

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

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

Agenda

1. Meeting called to order by Tom Hartz.
2. Roll Call.
3. Approve Minutes of the May 20, 2019 Plan Commission meeting as distributed.
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
5. Acknowledgment of Correspondence.
6. Downtown Design Review:
 - a. Application by Brick & Mortar, Thomas and Kathy George, 3389 S. Shore Dr., Delavan WI 53115, for the request to alter the exterior of the building by bringing the glass enclosed porches to grade on the property located at 832 Geneva St., in the Business Central (BC) zoning district, Tax Key No. ZOP00252.
 - b. Application by Jodeen Mikkelsen, 217 S. Washington St, Elkhorn WI 53121 for the request to install an on Building Sign to the exterior of the property, located at 512 Broad St., in the Business Central (BC) zoning district, Tax Key No. ZGD00005.
 - c. Application by Erin Sasak, 772 W. Main St., Lake Geneva, WI 53147, for the request to install an on Building Sign to the exterior of the property, located at 772 W. Main St., in the Business Central (BC) zoning district, Tax Key No. ZOP00321.
 - d. Application by Leanne Sanders Ieronimo, N2341 Shore View Dr., Lake Geneva, WI 53147, for the request to install an on Building Sign and a Blade Sign to the exterior of the property, located at 235 Broad St., in the Business Central (BC) zoning district, Tax Key No. ZA110300002.
7. Public Hearing and Recommendation to amend the existing Conditional Use Permit filed by Tristan Crist, 100 Skyline Dr., Lake Geneva, WI 53147, to allow Commercial Outdoor Entertainment land use for the patio area which would allow the service of alcohol outside of the building. The property is located at 100 N Edwards Ave., located within the Planned Business (PB) zoning district, Tax Key No. ZA196100004.
8. Public Hearing and Recommendation on an application for a Conditional Use Permit filed by Elizabeth Tomas, 1142 Cypress Point, Twin Lakes, WI 53181 for the property located at 617 W. Main St to allow outdoor music this request is for a Commercial Outdoor Entertainment land use, located in the Central Business (CB) zoning district. Tax Key No. ZOP00291.

9. Public Hearing and Recommendation of a Conditional Use Permit (CUP) filed by Tom and Denise Pecora, 911 Mason Ln., Lake in the Hills, IL 60156, for the installation of 90' long 6' wide pier and one boat slip located at 1550 Lake Shore Dr., within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZLM00048.
10. Public Hearing and Recommendation of a Conditional Use Permit (CUP) filed by SCH Lake LLC, 131 Dearborne St., Chicago, IL 60603 for the installation of 100' long 8' wide pier and two boat slip located at 700 S. Lake Shore Dr., within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZBB00007A.
11. Public Hearing and Recommendation on an application for a Conditional Use Permit (CUP) filed by Samantha Strenger, 615 Center St., Lake Geneva WI, 53147 to operate a Commercial Indoor Lodging at 695 Wells Street, located in the Planned Business District (PB) zoning, Tax Key No. ZOP00399C.
12. Public Hearing and Recommendation on an application for the Conditional Use Permit (CUP) filed by Sarah Schultz, 448 McHenry St., Burlington, WI 53105, Rachael Thornton 3406 Harrison St, Kansasville, WI 53139 requesting to amend the existing CUP) to increase the allowance of 10 dogs to 40 dogs at the existing building located at 846 Madison Street, Lake Geneva, WI 53147, located in General Industrial (GI) zoning district, Tax Key No. ZYUP00033.
13. Public Hearing and Recommendation to amend an application for a Precise Implementation Plan (PIP) filed by Brian Dalton, 353 S. Lake St., Grayslake, IL 60030, requesting to allow Commercial Indoor Lodging at 406 Wells St. The originally approved PIP in 2013 limited the Commercial Indoor Lodging to 50 days (per the original applicant's request). This request is to allow the land use as currently written in the zoning ordinances. The property is located at 406 Wells St., situated in Neighborhood Business (NB) zoning district Tax Key No. ZOP00353.
14. Public Hearing and Recommendation on an application for a General Development Plan (GDP) filed by Omega Homes – Vistas LLC., 210 E. O'Connor Dr, Suite 101, Elkhorn, WI 53121, requesting to allow the development 17.26 acre parcel to construct 58 single family lots which includes the installation of roads and infrastructure to accommodate the proposed development. The property is located on LaSalle St., situated in Multi-Family Residential – 8 (MR-8) zoning district, Tax Key No. ZA424700001.
15. Discussions on Sign Display to review the reduction from 60 seconds to a 15 second change to the messages interval being displayed.
16. Discussion on the Ice Castle concept plan and future event location.
17. Discussion regarding opening the annual plan amendment process in conjunction with the ten-year update of the City of Lake Geneva's Comprehensive Plan.
18. Discussion/Action regarding recommendation for the Vandewalle and Associates feasibility analysis proposal dated June 11, 2019 to assist the City in preparing its vision for the future use of the Hillmoor Property.
19. 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 6/13/2019

**PLAN COMMISSION MEETING
MONDAY, MAY 20, 2019 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

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

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

Approve Minutes of the April 15th Plan Commission meeting as distributed.
Gibbs/Skates motion to approve. Motion carried unanimously.

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

Speaker #1: Jill Rodriguez, Lake Geneva resident, attended the Public Participation Workshop and shared her thoughts about the Workshop and hopes there are more opportunities to learn about the city's Comprehensive Plan.

Speaker #2: Sarah McConnell, Lake Geneva resident, was unable to attend the meeting but encourages the city to have more meetings available for public input.

Speaker #3: Karen Gallow, Lake Geneva resident, asked for more opportunities for citizens to give input about the city's Comprehensive Plan.

Speaker #4: Scott Gelzer, Lake Geneva resident, attended the Public Participation Workshop, and shared his thoughts regarding the Workshop.

Speaker #5: Carol Zimmerman, Lake Geneva resident, was unable to attend meeting but is in favor of having more meetings to build consensus for the city's Comprehensive Plan.

Speaker #6: Pete Peterson, 1601 Evergreen Lane, attended the Public Participation Workshop, shared his opinion regarding the Focus Groups and the Public Workshop, and encourages meetings for the residents.

Speaker #7: Dick Malmin, N1991 S Lakeshore Drive, shared his opinion on the need for the Public Participation Workshops and emphasized the importance of updating the maps.

Acknowledgement of Correspondence. Correspondence was received from Patrick Lynch, 940 Maytag Road, regarding his PIP Applications for this evening. Correspondence has been distributed to the Plan Commission and the City Council.

Downtown Design Review

Application by The Board Shop/ Jason Rishling, 269 Broad St. Lake Geneva, for the request to install a Blade Sign to the exterior of the property, located at 269 Broad St., in the Business Central (BC) zoning district, Tax Key No. ZOP00262.

Jason Rishling, owner of The Board Shop, presented his request.
Zoning Administrator Walling said the sign meets the standards for Downtown Design.

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

Application by Candle Mercantile LLC., Elizabeth Doyle 1425 Rockbridge Ln. Lake Geneva & Leigh Ann Myers 721 Governor Morrison St, Charlotte, NC 28211 for the request to install an on Building Sign and an Awning to the exterior of the property, located at 870 W. Main St., in the Business Central (BC) zoning district, Tax Key No. ZOP00337.

Elizabeth Doyle and Leigh Ann Myers, business owners, resented their request. Walling stated the sign and awning meets the standards for Downtown Design.

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

Application by Christopher Springer, 125 S. Kane St., Burlington, WI 53105, for the request to install an on Building Sign to the exterior of the property, located at 720 W. Main St. and to remove the existing awning and repaint the exterior of the building, in the Business Central (BC) zoning district, Tax Key No. ZOP00313.
Christopher Springer, 125 S Kane St, Burlington, WI, presented his request. Walling said the sign and exterior color meets the Downtown Design Standards.

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

Application by Dimitrius Anagnos, 811 Wrigley Dr. Lake Geneva, for the request to install an employee only entrance to the exterior of the property, located at 811 Wrigley Dr., in the Business Central (BC) zoning district, Tax Key No. ZA483300003.
Dimitrius Anagnos, 811 Wrigley Dr, presented his request. Mayor Hartz asked if the steps shown in the plan layout were on the inside of building and Anagnos answered yes.

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

Review and Recommendation of an application for Land Division Review – Plat of Condominium for McMurr II, LLC. 351W. Hubbard, suite 610. Chicago, IL 60654. To file the declaration and Plat of Condominium for the property located in the Summer Haven Subdivision on Lake Geneva Blvd. for the 4 dwelling units on Murry Dr., to create 4 buildable lots as identified on the certified survey map dated 4/2/2019 project no. 8868 prepared by Farris, Hansen & Associates Inc. for Tax Key No. ZSUM00001.
Jim Howe, Godfrey Law Firm, representing McMurr II, presented the request. Attorney Draper asked if the use of road costs will be shared by both condo associations. Howe stated the use and cost of the roads will be shared by both associations. Howe said the 50-50 cost sharing will include maintenance of the roads, pool, pool house and any other amenities or common elements in the subdivision.

Skates/Gibbs motion to approve the Plat of Condominium and include all staff recommendations.
Roll Call: Hartz, Skates, Gibbs, Catlin, Esarco “yes.” Motion carried unanimously.

Public Hearing and Recommendation of a Conditional Use Permit filed by Douglas Powell, 1014 W. Altgeld St., Chicago, IL 60614, for the installation and addition of 20’ long section of pier for a total length of 83’ located at 1540 Lake Shore Dr., located within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZLM00047.
Jeff, from Reed’s Construction, representing Douglas Powell, presented the request. Walling stated the request meets all setback requirements.

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

Skates/Esarco motion to approve the Conditional Use Permit contingent on DNR Approval and include all staff recommendations and fact finding in the affirmative.
Roll Call: Hartz, Skates, Gibbs, Catlin, Esarco “yes.” Motion carried unanimously.

Public Hearing and Recommendation on an application for a General Development Plan (GDP) filed by Patrick & Rachel Lynch, 30715 Cedar Drive, Burlington, WI 53105, requesting to allow the razing and reconstruction of a new Single Family Home and to rebuild the structure closer to the lakeshore than the existing foundation. This request in addition would allow the new structure to be in-line with the neighboring dwellings. The property is located at 940 Maytag Rd., situated in Estate Residential (ER- 1) zoning district and to utilize the Single Family – 4 (SR-4) setbacks, Tax Key No. ZCE00005.

Hartz stated the City Council sent this request back to the Plan Commission with instructions to review the 4 homes to the northwest of 940 Maytag Road. Jason Bernard, Lake Geneva Architects, 201 Broad Street, representing Patrick & Rachel Lynch, presented additional information for the 4 homes northwest of the Lynch property. A discussion followed. Draper stated the Plan Commission uses a Planned Development process to look at each individual property and situation.

Speaker #1: Dick Malmin, N1991 S Lakeshore Drive, shared his opinion on the state law and shoreline averaging.

Speaker #2: Jerry Sommers, 930 Maytag Road, shared his concerns about water run-off and setbacks.

Speaker #3: Patrick Lynch, 30715 Cedar Drive, Burlington, WI, shared information about WI law for averaging.

Hartz/Skates motion to close the Public Hearing. Motion carried unanimously.

Skates/Gibbs motion to approve the General Development Plan and include all staff recommendations and fact finding in the affirmative. Roll Call: Hartz, Skates, Gibbs, Catlin voted “yes”, Esarco “abstained.” Motion carried.

Public Hearing and Recommendation on an application for a Precise Implementation Plan (PIP) filed by Patrick & Rachel Lynch, 30715 Cedar Drive, Burlington, WI 53105, requesting to allow the razing and reconstruction of a new Single Family Home and to rebuild the structure closer to the lakeshore than the existing foundation. This request in addition would allow the new structure to be in-line with the neighboring dwellings. The property is located at 940 Maytag Rd., situated in Estate Residential (ER- 1) zoning district and to utilize the Single Family – 4 (SR-4) setbacks, Tax Key No. ZCE00005.

Jason Bernard, Lake Geneva Architects, representing Patrick & Rachel Lynch, presented their request. Alderman Skates asked about the trees being removed and Hartz asked about the landscaping near shoreline. Bernard identified the trees and addressed the natural filter zone on the lakeside portion of property. Owner, Patrick Lynch, said he would work with the neighbors regarding the water drainage.

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

Gibbs/Catlin motion to approve the Precise Implementation Plan and include all staff recommendations and fact finding in the affirmative.

Roll Call: Hartz, Skates, Gibbs, Catlin, Esarco “yes.” Motion carried unanimously.

Continuation of the Public Hearing and Recommendation on an application for the Conditional Use Permit (CUP) filed by House Around the Corner LLC., 3389 South Shore Dr., Delavan, WI 53115, requesting a (CUP) to Raze or Remove the existing building located at 832 Geneva Street, Lake Geneva, WI 53147, located in Central Business (CB) zoning district, Tax Key No. ZOP00252.

Applicant has requested to continue the Public Hearing.

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

Continuation of the Public Hearing and Recommendation on an application for the General Development Plan (GDP) filed by House Around the Corner LLC., 3389 South Shore Dr., Delavan, WI 53115, requesting a Planned Development to construct a 5600 square foot commercial building at 832 Geneva Street, Lake Geneva, WI 53147, located in Central Business (CB) zoning district, Tax Key No. ZOP00252.

Applicant has requested to continue the Public Hearing.

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

Discuss the Public Participation Plan options for this process.

Hartz/Esarco motion to recommend the City Council to approve additional funds to facilitate a second Comprehensive Plan Vision Workshop, Comprehensive Plan workshops with the aldermanic districts, and Comprehensive Plan focus groups with Spanish speaking citizens in an amount not to exceed \$6,716.

Roll Call: Hartz, Skates, Gibbs, Catlin, Esarco “yes.” Motion carried unanimously.

Skates/Gibbs motion to approve the draft Public Participation Strategy and Procedures for the Lake Geneva Comprehensive Plan 2019 with the additional four items discussed and recommend to the City Council. Motion carried unanimously.

Consider resolution to adopt Public Participation Plan for Comprehensive Plan Update.

Skates/Gibbs motion to recommend the adoption of Plan Commission Resolution 2019-1 of a Public Participation Plan for the Update of the Comprehensive Plan for the City of Lake Geneva, Wisconsin. Motion carried unanimously.

Adjournment. Gibbs/Esarco motion to adjourn at 7:52 p.m. 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: June 17, 2019

Agenda Item #6A

Applicant:

Thomas & Kathy George
3389 S. Lake Shore Dr.
Delavan, WI 53121

Request:

832 Geneva Street
Downtown Design Review for Exterior
Alterations
Tax Key No. ZOP00252

Description:

The applicant is submitting an application for Downtown Design Review for the request to reconfigure the exterior of the building to in which will place the exterior deck area at grade elevation located at 832 Geneva St. Tax Key No. ZOP00252.

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

Staff Recommendations:

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



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

832 Geneva St

Name & Address of Current Building Owner:

Thomas + Kathy George
3389 S Shore Dr
Delavan, WI 53115

Telephone Number of Current Building Owner: Cell 805-453-8691

Email Address: thomas@estreet2.com Kathy@estreet2.com

Name & Address of Applicant:

Same

Telephone Number of Applicant: Same

Email Address:

Proposed Design Change:

exterior Reno

Zoning District:

Central Business District

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

Maison Hubertz, LLC
273 E Menomonee St
Milwaukee, WI 53202
414-326-8989 Marit Gamble

Description of Project:

Bring exterior Porches to grade + ADDING
Addition to back side + back Glass enclosed

Date:

5/30/19

Signature of Applicant:

Plan A

DRAFT | May 31, 2019

Geneva St



Plan A

DRAFT | May 31, 2019

Cook St



PLAN B

DRAFT | May 30, 2019

Geneva St



Plan B

DRAFT | May 30, 2019

Cook St



DRAFT | May 30, 2019

Cook St



— Show
BACK

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

Agenda Item #6B

Applicant:

Jodeen Mikkelsen
217 S Washington St.
Elkhorn, WI 53121

Request:

512 Broad St
Downtown Design Review for Exterior Signage
Tax Key No. ZGD00005

Description:

The applicant is submitting an application for Downtown Design Review for the request to install a sign to the exterior of the building located at 512 Broad St. Tax Key No. ZGD00005.

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

Proposed colors correspond within the permitted downtown guidelines.

Staff Recommendations:

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



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

512 Broad St. Lake Geneva 53147
ZGD 00005

Name & Address of Current Building Owner:

Jane Ruth Wagner
576 Brody St.
Burlington, WI 53105

Telephone Number of Current Building Owner: 262-743-5207

Email Address: _____

Name & Address of Applicant:

Jadeen Mikkeisen 217 S. Washington St. Elkhorn, WI
stuff4yourhouse, LLC 53121

Telephone Number of Applicant: 262-215-9933

Email Address: stuff4yourhouse@gmail.com

Proposed Design Change:

Same location, Same size

see attached.

Zoning District: _____

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

Sugar Creek Signs

Description of Project:

Change Sign.

Date: _____

Signature of Applicant: _____



3'x6'
Aluminum-face panel sign
w/ vinyl laminate print

SW0011 Crewel Tan



N3534 PETRAIE RD
LAKE GENEVA, WI 53147
Phone: 262-758-9401
e-mail: sugarcreeksigns@yahoo.com

QUOTE: _____
APPROVED BY: _____
DATE: _____

DISCLAIMER:
This is an original design created by Sugar Creek Signs. The submitted design is protected under copyright laws of the United States Code. You agree not to copy, photograph, modify or share directly or indirectly and of the foregoing held by you with any other party, nor will you permit any third party to do any of the foregoing without the written consent of Sugar Creek Signs. April 30 2019

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

Agenda Item #6C

Applicant:

Erin Sasak
772 Main St
Lake Geneva, WI 53147

Request:

772 Main St.
Downtown Design Review for Exterior Signage
Tax Key No. ZOP00321

Description:

The applicant is submitting an application for Downtown Design Review for the request to install a sign to the exterior of the building located at 722 Main St. Tax Key No. ZOP00321.

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

Proposed colors correspond within the permitted downtown guidelines.

Staff Recommendations:

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



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:
772 Main Street, Lake Geneva

Name & Address of Current Building Owner:
Suvretta Limited Partnership
635 E Westminter
Lake Forest, IL 60045

Telephone Number of Current Building Owner: AL Paus 847 872 5965
Email Address: aa.paus@gmail.com

Name & Address of Applicant:
Geneva Jake's^{LLC} dba Hannah's by the lake
772 Main Street, Lake Geneva
Erin Sasak

Telephone Number of Applicant: 262-249-7894
Email Address: erin@hannahs.com

Proposed Design Change:
new sign to represent name change
from Geneva Jake's to Hannah's by the lake

Zoning District: _____

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

Description of Project:
new sign for existing business name change
same size, same color

Date: 5/23/19

Signature of Applicant: [Handwritten Signature]



Geneva Jake's

Life is good.

Genuine Neighborhood Shoppe





Geneva Jamboree





Geneva



Jake's

Life is good

Gentle neighbor, big heart



ESCAPE

Life is good

FASHION & JEWELRY

 *Hannah's*
BY THE LAKE

ACCESSORIES & GIFTS

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

Agenda Item #6D

Applicant:

Leanne Sanders Ieronimo
N2341 Shore View Dr.
Lake Geneva, WI 53147

Request:

235 Broad St
Downtown Design Review for Exterior Signage
Tax Key No. ZA110300002

Description:

The applicant is submitting an application for Downtown Design Review for the request to install a sign to the exterior of the building located at 325 Broad St. Tax Key No. ZA110300002.

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

Proposed colors correspond within the permitted downtown guidelines.

Staff Recommendations:

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



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

235 Broad Street

Name & Address of Current Building Owner:

Mike Kocourlek

Telephone Number of Current Building Owner: 847-525-9060

Email Address: _____

Name & Address of Applicant:

Leanne Sanders Teronimo

N 2341 Shore View Drive

Lake Geneva, WI 53147

Telephone Number of Applicant: (414) 630-5353

Email Address: leanne-sanders@hotmail.com

Proposed Design Change:

Sign

Zoning District: Business Central

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

Description of Project:

Change of sign for new shop

Date: 6/7/19

Signature of Applicant: Leanne Sanders

Water Lilly



OR

~~*Water Lilly*~~



HISTORIC COLORS:

SW 0048 Bungalow Blue

SW 0080 Pink Flamingo

SW 2863 Powder Blue

SW 0060 Alexandrite (Will be the color of the lily pad. Lilly pad will be smaller and lower - next to the "y").

DIMENSIONS:

Front Sign over Awning:

10'W X 1.5'H – in the same existing location and format as the Mia Faccia sign.

Hanging Blade Sign:

36' X 18' hanging from chain in the same existing location and format as the Mia Faccia sign 12'

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

Agenda Item #7

Applicant:

TC Productions LLC
100 N. Edwards Blvd.
Lake Geneva, WI 53147

Request:

Public Hearing & Recommendation to Amend the Conditional Use Permit for Indoor Commercial Entertainment **to include Outdoor Commercial Entertainment** for the Magic Theater at 100 North Edwards Blvd.
Tax Key No: ZA196100004.

Description of Proposed Conditional Uses:

The applicant is submitting to “Amend” the original Conditional Use Permit (CUP) for the Tristan Crist Magic Theater. The original approval motion did not specify the “Outdoor Commercial Entertainment” that would allow them to utilize the patio for the service of alcoholic beverages.

This was identified as lacking in the approval by the City Clerk when reviewing the Alcohol License Application. It was included in the original request, albeit not identified in the motion.

The remainder of this staff report reflects the original approval from April 2018 without change.

The subject property is located south of the Aldi’s grocery store and north of The Ridges multi-family development on the west side of North Edwards Boulevard – across the street from Walmart. The property is located in an area with expired Planned Development zoning, with Planned Business (PB) as the baseline zoning district. The proposed theater is regulated as an Indoor Commercial Entertainment land use by the Zoning Ordinance, which requires a CUP in the PB District. A request to amend the Zoning Map from the old Planned Development back to the PB District was considered by the Plan Commission tonight, on the immediately preceding agenda item.

The proposed theater would provide 150 seats, to be served by a parking lot with 52 stalls. This slightly exceeds the zoning ordinance requirement of 1 parking stall for every 3 seats.

The proposed Building Elevations depict a main entrance with wall signage over the doors, at the northwest corner of the building. The building will be dominated by windows on its north (front) side and will include metal siding with concealed fasteners (per the Zoning Ordinance), and stone veneer. The look of the front elevation will wrap around to the east side of the building, which faces Edwards Boulevard. The metal and stone exterior materials will also be continued on the south and west sides of the building.

The proposed Landscaping Plan exceeds the requirements of the Zoning Ordinance. In addition to significant new landscaping, the Plan depicts the preservation of the existing plants located along the south property line. The depicted monument sign and wall sign also meet all requirements.

The proposed Grading and Erosion Control Plan accommodates on-site stormwater management and also provides for the management of overland stormwater flows coming through the site from the southwest to the northeast. These plans have been carefully reviewed by City Staff and the City's Engineering Consultant.

Finally, in several of the submittal materials, the term "Phase 1" is used. This notation refers to the ability of the site to provide for expansion of the proposed building – most likely to the north. Such potential future expansion is not being proposed or reviewed at this time.

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 Zoning Ordinance. The project has been carefully designed to address the current state of rough grading on the property and existing overland stormwater flows, as well as proposed additional flow from this project.

Staff notes that potential building expansion will be subject in any and all instances to Site Plan review by the Plan Commission. If said expansion involves an expansion of the Theater indoor commercial entertainment land use, a revised Conditional Use Permit will be required. If said expansion involves one or more separate businesses, a new Conditional Use Permit will be required for a multi-tenant Group Development project.

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

7
ZA 196100004

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):

100 N Edwards Blvd, Lake Geneva WI 53147
Outlot 3 - CSM 1961

Name and Address of Current Owner:

TC Productions LLC 609 W main St. Lake Geneva

Telephone No. with area code & Email of Current Owner:

262-248-0505 tristan.crist@gmail.com

Name and Address of Applicant:

Tristan Crist 100 Skyline Dr. Unit 11 Lake Geneva

Telephone No. with area code & Email of Applicant:

608-477-1447 tristan.crist@gmail.com

X Proposed Conditional Use: Amend limited Conditional Use to include outdoor entertainment consumption of alcoholic beverages.

- Zoning District in which land is located: Planned Business

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

Architect - Patera 2601 S. Sunny Slope Rd New Berlin WI
Engineer - Farris Hanson & Assoc. 7 Ridgway Ct Elkhorn WI
Contractor - Geneva Bay Const. 2689 Sunset Blvd Lake Geneva

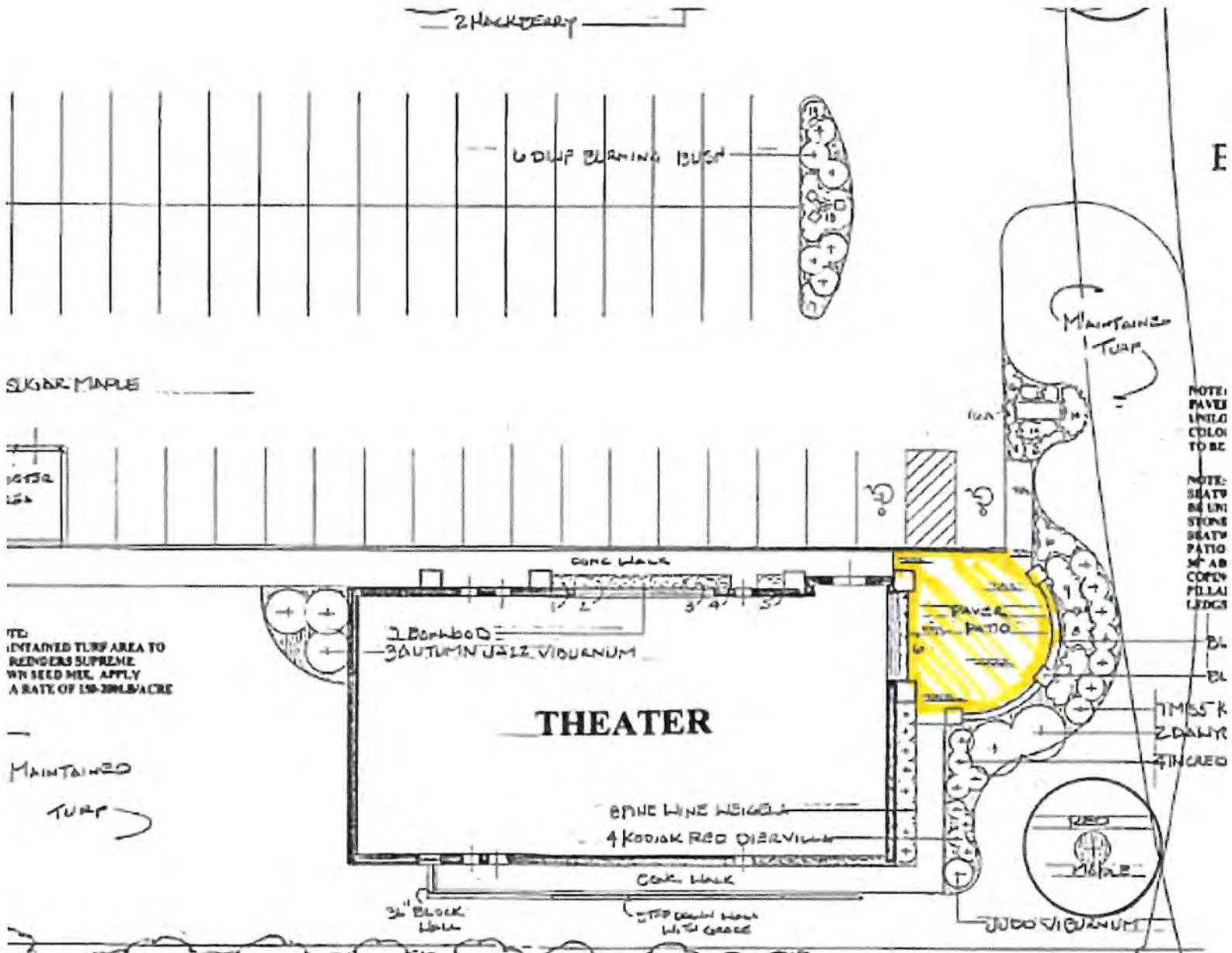
Short statement describing activities to take place on site:

Small outdoor patio area to allow for consumption of beer, wine, soda, water, popcorn and candy if people arrive before the doors to the theatre open.

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

5/20/2019
Date


Signature of Applicant



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

Agenda Item: #8

Applicant:
Elizabeth Tumas
1142 Cypress Point
Twin Lakes, WI 53181

Request: Conditional Use Permit (CUP)
Allow for the Playing of outdoor music in the
Central Business (CB) zoning district
617 W. Main St. Tax Key No. ZOP00291

Description:

The applicant is submitting a request for a Conditional Use Permit (CUP) that would allow for the playing of music outside of the business which would require the issuance of a Commercial Outdoor Entertainment land use located in the Central Business (CB) zoning classification.

In past applications for outdoor music the “restriction of amplified music” was identified in the motion.

Action by the Plan Commission:

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

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

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

Staff Review Comments:

No impacts to neighboring properties are anticipated.

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

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

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:
1. In general, the proposed Conditional Use Permit (CUP) is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. Specific to this site, the proposed Conditional Use Permit (CUP) is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance,

and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

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

1. In general, the proposed Conditional Use Permit (CUP) is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
2. Specific to this site, the proposed Conditional Use Permit (CUP) is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
3. The proposed Conditional Use Permit (CUP) in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
4. The proposed Conditional Use Permit (CUP) does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. The proposed Conditional Use Permit (CUP) is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.

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

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

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

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):

617 W. Main St.
Lake Geneva, WI 53147

Name and Address of Current Owner:

Mike Kouceurek

Telephone No. with area code & Email of Current Owner: Blk 223

847-525-9000

Name and Address of Applicant:

Elizabeth Tumas
1142 Cypress Point, Twin Lakes, WI 53181

Telephone No. with area code & Email of Applicant: 414-305-1082

beth@thebottleshoplakegeneva.com

Proposed Conditional Use: Music on our Patio

Zoning District in which land is located: _____

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

None

Short statement describing activities to take place on site:

Our customers are requesting live
music on our patio. We want to
support local musicians, make customers
happy by offering music.

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

4-19-19

Date

Elizabeth Tumas
Signature of Applicant

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

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

Date: _____ by: _____

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

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

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

- _____ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;
- _____ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.
- _____ (e) Written justification for the proposed conditional use:
 - _____ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. (See below)

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

Providing live Music entertainment
for our customers

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?

na

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?

see diagram

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?

na

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

The music will be on our patio
which is gated from the sidewalk

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 customers have been asking
for music. I have many musicians
asking to play on our patio.

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: _____

Building



Main Street

* tables locations subject to change

**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 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 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 to include a photometric plan;

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;

All engineering requirements for utilities, site designs, etc;

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

The location of existing and proposed drainage facilities for storm water;

___ 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 buffer yard 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 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: _____

Development Review Committee (DRC) Application

Complete as much detailed information as possible to allow for a comprehensive departmental review prior to a Development Review Committee meeting. This application must be returned to the Building Inspector, with all conceptual plans, designs and other information prior to the scheduling a DRC meeting.

Applicant Information

Property Address 617 W. Main St. Lake Geneva
Applicant name Elizabeth Tumas
Applicant email beth@thebottleshoplakegeneva.com Phone Number 262-348-9463
Architect/Contractor/Designer Name NA
Architect/Contractor/Designer Email _____ Phone Number _____

Type of Construction: New _____ Addition _____ Remodel _____
Type of Development: Single-family _____ Multi-family _____ Commercial _____ Industrial _____
Type of Business _____

Engineering

Site Plans should include the following: Project title and owner's/developer's name and address noted, architect's and/or engineer's name and address noted, property boundaries and dimensions, abutting property zoning classifications, general description of building materials, façade and roof detail, setback lines indicated, easements for access, if any, 100-year floodplain identification, existing and proposed topography shown at a contour interval of one foot, indicating proposed grade and location of improvements, signage and outdoor lighting, number of parking spaces provided, type, size and location of all structures with all building dimensions shown, location of existing and general location of proposed sanitary sewers, storm sewers, water-mains, and any proposed stormwater management facilities, location, extent and type of proposed landscaping and landscaping plantings and buffers to adjacent property, including fencing or other screening, location of pedestrian sidewalks and walkways, graphic outline of any development staging that is planned, driveway locations and sizes, handicap accessibility, environmental concerns (odor, smoke, noise, graphic scale and north arrow.

- Storm water management provisions provided? YES / NO
 - As-built/certification notification
- Erosion control plan provided? YES / NO
- Wetlands, floodplains, environmental corridors, groundwater identified. YES / NO
- Utility Plans Provided
 - Watermain
 - Sanitary Sewer
 - Storm Water
- Is a Land Division required? YES / NO
- Access points and dimensions shown? YES / NO
 - WISDOT Right-of-way?
 - County Right-of-way?
- Estimated Traffic impacts _____
 - Traffic Study Required YES/NO NO
 - Traffic Control Plan Required YES/NO NO
 - Will construction affect street parking or intersections? YES / NO

- Paving Materials, Typical Sections? YES / NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
- Watermain extension required? YES / NO
- Sanitary sewer extension required? YES / NO
- SEWRPC Service Area Amendment needed? YES / NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / NO
- Proposed building/expansion dimensions _____
- Will there be signage? YES / NO type (mounted, freestanding) _____
- Exterior lighting plans? YES / NO
- What kind of noise or level of noise will the business have? minimal hearing @ the Sidewalk
- Detailed property Site Plan? YES / NO Date of Plan: _____
- Green Space Calculations (Existing vs. Proposed) YES / NO
- Are landscape plans provided? YES / NO
- Is a Land Division required? YES / NO

Water/Sewer Utilities

If an existing structure please circle the following:

- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO

If the development is Commercial or Industrial, please provide the following:

- Water service size requirement _____
- Estimated daily water usage in gallons per day _____
- Estimated maximum water flow in gallons per minute _____
- Number of bathrooms _____
- Brief description of process (if Industrial) _____

If the development is a multi-family dwelling, please provide the following:

- Number of units _____
- Number of bedrooms in each unit _____
- Water service size requirement _____

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

Agenda Item: #9

Applicant:

Tom & Denise Pecora
911 Mason Ln.
Lake in the Hills, IL 60156

Request: Conditional Use Permit (CUP)

Allow for a 90' long 6' wide Pier installation in the Estate Residential - 1 (ER-1) zoning district 1550 Lake Shore Dr. Tax Key No. ZLM00048

Description:

The applicant is submitting a request for a Conditional Use Permit (CUP) that would allow for the installation of a pier which would require the issuance of a Conditional Use Permit.

The proposed pier will be 90' long 6' wide with one boat slip 12' x 34' connected by a 6' wide pier and 5' catwalk around the slip located at 1550 Lake Shore Dr. Tax Key No. ZLM00048.

Approvals from the DNR have not been received, albeit they were submitted by the applicant to the DNR for review.

Action by the Plan Commission:

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

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

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

Staff Review Comments:

No impacts to neighboring properties are anticipated.

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

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

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:
1. In general, the proposed Conditional Use Permit (CUP) is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

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

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

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

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):

1550 Lake Shore Dr. Lake Geneva WI 53147

LOT 3 BLK 19 Lake Geneva Manor (track #17) city of Lake Geneva WI
53147

Name and Address of Current Owner:

Tom and Denise Pecora 911 Mason Lane. Lake IN THE HILLS,
IL 60156

Telephone No. with area code & Email of Current Owner: 708-218-0659

Name and Address of Applicant:

Larry Quist: P.O. Box 273 Fontana WI 53125
Pier Docktors Inc

Telephone No. with area code & Email of Applicant: Business: 262-275-5354

cell : 262-215-5354

Proposed Conditional Use: Private Pier

Zoning District in which land is located: Estate Residential 1

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

Larry Quist Pier Docktors Inc P.O. Box 273
Fontana WI 53125

Short statement describing activities to take place on site:

New pier 90' long/ 6' wide and will include one
boat slip 12' x 34' with a 5' catwalk around the
side. 6 rock filled cribs are included with the
new pier

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

4-24-2019
Date

Larry Quist / DJD.
Signature of Applicant

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

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

↓

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

- X1 Showing all lands for which the conditional use is proposed; •
- X2 Showing all other lands within 300 feet of the boundaries of the subject property; •
- X3 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;

X5:6 ___ Map and all its parts are clearly reproducible with a photocopier;

X5:6 ___ Map size of 11" by 17" and map scale not less than one inch equals 800 ft;

X7 All lot dimensions of the subject property provided;

___ Graphic scale and north arrow provided.

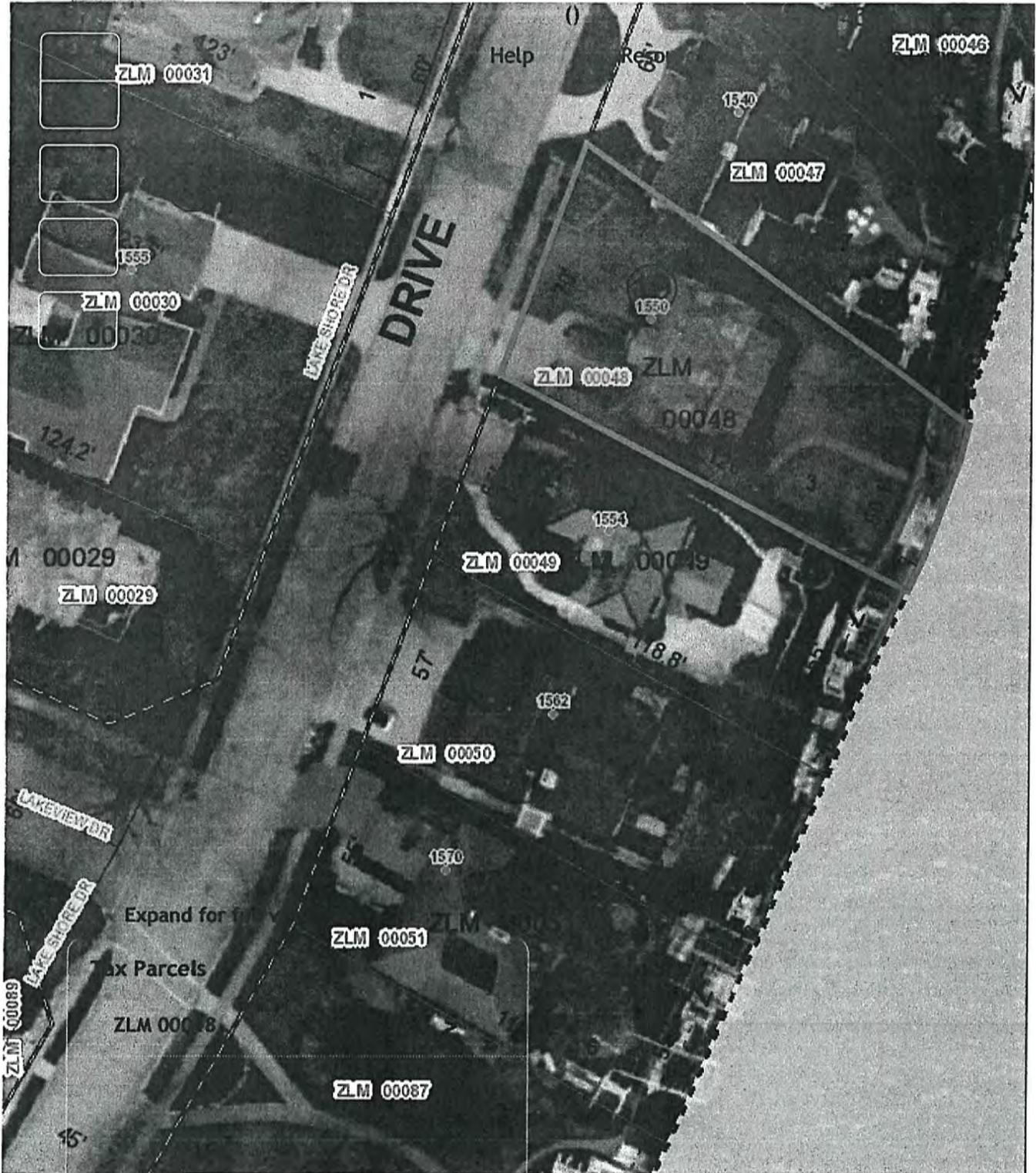
7A-7B

___ X-5:6 (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:



Walworth County, WI - OneView

Search for a Parcel or Address



81

pecora

Walworth County
Ascent Land Records Suite

Access Type: Choose Category: Public Real estate property & tax What do you want to do? Tax Bills Help ?

[Browser Setup Help](#)

[Return to search results](#)

[Property Summary](#)

Owner (s): CDS INVESTMENTS LLC		Location:	
Mailing Address: CDS INVESTMENTS LLC 911 MASON LA LAKE IN THE HILLS, IL 60156 Request Mailing Address Change		School District: 2884 - Lake Geneva-Genoa City UHS 2885 - Lake Geneva J1 School District	
Tax Parcel ID Number: ZLM 00048	Tax District: 246-City of Lake Geneva	Status: Active	
Alternate Tax Parcel Number:		Acres: 0.1600	

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
LOT 3 BLK 19 LAKE GENEVA MANOR (TRACT #17) CITY OF LAKE GENEVA

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)
1550 LAKE SHORE DR LAKE GENEVA, WI 53147

Select Detail --> Taxes

[Make Default Detail](#)

[Printer Friendly Page](#)

[View Interactive Map](#)

Lottery credits claimed

Print tax bills: 2017 2016 2015 2014 2013

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Total Due	Paid to Date	Current Due	Interest	Penalty	Total Payoff
2017	\$29,148.42	\$29,148.42	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$29,674.01	\$29,674.01	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$28,044.08	\$28,044.08	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$27,294.74	\$27,294.74	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$28,267.84	\$28,267.84	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$29,107.03	\$29,107.03	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$29,162.89	\$29,162.89	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$27,663.93	\$27,663.93	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$27,078.85	\$27,078.85	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$25,981.88	\$25,981.88	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$25,482.93	\$25,482.93	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$23,458.24	\$23,458.24	\$0.00	\$0.00	\$0.00	\$0.00
2005	\$22,924.67	\$22,924.67	\$0.00	\$0.00	\$0.00	\$0.00
2004	\$18,029.29	\$18,029.29	\$0.00	\$0.00	\$0.00	\$0.00
Total						\$0.00

If taxes are 3 years or more delinquent, please contact the Treasurer's office for additional fees due. (262) 741-4251.

NOTE: Current year tax bills may not be processed by the county.

[Pay Taxes](#)

Interest and penalty on delinquent taxes are calculated to October 31, 2018.

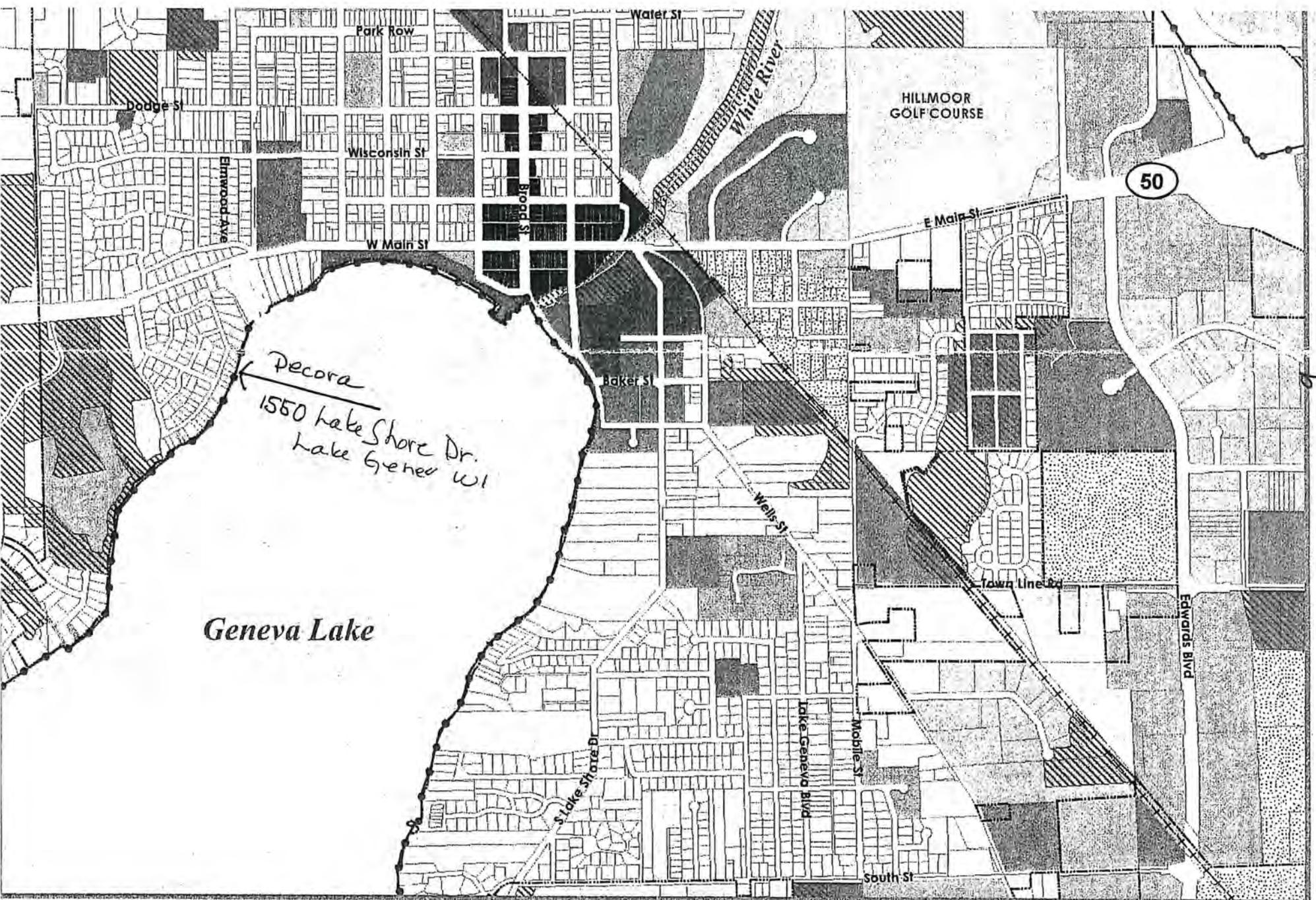
Payoff Month: October Payoff Year: 2018

[Submit](#)

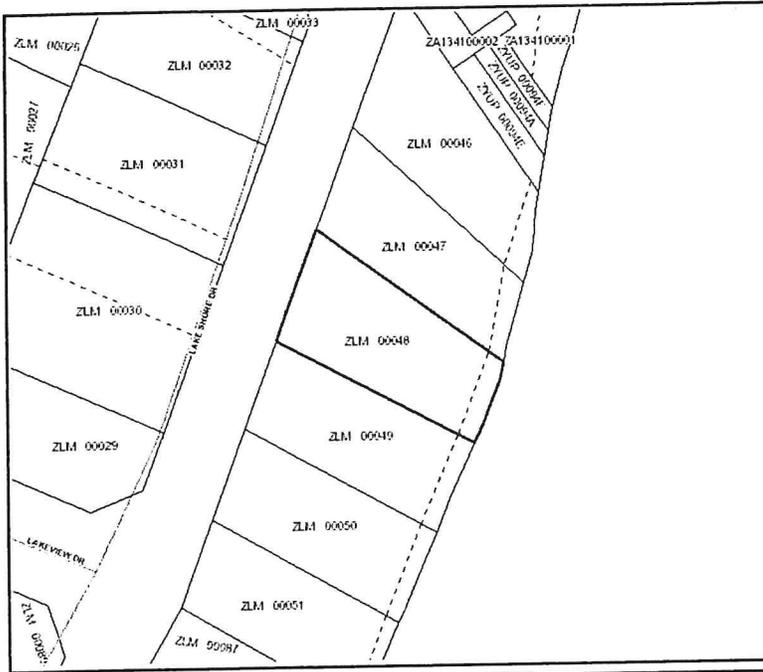
[Log in](#)

[View Disclaimer](#)

X-3



546



Walworth County, WI Land Information Division

Property Details

Municipality: CITY OF LAKE GENEVA
 Parcel Number: ZLM 00048
 School District: 2884-LAKE GENEVA-GENOA CITY U
 Zoning District:

Owner Information

Owner Name: CDS INVESTMENTS LLC
 Owner Name 2:
 Mailing Address: 911 MASON LA

LAKE IN THE HILLS IL, 60156

2018 Valuation Information

Land: \$1,140,000.00
 Improvements: \$407,800.00
 Total: \$1,547,800.00
 Acres: 0.1600
 Fair Market Value: \$1,581,300.00
 Assessment Ratio: 0.9787828660
 Mill Rate: 0.0197785430

Tax Information

First Dollar Credit: \$79.18	School Credit: \$3,395.35
Special Assessment: \$0.00	Lottery Credit: \$0.00
Delinquent Utility Charge: \$0.00	Special Charges: \$0.00
Managed Forest Land Taxes: \$0.00	Private Forest Crop Taxes: \$0.00
Total Billed: \$30,534.06	Woodland Tax Law Taxes: \$0.00
Net Tax: \$30,534.06	

Tax Jurisdictions

STATE OF WISCONSIN \$0.00
 GATEWAY TECHNICAL \$1274.88
 CITY OF LAKE GENEVA \$8603.19
 LAKE GENEVA-GENOA CITY UHS \$5508.58
 LAKE GENEVA J1 SCHOOL DIST \$9024.10
 WALWORTH COUNTY \$6202.49

Elected Officials / Voting Districts

Supervisory District: Nancy Russell (D11)
 State Representative: Tyler August(R) (32nd District)
 State Senator: Stephen Nass(R) (11th District)
 US Representative: Bryan Steil(R) (1st District)
 US Senator: Ron Johnson (R) & Tammy Baldwin (D)

Special Assessments / Charges

Soil Classification

Soil Type	Soil Name	Acres
MyB	MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES	0.1813
W	WATER GREATER THAN 40 ACRES	0.0007

Property Address

1550 LAKE SHORE DR LAKE GENEVA

Legal Description

LOT 3 BLK 19 LAKE GENEVA MANOR (TRACT #17) CITY OF LAKE GENEVA

7A

Disclaimer

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

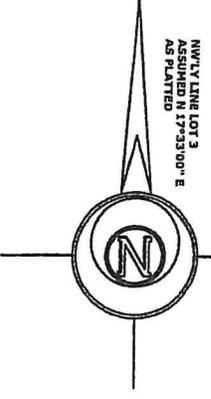
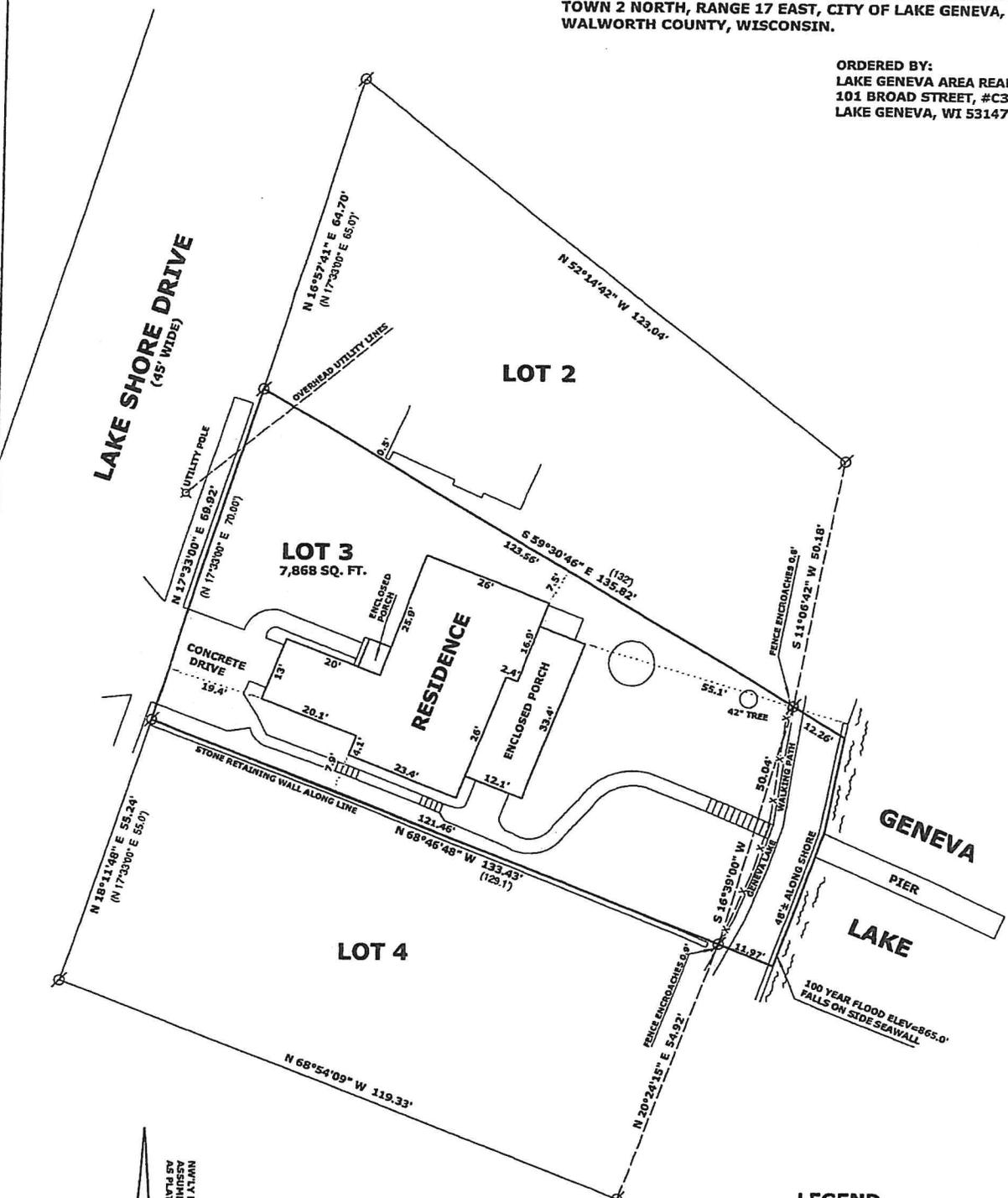
LAND-MARK SURVEYING
 Mark L. Miritz
 Wisconsin Professional Land Surveyor S-2582

N9330 Knuteson Drive
 Whitewater, WI 53190
 Phone: (262) 495-3284
 MARKMIRITZ@
 LAND-MARKSURVEYING.COM

PLAT OF SURVEY

LOT 3, BLOCK 19 OF LAKE GENEVA MANOR, TRACT NO. 17,
 BEING A SUBDIVISION IN THE EAST HALF OF SECTION 35,
 TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA,
 WALWORTH COUNTY, WISCONSIN.

ORDERED BY:
 LAKE GENEVA AREA REALTY
 101 BROAD STREET, #C3
 LAKE GENEVA, WI 53147



- LEGEND**
- ⊘ FOUND IRON PIPE
 - (xx) RECORDED AS DIMENSION
 - x-x- EXISTING FENCE

SCALE: 1 INCH = 20 FEET

"I hereby certify that the above described property has been surveyed by me or under my direction and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any."
 "This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

MARK L. MIRITZ
 WISCONSIN PROFESSIONAL
 LAND SURVEYOR S-2582
 DATE: AUGUST 18, 2018 JOB NO. 18-813

*Tom-Denise
 Pilori
 Lake Geneva
 Manor*

TB

new pier (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;

new pier (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.

See paper (e) Written justification for the proposed conditional use:

Attached
pier dock

— 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 dock is consistant with lakefront use in the city of Lake Geneva

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?

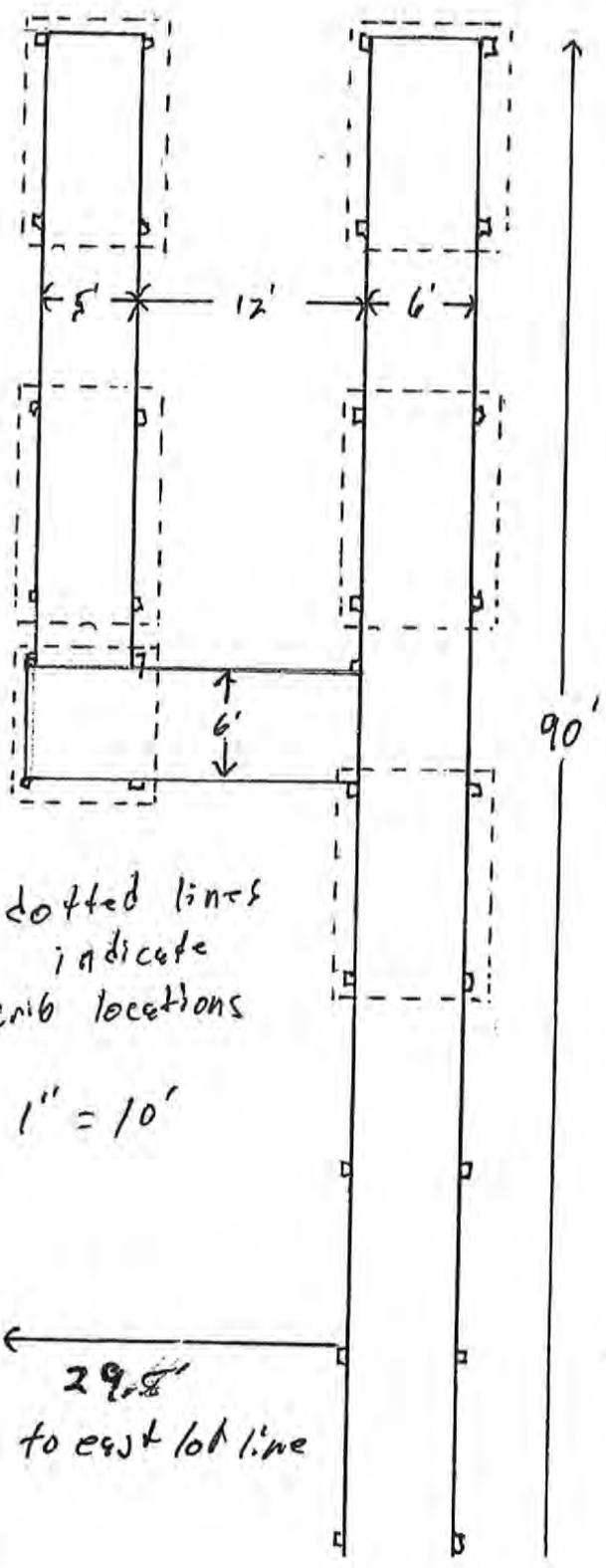
The dock is consistant with lakefront use in the city of Lake Geneva

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

No - There will be no adverse effect

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?

It is consistant with the lakefront use in the city of Lake Geneva



3 cribs @ 8158'
 2 cribs @ 6958'
 1 crib 4255'

 Total 42388'

dotted lines indicate crib locations

1" = 10'

Sarah Eiad

Letter (C)
 Letter (D)

Tom
 Dorem

← 29.5'
 to east lot line

Life Coverage
 → 12.5'
 to west lot line

Pier Docktors, Inc.

SERVING YOUR LAKEFRONT NEEDS SINCE 1979

DECKS

SHORE



STATIONS

FENCES

P.O. BOX 273 • FONTANA, WI 53125 • PHONE 262-275-5354 • FAX 262-275-0605

- (c) new pier
- (d) new pier
- (e) We believe the proposed pier meets the requirements of the DNR and the City of Lake Geneva pier placements. The DNR permits are attached with this application.

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?

It will not impose or undue burden on any services

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

I believe the benefits out weigh adverse impacts.

IV. FINAL APPLICATION PACKET INFORMATION

____ Receipt of 5 full scale copies in blue/line or black/line of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

____ Receipt of 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: _____

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

Agenda Item: #10

Applicant:
SCH Lake LLC
131 South Dearborne St
Chicago, IL 60603

Request: Conditional Use Permit (CUP)
Allow for a 100' long 8' wide Pier and 2 – slips
installed in the Estate Residential - 1 (ER-1)
zoning district 700 South Lake Shore Dr.
Tax Key No. ZBB00007A

Description:

The applicant is submitting a request for a Conditional Use Permit (CUP) that would allow for the installation of a pier which would require the issuance of a Conditional Use Permit.

The proposed pier will be 100' long 8' wide with a 20' 8' wide mooring and (2) 12' wide 34' long boat slips located at 700 S. Lake Shore Dr. Tax Key No. ZBB00007A.

Approvals from the DNR have not be received, albeit they were submitted by the applicant to the DNR for review.

Action by the Plan Commission:

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

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

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

Staff Review Comments:

No impacts to neighboring properties are anticipated.

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

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

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

1. In general, the proposed Conditional Use Permit (CUP) is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any

other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

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

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

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

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):

700 South Lake Shore Dr. Lake Geneva WI 53147 (Lot 8 - EXC. COM
SW COR LOT 8, 589D 56'45" E TO PT 918.08' W OF SE COR, N 71D 30'10" E 93.75

Name and Address of Current Owner:

SCH Lake LLC 131 South Dearborne St.
Chicago IL 60603

Telephone No. with area code & Email of Current Owner: _____

Name and Address of Applicant:

Larry Quist : P.O. Box 273 Fontana WI 53125
Pier Docktors Inc

Telephone No. with area code & Email of Applicant: Business: 262-275-5354

cell: 262-215-5354

Proposed Conditional Use: Private Pier

Zoning District in which land is located: Estate Residential 1

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

Larry Quist Pier Docktors Inc P.O. Box 273
Fontana WI 53125

Short statement describing activities to take place on site:

NEW PIER 100' x 8' wide with a 20' long x 8' wide mooring
platform - (2) 12' wide x 34' long boat slips with a
6' wide catwalk around slips

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

4.24.2019
Date

Larry Quist / SJF
Signature of Applicant

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

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

Date: _____ by: _____

↓

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

X-1 Showing all lands for which the conditional use is proposed;

X-2 Showing all other lands within 300 feet of the boundaries of the subject property;

X-3 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;

X 5-4 Map and all its parts are clearly reproducible with a photocopier;

X 5-6 Map size of 11" by 17" and map scale not less than one inch equals 800 ft.

X 7 All lot dimensions of the subject property provided;

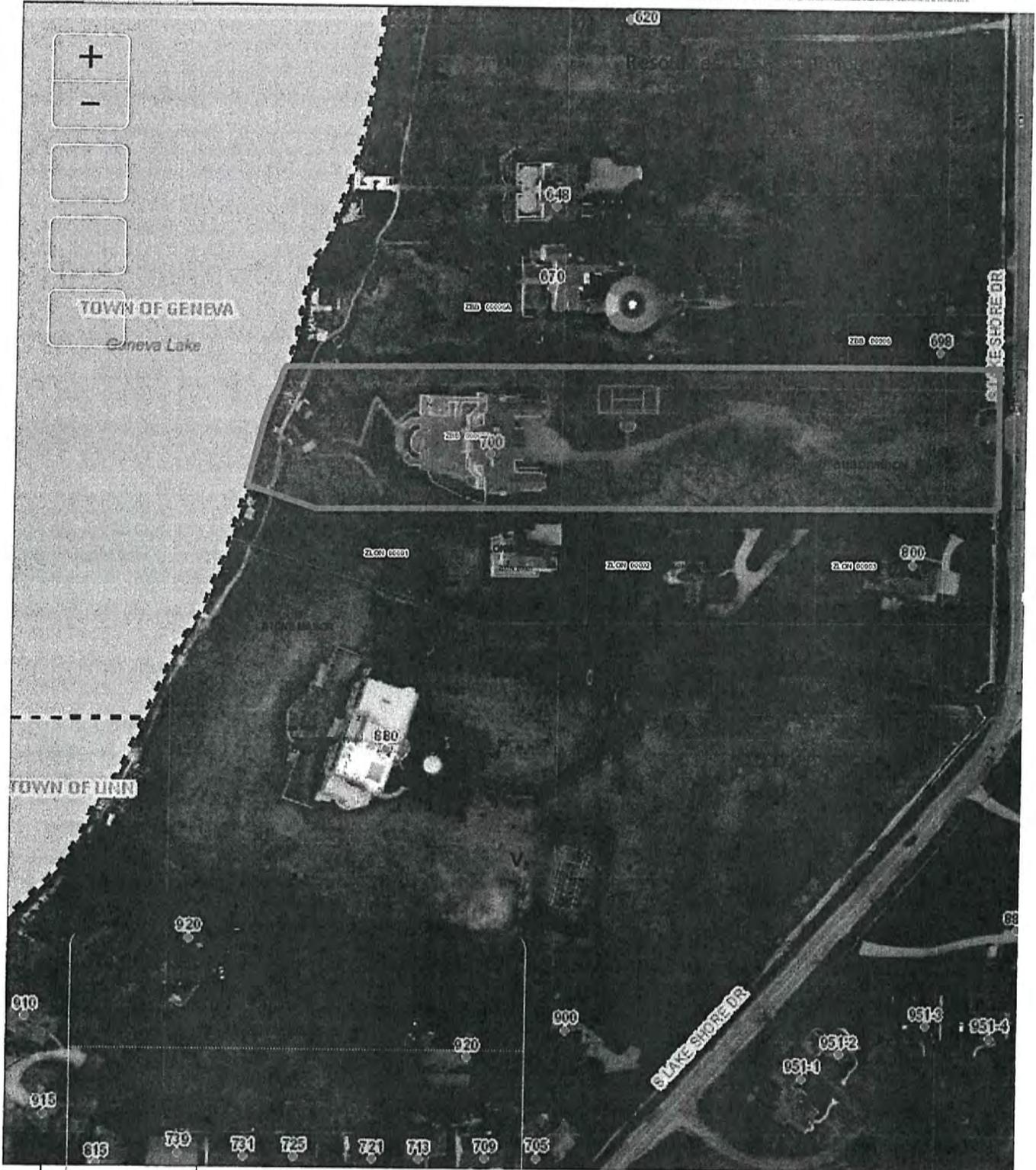
X 7 A X 7 B Graphic scale and north arrow provided.

X 5-6 (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:



Walworth County, WI - OneView

Search for a Parcel or Address



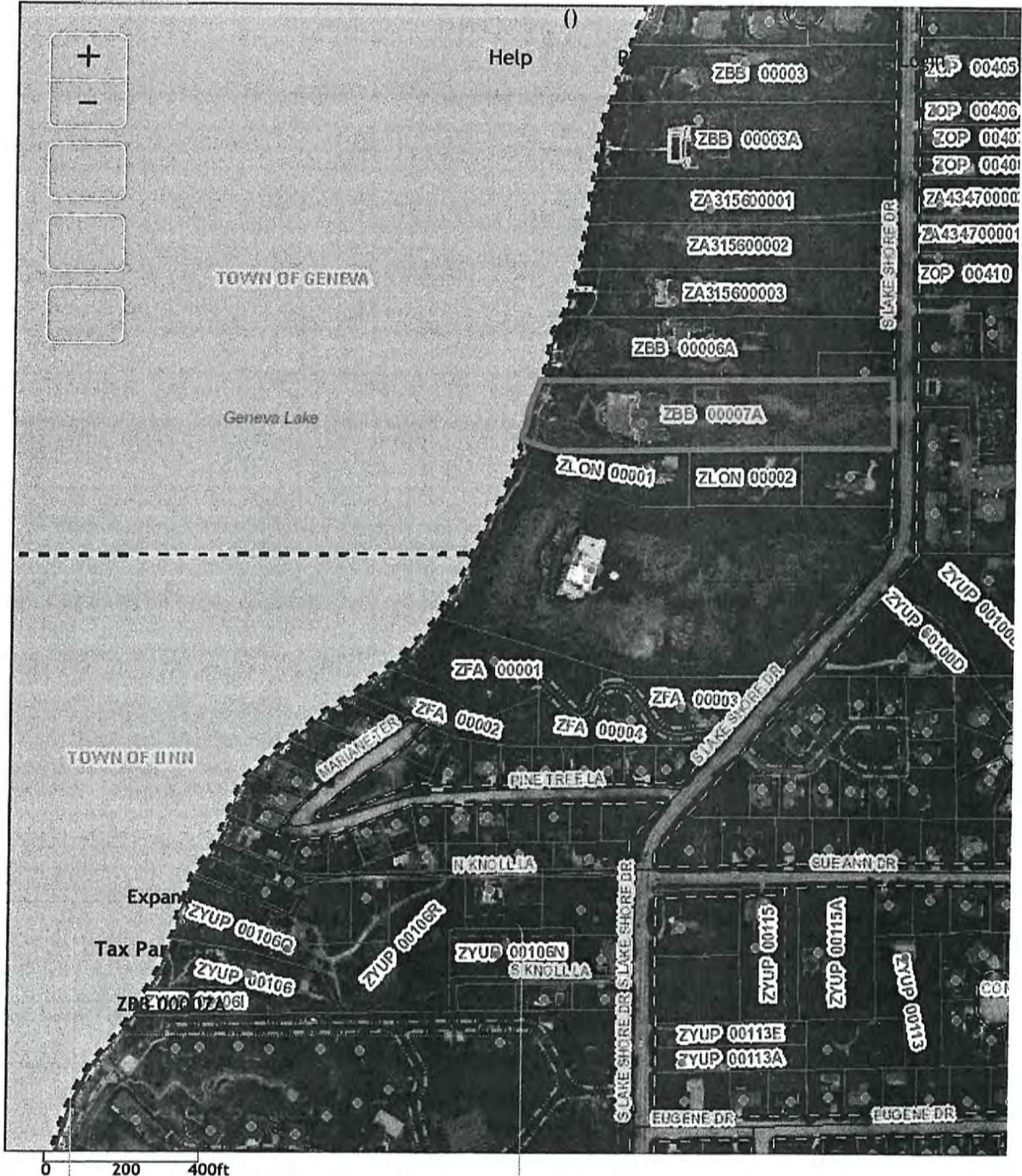
SCA LLC

X 1



Walworth County, WI - OneView

Search for a Parcel or Address



X2

SCH LLC

Walworth County
Ascent Land Records Suite

Access Type: Choose Category: Public Real estate property & tax
What do you want to do? Tax Bills

Browser Setup Help

Return to search results

Property Summary

Owner(s): SCH LAKE LLC		Location:	
Mailing Address: SCH LAKE LLC 525 W MONROE ST, STE 1900 CHICAGO, IL 60661		School District: 2884 - Lake Geneva-Genoa City UHS 2885 - Lake Geneva J1 School District	
Request Mailing Address Change			
Tax Parcel ID Number: ZBB 00007A	Tax District: 246-City of Lake Geneva	Status: Active	
Alternate Tax Parcel Number:		Acres: 1.0400	

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
LOT B, EXC. COM SW COR LOT B, S89D56'45"E TO PT 918.08' W OF SE COR, N71D30'10"E 93.75' TO LAKE SHR, SWLY TO POB. BAKER & BROWN SUB CITY OF LAKE GENEVA

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)
700 S LAKE SHORE DR LAKE GENEVA, WI 53147

Select Detail --> Taxes

Make Default Detail

Printer Friendly Page

View Interactive Map

0 Lottery credits claimed

Print tax bills: 2018 2017 2016 2015 2014 2013

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Total Payoff
2018	\$114,636.38	\$0.00	\$114,636.38	\$0.00	\$0.00	\$114,636.38
2017	\$127,807.99	\$127,807.99	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$130,769.44	\$130,769.44	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$125,410.37	\$125,410.37	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$125,521.41	\$125,521.41	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$129,991.21	\$129,991.21	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$133,680.16	\$133,680.16	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$130,686.22	\$130,686.22	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$126,882.84	\$126,882.84	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$124,119.54	\$124,119.54	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$119,034.34	\$119,034.34	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$116,663.14	\$116,663.14	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$132,116.32	\$132,116.32	\$0.00	\$0.00	\$0.00	\$0.00
2005	\$129,064.04	\$129,064.04	\$0.00	\$0.00	\$0.00	\$0.00
2004	\$125,267.81	\$125,267.81	\$0.00	\$0.00	\$0.00	\$0.00
Total						\$114,636.38

If taxes are 3 years or more delinquent, please contact the Treasurer's office for additional fees due. (262) 741-4251.

NOTE: Current year tax bills may not be processed by the county.

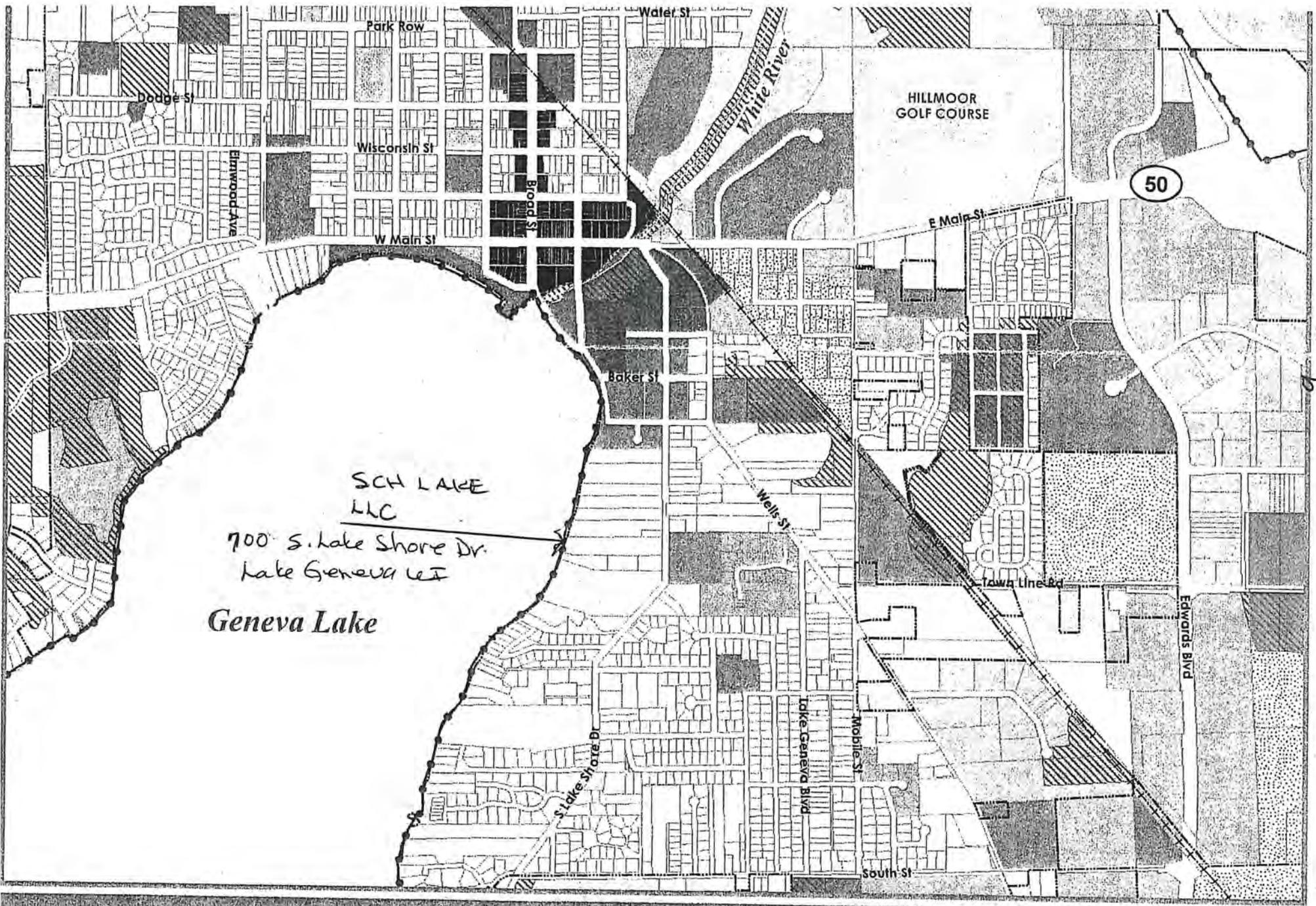
Interest and penalty on delinquent taxes are calculated to January 31, 2019.

Pay Taxes

Payoff Month: January Payoff Year: 2019

Submit

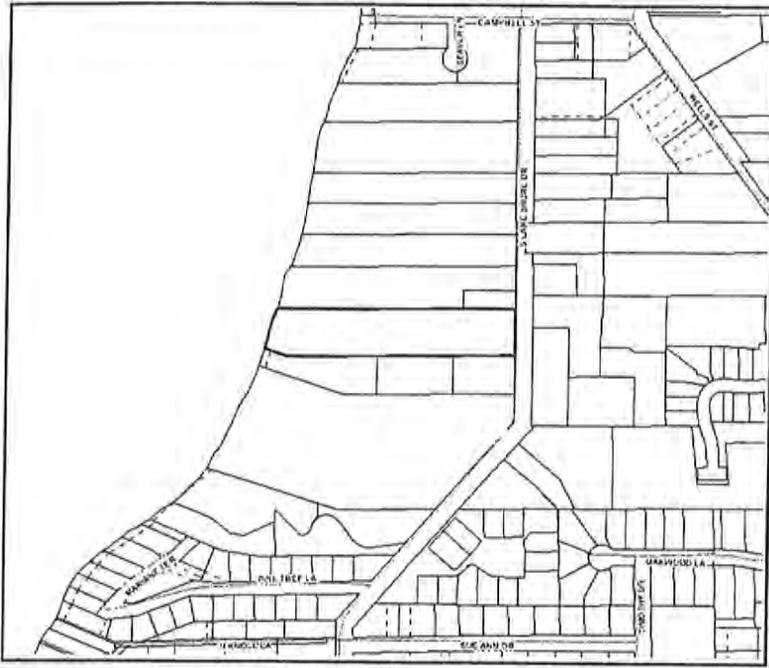
(X-3)



SCH LAKE
LLC
700 S. Lake Shore Dr.
Lake Geneva NY
Geneva Lake

50

9 + 6



**Walworth County, WI
Land Information Division**

Property Details

Municipality: CITY OF LAKE GENEVA
 Parcel Number: ZBB 00007A
 School District: 2884-LAKE GENEVA-GENOA CITY U
 Zoning District:

Owner Information

Owner Name: SCH LAKE LLC
 Owner Name 2:
 Mailing Address: 525 W MONROE ST, STE 1900
 CHICAGO IL, 60661

2018 Valuation Information

Land: \$3,358,000.00
 Improvements: \$2,442,000.00
 Total: \$5,800,000.00
 Acres: 1.0400
 Fair Market Value: \$5,925,700.00
 Assessment Ratio: 0.9787828660
 Mill Rate: 0.0197785430

Tax Information

First Dollar Credit: \$79.18
 Special Assessment: \$0.00
 Delinquent Utility Charge: \$0.00
 Managed Forest Land Taxes: \$0.00
 Total Billed: \$114,636.38
 Net Tax \$114,636.38
 School Credit: \$12,723.25
 Lottery Credit: \$0.00
 Special Charges: \$0.00
 Private Forest Crop Taxes: \$0.00
 Woodland Tax Law Taxes: \$0.00

Tax Jurisdictions

WALWORTH COUNTY \$23242.29
 LAKE GENEVA J1 SCHOOL DIST \$33815.60
 STATE OF WISCONSIN \$0.00
 CITY OF LAKE GENEVA \$32238.34
 LAKE GENEVA-GENOA CITY UHS \$20642.04
 GATEWAY TECHNICAL \$4777.29

Elected Officials / Voting Districts

Supervisory District: Nancy Russell (D11)
 State Representative: Tyler August(R) (32nd District)
 State Senator: Stephen Nass(R) (11th District)
 US Representative: Bryan Steil(R) (1st District)
 US Senator: Ron Johnson (R) & Tammy Baldwin (D)

Special Assessments / Charges

Soil Classification

Soil Type	Soil Name	Acres
MpB	MCHENRY SILT LOAM, 2 TO 6 PERCENT SLOPES	1.8046
MxD2	SANDY LOAM SUBSTRATUM, 12 TO 20 PERCENT SLOP	1.4551
MpC	MCHENRY SILT LOAM, 6 TO 12 PERCENT SLOPES	0.4353
ScA	ST. CHARLES SILT LOAM, 0 TO 2 PERCENT SLOPES	0.2921

Property Address

700 S LAKE SHORE DR LAKE GENEVA

Legal Description

LOT 8. EXC. COM SW COR LOT 8, S89D56'45"E TO PT 918.08' W OF SE COR, N71D30'10"E 93.75' TO LAKE SHR, SWLY TO POB. BAKER & BROWN SUB CITY OF LAKE GENEVA

Disclaimer

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

new pier (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;

new pier (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.

See paper (e) Written justification for the proposed conditional use:

Attached pier docks

_____ 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 dock is consistant with lakefront use in the city of Lake Geneva

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?

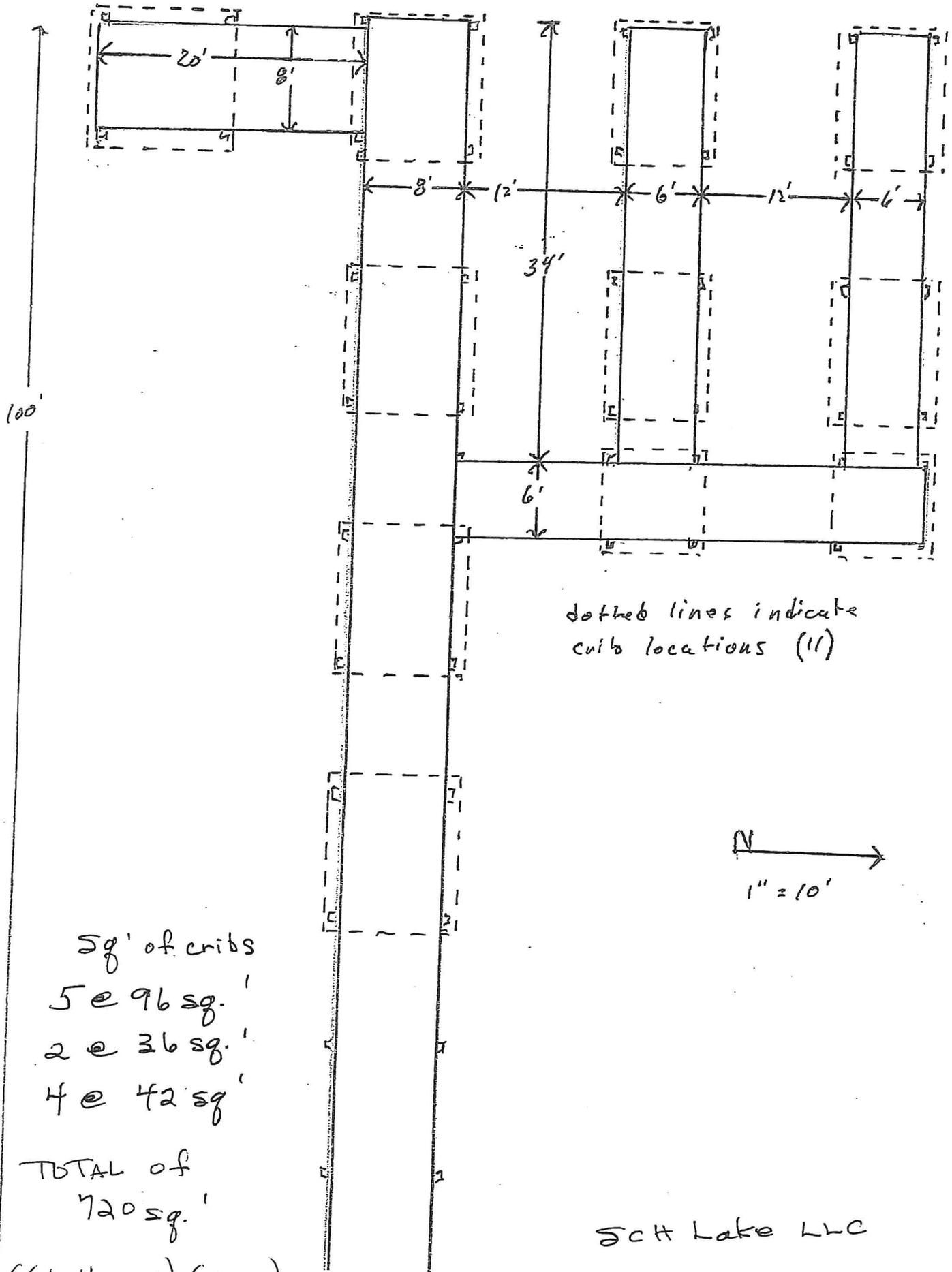
The dock is consistant with lakefront use in the city of Lake Geneva

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

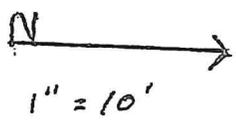
No - There will be no adverse effect

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?

It is consistant with the lakefront use in the city of Lake Geneva



dotted lines indicate
crib locations (11)



Sq' of cribs
5 @ 96 sq.
2 @ 36 sq.
4 @ 42 sq.

TOTAL of
720 sq.'

SCH Lake LLC

(11-4-2011) (11-11)

Pier Docktors, Inc.

SERVING YOUR LAKEFRONT NEEDS SINCE 1979

DECKS

SHORE



STATIONS

FENCES

P.O. BOX 273 • FONTANA, WI 53125 • PHONE 262-275-5354 • FAX 262-275-0605

- (c) new pier
- (d) new pier
- (e) We believe the proposed pier meets the requirements of the DNR and the City of Lake Geneva pier placements. The DNR permits are attached with this application.

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?

It will not impose or undue burden on any services.

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

I believe the benefits out weigh adverse impacts

IV. FINAL APPLICATION PACKET INFORMATION

____ Receipt of 5 full scale copies in blue/line or black/line of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

____ Receipt of 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: _____

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

Agenda Item: #11

Applicant:
Samantha Strenger
615 Center St.
Lake Geneva, WI 53147

Request: Conditional Use Permit (CUP)
For Commercial Indoor Lodging in Planned
Business (PB) zoning district
695 Wells St. Tax Key No. ZOP00399C

Description:

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

The applicant property will provide (3 lodgings) in the existing 3 apartments that will be utilized as the Commercial Indoor Lodging land use in addition the property has an existing Commercial Retail space on the first floor, at 695 Wells St. Tax Key No. ZOP00399C.

Action by the Plan Commission:

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

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

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

Staff Review Comments:

No impacts to neighboring properties are anticipated.

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

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

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:
1. In general, the proposed Conditional Use Permit (CUP) is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

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

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

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

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):

695 Wells Street ZOP00399C

Name and Address of Current Owner:

Samantha Strenger

615 Center Street, Lake Geneva

Telephone No. with area code & Email of Current Owner: _____

(262) 994-8554

Name and Address of Applicant:

Samantha Strenger

615 Center Street, Lake Geneva

Telephone No. with area code & Email of Applicant: (262) 994-8554

Brguest721@gmail.com

Proposed Conditional Use: Commercial Indoor Lodging

Zoning District in which land is located: Planned Business District

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

Short statement describing activities to take place on site:

Three existing apartments - commercial indoor lodging
Lower commercial space - Rebricate Re-vive Studio
mosaic classes (currently on Broad Street)

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

5/8/2019
Date

Samantha Strenger
Signature of Applicant

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

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

Date: _____ by: _____

↓

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

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

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

- _____ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;
- _____ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.
- _____ (e) Written justification for the proposed conditional use:
 _____ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. (See below)

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

- How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?
Promote tourism by providing additional downtown lodging. Stimulate Lake Geneva economy & generate income for local businesses.
- 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?
Proposed use is in line with property zoning. Plentiful parking provided for those using the facility.
- Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 98-905(3)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development?
No adverse impact on nearby property. Other similar businesses in this area of Wells Street.
- How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
No adverse affect on land use. No major changes to the property.

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

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

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

Yes, this will support tourism, provide lodging & parking for those visiting our beautiful city.

IV. FINAL APPLICATION PACKET INFORMATION

____ Receipt of 5 full scale copies in blue/line or black/line of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

____ Receipt of 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: _____

Geneva Beach House

695 Wells Street, Lake Geneva WI

Dear planning commission members,

I am applying for a conditional use permit for commercial indoor lodging at 695 Well Street ZOP00399C. Attached please find all applicable information about this property including zoning, parking, and floorplans of the three existing apartments.

I believe my plan to facelift the façade, update the interior and overall improve the aesthetic of the property will provide a nice fit with other nearby lodging options such as Seven Oaks BnB, and Wesley Inn.

I am experienced with short term lodging in Lake Geneva and will operate this property with the utmost attention and care. I reside just blocks away and will always be available during guest's stays.

Thank you,

Samantha Strenger
Samantha Strenger

Current Exterior



New Exterior Color Scheme



Geneva Beach House

695 South Wells Street
Lake Geneva, Wisconsin 53147

Sheet Index

T1	Title Sheet
G1	Information & Zoning
S1	Site Location Plan
S2	Site Plan
S3	Parking Plan
A1	Floor Plan
A2	Second Floor Plan

Location Map



T1

5-09-2019

Zoning

Classification:

City of Lake Geneva, WI Zoning

Planned Business (PB) District – the district is intended to permit large and small scale commercial developments which are compatible with the desired overall community character of the area in general.

Adjacent Properties Zoning:

Planned Business (PB) District

Building components:

Apartment 1 (First Floor) – 1 bedroom

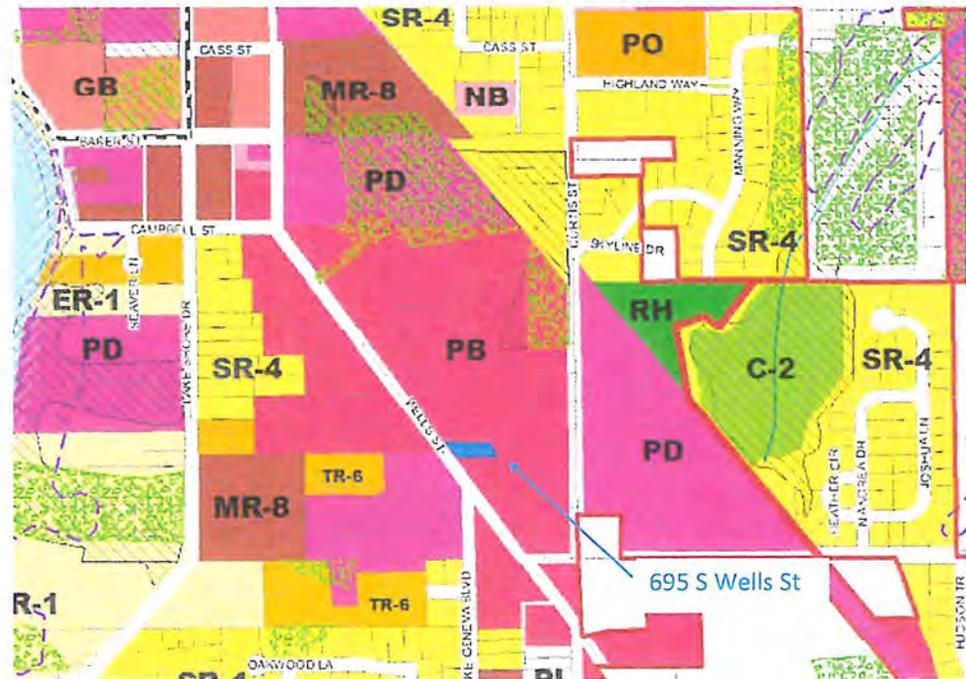
Apartment 2 (Second Floor) – 2 bedrooms

Apartment 3 (Second Floor) – 1 bedroom

Tenant space (First Floor) -

Parking:

10 plus parking spaces for guests



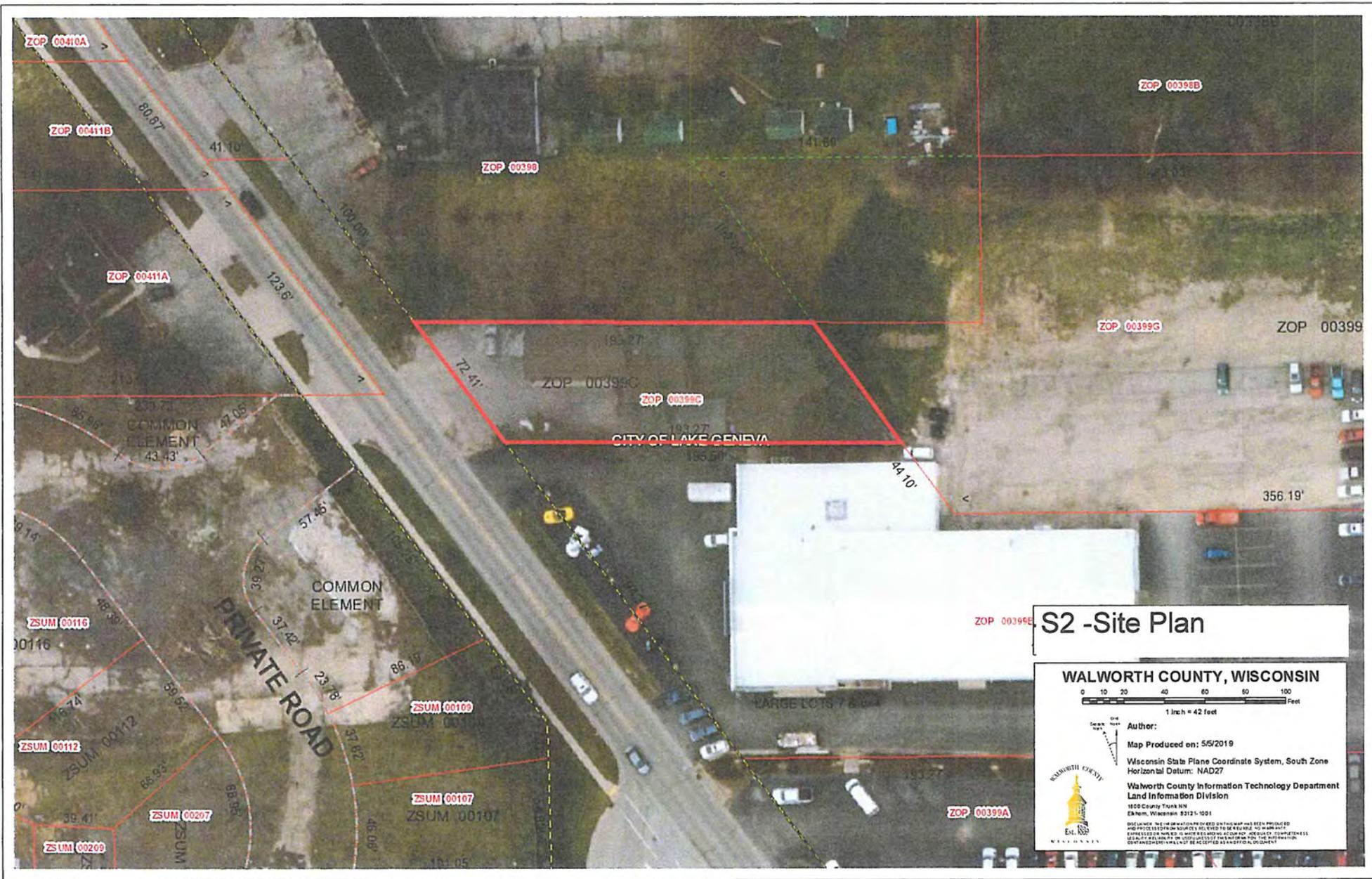
Zoning Map and Location

N ↑

NTS

G1

5-09-2019



S2 -Site Plan

WALWORTH COUNTY, WISCONSIN

0 10 20 40 60 80 100
 Feet
 1 inch = 42 feet

Author:
 Map Produced on: 5/5/2019
 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 ON THIS MAP HAS BEEN PROVIDED
 AND PROVIDED FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR ANY OTHER
 PURPOSES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE
 INFORMATION AND FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE
 APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL
 NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



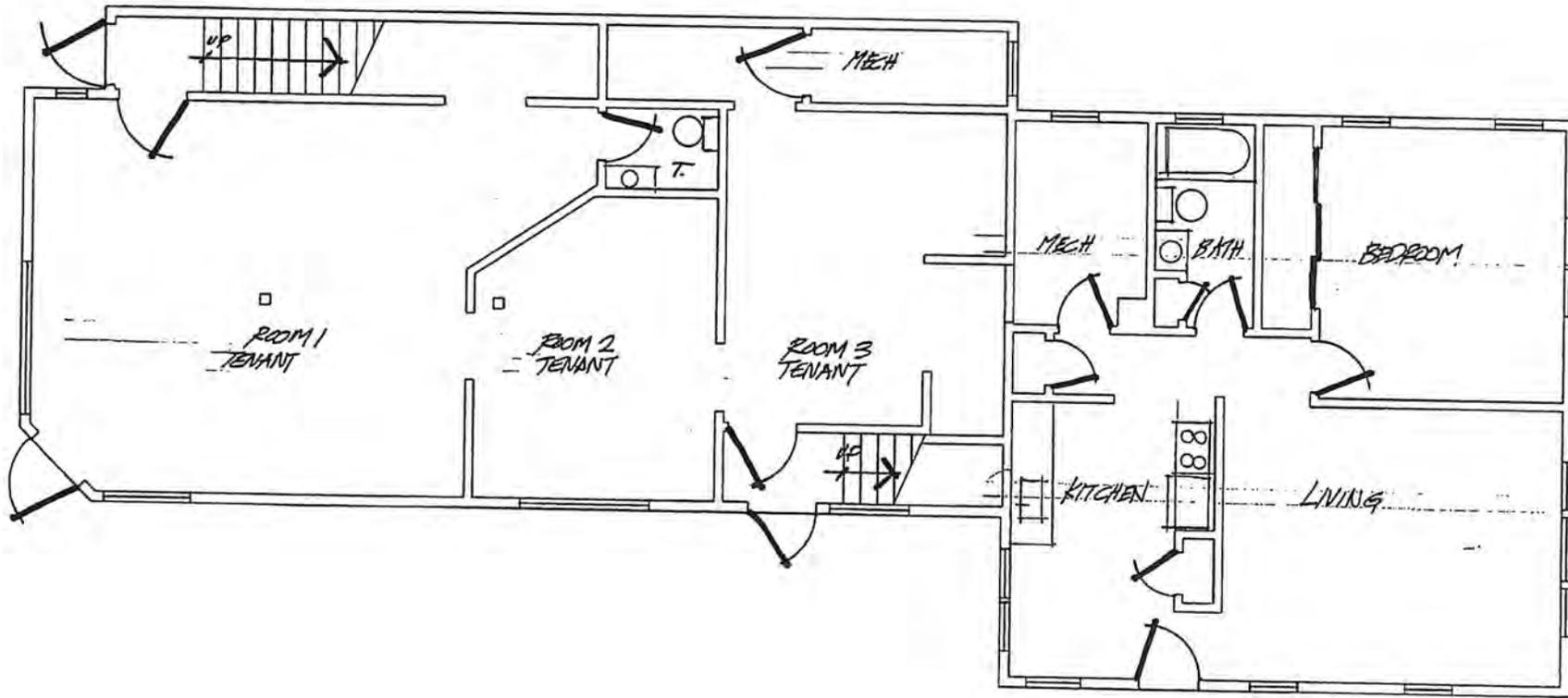
Parking Plan

1" = 20' +/-

North ↑

S3

5-09-2019

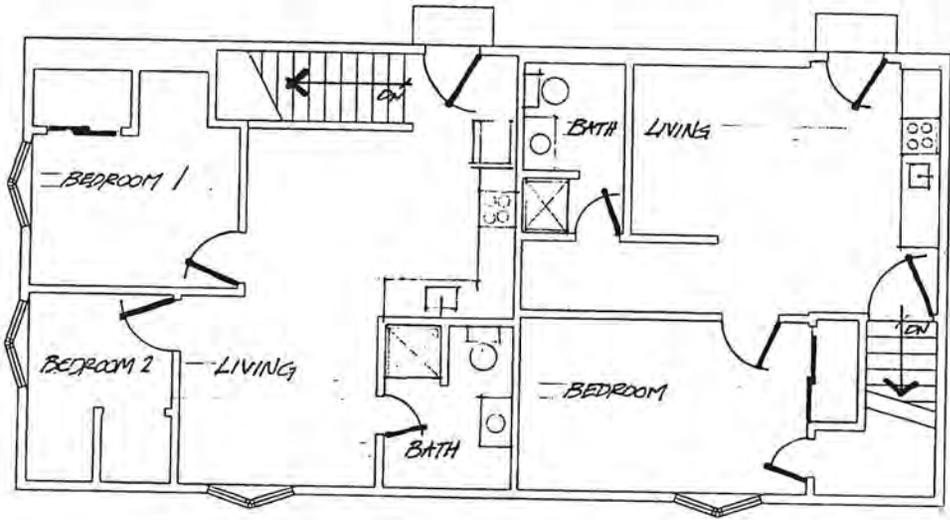


First Floor Plan
3/16" = 1'-0"

North ↑

A1

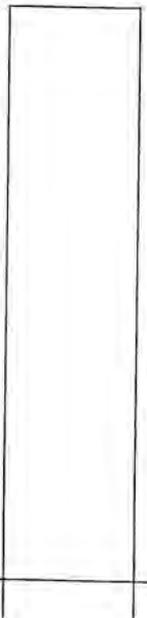
5-09-2019



Second Floor Plan

$3/16" = 1'-0"$

North ↑



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

Agenda Item: #12

Applicant:

Sarah Schultz
448 McHenry St
Burlington, WI 53105
AND

Rachael Thornton
3406 Harrison St.
Kansasville, WI 53139

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

Description:

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

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

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

Action by the Plan Commission:

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

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

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

Staff Review Comments:

No impacts to neighboring properties are anticipated.

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

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

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:
1. In general, the proposed Conditional Use Permit (CUP) is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any

other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

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

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

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

APPLICATION FOR CONDITIONAL USE
City of Lake Geneva

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

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

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

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

Telephone No. with area code & Email of Applicant: Sarah: (262) 758-9354, spens3373@
yahoo.com / Rachael: (262) 210-1414 schultz-sarah@hotmail.com

Proposed Conditional Use: See attached.

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

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

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

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

5-6-19
Date
5-6-19

Rachael Thornton
Signature of Applicant
Sarah Schultz

**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?

See attached

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?

See attached

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

Not Applicable.

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

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

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

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

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

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

IV. FINAL APPLICATION PACKET INFORMATION

____ Receipt of 5 full scale copies in blue/line or black/line 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: _____

**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 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 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 to include a photometric plan;
- ___ 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;
- ___ All engineering requirements for utilities, site designs, etc;
- ___ The location and type of any permanently protected green space areas;
- ___ The location of existing and proposed drainage facilities for storm water;

___ 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 buffer yard 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 blue line or black line
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: _____

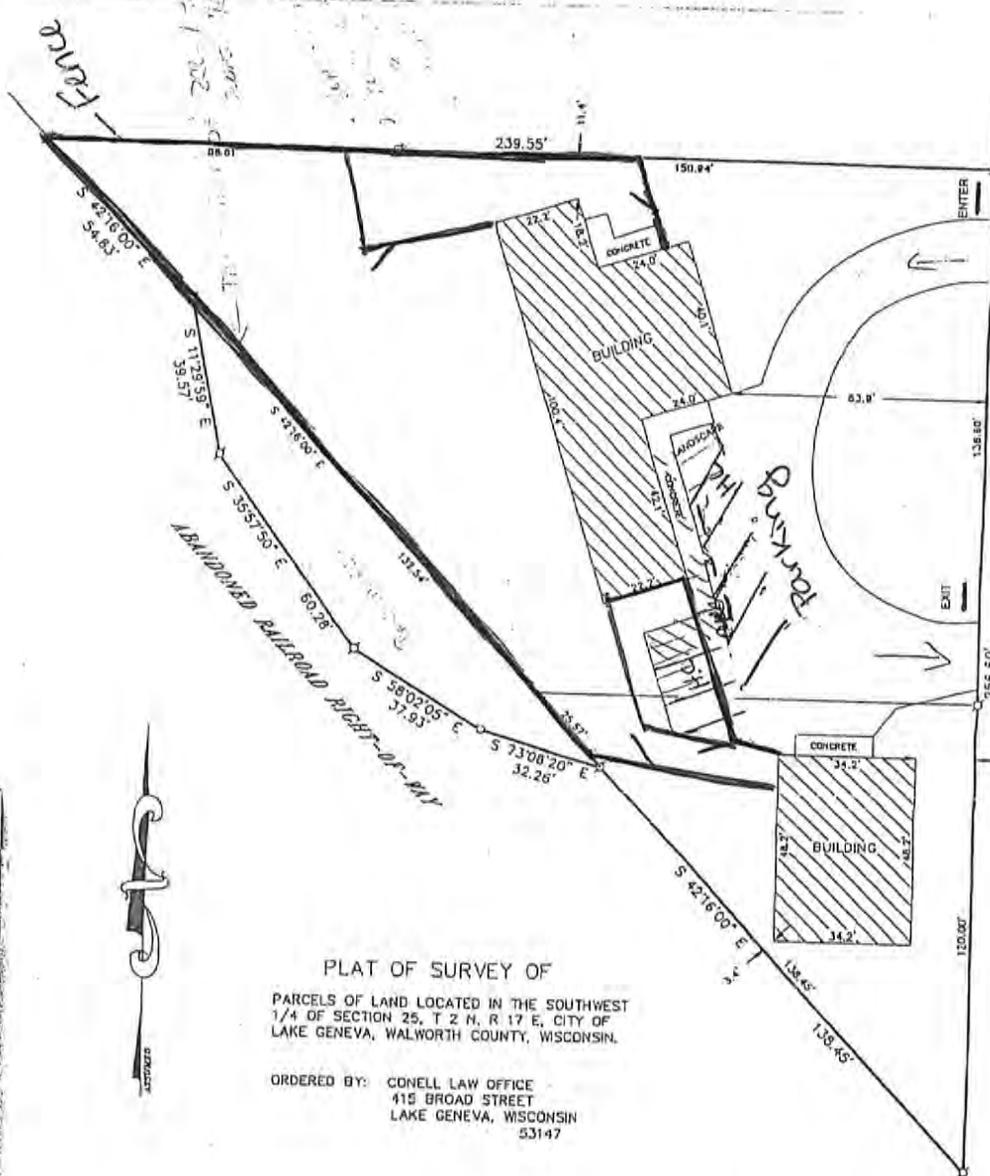
Conditional Use Proposal

We are proposing that our dog daycare, boarding, grooming, and training services be allowed to house up to 40 dogs per day between all the different services offered. Dogs will be housed in the main building on the north side of the property for daycare, boarding, and grooming. The south building will be utilized for dog training services and for exercise during inclement weather. All dogs will be supervised at all times when not kenneled and dogs will only be out in the yard for purposes other than a quick bathroom break between the hours of 9am and 5pm. Dogs will be provided with a clean, safe, and enriching environment. Off street parking will continue to be provided, as well as handicap parking. Pet retail for specialty food and supplements as well as pet supplies will continue to be offered as well. Hours of operation will be 7am to 6pm Mon thru Sun with no daycare offered on Sundays.

III. Justification of the Proposed Conditional Use

1. Our business is a "one-stop-shop", full service facility that will provide all our customer's doggy needs. It will be a clean, pleasing business that provides convenience as well as needed services. We are going to be a family-owned and run business with extensive knowledge in multiple animal fields. We will be using that knowledge to continue to improve the business and services as well as educating our clients and staff. Services will include a clean, safe, enriching environment for dog daycare and overnight boarding; a place for the community to bring their pets for help with all their training needs; grooming services; and retail that includes pet health and specialty foods, supplements, and other dog products. The business will be in harmony with the city of Lake Geneva by maintaining a clean, professional image as well as quality services.
2. Our proposed location of 846 Madison St is in harmony with the city of Lake Geneva as it is conveniently located close to town. Both the residents of Lake Geneva as well as tourists will find the location convenient for their pet service needs. The property is situated in such a way as to have very few residential neighbors and therefore will not prove to be a nuisance.

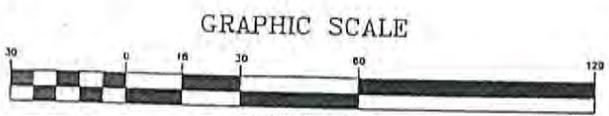




PARKING PLAN
 CONSTRUCTION
 9-13-06
[Signature]

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

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



(IN FEET)
 1 inch = 30 ft.

- ⊘ - IRON PIPE FOUND
- ⊙ - IRON ROD FOUND
- - CONCRETE MONUMENT FOUND
- - IRON PIPE PLACED
- () - RECORDED AS

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PARCELS, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE EVIDENCES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BY THE APPLICANT'S APPARENT EASEMENTS, ROADWAYS AND VISIBLE EVIDENCES IF ANY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNER OF THE PROPERTY AND ALSO THOSE WHO PURCHASE MORTGAGE SECURED BY THE TITLE THEREON WITHIN ONE (1) YEAR FROM HEREON.

[Signature]
 ROBERT M. BRADENWALD
 WISCONSIN REGISTERED LAND SURVEYOR, S-1508

DATE: July 1, 2004
 JOB NO. 7416

NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

Lydia Estes
 248-9256

The BarXing Lot



Park Your Dog Here to Style, Stay and Play

Rachael Thornton

My name is Rachael Thornton. I have a Bachelor's degree from UW River Falls in Animal Science with an emphasis in veterinary medicine and a minor in Biology. I also attended Madison Area Technical College where I earned an Associate's degree in Applied Sciences for Veterinary Technology. I am currently a Certified Veterinary Technician at a Veterinary Emergency and Specialty Clinic. I attend at least 7.5 hours of continuing education every year to keep up with my license and the newest advances in my field. I currently work in the surgery and emergency departments at the clinic and mainly with dogs and cats. I also have experience working in a mixed animal practice where we worked with large animals, production animals, small animals, and exotics. I was raised on a farm with horses, goats, pigs, chickens, cats, and dogs. As an adult, I continue to own a variety of animals including horses, dogs, cats, and a variety of pocket pets.

I plan to bring my extensive animal knowledge to our business to help improve operating practices. We will make sure our staff is trained in animal CPR and first aid. We will be able to teach staff how to recognize classic signals and symptoms of illness and disease to help catch symptoms earlier if any of our boarders are sick. We will be able to teach our staff about proper cleaning techniques for zoonotic diseases as well as how to properly clean and disinfect to keep the dogs from potentially passing anything to each other. We will also be able to offer services, such as giving medications to pets that require them, as we will know the proper handling of different drugs as well as how to administer them and by what route.

There are endless ways I am hoping to be able to help our business both grow and improve and I am excited to start this venture and see where we can take it.

Sarah Schultz

My name is Sarah Schultz. I am a Certified Pet Groomer. I also attended UW Waukesha for environmental studies and took many animal related courses and internships. I have spent my entire professional life in the animal industry. I interned at the Racine Zoo, I have worked for numerous pet stores, and all this finally led me to my career in dog grooming and eventually to my current position at The Dog Spot. I pride myself in keeping up with the latest advances in the grooming and companion animal fields by attending continuing education conferences every year and keeping subscriptions in several professional journals/magazines. In addition to my professional experience with animals, I have also been around animals and owned animals my whole life. I grew up on a hobby farm with everything from horses, goats, ducks, chickens, dogs, cats and a large variety of pocket pets and exotic animals. As an adult I continued with my passion in animals and currently own dogs and a menagerie of animals that my children show at the fair in the 4H program.

Over the past 6 years I have built relationships with the current clients that frequent The Dog Spot, and their pets. I have worked in, and am familiar with, all aspects of the company. I am bringing my understanding of how the current business operates to our new business. I have seen how the current business has changed and grown over the years and feel I have a good handle of where it needs to go and how to get it there. I also plan to bring my knowledge in areas such as husbandry, proper animal handling, animal behavior, breed standards/specifications, environmental education, animal enrichment, and animal health to our business. I am equipped to better train the staff in how to properly care for our clients and their pets and therefore improve their overall experience at our facility.

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

Agenda Item: #13

Applicant:
Kevin & Brian Dalton
353 S. Lake St.
Grays Lake, IL 60030

Request: Amending Precise Implementation Plan (PIP) in the Planned Development (PD) zoning district 406 Wells St. Tax Key No. ZOP00353

Description:

The applicant is submitting a request to amend the existing Precise Implementation Plan (PIP) that would allow for the Commercial Indoor Lodging to be utilized at this property as currently written.

The existing Precise Implementation Plan request by the previous owners identified maximum of 50 day to be rented as a Commercial Indoor Lodging facility. This request would allow the current limit of 50 days and increase the Commercial Indoor Lodging to 365 days if approved.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Precise Implementation Plan (PIP):

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

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

Staff Review Comments:

No impacts to neighboring properties are anticipated.

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

A proposed PIP 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 Precise Implementation Plan (PIP) 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 Precise Implementation Plan (PIP) 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 Precise Implementation Plan (PIP) 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 Precise Implementation Plan (PIP) 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 Precise Implementation Plan (PIP) 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 Precise Implementation Plan (PIP) 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 Precise Implementation Plan (PIP) 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 Precise Implementation Plan (PIP) 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 Precise Implementation Plan (PIP) 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 Precise Implementation Plan (PIP) 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 Precise Implementation Plan (PIP) 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 Precise Implementation Plan (PIP) 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 Precise Implementation Plan (PIP):

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

APPLICATION FOR PRECISE IMPLEMENTATION PLAN OR AMENDMENT

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):

406 Wells St, Lake Geneva, WI 53141 / ZOP 00353. The East 112 Feet of Lot 1
And North 10 Feet of Lot 4 Block 36, of the original Plat of Geneva located in the NE 1/4
of the SE 1/4 of section 36, town 2 North, Range 18 East, Walworth, County, Wisconsin

Name and Address of Current Owner:

KBM Rentals LLC: Brian Dalton - 353 S. Lake St, Grayslake, IL 60030

Kevin Dalton 2162 Wooded Way, Stevensville, MI 49127

Telephone No. with area code & Email of Current Owner: Brian Dalton - 708-362-0731

Kevin Dalton - 269-779-2773

Name and Address of Applicant:

Brian Dalton - 353 S. Lake St, Grayslake, IL 60030

Telephone No. with area code & Email of Applicant: (708) 362-0731

406wells@gmail.com

Proposed Use: Extend the Commercial Indoor Lodging to as

currently written in the zoning ordinance.

(SEE PAGE 1 ATTACHED)

Zoning District in which land is located: Planned Development

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

NA

Short statement describing activities to take place on site:

To continue utilizing the home as a short term vacation
rental.

(SEE PAGES 1 & 2 FOR MORE DETAILS)

PIP fee \$400.00, payable upon filing application.

5/9/19
Date

Brian Dalton
Signature of Applicant

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City of Lake Geneva Council,

We are proposing an amendment to the Precise Implementation Plan that the Council approved on Aug 26, 2013. On Aug 26, 2013, 406 S. Wells Street was approved to allow for Commercial Indoor Lodging for up to 50 days per year. At the time, the owner desired to only rent for 50 days a year as she used the property as a primary residence in the non-summer months. Please see her initial request on page 13. We are requesting to extend the Commercial Indoor Lodging to as currently written in the zoning ordinance.

On August 26, 2013, 406 S. Wells Street was rezoned from Neighborhood Business (NB) to Planned Development (PD). Alderman Hougen said the ordinance was required to help facilitate the property owners request to operate a commercial lodging establishment. He also said it is an appropriate use for the parcel and it is in harmony with nearby properties. The nearby properties include: 314 S. Wells St. (Maxwell Mansion) a historic hotel located directly across Baker Street from 406 S. Wells Street; 412 S. Wells Street (located two houses to the south of 406 S. Wells Street) a Commercial Indoor lodging establishment accepting renters 365 days/year; 414/416 Baker Street (located directly behind 406 S. Wells Street) a short term vacation rental; 335 Lakeshore Drive (located a half block from 406 Wells Street); 419 Cass Ave (located a block from 406 Wells Street across from the Maxwell Mansion); 415 S Lakeshore Drive (located behind 412 Wells Street); 429 S Lakeshore Drive (located a block from 406 Wells Street). Please see the attached map on page 11 with the properties mentioned above circled to show the proximity to 406 S. Wells Street.

On August 26, 2013 the Precise Implementation Plan filed by Susan Ekizian was approved to allow for Commercial Indoor Lodging at 406 S. Wells Street. Alderman Hougen said neighbors expressed concerns with the number of cars that would be parked at the property. The concerns were made conditions for approval of the Precise Implementation Plan. 406 S. Wells Street was approved to have a maximum of 8 cars parked at the property. The council approved the owner's request that Commercial Indoor Lodging be allowed but limited to 50 days per year, as 50 days was the duration requested by the applicant. Please see page 21 stating approval for Commercial Indoor Lodging at 406 S. Wells Street.

My brother and I took ownership of the property on May 10, 2019. Our intention is to continue to utilize the home as a short term vacation rental. We have full intentions on keeping the home as it is viewed today. We currently own two successful short term vacation rentals in the area that have over 300 five star reviews on short term rental listing websites. We have never had an incident where a neighbor had a major complaint, or law enforcement had to be called, in our over 5 years as short term rental owners, with over 300 groups of guests. This can be attributed to our screening of prospective guests, the strict rules we have in place, and the signage inside the property. Please find attached on Page 7 a sign that is posted prominently in multiple locations inside the home. Nearly all of the guests we have had are families with children on vacation or women's getaway weekends.

We have many processes in place to ensure the behavior of our guests is in line with neighborhood living. Each renter receives a rental agreement that they must sign that

details the rules of renting the property, and the monetary consequences of failing to follow stated rules. We have attached an example copy of the rental agreement that is used on page 3. We speak to all prospective guests by telephone prior to their stay and reinforce to each guest that renting the home is a privilege we have as owners. For each guest, we go over, in detail, the strict house rules that we have, and the respect each guest must pay to the surrounding businesses and homes. We have been, and will continue to be, very selective of whom we rent to, as we take pride in our homes and in no way want our guests to become a nuisance to the community. We have always targeted families coming to the area for a weekend or on summer vacation. Bachelor, Bachelorette, Sorority, Fraternity, and Prom parties are strictly forbidden, as detailed in our rental agreement. Kevin and I are frequently at the homes we own greeting and checking on guests, ensuring they are enjoying everything Lake Geneva has to offer. We take swift action in an event our guests are not following the rules set forth, with immediate eviction as the first step.

We plan to attract respectable parties at a higher price point than moderate hotels. We firmly believe that visitors to Lake Geneva desire a more intimate overnight stay at a home rather than a hotel. The City of Lake Geneva will serve to benefit from the tourist dollar from the guests of the home. The guests will primarily be shopping at the local stores and eating at the local restaurants that are all within walking distance from the home. The City of Lake Geneva will also benefit from the lodging tax that each guest pays for their stay.

We feel that the home is capable of comfortably sleeping 12 guests with its four bedroom layout. The home is a corner lot, with a hotel across the street, a business next door, a short term vacation rental two doors down, and a short term vacation rental behind the home as detailed above. It is highly unlikely that a guest in the home will create a disturbance to a primary resident given the nature of the businesses surrounding the home and the strict rules we have in place.

The previous owner provided a landscape buffer to the surrounding neighbors by installing a fence around the perimeter of the backyard, and to the side of the garage, the maximum square footage allowed by the city. There will be no signage on the property advertising the home as a vacation rental, as we do not wish to create an eyesore for the neighbors.

In closing, we plan to monitor the number of renters to our home in an initial phone interview. We will inform the renters that we periodically stop by the property to check on how their stay is going and to monitor their respect to the community. The noise ordinance rules of Lake Geneva will be prominently displayed in multiple locations inside the home, and agreed to in the signed rental agreement by each guest. We will ensure that each guest has the utmost respect for the beautiful City of Lake Geneva. Thank you for taking the time to consider the amendment request to the Precise Implementation Plan.

Brian Dalton and Kevin Dalton

Baker St Bungalow Vacation Rental Agreement

Our goal is to make your rental stay as enjoyable as possible, ensuring your fun, safety, and comfort at every opportunity. We hope to make YOU feel at home, and hope you will treat our home as if it were your own! Thank you for choosing us. We truly value and appreciate your business.

This rental/booking agreement entered into via our various on-line services is hereby confirmed and agreed to, and is between KBM Rentals LLC (“the Owners”) and XXXXXX(“the Guest(s)), as named and signed at the end of this agreement.

YOU NEED TO BE AT LEAST 25 YEARS OF AGE TO RENT THIS PROPERTY. THIS PROPERTY IS FOR THE PURPOSE OF FAMILY GATHERINGS, COUPLES GETAWAYS, GIRLFRIEND GETAWAYS, CHURCH OR CORPORATE RETREATS AND GOLF OUTINGS-NO AFTER PROM PARTIES, FRATERNITY OR SORORITY PARTIES ALLOWED!

Reservation Information

Guest – XXXXX

Phone – XXXXX

Email – XXXXX

Unit – 406 Wells St, Lake Geneva, WI 53147

Dates – Arrival: XXXXX Departure: XXXXX

Rental – \$XXX.XX

Cleaning – \$XXX.XX

Tax - \$XX.XX

VRBO Service Charge – \$XX.XX

Total – \$XXXX.XX

Refundable Damage Deposit - \$XXXX.XX

The Guest and Owner, in consideration of the fees paid for the use of the property (which includes rent, fees, taxes, and damage insurance) as agreed and acknowledged herein, agree as follows:

The Guest and Owner, in consideration of the fees paid for the use of the property (which includes rent, fees, taxes, and damage insurance) as agreed and acknowledged herein, agree as follows:

Leased Property

The Owner agrees to rent to the Guest the house, described as 406 Wells St, Lake Geneva, WI 53147(the “Property”), for use as a residential premise only.

The Guests may occupy the property only for the period as booked.

Animals are not allowed at the property

Term of Rents

In order to supply our guests with a clean unit and avoid delays, we ask that all guests abide by our check-in time of 4:00 p.m. and enjoy the morning of your departure with our relaxed check-out time of 11:00 a.m. Arrangements can be made for early check in or late check out depending on unit occupancy before and after your stay.

There is no need for us to give you keys to the property as you will gain access to the home with a unique four digit combination, which will be sent to you prior to check-in, and is changed upon each tenant's departure.

All bed linens and bath towels are provided for each guest, and beach towels are provided to take to the beach. A washer and dryer are in the home for your use during your stay to refresh bath/kitchen/beach towels. A supply of toilet paper, paper towels, and garbage bags are provided along with housewares. Kitchen items are available for your use. Bath towels are not to be taken out of the property for use at the beach.

The guest will pay the rent as agreed, but no later than 30 days prior to the booked dates.

Security and Damage Fees

You have elected to pay the \$XXX refundable damage deposit. The monies will be refunded to you within 7 days of your stay provided no damage occurs. The security deposit is to protect the unit and its contents from malicious or negligent damage and/or the home being left in an abnormally dirty condition resulting in excessive cleaning costs (i.e. carpet/furniture stains, furniture damage, incomplete check-out procedures, broken or stolen items, etc.). It is unlawful to remove items from the home. Such actions are grounds for prosecution. It is the renter's responsibility to report, upon arrival, any damages found and/or any repairs or maintenance needed by 9am the morning after your arrival to Brian Dalton at 708-362-0731. You are responsible for any and all damages that occur to the property or its contents by you or any other member of your group while you are a registered renter of the property. Should it be necessary to pursue legal action against the renter, the renter will be responsible for any and all attorney and court costs.

Governing Law

This rental/booking agreement will be construed in accordance with and exclusively governed by the laws of the State of Wisconsin.

Cancellation Policy

Reservation may be cancelled **no later than 30 days prior** to your arrival date to receive a full refund of monies paid. If you cancel greater than 14 days from your arrival but less than 30 days you will receive a 50% refund of monies paid. If you cancel less than 14 days prior to your stay there is no refund.

Parking/Smoking/Large Gatherings

The Guests are entitled to the use of parking available on the driveway of the Property (8 spots total). No trailers or other recreational type vehicles are allowed overnight parking. These type of vehicles must be kept off the premises.

The Guests must not smoke anywhere in the Property nor permit any other guests or visitors to smoke in the Property. Any extra cleaning charges, including but not limited to carpet, furniture, draperies or bedding, because of smoking, will be charged a minimum of \$250.00.

The property may not be used for any large gatherings of any kind. These limits and policies are strictly enforced. Exceeding above stated occupancy is grounds for immediate eviction with loss of rental fees and entire security deposit.

Quiet Time/Residential Purposes

There is a noise curfew of 10pm. The premises shall be used for residential purposes only. Renters shall peacefully and quietly occupy the premises and shall not interfere with the rights of our neighbors.

Renting this home is a privilege that we have as owners. If, as a renter, your actions or conduct cause a disturbance, you may be subject to fines and/or eviction from the property. If the police have to be called, you and your party will be immediately evicted, without recourse or refunds.

Phone/Cable/Wifi

Our home has no land line phone. Please use your cell phone during your stay. Cable and Wifi will be provided during your stay, and the Wifi password will be provided.

Repairs

Appliances, toilets, heating/air conditioning systems and all mechanicals are continuously checked and kept maintained. However, we cannot guarantee a mechanical may not malfunction during your stay. We make every effort to have repairs made as quickly as possible. No refunds can be made for failure or damage, but please report any issues as soon as possible so they may be addressed/corrected as quickly as possible during your stay.

Housekeeping

The home will be ready for you upon check-in and will be cleaned after you depart. If you require additional cleaning during your stay or a mid-week clean and tidy, please contact us.

Lost/Forgotten Items

Although we are not responsible for forgotten personal items, we will, to the best of our ability, attempt to help recover any lost or forgotten items left at the unit. Renter should report items as soon as possible. Shipping costs will be the responsibility of the renter.

Owners Signature _____ Date _____

Guests Signature _____ Date _____

Primary Renter Cell Phone Number _____

Looking forward to working with you!

Brian Dalton
(708) 362-0731
406wells@gmail.com

DAMAGE/INJURY CLAUSE

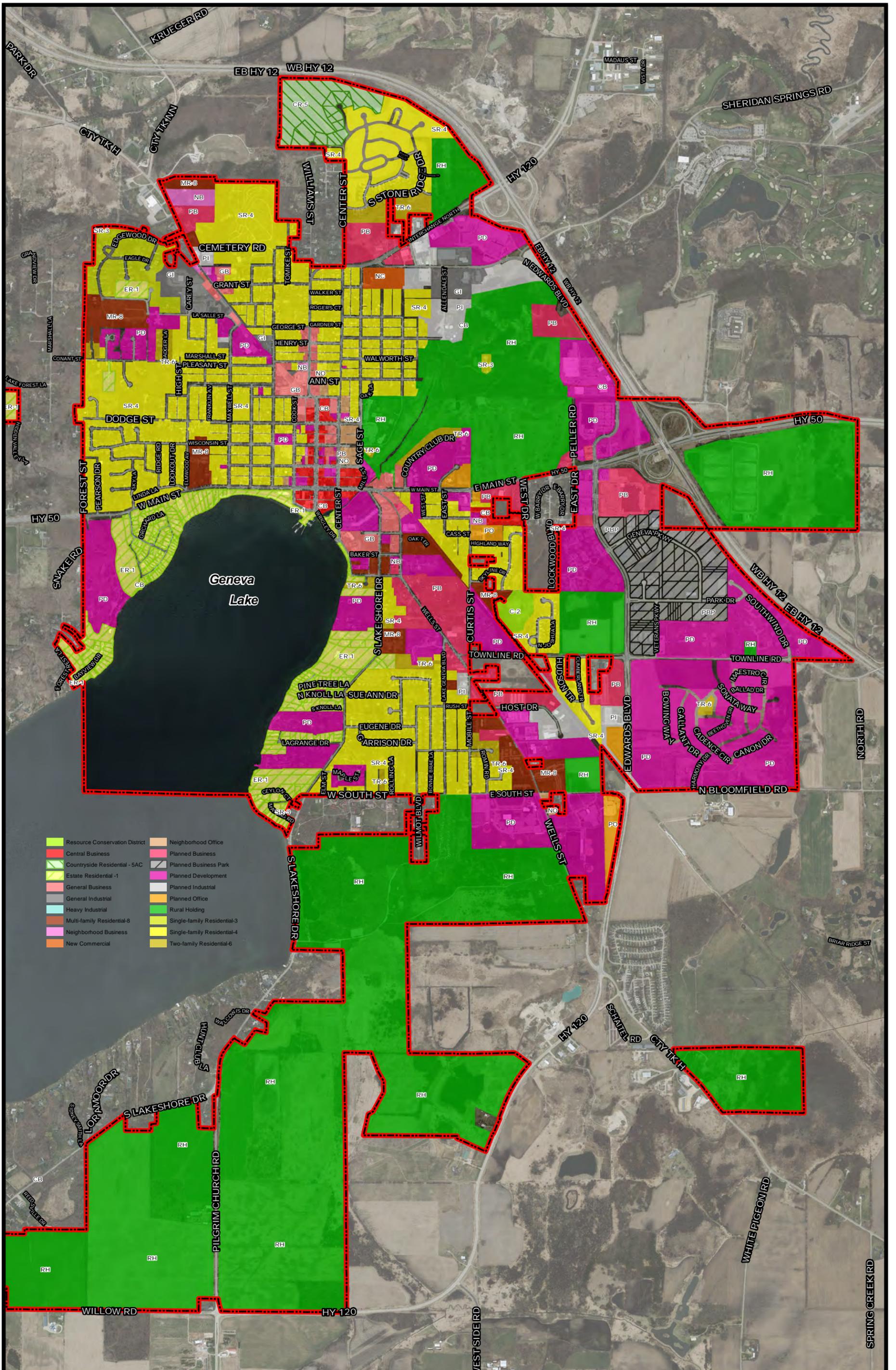
Renter accepts full responsibility for any damages to the rental premises during the rental duration. The renter's liability includes, but are not limited to: theft and/or damage to the furnishings and interior items excluding normal wear and tear. Owner/Manager are not liable for any damages to the above rental property and any accident or injury that may occur during the renter's occupancy at the unit. Renter must adhere to policies and procedures. Owner/manager take no responsibility for the renter's actions.

Owners Signature _____ Date _____

Guests Signature _____ Date _____

**QUIET TIME IS
10PM-7AM**

**PLEASE
RESPECT OUR
NEIGHBORS!**





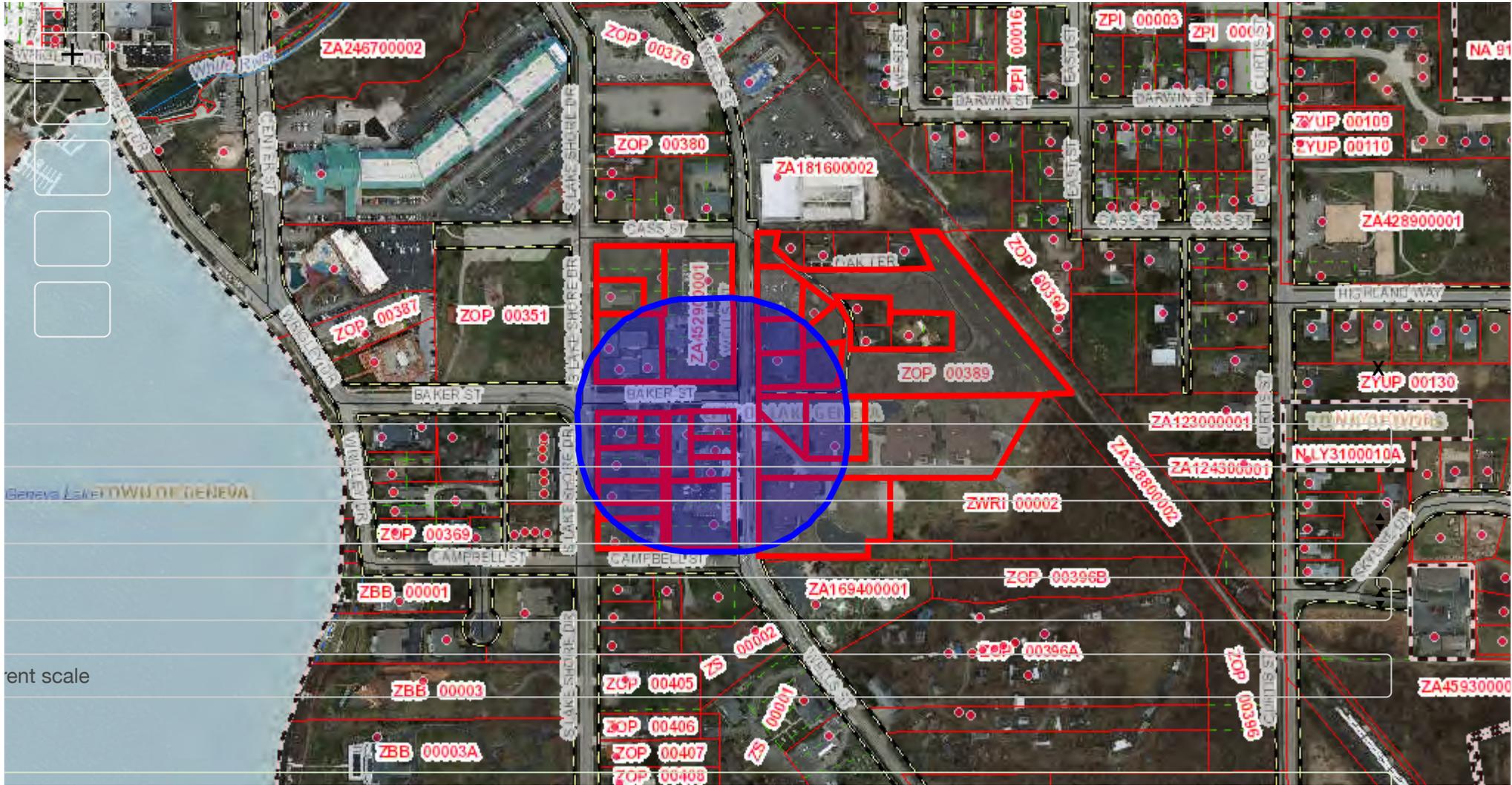
Walworth County, WI - OneView

Help

Resources

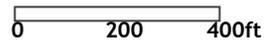
Employee Login

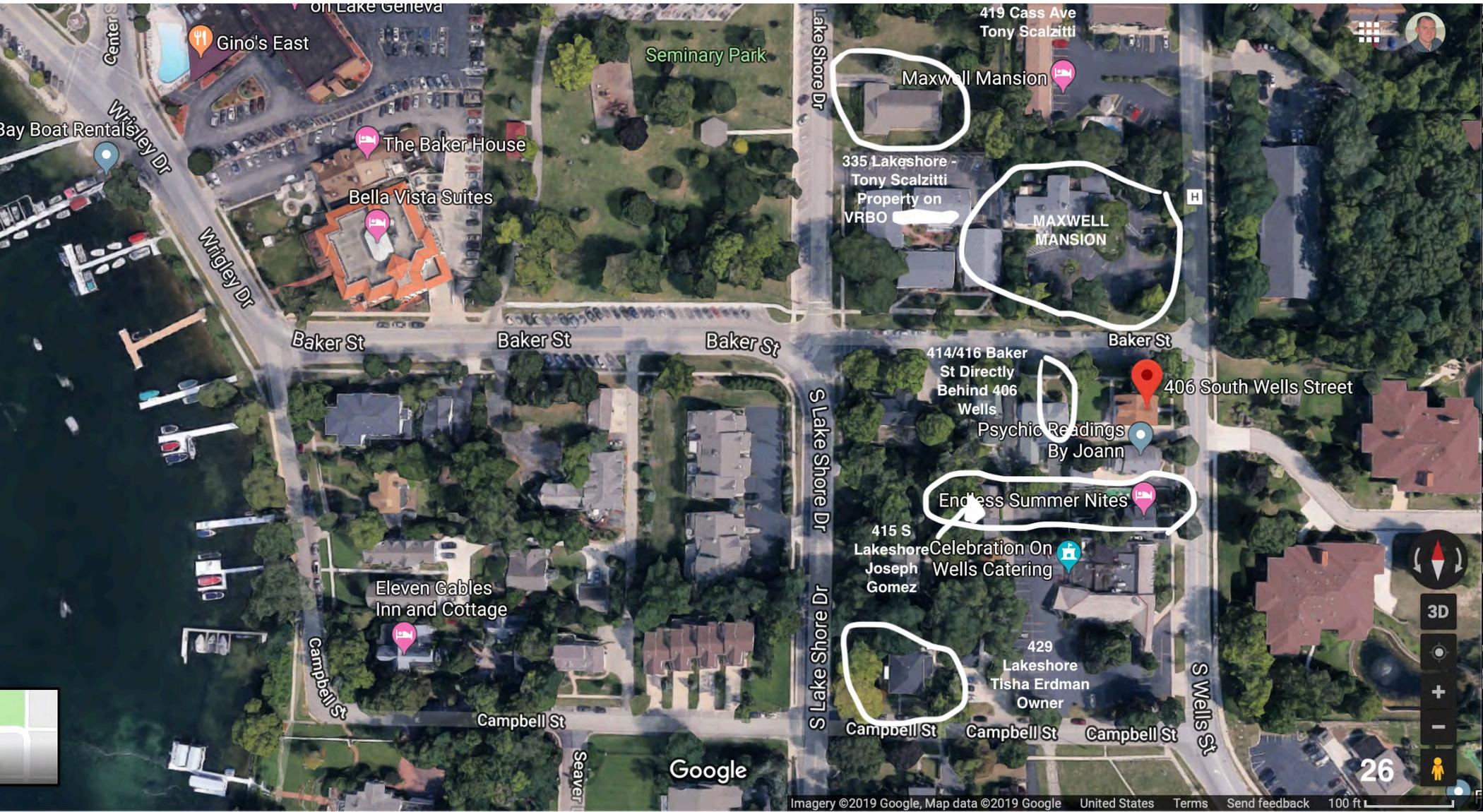
Search for a Parcel or Address



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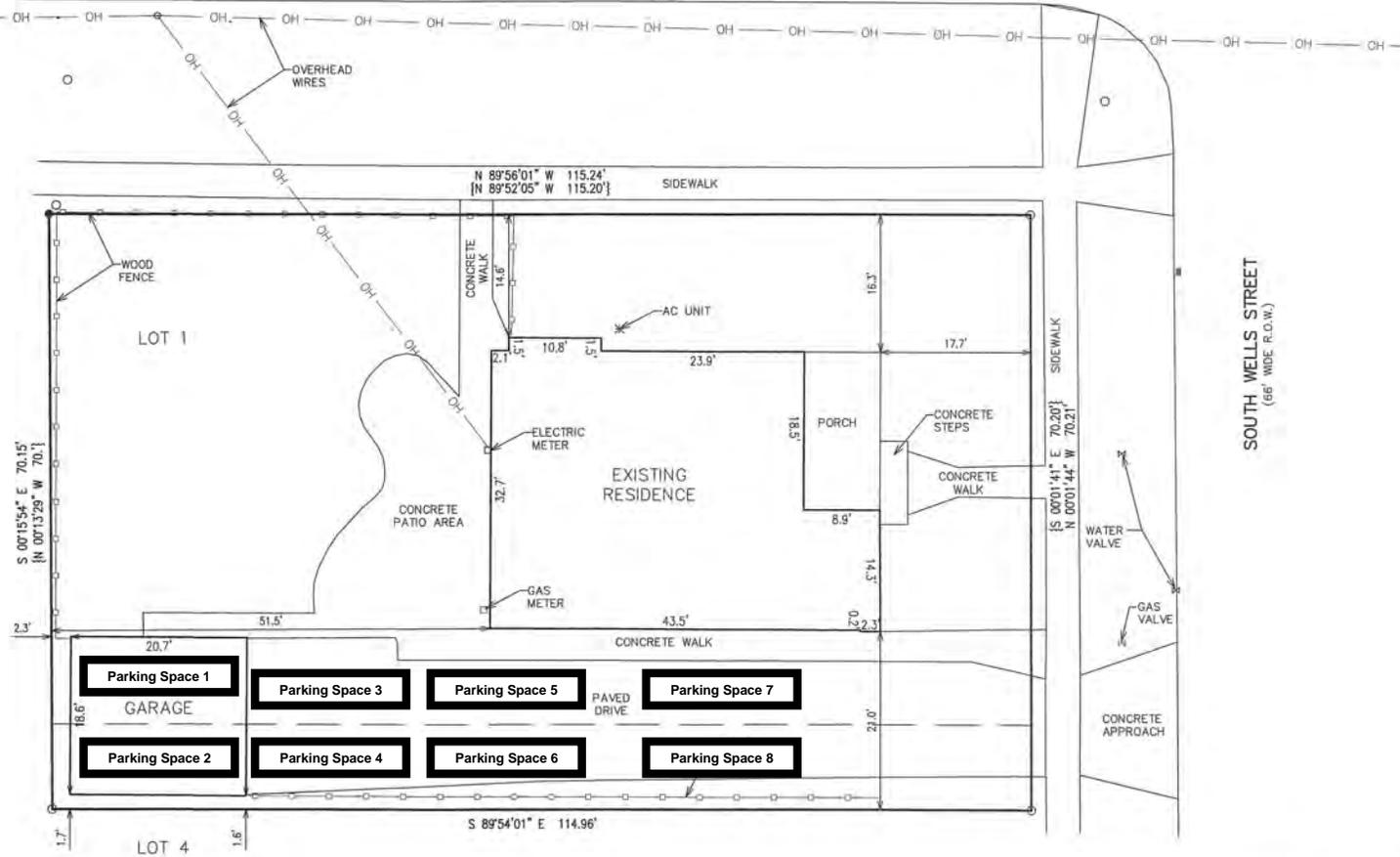


PLAT OF SURVEY OF

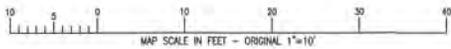
THE EAST 112 FEET OF LOT 1 AND NORTH 10 FEET OF LOT 4 BLOCK 36, OF THE ORIGINAL PLAT OF GENEVA
LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 36,
TOWN 2 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN

BAKER STREET
(80' WIDE R.O.W.)

SOUTH WELLS STREET
(66' WIDE R.O.W.)



LEGEND
 ○ = FOUND IRON PIPE STAKE
 ● = FOUND IRON REDBAR STAKE
 {xxx} = RECORDED AS



NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THEREIN WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 04/24/2019

Brian M. Carlson
 BRIAN M. CARLSON P.L.S. 2039



PLAT OF SURVEY
 406 WELLS STREET
 LAKE GENEVA, WI 53147

WORK ORDERED BY -
 DONNA BRONGEL
 P.O. BOX 460
 LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.
 ENGINEERING - ARCHITECTURE - SURVEYING
 7 PROSPECT COURT, P.O. BOX 437
 ELKHORN, WISCONSIN 53121
 OFFICE: (262) 723-2098 FAX: (262) 723-4886

REVISIONS

PROJECT NO.
10104
 DATE:
04/24/2019
 SHEET NO.
1 OF 1

City of Lake Geneva Council,

I am proposing a short term vacation rental to supplement my nearly full time income. The residence on 406 Wells St. that I have just moved to with my two children, Abbey, age 8, and Keenan, age 4. The proposed property will be occupied by short term renters, no more than 50 days per calendar year.

My intention is to attract respectable parties at a higher price point than moderate hotels. I plan to speak with the prospective parties per telephone conversation, and upon receiving confirmation of their stay, I will personally hand over the keys, and go over, in detail, the household rules. I will be very selective of whom I rent to, as I take pride in ownership. I have a very expensive inventory of belongings, many neighbors have commented on how beautiful I have made my home and how nice it is to view home from the street.

I have full intentions on keeping the home as it is viewed today and I am designer by trade and my home reflects my work. I have been in the design industry for over 20 years and have no intention of jeopardizing my career or home through this process. I have used short term rentals all over the U.S. and 100% believe in the concept of having a home away from home that provides a more intimate overnight stay than a hotel. Not only do I benefit from this supplemental income, but the town of Lake Geneva benefits from the tourist dollar, as I am one adult who dines out approximately two times per week, and a potential renter may dine out 4 or 5 times during a 3 night stay, and possibly including a trip to several stores within walking distance from my home.

I feel that my home is capable to allow an 8 to 10 person capacity, with 3 queen beds, 2 twin beds, and a full size pull out sofa. 406 South Wells St. currently sits in a neighborhood business, an N/B land zone, where I have a Bed & Breakfast across the street and a vacation rental two doors up.

I have provided a landscape buffer to my surrounding neighbors by installing a fence around the perimeter of the backyard, and to the side of the garage, the maximum square footage allowed by the city. The closest neighbor to the backyard has an unusually high elevation to their home; where there aren't any windows below 6 1/2 ft from the ground would interfere with their privacy. I have opted to not use any signage, as myself and my kids will reside in the home around 93% of the time.

In closing I plan to monitor the number of renters to my home in an initial phone interview, followed by my personal delivery of the house keys. Because I have many potted plants, I intend to inform the potential renters that I will be periodically taking care of the landscaping, and I have a friend other than myself to make drive by's.

And one last note, an inclusion in my contract, will be to notify renters of the sound ordinance in accordance with the City of Lake Geneva. It will be strictly enforced if violated.

Susan Ekizian

CITY PLAN COMMISSION
MONDAY, AUGUST 19, 2013 - 6:30PM
COUNCIL CHAMBERS, CITY HALL

Mayor Connors called the meeting to order at 6:30 p.m.

Roll Call. Commissioners, Olson, Flower, Poetzinger, Alderman Hougan and Commissioner Gibbs. Also Present: Mayor Connors, City Attorney Draper, City Administrator Jordan, City Planner Slavney and Administrative Assistant Special. Absent: Commissioner Skates.

Approval of Minutes

Flower/ Hougan motion to approve Plan Commission meeting minutes of July 15, 2013, as distributed. Motion carried.

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

None.

Correspondence.

A Letter was received from Joe Cardiff on behalf of the Lake Geneva Economic Development Corporation in support of the Zoning Text change on tonight's agenda.

Letters received on behalf of Lara and David Wall, Jane and Kenneth Lochowicz and Frances Louise Corboy; all Summerhaven residents, asking for an extension on the Development Plan for the project.

All correspondence will be on record at the Clerk's office.

Public Hearing and recommendation for approval of a Zoning Map Amendment from NB Neighborhood Business to PD Planned Development, General Development Plan and Precise Implementation Plan filed by Susan Ekizian, 406 Wells Street, Lake Geneva, WI 53147, to allow for Commercial Indoor Lodging at 406 Wells Street, Lake Geneva, WI 53147 Tax Key No. ZOP 00353. Vernon Haan, 415 Wells Street Bldg. 1 approached the podium and expressed his concern for the parking that currently occurs on the street at this time. Susan Ekezian, 406 S. Wells Street approached the podium and explained her project. She stated that she has comfortably fit 8 cars in her driveway and there is also space on Baker Street for additional parking but she does not feel that any additional parking would be needed let alone spilling into any Wrightwood parking. She explains that the concern for the outdoor noise level will be included into the rental agreement. She is more concerned for the safety on the street than anything as the traffic seems to go quite fast. Hougan asked if they could put up a sign to not park at Wrightwood. She said she could. Flower confirmed that she will not be present while it is rented which would leave more space for cars in the garage. Ekezian stated that she could put it into the contract not to exceed 8 cars for her guests. Hougan/Olson motion to close the public hearing. Motion carried unanimously. Hougan/Gibbs motion to approve the **Planned Development, General Development Plan for Commercial Indoor Lodging at 406 Wells Street, Lake Geneva, WI 53147 Tax Key No. ZOP 00353 as presented.** Hougan stated his reasons for his motion. Motion carried unanimously. Hougan/Flower motion to approve the **Precise Implementation Plan to allow for Commercial Indoor Lodging at 406 Wells Street, Lake Geneva, WI 53147 Tax Key No. ZOP 00353 as presented.** Hougan once again stated his reasons for his motion. Hougan/Connors friendly amendment that **parking be limited to eight cars in the driveway and that the owner will notify the renters that no parking be allowed across the street on private property.** Motion carried on amendment. Hougan/Connors friendly amendment to add the staff recommendations to the original motion. Motion carried unanimously. **Original motion carried unanimously.**

Public Hearing and recommendation for zoning map amendments to assign standard zoning district designations on expired Planned Developments for the following locations: ZYUP 00137I, ZYUP 00137J, ZYUP 00192, and ZYUP 00193 Stone Ridge East from Planned Development (PD) to Single Family Residential (SR-3 and SR-4) ; ZSUM 00101 to ZSUM 00247 (formerly ZOP 00412A), Summerhaven, from Planned Development (PD) to Two Family Residential (TR-6); ZWRI 00201-00308, Wrightwood Condominiums, from Planned Development (PD) to Multi-family (MR-8) all within the City of Lake Geneva. Connors/Poetzinger motion to split these items into three different motions. Motion carried unanimously.

Commissioner Flower recused herself. Slavney explained the background of the development changes. The Stone Ridge East project has not gone forward since the General Development Plan was approved. The time frame has expired and the zoning should revert back to the original zoning districts. Olson/Poetzinger motion to close the public hearing. Motion

carried unanimously. **Connors/ Olson motion to assign a standard zoning district designation of Planned Development (PD) to Single Family Residential (SR-3 and SR-4) on Tax Key Numbers ZYUP 00137L, ZYUP 00137J, ZYUP 00192, and ZYUP 00193. Motion carried unanimously.**

Commission Flower returned to her seat. Gerry Holmberg, resident of Summerhaven, approached the podium and explained his concern of reverting the zoning to two family and hope to extend the development plan on the property. Spyro Condos, speaking for Summerhaven. He does not believe that any changes to this development will be good. He wished for an extension of this development and agrees with the former speaker. Slavney states that he doesn't think that an extension is a bad way to go and also explains that this item could be tabled to a later time. Draper stated that he spoke to the attorney of the potential investors and explained that it might be a good idea to see what is proposed for the development. **Connors/ Hougan motion to continue the public hearing for Summerhaven Condominiums, Tax Key Numbers ZSUM 00101 to ZSUM 00247 (formerly ZOP 00412A), from Planned Development (PD) to Two Family Residential (TR-6) to the September 16, 2013 Plan Commission meeting. Motion carried.**

Slavney expressed that there is a question with the covenants of Wrightwood and that it would be most applicable to extend the Development Plan. No comments from the public. **Connors/Poetzinger to continue the public hearing for Wrightwood Condominiums, Tax Key Numbers ZWRI 00201-00308, from Planned Development (PD) to Multi-family (MR-8) to the September 16, 2013 Plan Commission meeting. Motion carried.**

Public Hearing and recommendation to consider an amendment to the Zoning Ordinance of the City of Lake Geneva to revise and further clarify Commercial Entertainment land uses and add a new category Physical Activity Studio. The following sections of the Zoning Ordinance are proposed to be modified as listed:

Proposed Text to be Added is Double Underlined

Proposed Text to be Deleted is ~~Struckout~~

(4) Commercial Land Uses

[Text omitted; no changes to omitted sections]

(h) Indoor Commercial Entertainment

Description: Indoor commercial entertainment land uses include all land uses which provide entertainment services entirely within an enclosed building. Such activities often have operating hours which extend significantly later than most other commercial land uses. Examples of such land uses include restaurants, taverns, theaters, ~~health or fitness centers, all forms of training studios (dance, art, martial arts, etc.),~~ bowling alleys, arcades, roller rinks, and pool halls.

1. Permitted by Right: Not applicable
2. Conditional Use Regulations {NO, PO, NB, PB, GB, CB, PI}:
 - a. If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned property.
 - b. Facility shall provide bufferyard with minimum opacity of .60 along all borders of the property abutting residentially zoned property (see Section 98-610).
 - c. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
3. Parking Regulations: One space per every three patron seats or lockers (whichever is greater); or one space per three persons at the maximum capacity of the establishment; (whichever is greater).

[Text omitted; no changes to omitted sections]

(s) Physical Activity Studio

Description: Physical activity studio land uses include all land uses which provide a facility for training, instruction, and physical activity within an enclosed building. Such activities often have operating hours which extend significantly earlier or later than most other commercial land uses, and often employ amplified music to

set training tempo. Examples of such land uses include health or fitness centers, all forms of training studios (yoga, dance, art, martial arts, gymnastics, etc.), and music schools.

1. Permitted by Right: Not applicable
2. Conditional Use Regulations {NO, PO, NB, PB, GB, CB, PL, PBP}:
 - a. If located on the same side of the building as abutting residentially zoned property, no cust any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned pr
 - b. Facility shall provide bufferyard with minimum opacity of .60 along all borders of the property abutting residentially zoned property if outdoor physical activity takes place (see Section 98-610).
 - c. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
3. Parking Regulations: One space per every three persons at the maximum capacity of the establishment.

[Text omitted; no further changes to this section]

The foregoing use is included into the following Sections:

- 98-105(3)(a)(2)(b)
- 98-105(3)(b)(2)(b)
- 98-105(3)(c)(2)(b)
- 98-105(3)(d)(2)(c)
- 98-105(3)(e)(2)(b)
- 98-105(3)(f)(2)(b)
- 98-105(3)(g)(2)(b)
- 98-105(3)(j)(2)(b)

The foregoing use is added to Table 98-203(4) Tables of Land Uses

Slavney stated that the current Indoor Commercial Entertainment ordinance has a broad variety of uses. Being able to differ some uses from taverns, pool halls and the like will allow more opportunity for additional uses in other zoning districts. Flower expresses her concern for multi-tenant buildings. Slavney stated that being able to utilize the conditional use on projects that come forward, allows for conditions to be put on the project to help regulate the uses. Slavney also states that the Plan Commission and Council have the ability to limit the Conditional Use to individuals and not just the property.

Joe Cardiff, 725 Pine Tree Lane, Executive Director of the Lake Geneva Economic Development Corporation approached the podium and explained that the LGEDC believes that this is a wise decision. Olson/Poetzinger motion to close the public hearing.

Hougan asked questions of Slavney. **Flower/Olson motion to approve the Zoning Text amendment to revise and further clarify Commercial Entertainment land uses and add a new category Physical Activity Studio as presented.** Flower gives her reasons for the motion. Motion carried unanimously

Public Hearing and recommendation on a Conditional Use Application filed by Christina Wozniak, 1400 Hunters Ridge Drive Unit 57, Genoa City, WI 53128, to operate a Dance Studio (Commercial Indoor Entertainment) in the Planned Business Park (PBP) zoning district at 921 Park Drive Suite D, Lake Geneva, WI 53147 Tax Key No. ZLGBP2 00001. Christina Wozniak approached the podium and explained her project. Hougan asked if there will be any retail on site. Wozniak stated not at this time but perhaps in the future. Olson asked what the retail would be, dance equipment? Wozniak stated yes, to ensure that the students would be properly geared up for class.

Joe Cardiff approached the podium and expressed his support for this project and on behalf of the board. Hougan/Olson motion to close the public hearing. Motion carried. **Hougan/ Flower motion to approve the Conditional Use Application filed by Christina Wozniak, 1400 Hunters Ridge Drive Unit 57, Genoa City, WI 53128, to operate a Dance Studio in the Planned Business Park (PBP) zoning district at 921 Park Drive Suite D, Lake Geneva, WI 53147 Tax Key No. ZLGBP2 00001 contingent on the zoning text amendment previous on the agenda.** Hougan gave his reasons for his motion.

Connors wanted to make a point of clarification that the Conditional Use could be limited to this owner. Flower/ Connors motion for a friendly amendment to restrict this Conditional Use to this applicant. Motion carried unanimously on the amendment. Original motion carried unanimously.

Public Hearing and recommendation on a Conditional Use Application filed by Doud Engineering Systems, 6613 West Matanuska Tr., McHenry, IL 60050, for a multi-tenant office/industrial group development complex at THE SOUTH 350.0 FEET OF LOTS 20, 21 & 22 OF 'LAKE GENEVA BUSINESS PARK, PHASE II' BEING A PART OF THE NE 1/4 OF THE SE 1/4, THE SE 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN. Tax Key No. ZLGBP2 00001, ZLGBP2 00002 and ZLGBP2 00003. Slavney explains that like Planned Developments, Conditional Uses have a sunset date as well. His recommendation is to extend his Conditional Use approval for another ten years. Flower questions the extension of ten years and wonders if it is too much. Slavney stated that he didn't think so. Discussion followed. The result of the discussion is that this will be treated as a new conditional use versus an extension of an existing one.

Joe Cardiff approached the podium and explained the diligence of the developer of completing two of the buildings. The economy prevented the need to build more buildings. Things are changing and the need for additional buildings is had now.

Gary Doud approached the podium and asked for some extra time in his approval. Flower asks if the alternative drawings are based upon the needs of the tenant. Doud agrees.

Hougan/Flower motion to close the public hearing. Motion carried unanimously. **Flower/Olson motion to approve the Conditional Use Application filed by Doud Engineering Systems, 6613 West Matanuska Tr., McHenry, IL 60050, for a multi-tenant office/industrial group development complex at THE SOUTH 350.0 FEET OF LOTS 20, 21 & 22 OF 'LAKE GENEVA BUSINESS PARK, PHASE II' BEING A PART OF THE NE 1/4 OF THE SE 1/4, THE SE 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN. Tax Key No. ZLGBP2 00001, ZLGBP2 00002 and ZLGBP2 00003.** Flower states her reasons for the motion. Motion carries unanimously.

Review and approval of a Certified Survey Map submitted by Doud Engineering Systems, 6613 West Matanuska Tr., McHenry, IL 60050 for land located on Tax Key No. ZLGBP2 00001, ZLGBP2 00002 and ZLGBP2 00003. Slavney give his recommendation on this project. **Hougan/Connors motion to approve the Certified Survey Map submitted by Doud Engineering Systems, 6613 West Matanuska Tr., McHenry, IL 60050 for land located on Tax Key No. ZLGBP2 00001, ZLGBP2 00002 and ZLGBP2 00003 including Staff recommendations.** It was also mentioned that when the conditional use was originally approved, the CSM was also approved but it was never recorded. Motion carried unanimously.

Site Plan amendment for the addition to the existing church for an elevator at the Lake Geneva United Methodist Church, 912 Geneva Street, Lake Geneva, WI 53147 Tax Key No. ZOP 00233 and ZOP 00234. Greg Odden approached the podium on behalf of the church and explained the project. Poetzinger asks about the size of the elevator. Mr. Odden wasn't sure other than they oversized it so it could accommodate a casket. **Connors/ Hougan motion to approve the Site Plan amendment for the addition to the existing church for an elevator at the Lake Geneva United Methodist church, 912 Geneva Street, Lake Geneva, WI 53147 Tax Key No. ZOP 00233 and ZOP 00234.** The church is planning to use the reclaimed material to blend the addition in as much as possible. Motion carried unanimously.

Set public hearing on referral by City Council for recommendation on potential sale of a portion of right of way located on LaSalle Street adjacent to 1157 Edgewood Drive Tax Key No. ZEH 00038 and amendment of official map. Connors/Gibbs motion to set public hearing date on a referral by City Council for recommendation on potential sale of a portion of right of way located on LaSalle Street adjacent to 1157 Edgewood Drive Tax Key No. ZEH 00038 and amendment of official map for the September 16, 2013 Plan Commission meeting. Motion carried unanimously.

Downtown Design Review.

Thumbs Up. Repainting of the trim with the identical color. Flower/ Olson motion to approve the colors as presented. Motion carried.

Tuscan, 430 Broad Street. The request is for the new charcoaled colored awning on their new outdoor patio. Hougan/Flower motion to approve the charcoal colored awning at 430 Broad Street and that the signage on the awning is approved by staff. Motion carried unanimously.

Adjournment

Hougan/Flower motion to adjourn at 8: 07 p.m. Unanimously carried.

/s/ Jennifer Special Administrative Assistant

**THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED
BY THE PLAN COMMISSION**

CITY COUNCIL MEETING
MONDAY, AUGUST 26, 2013 – 7:00 PM
COUNCIL CHAMBERS, CITY HALL

Mayor Connors called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was led by Alderman Mott.

Roll Call. Present: Mayor Connors, Aldermen Hougen, Wall, Mott, Hill, Kehoe, Kupsik, Taggart and Lyon. Also present: Administrator Jordan, City Attorney Draper and City Clerk Hawes.

Awards, Presentations, and Proclamations.

Mayor Connors presented a plaque and proclamation declaring the week of September 8-14, 2013 as “National Assisted Living Week – Homemade Happiness” in the City of Lake Geneva to Andy Kerwin of Arbor Village Assisted Living Community.

Re-consider business from previous meeting. None.

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

Jim Strauss, 246 Ridge Rd., Lake Geneva, expressed support for increasing the salaries for the mayor and council. Mr. Strauss also expressed support for the proposed dance studio and the employment contracts for police chief, assistant chief and police lieutenant.

Acknowledgement of Correspondence.

City Clerk Hawes said the City received a letter from John Marra, Village President of the Village of Williams Bay, on August 23, 2013 asking the Common Council to consider resurrecting the Geneva Lake Use Committee. Mr. Hawes said copies of the letter were distributed to the City Council and the original will be maintained in the City Clerk’s office.

Approval of Minutes

Wall/Taggart motion to approve the regular meeting minutes of August 12, 2013 and Special City Council Meeting minutes of August 15, 2013, as distributed. Unanimously carried.

Consent Agenda

- A. “Class B”/Class “B” Temporary Wine and Fermented Malt Beverage License application filed by Knights of Columbus for “Fall Festival/Pig Roast” at St. Francis de Sales Church, 148 W. Main St., on September 14, 2013 from 5 p.m. to 11 p.m. and September 15, 2013 at 11 a.m. to 6 p.m.
- B. Original 2013-2014 Operator (Bartender) License applications filed by Jeremy C. Hanson and Tiffany L. Taylor

Hougen/Wall motion to approve. Unanimously carried.

Items Removed from the Consent Agenda

Mayoral Veto of action taken at the Regular City Council Meeting of August 12, 2013 approving mayor and council annual compensation of \$7,500.00 for mayor and \$4,000.00 for alderperson

City Clerk Hawes reported a mayoral veto was filed on August 14, 2013. He acknowledged the veto was certified to be in proper form per Wis. Stat. 62.09(8)(c). He read the contents of the veto, as follows: “On August 12, 2013, the Council voted 5-2 to increase the salaries for future Aldermen to \$4,000 per year, and the future Mayor’s salary to \$7,500 per year. As I expressed during discussion at Council, the approved increases are disproportional at a 14.3% increase for Aldermen, and a 25% increase for the Mayor. While I recognize and appreciate your dedication to the service of our citizens, I feel that the salary increase the Council approved for the Mayor is excessive. Therefore, per Wisconsin Statute 62.09(8)(c) I respectfully veto the Council’s action to increase salaries and the matter will be presented to you by the City Clerk at the next Council meeting.”

Taggart/Hill motion to override the mayoral veto. Mayor Connors reiterated his reasons for filing the veto, adding that this is a time where staff is being asked to contribute more to their retirement fund. Considerable discussion followed about the merits of the compensation level approved at the August 12 meeting.

Roll Call: Mott, Hill, Kehoe, Kupsik and Taggart voted "yes." Hougen, Wall and Lyon voted "no." The required supermajority having not been achieved, the motion failed by vote of 5 to 3.

Discussion/Action on mayor and council compensation

Kupsik/Kehoe motion to 14.3% increase for aldermen and mayor.

Roll Call: Hougen, Mott, Hill, Kehoe, Kupsik, Taggart and Lyon voted "yes." Motion carried 7 to 1.

Discussion/Action on approval of employment contracts for police chief and assistant police chief

Hill/Kupsik motion to refer to Police & Fire Commission to review the language of the contracts to clarify the use of the word "occurred" or "accrued," and to clarify the maximum amount of vacation paid out upon retirement. Alderman Hill said these just appear to be small grammar changes, but she did not feel comfortable changing the contracts without input from the Police & Fire Commission. Alderman Kupsik asked why the contracts were signed in 2010 and have not been before the Council until this time. City Attorney Draper said the Council is required to approve the contracts because compensation levels for public safety staff is within the Council's purview. Unanimously carried.

Resolution 13-R47, designating the City Hall second floor expansion area as a Police Department training room

Administrator Jordan said Police Chief Rasmussen approached him with the request to use the room for police training. He said the Police Department has been using the basement for training which has not been ideal. Mr. Jordan explained the senior center was originally designed for Police Department expansion and the senior center was a temporary use. He said he has been working with the senior citizen group to secure a new meeting space in the City.

Kupsik/Mott motion to approve.

Roll Call: Hougen, Wall, Mott, Hill, Kehoe, Kupsik, Taggart and Lyon voted "yes." Unanimously carried.

Finance, License and Regulation Committee Recommendations – Alderman Hill

Resolution 13-R48, revising the salary/benefit schedule for non-represented police management employees and approving retroactive payments back to 2010 for school credit pay in the amount of \$4,232.80

Hill/Wall motion to approve. Alderman Kupsik said the police chief, assistant chief and lieutenant have not been receiving school credit pay as provided in their contracts due to an oversight.

Roll Call: Hougen, Wall, Mott, Hill, Kehoe, Kupsik, Taggart and Lyon voted "yes." Unanimously carried.

Resolution 13-R49, transferring \$70,751.00 from the TID Discretionary Account to the TID Parking Lot Resurfacing Project Account

Hill/Mott motion to approve.

Roll Call: Hougen, Wall, Mott, Hill, Kehoe, Kupsik, Taggart and Lyon voted "yes." Unanimously carried.

Resolution 13-R50, transferring \$165,016.00 from the TID Discretionary Account to the TID Street Improvement Project Account

Hill/Mott motion to approve.

Roll Call: Hougen, Wall, Mott, Hill, Kehoe, Kupsik, Taggart and Lyon voted "yes." Unanimously carried.

Plan Commission Recommendations – Alderman Hougen

First reading of Ordinance 13-17, amending the Zoning Map of the City of Lake Geneva, Walworth County, Wisconsin, from Neighborhood Business (NB) to Planned Development (PD) for a certain property in the City (406 Wells St.)

Hougen/Lyon motion to suspend the rules and proceed to a second reading. Motion carried 7 to 1, with Hill opposed.

Second reading of Ordinance 13-17. Hougen/Lyon motion to approve, including all staff recommendations. Alderman Hougen said the ordinance was required to help facilitate the property owner's request to operate a commercial lodging establishment. Mr. Hougen said it is an appropriate use for the parcel and it is in harmony with nearby properties.

Roll Call: Hougen, Wall, Mott, Hill, Kehoe, Kupsik and Lyon voted "yes." Taggart voted "no." Motion carried 7 to 1.

Discussion/Action on General Development Plan (GDP) and Precise Implementation Plan (PIP) application filed by Susan Ekizian, 406 Wells Street, Lake Geneva, WI 53147, to allow for Commercial Indoor Lodging at 406 Wells Street, Lake Geneva, WI 53147 Tax Key No. ZOP 00353

Hougen/Lyon motion to approve, including all staff recommendations with respect to the Precise Implementation Plan (PIP). Alderman Wall asked if any neighbors objected to the application. Alderman Hougen said neighbors expressed concerns with the number of cars that would be parked at the property. He said those concerns were made conditions for approval of the PIP. Alderman Hougen noted that the lodging operation would be limited to 50 days per year.

Roll Call: Hougen, Wall, Mott, Hill, Kehoe, Kupsik and Lyon voted "yes." Taggart voted "no." Motion carried 7 to 1.

First reading of Ordinance 13-18, amending the Zoning Map of the City of Lake Geneva, Walworth County, Wisconsin, from Planned Development (PD) to Single Family Residential (SR-3 and SR-4) for a certain property in the City (Tax Key Numbers ZYUP 00137I, ZYUP 00137J, ZYUP 00192 and ZYUP 00193)

First reading only; no action taken.

First reading of Ordinance 13-19, amending the Zoning Text of the City of Lake Geneva, Walworth County, Wisconsin, to revise and further clarify Commercial Entertainment land uses and add a new category Physical Activity Studio

Hougen/Wall motion to suspend the rules and proceed to a second reading.

Second reading of Ordinance 13-19. Kehoe/Kupsik motion to approve. Mayor Connors said the zoning text change was necessary for the request to operate a dance studio in the business park. Alderman Hill expressed concern with the parking requirements of the proposed Physical Activity Studio category. City Attorney Draper said the City will have the flexibility to review parking with each conditional use application that is filed.

Taggart called to question. Unanimously carried.

Roll Call: Hougen, Wall, Mott, Hill, Kehoe, Kupsik, Taggart and Lyon voted "yes." Unanimously carried.

Resolution 13-R51, authorizing the issuance of a Conditional Use Permit to Christina Wozniak, 1400 Hunters Ridge Drive Unit 57, Genoa City, WI 53128, to operate a Dance Studio (Commercial Indoor Entertainment) in the Planned Business Park (PBP) zoning district at 921 Park Drive Suite D, Lake Geneva, WI 53147 Tax Key No. ZLGBP2 00001, contingent upon approval of the zoning text amendment and that the conditional use be limited to this owner

Hougen/Wall motion to approve, contingent upon correction of the tax key in the proposed resolution and including all staff recommendations.

Roll Call: Hougen, Wall, Mott, Hill, Kehoe, Kupsik, Taggart and Lyon voted "yes." Unanimously carried.

Resolution 13-R52, authorizing the issuance of a Conditional Use Permit to Doud Engineering Systems, 6613 West Matanuska Tr., McHenry, IL 60050, for a multi-tenant office/industrial group development complex at Tax Key No. ZLGBP2 00001, ZLGBP2 00002 and ZLGBP2 00003

Hougen/Taggart motion to approve. Alderman Hougen explained that the applicant had received approval but their conditional use expired before the project could be completed.

Roll Call: Hougen, Wall, Mott, Hill, Kehoe, Kupsik, Taggart and Lyon voted "yes." Unanimously carried.

Presentation of Accounts – Alderman Hill

Hill/Wall motion to approve Prepaid Bills in the amount of \$7,403.29

Roll Call: Hougen, Wall, Mott, Hill, Kehoe, Kupsik, Taggart and Lyon voted "yes." Unanimously carried.

Hill/Hougen motion to approve Regular Bills in the amount of \$94,926.67

08.26.13_Council_Minutes

Roll Call: Hougen, Wall, Mott, Hill, Kehoe, Kupsik, Taggart and Lyon voted "yes." Unanimously carried.

Mayoral Appointments – Mayor Connors

Discussion/Action on designating Thomas Anthony as first alternate on Zoning Board of Appeals

Hill/Hougen motion to approve. Mayor Connors said he reviewed the State statutes and City zoning ordinances and found that the City should have two alternates. He also noted that the City Clerk served as secretary. Unanimously carried.

Discussion/Action on appointment of Frank Marsala as second alternate on Zoning Board of Appeals

Hill/Wall motion to approve. Unanimously carried.

Discussion/Action on appointment of Brian Olsen to Board of Park Commissioners to fill the balance of Rick Steinberg's term, expiring on May 1, 2014

Wall/Hougen motion to approve. Unanimously carried.

Closed Session

Lyon/Kupsik motion to go into Closed Session pursuant to Wis. Stat. 19.85 (1)(b) for considering licensing of Lisa M. Anderson by a board or commission or the investigation of charges against such person and the taking of formal action on any such matter (City Attorney Draper)

Roll Call: Hougen, Wall, Mott, Hill, Kehoe, Kupsik, Taggart and Lyon voted "yes." Unanimously carried.

The Council entered into Closed Session at 8:26 p.m.

Hill/Taggart motion to return to open session pursuant to Wisconsin Statutes 19.85 (2) and take action on any items discussed in Closed Session.

Roll Call: Hougen, Wall, Mott, Hill, Kehoe, Kupsik, Taggart and Lyon voted "yes." Unanimously carried. The Council reconvened in open session at 8:38 p.m.

Taggart/Hill motion to deny. Alderman Kupsik said based on the applicant's background check, he did not believe the applicant would perform the duties of the job in a responsible manner.

Roll Call: Hougen, Wall, Mott, Hill, Kehoe, Kupsik, Taggart and Lyon voted "yes." Unanimously carried.

Adjournment

Mott/Kehoe motion to adjourn at 8:39 p.m. Unanimously carried.

/s/ Michael D. Hawes, City Clerk

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE COMMON COUNCIL

ORDINANCE NO. 13-17

**AN ORDINANCE TO AMEND THE ZONING MAP OF THE
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN**

WHEREAS, by recommendation of the Plan Commission a Zoning Map Amendment is made with the City of Lake Geneva, Walworth County, Wisconsin (the "City"), to rezone certain real property at 406 Wells Street, more specifically described as Tax Key Number ZOP 00353, all being situated entirely within the corporate boundaries of the City; and

WHEREAS, the City Plan Commission has convened a public hearing on the matter of the proposed Zoning Map Amendment, on August 19, 2013; and

WHEREAS, the City Plan Commission has recommended approval of the proposed Zoning Map Amendment;

NOW, THEREFORE, the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, does ordain as follows:

1. Pursuant to the provisions of Section 98-903 of the City Zoning Ordinance, the zoning classification of the below-described property is changed as follows:

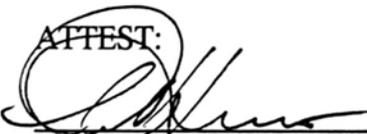
Neighborhood Business (NB) to Planned Development (PD)

2. The zoning map of the City of Lake Geneva, Walworth County, Wisconsin shall be amended in accordance with the above classification of property.

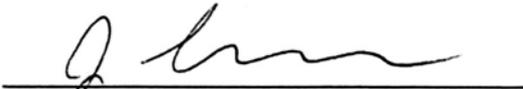
3. This Ordinance shall take effect upon passage and publication as provided by law.

4. Adopted, passed and approved by the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, this 26 day of August 2013.

ATTEST:



Michael D. Hawes, City Clerk

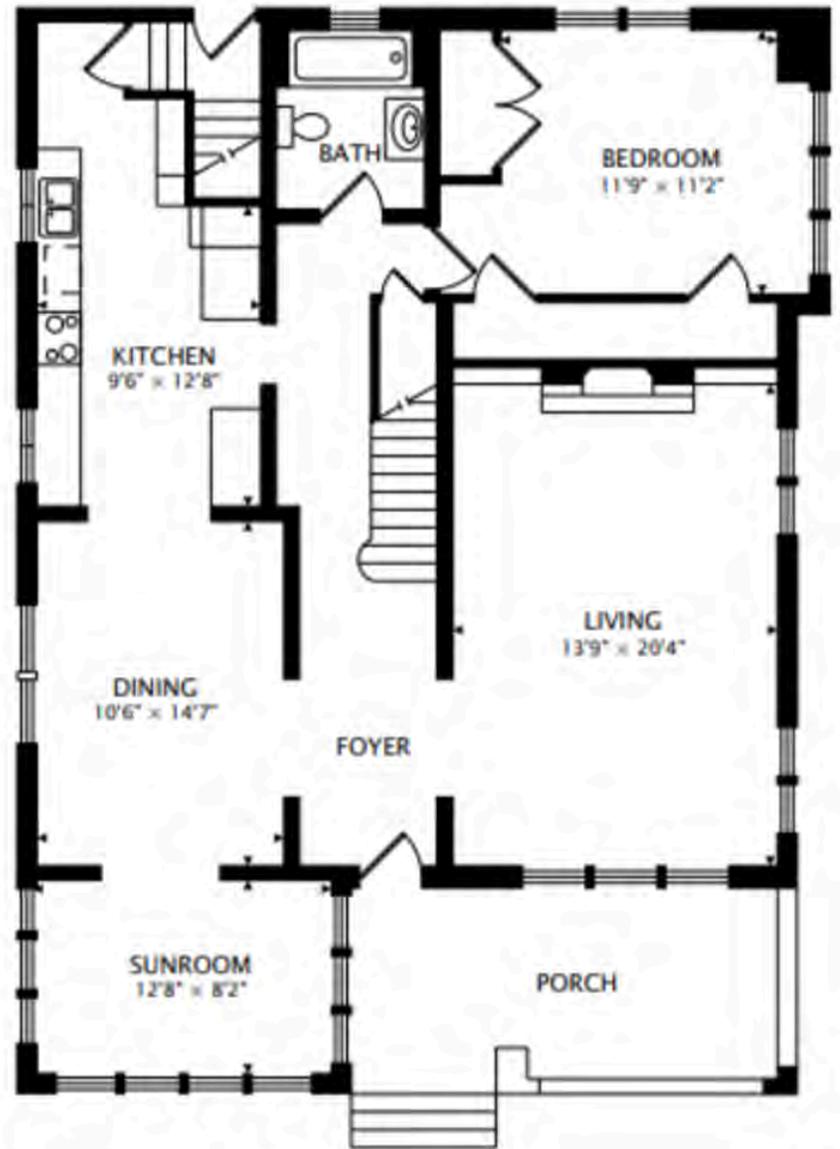


James R. Connors, Mayor

First Reading: 08/26/13
Second Reading: 8/26/13
Adopted: 8/26/13
Published: 9/5/13



SECOND
929 sq ft



MAIN
1199 sq ft

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

Agenda Item: #14

Applicant:
Omega Homes-Vistas LLC
210 O'Connor Dr.
Elkhorn, WI 53121

Request: General Development Plan (GDP) in the
Multi-Family Residential -8 (MR-8) zoning
district Tax Key No. ZA424700001

Description:

The applicant is submitting a request to for a General Development Plan (GDP) that would allow for the construction of 58 single family homes.

The step 3 of the Planned Development process is identified as the General Development Plan (GDP) in which this process the applicant is to give an outline to the proposed development that is identifying the scope of work for the development.

“This project has outstanding issues related to the City Water Tower that needs to be raised to an elevation that can supply adequate water pressures and fire flows”.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed General Development Plan (GDP):

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

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

Staff Review Comments:

No impacts to neighboring properties are anticipated.

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

A proposed GDP 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 General Development Plan (GDP) 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 General Development Plan (GDP) 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 General Development Plan (GDP) 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 General Development Plan (GDP) 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 General Development Plan (GDP) 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 General Development Plan (GDP) 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 General Development Plan (GDP) 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 General Development Plan (GDP) 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 General Development Plan (GDP) 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 General Development Plan (GDP) 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 General Development Plan (GDP) 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 General Development Plan (GDP) 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 General Development Plan (GDP):

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

APPLICATION FOR GENERAL DEVELOPMENT PLAN OR AMENDMENT

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):

2A424700001

SE 1/4 Sec 26, T2N, R17E, City of Lake Geneva, WI

Name and Address of Current Owner:

Omega Homes-Vistas LLC

210 E OConnor Drive Ste 101 Elkhorn, WI 53121

Telephone No. with area code & Email of Current Owner: (630)939-4461

giampoli@omegahomes.net

Name and Address of Applicant:

Omega Homes-Vistas LLC

210 E OConnor Drive Ste 101 Elkhorn, WI 53121

Telephone No. with area code & Email of Applicant: (630)939-4461

giampoli@omegahomes.net

Proposed Use: Single family residential subdivision

Zoning District in which land is located: M2-B

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

Ryan W Cardinal PE - Cardinal Engineering LLC

201 Broad St Ste 201 Lake Geneva WI 53147

Short statement describing activities to take place on site:

Improvement/new construction of roads and infrastructure to service 58 new single family lots and dwelling units

GDP fee \$400.00, payable upon filing application

5/9/19
Date


Signature of Applicant

THE VISTAS OF LAKE GENEVA
GENERAL DEVELOPMENT PLAN NARRATIVE

OMEGA  HOMES



Location:

The project is a redevelopment of the remaining lands which were once planned for an upscale condo project (142 Units). The site is 17.26 acres located in the Northwestern section of the City. It is bordered on the north by LaSalle Street, on the west by the Hillcrest Condominium, the south by The Cottages of Lake Geneva Condominium, Lake Geneva Hills subdivision, and the Lake Geneva Woodlands condominium, and on the east, by Whispering Hills Condominium. It also includes former lots in Oakdale Estates, including the vacated Right of Way of Oakdale Street.

Existing Conditions:

Currently the property is the remains of the Hillcrest Condominium project. All the Sewer and Water was designed by, constructed under the supervision of, and is currently being maintained by the Utility Company. Several meetings have been held with the Utility Company and there is currently a need to upgrade their system to provide adequate water pressure for this area of the City, as the central area of the development is above an elevation where water pressure is adequate for the City's operational standards of the water tower servicing these elevations. This project will be able to use most of the existing utilities. This project will be able to add paying customers to help defray the cost of operation, maintenance, and sinking cost of these facilities. The project is expecting to utilize some of the existing storm sewer system, with upgrades and piping modifications installed as needed. 3 Cul-de-sacs, stormwater, and common spaces, including stormwater control facilities are proposed to be constructed on outlots, owned and maintained by a Homeowner's Association. The Development also includes constructing two new road which will be dedicated to the City of Lake Geneva.

Proposed improvements:

- Construction in phases of 58 single family lots and dwelling units.
- Removal of existing water and sewer service laterals.
- Water Mains will be added.
- Sewer Mains will be added.
- Sanitary Sewer will be completed from the partial state it exists today, ie flow lines installed in the bottom of manholes.
- Some existing Storm Sewer will be removed.
- The site, which was originally designed to be multi-family condominiums, will be regraded to accommodate the single-family homes.
- The project will be platted, and new public roads will be dedicated. 3 cul-de-sacs will be platted as outlots and the Homeowners Association will be required to maintain and provide snow removal.
- Constructing additional roadway system. Construct 3 cul-de-sac drives on land to be owned and maintained by the homeowners.
- Sidewalks will be included in the Right-of-Way of the new Streets.
An open space area will be developed to provide recreational opportunities for the Homeowners.
- A Storm Sewer system will be designed and installed to meet current City's standards.
- The existing La Salle Street will remain. Curb and gutter will be added to the both sides of the pavement.
- Existing Landscaping will be updated.
- Existing land surface will be modified to accommodate the proposed housing units but will not be drastically changed.

- Stormwater Management facilities will be completed.
- Landscaping added to existing public Right-of-Way and proposed private roads.
- Landscape package will be included in each home package.
- Homes will be predesigned, built and sold by developer.
- The Developer intends to build homes on all lots prior to sale.
- Two models will be constructed to market homes and will be sold upon project completion.

Benefits of PUD:

- Infill development, does not require converting exiting natural areas to housing.
- Takes advantage of exiting "in place" utilities.
- Fills a need for housing for current City's full-time residents and Lake Geneva workers seeking to relocate to the City.
- Provides additional passive recreational open space for residents
- Provides additional income to Utility Company without adding additional infrastructure.
- Increases the tax base of the City.
- Does not add to the transportation cost for the School District.

Phasing:

The project will be developed in Phases.

- The attached exhibit shows the proposed 4 phases.
- Phase 1 will be along existing LaSalle Street.
- Phase 2 will be the easterly section of the PUD.
- Phase 3 will be the westerly section of the PUD.
- Phase 4 will be the center section.

Water Pressure:

The developer will agree to work with the City to stagger the development to accommodate the plan improvements to the City's Water System. This may require the Developer to agree to install a water pressure booster system for any house constructed with a first-floor elevation at 1000 feet elevation or above. The developer will not install construct more than 10 homes at this elevation or above until the City has completed the upgrade to the system. This units will be installed by the Developer but will be operated by the City. At such time the City approves the conversion of the system to a standard hook-up. The Developer agrees to convert these houses at no cost to the City.

Mail Delivery:

The developer will work with the USPS to determine placement of all the mailboxes in the subdivision and will agree to placement of multiple mail boxes in the Outlots, if requested by the USPS.

Signage:

The developer will create 2 Outlots for the placement of landscaped signs at both entrances to the project.

A detailed plan for the signs will be submitted to the City's Planning Department and approved by said Department prior to the construction in these Outlots.

The Developer will also work with the current Condominium Association which has a sign located in the Right-of Way on Edgewood Road at the entrance from Elkhorn Street, to add a sign identifying the Development.

Requested Exemptions:

- Minimum Frontage on a Public Road
- Minimum lots sizes
- Side and rear yard setbacks
- Private Cul-De-Sacs
- Architectural
 - Allow garage to be minimum 40% façade width
 - Allow garage plane to be a minimum two feet behind the porch rather than the main plane of the home
- Time Considerations
 - Given the size of this development plan, the GDP approval must provide ample time for Developer to develop the project in phases based on market demand. As part of our GDP application, we are requesting that certain process and approval requirements set forth in Section 98-905 of the Zoning Ordinance and for preliminary and final plats be waived. Specifically, we request that Section 98-905(7), (9), (10) concerning conditional use permits be waived, as the scope of this project does not align with the time restrictions contained therein. Further we request that the time restrictions contained in Section 98-908(7) shall be waived. Further we request that the time restrictions in Section 914(7)(a)(9)(a) and those stated on the GDP application be waived. In addition to the waivers requested herein, we generally requested that similar time restrictions not specifically referenced be waived to allow the develop the project to be completed in reasonable phases based on market demand.
- Early start permits to begin the improvements such as mass grading, detention, and utilities

- Occupancy on House subject to the limit of elevation and pressure boosting systems as outlined in this submittal.

General Conceptual Landscape Plan and Signage Plan Enclosed

Proposed Phasing

Depending on the timing of the water pressure improvements, the site is proposed in multiple phasing. In the enclosed plans, you will find an Exhibit for phasing. It is our desire to develop the project in accordance with the Phasing schedule allowing the lowest elevations to be constructed first and moving towards the higher elevations in the future.

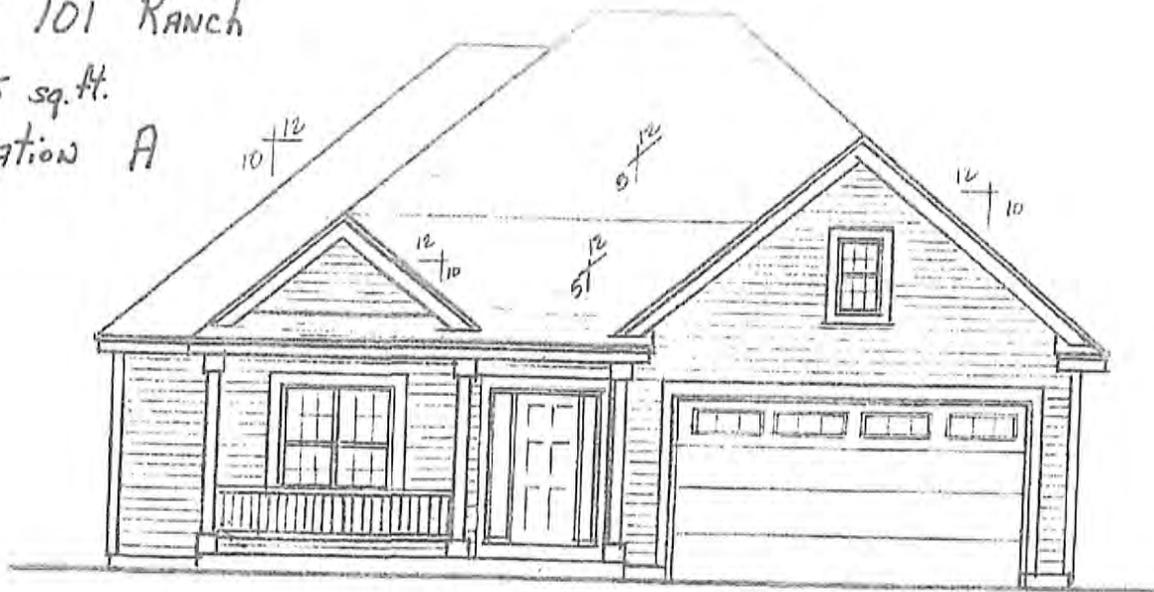
- This Exhibit allows for a natural build out that highlights the subdivision and encourages continued construction.
- Majority of mass grading and stormwater facilities will be constructed under Phase 1.
- Hillview Drive will be constructed in Phase 1.
- Most of the infrastructure and roadwork to be completed along with the homes and eliminates dead ends that need temporary turn arounds while waiting for future phases

Omega Homes-Vistas, L.L.C. ("Omega") will offer as many as nine house plans for sale which will include 3 Ranch designs, 3 Two Story designs with a first floor Master Bedroom, and 3 Two Story designs. These homes ranging in size from 1,595 to 2,588 square feet will include basements, 3 to 4 bedrooms and 2 car garages. Attention in design was given to Lake Geneva's requirement to set the garage 2 feet behind the front of other sections of the front elevations. Omega's sale presentation will take place in 3 decorated model homes currently planned on Lots # 12-14 located on LaSalle Street. Community signs identifying "Vistas of Lake Geneva" will be located on Homeowners Association property at the front and back of the Community.

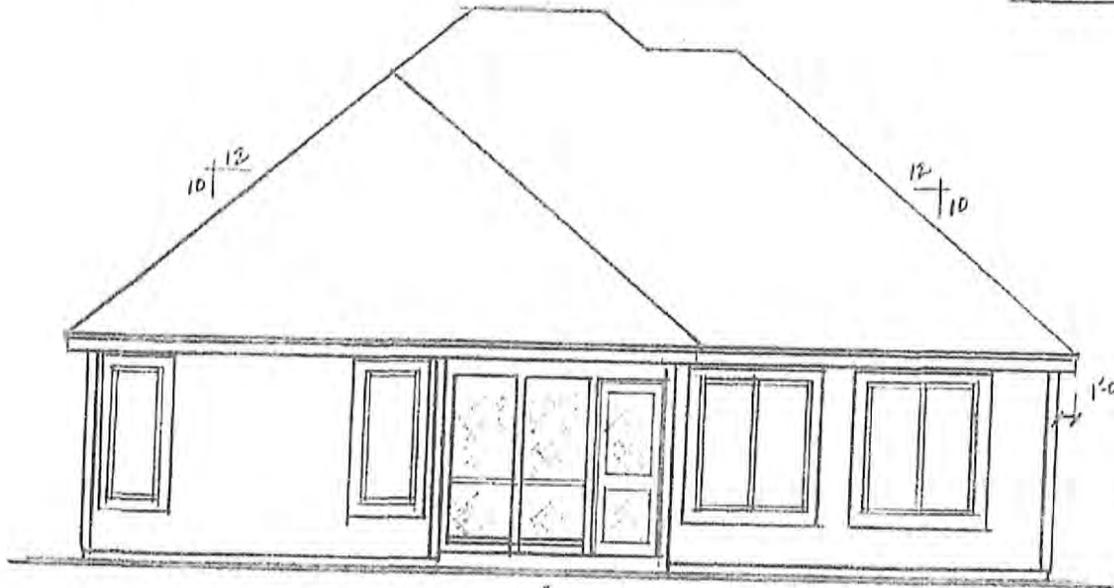
PLAN 101 RANCH

1,595 sq. ft.

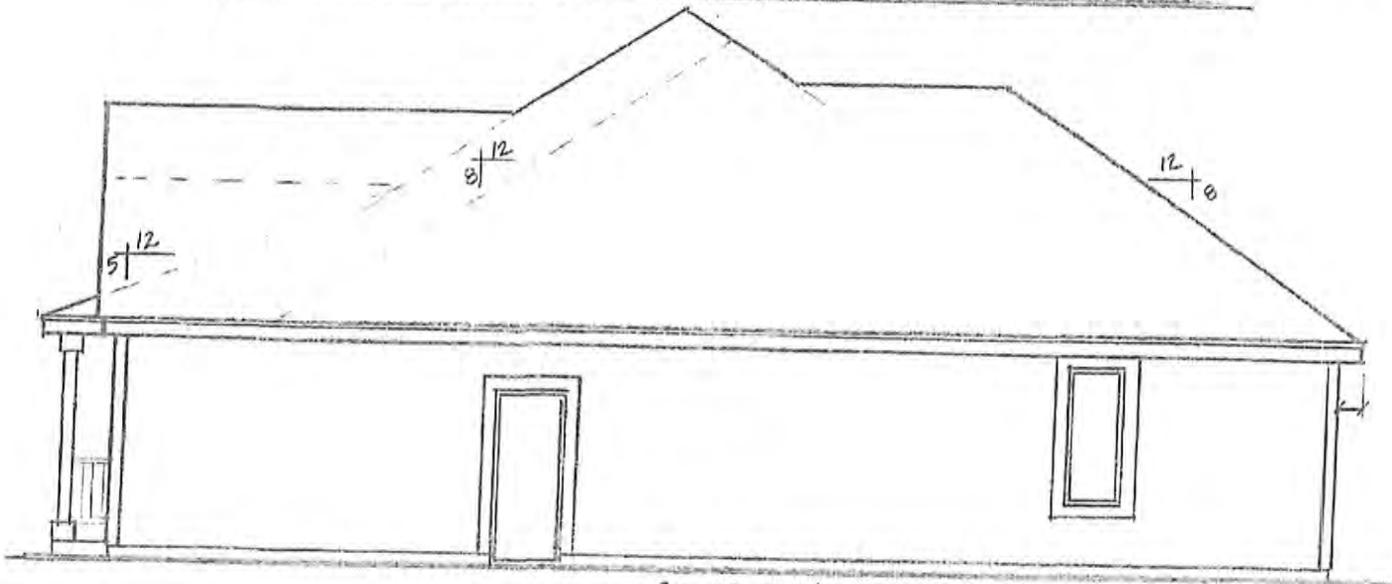
Elevation A



FRONT ELEV.



REAR ELEV.



RIGHT ELEV.

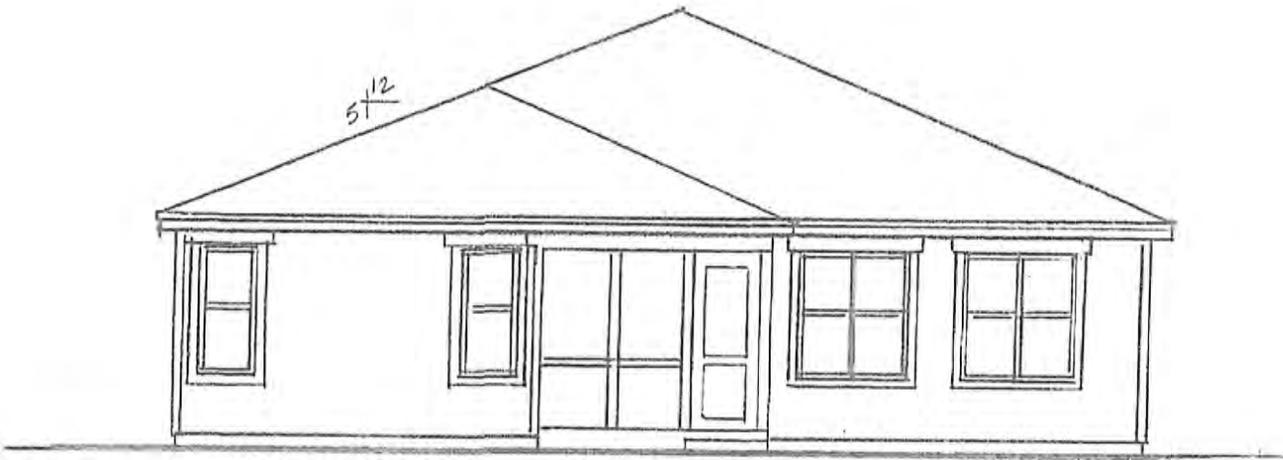
PLAN 101 Ranch

1,595 sq. ft.

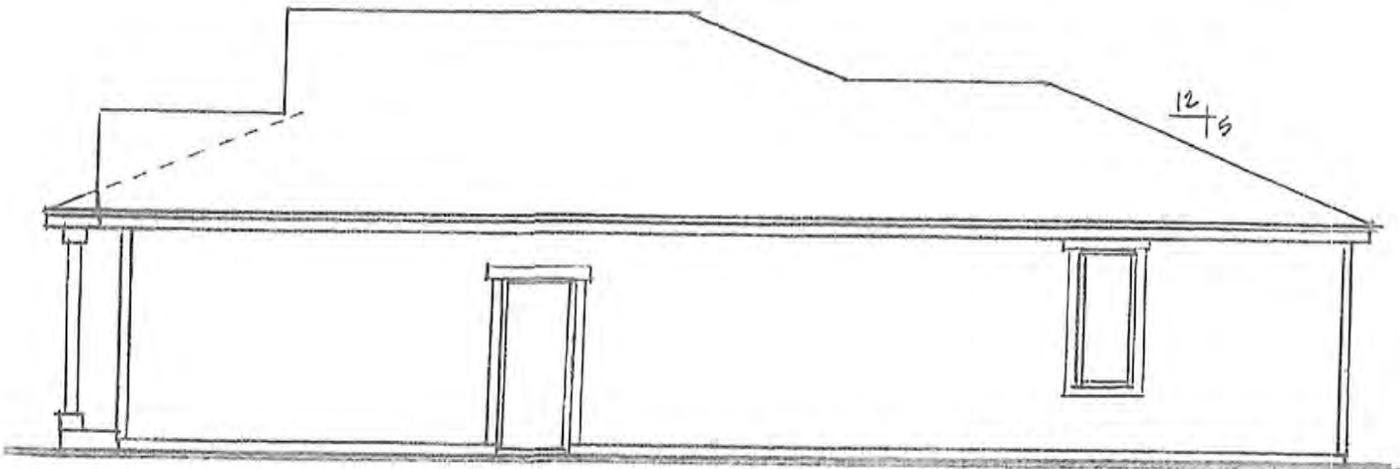
Elevation C



FRONT ELEV.



REAR ELEV.

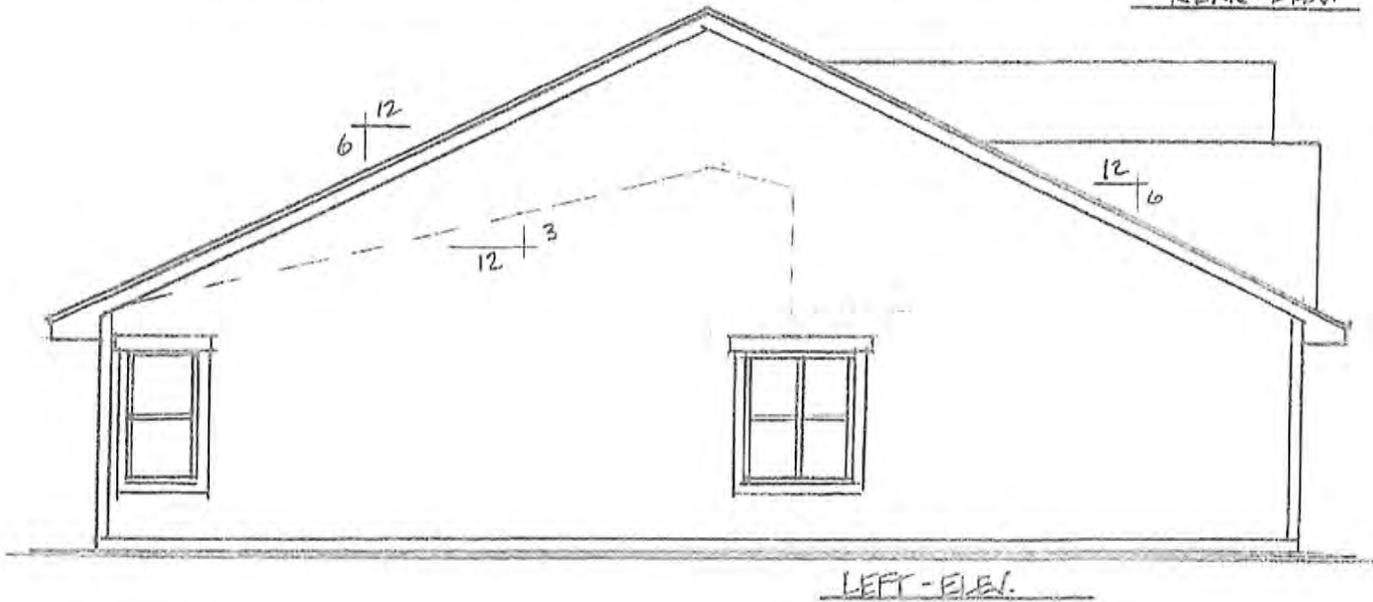
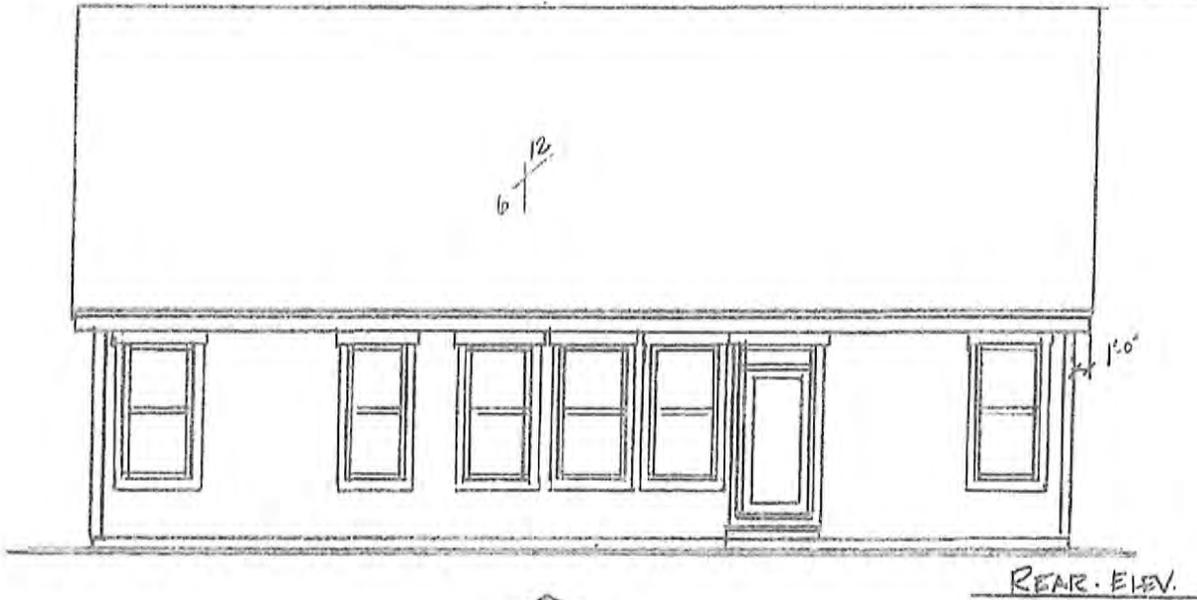


RIGHT-ELEV.

PLAN 201 RANCH

1,800 sq. ft.

Elevation C



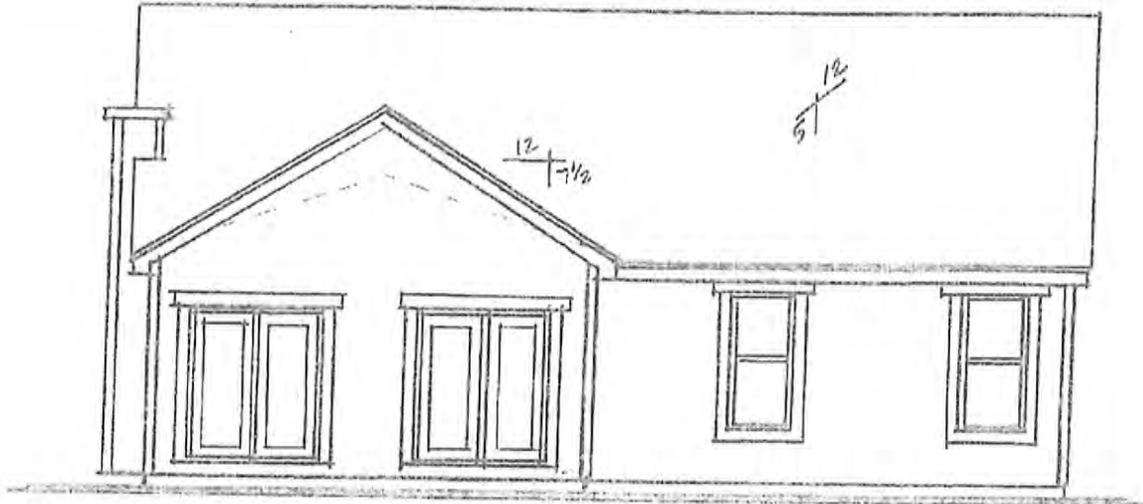
PLAN 301 Ranch

1,990 sq. ft.

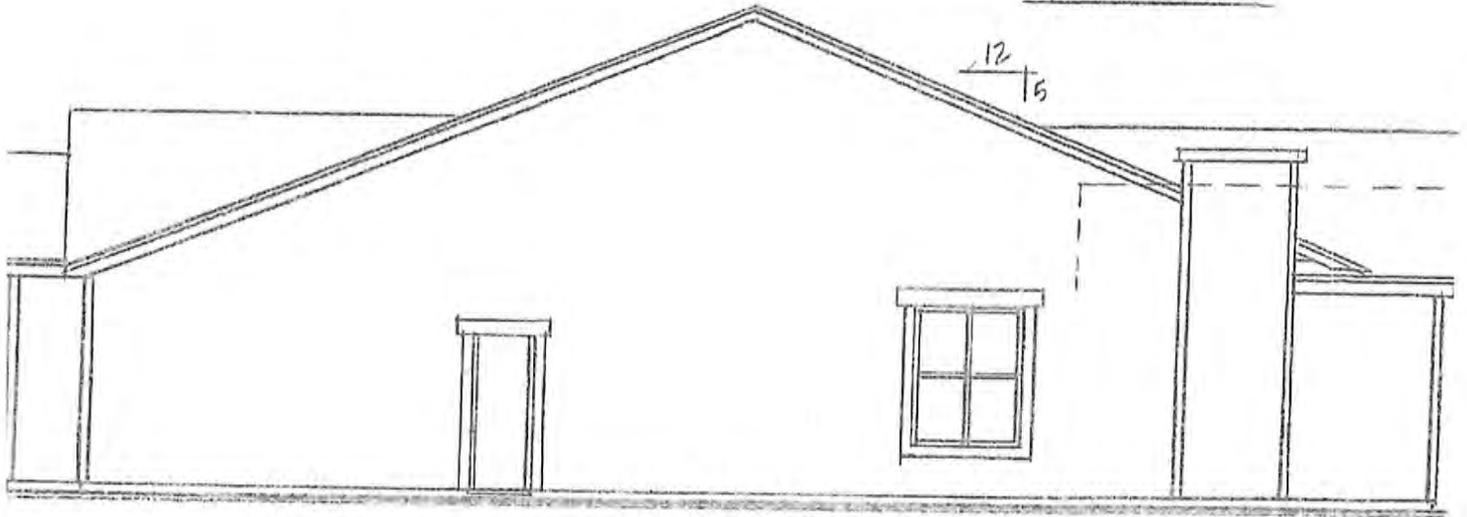
Elevation C



FRONT ELEV.



REAR ELEV.

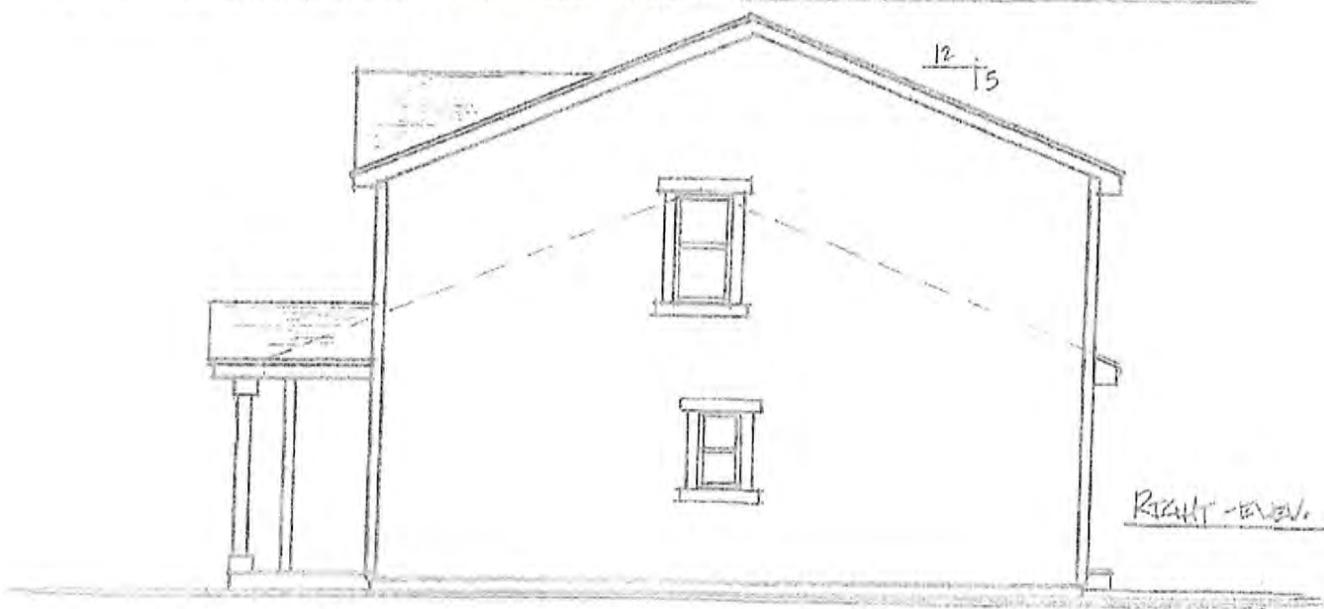


RIGHT ELEV.

Plan 401 2-Story

1,798 sq. ft.

Elevation C



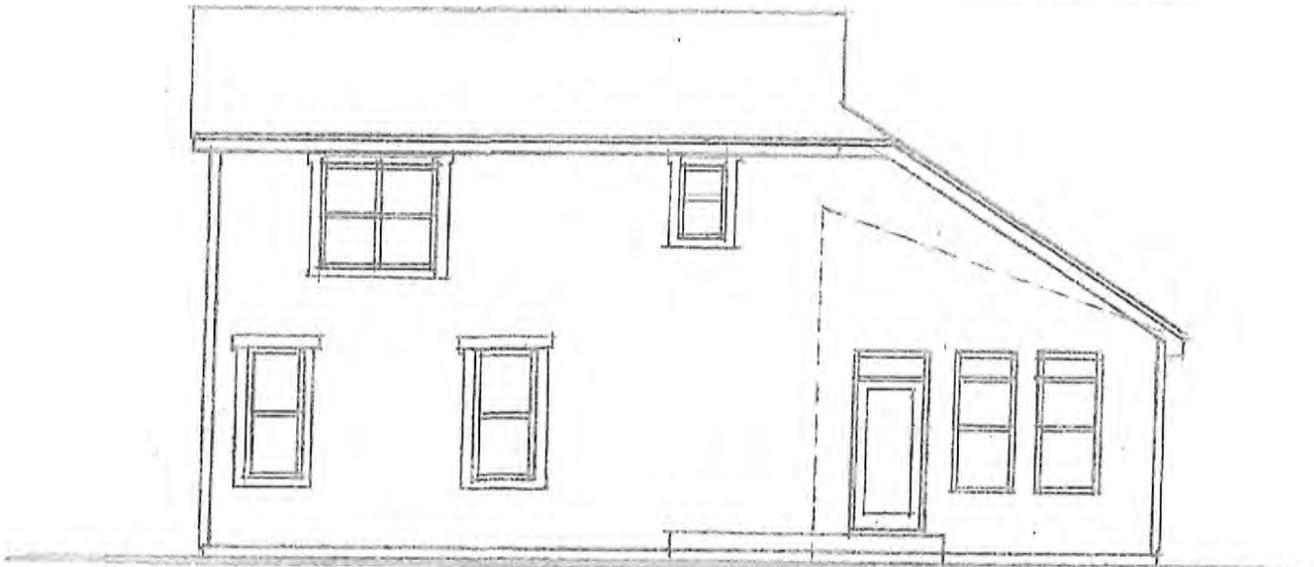
PLAN 501MD 2-Story

1,972 sq. ft.

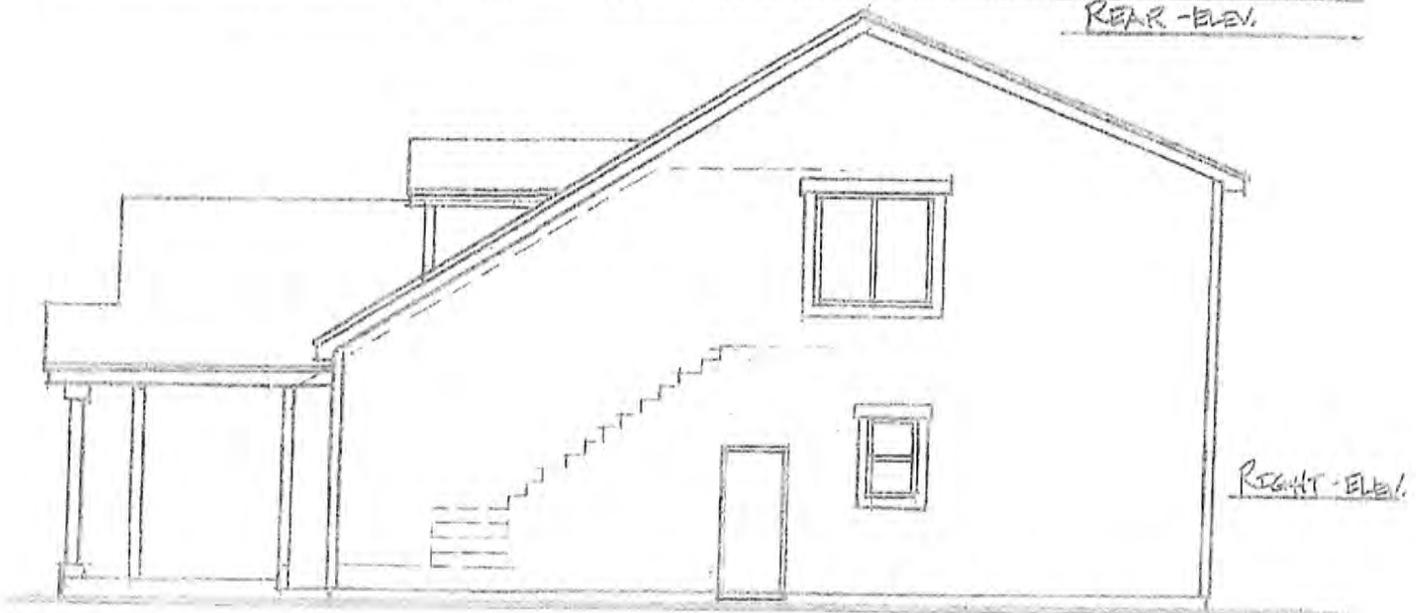
Elevation C



FRONT - ELEV.



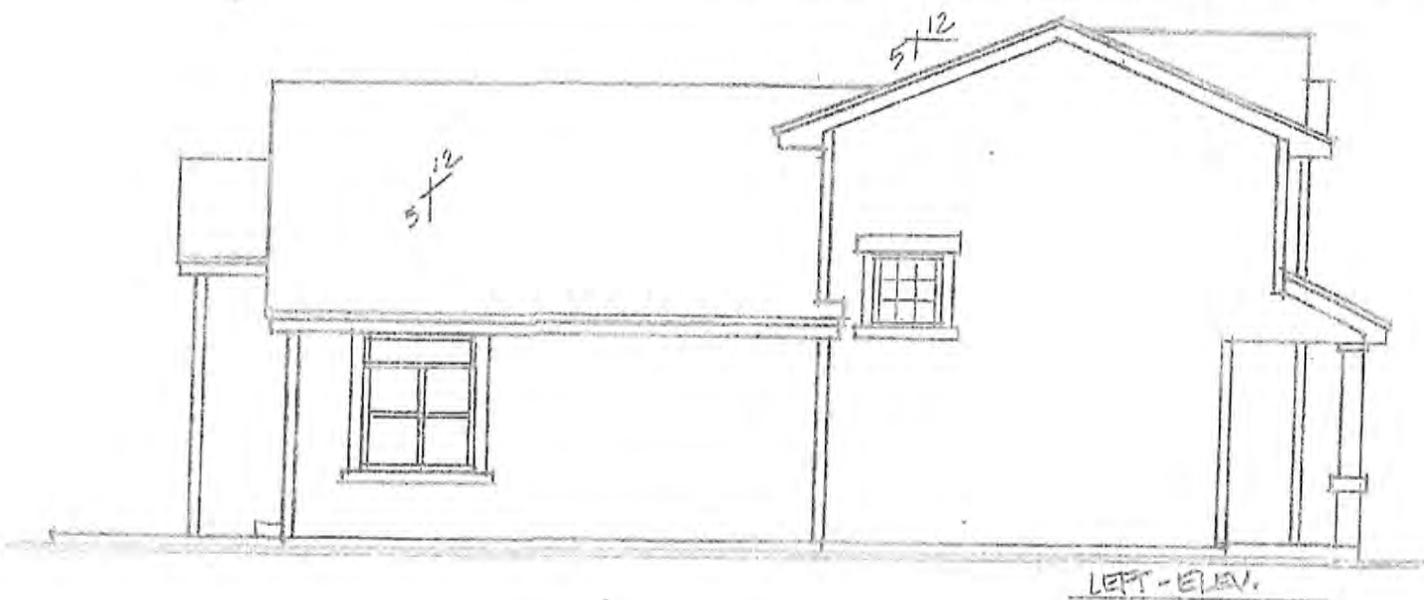
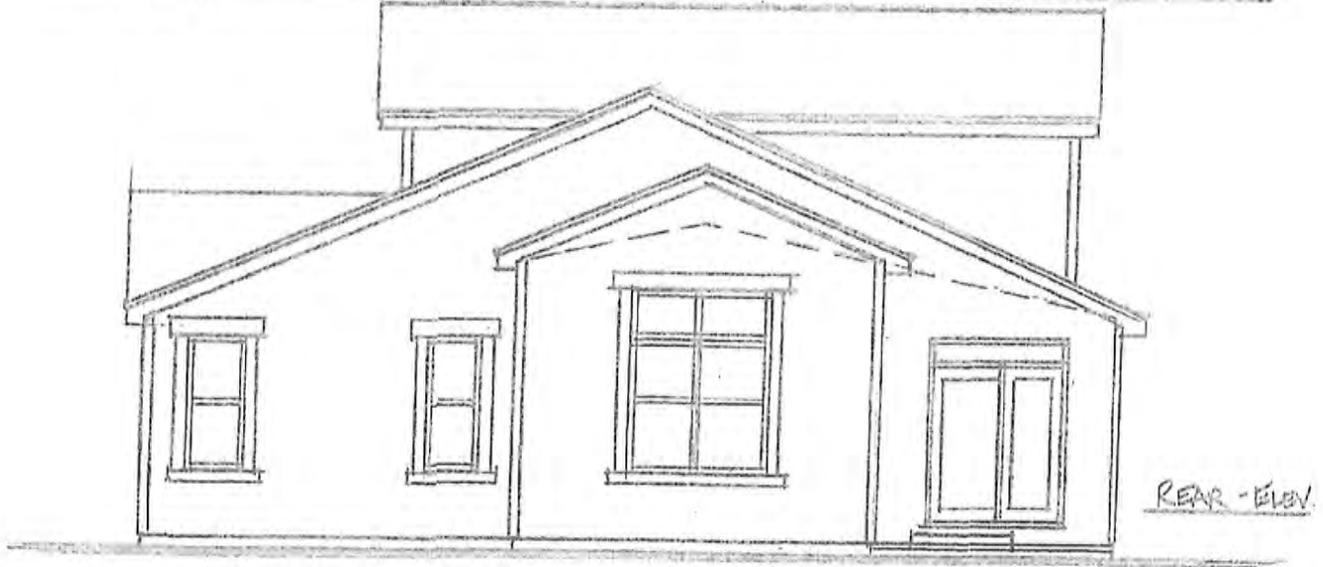
REAR - ELEV.



RIGHT - ELEV.

PLAN 601MB 2-Story

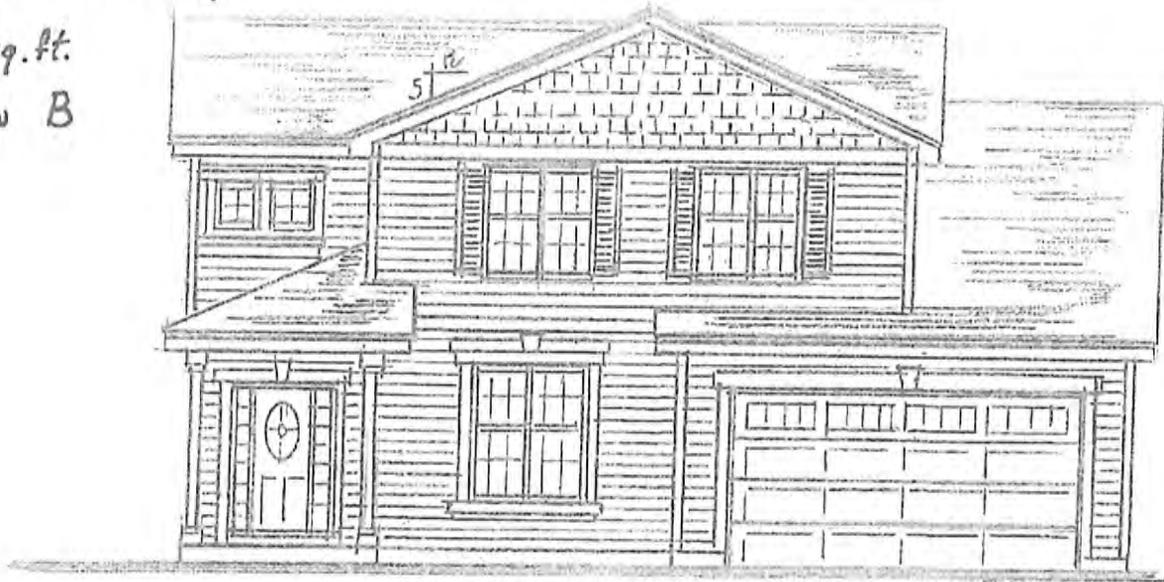
2,065 sq.ft.
Elevation B



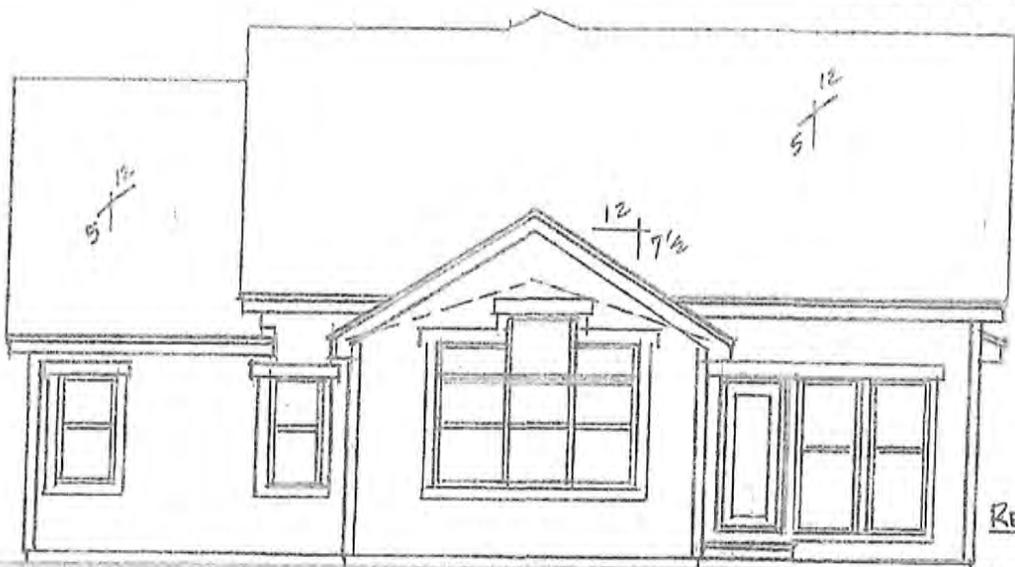
Plan 701 MD 2-Story

2,194 sq. ft.

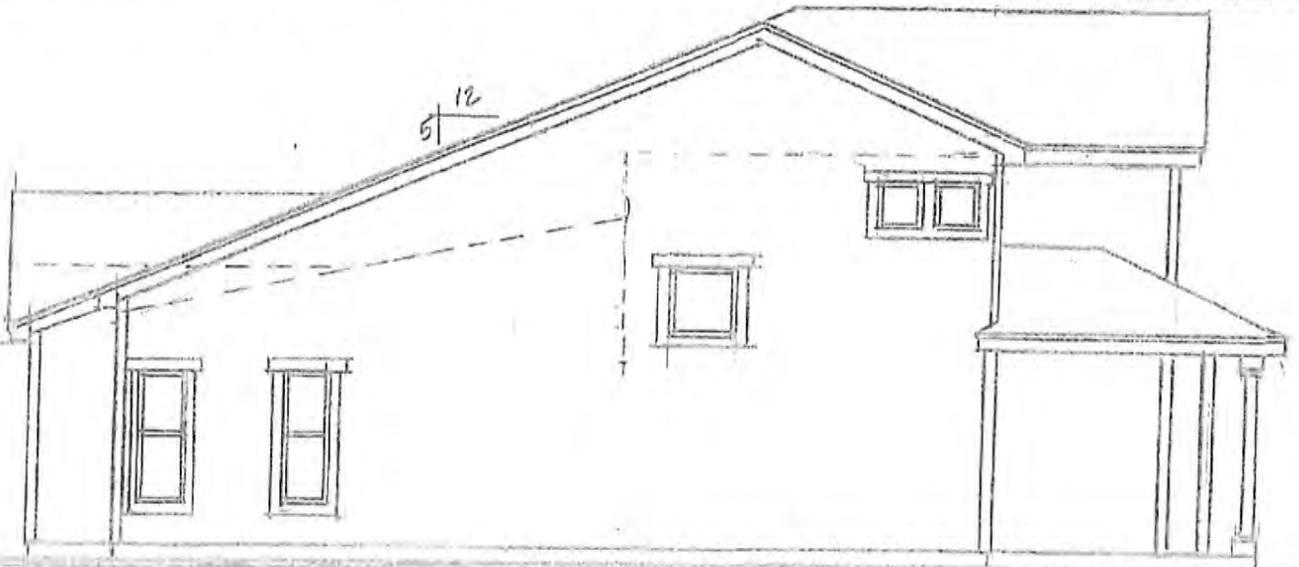
Elevation B



FRONT-ELEV.



REAR-ELEV.

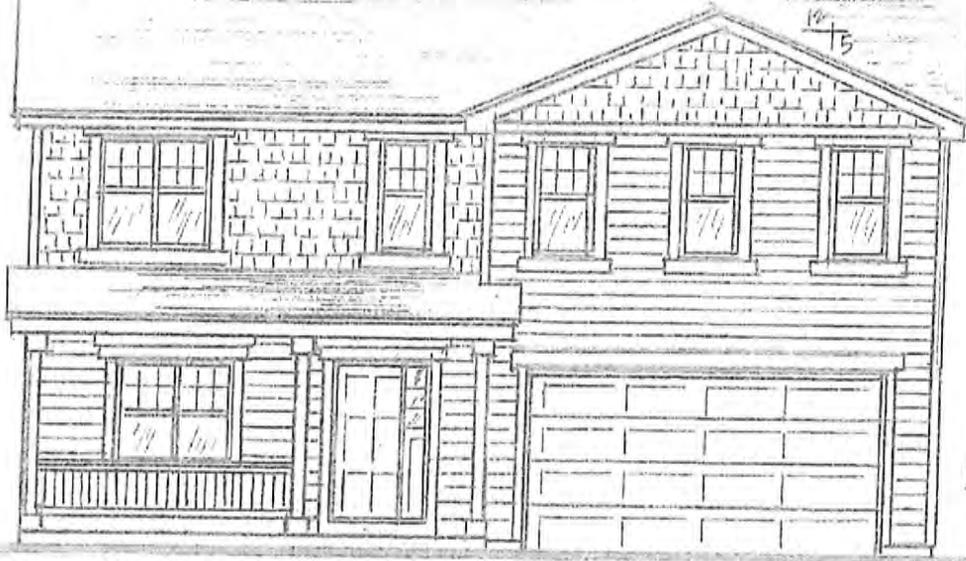


LEFT-ELEV.

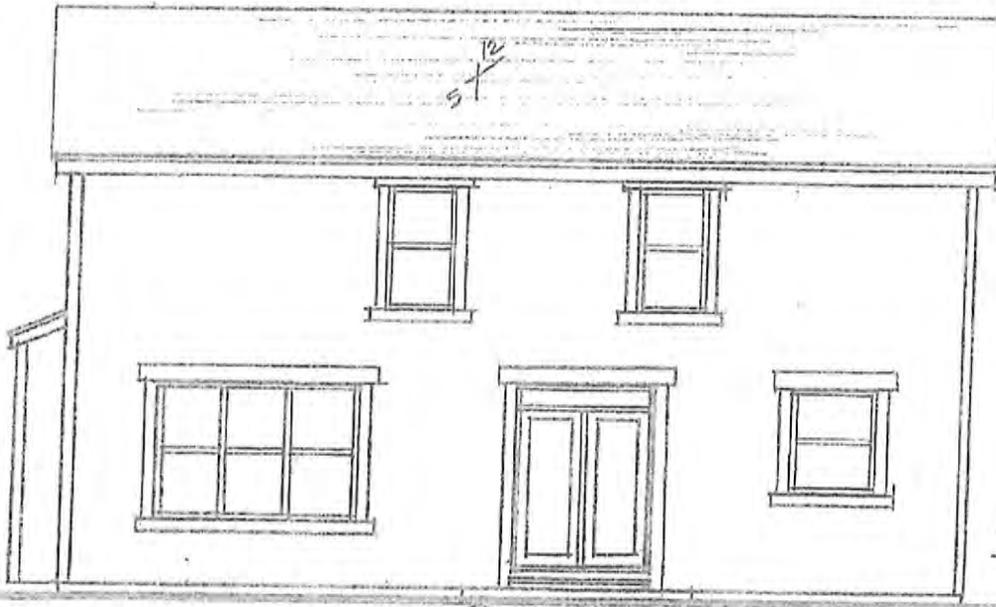
PLAN 801 2-Story

2,400 sq.ft.

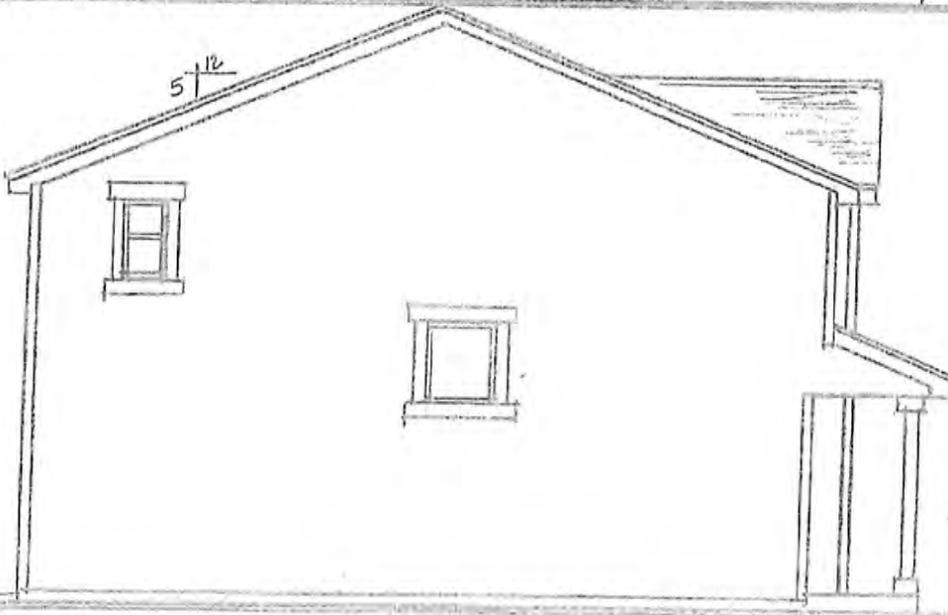
Elevation B



FRONT-ELEV.



REAR-ELEV.

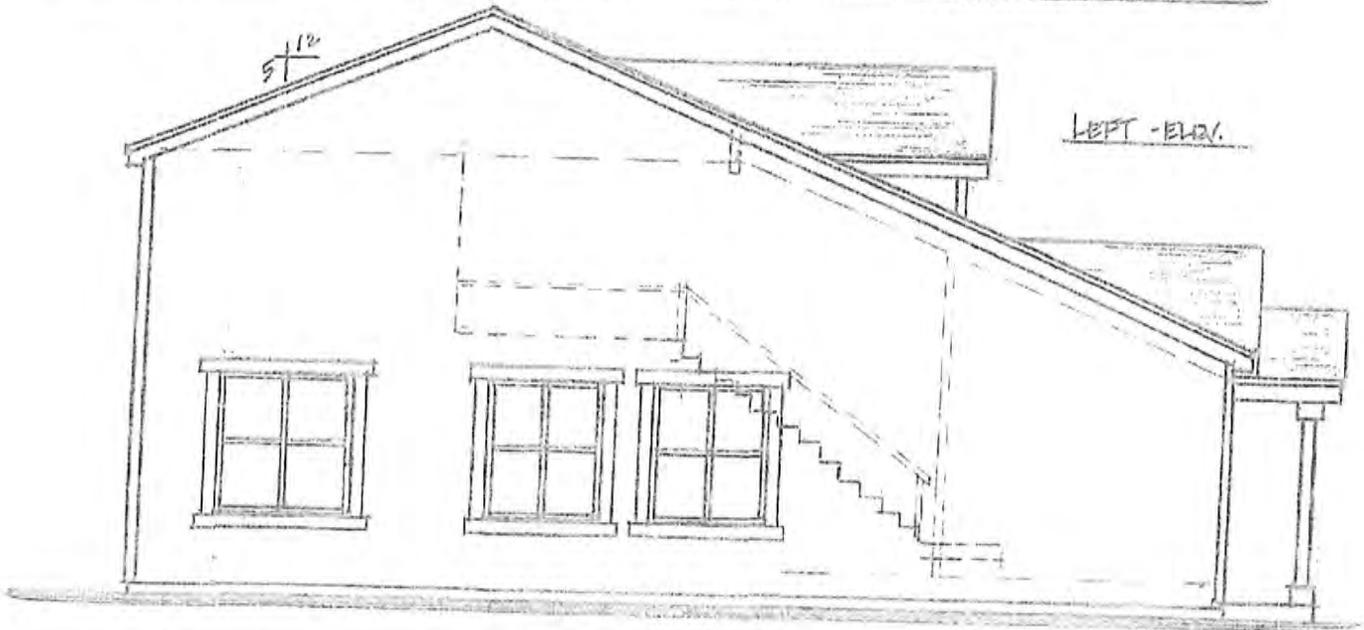
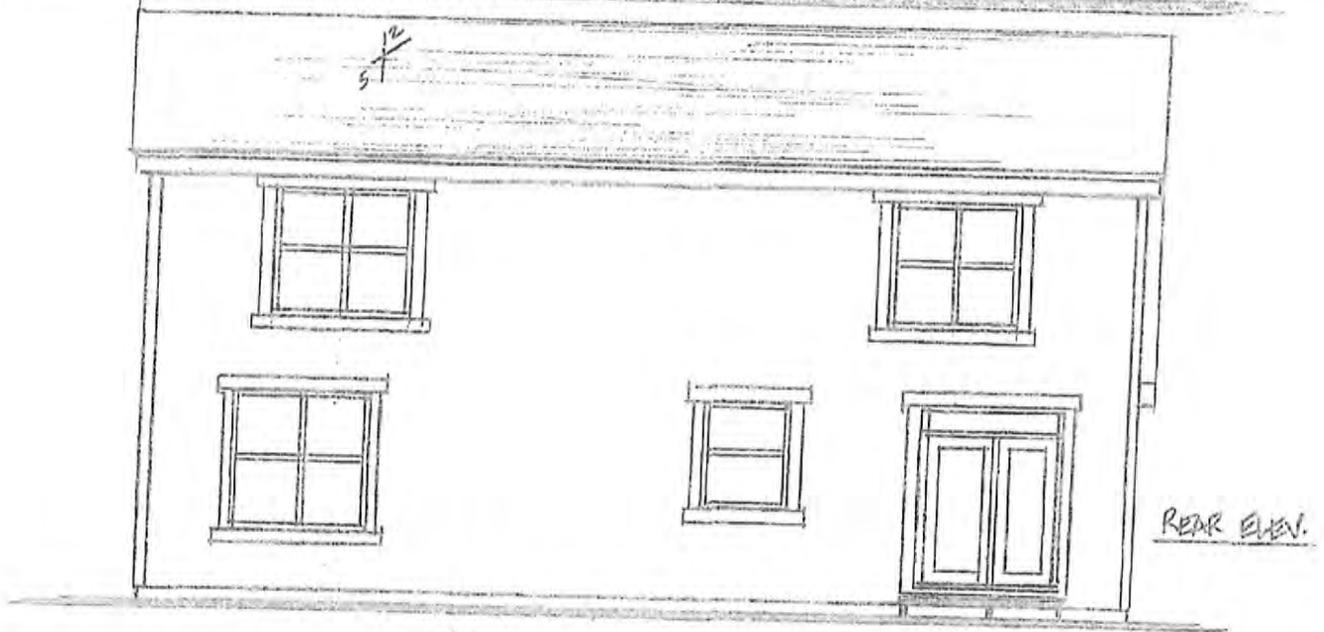


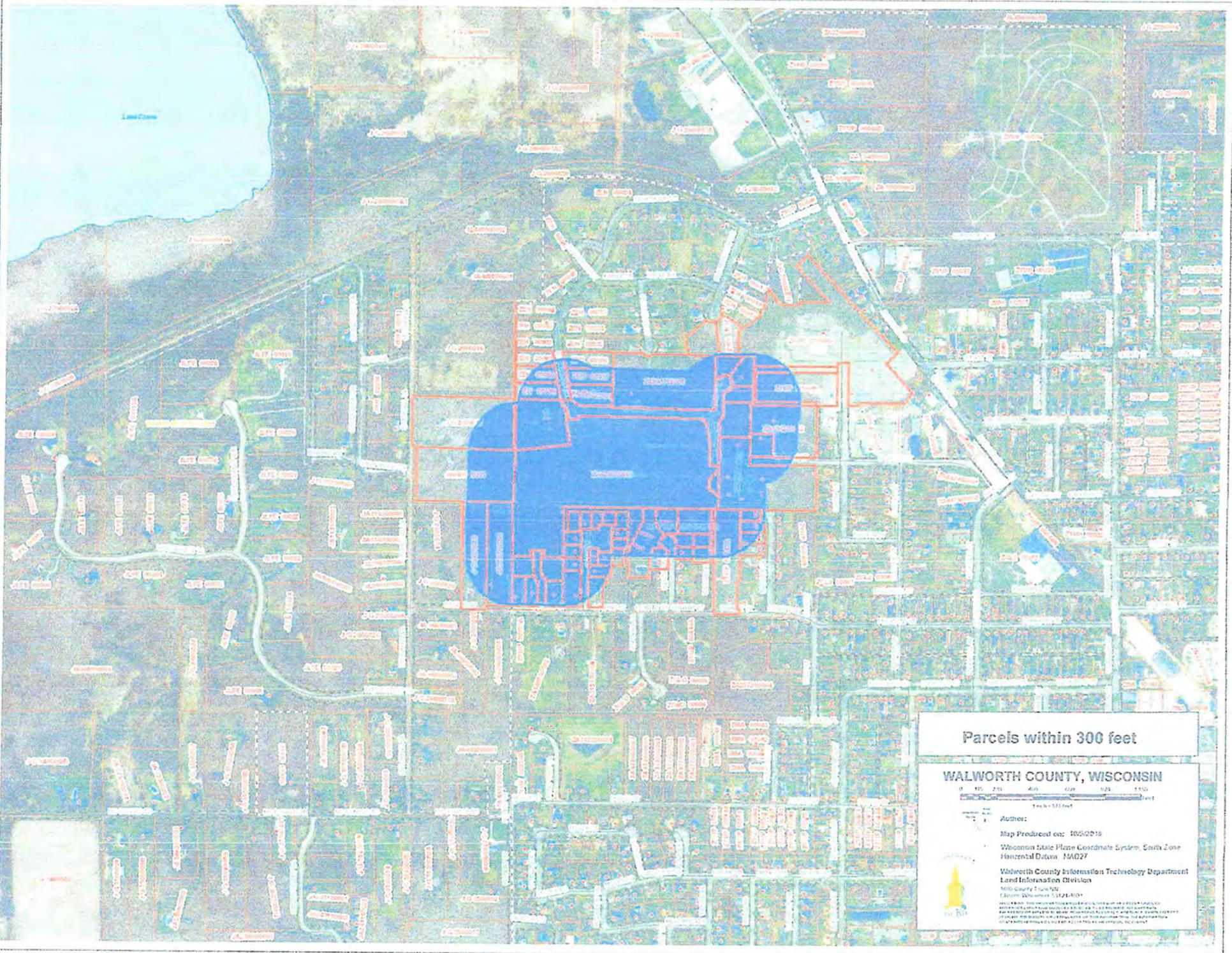
LEFT-ELEV.

PLAN 901 2-Story

2,588 sq. ft.

Elevation C





Parcels within 300 feet

WALWORTH COUNTY, WISCONSIN



Scale: 1:100 feet

Author:

Map Produced on: 10/20/18

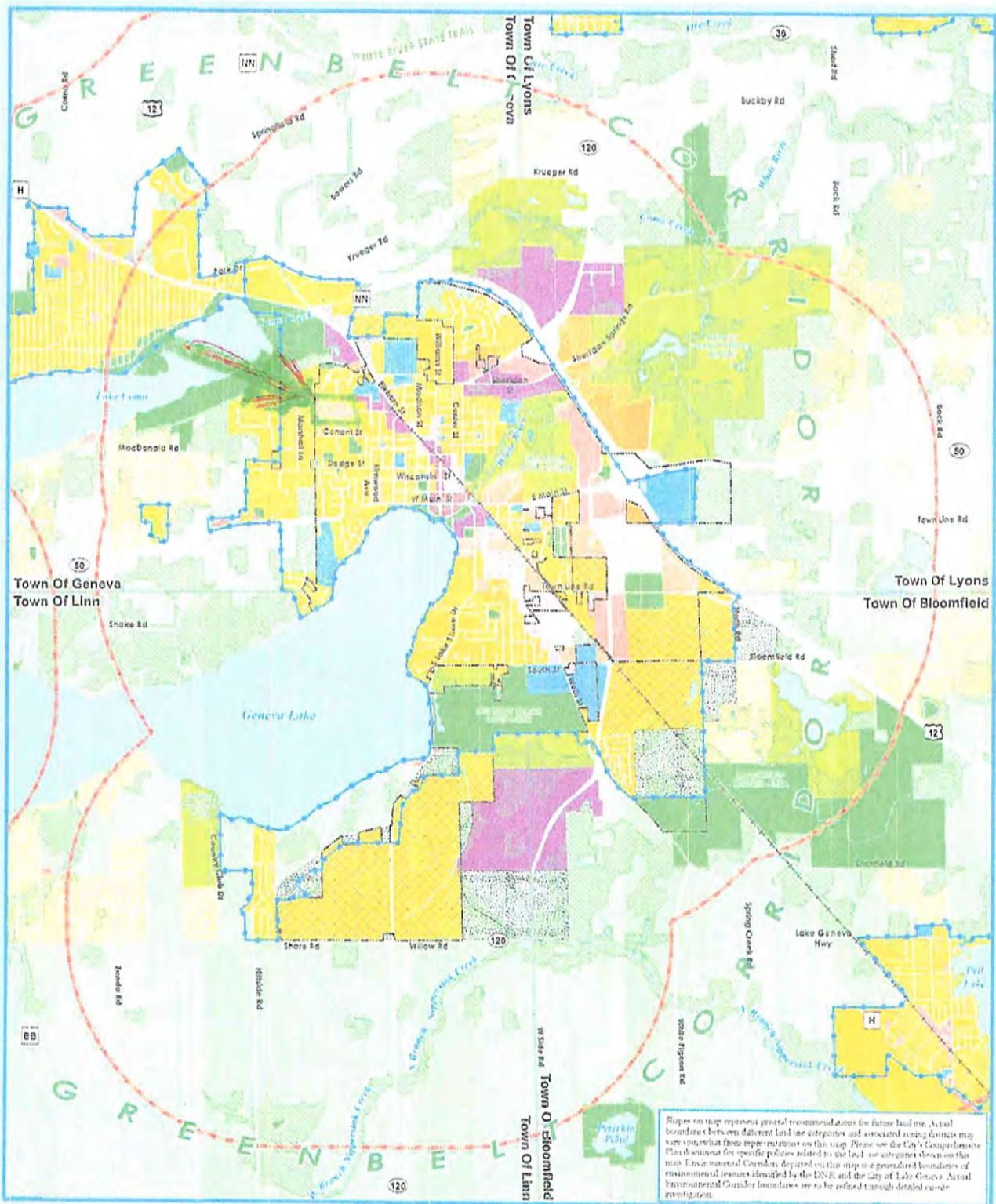
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD27

Walworth County Information Technology Department
Land Information Division

Map County: Walworth
District: Walworth 5124-001

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Stiples on map represent general recommendations for future land use. Actual boundaries between different land use categories and associated zoning districts may vary somewhat from representations on this map. Please see the City's Comprehensive Plan document for specific policies related to the land use categories shown on this map. Environmental Corridor boundaries depicted on this map are general boundaries of environmental issues identified by the DNR and the City of Lake Geneva. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

Map 5a: Future Land Use - City of Lake Geneva Comprehensive Plan

Land Use Categories

- Agricultural & Rural
- Single Family Residential - Exurban
- Single Family Residential - Urban
- Two-Family/Townhouse Residential
- Multi-Family Residential
- Planned Neighborhood
- Neighborhood Mixed Use
- Planned Office
- Planned Business

- Central Business District
- Planned Mixed Use
- Planned Industrial
- General Industrial
- Industrial & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor
- Long Range Exurban Growth Area

- City of Lake Geneva Township Boundary
- Urban Service Area Boundary
- Extraterritorial Jurisdiction Boundary
- Parcels
- Surface Water
- Abandoned Railroad



Adopted: October 24, 2014
 Source: SFWRPC, WIDNR, Walworth County IJO, V&A

OMEGA HOMES



VISTAS OF LAKE GENEVA

GENERAL DEVELOPMENT PLAN MAY 10, 2019

CIVIL DRAWING INDEX

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2-12	EXISTING CONDITIONS PLAN
3-12	DEMOLITION PLAN
4-12	SITE PLAN
5-12	GRADING PLAN
6-12	UTILITY PLAN
7-12	PLAN AND PROFILE
8-12	PLAN AND PROFILE
9-12	PLAN AND PROFILE
10-12	PLAN AND PROFILE
11-12	PLAN AND PROFILE
12-12	PLAN AND PROFILE



NOT FOR CONSTRUCTION

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www.DiggersHotline.com

ALL SPECIFICATIONS ARE REFERENCED TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION. DETAILS UNDER CARDINAL ENGINEERING LLC TITLE BLOCK TAKE PRECEDENCE.

WISDOT STANDARD DETAILS TO BE FOLLOWED INCLUDE, BUT NOT LIMITED TO THOSE PROVIDED AT THE END OF THIS PLAN SET. ONLY SPECIFICATIONS OR DETAILS PROVIDED UNDER THIS PROJECT TITLE BLOCK SUPERCEDE THE REFERENCED WISDOT SPECIFICATIONS.

CLIENT

OMEGA HOMES-
VISTAS, LLC

VISTAS OF LAKE GENEVA
LAKE GENEVA, WI

TITLE SHEET

GDP



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-4778
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	
PROJECT NUMBER	1701345
DATE	5/10/19
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	RWC

SHEET NUMBER

1 OF 12

CLIENT

OMEGA HOMES-
VISTAS, LLC

VISTAS OF LAKE GENEVA
LAKE GENEVA, WI

EXISTING CONDITIONS PLAN

GDP



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

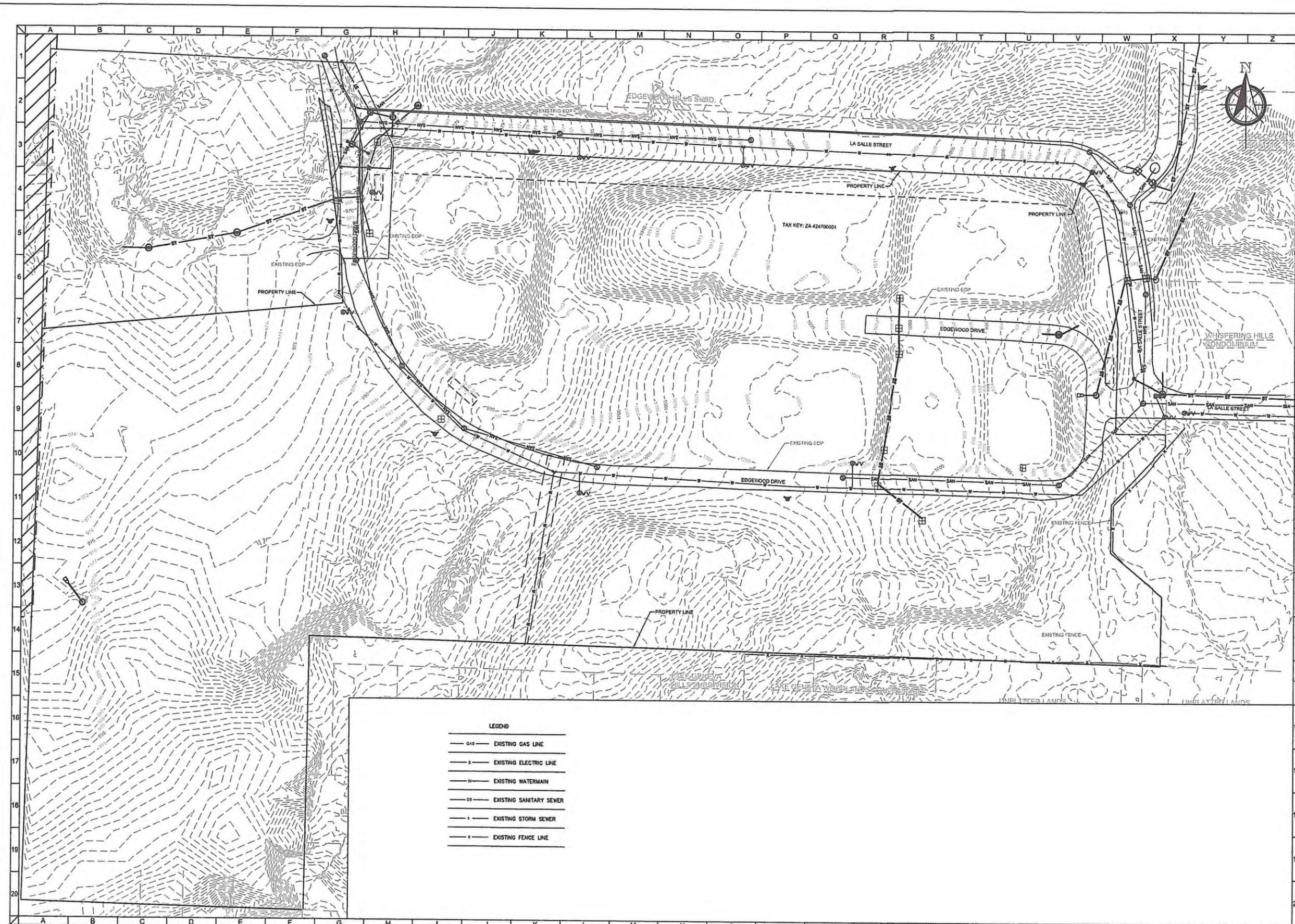
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LAKE GENEVA, WI 53147
262-757-4770
CARDINALENGINEERINGW.COM

NO.	REVISION DESCRIPTION	REV DATE

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PROJECT NUMBER	1701345
DATE	5/10/19
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	RWC

SHEET NUMBER

2 OF 12



LEGEND

— GAS —	EXISTING GAS LINE
— E —	EXISTING ELECTRIC LINE
— W —	EXISTING WATERMAIN
— SS —	EXISTING SANITARY SEWER
— S —	EXISTING STORM SEWER
— F —	EXISTING FENCE LINE

CLIENT
OMEGA HOMES-
VISTAS, LLC

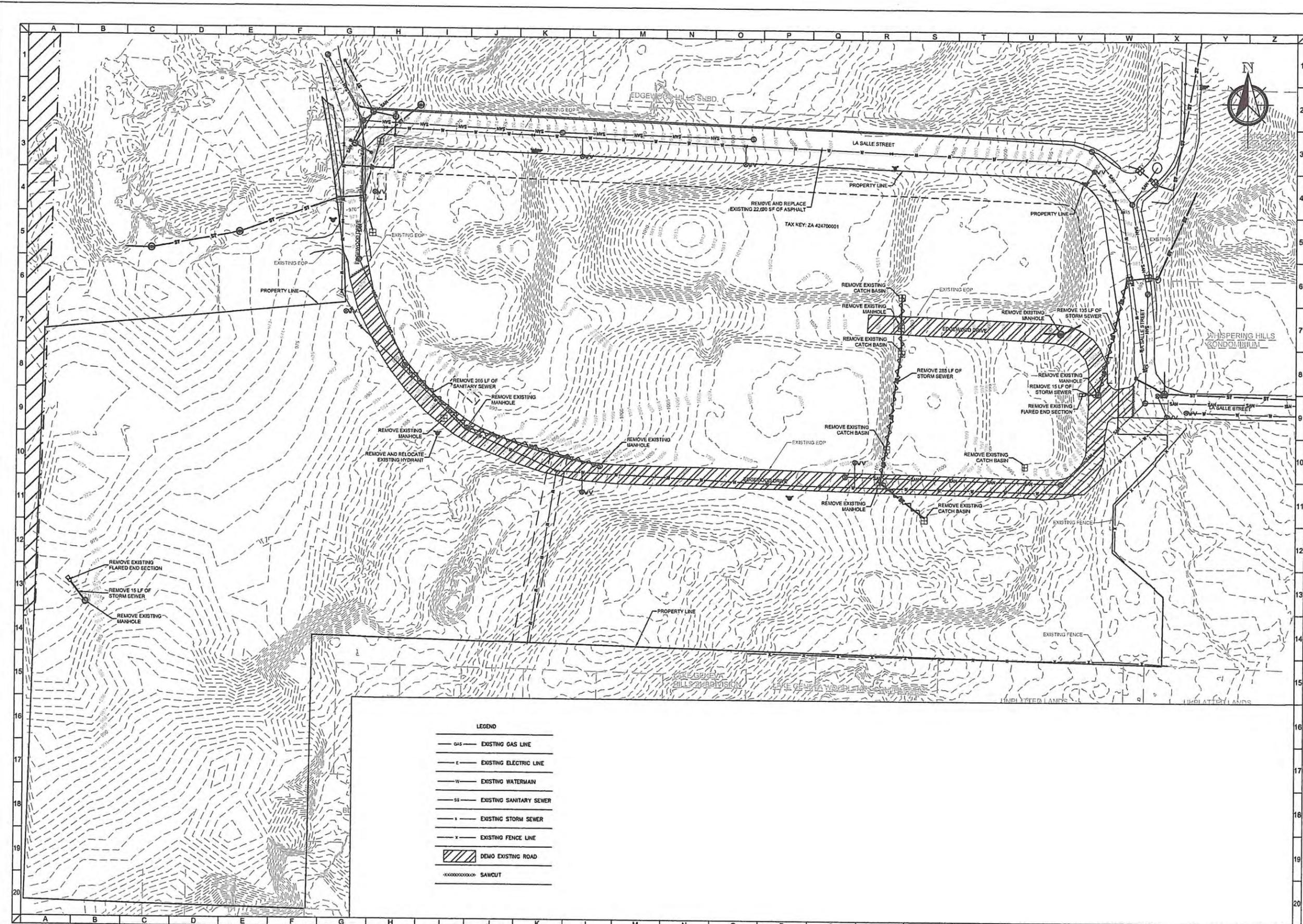
VISTAS OF LAKE GENEVA
LAKE GENEVA, WI
DEMOLITION PLAN
GDP



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS
201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-57-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE 1"=50'
PROJECT NUMBER 1701345
DATE 5/10/19
PROJECT MGR RYAN CARDINAL, PE
DRAWN BY BDP
DESIGNED BY RWC
SHEET NUMBER
3 OF 12



LEGEND

— GAS —	EXISTING GAS LINE
— E —	EXISTING ELECTRIC LINE
— W —	EXISTING WATERMAIN
— SS —	EXISTING SANITARY SEWER
— S —	EXISTING STORM SEWER
— F —	EXISTING FENCE LINE
	DEMO EXISTING ROAD
-x-x-x-x-x-x-x-x-x-x-	SAWCUT

CLIENT
 OMEGA HOMES-VISTAS, LLC

VISTAS OF LAKE GENEVA
 LAKE GENEVA, WI

SITE PLAN

GDP



PART OF LOT 1
 CSN#4248



CARDINAL ENGINEERING LLC
 DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
 LAKE GENEVA, WI 53147
 262-757-0716
 CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

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PROJECT NUMBER 1701345

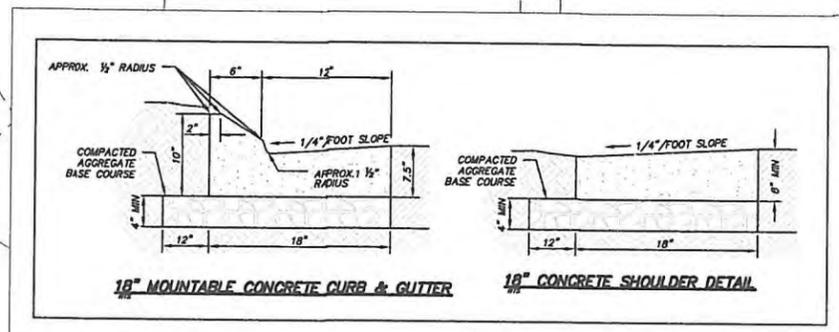
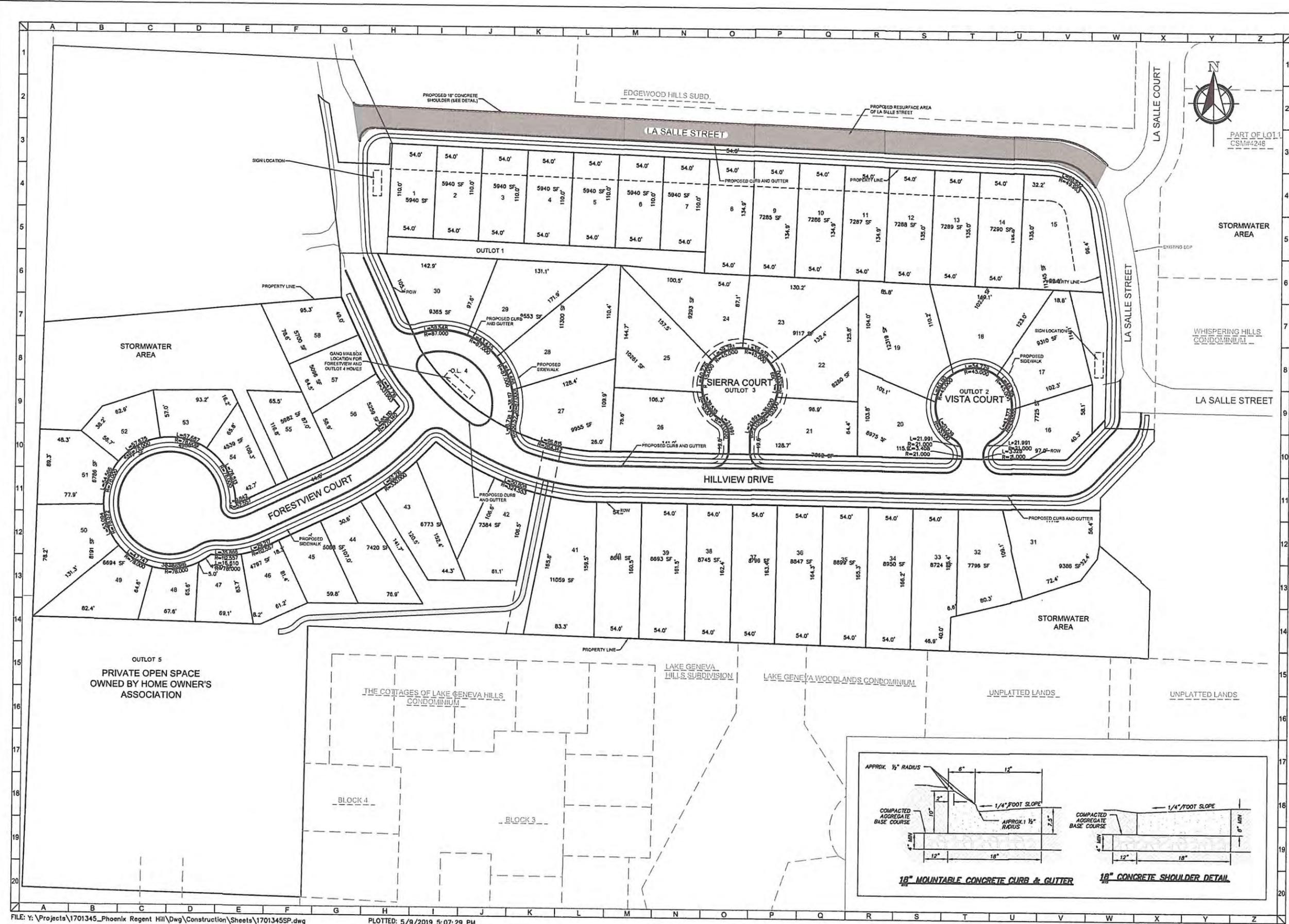
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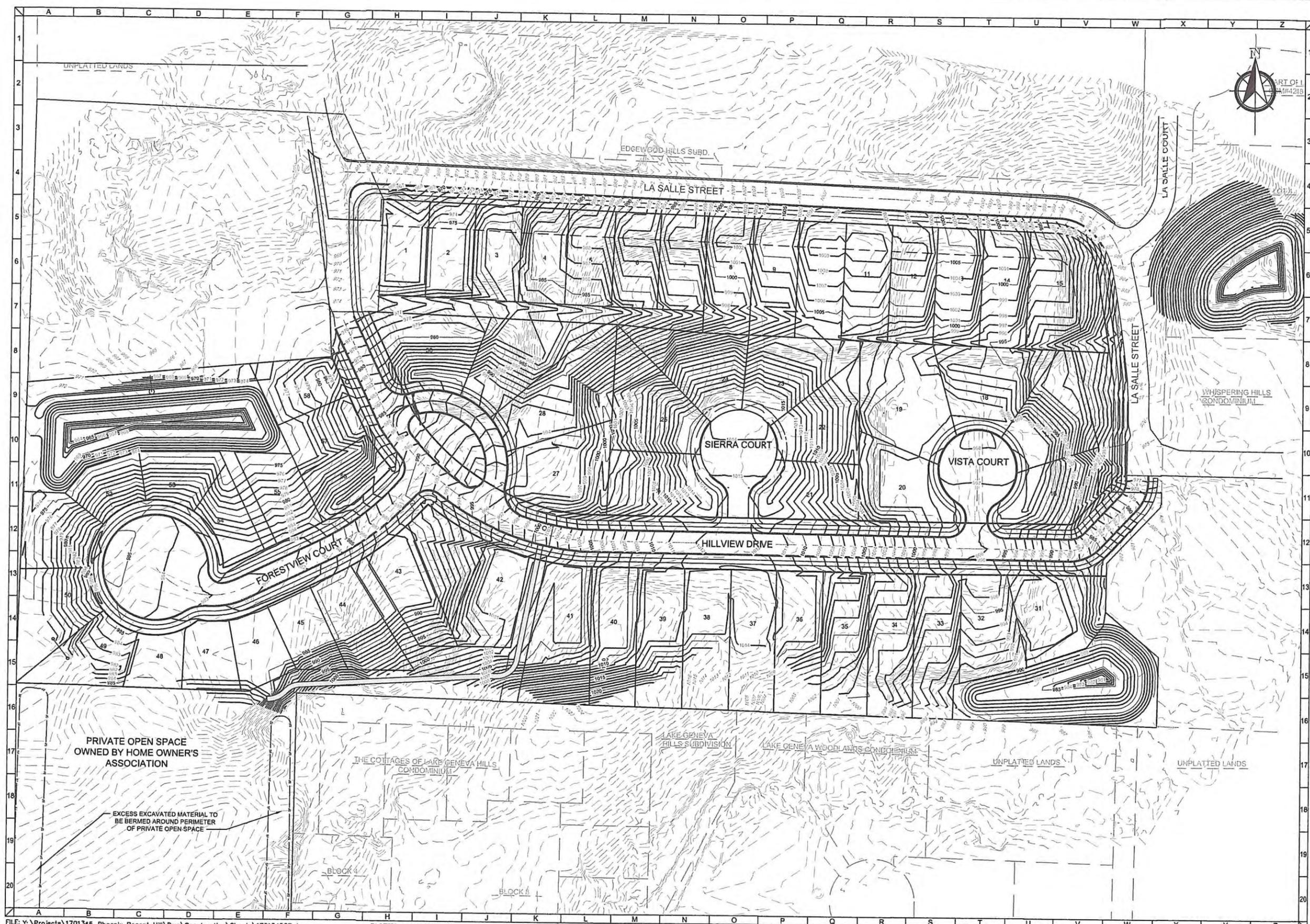
PROJECT MGR RYAN CARDINAL, PE

DRAWN BY BCP

DESIGNED BY RWC

SHEET NUMBER





CLIENT
OMEGA HOMES-
VISTAS, LLC

VISTAS OF LAKE GENEVA
LAKE GENEVA, WI
GRADING PLAN
GDP



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS
201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8778
CARDINALENGINEERINGWIS.COM

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PROJECT NUMBER 1701345

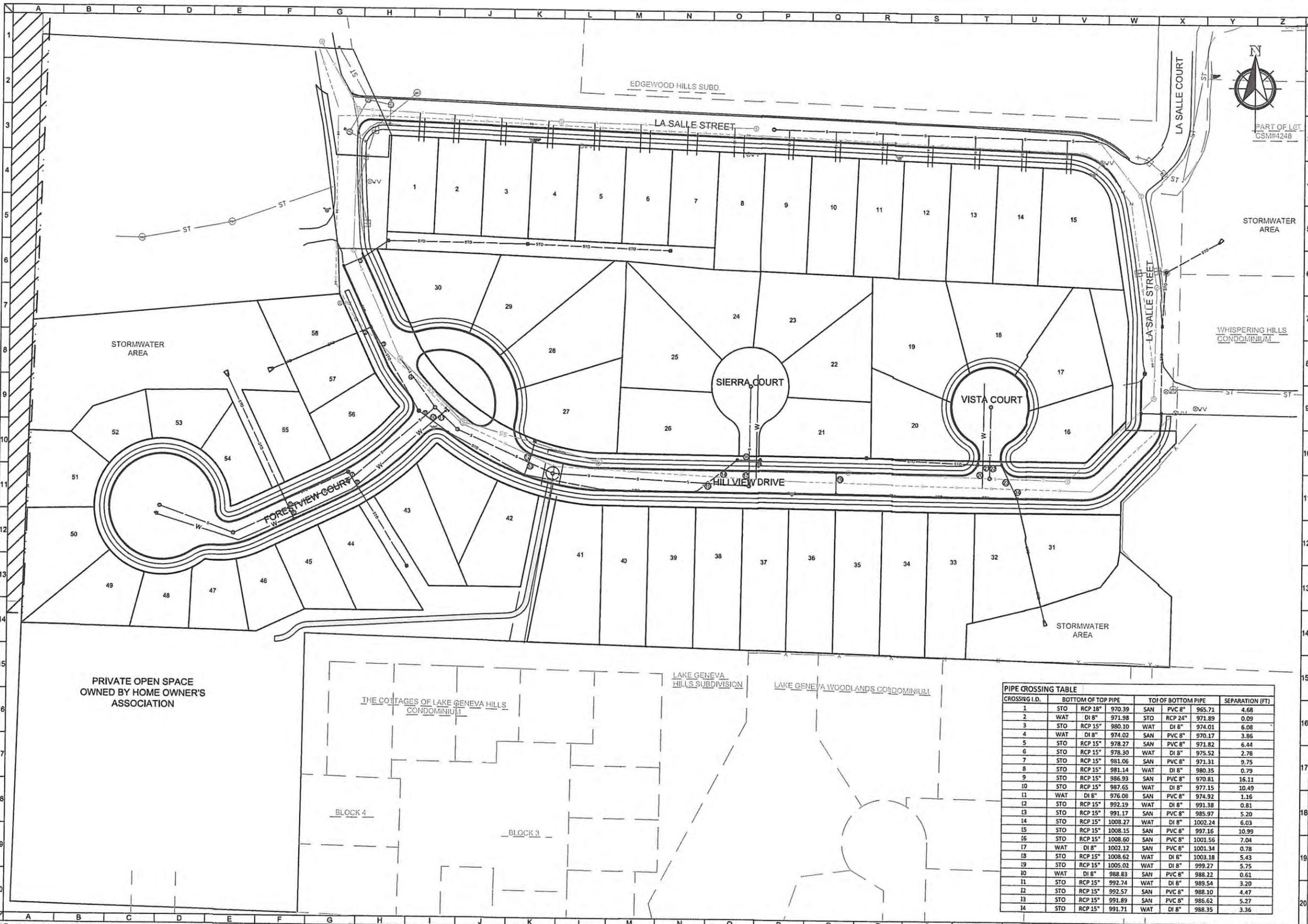
DATE 5/10/19

PROJECT MGR RYAN CARDINAL, PE

DRAWN BY BDP

DESIGNED BY RWC

SHEET NUMBER



CLIENT
 OMEGA HOMES-VISTAS, LLC

VISTAS OF LAKE GENEVA
 LAKE GENEVA, WI

UTILITY PLAN

GDP


 CARDINAL ENGINEERING LLC
 DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
 LAKE GENEVA, WI 53147
 262-174-8778
 CARDINALENGINEERINGWI.COM

PIPE CROSSING TABLE							
CROSSING I.D.	BOTTOM OF TOP PIPE		TOP OF BOTTOM PIPE		SEPARATION (FT)		
1	STO	RCP 18"	970.39	SAN	PVC 8"	965.71	4.68
2	WAT	DI 8"	971.98	STO	RCP 24"	971.89	0.09
3	STO	RCP 15"	980.10	WAT	DI 8"	974.01	6.08
4	WAT	DI 8"	974.02	SAN	PVC 8"	970.17	3.86
5	STO	RCP 15"	978.27	SAN	PVC 8"	971.82	6.44
6	STO	RCP 15"	978.30	WAT	DI 8"	975.52	2.78
7	STO	RCP 15"	981.06	SAN	PVC 8"	971.31	9.75
8	STO	RCP 15"	981.14	WAT	DI 8"	980.35	0.79
9	STO	RCP 15"	986.93	SAN	PVC 8"	970.81	16.11
10	STO	RCP 15"	987.65	WAT	DI 8"	977.15	10.49
11	WAT	DI 8"	976.08	SAN	PVC 8"	974.92	1.16
12	STO	RCP 15"	992.19	WAT	DI 8"	991.38	0.81
13	STO	RCP 15"	991.17	SAN	PVC 8"	985.97	5.20
14	STO	RCP 15"	1008.27	WAT	DI 8"	1002.24	6.03
15	STO	RCP 15"	1008.15	SAN	PVC 8"	997.16	10.99
16	STO	RCP 15"	1008.60	SAN	PVC 8"	1001.56	7.04
17	WAT	DI 8"	1002.12	SAN	PVC 8"	1001.34	0.78
18	STO	RCP 15"	1008.62	WAT	DI 8"	1003.18	5.43
19	STO	RCP 15"	1005.02	WAT	DI 8"	999.27	5.75
20	WAT	DI 8"	988.83	SAN	PVC 8"	988.22	0.61
21	STO	RCP 15"	992.74	WAT	DI 8"	989.54	3.20
22	STO	RCP 15"	992.57	SAN	PVC 8"	988.10	4.47
23	STO	RCP 15"	991.89	SAN	PVC 8"	986.62	5.27
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NO.	REVISION DESCRIPTION	REV DATE

SCALE 1" = 50'

PROJECT NUMBER 1701345

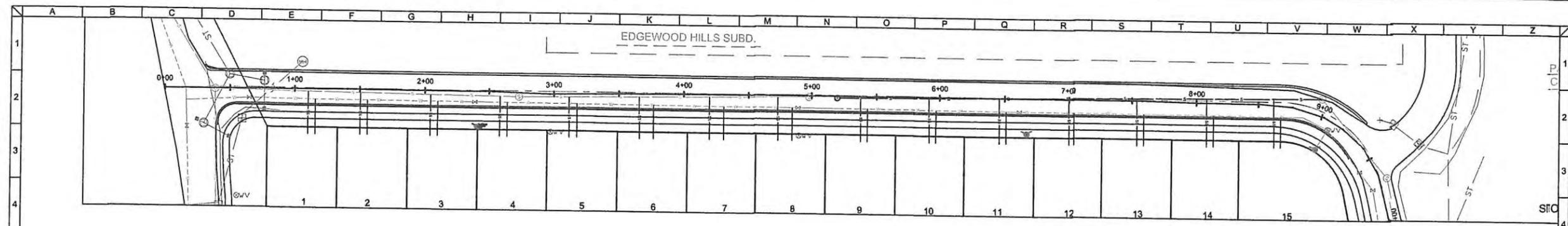
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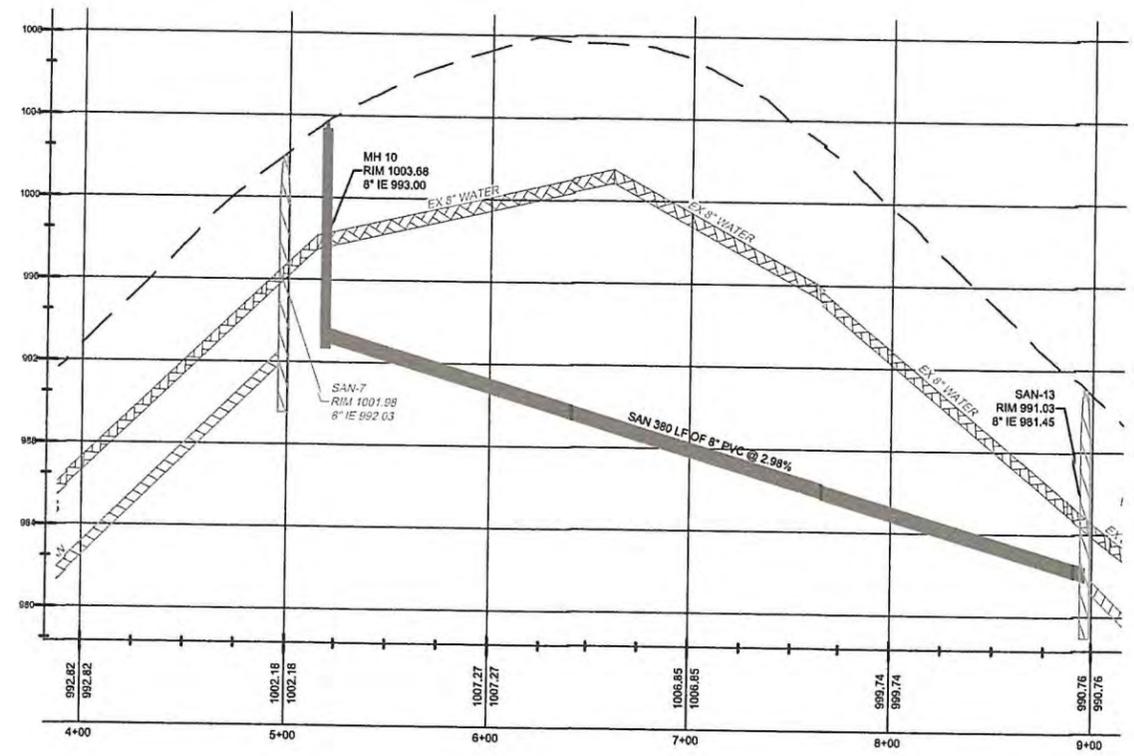
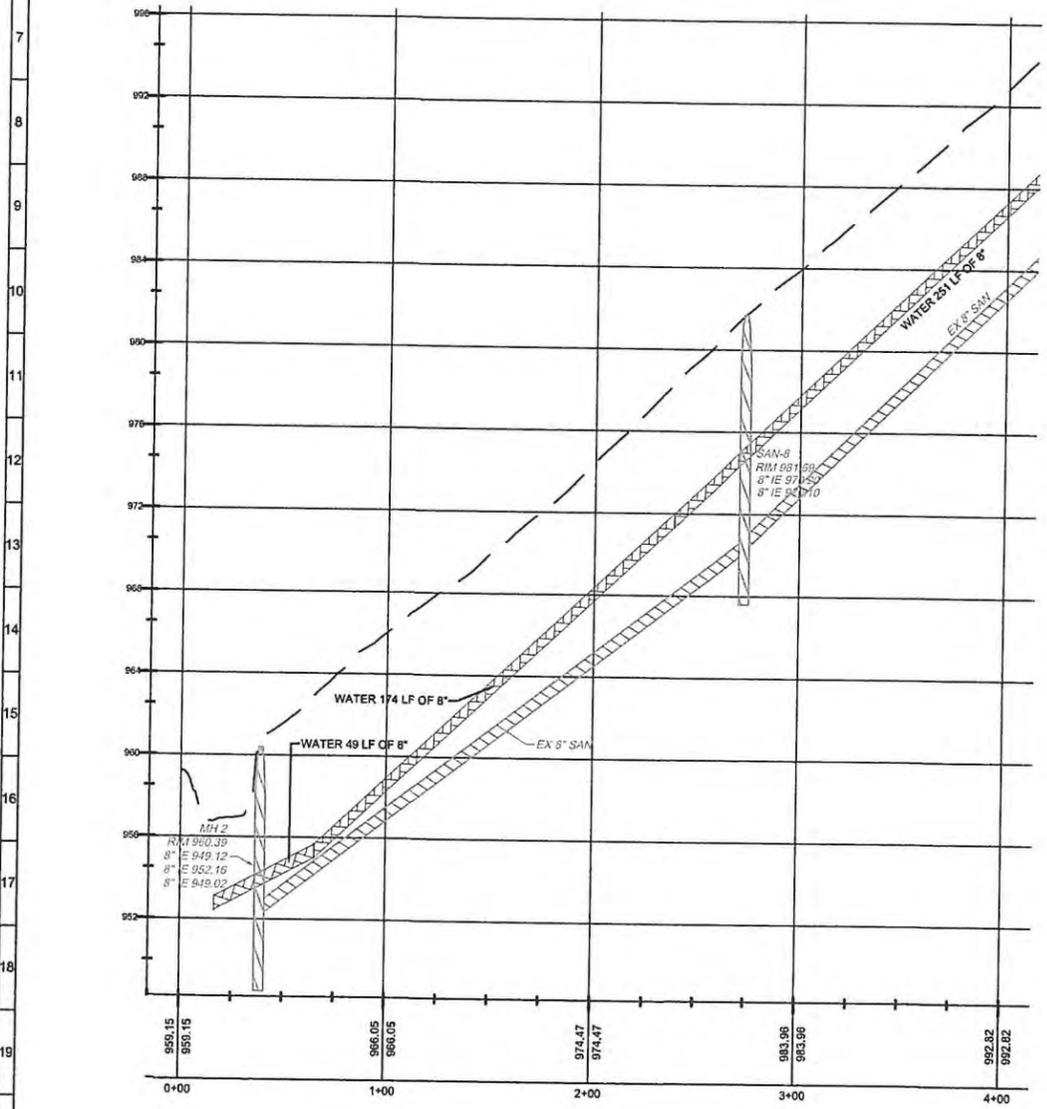
DRAWN BY BDP

DESIGNED BY RWC

SHEET NUMBER



PROPOSED LA SALLE STREET PROFILE



CLIENT
OMEGA HOMES-VISTAS, LLC

VISTAS OF LAKE GENEVA
LAKE GENEVA, WI
PLAN AND PROFILE
GDP

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201 BROAD STREET, SUITE B
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262-751-9779
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NO.	REVISION DESCRIPTION	REV DATE

SCALE 1" = 40'

PROJECT NUMBER 1701345

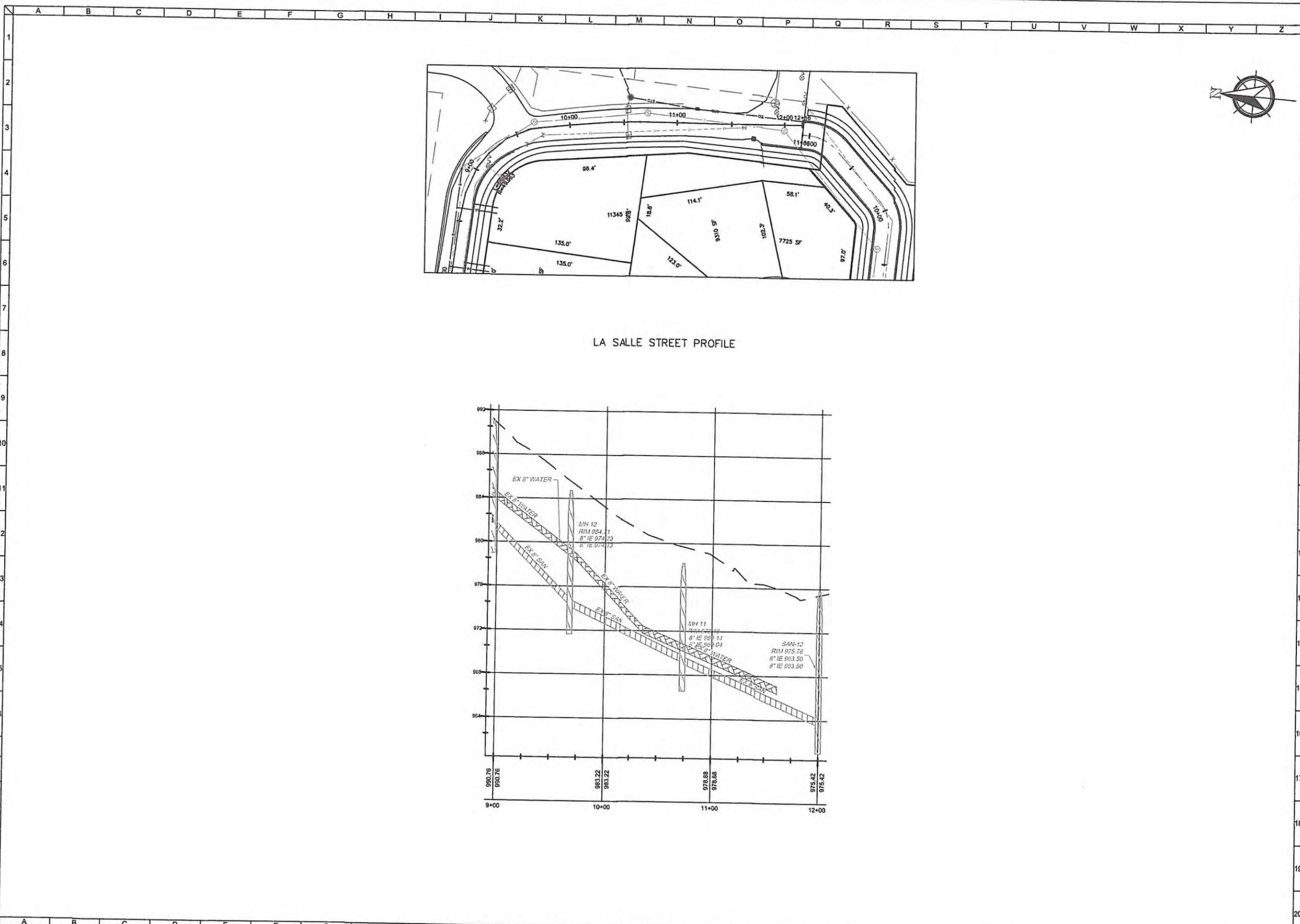
DATE 5/10/19

PROJECT MGR RYAN CARDINAL, PE

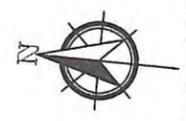
DRAWN BY BDP

DESIGNED BY RWC

SHEET NUMBER



LA SALLE STREET PROFILE



CLIENT
OMEGA HOMES-
VISTAS, LLC

VISTAS OF LAKE GENEVA
LAKE GENEVA, WI

PLAN AND PROFILE
GDP

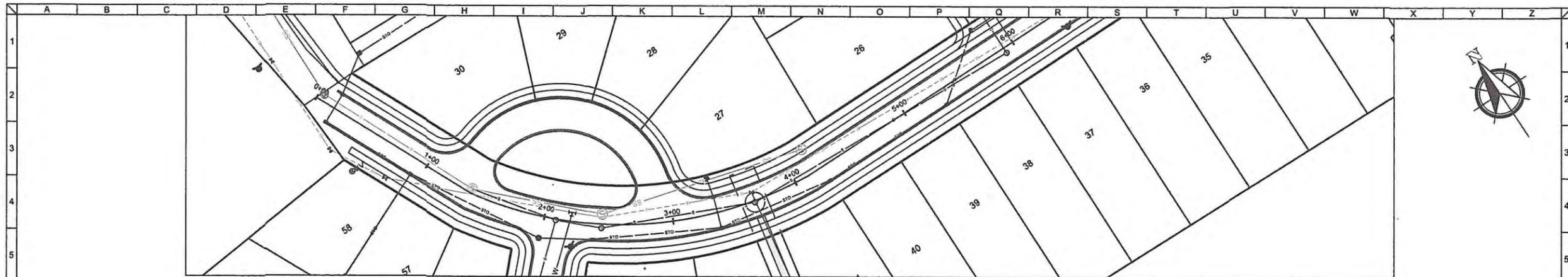


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201 BROAD STREET, SUITE B
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262-757-3719
CARDINALENGINEERINGWI.COM

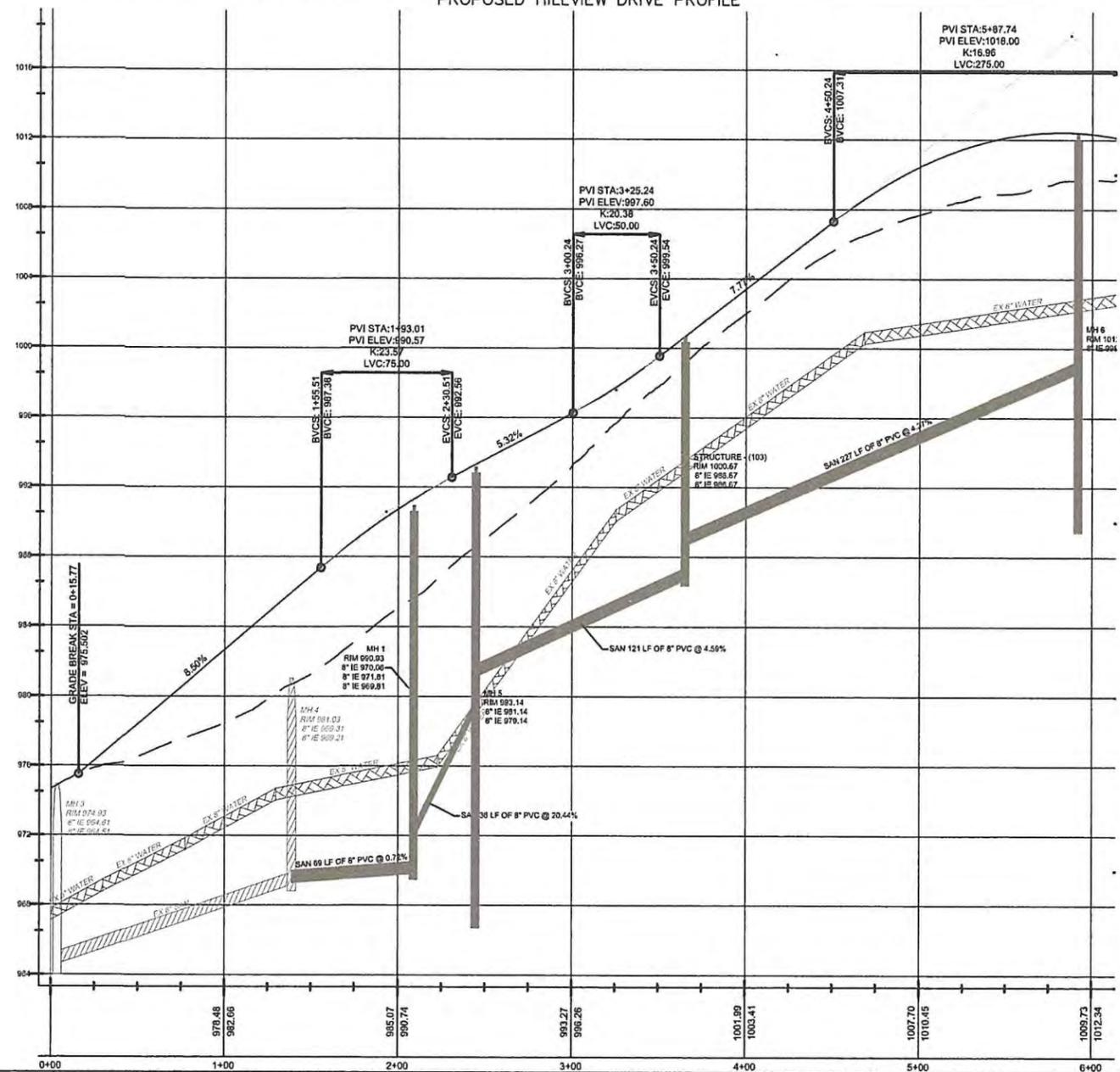
NO.	REVISION DESCRIPTION	REV DATE

SCALE 1" = 40'
PROJECT NUMBER 1701345
DATE 5/10/19
PROJECT MGR RYAN CARDINAL PE
DRAWN BY BDP
DESIGNED BY RWC

SHEET NUMBER
8 OF 12



PROPOSED HILLVIEW DRIVE PROFILE



CLIENT
 OMEGA HOMES-VISTAS, LLC

VISTAS OF LAKE GENEVA
 LAKE GENEVA, WI

PLAN AND PROFILE

GDP

CARDINAL ENGINEERING LLC
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201 BROAD STREET, SUITE B
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 262-571-8770
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NO.	REVISION DESCRIPTION	REV DATE

SCALE 1" = 40'

PROJECT NUMBER 1701348

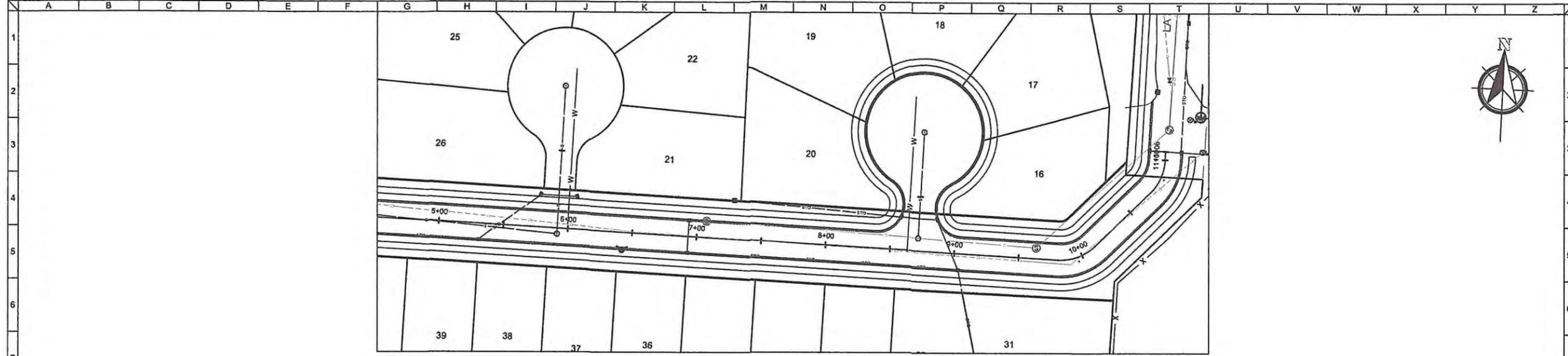
DATE 5/10/19

PROJECT MGR RYAN CARDINAL, PE

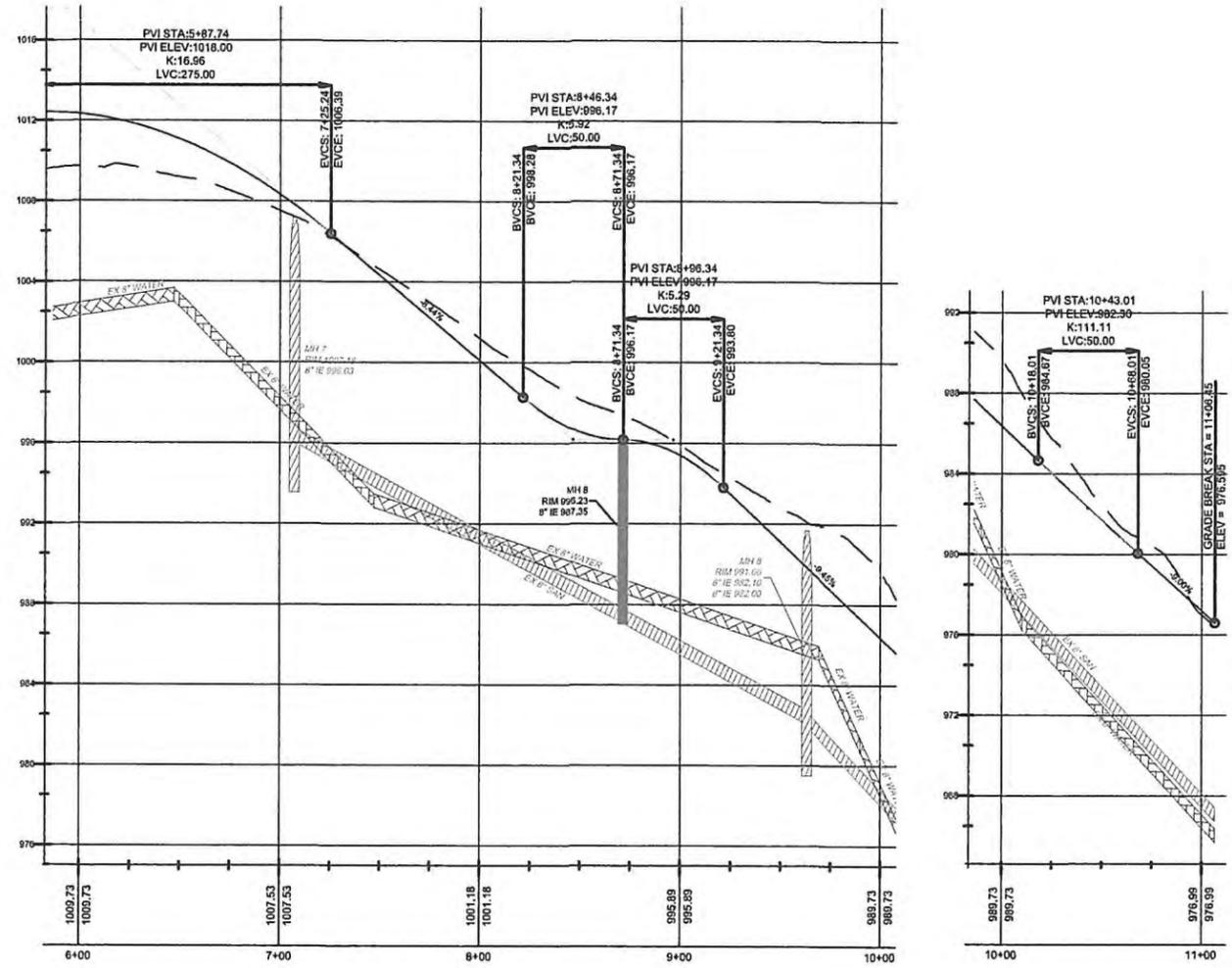
DRAWN BY GDP

DESIGNED BY RWC

SHEET NUMBER



PROPOSED HILLVIEW DRIVE PROFILE



CLIENT
OMEGA HOMES-VISTAS, LLC

VISTAS OF LAKE GENEVA
LAKE GENEVA, WI
PLAN AND PROFILE
GDP

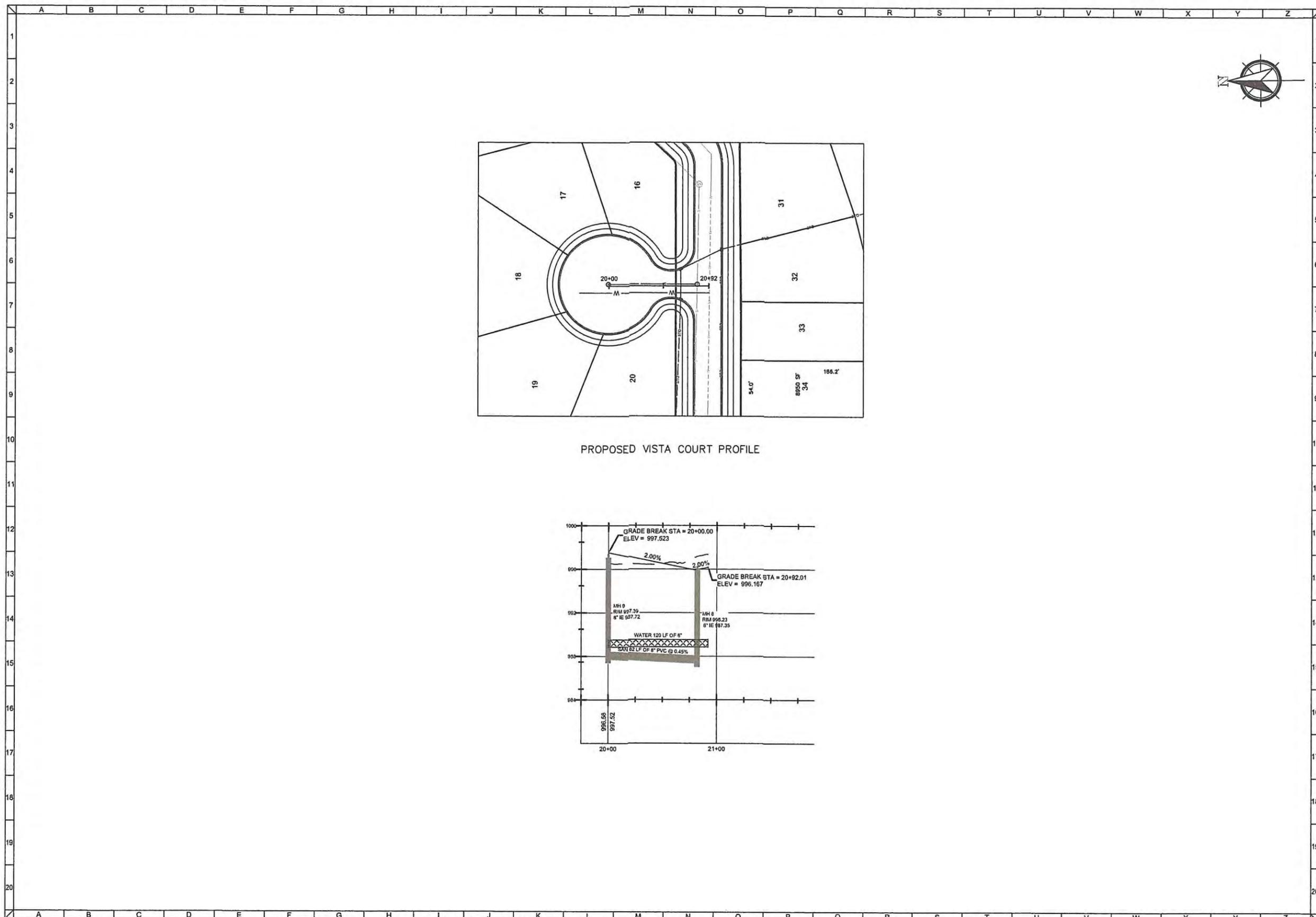


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DESIGNING IN TRUE DIRECTIONS
201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
252-757-8779
CARDINALENGINEERINGWI.COM

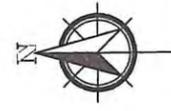
NO.	REVISION DESCRIPTION	REV DATE

SCALE 1" = 40'
PROJECT NUMBER 1701345
DATE 5/10/19
PROJECT MGR RYAN CARDINAL PE
DRAWN BY BDP
DESIGNED BY RWC

SHEET NUMBER
10 OF 12



PROPOSED VISTA COURT PROFILE



CLIENT
OMEGA HOMES-
VISTAS, LLC

VISTAS OF LAKE GENEVA
LAKE GENEVA, WI
PLAN AND PROFILE
GDP



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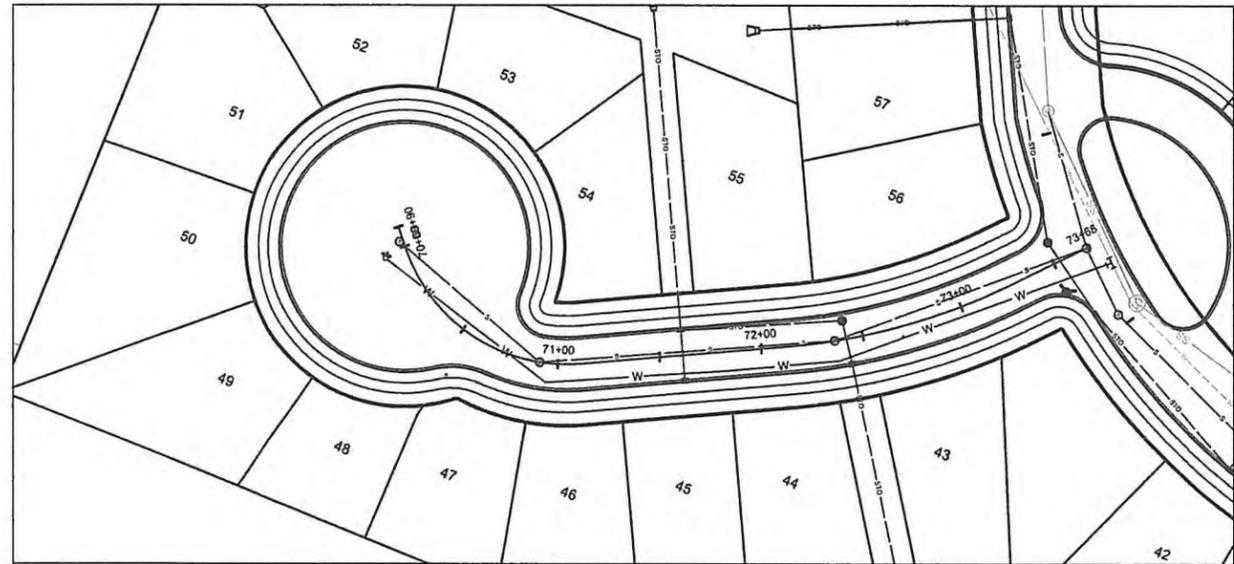
NO.	REVISION DESCRIPTION	REV DATE

SCALE 1" = 40'
PROJECT NUMBER 1701345
DATE 5/10/19
PROJECT MGR RYAN CARDINAL PE
DRAWN BY BDP
DESIGNED BY RWC

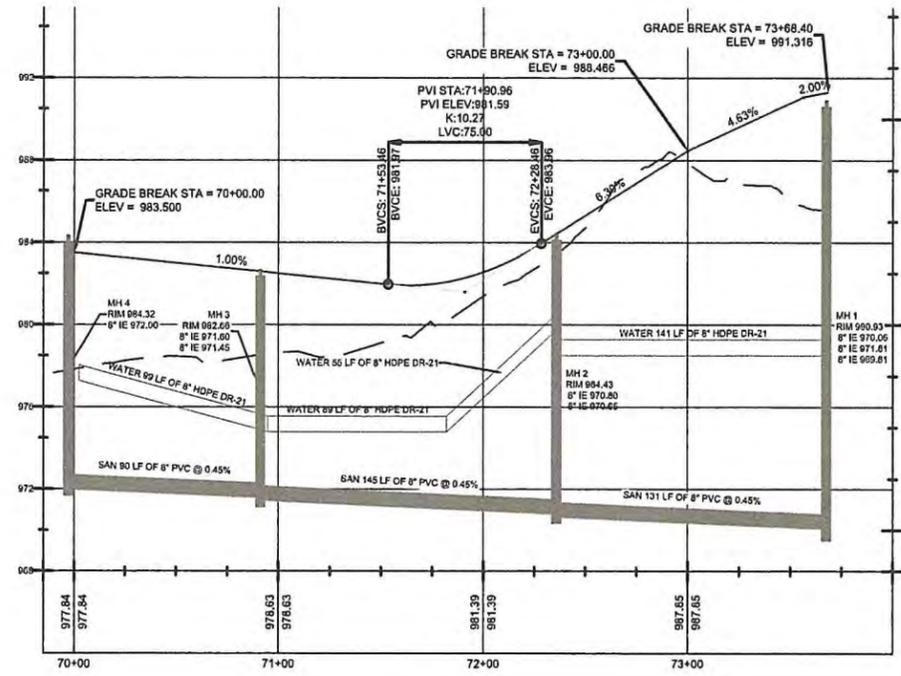
SHEET NUMBER
11 OF 12

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20



PROPOSED FORESTVIEW COURT PROFILE



CLIENT
OMEGA HOMES-
VISTAS, LLC

VISTAS OF LAKE GENEVA
LAKE GENEVA, WI
PLAN AND PROFILE
GDP

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262-757-8770
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NO.	REVISION DESCRIPTION	REV DATE

SCALE 1" = 40'

PROJECT NUMBER 1701345
DATE 5/10/19
PROJECT MGR RYAN CARDINAL PE
DRAWN BY BDP
DESIGNED BY RWC

SHEET NUMBER
12 OF 12

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

PHASING EXHIBIT A

UNPLATTED LANDS

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4



EDGEWOOD HILLS SUBD.

LA SALLE STREET

SALLE COURT

PHASE 1

PHASE 2

PHASE 4

PHASE 3

THE COTTAGES OF LAKE GENEVA HILLS
CONDOMINIUM

LAKE GENEVA
HILLS SUBDIVISION

LAKE GENEVA WOODLANDS CONDOMINIUM

UNPLATTED LANDS

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UNPLATTED LANDS

PART OF LOT 1
CSM#4248



EDGEWATER HILLS SUBD.

LA SALLE STREET

SALLE COURT

WHISPERING HILLS
CONDOMINIUM

OUTLOT 3

OUTLOT 2

OUTLOT 5

THE COTTAGES OF LAKE BERRY HILLS I
CONDOMINIUM

LAKE BERRY HILLS SUBDIVISION

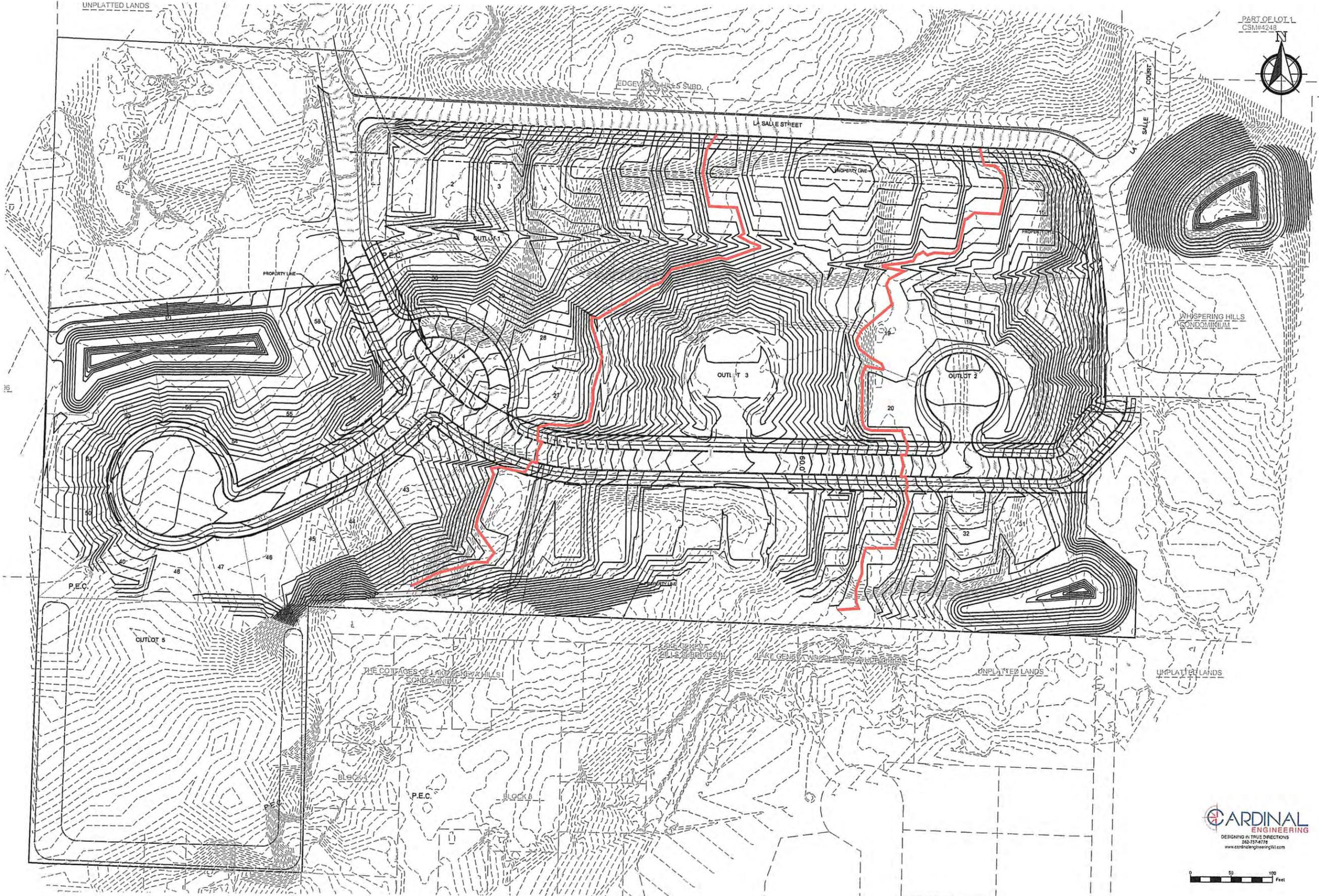
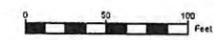
LAKE GENEVA WOODLAWES CONDOMINIUM

UNPLATTED LANDS

UNPLATTED LANDS

P.E.C.

Block 6



UNPLATTED LANDS



EDGEWOOD HILLS SUBD.

COURT

LA SALLE

LA SALLE STREET

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

OUTLOT 1

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29

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27

OUTLOT 3

SIERRA COURT

19

18

17

OUTLOT 2

VISTA COURT

16

STORMWATER AREA

58

57

56

52

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48

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44

43

FORESTVIEW COURT

HILLTOPVIEW DRIVE

36

35

34

33

32

31

STORMWATER AREA

OUTLOT 5

THE COTTAGES OF LAKE GENEVA HILLS CONDOMINIUM

LAKE GENEVA HILLS SUBDIVISION

LAKE GENEVA WOODLANDS CONDOMINIUM

UNPLATTED LANDS

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UNPLATTED LANDS



EDGEWOOD HILLS SUBD.

COURT
L4
SALLE

LA SALLE STREET

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

OUTLOT 1

30 29 28 27 26 25 24 23 22 21 20 19 18 17 16

O.L. 4

OUTLOT 3
SIERRA COURT

OUTLOT 2
VISTA COURT

STORMWATER
AREA

STORMWATER
AREA

HILLTOPVIEW DRIVE

FORESTVIEW COURT

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44

OUTLOT 5

THE COTTAGES OF LAKE GENEVA HILLS
CONDOMINIUM

LAKE GENEVA
HILLS SUBDIVISION

LAKE GENEVA WOODLANDS CONDOMINIUM

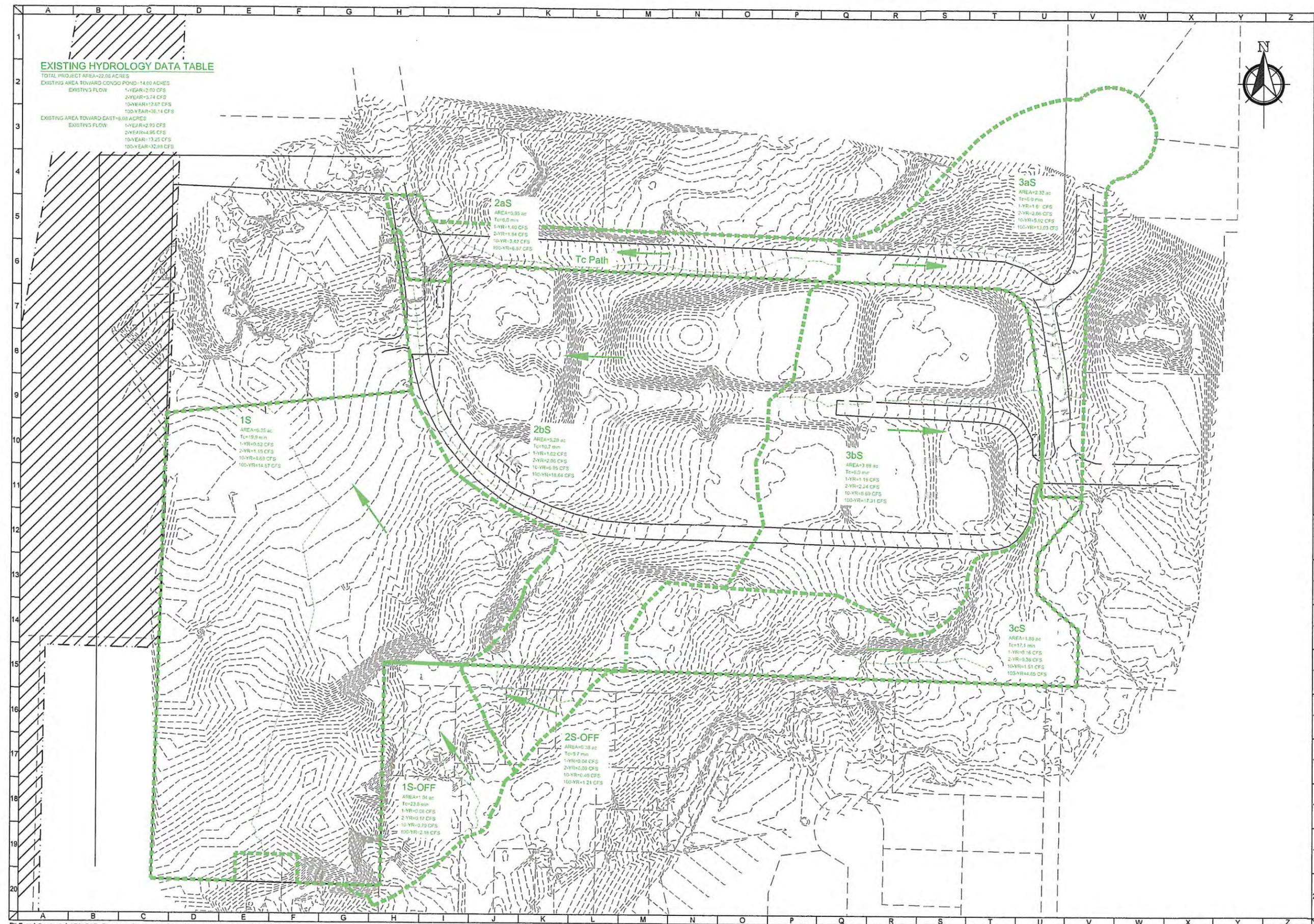
UNPLATTED LANDS

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207.754.0714
www.cardinalengineeringllc.com



EXISTING HYDROLOGY DATA TABLE

TOTAL PROJECT AREA=22.06 ACRES
 EXISTING AREA TOWARD CONDO POND= 14.60 ACRES
 EXISTING FLOW
 1-YEAR=2.00 CFS
 2-YEAR=3.74 CFS
 10-YEAR=12.67 CFS
 100-YEAR=36.14 CFS
 EXISTING AREA TOWARD EAST=8.09 ACRES
 EXISTING FLOW
 1-YEAR=2.93 CFS
 2-YEAR=4.95 CFS
 10-YEAR=13.25 CFS
 100-YEAR=32.88 CFS



CLIENT

VISTAS OF LAGE GENEVA
 LAKE GENEVA, WI

EXISTING HYDROLOGY

GDP



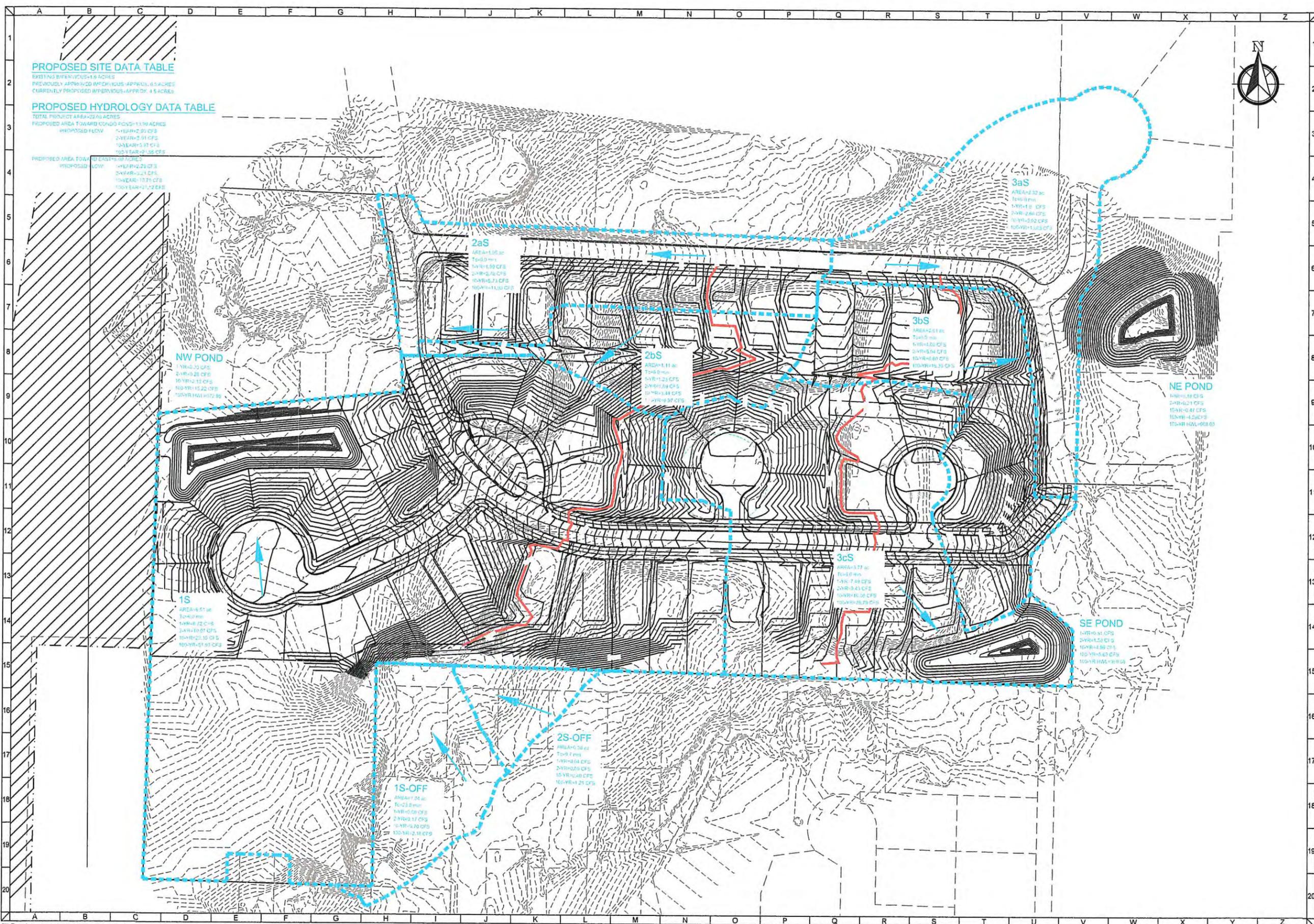
CARDINAL ENGINEERING LLC
 DESIGNING IN TRUE DIRECTIONS
 201 BROAD STREET, SUITE B
 LAKE GENEVA, WI 53147
 262-757-8776
 CARDINALENGINEERINGW.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE 1"=80'
 PROJECT NUMBER 1701345
 DATE MAY 10, 2019
 PROJECT MGR RYAN CARDINAL PE
 DRAWN BY JNL
 DESIGNED BY JNL

SHEET NUMBER

1 OF 2



PROPOSED SITE DATA TABLE

EXISTING IMPERVIOUS: 8 ACRES
 PREVIOUSLY APPROVED IMPERVIOUS: APPROX. 8 ACRES
 CURRENTLY PROPOSED IMPERVIOUS: APPROX. 1.5 ACRES

PROPOSED HYDROLOGY DATA TABLE

TOTAL PROJECT AREA: 29.70 ACRES
 PROPOSED AREA TO DRAIN TO SWALE: 11.99 ACRES
 PROPOSED FLOW:

1-YEAR: 2.23 CFS
 2-YEAR: 2.21 CFS
 10-YEAR: 13.71 CFS
 100-YEAR: 21.38 CFS

NW POND

AREA: 2.23 ac
 Top: 0.00 ft
 1-YEAR: 2.23 CFS
 2-YEAR: 2.21 CFS
 10-YEAR: 13.71 CFS
 100-YEAR: 21.38 CFS

1S

AREA: 6.51 ac
 Top: 0.00 ft
 1-YEAR: 2.23 CFS
 2-YEAR: 2.21 CFS
 10-YEAR: 13.71 CFS
 100-YEAR: 21.38 CFS

1S-OFF

AREA: 1.25 ac
 Top: 2.00 ft
 1-YEAR: 0.08 CFS
 2-YEAR: 0.17 CFS
 10-YEAR: 1.70 CFS
 100-YEAR: 2.38 CFS

2aS

AREA: 1.15 ac
 Top: 0.00 ft
 1-YEAR: 1.59 CFS
 2-YEAR: 1.57 CFS
 10-YEAR: 9.73 CFS
 100-YEAR: 14.51 CFS

2bS

AREA: 1.11 ac
 Top: 0.00 ft
 1-YEAR: 1.24 CFS
 2-YEAR: 1.23 CFS
 10-YEAR: 7.68 CFS
 100-YEAR: 11.51 CFS

2S-OFF

AREA: 3.24 ac
 Top: 7.00 ft
 1-YEAR: 0.04 CFS
 2-YEAR: 0.09 CFS
 10-YEAR: 0.88 CFS
 100-YEAR: 1.25 CFS

3aS

AREA: 3.2 ac
 Top: 0.00 ft
 1-YEAR: 1.5 CFS
 2-YEAR: 1.48 CFS
 10-YEAR: 9.2 CFS
 100-YEAR: 13.63 CFS

3bS

AREA: 2.01 ac
 Top: 0.00 ft
 1-YEAR: 1.22 CFS
 2-YEAR: 1.21 CFS
 10-YEAR: 7.61 CFS
 100-YEAR: 11.23 CFS

3cS

AREA: 7.7 ac
 Top: 0.00 ft
 1-YEAR: 7.44 CFS
 2-YEAR: 7.41 CFS
 10-YEAR: 46.0 CFS
 100-YEAR: 67.75 CFS

NE POND

AREA: 1.18 ac
 Top: 0.00 ft
 1-YEAR: 0.47 CFS
 2-YEAR: 0.46 CFS
 10-YEAR: 2.88 CFS
 100-YEAR: 4.28 CFS

SE POND

AREA: 0.51 ac
 Top: 0.00 ft
 1-YEAR: 0.23 CFS
 2-YEAR: 0.23 CFS
 10-YEAR: 1.43 CFS
 100-YEAR: 2.12 CFS

CLIENT

VISTAS OF LAKE GENEVA
 LAKE GENEVA, WI

PROPOSED HYDROLOGY



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NO.	REVISION DESCRIPTION	REV DATE

SCALE: 1"=80'
 PROJECT NUMBER: 1701345
 DATE: MAY 10, 2019
 PROJECT MGR: RYAN CARDINAL, PE
 DRAWN BY: JNL
 DESIGNED BY: JNL

SHEET NUMBER

2 OF 2

MEMORANDUM

To: The City of Lake Geneva
From: Mike Slavney, FAICP, City Planning Consultant
Date: February 5, 2018
Re: Reduction in the Requirement for Static Messages in Changeable Message Signs

In preparation for our discussion of the static message requirement, I want to provide some background information about the current requirement of 60 seconds in the Zoning Ordinance.

Current Regulation

1. “Flashing Signs” are currently prohibited by the sign ordinance. “Flashing” is defined as a change of appearance more than once any 60 seconds. As a result, any message displayed on any sign in the City (except time and temperature) must be static and may only change every 60 seconds.
2. Electronic message signs are only permitted with a Conditional Use Permit. Very few have been issued, and all must comply with the 60 second rule.

These two rules have been in place since the Zoning Ordinance rewrite in 1997-1998.

During the ordinance rewrite, the public, plan commission and council were in accord about protecting the *small city character* of the community in areas located away from the two Highway 12 interchanges. The 60 second display rule originated out of that goal of the 1992 Comprehensive Plan. This goal has continued as a focal point of the 1999, and 2009 Comprehensive Plans. Most communities in Wisconsin require a time delay, but a delay of less than 60 seconds. The requested 15 seconds is common, although Fontana also uses the 60 second requirement.

Please note that I believe the City’s Zoning Ordinance cannot successfully defend applying the 15 seconds display to only the “City’s library”. Even if the City limited the 15 second requirement to only Indoor Institutional land uses, I believe it would be very difficult to defend such an exception based on aesthetic or safety purposes.

As an alternative, I think the City could require that a reduction of the 60 second timing could be limited for sign locations that are well-separated from street intersections, crosswalks, and driveways. This would be a safety-based regulation. However, the presence of a more rapidly changing message at any location in the City will likely be perceived as the new rule, and will likely be quickly used by many owners of electronic message signs throughout the community.



LAKE GENEVA PUBLIC LIBRARY

LIBRARY OUTDOOR DIGITAL SIGN

The Lake Geneva Public Library installed an outdoor digital color LED sign in June, 2018. This was intended to increase public awareness of library programs and events, as well as resources and services available to residents and guests of Lake Geneva. At that point in time the library had significantly increased its programs and activities and was receiving requests from the public for more information in a variety of formats about library events.

The current City of Lake Geneva ordinance allows display of a “slide” for 60 seconds minimum. This limits the number of events that are shown to any given number of pedestrians or passers by, and a single slide (generally 3 lines of text, under 10 words) remains on display for a relatively long time. Most people are able to view a single program displayed on the sign.

The sign was a significant investment for the library and the library board voted to propose reducing the slide display time to 15 seconds to the City of Lake Geneva, in order to increase the effectiveness of the sign messaging. The library sign only promotes library programs and events open to all residents and visitors, or, City messages relevant to all residents. Messages are text, static, and video is not used. At 15 seconds, most cars passing would not see a change in the slide unless stopped at a light, so this time period was set to try to compromise between displaying more slides and not reducing current safety standards at the intersection of Main & Wrigley.

Ice Castles, Dunn Field Proposal



Proposal sent to the City of Lake Geneva

Date: April 29, 2019

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Partnership Between Ice Castles and the City of Lake Geneva	9
Photography of the Ice Castles	10



April 29, 2019

Ice Castles, LLC

1054 E 300 N, American Fork, UT 84003

City of Lake Geneva, WI

Attn: Mayor Tom Hartz

RE: Proposed Ice Castles lease of Dunn Field

Dear Mayor Hartz,

I am sending this memorandum application to outline our proposal that Ice Castles be approved to enter into a rental agreement for the Dunn Field Park in the City of Lake Geneva. Included in the proposal are conceptual maps and descriptions of events that we would hold on the property. I have included several photos, which are very similar to what you can expect this coming winter.

Thank you for your time in meeting with the past few weeks and in reviewing this proposal, and please don't hesitate to contact me for more information or further clarification. We look forward to working with you to make this an exciting and fabulous location for local residents and visitors to Lake Geneva.

Best regards,

Ryan Davis

CEO, Ice Castles, LLC

Phone: 801-875-8589

Email: ryan@icecastles.com



Executive Summary

Three Season Attraction: Ice Castles proposes to lease Dunn Field to create a three-season entertainment venue with a significant regional draw. The target audience will be families that live within 200 miles.

Season 1, Winter: Ice Castles. The move to Dunn Field has many advantages to Ice Castles, the greatest of which is increased space. Our biggest challenge in the winter of 2018 was more space to accommodate demand.

Season 2, Summer: Water. Dunn Field provides a unique setting that encourages a variety of Summer activities. By utilizing the current landscape, and restoring much of the natural habitat, we would implement a wide range of Summer water activities for visitors and local residents. Many of these experiences would include inflatable water slides, river access for swimming and tubing, and newly added lakes with sandy beaches.

Season 3, Fall: Harvest Festival: We will continue to add experiences for the community as we create an event tailored to families and people of all ages. This will have a traditional carnival-like atmosphere throughout the park. We will include games, swings, pumpkin patches, mazes, rides, food vendors, live music and more.

Timeline:

Winter of 2019-2020 - *Ice Castles* opens in Dunn Park, and then every winter thereafter.

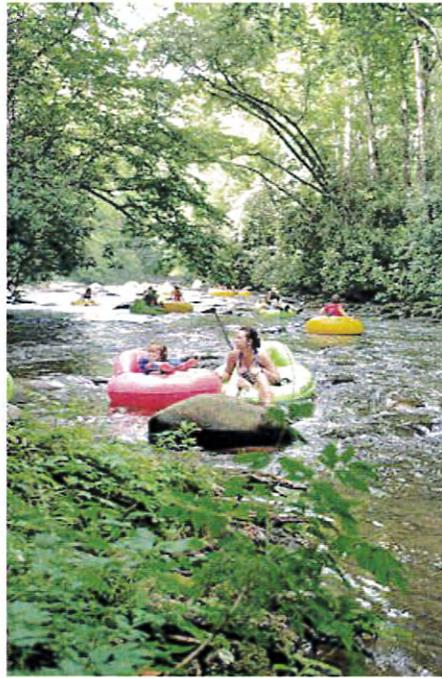
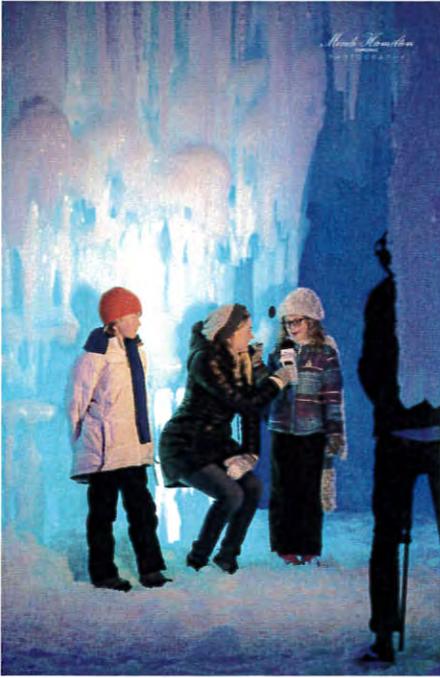
Summer of 2020 - *Summer Waterpark Experience* opens with inflatables, and hopefully includes the river float. This event then continues every summer thereafter.

River cleanup and restoration to begin as soon as possible, which is as soon as permits are obtained.

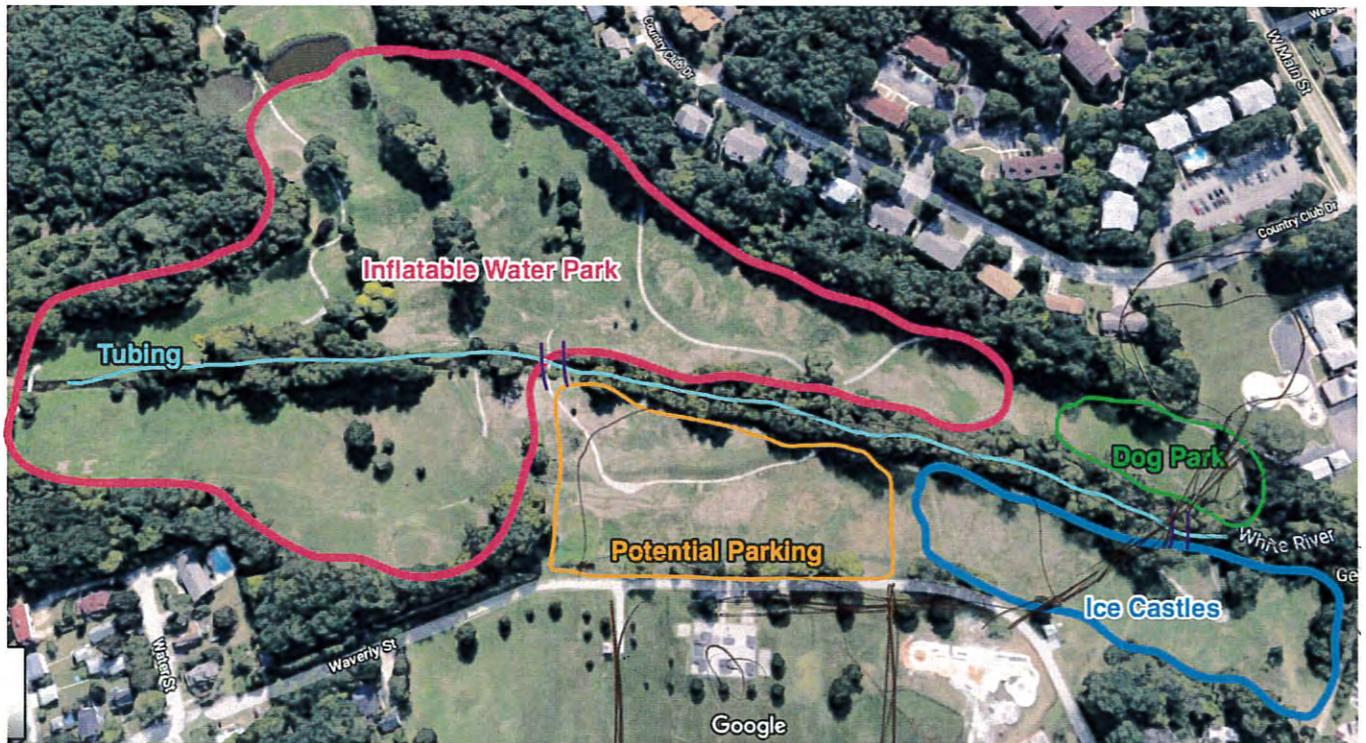
Pond construction will likely begin in the shoulder seasons, likely after the first season of operation.

Fall of 2021 - *Fall Festival* opens, and continues every season thereafter.

Explanation: This document is intended to give an overview of ideas and vision for a partnership between Ice Castles and the City of Lake Geneva. Upon the necessary assurance from the City, Ice Castles will prepare more detailed drawings, plans, and a lease agreement.



Conceptual Site Map



About the Applicant

Applicant: Ice Castles, LLC. We also own RBAK Ventures a real estate investment company, and Christmas in Color and Luminous.

Ice Castles has been operating since the winter of 2011. Since 2011 we have had over 3,000,000 guests visit Ice Castles in 6 states and 2 Canadian provinces. *Website:* www.IceCastless.com, instagram @icecastles_

Christmas In Color is a drive-through, stay-in-your-car Christmas Lighting event. We have had an estimated 1.2 million guests visit Christmas in Color in three western states since its founding in 2015. *Website:* www.ChristmasInColor.net, instagram @christmas.in.color

Luminous is a walk-through Christmas event that will open in the winter of 2019-2020. It is expected that 200,000 guests will visit this winter. *Website:* under construction.

Executive Team: Ryan Davis, CEO; Andrew Child, COO; Kyle Standifird, CFO; and Brent Christensen CCO.

Ryan has been the CEO and President of Ice Castles since it was created in 2011. He has grown Ice Castles from a small town winter event that a few thousand people would visit to a major winter attraction with regional draws. Ice Castles has grown from 12 employees to now, well over 600. Prior to Ice Castles Ryan worked as a financial consultant to large private equity companies and commercial real estate firms. He has a masters degree in real estate development from the University of Southern California and a finance degree from Brigham Young University.

Brent is the inventor and creator of the Ice Castles construction method. He invented the process of building ice castles out of icicles while creating an ice fort for his daughter in their backyard. He is a consummate inventor and is currently working on multiple projects, including new and more efficient methods of making icicles, the primary building medium for Ice Castles.

Andrew came to work with Ice Castles in 2015 upon graduating with his MBA from the University of Utah where he also did his undergraduate degree. He is continuously improving efficiencies in all of Ice Castles holdings. He specializes in improving the guest experience.

Kyle came to Ice Castles from a privately held real estate and investment firm where he oversaw a portfolio of businesses and the acquisition of new businesses. He has a bachelor and master degree in accounting, is a Certified Public Accountant, and is an expert on all things finance.

Facts, features and Public Draw, Ice Castles:

What is an Ice Castle? Ice Castles is an awe-inspiring, must-see winter phenomenon that brings fairytales to life. The formations that make up the “castles” are built entirely by professional ice artists using only ice and water. The castles reach astonishing heights and include breathtaking LED-lit sculptures that twinkle and dance to ambient music at night, frozen thrones, towers, slides and fountains.

Economic Impact: Ice Castles have a significant economic impact on the local



Michael Fair

economy. Typical Ice Castles will bring 115,000+ visitors over 9 weeks who will eat at local restaurants, stay in local hotels, buy gas, and shop. Our surveys indicate that we will draw guests up to 150 miles away on average and that they will spend between \$3mm - \$12mm locally. Tourist areas generate the higher numbers.

Physical Impact: Ice Castles do not have a negative physical impact on the environment. We've built several Ice Castles on grass; including parks, golf courses, and dirt fields. We do not expect that the ice will do any damage to the park.

Media Impact: Ice Castles has created substantial media buzz and a very positive social media vibe in every location we have built. We've grown from 3 million impressions in 2011 to 2.5 + billion impressions each year for the past 3 years. We know how to market events well. Most of these impressions are on platforms with a national and global reach. Notable coverage includes: The Today Show, CTV media spots, Luxury Magazine, CBS News, Lonely Planet, The Weather Channel, Travel and Leisure, Parents Magazine, TLC, and Insider Travel. Some of these can be seen at the end of this proposal.

Vision - Ice Castles Experience

Ice Castles will setup and create our Winter event using the West side boundary of Dunn Field. This location will allow us to expand the winter ice offering to a larger audience and it will also allow us to add new winter experiences like ice skating, larger ice slides, winter luminary walks, etc.

Design: The Ice Castles at Lake Geneva, WI will give an appearance of a fortress of ice rising straight out of the ground to a height of over 25'. The topography in Dunn Park will make some parts of the ice appear taller. Visitors will enter the Ice Castles through an ice tunnel and continue through icy archways leading to the main courtyard. Tunnels will weave and interconnect through the base of the glacier-like tower. Similar to entering, guests will exit through archways and a tunnel leading them back out.

- In 2019/2020 Parking will utilize the same locations as our 2018 season. In addition, we hope to work with the school district to utilize the spaces in Eastview Elementary at times when school is not in session.
- Employee workspace will be positioned behind the Ice Castle on the South side of the White River. This will veil all operations and projects from public view, as well as assist in public safety.
- Ticketing will operate on the North end of the Ice Castle near the entrance, just off Waverly Street.
- Needs: Water & Power. We have had Preliminary discussions with city staff to confirm that utilities are nearby and can be brought to the site relatively easily.

Timeline:

- Installation of Water Connection, Analysis by a licensed engineer, July 2019. Construct the line by September 1.
- Onsite IC Prep Begins, Oct. 1
- Site is fenced and workshop area situated, Oct 5, (Temporary Fencing).
- Lay out water system & lighting system begins, Oct 20
- Start making Ice, Nov. 20 - Dec 23
- Open to public (weather depending), Dec. 15 - Jan 1
- Close to public, by March 2, 2019
- Immediately upon closing: begin removing lights from the ice and begin removing all equipment from the site as well as a majority of the ice. This takes typically 1 month, depending on the weather.
- All equipment should be removed by the first part of April, including fencing, depending on the weather.
- Ice melted and site entirely cleaned up in May.

The site plan of the ice will change every year. We expect to use the same water connection and electricity connections for future years.



Vision - Summer Experience

We plan to create a summer event that revolves around family activities with water. We expect activities to include:

- Creation of ponds with sandy banks where families can picnic and enjoy the summer sun. Currently there is one pond at the East end of the property. We plan to make it considerably larger and install sand around portions of the lake. Families could raft, paddleboard, etc. on the lake.
- Temporary slip and slide inflatable structures.
- These would be relatively large. This would require minimal electrical infrastructure that would need to be installed. We'll hire an electrical engineer to calculate what is needed and who can also make a construction plan. We assume that the building department would inspect the plans. Benefits of inflatable structures are that they can be moved around,
- Lazy River. We would like to work with the DNR to clean up old debris out of the river and let patrons float down the river on inflatable tubes.
- Beautify the landscape to make it all look really nice.
- Food. We plan to open some franchises of our own and possibly work with other local food trucks to provide meals and beverages for guests.



Vision - Fall Festival Experience

In the future we plan to create a Fall Harvest Festival similar to traditional carnival-like experiences. This will include food and games for families. We anticipate events like:

- Haunted wagon ride
- Carnival games
- Food & beverage booths
- Pumpkin patches

As we get closer to building out this portion of the event we will do much more research and present a more detailed plan.

Partnership Between Ice Castles and the City of Lake Geneva

We would like to lease the property on a long-term lease. We propose that for the first few years that the rent for the space be kept at a minimal amount, allowing us to make a larger up-front investment in experiences of the highest quality.

As soon as the majority of the up-front investment is complete, we propose that there be a revenue share with the City. As Ice Castles and its summer events are more successful and bring in greater revenue, the City will be paid a proportionate amount. We are working on revenue models to see what this could be.

Thank you for your interest and review of this proposal.

Ice Castles, LLC
Ryan Davis, CEO





VANDEWALLE & ASSOCIATES INC.

To: City of Lake Geneva
From: Mike Slavney, FAICP, City Planner
Date: 10 June 2019
Re: Annual Comprehensive Plan Amendment Process

The City adopted the Comprehensive Plan on December 14, 2009. To provide a manageable, predictable, and cost-effective process, the City has established a plan amendment cycle every year. This will be done in conjunction with the 2019 Comprehensive Plan Update currently underway.

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 procedures to adopt or amend a 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 conceptual process to allow for plan amendment requests, consider amendments, and go through the remaining Plan Update and adoption procedures in compliance with the State Statutes. The Comprehensive Plan Update will be adopted by the end of 2019.

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;
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; and,
3. the Common Council considers the Plan Commission's recommendations, vote on motions for each requested Plan amendment, and finally, adopts 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.

Ten-Year Comprehensive Plan Update Timeline Incorporating the Annual Comprehensive Plan Amendment Process

Items shaded in grey are related to the Annual Comprehensive Plan Amendment Process. Dates subject to change.

	Task Description	Date
✓	Kickoff Meeting with City Staff	January 21
✓	Project Kickoff with Plan Commission and City Council	April 8
✓	Stakeholder Interviews & Focus Groups	May 14
✓	Community Vision Workshop #1	May 15
✓	Adopt Public Participation Plan	May 27
	Plan Commission Meeting to Open Comprehensive Plan Amendment Process	June 17
	City Clerk Accepts Plan Amendment Nominations	June 18-July 31
	Additional Public Outreach	mid July
	Plan Commission Meeting to Review Comprehensive Plan Amendment Nominations	August 19
	Plan Commission Meeting to Review Draft #1 of Comprehensive Plan Update and Continue Review of Amendment Nominations	September 16
	Approved Amendments Incorporated into Draft Comprehensive Plan	September 17-30
	Draft Comprehensive Plan Open House	October
	Plan Commission Recommends Setting Public Hearing	October
	Council Sets Public Hearing (approx. 6 weeks ahead)	October
	City Clerk Distributes Draft Plan to Surrounding Jurisdictions	October
	30-Day Review Period	~ November 1-30
	Committee of the Whole Review of Draft Plan	December 2
	Joint City Council and Plan Commission Public Hearing and Adoption of Comprehensive Plan	December 9
	City Clerk Distributes Adopted Comprehensive Plan to Surrounding Jurisdictions	After Adoption

**City of Lake Geneva
Amendment to the Comprehensive Plan
APPLICATION FORM**

PETITION: I, _____ 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	
Address:	
Daytime Telephone:	
Email or Fax:	
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	
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.	
Present Zoning: If applicable	
Future Proposed Use: Attach additional pages and/or concept plan as appropriate.	

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?	
2. How does the request advance the goals, objectives and policies of the Comprehensive Plan?	
3. As it affects the amendment request, what circumstances have changed or what new information is now available since the 2009 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?	
4. Is there any additional information that the City of Lake Geneva should consider in its evaluation of this request?	

The deadline for requests to amend the Comprehensive Plan is **Wednesday, July 31, 2019 at 4:00 p.m.**
 Requests shall be submitted to City Hall or via email to bzclerk@cityoflakegeneva.com.

 Signature of Applicant

_____, 2019
 Date



VANDEWALLE & ASSOCIATES INC.

June 11, 2019

Agreement for Hillmoor Property Feasibility Analysis Services

THIS AGREEMENT is made and entered into by and between the “Client” City of Lake Geneva, Wisconsin, and VANDEWALLE & ASSOCIATES, Inc., Madison, Wisconsin, a professional planning and design firm. For purposes of this Agreement, the “Project” is defined as assisting the City in preparation of Feasibility Analysis of the Hillmoor Property.

Article I Scope of Work

- A. VANDEWALLE & ASSOCIATES agrees to provide the following “Services”:

Task 1: Site Visit & Site Analysis

1.1 Site Visit/Kickoff Meeting

VANDEWALLE & ASSOCIATES staff (up to three team members) will participate in a one-day site visit to investigate the on-site and surrounding conditions of the Hillmoor Property to develop a more thorough understanding of the site conditions and gather additional background information from City Staff and Elected Officials. This information will be used to inform the Opportunity Analysis task and build a better understanding of the historic and on-going discussions of development options for the site.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631

www.vandewalle.com

Shaping places, shaping change

Up to two members of the design team will also meet with City Staff and key stakeholders during this trip to discuss project goals and timelines.

1.2 Preliminary Base Map Creation

VANDEWALLE & ASSOCIATES will work with the City to develop base information regarding the site and adjoining properties for use in the creation of the master plans.

1.3 Site Analysis

VANDEWALLE & ASSOCIATES will undertake an initial site analysis of the target property using publicly available information as part of a pre-screening review. Items investigated may include, but are not limited to:

- a. Existing Conditions (topography, soils, wetlands, floodplains, water; features, streams, lakes, woodlands, existing improvements);
- b. Adjoining Properties (uses, ownership patterns);
- c. Municipal regulations (adopted plans, zoning)

Deliverables: Initial Site Analysis; Estimate of Development Potential (value of developable acreage); Summary of Development Character & Property Assets

Task 2: Project Example Tour

2.1 Project Example Tour

VANDEWALLE & ASSOCIATES will lead a one-day bus tour of the Madison region to see example neighborhoods and explore successful development options. This tour will showcase existing built examples of different elements that could be incorporated into the Hillmoor site. Developments visited during this provides tour attendees an opportunity to review on-site conditions and configurations and development formats, as well as discuss program development, implementation strategies, and project opportunities and challenges.

The City will be responsible for invitations, renting the bus(es), and meal costs.

Task 3: Opportunity Analysis & Concept Plan/Program Development

3.1 Opportunity Analysis

Informed by the existing site conditions, VANDEWALLE & ASSOCIATES will develop an analysis of the environmental constraints & opportunities, preservation opportunities, development potential, and regional development patterns/transportation opportunities for the property as it relates to the future reuse of the site. The resulting opportunity analysis summary will look at general development patterns, character opportunities, and key site components.

3.2 Concept Master Plans

VANDEWALLE & ASSOCIATES will create up to three conceptual master plan/Program Development Concepts for the development of the target parcel, based upon information gained during the site analysis phases and program goals for the project.

3.3 Public Engagement Event

VANDEWALLE & ASSOCIATES will organize a public workshop/ open house and interactive charette event for the community to review the draft concept plans and gather input.

VANDEWALLE & ASSOCIATES will provide a meeting flyer. The City will be responsible for distribution of the flyer and additional publicity.

3.4 Concept Refinement & Project Valuation

VANDEWALLE & ASSOCIATES will undertake one round of revisions to the Concept Master Plans and develop preliminary valuations for the development scenarios.

VANDEWALLE & ASSOCIATES will provide all deliverables in digital format (PDF).

Optional Task 4: Preferred Development Scenario Master Plan

4.1 Preferred Development Scenario Selection

VANDEWALLE & ASSOCIATES will work with the City through a facilitated process to identify the preferred alternative to develop a refined Master Plan.

4.2 Draft Master Plan Alternatives

Refine and render one detailed Preferred Development Scenario Master Plan, with calculated lot counts, and amount of parks/open space and stormwater basins needed.

4.3 Draft Master Plan Open House

Create presentation to explain the concept behind the project development and display graphics to the public. Show project photo examples of the different types of uses in the development (residential, commercial, mixed-use, parks, open space, stormwater). Present PowerPoint to the public at an Open House in Lake Geneva.

VANDEWALLE & ASSOCIATES will provide a meeting flyer. The City will be responsible for distribution of the flyer and additional publicity.

4.4 Master Plan Revisions

VANDEWALLE & ASSOCIATES will undertake one round of revisions to the Preferred Development Scenario Master Plan and develop preliminary valuations for the refined development scenarios.

VANDEWALLE & ASSOCIATES will provide all deliverables in digital format (PDF).

- B. Additional Services, beyond those stated in Article I.A., may be provided through a formal amendment, as approved by City Counsel.
- C. VANDEWALLE & ASSOCIATES agrees to provide its professional Services in accordance with generally accepted standards of its profession.

Article II Client's Responsibilities

- A. Client agrees to provide VANDEWALLE & ASSOCIATES with all base maps, blueprints, aerial photos, studies, reports, and ordinances needed to complete these Services. VANDEWALLE & ASSOCIATES may reasonably rely on the accuracy and completeness of these items. Client agrees to provide these items and to render decisions in a timely manner so as not to delay the orderly and sequential progress of VANDEWALLE & ASSOCIATES Services.

- B. The administrative liaison between VANDEWALLE & ASSOCIATES and the Client will be Tom Hartz, Mayor.
- C. Client agrees that the following individuals are approved to authorize Additional Services via a Work Order:
- D. Client understands that any work product delivered in electronic form under this Agreement may require Client to use certain third-party hardware and/or software products. Client shall be solely responsible for obtaining licenses to use such third-party software. VANDEWALLE & ASSOCIATES makes no warranties or representations as to the quality, capabilities, operations, performance or suitability of any third-party hardware or software including the ability to integrate with any software currently in use by the Client. Client acknowledges that the quality, capabilities, operations, performance, and suitability of any third-party hardware or software lies solely with Client and the vendor or supplier of that hardware or software.
- E. If Client makes any modifications to Deliverables, Client shall either 1) obtain the prior written consent of VANDEWALLE & ASSOCIATES; or 2) remove VANDEWALLE & ASSOCIATES name from the Deliverables. In the event that Client selects option #2, VANDEWALLE & ASSOCIATES shall not be liable or otherwise responsible for such modifications or their effect on the results of the implementation of the recommendations contained in such Deliverables.

Article III Estimated Schedule

- A. Services in this Agreement shall commence from June 11, 2019 and be in effect for five months, unless the parties agree otherwise.
- B. VANDEWALLE & ASSOCIATES shall render its Services as expeditiously as is consistent with professional skill and care. During the course of the Project, anticipated and unanticipated events may impact the Project schedule and VANDEWALLE & ASSOCIATES shall not be responsible for any delays caused by factors beyond its reasonable control.

Article IV Costs and Payment

- A. All work will be completed on a time and materials basis with the budget for the Task 1 -3 of the Project not to exceed \$43,000. All work for the Task 4 will be completed on a time and materials basis with the budget for the task not to exceed \$30,000. Client acknowledges that significant changes to the Project schedule, budget or Project's scope may require Additional Services for which the parties may (but are not required to) enter into a separate Work Order (see Article I.B.).
- B. VANDEWALLE & ASSOCIATES shall send Client an invoice for Professional Fees and Reimbursable Expenses once a month. Client shall pay VANDEWALLE & ASSOCIATES the amounts due under such invoice upon receipt of such invoice. A service charge of 1.5 % per month may be charged on all amounts more than 30 days after date of invoice.

Article V Termination

- A. Either Client or VANDEWALLE & ASSOCIATES may terminate this Agreement upon seven days written notice.
- B. If terminated, Client agrees to pay VANDEWALLE & ASSOCIATES the hourly rates for all Services rendered and Reimbursable Expenses incurred, up to the date of termination.
- C. Upon not less than seven days' written notice, VANDEWALLE & ASSOCIATES may suspend the performance of its Services if Client fails to pay VANDEWALLE & ASSOCIATES in full for Services rendered or Reimbursable Expenses incurred. VANDEWALLE & ASSOCIATES shall have no liability because of such suspension of service or termination due to nonpayment.

Article VI Dispute Resolution

VANDEWALLE & ASSOCIATES and Client agree to mediate claims or disputes arising out of or relating to the Agreement. The mediation shall be conducted by a

mediation service acceptable to the parties. A demand for mediation shall be made within a reasonable time after a claim or dispute arises. In no event shall any demand for mediation be made after such claim or dispute would be barred by the applicable law.

Article VII Intellectual Property; Confidentiality

- A. Except as otherwise provided by law: upon payment in full by Client to VANDEWALLE & ASSOCIATES for Services rendered and Reimbursable Expenses incurred pursuant to this Agreement, VANDEWALLE & ASSOCIATES shall grant Client a non-transferable, non-exclusive, perpetual license to use any and all Work Product developed or produced by VANDEWALLE & ASSOCIATES pursuant to this Agreement. As used in this Agreement, “Work Product” means all inventions, processes, data, documents, drawings, records, and works of authorship, whether or not copyrightable or patentable, that are originated or prepared by VANDEWALLE & ASSOCIATES in the course of rendering the Services under this Agreement. Until Client pays VANDEWALLE & ASSOCIATES in full for Services rendered and expenses incurred pursuant to this Agreement, Client may not use any Work Product to complete the Project with others unless VANDEWALLE & ASSOCIATES is in material breach of this Agreement.
- B. Except as otherwise provided by law: Client shall not communicate, publish, or otherwise disclose to a third party or authorize or induce anyone else to use, communicate, publish, or otherwise disclose, any nonpublic information pertaining to VANDEWALLE & ASSOCIATES, including, without limitation, any information relating to pricing, products, or ideas of VANDEWALLE & ASSOCIATES. Until VANDEWALLE & ASSOCIATES is paid in full by Client for Services rendered and expenses incurred pursuant to this Agreement, Client shall not communicate, publish, or otherwise disclose to any third party, any information pertaining to or summaries of the Work Product.

Article VIII Miscellaneous Provisions

- A. Wisconsin law governs this Agreement (without regard to its conflict of law principles or rules of construction concerning the draftsman hereof).

-
- B. This Agreement is the entire and integrated agreement between the Client and VANDEWALLE & ASSOCIATES, and supersedes all prior negotiations, statements or agreements, either written or oral, with regard to its subject matter. This Agreement may be amended only by written instrument signed by both Client and VANDEWALLE & ASSOCIATES. Neither party can assign this Agreement without the other party's prior written permission.
- C. Notwithstanding any other term in this Agreement, VANDEWALLE & ASSOCIATES shall not control or be responsible for another party's means, methods, techniques, schedules, sequences or procedures, or for construction safety or any other related programs.
- D. Client agrees to indemnify, defend and hold VANDEWALLE & ASSOCIATES, its agents and employees harmless from and against any and all claims, liabilities, suits, demands, losses, costs and expenses (including reasonable attorneys' fees) to property or persons, including injury or death, or economic losses, arising out of the Project and/or the performance or non-performance of obligations under this Agreement, except to the extent such damages or losses are directly caused by VANDEWALLE & ASSOCIATES' gross negligence or willful misconduct.
- E. In the event that any suit or action is instituted to enforce any provision in this Agreement, the prevailing party in such dispute shall be entitled to recover from the losing party all fees (including legal and accounting fees), costs and expenses of enforcing any right of such prevailing party under or with respect to this Agreement, including without limitation, all costs of appeals. For purposes of this provision, "prevailing party" shall include a party that dismisses an action in exchange for payment of the sum allegedly due, performance of covenants allegedly breached, or consideration substantially equal to the relief sought in the action or proceeding.
- F. VANDEWALLE & ASSOCIATES reserves the right to include representations of the Project in its promotional and professional materials.
- G. All Services performed pursuant to the Agreement are performed on an "as is" basis, and VANDEWALLE & ASSOCIATES hereby disclaims all warranties, express or implied, including, but not limited to, fitness for a particular purpose and non-infringement. In no event shall VANDEWALLE & ASSOCIATES be liable to Client or any third party for any losses, lost profits, lost data, consequential, special, incidental, or punitive

damages, delays, or interruptions arising out of or related to this Agreement regardless of the basis of the claim. VANDEWALLE & ASSOCIATES' aggregate liability (including attorneys' fees) to Client and Client's exclusive remedy, if any, shall not exceed the lesser of the (i) amount of fees actually paid to VANDEWALLE & ASSOCIATES by Client with regard to the Services or the Work Order for which liability has been asserted, or (ii) amount of fees actually paid to VANDEWALLE & ASSOCIATES by Client in the previous two months prior to the claim being made.

IN WITNESS WHEREOF, the parties hereto entered into this Agreement as of the latest date noted, below.

City of Lake Geneva

By:

Signature of Authorized Representative

Date

Printed Name

Title

VANDEWALLE & ASSOCIATES, INC.

By:

Nonna Anderson, Business Manager

Date

ATTACHMENT ONE
FEE SCHEDULE

	<u>Hourly Rates</u>
Company President	\$220 to \$250
Principal	\$185 to \$220
Associate	\$95 to \$120
Assistant	\$75 to \$95
GIS Analyst/Cartographer	\$85 to \$95
Communications Specialist	\$65 to \$120
Project Assistant	\$40 to \$65