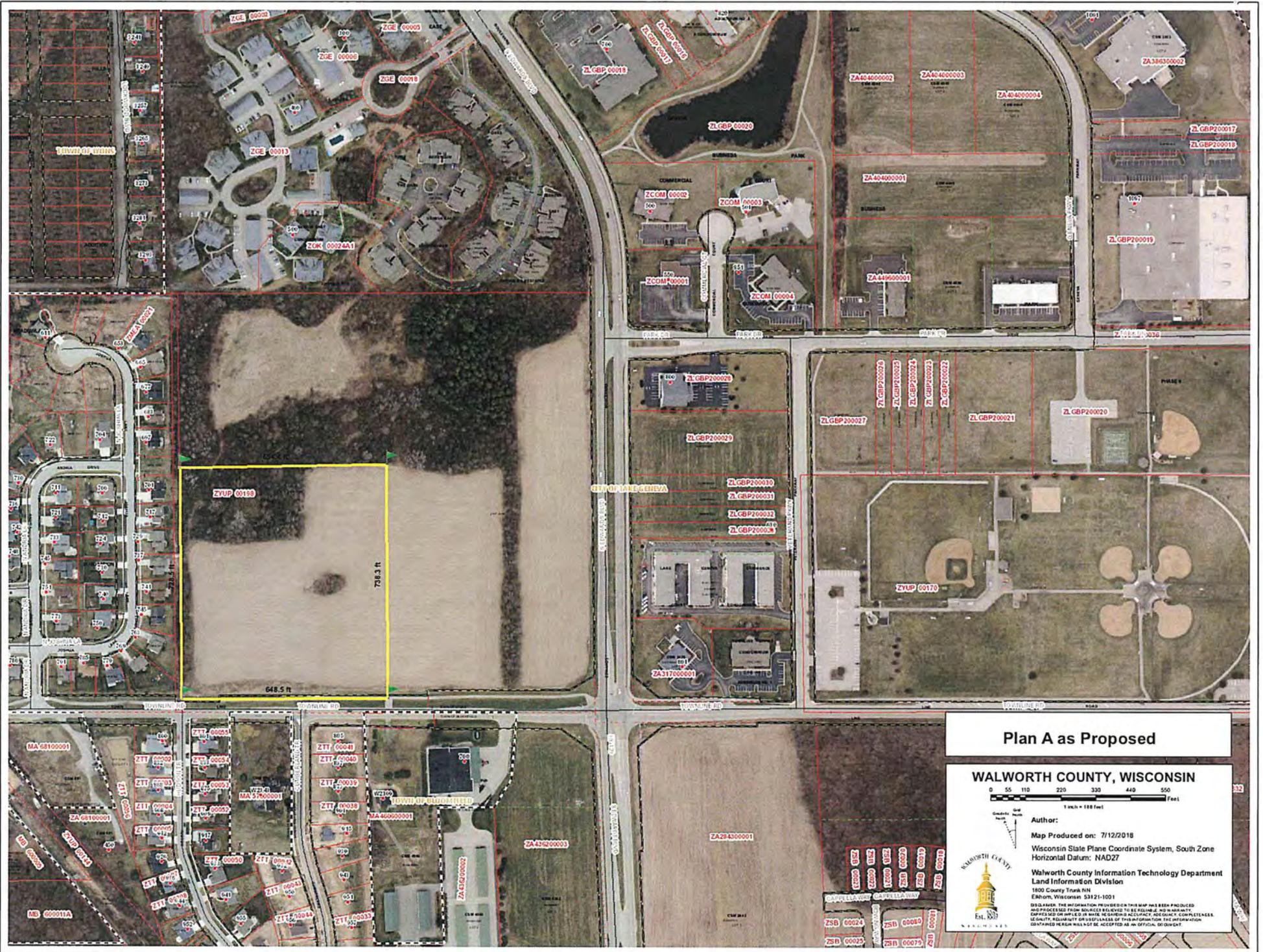
If additional space is needed for your response, please attach additional sheets to this form.

1. How will the proposed amendment to the Comprehensive Plan benefit the public, City, and/or surrounding neighbors or neighborhoods?	PROVIDE NEW HOUSING OPPORTUNITIES
2. How does the request advance the goals, objectives and policies of the Comprehensive Plan?	UTILIZATION OF INFILL VACANT LAND
3. As it affects the amendment request, what circumstances have changed or what new information is now available since the 2011 adoption of the City's Comprehensive Plan, or in the case of a previously requested amendment, what circumstances have changed since the last amendment request?	NEW DEMAND FOR TOWN HOME DESIGNED APARTMENTS
4. Is there any additional information that the City of Lake Geneva should consider in its evaluation of this request?	IN PROGRESS

The deadline for requests to amend the Comprehensive Plan is Friday, June 29, 2018 at 4:00 p.m. Requests shall be submitted to City Hall or via email to bzclerk@cityoflakegeneva.com.

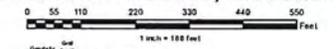
DocuSigned by:
Robin Bender
Signature of Applicant

6/19/2018, 2018
Date



Plan A as Proposed

WALWORTH COUNTY, WISCONSIN



Author:

Map Produced on: 7/12/2018

Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD27

Walworth County Information Technology Department
Land Information Division
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001



DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP WAS PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE, AND NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE. RECEIVERS ACCURACY, ADEQUACY, COMPLETENESS, HEALTHY, RELIABILITY OR USEFULNESS OF THIS INFORMATION FOR THE INFORMATION OR PURPOSES HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL GOVERNMENT

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 16, 2018

Agenda Item: 14b

Applicant:
City of Lake Geneva

Request:
Comprehensive Plan Change
Public Participation Plan

Description:

1. The Comprehensive Plan Process for the Public Participation Plan is required, and that this is the standard PPP the city has used since 2009.



VANDEWALLE & ASSOCIATES INC.

To: City of Lake Geneva
From: Mike Slavney, FAICP, City Planner
Date: May 15, 2018
Re: Annual Comprehensive Plan Amendment Process

The City adopted the updated Comprehensive Plan on December 14, 2009. As a dynamic community facing a myriad of growth issues, the City receives requests for Plan amendments in the coming years, well before the required update in 2019. To provide a manageable, predictable, and cost effective process, the City has established a single plan amendment cycle every year.

Several Wisconsin communities use an annual plan review and amendment process cycle to ensure these evaluations and adjustments are handled in a predictable and efficient manner. The City Clerk will accept applications for Plan amendments from **May 22 through June 29, 2018**. Applications will be reviewed by the Plan Commission at its July and August meetings. Applicants may adjust their applications to respond to Plan Commission concerns, and all revised applications must be finalized by August 27, 2018.

The procedures to adopt or amend a Comprehensive Plan are defined under Section 66.1001(4), Wisconsin Statutes. The City process needs to follow these requirements. The timeline on the following page presents a proposed five-month process to allow for plan amendment requests, consider amendments, and go through the adoption procedures in compliance with the State Statutes.

This approach features a combined meeting of the Plan Commission and Common Council.

During the meeting:

1. the Common Council holds a Public Hearing on the requested Plan amendments; and
2. the Plan Commission considers Plan amendment requests and public testimony, and then adopts a resolution making a specific recommendation on each of the requested Plan amendments to the Common Council.

At a subsequent meeting of the Common Council, the Council will consider the Plan Commission's recommendations, vote on motions for each requested Plan amendment, and finally, adopt an ordinance to officially adopt the Plan amendments per their individually voted motions.

This combined meeting approach allows for the Plan Commission and Council to hear the same public testimony, prior to the Plan Commission's recommendation, and the Council's actions.

City of Lake Geneva

2018 Annual Comprehensive Plan Amendment Process

Activity	May	June	July	August	Sept.	Oct.
Plan Commission Announces the Opening of the Plan Amendment Process, and Reviews the Draft Public Participation Plan	May 21					
City Clerk Accepts Plan Amendment Applications	May 22 - June 29					
Plan Commission Recommends Adoption of the Public Participation Plan		June 18				
Council Adopts Public Participation Plan		June 25				
Plan Commission Reviews Plan Amendment Applications (Requests & Staff Analysis included in Plan Comm. Packet.)			July 16	Aug. 20		
Plan Commission Recommends Setting Public Hearing by Council				Aug. 20		
Council Sets Public Hearing (applications frozen)				Aug. 27		
City Clerk Distributes Requested Plan Amendments to Surrounding and Overlapping Jurisdictions				Aug. 29		
Public Review Period (Newspaper published Wed.)					Sept. 5 - Oct. 14	
Joint City Council and Plan Commission Meeting 1. Council Holds Public Hearing 2. Plan Commission Adopts Resolution Recommending Plan Amendments						Oct. 15
Council Adopts Ordinance on Recommended Plan Amendments						Oct. 22
City Clerk Distributes Amended Plan to Surrounding and Overlapping Jurisdictions						After Adoption