



City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- www.cityoflakegeneva.gov

ZONING BOARD OF APPEALS ~~AMENDED~~ AGENDA
MONDAY, DECEMBER 1, 2025 - 5:00 PM
CITY HALL, ~~COUNCIL CHAMBERS (MAIN LEVEL)~~ CONFERENCE ROOM 2A (2ND FLOOR)

Members:

Chairperson Al Kupsik; Members - Thomas Anthony, Robert McCormick, Wesley (Pete) Peterson and ~~Joseph Zimmer~~; Kelly Yunker - 1st Alternate, Eric Anderson - 2nd Alternate.

1. Call to Order
2. Approve Minutes of the November 21, 2024, ~~Plan Commission~~ **Zoning Board of Appeals** meeting as distributed.
3. Acknowledgment of Correspondence.
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. Public Hearing and Action on an application for a Variance Request filed by Jay J Carley, 1065 Mobile Street, Lake Geneva, WI 53147. For a variance request to the side setback for a property, located in the Two-Family-6 (TR-6) zoning district Tax Key No. ZDA 00006.
6. Adjournment.

*A quorum of the Council may be present; however, no official Council action will be taken.
Requests from persons with disabilities who need assistance to participate in this meeting should be made to the City Clerk's office in advance so that the appropriate accommodations can be made.*

**CITY OF LAKE GENEVA ZONING BOARD OF APPEALS MINUTES
THURSDAY, NOVEMBER 21, 2024 - 4:00 PM
CITY HALL, COUNCIL CHAMBERS**

Members: Chairperson Al Kupsik, Robert McCormick, Joseph Zimmer, Thomas Anthony, Wesley (Pete) Peterson, Kelly Yunker-1st Alternate, Eric Anderson-2nd Alternate

Meeting called to order by Chairperson Kupsik at 4:01 pm.

Roll Call

Present: Chairperson Al Kupsik; Members Robert McCormick, Joseph Zimmer, Wesley (Pete) Peterson and Eric Anderson. Absent: Thomas Anthony and Kelly Yunker (alternate). Others present: City Clerk Lacey L. Reynolds, City Planner Jackie Mich, Applicant Shauna Basil and others.

Approve Minutes of the August 28, 2023 Zoning Board of Appeal meeting as distributed.

Motion by Zimmer to approve, second by McCormick. Voice vote, all approved, motion carried.

Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes - None.

Acknowledgment of Correspondence - None.

Presentation by Vandewalle & Associates on the variance process

City Planner Mich reported on information regarding the variance process and explained findings are required.

Public Hearing and Action on an application for a Variance Request filed by Shauna Basil, 1410 Linda Lane, Lake Geneva, WI 53147 for the property located at 1410 Linda Lane in the Single-Family Residential – 4 (SR-4) zoning district, tax key no. ZST 00001

Applicant Shauna Basil spoke about the variance request, her plans for the property and the unique layout of the property. City Planner Mich spoke about setbacks, the city code and findings. No public spoke during the public hearing. Motion by Kupsik to close the public hearing, second by Peterson. Voice vote, all approved, motion carried. A determination was made that a variance is justified based on the criteria provided in Section 98-910(4)(c)1-6. A finding was made that because of the shape and configuration of the lot there exists a unique hardship which is caused by special conditions of the property and is not self-created by the applicant. Motion by Kupsik to approve, second by McCormick. Roll call vote: Kupsik, yes; McCormick, yes; Zimmer, no; Peterson, yes; Anderson, yes. Motion carried 4-1. A finding was made that a literal enforcement of the provisions of the ordinance will result in practical difficulty or undue hardship. Motion by Peterson to approve, second by McCormick. Roll call vote: Peterson, yes; McCormick, yes; Anderson, yes; Zimmer, yes; Kupsik, yes. Motion carried 5-0. A finding was made that granting of the variance is within the spirit of the zoning code. Motion by Kupsik to approve, second by Peterson. Roll call vote: Kupsik, yes; Peterson, yes; Anderson, yes; Zimmer, yes; McCormick, yes. Motion carried 5-0. A finding was made that the public's health, safety and welfare are secure. Motion by Kupsik to approve, second by McCormick. Roll call vote: Kupsik, yes; McCormick, yes; Zimmer, yes; Peterson, yes; Anderson, yes. Motion carried 5-0. A finding was made that by granting the variance, justice will be served. Motion by Kupsik to approve, second by McCormick. Roll call vote: Kupsik, yes; McCormick, yes; Anderson, yes; Zimmer, yes; Peterson, yes. Motion carried 5-0. A finding was made to recommend approval of the proposed variances for 1410 Linda Lane including a finding that the variance is justified per Section 98-910(4)(c)1-6, and findings in the affirmative per Section 98-934(7). Motion by Kupsik to approve, second by Peterson. Roll call vote: Kupsik, yes; Peterson, yes; McCormick, yes; Zimmer, yes; Anderson, yes. Motion carried 5-0.

Adjournment

Motion by Peterson to adjourn, second by Zimmer. Voice vote, all approved, motion carried. Adjourned at 4:40 pm.

Lacey L. Reynolds
City Clerk

STAFF REPORT
Lake Geneva Zoning Board of Appeals
Meeting Date: December 1, 2025

Applicant:

Jay J Carley
1065 Mobile Street
Lake Geneva, WI 53147
Tax Key No. ZDA 00006

Request:

Variance for setback reduction for a residential driveway from the required five (5) feet to zero (0) feet. A 100% variation from the provisions of Section 98-702(9).

Description:

The applicant is requesting a reduction from the required side yard setback of five feet (5') to zero feet (0') for the installation of a paved driveway located in the Two-Family Residential-6 (TR-6) zoning district, 1065 Mobile Street, Tax Key No. ZDA 00006.

The property is currently served by a driveway on the north side of the lot. There is an existing attached garage that accommodates the required parking to support the residential use of the property. The applicant desires to remodel the existing attached garage for additional living space and relocate the required accessory parking to the south side of the lot on an improved driveway. This will require the existing curb cut and driveway area be restored and a new curb cut created off Mobile Street on the south side of the lot. The new driveway must comply with the current zoning ordinance requirement 98-702(9) as follows:

(9) Distance from property line, the distance from an access drive to the property line of an adjacent property shall not be less than five feet, as measured along the right-of-way line.

The lot was recorded in 1962, and a lot line adjustment was recorded in 2024. The lot line adjustment moved the south property line further south.

Action by the Zoning Board of Appeals

Review this application based on the standards set forth in Section 98-910(7b) as follows:

1. *There exists a unique hardship, which is caused by special condition of the property and is not self created by the applicant.*
2. *A literal enforcement of the provisions of this chapter will result in practical difficulty or undue hardship.*
3. *Granting of the variance is within the spirit of this chapter.*
4. *The Public's health, safety and welfare are secured.*
5. *Granting of the variance will result in justice being served.*

And Section 98-910(c1-5) for further guidance as follows:

1. *Preservation of intent. No variance shall be granted that is not consistent with the purpose and intent of the regulations for the district in which the development is located. No variance shall have the*

effect of permitting a use in any district that is not a stated permitted use, accessory use, or conditional use in that particular district.

- 2. Exceptional circumstances. There may be exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use or intended use that do not apply generally to other properties or uses in the same district and the granting of the variance would not be of so general recurrent nature as to suggest that the Zoning Code should be changed.*
- 3. Economic hardship and self-imposed hardship not grounds for variance. No variance shall be granted solely on the basis of economic gain or loss. Self-imposed hardships shall not be considered as grounds for the granting of a variance.*
- 4. Preservation of property rights. Such variance may be necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.*
- 5. Absence of detriment. Such variance should not create substantial detriment to adjacent property and shall not materially impair or be contrary to the purpose and spirit of this Code or the public interest.*

Staff Review Comments

Staff question why the variance is necessary since there was a lot line adjustment last year which provided space for improvement of the driveway on the south side of the property. There is a width of fifteen feet (15') and six inches (6") between the existing home and the new south lot line. A residential driveway width of ten feet (10) could be accommodated while providing the required five foot (5') setback from the south lot line. Staff further question the need to relocate the residential accessory parking at all. This relocation is the result of the applicant's desire to increase the amount of living area in the existing residential structure. The need is not a result of any safety factor and could possibly have a less appealing site development outcome than the existing conditions. Staff is concerned that granting this variance may be detrimental in that stormwater runoff may be increased onto the adjacent property to the south.

Staff Recommendation

Staff recommend that the ZBA identify their findings regarding the proposed request. Further staff recommend the ZBA adopt an affirmative or negative set of finds depending on the approval or denial of the request.

APPLICATION FOR VARIANCE

RECEIVED
SEP 11 2025

Name of Applicant: Jay J. Carley
Address: 1065 MOBILE ST, LAKE GENEVA, WI
53147-2407

Telephone No. & Email: 262-273-6843 jaycarley@gmail.com

Property Owner: Same

Telephone No. & Email: N/A

Owner Signature: NA

Legal description of property (include separate sheet if necessary):
SHOWN ON ATTACHED "LOT LINE ADJUSTMENT"
LOT 6 AND A PORTION OF LOT 7 OF DUN-ROMIN ACRES

Proposed Use: PRIMARY RESIDENCE OF OWNER
PRESENTLY OCCUPIED BY OWNER

TERMS OF ORDINANCE:
DRIVEWAYS MUST
HAVE A 5" SETBACK
FROM SIDE LOT LINE

VARIANCE REQUESTED:
REQUESTED THE 5'
SETBACK FOR NEW
DRIVEWAYS TO SIDE
LOT LINES BE
REMOVED AND NEW
DRIVWAY BE CONSTRUCTED
TO THE SIDE LOT LINE

SEE ATTACHED CHECKLIST FOR SUBMITTAL REQUIREMENTS.

VARIANCE FEE: ~~\$450.00~~ PAYABLE UPON FILING APPLICATION.

RECEIVED
SEP 11 2025
By:

Date filed

Jay J. Carley
Signature of Applicant

Jay J. Carley 1065 MOBILE ST Cost Recovery # 25460
LAKE GENEVA, WI Project Address AR # 3741

OFFICE USE ONLY Description of Request Variance

Agreement for Services

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

_____, as applicant/petitioner for

Project: NEW CONCREAT DRIVEWAY SOUTHERN
Project Address: 1065 MOBILE ST. LAKE GENEVA, WI
Parcel No. LOT 6 OF DUN-ROMIN ACRES RECORDED IN THE
Name: REGISTER OF DEEDS OFFICE FOR WALWORTH COUNTY
1962
Address: _____

Cell Phone: 267-273-6943 Phone: (____) - ____ - ____

Email: jaycarley@gmail.com

Dated this _____ Day of _____, 20____

Printed Name of Applicant / Petitioner

Jay J. Carley

Signature of Applicant/Petitioner


Applicant/Petitioner 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

Section 98-935 Fees:

(1) Fees for Procedures or Permits Requested by a Private Party: The fees for the procedures and permits established by this Chapter shall be established by resolution of the Common Council of the City of Lake Geneva

(2) Fees for Procedures Requested by the City of Lake Geneva: There shall be no fee in the case of applications filed in the public interest by the Common Council or the Plan Commission, other agency, or official of the City of Lake Geneva.

(3) Payment of Fees: Fees shall be payable at the time applications are filed with the appropriate officer of the City (per the requirements of this Chapter), and are not refundable.

(4) Professional Consultant Review Services: 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. The City may apply the charges for these services to the Petitioner. The City will require the Petitioner to sign a professional consultant review services form. The City Administrator at any time may require an applicant to submit an advance deposit of **\$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. 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. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property.

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the final complete applications as certified by the Zoning Administrator, the Applicant shall submit 1 initial draft application packet and 1 digital copy for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator) Date: _____ by: _____

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

↓

___ (a) A map of the subject property:

- ___ Showing all lands for which the variance is proposed;
- ___ Indicating current zoning of the subject property and environs, and the jurisdiction(s) which maintains that control;
- ___ Map and all its parts are clearly reproducible with a photocopier;
- ___ Map scale not less than one inch equals 800 feet;
- ___ All lot dimensions of the subject property provided;
- ___ Graphic scale and north arrow provided.

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

N/A

See SCOPE PAGE 1-4

(c) A written description of the proposed variance describing the type of specific requirements of the variance proposed for the subject property;

SEE LOTLINE ADJUSTMENT

(d) A site plan of the subject property as proposed for development conforming to all requirements of Section 98-908(3). (See "Site Plan Approval checklist")

SEE SCOPE PAGE 1-4

(e) Written justification for the requested variance consisting of the reasons why the Applicant believes the proposed variance is appropriate, particularly as evidenced by compliance with the standards set out Section 98-910(4)(c)1.-6. (See below)

III. JUSTIFICATION OF THE PROPOSED VARIANCE

1. What exceptional or extraordinary circumstances or special factors are present which apply only to the subject property? The response to this question shall clearly indicate how the subject property contains factors which are not present on other properties in the same zoning district.

a. Describe the hardship or difficulty that is peculiar to the subject property and different from that of other properties, and not one which affects all properties similarly. Such a hardship or difficulty shall have arisen because of the unusual shape of the original acreage parcel; unusual topography or elevation; or because the property was created before the passage of the current, applicable zoning regulations, and is not economically suitable for a permitted use or will not accommodate a structure of reasonable design for a permitted use if all area, yard, green space, and setback requirements are observed; THE HOME WAS CONSTRUCTED IN 1962 AS REGISTERED AT THE REGISTER OF DEEDS OFFICE FOR WADSWORTH COUNTY VOLUME 14 OF PLATS PAGE 46 DOCUMENT # P544460 BEFORE THE PRESENT ZONING REGULATION

HARDSHIP
SCOPE
Page 3 of 4
2.5
LOT LINE
ADJUSTMENT
DRAWINGS
NOTE:

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

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

SCOPE
PAGE 3 of 4
2.5
HARDSHIP

IT IS COMMON IN THIS "1962" DUN-ROBIN ACRES SUBDIVISION FOR DRIVEWAYS TO BE INSTALLED TO THE SIDE LOT LINES AND THE LOTS WERE SIZED TO ACCOMMODATE DRIVEWAYS TO BE CONSTRUCTED TO THE SIDE LOTLINE.

THE PRESENT 5' LOT LINE SET BACK DOES NOT ALLOW FOR A CODE ADHERENCE TO THE ORIGINAL CONSTRUCTION PERIMETERS THUS DENIES USAGE

03/17/2025 OF A 150' LONG 10' WIDE STRIP OF LAND 1,500 SQ FT OF Page 9 of 25
13,276.14 (AUGIA LAB)

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

SCOPI-
2.2
2.4
2.6
LOT LINE
ADJUSTMENT

No. THE ADJACENT PROPERTY OWNER SOLD LAND TO FACILITATE THE NEW SOUTHERN DRIVEWAY. ADDITIONARY THE DISTANCE BETWEEN THE ADJACENT BUILDINGS IS FAR GREATER THAN THE AVARAGE LOTS IN THIS SUBDIVISION

ould the granting of the proposed variance as depicted on the required site plan (see (d), above), result in a substantial or undue adverse impact on the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the intent, provisions, and policies of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide growth and development? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on such long-range planning matters.

NO ADVERSE IMPACT. ACTUALLY CONSTRUCTION WITH THE REQUESTED VARIANCE, THE CURB SIDE APPEARANCE OF A SIMPLIFYING DRIVE WAY WILL BE IMPROVED AND PARKING WILL BE LESS CONGESTED

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

No. THIS BUILDING BY INSPECTION OF THE FULL BASEMENT SHOWS NO APPARENT MODIFICATIONS FROM ORIGINAL CONSTRUCTION.

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

N/A

IV. FINAL APPLICATION PACKET INFORMATION

____ Receipt of Final Application Packet by Zoning Administrator: Date: _____ by: _____

____ Receipt digital & hard copy of Final Application by Zoning Administrator: Date: _____ by: _____

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

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

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

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

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

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

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

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

___ In the legend, data for the subject property on:

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

___ ___ (d) **A Detailed Landscaping Plan of the subject property:**

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

___ ___ (e) **A Grading and Erosion Control Plan:**

- ___ Same scale as the main plan (> or equal to 1" equals 100')
- ___ Map reduction at 11" x 17"
- ___ Showing existing and proposed grades including retention walls and related devices, and erosion control measures.

___ ___ (f) **Elevation Drawings of proposed buildings or remodeling of existing buildings:**

- ___ Showing finished exterior treatment;
- ___ With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance;
- ___ Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

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

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

III. FINAL APPLICATION PACKET INFORMATION

___ Receipt of 1 full scale copy in blueline or blackline of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

___ Receipt of 1 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

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

RESIDENCE Jay J. Carle
1065 MOBILE STREET
LAKE GENEVA, WI 53147-
LOT 6 OF OUN-ROMIN AC 2407
Sub Division
1962

Jaycarle
@gmail.com
262-773-6843

page 1 of 4

SCOPE

- 1.1 INSTALLATION OF A NEW
APROX 150' x 10' x 5.5" SOUTHERN
CEMENT DRIVEWAY/ RECREATIONAL
VEHICLE HARD STAND.
- 1.2 REMOVAL OF THE OLDER
DETERIORATED NORTHERN DRIVE
WAY IN ITS ENTIRETY, TO INCLUDE
THE PRESENT REDUCED IN HEIGHT
CURB ACCES
- 1.3 REPLACE PREVIOUS DRIVE
WITH ON SITE ORGANIC SOILS.
NEW VEGETATIONS AS; GRASS,
FLOWER, VARIOUS SHRUBS AND
FRUIT TREES.
- 1.4 INSTAL A SECTION OF
CURB AT SAME HEIGHT AND
DESIGN AS THE ADJACENT
FULL HEIGHT CURBING WHERE
THE PRESENT NORTHERN DRIVE
MEETS THE CITIES MOBILE DRIVE/STREET

20 INTENT OF REQUEST OF A
VARIANCE

21 TO BE GRANTED A VARIANCE
TO THE 5' DRIVEWAY SET
BACK FROM THE PRESENT
SIDE LOT LINE LOCATION

22 THERE IS NO INTENT TO
ESTABLISH A UNIQUE,
DIFFERENT OR ODD
APPEARANCE BY CONSTRUCTING
A NEW SOUTHERN DRIVE
WAY/RV HARD START
CONCRETE PAD TO
THE EXTREME REAR, OFF
THE LOT.

23 THE PRESENT ^{NORTHERN} DRIVEWAY
CAN NOT BE EXTENDED TO
THE REAR SIDE LOT OR
REAR OF THE LOT AS THE
EXISTING RESIDENTIAL
STRUCTURES EXTEND TO
THEIR BUILDING LINE TO LOT
LINES

2.4 ADDITIONAL LAND HAS BEEN PURCHASED FROM THE SOUTHER ADJACENT LOT OWNER. ATTACHED LOT LINE ADJUSTMENT

HARDSHIPS

2.5 INSTALLATION OF THE NEW SOUTHERN DRIVE WAY / HARDSTAND WITH A 5' SET BACK WOULD PLACE A HARDSHIP. PLACING A 5' SET BACK WOULD NOT ALLOW THE BENEFITS OTHER RESIDENCE NOW HAVE. THERE WOULD BE A LOSS OF 150' X 10' OR 1,500 SQFT OF OTHERWISE LIMITED POSSIBILITIES. RATHER THIS 150' STRIP OF LAND WOULD HAVE LIMITED ACCESS WHILE BEING USED FOR ITS INTENDED USE AS A DRIVE WAY WITH LEGALLY PARKED CARS, RV MOTOR HOME TRAILERS OR BOATS

2.6

THE DISTANCE BETWEEN THIS LOT AND THE NEXT SOUTHERN LOT IS LARGER THAN MOST OTHER LOTS WITH DRIVE WAYS TO THE REAR OF THERE LOTS IN THIS SAME ZONING DISTRICT. THUS THERE WOULD BE NO APPEARANCE OF CROWDING THE OPEN SPACE BETWEEN THE BUILDINGS OR OVERALL CURB SIDE APPEARANCE

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

DOCUMENT#: 1112222

05-29-2025 at 2:49 PM

KATHY KOSTOCK

REGISTER OF DEEDS

WALWORTH COUNTY, WISCONSIN

Pages: 3 Fee Amount: \$30.00

Transfer Fee \$15.00

***The above recording information verifies
this document has been electronically
recorded and returned to the submitter***

Document Number

Document Name

THIS DEED; made between Mary E. Flinn

(“Grantor,” whether one or more),

and Jay Joseph Carley

(“Grantee,” whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Walworth County, State of Wisconsin (“Property”) (if more space is needed, please attach addendum):

See attached Legal Description.

This deed is for the purpose of a lot line adjustment between adjoining landowners that does not create additional lots, and the original parcels are not reduced below the minimum size requirement by the City of Lake Geneva ordinances.

Recording Area

Name and Return Address.

Attorney James B. Duquette

Seymour Kremer Koch LLP

P.O. Box 470

Elkhorn, WI 53121

2DA 00006 and 2DA 00007

Parcel Identification Number (PIN)

This IS NOT homestead property.

(is) (is not)

This deed is exempt from the transfer fee and return since it is not a conveyance, per Sec. 77.21(1), Wis. Stats.

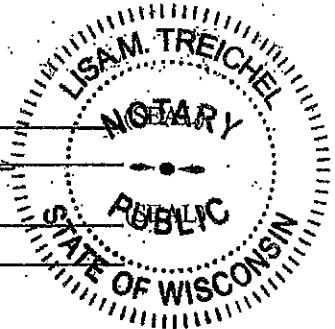
Dated May 15, 2025

Mary E. Flinn
* Mary E. Flinn

(SEAL)

Lisa M. Treichel
* Lisa M. Treichel

(SEAL)



AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

authenticated on _____

STATE OF WISCONSIN

Brown COUNTY) ss.

Personally came before me on May 15, 2025
the above-named Mary E. Flinn

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Lisa M. Treichel
* Lisa M. Treichel

Notary Public, State of Wisconsin
My Commission (is permanent) (expires: April 27, 2026)

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Atty. James B. Duquette - SBN 1061916
Seymour Kremer Koch LLP, Elkhorn, WI 53121-0470

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003 Page 17 of 25

* Type name below signatures.



Steven A. Koch
James B. Duquette
Ashley L. Renz

23 North Wisconsin Street
P.O. Box 470
Elkhorn, Wisconsin 53121
Phone: (262) 723-5003
Fax: (262) 723-6003

William L. Seymour (1928-2020)
Paul E. Kremer (1942-2018)
Alice P. Morrissy (1913-2004)

June 2, 2025

Via E-Mail
Jay J. Carley
jaycarley@gmail.com

Via E-Mail
Mary E. Flinn
Maryeflinn@gmail.com

RE: Lot Line Adjustment

Dear Mr. Carley and Ms. Flinn:

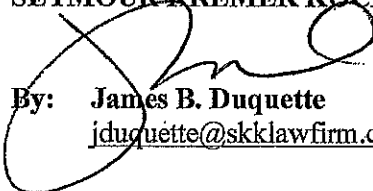
Attached please find the recorded deed to accomplish the lot line adjustment between your parcels. This deed was accepted by the Walworth County Register of Deeds on May 29, 2025. I will monitor the property listers office to insure that the boundaries are updated with the County, which may take several days. However, I do not anticipate that there will be any additional documents to be completed, signed, or filed with the City or County at this point.

Mary, please note that I am still in possession of the check from Mr. Carley, which is made out to you in the amount of \$5,000.00. This is consistent with the terms of your written agreement. Please advise if you would like me to mail this to you or if you would like to personally retrieve the check from my office. If it is to be mailed, kindly provide me with your preferred mailing address.

Feel free to contact me with any additional questions or concerns you may have. Thank you for your attention to this matter.

Very truly yours,

SEYMOUR KREMER KOCH LLP

By: 
James B. Duquette
jduquette@skklawfirm.com

JBD:llh
Attachment

Attachment to Quit Claim Deed**LEGAL DESCRIPTIONS****PARCELA:**

LOT 6 AND A PORTION OF LOT 7 OF DUN-ROMIN ACRES, A RECORDED SUBDIVISION, BEING LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6 IN TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN. SAID PORTION OF LOT 7 MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF DUN-ROMIN ACRES; THENCE SOUTH 01° 25' 14" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF MOBILE STREET, 375.15 FEET TO THE NORTHWEST CORNER OF LOT 6; THENCE CONTINUING SOUTH 01° 25' 14" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 90.04 FEET TO THE NORTHWEST CORNER OF LOT 7 AND THE POINT OF BEGINNING; THENCE NORTH 78° 16' 27" EAST, ALONG THE NORTH PROPERTY LINE OF LOT 7, A DISTANCE OF 163.67 FEET TO THE NORTHEAST CORNER OF LOT 7; THENCE SOUTH 00° 52' 18" EAST, ALONG THE EAST LINE OF LOT 7, A DISTANCE OF 3.40 FEET; THENCE SOUTH 74° 57' 07" WEST, 109.32 FEET; THENCE SOUTH 79° 10' 53" WEST, 55.47 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MOBILE STREET; THENCE NORTH 01° 37' 10" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 8.94 FEET TO THE POINT OF BEGINNING. SAID DESCRIPTION CONTAINING 13,276.14 SQUARE FEET, OR 0.30 ACRES, MORE OR LESS. SAID DUN-ROMIN ACRES BEING A SUBDIVISION DULY RECORDED IN THE REGISTER OF DEEDS OFFICE FOR WALWORTH COUNTY, ON THE 4TH DAY OF NOVEMBER, 1962 IN VOLUME 14 OF PLATS, PAGE 46, AND AS DOCUMENT NUMBER P544460.

Parcel Identification No.: ZDA 00006
 Address: 1065 Mobile Street, Lake Geneva, WI 53147
 Current Owner: Jay Joseph Carley

PARCEL B:

LOT 7 OF DUN-ROMIN ACRES, A RECORDED SUBDIVISION, BEING LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6 IN TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN. EXCLUDING THEREFROM A PORTION OF LOT 7 MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF DUN-ROMIN ACRES; THENCE SOUTH 01° 25' 14" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF MOBILE STREET, 375.15 FEET TO THE NORTHWEST CORNER OF

LOT 6; THENCE CONTINUING SOUTH 01° 25' 14" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 90.04 FEET TO THE NORTHWEST CORNER OF LOT 7 AND THE POINT OF BEGINNING; THENCE NORTH 78° 16' 27" EAST, ALONG THE NORTH PROPERTY LINE OF LOT 7, A DISTANCE OF 163.67 FEET TO THE NORTHEAST CORNER OF LOT 7; THENCE SOUTH 00° 52' 18" EAST, ALONG THE EAST LINE OF LOT 7, A DISTANCE OF 3.40 FEET; THENCE SOUTH 74° 57' 07" WEST, 109.32 FEET; THENCE SOUTH 79° 10' 53" WEST, 55.47 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MOBILE STREET; THENCE NORTH 01° 37' 10" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 8.94 FEET TO THE POINT OF BEGINNING. SAID DESCRIPTION CONTAINING 18,603.10 SQUARE FEET, OR 0.43 ACRES, MORE OR LESS. SAID DUN-ROMIN ACRES BEING A SUBDIVISION DULY RECORDED IN THE REGISTER OF DEEDS OFFICE FOR WALWORTH COUNTY, ON THE 4TH DAY OF NOVEMBER, 1962 IN VOLUME 14 OF PLATS, PAGE 46, AND AS DOCUMENT NUMBER P544460.

Parcel Identification No.: ZDA 00007
Address: 1073 Mobile Street, Lake Geneva, WI 53147 and
1075 Mobile Street, Lake Geneva, WI 53147
Current Owner: Mary E. Flinn



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

Permit Number _____
City use only

ZONING PERMIT APPLICATION

Property located at:

Address: 1065 MOBILE ST.
Tenant Space _____

Tax ID / Parcel Number(s): _____

Owner Jay J Carley
Address: 1065 MOBILE ST
LAKE GENEVA, WI
Phone: 262-273-6843
Email: jaycarley@gmail.com

Applicant _____
Address: _____
Phone: _____
Email: _____

TO THE ZONING ADMINISTRATOR: The undersigned hereby applies for a permit to do work herein described and located as shown on this application. The undersigned agrees that all work done will be in accordance with the zoning ordinance and all other ordinances of the City of Lake Geneva and with all laws of the State of Wisconsin, applicable to said premises. I expressly grant the zoning administrator, or the zoning administrator's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

Signed Jay J Carley Agent/ Owner

Work consists of: (check)

- New Building
- Addition
- Alteration
- Driveway
- Home Occupation
- Accessory Structure
- Swimming Pool
- Fence
- Sign
- Erosion Control
- Temporary Use
- Other _____

Site Development Plan: The site development plan shall be submitted as a part of the permit application and should contain the following information drawn to scale:

- Provide survey showing dimensions and area of the lot,
- Location of all existing and proposed structures with distances measured from the lot lines,
- Location of the ordinary high watermark or any abutting navigable waterways, boundaries of all wetlands, floodplains and floodways,
- Existing and proposed topographic and drainage features and vegetative cover,
- Location of existing or future access roads or driveways,
- Description of the type of structure; existing and proposed operation or use of the structure or site

Abandoned and remove existing NORTHERN DRIVEWAY and replace with grasses and other vegetation. Establish a new SOUTHERN DRIVEWAY complete with curbing of curb.

Estimated Cost of Proposed Site Improvements \$ 19 to 20,000.00

REQUEST VARIANCE CONSIDERATION and SITE VISIT.

Zoning Administrator Approval: _____ Date: _____ Fees: _____

A variance is being here REQUESTED to install the new drive way (adjacent) to the new lot line shown on OVER PAGE 2 of 2

City of Lake Geneva
 626 Geneva Street
 Lake Geneva, WI 53147
 Phone: 262-248-3673
 www.cityoflakegeneva.com

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



Utility & Public Works Construction Permit

Date of application: _____ Permit No. _____ Permit Expiration Date: _____

A detailed site plan and certificate of insurance is required with submission of application.

Applicant: Jay L. Carley Property Owner: _____
 Address: 1005 MOON-R ST., LAKE GENEVA Address: S 2nd
 Phone: 262-273-6943 Phone: _____
 Email: jaycarley@gmail.com Email: _____

Description of work being performed: INSTALLATION OF A NEW SOUTHERN DRIVE WAY TO INCLUDE PROVIDING A REDUCED CURB AND REPLACEMENT OF OLDER NORTHER DRIVE REDUCED CURB WITH A COMMON FULL HEIGHT CURB
 Date work is to be performed: _____

Certificate of insurance included with application? Yes No On File
 Site plan included with application? Yes No

TYPE OF WORK:

Storm Sewer
 Sanitary Sewer
 Water
 Communication*
 Gas
 Electric

Driveway/Curb Cut
 Sidewalk
 Right-of-Way Occupancy
 Right-of-Way Excavation*
 - max depth _____

*Street Excavations must be closed within 24 hours

Plan Review & Permit \$60.00

Total Permit Fee (admin use): \$ _____ Invoice # (admin use): _____

* Phone, Cable TV, Fiber Optic etc.

I hereby agree to perform all construction work which is subject to this permit in accordance with the most recent edition of the standard specifications for water & sewer main construction in Wisconsin, the standard specifications for road and bridge construction in Wisconsin, the Wisconsin Department of Natural Resources, the Public Service Commission of the State of Wisconsin and the Lake Geneva Municipal Code.

Signature of Applicant: Jay Carley Permit issued by: _____
 Date: _____ Date: _____

Admin Use:
 Permit Approved: Yes No
 Conditions of approval/Reasons for denial:

Approved by: Utility Commission Public Works Parking
 02/11/2025

LOT LINE ADJUSTMENT

NW CORNER OF LOT 1 OF DUN-ROMIN ACRES

LEGAL DESCRIPTION:

LOT 6 AND LOT 7, DUN-ROMIN ACRES, BEING LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6 IN TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

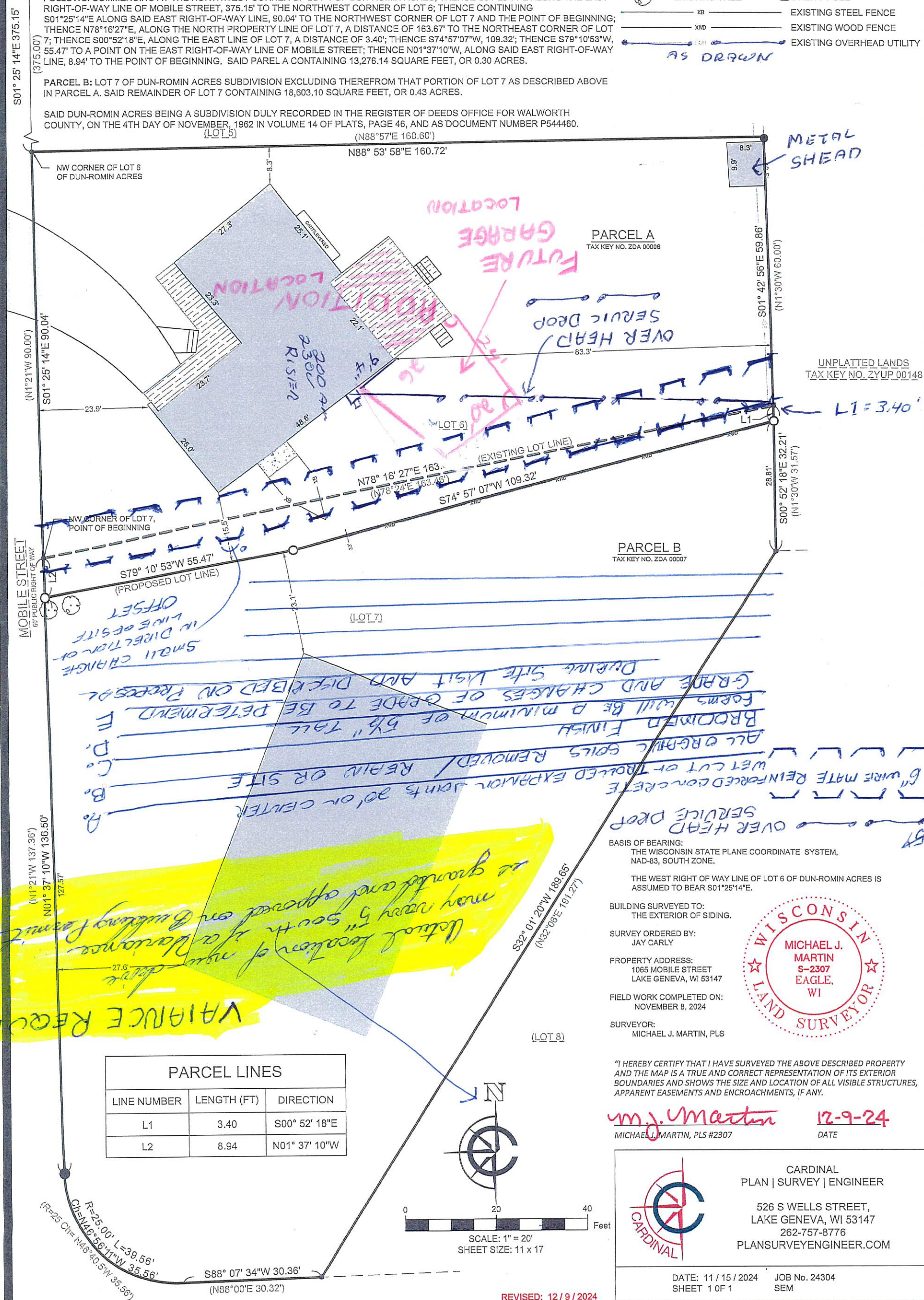
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LEGEND

- EXISTING BUILDING
- EXISTING ASPHALT
- EXISTING DECK
- EXISTING CONCRETE
- RECORDED AS
- EXISTING TREE
- EXISTING STEEL FENCE
- EXISTING WOOD FENCE
- EXISTING OVERHEAD UTILITY
- FOUND 2" IRON PIPE
- FOUND 1.5" IRON PIPE
- FOUND 1" IRON PIPE
- SET 1" I.D. IRON PIPE 18", 1.13# L.F.
- UTILITY POLE



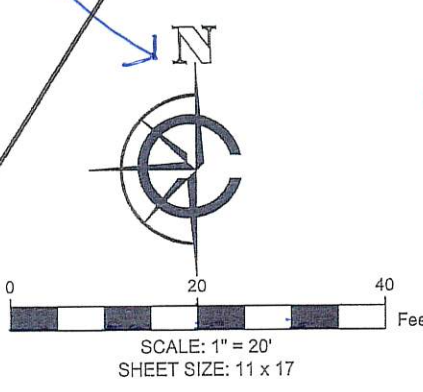
SMALL CHANGE IN DIRECTION OF LINE OFFSET

DURING SITE VISIT AND DESCRIBED ON PROPOSED GRADE AND CHANGES OF GRADE TO BE DETERMINED. FORMS WILL BE A MINIMUM OF 5/8" TALL BROOMED FINISH ALL ORGANIC SOILS REMOVED/ REPAIR OR SITE WET CUT OR TROUBLED EXPANOR JOINTS 30' OR CENTER 6" WIRE MATE REINFORCED CONCRETE OVER HEAD SERVICE DROP

VARIANCE REQUEST

Actual location of new driveway may vary 5' south of a distance as granted and approved on building permit

| PARCEL LINES | | |
|--------------|-------------|---------------|
| LINE NUMBER | LENGTH (FT) | DIRECTION |
| L1 | 3.40 | S00° 52' 18"E |
| L2 | 8.94 | N01° 37' 10"W |



BASIS OF BEARING:
THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-83, SOUTH ZONE.

THE WEST RIGHT OF WAY LINE OF LOT 6 OF DUN-ROMIN ACRES IS ASSUMED TO BEAR S01°25'14"E.

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
JAY CARLY

PROPERTY ADDRESS:
1065 MOBILE STREET
LAKE GENEVA, WI 53147

FIELD WORK COMPLETED ON:
NOVEMBER 8, 2024

SURVEYOR:
MICHAEL J. MARTIN, PLS



"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP IS A TRUE AND CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES, APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY."

m.j. martin 12-9-24
MICHAEL J. MARTIN, PLS #2307 DATE

CARDINAL PLAN | SURVEY | ENGINEER

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

DATE: 11/15/2024 JOB No. 24304
SHEET 1 OF 1 SEM

Jay Carley 1065 Mobile St Lake Geneva, WI
262-273-6943
jaycarley@gmail.com

LOT LINE ADJUSTMENT

NW CORNER OF LOT 1 OF DUN-ROMIN ACRES

LEGAL DESCRIPTION:

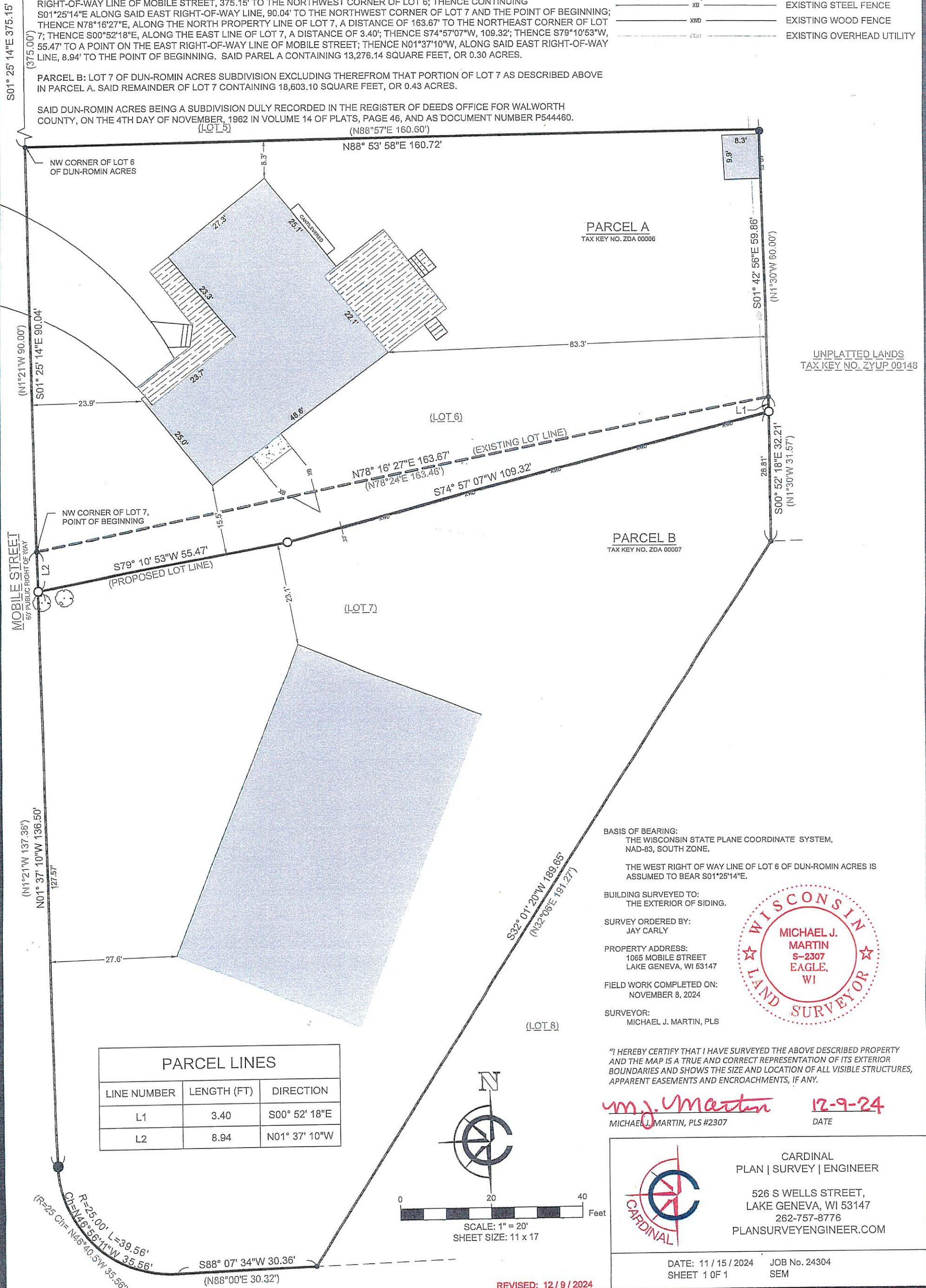
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- LEGEND**
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 - EXISTING ASPHALT
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 - EXISTING TREE
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 - SET 1" I.D. IRON PIPE 18", 1.13#/ L.F.
 - UTILITY POLE
 - EXISTING STEEL FENCE
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| PARCEL LINES | | |
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SURVEY ORDERED BY:
JAY CARLY

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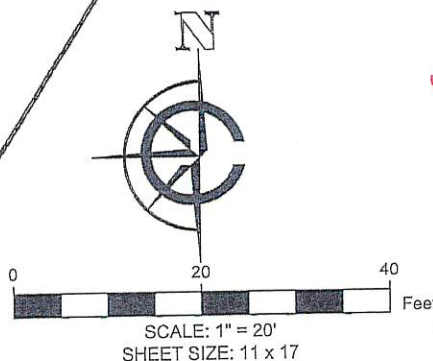
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CARDINAL
PLAN | SURVEY | ENGINEER

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

DATE: 11 / 15 / 2024 JOB No. 24304
SHEET 1 OF 1 SEM

REVISED: 12 / 9 / 2024

ADDITIONAL DETAILS ON DRAWING

JAY J. CARLEY
1065 MOBILE ST.
LAKE GENEVA, WI

ORIGINAL

LOT LINE ADJUSTMENT 267

Jay Carley @ gmail.com
273 6943

NW CORNER OF LOT 1 OF DUN-ROMIN ACRES

LEGAL DESCRIPTION:
LOT 6 AND LOT 7, DUN-ROMIN ACRES, BEING LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6 IN TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

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(N88°57'E 160.60')

NW CORNER OF LOT 6 OF DUN-ROMIN ACRES

PARCEL A
TAX KEY NO. ZDA 00006

MOBILE STREET
60' PUBLIC RIGHT OF WAY

NW CORNER OF LOT 7, POINT OF BEGINNING

(PROPOSED LOT LINE)

(LOT 7)

(LOT 6)

PARCEL B
TAX KEY NO. ZDA 00007

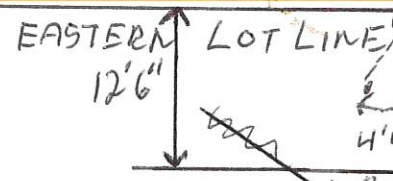
UNPLATTED LANDS
TAX KEY NO. ZYUP 00148

- LEGEND
- EXISTING BUILDING
 - EXISTING ASPHALT
 - EXISTING DECK
 - EXISTING CONCRETE
 - RECORDED AS
 - EXISTING TREE
 - UTILITY POLE
 - EXISTING STEEL FENCE
 - EXISTING WOOD FENCE
 - EXISTING OVERHEAD UTILITY

NOT TO SCALE / DETAIL DRAWING
SHOWING A UTILITY POLE OF APPROXIMATE 1" DIAMETER AND TWO GUIDE WIRES

THE NEW DRIVE WAY WOULD BE SET BACK 5' FROM THE GUIDE LINES LEAVING A TOTAL 12'6" OF WORK SPACE CLEAR OF ANY CONCRETE

DETAIL DRAWING 12'4"



DRIVE WAY
TO ACCOMMODATE THE UTILITY POLE AND GUIDE LINES (3 EACH)

UTILITY POLE, THIS POLE HAS AN APPROXIMATE DIAMETER OF 1 FOOT AND INCLUDE THE UNDERGROUND FEED PROTECTIVE SHEATH



BASIS OF BEARING: THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-83, SOUTH ZONE.

THE WEST RIGHT OF WAY LINE OF LOT 6 OF DUN-ROMIN ACRES IS ASSUMED TO BEAR S01°25'14"E.

BUILDING SURVEYED TO: THE EXTERIOR OF SIDING.

SURVEY ORDERED BY: JAY CARLEY

PROPERTY ADDRESS: 1065 MOBILE STREET LAKE GENEVA, WI 53147

FIELD WORK COMPLETED ON: NOVEMBER 8, 2024

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m.j. martin
MICHAEL J. MARTIN, PLS #2307
DATE: 12-9-24

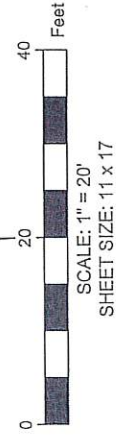


CARDINAL
PLAN | SURVEY | ENGINEERING
526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

DATE: 11/15/2024
JOB No. 24304
SHEET 1 OF 1
SEM

| LINE NUMBER | LENGTH (FT) | DIRECTION |
|-------------|-------------|---------------|
| L1 | 3.40 | S00° 52' 18"E |
| L2 | 8.94 | N01° 37' 10"W |

DOVE TAIL TO THE NORTH WILL BE CORTROTTED IN ACCORDANCE WITH CITY CODE. I DO NOT KNOW IF A SOUTHERN DRIVE TAIL ON THE SOUTH OF PARKWAY ON THE SOUTH OF MY LOT LINE IS PERMITTED IF NOT THE DUBB WILL BE CUT REMOVED AND A NEW REDUCED CURB HEIGHT INSTALLED TO MATCH EXISTING REDUCED CURB



S88° 07' 34"W 30.36'
(N88° 00'E 30.32')
R=25.00' L=39.56'
Ch=N46° 56' 11"W 35.56'
R=25 Ch=N46° 40.5'W 35.56'

REVISED: 12/9/2024