

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

**PLAN COMMISSION MEETING
MONDAY, JUNE 20, 2022 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

CITY HALL WILL BE OPEN TO THE PUBLIC DURING ALL MEETINGS.

THE CITY OF LAKE GENEVA IS HOLDING ALL MEETINGS VIRTUALLY AS WELL AS IN PERSON. IF YOU WISH TO LISTEN OR WATCH THE MEETING YOU MAY DO SO BY USING THE FOLLOWING:

1. Links to the City of Lake Geneva's live video stream can be found at www.cityoflakegeneva.com/video
2. Television: Watch live broadcast of the meeting on Spectrum Cable Channel 25
3. Listen to audio via phone: (602) 333-2017 (Long distance rates may apply) (888) 204-5987 (Toll Free)
Access Code: 9746153

Agenda

1. Meeting called to order by Charlene Klein.
2. Roll Call.
3. Approve Minutes of the April 18, 2022 Plan Commission meetings as distributed.
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
5. Acknowledgment of Correspondence.
6. Downtown Design Review:
 - a. Application by Harry Chironis, 1723 Miller Rd. Lake Geneva, WI 53147, and requesting review for the proposed exterior color change to the building, the property located at 806 W. Main St. in the downtown overlay zoning district, Tax Key No. ZOP00327.
 - b. Application by Mahler Sotheby's International Realty, 250 E. Wisconsin Ave., Suite 1610 Milwaukee 53202, requesting review for the proposed exterior signage, for the property located at 223 Cook St. in the downtown overlay zoning district, Tax Key No. ZOP00253.
 - c. Application by Mei Fong, W3814 Cypress Dr., Lake Geneva, for the proposed exterior color change to the building, the property located at 738 W. Main St. in the downtown overlay zoning district, Tax Key No. ZOP00316.
 - d. Application by Letitia Bennett, N3102 Grandview Dr., Lake Geneva, for the proposed fence installation for the property located at 640 W. Main St. in the downtown overlay zoning district, Tax Key No. ZOP00306.

7. Review and Recommendation of a proposed Certified Survey Map (CSM) for Vistas of Lake Geneva LLC. 77 N 1st St. Geneva IL. to create a single buildable lot with the land division of the existing stormwater outlot on LaSalle St & LaSalle Ct. as identified on certified survey Job Number 22319 prepared by Paul Van Henkelum for Tax Key No. ZA424800001.
8. Review and Recommendation of a proposed Certified Survey Map (CSM) for Fairwyn SB, Inc. 875 Townline Rd. Lake Geneva to create individual lots & Tax Key numbers for the duplex buildings for 6 lots within Symphony Bay phase 6, as identified on certified surveys prepared by Brian Dodge of Kapur.
9. Public Hearing and Recommendation to amend the Conditional Use Permit for Leigh Gignilliat, 3 N. Walworth Ave. Williams Bay, to allow for the construction of a deck on the home that is under construction which is located at 978 N. Knoll Ln. for the property located in the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZYUP00106J.
10. Public Hearing and Recommendation to amend the Conditional Use Permit for Lowell Custom Homes 401 Geneva National Ave., to allow for the addition to the 2nd floor of the home located at 1554 Lake Shore Dr. which is located in the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZLM00049.
11. Presentation by the Lake Geneva Business Improvement District (BID) for a possible Mural Project within the Downtown overlay district.
12. Update and Presentation by Jackie Mich and Sonja Kruesel of Vandewalle & Associates on the Gateway corridor as a Comprehensive Plan 2021 implementation item.
13. Consider resolution to adopt public participation plan for annual Comprehensive Plan amendment process.
14. Plan Commission members discuss and identify the Comprehensive Plan implementation items for 2022-2023 (see pages 176 – 181 of the Comprehensive Plan).

Motion to go into Closed Session pursuant to Wis. Stat. 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility regarding **1)**

Motion to return to open session pursuant to Wisconsin Statutes 19.85 (2) and take action on any items discussed in closed session.

15. City Planning Services RFQ reviews by Plan Commission members.

- 16. Adjournment.**

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

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

Accommodations.

Posted 6/15/2022

PLAN COMMISSION MEETING
MONDAY, APRIL 18, 2022 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL – VIRTUAL MEETING VIA ZOOM/IN PERSON

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

Roll Call. Present: Mayor Klein, Alderman Tim Dunn, John Gibbs, Joel Hoiland, Cindy Forster Fueredi, James Marquardt. Absent (Excused) Kyle Cary. Also Present: City Planner Mich, City Planner Kruesel, City Attorney Draper, City Administrator Nord, Building & Zoning Administrator Walling, Building & Zoning Administrative Assistant Follensbee.

Approve Minutes of the March 21, 2022 Plan Commission Meeting as distributed.

Hoiland/Gibbs motion to approve. Motion carried unanimously.

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

Acknowledgement of Correspondence. None.

6:03 pm Commissioner Fueredi joined meeting via Zoom.

Downtown Design Review:

Application by Veronica Anagnos, 1001 Wisconsin St. Lake Geneva, WI 53147, and requesting review for the proposed exterior color change to the builds for the property located at 811 Wrigley Dr. in the downtown overlay zoning district, Tax Key Nos. ZA48330001, ZA48330002, & ZA48330003.

Dimitri Anagnos, 148 Cass Street, presented his request to repaint Popeyes restaurant & sign with historic colors. Commissioner Hoiland asked if any construction would be done. Anagnos said no.

Hoiland/Dunn motion to approve the proposed building color change and include all staff recommendations.
Roll Call: Klein, Dunn, Gibbs, Hoiland, Fueredi and Marquardt “yes.” Motion carried unanimously. 6-0.

Application by Roger Wolff of Venture Investments Partners, LLP 775 Southwind Dr., Lake Geneva, requesting review for the proposed exterior signage, for the property located at 703 W. Main St. in the downtown overlay zoning district, Tax Key No. ZA276000001.

Dalia Villarreal, Poblocki Sign Company, representing the applicant, represented the request for 4 signs, 2 on-building signs and 2 signs to be placed on the corner pillar of the building structure.

Hoiland/Gibbs motion to approve the proposed exterior signage and include all staff recommendations.
Roll Call: Klein, Dunn, Gibbs, Hoiland, Fueredi and Marquardt “yes.” Motion carried unanimously. 6-0

Zoning Administrator Walling requested that agenda item #6.c. be removed from the agenda. Walling said the non-conforming sign is not permitted to be re-used. The applicant has been notified.

Application by Michael Seick, N3240 Violet Rd, Lake Geneva, and requesting review for the proposed Pylon Signage for the property located at 500 Broad St. in the downtown overlay zoning district, Tax Key No. ZGD00006.

Klein/Hoiland motion to remove item #6.c. from the agenda.

Roll Call: Klein, Dunn, Gibbs, Hoiland, Fueredi and Marquardt “yes.” Motion carried unanimously. 6-0
Commissioner Gibbs asked Walling if the sign needs to be taken down. Walling said the non-conforming pylon sign needs to be removed from the property. Pylon signs are no longer permitted in the City. A 10 year allowance was granted for a pylon sign at this property through a Conditional Use which now has expired so the sign has to be removed.

Review and Recommendation of a proposed Certified Survey Map (CSM) for Kwik Trip, Inc., 1626 Oak St. La Crosse, WI 54602 to create a Single lot combining 4 existing lots at 896 & 898 Wells St. as identified on certified survey Project order #33621 prepared by Batterman for Tax Key Nos. ZBL00006, ZBL00006A, ZBL00008, ZBL00058.

City Planner Kruesel, presented the staff report for this request for a Certified Survey Map to combine 4 existing lots into 1 parcel which has been reviewed by the City Planner & City Engineer. The recommendation is for approval.

Gibbs asked Walling if it is typical to submit a Certified Survey Map after the approval of the GDP & PIP. Walling said the staff discussed this item with the applicant and it was suggested the applicant should go through the CSM process after the GDP & PIP was approved.

Hoiland/Dunn motion to approve the proposed Certified Survey Map (CSM) to create a single parcel by combining 4 existing lots and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Hoiland, Fueredi and Marquardt "yes." Motion carried unanimously. 6-0

Public Hearing and Recommendation of a Conditional Use Permit filed by Bjorn Schweinsberg, 5117 N. Palisades Rd. Whitefish Bay, WI 53217 for a request that would allow for Commercial Indoor Lodging land use in the General Business (GB) zoning district for the property located at 831 Dodge St., Tax Key No. ZGD00013.

Bjorn Schweinsberg, 5117 N Palisades Road, Whitefish Bay, WI, presented his request. Hoiland asked if it was a single family home. Schweinsberg said originally, it was a duplex with an upper living space and a lower living space but would like to use the whole living space which would provide 4 bedrooms. Hoiland asked if there is adequate parking. Schweinsberg said there is a garage on-site and he has acquired a lease with a neighbor for 2 tandem spaces on their driveway. Planner Mich said it would be a Limited Conditional Use Permit which is limited to the owner, not the property. Mich said the application was complete and easy to review. Mich added there is no adjacent residential zoning which means no additional buffering or fencing is needed. Adequate parking is available for the 4 bedrooms in this application but if applicant wanted to add more bedrooms and acquire more parking, they would be required to come back to Plan Commission for review.

Speaker #1: Maureen Marks, 834 Dodge Street, shared her thoughts in favor of this CUP application.

Klein/Hoiland motion to close the Public Hearing. Motion carried unanimously.

Hoiland/Gibbs motion to approve the Limited Conditional Use Permit to allow for Commercial Indoor Lodging and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Hoiland, Fueredi and Marquardt "yes." Motion carried unanimously. 6-0

Public Hearing and Recommendation of a Precise Implementation Plan for Covenant Harbor Bible Camp and Retreat Center, 1724 W. Main St., Lake Geneva, to allow for the construction of the proposed Twins Lodging units, for the property located in the Planned Development (PD) zoning district, Tax Key No. ZYUP00096 & ZYUP00096A.

Eric Anderson, 611 Sage Street, executive director at Covenant Harbor Bible Camp & Retreat Center, presented his request. Brad Auguston, project manager, Jason Fisher, associate director, Matt Kinny, facilities director are also present to answer the technical questions. Anderson explained the function of Covenant Harbor in the community which will celebrate 75 years in Lake Geneva. Anderson said Covenant Harbor is a year round, non-profit, church-owned, camp and conference center which serves the youth, families, schools and other non-profit organizations. Covenant Harbor wants to demolish (3) one-story cabins due to safety issues & building codes and construct (2) two-story cabins in approximately the same location. Hoiland asked if these buildings would be used year round. Anderson said yes. Hoiland asked about water run-off on the site. Anderson said Kapur reviewed the plans, including erosion control and explained the impervious surfaces are similar to the buildings which have been there for 70 years and meets all the requirements for run-off.

Klein/Hoiland motion to close the Public Hearing. Motion carried unanimously.

Hoiland/Klein motion to approve the Precise Implementation Plan to amend the existing Planned Development to allow for the proposed Twins Lodging units and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Hoiland, Fueredi and Marquardt "yes." Motion carried unanimously. 6-0

Public Hearing and Recommendation on Ordinance Amendments regarding conditional use permit procedures and allowances in the zoning code, specifically to repeal and recreate Section 98-905, Conditional Use Review and Approval, repeal and recreate Section 98-203 Tables of Land Uses, and creating Section 98-105(j) regarding a new Extraction/Disposal Zoning District and related amendments to Chapter 98 including renumbering of amended sections as necessary.

City Planner Kruesel explained the topic of Conditional Uses listed in the Zoning Code and how review of the Conditional Uses has been limited by recent State Statute. Kruesel highlighted the discussion from the March 21st Plan Commission Meeting. The new State Legislation requires that anything which is listed as a Conditional Use is something which needs to be approved but can be limited with conditions. Any conditions which are applied or denied Conditional Uses need to be supported by substantial evidence, rather than public opposition. Because of the new legislation, municipalities are advised to amend their Zoning Codes by shortening up the list of Conditional Uses and clarify the rules for property owners and applicants.

Kruesel discussed the six main changes suggested.

- 1.) **Procedures** (Section 98-905) Steps in the application process, clarifying what is included in the application, addressing the new definition for substantial evidence and requirements needed to complete the application.
- 2.) **Land Use Categories** outlined on page 3 of the staff memo. **Indoor Commercial Entertainment** would be split into small scale and large scale land use categories.
- 3.) **Personal or Professional Service involving tattoos and permanent cosmetics above the clavicle** to be permitted in all the same zoning districts.
- 4.) **Indoor Storage or Wholesaling** to be changed from conditional to a prohibited use in Planned Business (PB) and General Business (GB) Zoning Districts.
- 5.) **Personal Storage Facility** to be changed from conditional to prohibited use in the General Business (GB) Zoning District. The use is currently prohibited in all other business zoning districts.

6.) **Creation of New “High Impact Zoning Districts”** would allow the City to maintain a more discretionary control of where and when this land use might be appropriate to establish, while going through a legislative process.

Kruesel said the action needed at this meeting is a recommendation from the Plan Commission for approval, including any modifications, which would go to the City Council for final action.

Klein/Hoiland motion to close the Public Hearing. Motion carried unanimously.

Hoiland/Dunn motion to repeal and recreate Section 98-905 Conditional Use Review & Approval; repeal and recreate Section 98-203 Table of Land Uses; creating Section 98-105(j) regarding a new Extraction/Disposal Zoning District and related amendments to Chapter 98 including renumbering of amended sections as necessary and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Hoiland, Fueredi and Marquardt “yes.” Motion carried unanimously. 6-0

Findings from the Zoning Board of Appeals hearing on March 1, 2022 denying the request for 1815 Conant St.

Walling reported that a Zoning Board of Appeals application request for 1815 Conant Street was been denied. Walling explained that according to the Zoning Code requirements, a Zoning Board of Appeals application which has been heard and denied shall be reported to the Plan Commission with the results and action to the applicant.

Adjournment. Klein/Hoiland motion to adjourn at 6:54 p.m. Motion carried unanimously.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE PLAN COMMISSION

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 20, 2022

Agenda Item: 6a

Applicant:

Harry Chironis
1723 Miller Rd.
Lake Geneva

Request:

806 W. Main St.
Downtown Design Review Signage & Exterior
alterations in the Central Business (CB) zoning
district
Tax Key No. ZOP00327

Description:

The applicant is submitting an application for Downtown Design Review on the request to allow the installation for signage to the exterior of the property and exterior changes located at 806 W. Main St. in the Central Business (CB) zoning district, Tax Key No. ZOP00327.

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

Staff Recommendations:

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



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

808 MAIN ST LAKE GENEVA

Name & Address of Current Building Owner:

HARRY CHIRONIS

1723 MILLER RD

LAKE GENEVA, WI

Telephone Number of Current Building Owner: 262-248-3494 cell 215-6466

Email Address: harry.chironis@badger.k12.wi.us

Owner Signature: Harry Chironis

Name & Address of Applicant:

HARRY CHIRONIS

1723 MILLER RD

LAKE GENEVA, WI

Telephone Number of Applicant: 262-248-3494 cell 215-6466

Email Address: harry.chironis@badger.k12.wi.us

Proposed Design Change:

REMOVE AWNING, PAINT BRICK & HARRY'S SIGN

PAINT BAR DOOR

Zoning District: BUSINESS DISTRICT 1

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

HARRY CHIRONIS - 1723 MILLER ROAD, LAKE GENEVA

DARIO NEWELL -

ALEX CHIRONIS - 1723 MILLER RD, LAKE GENEVA

ANDREA CHIRONIS 1723 MILLER RD, LAKE GENEVA

Description of Project:

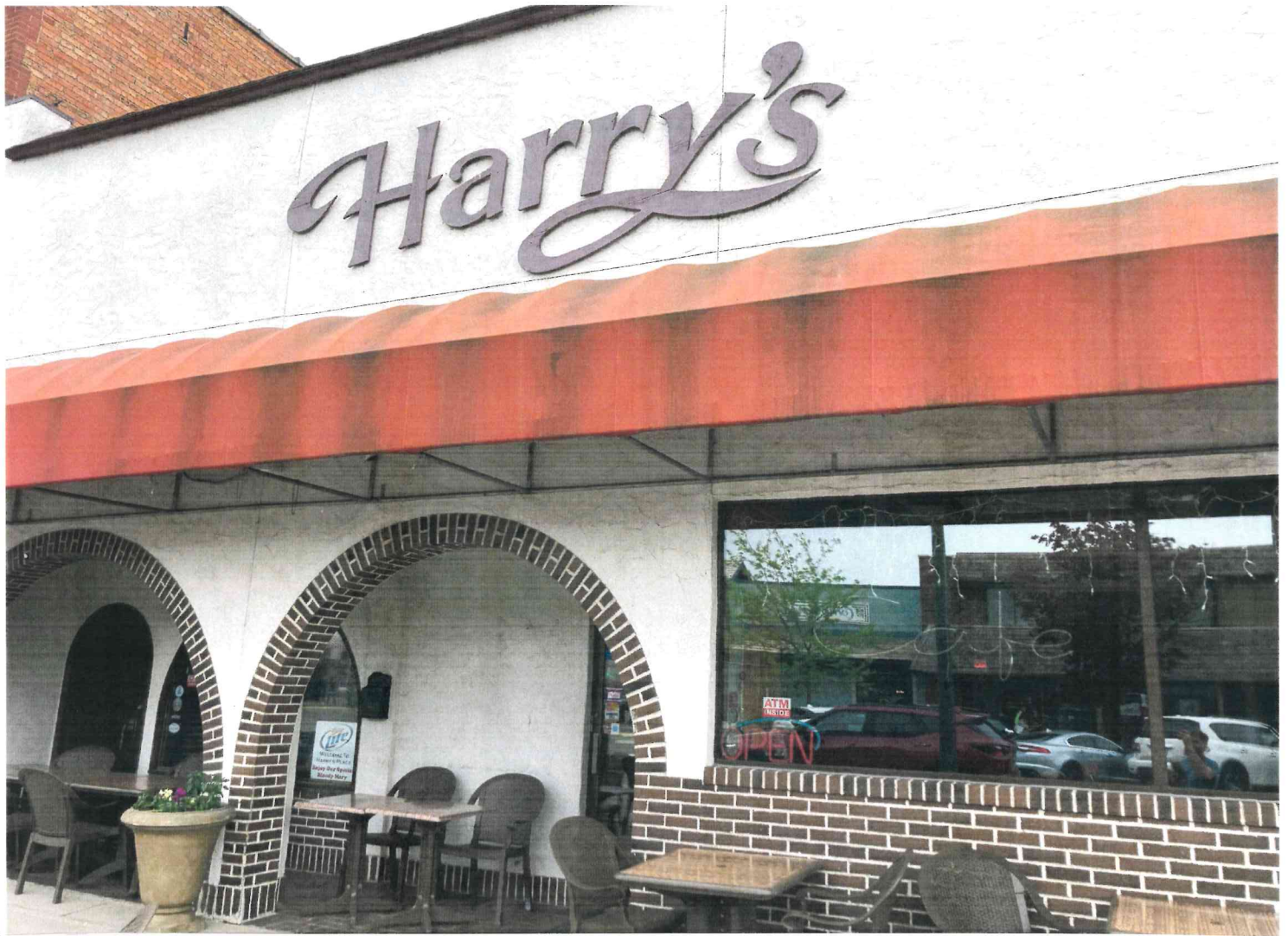
NEW PAINT COLOR ON BRICK and REMOVAL OF CANOPY

& PAINT BAR DOOR

Date: 6-21-2022

Signature of Applicant:

Harry Chironis



Gray Owl
2137-60

Brick

Newburyport Blue
HC-155

Bar
Door
Harry's Sign

Harry's
808 W Main St
Lake Geneva, WI 53147

Proposal for interior restaurant side only including:

- Mask off silverware/coffee area with plastic
- Clean existing paint off woodwork, including crown molding, mirrors, and lower oak baseboard between the booths.
- Minor patch where needed, especially corners
- Sand and prime patches
- Light sand and prime raw spots on the posts and beam
- Paint posts and beam, two coats
- Paint all textured walls, two coats

Materials included:

- Tape
- Drywall patch
- Plastic
- Primer
- Paint

Total for labor and materials	\$1165.00
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Proposal for exterior

Remove awning and disposal	\$150.00
Sand, patch, prime and paint two coats on the <i>Harry's</i> sign	\$300.00

All work will be completed in a thorough and professional manner. There will be complete clean-up at the end of each work day. All tools and materials will be placed a designated area.

Payments to be made as follows: 50% down and 50% upon completion

Harry Chironis

Date

Dario Newell

Date

Dario Newell 262-817-7407 263 Fox Lane Walworth WI 53184

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 20, 2022

Agenda Item: 6b

Applicant:

Mahler Sotheby's International Realty
250 E. Wisconsin Ave, Suite 1610
Milwaukee, WI 53202

Request:

223 Cook St
Downtown Design Review Signage in the
Central Business (CB) zoning district
Tax Key No. ZOP00253

Description:

The applicant is submitting an application for Downtown Design Review on the request to allow the installation for signage to the exterior of the property located at 223 Cook St. in the Central Business (CB) zoning district, Tax Key No. ZOP00253.

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

Staff Recommendations:

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



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

223 Cook St. Lake Geneva, WI 53147

PID: ZOP 0053

Name & Address of Current Building Owner:

Landlord: lake Geneva Retail lease Co., a Delaware Limited Liability Company 2901 Butterfield Road Oakbrook, IL 60523

Telephone Number of Current Building Owner: 630.2118.8000

Email Address:

Owner Signature:

Name & Address of Applicant:

Mahler Sotheby's International Realty 250 E. Wisconsin Ave., Suite 1610 Milwaukee, WI 53202

Telephone Number of Applicant: 414.964.2000

Email Address: paul@mahlerrealestategroup.com

Proposed Design Change:

Mahler Sotheby's International Realty proposes to install a 96"x34" linear sign above the awning, change the awning to Captain Navy, install a 29"x29" blade sign on existing bracket, install vinyl logo clings to windows.

Zoning District: Planned Development

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

Sign fabrication: Splat! Digital Printing 3760 W. Wheelhouse Rd. Milwaukee, WI 53208. Contact: Angela Pearson 414.277.1881

Sign Install: Signs & Lines by Stretch @240S3990 Rockwood Cir Waukesha, WI 53189. Contact: Steve Koenig 262.544.9628

Awning: Naegele Awning Company 2585 S. 33rd St. Milwaukee, WI 53215. Contact: Dan Hodges 414.645.2862

Description of Project:

Mahler Sotheby's International Realty proposes adding Company signage to office suite, in compliance with Corporate standards.

Date: 6/3/22

Signature of Applicant:



CURRENT EXTERIOR



PROPOSED EXTERIOR

Mahler

Sotheby's

INTERNATIONAL REALTY

96"

24"

Mahler | Sotheby's
INTERNATIONAL REALTY

Linear Sign | Dimensions: 24" H x 96" W

Material Specifications: Adhesive backed 3M vinyl, printed on UV flatbed (as Pantone 289 "SIR BLUE")

w/ laminate, mounted to 3mm ACM (metal) panel.

Discrete fasteners, per building facade material.

29"

29"

Mahler
Sotheby's
INTERNATIONAL REALTY

Blade Sign | Dimensions: 29" H x 29" W

Material Specifications: Adhesive backed 3M vinyl printed on UV flatbed (as Pantone 289 "SIR BLUE")

w/ laminate mounted to 6mm ACM (metal) panel, double sided with 2 drill holes to hang on existing perpendicular scroll bracket.

Item A

Mahler | Sotheby's
INTERNATIONAL REALTY

Item B

414.964.2000 | mahlersir.com

Mahler
Sotheby's
INTERNATIONAL REALTY

Item C

Window & Door Lettering

Item A Dimensions– 5.5" H x 36" W (left window bottom)

Item B Dimensions – 2.625" H x 36" W (right window bottom)

Item C Dimensions – 8.625" H x 12 W" (upper door)

Material Specifications: white, adhesive backed die cut Gerber vinyl text applied to bottom of 2 glass windows and on upper part of door.

Awning

Existing structure to remain. Fabric is replaced with Sunbrella® Captain Navy (required Sotheby's International Realty fabric color).

2. THE SOTHEBY'S INTERNATIONAL REALTY® TRADEMARKS

Color

Our materials incorporate the following distinctive colors as shown throughout the manual. You must follow the standards for color exactly when producing your own material. As shown below, there are two shades of gray. The darker shade, 431, is to be used for text only, and the lighter shade, 422, is to be used as an accent color in your marketing and promotional materials.



PANTONE 289
CMYK 100 64 0 60
RGB: 0 35 73
HEX: #002349
RAL: 270 20 20



PANTONE 422
CMYK 0 0 0 34
RGB: 173 173 173
HEX: #999999



PANTONE 431
CMYK 11.5 0 0 65
RGB: 103 115 122
HEX: #666666

Benjamin Moore® paint: 2061-10 Deep Royal - Eggshell finish

Sunbrella®: Captain Navy

When creating PowerPoint presentations, we suggest using the following
RGB breakdown as the background color: RGB: 0 35 73

Typography

The typefaces used to design the look and feel of the Sotheby's International Realty® brand are **Benton Sans** and **Mercury. Freight** is offered as a headline alternative. Alternatively if Benton Sans and Mercury are not accessible for your local needs, **Arial** is an approved substitution for Benton, and **Times New Roman** is an acceptable substitute for Mercury, both of which are web-safe fonts that will help ensure proper digital display.

In lieu of the specific blue and gray colors indicated throughout this manual, you may use the PANTONE colors listed, the standards for which are shown in the current edition of the PANTONE formula guide.

The colors shown on this page and throughout this manual have not been evaluated by Pantone, Inc. for accuracy and may not match the PANTONE Color Standards.

Pantone® is the property of Pantone, Inc.

Mahler Sotheby's International Realty proposal for exterior signage at 223 Cook Street includes signage that is compatible and harmonious with the general theme of the area. We have taken our cues from signage in the surrounding area on Main Street, as well as Cook Street. Compliance with signage code when it comes to number of signs, area of sign, sign color, material and location has been ensured.

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 20, 2022

Agenda Item: 6c

Applicant:

Mei Fong
W3814 Cypress Dr.
Lake Geneva

Request:

738 W. Main St
Downtown Design Review exterior building
changes in the Central Business (CB) zoning
district
Tax Key No. ZOP00316

Description:

The applicant is submitting an application for Downtown Design Review on the request to allow the painting of the exterior of the property located at 738 W. Main St. in the Central Business (CB) zoning district, Tax Key No. ZOP00316.

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

Staff Recommendations:

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



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

738 W. MAIN STREET
LAKE GENEVA, WI 53147

ZOP00316

Name & Address of Current Building Owner:

HP HOLDINGS LLC
43 SOUTH WATER STREET EAST, 1
FORT ATKINSON, WI 53538

Telephone Number of Current Building Owner: (926) 568-9870

Email Address: sandy@amcfaw.com

Owner Signature: Sandra L. Maye

Name & Address of Applicant:

MEI FONG
W3814 Cypress Dr.
Lake Geneva, WI 53147

Telephone Number of Applicant: (262) 812-6094

Email Address: maysgifts@gmail.com

Proposed Design Change:

painting exterior of the building.

Zoning District: _____

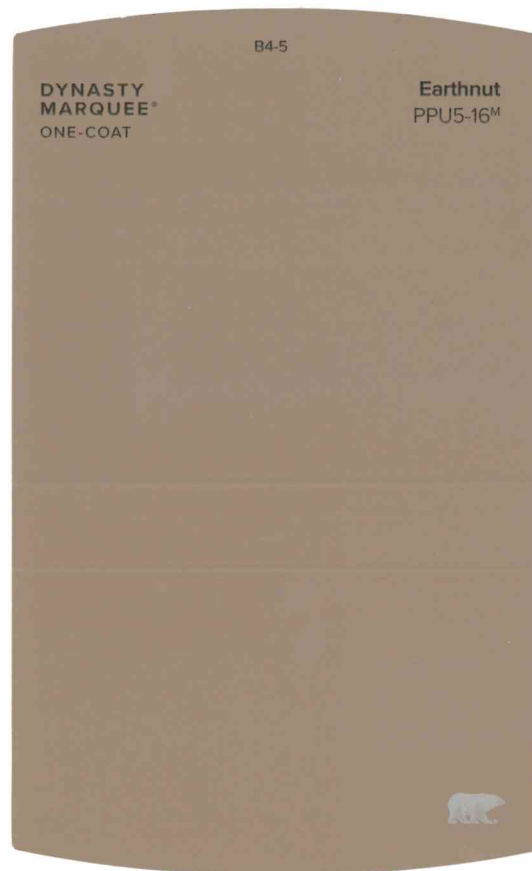
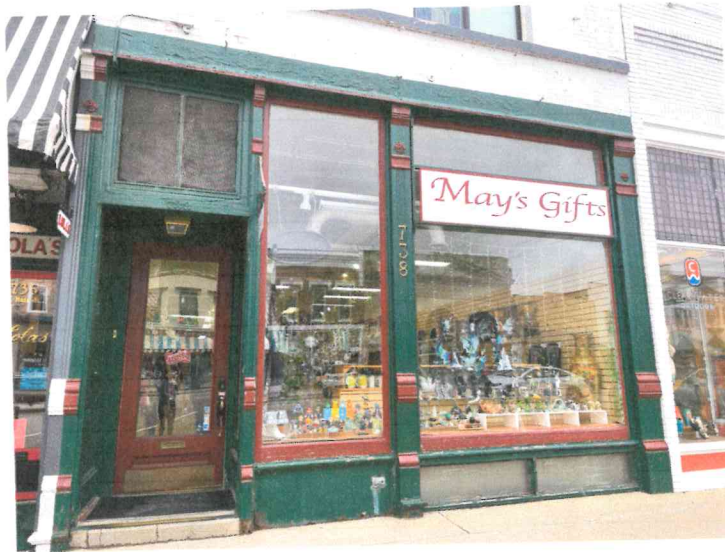
Names & Address of Architect, Engineer, and/or Contractor of Project:

Description of Project:

painting the exterior of 738 W. Main Street. Paint chipping off.

Date: 6/2/2022

Signature of Applicant: mei fong



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 20, 2022

Agenda Item: 6d

Applicant:

Letitia Bennett
N3102 Grandview Dr.
Lake Geneva

Request:

640 W. Main St.
Downtown Design Review Fence in the
Central Business (CB) zoning district
Tax Key No. ZOP00306

Description:

The applicant is submitting an application for Downtown Design Review on the request to allow the installation for a fence to the property located at 640 W. Main St. in the Central Business (CB) zoning district, Tax Key No. ZOP00306.

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

Staff Recommendations:

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



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

640 W. MAIN ST LAKE GENEVA, WI 53147
ZOP 00306

Name & Address of Current Building Owner:

LETITIA BENNETT
N3102 GRANDVIEW DR.
LAKE GENEVA, WI 53147

Telephone Number of Current Building Owner: 920-723-1317

Email Address: lakegenerapremiumrentals@gmail.com

Owner Signature: *L Bennett*

Name & Address of Applicant:

SAME

Telephone Number of Applicant:

Email Address:

Proposed Design Change:

ADDING 20 FT X 8 FT FENCE LOCATED AT REAR
WEST LOT LINE TO PROVIDE PRIVACY & BARRIER FROM
NEIGHBORING DUMPSTER & 4 REMOVABLE POSTS ON DRIVEWAY

Zoning District: Central Business

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

BRENT ROUSE
N2814 SCHOFIELD RD
LAKE GENEVA, WI 53147

Description of Project:

SEE ATTACHED

Date:

Signature of Applicant:





STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 20, 2022

Agenda Item: 7

Applicant:
Vistas of Lake Geneva LLC.
77 N. 1st St.
Geneva, IL.

Request: CSM review creating a single
buildable lot from outlot parcels Tax Key No.
ZA424800001.

Description:

This request is to approve a Certified Survey Map (CSM) by creating 1 buildable lot located on LaSalle Ct. Tax Key No. ZA424800001.

This request is to approve the proposed Certified Survey Map identified as Job No. 22319 prepared by Paul Van Henkelum which is included in this request.

The newly created lot will have an area of 15,582 square feet (0.35 acres).

Action by the Plan Commission:

Recommendation to the Common Council on the proposed (CSM)

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

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

Staff Recommendation on the proposed

1. Staff recommends that the Plan Commission recommend *approval* of the Certified Survey Map (CSM): as submitted, subject to approval Walworth County Land Use Zoning.

Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator **Date:** June 13, 2022

From: Gary R. Splinter
Naomi Rauch, P.E.
262-758-6032

CC: Paul Van Henkelum – Cardinal Engineering LLC
Ryan Cardinal, P.E. – Cardinal Engineering LLC
Dave Nord – City Administrator
Brenda Follensbee – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director
Greg Governatori P.E. – Kapur & Associates, Inc.

Subject: CSM REVIEW – VISTA's CSM OUTLOT 1 – RECOMMENDED APPROVAL
Kapur Project #22.0160 Phase 08

BACKGROUND AND REQUEST: We have completed a review of a Certified Survey Map prepared by Paul Van Henkelum of Cardinal Engineering. Our review was conducted to determine compliance with Chapter 236 of the Wisconsin State Statutes, Chapter 66 of the City of Lake Geneva Municipal Code, and good surveying practices.

The following plan and calculations were submitted for review:

- **CERTIFIED SURVEY MAP NO. _____**, A redivision of Lot 1 of CSM No. 4248 prepared by **Cardinal Engineering** one sheet dated **05/25/2022**.

Based on the information provided above we recommend approval of the proposed CSM. Although the material has been reviewed, the surveyor is ultimately responsible for the thoroughness and accuracy of the Certified Survey Map with state statutes and municipal city code.

Please contact me if you have any questions or comments pertaining to this project at (262) 758-6011 or gsplinter@kapurinc.com.



City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

☒

CERTIFIED SURVEY MAP or

☐

SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Vistas of Lake Geneva LLC
77 N 1st St
Geneva IL

TELEPHONE NUMBER OF CURRENT OWNER: (630) 262-8181

OWNER SIGNATURE: D. A. F. J. J.

EMAIL ADDRESS: dave@shodeen.com

PROJECT ADDRESS Lot 1 CSM4248 LaSalle Ct TAX KEY NUMBER: ZA424800001

NAME AND ADDRESS OF APPLICANT:

Same as Owner

TELEPHONE NUMBER OF APPLICANT: ()

EMAIL ADDRESS:

NAME AND ADDRESS OF SURVEYOR:

Paul VanHenkelum - Cardinal - Plan. Survey. Engineer
1200 LaSalle Street
Lake Geneva, WI 53147

TELEPHONE NUMBER OF SURVEYOR: (262) 757-8776

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Existing lot with stormwater easement for stormwater BMP of Vistas Subdivision.
CSM to divide stormwater easement as Outlot from remainder of Lot

SUBMITTAL CHECKLIST

- X LOCATION MAP SHOWING LOCATION OF PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED WITH TOWN OR TOWNS, AND PARCELS WITHIN 1,000-FT OF BOUNDARY OF SUBJECT PROPERTY.
- X SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.
- X CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES.
- X PROVIDE 1 FULL SET AND 8 - 11" X 17" COPIES OF CSM OR PLAT PRIOR TO PLACEMENT ON PLAN COMMISSION AGENDA.
- X PROVIDE 1 DIGITAL COPY OF THE FULL APPLICATION PACKET TO THE LAKE GENEVA BUILDING AND ZONING DEPARTMENT AT BZADMIN@CITYOFLAKEGENEVA.COM OR BZCLERK@CITYOFLAKEGENEVA.COM

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

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



6/6/22

DATE

SIGNATURE OF APPLICANT

A REDIVISION OF LOT 1 OF CSM NO. 4248. BEING PART OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

OWNERS/SUBDIVIDERS:
VISTAS OF LAKE GENEVA LLC
77 N 1ST ST GENEVA, IL 60134

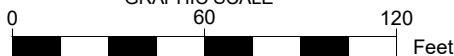
SURVEYOR:
PAUL H. VAN HENKELUM
CARDINAL ENGINEERING LLC
1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776

BASIS OF BEARING:
ALL BEARING ARE REFERENCED TO THE NORTH LINE
OF THE SOUTHEAST 1/4 OF SECTION 26, T2N, R17E
RECORDED AS: N89° 06' 38"W



SE 1/4 SEC. 26-2-17
SCALE: 1" = 2,000'

GRAPHIC SCALE



1 INCH = 60 FEET

N89° 06' 38"W 1071.20'

NW Corner of the
SE $\frac{1}{4}$ Sec. 26-2-17
Concrete Mon.
N 224,137.24
E 2,385,040.87

NE Corner of the
SE $\frac{1}{4}$ Sec. 26-2-17
Concrete Mon.
N 224,142.68
E 2,387.664.66

NOTE:

1. Zoning:
SR-3

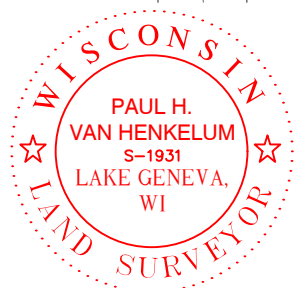
NOTE:
TOPOGRAPHY PARTIALLY
TAKEN FROM WALWORTH
COUNTY 2015 LIDAR.

LEGEND

- FOUND 1" IRON PIPE
- SET 1" IRON PIPE 18" LONG, 1.13#/L.F.
- (M+H) FOUND MANHOLE
- (XX) RECORDED AS
- (S) FOUND SANITARY MANHOLE
- [C] FOUND COMM. PEDESTAL
- [E] FOUND ELECTRIC PEDESTAL

NOTE:
PROPERTY CORNER
FALLS ON MANHOLE LID.
1" IRON PIPE WITNESS
CORNER SET S01° 01'
24"E 3.00' FROM THE
CORNER.

NOTE: CONDOMINIUM
ALL OF OUTLOT 1 IS A 121' STORM WATER MANAGEMENT
DRAINAGE EASEMENT PER CSM NO. 4248 AS RECORDED IN
VOL. 27 PG. 119 AS PER THE WALWORTH COUNTY REGISTER
OF DEEDS.



PARCEL LINES			
LINE NUMBER	LENGTH (FT)	DIRECTION	RECORDED AS
L1	18.13	S01° 07' 08"W	(S00° 44' 29"W 18.00')
L2	18.33	N89° 02' 14"W	(N89° 22' 13"W 18.47')
L3	36.28	S01° 52' 42"W	(S01° 16' 42"W 36.24')
L4	48.77	N01° 03' 35"E	(N01° 00' 29"E 49.28')

LOT CURVE TABLE

CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	Δ	CHORD LENGTH	CHORD BEARING	TAN IN	TAN OUT
C1	75.04	105.23	040°51'37"	73.46	S21° 29' 24"W	S41° 55' 13"W	S1° 03' 35"W
C2	65.59	105.23	035°42'53"	64.54	N18° 55' 02"E	N1° 03' 35"E	N36° 46' 28"E
C3	9.45	105.23	005°08'45"	9.45	N39° 20' 50"E	N36° 46' 28"E	N41° 55' 13"E



CARDINAL
PLAN | SURVEY | ENGINEER
1200 LA SALLE ST.
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

Instrument drafted by Paul H. Van Henkelum,
P.L.S.#1931

SHEET 1 OF 2
DATE 05 / 24 / 2022
JOB No. 22319

G:\Shared drives\Cardinal Office\Projects\22319- (S) CSM Vistas Lot 59\DWG\BASE\22319CSM.dwg

PL OTTFD: 5/24/2022 9:18:05 AM

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CSM NO. 4248. BEING PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, PAUL H. VAN HENKELUM, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND HEREIN DESCRIBED:

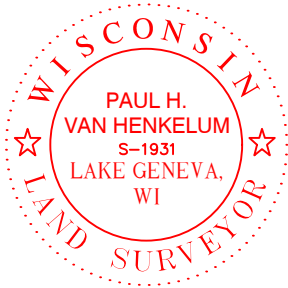
SAID LAND IN THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS: A REDIVISION OF LOT 1 OF CSM NO. 4248 AS RECORDED IN VOL. 27 PG. 119 AS PER THE WALWORTH COUNTY REGISTER OF DEEDS. CONTAINING 42,269 SQ. FT. MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE SAID MAP BY THE DIRECTION OF VISTAS OF LAKE GENEVA LLC, OWNER OF SAID LAND. THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND OF THE LAND DIVISION ORDINANCES OF THE CITY OF LAKE GENEVA IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20__

PAUL H. VAN HENKELUM,
PROFESSIONAL LAND SURVEYOR #1931



OWNER'S CERTIFICATE

AS OWNER, VISTAS OF LAKE GENEVA LLC, HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON.

AS OWNER OF SAID LAND, I FURTHER CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

1.) CITY OF LAKE GENEVA

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 20__
Vistas of Lake Geneva, L.L.C., a Wisconsin limited liability company
By: Shodeen Group, L.L.C., a Delaware limited liability company
Its: Manager

By: _____
David A. Patzelt; Senior Vice President

STATE OF _____) ss
COUNTY OF _____)

THE ABOVE NAMED David A. Patzelt; Senior Vice President, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NO MORTGAGE ON THE PROPERTY AT THE TIME OF RECORDING.

CERTIFICATE OF PLAN COMMISSION APPROVAL:

APPROVED BY THE PLAN COMMISSION OF THE CITY OF LAKE GENEVA
ON THIS _____ DAY OF _____, 20__.

CHARLENE KLEIN
CHAIRWOMAN

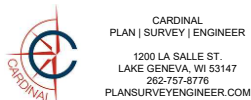
LANA KROPF
CITY CLERK

CERTIFICATE OF COMMON COUNCIL APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP, IN THE CITY OF LAKE GENEVA, WISCONSIN,
IS HEREBY APPROVED BY THE CITY BOARD ON THIS _____ DAY OF _____, 20__.

CHARLENE KLEIN
MAYOR

LANA KROPF
CITY CLERK



Instrument drafted by Paul H. Van Henkelum,
P.L.S.#1931

SHEET 2 OF 2
DATE 05 / 24 / 2022
JOB No. 22319

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 20, 2022

Agenda Item: 8

Applicant:

Fairwyn SB, Inc.
875 Townline Rd.
Lake Geneva

Request: CSM review reconfiguring 6 buildable lots in the Symphony Bay subdivision.

Description:

This request is to approve Certified Survey Maps (CSM) by creating 6 reconfigured buildable lots located Symphony Bay Subdivision.

This request is to approve the proposed 6 Certified Survey Maps which are included in this request.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed (CSM)

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

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

Staff Recommendation on the proposed

1. Staff recommends that the Plan Commission recommend *approval* of the Certified Survey Map (CSM): as submitted, subject to approval Walworth County Land Use Zoning.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

FARWYN SB, INC.

875 TOWNLINE RD, UNIT 103

LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER:

(262) 248-5010

EMAIL ADDRESS:

RICK ZIRK

PROJECT ADDRESS

SEE ATTACHED

TAX KEY NUMBER:

SEE ATTACHED

NAME AND ADDRESS OF APPLICANT:

SAME AS OWNER

TELEPHONE NUMBER OF APPLICANT:

()

EMAIL ADDRESS:

NAME AND ADDRESS OF SURVEYOR:

KAPUR AND ASSOCIATES

1224 SOUTH PINE ST

BURLINGTON, WI 53105

TELEPHONE NUMBER OF SURVEYOR:

(262) 758-6009

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

CREATE INDIVIDUAL LOTS & TAX KEY NUMBERS FOR

EACH UNIT OF A DUPLEX BUILDING. THIS APPLICATION

REPRESENTS 6 LOTS WITHIN SYMPHONY BAY PHASE 6

SUBMITTAL CHECKLIST

X

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

X

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

X

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

X

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

X

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

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

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

5/09/22
DATE

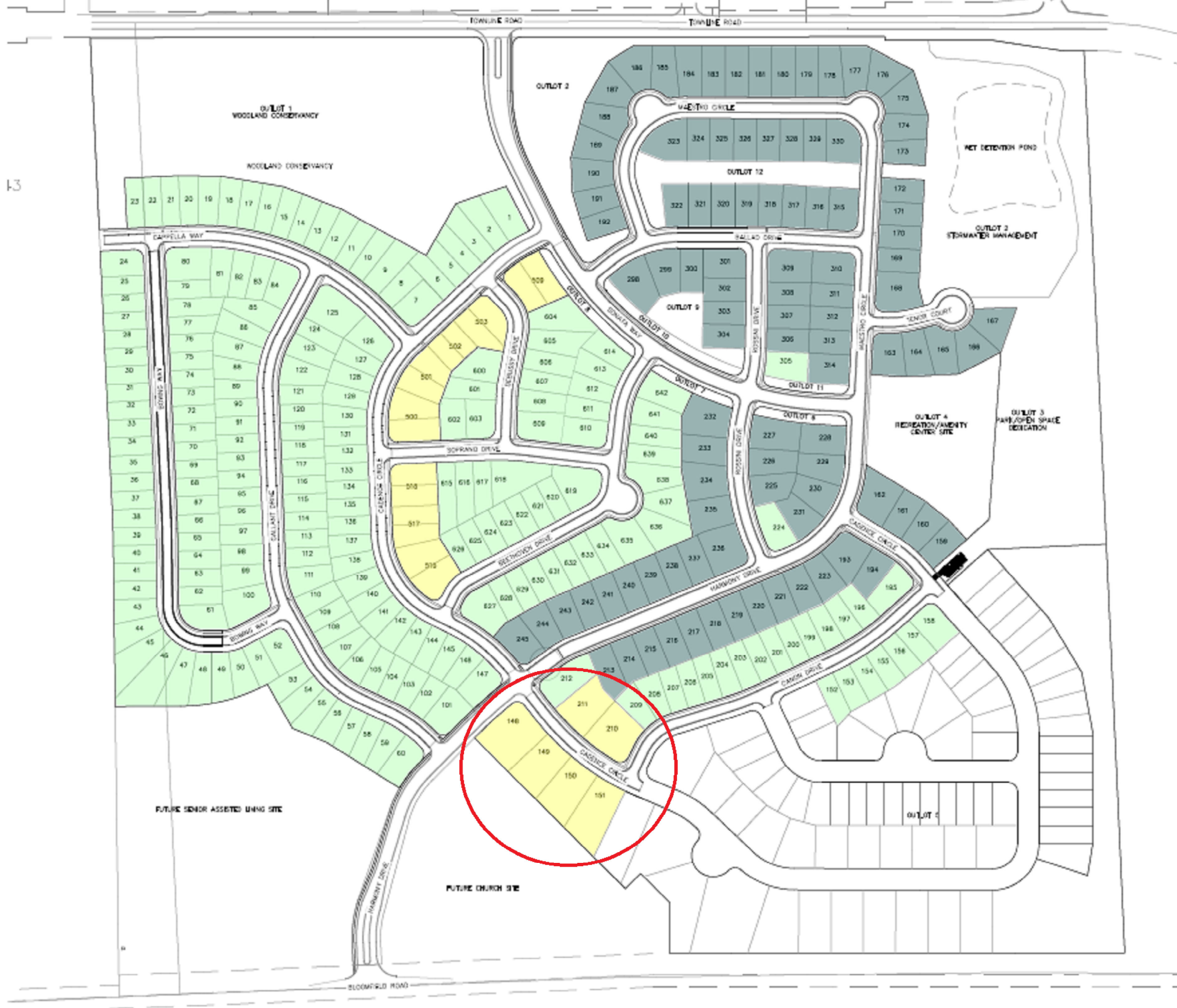

SIGNATURE OF APPLICANT

SYMPHONY BAY ADDRESS AND PIN LIST
Phase 6 CSM Application

<u>Lot</u>	<u>Address</u>	<u>PIN</u>	<u>Drive Hand</u>
148-1	600 Cadence Circle	ZSB 00148	L
148-2	602 Cadence Circle	ZSB 00148	R
149-1	604 Cadence Circle	ZSB 00149	L
149-2	606 Cadence Circle	ZSB 00149	R
150-1	608 Cadence Circle	ZSB 00150	L
150-2	610 Cadence Circle	ZSB 00150	R
151-1	612 Cadence Circle	ZSB 00151	L
151-2	614 Cadence Circle	ZSB 00151	R
210-1	607 Cadence Circle	ZSB 00210	L
210-2	609 Cadence Circle	ZSB 00210	R
211-1	603 Cadence Circle	ZSB 00211	L
211-2	605 Cadence Circle	ZSB 00211	R

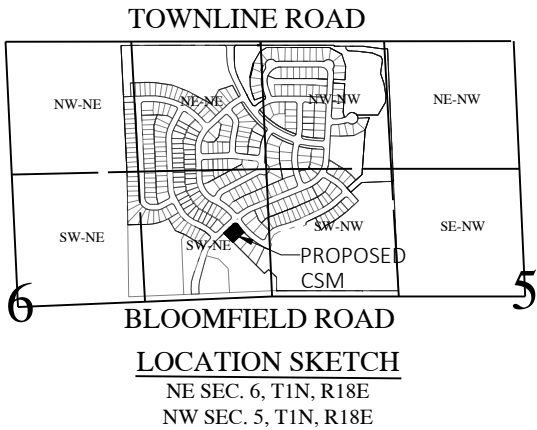
- 50' SINGLE FAMILY
- 65' SINGLE FAMILY
- DUPLEX

13



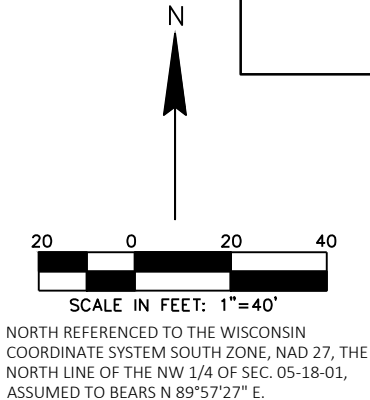
CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 148 OF THE ORIGINAL PLAT OF SYMPHONY BAY, AS DOCUMENT 926074, IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

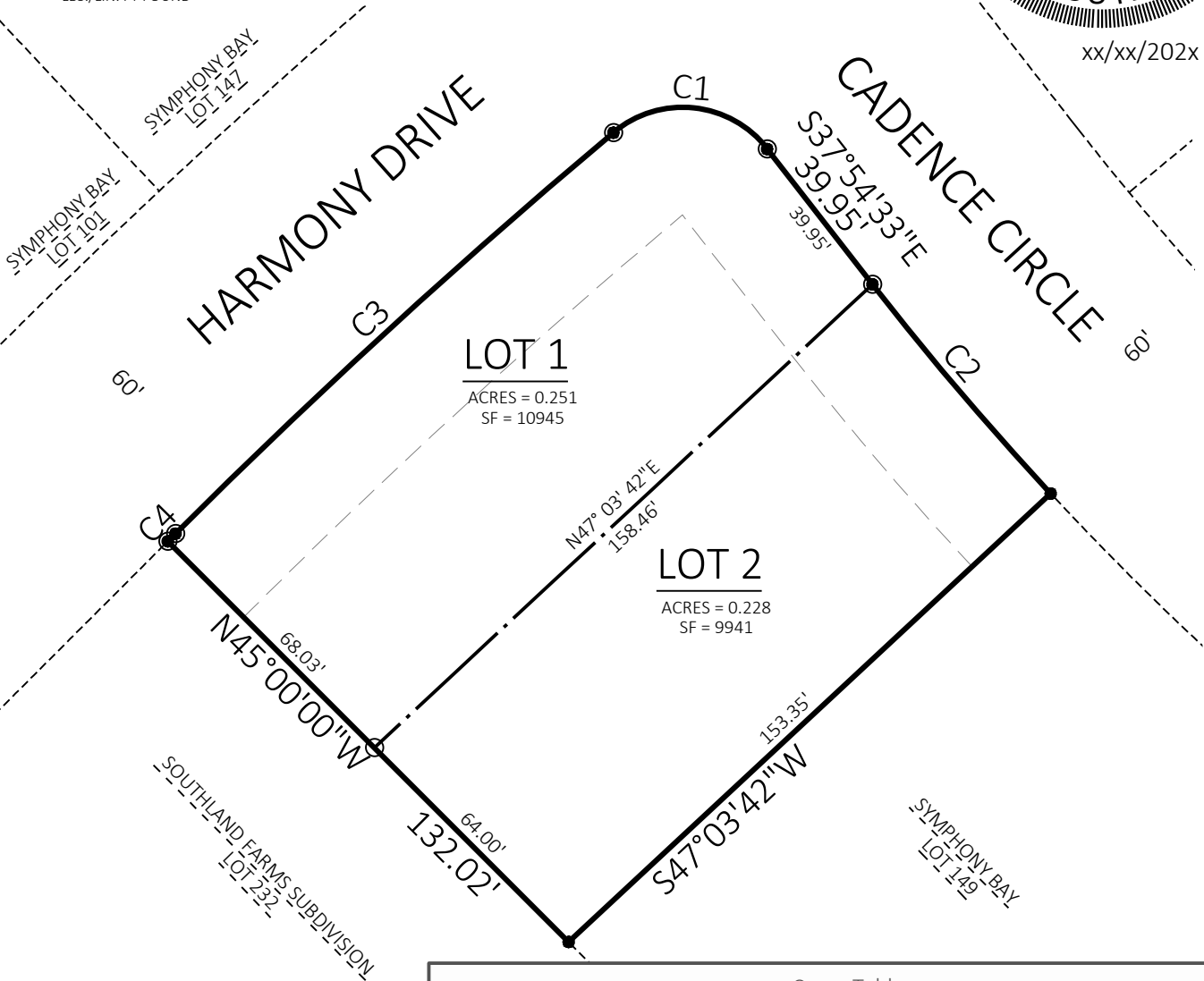


LEGEND:

- DENOTES 1" (O.D.) IRON PIPE FOUND
- DENOTES 1-1/4" (O.D.) x24" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot
- ⦿ DENOTES 2.375" O.D. X 30" IRON PIPE 3.65 LBS./LIN. FT FOUND



xx/xx/202x



Curve Table

Curve #	Length	Radius	Chord Bearing	Chord	Delta	Tangent In	Tangent Out
C1	40.16'	25.00'	N83° 55' 50"W	35.98'	092° 02' 35"	N37° 54' 33"W	S50° 02' 53"W
C2	64.04'	730.00'	S40° 25' 30"E	64.02'	005° 01' 35"	S37° 54' 43"E	S42° 56' 18"E
C3	140.86'	1570.00'	N47° 28' 40"E	140.81'	005° 08' 26"	N44° 54' 27"E	N50° 02' 53"E
C4	140.86'	1570.00'	S47° 28' 40"W	140.81'	005° 08' 26"	S50° 02' 53"W	S44° 54' 27"W



1224 S. Pine Street
Burlington, Wisconsin 53105
kapurinc.com

CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 148 OF THE ORIGINAL PLAT OF SYMPHONY BAY, AS DOCUMENT 926074, IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
)SS
WAUKESHA COUNTY)

I, BRIAN M. DODGE, PROFESSIONAL LAND SURVEYOR S-2848, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF ALL OF LOT 148 OF SYMPHONY BAY, AS DOCUMENT 926074, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6 TOWNSHIP 1 NORTH, RANGE 18 EAST, LOCATED IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

SAID LANDS AS DESCRIBED CONTAINING 18,108 SQUARE FEET OR 0.480 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF SOUTHLAND FARMS LLC, OWNERS OF SAID LAND, THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE, THAT I HAVE FULLY COMPLIED WITH S. 236.34 OF THE WISCONSIN STATUTES AND THE CITY LAKE GENEVA LAND DIVISION ORDINANCES.

BRIAN M. DODGE S-2848
DATE



CORPORATE OWNER'S CERTIFICATE

SOUTHLAND FARMS, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS PLAT. IN WITNESS WHEREOF, THE SAID SOUTHLAND FARMS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SOUTHLAND FARMS, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF LAKE GENEVA
BRIAN POLLARD, ITS PRESIDENT, AND COUNTERSIGNED BY _____, ITS SECRETARY, AT LAKE GENEVA, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS ____ DAY OF _____, 2022.

IN THE PRESENCE OF:
SIGNED : _____
PRESIDENT
COUNTERSIGNED: _____
SECRETARY

STATE OF WISCONSIN) SS
WALWORTH COUNTY)
PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2022 BRIAN POLLARD, PRESIDENT, AND _____, SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, _____, WISCONSIN
MY COMMISSION EXPIRES _____.

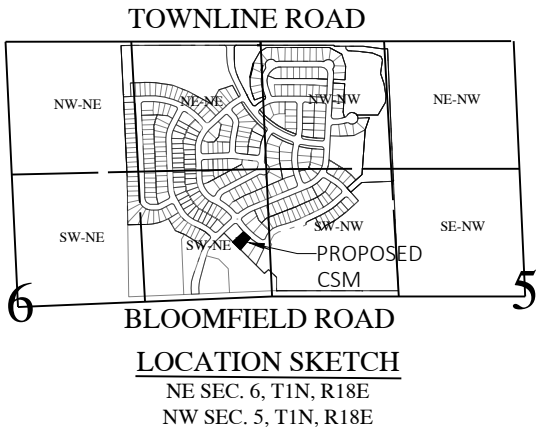
CITY OF LAKE GENEVA APPROVAL

THE LAND DIVISION, AS REPRESENTED ON THIS CERTIFIED SURVEY MAP, IS HEREBY APPROVED BY THE CITY OF LAKE GENEVA ON
THIS ____ DAY OF _____, 2022.

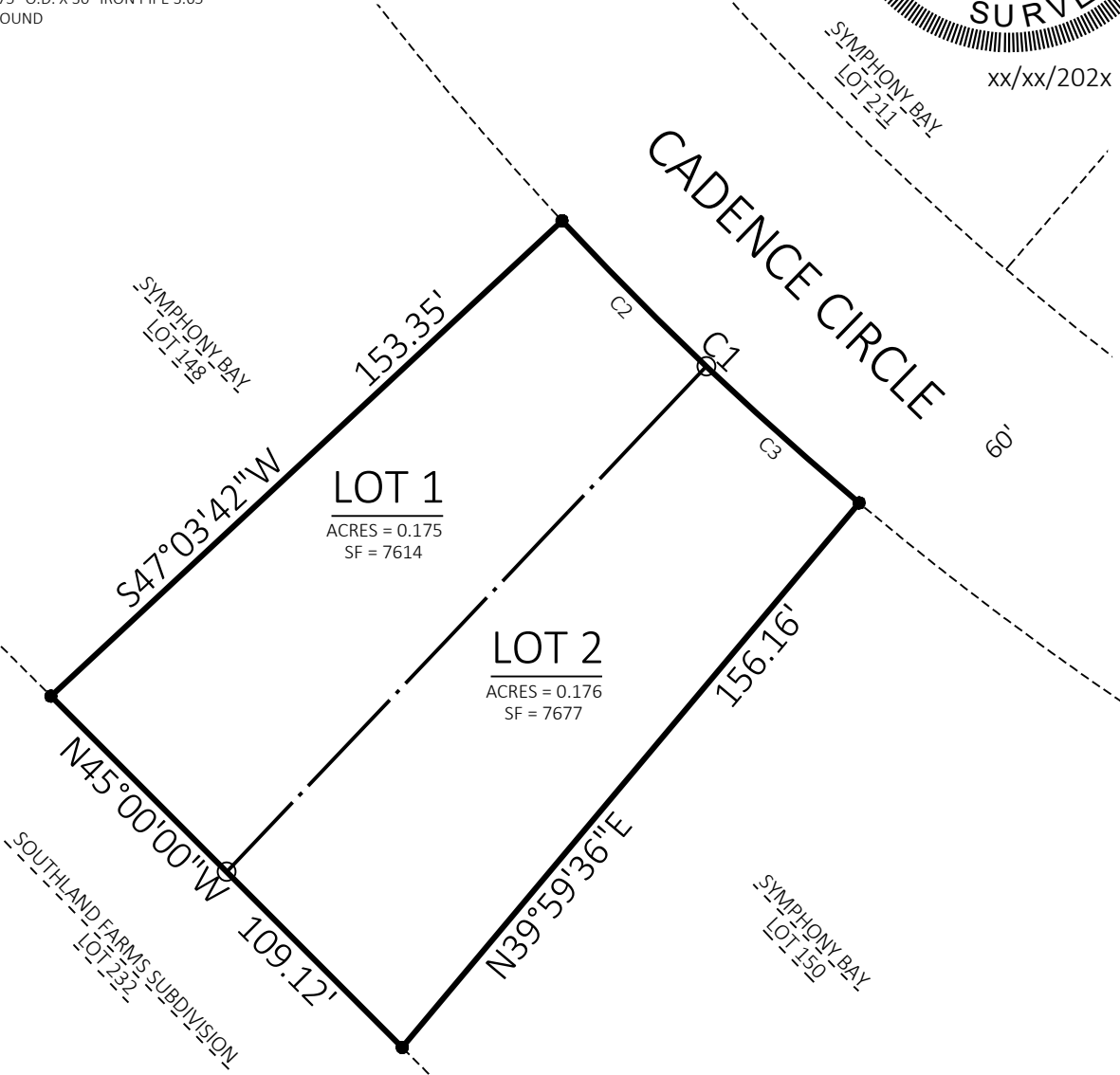
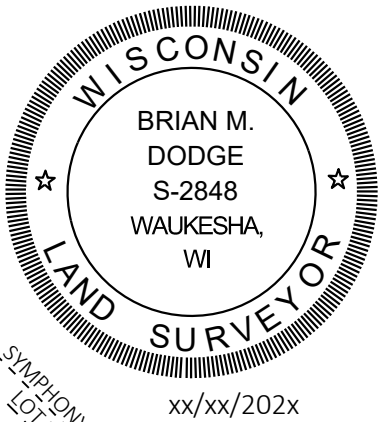
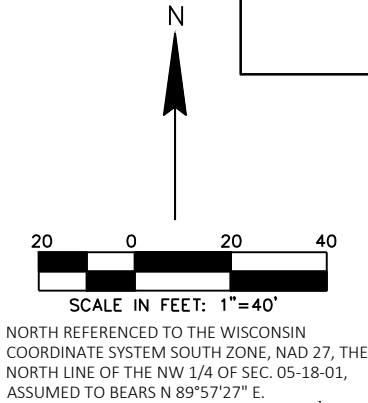
LANA KROPF, CLERK
CHARLENE KLEIN, MAYOR

CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 149 OF THE ORIGINAL PLAT OF SYMPHONY BAY, AS DOCUMENT 926074, IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



- LEGEND:
- DENOTES 1" (O.D.) IRON PIPE FOUND
 - DENOTES 1-1/4" (O.D.) x24" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot
 - ⊙ DENOTES 2.375" O.D. X 30" IRON PIPE 3.65 LBS./LIN. FT FOUND



Curve Table							
Curve #	Length	Radius	Chord Bearing	Chord	Delta	Tangent In	Tangent Out
C1	90.06'	730.00'	S46° 28' 21"E	90.00'	007° 04' 06"	S42° 56' 18"E	S50° 00' 24"E
C2	45.03'	730.00'	N44° 42' 19"W	45.02'	003° 32' 03"	N46° 28' 21"W	N42° 56' 18"W
C3	45.03'	730.00'	N48° 14' 22"W	45.02'	003° 32' 03"	N50° 00' 24"W	N46° 28' 21"W

kapur 1224 S. Pine Street
Burlington, Wisconsin 53105
kapurinc.com

CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
)SS
WAUKESHA COUNTY)

I, BRIAN M. DODGE, PROFESSIONAL LAND SURVEYOR S-2848, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF ALL OF LOT 148 OF SYMPHONY BAY, AS DOCUMENT 926074, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6 TOWNSHIP 1 NORTH, RANGE 18 EAST, LOCATED IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

SAID LANDS AS DESCRIBED CONTAINING 18,108 SQUARE FEET OR 0.480 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF SOUTHLAND FARMS LLC, OWNERS OF SAID LAND, THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE, THAT I HAVE FULLY COMPLIED WITH S. 236.34 OF THE WISCONSIN STATUTES AND THE CITY LAKE GENEVA LAND DIVISION ORDINANCES.

BRIAN M. DODGE S-2848
DATE



CORPORATE OWNER'S CERTIFICATE

SOUTHLAND FARMS, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS PLAT. IN WITNESS WHEREOF, THE SAID SOUTHLAND FARMS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SOUTHLAND FARMS, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF LAKE GENEVA

BRIAN POLLARD, ITS PRESIDENT, AND COUNTERSIGNED BY _____, ITS SECRETARY, AT LAKE GENEVA, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS ____ DAY OF _____, 2022.

IN THE PRESENCE OF:

SIGNED : _____
PRESIDENT

COUNTERSIGNED: _____
SECRETARY

STATE OF WISCONSIN) SS
WALWORTH COUNTY)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2022 BRIAN POLLARD, PRESIDENT, AND _____, SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, _____, WISCONSIN
MY COMMISSION EXPIRES _____.

CITY OF LAKE GENEVA APPROVAL

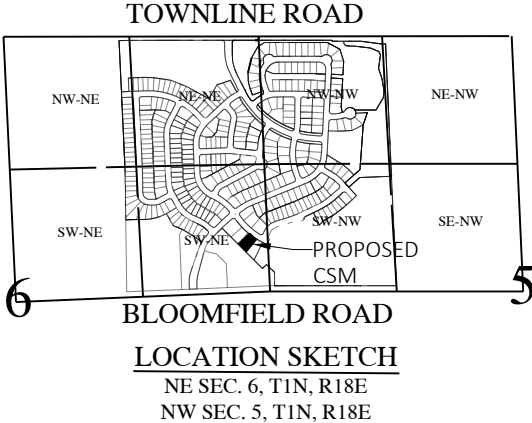
THE LAND DIVISION, AS REPRESENTED ON THIS CERTIFIED SURVEY MAP, IS HEREBY APPROVED BY THE CITY OF LAKE GENEVA ON
THIS ____ DAY OF _____, 2022.

LANA KROPF, CLERK
CHARLENE KLEIN, MAYOR



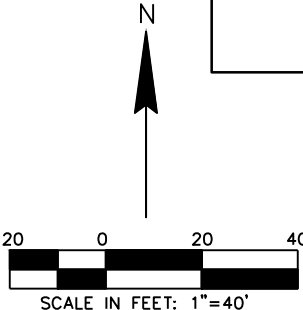
CERTIFIED SURVEY MAP NO.

BEING A RE-DIVISION OF LOT 150 OF THE ORIGINAL PLAT OF
SYMPHONY BAY, AS DOCUMENT 926074, IN THE NORTHEAST 1/4 OF
SECTION 6, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF
LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

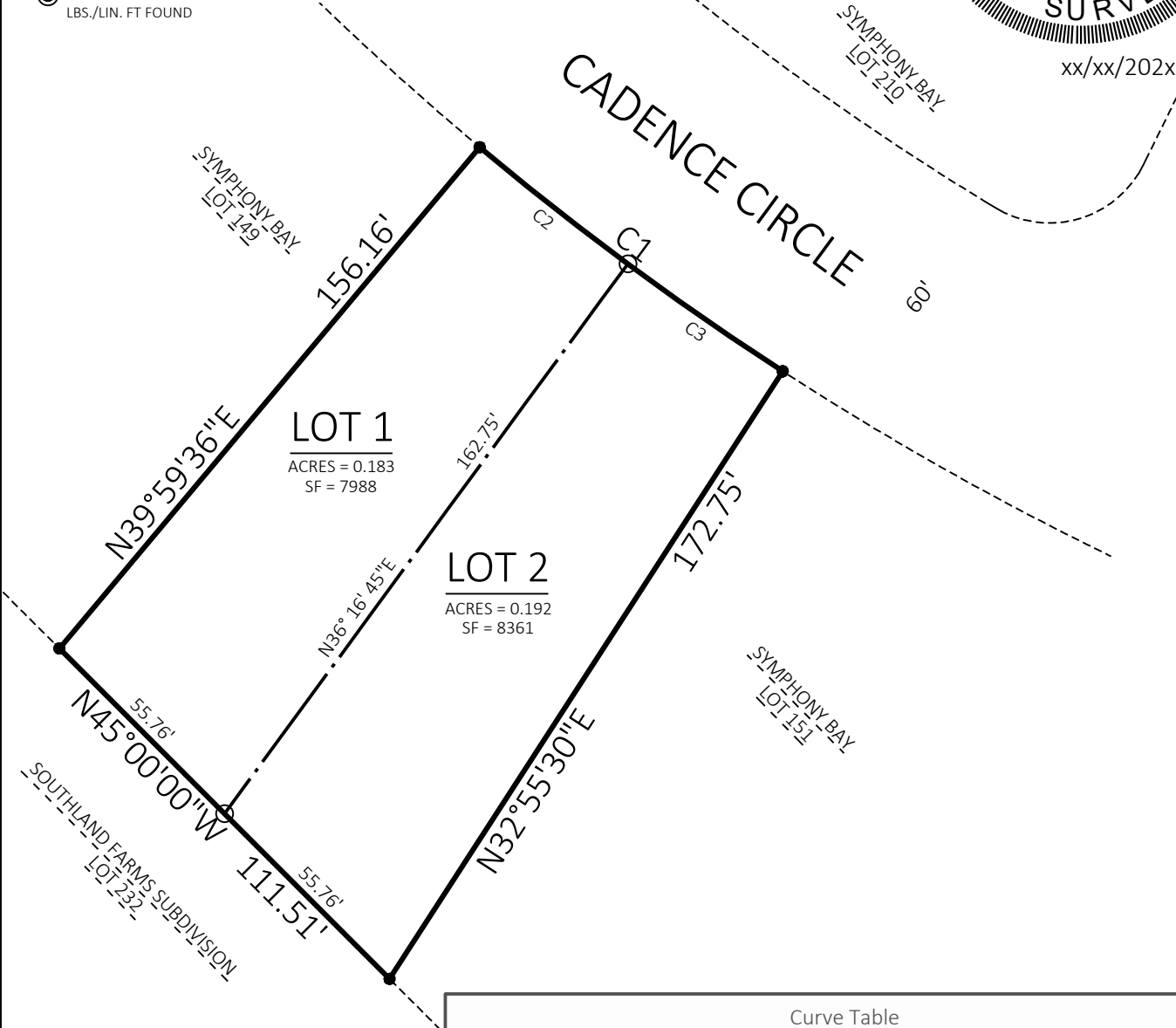


LEGEND:

- DENOTES 1" (O.D.) IRON PIPE FOUND
- DENOTES 1-1/4" (O.D.) x24" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot
- ⦿ DENOTES 2.375" O.D. X 30" IRON PIPE 3.65 LBS./LIN. FT FOUND



xx/xx/202x



Curve Table							
Curve #	Length	Radius	Chord Bearing	Chord	Delta	Tangent In	Tangent Out
C1	90.06'	730.00'	S53° 32' 27"E	90.00'	007° 04' 06"	S50° 00' 24"E	S57° 04' 30"E
C2	45.03'	730.00'	N51° 46' 25"W	45.02'	003° 32' 03"	N53° 32' 27"W	N50° 00' 24"W
C3	45.03'	730.00'	N55° 18' 28"W	45.02'	003° 32' 03"	N57° 04' 30"W	N53° 32' 27"W



**1224 S. Pine Street
Burlington, Wisconsin 53105
kapurinc.com**

CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 150 OF THE ORIGINAL PLAT OF SYMPHONY BAY, AS DOCUMENT 926074, IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN))SS
WAUKESHA COUNTY)

I, BRIAN M. DODGE, PROFESSIONAL LAND SURVEYOR S-2848, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF ALL OF LOT 150 OF SYMPHONY BAY, AS DOCUMENT 926074, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6 TOWNSHIP 1 NORTH, RANGE 18 EAST, LOCATED IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

SAID LANDS AS DESCRIBED CONTAINING 16,349 SQUARE FEET OR 0.375 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF SOUTHLAND FARMS LLC, OWNERS OF SAID LAND, THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE, THAT I HAVE FULLY COMPLIED WITH S. 236.34 OF THE WISCONSIN STATUTES AND THE CITY LAKE GENEVA LAND DIVISION ORDINANCES.

BRIAN M. DODGE S-2848

DATE



CORPORATE OWNER'S CERTIFICATE

SOUTHLAND FARMS, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS PLAT. IN WITNESS WHEREOF, THE SAID SOUTHLAND FARMS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SOUTHLAND FARMS, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF LAKE GENEVA

BRIAN POLLARD, ITS PRESIDENT, AND COUNTERSIGNED BY _____, ITS SECRETARY, AT LAKE GENEVA, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS _____ DAY OF _____, 2022.

IN THE PRESENCE OF:

SIGNED : _____
PRESIDENT

COUNTERSIGNED: _____
SECRETARY

STATE OF WISCONSIN) SS
WALWORTH COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022 BRIAN POLLARD, PRESIDENT, AND _____, SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____.

CITY OF LAKE GENEVA APPROVAL

THE LAND DIVISION, AS REPRESENTED ON THIS CERTIFIED SURVEY MAP, IS HEREBY APPROVED BY THE CITY OF LAKE GENEVA ON

THIS _____ DAY OF _____, 2022.

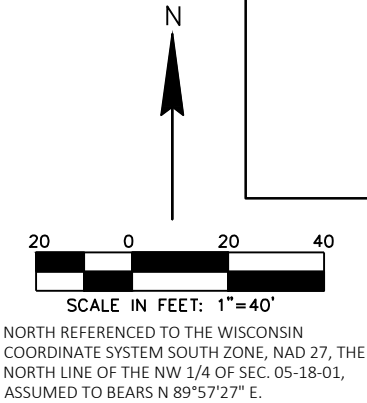
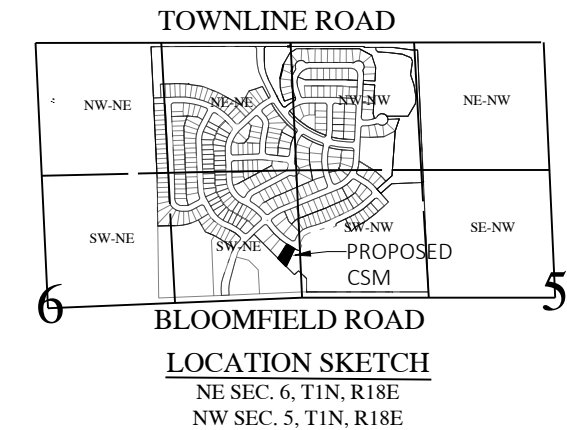
LANA KROPF, CLERK

CHARLENE KLEIN, MAYOR

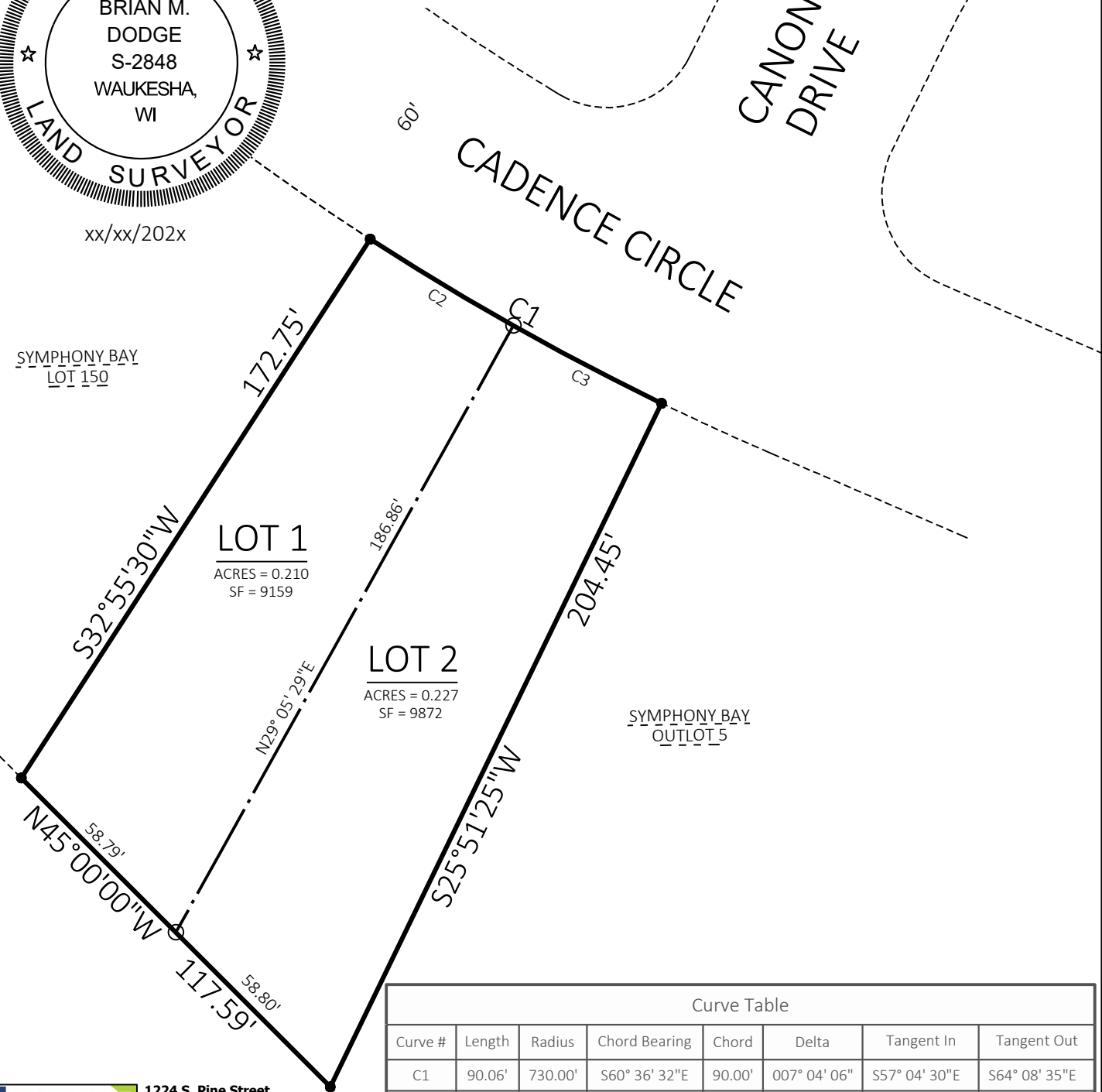


CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 151 OF THE ORIGINAL PLAT OF SYMPHONY BAY, AS DOCUMENT 926074, IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



- LEGEND:
- DENOTES 1" (O.D.) IRON PIPE FOUND
 - DENOTES 1-1/4" (O.D.) x24" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot
 - ⦿ DENOTES 2.375" O.D. X 30" IRON PIPE 3.65 LBS./LIN. FT FOUND



kapur 1224 S. Pine Street
Burlington, Wisconsin 53105
kapurinc.com

Curve Table							
Curve #	Length	Radius	Chord Bearing	Chord	Delta	Tangent In	Tangent Out
C1	90.06'	730.00'	S60° 36' 32"E	90.00'	007° 04' 06"	S57° 04' 30"E	S64° 08' 35"E
C2	45.03'	730.00'	N58° 50' 31"W	45.02'	003° 32' 03"	N60° 36' 32"W	N57° 04' 30"W
C3	45.03'	730.00'	N62° 22' 34"W	45.02'	003° 32' 03"	N64° 08' 35"W	N60° 36' 32"W

CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 151 OF THE ORIGINAL PLAT OF SYMPHONY BAY, AS DOCUMENT 926074, IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
)SS
WAUKESHA COUNTY)

I, BRIAN M. DODGE, PROFESSIONAL LAND SURVEYOR S-2848, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF ALL OF LOT 151 OF SYMPHONY BAY, AS DOCUMENT 926074, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6 TOWNSHIP 1 NORTH, RANGE 18 EAST, LOCATED IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

SAID LANDS AS DESCRIBED CONTAINING 19,031 SQUARE FEET OR 0.437 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF SOUTHLAND FARMS LLC, OWNERS OF SAID LAND, THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE, THAT I HAVE FULLY COMPLIED WITH S. 236.34 OF THE WISCONSIN STATUTES AND THE CITY LAKE GENEVA LAND DIVISION ORDINANCES.

BRIAN M. DODGE S-2848

DATE



CORPORATE OWNER'S CERTIFICATE

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CITY OF LAKE GENEVA

BRIAN POLLARD, ITS PRESIDENT, AND COUNTERSIGNED BY _____, ITS SECRETARY, AT LAKE GENEVA, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS ____ DAY OF _____, 2022.

IN THE PRESENCE OF:

SIGNED : _____
PRESIDENT

COUNTERSIGNED: _____
SECRETARY

STATE OF WISCONSIN) SS
WALWORTH COUNTY)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2022 BRIAN POLLARD, PRESIDENT, AND _____, SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____.

CITY OF LAKE GENEVA APPROVAL

THE LAND DIVISION, AS REPRESENTED ON THIS CERTIFIED SURVEY MAP, IS HEREBY APPROVED BY THE CITY OF LAKE GENEVA ON

THIS ____ DAY OF _____, 2022.

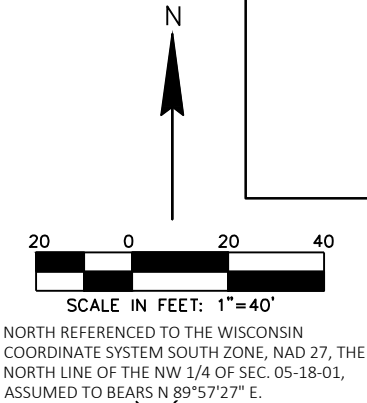
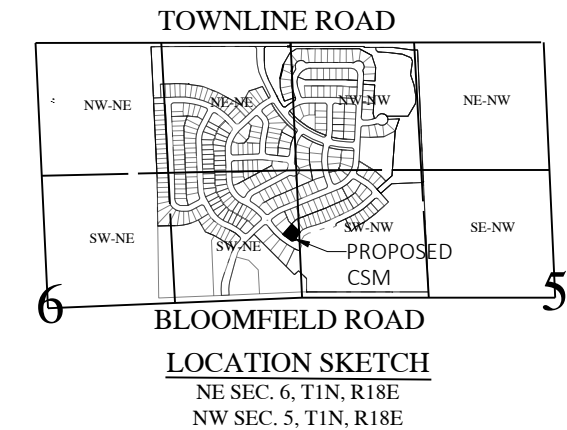
LANA KROPF, CLERK

CHARLENE KLEIN, MAYOR

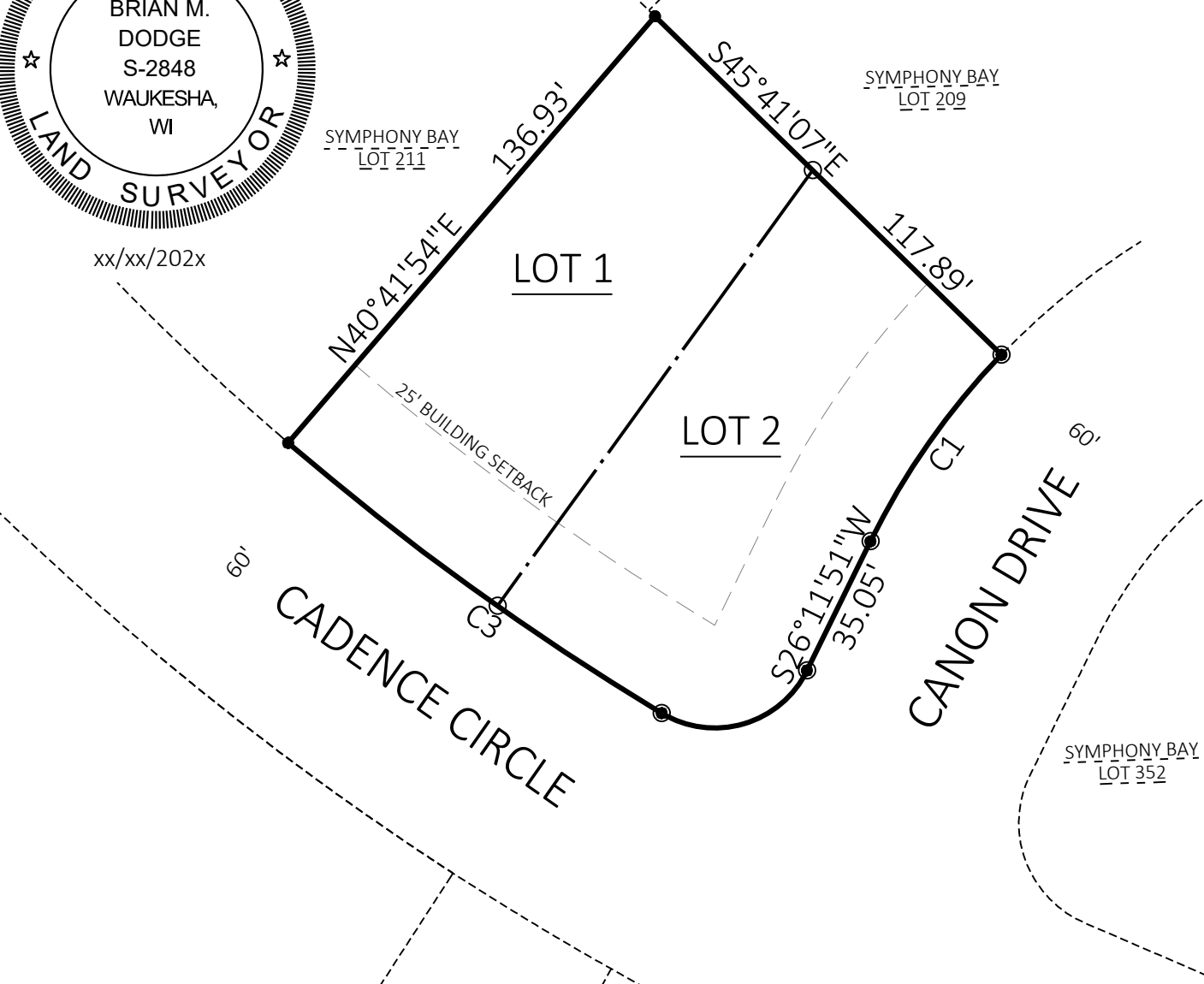


CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 210 OF THE ORIGINAL PLAT OF SYMPHONY BAY, AS DOCUMENT 926074, IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



- LEGEND:
- DENOTES 1" (O.D.) IRON PIPE FOUND
 - DENOTES 1-1/4" (O.D.) x24" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot
 - DENOTES 2.375" O.D. X 30" IRON PIPE 3.65 LBS./LIN. FT FOUND



CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 210 OF THE ORIGINAL PLAT OF SYMPHONY BAY, AS DOCUMENT 926074, IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
)SS
WAUKESHA COUNTY)

I, BRIAN M. DODGE, PROFESSIONAL LAND SURVEYOR S-2848, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF ALL OF LOT 210 OF SYMPHONY BAY, AS DOCUMENT 926074, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6 TOWNSHIP 1 NORTH, RANGE 18 EAST, LOCATED IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

SAID LANDS AS DESCRIBED CONTAINING 16,009 SQUARE FEET OR 0.368 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF SOUTHLAND FARMS LLC, OWNERS OF SAID LAND, THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE, THAT I HAVE FULLY COMPLIED WITH S. 236.34 OF THE WISCONSIN STATUTES AND THE CITY LAKE GENEVA LAND DIVISION ORDINANCES.

BRIAN M. DODGE S-2848

DATE



CORPORATE OWNER'S CERTIFICATE

SOUTHLAND FARMS, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS PLAT. IN WITNESS WHEREOF, THE SAID SOUTHLAND FARMS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SOUTHLAND FARMS, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF LAKE GENEVA

BRIAN POLLARD, ITS PRESIDENT, AND COUNTERSIGNED BY _____, ITS SECRETARY, AT LAKE GENEVA, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS ____ DAY OF _____, 2022.

IN THE PRESENCE OF:

SIGNED : _____
PRESIDENT

COUNTERSIGNED: _____
SECRETARY

STATE OF WISCONSIN) SS
WALWORTH COUNTY)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2022 BRIAN POLLARD, PRESIDENT, AND _____, SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____.

CITY OF LAKE GENEVA APPROVAL

THE LAND DIVISION, AS REPRESENTED ON THIS CERTIFIED SURVEY MAP, IS HEREBY APPROVED BY THE CITY OF LAKE GENEVA ON

THIS ____ DAY OF _____, 2022.

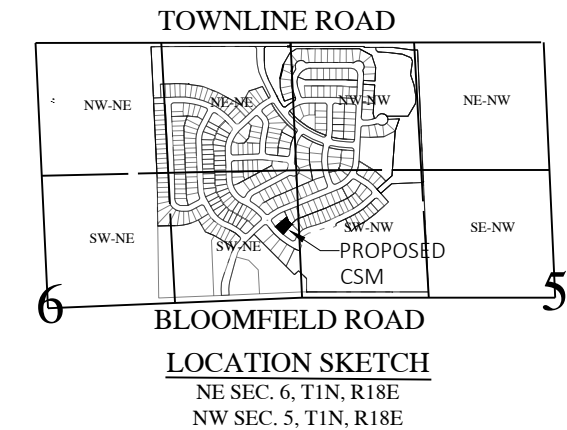
LANA KROPF, CLERK

CHARLENE KLEIN, MAYOR

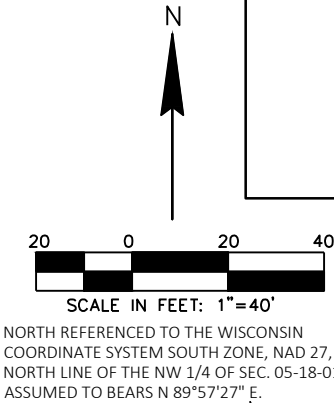


CERTIFIED SURVEY MAP NO. _____

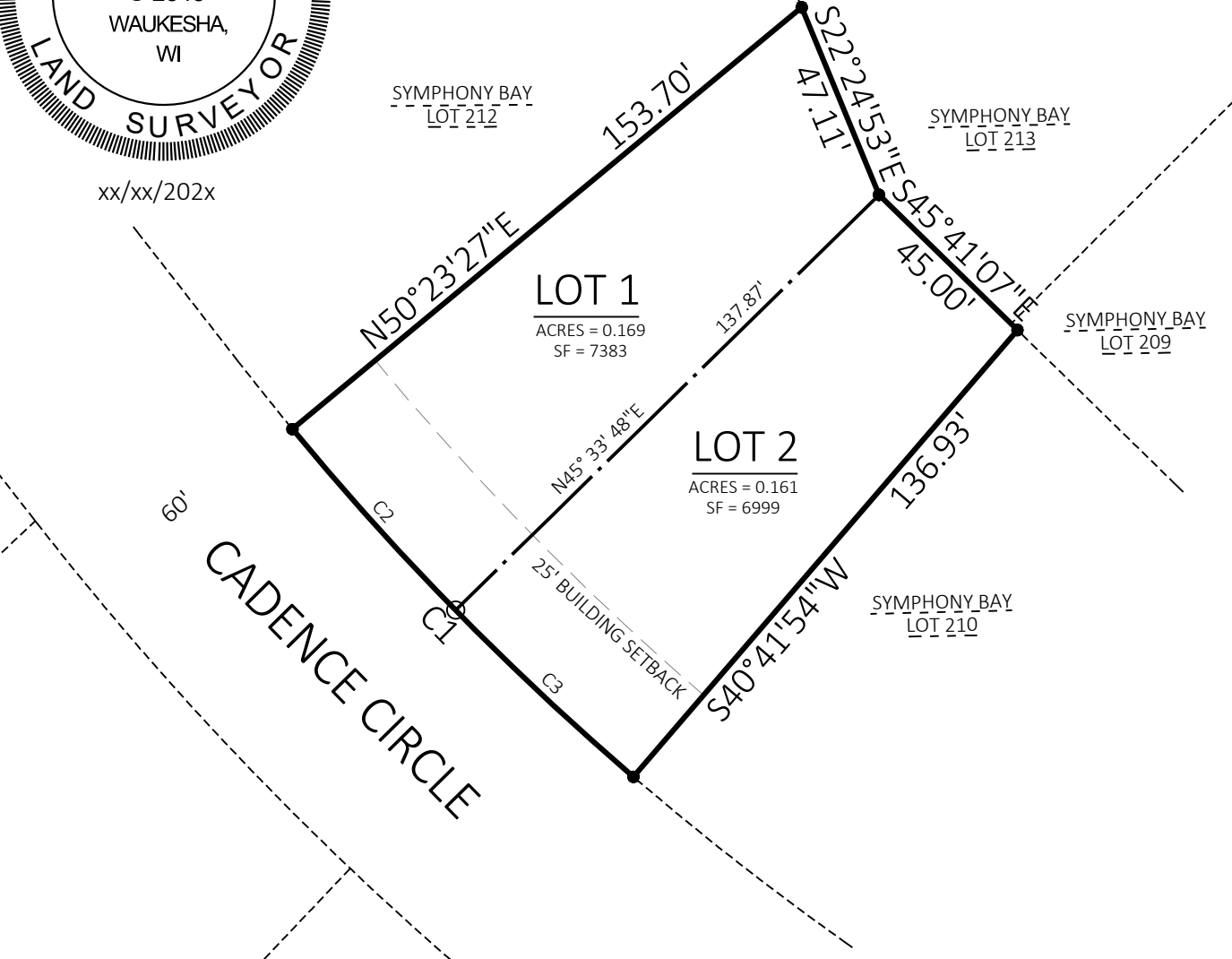
BEING A RE-DIVISION OF LOT 211 OF THE ORIGINAL PLAT OF SYMPHONY BAY, AS DOCUMENT 926074, IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



xx/xx/202x



- LEGEND:
- DENOTES 1" (O.D.) IRON PIPE FOUND
 - DENOTES 1-1/4" (O.D.) x24" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot
 - ⦿ DENOTES 2.375" O.D. X 30" IRON PIPE 3.65 LBS./LIN. FT FOUND



Curve Table							
Curve #	Length	Radius	Chord Bearing	Chord	Delta	Tangent In	Tangent Out
C1	113.34'	670.00'	N44° 27' 19"W	113.21'	009° 41' 33"	N49° 18' 06"W	N39° 36' 33"W
C2	56.67'	670.00'	N42° 01' 56"W	56.65'	004° 50' 46"	N44° 27' 19"W	N39° 36' 33"W
C3	56.67'	670.00'	N46° 52' 42"W	56.65'	004° 50' 46"	N49° 18' 06"W	N44° 27' 19"W

CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 211 OF THE ORIGINAL PLAT OF SYMPHONY BAY, AS DOCUMENT 926074, IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN))SS
WAUKESHA COUNTY)

I, BRIAN M. DODGE, PROFESSIONAL LAND SURVEYOR S-2848, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF ALL OF LOT 211 OF SYMPHONY BAY, AS DOCUMENT 926074, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6 TOWNSHIP 1 NORTH, RANGE 18 EAST, LOCATED IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

SAID LANDS AS DESCRIBED CONTAINING 14,382 SQUARE FEET OR 0.330ACRES MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF SOUTHLAND FARMS LLC, OWNERS OF SAID LAND, THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE, THAT I HAVE FULLY COMPLIED WITH S. 236.34 OF THE WISCONSIN STATUTES AND THE CITY LAKE GENEVA LAND DIVISION ORDINANCES.

BRIAN M. DODGE S-2848



CORPORATE OWNER'S CERTIFICATE

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IN THE PRESENCE OF:

SIGNED : _____
PRESIDENT

COUNTERSIGNED: _____
SECRETARY

STATE OF WISCONSIN) SS
WALWORTH COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022 BRIAN POLLARD, PRESIDENT, AND _____, SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____.

CITY OF LAKE GENEVA APPROVAL

THE LAND DIVISION, AS REPRESENTED ON THIS CERTIFIED SURVEY MAP, IS HEREBY APPROVED BY THE CITY OF LAKE GENEVA ON

THIS _____ DAY OF _____, 2022.

LANA KROPF, CLERK

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 20, 2022

Agenda Item #9

Applicant:

Leigh Gignilliat
3 N. Walworth Ave.
Williams Bay, WI

Request:

978 N Knoll Lane
Lake Geneva, WI 53147
Tax Key No. ZYUP00106J
Amend Conditional Use Permit
SR-4 Setbacks in ER-1 Zoning District – Modify
Approved Plans

Description:

The applicant is submitting a proposal to amend an approved Conditional Use Permit (CUP) for a new residence at 978 N Knoll Lane. The applicant proposes to add a balcony at the rear of third floor of the residence. Because new development is being proposed for a residence using SR-4 setbacks in the ER-1 zoning district, the CUP must be amended. The proposed balcony is 15 feet by 4 feet for a total of 60 square feet.

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/conditions* to modify the project as submitted.

Staff Review:

The proposed balcony does not impact impervious area, and so there are no additional stormwater requirements. The proposed rear balcony meets all required setbacks, including the 30-foot rear setback and 100-foot lakeshore setback.

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

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

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

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

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

Staff Recommendation:

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 conditions of approval* be attached:
 - a. none

Suggested Motions:

- *Approve: I recommend approval of the proposed Conditional Use Permit amendment filed by Leigh Gignilliat, 3 N Walworth Ave., Williams Bay, for a request that would add a balcony to the single family residence to at 978 Knoll Lane, in the Estate Residential-1 (ER-1) zoning district, Tax Key No. ZYUP00106J, including the affirmative set of findings, and any additional conditions of approval recommended by staff.*
- *Deny: I recommend denial of the proposed Conditional Use Permit amendment filed by Leigh Gignilliat, 3 N Walworth Ave., Williams Bay, for a request that would add a balcony to the single family residence to at 978 Knoll Lane, in the Estate Residential-1 (ER-1) zoning district, Tax Key No. ZYUP00106J, because [provide rationale for denial, based on substantial evidence]*

*Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates*

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

①

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

978 Know, Lake Geneva, CH

Name and Address of Current Owner:

Lakeview Realty Inc

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

312-671-1878

CRDVELOPM@Gmail.com

Owner Signature:

[Signature]

Name and Address of Applicant:

154th R LEMING

312 WILSON AVE. LEMING BAY CH 5371

Telephone No. with area code & Email of Applicant:

312-671-1878

CRDVELOPM@Gmail.com

Proposed Conditional Use:

PUT BALCONY OFF LAKE FRONT
SIDE (REAR) OF 3RD FLOOR OF
RESIDENCE

Zoning District in which land is located:

SE-4

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

Scott K Dexter & ASS. Arch.

500 Oakwood Ave, Lake Forest IL

Short statement describing activities to take place on site:

APPLICANT SEEKS CUP TO PUT BALCONY
OFF OF 3RD FLOOR OF RESIDENCE
FACING THE LAKE FRONT

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

Date

4/11/22

Signature of Applicant

[Signature]

120

Attachment to Conditional Use Permit Application for Pier Addition 978 N. Knoll Lane

1. The proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards if the City of Lake Geneva Comprehensive Plan as the proposed conditional use is to add a balcony to the rear of the house to as to add to the use and enjoyment of the lake front at the rear of the property.
2. The proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of The City of Lake Geneva comprehensive plan as the plan contemplates that there are other lake front properties that have balconies at the rear along the lake fron.
3. The proposed conditional use of a balcony (see attached pier plan) does not result in any adverse impact on nearby properties, the character of the neighborhood, the environment, traffic along the lake or detrimental to the public health, safety if general welfare.
4. The proposed conditional use is consistent with land uses of other neighboring properties as other properties have balconies overlooking the lakefront.
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 of the improvements, facilities, utilities services provided by public agency serving the 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 of the Applicant's proposal.

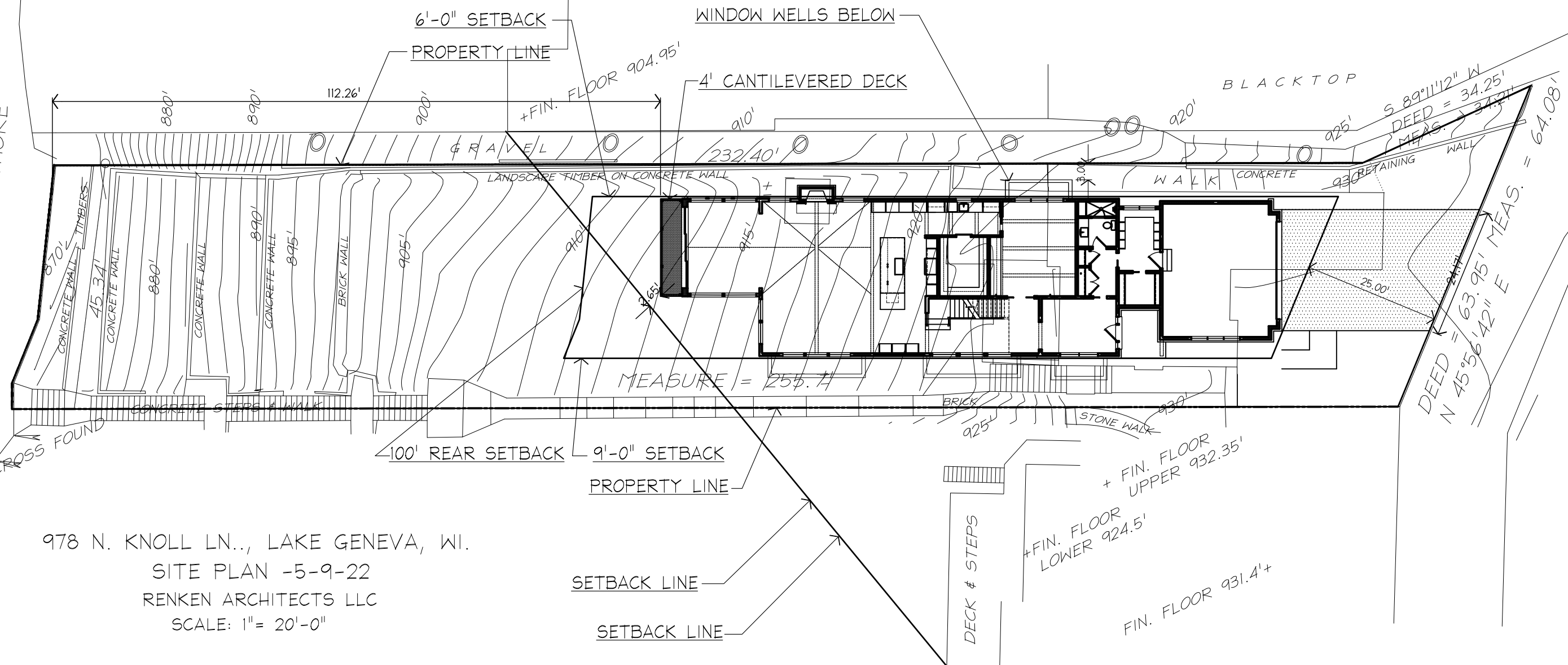
Legal Description of The Property: Part of the NW ¼ of Section 1, Township 1 N, Range 17 E
Described as: Commencing at the N ¼ Corner of Section 1, South 1192.62 feet, North 89
degrees 48 Minutes 27 Seconds, East 42.40 feet, North 00 Degrees, 03 minutes 47 Seconds,
West 439.25 feet, South 89 Degrees 45 minutes, 25 seconds, West 550.83 feet, South 69 Degrees
20 Minutes 43 Seconds, West 214.69 feet, South 89 Degrees 11 Minutes 12 Seconds, West 67.65
Feet, South 0 Degrees 48 Minutes 48 Seconds, East 6 Feet, South 45 Degrees 56 Minutes 42
Seconds, West 63.95 Feet, North 66 Degrees 25 Minutes 18 Seconds, West 241.67' to the point
of beginning, South 66 Degrees 25 Minutes 18 Seconds East 241.67 Feet, North 45 Degrees 56
Minutes 42 Seconds East 63.9

PIN: ZYUP 00106J

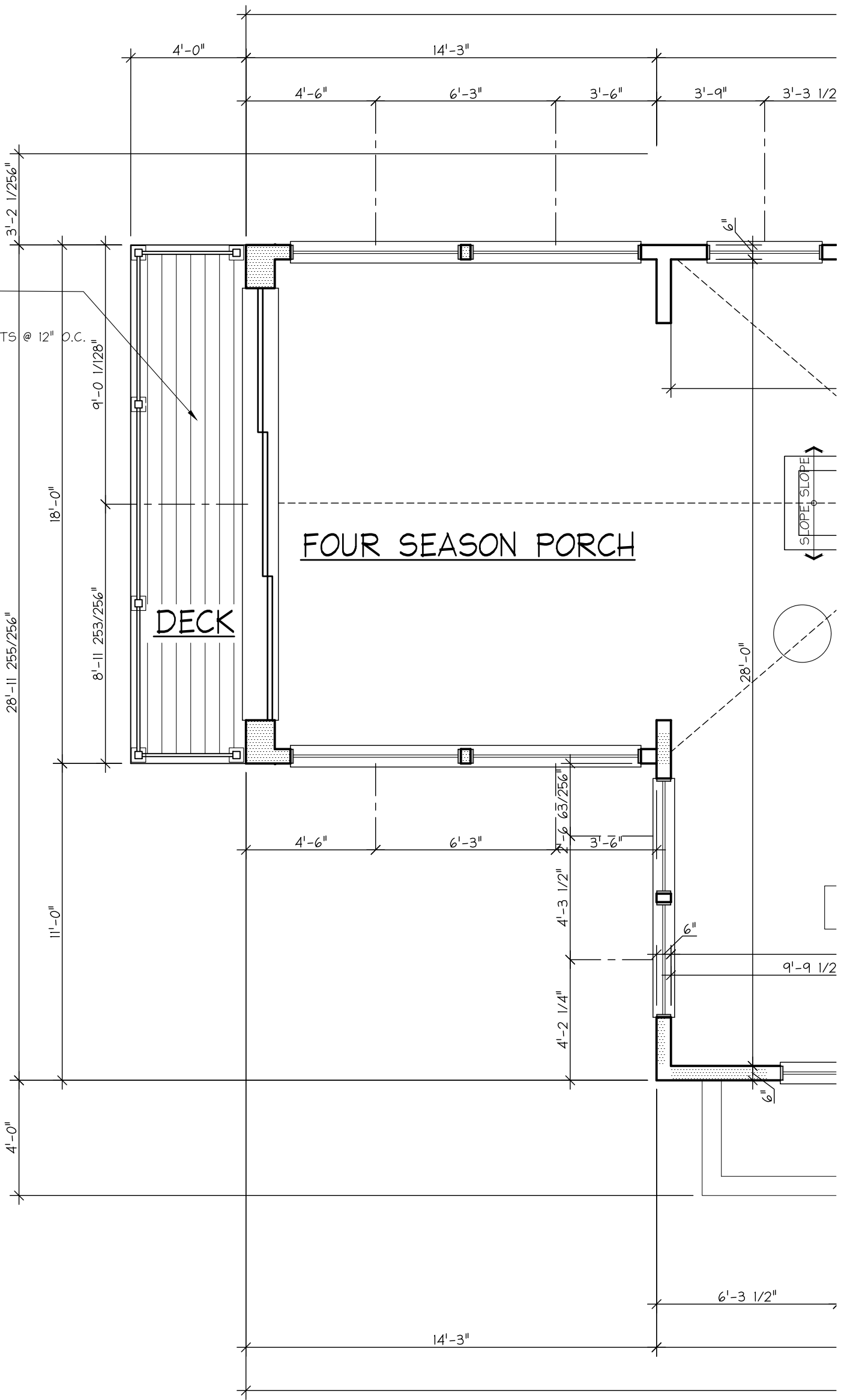
GENEVA LAKE

CUT STONE SEAWALL ALONG SHORE

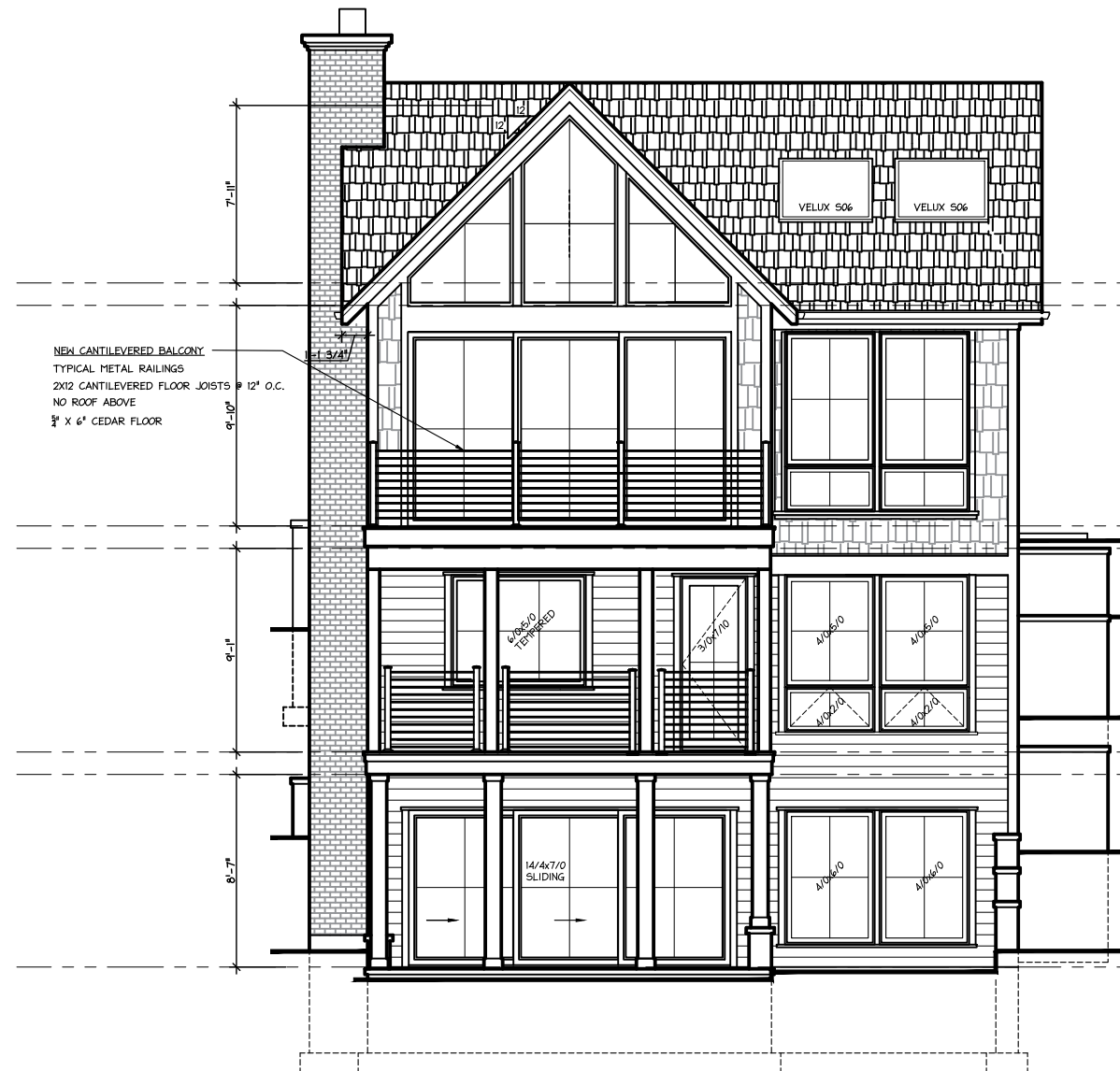
978 N. KNOLL LN., LAKE GENEVA, WI.
SITE PLAN -5-9-22
RENKEN ARCHITECTS LLC
SCALE: 1" = 20'-0"



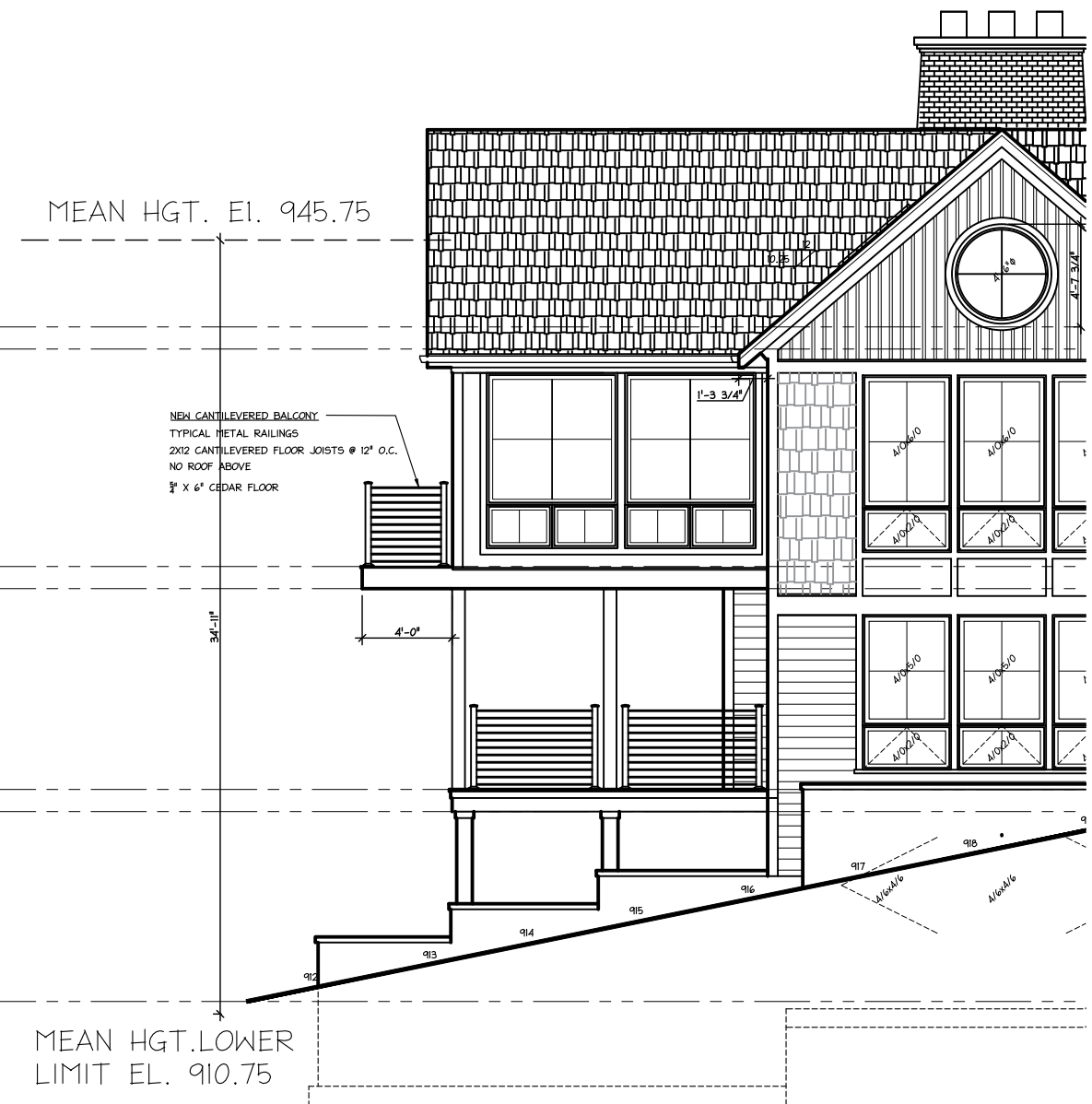
NEW CANTILEVERED BALCONY
TYPICAL METAL RAILINGS
2X12 CANTILEVERED FLOOR JOISTS @ 12" O.C.
NO ROOF ABOVE
5/4" X 6" CEDAR FLOOR



978 N. KNOLL LN., LAKE GENEVA, WI.
PARTIAL SECOND FLOOR PLAN - 5-9-22
RENKEN ARCHITECTS LLC
SCALE: 1/4" = 1'-0"



978 N. KNOLL LN., LAKE GENEVA, WI.
 REAR ELEVATION - 5-9-22
 RENKEN ARCHITECTS LLC
 SCALE: 1/8" = 1'-0"



978 N. KNOLL LN., LAKE GENEVA, WI.
 LEFT SIDE ELEVATION - 5-9-22
 RENKEN ARCHITECTS LLC
 SCALE: 1/8" = 1'-0"

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 20, 2022

Agenda Item #10

Applicant:

Tom Cauffman
Lowell Custom Homes
401 Geneva National Ave
Lake Geneva, WI

Request:

1554 Lake Shore Drive
Lake Geneva, WI 53147
Tax Key No. ZLM00049
Amend Conditional Use Permit
SR-4 Setbacks in ER-1 Zoning District

Description:

The applicant is submitting a proposal to amend an approved Conditional Use Permit (CUP) for an existing residence at 1554 Lake Shore Drive. The applicant proposes to add a second story above the garage. Because new development is being proposed for a residence using SR-4 setbacks in the ER-1 zoning district, the CUP must be amended.

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/conditions* to modify the project as submitted.

Staff Review:

With 48.4% landscape surface area, this property is currently *below* the minimum required landscape surface ratio of 50% within the SR-4 zoning district. (In other words, it currently exceeds the maximum allowable impervious surface area.) This limits the amount of additional development that is possible on this lot, as no new impervious surface may be added. For this reason, the applicant is proposing development only above the garage, within the footprint of the existing residence. No new impervious surface is proposed. The gazebo is proposed to be removed.

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

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

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

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

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

Staff Recommendation:

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 conditions of approval* be attached:
 - a. none

Suggested Motions:

- *Approve: I recommend approval of the proposed Conditional Use Permit amendment filed by Lowell Custom Homes, 401 Geneva National Ave, Lake Geneva, for a request that would add a second-story addition to an existing residence at 1554 Lake Shore Drive, in the Estate Residential-1 (ER-1) zoning district, Tax Key No. ZLM00049, including the affirmative set of findings, and any additional conditions of approval recommended by staff.*
- *Deny: I recommend denial of the proposed Conditional Use Permit amendment filed by Lowell Custom Homes, 401 Geneva National Ave, Lake Geneva, for a request that would add a second-story addition to an existing residence at 1554 Lake Shore Drive, in the Estate Residential-1 (ER-1) zoning district, Tax Key No. ZLM00049, because [provide rationale for denial, based on substantial evidence]*

*Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates*

APPLICATION FOR CONDITIONAL USE
City of Lake Geneva

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

1554 LAKE SHORE DR. LAKE GENEVA, WI 53147.
PARCEL - ZLM 00049, LOT 4, BLOCK 19 LAKE GENEVA MANOR
(TRACT 17) CITY OF LAKE GENEVA.

Name and Address of Current Owner: CDS INVESTMENTS II, LLC

1840 INTERNATIONAL PARKWAY, WOODRIDGE, IL 60517

Telephone No. with area code & Email of Current Owner: 630-755-4232

TCM@CHAMPAININC.COM

Owner Signature: _____

Name and Address of Applicant:

LOWELL CUSTOM HOMES
401 GENEVA NATIONAL AVES, LAKE GENEVA, WI 53147

Telephone No. with area code & Email of Applicant: 262-245-9030

TCAUFFMAN@LOWELLCUSTOMHOMES.COM

Proposed Conditional Use: SR-4 USE IN FR-1 ZONING DISTRICT

Zoning District in which land is located: FR-1

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

ARCHITECT - MIDWEST DESIGN GROUP - HUNTLEY IL
ENGINEER - LYNCH ASSOCIATES, CONTRACTOR - LOWELL CUSTOM HOMES

Short statement describing activities to take place on site:

ADDITION TO 2ND FLOOR ABOVE GARAGE. MAIN HOUSE
STRUCTURE TO REMAIN. INTERIOR RENOVATION.

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

04/12/22
Date

[Signature]
Signature of Applicant

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: ___ by: ___

↓ Draft Final Packet (1 Copy to Zoning Administrator)

Date: ___ by: ___

↓

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

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

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

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

THE EXISTING STRUCTURE IS NON-CONFORMING IN THE
ER-1 ZONING DISTRICT BUT CONFORMS MORE CLOSELY TO THE
SR-4 ZONING UNDER THE LAKE GENEVA ZONING ORDINANCE WITH
LOT 7180 SF (REQ'D 9000SF).

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

THE PROPOSED STRUCTURE MORE CLOSELY CONFORMS TO SR-4
ZONING UNDER THE LAKE GENEVA ZONING ORDINANCE

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 NEGATIVE IMPACTS OF PROPOSED RENOVATION/ADDITIONS WILL
FOLLOW CURRENT ZONING AND ARCHITECTURAL REQUIREMENTS.
NO CHANGE IN LOT SIZE, BUILDING SIZE, SETBACKS, PUBLIC PROPERTY
OR RIGHTS-OF-WAY?

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?

LOT SIZE IS CURRENTLY NON-CONFORMING PER ER-1 ZONING
DISTRICT. LOT 7180 SF (REQ'D ER-1 40000SF) PER POLICIES
AND STANDARDS OF THE CITY OF LAKE GENEVA COMPREHENSIVE PLAN
PROPOSED STRUCTURE MORE CLOSELY CONFORMS TO AN SR-4
ZONING LOT

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

THE IMPROVEMENTS, FACILITIES, UTILITIES AND SERVICES PROVIDED BY PUBLIC AGENCIES SERVING THE SUBJECT PROPERTY WILL REMAIN UNCHANGED. THE RENOVATION AND ADDITION OF THE SUBJECT PROPERTY WILL RESULT IN THE SAME FOOTPRINT OF THE EXISTING SINGLE FAMILY RESIDENCE

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

THE PROPOSED ADDITION AND NEW WORK ON THE EXISTING STRUCTURE WILL IMPROVE THE LOOK OF THE HOUSE AND THIS IMPROVES THE LOOK OF THE NEIGHBORHOOD. THERE ARE NO KNOWN ADVERSE IMPACTS OF THE PROPOSED CONDITIONAL USE.

IV. FINAL APPLICATION PACKET INFORMATION

- ____ Receipt of 5 full scale copies in blue/line or black/line of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline. Date: _____ by: _____
- ____ Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice published on _____ and _____ by: _____
- ____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

↓ Draft Final Packet (1 Copy to Zoning Administrator)

Date: _____ by: _____

↓

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

___ Existing zoning district(s) (and proposed zoning district(s) if different);

___ Land use plan map designation(s);

___ Current land uses present on the subject property;

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

___ Projected number of residents, employees, and daily customers;

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

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

- ___ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;
 - ___ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";
 - ___ Exterior building and fencing materials (Sections 98-718 and 98-720);
 - ___ Possible future expansion and related implications for points above;
 - ___ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
- ___ (b) A **Small Location Map** at 11" x 17" showing the subject property, all properties within 300 feet, and illustrating its relationship to the nearest street intersection. (A photocopy of the pertinent section of the City's Official Zoning Map with the subject property clearly indicated shall suffice to meet this requirement.)
- ___ (c) A **Property Site Plan** drawing which includes:
- ___ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;
 - ___ The date of the original plan and the latest date of revision to the plan;
 - ___ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);
 - ___ A reduction of the drawing at 11" x 17";
 - ___ A legal description of the subject property;
 - ___ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
 - ___ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
 - ___ All required building setback lines;
 - ___ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
 - ___ The location and dimension (cross-section and entry throat) of all access points onto public streets;
 - ___ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;
 - ___ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
 - ___ The location of all outdoor storage areas and the design of all screening devices;
 - ___ The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;
 - ___ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;
 - ___ All engineering requirements for utilities, site designs, etc;
 - ___ The location and type of any permanently protected green space areas;
 - ___ The location of existing and proposed drainage facilities for storm water;

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

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

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

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

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

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

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

___ Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

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

1554 Lake Shore Drive –

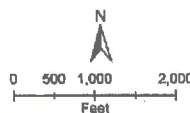
Surrounding Neighbors within 300' of the Subject Property –

ZA134100001	Summer Wind VII LLC c/o Tom Ryan 763 N Mayflower Rd Lake Forest, IL 60045-2311
ZLM 00025	Michael G Culhane Sally A Culhane 166 Liberty Pl Princeton, NJ 08540
ZLM 00026	Thomas W Schwartz Katherine G Schwartz 1550 Evergreen Ln Lake Geneva, WI 53147
ZLM 00027	Joseph F Piscioti Cheryl A Piscioti 6554 W Archer Ave Chicago, IL 60638
ZLM 00028	Jacquelyn E Getzen Trust 15 Lakeview Dr Lake Geneva, WI 53147
ZLM 00029	JLB Maintenance LLC 14040 Boxwood Lane Orland Park, IL 60462
ZLM 00030	Reuter Family Trust 1002 Ingraham Ave #3 Delray Beach, FL 33483
ZLM 00031	Jay H Kleiman Georgianna M Kleiman 60 E Monroe St #3101 Chicago, IL 60603
ZLM 00032	James M Wojcik Sharon L Wojcik 12 Debbie Ln Streamwood, IL 60107
ZLM 00033	Bruce Gold Sarah Gold 2901 Kingston Dr Buffalo Grove, IL 60089
ZLM 00046	Roy Kaiser 51 Warwick Rd Winnetka, IL 60093
ZLM 00047	Douglas Powell Trust 1014 W Altgeld St Chicago, IL 60614

ZLM 00049	1554 Lake Shore LLC 6006 Hazelwood Dr Crystal Lake, IL 60012
ZLM 00050	Megan McNerney Richard M Longnecker 1562 Lake Shore Dr Lake Geneva, WI 53147
ZLM 00051	Gregory M Licht 3517 Majestic Oaks Dr St Charles, IL 60174
ZLM 00087	Lake Geneva Manor Association c/o Catherine Green 1615 Lakeshore Dr Lake Geneva, WI 53147
ZLM 00088	Paul N Sepe Susan Y Sepe 16 Lakeview Dr Lake Geneva, WI 53147
ZLM 00089	Marya F Gibbons Trust 211 S Sunnyside Elmhurst, IL 60126
ZLM 00089A	Catherine T Green 1615 Lake Shore Dr Lake Geneva, WI 53147
ZYUP 00094J	James W Owens Jr Trust 497 S Arlington Ave Elmhurst, IL 60126

City of Lake Geneva Zoning Map

December 10, 2008

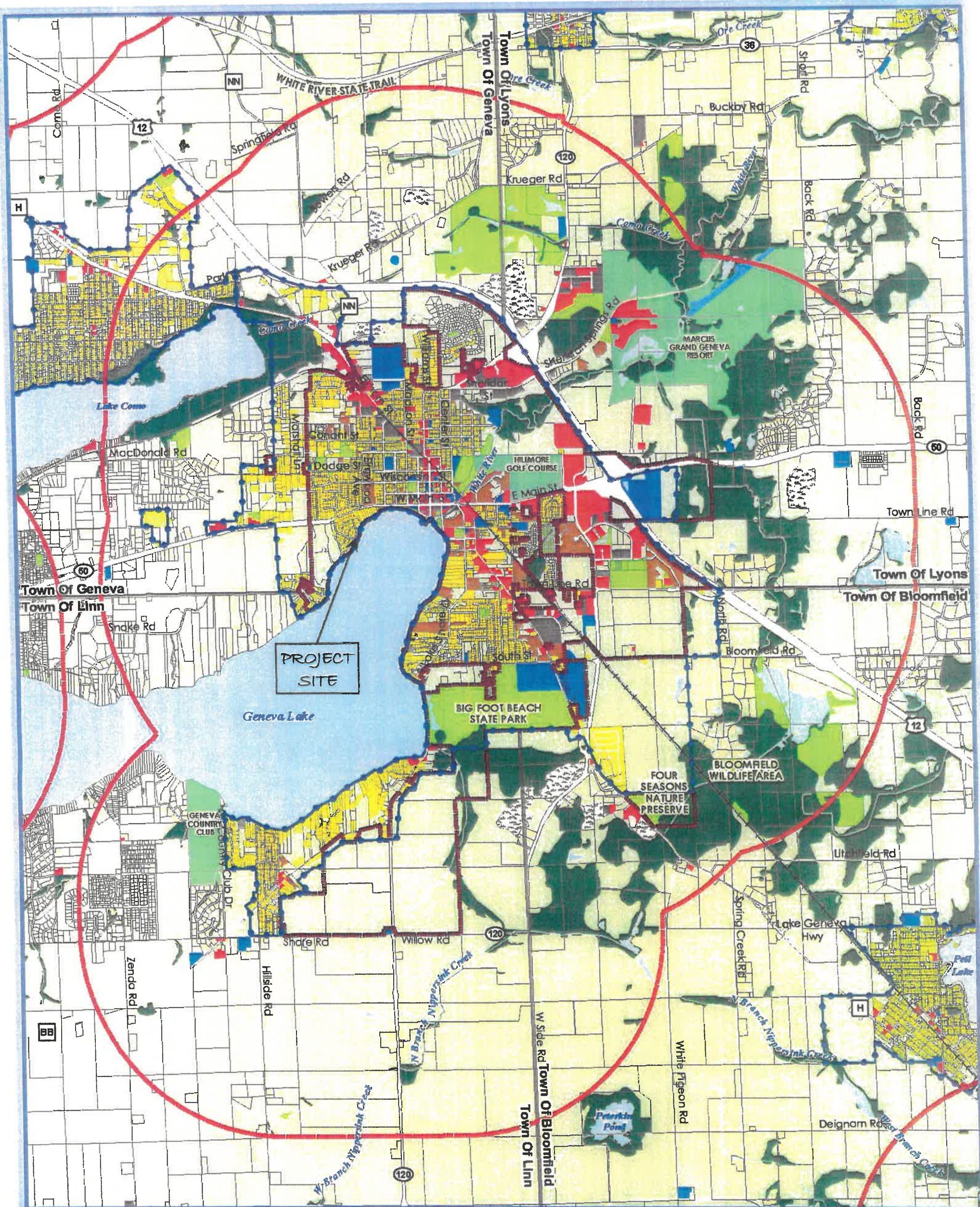


CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS

PROJECT SITE
ER-1 ZONING

	CR-5	Conservation Residential - CR-5 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 30 acres.
	ER-1	ER-1 Areas for very 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 - SR-3 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-4	Single-Family Residential - SR-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	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 medium-density detached and two-family, and multi-family residential development at densities up to eight dwelling units per acre, and support institutional uses.
	C-2	Business Center/Office Areas for medium-density office and office-support commercial uses in urban, transit-oriented areas of the community. Residential qualities set on adjacent, high-quality character.
	NO	Neighborhood Office Areas for office and office-support commercial and service uses. Overlaid landscaping and limited signage set on adjacent, high-quality character.
	PO	Neighborhood Office Areas for office and office-support commercial and service uses. Overlaid landscaping and limited signage set on adjacent, high-quality character.
	NB	Neighborhood Office Areas for office and office-support commercial and service uses. Overlaid landscaping and limited signage set on adjacent, high-quality character.
	PB	Neighborhood Office Areas for office and office-support commercial and service uses. Overlaid landscaping and limited signage set on adjacent, high-quality character.
	GB	Neighborhood Office Areas for office and office-support commercial and service uses. Overlaid landscaping and limited signage set on adjacent, high-quality character.
	CB	Neighborhood Office Areas for office and office-support commercial and service uses. Overlaid landscaping and limited signage set on adjacent, high-quality character.
	PI	Neighborhood Office Areas for office and office-support commercial and service uses. Overlaid landscaping and limited signage set on adjacent, high-quality character.
	GI	Neighborhood Office Areas for office and office-support commercial and service uses. Overlaid landscaping and limited signage set on adjacent, high-quality character.
	HI	Neighborhood Office Areas for office and office-support commercial and service uses. Overlaid landscaping and limited signage set on adjacent, high-quality character.
	PBP	Neighborhood Office Areas for office and office-support commercial and service uses. Overlaid landscaping and limited signage set on adjacent, high-quality character.

	Primary Environmental Corridor		City Boundary
	Woodlands Overlay		Downsizing Design Review
	Lakeshore Overlay		Design Veto
			Slopes (2% or greater)
			Shorelines, Ponds and Streams

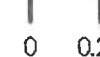


Map 4: Existing Land Use - City of Lake Geneva Comprehensive Plan

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

Land Use Categories

-  Agricultural, Open Lands, & Vacant
-  Single Family Residential (Unsewered)
-  Single Family Residential (Sewered)
-  Two-Family/Townhouse Residential
-  Multi-Family Residential
-  Commercial
-  Government & Institutional
-  Airport

-  Private Recreation Facilities
-  Public Park & Open Space
-  Industrial
-  Extraction
-  Wetland
-  Right of Way

0 0.25 0.5 1 Miles

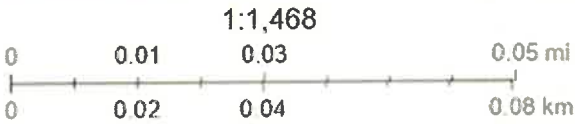
VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

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

Parcel Ownership Viewer



April 8, 2022



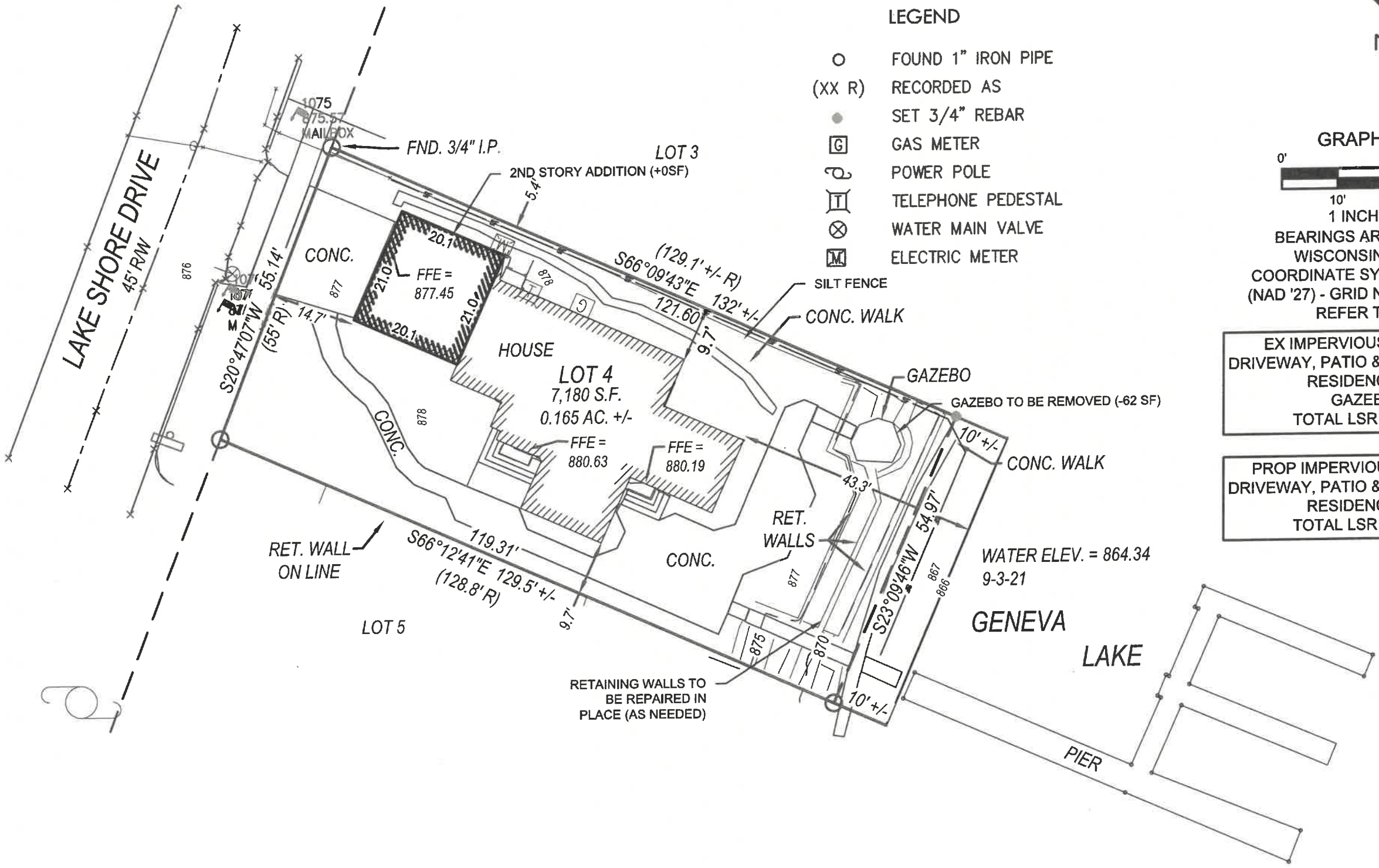
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Walworth County GIS

April 8, 2022

SITE PLAN

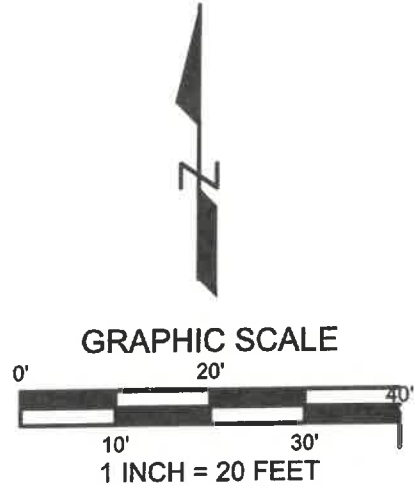
Survey No. 21-6001.18

LOCATION: 1554 Lake Shore Drive, Lake Geneva, Wisconsin
PREPARED FOR: Todd Caufmann - Lowell Management
LEGAL DESCRIPTION:
Lot 4 of Block 19, Lake Geneva Manor, a Subdivision located in the City of Lake Geneva, Walworth County, Wisconsin.
CURRENT OWNER: CDS Investments II, LLC
TAX ID: ZLM 00049



LEGEND

- FOUND 1" IRON PIPE
- (XX R) RECORDED AS
- SET 3/4" REBAR
- Ⓜ GAS METER
- Ⓜ POWER POLE
- Ⓜ TELEPHONE PEDESTAL
- ⊗ WATER MAIN VALVE
- Ⓜ ELECTRIC METER



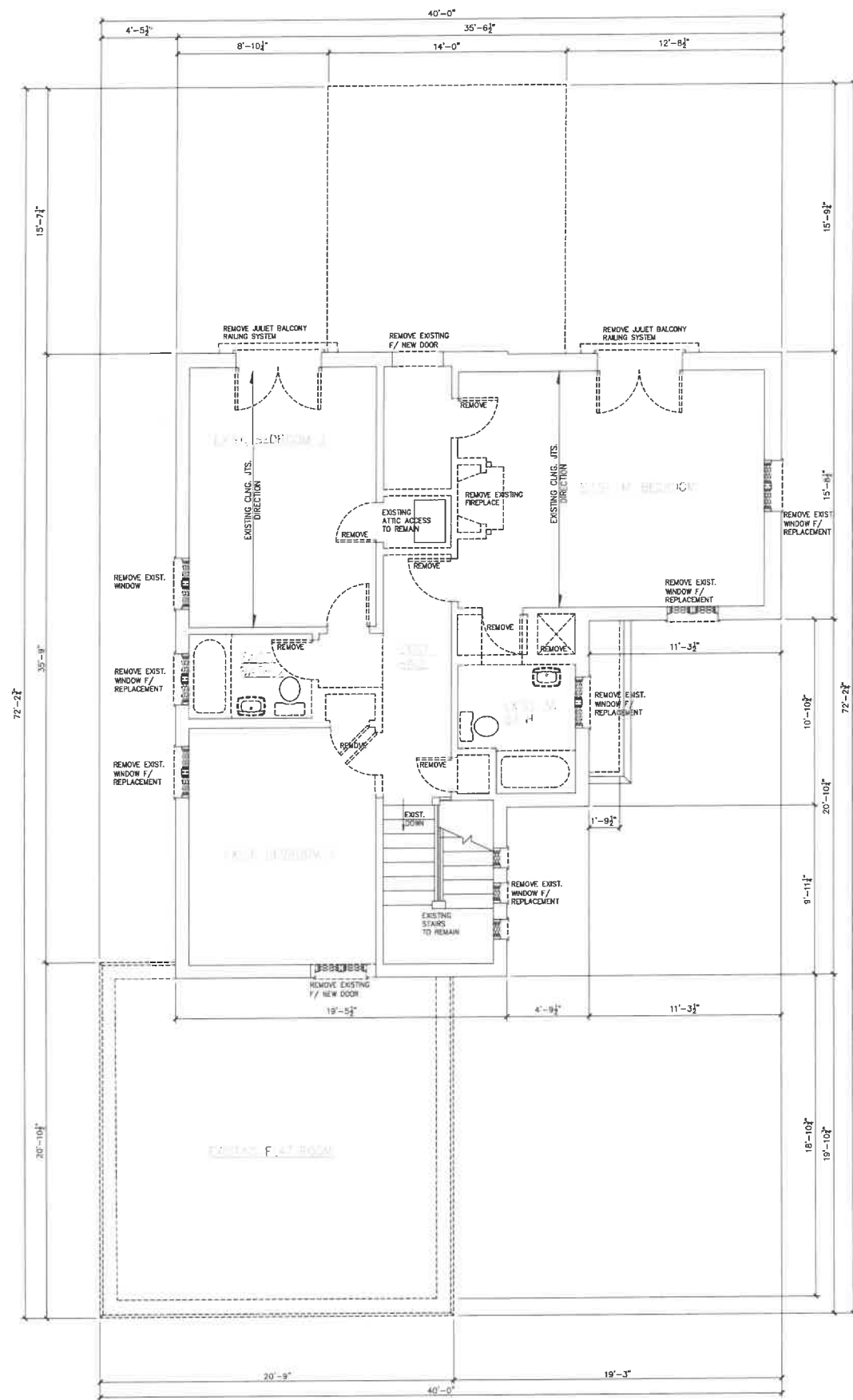
BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONR (NAD '27) - GRID NORTH. ELEVATIONS REFER TO NAVD '88.

EX IMPERVIOUS SURFACE CALCS
DRIVEWAY, PATIO & WALKWAYS = 1,732 SF
RESIDENCE = 1,677 SF
GAZEBO = 62 SF
TOTAL LSR = 3,474 (48.4%)

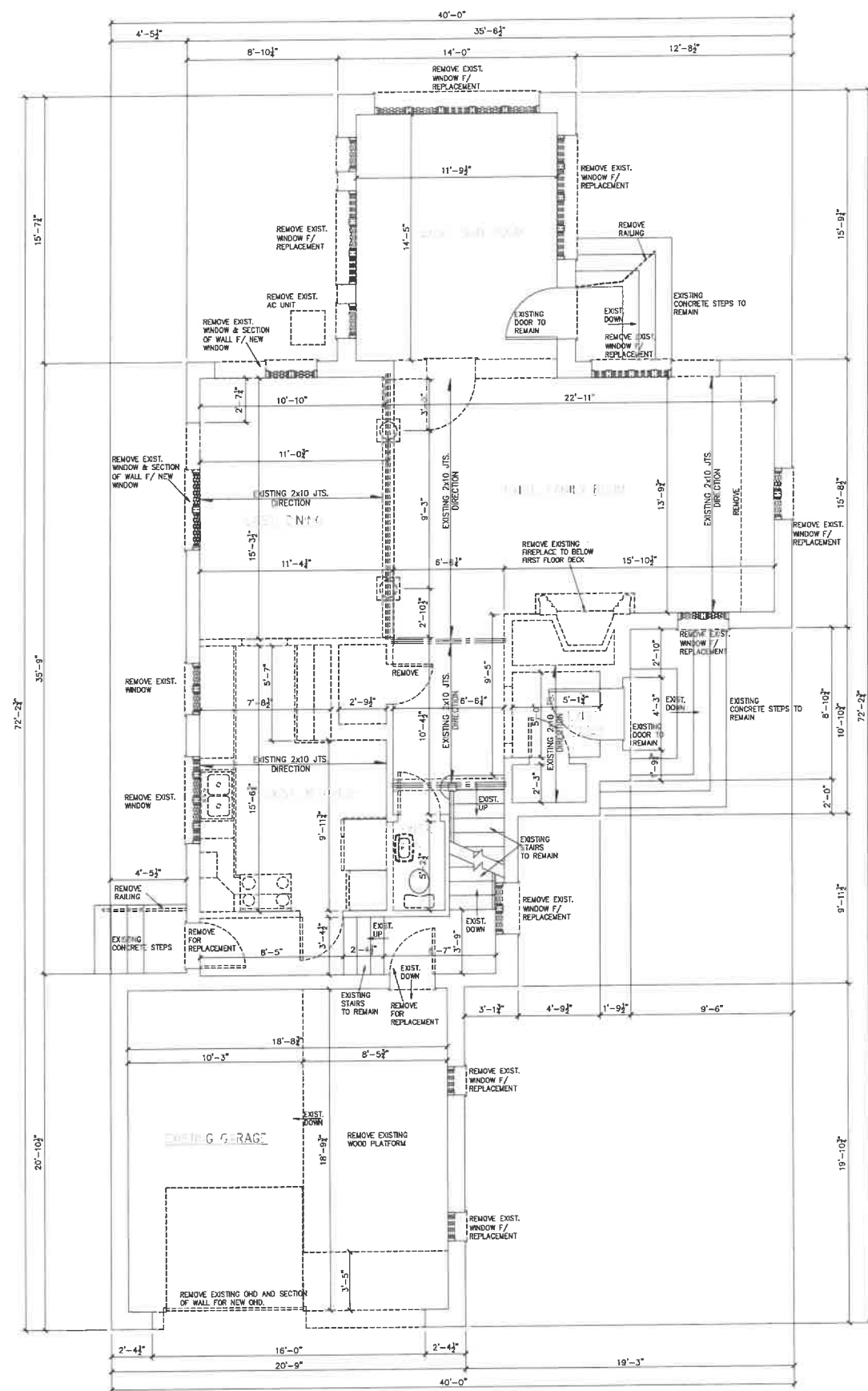
PROP IMPERVIOUS SURFACE CALCS
DRIVEWAY, PATIO & WALKWAYS = 1,732 SF
RESIDENCE = 1,677 SF
TOTAL LSR = 3,412 (47.5%)

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

P:\Shared\1 - Projects\2021\21-6001 - Matuslik Builders\21-6001.18 - Pecora Residence - 1554 Lake Shore Drive - Lake Geneva\CAD\Design\21-6001.18 E.dwg

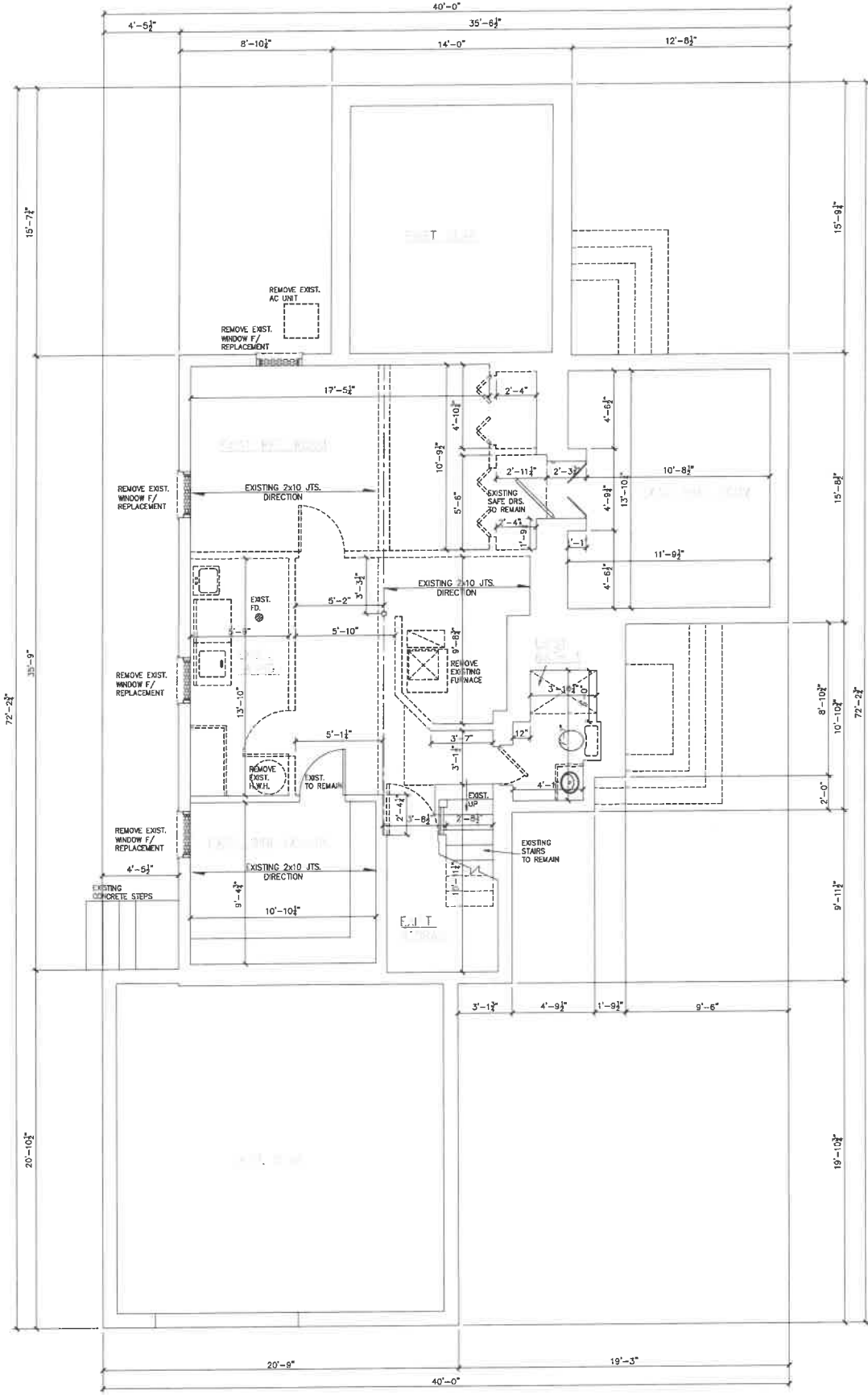


SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

DATE	REV#	DESCRIPTION OF REVISION
8-30-21	1	PRELIMINARY PLANS FOR REVIEW
9-28-21	2	PROGRESS SET FOR REVIEW
10-19-21	3	REVISED PRELIMINARY PLANS
11-22-21	4	REVISED PRELIMINARY PLANS



SCALE: 1/4" = 1'-0"

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DESIGNERS
HUNTLEY, IL 60142
OFFICE: 224-800-3030
EMAIL: ADAM.MDG@GMAIL.COM
PROFESSIONAL DESIGN FIRM
LICENSE# 184-004261



ADDITION & RENOVATION TO:
THE PECORA RESIDENCE
1554 LAKE SHORE DRIVE
LAKE GENEVA, WI.

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A2

X-PECORA ADDITION
- Lowell.dwg

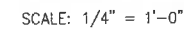
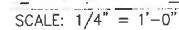
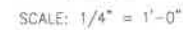
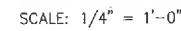


LOWELL
—CUSTOM HOMES—

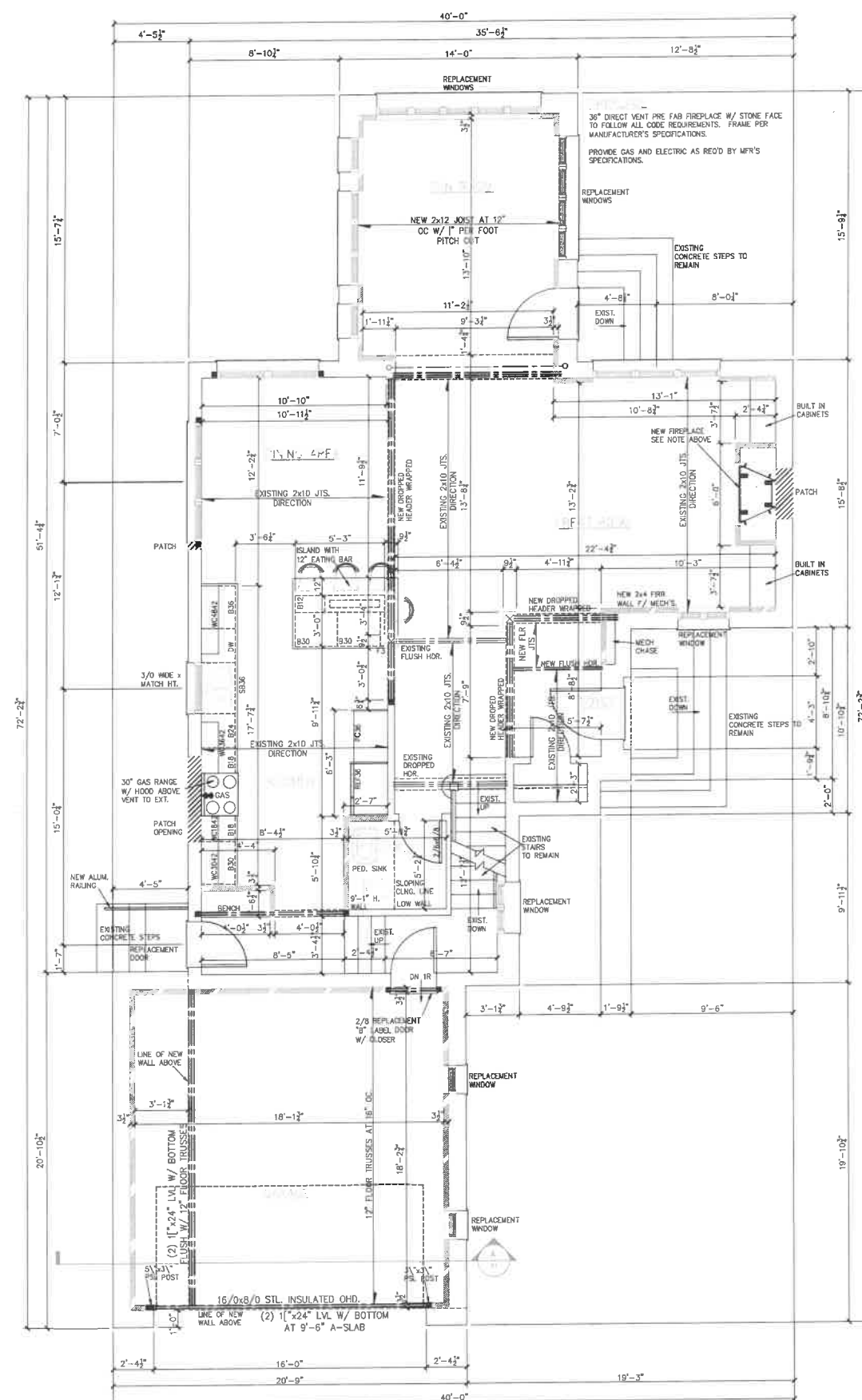
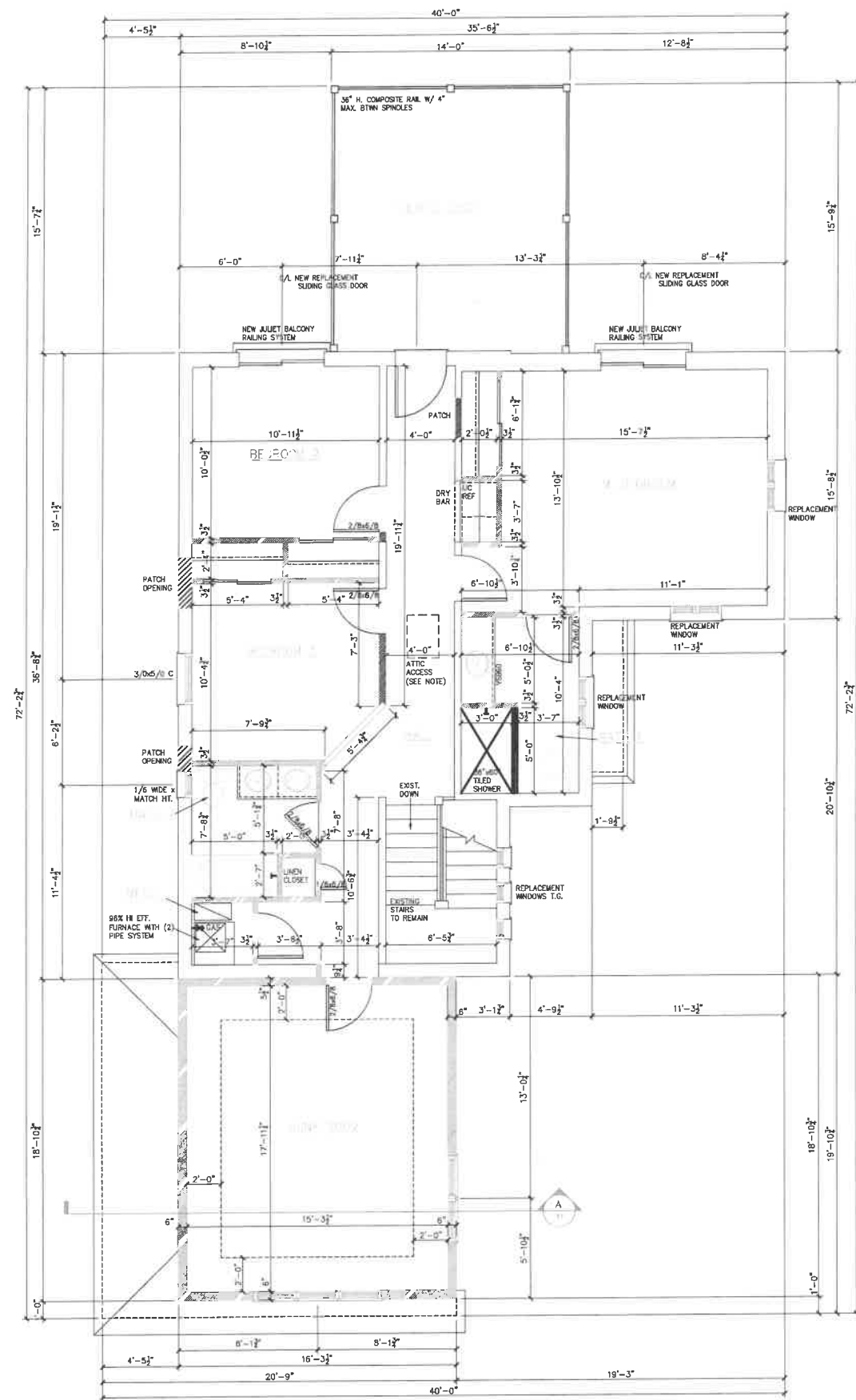
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A3
PECORA ADDITION
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LOWELL
—CUSTOM HOMES—

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B1

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- Lowell.dwg

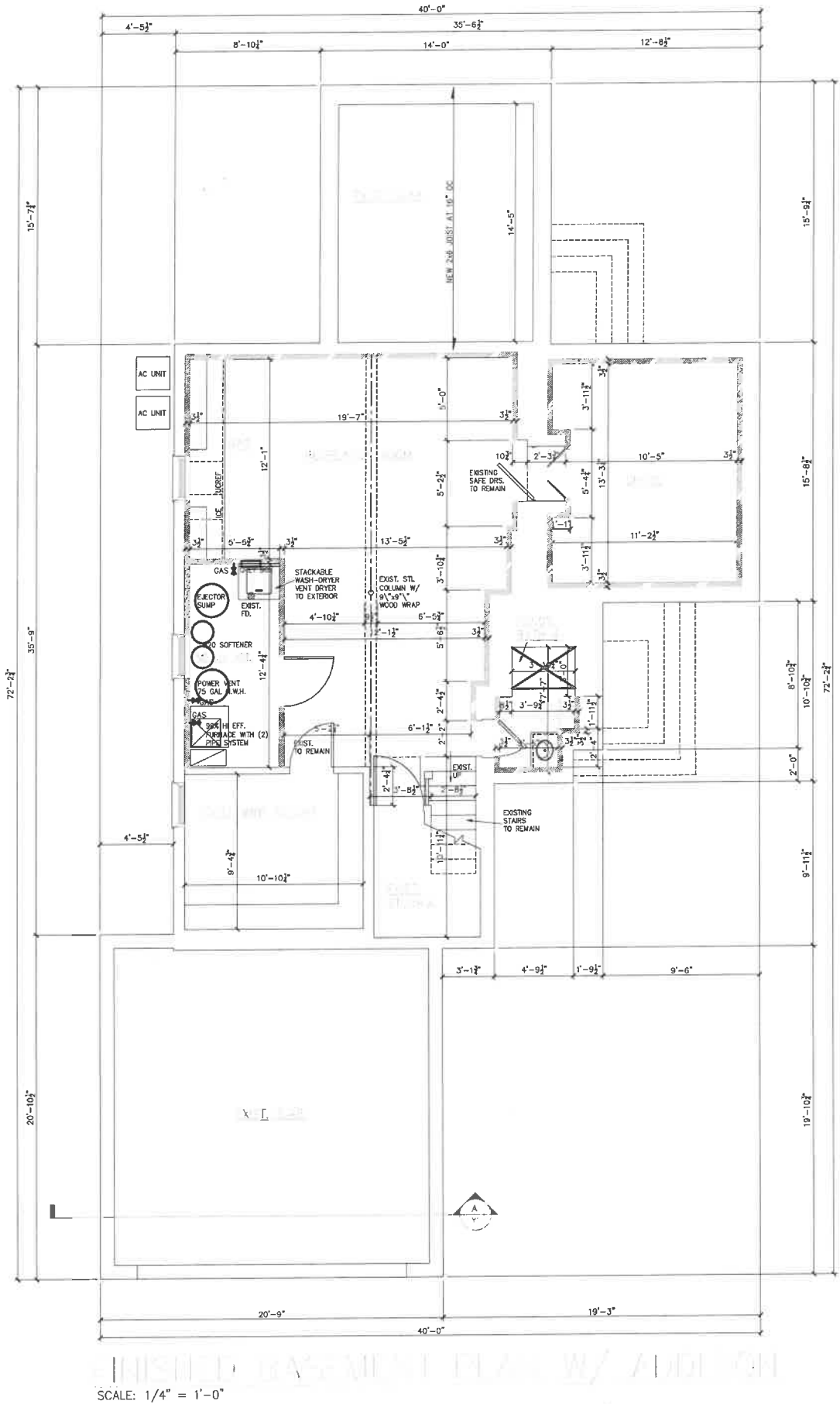


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THE PECORA RESIDENCE
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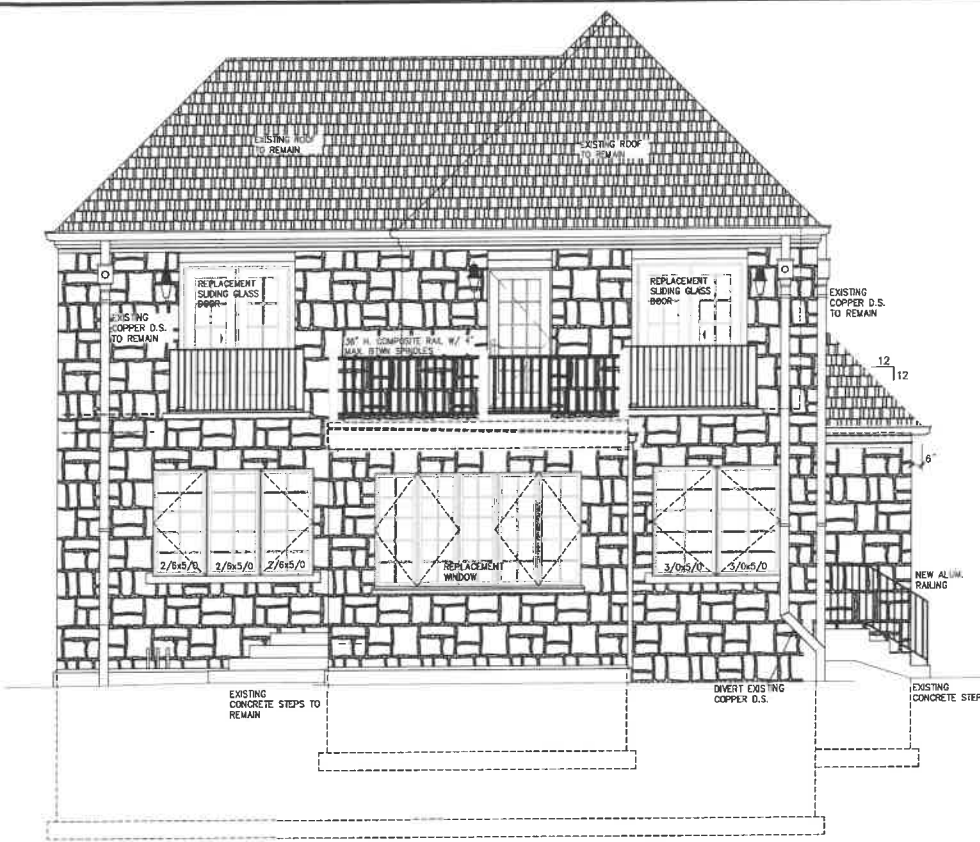
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B2
PECORA ADDITION
Lowell.dwg

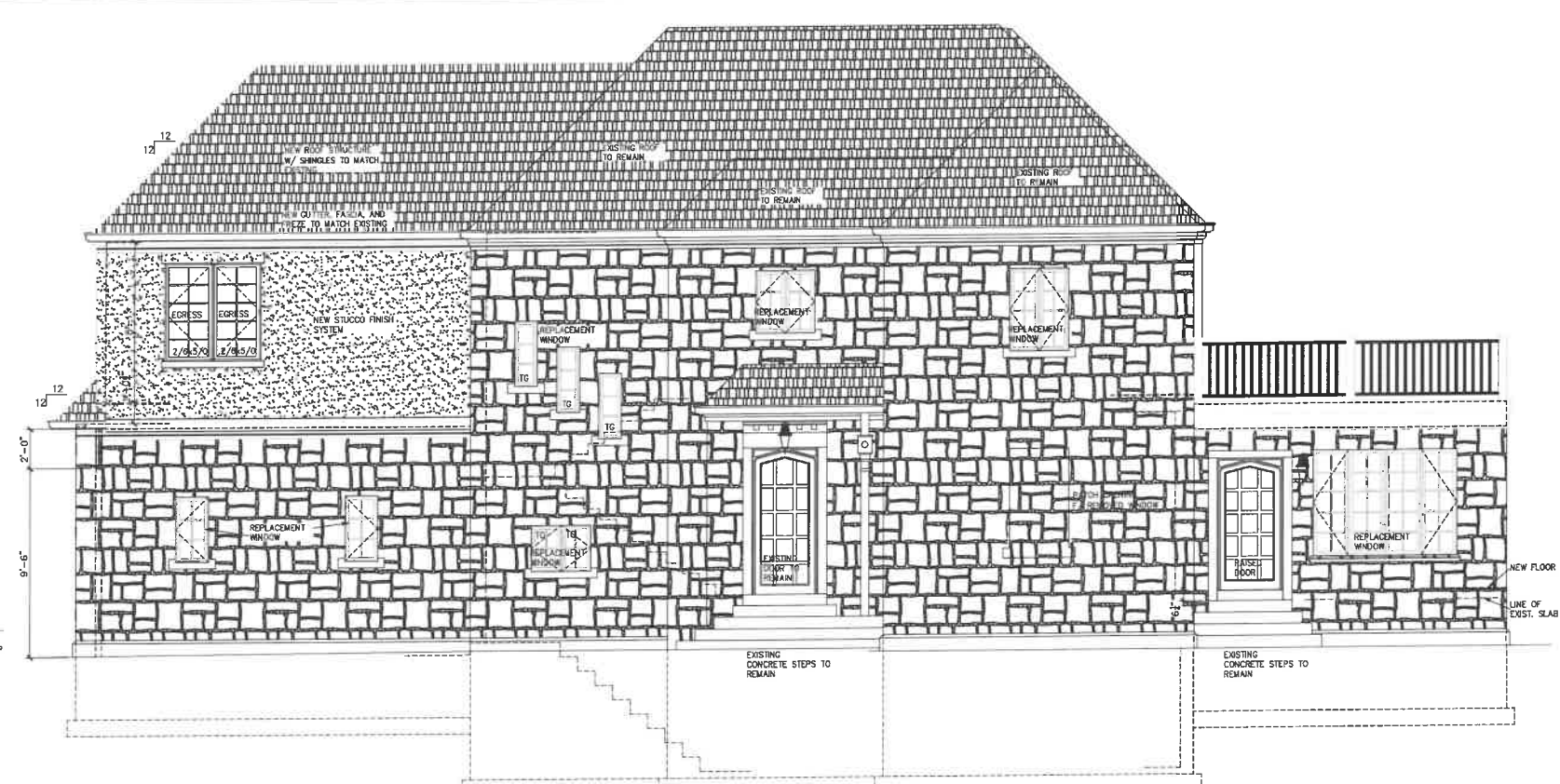
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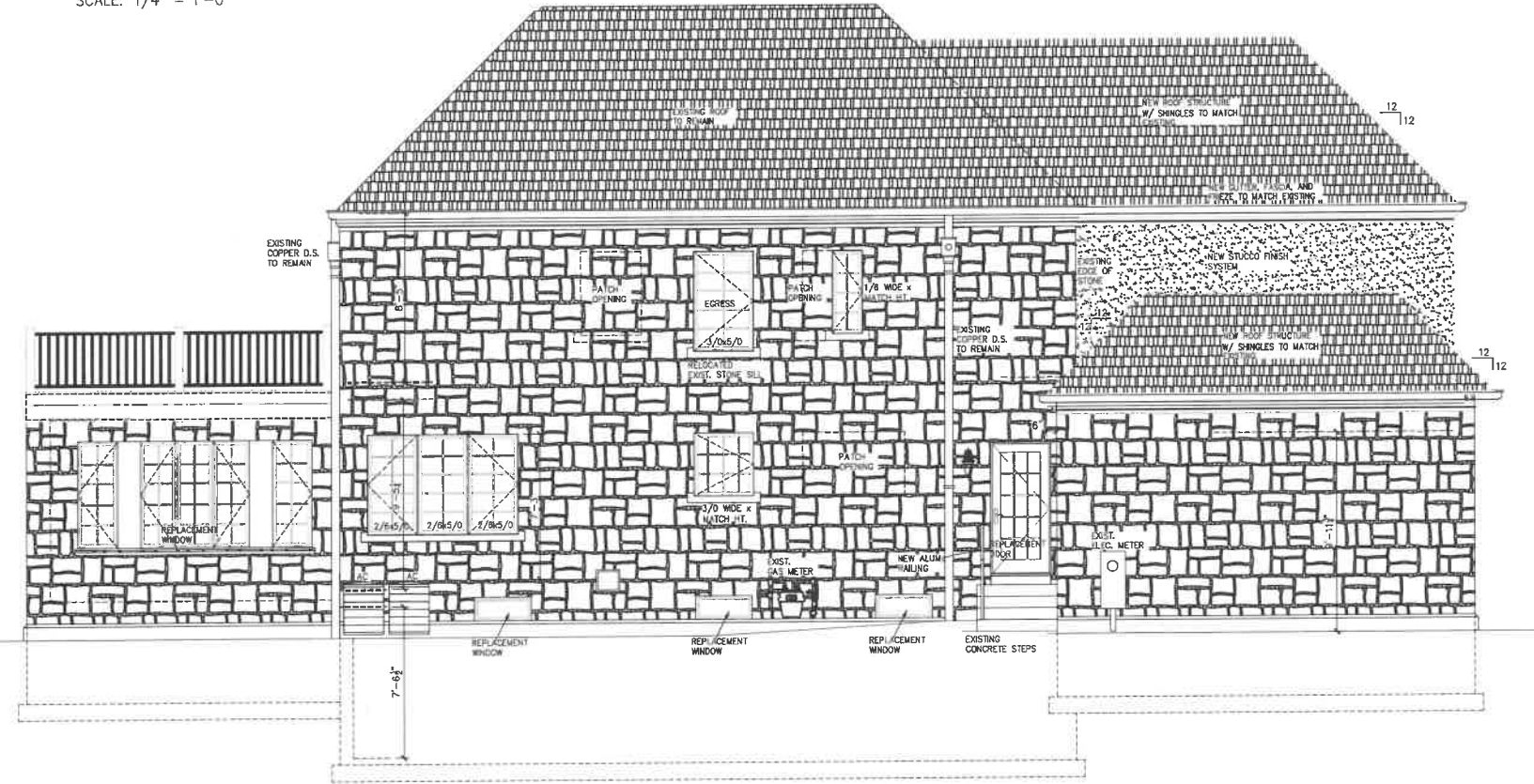
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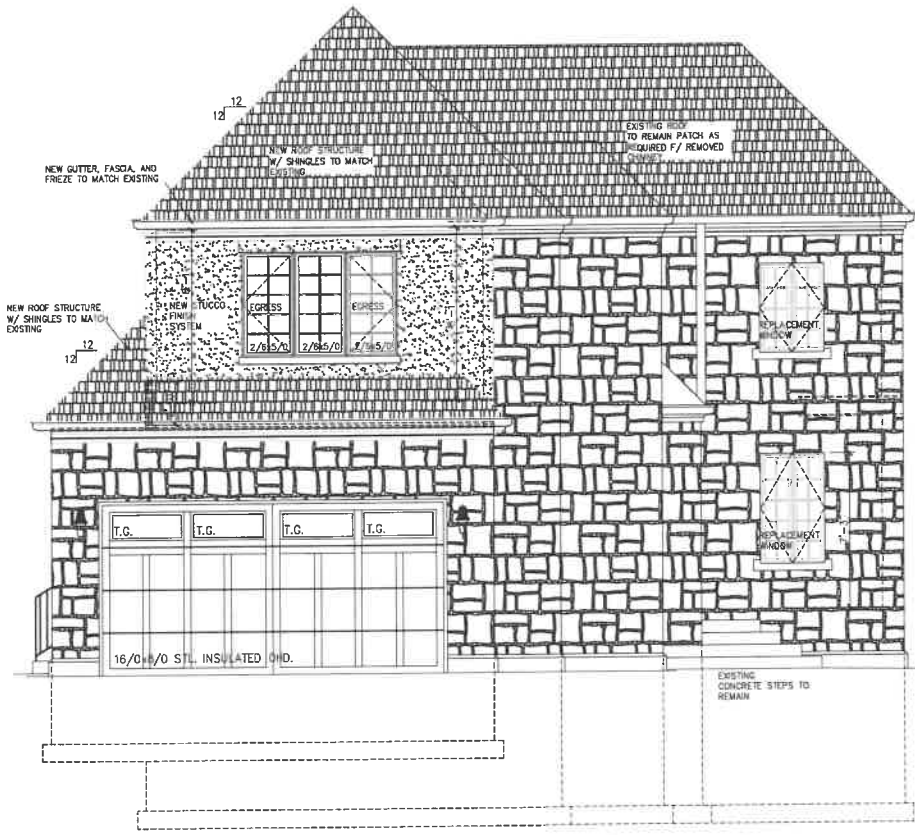
FRONT ELEVATION W/ ADDITION
SCALE: 1/4" = 1'-0"



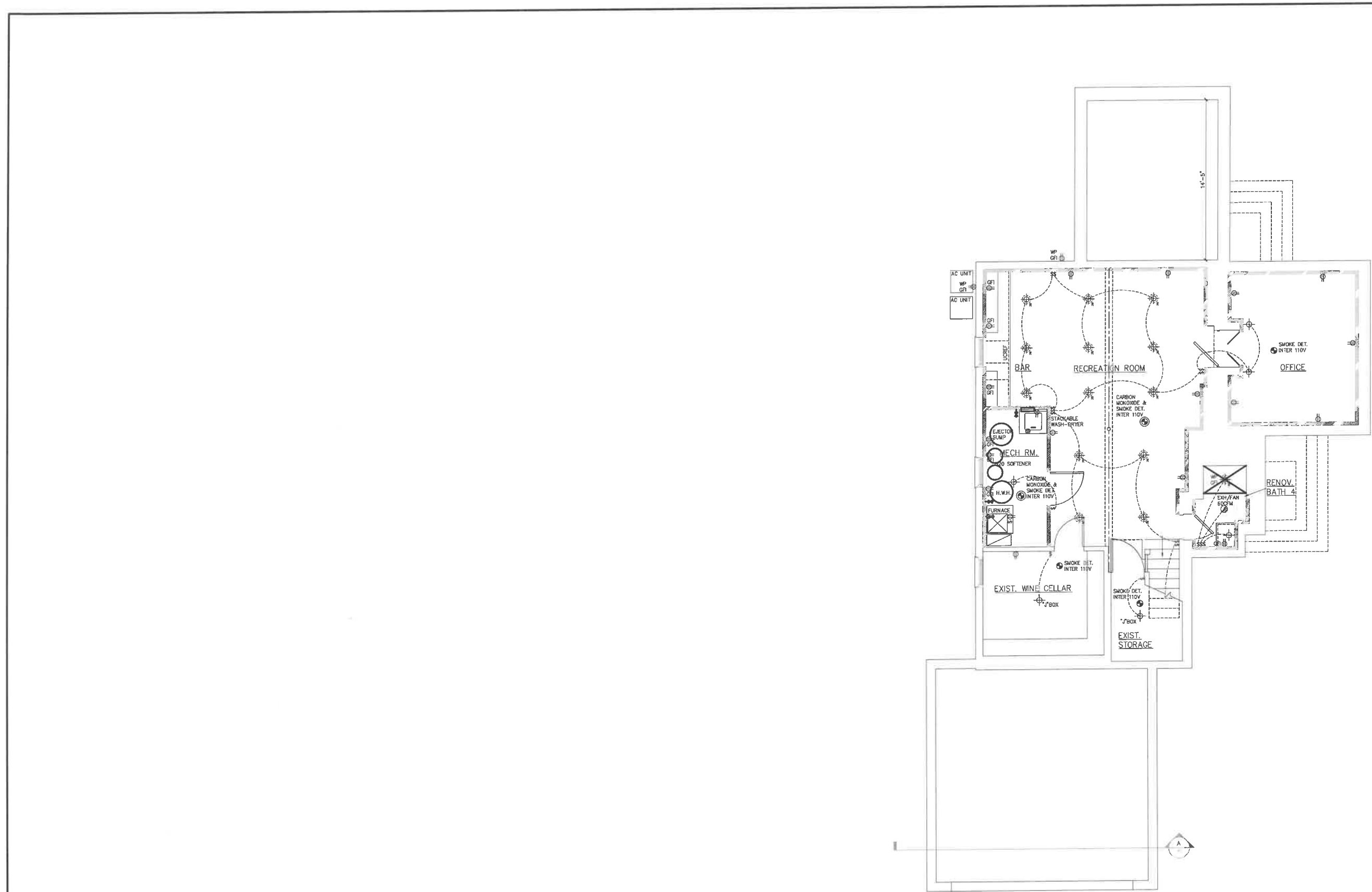
SCALE: 1/4" = 1'-0"



REAR ELEVATION W/ ADDITION
SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



FINISHED BASEMENT
ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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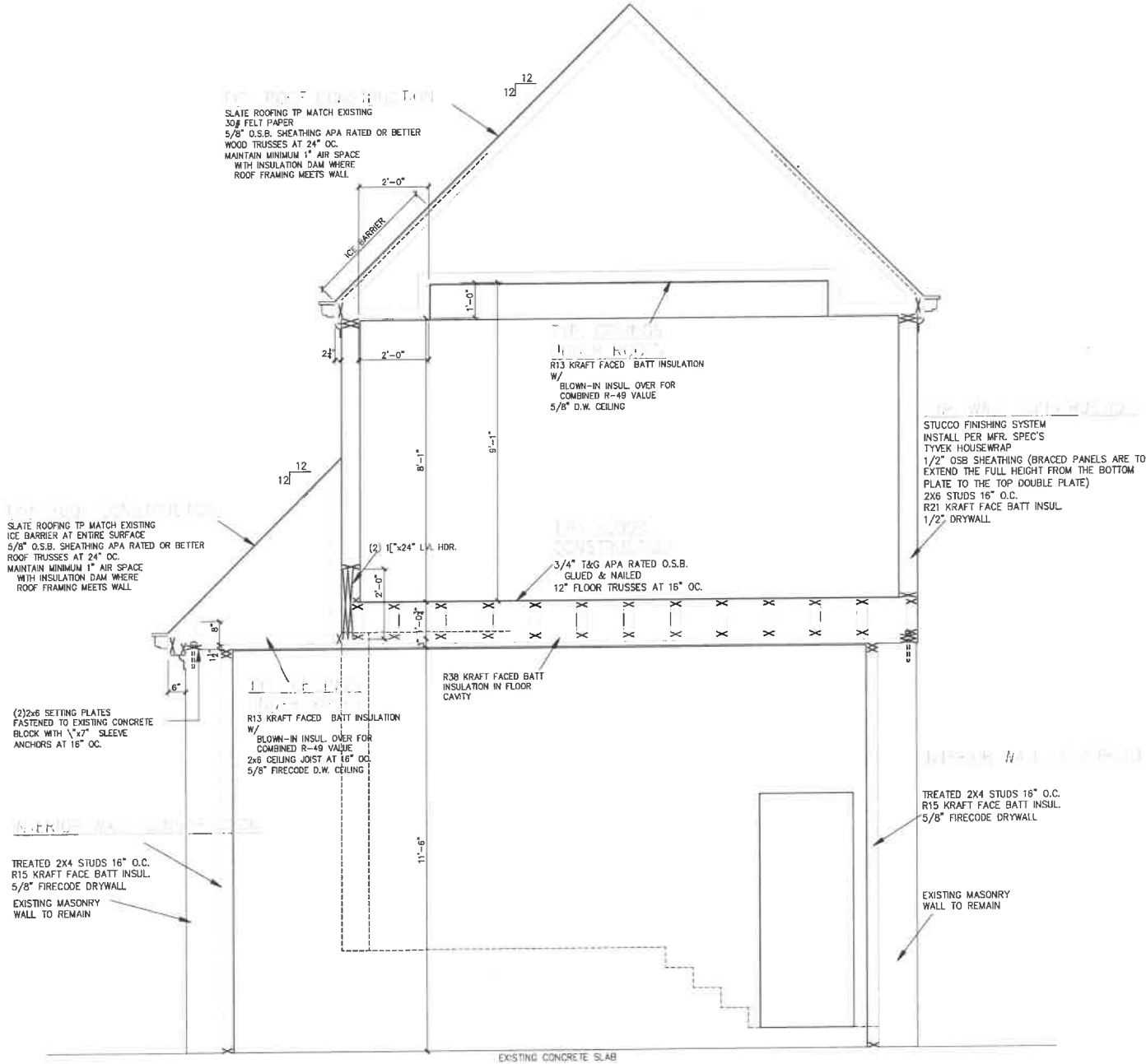
E2
X-PECORA ADDITION
- Lowell.dwg

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LOWELL
—CUSTOM HOMES—

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STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 20, 2022

Agenda Item: 11

Applicant:

Business Improvement District (BID)
Lake Geneva

Request:

Mural Project
Downtown Design Discussions in the Central
Business (CB) zoning district

Description:

The Business Improvement District (BID) has submitted a proposal for Downtown Design Review on the request to allow the installation murals in the Central Business (CB) zoning district.

The need to rewrite sections in our zoning ordinance will be required should this idea move forward.

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.

PROPOSAL

LAKE GENEVA, WI MURAL PROJECT

20
22



THE WHY THE MURAL PROJECT

INTRODUCTION

For years, there have discussions and murmurs about having an injection of art, color, and design on the building walls of downtown Lake Geneva. Having talked to many people, it seems as if the majority of the downtown businesses and officials are on-board with this project. The goal of the Lake Geneva Mural Project is to encourage people (locals and tourists alike) to explore more of the town than they normally would. Almost every person you see walking around downtown has a camera in their pocket, an aspiration to make fond memories, and the desire to share their day with the social media world.

According to an article on forbes.com, owner of muralist company, Beautify ,states, *"Our clients tell us constantly that without the mural, people would have never known they existed. While there is plenty of research out there that shows this impact, our own research confirmed that the 40–50 murals alone on Lincoln Blvd drove up the streets average business revenue by 5 – 10%, with some businesses receiving up to 50% increase. We are creating inviting spaces people want to see, spend time at, and take photos and video in front of to share on social media and other channels."* We hope to accomplish the same in Lake Geneva.

A link to the full article can be found on the Resources page of this proposal. A print copy will be included with the printed copy.



THE WHERE

WHERE DO WE WANT PAINT?

1.

CHRISTINE'S - 858 W MAIN ST.

- Main point of entry into town off Highway 50 - maximum exposure
- Owner, Paul Pappas, is excited about the idea of a mural on that wall
- A mural would improve the current look of the location.

MELGES REAL ESTATE OFFICE - 233 CENTER ST.

- Perfectly "framed" blank wall in a high-traffic area.
- Owner, Hans Melges, is on-board with the project.
- Shorter wall/confined space -- a great area to feature an interactive mural for higher online engagement

2.

3.

OTHER LOCATIONS THAT HAVE SAID "YES!"

- Hogs & Kisses - 149 Broad St - "Love this idea and the alley side of Hogs has a perfect brick wall for art."
- Maxwell Mansion - 304 S Wells - "We are kind of downtown but would consider having something painted on our garage door as long as it fit with the style of the mansion."
- Treasure Cove - 146 Broad St - On the door leading to upstairs apartment
- Avant - 234 Broad St - Kevin said he may be interested in an installment on the alley wall
- Sopra Bistro - 724 Main St - "We rent our building. Sopra Bistro. Beautiful brick garage behind us in the alley that would be perfect for a mural. I know the owner would agree. This is a great idea."
- Keefe/Compass Building - 703 W Main St - Roger Wolff in full support of the project
- Lake Aire Restaurant - 804 W Main St - Open to painting the area between them and the popcorn store (Constant Cravings)

THE GOAL IS TO ADD A MURAL (OR TWO) EVERY YEAR FOR 5-7 YEARS. AFTER THIS TIME THE OLDER MURALS WILL BE ASSESSED AND RE-PAINTED/RE-DONE AS NECESSARY.



LAKE GENEVA MURAL PROJECT

THE HOW ARTISTS, PAINT, & MAINTENANCE,

PAINT & SEAL

While the majority of the paint decisions belong to the artists, there is a general consensus in the muralist community about paint. The go-to option for most muralists is acrylic exterior paint (like the kind you would paint on the outside of your house). These paints allow brick to breathe, while creating vibrant vivid color. Once the mural is complete, they are sealed with a varnish to protect the art from sun, vandalism, and other damage. The varnish protects the mural to increase its longevity.

MAINTENANCE

The lifespan of a mural varies quite a bit depending on different factors. Assuming the mural has been painted with high-quality paint and sealed properly it could last for many many years. As previously stated, the BID hopes to facilitate the painting of a mural (or two) every year for 5 years. After the initial 5 year period, the older pieces will be assessed and either re-painted or re-done depending on the condition of the artwork.

THE ARTISTS/ARTWORK

Artists for the initial mural will be selected by BID members Janine Osbourne and Alethea Salgado. After the initial project, we are hoping to form a committee of interested parties to select future muralists. Artwork will be vetted with the City, the business owner, and the BID to form a cohesive and beautiful design that reflects the beauty of Lake Geneva.



LAKE GENEVA MURAL PROJECT

THE WHO WYLIE CAUDILL

We are very excited to announce that award-winning Kentucky-based artist, Wylie Caudill, is on-board with helping us paint our first installation!

We have had many conversations with Wylie and he is working on some sketches with his ideas for the first installation. The inspiration is water/nautical/welcoming.

PREVIOUS WORK:



THE ARTIST





LAKE GENEVA MURAL PROJECT

WHAT WE LEARNED OTHER CITIES

The following are responses from other city's officials when asked how the murals installed improved traffic and tourism.

Kenosha, Wisconsin

"We do not have any statistics on how these art projects have impacted the travel and tourism industry. Definitely improved the look and feel downtown."

Wauwatosa, Wisconsin

- Project began by connecting with building owners to determine interest/participation and the percentage of the wall that could be covered by the mural
- According to the contract entered into with the building owners, they are not allowed to remove and the city is required to maintain the murals for a period of 5 years.
- An RFP was put out seeking artists. Responding artists were required to provide proof of experience and a plan for the mural. The Wauwatosa Tourism Commission make the final artist selections and executed the contract.
- The hotel/motel tax revenue paid for the initiative. 2 building owners commissioned their own murals (paid for it themselves). Total cost was \$55,000. A local paint store donated paint.
- Artists were provided a stipend, a lift/ladder, and paint.
- The initiative took 6-7 months to complete.
- The result is that the murals have become a destination to visit in the community. They receive a large amount of social media attention. They have proved to be good for the local businesses and for the community as well.

Miami, Florida (from the Wynwood Walls Website)

Wynwood Walls was established in 2009 by the legendary Tony Goldman of GoldmanProperties, as an outdoor museum of international street art. Since the first year's program-featuring Kenny Scharf, Futura, Os Gemeos, Swoon, Shepard Fairey, and other renowned innovators in street art, Wynwood Walls has become a phenomenon, spurring the creation of murals throughout the Wynwood district. It is now one of the best venues in the world to see the work of leading street artists.

Each subsequent year, a selection of both national and international artists-that range from old school graffiti artists to up and coming talents-have created artwork for the Wynwood Walls. In 2012, Wynwood Walls celebrated Art Basel with a series of events dedicated to the vision of Tony Goldman who passed that September. Since that time, the project has been curated by Tony's daughter, Goldman Properties CEO Jessica Goldman Srebnick.

Encompassing more than 50 dazzling, cutting-edge murals created by respected street artists from Asia, Europe, Latin America and the United States, the Wynwood Walls attracts hundreds of thousands of people from all over the world each year.

Unfortunately, other local municipalities did not reply to our inquires.

FAQS

THE OTHER STUFF

Will murals be confined to the downtown area only? Is this a citywide project?

As the majority of the initial funds will be allocated from the BID's annual budget, initially the mural project will be within BID boundaries. We would LOVE for the project to expand past the boundaries. If an ordinance were to change, we would hope it would be for the entire city and not just the BID area to allow other business owners the opportunity to add art to their walls.

Who's paying for this?

The BID will fund the majority of the initial project. We are also going to ask for grants from other local organizations that would benefit from the program. In the future, we may also organize a fundraising event for other projects. We are in communications to see if a local business would be willing to donate any paint.

How will murals be affixed to the buildings?

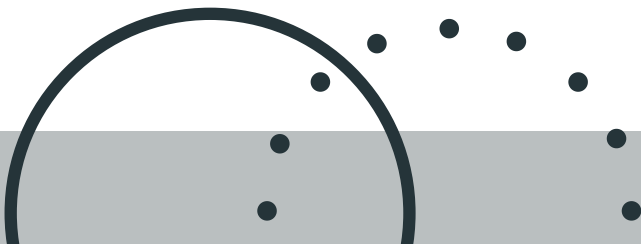
this depends on the location and the discretion of the business owner. Some will be painted directly on the wall while others may be painted on wood paneling and bolted onto the building.

What about vandalism?

Oh how we wish this wasn't an issue! With the sealant used to protect the murals, any vandalism should be able to wash off. We would ask that the building owners monitor their murals and take care of vandalism if it occurs. If the issue is bigger than the owner can handle, it would be addressed on a case-by-case basis.

When would the City expect applications?

Hopefully soon! Once we have an established design and the building owner has signed off on it, we will prepare the applications. The goal is to have AT LEAST one (but hopefully TWO!) walls painted in 2022.



RESOURCES FOR YOUR CONSIDERATION

AMERICA'S MURAL MAGIC: HOW STREET
ART CAN TRANSFORM COMMUNITIES
AND HELP BUSINESSES

forbes.com

WWW.WYLIECAUDILL.COM

THEWYNWOODWALLS.COM

NOVACOLORPAINT.COM/BLOGS/NOVA-
COLOR/CHOOSING-THE-RIGHT-PAINT-FOR-
MURAL-ART



THANK YOU

Alethea Salgado &
Janine Osbourne
Lake Geneva, WI
Business Improvement
District Board of
Directors

262.812.6012
(Alethea)

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 20, 2022

Agenda Item: 12

Applicant:
City of Lake Geneva

Request:
Update and discussion on the Gateway
Corridor ordinance presented by Jackie Mich
and Sonja Kruesel of Vandewalle and
Associates.

Description:
Update and discussion on the Gateway Corridor ordinance presented by Jackie Mich and Sonja
Kruesel of Vandewalle and Associates.

Enhanced Design Standards: Entry Corridor & Gateway Design Overlay

City of Lake Geneva

Plan Commission Meeting

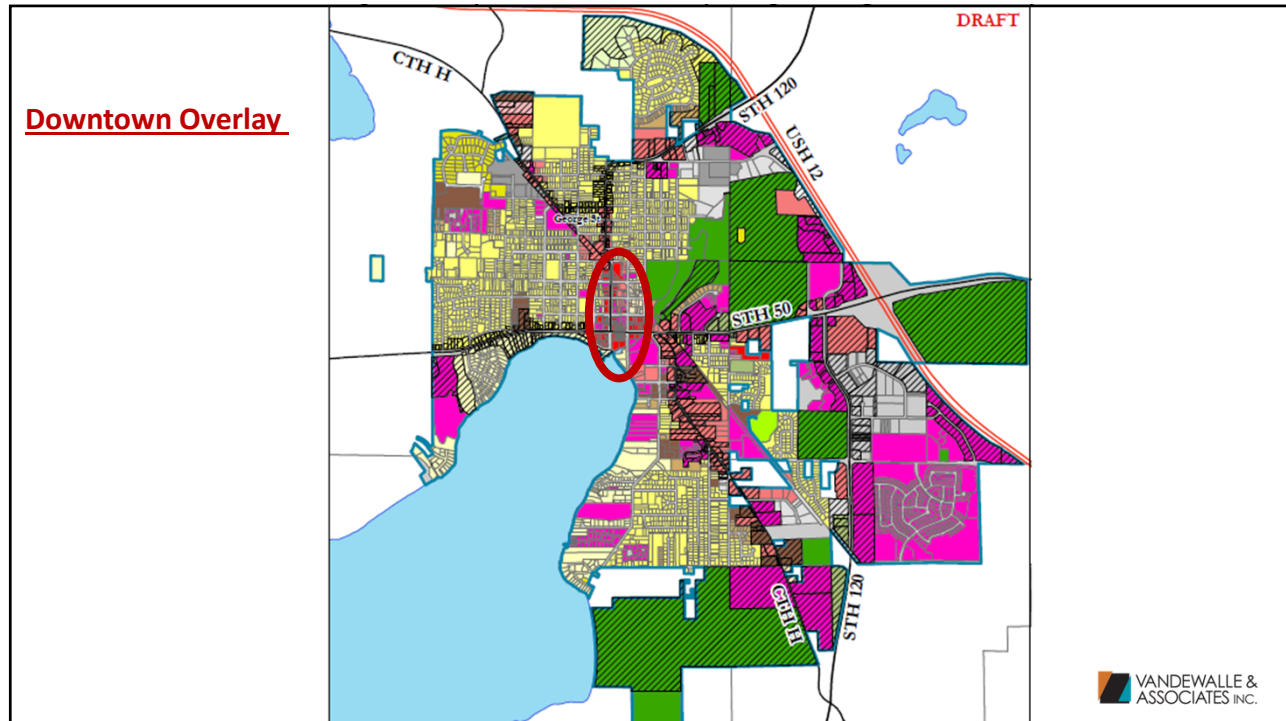
June 20, 2022

1

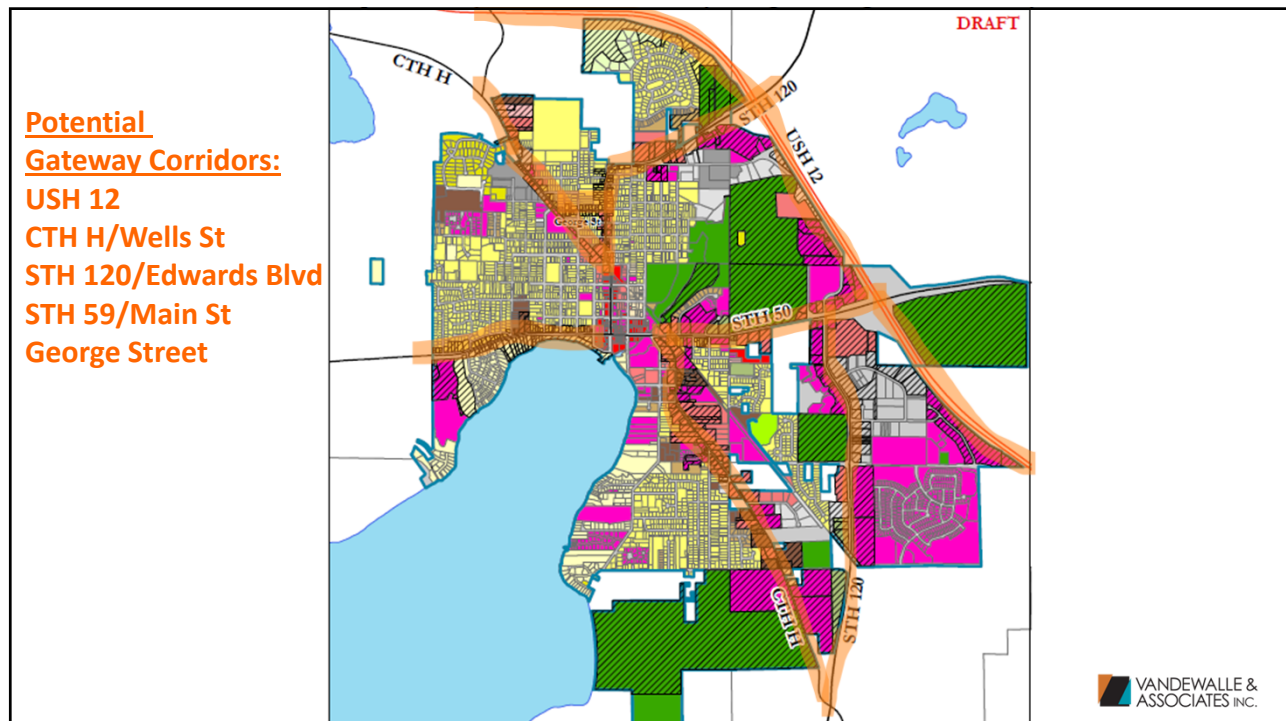
Current Design Standards

- High degree of design control within Downtown Overlay Zoning District
- Lesser degree of control outside of Downtown Overlay:
 - Landscaping requirements
 - Certain building materials prohibited (if visible from residential or right-of-way):
 - o *Nondecorative materials (plywood, concrete block, cinder block, concrete foundation walls or panels), corrugated metal, asphaltic siding, exposed fastener systems*
 - Group and Large Developments
 - Conditional Use Permits
 - Sign Ordinance

2



3



4

City's Objectives

- Sense of character, avoid generic suburban, "Anywhere USA" feel
- Avoid unadorned grey box commercial – Promote high quality building materials, architectural features, and improved site design
- Design for people first and cars second
- Protect natural resources and promote water quality
- More?



5

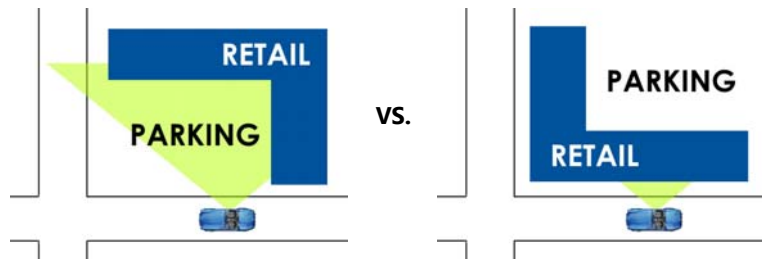
How to Accomplish City Objectives



6

Vehicle Circulation Areas

- Locate parking in rear or side of buildings (not in front), where possible
- Require more landscaping along public streets
- Locate drive-through windows rear or side of buildings (not in front)



Images: www.cdsmr.com

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ASSOCIATES INC.

7

Building Façades

- No blank walls – require façade articulation every [40-70] linear feet
- Windows/doors required on all street-facing façades
- Building entrance must face primary street if possible; regardless, façades on primary street should have appearance of front façade
- Windows and doors should be trimmed (lintels, sills, surrounds, etc.)



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8

Character/Quality of Life

- Require bike/ped connections and bike parking
- Screen of mechanical and exterior building systems
- Lighting of entrances after dark



VANDEWALLE &
ASSOCIATES INC.

9

Exterior Building Materials

- | | | | |
|--|----------|---|----------|
| <p>Require
or
Encourage</p> | <p>{</p> | • Class I: brick; brick veneer; stone; stone veneer; glass (curtain/storefront); stucco; and fiber cement siding. | <p>}</p> |
| | | • Class II: split-face or decorative block; EIFS; wood or wood composite siding; and seamless metal siding. | |
| | | • Class III: architectural/decorative metal panels; residential aluminum siding; vinyl siding; brick panels; and stone panels. | |
| <p>Limit or
Prohibit</p> | <p>{</p> | • Class IV: smooth-face or non-decorative block, concrete panels (tilt-up or precast); asphaltic siding; metal siding with seams; poly-roofing siding; nondecorative metal panels; corrugated metal; nondecorative wood (plywood, chipboard, etc.) | <p>}</p> |

VANDEWALLE &
ASSOCIATES INC.

10

Building Materials for Commercial/Mixed Use

- Require building façades to use a minimum % of **Class I** materials where visible from street
- Prohibit **Class IV** in most situations



11

Where should we require them?

- Could apply previous requirements citywide – for new development, redevelopment, and significant additions
- Could consider applying still higher standards in specific gateway locations



12

Consider Higher Standards in Key Locations

- Require specific building materials (brick, stone, architectural metal, glass)
- Require additional landscaping
- No parking, loading, or circulation areas between the principal/accessory building and street
- Prohibit new drive-throughs
- Locate gas pumps and car washes *behind* the building
- Monument signs only



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 20, 2022

Agenda Item: 13

Applicant:
City of Lake Geneva

Request:
Comprehensive Plan discussion on the proposed resolution to adopt the Public Participation Plan presented by Jackie Mich and Sonja Kruesel of Vandewalle and Associates.

Description:
Update and discussion on the proposed resolution to adopt the public participation plan for the Comprehensive Plan Process, presented by Jackie Mich and Sonja Kruesel of Vandewalle and Associates.

RESOLUTION 2022-

ESTABLISHING PUBLIC PARTICIPATION PROCEDURES
FOR BOTH THE REGULAR AND UNIQUE CONSIDERATION OF
2022 AMENDMENTS TO THE CITY OF LAKE GENEVA COMPREHENSIVE PLAN

WHEREAS, the City of Lake Geneva on March 9, 2020 adopted the City of Lake Geneva Comprehensive Plan, under the authority of and procedures established by §66.1001(4), Wisconsin Statutes; and

WHEREAS, that 2020 Comprehensive Plan document advises both the regular Plan Commission review of the Comprehensive Plan, as well as the ability to respond to unique circumstances which arise in relation to the Comprehensive Plan which are distinct from the regular plan review process, and to enable the City's consideration of potential amendments where the Plan becomes irrelevant or contradictory to emerging policy or trends; and

WHEREAS, §66.1001(4)(a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of the Comprehensive Plan preparation or amendment process, and that such written procedures shall provide for wide distribution of draft plan materials, an opportunity for the public to submit written comments on the Plan materials, and a process for the governing body to respond to such comments; and

WHEREAS, the City of Lake Geneva believes that meaningful public involvement in processes designed to periodically consider and adopt amendments to its Comprehensive Plan is important to assure that the resulting Plan and adopted amendments meet the wishes and expectations of the public; and

WHEREAS, the attached "Public Participation Strategy and Procedures for Amendments to City of Lake Geneva Comprehensive Plan" includes procedures to foster public participation, ensure distribution of draft plan materials, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Lake Geneva hereby recommends that the Common Council adopt a resolution to constitute official City approval of the attached "Public Participation Strategy and Procedures for Both the Regular and Unique Consideration of 2022 Amendments to City of Lake Geneva Comprehensive Plan" as required under §66.1001(4)(a), Wisconsin Statutes.

Approved this 20th day of June, 2022

Charlene Klein, Mayor

ATTEST:

Lana Kropf, City Clerk

PUBLIC PARTICIPATION STRATEGY AND PROCEDURES FOR BOTH THE REGULAR AND UNIQUE CONSIDERATION OF 2022 AMENDMENTS TO CITY OF LAKE GENEVA COMPREHENSIVE PLAN

Introduction

A key required component of Section 66.1001 of Wisconsin Statutes—the State’s comprehensive planning legislation—is actively involving community stakeholders as each local comprehensive plan is being developed, updated, or amended. Public participation helps to ensure that the resulting comprehensive plan accurately reflects the vision, goals, and values of citizens of the community.

Section 66.1001(4)(a) of Wisconsin Statutes requires the City of Lake Geneva to adopt, by resolution, written procedures designed to foster public participation at every stage in the preparation or subsequent amendment of its comprehensive plan. The written procedures must provide for wide distribution of the comprehensive plan, an opportunity for the public to submit written comments on the plan, and provisions for local response to such comments.

This document meets this statutory requirement. It serves as the procedures that will be used to consider and potentially adopt amendments to the City of Lake Geneva Comprehensive Plan under both a regular Plan review process, as well as in the instance of responding to a unique Plan amendment circumstance.

Major Goals of Public Participation Strategy

- Provide opportunities for people to participate in processes to consider and adopt amendments to the City’s comprehensive plan.
- Adopt plan amendments that reflect the ideas, desires, and objectives of most residents and property owners.
- Meet both the letter and spirit of Wisconsin’s comprehensive plan legislation.
- Use the City’s Plan Commission as a foundation for guiding the plan amendment process.
- Recognize that the goals expressed above must be balanced with the need to complete the comprehensive plan amendments within a reasonable timeframe.

Selected Public Participation Techniques

The City will, at a minimum, use the following techniques to obtain public input during the plan amendment process:

- Assure that all Plan Commission and City Council meetings to consider and adopt amendments are open to the public, and are noticed as required by state open meeting regulations.
- Provide an opportunity at each public meeting held on the plan amendments for public comment. Some meetings will be designed to encourage wide participation from the public. Other meetings are intended to be work sessions for the Plan Commission, City Council, or some combination. The public comment period will be provided at either the beginning or end of each public meeting, or at one or more other parts of the meeting at the discretion of the Plan Commission or City Council. This will allow the Commission or Council to concentrate on completing tasks without interruption, while still allowing the public an appropriate chance to observe and comment.
- Hold at least one formal public hearing on the proposed comprehensive plan amendments and the adopting ordinance prior to adoption. All members of the public will have an opportunity to

present testimony and offer comments at the public hearing. The public hearing will be noticed and held per the requirements of Wisconsin Statutes, Section 66.1001.

Opportunities for Comments/Responses on Draft Comprehensive Plan Amendments

The City will have available copies of draft plan amendment materials at City Hall and the Library during normal business hours, in addition to being posted on the City's website. The City will also provide copies of the draft and final plan amendments to adjacent and overlapping governments and non-metallic mineral interests as required by statute and to members of the participating public as requested. The City may charge for public copies an amount equal to the costs of time and materials to produce such copies.

Public comments will be solicited and responded to at every stage of the plan amendment process. Written comments on the comprehensive plan amendments may also be delivered, mailed, faxed, or emailed to the City Clerk. The City will respond to written comments via mail, email, fax, telephone, meeting, and/or through consideration of appropriate changes to the comprehensive plan, or to the proposed amendments to the comprehensive plan.

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 20, 2022

Agenda Item: 14

Applicant:
City of Lake Geneva

Request:
Comprehensive Plan Implementation items for
2022 – 2023, review pages 176 – 181 of the
Comprehensive Plan.

Description:
Plan Commission Members are asked to identify from Comprehensive Plan Implementation
items list found in the back of the Comprehensive Plan on pages 176 – 181.

Please identify 5 – 10 items you feel need to be addressed in 2022 – 2023.

Figure 11.1: Implementation Programs and Recommendations

Category	Recommendation	Reference	Implementation Timeframe	Lead Party
Agricultural, Natural, and Cultural Resources	Review the zoning ordinance and consider options for removing obstacles to local foods, including allowing front yard and community gardens.	Chapter 2	2020-2022	Building and Zoning Department
	Consider incorporating low impact development standards and stormwater best management practices into City Ordinances, such as water conservation, rain gardens, native plantings, and maximizing pervious surfaces.	Chapter 3	2020-2025	Building and Zoning Department
	Consider zoning code amendments to require or reward green building practices. Research options to adapt to a less predictable climate in the future.	Chapter 3	2020-2025	Building and Zoning Department
	Use mitigation strategies to reduce existing invasive species impact within the region and prevent new invasive species from entering the region Participate in the Clean Boats, Clean Waters watercraft inspection program.	Chapter 3	2020-2025	Public Works Department
	Enforce erosion control and stormwater management standards through overlay zoning districts	Chapter 3	2020-2025	Building and Zoning Department; Code Enforcement
	Develop a plan to protect the White River stream banks.			
	Adopt requirements for shoreline habitat restoration.			
	Prepare an updated woodland inventory to ensure that the woodland protection overlay district remains an effective tool for preservation of forests and trees.			
	Develop a Stormwater Management and Climate Resiliency Plan that codifies best practices and advances goals related to flood mitigation and water quality.	Chapter 3	2020-2025	Building and Zoning Department; Public Works Department
	Use zoning standards to require high-quality landscaping, building design, signage, lighting and public furnishings to protect and enhance the aesthetic quality of the City's entryways (gateway zoning overlay districts).	Chapter 4	2020-2025	Building and Zoning Department
	Update City's parkland dedication ordinance to tie dedication requirement to on number of new dwelling units, as recommended in the 2015 Park and Open Space Plan.	Chapter 3	2020	Administration
	Encourage and support communitywide celebration of Latino culture year-round and on a designated day.	Chapter 4	2020-2025	Administration; City Council; General Public
	Work proactively with the Latino community to incorporate Latino cultural elements into existing community events such as Oktoberfest and Venetian Fest.	Chapter 4	2020-2025	Administration; City Council; General Public

red: staff effort or V&A effort

blue: may need outside consultant/expertise

Category	Recommendation	Reference	Implementation Timeframe	Lead Party
Land Use	Over time and as projects present themselves, amend the zoning map to correspond with the Future Land Use map.	Chapter 5	Ongoing	Building and Zoning Department
	Develop and adopt zoning ordinance updates: - Consider a “downtown periphery” design overlay - Adopt a Private Recreation zoning district - Consider further limitations on big box development - Update the sign ordinance to create a consistent aesthetic in the Downtown and comply with Reed v. Gilbert.	Executive Summary	2020-2021	Building and Zoning Department
	Reflect changes to state legislation, including changes to conditional use permit approvals.		***	
	Conduct the following studies to inform the City’s growth policy: - Cost-Benefit Analysis for Development and Redevelopment by Land Use Type - Traffic Study Based on Planned Growth Pattern	Growth Policy	2020	City Council
Transportation	Create an Official Map to reflect the recommendations in this Plan and the City’s 2015 Park and Open Space Plan and 2017 Bike and Pedestrian Plan.	Chapters 6 and 7	2020-2025	Building and Zoning Department; Department of Public Works
	Explore options to expand parking facilities downtown through a comprehensive downtown parking study.	Chapter 6	2020-2025	Parking Services Department
	Study improvements to existing streets, including Lake Shore Drive	Chapter 6	2020-2025	Department of Public Works
	Implement the recommendations from the 2017 Bicycle and Pedestrian Plan	Chapter 6	2020-2030	Department of Public Works
	Explore opportunities to expand public transit alternatives including a community Car program and shuttles.	Chapter 6	2020-2030	Administration; Department of Public Works; Parking Services
	Implement the transportation improvements identified on Map 6 and in Chapter Six: Transportation.	Chapter 6	2020-2030	Department of Public Works
	Implement the non-highway transportation improvements identified in Chapter Six: Transportation, such as bike share and bike and pedestrian improvements.	Chapters 6, 7 and the Parks and Open Space Plan	2020-2030	Department of Public Works
	Study the need for a STH 50 Bypass and possible new interchange on USH 12 at Bloomfield Road.	Chapter 6	2020-2030	Department of Public Works

Category	Recommendation	Reference	Implementation Timeframe	Lead Party
Utilities, Community Facilities, and Civic Organizations	Implement recommendations exist in Figure 7.3: Timetable to Expand, Rehabilitate, or Create New Community Utilities or Facilities.	Chapter 7	See Chapter 7, Figure 7.3	Utilities Commission; Administration
	Continue to audit municipal buildings to identify ways to reduce energy consumption and make building operations more sustainable.	Chapter 3	Ongoing	Administration
	Work with the Wisconsin DNR to address safety issues concerning Big Foot Beach and S. Lake Shore Drive and to relocate the boat launch, perhaps in conjunction with the WDNR master plan process for Big Foot Beach State Park.	Chapter 6	2020-2030	Department of Public Works
	Prioritize investment in the future of the Riviera, including reviewing potential renovations and identifying funding sources for improvements.	Chapter 7	2020-2030	Administration; Building and Zoning Department
Housing and Neighborhood Development	Consider adopting a small lot (less than 8,000 square feet) residential zoning district.	Chapter 8	2020-2030	Building and Zoning Department
	Consider updating zoning standards to allow accessory dwelling units and other housing options that promote affordability	Chapter 8	2020-2025	Building and Zoning Department
	Update detailed site plan and design standards from this <i>Plan</i> for multi-family developments.	Chapter 8	2020-2025	Building and Zoning Department
	Establish a City target for new 200 workforce units by 2030 and work to recruit development that will advance this goal.	Chapter 8	2020-2025	Building and Zoning Department

Category	Recommendation	Reference	Implementation Timeframe	Lead Party
Economic Development	Complete a Downtown Revitalization and Reinvestment Plan.	Chapter 9	2020-2025	Building and Zoning Department
	Provide leadership to continue momentum on Downtown improvements and implementation of Roger Brooks recommendations, including storefront and sidewalk recommendations and a comprehensive wayfinding system.	Chapter 1 and 9	2020-2022	Administration
	Study the potential of a plaza north of the Riviera, consider widening the sidewalks, and explore the potential use of Flat Iron Park; study the impact of such changes on parking and local businesses.	Chapter 9	2020-2025	Department of Public Works
	Explore the requirements of the Wisconsin Premier Resort Area Tax.	Chapter 9	2020-2025	Finance Department
	Consider developing conceptual infill revitalization and redevelopment plans for the Neighborhood Mixed Use areas identified in Maps 5a and b.	Chapter 9	2020-2022	Building and Zoning Department
	Support existing local businesses through development approval assistance, business mentoring, and small business loans.	Chapter 9	2022-2030	Administration
	Work with economic development partners to actively recruit businesses desired by residents such as larger employers, specialty grocery stores, coffeeshops, and more varied retail.	Chapter 9	2022-2030	Administration, VIST Lake Geneva, BID, Lake Geneva Economic Dev. Corporation
	Explore establishing a Green Business Program.	Chapter 9	2022-2030	Administration
Intergovernmental Cooperation	Continue to cooperate with other communities and organizations on issues of mutual concern, such as water quality, compact development, and farmland preservation.	Chapters 10	2020-2030	Administration; Department of Public Works
	Explore regional collaborations to preserve community character and critical natural resources including establishing a Greenbelt Corridor around the City and participating in watershed planning	Chapters 3, 7, and 10	2020	Building and Zoning Department; Department of Public Works
Plan Monitoring and Advancement	Monitor development activity and future implementation strategies against the recommendations in this <i>Plan</i> .	Chapter 11	2020-2030	Building and Zoning Department
	Update this <i>Plan</i> every 10 years as required by State Statute.	Chapter 11	2028-2030	Administration
	Increase community awareness and education of the <i>Plan</i> through various initiatives described earlier in this Chapter.	Chapter 11	2020-2030	Administration
	Consider requiring a public open house or neighborhood meeting for certain types of development proposals.	Executive Summary	2020-2030	Administration
	Establish expanded protocols for advertising opportunities for public input on important issues, including utilization of Aldermanic Wards and direct mailings.	Chapter 11	2020-2030	Administration
	Provide annual Common Council and Plan Commission training in May to educate local officials about Comprehensive Plan and State Statute consistency requirements.	Chapter 11	Annually	Administration
	Provide annual Common Council and Plan Commission update on Comprehensive Plan implementation and progress	Chapter 11	Annually	Administration; Building and Zoning Department

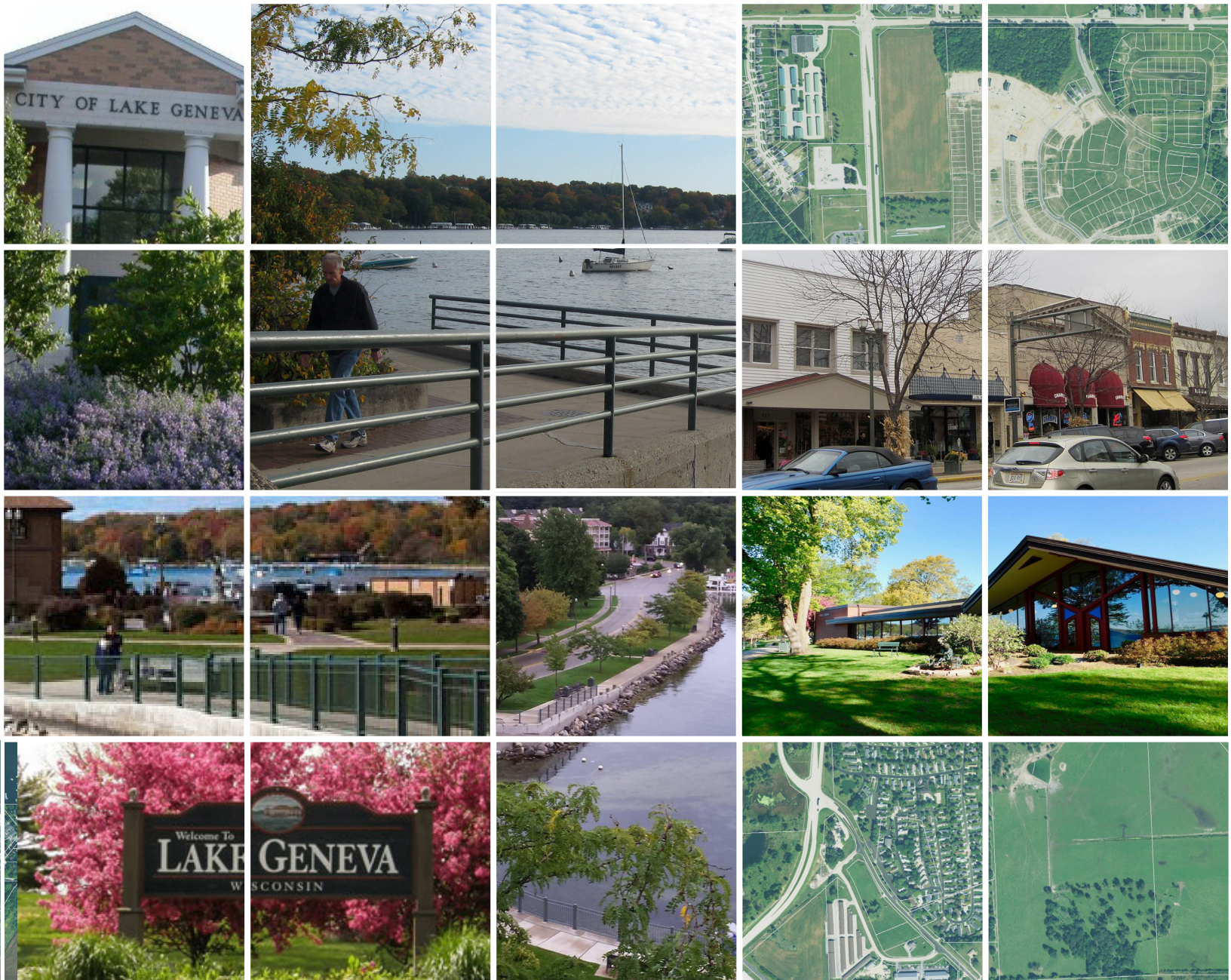
STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 20, 2022

Agenda Item: 15

Applicant:
City of Lake Geneva

Request:
City Planner RFQ Review

Description:
Discussion on the proposed Request for Qualification (RFQ) for the 2 Company RFQ's received for the City Planning contract.



Proposal for:

CITY OF LAKE GENEVA CITY PLANNING SERVICES

April 21, 2022



VANDEWALLE & ASSOCIATES, INC.
www.vandewalle.com

Milwaukee: Global Water Center | 247 Freshwater Way, Suite 530 | Milwaukee, WI 53204
Madison: 120 East Lakeside Street | Madison, WI 53715
Contacts: Jackie Mich | (414) 988-8631 | jmich@vandewalle.com
Sonja Kruesel | (608) 255-3988 | skruesel@vandewalle.com

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Team Resumes	11
Fee Schedule	15

BUSINESS IDENTIFICATION AND CONTACTS

Primary Contact

Vandewalle & Associates, Inc.

Year Established: 1976

Milwaukee:

247 Freshwater Way
Milwaukee, WI 53204
(414) 988-8631 Phone
Website: www.vandewalle.com

Jackie Mich, AICP
jmich@vandewalle.com

Madison:

120 E Lakeside Street
Madison, WI 53715
(608) 255-3988 Phone
(608) 255-0814 Fax

Sonja Kruesel, AICP
skruesel@vandewalle.com



LETTER OF TRANSMITTAL



Fred Walling, Building & Zoning Officer
City of Lake Geneva
626 Geneva Street | Lake Geneva, WI 53147
bzadmin@cityoflakegeneva.com

RE: Request for Proposal for City Planning Services

Dear Fred:

Vandewalle & Associates is pleased to submit this proposal to continue our longstanding working relationship with the City of Lake Geneva. Our firm has worked with the City in a wide variety of roles over the past 20+ years, and we are excited for the opportunity to continue our partnership.

We offer unparalleled institutional knowledge of Lake Geneva related to comprehensive planning, downtown design standards, park and open space planning, sub-area planning, TIF planning, and ordinance development and interpretation. Not only have we worked with the City to develop, write, and adopt these plan and ordinances, but we have also actively played a role in interpreting, updating, and implementing them as a part of the City team. This combination of experience within Lake Geneva, in a variety of roles, provides us with a unique perspective to the issues, challenges, and opportunities the City faces. We understand Lake Geneva's position as a first-class tourist destination and the advantages and challenges it brings. We also understand the City's crucial objectives of protecting water quality in Geneva Lake, protecting natural features, requiring quality development, supporting quality of life, and managing growth while still fostering businesses and economic development in the community.

Our proposal highlights both our knowledge and expertise as a firm, along with the many successful projects we have been able to accomplish with the City since the late 1990s. Through the development of this proposal, we reflected on just how many different projects the City and Vandewalle & Associates have been able to develop, adopt, and implement together. It is truly remarkable how impactful the working relationship has been over the years. These projects include:

- Original Comprehensive Plan and Updates (1992, 1997, 2009, 2020)
- Hillmoor Special Area Plan (2020)
- Park and Open Space Plan and Updates (2008, 2015)
- The City's first Bicycle and Pedestrian Plan (2018)
- Transportation Alternatives Program (TAP) Grant Application (2020) - \$835,316 in federal funds awarded
- Tax Increment Financing District #4 – resulted in significant downtown investment and surplus tax increment
- Established and led the annual Comprehensive Plan Amendments process (2011-present)
- Zoning Ordinance Rewrite (1998), plus regular zoning ordinance upgrades to keep up with changing state and federal law, and numerous zoning ordinance amendments to promote community character and natural resource preservation

Lake Geneva's core planning team includes Jackie Mich, Sonja Kruesel, Brian Munson and Scott Harrington, who have seamlessly taken the reins from Mike Slavney, who skillfully served as the City's consulting planner for over 20 years. Having worked closely with Mike for over eight years, Jackie Mich brings unparalleled knowledge and insight in the City's Zoning Ordinance and unique natural resource protection regulations. She is also the primary author of the City's recent Comprehensive Plan Update, Bicycle and Pedestrian Plan, and TAP Grant application. Sonja Kruesel joined the team in 2021; she brings her deep municipal planning experience as lead City Planner for the City of Fitchburg and City of Monona. Principal Brian Munson brings unmatched expertise in land use planning, neighborhood design, and real estate, and Principal Scott Harrington brings his experience in city management, redevelopment, and tax increment finance. Both are on hand to advise on complex development-related challenges as they arise.

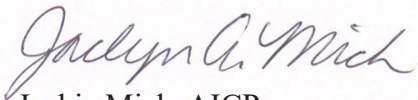
LETTER OF TRANSMITTAL

As the City's go-to planners, Jackie and Sonja have a particularly strong working relationship with the Building & Zoning Department, the members of the Development Review Team (DRT), and other City staff and officials. This year, Sonja and Jackie collaborated with City staff to fine-tune the development review process, and we continue to communicate on a daily or weekly basis with DRT staff to ensure timely and thorough review of development proposals. Across the firm, we provide on-call planning services for 18 other communities across the state, including four other communities in Walworth County. Lake Geneva benefits greatly from this experience, as we routinely bring our knowledge and insight from these communities, providing best practices and lessons learned from communities across the region and state.

In total, our firm's local knowledge, experience, and proven methods will provide the City with a reliable, trusted planning team on-call, when needed. Vandewalle & Associates also offers the City the opportunity to leverage a wide range of topic area expertise from our diverse collection of planning staff personnel – including neighborhood design, landscape design, TIF, redevelopment implementation, real estate, grant writing, and more. Together, this provides the City with the closest thing to a true in-house planning staff person at a substantially lower cost.

Thank you for the invitation to submit our proposal and for your consideration of our services. We look forward to the possibility of continuing our long-standing working relationship with the City of Lake Geneva.

Sincerely,



Jackie Mich, AICP
Lead Associate Planner



Sonja Kruesel, AICP
Associate Planner



**FIRM QUALIFICATIONS:
EXPERIENCE, REFERENCES, PROJECT TEAM,
AND FEE SCHEDULE**



FIRM PROFILE

VANDEWALLE & ASSOCIATES: WHO WE ARE

**Transforming places, shaping communities,
building economies, and adding impact**

Vandewalle & Associates is a collection of passionate professionals with expertise in disciplines that converge to best impact change and make places work better for people:

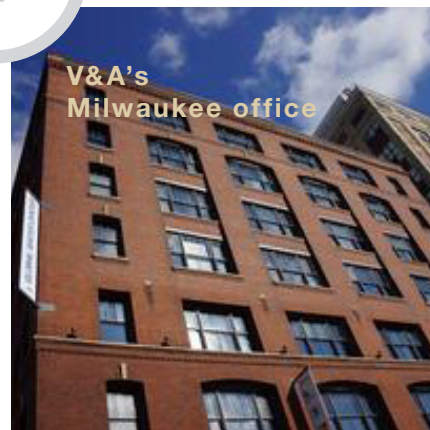
- **Community planning and zoning**
- **Land use planning**
- **Grant procurement**
- **Public engagement**
- **Multi-layered asset analysis**
- **Park and open space facility planning**
- **Intergovernmental relations**
- **Economic strategy**
- **Market analysis**
- **Neighborhood design**
- **Redevelopment**
- **Design and architecture**
- **Marketing**
- **Real estate**
- **Public-private partnerships**

Established in 1976, V&A has been a Midwest leader in community planning, zoning, public participation, place-based analysis, economic strategies, visioning, and implementation for more than 45 years. We work in partnership with our clients to identify core, place-based opportunities and translate them into strategic plans, innovative projects, and custom regulations.

Please visit our website for more information on our firm: www.vandewalle.com.



2 offices
40+ years



COMMUNITY PLANNING SERVICES

Vandewalle & Associates is Wisconsin's leader in providing outstanding and cost-effective community planning services. With our community services practice, our objective is to provide our municipal clients with carefully customized personnel and services to best meet their needs.

Approach. Our approach for community planning services has several components:

- Working in many communities as their on-call planner for years and even decades has provided our firm with unparalleled consistency in service, institutional knowledge, and a true connection to the community.
- Ongoing work is allocated between the local team to be as cost-effective as possible – providing a best-fit or blend between experience and billing rates.
- When specialized assignments arise, our local team is able to call on Vandewalle & Associates' team of more than 15 professional planners. These include our company core of eight principals and the president – each of whom has been with us for more than ten years, and have a combination of almost 200 years of professional experience. This approach gives our municipal clients immediate access to the most experienced and diversely-skilled planning firm in the Midwest.

Our service model works well. We have been serving many of our municipal clients for 15 to 25 years. In addition to serving Lake Geneva, clients include Fontana, Delavan, Edgerton, Jefferson, Johnson Creek, Watertown, Oregon, Mount Horeb, Fort Atkinson, Franklin, Monroe, and Shawano. In growing communities where planning needs are expanding, we are often the last on-call planning consultant before a community hires in-house planning staff.

Recognized for Excellence. Vandewalle & Associates and our team have received both state and national recognition for developing a system of planning and development for small and mid-sized communities. In 2004, we were recognized by the Wisconsin Chapter of the American Planning Association (APA-WI) for Outstanding Contribution to Planning in Wisconsin. Vandewalle & Associates' approach to community planning services is based on this award-winning approach. In 2017, Vandewalle & Associates and our team were again recognized by APA-WI. Two projects – the Village of Oregon Sign Code and the Madison Metropolitan School District Enrollment Projections Study – were recognized and received the Excellence in Planning Award from the Wisconsin Chapter of the American Planning Association.

Project Management. Vandewalle & Associates is staffed by highly-experienced project management talent. Project management techniques we employ include:

- Frequent communication to ensure project coordination and clear understanding of expectations and assignments through preparation and regular updates of a detailed project schedule and public outreach schedule. When working with any community, there is no substitute for consistent communication throughout any process undertaken by a consultant. By providing a clear outline of tasks, roles, and objectives during the process, City staff will have a transparent understanding of responsibilities and next steps.
- Active internal budget management to monitor progress towards successful project completion against the available budget. We have a proven track record of completing projects on time and on budget.
- Maintaining continuity is also a key aspect of quality control. Our team has deep experience working as partners with our clients. Principals on the team have many years of tenure at Vandewalle & Associates and commitments to remain with the firm. The firm also has a progressive approach to professional staff advancement, designed to assist in retention of the best and the brightest.

City Staff as Partners

Our best outcomes are those where we are able to engage with City staff as part of a seamless team. The staff's on-the-ground knowledge of the community, history of past planning successes and failures, relationships with key individuals and organizations, and individual areas of expertise are essential to getting the project off and running in a quick and efficient manner and keeping it on course. Although members of our team have extensive experience in the community through past planning and implementation efforts, nothing can compare to those who are there every day.

We are then able to complement that with a suite of specialty skills and services most communities do not possess in-house, including everything from real estate analysis and land economics, to market assessments, to urban design, to public improvements programming, to placemaking, among many other specialties. Further, we bring our firsthand implementation experiences of what works, and what doesn't, with dozens of communities and projects, large and small.

COMMUNITY PLANNING SERVICES

Municipal Planning. Vandewalle & Associates provides current planning services to numerous municipal clients, including Lake Geneva. In this role, the firm serves as the community's staff planner, responsible for preparing planning commission reports on various community development issues, providing expert guidance to elected officials, and ensuring that the community's adopted plans and policies are implemented. What sets us apart from other firms is our unique ability to prepare and implement plans in house. Through the preparation of our state of the art, detailed plans that include such techniques as traditional neighborhood design and transit-oriented design and through the creation of modern regulatory ordinances, we are able to implement high-quality, unique plans and designs that meet the special requirements of our client communities.

Development Review. We provide outstanding on-call development review services. Typically, these services include attending monthly development review staff meetings and plan commission meetings, preparing and presenting reports and recommendations on development proposals, and site inspections to ensure compliance with approved site plans, architectural details, landscaping, lighting, signage, and conditions of operation. Where development activity is sporadic, we reserve dates for all the above, and then attend as requested by the municipality.

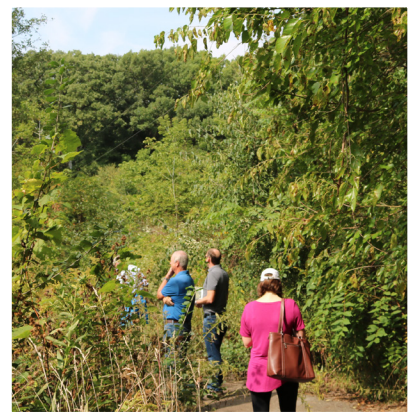
Our firm prides itself on a tradition of building and sustaining the confidence of the plan commission, elected officials, zoning board of appeals, and other municipal bodies to review development in an effective and predictable manner, with an efficient process that yields improved results for the community, nearby properties, and the applicant.

Our experience is particularly deep in communities where redevelopment is predominant and projects must achieve a win-win balance on tight sites with challenging economics and where the preservation and enhancement of community and neighborhood character is a high priority.

Local Regulations. Vandewalle & Associates is Wisconsin's leader in customizing zoning, subdivision, official mapping, urban design, landscaping, and sign regulations to effectively implement local objectives.

Our ordinances are carefully designed to work in communities that have limited staff resources by providing:

- Regulations that are crafted to attain community objectives while responding to the economics of development specific to the municipality
- Zoning districts that are fully customized for each community, with clear relationship to municipal plans
- Complete descriptions of all procedures
- Detailed application checklists
- Complete code definitions, including effective land use descriptions which can accommodate evolving and new forms of development and commerce, and specific examples of such uses
- Effective graphics to convey information
- Tables to enable quick reference
- Clear cross-relationships between zoning, subdivision, and official mapping requirements.



COMMUNITY PLANNING SERVICES

Comprehensive & Neighborhood Plans. Vandewalle & Associates has more than 45 years of experience in preparing comprehensive plans that are designed to become a reality. Because of our broad range of expertise, our comprehensive and neighborhood plans are firmly grounded in the specific economic realities of the community, and seek to leverage each community's unique assets to accomplish municipal priorities and community benefits. We firmly believe that a strong vision for the planning area is essential to enhance community character, economic development, environmental protection, and quality of life.

Our plans guide future growth and redevelopment to create vibrant neighborhoods and downtowns, expand the mix of community services and housing choices, address long-term public safety and environmental objectives, and enhance the community's ability to attract a more diverse and sustainable tax base.

Our plans are committed to meaningful public participation. Our planning processes use diverse cost-effective participation techniques to prioritize public input at the beginning of the planning effort, and clear communication to shepherd the plan through adoption.

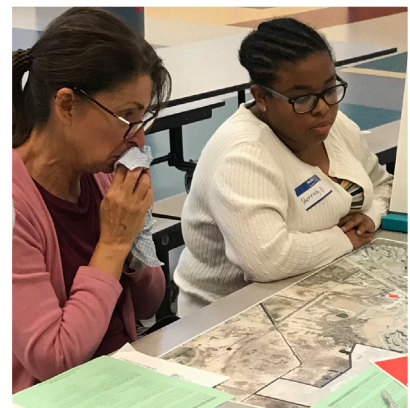
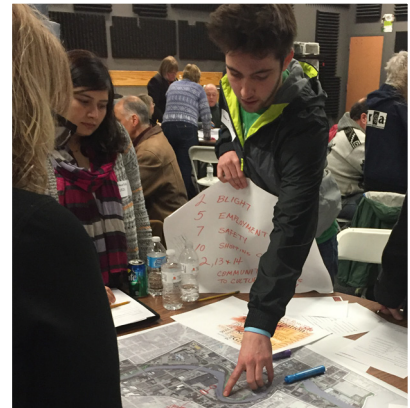
Finally, our plans are often designed to assist with subsequent grant applications and fundraising efforts by communicating key concepts with visually-compelling graphics and maps.

Park Planning & Implementation. Vandewalle & Associates has been preparing Park System Plans, 5-Year Updates, and detailed park development plans since our inception. Much of this work has focused on neighborhood and community park siting and design. However, our practice has diversified as public interests have broadened to stress pedestrian and bicycle systems, environmental and community history interpretation, and specialized facilities such as dog parks, disc golf, and paddle sports.

Our work is designed to ensure that development advances the plan's recommendations, and provides analysis that tests whether park fees and park land dedication requirements are up-to-date and calibrated in relation to the market and the approaches of nearby communities.

Redevelopment Planning. Vandewalle & Associates prides itself on getting projects built. Our success in the field has been our ability to balance creative and visionary planning with pragmatic attention to project execution. Our projects are designed to be 'market driven' and based on an in-depth understanding of the local economic and physical landscape. Most of our principal staff, in addition to having solid city planning and design credentials, have additional training in urban economics, economic-geography, or real estate.

Most of our large redevelopment projects have involved upfront market analysis to determine the depth and direction of the local real estate market, and the absorption potential of various types of space. This work provides an early "reality check" to help provide direction to the planning process, and can help identify any unfulfilled market niches within the locality or region. Vandewalle & Associates' success in the redevelopment arena is also attributed to our ability to identify specialized niches for urban sites for which no historic market may be known to exist. In real estate parlance, this is known as "making the market" or "positioning" a site through a careful selection of mutually supporting land uses or economic activities that have the potential to take advantage of unusual land use synergies and/or local/regional economic development initiatives. In all of our projects we seek to leverage local economic development opportunities to capitalize on a community's unique assets.



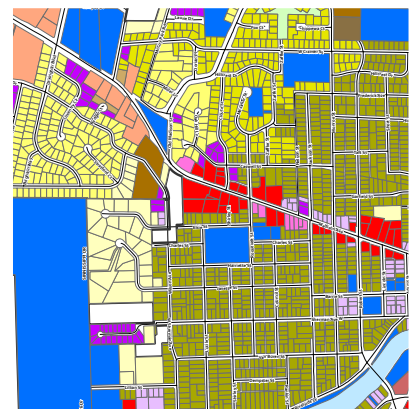
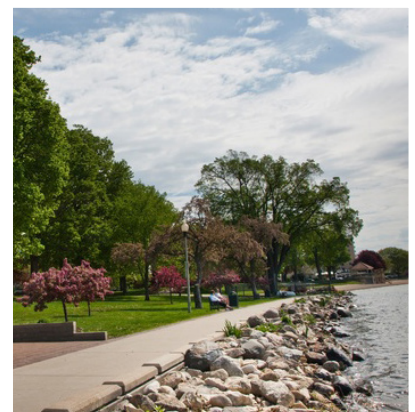
COMMUNITY PLANNING SERVICES

Tax Incremental Financing Plans. Vandewalle & Associates plays a critical role in establishing the economic development goals and boundaries for each Tax Incremental Financing Plan. We place special emphasis on ensuring that each district plays a complementary role in economic development, rather than competing with one another.

Grant Writing Experience and Success. Vandewalle & Associates understands that municipal budgets are tight, now more than ever. The firm has documented success in the preparation of implementation-related grant applications. Vandewalle & Associates has been successful in assisting our clients in securing more than \$93 million in state and federal grants and assistance for brownfield assessment, reuse planning, remediation, regulatory closure, and redevelopment. The firm has also successfully obtained grants for other purposes such as housing improvements, energy initiatives, recreational facilities, comprehensive planning, and detailed planning initiatives in a variety of communities. The firm develops relationships with key state and federal agencies and tracks opportunities within the context of frequently-changing state and federal programs and fiscal priorities.

As an example of our successful grant writing work, Vandewalle & Associates assisted the City of Lake Geneva on their grant submittal for TAP Grant Funding. The City of Lake Geneva was awarded **\$835,316 in TAP grant funding** to develop a new bike/ped trail connecting a State Park, schools, and other community assets to Geneva Lake. This project is especially vital because it connects with several key community destinations located directly along the trail route, including rear access to Big Foot Beach State Park, Lake Geneva Youth Camp, Badger High School, Lake Geneva Middle School, the future Geneva Lakes Family YMCA site, residential neighborhoods, Geneva Meadows Apartments, and places of worship; it completes gaps in the existing trail network; and links to two existing off-street trails. Jackie Mich is currently a member of the project management team leading the trail design and engineering.

Zoning and Subdivision Ordinance Preparation. Vandewalle & Associates staff takes great pride in our ability to implement our client communities' goals and objectives through ordinance preparation. More directly, our firm includes regionally recognized experts in zoning and subdivision regulations. Our expertise and knowledge in both time-tested and cutting edge regulatory techniques enables us to create ordinances to both be easily administered and match changing development trends. Zoning and subdivision regulation can be complicated and controversial. Without proper project management, a sound working strategy, and ongoing local involvement, regulatory rewrites by consultants often fail and local officials are left to deal with the mess. Our experience has taught us that the most effective approach arranges the process in a series of steps, organized around working sessions with local officials and other interested parties. Our proven approach builds strong working relationships with key local staff and officials who have been and will be on the "front lines" of zoning and subdivision decisions.



COMMUNITY PLANNING REFERENCES

Village of Fontana, Wisconsin

Theresa Loomer, Village Administrator

175 Valley View Drive | Fontana, WI 53125

Phone: (262) 275-6136 | Email: theresa@villageoffontana.com



Village of Shorewood, Wisconsin

Bart Griepentrog, AICP, Planning and Development Director

3930 N Murray Avenue | Shorewood, WI 53211

Phone: (414) 847-2647 | Email: bgriepentrog@villageofshorewood.org



City of Whitewater, Wisconsin

Cameron Clapper, City Manager

312 W Whitewater Street | Whitewater, WI 53190

Phone: (262) 473-0104 | Email: cclapper@whitewater-wi.gov



City of Monroe, Wisconsin

Dave Lothspeich, City Administrator

1110 18th Street | Monroe, WI 53566

Phone: (608) 329-2500 | Email: dlothspeich@cityofmonroe.org



PROJECT TEAM

Decades of experience. From a collection of 15 in-house experts, Vandewalle & Associates has assembled a multi-disciplinary team that brings a depth and breadth of experience, knowledge, skills, and perspective to community planning and design. Our firm is a blend of seasoned professionals and emerging talent – offering diverse perspectives on generational, demographic, lifestyle, and economic trends. With Vandewalle & Associates, the client has access to all our expertise, and we are able to quickly engage other in-house specialists as issues arise.

Associate Planners Jackie Mich and Sonja Kruesel will serve as co-project-managers and will lead all development review activities as described in the City's Request for Proposals. They will handle day-to-day tasks including Development Review Team (DRT) meetings and coordination, client communication, meeting coordination, document production, and scheduling, as needed. Brian Munson and Scott Harrington will offer high-level expertise in real estate, land use planning, tax increment financing, and redevelopment as needed.

Organizational Chart

ROLE: Co-Project Manager, Land Use Planning, Zoning, Development Review, Comprehensive Planning, Park Planning, and Grant Funding



JACKIE MICH, AICP
ASSOCIATE PLANNER



SONJA KRUESEL, AICP
ASSOCIATE PLANNER

ROLE: Co-Project Manager, Land Use Planning, Zoning, Development Review, Comprehensive Planning, Park Planning, and Grant Funding



BRIAN MUNSON
PRINCIPAL PLANNER

ROLE: Neighborhood Design, Urban Design, Real Estate and Entitlement Process Expertise



SCOTT HARRINGTON, AICP
PRINCIPAL PLANNER

ROLE: Redevelopment Planning, Land Use Planning, and TIF Funding Expertise

JACKIE MICH, AICP

Lead Associate Planner

Jackie Mich is a Lead Associate Planner with Vandewalle & Associates and brings her experience in development review, community planning, zoning, and economic development. She is currently serving as the on-call city planner for the City of Lake Geneva and the City of Delavan. Working closely with Mike Slavney, she has been involved in Lake Geneva since 2013, starting with zoning ordinance amendments and assisting with an update of the Park & Open Space Plan. In 2017-2018, she led the development of the City's first Bicycle and Pedestrian Plan, and in 2019-2020, she led the ten-year update of the City of Lake Geneva Comprehensive Plan, leading numerous public engagement events and working closely with City staff and officials throughout both processes. She was also the author of the successful Transportation Alternatives (TAP) grant for the South Street Trail, awarded in 2020.

A Wauwatosa native, Jackie also works on planning, redevelopment and implementation projects in the Greater Milwaukee area. She has recently completed Comprehensive Plan updates in Brookfield, Greenfield, and Shorewood and is currently leading the ten-year Comprehensive Plan updates for the Village of Bayside, the City of Altoona, and the City of Manitowoc. She brings her project management skills to implementation projects in the Village of Slinger, and to ongoing efforts in Washington County, including the Washington County Brownfield Site Remediation Program. Jackie led the development of the City of Franklin's Parkland Acquisition Strategy in 2021, and she has completed Bicycle and Pedestrian Plans for the City of Lake Geneva and City of Glendale.

Jackie was the project manager and lead planner for the City of Monroe Zoning Ordinance and Map project. She has also completed a Bicycle and Pedestrian Plan for the City of Lake Geneva and has led park and open space plans in Sun Prairie, Fontana, Delavan, and Cross Plains. Jackie also has worked on a number of complex projects as part of the consultant team on the Madison Beltline Planning and Environmental Linkages Corridor Study, the Highway 51 EIS, and Stoughton Road EIS. Her work in transportation planning also has included visioning and public participation efforts in support of Madison in Motion: The Sustainable Madison Transportation Master Plan.

Prior to joining Vandewalle & Associates, Jackie worked at the Midtown Greenway Coalition. The Midtown Greenway is a 5.5-mile long former railroad corridor in south Minneapolis which runs through some of the most diverse neighborhoods in the City, home to significant populations of Somali and Latino residents. There, she gained immeasurable experience with engaging with diverse communities around bicycling and transportation, and encouraging local residents to ride bicycles and use the Greenway. Jackie also worked as a Green Building Intern for the University of Wisconsin-Extension, and she researched the economic impacts of interpretive centers as a graduate student in the University of Wisconsin's Department of Urban and Regional Planning. Jackie began her career with the Wisconsin Historical Foundation in Madison.



Milwaukee office:
247 Freshwater Way, Ste 530
Milwaukee, WI 53204
Phone: 414.988.8654
jmich@vandewalle.com

EDUCATION

- M.S. Urban and Regional Planning
University of Wisconsin - Madison, Wisconsin
- B.A. History / Spanish
University of Wisconsin - Madison, Wisconsin

PROFESSIONAL LICENSES & MEMBERSHIPS

- Member, American Institute of Certified Planners
- Member, American Planning Association (APA) & Wisconsin Chapter (APA-WI)
- Excellence in Planning Award for "Village of Oregon Sign Code" – APA-WI Chapter, 2017
- American Institute of Certified Planners Outstanding Planning Student Award (2013)
- American Planning Association-Wisconsin Chapter Scholarship (2011-2013)

SONJA KRUESEL, AICP

Associate Planner

Sonja brings 10 years of professional leadership in municipal planning and zoning, along with a passion for community development and Midwest places. Having served previously as City Planner / Planning Director for both the cities of Monona and Fitchburg, WI, she has experience in comprehensive planning, project leadership and management, and strategic planning across a variety of geographies and socio-economic contexts. She also brings technical expertise in the implementation of park and open space plans and policies, TIF, environmental issues, municipal zoning, subdivision regulations, housing, real estate, greenfield development, urban redevelopment/ revitalization, form-based regulation, and farmland preservation zoning.

Working as Planning Director for both cities, Sonja served alongside the Vandewalle & Associates team on Comprehensive Plans and key projects such as the catalytic Monona Waterfront Redevelopment.

In her current role as an Associate Planner at Vandewalle & Associates she enjoys guiding projects from concept to occupancy and facilitating communication with developers, elected officials, and the public. She is also primed to lead long-range planning efforts and strategic initiatives.



Madison office:
120 East Lakeside Street
Madison, WI 53715
Phone: 608.255.3988
skruesel@vandewalle.com

EDUCATION

- M.S. Urban and Regional Planning
University of Wisconsin - Madison, Wisconsin
- B.A. Geography, History, Environmental Studies
University of Wisconsin - Madison, Wisconsin

PROFESSIONAL LICENSES & MEMBERSHIPS

- Member, American Institute of Certified Planners
- Member, American Planning Association (APA) & Wisconsin Chapter (APA-WI)
- Secretary, Market Leadership Advisory Board - WI
United States Green Building Council

AWARDS AND PRESENTATIONS

- Plenary Panel Speaker "Forwarding Equity" APA Upper Midwest Planning Conference (2019)
- Speaker "Strategies for Market-Ready Redevelopment" APA Upper Midwest Planning Conf (2015)
- Fitchburg Mayoral Award for Outstanding City Department (2020)
- Wisconsin County Code Administrators Scholarship Recipient (2012)

BRIAN MUNSON

Principal Planner, Manager of Neighborhood Design

Brian Munson leads the Neighborhood Design & Project Facilitation initiatives for Vandewalle & Associates. Focused on advancing the art of neighborhood design, project facilitation, and project entitlement, this team specializes in creating livable and sustainable projects from concept through construction. Brian has led multi-disciplinary design teams on projects ranging from mixed-use infill/redevelopment projects to large-scale traditional neighborhoods. These projects feature a unique blend of land uses, residential options, open spaces, and pedestrian focused environments; all of which, are combined to create projects that are grounded in sustainable smart growth principles that balance community character with development potential.

Brian's experience in neighborhood design, entitlement and implementation enables him to facilitate the creation of a wide range of diverse projects from greenfield sites to Main Street. He is currently engaged in the implementation and project management of The Grandview Commons Neighborhood and Smith's Crossing on behalf of Veridian Homes, a 2016 National Housing Quality Award Gold Standard developer. Brian is leading the Gateway Master Residential Development Plan for the City of Eau Claire and recently completed the Downtown Area Master Plan for the City of Stevens Point. He is also involved with implementing several redevelopment projects within Madison, Wisconsin, Cedar Falls, Iowa, and Seattle, Washington with challenges ranging from brownfields and levees to multi-jurisdictional review and approvals.



Madison office:
120 East Lakeside Street
Madison, WI 53715
Phone: 608.255.3988
bmunson@vandewalle.com

EDUCATION

- B.S. Landscape Architecture
University of Wisconsin - Madison, Wisconsin

PROFESSIONAL LICENSES & MEMBERSHIPS

- Associate, American Society of Landscape Architects
- Member, Congress for New Urbanism
- Licensed Realtor

SCOTT HARRINGTON, AICP

Principal Planner

Scott Harrington is a Principal Planner and leads Vandewalle & Associates' tax increment finance practice. He is a seasoned project manager and contributes special expertise in the creation and implementation of urban redevelopment initiatives. Since 1986, Scott has worked on the front lines in a number of cities in the Midwest, Southern and Western U.S. He is well-versed in the complex processes of management, community participation, financing, and developer negotiations required to craft and implement long-range planning and large-scale revitalization efforts. His ease among elected bodies, plan commissions, the public, and government finance is second to none.

Given his diverse background, Scott leads and assists with a wide variety of project types including everything from regional economic positioning initiatives, to municipal comprehensive plans and zoning regulations, to redevelopment and implementation strategies for downtowns, corridors and sites. He also advises private clients on site redevelopment and incentive negotiations. Recently, Scott has served as the principal in charge of several projects focused on revitalizing urban corridors and neighborhoods. These include the Current, a \$60 million riverfront redevelopment in Monona, the visioning and master planning for the Alliant Energy Center and surrounding "Destination District" in Madison, Downtown and North Division Street Corridor in Stevens Point, Janesville Town Square, Downtown Mount Horeb, and Downtown Slinger. His recent tax increment finance experience includes the creation, amendments and/or implementation of districts including Middleton, Oak Creek, Lake Geneva, Watertown, Edgerton, Platteville, Shorewood Hills, Johnson Creek, Mount Horeb, and Monona, Wisconsin as well as past work on several districts in Illinois, Indiana, Missouri and Colorado. His projects have included a wide range of interactive methods and forums for engaging the public – including pop-up events, keypad polling, online surveys, charrettes, and visual preference surveys – as well as engaging historically under-represented communities through bi-lingual staff and by partnering with community organizations.



Madison office:
120 East Lakeside Street
Madison, WI 53715
Phone: 608.255.3988
sharrington@vandewalle.com

EDUCATION

- M.U.P. Urban Planning
University of Michigan - Ann Arbor, Michigan
- B.S. Natural Resources
University of Michigan - Ann Arbor, Michigan

AWARDS AND PRESENTATIONS

- Outstanding Urban Design from the Wisconsin Chapter of the American Planning Association in 2010 – for the City of Madison East Washington Avenue Capitol Gateway Corridor Plan
- Award of Merit from the American Society of Landscape Architects for Urban Planning and Design – for the Gulf Stream, Florida Design Manual
- Presenter, "Other Analysis Factors: Bringing the Deal Home by Reducing Uncertainty" Governor's Conference on Economic Development (2022)
- Presenter, "Market-Ready Redevelopment" American Planning Association Upper Midwest Conference (2015)

- Presenter, "Using Charrettes as a Planning Tool" WCCMA & WAMCAM Annual Conference (2010)
- Presenter, "Content Sensitive Design and Corridor Planning" Innovations in Transportation Conference (2008)
- Presenter, "Preserving Neighborhood Character" American Planning Association National Conference (1996 and 2002)
- Co-author, "Innovative Water Conservation Ratemaking," Florida Water Resources Journal (August 1995)

PROFESSIONAL MEMBERSHIPS & LICENSES

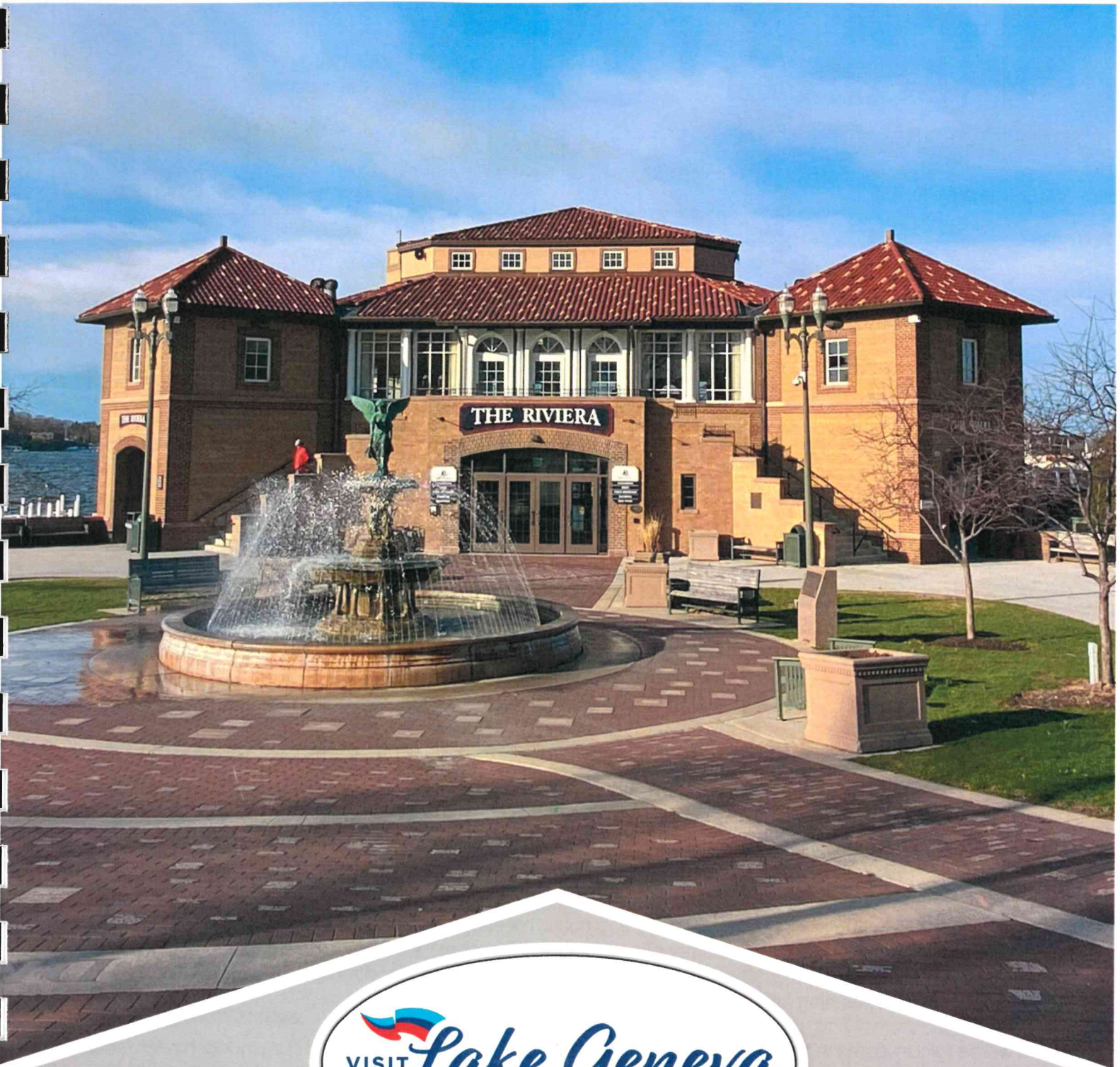
- Member, American Institute of Certified Planners
- Member, American Planning Association (APA) & Wisconsin (APA-WI) and Illinois Chapters (APA-IL)
- Former Board Member, Colorado Chapter of the American Planning Association
- Former Member, Technical Advisory Committee to Legislature on Intergovernmental Coordination, Florida Department of Community Affairs

PROPOSED FEE SCHEDULE

Vandewalle & Associates is focused on providing the City of Lake Geneva with continued value and clear direction. Billing rates for each of our core team members, additional staff positions, and charges for other items are listed in the table below.

FEE SCHEDULE

2022 Billing Rates			
Jackie Mich, Associate Planner	\$125	Other Charges: Invoice charges to the client consist of (1) Professional fees rendered at current billing rates (2) Reimbursable expenses billed at cost multiplied by 1.1 (3) Technology/Software expenses billed at \$50/month	
Sonja Kruesel, Associate Planner	\$135		
Brian Munson, Principal Planner	\$250		
Scott Harrington, Principal Planner	\$200		
Dan Eckberg, GIS Planner	\$100		
Assistant Planner	\$85	Expense	Cost
Communications Specialist	\$65 to \$130	Mileage	IRS Rate
Project Assistant	\$50 to \$70	Printing and Postage	Cost plus 10%



**City of Lake Geneva
Planning Services**



7044 S Ballpark Drive
Franklin, WI 53132
(414) 336-7900
www.foth.com

April 2022

Fred Walling, Building & Zoning Administrator
Attn: Building & Zoning Department
626 Geneva Street
Lake Geneva, WI 53147

Dear Mr. Walling:

Foth is pleased to respond to the City of Lake Geneva's Request for Proposal to serve as the City's Planning Team. We are confident that our history of providing a wide array of similar planning services to area Wisconsin municipalities will enable us to work efficiently and effectively with City staff on current and long-range planning projects that benefit the future development of Lake Geneva.

While we are happy to offer a Team out of our Franklin, Wisconsin, office to assist the City with all of its planning needs we want you to know that Lake Geneva is especially important to us. Our team is led by our professional planner in Jeff Muenkel, AICP CEcD. Jeff lives just north of Lake Geneva and has called the parks, lake, beach, and restaurants home to his family for the past twenty (20) years. In fact, Jeff has been "home officing" in downtown Lake Geneva on a weekly basis for the past five (5) years as well. In all, we offer the City a full planning team at your disposal. Jeff will serve the City as a Lead Planner along with Mr. Orrin Sumwalt, AICP, as your principal planner and Mr. Shaun Mularkey serving all GIS needs and backup planning that may arise.

Together the Foth Planning Team allows a seamless and transparent approach for the community with over fifty (50) years of combined experience. We have been practicing planning on both the public and private sector sides and currently are serving a variety of southeastern Wisconsin communities, leading land use matters (rezoning, comp plan, annexation, platting), ordinance development, development review, economic development needs (TIF, business partner, beautification, grants/loans), and public meetings (Council, Plan Commission, ZBA). Lastly, it is important to note that Foth has a full array of municipal engineers at its disposal to serve the City. Foth is in the running to serve as the City's engineer at this time; what an efficient combination if Foth can be Lake Geneva's partner in all future planning and engineering endeavors!

We will be fully invested in the community's planning needs. We believe you will find our work personalized and client-centered, assuring successful and distinctive outcomes unlike any other firm. Should you have questions or need additional information to assist you in making your decision, please do not hesitate to contact me on my cell phone at (414) 916-6465.

Sincerely,
Foth Infrastructure & Environment, LLC

Jeff Muenkel, AICP CEcD EDFP
National Planning Lead





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TEAM QUALIFICATIONS

Founded in 1938 in Green Bay, Wisconsin, Foth offers a tradition of personalized, client-centered service and smart solutions to a variety of government, industrial, and commercial clients. Our more than 600 employee members deliver technical excellence to our clients in three main areas: Infrastructure, Environment, and Production Solutions, allowing Foth to serve clients as a "one stop shop" for all of their planning, economic development, and engineering needs.

The Foth Planning Team can guarantee a successful planning framework for the City of Lake Geneva based on our wide range of experience in other communities, our ability to maintain an accurate understanding of the City's regulatory framework, and our ability to provide efficient, responsive services.

Foth's project approach is to provide the requested community planning staff services in a "seamless" working context with the City of Lake Geneva staff. Foth takes a team approach, allowing us to exceed the City's expectations and timing needs for any planning effort. This approach also allows Foth to employ the unique expertise of our planning staff as each individual matter for the City requires. We envision our role as the City Planner to include:

Planning Services

- ◆ *Serve as the municipal planning advisor to the Plan Commission, Council, and Administrator representing the City in all municipal planning and economic development matters.*
- ◆ *Oversee all land use related matters and petitions for the City, including rezonings, annexations, PUDs, conditional uses, and extraterritorial matters.*
- ◆ *Lead the proper implementation of the City Comprehensive Plan and manage any amendment processes and procedures.*
- ◆ *Ensure zoning, subdivision, sign, community design, and land mapping ordinances remain consistent and do not contradict the City's Comprehensive Plan.*
- ◆ *Provide economic development assistance as required, aiding the City in matters such as tax incremental districts, grants/loans, city beautification, and being a reputable community business liaison.*
- ◆ *Assist in updates to existing planning studies as required.*
- ◆ *Provide GIS mapping.*
- ◆ *Orchestrate property acquisition and relocation orders as needed.*
- ◆ *Attend and participate in Plan Commission and Council meetings as requested.*
- ◆ *Address municipal planning issues brought up by the public during Plan Commission and Council meetings.*
- ◆ *Offer office hours to the public and advise on compliance with municipal ordinances, Comprehensive Plan, and any other municipal planning matters.*

Engineering Services

We're excited that Lake Geneva is also considering Foth at this time to be the City Engineer. We currently provide a combination of planning and engineering services to other local communities and believe that having our Team together for a community creates great efficiencies. Our engineering team can lead daily development needs as well as all required municipal infrastructure planning and design (water, storm, sewer, roads, survey, construction).



Our Team will be operating out of our new and conveniently located Franklin, WI office. Further, your Lead Planner in Jeff Muenkel is located just minutes north of Lake Geneva today!



PROJECT TEAM

The Foth Team has a wealth of planning experience in the municipal realm. Our team has worked on the public and private sides of municipal government with over fifty (50) years of experience collectively. Your planning professional will be Certified Planner Jeff Muenkel, AICP CEcD. Jeff leads a team of planners with varying expertise, so Lake Geneva will always have the support it needs. This strong team is sure to lead the community through any array of municipal planning projects that should arise.



City Council

Plan Commission

City Administrator | Dave Nord

Building & Zoning Administrator | Fred Walling

Stakeholders/Partners (to name a few)

*Residents/Businesses
Visit Lake Geneva
Tourism Commission
LG Economic Dev. Corp.
Walworth County
LG School District*



Jeff Muenkel, AICP CEcD EDFP

City Planner
Main Point of Contact
Economic Development
Resident/Business Liaison



Orrin Sumwalt, AICP

Planner II
Board Liaison
Development Review
Resident/Business Liaison
Special Projects



Shaun Mularkey

GIS Mapping
Graphics/Renderings
Backup Planner





JEFF MUENKEL, AICP CECD EDFP | City Planner

Professional Planner | B.A., Urban Planning | University of Wisconsin-Green Bay
Office Location: Franklin, WI (Home: Elkhorn, WI)

Jeff has 20 years of experience in a wide range of community planning initiatives working in both the private and public sectors and has a special passion for leading new economic development tasks for growing Midwestern communities. Jeff is the national planning lead for Foth and the Project Manager for all economic development and planning efforts Foth completes.

Jeff has led the development of comprehensive plans as well as many more intricate neighborhood and corridor planning efforts. Jeff has had the pleasure of providing unique and innovative public engagement efforts including interactive planning charrettes and the use of digital technology. Jeff currently serves as a municipal planner for numerous communities and was the Community Development Director for the City of Muskego for fifteen (15) years prior to his last five (5) years at Foth.

Certifications

American Institute of Certified Planners (AICP)
International Economic Development Council (CECD)
National Development Council (EDFP)

Ongoing Planning Services

Village of Salem Lakes
Town of Paris

Other Recent Related Project Experience

Comprehensive Plan, Reedsburg, WI
Zoning/Subdivision Code Rewrite, South Beloit, IL
Sandhills Neighborhood Plan, Richland County, SC
Comprehensive Corridor Plan, Somers, WI
I-94 Comprehensive Corridor Study, Caledonia, WI
Site Certified Bus. Park Creation, Beaver Dam, WI



Orrin Sumwalt, AICP CECD EDFP Planner II

Orrin has 13 years of experience serving municipal governments as a planner in both the public and private realms. Orrin has overseen the many facets of a planning department's daily operations and executed long-range planning efforts over his career, delivering updated ordinances and new zoning codes in order to guide local community development visions. Orrin is skilled in outdoor recreation planning, zoning administration, development review, comprehensive plan development, and public engagement. Furthermore, Orrin has extensive experience administering rigorous natural resource protection standards, a natural resource special exception process, and mitigation plans.

Certifications

American Institute of Certified Planners (AICP)

Education

B.A., Urban Planning | University of Wisconsin-Stevens Point

Related Project Experience

Village Planner, Salem Lakes, WI
Town Planner, Lisbon, WI
Zoning/Subdivision Code Rewrite, South Beloit, IL
Comprehensive Plan, Reedsburg, WI
Sandhills Neighborhood Plan, Richland County, SC
Downtown Beautification, Mukwonago, WI



Shaun Mularkey Planning Support

Shaun has 21 years community planning experience including a proven history of comprehensive plan development for Midwestern Cities, Villages, and Towns. Shaun provides ongoing planning efforts to a variety of communities, including ordinance creation/revision, design guidelines, comprehensive plans, neighborhood/revitalization/corridor plans, urban design (2D/3D), streetscaping, site development, public participation, development review, and geographical information systems (GIS) analysis and mapping. Shaun is particularly skilled in urban design and GIS Mapping and will lead such services for the City of Lake Geneva.

Education

Masters of Urban Planning | University of WI-Milwaukee
B.S., Architectural Studies | University of Wisconsin-Milwaukee
Leadership Institute | International College-Naples

Related Project Experience

East of Merle Hay Road, City of West Des Moines, Iowa
Comprehensive Plan, Reedsburg, WI
Zoning/Subdivision Code Rewrite, South Beloit, IL
Comprehensive Plan, Waukesha/Vernon, WI
Sandhills Neighborhood Plan, Richland County, SC
I-94 Comprehensive Corridor Study, Caledonia, WI
GIS Mapping & Maintenance, Numerous Municipalities



THE PLANNING SERVICES

Foth provides planning services to multiple municipal clients throughout the Southeast Wisconsin area. With each opportunity, Foth has the pleasure of becoming an extension to the local municipal staff and creating long lasting relationships of trust with the residents and elected officials of the communities. Foth's Planning Team are professionals in the industry with a wealth of experience in Southeastern Wisconsin. Foth is unique in having professional Planners (AICP) as well as credentials in economic development (CEcD EDPF). This background allows Foth to consider the future sense of place and aesthetics of a community when making present land use decisions. The communities we work for will attest to our planners becoming true members of our client communities. Our attention to detail and ability to find efficiencies for communities are unmatched. Listed below are the roles we see for our Team as your planners while at the helm for the City of Lake Geneva:

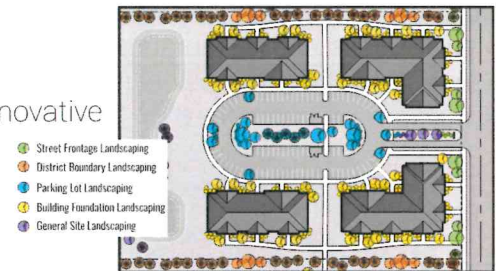
Land Development Matters

At the core of our ongoing planning services to our clients are land development matters consisting of aiding the community through rezonings, comp plan amendments, land divisions, and more. We look to ensure efficient processes for residents, developers, and your Commissions/Boards. Applications should be easy to understand and submittals should be concise in order to ensure informed decisions are made. The Foth Planning Team will stand behind all land development matter decisions, providing the community with recommendations on every petition. We provide detailed staff supplements and intend to be an asset to your Development Review Team due to our planning expertise and historical knowledge.



Zoning Ordinances

Foth assists communities in developing and updating their ordinances to be innovative and practical. We can build new codes for communities fit for their needs or redevelop current code systems. A couple of recent full zoning/subdivision code updates by the Foth Planning Team include the Village of Caledonia, WI and the City of South Beloit, IL.



Zoning Enforcement

We understand the difficulty of interpreting ordinances and deliberating those interpretations with a community's residents, developers, and contractors. The Foth Team will be a zoning liaison to the City, enforcing the code where directed. While we can enforce an ordinance all the way through a court system, it is our approach to first form relationships with a property owner and work towards compliance in a thoughtful way.

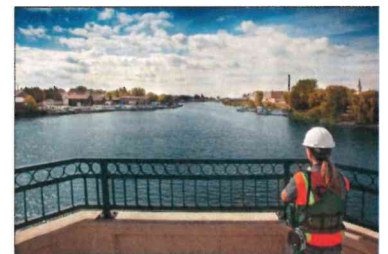


Zoning Review/Permitting

Each community evaluates a need for zoning permits in a different way. We work with local staff to ensure that the zoning code is part of any license or permitting process to assure the code is not overlooked and any Board or Commission approvals and conditions are being met.

Resident/Developer/Contractor Liaison

This may be one of the most important aspects of ongoing planning services for our clients. The citizens of Lake Geneva will come to respect us as your planners and rest in the fact that we're relaying the appropriate information to the community while also developing positive relationships with the people. Lake Geneva can rest assured that our outgoing personalities will be extensions to the local staff looking to create win-win situations with all who we come across.



3-2

Planning Services Cont'd

GIS Mapping

The Foth Team employs the use of ESRI and Civil3D products and can house and maintain a community's data as needed. Mr. Shaun Mularkey is part of our Planning Team for Lake Geneva and he is a GIS professional who is able to leverage powerful story-telling maps that help with community transparency and understanding.



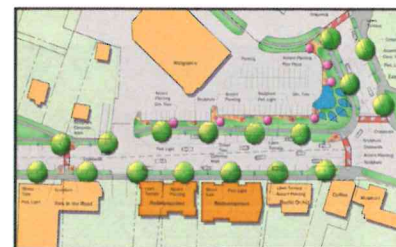
Urban Design

Sometimes an image needs to take it to the next level and Foth has this ability. We take pride in producing high quality renderings for communities. When required, we can create new concepts for developments and parks or new informative literature to guide community residents on a particular matter. We are able to produce such imagery in 2D and 3D formats when required as well as make them interactive (VR/AR tech).

Other Plans/Studies

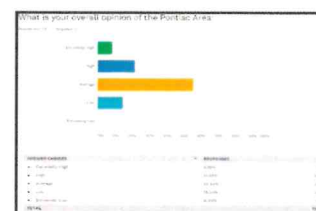
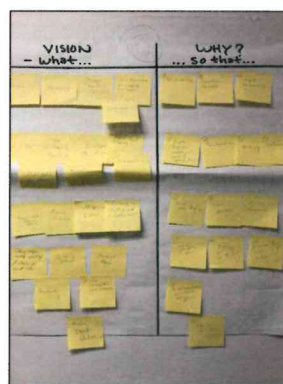
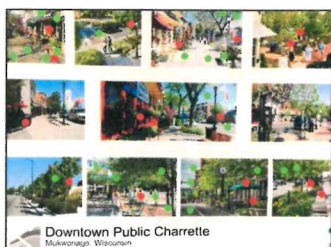
The Foth Planning Team is multi-dimensional in that we provide day to day planning services to our clients and long-range planning efforts as well. We have authored numerous recreation/conservation plans, corridor studies, and neighborhood and downtown redevelopment plans. We understand that all plans should work together in shaping the vision for a community. Foth intends to utilize the plans Lake Geneva has adopted in the past on all future development reviews and when advising the City on future planning matters. When required, the Foth Team can deliver any planning or economic development planning initiative that may be needed. Some recent special plans Foth has worked on include:

- ▶ Village of Mukwonago - Downtown Streetscape & Wayfinding Master Plan
- ▶ Village of Caledonia - I-94 Corridor Plan
- ▶ Village of Union Grove - Gorman Development Plan
- ▶ Town of Paris - I-94 Corridor Neighborhood Plan
- ▶ Village of Windsor - Comprehensive Outdoor Recreation Plan
- ▶ City of Muskego - Parks and Conservation Plan
- ▶ Village of Somers - I-94 Corridor Plan



Public Engagement

Effective community engagement techniques are not a one size fits all approach. Before determining what methods will work best, one should first have an understanding of who the audience is and what outcomes are desired. Varying public input strategies are a cornerstone to Foth's planning efforts. Our team has a long history of providing unique engagement activities that are tailored to the audience. Some of our recent engagement activities have included charrettes, surveys, stakeholder interviews, project websites, social media, and technology leverage (drone, 360-degree videos, AR, and VR).



Planning Services Cont'd

Board Liaison

A community should have confidence and respect for its Planner. Our Foth Team is proud to say we have worked on both the public and private sides for City Hall, representing thousands of public meetings. We know how to work with Boards and Committees, providing them with the facts and data necessary to make informed decisions while providing them with recommendations they can rely upon.

Property Acquisition

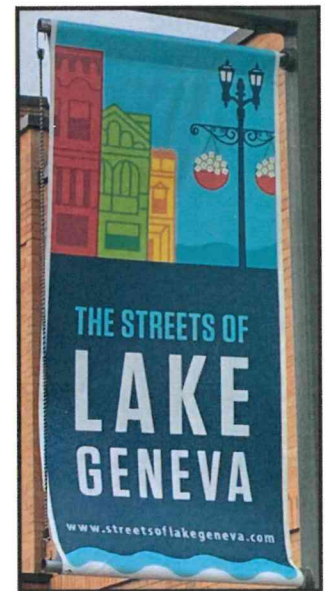
With Foth being an engineering company at heart, we have led many infrastructure design and construction projects requiring land acquisitions and temporary easements. Foth's planners can be this liaison for Lake Geneva, ensuring proper State Statutes are followed for any relocation need.

Expert Witness

Head Planner Jeff Muenkel has served as an expert witness on numerous occasions representing municipalities on various planning and zoning matters. Jeff's certifications in planning (AICP) and economic development (CECd/EDFP) aid in this role.

Capital Planning

Foth has exceptional knowledge in a municipality's capital planning needs, whether it be assessing long term infrastructure projects to new downtown or lake planning initiatives. Lake Geneva will be assured to receive intricate cost analysis sheets so the elected officials can make informed decisions. Foth also specializes in long term capital plans and can aid the City in five (5) or ten (10) year capital plans for roads, sewer, water, or general planning projects.



MUNICIPAL REFERENCES

Foth provides numerous ongoing planning services to local Southeastern Wisconsin communities. We invite you to call our references below!



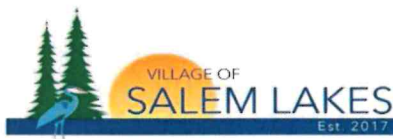
Reference:

John Holloway
Town Chair
16607 Burlington Rd
Union Grove, WI 53182
(262) 914-5407

Town of Paris - Planning/Engineering **Kenosha County**

Foth provides the Town of Paris with community planner staff services including development review, long-range planning, ordinance development, and serving as the Plan Commission and Board liaison. Foth's involvement includes:

- ◆ *Planning and Engineering development services*
- ◆ *Engineering infrastructure projects*
- ◆ *Staff Review of development applications (Rezones, CUPs, Plats, CSMs, and Site Plans)*
- ◆ *Attendance at Plan Commission, Town Board, Work Session Meetings, Pre-Application Meetings, and others as required*
- ◆ *Preparation of the I-94 Corridor Neighborhood Plan including coordination with Kenosha County and the Town/Village of Somers*
- ◆ *Assistance with preparation of unique AgPUD Ordinance*



Reference:

Brad Zautcke
Director of Public Works
918 Antioch Road
PO Box 443
Salem, WI 53168
(262) 862-2371

Village of Salem Lakes - Planning/Engineering **Kenosha County**

Foth provides the Village of Salem Lakes with community planner staff services including development review, long-range planning, and ordinance development. Foth's involvement includes:

- ◆ *Planning and Engineering development services*
- ◆ *Engineering infrastructure projects*
- ◆ *Staff Review of development applications (Rezones, CUPs, Plats, CSMs, Variances, Site Plans and Certificate of Compliance Permits)*
- ◆ *Attendance at Plan Commission, Zoning Board of Appeals, Scheduled Office Hours, and other meetings as required*
- ◆ *Zoning Ordinance updates*
- ◆ *Housing Affordability and New Housing Fee Reports (per Act 243)*
- ◆ *Updating all Village zoning and land division applications*
- ◆ *Oversee Board of Appeals*



Reference:

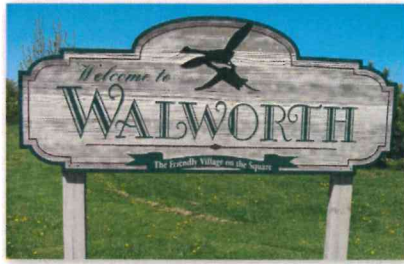
Kathy Nickolaus
Town Administrator
W234N8676 Woodside Road
Sussex, WI 53089
(262) 246-6100 Ext. 1003

Town of Lisbon - Planning **Waukesha County**

Foth provides the Town of Lisbon with community planner staff services including development review, intergovernmental cooperation, and long-range planning. Further, Foth is currently aiding the community for incorporation as a Village.

- ◆ *Ongoing planning services*
- ◆ *Economic development*
- ◆ *Staff Review of development applications (Rezones, CUPs, Plats, CSMs, Variances, Site Plans and Certificate of Compliance Permits)*
- ◆ *Attendance at Plan Commission, Zoning Board of Appeals, Scheduled Office Hours, and other meetings as required*
- ◆ *Zoning Ordinance updates*
- ◆ *Updating all Town zoning and land division applications*
- ◆ *Incorporation activities*
- ◆ *Intergovernmental cooperation agreements*





Reference:
Tom Connelly, Jr.
Village President
227 N. Main Street
Walworth, WI 53184
(262) 745-1769

Village of Walworth - Planning **Walworth County**

Foth provides the Village of Walworth with community planner staff services including development review, long-range planning, and ordinance development. Foth's involvement includes:

- ◆ Staff Review of development applications (Rezones, CUPs, Plats, CSMs, Site Plans & Plans of Operation)
- ◆ Comprehensive Plan and Park and Open Space Plan updates
- ◆ Attendance at Plan Commission, Village Board and other meetings as required



Reference:
Kris Snyder
Clerk/Treasurer
W250 S3567 Center Road
Waukesha, WI 53189
(262) 542-5030

Village of Waukesha - Planning **Waukesha County**

Foth provides the Village of Waukesha with community planner staff services including development review, long-range planning, and ordinance development. Foth's involvement includes:

- ◆ Staff Review of development applications and ordinance updates (Rezones, CUPs, Plats, CSMs, Variances, Special Exceptions, Accessory Buildings, and Zoning Permits)
- ◆ Attendance at Plan Commission, Village Board, Board of Appeals, Scheduled Office Hours, and other meetings as required
- ◆ Village incorporation leadership



Reference:
Karen Schuh
Clerk/Treasurer
W249 S8910 Center Drive
Vernon, WI 53103
(262) 662-2039

Village of Vernon Planning/Engineering **Waukesha County**

Foth provides the Village of Vernon with community planner and engineering staff services including development review, long-range planning, and ordinance development. Foth's involvement includes:

- ◆ Staff Review of development applications and ordinance updates
- ◆ Attendance at Developer/Resident Meetings, Plan Commission, Village Board, Board of Appeals, Scheduled Office Hours
- ◆ Road Program administration
- ◆ Bridge inspections
- ◆ Design of all infrastructure projects and Bidding as necessary



OUR TEAM'S DIFFERENCE

We know Lake Geneva doesn't have to make a change for planning services. However, we believe the Foth Planning Team can offer many more efficiencies and opportunities than our competitors long-term. Here are a number of items we believe will be fresh and different as your new planning partners with Foth:



Service & Experience: Your Lead Planner and coordinator for our Team is Jeff Muenkel who personally lives minutes away from the City and has called the City home for family, business, and recreation for decades. Jeff is a certified professional in planning and economic development. Jeff has worked on the public and private sides of planning while also running a municipal community development department for fifteen (15) years. Jeff has an outgoing personality that builds relationships and will be an excellent staff member moving forward. Lastly, Foth is proposing a team of planners that have been on both the public and private sides of a municipality. The City will always have experts ready to serve them who know how to effectively work with residents and elected officials. We look forward to being a positive voice for your Development Review Team.



Economic Development: We're proud of our passion for economic development and we believe that the City of Lake Geneva has more of a need for economic development awareness and talent than any other municipalities in the region. With the constant changing of population and mix of tourism the City should have planners that are always thinking of economic development initiatives and partnerships. With Foth you will have this economic development experience and outside the box thinking. Planning Lead Jeff Muenkel is a Certified Economic Developer (CEcD) and Certified Economic Development Finance Professional (EDFP). We hope to leverage our economic development experience for the community applying many new economic development initiatives including:



*Business Liaison
Downtown Revitalization
Prioritizing Infill Development
Grants/Loans/Financing Tools
Development/Redevelopment*

*Development Organization Partner
Creative Placemaking
Beautification Efforts
Tax Increment District Plans
Marketing*



GIS & Urban Design: GIS and graphic design are a specialty for our planners on our Team. We can maintain the City's data in ESRI and Civil3D formats while providing maps as required. We'll also go beyond the basics to design the concepts and renderings that the community stakeholders can envision with their own eyes when a project demands. We intend to provide graphical high end products that uses images, tables, maps, renderings (2D/3D), and technology (360 videos, AR/VR, drones) to provide future visions of developments or community awareness projects.



Engineering: We believe in efficiencies and transparency in governmental processes. The City is also addressing a proposal process for a new City Engineering Team and were proud to say that Foth is part of the final group being evaluated. What an efficient process in our minds if Foth can be your Planner and Engineer moving forward making decisions on development matters quickly and together. We have the planning/engineering setup with a few of our other clients which helps in build historical knowledge and seamlessness for a community.



PROPOSED FEE STRUCTURE

Foth's general practice in providing ongoing planning services to communities is at a billable hourly-rate arrangement with negotiated lump sums for special projects. The hourly rate allows communities ease of transferring costs to developers as required. Foth is open to discussing any and all fee arrangements the City desires.

Please note that Foth does anticipate that most fees will be at the cost of permits and developer recovery cost agreements.

2022 Billable Rates/Fees

All Planners	\$139/hr
Administrative Assistance	\$78/hr
Mileage	\$0.585/Mile

NOTE: Our hourly costs are inclusive of all materials required for our daily work (reimbursements, printing, computers, etc.)

