

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

**PLAN COMMISSION MEETING
MONDAY NOVEMBER 19, 2018 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Agenda

1. Meeting called to order by Tom Hartz.
2. Roll Call.
3. Approve Minutes of the October 15th Plan Commission meeting as distributed.
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
5. Acknowledgment of Correspondence.
6. Downtown Design Review:
 - a. Application filed by Stephanie Horne, for a request to install a 3 square foot projection sign and awnings on the exterior of the business, at 875 W. Main Street, located in the Business Central (BC) zoning district, Tax Key No. ZOP00253.
7. Public Hearing and Recommendation of a Conditional Use Permit (CUP) filed by Randall Shaf, 2064 Tennyson, Highland Park, IL 60035, to install a 90' pier at 932 Mariane Terrace, Lake Geneva, located in the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZSY00012.
8. Public Hearing and Recommendation on an application for the General Development Plan (GDP) filed by Daniel E. Schuld, 281 Yerkes Ave, Hampshire, IL 60140, requesting the change of use for the building at 727 Geneva St, for a Brewery, Tap Room, & Gift Shop, to include a building addition, and renovations to the existing exterior deck and patio, located in the Planned Development (PD) zoning district, Tax Key No. ZOP00157.
9. Public Hearing and Recommendation on an application for the General Development Plan (GDP) filed by Omega Homes, 201 O'Connor Dr. Suite 101, Elkhorn, WI 53121, requesting a Planned Development of 58 Single Family Homes at the property on LaSalle Street, also known as the Vistas of Lake Geneva (formerly Regent Hills subdivision), located in the Multi-Family – 8 (MR-8) zoning district, Tax Key No. ZA424700001.

10. 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.
11. Discussion by the Plan Commission for the proposed Tourist Rooming House (TRH) ordinance amendments.
12. Adjournment

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

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

Posted 11/14/2018

**PLAN COMMISSION MEETING
MONDAY, OCTOBER 15, 2018 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Mayor Hartz called the meeting to order at 6:13 p.m.

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

Approve Minutes of the September 17th Plan Commission meeting as distributed.
Krajovic/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: Ken Etten, 1109 Wisconsin Street, neighbor & chairman of the Lake Geneva Preservation Commission, shared his concerns & opposition to the razing of the building at 832 Geneva Street.

Speaker #2: Emily Hummel, 509 Madison Street, neighbor & president of the Maple Park Home Owners Association, shared history of Maple Park & her concerns & opposition to the razing of the building at 832 Geneva Street.

Speaker #3: Greg Schroeder, 534 Madison Street, shared his concerns & opposition to the razing of the building at 832 Geneva Street.

Speaker #4: Jackie Getzen, 15 Lake View Drive, spoke about the character and flavor of Maple Park & shared her concerns & opposition to the razing of the building at 832 Geneva Street.

Speaker #5: Louise Rayppy, 548 Sage Street, neighbor & member of Historic Preservation Commission, shared her experiences with young people coming to Lake Geneva because of the History & opposition to the razing of the building at 832 Geneva Street.

Speaker #6: Stan Redmer, 1155 Lake Geneva Blvd, shared his concerns & opposition to the razing of the building at 832 Geneva Street.

Speaker #7: Ted Harig, owner of building at 821 Geneva St, shared his concerns & opposition to the razing of the building at 832 Geneva Street.

Speaker #8: Cindy Fueredi, 1010 Geneva Street, neighbor & treasurer of the Maple Park Home Owners Association, shared the pride taken to promote the Maple Park neighborhood and her concerns & opposition to the razing of the building at 832 Geneva Street.

Speaker #9: Shelly Befort, 416 Warren Street, shared the character of the Maple Park neighborhood and her concerns & opposition to the razing of the building at 832 Geneva Street.

Acknowledgement of Correspondence.

Correspondence was received from Charlene Klein on September 17th and October 15th, opposing the razing of the building at 832 Geneva Street. Correspondence was received from Grace Hanny, 311 Oakwood Lane, opposing the razing of the building at 832 Geneva Street. All correspondence has been distributed to the Plan Commission and the City Council.

6. Public Hearing and Recommendation of a Conditional Use Permit (CUP) filed by Ken and Michelle Shields, N2838 Hidden Valley Ln, Lake Geneva, WI 53147, requesting to use the Indoor Commercial Lodging land use at 726 Wisconsin St., located in the Planned Development (PD) zoning district, Tax Key Nos. ZA464600001.

Applicant Michelle Shields was present. Zoning Administrator Walling gave a summary of the request. Skates asked if parking was addressed. Fred said the applicants have been notified about the restrictions for recreational vehicles and floatation devices which shall not be visible from the street and parked accordingly.

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

Esarco/Horne motion to approve the limited Conditional Use Permit with the restriction of no outdoor storage of recreational vehicles and include all staff recommendations and fact finding.

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

7. Review a Conceptual Plan by House Around the Corner LLC., Delavan WI, 53115, to raze existing building and construct a new 5,154 square foot, 2-story, commercial building at 832 Geneva Street, located within the Central Business (CB) zoning district, Tax Key No. ZOP000252.

Commissioner Hill abstained from all discussion of this request.

Scott Lowell, 602 Trevino Drive, Lake Geneva, representing Thomas George, presented the conceptual plan. Thomas George, 3389 S Shore Drive, Delavan, shared his vision for this parcel. There are some options for moving this building but it has some challenges and can be expensive. Horne said it looks like a good plan. Krajovic asked Walling about cleaning the brick. Walling referred to their request for painting this building which was denied. Skates agreed and had suggested cleaning the brick. Skates would like to exhaust all discussions for the opportunity to move the house. Esarco asked if razing the building could be stopped. Slavney said the zoning code states demolition needs approval. Esarco said she does like this design better than the first submittal. Hartz stated he would like the house to be saved and see the project move ahead. Hartz said the design is a mix between commercial and residential but he is concerned about losing the existing building. Attorney Draper stated the Downtown Design Overlay District requires the Plan Commission to be a Downtown Design Commission to determine if the house should be altered or razed and then act as the Plan Commission once the parcel is a vacant lot or not.

8. Review and Recommendation of a Conceptual Plan by the applicants, looking at the possibility of a Brewery type facility in a portion of the existing building, to be utilized for Indoor Commercial Entertainment at 727 Geneva Street, located in the underlying Business Central zoning of a Planned Development (PD) land use, Tax Key No. ZOP000157.

Ken Etten, representing applicant, Dan Schuld, presented the conceptual plan. Etten said the main floor would be used as a brewery with a taproom. Updates would include rebuilding and extending the outside deck with pergola for serving beer and use courtyard in back as a beer garden, razing the garage and building an addition to existing building for supply deliveries, with additional bathrooms in the lower level, more shops or space for the taproom, add diagonal stairs leading to the deck and grain tanks for signage.

With the additional Indoor and Outdoor Commercial Uses, Mr. Schuld would like to come to Plan Commission with an amendment to the General Development Plan. Schuld would like some outside music so a Conditional Use Permit would be needed. Hartz said the overall use is fine. Skates asked about the tanks and if they were located within the setbacks. Etten said the tanks were located on the property. Hill said she likes the plan, the use of the space and will continue the traffic flow and development up north Broad Street.

9. Adjournment. Hill/Skates motion to adjourn at 8:12 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: November 19, 2018

Agenda Item: 6a

Applicant:

Stephanie Horne
1518 N. Port Washington Rd
Mequon, WI 53092

Request:

875 W. Main Street
Downtown Design Review for exterior projection
sign and Awnings
Tax Key No. ZOP00253

Description:

The applicant is submitting an application for Downtown Design Review for the request to install a 3 square foot projection sign and new awnings at 875 W. Main Street, Tax Key No. ZOP00235. 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:

The colors submitted have been reviewed and comply with the Historic Colors of the Sherwin Williams color palette. The proposed 3 square foot projection sign and new awnings meet the requirements of the Downtown Design Overlay Zoning district as proposed.

Staff recommends *approval* of the two requests of a proposed 3 square foot projection sign and new awnings 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.: 875 Main Street (Newport Shops)
Lake Geneva WI 53147

Name & Address of Current Building Owner:
Inland Commercial Real Estate
2901 Butterfield Rd
Oak Brook IL 60523
 Telephone Number of Current Building Owner: 630-368-2332
 Email Address: merlo@inlandgroup.com

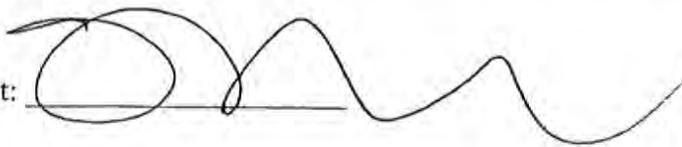
Name & Address of Applicant:
Stephanie Horne
11518 N Port Washington Rd Suite 1
Mequon WI 53092
 Telephone Number of Applicant: 414-455-8141
 Email Address: Steph@Stephaniehorne.com

Proposed Design Change:
awning from red to a charcoal/white
stripe
small hang sign under the awning

Zoning District: _____

Names & Address of Architect, Engineer, and/or Contractor of Project:
Marshall Sign - Jim Marshall
W6415 Oak View Ln
Plymouth WI 53073
920-893-8306

Description of Project:
replace awning cover and add small building sign

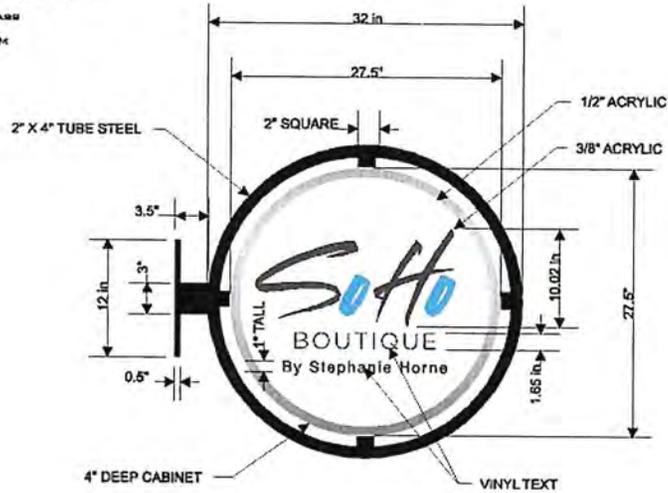
Date: 11/2/18 Signature of Applicant: 

AWNING & PROJECTING SIGN

QUANTITY
 1 2 OTHER

FIELD SURVEY
 N/A REQUIRED

MATERIAL
 ACRYLIC
 ALUMINUM
 STAINLESS STEEL
 BRASS
 ASH



**EXISTING AWNING SPECIFICATIONS
 INTENTION: Recover Existing Frame**

Ground Clearance: 10'3"
 Awning Height: 48"
 Width= 35'-7"
 Projection: 26"
 Color: PMS 19-0201 Gray Asphalt



**Marshall
 Sign**

W6415 Oak View Ln, Plymouth, WI 53073
 (920) 893-8306 fax (920) 892-6463
 www.marshallsign.com

PROJECT

**SOHO
 Stephanie
 Horne Boutique**

875 Main Street
 Lake Geneva, WI

SALES ORDER#

36478

DESIGNER

Lauren Halle

ACCOUNT EXECUTIVE

Jim Marshall

DATE

10/12/18

REVISION#

R1.0

DRAWING SCALE

3/4" = 1'-0"

FILE NAME

SOHO_Lake Geneva

QUOTE#

120418

CUSTOMER APPROVAL

AUTHORIZED SIGNATURE

DATE



Drawings are for guide purposes only and not intended for final production and construction of new signs. It is the client's responsibility to verify all details, including dimensions, materials, and colors, and to obtain all necessary permits and approvals. All work is subject to change without notice.

****COPYRIGHT NOTICE**** This layout design is an unpublished work and Marshall Sign hereby expressly reserves the common law right pursuant to title 17, section 2 of the United States code to prevent the use of this design and to obtain damages therefor.

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 18, 2018

Agenda Item: 7

Applicant:
Randall Shaf
2064 Tennyson
Highland Park, IL 60035

Request: 932 Mariane Terrace
Boat Slip - Conditional Use Permit
Tax Key No. ZSY00012

Description of Proposed Conditional Uses:

The applicant is submitting a Conditional Use Permit (CUP) to propose a new boat slips at 932 Mariane Terrace. The slips would involve a wood pier with six wood cribs filled with rock. Detailed crib and decking designs are included in the submittal. The 2 slips proposed to be 5 x 40 feet would be connected to the 90 foot long main pier by a 4 x 12 foot catwalk. The boat slips will be parallel to the main pier and would be used for private boat docking and summer boat storage.

The property is located in the Estate Residential – 1 (ER-1) zoning district

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

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

Action by the Plan Commission:

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

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

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

Staff Review:

The proposed conditional use is fully consistent with the requirements of the Municipal Ordinance; in addition the applicants have included the DNR approval letter in this submittal.

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

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

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

implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. The proposed conditional use is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation:

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.
3. Staff recommends the following *additional condition of approval* be attached.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

932 Mariane Terrace Lake Geneva WI 53147

NAME AND ADDRESS OF CURRENT OWNER:

Randall Shaf : 2064 Tennyson - Highland Park
IL 60035

TELEPHONE NUMBER OF CURRENT OWNER:

847-767-5213

NAME AND ADDRESS OF APPLICANT:

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

TELEPHONE NUMBER OF APPLICANT:

262-275-5354 • 262-215-5354 (cell)

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 BE CARRIED ON AT SITE:

New 90' Pier with 2 boat slips

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

DATE

10/4/2018

SIGNATURE OF APPLICANT

Larry Quist / [Signature]

AGREEMENT FOR SERVICES

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

Pier Docktors Inc. Larry Quist, as applicant/petitioner for:

Name: Randall Shaf

Address: 2064 Tennyson
Highland Park IL 60035

Phone: 847-767-5213

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

Dated this 4 day of October, 2018

Larry Quist
Printed name of Applicant/Petitioner

Signature of Applicant/Petitioner

Larry Quist

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

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

↓

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

- 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-5'6 ___ 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-5'6 ___ 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:

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 (e) Written justification for the proposed conditional use:
paper _____ Indicating reasons why the Applicant believes the proposed conditional use is
attached appropriate with the recommendations of the City of Lake Geneva Comprehensive
pier dock 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 consistent with lakefront use in the city of Lake Geneva

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

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

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 blueline or blackline of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

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

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

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

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

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



Walworth County, WI - OneView

Search for a Parcel or Address



X-1



Walworth County, WI - OneView

Search for a Parcel or Address



X-2

Lake Geneva City Treasurer
626 Geneva St
Lake Geneva, WI 53147

**WALWORTH COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2015
REAL ESTATE**

SHAF, RANDALL
VANCE SHAF

Parcel Number: 246 ZSY 00012
Bill Number: 164189

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



Location of Property/Legal Description
932 MARIANE TER

LOT 12. EXC. COM NELY COR LOT 12, N65D49'W 20.48', S39D11'E 17.50', N55D30'E 9.22' TO POB. SYVERSTAD LAKE SHORE ESTATES CITY OF LAKE GENEVA
0.254 ACRES

164189/246 ZSY 00012
RANDALL SHAF
VANCE SHAF
2064 TENNYSON
HIGHLAND PARK II 60035

Please inform treasurer of address changes.

ASSESSED VALUE LAND 987,500	ASSESSED VALUE IMPROVEMENTS 325,900	TOTAL ASSESSED VALUE 1,313,400	AVERAGE ASSMT. RATIO 0.978021359	NET ASSESSED VALUE RATE (Does NOT reflect credits) 0.02237605	NET PROPERTY TAX 29307.47	
ESTIMATED FAIR MARKET VALUE LAND 1,009,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 333,200	TOTAL ESTIMATED FAIR MARKET VALUE 1,342,900	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 3,006.42		
TAXING JURISDICTION		2014 EST. STATE AIDS ALLOCATED TAX DIST.	2015 EST. STATE AIDS ALLOCATED TAX DIST.	2014 NET TAX	2015 NET TAX	% TAX CHANGE
STATE OF WISCONSIN		0	0	222.03	229.99	3.6%
WALWORTH COUNTY		201,319	208,100	6,024.11	6,219.59	3.2%
City of Lake Geneva		815,125	874,696	7,554.13	7,932.83	5.0%
Sch Lake Geneva J I		4,645,055	4,090,652	7,708.65	8,207.82	6.5%
UHS LG-Genoa City		557,354	490,264	6,024.88	5,721.20	-5.0%
Gateway Technical		214,089	1,178,829	1,007.83	1,077.25	6.9%
TOTAL		6,432,942	6,842,541	28,541.63	29,388.68	3.0%
FIRST DOLLAR CREDIT				-80.92	-81.21	0.4%
LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%
NET PROPERTY TAX				28,460.71	29,307.47	3.0%

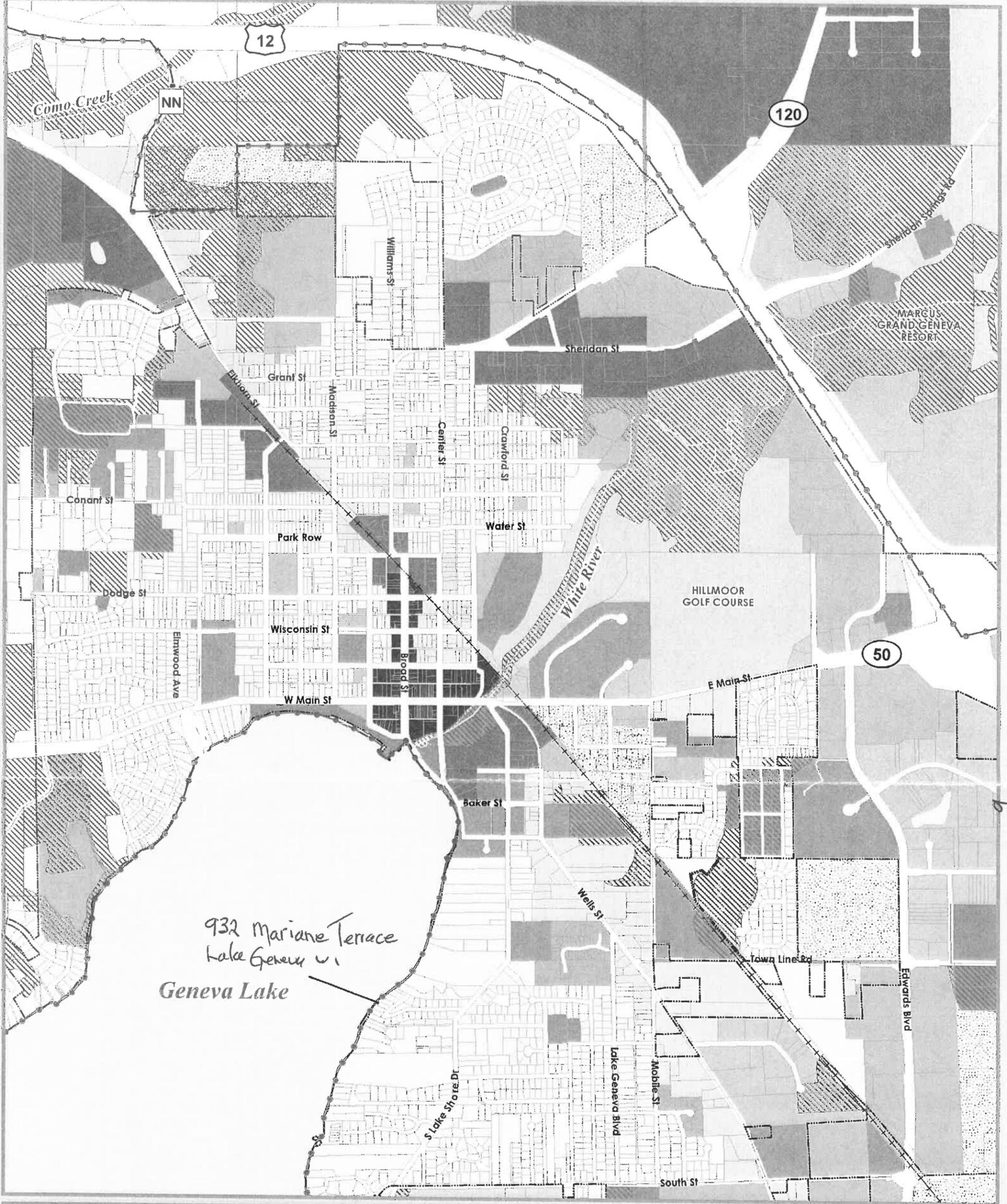
TOTAL DUE: \$29,307.47
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:
JANUARY 31, 2016
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.

PAY 1ST INSTALLMENT OF: \$14,653.74 PAY 2ND INSTALLMENT OF: \$14,653.73 PAY FULL AMOUNT OF: \$29,307.47

<p>PAY 1ST INSTALLMENT OF: \$14,653.74</p> <p>BY JANUARY 31, 2016</p> <p>AMOUNT ENCLOSED _____</p> <p>MAKE CHECK PAYABLE AND MAIL TO: LAKE GENEVA CITY TREASURER 626 GENEVA ST LAKE GENEVA, WI 53147</p> <p>PIN# 246 ZSY 00012 SHAF, RANDALL BILL NUMBER: 164189</p> <p>INCLUDE THIS STUB WITH YOUR PAYMENT</p>	<p>PAY 2ND INSTALLMENT OF: \$14,653.73</p> <p>BY JULY 31, 2016</p> <p>AMOUNT ENCLOSED _____</p> <p>MAKE CHECK PAYABLE AND MAIL TO: WALWORTH COUNTY TREASURER 100 W WALWORTH PO BOX 1001 ELKHORN, WI 53121</p> <p>PIN# 246 ZSY 00012 SHAF, RANDALL BILL NUMBER: 164189</p> <p>INCLUDE THIS STUB WITH YOUR PAYMENT</p>	<p>PAY FULL AMOUNT OF: \$29,307.47</p> <p>BY JANUARY 31, 2016</p> <p>AMOUNT ENCLOSED _____</p> <p>MAKE CHECK PAYABLE AND MAIL TO: LAKE GENEVA CITY TREASURER 626 GENEVA ST LAKE GENEVA, WI 53147</p> <p>PIN# 246 ZSY 00012 SHAF, RANDALL BILL NUMBER: 164189</p> <p>INCLUDE THIS STUB WITH YOUR PAYMENT</p>
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X-3

8



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

Land Use Categories

<ul style="list-style-type: none"> Agricultural & Rural Single Family Residential - Exurban Single Family Residential - Urban Two-Family/Townhouse Residential Multi-Family Residential Planned Neighborhood <small>*Each "Planned Neighborhood" may include a mix of:</small> <ul style="list-style-type: none"> 1. Single Family - Urban (predominate land use) 2. Two-Family/Townhouse 3. Multi-Family Residential 4. Institutional & Community Services 5. Neighborhood Mixed Use 6. Public Park & Recreation Neighborhood Mixed Use Planned Office Planned Business 	<ul style="list-style-type: none"> Central Business District Planned Mixed Use <small>*Each "Planned Mixed Use Area" may include mix of:</small> <ul style="list-style-type: none"> 1. Planned Office 2. Multi-Family Residential 3. Institutional & Community Services 4. Planned Business Planned Industrial General Industrial Institutional & Community Services Private Recreation Facilities Public Park & Recreation Environmental Corridor Long Range Exurban Growth Area 	<ul style="list-style-type: none"> City of Lake Geneva Township Boundary Urban Service Area Boundary Extraterritorial Jurisdiction Boundary Parcels Surface Water Abandoned Railroad
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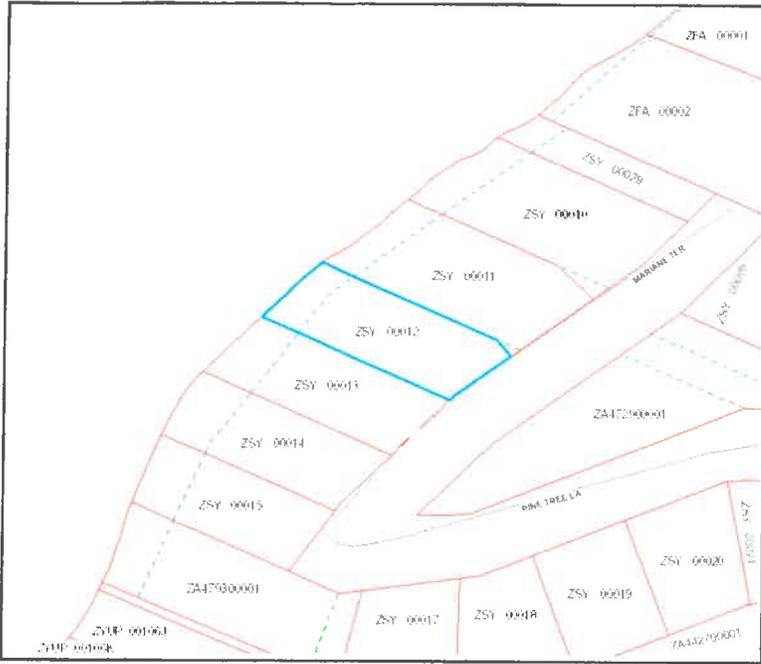


VANDEWALLE & ASSOCIATES INC. Shaping places, shaping change
 Date: December 14, 2009
 Source: SEWRPC, WIDNR, Walworth County LIO, V&A

X-516



Walworth County, WI Land Information Division



Property Details

Municipality: CITY OF LAKE GENEVA
 Parcel Number: ZSY 00012
 School District: 2885-LAKE GENEVA J1 SCHOOL DIS
 Zoning District:

Owner Information

Owner Name: RANDALL SHAF
 Owner Name 2: VANCE SHAF
 Mailing Address: 2064 TENNYSON
 HIGHLAND PARK IL, 600350000

2017 Valuation Information

Land: \$1,172,500.00
 Improvements: \$325,900.00
 Total: \$1,498,400.00
 Acres: 0.2540
 Fair Market Value: \$1,528,400.00
 Assessment Ratio: 0.9803720040
 Mill Rate: 0.0207988980

Tax Information

First Dollar Credit: \$80.27	School Credit: \$3,459.69
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: \$31,084.81	Woodland Tax Law Taxes: \$0.00
Net Tax \$31,084.81	

Tax Jurisdictions

STATE OF WISCONSIN \$0.00
 WALWORTH COUNTY \$6494.86
 CITY OF LAKE GENEVA \$8753.77
 GATEWAY TECHNICAL \$1246.84
 LAKE GENEVA-GENOA CITY UHS \$5473.76
 LAKE GENEVA J1 SCHOOL DIST \$9195.85

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: Paul Ryan(R) (1st District)
 US Senator: Ron Johnson (R) & Tammy Baldwin (D)

Special Assessments / Charges

Soil Classification

Soil Type	Soil Name	Acres
MxD2	SANDY LOAM SUBSTRATUM, 12 TO 20 PERCENT SLOP	0.1883
MxE2	SANDY LOAM SUBSTRATUM, 20 TO 35 PERCENT SLOP	0.0481
W	WATER GREATER THAN 40 ACRES	0.0000

Property Address

932 MARIANE TER LAKE GENEVA

Legal Description

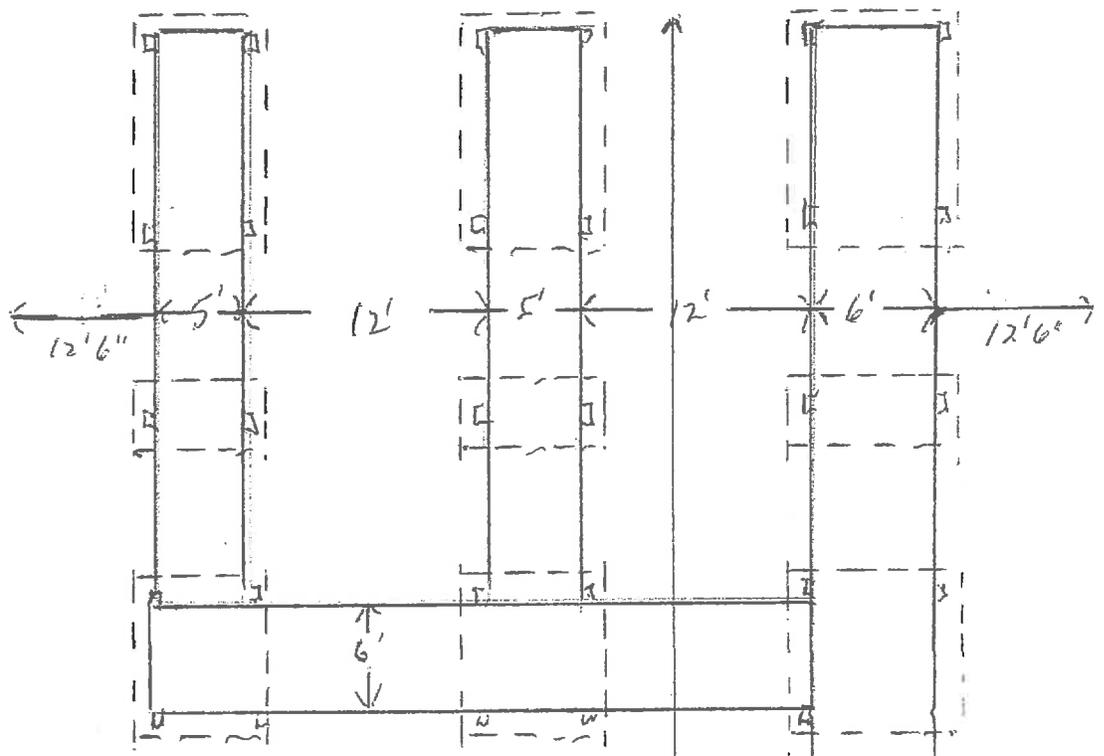
LOT 12. EXC. COM NELY COR LOT 12, N65D49'W 20.48', S39D11'E 17.50', N55D30'E 9.22' TO POB. SYVERSTAD LAKE SHORE ESTATES CITY OF LAKE GENEVA

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.

0
Buoy 1

0
Buoy 2



- 2 cribs @ 66 sq. ft
- 2 cribs @ 30 sq. ft
- 2 cribs @ 42 sq. ft
- 1 crib @ 77 sq. ft
- 1 crib @ 33 sq. ft
- 1 crib @ 49 sq. ft



1" = 10'

New drawing showing
2 buoys • boat landing
and reduced
dimensions of pier



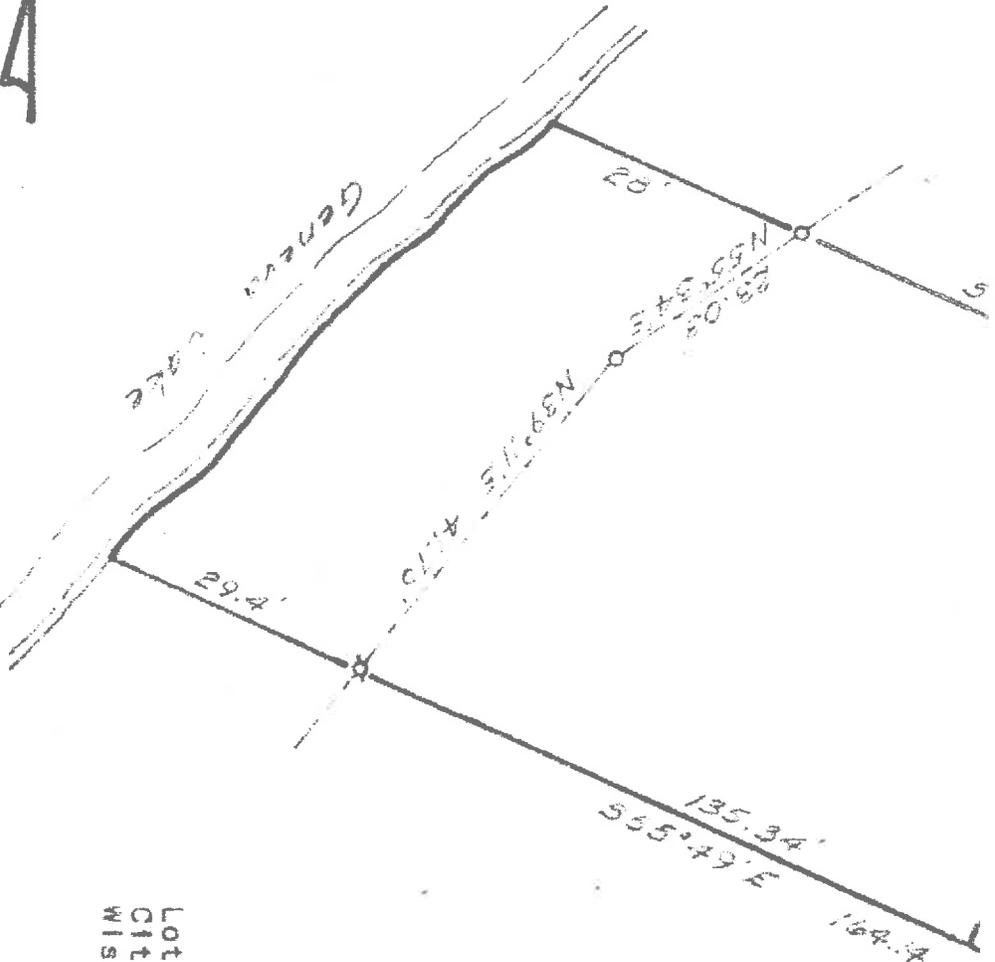
(letter C) (letter D)



SCALE: 1" = 20'

LEGEND

- D - IRON PIPE FOUND
- O - IRON PIPE PLACED
- - CONCRETE MONUMENT
- X - SPIKE



PLAT OF SURVEY OF
 Lot 12, Syver-Stad Lake Shore Estates,
 City of Lake Geneva, Walworth County,
 Wisconsin.

I, HAROLD H. KOLB, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED ACCORDING TO THE OFFICIAL RECORDS, AND THAT THE PLAT HEREON IS A CORRECT REPRESENTATION OF THE LOT LINES, and the principle lines of the buildings thereon.

Harold H. Kolb
 HAROLD H. KOLB

WISCONSIN REGISTERED LAND SURVEYOR, S-187
 DATE June 8, 1967

254 12

7-258

Walworth County
Ascent Land Records Suite

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

[Browser Setup Help](#)

[Return to search results](#)

[Property Summary](#)

Owner (s): SHAF, RANDALL SHAF, VANCE		Location:	
Mailing Address: RANDALL SHAF VANCE SHAF 2064 TENNYSON HIGHLAND PARK, IL 60035 Request Mailing Address Change		School District: 2884 - Lake Geneva-Genoa City UHS 2885 - Lake Geneva J1 School District	
Tax Parcel ID Number: ZSY 00012	Tax District: 246-City of Lake Geneva	Status: Active	
Alternate Tax Parcel Number:		Acres: 0.2540	

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
LOT 12, EXC. COM NELY COR LOT 12, N65D49'W 20.48', S39D11'E 17.50', N55D30'E 9.22' TO POB. SYVERSTAD LAKE SHORE ESTATES 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.)*
932 MARIANE TER LAKE GENEVA, WI 53147

Select Detail -->

Districts



[Make Default Detail](#)

[Printer Friendly Page](#)

[View Interactive Map](#)

No additional Districts were found for this tax parcel.

[Log in](#)

[View Disclaimer](#)

[Database Versions](#)

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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.



November 11, 2016

IP-SE-2016-65-03067

Vance & Randall Shaft
2064 Tennyson
Highland Park, IL 60035

Dear Property Owner:

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

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

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

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

For project details, maps, and plans related to this decision, please search application number on the Department's permit tracking website at <https://permits.dnr.wi.gov/water/SitePages/Permit%20Search.aspx>.

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

Sincerely,

Elaine Johnson
Water Management Specialist

cc: Larry Quist, Pier Docktors, Inc.
Rachel Nuetzel, U.S. Army Corps of Engineers
Nick Sigmund, Walworth County
Clerk, City of Lake Geneva

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

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

IP-SE-2016-65-03067

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

PERMIT

1. You must notify Elaine Johnson at phone (262) 574-2136 or email Elaine.Johnson@wisconsin.gov before starting construction and again not more than 5 days after the project is complete.
2. You must complete the project as described on or before 11/11/2019. If you will not complete the project by this date, you must submit a written request for an extension prior to expiration of the initial time limit specified in the permit. Your request must identify the requested extension date. The Department shall extend the time limit for an individual permit or contract for no longer than an additional 5 years if you request the extension before the initial time limit expires. You may not begin or continue construction after the original permit expiration date unless the Department extends the permit in writing or grants a new permit.
3. This permit does not authorize any work other than what you specifically describe in your application and plans, and as modified by the conditions of this permit. If you wish to alter the project or permit conditions, you must first obtain written approval of the Department.
4. Before you start your project, you must first obtain any permit or approval that may be required for your project by local zoning ordinances and by the U.S. Army Corps of Engineers. You are responsible for contacting these local and federal authorities to determine if they require permits or approvals for your project. These local and federal authorities are responsible for determining if your project complies with their requirements.
5. Upon reasonable notice, you shall allow access to your project site during reasonable hours to any Department employee who is investigating the project's construction, operation, maintenance or permit compliance.
6. The Department may modify or revoke this permit for good cause, including if the project is not completed according to the terms of the permit or if the Department determines the activity is detrimental to the public interest.
7. You must post a copy of this permit at a conspicuous location on the project site, visible from the waterway, for at least five days prior to construction, and remaining at least five days after construction. You must also have a copy of the permit and approved plan available at the project site at all times until the project is complete.
8. Your acceptance of this permit and efforts to begin work on this project signify that you have read, understood and agreed to follow all conditions of this permit.
9. You must submit a series of photographs to the Department, within one week of completing work on the site. The photographs must be taken from different vantage points and depict all work authorized by this permit.

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

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

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

- OR -

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

13. Mooring buoys placed at a distance of 150 feet waterward of the ordinary high water mark of the lake, or greater, require a waterway marker permit from the DNR. Please contact DNR Warden Jason Roberts at 262 574-2169 for additional information on this approval if applicable.
14. This pier must not interfere with the rights of other riparians.
15. Electrical, fueling, and waste handling facilities must comply with applicable safety and environmental protection regulations.
16. The pier must allow the free movement of water and must not entrap vegetation.
17. The pier must not enclose any portion of the navigable waterway.
18. This permit and plans must be encased in plastic and legibly displayed along the water's edge during construction and for 30 days after construction of this pier. The purpose of this condition is to allow Department staff and the public to monitor the project and to ensure compliance with the conditions of the project.

19. This permit authorizes future maintenance to the piers; however, no change can be made to the type of materials, number of slips, or pier configuration without written approval from the Department or amendment of this permit.
20. The boat shelter may have a roof, but may not have walls, sides or drops. The roof must be pitched not less than 1 foot nor more than 2.5 feet from peak to eaves. Any roof must cover the berth only, not the pier.
21. All equipment used for the project including but not limited to tracked vehicles, barges, boats, hoses, sheet pile and pumps shall be de-contaminated for invasive and exotic viruses and species prior to use and after use.

FINDINGS OF FACT

1. Vance & Randall Shaft has filed an application for a permit to place a pier on the bed of Geneva Lake, in the City of Lake Geneva, Walworth County, also described as being in the NE1/4 of the NW1/4 of Section 1, Township 1 North, Range 17 East.
2. The project involves construction of a 6 foot wide by 90 foot long pier with catwalks for 2 boat slips (9 rock filled cribs). The catwalks delineating the boat slips will be comprised of piers 5 feet wide by 30 feet long, with a 6 foot wide by 34 foot long segment connecting to the main access pier. A 10 foot by 10 foot boat landing will be placed on the east side of the pier.
3. Reasonable use for watercraft based on the length of shoreline at this property is 2 boat slips and 2 personal water craft slips. This includes use of the pier structures and the existing mooring buoys.
4. The Department has completed an investigation of the project site and has evaluated the project as described in the application and plans.
5. Geneva Lake is a navigable water (and no bulkhead exists at the project site).
6. The proposed project, if constructed in accordance with this permit will not adversely affect water quality, will not increase water pollution in surface waters and will not cause environmental pollution as defined in s. 283.01(6m), Wis. Stats.
7. The proposed project will not impact wetlands if constructed in accordance with this permit.
8. The Department of Natural Resources has determined that the agency's review of the proposed project constitutes an integrated analysis action under s. NR 150.20(2), Wis. Adm. Code. The Department has considered the impacts on the human environment, alternatives to the proposed projects and has provided opportunities for public disclosure and comment. The Department has completed all procedural requirements of s. 1.11(2)(c), Wis. Stats., and NR 150, Wis. Adm. Code for this project.
9. The Department of Natural Resources has completed all procedural requirements and the project as permitted will comply with all applicable requirements of sections 30.12(3m), Wisconsin Statutes and Chapters NR 102, 103 & 326 of the Wisconsin Administrative Code.

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

10. The structure or deposit will not materially obstruct navigation because vessels will be able to navigate around the structure and is within the norms for piers on Geneva Lake.
11. The structure or deposit will not be detrimental to the public interest because two boat slips is within reasonable use at this property and the pier will not have a significant adverse impact on fisheries habitat or lakebed.

CONCLUSIONS OF LAW

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

NOTICE OF APPEAL RIGHTS

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

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

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

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

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

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

Dated at Waukesha Service Center, Wisconsin on 11/11/2016 .

STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES
For the Secretary

By



Elaine Johnson
Water Management Specialist

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: November 19, 2018

Agenda Item: 8

Applicant:

Daniel Schuld
281 Yerkes Ave
Hampshire, IL 60140

Request:

General Development Plan (GDP)
Brewery, Tap-Room, Gift Shops
727 Geneva Street
Tax Key No. ZOP00157

Description:

The applicant is submitting a request for a General Development Plan (GDP) that would allow for the development of a Brewery, Tap-Room, & Gift Shops to be located at 727 Geneva Street.

The alterations to the exterior building dimension would include the razing of the existing garage in the rear of the property and the subsequent addition to the primary building in that general area. The other exterior renovations are to the deck and patio areas, to include unique sign structures.

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 GDP 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.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.

GENERAL DEVELOPMENT PLAN (GDP) AMENDMENT

Name of Applicant: DANIEL E. SCHULD

Address of Applicant: 281 KEYES AVENUE
HAMPSHIRE, IL 60140

Telephone No. (847) 778-7070

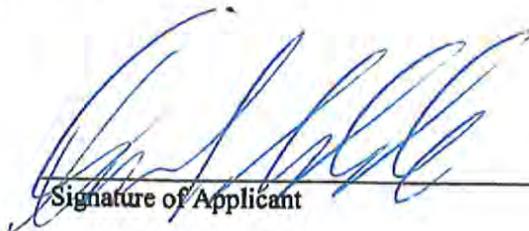
Email Address: dane.schulde@gmail.com

Proposed GDP Amendment: THE OWNER WISHES TO REPLACE SEVERAL OF THE CURRENT RETAIL SHOPS WITH A NEW BREWERY, TOP ROOM AND GIFT SHOP INCLUDING UPGRADING THE EXISTING OUTDOOR DECK AND PATIO AND REPLACING THE EXISTING GARAGE WITH A NEW BREWERY ADDITION. THE PROPERTY IS PD ZONING.

Reason for requesting proposed Amendment: THE PROPOSED BREWERY, TOP ROOM AND GIFT SHOP WOULD CREATE INDOOR + OUTDOOR COMMERCIAL ENTERTAINMENT USES WHICH ARE CONDITIONAL USES UNDER CB. CENTRAL BUSINESS ZONING.

Fee of \$400.00 payable upon filing application.

10/3/18
Date


Signature of Applicant

October 5, 2018



Mr. Fred Walling
Building Inspector / Zoning Administrator
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147

**Re: APPLICATION FOR AMENDMENT TO
GDP – GENERAL DEVELOPMENT PLAN &
PIP – PRECISED IMPLEMENTATION PLAN
PD - PLANNED DEVELOPMENT ZONING
PROPOSED BREWERY, TAP ROOM & SHOPS
GENEVA STREET VILLAGE
727 GENEVA STREET
LAKE GENEVA, WISCONSIN
JOB NO. 1840**

Dear Mr. Walling & Plan Commission Members:

Dan Schuld wishes to amend the *PD - Planned Development Zoning* for **Geneva Street Village** at **727 Geneva Street, Lake Geneva, Wisconsin, Tax Key #ZOP 00157**, to allow for the creation of a **New Brewery, Tap Room & Shops** within the *Existing Building*, as described below.

The *Existing Site* consists of approximately **13,754 sq. ft. or 0.32 acres**. In addition to the *Existing Building*, the *Site* contains a paved **Outdoor Terrace** and a **Storage Garage** on the north side, and **Outdoor Deck** and **Access Ramp** on the south (**Geneva Street**) side, and a limited amount of **landscaped and green areas** on the south and west sides.

The *Existing Building* consists of the original *former First Baptist Church*, the *former Parsonage*, and *connecting Entry Structure* that was built in **1998** when the **Building** was first remodeled for the **Geneva Street Village**. The *former Church* is a one story, brick and wood frame structure with a *Basement* that was built in **1910**. The *former Parsonage* is a two-story wood framed structure that is also over **100 years old** and the *connecting Entry Structure* dates to **1998** when the building was purchased and remodeled to create a group of small retail spaces called **Geneva Street Village**. The building was recently purchased by **Dan Schuld** who would now like to reconfigure the original **Church** space as a **Brewery & Tap Room** with the balance of the structure to include several other retail businesses. Under the **Lake Geneva Zoning Ordinance**, the **current use** was classified as *"Indoor Commercial Entertainment"*, which was a **Conditional Use** within the **CB - Central Business Zoning District**. *When the Building was remodeled in 1998, the zoning was changed to PD - Planned Development.*

McCormack + Etten / Architects, LLP

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<http://www.mccormacketten.com>

In its present configuration, the **Building** contains **retail spaces, a book store, a cooking school, bathrooms, storage and mechanical space** on the *Main Floor*. The *Lower Level* of the *former Church* includes **retail spaces, bathrooms, storage and mechanical space**. The *Second Floor* of the *former Parsonage* contains private office space for the **Owners** and is not open to the public.

A. *Dan Schuld wishes to construct a small New Brewery & Tap Room within the Main Floor of the former Church, upgrade the Existing Outdoor Deck on the south side of the property in the area between the Building and the sidewalk along Geneva Street, remodel the Existing Patio on the north side as a Beer Garden, and continue to maintain several small retail spaces within the building. The intention would be to accommodate a maximum of approximately 200 occupants in the New Brewery & Tap Room on the First Floor and the Lower Level, include seasonal Outdoor Seating on the Existing Outdoor Deck on the south and New Beer Garden on the north, and raze the Existing Garage and construct a New Brewery Addition attached to the Existing Building.*

The New Reconfigured Site Plan, as currently proposed, would include the following:

FORMER CHURCH BASEMENT LEVEL	4,075 sq. ft.	EXISTING SOUTH ACCESS DECK & RAMP	633 sq. ft.
FORMER CHURCH MAIN FLOOR	4,075 sq. ft.	EXISTING NORTH ACCESS DECK & RAMP	752 sq. ft.
FORMER PASONAGE FIRST FLOOR	1,504 sq. ft.	EXISTING OUTDOOR SOUTH SEATING DECK	571 sq. ft.
FORMER PASONAGE SECOND FLOOR	1,340 sq. ft.	EXISTING NORTH PATIO / BEER GARDEN	2,020 sq. ft.
EXSTG. CONNECTING ENTRY STRUCTURE	610 sq. ft.	NEW BREWERY BUILDING ADDN. (EXISTING GARAGE)	1,380 sq. ft.

B. Under the current *City of Lake Geneva Zoning Ordinance*, the property is zoned **PD - Planned Development District** but it is surrounded by **CB - Central Business Zoning**. Several facts should be considered when viewing the remodeling for a **New Brewery & Tap Room with Shops** on this site:

- It is a unique, historic existing structure on a very limited site that was originally zoned **CB-Central Business** and has been a multi-tenant commercial building since 1998 when it was rezoned to its current **PD-Planned Development** zoning.

- It is located in close proximity to the *Central Business District Zoning* and its configuration would be more nearly in keeping with the criteria for the *Central Business (CB) District*. *It should be noted that the City currently allows for outdoor dining on the City street right-of-way within specific parameters. The proposed Outdoor Deck Area & Beer Garden would be entirely within the property currently owned by the Geneva Street Village would increase the seating capacity of the Restaurant only seasonally.*
- *Since 2001, the adjoining properties along Broad Street were rezoned to CB - Central Business Zoning which relieved them of parking requirements for most commercial uses.*

Since the Existing Geneva Street Village building, site and proposed use are so unique, we believe the best option would be to allow an Amendment to the current PD- Planned Development with criteria similar to those used in the Central Business (CB) Zoning District and to allow uses Permitted by Right or as Conditional Uses under CB Zoning.

C. *Zoning Intensity and Bulk Standards Under CB - Central Business Zoning (Nonresidential Uses) That Would Be Met:*

Maximum Number of Floors:	4 Floors Allowed / 2 Stories + Basement Provided. (3 Floors Total)
Minimum Lot Area:	1,750 s.f. Required / 13,754 s.f. Actual
Minimum Lot Width:	20' Required / 104.81' Provided.
Maximum Bldg. Height:	45' Max. / 20' Min. / Approx. 45' Actual
Front Street Setback @ Geneva Street:	0' Required @ Side Street Side 6' Provided
Side Street Setback @ Broad Street:	0' Required @ Front Street Side 2' Provided
Min. Rear Lot Line Setback @ North Side:	10'-0" Required / +/- 20'-0" Actual
Min. Paved Surface Setback:	0' Required / 2'+/- Actual on Broad St.
Min. Landscape Surface:	0% Required / 7% Provided (1,958 s.f.)
Maximum Floor Area Ratio:	3.0 Allowed / 0.94 Actual (12,984 s.f. Building / 13,754 s.f. Lot)

D. *Zoning Standards Under the present PD – Planned Development / Central Zoning (Nonresidential Uses) That Would Not Be Met:*

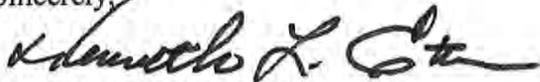
Required Parking: **Indoor & Outdoor Commercial Entertainment
1 per Every 3 Patron Seats or at maximum
capacity of establishment / None provided.**

The following documents are enclosed to facilitate the review of the proposed Planned Development rezone:

1. ***A Location Map of the Subject Site*** and other lands within 300 feet of the Subject Site on the *City of Lake Geneva Zoning and Land Use Map*.
2. ***A Certified Survey Map*** which depicts the dimensions of the *Subject Site*.
3. ***A General Written Description*** of the *Proposed Amended GDP and Potential Requested Exemptions*.
4. ***A Site Plan, Floor Plans & Elevations*** of the proposed additions and changes to the Building.
5. ***Landscaping, Signage, Exterior Colors & Lighting Information***.

Thank you for your consideration of the above project. Please let me know if you need additional information or have any questions.

Sincerely,

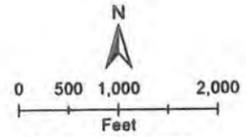


Kenneth L. Etten A.I.A.
McCormack + Etten / Architects

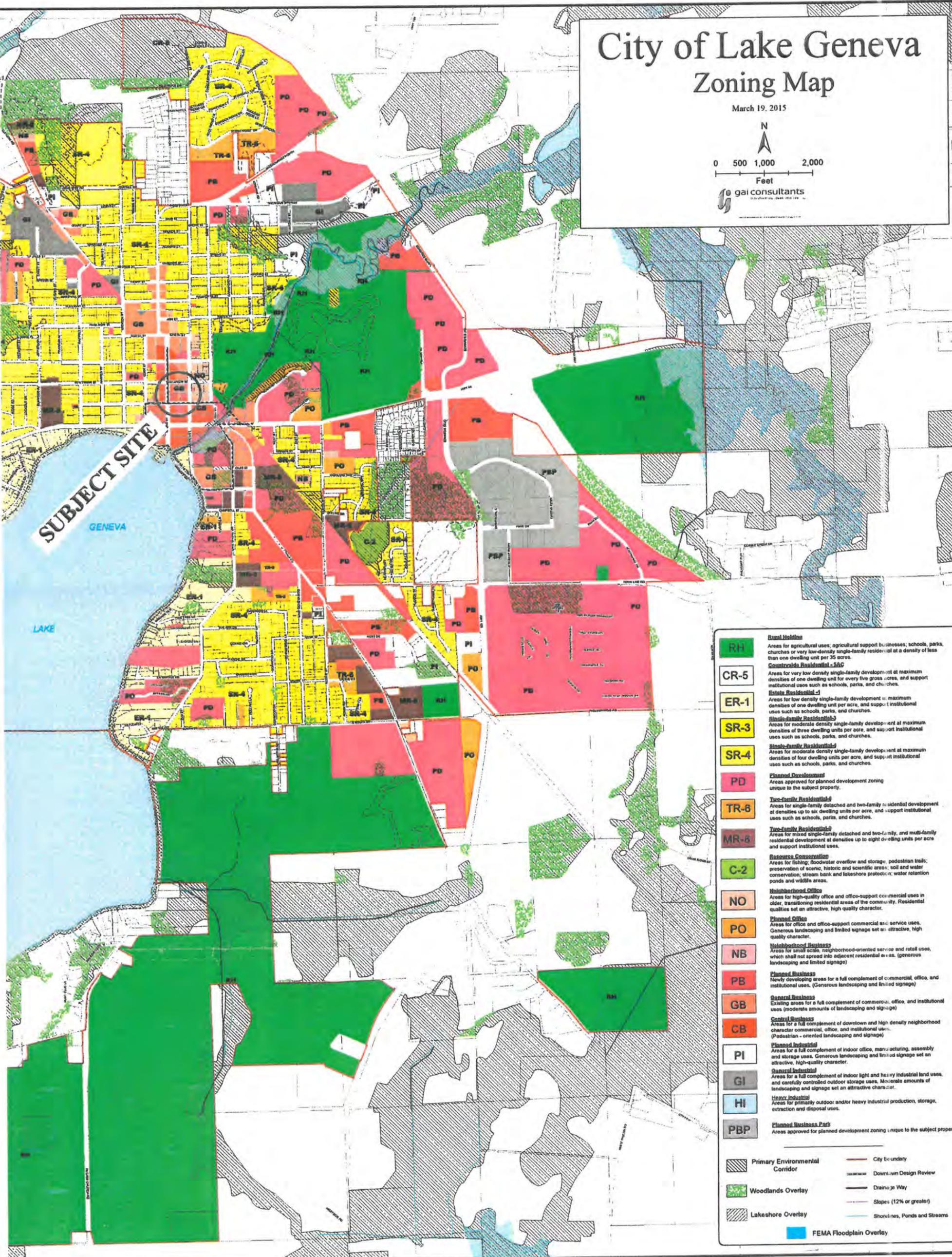
A. GENERALIZED LOCATION MAP

City of Lake Geneva Zoning Map

March 19, 2015



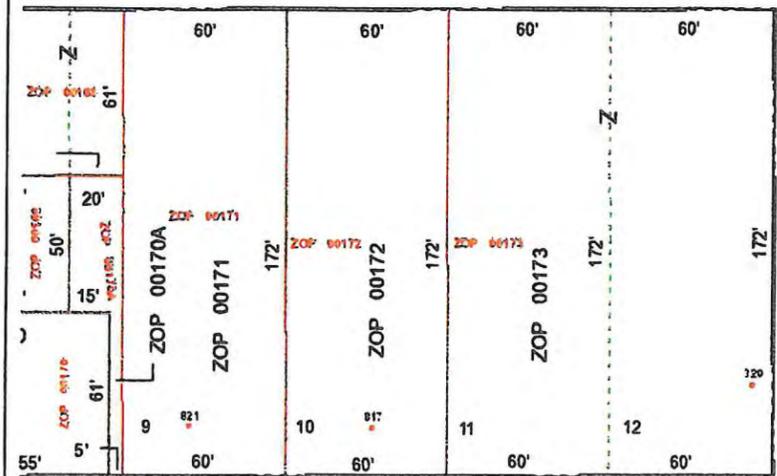
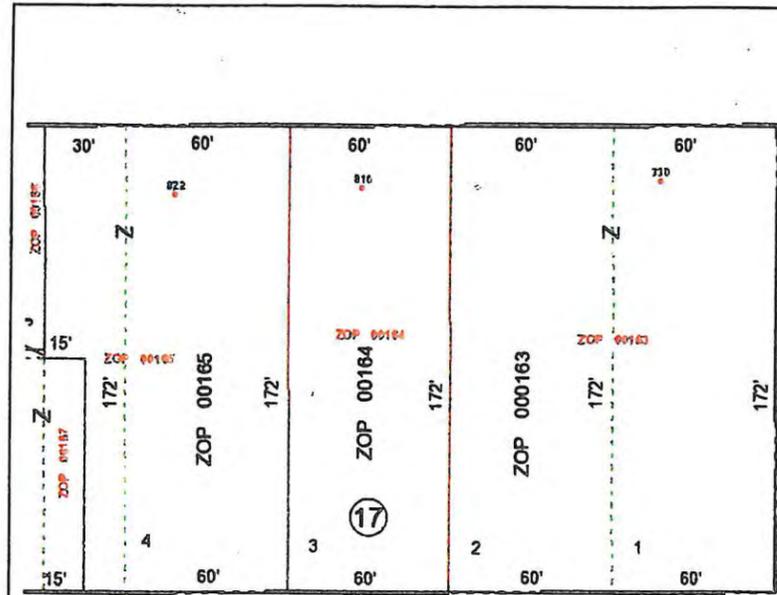
gai consultants
INCORPORATED



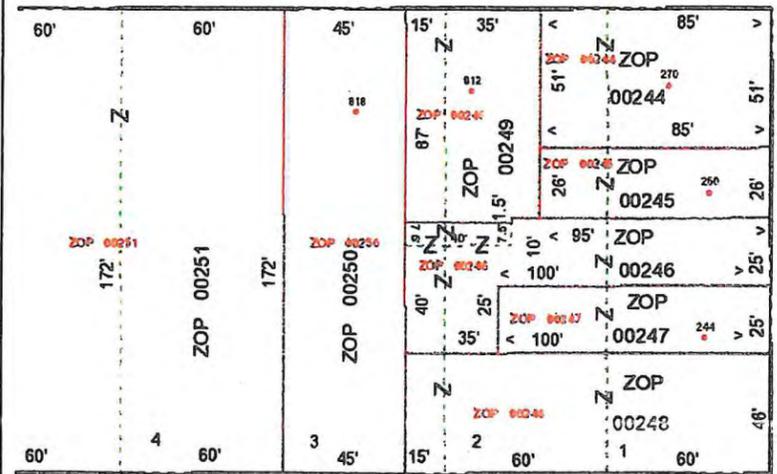
SUBJECT SITE

- | | |
|-------------|--|
| RH | Rural Holding
Areas for agricultural uses, agricultural support businesses, schools, parks, churches or very low-density single-family residential at a density of less than one dwelling unit per 35 acres. |
| CR-5 | Controlled Residential - SAC
Areas for very low density single-family development at maximum densities of one dwelling unit for every five gross acres, and support institutional uses such as schools, parks, and churches. |
| ER-1 | Single-Family Residential - 1
Areas for low density single-family development at maximum densities of one dwelling unit per acre, and support institutional uses such as schools, parks, and churches. |
| SR-3 | Single-Family Residential - 3
Areas for moderate density single-family development at maximum densities of three dwelling units per acre, and support institutional uses such as schools, parks, and churches. |
| SR-4 | Single-Family Residential - 4
Areas for moderate density single-family development at maximum densities of four dwelling units per acre, and support institutional uses such as schools, parks, and churches. |
| PD | Planned Development
Areas approved for planned development zoning unique to the subject property. |
| TR-6 | Two-Family Residential - 6
Areas for single-family detached and two-family residential development at densities up to six dwelling units per acre, and support institutional uses such as schools, parks, and churches. |
| MR-8 | Two-Family Residential - 8
Areas for mixed single-family detached and two-family, and multi-family residential development at densities up to eight dwelling units per acre and support institutional uses. |
| C-2 | Resource Conservation
Areas for fishing, floodwater overflow and storage, pedestrian trails; preservation of scenic, historic and scientific areas; soil and water conservation; stream bank and lakeshore protection; water retention ponds and wildlife areas. |
| NO | Neighborhood Office
Areas for high-quality office and office-support commercial uses in older, transitioning residential areas of the community. Residential qualities set an attractive, high quality character. |
| PO | Planned Office
Areas for office and office-support commercial and service uses. Generous landscaping and limited signage set an attractive, high quality character. |
| NB | Neighborhood Business
Areas for small scale, neighborhood-oriented service and retail uses, which shall not spread into adjacent residential areas. (generous landscaping and limited signage) |
| PB | Planned Business
Newly developing areas for a full complement of commercial, office, and institutional uses. (Generous landscaping and limited signage) |
| GB | General Business
Existing areas for a full complement of commercial, office, and institutional uses (moderate amounts of landscaping and signage) |
| CB | Control Business
Areas for a full complement of downtown and high density neighborhood character commercial, office, and institutional uses. (Pedestrian-oriented landscaping and signage) |
| PI | Planned Industrial
Areas for a full complement of indoor office, manufacturing, assembly and storage uses. Generous landscaping and limited signage set an attractive, high-quality character. |
| GI | General Industrial
Areas for a full complement of indoor light and heavy industrial land uses, and carefully controlled outdoor storage uses. Moderate amounts of landscaping and signage set an attractive character. |
| HI | Heavy Industrial
Areas for primarily outdoor and/or heavy industrial production, storage, extraction and disposal uses. |
| PBP | Planned Business Park
Areas approved for planned development zoning unique to the subject property. |
-
- | | | | |
|--|--------------------------------|--|-------------------------------|
| | Primary Environmental Corridor | | City Easement |
| | Woodlands Overlay | | Downtown Design Review |
| | Lakeshore Overlay | | Drainage Way |
| | | | Slopes (12% or greater) |
| | | | Shorelines, Ponds and Streams |
| | | | FEMA Floodplain Overlay |

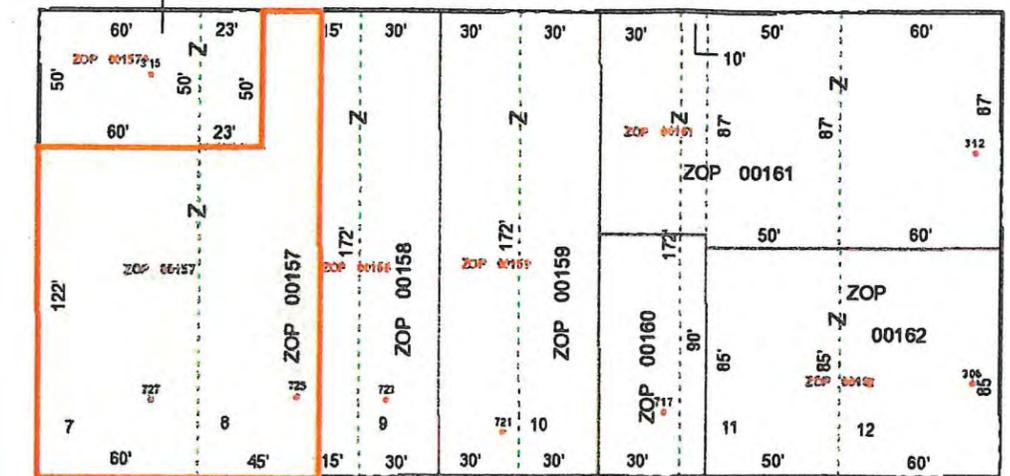
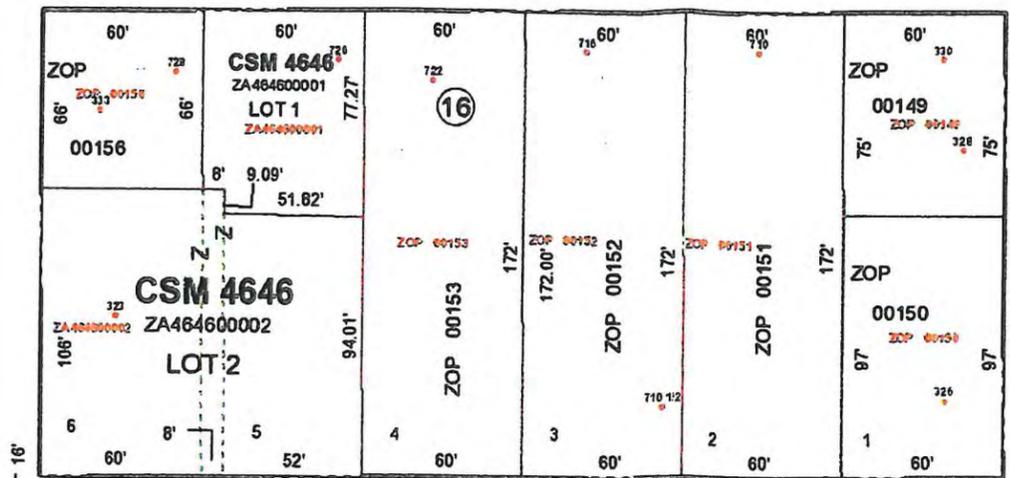
**B. MAP OF SUBJECT PROPERTY
AND CERTIFIED SURVEY MAP**



STREET



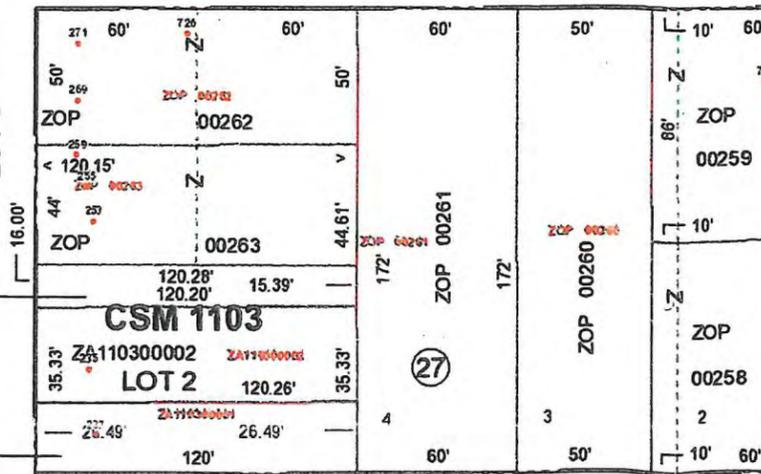
BROAD



STREET

CSM 1103

LOT 3



ANSI C Landscape

WALWORTH COUNTY, WISCONSIN

0 12.5 25 50 75 100 125 Feet

1 inch = 42 feet

Author:
Map Produced on: 9/7/2018
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD27
Walworth County Information Technology Department
Land Information Division
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001

DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND FOR THE PUBLIC'S USE. THE USER ASSUMES ALL LIABILITY FOR ANY INACCURACIES, OMISSIONS, OR DELAYS IN THE INFORMATION. THE USER SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.

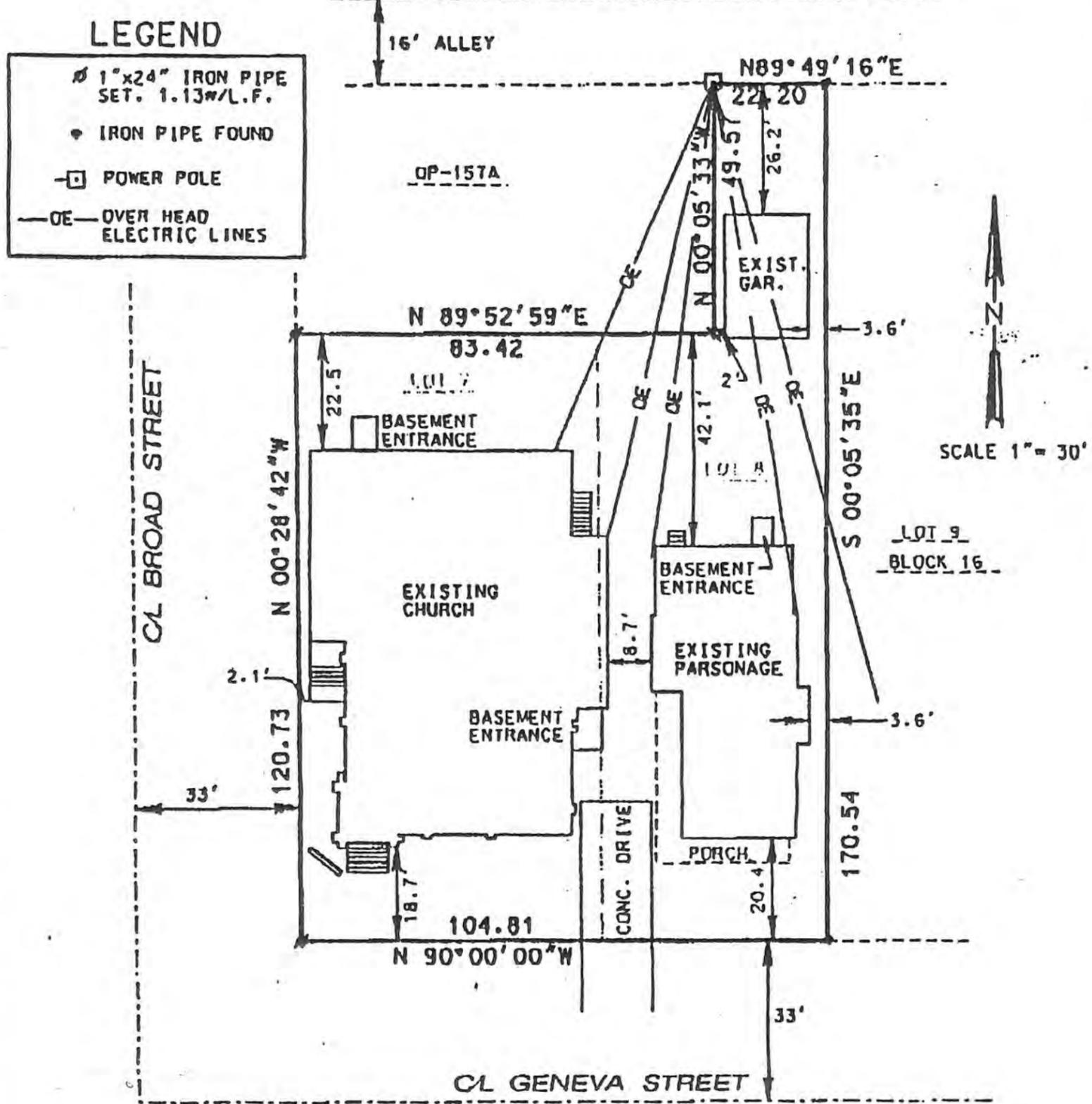
PLAT OF SURVEY



FOR: KEEFE REAL ESTATE, INC.

DATE: 9/11/97

DESCRIPTION: BEING PART OF LOTS 7 AND 8 OF BLOCK 16, OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN BEING MORE COMPLETELY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID LOT 7; THENCE WITH THE EASTERLY RIGHT OF WAY OF BROAD STREET N00°28'42"W, A DISTANCE OF 120.73' TO A POINT; THENCE N89°52'59"E, A DISTANCE OF 83.42' TO A POINT; THENCE N00°05'33"W, A DISTANCE OF 49.57' TO A POINT; THENCE N89°49'16"E, A DISTANCE OF 22.20' TO A POINT; THENCE S00°05'35"E, A DISTANCE OF 170.54' TO A POINT ON THE NORTHERLY RIGHT OF WAY OF GENEVA STREET; THENCE WITH SAID RIGHT OF WAY N90°00'00"W, A DISTANCE OF 104.81' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 13814 S.F.



THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF ALL THE PROPERTY, EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE 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 TITLE THERETO WITHIN ONE (1) YEAR FROM DATE, HERETO.

BRADFORD L. SPENCER, R.L.S. 2069
RSV#97222.UGN

**C. GENERAL WRITTEN DESCRIPTION
& POTENTIAL REQUESTED
EXEMPTIONS**

GENERAL WRITTEN DESCRIPTION OF PROPOSED PLANNED DEVELOPMENT AMENDMENT

Dan Schuld respectfully requests an *Amendment to PD - Planned Development Zoning* for his property to allow for the remodeling of the *Geneva Street Village Building* as described herein.

A. The *Existing Building* is located in the City of Lake Geneva at 727 Geneva Street and presently consists of a **two story structure** with a partial basement plus a small **Garage** on the north. The main portion was originally a **Church and Parsonage** that was converted to a **commercial / retail use** in 1998 and operated for the past 20 years with a number of small retail businesses including a cooking school. *The last major remodeling of the building took place in 1998 when it was converted from a vacant Church to a multi-tenant commercial building.*

B. The *Existing Site* consists of 13,754 sq. ft. or approximately 0.32 acres. Under the current *PD - Planned Development Zoning*, the **Proposed Building Use** as a **Brewery & Tap Room with Outdoor Open Decks** is classified as *Indoor and Outdoor Commercial Entertainment*, which is a **Conditional Use** within the *CB - Central Business Zoning District*. *Portions of the Building will also continue to be used for Indoor Sales & Service along with all other uses permitted by right in the Central Business District.* In its present configuration, the **Building** contains a mix of small **commercial / retail shops** in the **original Church structure** on the **Main Floor** and the **Lower Level** and a **cooking school** in the **original Parsonage** plus **mechanical, storage and bathroom space**. There is also an **Existing Open Deck** on the south side of the **Church** and an **Open Paved Courtyard** on the north side plus **Open Handicapped Accessible Ramps and Porches** on the south and north plus a small **Garage / Storage Building** in the northeast corner of the property. There are limited green areas on the west, south and east sides of the **Building**. *The Site contains no on-site parking but there is public on-street parking on the Broad and Geneva Street plus two public Parking Lots within a block of the site.*

C. The *Proposed Brewery & Tap Room* **Dan Schuld** wishes to construct would consist of a small **Brewery** space for the production of beer on site along with a **Tap Room** and small **Gift Shop** on the **Main Floor** and additional **Tap Room** seating and **Brewery** space on the **Lower Level**. In addition, the **Existing Outdoor Deck** would be upgraded and used for seating along with the **Existing North Patio** for use as a **Beer Garden**. The **Building** would also continue to include several small **Retail Spaces** in the **Church** and **Parsonage** structures. *This Proposed Outdoor Dining Area would be used only when weather conditions permit.*

D. The **Owner** wishes to continue the **Finish Materials** and **Landscaping** of the *Existing Building* in keeping with the current style. The **Exterior Finish Materials** would be predominately the same as the existing with minor upgrades to replaced damaged and/or aged materials. The colors would be consistent with the **current earth tones**, including **red brick, shades of white, terra cotta, and brown**. New **Landscaping, Signage and Lighting** would be done on the **Broad Street** and **Geneva Street** sides of the property in conjunction with the upgrades to **Existing Outdoor Deck Area** and the **Beer Garden Patio**. *One of the most significant requests would be for the Owner to install two new decorative Grain Bins with signage adjacent to the building to highlight its new use as a Brewery. He would also like to raze the Existing Garage and replace it with a New Brewery addition attached to the Existing Building.*

E. *Dan Schuld wishes to operate the New Brewery & Tap Room, both indoor and outdoor spaces, within the normal hours of operation as permitted under his brewery licensc and the Lake Geneva Ordinances for this type of facility.*

WRITTEN JUSTIFICATION FOR REQUESTING PLANNED DEVELOPMENT ZONING AMENDMENT

There are several reasons for requesting the *Amendment to the Existing PD - Planned Development Zoning* under the **Lake Geneva Zoning Ordinance**, including the following items:

1. **SETBACKS:** Under *CB - Central Business District* requirements that exist on the adjoining properties, the required setback to a **Street Side Lot Line** would be 0' on **Geneva and Broad Streets**. The required **Side Lot Line Setback** on the East side would be 0', and the **Minimum Paved Surface Setback** would be 0'. The *Existing Building*, as situated, would be 2.25' from the 100' right-of-way for **Broad Street** on the west side, 2' off the right-of-way on **Geneva Street** on the south side, and approximately 5' from the **Non-Residential** property on the east side. The **Existing Paved Surface** on the north side abuts the lot line and the **Existing Garage** is 26' off the alley to the north and 3'-6" off the property to the east. *The Existing Outdoor Deck and New Beer Garden would be entirely within the Petitioner's property. The Owner would request an amendment to allow the use of the normal CB - Central Business Setback requirements.*

2. **OFF STREET PARKING SPACES:** The *Geneva Street Village Building* could, based on the *2015 International Building Code*, in theory have a **maximum occupancy** of approximately **128 people** on the **Main Floor Brewery / Bar** and **60 people** on the **Lower Level** plus an additional approximately **38 people** on the **Existing Outdoor Deck** and **40 people** in the **Proposed Beer Garden** on the north side for a total of approximately **266 people**. *Taking into account a comfortable arrangement of tables and chairs plus circulation space, the actual seating provided would probably be well under 200.* The requirements of the **Central Business District** for **Indoor Commercial Entertainment** require **1 Parking Stall** for every **3 Patron Seats**. *There is metered public parking on Broad Street and Geneva Street and two public parking lots less than a block away. The Owners would request an amendment and variance from any on-site parking requirements.*

3. **SPECIFIC PERFORMANCE STANDARDS:** This *Building* has been a part of the **Lake Geneva** community for over 100 years. From its remodeling from a **Church** to its current use as a **Multi-tenant Commercial Building** in 1998, there have been a commercial / retail uses at this location for 20 years. *Very few of the buildings on Broad Street within the adjoining CB - Central Business Zoning District would meet the Bulk and Intensity requirements or the Parking requirements called for in the Zoning Ordinance.* Given the location and the intent of the **CB - Central Business Zoning District**, we believe that this project with the proposed improvements would be an asset to the City of Lake Geneva. *Dan Schuld requests the cooperation of the Plan Commission and the City Council in allowing this Amendment to the current PD - Planned Development Zoning.*

D. PLANS AND ELEVATIONS

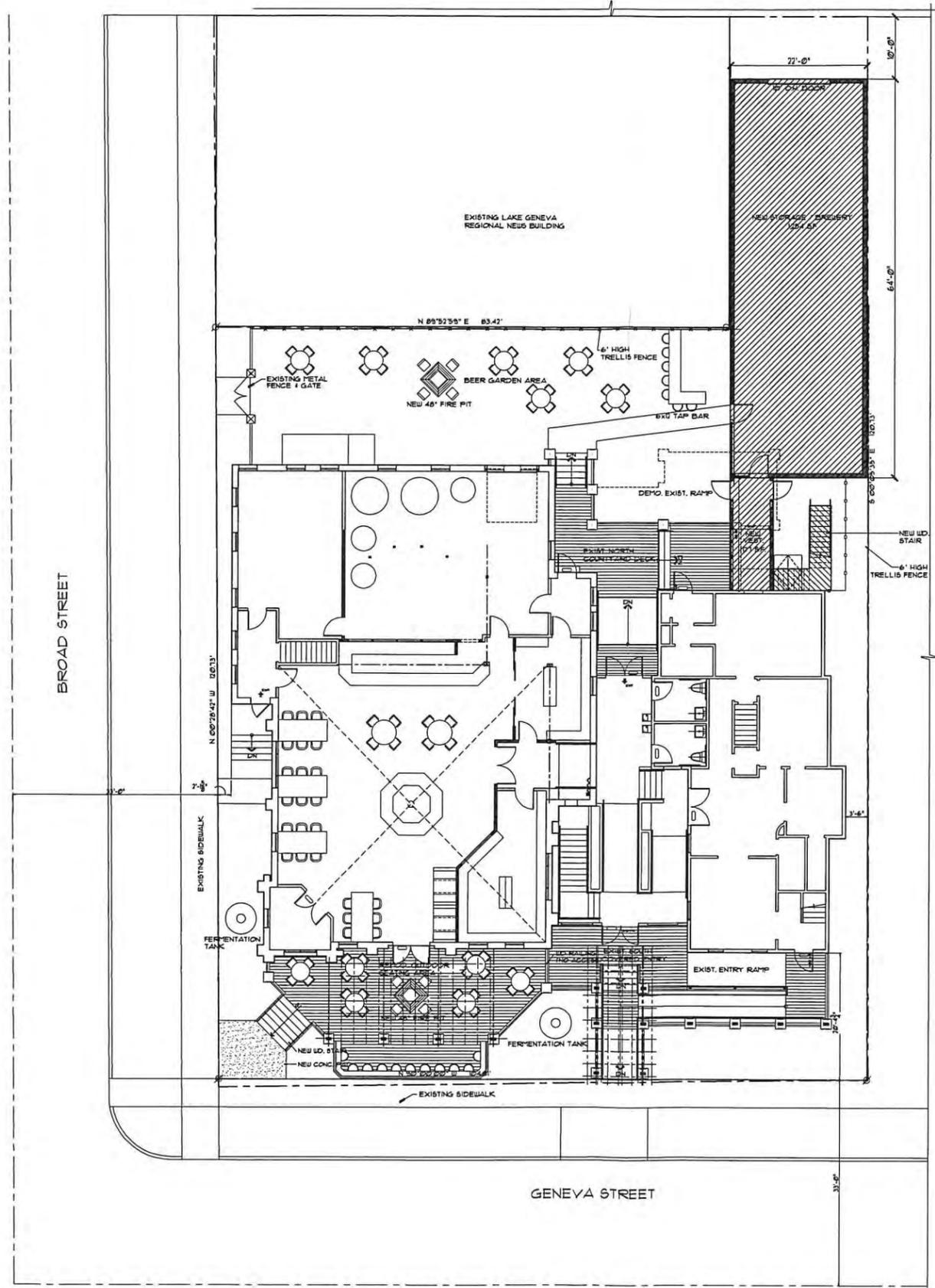
ADDITIONS AND ALTERATIONS TO THE GENEVA STREET VILLAGE 121 GENEVA STREET LAKE GENEVA, WISCONSIN 53147

LOCATION MAP



PROJECT LOCATION

PROJECT SKETCH



PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"

SHEET INDEX:

NO.	DESCRIPTION
S1	LOCATION & SITE PLAN
A1	PROPOSED LOWER LEVEL PLAN
A2	PROPOSED FIRST FLOOR PLAN
A3	PROPOSED SOUTH & WEST ELEVATIONS

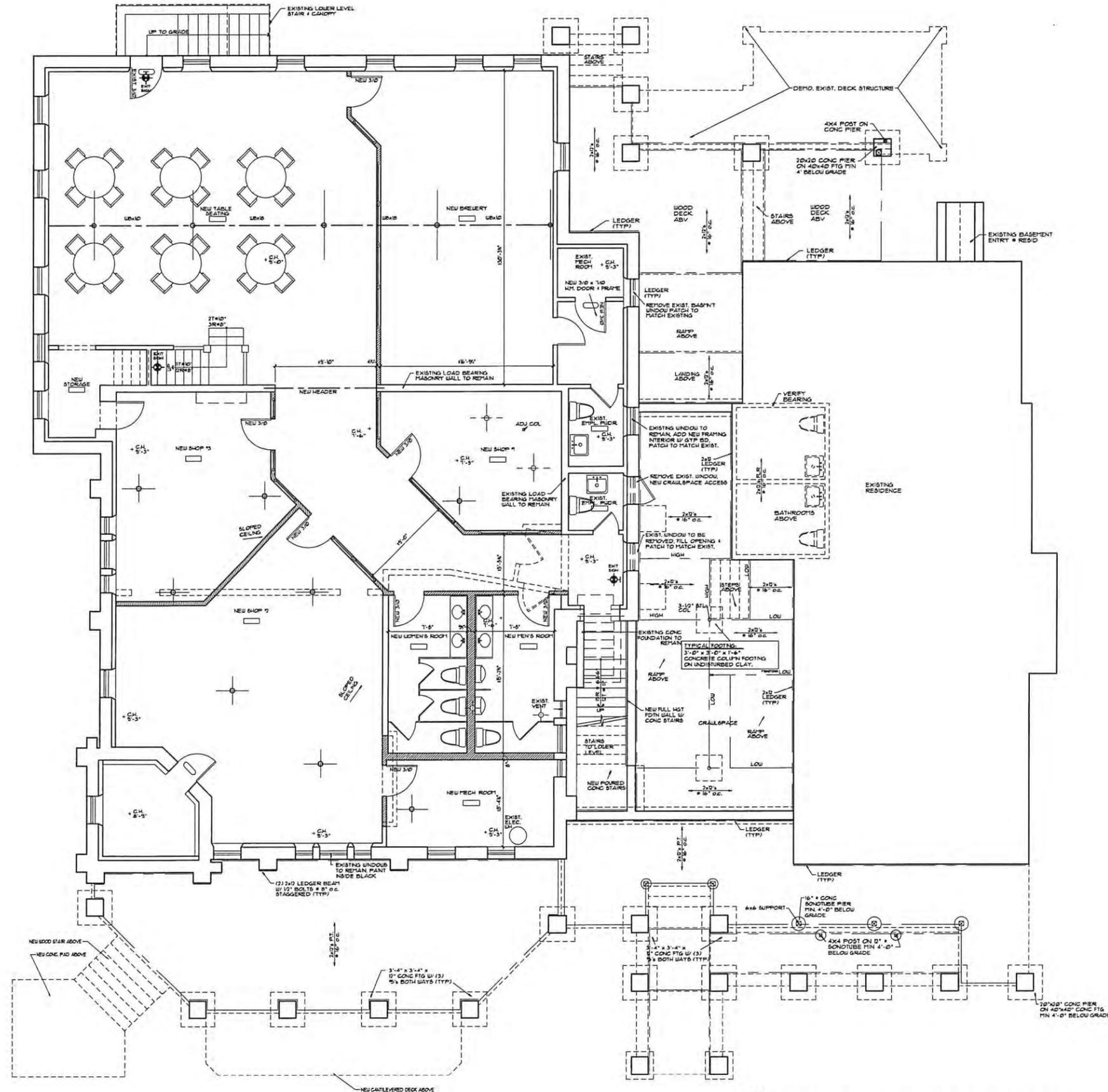
McCormack + Eiten / Architects, LLP
400 Broad Street
Lake Geneva, WI 53147
Ph: (262) 248-8891
Fax: (262) 248-8892
www.mccormackeiten.com

ADDITIONS AND ALTERATIONS TO THE
GENEVA STREET VILLAGE
121 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147
PROJECT NO.
1840

REVISIONS

NO.	DESCRIPTION	DATE
1	PRELIMINARY	
2	SCHEMATIC	
3	PERMIT	
4	CONSTRUCTION	

DATE
10.05.18
SHEET
6-1
OF



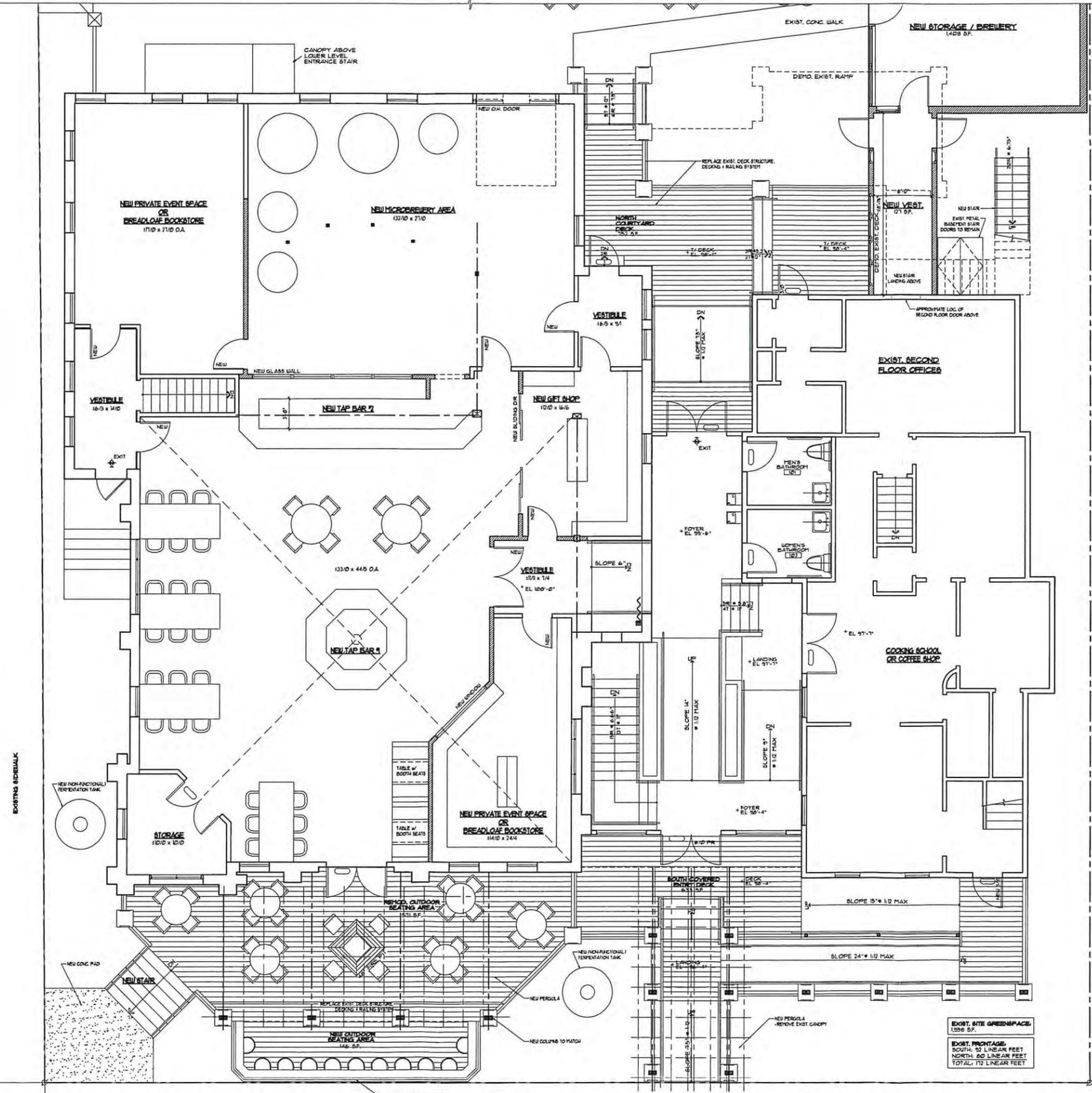

PROPOSED LOWER LEVEL PLAN
 SCALE: 1/4" = 1'-0"


McCormack + Ellen / Architects™, LLP
 400 Broad Street
 Lake Geneva, WI 53147
 Ph: (262) 248-8888
 Fax: (262) 248-8892
 www.mccormackellen.com

ADDITIONS AND ALTERATIONS TO THE
GENEVA STREET VILLAGE
 171 GENEVA STREET
 LAKE GENEVA, WISCONSIN 53147
 PROJECT NO.
 1840

REVISIONS	
<input checked="" type="checkbox"/>	PRELIMINARY
<input type="checkbox"/>	BO APPROVAL
<input type="checkbox"/>	PERMIT
<input type="checkbox"/>	CONSTRUCTION
DATE: 10.05.18	
SHEET: A-1	
OF: 01	

BROAD STREET




McCormack + Eiten / Architects LLP
 400 Broad Street
 Lake Geneva, WI 53147
 Ph (262) 248-8882
 Fax (262) 248-8882
 www.mccormackeiten.com
 contact@mccormackeiten.com

ADDITIONS AND ALTERATIONS TO THE
GENEVA STREET VILLAGE
 121 GENEVA STREET
 LAKE GENEVA, WISCONSIN 53147
 PROJECT NO
 1840

REVISIONS	
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<input type="checkbox"/>	PERMIT
<input type="checkbox"/>	CONSTRUCTION
DATE 10.25.18	
SHEET A-2	
OF	


PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION (GENEVA STREET)
SCALE: 1/4"=1'-0"



PROPOSED WEST ELEVATION (BROAD STREET)
SCALE: 1/4"=1'-0"

REVISIONS	
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<input type="checkbox"/>	SCHEMATIC APPROVAL
<input type="checkbox"/>	PERMIT
<input type="checkbox"/>	CONSTRUCTION
DATE: 10.05.18	
SHEET: A-3	
OF: 3	

**E. SIGNAGE, LANDSCAPING &
LIGHTING**

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: November 19, 2018

Agenda Item: 9

Applicant:

Omega Homes
201 O'Connor Dr. suite 101
Elkhorn, WI 53121

Request:

General Development Plan (GDP)
Vistas of Lake Geneva located on LaSalle St.
58 Single Family Dwelling Development
Tax Key No. ZA424700001

Description:

The applicant is submitting a request for a General Development Plan (GDP) that would allow for the development of a new Single Family Development to be located at the former Regent Hill subdivision on LaSalle Street.

The applicant is requesting to construct 58 new single family dwellings, with the Planned Development request that would allow for the reduction in lot sizes, private Cul-de-Sac's road ways.

The property is located in the Multi-Family Residential – 8 (MR-8) zoning district.

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 GDP 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.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.



Lake Geneva Utility Commission

Dennis Lyon, President
Josh Gajewski, Utility Director

Jeff Ecklund, Water Superintendent
Scott Tesmer, Wastewater Superintendent

361 W. Main Street P.O. Box 187 Lake Geneva, WI 53147 Phone (262) 248-2311
www.lgutilitycommission.com

TO: Fred Walling, Building and Zoning Administrator
FROM: Josh Gajewski, Utility Director
SUBJECT: Vista's of Lake Geneva
DATE: November 14, 2018

Mr. Walling:

As the subject Development will be appearing before the Plan Commission in November for review of the GDP, I would like to update you and the Plan Commission on the status of the utilities for the site.

The property area of subject Development was previously approved for construction in the early 2000's, known then as the Hillcrest Subdivision and infrastructure improvements were initiated to serve the then proposed site. As you are likely aware, there are several issues with those original improvements that the prospective Developer is addressing with the Utility Commission, each of which are explained below. With the site construction going dormant, these issues were set aside for some time, but will need to be completely addressed during the redevelopment activities.

The site was originally improved with utilities to serve units of a much larger footprint than what is currently proposed and as a result, the sanitary and water laterals will need to be abandoned at the main should they no longer serve the Vista's site. Additionally, new laterals will need to be installed as necessary for service.

The sanitary sewer improvements were recently televised and were found to be incomplete to the approved construction plan specifications. Finalizing construction of manhole inverts, barrels, chimneys, castings and lids will be necessary before they are acceptable for use.

The largest issue with the site relates to water system improvements that were made. As constructed and proposed, the static water system pressure at the higher elevations of the Development do not meet NR code for minimum service pressure. As the Hillcrest site was proposed, this concern was expressed by the Utility and Engineer and the Developer was advised of the necessity to maintain code compliance with construction. With the lack of further development and without service being provided to the site, the item was set aside. In a 2013 and 2014 review by the Utility, a localized boost station or raising of the Dodge Street Tower was found to be the most viable corrections, with the latter being the preference of the Utility. The Development did not rematerialize at that time and the issue was again set aside.

All the above deficiencies have been reviewed with the prospective Developer and a general understanding of the requirements has been reached. Due to the large cost and extensive coordination needed to resolve the water pressure issues, the Developer approached the Utility Commission with a proposal to fully serve the Development by raising the Dodge Tower. This proposal was reviewed in late October by the Commissioners, at which time they instructed staff to proceed with obtaining firm bids to complete the project prior to approving any mechanism that may be put in place for funding the water improvements. This process is underway and pricing for project administration, engineering and construction are forthcoming.

It is my view that once firm pricing can be obtained for the necessary system projects, an agreement to fund the improvements and establish proper service to the site will be reachable.

Please feel free to contact me with any questions that you may have and to forward this correspondence to the Plan Commission.

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. Cul-de-sacs, stormwater, and common spaces are proposed to be constructed on an outlots, owned and maintained by a Homeowner's Association.

Proposed improvements:

- Construction in phases of 58 single family lots and dwelling units.
- Removal of existing water and sewer service laterals.
- Constructing additional roadway system. Proposed Hilltop Street to be Public Right of Way with remaining cul-de-sac drives on land to be owned and maintained by the homeowners.
- In lieu of street sidewalks, constructing a walkway through the project and the open areas.
- Designing and constructing a Storm Sewer system to meet current City's standards.
- Retain approximately 10 acres of ground in common area for open space and private roadway.
- The existing La Salle Street will remain. Curb and gutter will be added to the south side of the pavement, and the roadside ditch will be removed.
- 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 existing natural areas to housing.
- Takes advantage of existing "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.

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 and the like to begin the improvements such as mass grading, detention, and utilities
- Occupancy on Phase 1, regardless of the completion of water pressure resolution
- Ability to install any improvement in any phase, at any time, even prior to platting of that phase

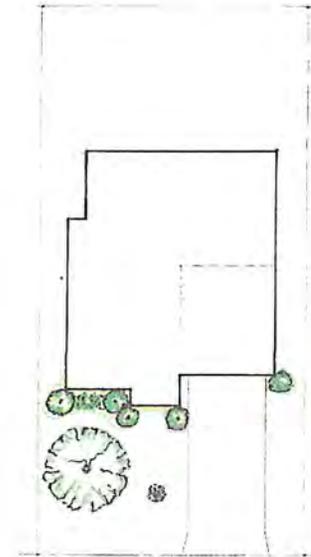
General Conceptual Landscape Plan and Signage Plan Enclosed

Proposed Phasing

Depending on the timing of the water pressure improvements, the site is proposed in multiple phasing, approached in two different fashions. In the enclosed plans, you will find an Exhibit A and Exhibit B for phasing. It is our desire to approach this project under Exhibit A. However, should the timing of the water pressure resolution not coordinate well with the scheduled development, the timing of phases would shift towards Exhibit B, allowing the lowest elevations to be constructed first, and move towards the higher elevations in the future.

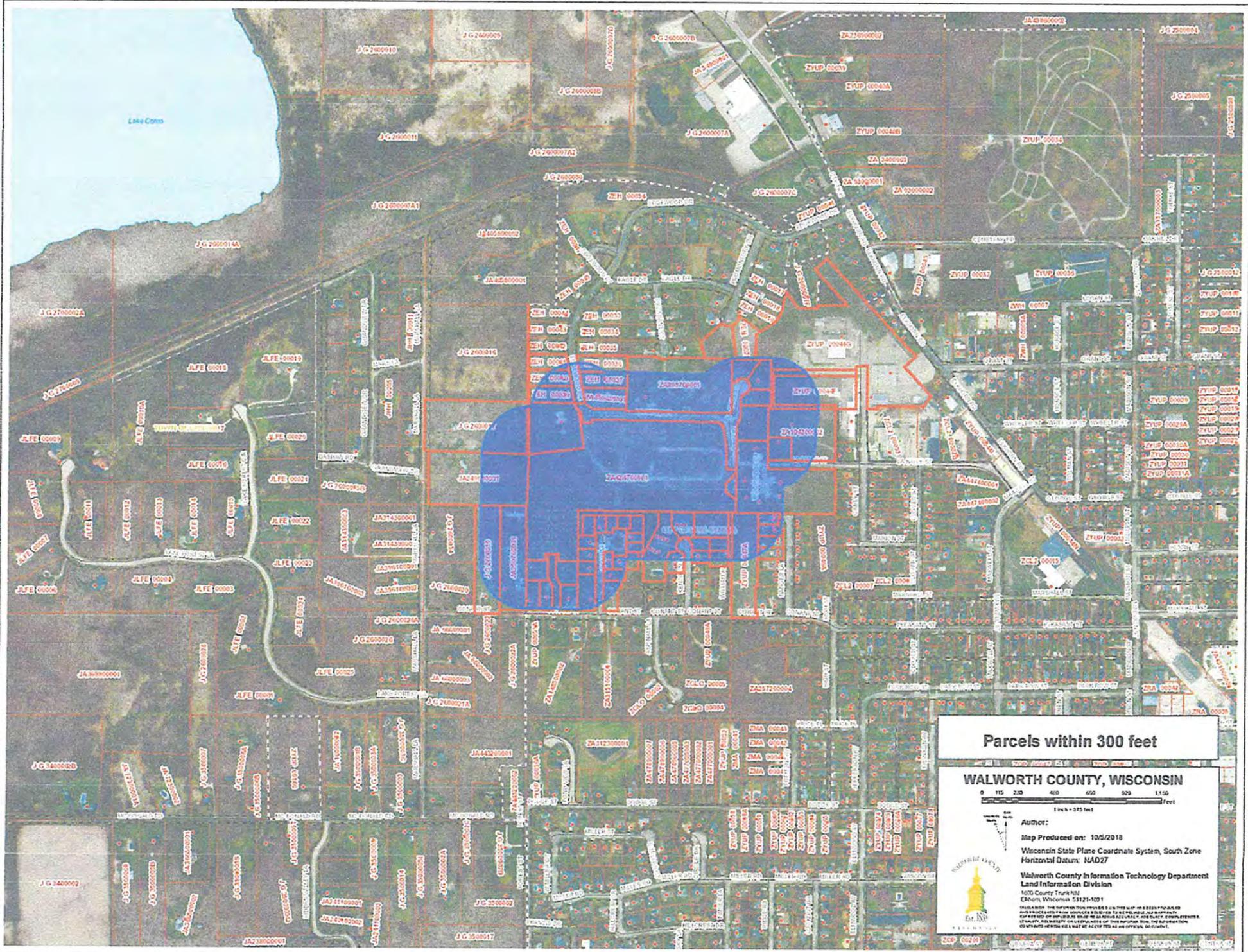
- Exhibit A allows for a natural build out that highlights the subdivision and encourages continued construction.
- Majority of mass grading and stormwater facilities will be constructed under Phase 1, in both alternatives.
- Exhibit A allows for infrastructure and roadwork to be completed along with the homes and eliminates dead ends that need temporary turn arounds while waiting for future phases
- Exhibit B would require a temporary "T" turnaround on the interior road since the highest elevations are in the middle of the site.

OMEGA HOMES



Vistas of Lake Geneva
Architectural Requirements

- 1) The plane of the Garage must be a minimum of 2 feet behind the largest plane of living area.
- 2) Garage width has to be less than 50% of width of front of home. (Outside Walls of Garage). If our garage is 21ft and house is 22ft, we are good.
- 3) The City encourages front porches.
 - They can be built within the 25' front setback.
 - They count when applying 1) above.



Parcels within 300 feet

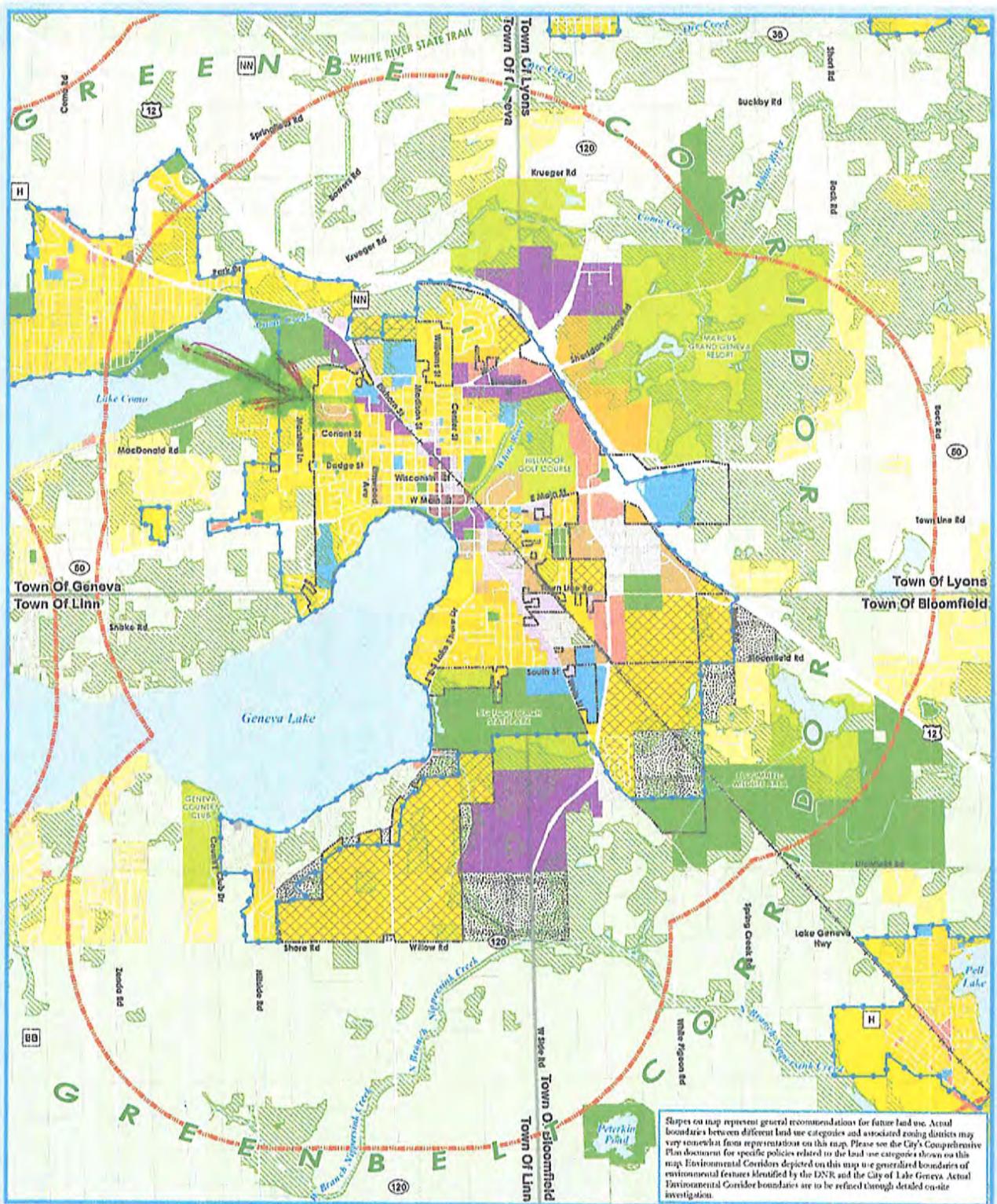
WALWORTH COUNTY, WISCONSIN

0 112 225 450 675 900 1125
1 inch = 375 feet
Feet

Author:
Map Produced on: 10/5/2018
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD27
Walworth County Information Technology Department
Land Information Division
1000 County Trunk Rd
Elkhorn, Wisconsin 53121-1001

REMARK: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PREPARED AUTOMATICALLY FROM SOURCE DATA TO BE PROVIDED. NO WARRANTY OF FITNESS FOR USE OR OF MERCHANTABILITY OR EXACT COPY OR REPRODUCTION IS MADE BY THE COUNTY OF WALWORTH. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

WALWORTH COUNTY
10/5/2018 10:05:20 AM



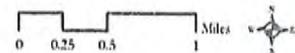
Map 5a: Future Land Use - City of Lake Geneva Comprehensive Plan

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
- Institutional & 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: SEWRPC, WIDNR, Walworth County LJO, V&A

VISTAS OF LAKE GENEVA

GENERAL DEVELOPMENT PLAN
OCTOBER 5, 2018



CIVIL DRAWING INDEX

T-1	TITLE SHEET
C-1	SITE PLAN
C-2	GRADING PLAN
C-3	UTILITY PLAN
C-4	PHASING EXHIBIT A
C-5	PHASING EXHIBIT B

DIGGERS HOTLINE
Dial 811 or (800)242-8511
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

WSDOT 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 WSDOT SPECIFICATIONS.

CLIENT

OMEGA HOMES

PROJECT

VISTA OF LAKE GENEVA

CITY OF LAKE GENEVA
WALWORTH COUNTY
WISCONSIN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE
DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM



PROJECT NUMBER	1701345
DATE	10/5/18
DESIGNED BY	JNL

NO.	REVISION	DESC.	DATE

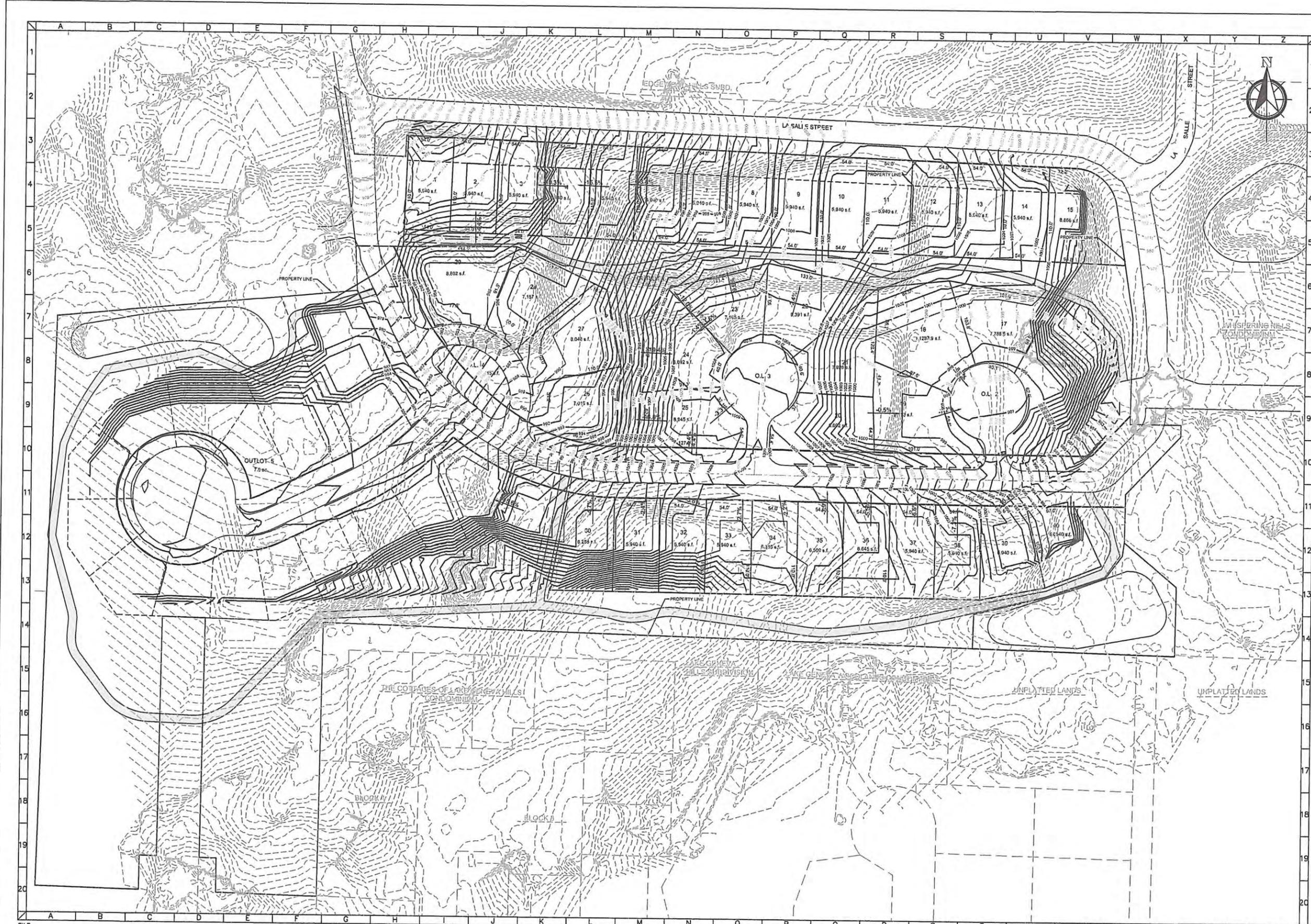
RELEASE

GDP

DRAWING TITLE
TITLE SHEET

DRAWING
T-1

SHEET NUMBER
1 OF 6



CLIENT



PROJECT
 VISTA OF LAKE GENEVA
 CITY OF LAKE GENEVA
 WALWORTH COUNTY
 WISCONSIN

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



SCALE 1" = 50'
 PROJECT NUMBER 1701345
 DATE 10/5/18
 DESIGNED BY JHL

NO.	REVISION	DESC.	DATE

RELEASE
 GDP

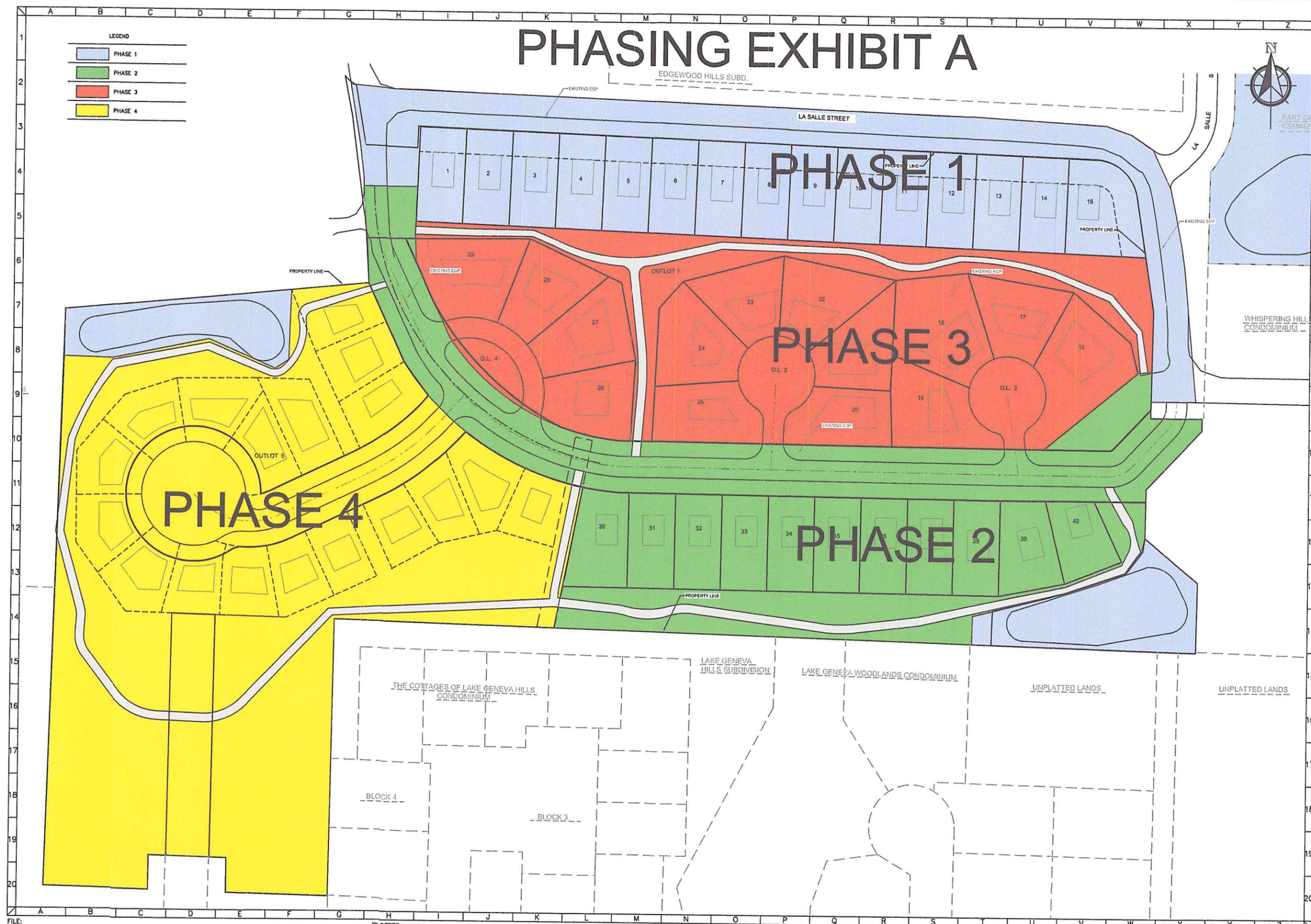
DRAWING TITLE
 GRADING PLAN

DRAWING
 C-2
 SHEET NUMBER
 3 OF 6

PHASING EXHIBIT A

LEGEND

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



CLIENT

OMEGA HOMES

PROJECT
 VISTA OF LAKE GENEVA
 CITY OF LAKE GENEVA
 WALWORTH COUNTY
 WISCONSIN

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



SCALE 1" = 50'
 PROJECT NUMBER 1701345
 DATE 10/5/18
 DESIGNED BY JNL

NO.	REVISION DESC.	DATE

RELEASE
 GDP

DRAWING TITLE
 PHASING
 EXHIBIT A

DRAWING
 C-4

SHEET NUMBER
 5 OF 6

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: November 19, 2018

Agenda Item: 10

Applicant:

House Around the Corner, LLC
3389 South Lake Shore Dr.
Delavan, WI 53115

Request:

General Development Plan (GDP)
New 5600 sq. ft. Commercial Building
832 Geneva Street
Tax Key No. ZOP00252

Description:

The applicant is submitting a request for a General Development Plan (GDP) that would allow for the development of a new commercial building to be erected and located at 832 Geneva Street.

The applicant is requesting to construct a new 5600 square foot commercial building at 832 Geneva Street which will have retail area & coffee shop. The proposed site design allows for added green space for outdoor seating.

The property is located in the Central Business (CB) zoning district, onsite parking is not required in the Central Business district.

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 GDP 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.
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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.
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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.

General Development
APPLICATION FOR PRECISE IMPLEMENTATION PLAN AMENDMENT
City of Lake Geneva

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

832 Geneva Street, Lake Geneva, WI 53147; Parcel No. ZOP 00252;

Legal Description: N107' Lot 6 Blk 26 Original Plat City of Lake Geneva

Name and Address of Current Owner:

House Around the Corner, LLC

3389 South Shore Drive, Delavan, WI 53115

Telephone No. with area code & Email of Current Owner: (847) 878-8408
thomas@estreetdenim.com

Name and Address of Applicant:

Lowell Custom Homes

401 Geneva National Avenue S, Lake Geneva, WI 53147

Telephone No. with area code & Email of ^{Applicant} ~~Current Owner~~: (262) 245-9030
tcauffman@lowellcustomhomes.com

Proposed Use:

Commercial - approx 5600 SF

Outdoor Green Space - approx 2900 SF (just over 44% of total lot)

Zoning District in which land is located: Central Business

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

Todd Cauffman, AIA

Lowell Custom Homes

401 Geneva National Avenue S, Lake Geneva, WI 53147

Short statement describing activities to take place on site:

Desired business activities within new building will include
retail furniture & furnishing sales along w/a high-end coffee
shop catering to local & daily visitors to Lake Geneva. Coffee
shop will offer outdoor tables, walk-up coffee service, & intimate
meeting areas w/in and outside of structure. Outdoor use of green
space is critical to operation & overall retail experience.

PIP Amendment fee \$400.00, payable upon filing application.

10/5/2018

Date

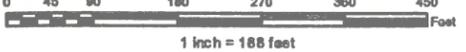

Signature of Applicant



832 GENEVA STREET

Tabloid (ANSI B) Landscape

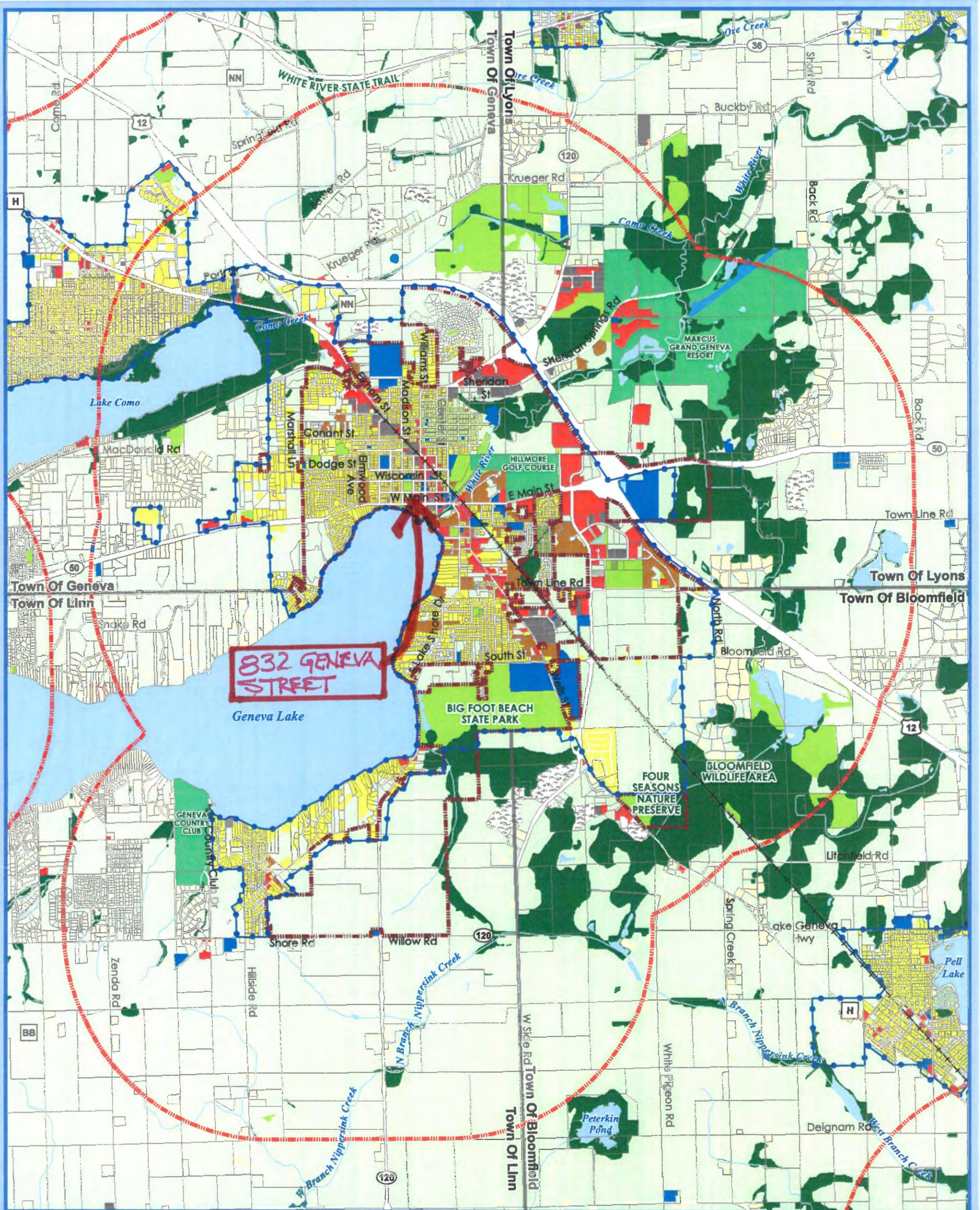
WALWORTH COUNTY, WISCONSIN



Author:
 Map Produced on: 6/18/2016
 Wisconsin State Plane Coordinate System, South Zone
 Horizontal Datum: NAD27
 Walworth County Information Technology Department
 Land Information Division
 1600 County Trunk NN
 Elkhorn, Wisconsin 53121-1001



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Map 4: Existing Land Use - City of Lake Geneva Comprehensive Plan

<p>City of Lake Geneva (Red dashed line)</p> <p>Township Boundary (Black dashed line)</p> <p>Urban Service Area Boundary (Blue dashed line)</p> <p>Extraterritorial Jurisdiction Boundary (Red dashed line)</p> <p>Parcels (Thin black lines)</p> <p>Surface Water (Blue areas)</p> <p>Abandoned Railroads (Black dashed line with cross-ticks)</p>		<p>Land Use Categories</p> <p>Agricultural, Open Lands, & Vacant (Light green)</p> <p>Single Family Residential (Unsewered) (Yellow)</p> <p>Single Family Residential (Sewered) (Light yellow)</p> <p>Two-Family/Townhouse Residential (Olive green)</p> <p>Multi-Family Residential (Brown)</p> <p>Commercial (Red)</p> <p>Government & Institutional (Blue)</p> <p>Airport (Dark blue)</p>		<p>Private Recreation Facilities (Light green)</p> <p>Public Park & Open Space (Light green)</p> <p>Industrial (Grey)</p> <p>Extraction (Stippled pattern)</p> <p>Wetland (Dark green)</p> <p>Right of Way (Red dashed line)</p>	
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0 0.25 0.5 1 Miles

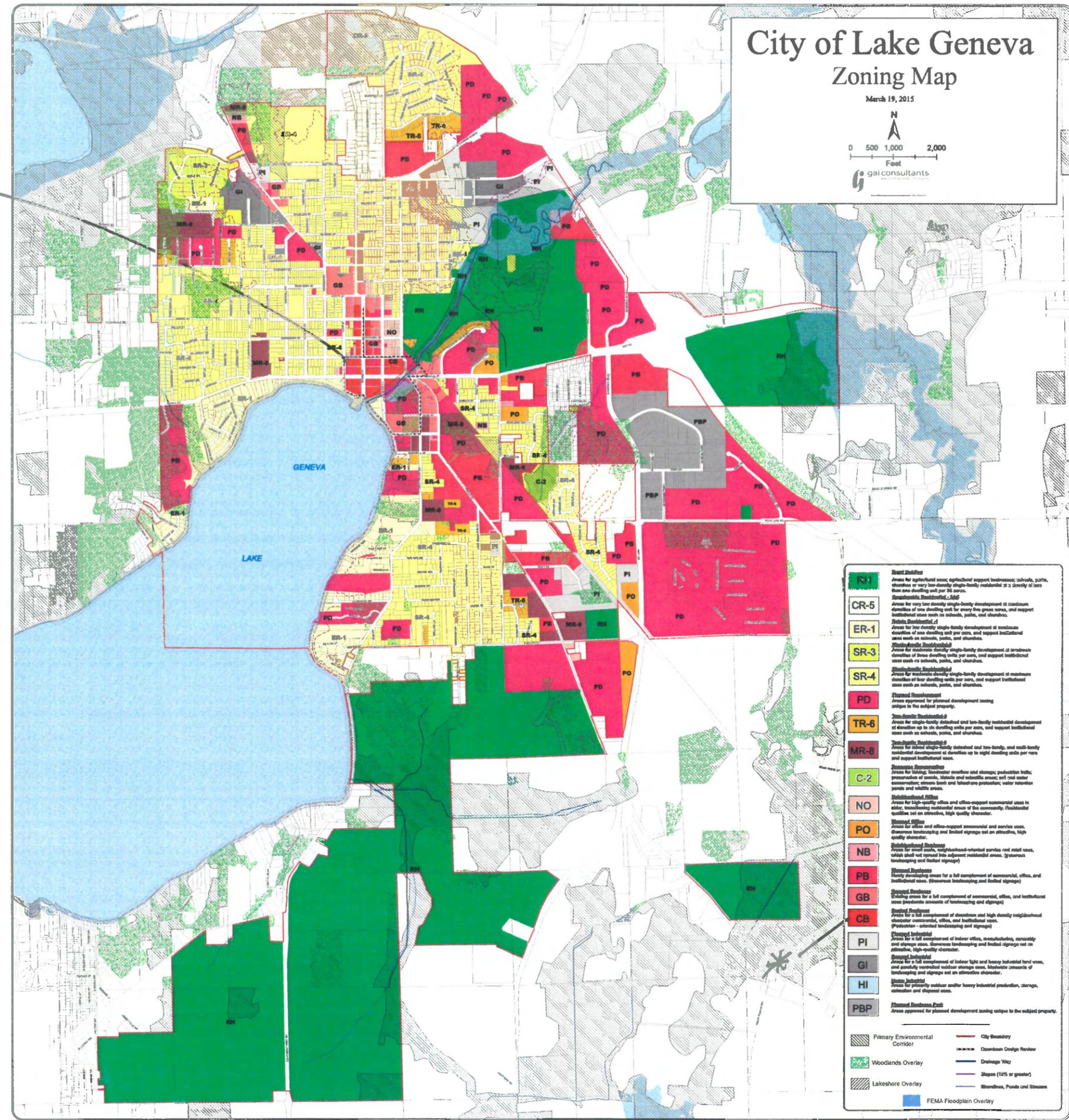
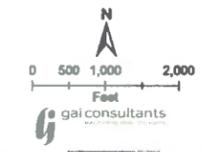
VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Date: December 14, 2009
Source: SEWRPC, WIDNR, Walworth County LIO, V&A

CENTRAL BUS.

City of Lake Geneva Zoning Map

March 19, 2015



RH	Rural Residential Areas for agricultural uses, agricultural support businesses, schools, parks, churches or very low density single-family residential at a density of less than one dwelling unit per 10 acres.
CR-5	Specialty Residential - CRF Areas for very low density single-family development at maximum densities of one dwelling unit for every five gross acres, and support institutional uses such as schools, parks, and churches.
ER-1	Residential - ER-1 Areas for low density single-family development at maximum densities of one dwelling unit per acre, and support institutional uses such as schools, parks, and churches.
SR-3	Residential - SR-3 Areas for medium density single-family development at maximum densities of three dwelling units per acre, and support institutional uses such as schools, parks, and churches.
SR-4	Residential - SR-4 Areas for medium density single-family development at maximum densities of four dwelling units per acre, and support institutional uses such as schools, parks, and churches.
PD	Planned Development Areas approved for planned development zoning unique to the subject property.
TR-6	Transit Residential - TR-6 Areas for single-family detached and two-family residential development at densities up to six dwelling units per acre, and support institutional uses such as schools, parks, and churches.
MR-8	Medium Density Residential - MR-8 Areas for mixed single-family detached and two-family, and multi-family residential development at densities up to eight dwelling units per acre and support institutional uses.
C-2	Community Commercial Areas for retail, foodservice, and storage, pedestrian traffic, pedestrian use, bicycle and transit uses, and other commercial, urban form and landscape protection, water retention ponds and utility uses.
NO	Neighborhood Office Areas for high-quality offices and office-support commercial uses to add, strengthen residential areas of the community. Pedestrian quality set on attractive, high quality character.
PO	Planned Office Areas for offices and office-support commercial and service uses. Generous landscaping and limited signage set on attractive, high quality character.
NB	Neighborhood Business Areas for small scale, neighborhood-oriented service and retail uses, which shall not exceed the adjacent residential areas. (Generous landscaping and limited signage)
PB	Business Areas for a full complement of commercial, office, and institutional uses. Generous landscaping and limited signage.
GB	General Business Working areas for a full complement of commercial, office, and institutional uses. Generous landscaping and signage.
CB	Central Business Areas for a full complement of commercial and high density neighborhood character commercial, office, and institutional uses. (Pedestrian-oriented landscaping and signage)
PI	Planned Industrial Areas for full complement of indoor offices, manufacturing, assembly and storage uses. Generous landscaping and limited signage set on attractive, high-quality character.
GI	General Industrial Areas for a full complement of indoor light and heavy industrial land uses, and generally permitted outdoor storage uses. Moderate amounts of landscaping and signage set on attractive character.
HI	Heavy Industrial Areas for primarily outdoor and/or heavy industrial production, storage, extraction and disposal uses.
PBP	Planned Business Park Areas approved for planned development zoning unique to the subject property.

	Primary Environmental Corridor		City Boundary
	Woodlands Overlay		Designated Design Review
	Lakeshore Overlay		Drainage Way
	FEMA Floodplain Overlay		Slopes (15% or greater)
			Streets, Paths and Streets

PLAT OF SURVEY

RSV
ENGINEERING, INC.

Engineers • Land Surveyors • Environmental Scientists
801 MAIN STREET MUKWONAGO, WISCONSIN 53145 (262) 233-2001

FOR: KEEFE REAL ESTATE INC.

DATE: 04/21/2003

DESCRIPTION:

BEING THE NORTH 108.00 FEET OF LOT 6, BLOCK 26 OF THE ORIGINAL PLAT OF THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

AND

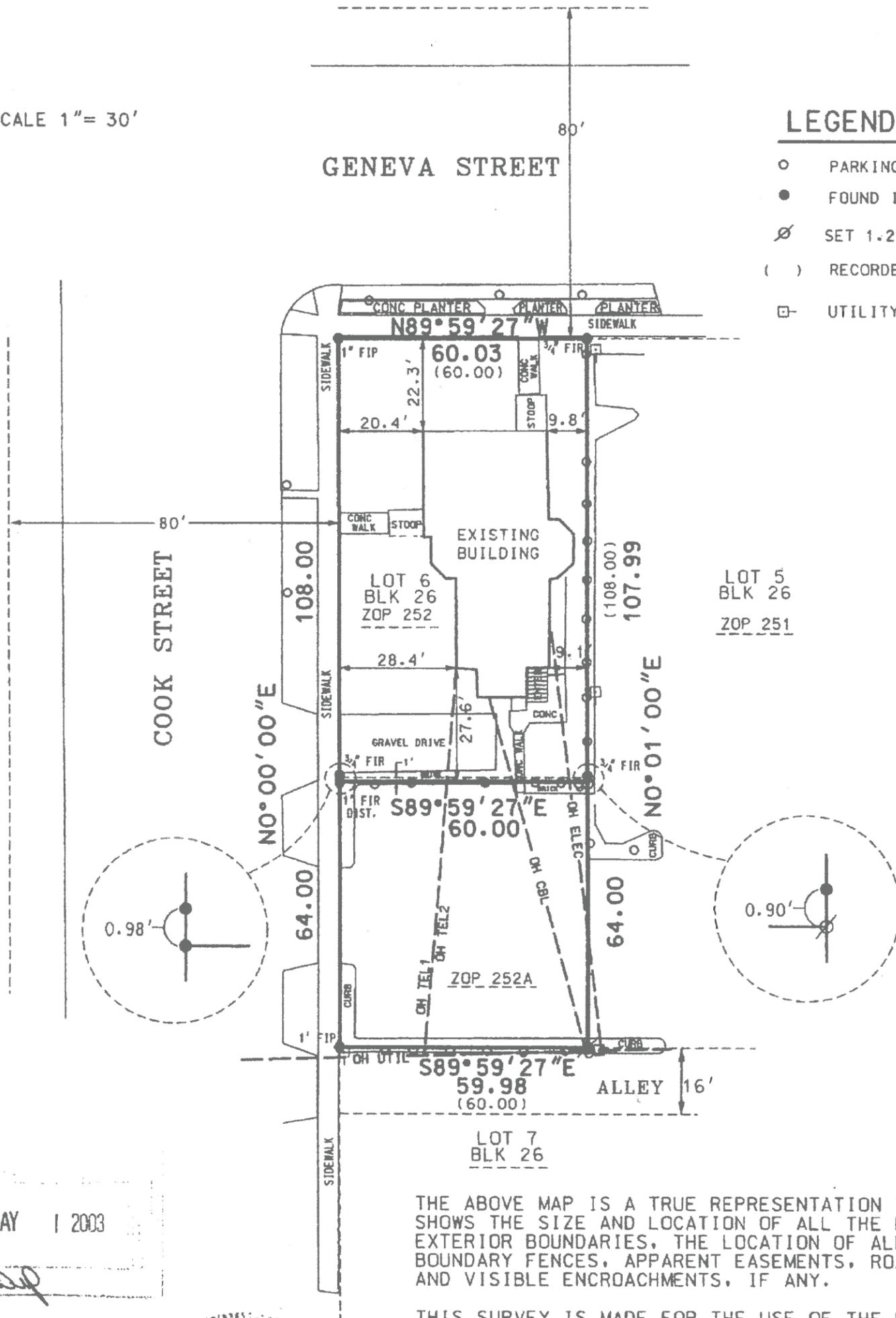
THE SOUTH 64.00 FEET OF LOT 6, BLOCK 26 OF THE ORIGINAL PLAT OF THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.



SCALE 1" = 30'

LEGEND

- PARKING METER
- FOUND IRON PIPE/ROD
- ⊗ SET 1.25" IRON PIPE/ROD
- () RECORDED AS
- UTILITY POLE



MAY 1 2003
[Signature]

THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF ALL THE PROPERTY, EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE 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 TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HERETO.



[Signature]
BRADFORD L. SPENCER, R.L.S. 2069
RSV#03095

THIS IS ORIGINAL
POINT ONLY IF
SEAL IS IMPRINTED
(1 FE)

832 Geneva Street (ZOP 00252) –

Surrounding Neighbors within 300' of the Subject Property –

ZA464800001	Lake Geneva United Methodist Church Inc (In Trust) 912 Geneva St Lake Geneva, WI 53147
ZOP 00165	MDNG LLC 5229 S Lakeshore Dr Racine, WI 53403
ZOP 00167	Leslie Hagen David McClenahan 1622 Ravine Dr Winthrop Harbor, IL 60096
ZOP 00168	Dawna L Fairbanks Trust 100 Woodview Ct Glen Ellyn, IL 60137
ZOP 00169	Brian G Yunker 311 Cook St Lake Geneva, WI 53147
ZOP 00170	Brian G Yunker 311 Cook St Lake Geneva, WI 53147
ZOP 00171	TNT LLC 6597 Deerpath Rd Lake Geneva, WI 53147
ZOP 00172	Church of the Holy Communion 320 Broad St Lake Geneva, WI 53147
ZOP 00173	Episcopal Church 320 Broad St Lake Geneva, WI 53147
ZOP 00173A	Maple Park c/o City of Lake Geneva 626 Geneva St Lake Geneva, WI 53147
ZOP 00235	Richard A Kokodynski Robin L Kokodynski 920 Geneva St Lake Geneva, WI 53147
ZOP 00241	Richard H Tanner Trust 915 Main St Lake Geneva, WI 53147
ZOP 00242	Wilken Enterprises LLC 404 First St West Dundee, IL 60118

ZOP 00243 Kenneth M Wenz
220 Cook St
Lake Geneva, WI 53147

ZOP 00243A Jeffrey M Leonard Trust
Beverly Leonard Trust
1504 Dodge St
Lake Geneva, WI 53147

ZOP 00244 Kocourek Property Holdings LLC
PO Box 126
Lake Geneva, WI 53147

ZOP 00245 Two Thumbs Up Real Estate Holdings LLC
39230 93rd St
Genoa City, WI 53128

ZOP 00246 Win Properties LLC
1464 Devon Rd
Burlington, WI 53105

ZOP 00247 Win Properties LLC
1464 Devon Rd
Burlington, WI 53105

ZOP 00248 Win Properties LLC
1464 Devon Rd
Burlington, WI 53105

ZOP 00250 City of Lake Geneva
626 Geneva St
Lake Geneva, WI 53147

ZOP 00251 City of Lake Geneva
626 Geneva St
Lake Geneva, WI 53147

ZOP 00252A Venture Investment Partners
751 Geneva Pkwy
Lake Geneva, WI 53147

ZOP 00253 Lake Geneva Retail Dst
PO Box 3666
Oak Brook, IL 60523

ZOP 00254 Lake Geneva Retail Dst
PO Box 3666
Oak Brook, IL 60523

ZOP 00255 Lake Geneva Retail Dst
PO Box 3666
Oak Brook, IL 60523

ZOP 00256 PAR Properties LLC
214 Broad St
Lake Geneva, WI 53147

ZOP 00256A NOA Ltd
c/o M O'Halleran
310 S Michigan Ave, Apt 2502
Chicago, IL 60604

General Written Description of Proposed Planned Development

832 Geneva Street, Lake Geneva, WI 53147

At the request of the owners, Thomas and Kathy George, we are requesting a change in Zoning for the Parcel noted above from Central Business District to the Planned Development Process the City offers.

The parcel was originally a Single-Family Residence presently used for retail purposes with commercial designation in the LG Comprehensive Zoning Plan.

It is the desire of the owners to donate the existing structure to a party interested in moving it to another site in Lake Geneva. The owners have been approached by one person who is exploring the feasibility and cost associated with such a move. If moving is not an option, the owners wish to raze the building and construct a new building more conducive to commercial activities. The desired business activities within the new building will include retail furniture and furnishing sales along with a high-end coffee shop catering to local and daily visitors to Lake Geneva. The coffee shop will offer outdoor tables, walk-up coffee service, and intimate meeting areas within and outside of the structure. The outdoor use of green space is critical to the operation and overall retail experience.

The Concept Plan includes approx. 5600 SF of commercial activity on the main floor and loft with exterior Green Space of approx. 2900 SF. Greenspace will be just over 44% of the total lot. Green space will be greatly enhanced to establish the outdoor experience vs mere tables near a sidewalk. Current Central Business Architectural requirements have strict guidelines pertaining to the building being located directly on the sidewalk and no use of Green Space. Other than proximity to street we require no exemptions from the underlining Central Business Zoning and all density will be under Central Business Zoning requirements. The addition of significant use of green space surrounding the building and an attractive 4-sided building supports our request to proceed with the Planned Development Zoning.

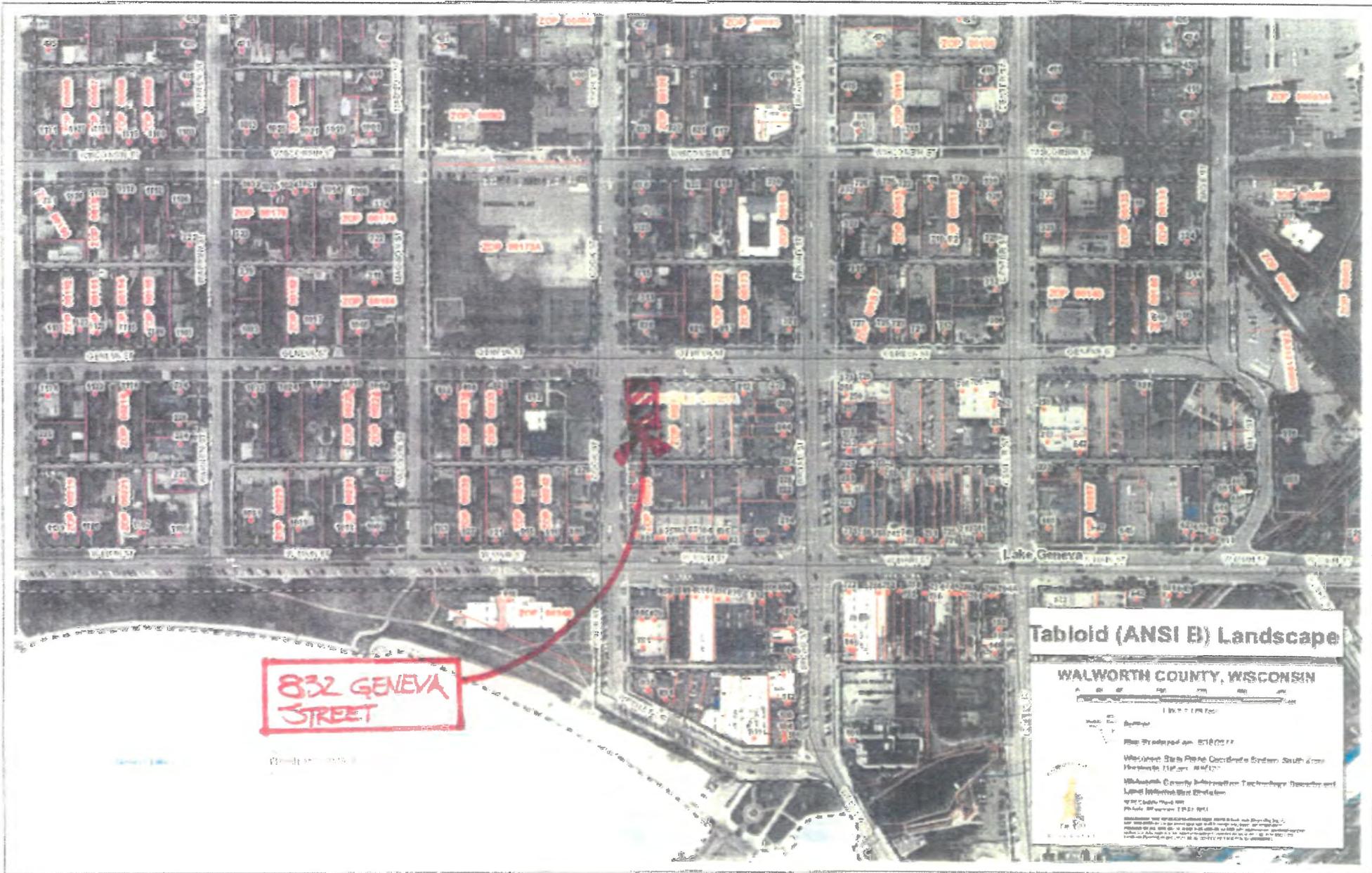
Neighboring Building/Structures include:

- A Commercial Spa/Salon - Residential in design
- A City Parking Lot
- A Church
- A Residential Home with partial Commercial use

It should also be noted that this parcel is located within the Maple Park Historical District. It is the only parcel on the block so designated and, we believe, one of only 3 or 4 parcels with Commercial use within the Historical District. We certainly agree with Historical designation if the building remained in Residential use, but that is not the case and not the best use of the parcel for the owners or the City.

BRICK & MORTAR EXISTING BUILDING





832 GENEVA STREET

Tabloid (ANSI B) Landscape

WALWORTH COUNTY, WISCONSIN

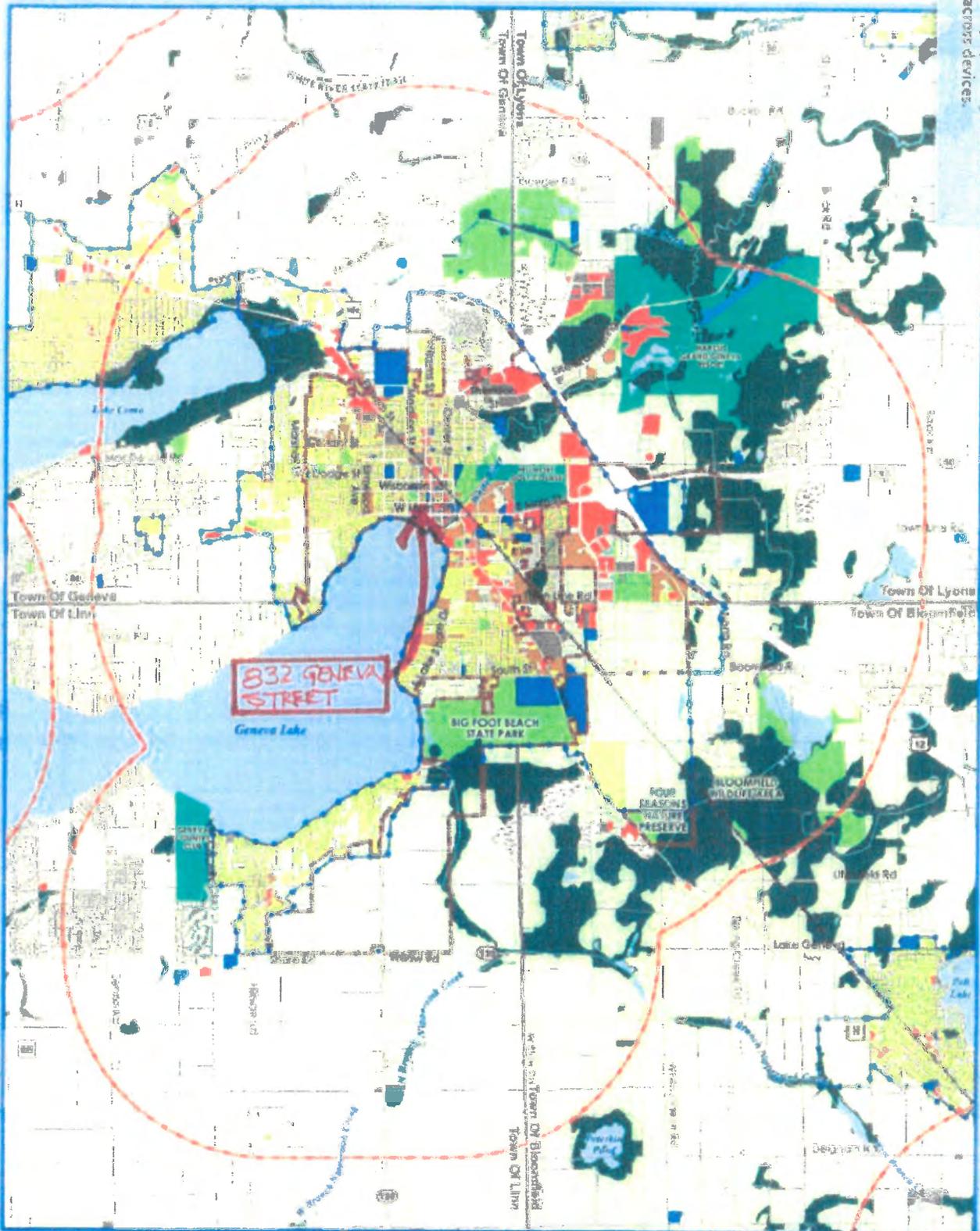
Scale: 1" = 100' (ANSI B)

Map: 05/18/2011

Walworth County Public Computer System, South & West of 118th St. 05/18/2011

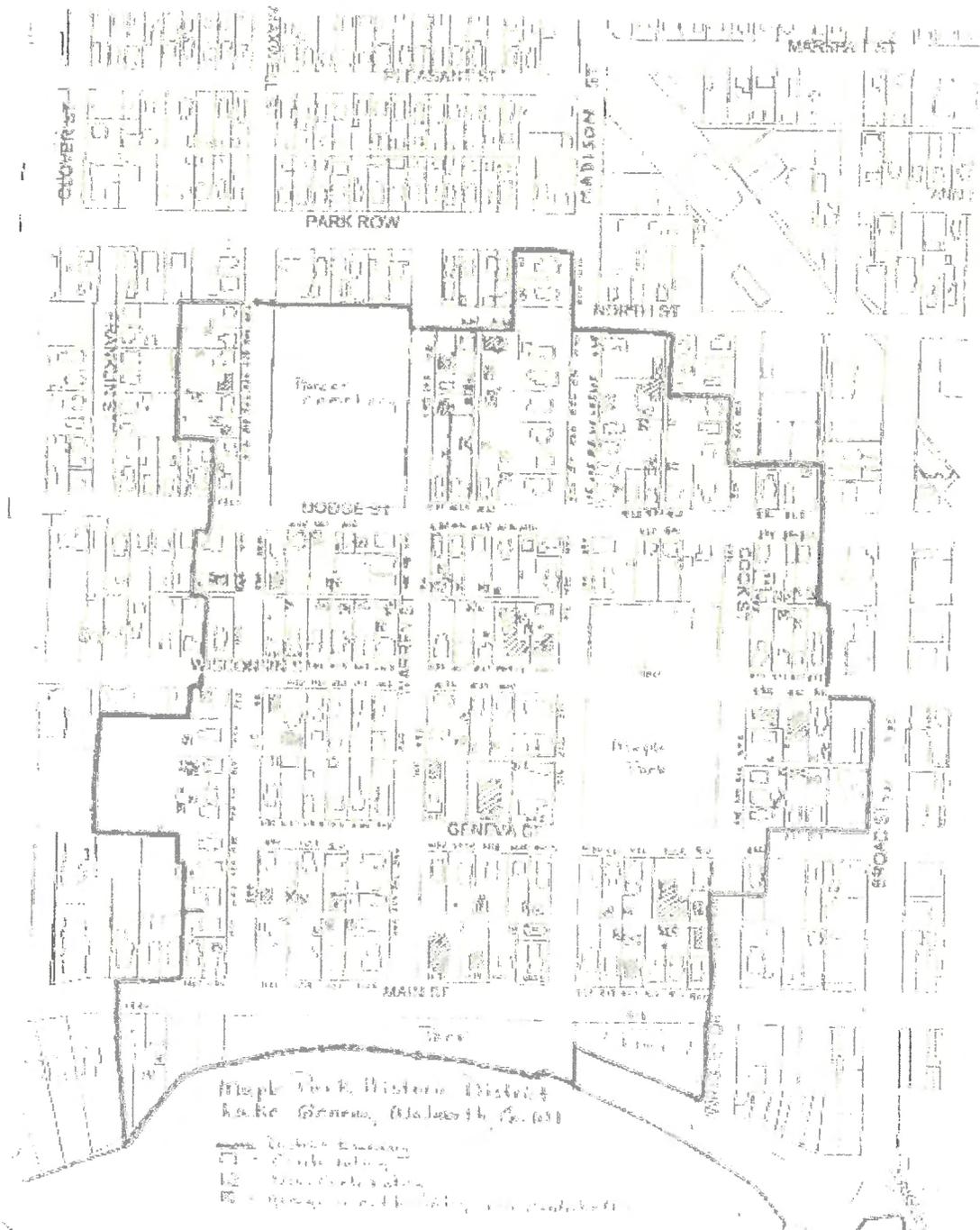
Walworth County Information Technology Department
Local Information System
Map created using
Photo Information System (PIS)

Information was extracted from the Walworth County GIS, and may not be the most current or accurate. Walworth County is not responsible for any errors or omissions. This map is provided as a reference only. It is not intended to be used for legal purposes. For more information, contact the Walworth County Information Technology Department at 920 N. Lincoln St., P.O. Box 1000, Walworth, WI 53190.



Map 4: Existing Land Use - City of Lake Geneva Comprehensive Plan

<ul style="list-style-type: none"> City of Lake Geneva Township Boundary Urban Service Area Boundary Extrajurisdictional Land Use Boundary Parcel Surface Water Abandoned Railroad 	<p>Land Use Categories</p> <ul style="list-style-type: none"> Agricultural, Open Fields, & Vacant Single Family Residential (Low Density) Single Family Residential (Medium Density) Two Family/Townhome Residential Multi-family Residential Commercial Government & Institutional Airport 	<ul style="list-style-type: none"> Private Recreation Facilities Public Parks & Open Space Industrial Entertainment Wetland Right of Way
<p>Scale: 0 0.5 1 Miles</p> <p></p>		<p>VANDERVALE & ASSOCIATES, P.C. 1000 ... 1000 ...</p> <p>June December 14, 2000 Served by WSPU, Wisconsin Wisconsin County 1000 ...</p>

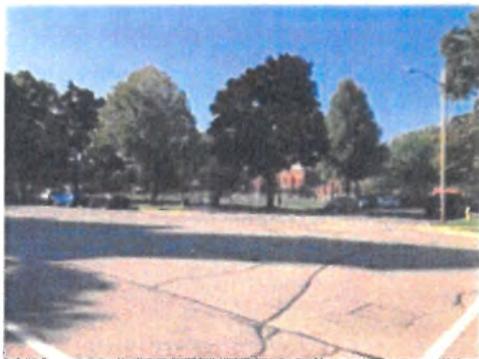


Maple Park Historic District
 Berkeley, California, (Incorporated 1901)

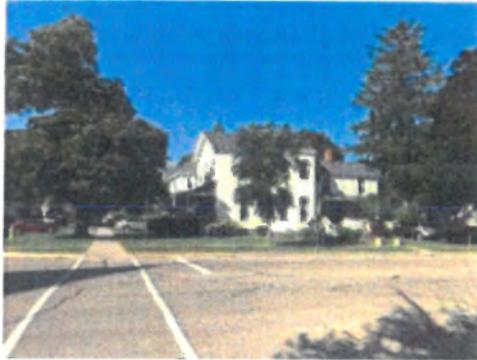
- ▭ Building Footprints
- Streets
- Open Space
- Property owned by the City of Berkeley

Copyright 1968 by the City of Berkeley

BRICK AND MORTAR NEIGHBORING BUILDINGS



BRICK AND MORTAR NEIGHBORING BUILDINGS



PLAT OF SURVEY

ERSV
ENGINEERING & SURVEYING, INC.

Engineers and Surveyors Registered in Wisconsin
101 WEST STREET, MILWAUKEE, WISCONSIN 53233-1507, 414-224-9400

FOR: KEETE REAL ESTATE INC.

DATE: 04/21/2003

DESCRIPTION:

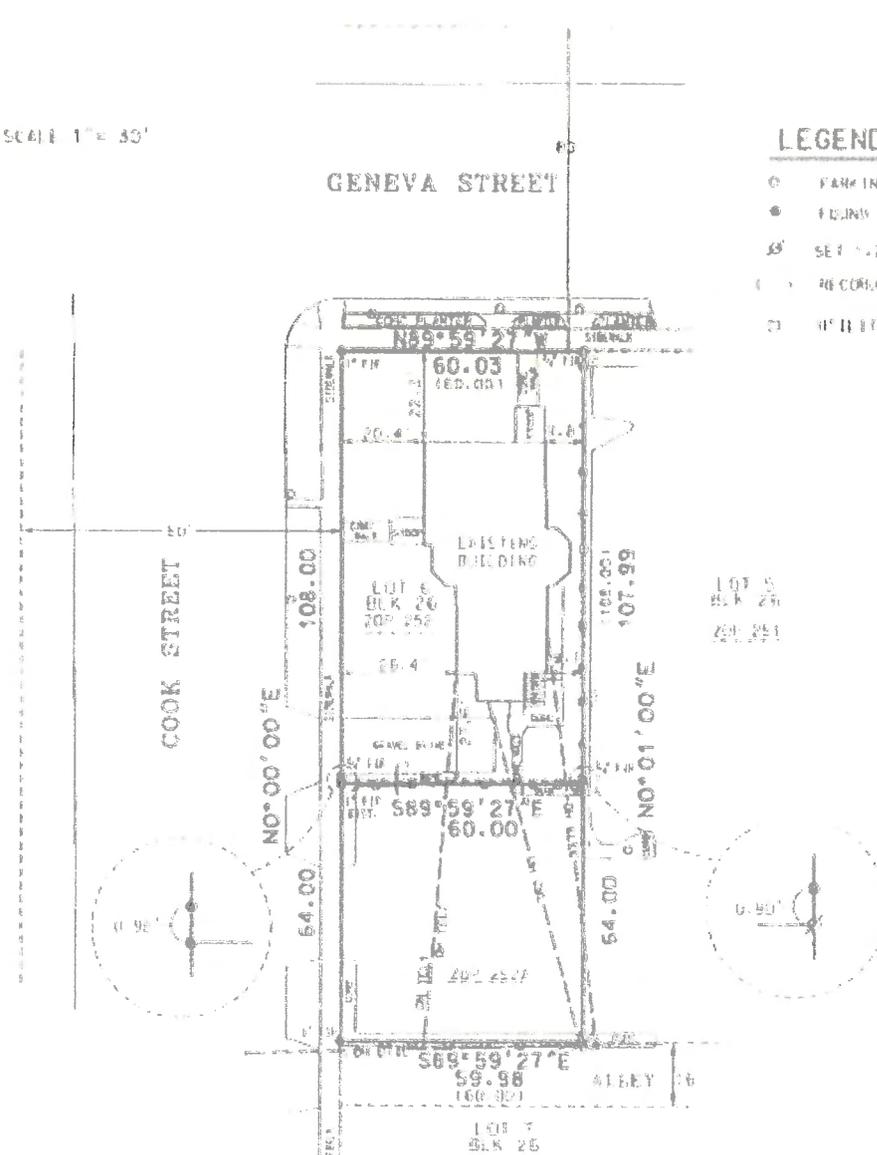
BEING THE NORTH 108.00 FEET OF LOT 6, BLOCK 26 OF THE ORIGINAL PLAT OF THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN,
AND
THE SOUTH 64.00 FEET OF LOT 6, BLOCK 26 OF THE ORIGINAL PLAT OF THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.



SCALE 1" = 30'

LEGEND

- FANKING MARK
- FOUND IRON PIPE/ROD
- ⊕ SET 1.25" IRON PIPE/ROD
- ⊖ RECORDED AS
- UTILITY POLE



MAY 1 2003

[Handwritten signature]

THIS IS ORIGINAL
PLAT OF SURVEY
NOT RECORDED
E.E.



THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF ALL THE PROPERTY, EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE BOUNDARY MARKS, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCLAVEMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE TITLE THEREIN WITHIN ONE (1) YEAR FROM DATE HEREOF.

BRADFORD L. SPEMMER, R.L.S. 2003
BSV402095

BRICK AND MORTAR INSPIRATION|





BRICK AND MORTAR

Lake Geneva, WI.

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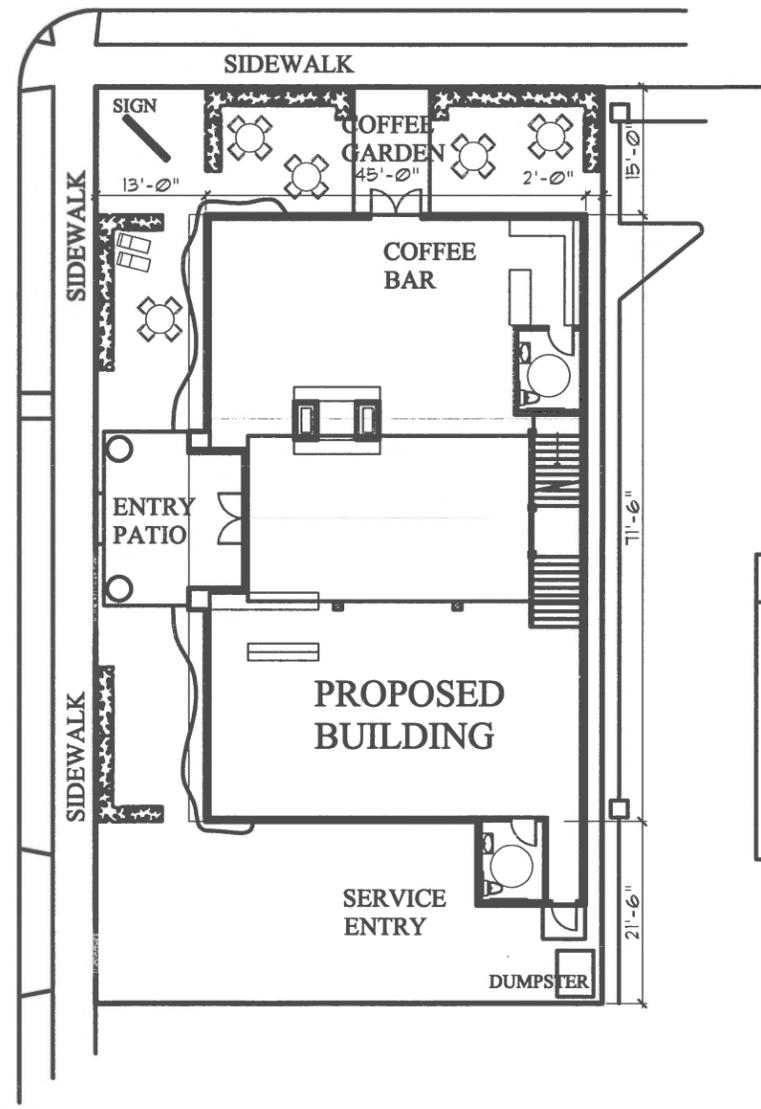
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LOWELL MANAGEMENT, INC.
 CUSTOM HOMES - ARCHITECTURAL SERVICES - LAND DEVELOPMENT
 P.O. BOX 926 LAKE GENEVA, WI 53147
 PH - (262) 245-9030 FAX - (262) 245-0866
 WWW.LOWELLMANAGEMENT.COM



GENEVA STREET

COOK STREET



SITE INFORMATION

LOT:
 6,534 SQ. FT. = .15 ACRES

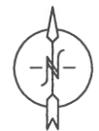
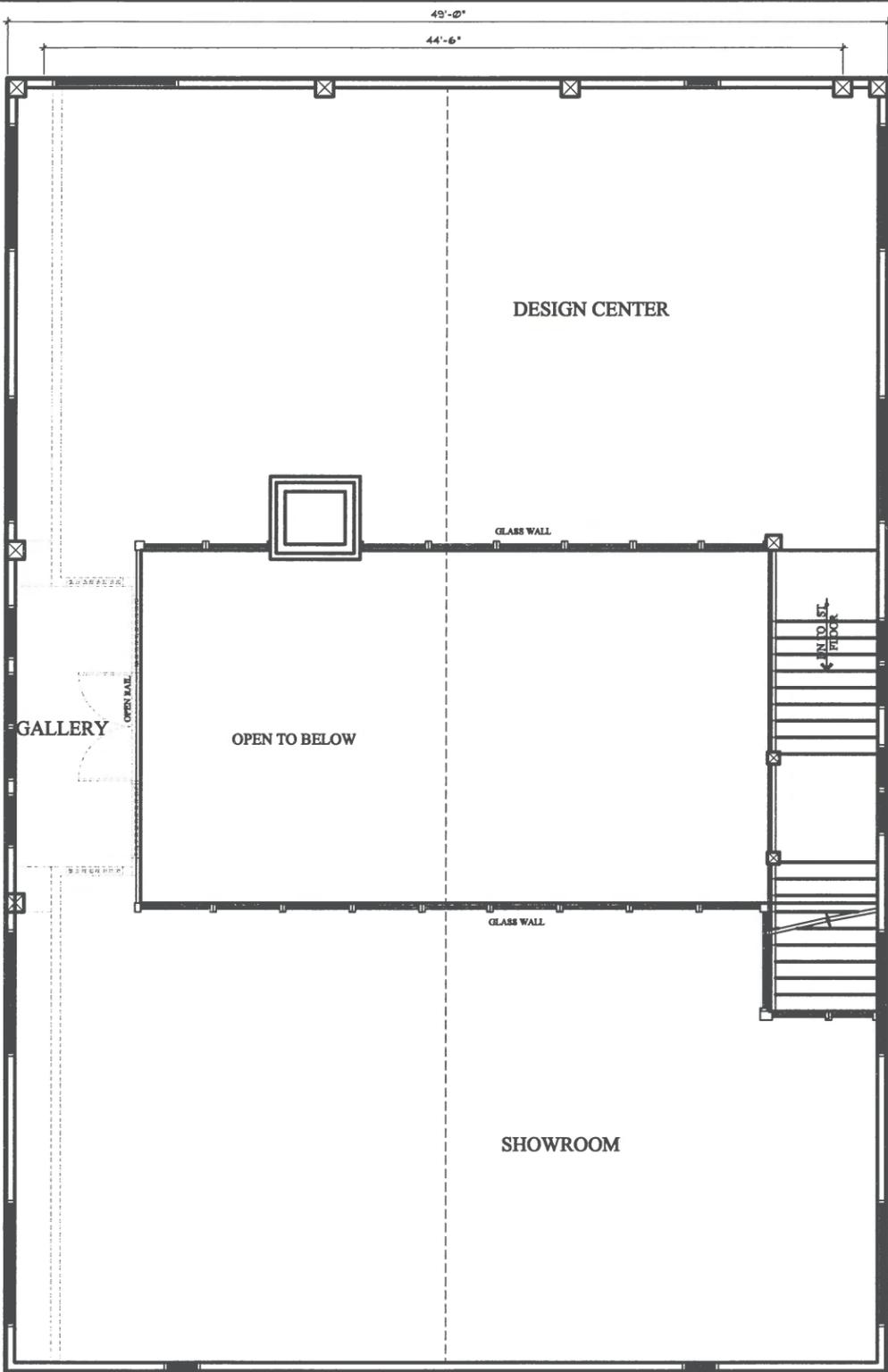
3390 SQ. FT. - NEW BUILDING
 205 SQ. FT. - COOK STREET ENTRY
 135 SQ. FT. - GENEVA STREET ENTRY WALK
 20 SQ. FT. - SERVICE ENTRY STOOP
 3750 SQ. FT.

FLOOR AREA RATIO - $6534 / 3750 = 57.39\%$
 GREEN SPACE - $6534 - 3750 = 2784$ SQ FT
 42.6%

SITE PLAN
 SCALE: 1" = 10'-0"

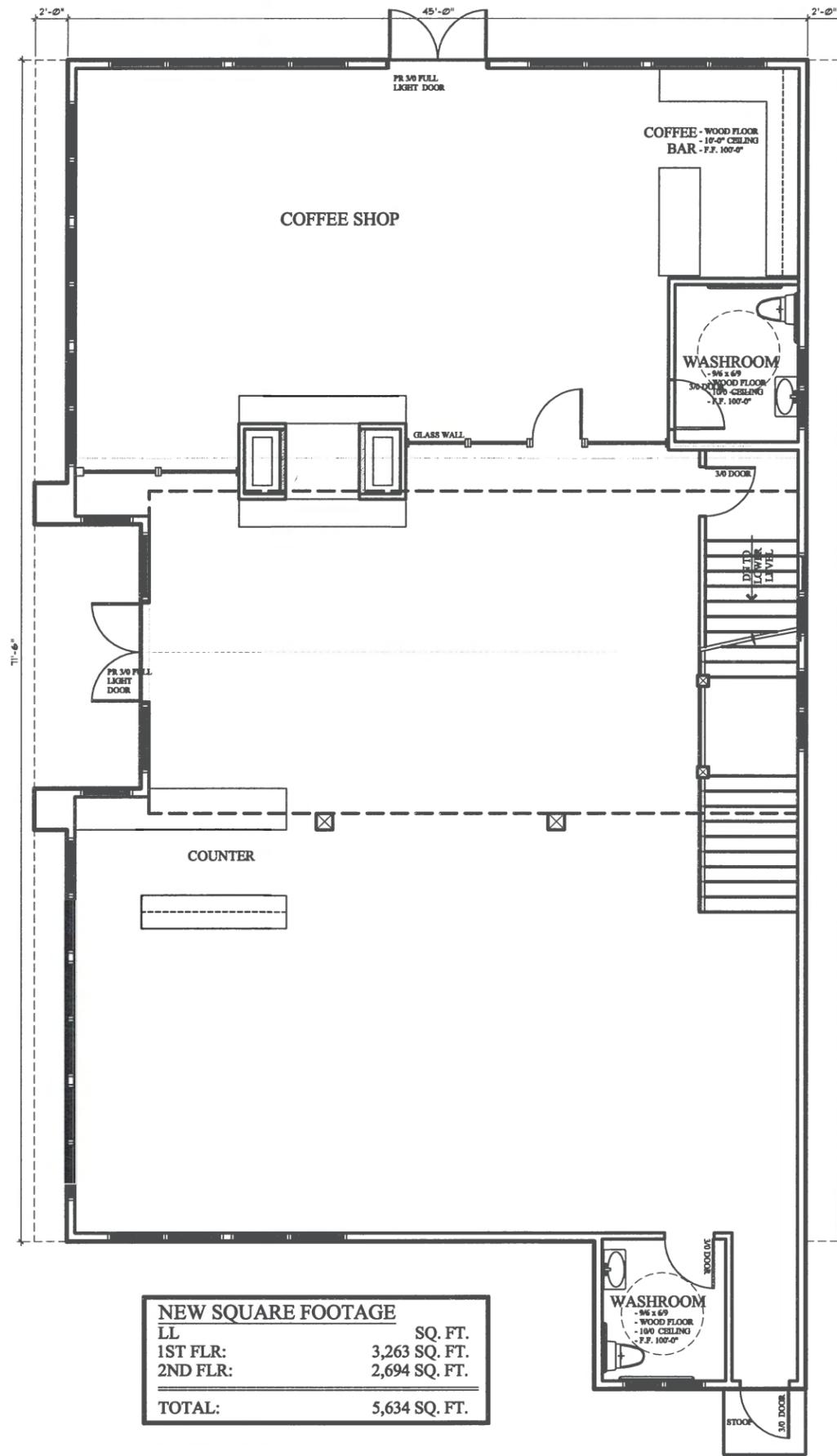
BRICK & MORTAR
 832 GENEVA STREET
 LAKE GENEVA, WI 53147

PROJECT NUMBER
DATE 09-26-16
S-1



SECOND FLOOR PLAN

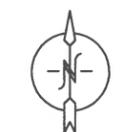
NOT TO SCALE 2,694 SQ. FT.



NEW SQUARE FOOTAGE	
LL	SQ. FT.
1ST FLR:	3,263 SQ. FT.
2ND FLR:	2,694 SQ. FT.
TOTAL:	5,634 SQ. FT.

FIRST FLOOR PLAN

NOT TO SCALE 3,263 SQ. FT.



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 WWW.LOWELLMANAGEMENT.COM



BRICK & MORTAR
 832 GENEVA STREET
 LAKE GENEVA, WI 53147

PROJECT NUMBER
DATE 09-28-18
A-1

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PH - (262) 245-9030 FAX - (262) 245-0856
WWW.LOWELLMANAGEMENT.COM



PROPOSED NORTH -
FRONT ELEVATION
NOT TO SCALE GENEVA STREET



PROPOSED WEST -
SIDE ELEVATION
NOT TO SCALE COOK STREET

BRICK & MORTAR
832 GENEVA STREET
LAKE GENEVA, WI 53147

PROJECT NUMBER

DATE
03-28-18

A-2



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: November 19, 2018

Agenda Item: 11

Description:

Tourist Rooming House Ordinance – Staff’s Recommended Changes

Attached are the proposed changes to Section 98-206, Detailed Land Use Descriptions and Regulations, Subsection (y), Tourist Rooming House.

Upon staff’s review of the Tourist Rooming House provisions, it was determined that some revisions were needed to ensure a solid foundation for the Tourist Rooming House properties in Lake Geneva.

Our goal is to achieve the necessary approvals through the Plan Commission and Common Council in preparation for the 2019 tourist season. If a consensus is reached that changes should be made to the Tourist Rooming House provisions, the Planning Commission should set a public hearing to recommend those changes pursuant to Sec. 98-902(5) of the Zoning Code.

ORDINANCE 18-09

AN ORDINANCE AMENDING SUB-SUBSECTION (Y) TOURIST ROOMING HOUSE, OF SUBSECTION (8) ACCESSORY LAND USES, OF CHAPTER 98: ZONING ORDINANCE OF THE CITY OF LAKE GENEVA ZONING ORDINANCE TO CLARIFY PERIODS OF LICENSING AND OPERATION OF TOURIST ROOMING HOUSES/~~SHORT TERM RENTALS~~

FieldCode Changed

The Common Council of the City of Lake Geneva, Wisconsin, does hereby ordain as follows:

1. Sub-subsection (y) Tourist Rooming House, of Subsection (8) **Accessory Land Uses** of Section 98-206 Detailed Land Use Descriptions and Regulations of Chapter 98: Zoning Ordinance of the City of Lake Geneva Zoning Ordinance is amended to read as follows:

(y) Tourist Rooming House

Description: Includes all lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists and transients. It does not include private boarding houses or rooming houses not accommodating tourists or transients, or bed and breakfast establishments regulated under ACTP 73.

1. Permitted by Right: All zoning districts.

- a. Land Use Requirement:

Tourist Rooming House shall only be located as an Accessory Land Use within a Single-Family Detached Dwelling Unit as defined in Section 18-55(a).

- b. Annual City License Required:

Each Tourist Rooming House shall operate only during the valid period of an Annual City of Lake Geneva Tourist Rooming House License for each ~~calendar year~~**consecutive 365 day period**. Operating a Tourist Rooming House without a current version of a valid license shall be considered a violation of this Zoning Ordinance, and subject to the penalties of Section ~~18-257~~**98-936**. The following information shall be provided on an annual basis, prior to issuance of said Annual City of Lake Geneva Tourist Rooming House License:

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- i. Completed City of Lake Geneva Tourist Rooming House Application, which includes the property owner name, address, and phone number; the designated operator's name, address, and phone number; the period of operation of up to 180 days in a ~~calendar year~~**365 day period**, which must be consecutive;

- ii. A current floor plan for the Tourist Rooming House at a minimum scale of one-inch equals 4 feet, and Site Plan of the property at a minimum scale of one-inch equals ten feet showing on-site parking spaces and trash storage areas;
- iii. General Building Code Inspection by City, and submittal of Official Building Code Inspection Report with no outstanding compliance orders remaining;
- iv. Fire Code Inspection by City, and submittal of Official Fire Code Inspection Report with no outstanding ~~compliance orders/~~violations remaining;
- v. Proof of valid property and liability insurance for the dwelling unit;
- vi. State of Wisconsin Tourist Rental House License;
- vii. Seller's Permit issued by the Wisconsin Department of Revenue;
- viii. City of Lake Geneva Tourist Rooming House/Room Tax Permit

and;

- ~~ix. City of Lake Geneva General Business License; and~~
- ~~ixxix. Payment of an Administrative Fee, set annually by the City Board resolution, to cover the costs of City issued licenses and permits and to the City of administering the above.~~

The City of Lake Geneva Tourist Rooming House/Room Tax Permit License shall be issued with the completion of the above requirements.

c. Property Management Requirements:

Each Tourist Rooming House shall be managed consistent with the following requirements:

- i. The total number of days of operation within any ~~calendar year~~ 365 day period shall not exceed 180 consecutive days, ~~which must be consecutive~~. This ~~P~~period of Tourist Rooming House Operation shall be specified by the property owner in the required ~~annual~~ Lake Geneva Tourist Rooming House Application.
- ii. The Minimum Rental Period shall ~~be a minimum of~~ not be less than seven consecutive days by anyone party.
- iii. The Maximum Rental Period ~~within a 365 day period~~ shall be no more than 180 consecutive days ~~by anyone party~~.

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- iv. Similar facilities in which single-family detached homes are available for less than seven days, more than 180 days, or throughout the year, are a different land use that falls within the Indoor Commercial Lodging land use category.
- v. The Maximum Number of Occupants shall not exceed the total number licensed by the State of Wisconsin or two per bedroom plus two additional occupants, whichever is less.
- vi. The Tourist Rooming House shall be operated by the property owner or by a property manager explicitly designated in the valid Lake Geneva Tourist Rooming House Application as the "Designated Operator".
- vii. The property owner's and the Designated Operator's names, addresses, and 24-hour phone numbers shall be provided in the City of Lake Geneva Tourist Rooming House Application and shall be updated within 24 hours upon any change in the property manager or the property manager contact information.
- viii. The Designated Operator must reside within, or have their business located within, 25 miles of the Tourist Rooming House parcel.
- ix. The Designated Operator must be available by phone 24 hours, seven days a week, during the period of operation designated in the Lake Geneva Tourist Rooming House Application.
- x. Each tourist rooming house shall provide and maintain a Guest Register and shall require all guests to register their true names and addresses before allowing occupancy. The Guest Register shall be kept intact and available by the Designated Operator for inspection by representatives of the City for at least one year from the day of the conclusion of the period of operation.
- xi. Each tourist rooming house shall maintain the following written Business Record for each rental of the tourist rooming house: the true names and addresses of any person renting the property, the dates of the rental period (which must be a minimum of seven consecutive days), and the monetary amount or consideration paid for the rental. The Business Record shall be kept intact and available by the Designated Operator for inspection by representatives of the

City for at least one year from the day of the conclusion of the period of operation.

~~xi-xii.~~ Tourist Rooming House/ Room Tax permit license- and emergency contact information must be posted in a conspicuous area within the property at all time.

d. Property Operational Requirements:

Each Tourist Rooming House shall be operated per the following requirements:

- i. The "Requirements for Tourist Rooming House Guests" form provided by the City of Lake Geneva to summarize City requirements for Tourist Rooming Houses, and the Site Plan for the subject property clearly depicting guest parking spaces and the rear yard, shall be posted on the inside of the front door of each tourist rooming house throughout its period of operation.
- ii. Parking Requirements:
 - [a] A minimum of two off-street parking spaces shall be provided on the subject property for each Tourist Rooming House. If the Tourist Rooming House provides three or more bedrooms, an additional on-site parking space is required for each additional bedroom over two. Plus one space for each employee on the largest shift.
 - [b] All guest parking for vehicles and trailers shall be within a parking space designated on the Site Plan, on an area paved with concrete or asphalt.
 - [c] All guest vehicles and trailers may only park on-site. Street parking for guests is not permitted.
 - [d] No parking is permitted on gravel, lawn, or planter bed areas.
- iii. Site Appearance Requirements:
 - [a] Aside from a changing mix of guests and their vehicles, there shall be no evidence of the property being used as a

Tourist Rooming House visible on the exterior of the subject property.

[b] No exterior signage related to the Tourist Rooming House is permitted, other than the property address.

[c] No outdoor storage related to the Tourist Rooming House land use is permitted, except for typical residential recreational equipment, seating, and outdoor cooking facilities which are permitted only within the rear yard.

[d] No recreational vehicle, camper, tent, or other temporary lodging arrangement shall be permitted to accommodate guests.

iv. Neighborhood Impact Requirements:

[a] No outdoor activity shall occur between the hours of 10:00 p.m. and 7:00 a.m.

[b] At all times, no noise, lighting, odor or other impacts from the subject property shall be detectable at the property line at levels exceeding the requirements of Article VII of the Lake Geneva Zoning Ordinance.

[c] No vehicular traffic shall be generated by the Tourist Rooming House at levels exceeding those typical for a detached single-family dwelling unit.

v. Tourist Rooming House Advertising:

[a] No outdoor advertising is allowed on the subject property.

[b] The Tourist Rooming House shall not be advertised for availability in any form of media unless the required City of Lake Geneva Tourist Rooming House License has been issued.

e. Access and Inspections

i. The City shall be authorized at all reasonable times to enter and examine any building, structure, or premises, where inspections are required for the purpose ensuring compliance with this ordinance. The owner, agent or occupant of any such premises who refuses to permit, or prevents or interferes with, any entry into or upon the premises by any such inspector shall be in violation of this chapter.

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ii. The City has adopted the Knox Box key box system requiring the installation of miniature vaults placed upon the exterior of buildings, gateposts or other applicable locations. Contained within the vault are the keys that will allow access the respective structure in a timely manner.

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iii. Knox boxes shall be placed on the building of which the City is required to perform an inspection. The City may require more boxes dependent on the size of the structure or facility.

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f. Penalties and License Revocation

i. Violations of the requirements for Tourist Rooming Houses, the provisions of the Tourist Rooming House License, and all other ~~the requirements~~ applicable laws and ordinances of the Zoning Ordinance are subject to separate daily fines per Section 98-936. ~~Fines Violationsshawill~~ be issued to, and will be the responsibility of, the property owner.

ii. Tourist Rooming House operators found non-compliant with the terms of this Chapter shall be considered in violation and shall be subject to all applicable penalties up to and including revocation of their Tourist Rooming House License.

2. That this ordinance shall take effect upon passage and publication, as provided by law.

Adopted, passed, and approved by the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, this ____ day of, 2018.

TOM HARTZ, Mayor

Attest:

LANA KROPF, City Clerk

First Reading:
Second Reading:
Adoption:
Published:

