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

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL
MONDAY, JUNE 28, 2021 6:00 P.M.
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members:
Mayor Charlene Klein, Council President, Rich Hedlund, Council Vice President, John Halverson,
Alderpersons: Tim Dunn, Mary Jo Fesenmaier, Cindy Flower, Ken Howell, Shari Straube, and Joan Yunker

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. Mayor Klein call the meeting to order

2. Pledge of Allegiance – Alderperson Fesenmaier

3. Roll Call

4. Awards, Presentations, Proclamations, and Announcements

5. Re-consider business from previous meeting

6. 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

7. Acknowledgement of Correspondence

8. Approve the Regular Council Minutes of June 14, 2021 as prepared and distributed

9. **CONSENT AGENDA–** *Recommended by Finance, Licensing and Regulation on June 15, 2021***.** Any item listed on the consent agenda may be removed at the request of any member of the Council. The request requires no second, is not discussed, and is not voted upon.

a. Tier I Event Permit Application filed by the Alzheimer's Association for the event of 15th Annual Walk to End Alzheimer's to take place on Saturday, September 18, 2021 from 6:30 a.m. to 3:30 p.m., located at Library Park

b. Taxi Company License Renewal, for the period of July 1, 2021 through June 30, 2022, filed by Senior Cab

10. Items removed from the Consent Agenda

11. First Reading of **Ordinance 21-05** An ordinance amending Chapter 98, Zoning Ordinance, Section 98-407, Substandard Lot Regulations, Section 98-409, Lakeshore Lots, Section 98-505, Lakeshore Overlay Zoning District, Section 98-506(3), Drainageway Overlay Zoning District, Section 98-507(3), Woodland Overlay Zoning District, and Section 98-508(3), Steep Slope Overlay Zoning District; as it relates to the applied requirements for the use of SR-4 Zoning District standards in the ER-1 Zoning District

12. Discussion/Possible Action regarding shared use agreement with the Geneva Lake Environmental Agency and Geneva Lake Conservancy for use of the CD3 Boat Cleaning Machine

13. Recommendation of the Finance, Licensing, and Regulation Committee of June 15, 2021- Ald. Howell

a. Discussion/Action regarding an Original Class "B" Fermented Malt Beverage & Class "C" Wine License application filed by Hill Valley Dairy LLC, d/b/a Hill Valley Dairy, Josie Henningfeld, Agent, located at 512 Broad St

b. Discussion/Action regarding the City of Lake Geneva Donation Policy

c. Discussion/Action regarding proposed policy for private parking stall reservations on Wrigley Drive

d. Discussion/Action regarding approval of a Century quote for work to be completed on damaged guardrail and to identify funding source

e. Discussion/Action regarding purchase of 1,300 gallon Varitech Tank/Spray Brine system from Walworth County with funds from the Capital Improvement Fund

f. Discussion/Acceptance of June 15, 2021 Finance, Licensing, and Regulation Committee Payment Approval Reports

14. Recommendation of the Planning Commission of June 21, 2021- Ald. Dunn

a. Discussion/Action regarding the General Development Plan for Kwik Trip for the property located at 898 S Wells St in the Planned Business (PB) Zoning District Tax Key Nos. ZBL00006, ZBL00006A, ZBL00008, & ZBL00058

b. Discussion/Action regarding **Resolution 21-R45** a resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by Jeffery and Diane Wayne, 2305 Greenwood Ave. Wilmette, IL 6091 for the property located at 886 Maytag Rd., to allow allowing for the utilization of the Single Family-4 (SR-4) zoning in the Estate Residential-1 (ER-1) land use, Tax Key No. ZCE00019

c. Discussion/Action regarding **Resolution 21-R46** a resolution authorizing the issuance of a Conditional Use Permit filed by Peggy Klingenberg, 927 Bayview Dr. Lake Geneva for the property located at 927 Bayview Dr., Lake Geneva, WI, 53147 to install alterations and reconfiguration to the existing pier in the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZGB00002

d. Discussion/Action regarding **Resolution 21-R47** a resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by Lara L. Delheimer Trust, 3928 Johnson Ave., Western Spring, IL 60558 for the property located at 1875 Geneva Bay Dr., to allow for the utilization of the Single Family-4 (SR-4) zoning in the Estate Residential-1 (ER-1) land use, Tax Key No. ZGB00010

e. Discussion/Action reagrding **Resolution 21-R48** a resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by McDonalds Corporation, 711 Jorie Blvd. 3rd Floor, Oak Brook, IL 60523 for the property located at 104 Wells St., to allow for the installation of an additional bypass drive through lane in the General Business (GB) zoning, Tax Key No. ZOP00376

f. Discussion/Action regarding **Resolution 21-R49** a resolution authorizing the Zoning Map Amendment filed by Justin W. Lanasa, 723 Williams St. Lake Geneva WI 53147 for the property located at 723 Williams St., to allow for the zoning classification change from General Business (GB) to Central Business (CB) for, Tax Key No. ZF00028

g. Discussion/Action regarding **Resolution 21-R50** a resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by Justin W. Lanasa, 723 Williams St. Lake Geneva WI 53147 for the property located at 723 Williams St., to allow for the Commercial Apartment on the second floor of the property located in the Central Business (CB) zoning classification, Tax Key No. ZF00028

15. Motion to go into Closed Session pursuant to Wis. Stat. 19.85(1)(b) considering dismissal, demotion, licensing or discipline of any public employee or person licensed by a board or commission or the investigation of charges against such person, or considering the grant or denial of tenure for a university faculty member, and the taking of formal action on any such matter; provided that the faculty member or other public employee or person licensed is given actual notice of any evidentiary hearing which may be held prior to final action being taken and of any meeting at which final action may be taken. The notice shall contain a statement that the person has the right to demand that the evidentiary hearing or meeting be held in open session regarding: **Operator License Denial for Kendra Holmes and Elizabeth Gardner**

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

17. Adjournment

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the City Clerk's office in advance so the appropriate accommodations can be made.

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL
MONDAY, JUNE 14, 2021 6:00 P.M.
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members: Mayor Charlene Klein, Council President, Rich Hedlund, Council Vice President, John Halverson, Alderpersons: Tim Dunn, Mary Jo Fesenmaier, Cindy Flower, Ken Howell, Shari Straube, and Joan Yunker

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

Alderperson Yunker led the Council in the Pledge of Allegiance.

Roll Call
Present: Dunn, Fesenmaier, Flower, Halverson, Hedlund, Howell, Straube, and Yunker
Absent: None

Awards, Presentations, Proclamations, and Announcements
Avian Committee Recognition of Junior Girl Scout Troop 7166
Mayor Klein recognized the members of the Junior Girl Scout Troop 7166 on their work on the Learning to Soar Avian Education program.

Chief John Peters addressed the Council and noted that there is a burn ban in effect until further notice; this includes in outdoor fireplaces but does not include grills for preparing food. Attorney Draper noted that the order would have to be amended to include grilling in the parks.

Mayor Klein announced that tickets for the String of Pearls Gala are now available online for purchase.

Re-consider business from previous meeting
None

Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes
Will Makoski; 231 N Butterfield Rd; Spoke in favor of the Reserve Class B Intoxicating being issued to the Egg Harbor Café.

Acknowledgement of Correspondence
None

Approve the Regular Council Minutes of May 24, 2021 as prepared and distributed
Motion by Howell to approve, second by Yunker. No discussion. Motion carried 8-0.

CONSENT AGENDA– *Recommended by Finance, Licensing and Regulation on June 1, 2021***.** Any item listed on the consent agenda may be removed at the request of any member of the Council. The request requires no second, is not discussed, and is not voted upon.
-Sidewalk Café Renewal Application, for the license term of July 1, 2021 through June 20, 2022, filed by Harborside Café located at 100 Broad St

-Massage Establishment Renewal Applications, for the license term July 1, 2021 through June 30, 2022, filed by:

- Element Massage Studio, located at 647 W Main St
- Aveda Jasmine Salon and Spa, located at 251 Cook St
- Lake Geneva Massage Therapy, located at 905 Marshall St
- The Therapeutic Touch, located at 601 W Main St
- Healing Muscle Therapies, located at 201 Broad St

Motion by Hedlund to accept the consent agenda, second by Howell. No discussion. Motion carried 8-0.

Items removed from the Consent Agenda
None

Discussion/Action regarding **Resolution 21-R44** a resolution to ratify the Emergency Proclamation approved by the Chief Executive Officer Pertaining to the COVID-19 Pandemic and Declaration of Emergency
Howell noted that if the Council takes no action on this then it would expire this evening. Fesenmaier asked what would happen to the capability for the public to view a meeting online. Flower stated that she would like to see that continue and wondered if the emergency proclamation would need to stay in place in order for that to continue. Attorney Draper stated that other communities are approving ordinances to allow that and the City could certainly develop that if that is the Council's desire.
Howell would like to see this discussion to continue at the next Finance, Licensing, and Regulation Committee for discussion. Fesenmaier that she agrees and would like to see it stay in place until a decision can be made. Attorney Draper noted that part of the resolution could be extended to include that.

Motion by Flower to extend the emergency proclamation to only include: "All members of the meeting body will have the option of attending and participating in the meeting in person at the council chambers or attending and participating remotely via the available applications such as zoom, go to meeting, etc. City Council, Committee of the Whole, Finance, Licensing, and Regulation Committee, Plan Commission, Public Works Committee, Piers, Harbors, and Lakefront Committee, and Utility Commission meetings will be televised. The presiding officers of the City Council, Plan Commission, and Committee of the Whole and chairs of all city committees, boards and commissions will be responsible for conducting their meetings, including operating remote meeting applications such as zoom, go to meeting, etc. Those individual who attend an in person meeting will be required to provide their name and phone number for contact tracing purposes. Those from the public who attend a meeting in person and who wish to provide "Public Comment" during the meeting will be required to "sign in" prior to the meeting and print their name, address, and telephone number, and provide a brief description of their public comment. The sign in sheets will be located inside the council chambers and available twenty minutes before the meeting begins. Council Chambers will be sanitized after the day's meeting(s) are concluded." until the July 12, 2021 Council meeting, second by Fesenmaier. Motion carried 8-0 on a roll call vote.

Recommendation of the Finance, Licensing, and Regulation Committee of May 18, 2021 and June 1, 2021- Ald. Howell

Discussion/Action regarding the Original Reserve "Class B" Intoxicating Liquor license and Class "B" Fermented Malt Beverage license application filed by Lake Geneva Egg Harbor LLC d/b/a Egg Harbor Cafe, Agent, Adeline Buffa, located at 827 Main St, Lake Geneva
Howell noted that the Finance, Licensing, Regulation Committee did not take any action on this item but that Council is the final governing body to grant a license.
Motion by Howell to approve, second by Yunker.
Hedlund noted that the City could keep the license for economic development purposes and it should not be issued. Clerk Kropf explained that the City would need to grow by about 400 people to obtain another reserve intoxicating license. Halverson noted that they could benefit with just a beer and wine license. Flower noted that granted this license to Egg Harbor may make enforcement by the Police Department. Motion failed 2-6 with Flower, Halverson, Hedlund, Straube, Dunn, and Yunker voting no on a roll call vote.

Discussion/Action regarding an Original Class "B" Fermented Malt Beverage License Application filed by Decorum Lake Geneva LLC d/b/a Comfort Suites Lake Geneva East, Agent, Eric Schmitt, located at 300 E Main St, Lake Geneva
Motion by Howell to approve, second by Hedlund. No discussion. Motion carried 8-0.

Discussion/Action regarding an Original Class "B" Fermented Malt Beverage License Application filed by Tienda El Rancho Inc d/b/a Tienda El Rancho, Agent, Mercedes Jaramillo, located at 1151 Elkhorn Rd, Lake Geneva
Motion by Howell to approve, second by Fesenmaier. No discussion. Motion carried 8-0.

Discussion/Action regarding **Resolution 21-R35** a resolution authorizing and directing the proper city official(s) to issue the Liquor License renewals for the period of July 1, 2021, to June 30, 2022
Motion by Howell to approve, second by Halverson. No discussion. Motion carried 8-0.

Discussion/Action regarding lease for Visitor's Center Building between the City of Lake Geneva and VISIT Lake Geneva
Motion by Howell to approve, second by Halverson. Hedlund stated that VISIT Lake Geneva will pay the City $1 and that they pay the utilities for the building. VISIT owns the building and the City owns the land. Motion carried 8-0.
Discussion/Action regarding Pay Request #8 filed by MSI General Corp for work completed on the Riviera Restoration Project- Phase I in an amount not to exceed $100,722.45
Motion by Howell to approve, second by Yunker. No discussion. Motion carried 8-0 on a roll call vote.

Discussion/Action regarding Pay Request #7 filed by MSI General Corp for work completed on the Riviera Restoration Project- Phase II- Interior Remodel & MEP Work in an amount not to exceed $788,765.45
Motion by Howell to approve, second by Yunker. Finance Director Hall noted that the retainage had been removed per the contract with MSI General. Motion carried 8-0 on a roll call vote.

Discussion/Acceptance of June 1, 2021 Finance, Licensing, and Regulation Committee Payment Approval Reports
Motion by Howell to accept, second by Hedlund. No discussion. Motion carried 8-0.

Motion to go into Closed Session pursuant to Wisconsin Statutes 19.85(1)(g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved regarding: **Notice of Claim from White River Holdings, LLC**
Motion by Hedlund to convene the Council into Closed Session to include all City staff and legal counsel, second by Halverson. Motion carried 8-0 on a roll call vote. The Council convened into closed session at 6:58 p.m.

Motion to return to open session pursuant to Wisconsin Statues 19.85 (2) and take action on any items discussed in closed session
Motion by Howell to reconvene into Open Session, second by Halverson. Motion carried 8-0 on a roll call vote. The Council reconvened into Open Session at 7:43 p.m.

Motion by Hedlund to direct the City Attorneys to proceed, as discussed in closed Session, second by Howell. Motion carried 8-0.

Adjournment
Motion by Hedlund to adjourn, second by Yunker. Motion carried 8-0. The meeting adjourned at 7:44 p.m.

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

Damage to City Property

Date of Occurrence 5/8/2021 **Reported By** DPW Neil Waswo

Exact Location (*Include map if needed*) County H/George st + Maxwell st

Type of Damage (*Include pictures if needed*) Vehicle hit Gaurd rail

Items needed to be replaced/repaired (Please be specific)

☐ **Sign** _____ ☐ **Anchor Type** _____

☐ **Pole Type** _____ ☐ **Time Spent** _____

☐ **Material Used** (gravel, concrete, etc.) _____

Other Repair steel panels, and post replacement

Follow Up Needed Quote From Centurey Fence. attached.

Total Replacement Cost _____

PLEASE ATTACH ESTIMATES AS NEEDED

Date Repaired _____ **Repaired By** _____ **Approved By** _____

Quote

Century Fence Company
1300 Hickory St.
Pewaukee, WI 53072

CENTURY FENCE COMPANY
SINCE 1917 THE MARK OF PERMANENCE

Quote To:
CITY OF LAKE GENEVA
1065 Geneva St
LAKE GENEVA, WI 53147

Project Location:
Road Side
George Street @ Maxwell Street
Lake Geneva, WI 53147

Quote #: 4295
Quote Date: 5/27/2021

Description

Guardrail Replacement

Remove & Replace:

- 4 guardrail panels
- 12 posts with blocks

excludes: private underground utility locate, rock digging, traffic control, painting the guardrail

Quote Total: $6,630.00

Quote Valid For 15 days

Buyer's Signature: _____ **Date:** _____ **Submitted by:** Tom Foerster

Acceptance: This quote when accepted in writing by purchaser and by Century Fence Company becomes a contract between two parties.The conditions on the attached 'Terms and Conditions' are made a part of this contract.

Terms of Payment: Net Cash upon receipt of invoice.

Tom Foerster
Office: 262-956-6429
Cell: 262-993-5516
Email: TFoerster@centuryfence.com

CNL0FMV8VS
21-6245

WISCONSIN MOTOR VEHICLE CRASH REPORT

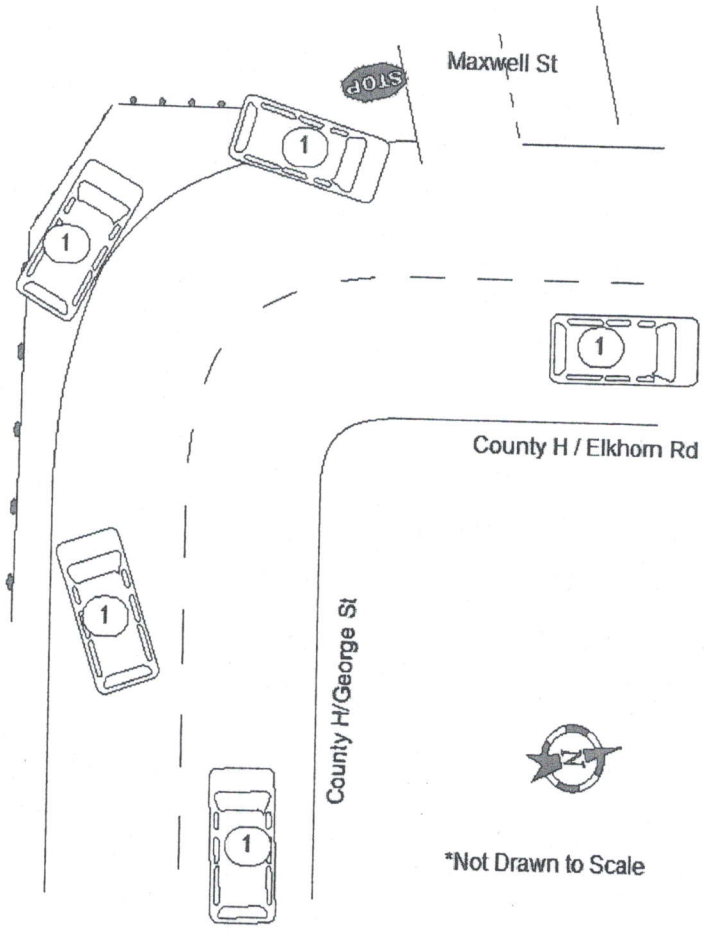
LAKE GENEVA POLICE DEPARTMENT
626 GENEVA STREET
LAKE GENEVA, WI 53147
(262) 248-4455

CNL0FMV8VS

Document Number Override	Primary Crash Document #	Agency Crash Number	Investigating Officer/Deputy SERGEANT JASON HALL
Crash Date 05/08/2021	Crash Time 99:99	Date Arrived 05/11/2021	Time Arrived 02:57 PM
Date Notified 05/11/2021	Time Notified 02:53 PM	Total Units 01	Total Injured 00 / Total Killed 00
☐ On Emergency	☑ Hit and Run	☐ Lane Closure	☐ Work Zone / ☐ Trailer or Towed / ☐ Reporting Threshold
☑ Government Property	☐ Active School Zone	School Bus Related NO	Tags
☑ Reportable	Crash Type DT4000 (STANDARD CRASH)		☐ Amended / ☐ Secondary Crash

Description

Diagram



Reconstruction By

Photos By
SGT HALL

Additional Information
PHOTOS

☑ I, a sworn law enforcement officer, agree that I have not added any CJIS data in this report.

SOMETIME BETWEEN FRIDAY MAY 07, 20201 AND MONDAY MAY 10, 2021 A LARGER VEHICLE LEFT THE ROADWAY AS IT WAS TRAVELING WESTBOUND ON COUNTY H/GEORGE ST AND STRUCK THE GUARDRAIL ALONG THE SOUTH SIDE OF THE ROADWAY. VEHICLE KEPT GOING WITHOUT REPORTING THE ACCIDENT AND IT APPEARS THAT THE GUARDRAIL WAS STRUCK BY THE UNKNOWN VEHICLE'S LARGE TIRES, AS THERE WAS A BLACK SCUFF MARK WITH LINES IN IT, LEFT ON THE YELLOW GUARDRAIL. ESTIMATED DAMAGE TO THE GUARDRAIL AND POSTS IS $7000.00. -SGT HALL #144

GH

CNL0FMV8VS
21-6245

WISCONSIN MOTOR VEHICLE CRASH REPORT

LAKE GENEVA POLICE DEPARTMENT
626 GENEVA STREET
LAKE GENEVA, WI 53147
(262) 248-4455

Location

ON GEORGE ST/ CTHH WB 75 FT E OF MAXWELL ST IN THE CITY OF LAKE GENEVA IN WALWORTH COUNTY	Latitude	Longitude
	X Coordinate	Y Coordinate
	Structure Type	

Crash Scene

First Harmful Event GUARDRAIL FACE	First Harmful Event Location ON ROADWAY
Manner of Collision 00 - NO COLLISION W/VEHICLE IN TRANSPORT	Light Condition UNKNOWN
Road Surface Condition(s) UNKNOWN	Roadway Factor(s) NONE
Environment Factor(s) NONE	
Weather Condition(s) UNKNOWN	
Animal Type	Relation To Trafficway TRAFFICWAY - NOT ON ROAD
Crash Classification - Location PUBLIC PROPERTY	Crash Classification - Jurisdiction NO SPECIAL JURISDICTION
Tribal Land	Access Control NO CONTROL / Special Study

Within Interchange Area	Junction Location	Intersection Type
NO	NON-JUNCTION	NOT AN INTERSECTION

Unit Summary

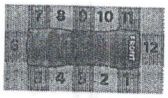
UNIT 01

Unit Status HIT AND RUN		Vehicle Operating As Classification D CLASS		Unit Type AUTOMOBILE
Vehicle Type PASSENGER CAR				Operating As Endorsements
Total Occs 1	Train/Bus # Recorded	Total # Citations Issued 0	Total Trailers 0	Total HazMat Types 0
Insurance? UNKNOWN	Direction Of Travel WESTBOUND	☐ Pre CrashTire Mark	Speed Limit 25	Total Lanes 2
Most Harmful Event: Collision With GUARDRAIL FACE		Special Function NO SPECIAL FUNCTION		Emergency Motor Vehicle Use NOT APPLICABLE
Traffic Way TWO-WAY, NOT DIVIDED		Traffic Control NO CONTROL		Traffic Control Inoperative/Missing NO
Surface Type BLACKTOP (BITUMINOUS)		Road Curvature CURVE RIGHT		Road Grade LEVEL
Truck Bus or HazMat NO				

UNIT 01 VEHICLE 01

Vehicle

License Plate Number	Plate Type	St	Country of Issuance
Vehicle Identification Number	Make	Year	Model
Color	Body Style		Bus Use
Initial Contact Point 99 - UNKNOWN	Vehicle Damage 16 - VEHICLE NOT AT SCENE		
Extent Of Damage VEHICLE NOT AT SCENE			



WISCONSIN MOTOR VEHICLE CRASH REPORT

LAKE GENEVA POLICE DEPARTMENT
626 GENEVA STREET
LAKE GENEVA, WI 53147
(262) 248-4455

UNIT 01 — VEHICLE 01

Towed Due To Damage NOT TOWED	Vehicle Removed By OPERATOR
What Driver Was Doing	Vehicle Factors UNKNOWN
Driver Prior Action Other	
Driver Actions UNKNOWN	
Owner Name	Owner Address , ,

Sequence Of Events

01	Event CROSS CENTERLINE
02	Event RUN OFF ROADWAY LEFT
03	Event GUARDRAIL FACE
04	Event

UNIT 01 — INDIVIDUAL 001

Individual

Driver	Citations Issued 0	Sex
	Date of Birth	Race
Address , ,	Driver License Number	

Safety Equipment

On Duty Crash	Safety Equipment NONE USED - VEHICLE OCCUPANT	
Row 01 - FRONT ROW	Seat Position 07 - LEFT	
Helmet Use	Helmet Compliance	
Eye Protection	Tint Compliance	

Injury

Injury Severity NO APPARENT INJURY	Airbag NOT APPLICABLE	
Ejected NOT APPLICABLE	Ejection Path NOT EJECTED/NOT APPLICABLE	Trapped/Extricated NOT APPLICABLE
Medical Transport NOT TRANSPORTED	EMS Agency Identifier	EMS Run #
Hospital	Date of Death	Time of Death

Distracted By

Distracted By Source	
Distracted By Action	

Non Motorist

Striking Unit #	Location

WISCONSIN MOTOR VEHICLE CRASH REPORT

LAKE GENEVA POLICE DEPARTMENT
626 GENEVA STREET
LAKE GENEVA, WI 53147
(262) 248-4455

UNIT 01

Individual

Prior Action

Action

Action Other

To/From School

Drug & Alcohol

Suspected Alcohol Use

Suspected Drug Use

Alcohol Test Given
TEST NOT GIVEN

Alcohol Test Type

Alcohol Test Results

Drug Test Given
TEST NOT GIVEN

Drug Test Type

Drug Test Results

Drug Type

Individual Condition
NOT OBSERVED

Property Owner

PROP OWNER 01

Government
CITY OF LAKE GENEVA
(262) 248-6644

Address
626 GENEVA ST
LAKE GENEVA, WI 53147 , US

Fixed Objects Struck

01

Striking Unit	Struck Object	Damage Tag Number
01	GUARDRAIL FACE	

CITY OF LAKE GENEVA EVENT PERMIT APPLICATION

Please fill in all blanks completely, as incomplete applications will be rejected.
Applications must be submitted
AT LEAST 4 WEEKS prior to the proposed event date for approval.

Section I- APPLICANT INFORMATION

Name of Applicant: Walk to End Alzheimer's

Name of Event Organizer/Producer: Taylor Ruffing

Production Company/Organization: Alzheimer's Association FEIN #: 13-3039601

[redacted]

Are you a ☐ **For-Profit** OR ■ **Non-Profit Organization** 501(c) 3

EIN # (Tax Exempt Number): 13-3039601

*All non-profits must present a copy of their current Tax ID- EIN#

Section II- EVENT INFORMATION- Check the proper category

☐ **Public Assembly Permit-** ***Non-Profit: No Charge; Otherwise: $60.00 per day Fee***
(Meet one or more criteria) Single day event use of City of Lake Geneva facilities with NO street, parking or intersection closures, attendance under 500, NO serving of alcohol in public space.

☐ **Block Parties or use of Gazebo for 1 Hour Photo Ops:** **** Non-profit: No Charge; Otherwise: $75.00 Fee***
Small event limited to one street with 4 barricades in a neighborhood or gazebo in Flat Iron Park.

■ **Tier 1 Events:** ****Non-Profit: No Charge; Otherwise: $250.00 Fee for an event up to seven days; additional $50.00 per day thereafter***
(Meet one or more criteria) Rolling closure of streets, public walkway, limited parking stalls or intersection closures that do not impact public use, attendance of 501 to 3,000, four (4) hours or less of alcohol sales or serving, majority use of a city park(s), or other municipal facility.

☐ **Tier 2 Events:** ****Non-Profit: No Charge; Otherwise: $500.00 Fee for an event up to seven days; additional $100.00 per day thereafter***
(Meets one or more criteria) Non-profit or not-for-profit organization offering multiple-day events, attendance of more than 3,000+, more than four (4) hours of alcohol sales or serving, and/or exclusive use of City park(s), street(s), limited parking stalls, or other municipal facility.

Note: *Seminary (includes the use of the Shelter) and Flat Iron Park (includes the use of Brunk Pavilion) have 3 available picnic tables and 10 benches which you can select as part of your event permit. Any additional picnic tables, benches, or barricades needed should be directed to a rental company.*

1.Title of Event: 15th Annual Walk to End Alzheimer's

2.Date(s) of Event: Saturday, September 18th, 2021

3.Location(s) of Event: Library Park

4.Hours: 6:30am set up; 3:00pm clean up

Note: Start Time & End Time

5. Event Chair/Contact Person: Josh Spiegelhoff Phor[redacted]

6. Day of Event Contact Name: Taylor Ruffing Pho[redacted]

7. Is the event open to the public? ■ Yes □ No

8. Will you charge an admission fee? □ Yes ■ No

9. Estimated Attendance Number: 550

10. Basis for estimate: Previous year's attendance

11. Will you be setting up a tent? ■ Yes □ No

If yes, list the location, size, Rental Company, and proof of completion of locates.

Dunn Lumber - 10x10 and 10x15

12. Will there be any animals? ■ Yes □ No

If yes, what type and how many: Some dogs on leashes; est. 15

13. **Attach a detailed description of proposed event with map of the exact location of the event and/or route.**

14. Description of plan for handling refuse collection and after-event clean-up:

John's Disposal provides garbage/recycling for event. Walk committee and volunteers clean up post-event.

15. Description of plan for providing event security (if applicable):

We ask LGPD and LG Rescue Squad to come to the park at 8:30/9:00 am and leave after Walk starts.

16. Will there be fireworks or pyrotechnics at your event? □ Yes □ No

If yes, please attach a fireworks display permit or application.

17. Will your event include the sale of beer and/or wine? □ Yes ■ No

If yes, please attach a completed Temporary Alcohol License & Temporary Operator License Application.

18. Will you or any other vendors be selling food or merchandise? □ Yes ■ No

If yes, please attach list of proposed vendors, including business name and type of food/merchandise sold.

19. Do you intend to use the available picnic tables and benches in the location? ■ Yes □ No

Continue to next page...

Section III- STREET USE

☐ **Check if this section does not apply**

Required for any event using a public street. Per Sec. 62-243 of the municipal code, this application must include the following attachments:

☐ Certificate of Comprehensive General Liability Insurance with the City, its employees and agents as additional insured with coverage for contractual liability with minimum limits of $500,000 per occurrence for bodily injury and property damage limits of $250,000 per occurrence.

☐ Petition signed by more than half of the residential dwelling units and/or commercial units residing along that portion of the street designated for the proposed use or whose property is denied access by virtue of the granting of the permit.

1. **Description of portion(s) of road(s) to be used:**
Road closures must include rental of barricades; must be coordinated with the City of Lake Geneva Department of Public Works

_____

_____

_____

2. **Will any parking stalls be used or blocked during the event?** ■ Yes ☐ No
Parking Stall daily fees or bagging of Parking Stall fees are not included with the event permit fee; arrangements must be made with the City of Lake Geneva Parking Manager

Dates of Use: 9/18/2021

Total Number of Parking Stalls being Requested: 8

Parking Stall Number(s) and Location: 245, 246, 247, 248, 249, 250, 251 and 252 near Library Park

3. **Description of Signage to be used during event:** Route signs and general stage signage

_____

**The use of City Street Banner poles will require a separate, complete Street Banner Display Application*

4. **Anticipated Services**
Please indicate below any additional services you are requesting for your event. Estimated Fees or Deposits for these services may be required prior to issuance of permit(s)

■ **Electricity**; Explain: Plug in for sound system at stage and for band

☐ **Water;** Explain: _____

☐ **Traffic Control;** Explain: _____

■ **Police Services;** Explain: 9:30 am (est) Main ST and Maxwell to assist walkers

■ **Fire/EMS Services;** Explain: LG Rescue Squad from 9:00 - 11:00 am

☐ **Other;** Explain: _____

***Please note:** The City of Lake Geneva, the Police Department and/or Fire Department have the right to cancel an event due to inclement weather or any safety risk.

***All Parks and Public Spaces must be left the way they were originally found. A credit card is required to be placed on file with the City Clerk's office should the park or public space incur any damage or has not been cleaned up. Any charges will be communicated to the card holder prior to credit card processing.**

[redacted]

The applicant for her/himself and for other persons, organizations, firms and corporations, if any listed in this application, being of sound mind and body, do hereby freely, voluntarily and knowingly, now and for all times, fully save and hold harmless and defend, the CITY OF LAKE GENEVA, a Wisconsin Municipal Corporation located in the Walworth County, and each and every of its elected and appointed officials, employees, representatives, agents, heirs, and assigns, jointly and severally from and against any and all claims, causes of action, actions, liabilities, demands, losses, damages, and/or expenses of whatsoever kind and nature including counsel or attorneys' fees, which I have or may, at any time, incur or sustain arising from, resulting from, incurred in consequence of, or pertaining to, any and all intentional and negligent acts, omissions, incidents, activities and transactions, of whatever kind and nature, direct or indirect, of mine own and those of or by the CITY OF LAKE GENEVA, and each and every of its elected and appointed officials, employees, representatives, and agents, regardless of when or where, occurring or arising from this event.

Applicant Signature: _____ **Date:** 4/19/2021

For Office Use Only

Date Filed with Clerk: 5/20/21 **Payment Amount: $** N/A

Receipt #: N/A

City Clerk/Administrator Signature: _____ Date: May 20, 2021

☒ Approve ☐ Denied Notes: _____

Police Chief Signature: _____ Date: 5-25-2021

☐ Approve ☐ Denied Notes: _____

Fire Chief Signature: _____ Date: 5/28

☒ Approve ☐ Denied Notes: _____

DPW Signature: _____ Date: 5-25-2021

☒ Approve ☐ Denied Notes: _____

Parking Signature: _____ Date: 5/27/2021

☒ Approve ☐ Denied Notes: 8 STALLS * $20.00 = $160.00 + $10.00 = $170.00 DONATION IN PARKING STALLS REQUESTED.

Harbormaster Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

Tier I & Tier II Events Only:

FLR Meeting Date: _____

Council Meeting Date: _____

City Clerk's Office
626 Geneva Street
Lake Geneva, WI 53147
(262) 248-3673
www.cityoflakegeneva.com

CITY OF LAKE GENEVA

TAXI COMPANY LICENSE APPLICATION

Please Check:

☐ Original Application

☑ Renewal of Current License

Fees of $50.00 for first car and $25.00 per each additional car are due upon application

Annual License Expires June 30th each year

Please fill in all blanks completely, as incomplete applications will be rejected.

NOTE: Application must be accompanied by the following documents:

☐ Copy of policy of liability insurance covering all vehicles, insuring the licensee against loss from liability to the amount of $300,000 for the injury or death of one or more persons and in the amount of $100,000 for damage to property of others for any one accident due to negligent operation of vehicle.

☐ Copy of certificate of inspection signed by a reputable automobile mechanic or public garage owner certifying that the vehicle sought to be licensed is mechanically sound and in a thoroughly safe condition for the transportation of passengers and in clean, fit and good appearance.

☐ Taxi/Trolley Driver License Application(s) for any drivers who are not currently licensed with the City of Lake Geneva.

ANY APPLICATION SUBMITTED WITHOUT THE REQUIRED DOCUMENTATION SHALL BE CONSIDERED INCOMPLETE AND REJECTED.

BUSINESS INFORMATION

Business Name: Senior Cab

Bus. Address (Physical): [redacted]

Mailing Address (if different):

City, State, Zip: Lake Geneva, WI 53147

[redacted]

BUSINESS OWNER/AGENT INFORMATION

Owner/ Agent Name: Larry Ryzwalski

[redacted]

PLEASE ANSWER THE FOLLOWING QUESTIONS COMPLETELY

1. Have you been previously licensed to operate a taxicab company? (YES) NO

   If Yes, please state where: Lake Geneva since 2004

2. Have you ever had a license revoked? (YES) NO

   If Yes, please explain: OWI - Walworth County 25 years ago.

TAXI VEHICLE INFORMATION

Total Number of Vehicles to be operated: 1

Vehicle #1

Make	Model	Year
Dodge	Grand Caravan	2010

[redacted]

Vehicle #2

Make	Model	Year

Capacity	License Plate No.

VIN	Certificate of Title No.

Vehicle #3		
Make	Model	Year
Capacity	License Plate No.	
VIN	Certificate of Title No.	

Vehicle #4		
Make	Model	Year
Capacity	License Plate No.	
VIN	Certificate of Title No.	

APPLICANT SIGNATURE

Larry Ryneth DATE: 5/21/21

For Office Use Only

Date Filed: 5/27/21
Receipt No: 21.000130
Total Amount: $50.00
Forwarded to Police Chief: _____
Forwarded to City Attorney: _____
Verified: Stark ☐ MSI ☐
Notes: _____
FLR Approval: _____
Council Approval: _____

Police Chief Recommendation: _____
~~Approved~~ Denied

City Attorney Approval of Liability Insurance: _____

License Date: _____
License Number: _____

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/21/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
USI Insurance Services, LLC
8000 Norman Center Drive, Suite 1000
Bloomington, MN 55437

CONTACT NAME: Shayla Julian
PHONE (A/C, No, Ext): 952-243-0989 FAX (A/C, No): 952-945-9477
E-MAIL ADDRESS: shayla.julian@usi.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Cincinnati Indemnity Company	23280
INSURER B : Progressive Casualty Insurance Co.	24260
INSURER C : Middlesex Insurance Company	23434
INSURER D :	
INSURER E :	
INSURER F :	

INSURED SENIOCAB
Senior Cab Plus, LLC
[redacted]

COVERAGES **CERTIFICATE NUMBER:** 1508501303 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			ENP0010272	2/2/2021	2/2/2022	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY			008968860	8/13/2020	8/13/2021	COMBINED SINGLE LIMIT (Ea accident)	$ 500,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / X SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED / RETENTION $							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N	N / A		8934310001	8/4/2020	8/4/2021	X PER STATUTE / OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	$ 100,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 500,000
							E.L. DISEASE - POLICY LIMIT	$ 100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Vehicle Listed on policy:-
2010 Dodge Grand Caravan VIN #2D4RN4DE8AR267953.

CERTIFICATE HOLDER

City of Lake Geneva
626 Geneva St
Lake Geneva WI 53147

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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VEHICLE SAFETY INSPECTION

Instructions: The licensee shall provide this form to the garage, dealership or auto repair shop to be completed by the inspector upon completion of the vehicle inspection. The licensee shall submit the completed form to the City Clerk.

Vehicle Owner/Agent Name

Senior Cab

Vehicle – Year	Make	Model	Color	Odometer Reading	License Plate Number
2010	Dodge	Grand Caravan	Silver	150,509	[redacted]

Name – Inspecting Company or Agency	Name – Inspector
AB Fix It	

Address	City	State	Zip Code
6189 Townline Rd	Lake Geneva	WI	53147

VEHICLE INSPECTION CHECKLIST

Item	Pass	Repair / Replace	Item	Pass	Repair / Replace
BRAKES	☑	☐	**SAFETY FEATURES**	☑	☐
1. Failure indicator light	☑	☐	17. Turn signals operational	☑	☐
2. System integrity	☑	☐	18. Head lights	☑	☐
3. Pedal reserve	☑	☐	19. Tail lights	☑	☐
4. Disc / drum condition	☑	☐	20. Brake lights	☑	☐
5. Hoses and assembly	☑	☐	21. Horn	☑	☐
SUSPENSION	☑	☐	22. Windows / Windshield (cracks / chips)	☑	☐
6. Shock absorbers / struts	☑	☐	23. Front seat safety belts condition	☑	☐
7. Springs	☑	☐	24. Back seat safety belts condition	☑	☐
8. Shackles	☑	☐	25. Door locks operational	☑	☐
9. Modifications	☑	☐	**WIPERS / WIPER BLADES**	☑	☐
STEERING	☑	☐	26. Wipers operational	☑	☐
10. Lash	☑	☐	27. Blades contact	☑	☐
11. Free turning	☑	☐	28. Blades condition	☑	☐
12. Linkage play	☑	☐	**TIRES – FRONT**	Lft / Rt	Lft / Rt
13. Power system	☑	☐	29. Tread depth	☑ ☑	☐ ☐
EXHAUST SYSTEM	☑	☐	30. Matching	☑ ☑	☐ ☐
14. Leaks	☑	☐	31. Condition	☑ ☑	☐ ☐
15. Legal muffler	☑	☐	**TIRES – REAR**	Lft / Rt	Lft / Rt
16. Tailpipe	☑	☐	32. Tread depth	☑ ☑	☐ ☐
			33. Matching	☑ ☑	☐ ☐
			34. Condition	☑ ☑	☐ ☐

Brief Comments – Refer to Item Number

SIGNATURE – Inspector

Date – Inspection 5-26-21

ORDINANCE OF THE COMMON COUNCIL			
An ordinance amending Chapter 98, Zoning Ordinance, Section 98-407, Substandard Lot Regulations, Section 98-409, Lakeshore Lots, Section 98-505, Lakeshore Overlay Zoning District, Section 98-506(3), Drainageway Overlay Zoning District, Section 98-507(3), Woodland Overlay Zoning District, and Section 98-508(3), Steep Slope Overlay Zoning District; as it relates to the applied requirements for the use of SR-4 Zoning District standards in the ER-1 Zoning District			
Committee	N/A		
Fiscal Impact:	N/A		
File Number:	**21-05**	**First Reading :** **Second Reading :**	May 24, 2021 June 14, 2021

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

Section 98-407 Substandard Lot Regulations

(1) Upon and after the effective date of this Chapter, no lot shall be created which does not meet the Minimum Zoning District Area requirements of Section 98-304 or the Minimum Lot Area requirements of Section 98-305 or which does not meet the lot dimension requirements of Sections 98-402 or 98-403.

(2) A legal lot of record existing upon the effective date of this Chapter in a Residential District (see Section 98-102), which does not meet the Minimum Zoning District Area of Section 98- 304 or the Minimum Lot Area (MLA) requirements of Section 98-305, or which does not meet the lot dimension requirements of Sections 98-402 or 98-403 may be utilized for a detached single-family dwelling unit, provided the measurements of such ~~area and~~ dimensions are equal to or greater than 70% of the requirements of this Chapter. Said lot shall not be more intensively developed (with multi-family or nonresidential uses) unless combined with one or more abutting lots (or portions thereof) so as to create a lot which meets the requirements of this Chapter.

(3) Use of SR-4 Zoning Standards in the ER-1 Zoning District:

(a) Existing legal lots of record that are now substandard in any way, and that are zoned ER-1 shall be considered as legal substandard lots. For new dwellings, ~~or~~ building additions, structures, or paved areas on such lots, a Conditional Use Permit may be sought to enable the granting of permission to use the ~~lot width, lot frontage, lot area and setback~~ following requirements of the SR-4 District: Maximum Building Coverage, Minimum Landscape Surface Ratio, Minimum Lot Width, Minimum Lot Frontage, Minimum Front or Street Setback Lot Line to House, Minimum Front or Street Setback Lot Line to Garage, Minimum Side Setback Lot Line to House, Minimum Total of Both Side Setbacks to House/Garage, Minimum Rear Setback Lot Line to House or Garage, Minimum Side Setback Lot Line to Accessory Structure, Minimum Rear Setback Lot Line to Accessory Structure, Minimum Paved Surface Setback, and Minimum Building Separation. The requirements for Minimum Lot Area in the SR-4 District may not be used to create a greater number of lots, but may be used to reconfigure lot lines to preserve or reduce the current number of lots so long as all other applicable requirements, listed above, are met. (See also Section 98-409 for lots abutting Geneva Lake.) (Section 98-905 for Conditional Use procedures). For this particular type of Conditional Use Permit request, a fee of $100.00 shall be imposed. (Ord. No. 98-1 2/9/98)

(b) For any development proposing to reduce the minimum required Landscape Surface Ratio

below the ER-1 District's minimum of 60% to between 50% and 60%, and/or to increase the maximum permitted Building Coverage above the ER-1 District's maximum of 30% to between 30% and 40%, all of the following additional requirements shall apply:

1. The project shall submit a complete Stormwater Management Plan and calculations for City Engineer review and comment which shall be submitted to the Plan Commission as part of the Commission's conditional use review, including a Grading and Erosion Control Plan and on-site stormwater management improvements t hat ensure full compliance with the City's stormwater quality and quantity standards.

2. The use of pervious materials, rain gardens, bio-swales and other on-site features as determined by the City Engineer to actively improve the quality and reduce the quantity of the stormwater leaving the site compared to current conditions.

3. The City may apply specific stormwater management requirements in addition to the requirements of Section 78-247 of the Municipal Code, for development in the ER-1 Zoning District that proposes less than a 60% Landscape Surface Ratio, as enabled by Subsection 78-247(h)(7)- Additional Requirements

(4) For Lots Abutting Geneva Lake:

See also, Section 98-409 Lakeshore Lots and Section 98-505 Lakeshore Overlay Zoning District.

Section 98-409 Lakeshore Lots

(1) New development, including buildings, building additions, structures, and pavement on lakeshore lots shall comply with the requirements of the Lakeshore Overlay Zoning District, Section 98-505.

(2) With the exception of fences, which are permitted per the requirements of Section 98-720, any new accessory structure proposed to be located, in whole or in part, closer to the lakeshore than the principal structure on the lot may only be approved through the Conditional Use process, Section 98-905.

(3) With the exception of fences, which are permitted per the requirements of Section 98-720, no new accessory structure may be located, in whole or in part, within the required front yard or street yard setback for the principal structure on the lot, as required in Section 98- 402 for residential uses, or Section 98-403 for non-residential uses, except as approved through the Conditional Use process, Section 98-905.

(4) Accessory structures existing prior to the adoption date of this Section, may be maintain in their original location and configuration, as legal, nonconforming structures, but shall not be enlarged or replaced except by new accessory structures that comply with all requirements of the Zoning Ordinance.

(5) In the area within 100 feet of the Ordinary High Water Mark (OHWM), or if a greater distance, between the Biagi Line and the OHWM and/or between the OHWM and the tangent connecting the closest lakeside corner of the principal building and on the adjacent lot on each side of the subject property, the following provisions shall apply to any new development activity including buildings, structures, and paved areas:

   (a) The setback of any new development, including buildings, structures, and paved areas shall not be closer to the OHWM than the current setback of the same or similar buildings, structures, and paved areas.

(b) The area of building coverage shall not be increased.
(c) The area of structure coverage shall not be increased.
(d) The area of impervious surface shall not be increased.
(e) The area devoted to landscaping and other pervious surfaces shall not be decreased, and the requirements of Section 98-505 shall be met.
(f) Vertical expansion of any legal conforming principal building existing prior to adoption date of the 1998 Zoning Code is permitted up to the maximum height limits of the zoning district.

(6) A requirement for the vesting of every Land Division, Site Plan, Conditional Use Permit, and Planned Development issued on every parcel adjacent to the OHWM shall be the dedication of a pedestrian easement for the Geneva Lake Shore Path for every portion of the Shore Path corridor located on the subject property, per the review and approval of the City Attorney. Upon the proof of recording the City-approved easement by the property owner, the Zoning Administrator may issue the applicable development permit(s).

(7) In all other parts of the lot not within the areas described in (5) through (7) above, development may occur up to the maximums permitted by the Zoning Ordinance.

(8) The City may apply specific stormwater management requirements in addition to the requirements of Section 78-247 of the Municipal Code, for additional development on a lakefront lot, as enabled by Subsection 78-247(h)(7)- Additional Requirements.

Section 98-505 Lakeshore Overlay Zoning District

(1) Definition: Lakeshores are the land margins of navigable waters which are identified as "lakes and other water bodies" as shown on Environmental Corridors Composite Maps for the City of Lake Geneva and its environs, prepared by the SEWRPC. Lakeshores are all areas within 100 feet of the ordinary high water mark of such features. Decorative water features shall not be considered "navigable waters" for the purposes of this Section. This meaning of "lakeshores" shall remain distinct from the meaning of the term as employed by the State of Wisconsin Statutes and the DNR.

(2) Purpose of Lakeshore Protection Requirements: Lakeshores serve to protect land/water margins from erosion due to site disruption. Because of regular contact with wave action, currents, and runoff, such areas are highly susceptible to continuous, and in some cases, rapid erosion. Lakeshore protection also provides a natural vegetation buffer which serves to reduce water velocities and wave energy, and filters significant amounts of water-borne pollutants and sediments. Lakeshores also promote infiltration and groundwater recharging, and provide a unique habitat at the land/water margin.

(3) Determination of Lakeshore Boundaries: General lakeshore boundaries are depicted on the Official Zoning Map. Upon the proposal of development activity on any property which contains a lakeshore depicted on the Official Zoning Map, the petitioner shall prepare ~~a detailed site analysis~~ the required Natural Resources Site Evaluation per the requirements of Section 98-~~510~~303. This analysis shall depict the location of all lakeshore areas on the subject property as related to the provisions of Subsection (1), above.

(4) Mandatory Lakeshore Protection Requirements: With the exception of the activities permitted below, lakeshores shall remain in an undisturbed state, except for the land uses permitted in

Section 98-204 per the requirements of Subsection 98-206(10).

(a) Tree Removal:

1. Purpose: The intent and purpose of this subsection is to preserve the City's character as a natural wooded community, maintain property values by improving and preserving the aesthetic appeal of the City through tree regulations, preserve the natural resources of the City and State, reduce the amount of erosion in the City due to tree removal, protect the quality of the waters of the State and the City, and protect and promote the health, safety and welfare of the people by minimizing the amount of sediment and other pollutants carried by runoff to surface waters due to the erosion of land not protected by a naturally wooded environment.

2. Scope: The provisions of this subsection shall not apply to SR-3 and SR-4 Zoning Districts, except planned developments on those districts.

3. Shore Buffer Requirement and Clear-Cutting Prohibition:

   a. Shoreland Areas: With the exception of the Geneva Lake Shore Path Corridor, in a strip of land 35' wide inland from the bulkhead line, no more than 30' in any 100' shall be clear-cut. Where the lot is less than 100', no more than 30% of this strip shall be clear-cut. Natural shrubbery shall be preserved as far as practicable and, where removed, it shall be replaced with other vegetation that is equally effective in retarding runoff, preventing erosion and preserving natural beauty. Refer to Planted species shall be consistent with the Walworth County publication: A Homeowner's Guide to Native Shoreland Gardens: *https://www.co.walworth.wi.us/DocumentCenter/View/575/Homeowner-Guide-to-Native--Shoreline-Gardens-PDF*. -

   b. Tree Preservation Area: Except for circumstances identified under subsection 4.b., it is prohibited to remove any tree or cause any trees to be removed from the tree preservation area of each lot. During construction, no equipment movement, construction or placement of equipment or material storage shall be permitted in the tree preservation area.

4. Cutting Exceptions:

   a. Trees may be removed from the building activities area. This area shall be as small as possible, including the entire area affected by building, grading and temporary material storage areas. In no case shall the amount of trees with a 6" tree diameter removed within the building activities area exceed the following

      i. 80% of the total such trees on lots of 1/4 acre or less.

      ii. 60% of the total such trees on lots of 1/4 acre to one acre, except in the CR5ac and the ER-1 Districts.

iii. 40% of the total such trees on lots of one acre, except in the CR-5ac and ER-1 Districts.

iv. 20% of the total such trees on lots of 2.5 acres or more, except in the CR-5ac and ER-1 Districts.

v. 10% of the total such trees on all lots in the CR-5ac and ER-1 Districts.

b. Trees removed in excess of the above reasons will require a tree removal permit. Conditions under which a permit may be issued include, but will not be limited to, the following:

i. The tree is dead, dying or diseased.

ii. The tree is damaged or injured to the extent that it is likely to die or become diseased.

iii. The removal of the tree will enhance the tree preservation area and the health of the remaining trees.

iv. The removal of the tree will avoid or alleviate an economic hardship or hardship of another nature to the property or residences.

v. The removal of the tree is consistent with good arboriculture practices.

5. Replacement Trees: When in keeping with good arboriculture practices, replacement trees shall be planted for all removed trees. They may be planted in the tree preservation area or in the building activities area after the initial construction activities are completed. All replacement trees shall be planted within 30 days of final grading. The determination of good arboriculture shall be based on tree density and spacing of the table on the following page.

6. Penalties: Any person violating any provision of this subsection shall be subject to a penalty per tree illegally cut or removed, which shall be determined by the assessed value of the trees removed. The assessed value shall be determined in accordance with the "Manual for Plant Appraisers," published by the County of Tree and Landscape Appraisers, most recent edition. In addition, a replacement tree shall be planted to replace all trees cut illegally.

(5) Vertical expansion of any legal conforming principal building existing prior to adoption date of the 1998 Zoning Code is permitted up to the maximum height limits of the zoning district.

(6) The City may apply specific stormwater management requirements in addition to the requirements of Section 78-247 of the Municipal Code, for additional development in the Lakeshore Overlay Zoning District, as enabled by Subsection 78-247(h)(7)- Additional Requirements

Section 98-506(3): Drainageway Overlay Zoning District

(3) Determination of Drainageway Boundaries: General drainageway boundaries are depicted on the Official Zoning Map. Upon the proposal of development activity on any property which contains a drainageway depicted on the Official Zoning Map, the petitioner shall prepare ~~a detailed site analysis~~ the required Natural Resources Site Evaluation per the requirements of Section 98-~~510~~303. This analysis shall depict the location of all drainageway areas on the subject property as related to the provisions of Subsection (1), above.

(4) Vertical expansion of any legal conforming principal building existing prior to adoption date of the 1998 Zoning Code is permitted up to the maximum height limits of the zoning district.

Section 98-507(3): Woodland Overlay Zoning District

(3) Determination of Woodland Boundaries: General woodland boundaries are depicted on the Official Zoning Map. Upon the proposal of development activity on any property which contains a woodland depicted on the Official Zoning Map, the petitioner shall prepare ~~a detailed site analysis~~ the required Natural Resources Site Evaluation per the requirements of Section 98-~~908(3)(h)~~303 and areas subject to the following mitigation requirements in subsection (4), below. This analysis shall depict the location of all woodland areas on the subject property as related to the provisions of Subsection (1), above, and shall also clearly depict all areas subject to proposed Selective Cutting and Clear Cutting. Selective cutting operations are permitted by right in all woodland areas (per the requirements of Section 98-206(2)(f)). Clear cutting is permitted as a conditional use in all woodland areas (per the requirements of Section 98-206(2)(g)).

(4) Vertical expansion of any legal conforming principal building existing prior to adoption date of the 1998 Zoning Code is permitted up to the maximum height limits of the zoning district.

Section 98-508(3): Steep Slope Overlay Zoning District

(3) Determination of Woodland Boundaries: General steep slope boundaries are depicted on the Official Zoning Map. Upon the proposal of development activity on any property which contains a steep slope depicted on the Official Zoning Map, the petitioner shall prepare ~~a detailed site analysis~~ the required Natural Resources Site Evaluation per the requirements of Section 98-~~908(3)(h)~~303. This analysis shall depict the location of all steep slope areas on the subject property as related to the provisions of Subsection (1), above and shall also clearly depict all areas subject to the proposed removal and stabilization of steep slopes through site grading, retaining walls, and other methods approved by the City Engineer.

(4) Mandatory Steep Slope Protection Requirements: Except for steep slopes approved for removal and stabilization by the City Engineer per the provisions of Subsection (3) immediately above, steep slopes shall remain in an undisturbed state except for the land uses permitted in Section 98-204 per the requirements of Subsection 98-206(10).

(5) Vertical expansion of any legal conforming principal building existing prior to adoption date of the 1998 Zoning Code is permitted up to the maximum height limits of the zoning district.

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

Approved by the City of Lake Geneva Common Council on this 14th day of June, 2021.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Charlene Klein, Mayor Date

Attest:

_____

Lana Kropf, City Clerk Date

Original Alcohol Beverage Retail License Application

(Submit to municipal clerk.)

For the license period beginning: 07/01/2021 *(mm dd yyyy)* ending: 06/30/2022 *(mm dd yyyy)*

To the Governing Body of the: ☐ Town of ☐ Village of ☑ City of } Lake Geneva

County of Walworth

Aldermanic Dist. No. 1 (if required by ordinance)

Check one: ☐ Individual ☑ Limited Liability Company ☐ Partnership ☐ Corporation/Nonprofit Organization

Applicant's Wisconsin Seller's Permit Number 456102925353202	
FEIN Number 47-3449748	
TYPE OF LICENSE REQUESTED	**FEE**
☐ Class A beer	$
☑ Class B beer	$ 100
☑ Class C wine	$ 100
☐ Class A liquor	$
☐ Class A liquor (cider only)	$ N/A
☐ Class B liquor	$
☐ Reserve Class B liquor	$
☐ Class B (wine only) winery	$
Publication fee	$ 25
TOTAL FEE	$ 225.00

pd 6/13

Name (individual / partners give last name, first, middle; corporations / limited liability companies give registered name)

HILL VALLEY DAIRY LLC

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the full name and place of residence of each person.

President / Member Last Name	(First)	(Middle Name)
HENNINGFELD	RONALD	JOSEPH
Vice President / Member Last Name	(First)	(Middle Name)
HENNINGFELD	FRANK	LEO
Secretary / Member Last Name	(First)	(Middle Name)
Treasurer / Member Last Name	(First)	(Middle Name)
Agent Last Name	(First)	(Middle Name)
HENNINGFELD	JOSIE	MARIE
Directors / Managers Last Name	(First)	(Middle Name)

[redacted]

1. Trade Name HILL VALLEY DAIRY Business Phone Number 262-745-8699
2. Address of Premises 512 BROAD STREET Post Office & Zip Code LAKE GENEVA, 53147
3. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)

   512 BROAD STREET IS PART OF A BUILDING THAT INCLUDES 2 COMMERCIAL/RETIAL FRONTS ON THE FIRST FLOOR AND A VACATION RENTAL UNIT ON THE SECOND FLOOR. 512 BROAD STREET HAS 1 LARGE ROOM, BATHROOM, AND UTILITY/WORK ROOM ON THE FIRST FLOOR AND ALSO THE FULL BASEMENT OF THE BUILDING. THE FIRST FLOOR IS APPROXIMATLEY 700 SQ FT AND THE BASEMENT IS ABOUT 1,300 SQ FT. THE BASEMENT OF THE BUILDING IS FOR STORAGE AND WORK SPACE.

4. Legal description (omit if street address is given above):
5. (a) Was this premises licensed for the sale of liquor or beer during the past license year? . . . . . ☐ Yes ☑ No

   (b) If yes, under what name was license issued?

6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? **If yes, explain** ..... ☑ Yes ☐ No

THIS IS THE FIRST APPLICATION AND FIRST TRAIING COMPLETION FOR THE APPLICATION.

7. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant? ..... ☐ Yes ☑ No
If yes, explain.

8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? **If yes, explain** ..... ☐ Yes ☑ No

9. (a) **Corporate/limited liability company applicants only:** Insert state WISCONSIN and date 03/10/15 of registration.

(b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? **If yes, explain** ..... ☐ Yes ☑ No

(c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? ☐ Yes ☑ No
If yes, explain.

10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277] ..... ☑ Yes ☐ No

11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] ..... ☑ Yes ☐ No

12. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ..... ☑ Yes ☐ No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

Contact Person's Name (Last, First, M.I.)	Title/Member	Date
HENNINGFELD, RONALD, J	MEMBER	05/28/21
Signature	[redacted]	

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk	Date reported to council / board	Date provisional license issued	Signature of Clerk / Deputy Clerk
June 3, 2021			
Date license granted	Date license issued	License number issued	

Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: ☐ Town ☐ Village ☑ City of LAKE GENEVA County of WALWORTH

The undersigned duly authorized officer/member/manager of HILL VALLEY DAIRY LLC
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as HILL VALLEY
(Trade Name)

located at 512 BROAD STREET, LAKE GENEVA, WI 53147

appoints JOSIE HENNINGFELD
[redacted]
(Name / Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

☐ Yes ☑ No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? ☑ Yes ☐ No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 12 YEARS

Place of residence last ye[redacted]

For: HILL VALLEY DAIRY LLC
(Name of Corporation / Organization / Limited Liability Company)

By: _____
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than $1,000.

ACCEPTANCE BY AGENT

I, JOSIE HENNINGFELD, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

Josie Henningfeld 5-28-21 [redacted]

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY
(Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on 6-9-2021 *(Date)* by _____ *(Signature of Proper Local Official)* Title Police Chief *(Town Chair, Village President, Police Chief)*

SERVERlicense.com

Wisconsin Responsible Beverage Seller/Server Training

JOSIE HENNINGFELD

has met all training requirements and successfully completed the above course and/or exam.

Certification Number: SL150998

Date of Completion: 05/27/2021

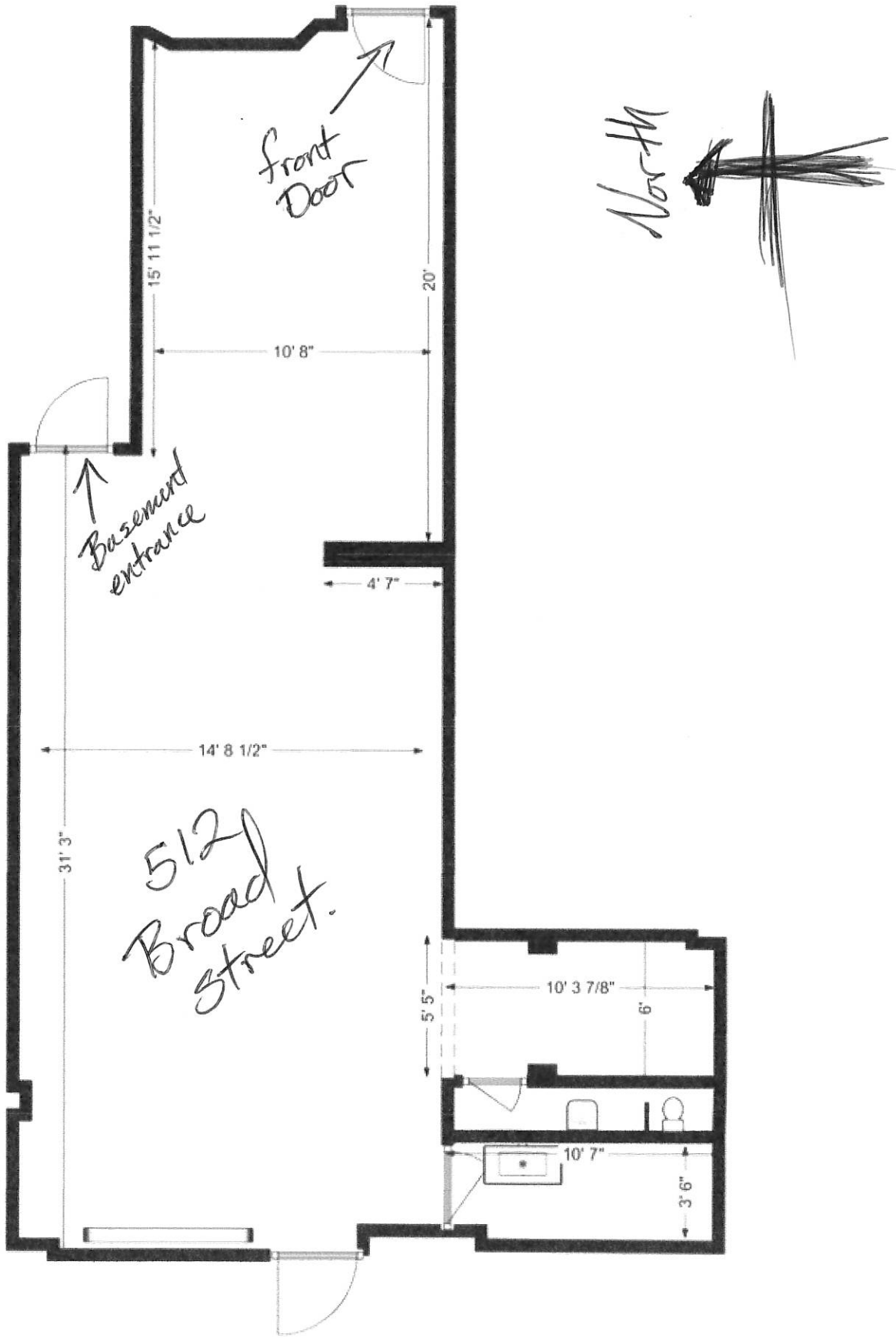
Kelly Bailey

Authorized Signature

This certificate represents the successful completion of an approved Wisconsin Department of Revenue Responsible Beverage Server Course in compliance with secs. 125.04(5)(a)5., 125.17(6), and 134.66(2m), Wis. Stats. Present this certificate to your local municipal clerk's office to receive your Operator's or Retail license.

Diversys Learning, Inc.
1101 Arrow Point Drive, Suite 302
Cedar Park, TX 78613

Broad Street



Auxiliary Questionnaire
Alcohol Beverage License Application

Submit to municipal clerk.

Individual's Full Name *(please print)* *(last name)*	*(first name)*	*(middle name)*
HENNINGFELD	JOSIE	MARIE

[redacted]

The *above named individual* provides the following information as a person who is *(check one)*:

☐ Applying for an alcohol beverage license as an **individual**.

☐ A member of a **partnership** which is making application for an alcohol beverage license.

☑ AGENT *(Officer / Director / Member / Manager / Agent)* of HILL VALLEY DARIY LLC *(Name of Corporation, Limited Liability Company or Nonprofit Organization)*

which is making application for an alcohol beverage license.

The *above named individual* provides the following information to the licensing authority:

1. How long have you continuously resided in Wisconsin prior to this date? 12 YEARS
2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? ..... ☐ Yes ☑ No
   If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. *(If more room is needed, continue on reverse side of this form.)*
3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? ..... ☐ Yes ☑ No
   If yes, describe status of charges pending.
4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? ..... ☐ Yes ☑ No
   If yes, identify. *(Name, Location and Type of License/Permit)*
5. Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? ..... ☐ Yes ☑ No
   If yes, identify. *(Name of Wholesale Licensee or Permittee)* *(Address By City and County)*
6. Named individual must list in chronological order last two employers.

Employer's Name	Employer's Address	Employed From	To
STARZ DANCE ACADEMY	W195 S6842 RACINE AVE, MUSK	01/01/2010	Current
Employer's Name	Employer's Address	Employed From	To
BADGER HIGH SCHOOL	220 E SOUTH STREET, LAKE GE	01/01/2007	03/30/2021

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.

Josie Henningfeld
(Signature of Named Individual)

Auxiliary Questionnaire
Alcohol Beverage License Application

Submit to municipal clerk.

Individual's Full Name *(please print)* *(last name)*	*(first name)*	*(middle name)*
HENNINGFELD	RONALD	JOSEPH

[redacted]

The *above named individual* provides the following information as a person who is *(check one)*:

☐ Applying for an alcohol beverage license as an **individual**.

☐ A member of a **partnership** which is making application for an alcohol beverage license.

☑ MEMBER *(Officer / Director / Member / Manager / Agent)* of HILL VALLEY DAIRY LLC *(Name of Corporation, Limited Liability Company or Nonprofit Organization)*

which is making application for an alcohol beverage license.

The *above named individual* provides the following information to the licensing authority:

1. How long have you continuously resided in Wisconsin prior to this date? 12 YEARS - SINCE 2009
2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? ..... ☐ Yes ☑ No
   If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. *(If more room is needed, continue on reverse side of this form.)*
3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? ..... ☐ Yes ☑ No
   If yes, describe status of charges pending.
4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? ..... ☐ Yes ☑ No
   If yes, identify. *(Name, Location and Type of License/Permit)*
5. Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? ..... ☐ Yes ☑ No
   If yes, identify. *(Name of Wholesale Licensee or Permittee)* *(Address By City and County)*
6. Named individual must list in chronological order last two employers.

Employer's Name	Employer's Address	Employed From	To
Clock Shadow Creamery	138 west bruce street, mke	06/01/2010	12/30/2014
Employer's Name	Employer's Address	Employed From	To
Cedar Grove Cheese	E5904 mill rd, plain, wi	01/01/2010	05/30/2010

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.

(Signature of Named Individual)

Auxiliary Questionnaire
Alcohol Beverage License Application

Submit to municipal clerk.

Individual's Full Name *(please print)* *(last name)*	*(first name)*	*(middle name)*
HENNINGFELD	FRANK	LEO

[redacted]

The *above named individual* provides the following information as a person who is *(check one)*:

☐ Applying for an alcohol beverage license as an **individual**.

☐ A member of a **partnership** which is making application for an alcohol beverage license.

☑ MEMBER *(Officer / Director / Member / Manager / Agent)* of HILL VALLEY DAIRY LLC *(Name of Corporation, Limited Liability Company or Nonprofit Organization)*

which is making application for an alcohol beverage license.

The *above named individual* provides the following information to the licensing authority:

1. How long have you continuously resided in Wisconsin prior to this date? 48 years
2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? ..... ☐ Yes ☑ No
   If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. *(If more room is needed, continue on reverse side of this form.)*
3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? ..... ☐ Yes ☑ No
   If yes, describe status of charges pending.
4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? ..... ☐ Yes ☑ No
   If yes, identify. *(Name, Location and Type of License/Permit)*
5. Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? ..... ☐ Yes ☑ No
   If yes, identify. *(Name of Wholesale Licensee or Permittee)* *(Address By City and County)*
6. Named individual must list in chronological order last two employers.

Employer's Name	Employer's Address	Employed From	To
Romani Farms LLC Owner/Operator self employed	N8207 Bell School Rd East Troy, WI 53120	7/2000	Current
Employer's Name	Employer's Address	Employed From	To
Hartung Brothers Inc	708 Heartland Trail Suite 2000 Madison, WI 53717	1/97 - ~~7/2000~~	6/2000

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.

Frank C Henningfeld
(Signature of Named Individual)

WISCONSIN DEPARTMENT OF REVENUE
PO BOX 8902
MADISON, WI 53708-8902

Contact Information:

2135 RIMROCK RD PO BOX 8902
MADISON, WI 53708-8902
ph: 608-266-2776 fax: 608-264-6884
email: DORBusinessTax@revenue.wi.gov
website: revenue.wi.gov

Letter ID L0306869088

HILL VALLEY DAIRY LLC
[redacted]

Wisconsin Department of Revenue Seller's Permit

Legal/real name: HILL VALLEY DAIRY LLC

Business name: HILL VALLEY DAIRY
[redacted]

- This certificate confirms you are registered with the Wisconsin Department of Revenue and authorized in the business of selling tangible personal property and taxable services.
- You may not transfer this permit.
- This permit must be displayed at the place of business and is not valid at any other location.
- If your business is not operated from a fixed location, you must carry or display this permit at all events.

Tax Type	Account Type	Account Number
Sales & Use Tax	Seller's Permit	456-1029253532-02

Donation Policy

PURPOSE

The purpose of the City of Lake Geneva's Donation Policy is to establish a policy, within most departments, for donations proposed at facilities, public parks, open spaces and trails on City property or on public easements. If you are interested in making a donation, please fill out the Donation Proposal Application.

POLICY

There are occasions when interested parties wish to donate to City of Lake Geneva. It is the policy of the City of Lake Geneva to consider all donation requests and decide if accepting the gift is in the best interest of the community. Donations generally come in the form of facility enhancements, monetary gift, memorial items, services / labor, equipment / materials, land / real property, or partnership projects.

SCOPE

This policy applies to all City Departments except Utilities, Police, Fire and Library.

PROCESS

A Donation Proposal Application must be submitted by the donating party to the City Administrator. As necessary, the City Administrator will consult with city staff to consider the proposal and generate a report to accompany the donation proposal. The City Administrator will then place the proposal (and report) on the appropriate committee, commission or council agendas for consideration and action. The following guiding principles will be considered when evaluating a donation:

- appropriate and safe location for placement, easements, utilities, existing structures
- durability, high-quality materials, longevity, appearance and aesthetics
- liability, safety
- future or ongoing maintenance, budget impact
- future site development plans
- natural environment
- accessibility, usefulness
- overall public acceptance/approval
- must be in compliance with all city ordinances and policies

Depending on the nature of the donation, the City may request supplemental information such as: detailed project budget, copies of cost estimates, site plans, engineered drawings or conceptual drawings associated with the project, and proposed timeline to construct.

Once the proposal is reviewed, City staff will respond to the applicant if the donation was accepted or with the reasons the donation was rejected.

IMPLEMENTATION

The following guidelines are provided for the funding, installation, removal, maintenance, recognition, and liability of donations:

1. Funding - All costs, including initial installation, labor and materials are the responsibility of the donor unless the City agrees to some other written agreement with the donor. Some projects may require an endowment to ensure the longevity of the gift and to assist the City with future maintenance.

In special situations, such as when the donor is allowed to hire a contractor, a memorandum of understanding or a project agreement may be required. A contingency fund may also be required, of up to 15% of project's cost, to cover necessary change orders and overruns associated with the project. Remaining contingency funds will be applied to the endowment fund for future maintenance costs.

2. Installation – As applicable, an installation timeline shall be developed for all donations. Work performed by the City, contractor, or donor shall be identified. A City employee will be assigned as a manager for the project.

3. Removal or Relocation of Donor Project - Unless specifically agreed to in writing, the City may, at any future date, elect in its sole discretion to remove or relocate the donation. No permanent right, title, or interest of any kind shall vest in the Donor's behalf by virtue of donation acceptance.

4. Vandalism & Maintenance - All normal maintenance costs are at the City's expense, however, no special maintenance and/or replacement is guaranteed. Improvements made in a public space become the property of the City of Lake Geneva and will be maintained accordingly by the City under the administrative direction of the appropriate Department Director. The Department can offer no guarantee or obligation, legal or otherwise, to maintain or replace signs, plaques, materials, equipment, structures, or other donated resources that are vandalized, lost, stolen or otherwise damaged or destroyed.

5. Donor Recognition - Permanent forms of recognition, such as plaques, signs or decals, may be permitted only with the approval of the City Administrator or designated City Department Manager / Director. Permanent recognition plaques shall be harmonious and integrated with the character and features of the facility. Other details, such as materials and wording, must be included as part of the written proposal. If naming of a facility is desired, the City's Naming/Renaming Policy will be applied.

6. Liability - In no event shall the City be liable for value or tax assertions/claims by the Donor. The Donor(s) agree(s) to hold the City harmless and indemnify the City for any and all claims which might arise from any person, entity or corporation, resulting from the Donor's use of the City property or right-of-way for installation purposes, or arising from the Donor's performance or improvement/item donated pursuant to this policy.

7. Donation Value – The City will assign a value to all donations made which may vary from what the group or individual making the donation may believe the worth to be. GASB No. 72 states donated assets are to be reported at acquisition value: the appraised or measured value at the time of donation (an entry price). Common examples include donated infrastructure, art, and historical treasures.

TELEPHONE · (262) 248-3673
FAX · (262) 248-4715
EMAIL · cityadmin@cityoflakegeneva.com
WEBSITE · www.cityoflakegeneva.com

DONATION PROPOSAL APPLICATION
CITY OF LAKE GENEVA

Application should be completed and submitted to the Lake Geneva City Administrator. Please attach any supporting information as needed.

Date: _____

Applicant / Contact Person: _____

Address: _____

Phone:_____Email: _____

Donation Type:

___Monetary (unrestricted) ___Service / Labor

___Monetary (restricted) ___Material / Equipment

___Land / Real Property ___Memorial Item

___Facility Enhancement ___Partnership

___Other (Please Define):_____

Donation Description:

_____

_____

_____

Location: (If applicable, where are you proposing to donate the item(s)? Maps & photos are encouraged. Please be specific):

_____

_____

Amount, or value, of donation: _____ Is it the desire of the donor to name or rename any amenity or facility? *Yes or No (Circle One).* If yes, please explain.

_____

If applicable, wording on recognition if desired:

_____

_____

_____

_____

As the applicant and donor I have read and understand the City of Lake Geneva Donation Policy. My signature indicates the desire for the proposed donation to be considered by the City of Lake Geneva.

Applicant's Signature: _____ Date:_____

Thank you!

For City Use Only

☐ Donation Accepted by the City of Lake Geneva

☐ Donation Not Accepted by the City of Lake Geneva

Reason(s) for Not Approving:

_____

_____

Date Donor Notified:_____
By:_____

____Endowment Required:_____%
____Memorandum of Understanding Required
____Contingency Required: $_____

Application Reviewed By:

_____
_____
_____

Forward to Following Committee:

☐ Others

_____
_____
_____

☐ Finance

☐ Council

POLICY REGARDING PRIVATE PARKING STALL RESERVATIONS ON WRIGLEY DRIVE

The Parking Department will not issue private parking stall reservations on Wrigley Drive between Cook Street and Broad Street.

Exceptions may be made for contractors performing work in businesses on Wrigley Drive between Cook Street and Broad Street, if the alley will not accommodate said contractors. (Exceptions to be reviewed and processed by the Parking Manager in consultation with city departments as applicable; Fire, Police, Public Works, etc. with final sign off by the City Administrator)

Groups with Riviera Ballroom reservations may rent and reserve the Center Street parking lot, Lot B.

WALWORTH COUNTY PUBLIC WORKS

W4097 County Road NN
Elkhorn, WI 53121
262-741-3101 FAX 262-741-3195

Invoice No. 6-2021

Customer

Name	City of Lake Geneva - Dept of Public Works	Date	6/11/2021
Address	1065 Carey St	Order No.	
City	Lake Geneva State WI ZIP 53147	Rep	
Phone		FOB	

Qty	Description	Unit Price	TOTAL
1	Varitech 1,300 Gallon, 3 Lane Anti-Ice System Mfr: Varitech Model: AI 1300 HYD 3LB Serial # : 13529 *Walworth County ID: 600SB / 104429*	$8,000.00	$8,000.00
		SubTotal	$8,000.00
		Shipping & Handling	$0.00
		Taxes: Wisconsin	$0.00
		Walworth Co.	$0.00
		TOTAL	$8,000.00

Mail to: Walworth County Public Works
W4097 County Road NN, Elkhorn, WI 53121

Report Criteria:
Report type: Summary
[Report].Check Issue Date = 06/04/2021,06/09/2021
Check.Type = {<>} "Adjustment"
Bank.Bank account = "043230"

Check Issue Date	Check Number	Vendor Number	Payee	Amount	
06/04/2021	76499	2670	HOME DEPOT CREDIT	116.67	
06/04/2021	76500	5340	KANOPY LLC	4,500.00	
06/04/2021	76501	6184	MAXWELL PUB LLC	25.00	
06/04/2021	76502	2977	MIDWEST TAPE	611.72	
06/04/2021	76503	3024	MUTUAL OF OMAHA	2,979.90	
06/04/2021	76504	3143	PHILS ELECTRIC DRAIN SVC LLC	375.00	
06/04/2021	76505	3199	R&R INSURANCE SERVICES INC	26,165.00	
06/04/2021	76506	3233	RHYME BUSINESS PRODUCTS	143.86	
06/04/2021	76507	5535	SPRINT	666.71	
06/04/2021	76508	6105	THE SWEENEY GROUP	4,000.00	
06/09/2021	76509	4915	TIETZ, KATIE	.00	V
06/04/2021	76510	4918	TIME WARNER CABLE	359.96	
06/04/2021	76511	4973	US BANK	2,702.10	
06/09/2021	76512	2046	ALLIANT ENERGY	18,725.26	
06/09/2021	76513	5770	AT & T TELECONFERENCE SERVICES	136.82	
06/09/2021	76514	2273	CHASE CARD SERVICES	2,338.18	
06/09/2021	76515	6129	DE LAGE LANDEN FINANCIAL SERVICES INC	166.84	
06/09/2021	76516	5386	MCNEIL, KYLE	45.00	
06/09/2021	76517	3232	RHYME BUSINESS PRODUCTS	421.41	
06/09/2021	76518	6178	SWING NOUVEAU INC.	500.00	
06/09/2021	76519	4917	TIMBERLINE SIGN CO INC	1,555.00	
06/09/2021	76520	5071	WE ENERGIES	26.01	
06/09/2021	76521	5339	BOULAND, BROCK	25.00	
06/09/2021	76522	4915	TIETZ, KATIE	1,164.00	
Grand Totals:				67,749.44	

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
11-00-00-21100	1,983.27	54,769.83-	52,786.56-
11-00-00-21555	1,560.01	.00	1,560.01
11-00-00-21562	1,027.08	.00	1,027.08
11-00-00-21564	392.81	.00	392.81
11-00-00-24210	.83	.00	.83
11-00-00-44120	25.00	.00	25.00
11-10-00-55000	151.59	.00	151.59
11-11-00-53320	70.00	.00	70.00
11-12-00-53610	29.00	.00	29.00
11-14-20-53320	75.00	.00	75.00
11-14-30-53100	21.10	.00	21.10
11-15-10-53320	100.00	.00	100.00
11-16-10-52210	214.98	.00	214.98
11-16-10-52220	3,376.50	.00	3,376.50

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
11-16-10-53100	392.41	.00	392.41
11-16-10-53500	31.88	4.89-	26.99
11-21-00-52210	144.98	.00	144.98
11-21-00-52220	56.60	.00	56.60
11-21-00-53300	25.00	.00	25.00
11-21-00-53310	174.00	.00	174.00
11-21-00-53420	1,708.98	514.38-	1,194.60
11-21-00-53800	379.86	.00	379.86
11-21-00-53990	170.05	.00	170.05
11-21-00-54100	663.40	.00	663.40
11-21-00-54150	2,628.00	1,464.00-	1,164.00
11-21-00-55310	165.19	.00	165.19
11-22-00-51340	26,165.00	.00	26,165.00
11-22-00-52220	1,170.75	.00	1,170.75
11-22-00-52240	13.00	.00	13.00
11-22-00-53400	166.84	.00	166.84
11-22-00-53500	379.84	.00	379.84
11-22-00-53990	47.48	.00	47.48
11-24-00-53100	143.86	.00	143.86
11-29-00-52220	49.99	.00	49.99
11-32-10-52220	683.51	.00	683.51
11-32-13-48510	110.00	.00	110.00
11-34-10-52220	338.99	.00	338.99
11-34-10-52230	8,208.17	.00	8,208.17
11-51-10-52220	576.75	.00	576.75
11-52-00-52220	446.71	.00	446.71
11-52-00-52500	108.22	.00	108.22
11-52-00-53990	112.20	.00	112.20
11-52-00-59220	112.92	.00	112.92
11-52-01-52220	796.35	.00	796.35
11-70-00-57230	1,555.00	.00	1,555.00
40-00-00-21100	.00	2,978.19-	2,978.19-
40-54-10-46730	15.17	.00	15.17
40-54-10-52220	344.60	.00	344.60
40-54-10-53100	20.00	.00	20.00
40-55-10-53500	17.98	.00	17.98
40-55-20-53500	89.68	.00	89.68
40-55-30-52220	1,990.76	.00	1,990.76
40-55-30-53000	500.00	.00	500.00
43-00-00-21100	.00	729.66-	729.66-
43-22-00-17010	729.66	.00	729.66
48-00-00-21100	.00	98.60-	98.60-
48-00-00-53400	98.60	.00	98.60
99-00-00-21100	.00	11,156.43-	11,156.43-
99-00-00-52160	4,000.00	.00	4,000.00
99-00-00-52220	585.67	.00	585.67
99-00-00-53120	24.83	.00	24.83
99-00-00-53600	375.00	.00	375.00
99-00-00-53990	187.13	.00	187.13
99-00-00-54110	313.07	.00	313.07
99-00-00-54140	141.69	.00	141.69
99-00-00-55110	205.37	.00	205.37
99-00-00-59000	5,323.67	.00	5,323.67

GL Account	Debit	Credit	Proof
Grand Totals:	71,715.98	71,715.98-	.00

Dated: 6/15/2021

Mayor: Charles Kleim

City Council: Ken Fetherall

Ken Fetherall

Tom Yunker

City Recorder:

Report Criteria:
Report type: Summary
[Report].Check Issue Date = 06/04/2021,06/09/2021
Check.Type = {<>} "Adjustment"
Bank.Bank account = "043230"

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Only unpaid invoices included.
Invoice.Batch = "06162021","06162021A","P06162021","F06162021"
Invoice Detail.GL account (2 Characters) = {<>} "61"
Invoice Detail.GL account (2 Characters) = {<>} "62"

Invoice Number	Invoice Date	Description	GL Account and Title		Net Invoice Amount
ALADTEC INC					
2021-1537	05/21/2021	SCHEDULING SYSTEM	11-22-00-54500	FIRE IT SERVICES	2,084.00
Total ALADTEC INC:					2,084.00
ASPHALT CONTRACTORS INC					
21123	05/21/2021	STORM REPAIR-2021 BORROWI	43-32-10-17010	2020/2021 STREET IMP PROGRAM	11,313.02
Total ASPHALT CONTRACTORS INC:					11,313.02
BAUER SIGN & LIGHTING					
45470	06/04/2021	BATH SIGN-LIB RESTROOMS	43-52-00-53000	PARKS AND REC CAPITAL PROJECTS	229.00
Total BAUER SIGN & LIGHTING:					229.00
BEST STAMPS					
356925	05/26/2021	STAMPS	11-21-00-53100	PD OFFICE SUPPLIES	54.00
Total BEST STAMPS:					54.00
BREEZY HILL NURSERY					
I-245497	05/26/2021	PLANTING MAINT-MAY	42-34-50-52200	PARKING LOT PLANTING/MAINT	230.00
I-245784	06/02/2021	TOPSOIL-CEMETERY	48-00-00-53620	CEM GROUNDS/LANDSCAPING	135.00
Total BREEZY HILL NURSERY:					365.00
BUMPER TO BUMPER AUTO PARTS					
662-440612	05/27/2021	TRAILER LITE CONNECTOR-SH	11-32-10-53510	VEHICLE/EQUIPMENT MAINTENANCE	25.77
662-441180	05/24/2021	BLADE FUSE	11-32-10-53510	VEHICLE/EQUIPMENT MAINTENANCE	1.99
662-441775	06/03/2021	SPARK PLUG-SNOW BLOWER	11-16-10-53500	CITY HALL BLDG MAINT SUPPLIES	2.69
662-441963	06/08/2021	TRAILER ADAPTER	11-32-10-52500	ST DEPT EQUIPMENT REPAIRS	32.29
662-442025	06/09/2021	BRAKE FLUID	11-32-10-52500	ST DEPT EQUIPMENT REPAIRS	7.99
Total BUMPER TO BUMPER AUTO PARTS:					70.73
BUREAU OF CORRECTIONAL ENTERPRISES					
306-185884	05/20/2021	PAPER TOWEL,LINERS	11-16-10-53500	CITY HALL BLDG MAINT SUPPLIES	199.57
306-185884	05/20/2021	PAPER TOWEL	11-51-10-52400	MUSEUM-MAINTENANCE & REPAIRS	18.88
Total BUREAU OF CORRECTIONAL ENTERPRISES:					218.45
CDW GOVERNMENT INC					
C725352	05/05/2021	COMP LIC-SRO	11-21-00-53160	CRIME PREVENTION PROGRAM	264.77
C818897	05/06/2021	SURFACE PRO COVER-SRO	11-21-00-53160	CRIME PREVENTION PROGRAM	64.62
D122887	05/13/2021	DOCKING STATION-SQUADS	11-21-00-53420	PD SPECIAL EQUIPMENT	674.70
D232294	05/15/2021	ENET SW-INTVW RM,SKATE PK	11-21-00-53050	DATA PROCESSING	125.48
D302230	05/18/2021	CREDIT-SURFACE PRO COVER	11-21-00-53160	CRIME PREVENTION PROGRAM	64.62-
D873762	05/28/2021	CREDIT-MAIL SERVER UPGRAD	11-15-10-54500	COMPUTER IT SVC & EQUIPMENT	998.20-
D879943	05/28/2021	ANTIVIRUS SOFTWARE	11-15-10-54500	COMPUTER IT SVC & EQUIPMENT	1,299.00

Invoice Number	Invoice Date	Description	GL Account and Title		Net Invoice Amount
Total CDW GOVERNMENT INC:					1,365.75
CINTAS CORP					
5048121547	01/11/2021	FIRST AID SUPPLIES	11-32-10-53600	ST DEPT BLDG MAINT SERV COSTS	127.53
5051478435	02/09/2021	FIRST AID SUPPLIES	11-32-10-53600	ST DEPT BLDG MAINT SERV COSTS	67.99
5064327053	06/03/2021	GLOVES	40-54-10-53100	BEACH OFFICE SUPPLIES	349.95
Total CINTAS CORP:					545.47
COMPOST MANAGEMENT INC					
30874	06/07/2021	GRAVELY MOWERS MAINT-OAK	48-00-00-53510	CEM VEHICLE MAINT/REPAIR	234.32
Total COMPOST MANAGEMENT INC:					234.32
COPIES & PRINTS PLUS LLC					
329001	05/21/2021	SIGNS/POSTERS-BIRD MIG	11-70-00-57800	AVIAN COMMITTEE EXPENSES	12.00
329056	05/26/2021	SIGNS/POSTERS-BIRD MIG	11-70-00-57800	AVIAN COMMITTEE EXPENSES	11.95
329149	06/02/2021	FLYERS-OPEN HOUSE/GALA	40-55-30-53000	TOURISM GRANT FUNDS EXP	190.00
329226	06/09/2021	STRING OF PEARLS FLYERS	40-55-30-53000	TOURISM GRANT FUNDS EXP	23.40
Total COPIES & PRINTS PLUS LLC:					237.35
DUNN LUMBER					
754078	05/24/2021	KEY RINGS	11-32-10-53400	OPERATING SUPPLIES-STREET DEPT	19.95
754526	05/24/2021	BATH SUPPLIES-REPAIRS	11-52-00-53500	BLDG MAINT SUPPLIES-PARKS	28.15
755742	05/25/2021	SINK REPAIR-SEMINARY	11-52-00-53500	BLDG MAINT SUPPLIES-PARKS	4.78
757087	05/26/2021	SAW POLE	11-32-13-54300	TREE & BRUSH OPER SUPPLIES	39.99
757261	05/26/2021	NUTS,BOLTS,QUICK COUPLE	11-32-13-54200	TREE & BRUSH-REPAIR	14.81
757826	05/26/2021	NUTS,BOLTS-PULL DOOR	11-16-10-53500	CITY HALL BLDG MAINT SUPPLIES	11.08
758403	05/27/2021	SOAP	40-55-20-53600	RIV MAINTENANCE SERVICE COSTS	35.23
758946	05/27/2021	STRAP	11-32-13-54300	TREE & BRUSH OPER SUPPLIES	16.99
759490	05/28/2021	TRASH CANS-LIB PK	11-52-00-53500	BLDG MAINT SUPPLIES-PARKS	33.58
761797	06/01/2021	BULBS,BATTERIES	11-52-00-59500	BLDG MAINT SUPPLIES-RECREATION	44.97
763364	06/02/2021	RUST OFF-COBB BATHROOM	11-52-00-53500	BLDG MAINT SUPPLIES-PARKS	9.99
763371	06/02/2021	NUTS,BOLTS	40-55-10-53500	BLDG MAINT SUPPLIES-UPPER RIV	1.19
764014	06/02/2021	PAINT-TOT LOT/BATHROOMS	11-52-00-53500	BLDG MAINT SUPPLIES-PARKS	83.12
764942	06/03/2021	BROOM,TAPE,SIGN	40-55-20-53500	BLDG MAINT SUPPLIES-LOWER RIV	35.97
766238	06/04/2021	CLEANER,CONNECTOR,TORCH	48-00-00-53510	CEM VEHICLE MAINT/REPAIR	47.76
769858	06/08/2021	PAINT,NUTS,BOLTS	11-34-10-52610	STREET LIGHTS REPAIRS	40.97
770315	06/08/2021	NUTS,BOLTS-LIB BATH SIGNS	11-52-00-53520	GROUNDS MAINT SUPPLIES	2.97
771103	06/09/2021	WEST END PIER MAINT	11-52-00-53500	BLDG MAINT SUPPLIES-PARKS	23.87
771464	06/09/2021	WEST END PIER MAINT	11-52-00-53500	BLDG MAINT SUPPLIES-PARKS	19.45
771546	06/09/2021	WATER SYSTEM	48-00-00-53620	CEM GROUNDS/LANDSCAPING	7.78
82206	06/09/2021	CREDIT-WEST END PIER MAINT	11-52-00-53500	BLDG MAINT SUPPLIES-PARKS	6.89-
Total DUNN LUMBER:					515.71
EAGLE MEDIA INC					
00132526	05/20/2021	UNIFORM-HINZPETER	11-21-00-51380	PD UNIFORM ALLOWANCE	167.79
Total EAGLE MEDIA INC:					167.79
EDWARD JONES					
PERP CARE-J	06/10/2021	PERPETUAL CARE DEP-JAN-JU	49-00-00-24200	DUE TO INVESTMENT ACCT	6,750.00

Invoice Number	Invoice Date	Description	GL Account and Title		Net Invoice Amount
Total EDWARD JONES:					6,750.00
ELKHORN CHEMICAL CO INC					
633527-1	06/02/2021	GARBAGE BAGS	11-52-00-53520	GROUNDS MAINT SUPPLIES	90.02
633543	05/24/2021	MOP HEAD	40-55-20-53500	BLDG MAINT SUPPLIES-LOWER RIV	74.40
Total ELKHORN CHEMICAL CO INC:					164.42
ELKHORN NAPA AUTO PARTS					
231749	06/03/2021	REAR BRAKE PARTS-#14	11-32-10-52500	ST DEPT EQUIPMENT REPAIRS	156.66
232237	06/08/2021	BRAKE KIT-#14	11-32-10-52500	ST DEPT EQUIPMENT REPAIRS	8.72
232243	06/08/2021	BRAKE SHOE/WHEEL CYLINDE	11-32-10-52500	ST DEPT EQUIPMENT REPAIRS	67.57
232248	06/08/2021	CREDIT-BRAKE SHOE/WHEEL	11-32-10-52500	ST DEPT EQUIPMENT REPAIRS	50.58-
232388	06/09/2021	BATTERY-ELECTRIC CAR	11-32-10-53510	VEHICLE/EQUIPMENT MAINTENANCE	289.03
Total ELKHORN NAPA AUTO PARTS:					471.40
EQUIPARTS					
168270	05/28/2021	"CLOSED FOR CLEANING" SIG	11-52-00-53990	PARKS MISCELLANEOUS EXPENSES	124.68
Total EQUIPARTS:					124.68
FASTENAL COMPANY					
WELK164777	05/19/2021	BOLTS,NUTS	11-32-10-53510	VEHICLE/EQUIPMENT MAINTENANCE	18.21
Total FASTENAL COMPANY:					18.21
FORD OF LAKE GENEVA					
76027	05/19/2021	OIL FILTER-#204	11-21-00-53610	PD EQUIP MAINT SERV COSTS	32.79
76079	05/25/2021	OIL CHANGE-#219	11-21-00-53610	PD EQUIP MAINT SERV COSTS	32.79
76081	05/25/2021	BATTERY REPLACEMENT-#201	11-21-00-53610	PD EQUIP MAINT SERV COSTS	135.71
76086	05/25/2021	OIL CHANGE-#203	11-21-00-53610	PD EQUIP MAINT SERV COSTS	33.65
76100	05/28/2021	STRUTS, TIRE BALANCE-#219	11-21-00-53610	PD EQUIP MAINT SERV COSTS	1,304.34
Total FORD OF LAKE GENEVA:					1,539.28
GAGE MARINE CORP					
193058	05/28/2021	SPRING PIER INSTALL	40-52-10-52110	PIER MAINTENANCE CONTRACT	28,149.00
Total GAGE MARINE CORP:					28,149.00
GAPPA SECURITY SOLUTIONS LLC					
23128	04/30/2021	TORNADO SIRENS-LOCKS	11-29-00-58000	FIRE SIRENS	1,715.35
Total GAPPA SECURITY SOLUTIONS LLC:					1,715.35
GENERAL COMMUNICATIONS, INC.					
292844	04/14/2021	PCTEL ANTENNA	11-22-00-52620	FD-COMMUNICATION SYS MAINT FEE	230.40
293123	04/19/2021	RACK CHARGER-CAR 2	11-22-00-52400	EQUIPMENT REPAIRS-FIRE DEPT	575.00
Total GENERAL COMMUNICATIONS, INC.:					805.40
GENEVA ONLINE INC					
1115415	06/01/2021	EMAIL SVC-JUN	11-12-00-52210	MUNICIPAL CT TELEPHONE	2.00
1115479	06/01/2021	EMAIL SVC- APR, MAY	11-21-00-52210	PD TELEPHONE EXPENSE	78.00

Invoice Number	Invoice Date	Description	GL Account and Title		Net Invoice Amount
Total GENEVA ONLINE INC:					80.00
GFL ENVIRONMENTAL INC.					
V20000012339	05/31/2021	ST SWEEPINGS DISPOSAL	11-36-00-52960	SOLID WASTE-STREET DEPT	460.80
Total GFL ENVIRONMENTAL INC.:					460.80
HE STARK AGENCY INC					
6089 PARK 5/2	05/28/2021	COLLECTION FEES-MAY	42-34-50-52160	CALE CC AND COLLEC FEES	750.07
Total HE STARK AGENCY INC:					750.07
HEYER TRUE VALUE					
339582	05/25/2021	PAINT	40-55-10-53500	BLDG MAINT SUPPLIES-UPPER RIV	42.99
Total HEYER TRUE VALUE:					42.99
HW PLUMBING AND MECHANICAL LLC					
3232	05/25/2021	VANDALISM REPAIR-SEMINARY	11-52-00-53500	BLDG MAINT SUPPLIES-PARKS	85.20
Total HW PLUMBING AND MECHANICAL LLC:					85.20
HYDRA SEAL INC					
68855	05/26/2021	RAM REPAIR	11-32-12-53510	EQUIP MAINT SUPPL-SNOW & ICE	807.78
Total HYDRA SEAL INC:					807.78
ITU ABSORB TECH INC					
7703282	05/27/2021	MATS,RAGS,COVERALLS	11-32-10-53600	ST DEPT BLDG MAINT SERV COSTS	89.66
Total ITU ABSORB TECH INC:					89.66
JAMES IMAGING SYSTEMS INC					
1074286	05/19/2021	TOSH ES3555C-MAY	11-21-00-55310	COPY MACHINE & SHREDDING SVC	197.58
1074287	05/19/2021	TOSH ES357-MAY	11-21-00-55310	COPY MACHINE & SHREDDING SVC	42.54
Total JAMES IMAGING SYSTEMS INC:					240.12
JERRY WILLKOMM INC					
279623	05/14/2021	1600.0 GALS GAS	11-32-10-53410	VEHICLE-FUEL & OIL	4,382.40
Total JERRY WILLKOMM INC:					4,382.40
JOHNS DISPOSAL SERVICE INC					
661655	06/07/2021	JUN SVC	11-36-00-52940	SOLID WASTE-RESIDENTIAL	30,930.67
661655	06/07/2021	JUN SVC	11-36-00-52970	SOLID WASTE-RECYCLING	16,960.92
Total JOHNS DISPOSAL SERVICE INC:					47,891.59
JUREWICZ, JUDY					
6130	05/25/2021	MOWER TIRES	48-00-00-52500	CEM EQUIP MAINT/REPAIRS	45.86
Total JUREWICZ, JUDY:					45.86
KAESTNER AUTO ELECTRIC CO					
350789	05/19/2021	SAFTEY GLASSES	11-32-10-53900	FIRST AID AND SAFETY SUPPLIES	64.44

Invoice Number	Invoice Date	Description	GL Account and Title		Net Invoice Amount
350933	05/25/2021	FLAGS	11-52-00-53520	GROUNDS MAINT SUPPLIES	599.78
Total KAESTNER AUTO ELECTRIC CO:					664.22
KAPUR & ASSOCIATES INC					
107643	05/19/2021	ENG SVCS-VISTAS OF LG	11-00-00-13910	A/R BILL OUTS	98.00
107644	05/19/2021	ENG SVCS-STONERIDGE PH II	11-00-00-13910	A/R BILL OUTS	1,136.00
107651	05/19/2021	SNAKE RD CSM	11-00-00-13910	A/R BILL OUTS	392.00
107652	05/19/2021	ENG SVCS-SUMMERHAVEN PH	11-00-00-13910	A/R BILL OUTS	265.00
107653	05/19/2021	ENG SVCS-SYMPHONY BAY PH	11-00-00-13910	A/R BILL OUTS	271.00
107654	05/19/2021	ENG SVCS-300 PELLER BP	11-00-00-13910	A/R BILL OUTS	196.00
107655	05/19/2021	ENG SVCS-KWIK TRIP WELLS S	11-00-00-13910	A/R BILL OUTS	343.00
107656	05/19/2021	BLOOMFIELD RD-TAP GRANT	43-52-00-53100	TAP GRANT CAPITAL PROJECTS	98.00
107658	05/19/2021	2020 LG PAVING PROGRAM	43-32-10-17010	2020/2021 STREET IMP PROGRAM	2,604.00
107660	05/19/2021	2021 LG ST PROGRAM	43-32-10-17010	2020/2021 STREET IMP PROGRAM	30,351.50
107662	05/19/2021	ENG SVCS-1622 EVERGREEN	11-00-00-13910	A/R BILL OUTS	147.00
107663	05/19/2021	ENG SVCS-899 SNAKE RD	11-00-00-13910	A/R BILL OUTS	98.00
107664	05/19/2021	ENG SVCS-1334 W MAIN ST	11-00-00-13910	A/R BILL OUTS	49.00
107665	05/19/2021	ENG SVCS-BENDER PROPERT	11-00-00-13910	A/R BILL OUTS	196.00
107666	05/19/2021	ENG SVCS-1626 EVERGREEN	11-00-00-13910	A/R BILL OUTS	343.00
107667	05/19/2021	MARRIANNE TERR/BELL VS MC	11-30-00-52160	CITY ENGINEERING FEES	826.00
107668	05/19/2021	ENG SVCS-1001 GENEVA PKWY	11-00-00-13910	A/R BILL OUTS	392.00
107669	05/19/2021	ENG SVCS-LOT 11 GENEVA PK	11-00-00-13910	A/R BILL OUTS	245.00
107670	05/19/2021	ENG SVCS-816 WI ST	11-00-00-13910	A/R BILL OUTS	98.00
107671	05/19/2021	ENG SVCS-886 MAYTAG	11-00-00-13910	A/R BILL OUTS	98.00
107678	05/19/2021	BIKE TRL SURVEY	11-30-00-52160	CITY ENGINEERING FEES	910.60
107680	05/19/2021	SR-ER1 ZONING	11-69-30-52180	ZONING CODES	735.00
107681	05/19/2021	PED BRIDGE SURVEY	43-52-00-53000	PARKS AND REC CAPITAL PROJECTS	1,337.44
107682	05/19/2021	ENG SVCS-ROW SURVEY WILK	11-30-00-52160	CITY ENGINEERING FEES	153.00
107688	05/19/2021	ENG SVCS-SNAKE RD	43-32-10-17010	2020/2021 STREET IMP PROGRAM	171.00
107695	05/20/2021	ENG SVCS-BLOOMFIELD/EDWA	43-32-10-17020	DPW CAPITAL PROJECTS	299.00
Total KAPUR & ASSOCIATES INC:					41,852.54
KEVIN'S PIANO MOVERS					
06/01/2021	06/01/2021	GRAND PANIO MOVE	40-55-30-53000	TOURISM GRANT FUNDS EXP	725.00
Total KEVIN'S PIANO MOVERS:					725.00
LAKE GENEVA UTILITY					
304 BOWING	04/02/2021	304 BOWING WAY	45-00-00-24520	WATER IMPACT FEES	1,690.00
304 BOWING	04/02/2021	304 BOWING WAY	45-00-00-24530	SEWER IMPACT FEES	1,865.00
306 BOWING	04/12/2021	306 BOWING WAY	45-00-00-24520	WATER IMPACT FEES	1,690.00
306 BOWING	04/12/2021	306 BOWING WAY	45-00-00-24530	SEWER IMPACT FEES	1,865.00
308 BOWING	04/14/2021	308 BOWING WAY	45-00-00-24520	WATER IMPACT FEES	1,690.00
308 BOWING	04/14/2021	308 BOWING WAY	45-00-00-24530	SEWER IMPACT FEES	1,865.00
317 BOWING	04/02/2021	317 BOWING WAY	45-00-00-24520	WATER IMPACT FEES	1,690.00
317 BOWING	04/02/2021	317 BOWING WAY	45-00-00-24530	SEWER IMPACT FEES	1,865.00
321 BOWING	04/02/2021	321 BOWING WAY	45-00-00-24520	WATER IMPACT FEES	1,690.00
321 BOWING	04/02/2021	321 BOWING WAY	45-00-00-24530	SEWER IMPACT FEES	1,865.00
346 BOWING	04/14/2021	346 BOWING WAY	45-00-00-24520	WATER IMPACT FEES	1,690.00
346 BOWING	04/14/2021	346 BOWING WAY	45-00-00-24530	SEWER IMPACT FEES	1,865.00
Total LAKE GENEVA UTILITY:					21,330.00
LANGE ENTERPRISES INC					
76254	05/18/2021	BANDING CONNECTORS-SIGN	42-34-50-53990	PARKING MISC EXPENSES	198.13

Invoice Number	Invoice Date	Description	GL Account and Title		Net Invoice Amount
Total LANGE ENTERPRISES INC:					198.13
LARRY'S TOWING & RECOVERY					
25858	05/30/2021	TOWING-FORD	11-34-10-52900	CAR TOWING	200.00
Total LARRY'S TOWING & RECOVERY:					200.00
LASER WORKS UNLIMITED LLC					
1663	04/22/2021	PFC PLAQUES	11-21-00-51900	PFC COMMISSION EXPENSES	80.80
1663	04/22/2021	PD PLAQUES/AWARDS	11-21-00-53990	PD MISCELLANEOUS EXP	167.65
Total LASER WORKS UNLIMITED LLC:					248.45
MACCARB					
INV029291	05/01/2021	KEGERATOR	40-55-10-53600	UPPER RIVIERA MAINTENANCE	59.99
INV031749	05/14/2021	KEGERATOR	40-55-10-53600	UPPER RIVIERA MAINTENANCE	513.70
Total MACCARB:					573.69
MARTIN GROUP					
1275287	05/20/2021	KONICA 20-MAY	11-21-00-55310	COPY MACHINE & SHREDDING SVC	20.09
Total MARTIN GROUP:					20.09
MIDSTATE EQUIPMENT					
V43673	05/28/2021	ACCELERATOR	48-00-00-53510	CEM VEHICLE MAINT/REPAIR	62.77
V44014	06/02/2021	CONTROL MODULE-MOWER	48-00-00-53510	CEM VEHICLE MAINT/REPAIR	101.99
Total MIDSTATE EQUIPMENT:					164.76
MIDWEST DOOR COMPANY					
3725	06/07/2021	DOOR REPAIR-1070	11-32-10-53600	ST DEPT BLDG MAINT SERV COSTS	978.00
3730	06/09/2021	DOOR REPAIR-1070	11-32-10-53600	ST DEPT BLDG MAINT SERV COSTS	75.00
Total MIDWEST DOOR COMPANY:					1,053.00
MIDWEST RADAR & EQUIPMENT					
169530	05/18/2021	RADAR RECERTIFICATIONS	11-21-00-53420	PD SPECIAL EQUIPMENT	400.00
Total MIDWEST RADAR & EQUIPMENT:					400.00
MORAVA III, ROBERT T					
REIMB 5/29/21	06/03/2021	MORAVA 5/29/21-DEPO	40-55-10-23530	SECURITY DEPOSITS-UPPER RIV	1,000.00
REIMB 5/29/21	06/03/2021	MORAVA 5/29/21-SEC GRD,SET	40-55-10-46740	UPPER RIVIERA REVENUE	324.00-
Total MORAVA III, ROBERT T:					676.00
OFFICE DEPOT					
176699418001	05/28/2021	PACKING/CORRECTION TAPE	11-16-10-53100	CITY HALL OFFICE SUPPLIES	13.89
Total OFFICE DEPOT:					13.89
PFI FASHIONS INC					
7996	05/27/2021	UNIFORMS-PART TIME	11-52-00-53400	PARKS OPERATING SUPPLIES	213.15

Invoice Number	Invoice Date	Description	GL Account and Title		Net Invoice Amount
Total PFI FASHIONS INC:					213.15
POMP'S TIRE SERVICE INC					
60243812	06/01/2021	JD WAM MOWER-TIRES	11-52-00-52500	EQUIPMENT REPAIR SERVICES	104.50
Total POMP'S TIRE SERVICE INC:					104.50
QUILL CORPORATION					
16540456	05/05/2021	OFFICE SUPPLIES	11-21-00-53100	PD OFFICE SUPPLIES	158.91
16634484	05/10/2021	TONER	11-21-00-53100	PD OFFICE SUPPLIES	361.98
16754756	05/14/2021	TONER	11-21-00-53100	PD OFFICE SUPPLIES	128.64
16779313	05/17/2021	10 FT CABLE	11-21-00-53100	PD OFFICE SUPPLIES	15.94
Total QUILL CORPORATION:					665.47
ROTE OIL COMPANY					
2114600207	05/26/2021	139.49 GALS DYED DIESEL	11-32-10-53410	VEHICLE-FUEL & OIL	327.67
Total ROTE OIL COMPANY:					327.67
RUSSELL CESCHI INSPECTIONS LLC					
APR-MAY 2021	05/13/2021	COMM ELECTRIC INSP-APR-MA	11-24-00-52190	CONTRACT BUILDING INSPECTOR	1,260.00
Total RUSSELL CESCHI INSPECTIONS LLC:					1,260.00
SIGNATURE SIGNS LLC					
5667	05/28/2021	BEACH KIOSK SIGNS	40-54-10-53990	BEACH MISCELLANEOUS	292.96
Total SIGNATURE SIGNS LLC:					292.96
STAFFORD ROSENBAUM LLP					
1253129	05/24/2021	OUTSIDE ATTY FEES	11-13-10-52140	OUTSIDE ATTORNEYS FEES	150.00
Total STAFFORD ROSENBAUM LLP:					150.00
STATE OF WISCONSIN					
INV.64-246 05/	05/28/2021	COURT FINES-MAY 2021	11-12-00-24240	COURT FINES-STATE	5,849.04
Total STATE OF WISCONSIN:					5,849.04
SWWBIA					
DUES-2021	06/01/2021	2021 DUES-WALLING/FLOWER	11-24-00-53200	MEMBERSHIP DUES & FEES	100.00
Total SWWBIA:					100.00
TOP PACK DEFENSE LLC					
6193	05/18/2021	UNIFORM-GRITZNER	11-21-00-51380	PD UNIFORM ALLOWANCE	814.45
Total TOP PACK DEFENSE LLC:					814.45
TRACTOR SUPPLY CREDIT PLAN					
789916	06/01/2021	VETS PLUMBING	11-52-01-53500	BLDG MAINT & REPAIR	24.75
791927	06/09/2021	IRRIGATION SUPPLIES	11-52-01-59520	GROUNDS MAINTENANCE SUPPLIES	37.85
Total TRACTOR SUPPLY CREDIT PLAN:					62.60

Invoice Number	Invoice Date	Description	GL Account and Title		Net Invoice Amount
TRANS UNION LLC					
05117038	05/25/2021	BACKGROUND CHECK	11-21-00-54110	PD APPLICATION PROCESS	31.58
Total TRANS UNION LLC:					31.58
TRITECH FORENSICS INC					
468640	05/25/2021	STORAGE BOXES-EVIDENCE R	11-21-00-53800	PD SPECIAL INVESTIGATIONS	379.57
Total TRITECH FORENSICS INC:					379.57
TRUGREEN PROCESSING CTR					
139683658	05/31/2021	TURF TREATMENT-CITY HALL	11-52-00-53620	GROUNDS FERTILIZER/WEED CONTR	59.86
Total TRUGREEN PROCESSING CTR:					59.86
TWO THUMBS UP LLC					
05/27/2021	05/27/2021	PYMT RESTITUTION-CN809PBB	11-12-00-45100	COURT PENALTIES & FINES	115.00
Total TWO THUMBS UP LLC:					115.00
UNITED LABORATORIES					
INV318726	05/24/2021	CLEANING SUPPLIES	40-55-10-53600	UPPER RIVIERA MAINTENANCE	648.39
Total UNITED LABORATORIES:					648.39
UNITED PUBLIC SAFETY INC					
UPS00047048	05/31/2021	AUTO OWNER LOOKUPS-MAY 2	42-34-50-54500	SUPPORT CONTRACTS	490.00
Total UNITED PUBLIC SAFETY INC:					490.00
VILLAGE OF WILLIAMS BAY					
06/04/2021	06/04/2021	2020 GLLEA COST SHARING	40-54-10-57210	GLAKE LAW ENFORCEMENT AGENCY	170.73
Total VILLAGE OF WILLIAMS BAY:					170.73
WALWORTH COUNTY TREASURER					
INV.64-246 05/	05/28/2021	COURT FINES-MAY 2021	11-12-00-24200	COURT FINES-COUNTY	2,350.09
Total WALWORTH COUNTY TREASURER:					2,350.09
WI DEPT OF ADMINISTRATION					
505-00000586	05/26/2021	DETECTIVE EXAM	11-21-00-54100	PD TRAINING EXPENSES	175.00
Total WI DEPT OF ADMINISTRATION:					175.00
WI DEPT OF AG, TRADE &					
115-000002184	05/28/2021	2021 ANNUAL WEIGHTS/MEASU	11-24-00-52180	CONTRACTS-WEIGHTS & MEASURES	4,800.00
Total WI DEPT OF AG, TRADE &:					4,800.00
WI DEPT OF NATURAL RESOURCES					
265110230-202	05/26/2021	RECYCLE PERMIT-4 SEASONS	11-36-00-52970	SOLID WASTE-RECYCLING	165.00
Total WI DEPT OF NATURAL RESOURCES:					165.00
WI DEPT OF TRANSPORTATION					
395-00002199	06/01/2021	SOUTH ST-TAP GRANT	43-52-00-53100	TAP GRANT CAPITAL PROJECTS	12.42

Invoice Number	Invoice Date	Description	GL Account and Title		Net Invoice Amount
Total WI DEPT OF TRANSPORTATION:					12.42
WINDY CITY LINEN					
201317	05/25/2021	LINEN-BUTENUTH WEDDING	40-55-10-46740	UPPER RIVIERA REVENUE	608.29
201946	06/01/2021	LINEN-MORAVA WEDDING	40-55-10-46740	UPPER RIVIERA REVENUE	418.70
Total WINDY CITY LINEN:					1,026.99
WISCONN VALLEY MEDIA GROUP					
43985	05/27/2021	LN-ROOF PROJECT BID NOTIC	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	46.30
43986	05/27/2021	LN-2021-2022 ANNUAL LIQ LIC	11-10-00-53150	PUBLICATION FEES REIMBURSABLE	162.45
43987	05/27/2021	LN-LIQ LIC CMFT STE/TIENDA E	11-10-00-53150	PUBLICATION FEES REIMBURSABLE	24.26
68588-1	05/09/2021	BACONFEST REIMB	47-70-00-57150	PROMOTIONAL GRANT	10,000.00
69334-1	05/13/2021	PT CLERK JOB-AD	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	114.50
69922	06/03/2021	BID NOTICE-DPW ROOF	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	58.78
70815	06/03/2021	OPEN SPACE SURVEY-AD	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	180.00
70863	06/03/2021	E-CYCLING EVENT-AD	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	180.00
Total WISCONN VALLEY MEDIA GROUP:					10,766.29
WITTE SUPPLY COMPANY					
109202	06/02/2021	TOPSOIL-OAK HILL CEM	48-00-00-53620	CEM GROUNDS/LANDSCAPING	25.50
Total WITTE SUPPLY COMPANY:					25.50
WOODHILL FARMS NURSERY					
48519	05/14/2021	STRAW MATS	11-32-13-54300	TREE & BRUSH OPER SUPPLIES	90.00
Total WOODHILL FARMS NURSERY:					90.00
Grand Totals:					211,280.83

Dated: 6/15/2021

Mayor: _____

City Council: _____

_____

_____

_____

_____

City Recorder: _____

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 21, 2021

Agenda Item: 8

Applicant:
Kwik Trip
1626 Oak St.
LaCrosse WI 53603

Request:
898 S. Wells St. C-Store attached carwash and fuel pumps
General Development Plan (GDP)
Tax Key Nos. ZBL00006; ZBL00006A; ZBL00008; & ZBL00058

Description:
The applicant is submitting a proposal for a Step 3 of the Planned Development process which is the General Development Plan (GDP).

This request is to raze the existing buildings that are currently on the 4 tax parcels and construct a new convenience store with an attached carwash & fuel pumps. The property is located in the Planned Business (PB) zoning district Tax Key Nos. ZBL00006; ZBL00006A; ZBL00008; & ZBL00058.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed General Development Plan (GDP):
As part of the consideration of the requested (GDP), the Plan Commission is required to:

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

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

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

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

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

c. The proposed GDP in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

d. The proposed GDP 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 GDP is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.

f. The potential public benefits of the proposed GDP outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

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

a. In general, the proposed GDP is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

b. Specific to this site, the proposed GDP is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

d. The proposed GDP does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

e. The proposed GDP is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.

f. The potential public benefits of the proposed GDP do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed General Development Plan (GDP):

1. Staff recommends that the Plan Commission recommend approval of the proposed GDP as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.

kapur
7711 N. Port Washington Road
Milwaukee, WI 53217
T: 414.751.7200 • F: 414.351.4117

memo

Kwik Trip Redevelopment
City of Lake Geneva
Walworth County

Date:	May 27, 2021
To:	Seth Waddell, Kwik Trip
Cc:	Tom Earle, Public Works
	Dennis Detkowski, Fire Department
	Jackie Miche, City Planner
	Mike Slavney, City Planner
	Fred Walling, Building and Zoning Administrator
	Dave Nord, City Administrator
From:	Neal Styka, PE, RSP1 – Kapur & Associates, Inc.
RE:	Traffic Impact Analysis Review

Traffic Impact Analysis Approval

The Traffic Impact Analysis (TIA) and its supporting documents for the Wells Street Kwik Trip Redevelopment prepared by Traffic Analysis and Design, Inc. date March 30, 2021 has been reviewed and approved by Kapur and Associates, Inc. for the City of Lake Geneva. The TIA finds that based on data from ITE's *Trip Generation Manual, 10th Edition* and *Synchro* analysis that "all movements at the study area intersections are expected to operate safely and efficiently with the assumptions outlined in (the) TIA and the identified recommended modifications if properly designed and implemented." The TIA considered background growth from the full build out of the Summerhaven Development and an increase from current traffic volumes due to the COVID-19 pandemic in the analysis.

The analysis looked at all-way stop control at Wells Street and Lake Geneva Boulevard. It was found that this would not be warranted. Additionally, traffic signals warrants were evaluated at Wells Street and Townline Road. Traffic signals were found not be warranted currently or with the full build out of Kwik Trip redevelopment.

The report makes recommended modifications, which shall be incorporated into the development plans for Kwik Trip:

ZBL00006; ZBL00006A
ZBL00008; ZBL00058

APPLICATION FOR GENERAL DEVELOPMENT PLAN OR AMENDMENT
City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
See Attached 898 Wells

Name and Address of Current Owner: Kwik Trip - 1626 Oak Street, LaCrosse, WI54603

Telephone No. with area code & Email of Current Owner: 608-791-8988

Owner Signature:

Name and Address of Applicant:
Seth Waddell - 1813 Kramer Street, LaCrosse, WI 54603

Telephone No. with area code & Email of Applicant: 608-793-4933/swaddell@kwiktrip.com

Proposed Use: Redevelopment of SNG to construct a new Kwik Trip C-Store with attached car wash

Zoning District in which land is located: SR-4

Names and Addresses of architect, professional engineer and contractor of project:
Vantage Architects - 750 N Third Street, Suite F, LaCrosse, WI 54603

Short statement describing activities to take place on site:
C-Store, 16 Fuel Locations, 1 Car Wash

GDP fee $400.00, payable upon filing application

5/7/2021
Date

Signature of Applicant

APPLICATION SUBMITTAL REQUIREMENTS
PD STEP 3: GENERAL DEVELOPMENT PLAN (GDP)

Prior to submitting the 20 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. Provide Zoning Administrator with a draft GDP Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for GDP review. The submittal packet shall contain all of the following items:

____ (1) **A <u>location map</u> of the subject property** and its vicinity at 11" x 17", as depicted on a copy of the City of Lake Geneva Land Use Plan Map;

____ (2) **A <u>map of the subject property</u>** for which the PD is proposed:
- ____ Showing all lands within 300 feet of the boundaries of the subject property;
- ____ Referenced to a list of the names and addresses of the owners of all lands on said map as the same 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 clearly reproducible with a photocopier;
- ____ Map size of 11" x 17" and map scale not less than one inch equals 800 feet;
- ____ All lot dimensions of the subject property provided;
- ____ Graphic scale and north arrow provided.

____ (3) **A <u>general written description</u>** of proposed PD including:
- ____ General project themes and images;
- ____ The general mix of dwelling unit types and/or land uses;
- ____ Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
- ____ The general treatment of natural features;
- ____ The general relationship to nearby properties and public streets;
- ____ The general relationship of the project to the Master Plan,
- ____ A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.

____ A complete list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

____ A written description of potentially requested exemption from the requirements of the underlying zoning district, in the following order:

1. Land Use Exemptions;
2. Density and Intensity Exemptions;
3. Bulk Exemptions;
4. Landscaping Exceptions;
5. Parking and Loading Requirements Exceptions.

____ (4) **A General Development Plan Drawing** at a minimum scale of 1"=100' (11" x 17" reduction shall also be provided by Applicant) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:

____ A conceptual plan drawing (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction;

____ Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use;

____ Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or City Council; and

____ Notations relating the written information provided in (3), above to specific areas on the GDP Drawing.

____ (5) **General conceptual landscaping plan** for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this Ordinance (except as noted in the listing of exceptions) and the use of extra landscaping and bufferyards;

____ (6) **A general signage plan** for the project, including all:

____ Project identification signs;

____ Concepts for public fixtures and signs (street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from City standards or common practices;

____ (7) **Written justification** for the proposed Planned Development. *(See Section 98-905 for requirements of the conditional use procedure.)*

FINAL APPLICATION PACKET INFORMATION
PD STEP 3: GENERAL DEVELOPMENT PLAN (GDP)

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 98-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/GDP not fully developed within five years of final City Council approval shall expire, and no additional PD-based development shall be permitted. The City Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

____ **Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

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

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

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

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

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

896 WELLS ST LAKE GENEVA, WI 53147
898 WELLS ST LAKE GENEVA, WI 53147

ZBL 00008

LOT 1-3 BOULEVARD SUB. ALSO COM NW COR LOT 3, S 50', W 10' N 50', E 10' TO POB. ALSO LOTS 101 & 102. ALSO COM NE COR LOT 102, S 100, E 10', N 100', W 10' TO POB. ALSO COM NW COR LOT 1, S 100', W 10', N 110', E 99.71', S36D03'E 12.37' TO POB. CITY OF LAKE GENEVA

895 LAKE GENEVA BLVD LAKE GENEVA, WI 53147

ZBL 00058

LOT 100. ALSO COM NE COR LOT 100, S 50', E 10', N 50', W 10' TO POB. BOULEVARD SUB CITY OF LAKE GENEVA

836 WELLS ST LAKE GENEVA, WI 53147

ZBL 00006

PT LOT B BOULEVARD SUB DESC AS COM AT N COR LOT B, S36D03'E 361.31' TO POB, S36D03'E 192.43', WLY 99.71', SLY 10', WLY 126', NLY 100', S89D22'E 26.70', N53D20'25"E 107.10' TO POB. CITY OF LAKE GENEVA

Address Not Listed

ZBL 00006A

PT LOT B BOULEVARD SUB - COM N COR LOT B, S36D03'E 541.37' N89D22'W 102.36', S0D08'W 20', N89D22'W 116' TO POB, N89D22'W 100', N0D11'45"E 100', S89D22' E 100', S0D11'45"W 100' TO POB. ALSO EASEMENT CITY OF LAKE GENEVA

Map of Subject Property
WALWORTH COUNTY, WISCONSIN
0 25 50 100 150 200 250
Feet
Author:
Map Produced on: 5/10/2021
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011
Walworth County Information Technology Department
Land Information Division
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001
DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY EXPRESS OR IMPLIED IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.
PRIVATE ROAD
PRIVATE ROAD
PRIVATE ROAD
SUMMERHAVEN OF LAKE GENEVA
BOULEVARD SUBDIVISION
CITY OF LAKE GENEVA
EVAN DR (PRIVATE)
BOULEVARD
LAKE GENEVA BLVD
LAKE GENEVA
LOGAN STREET
CTH "H"
TOWN LINE
TOWN LINE RD
TOWN OF BLOOMFIELD
SR-4
BOULEVARD
OAKWOOD LA
LANE
BERNIE BRIER LA
SUBDIVISION
WELLS STREET
BUSINESS
A-3
LOT 1
LOT 2
LOT 3
LOT 4
CSM 754
CSM 2820
CSM 12
CSM 1149
ZOP 00399C
ZOP 00399G
ZOP 00399B
ZOP 00399A
ZOP 00399H
ZOP 00399I
ZOP 00399
ZOP 00399D
ZSUM 00116
ZSUM 00109
ZSUM 00107
ZSUM 00102
ZSUM 00101
ZSUM 00208
ZSUM2 00013
ZSUM2 00012
ZA 75400002
ZA 75400004
ZA 404900002
ZA 404900001
ZA 1200001
ZA 1200002
ZA 1200003
ZA 1200004
ZA 282000001
ZA 282000002
ZA 312400001
ZA 327000001
ZBL 00004
ZBL 00005
ZBL 00001
ZBL 00002
ZBL 00006A
ZBL 00008
ZBL 00009
ZBL 00010
ZBL 00011
ZBL 00012
ZBL 00012A
ZBL 00013
ZBL 00017
ZBL 00054
ZBL 00055
ZBL 00056
ZBL 00058
ZMERR 00001
ZMERR 00002
ZMERR 00003
ZMERR 00004
ZMERR 00005
ZWE 00076
ZWE 00075
ZWE 00030
ZWE 00029
ZYUP 00165
MB 600005
N LY3100011
100'
107'
192.33'
226.50'
226.50'
192.43'

Parcel	Owner Name	Owner Address
ZBL 00005	Heidenreich Trust	1003 Davis Ct Fontana, WI 53125
ZBL 00004	John Manna Trust	515 Thorndale Av Elk Grove Village, IL 60007
ZBL 00003	Molly M Fine/Frederick Michaelis	204 Lookout DR Lake Geneva, WI 53147
ZOP 00399A	Kunes Lake Geneva	1234 E Geneva St Delavan, WI 53115
ZOP 00399I	Kunes Lake Geneva	1234 E Geneva St Delavan, WI 53115
ZOP 00399	Gurushabad LLC	1840 Prestwick Dr Lake Geneva, WI 53147
ZOP 00399D	Gurushabad LLC	1840 Prestwick Dr Lake Geneva, WI 53147
ZOP 00399H	Kunes Lake Geneva	1234 E Geneva St Delavan, WI 53115
ZBL 00001	Cheryl Borowiec/John Zbigniew	801 Wells St Lake Geneva, WI 53147
MB 600005	Alexandra A Gand/Jessie M Ivie, et al.	903 Wells St Lake Geneva, WI 53147
ZBL 00002	Spiegelhoff Brothers	W3474 Royal Glen Ct Lake Geneva, WI 53147
ZYUP 00165	Alexandra A Gand	903 Wells St Lake Geneva, WI 53147
MB 600011	Edward A Cox III GST Trust	479 N Lakeshore Dr Fontana, WI 53125
ZBL 00012	LG Business Center LLC	924 Mobile St Lake Geneva, WI 53147
ZBL 00011	Mark A Hansen/Trudy L Hansen	916 Mobile St Lake Geneva, WI 53147
ZBL 00010	Berdina Hansen Trust/Martin Hansen JR Trust	1021 Wisconsin St Lake Geneva, WI 53147
ZBL 00009	Berdina Hansen Trust/Martin Hansen JR Trust	1021 Wisconsin St Lake Geneva, WI 53147
ZBL 00057	Christopher J Klockau/Karen A Klockau	4310 83rd Ave Ct Milan, IL 61264
ZBL 00056B	Christopher j Winters/Heather N Winters	909 Lake Geneva Blvd Lake Geneva, WI 53147
ZBL 00056	Janet Winters	1168 Dover Dr Adams, WI 53910
ZBL 00055	Eric J Klug/Marc J Klug	PO Box 224 Lake Geneva, WI 53147
ZA 1200003	Elmer Hansen	950 Lake Geneva Blvd Lake Geneva, WI 53147
ZA 1200002	Linda L Frame	940 Lake Geneva Blvd Lake Geneva, WI 53147
ZA 1200001	Marilyn J McLaughlin	PO Box 1334 Lake Geneva, WI 53147
ZMERR 00001	Dorothy M Philip	909 Bonnie Brae Ln Lake Geneva, WI 53147
ZA 404900001	Andrew Wisniewski/Christine Wisniewski	301 Oakwood Ln Lake Geneva, WI 53147
ZA 404900002	Coya W Stinnett/Jennifer M Stinnett	914 Lake Geneva Blvd Lake Geneva, WI 53147
ZSUM2 00012	McMurr II LLC	414 N Orleans St Ste 610 Chicago, IL 60610
ZA 75400004	Bruce N Jaloszynski/Joyce A Jaloszynski	870 Lake Geneva Blvd Lake Geneva, WI 53147
ZSUM2 00014	McMurr II LLC	414 N Orleans St Ste 610 Chicago, IL 60610
ZSUM2 00013	McMurr II LLC	414 N Orleans St Ste 610 Chicago, IL 60610
ZSUM 00208	Laura M McGough/Gabriel A Difranco	5030 N Mozart St Chicago, IL 60625
ZA 75400002	John P Billings	808 Lake Geneva Blvd Lake Geneva, WI 53147
ZSUM 00101	Demetra C Condos	101 Summerhaven Ln Lake Geneva, WI 53147

KWIK TRIP INC.

Store Engineering

PHONE 608-793-5555
FAX 608-781-8960

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

May 7th, 2021

Lake Geneva Building & Zoning
Fred Walling – Building & Zoning Administrator
626 Geneva Street
Lake Geneva, WI 53147

RE: Kwik Trip Store 1520 on Wells Street

Dear Mr. Walling,

This letter is intended to accompany the submittal for our application to the Lake Geneva Building and Zoning Department for the requested GDP review. Please accept this letter as our request to be placed on the next available General Development Planning & Zoning Commission Meeting Agenda.

Kwik Trip, Inc. is proposing the construction of a convenience store with an attached single bay carwash and an 8-dispenser fueling canopy. Included with the applications in the submittal are; Map of Subject Property, General Written Description, General Development Plan Drawing, and a General Conceptual Landscape Plan.

Master Plan Relationship

I believe that this project fits within the scope of the Master Plan for the City of Lake Geneva. It is our intent to redevelop this site into a new Kwik Trip Convenience store and by doing so we are adding to the neighborhood and fixing up the site in the process.

PD Proposal and Zoning Standards

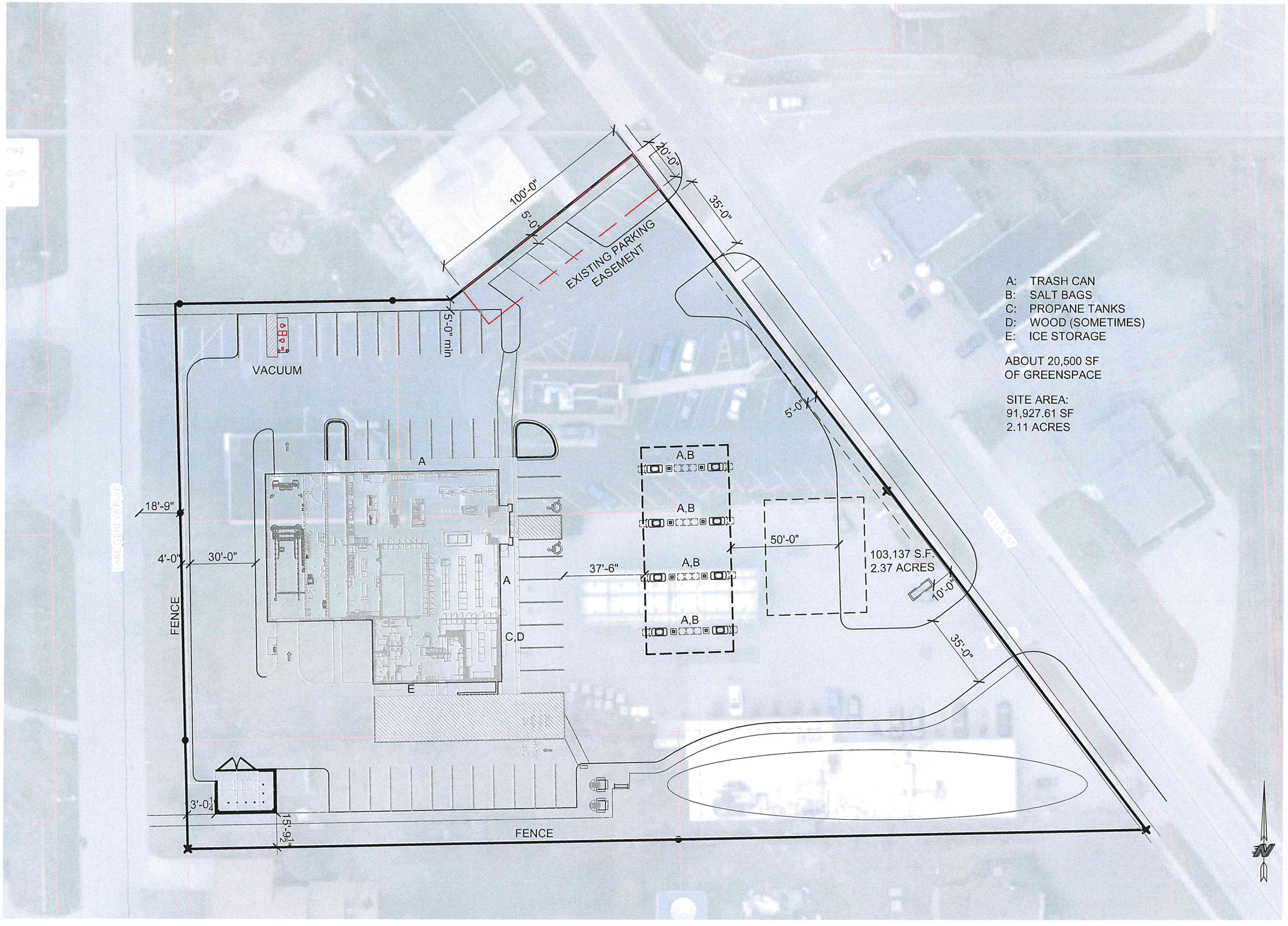
Due to site constraints and coordination with the city, it was felt that PD was the best route to go to try and meet as many standards as we could. One item that can not be met is landscape buffer yards on the North side of the site. This is due to providing a sidewalk along the property line to provide safe walking space and connecting Lake Geneva with Wells. In addition, there are

requirements for back of curb offsets that cannot be met on the west side of the site due to adding a 30-foot driveway around the back of the building.

I am asking for an exception for these items as we worked feel there were coordinated with the city to meet the needs of both Kwik Trip and the community. An exception is also being ask for the building set back of be detached dumpster enclosure. Due to site constraints a detached dumpster is necessary for garbage trucks to pick up the dumpster. The location suggest I feel is best for this. The original proposed location was out in front of the building, but by getting an exception this will allow us to put it in the back.

Sincerely,

Seth Waddell
Project Manager
Store Engineering
swaddell@kwiktrip.com
608-793-4933



KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

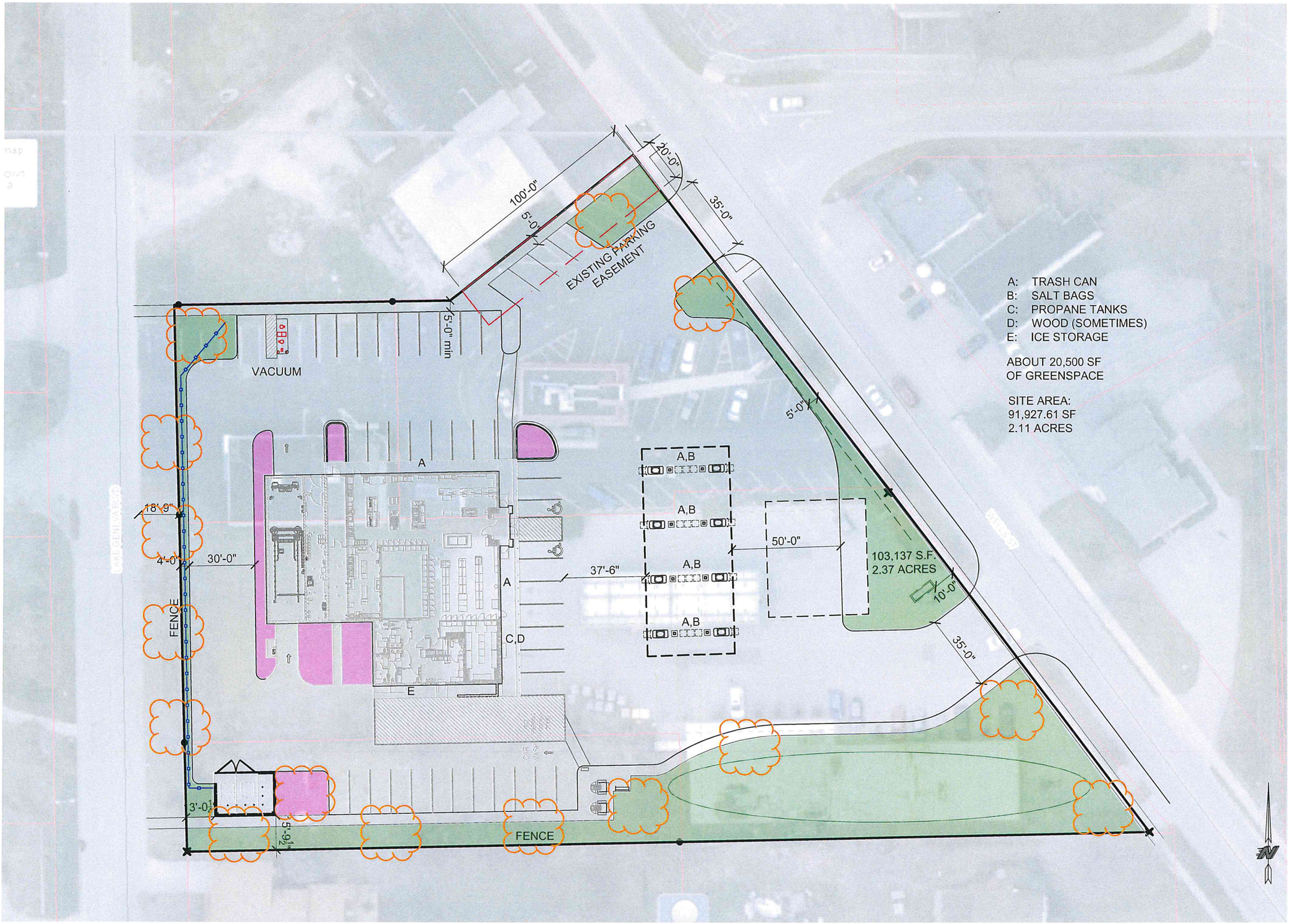
SITE PLAN

GEN 2 CONVENIENCE STORE #1520
WITH 8MPD & 1 BAY CW

SOUTH WELLS STREET
LAKE GENEVA, WI

#	DATE	DESCRIPTION

DRAWN BY	S. WADDELL
SCALE	1" = 40'-0"
PROJ. NO.	0301
DATE	2021-05-04
SHEET	SP12



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SITE PLAN

GEN 2 CONVENIENCE STORE #1520
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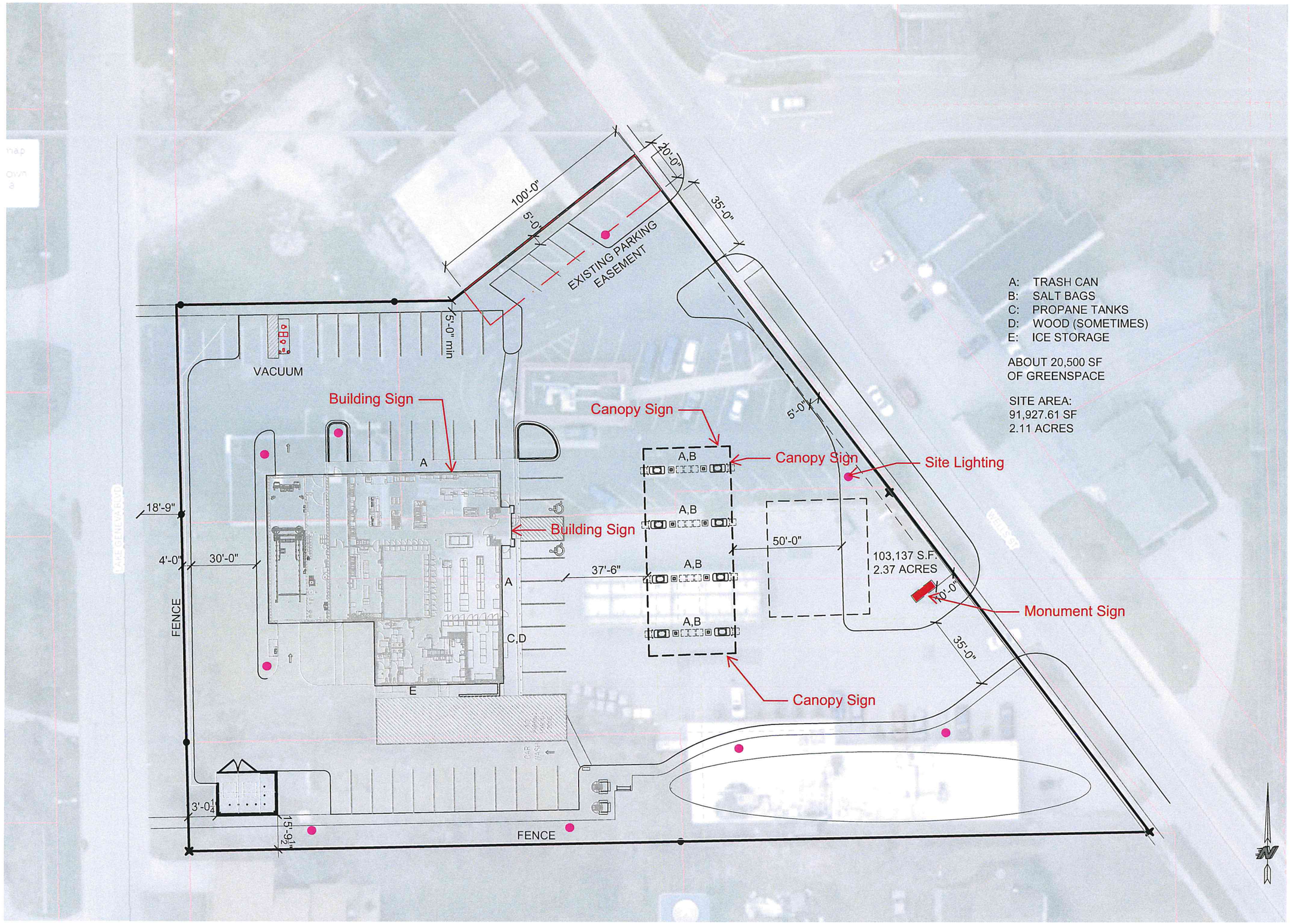
LAKE GENEVA, WI

#	DATE	DESCRIPTION

DRAWN BY	S. WADDELL
SCALE	1" = 40'-0"
PRCJ. NO.	0001
DATE	2021-05-04
SHEET	SP12



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SITE PLAN

GEN 2 CONVENIENCE STORE #1520
WITH 8MPD & 1 BAY CW

SOUTH WELLS STREET
LAKE GENEVA, WI

#	DATE	DESCRIPTION

DRAWN BY	S. WADDELL
SCALE	1" = 40'-0"
PROJ. NO.	0001
DATE	2021-05-04
SHEET	SP12

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by Jeffery and Diane Wayne, 2305 Greenwood Ave. Wilmette, IL 6091 for the property located at 886 Maytag Rd., to allow allowing for the utilization of the Single Family-4 (SR-4) zoning in the Estate Residential-1 (ER-1) land use, Tax Key No. ZCE00019.			
Committee:	Plan Commission approved June 21, 2021		
Fiscal Impact:	N/A		
File Number:	**21-R45**	**Date:**	June 28, 2021

WHEREAS, the City Plan Commission has considered the application of Jeffery and Diane Wayne, 2305 Greenwood Ave. Wilmette, IL 6091 for the property located at 886 Maytag Rd., to allow allowing for the utilization of the Single Family-4 (SR-4) zoning in the Estate Residential-1 (ER-1) land use.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on June 3, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit Jeffery and Diane Wayne, 2305 Greenwood Ave. Wilmette, IL 6091 for the property located at 886 Maytag Rd., to allow for the utilization of the Single Family-4 (SR-4) zoning in the Estate Residential-1 (ER-1) land use.,

Tax Key Nos. ZCE00019.

to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of June, 2021.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Charlene Klein, Mayor Date

Attest:

_____

Lana Kropf, City Clerk Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 21, 2021

Agenda Item: 9

Applicant:
Jeffrey & Diane Wayne
2305 Greenwood Ave
Wilmette, IL, 60091

Request:
886 Maytag Rd.
Conditional Use Permit for a home addition
Estate Residential – 1 (ER-1)
Tax Key No. ZCE00019

Description:
The applicant is submitting for a Conditional Use Permit (CUP) request to construct an addition that will allow for an indoor pool for the property located at 886 Maytag Rd., in the Estate Residential -1 (ER-1) zoning district and utilize the Single Family – 4 (SR-4) zoning standards. Tax Key No. ZCE00019.

Project Details from CUP Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance, with a recommendation to approve as submitted to include the review documents from the City Engineering firm, Kapur and Associates.

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 Limited CUP;
- Include *findings* required by the Zoning Ordinance for CUPs; and,
- Provide specific suggested *requirements* to modify the project as submitted.

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

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

c. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

d. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

f. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

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

a. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

b. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

d. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

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

Staff Recommendation on the proposed Conditional Use Permit:

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

1224 South Pine Street
Burlington, WI 53105
T: 262.767.2747 • F: 262.767.2750

Memo to City of Lake Geneva

To: **Fred Walling, Zoning Administrator** **Date:** **June 17, 2021**

From: **Naomi Rauch, P.E.**
262-758-6032

CC: **Todd Cauffman – Lowell Custom Homes**
Todd Needham – Batterman Engineering
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: **SITE PLAN RECOMMENDED APPROVAL – 886 Maytag Road (Addition)**
Kapur Project #21.0178 Phase 12

BACKGROUND AND REQUEST:

A site development plan review application was submitted for the construction of a pool house addition and covered patio at 886 Maytag Road (PIN ZCE 00019). The proposed construction will result in an increase of approximately 2,200 SF of new impervious surface on the 25,160 SF lot for a total impervious surface of 8,215 SF (32.6%). In addition, the site plan includes the installation of a 337 CF raingarden.

The following plan and calculations were submitted for review:

- **Plat of Survey** prepared by Batterman Engineering, one sheet, dated February 5th 2021, last revised June 2nd 2021 and received June 11, 2021.
- **New Pool House** prepared by Batterman Engineering, Sheets C4.01, C4.02, and C4.03 dated June 10, 2021 and received June 11, 2021.

Comments:

Kapur recommends approval of the site plan application for the proposed addition at 886 Maytag Road based on the information reviewed above. This approval is subject to the following conditions:

1. The rain garden has been sized to infiltrate 100% of the average annual rainfall volume for the new impervious surface and shall be constructed in accordance with Wisconsin Department of Natural Resources (WDNR) Technical Standard 1009.
2. The Plat of Survey shall be revised to include the location of the required stormwater rain garden.
3. Downspouts from the proposed addition must be directed to the proposed rain garden.
4. Maintenance of the rain garden shall be in accordance with WDNR Technical Standard 1009 and is the responsibility of the property owner.

5. Sedimentation and erosion control measures are required to be placed prior to excavation and construction. It is the responsibility of the applicant to monitor the condition of the construction site and ensure the sedimentation and erosion control measures remain in place and functioning through final stabilization. Restoration of the property shall take place as soon as possible after final grading.
6. The contractor shall keep Maytag Road free from dirt and debris.

The plans have been reviewed for conformance with generally accepted engineering practices and City of Lake Geneva policies. Although the material has been reviewed, the applicant is ultimately responsible for the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures.

Please contact me if you have any questions or comments pertaining to this project.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

886 Maytag Road, Lake Geneva, WI 53147; Parcel No. ZCC 00019

Full legal description attached

Name and Address of Current Owner:

Jeffrey and Diane Wayne; 2305 Greenwood Ave, Wilmette, IL 60091

Telephone No. with area code & Email of Current Owner: (312)485-2516

Name and Address of Applicant:

Telephone No. with area code & Email of Applicant: (312)485-2516

Proposed Conditional Use:

Zoning District in which land is located: ER-1

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

Short statement describing activities to take place on site:

Remove existing steps from deck and add new addition for indoor pool. New addition will tie into existing house to remain as is. Addition is in an open area of the site and will not change existing house, drive or existing site grading.

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

03-30-2021
Date

(LCH)
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 proposed structure conforms to SR-4 zoning under the Lake Geneva Zoning Ordinance, with Lot: 25,160 SF (Req'd: 9,000SF); Landscape Ratio 66.5% (Req'd: 50%), Side setbacks: 9' and 6' for a 15' total

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

   SR-4 Zoning already existing within the purposed goals. Therefore, the proposed structure conforms to SR-4 Zoning under the Lake Geneva Zoning Ordinance and goals.

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?

   The proposed Structure to be built connecting to an existing structure. No change in lot size, street or lakeside setbacks. No change to 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 for ER-1 Zoning District. Lot: 25,160 SF (Req'd for ER-1: 40,000 SF). To remain within policies & standards of the city of Lake Geneva Comprehensive Plan. Proposed structure conforms to SR-4 Zoning Lot: 25,160 SF (Req'd for SR-4: 9,000 SF); Side setbacks: 9' and 6' - 15' total). The lot and existing house footprint would not change addition to be added onto existing.

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.

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 structure is an improvement on the current structure and thus 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 blueline or blackline of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

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

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

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

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

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

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

Full Legal Description

Of Lot 19, Ceylon Court Estates Subdivision, Being Part of Government Lot 2 and 3, and Part of the SE 1/4 of the NW 1/4, the SW 1/4 of the NE 1/4, the NE 1/4 of the SW 1/4m and the NW 1/4 of the SE 1/4 of section 1, T.1 N., R. 17 E., of the 4th P.M., city of lake Geneva, Walworth County, Wisconsin

Surrounding Neighbors within 300' of the subject Property:

Parcel #	**Infomation**
TPI - ZCE 00012	BRYAN CLESS, MEGAN CLESS 1924 RIDGEWOOD LN WEST GLENVIEW, IL 60025
ZCE 00011	PETER VINCENT KRUG, HOLLY THOMSEN KRUG 471 S COLUMBIA ST NAPERVILLE, IL 60540
ZCE 00010	MICHAEL BURTON TRUST, ANN MCNAMARA-BURTON TRUST 1430 PLEASANT LN GLENVIEW, IL 60025
ZCE 00009	CHRISTIAN M KHAYAT, TWYLA D M KHAYAT 36938 N KIMBERWICK LN WADSWORTH, IL 60083-0000
ZCE 00008	RICHARD P HYLAND, MARYELLEN HYLAND 10328 N WOBURN ORLAND PARK, IL 60462-0000
ZCE 00007	KATHRYN UHLER TRUST 321 CAMELOT LN LIBERTYVILLE, IL 60048
ZCE 00006	LAKE GENEVA TRUST PO BOX 5919 BUFFALO GROVE, IL 60089-0000
ZCE 00005	PATRICK J LYNCH, RACHEL E LYNCH 30715 CEDAR DR BURLINGTON, WI 53105
ZYUP 00141A	CHATKA A RUGGIERO 814 ASHLAND AV RIVER FOREST, IL 60305-1432

ZA 64300001	JWH PROPERTIES, LLC 20 BEACHSIDE, UT 301 VERO BEACH, FL 32963-0000
ZA124000003	ROBERT P FETTIG N2425 MAIN LAKE GENEVA, WI 53147
ZA124000002	VICTORIA SHORES LLC 946 CEYLON CT LAKE GENEVA, WI 53147-0000
ZA 64300002	COLLEEN M WARNER TRUST 6846 N MOSELLE AV CHICAGO, IL 60646
ZA110400001	FRANK S ODDO, SIAN M MOYNIHAN 911 MAYTAG RD LAKE GENEVA, WI 53147
ZA110400002	JAMES TUSCHALL TRUST 920 BOLENDER DR DELRAY BEACH, FL 33483
ZCE 00028	DANIEL C FERGUSON, BETSY FERGUSON 535 KINGSTOWN RD NAPLES, FL 34102
ZCE 00029	DANIEL C FERGUSON, BETSY FERGUSON 535 KINGSTOWN RD NAPLES, FL 34102
ZCE 00030	DANIEL C FERGUSON, BETSY FERGUSON 535 KINGSTOWN RD NAPLES, FL 34102
ZCE 00031	DANIEL C FERGUSON, BETSY FERGUSON 535 KINGSTOWN RD NAPLES, FL 34102
ZCE 00032	DANIEL FERGUSON LIFE INS TRUST 535 KINGSTOWN RD NAPLES, FL 34102
ICF 00017	GEORGE CAPPADAIS, JUNE CAPPADAIS 201 VINTAGE BAY DR B-14 MARCO ISLAND, FL 34145-0000

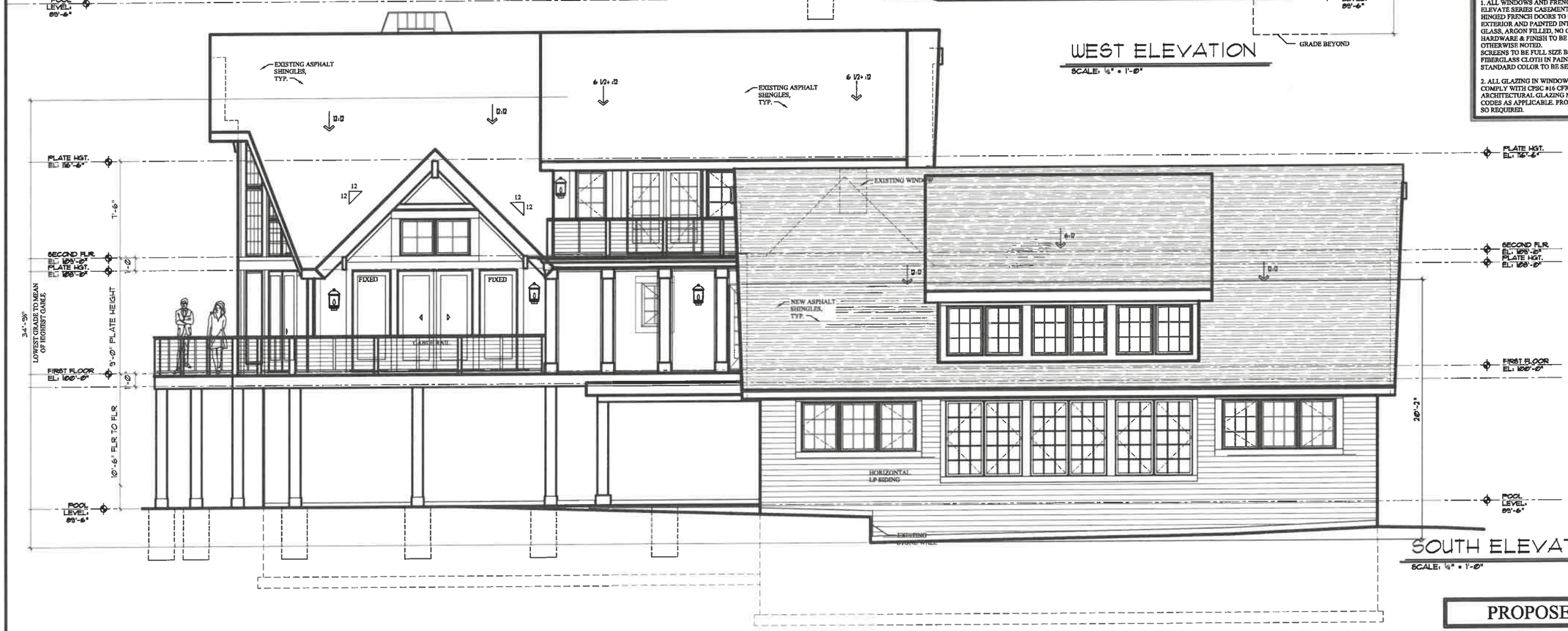
ZCE 00016	GEORGE & JUNE CAPPADAIS, DAVID & NAFSICA KUPETS 1521 LAUREL AV DEERFIELD, IL 60015-0000
ICF 00015	JOHN BRILLAKIS TRUST, PAULINE BRILLAKIS TRUST 8150 W DAVIS ST NILES, IL 60714
ICF 00014	KULWINDER K HANDA, RAJ K HANDA N2273 S LAKESHORE DR LAKE GENEVA, WI 53147
ICF 00013	KULWINDER K HANDA, RAJ K HANDA N2273 S LAKESHORE DR LAKE GENEVA, WI 53147
ZCE 00018	CLIFFORD C JACKSON TRUST, ELIZABETH A JACKSON TRUST 901 MAYTAG RD LAKE GENEVA, WI 53147
ZCE 00019	DIANE WAYNE, JEFFREY WAYNE 2305 GREENWOOD AV WILMETTE, IL 60091
ZCE 00020	BURTON & EILEEN DUBOE, ROBERT & WENDY DUBOE 2500 INDIGO LN APT 228 GLENVIEW, IL 60026-0000

WINDOW FRAMING NOTES:

TOP OF WINDOW R.O. TO MATCH TOP OF EXTERIOR FRENCH DOOR R.O.
- 6'-10"+/- OR 8'-0"+/-
VERIFY W/ DOOR & WINDOW MANUFACTURER

WEST ELEVATION

SCALE: ¼" = 1'-0"



SOUTH ELEVATION

SCALE: ¼" = 1'-0"

PROPOSED

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EXTERIOR MASONRY, INTERIOR MASONRY AND PORCHES:

EXTERIOR STONE -
CUMBERLAND (BLEND COLLECTION) - NO RUST 4" TAPERED LIMESTONE CAP AND EXTERIOR STONE ON COLUMNS
BACK PATIO COLUMNS -PREFINISHED SHEET METAL CAP ON COLUMNS

PORCH AND WALKS -
UNILOCK - BRISTOL VALLEY, COPPER RIDGE
ENTRY PORCH, WALK, BACK WALK-OUT PORCH

FLAGSTONE VENEER
OUTDOOR KITCHEN

EXTERIOR FINISH NOTES:

WINDOWS & DOORS @ SIDING

WINDOW CASING: JAMBS & SILLS- 4 1/2x 2 WINDSOR ONE
TRIM, 8 ¾" TALL WINDSORONE HEADER

SIDING: HORIZONTAL SIDING - LP SMARTSIDE SIDING, 7 1/2" EXPOSURE

STAINED FRONT ENTRY DOOR

TRIM 1x 4 WINDSOR ONE FRIEZE TRIM @ GABLES, 1x 4 WINDSOR ONE FRIEZE BOARD @ TOP OF WALL UNDER SOFFIT, 2x 6 WINDSOR ONE CORNER TRIM, 1x 2 ON 1x8 WINDSOR ONE FASCIA, (" PLYWOOD SOFFIT W/ CONT. VENT

STAINED 1x 6 T&G WOOD CEILING @ FRONT ENTRY, BACK PORCH AND WALK-OUT PORCH

SQUARE WINDSOR ONE WRAPPED TAPERED COLUMN ON P.T. 4x6 POST, TYP COLUMN TAPERED 1 ½" EACH SIDE @ ENTRY PORCH, 11" SQ WINDSOR ONE WRAPPED COLUMNS @ BACK PORCH

ROOF: DIMENSIONAL ASPHALT SHINGLES

EXTERIOR WINDOW & DOOR NOTES:

1. ALL WINDOWS AND FRENCH DOORS SHALL BE MARVIN ELEVATE SERIES CASEMENT WINDOWS, AND SLIDING AND HINGED FRENCH DOORS TO BE EBONY FIBERGLASS EXTERIOR AND PAINTED INTERIOR, \" LOW E INSULATING GLASS, ARGON FILLED, NO GRILLES, PER PLAN, STANDARD HARDWARE & FINISH TO BE SELECTED BY OWNER, UNLESS OTHERWISE NOTED.
SCREENS TO BE FULL SIZE BLACK VINYL COATED MESH FIBERGLASS CLOTH IN PAINTED ALUMINUM FRAMES. STANDARD COLOR TO BE SELECTED.

2. ALL GLAZING IN WINDOWS AND DOOR UNITS SHALL COMPLY WITH CPSC #16 CFR 1201 "SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS", AND OTHER CODES AS APPLICABLE. PROVIDE TEMPERED GLASS WHERE SO REQUIRED.

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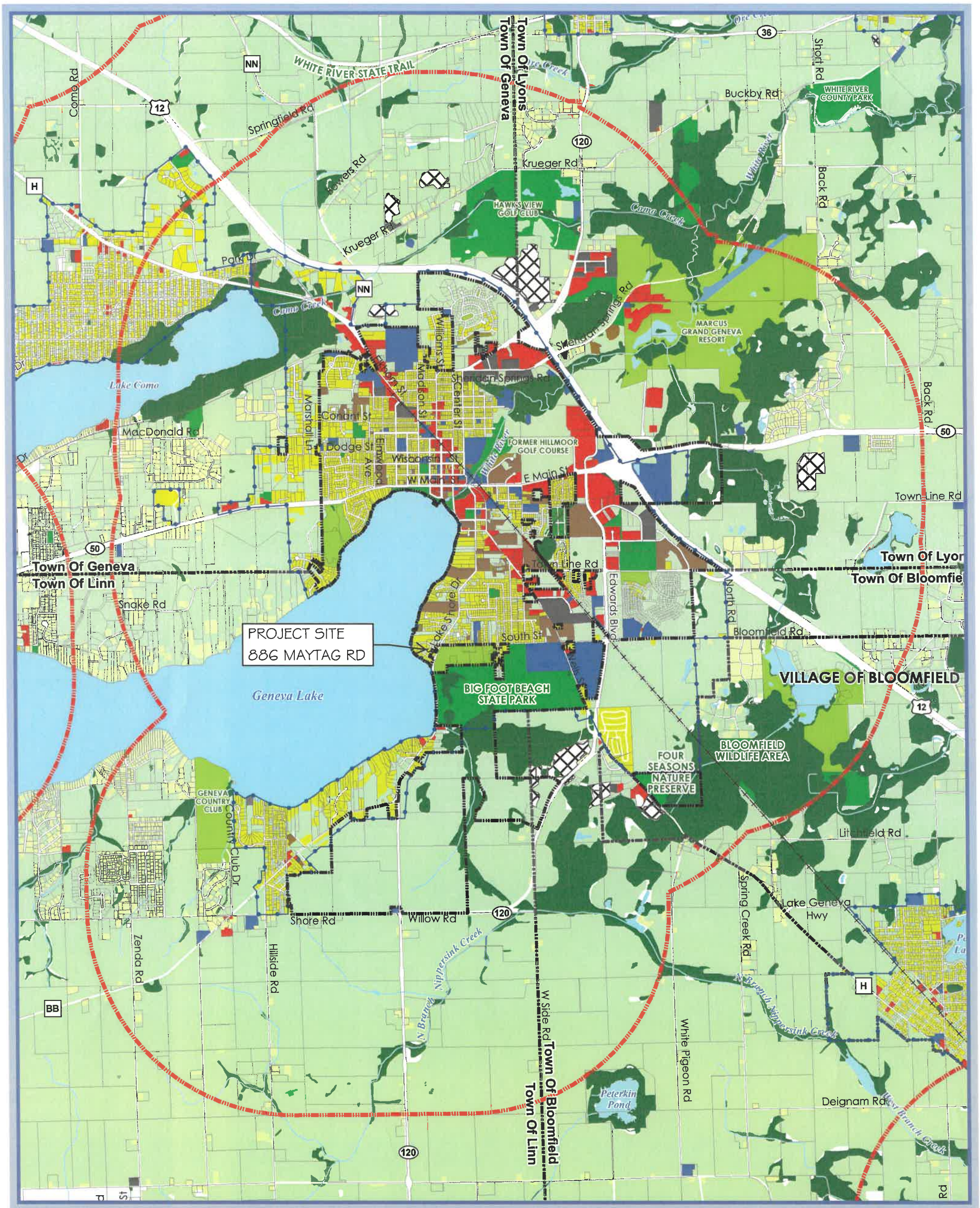
LOWELL
Homes Beyond Expectations

the WAYNE RESIDENCE
886 MATTAG ROAD
CEYLON COURT ESTATES
LAKE GENEVA, WI 53147

PROJECT NUMBER

DATE
04-20-21

A-4



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

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

Land Use Categories

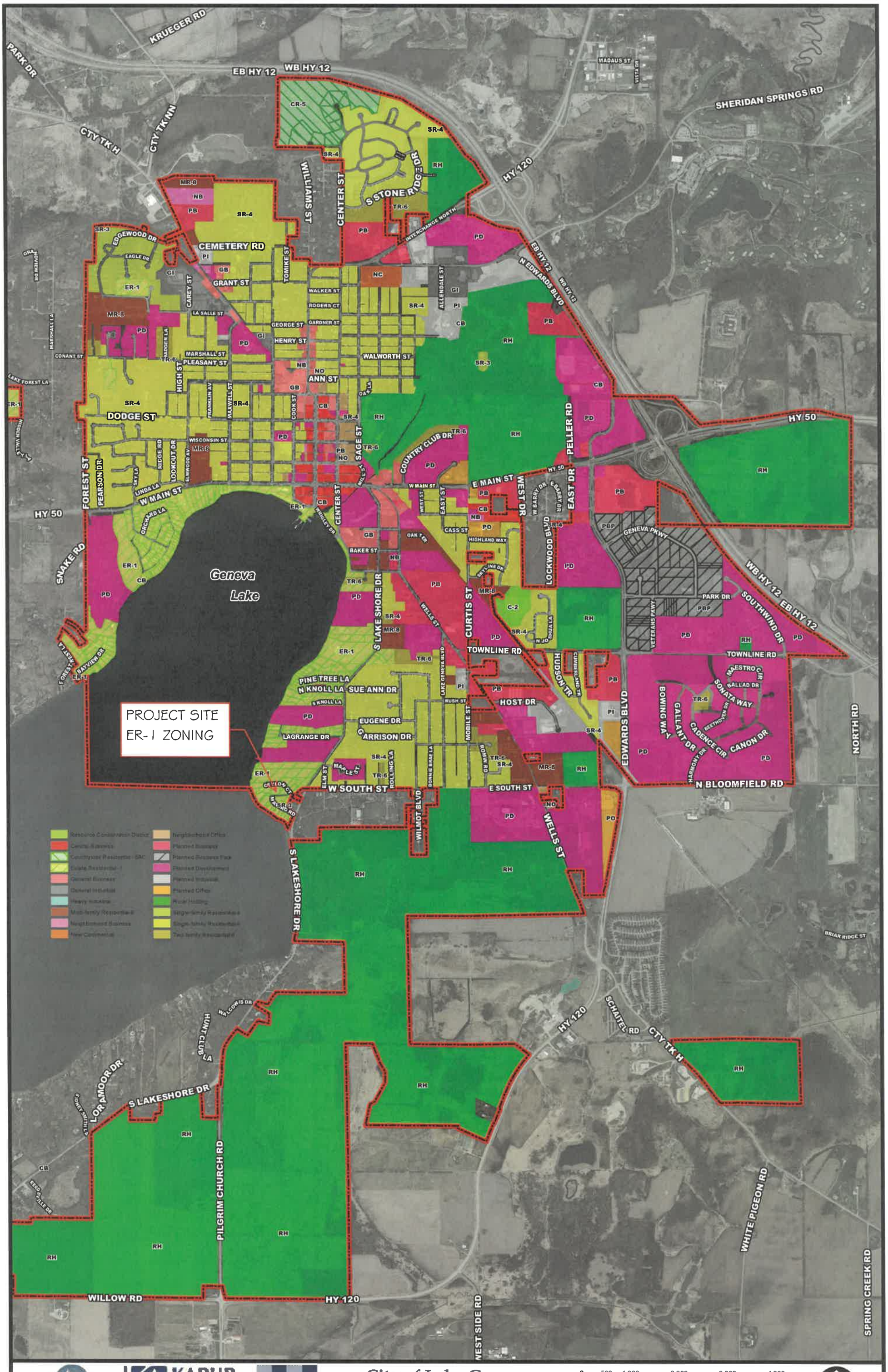
- Agricultural, Open Lands, & Vacant
- Single Family Residential (Unsewered)
- Single Family Residential(Sewered)
- Two-Family/Townhouse Residential
- Multi-Family Residential
- Commercial
- Government & Institutional
- Airport
- Private Recreation Facilities
- Public Park & Recreation
- Industrial
- Extraction
- Wetland
- Right of Way

N

0 0.25 0.5 1 Miles

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Date: January 8, 2020
Source: SEWRPC, Walworth County LIO, WisDNR, V&A



CITY OF LAKE GENEVA

KAPUR & ASSOCIATES
CONSULTING ENGINEERS

City of Lake Geneva

Zoning Map on Aerial Background

0 500 1,000 2,000 3,000 4,000 Feet

0 0.1 0.2 0.4 0.6 0.8 Miles

PLAT OF SURVEY

OF LOT 19, CEYLON COURT ESTATES SUBDIVISION, BEING PART OF GOVERNMENT LOT 2 AND 3, AND PART OF THE SE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NE 1/4, THE NE 1/4 OF THE SW 1/4, AND THE NW 1/4 OF THE SE 1/4 OF SECTION 1, T. 1 N., R. 17 E., OF THE 4TH P.M., CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

MONUMENT KEY

◎ 1" Iron Pipe Found, unless noted

(XXX.XX) Record Information

LEGEND

- Existing Boundary Line
- Existing Right-of-Way
- Existing Adjacent Property
- Existing Centerline
- Existing Fence
- Existing Stone Wall
- Existing Electric Meter
- Existing Gas Meter
- Existing Air Conditioner
- Existing Water Valve
- Existing Mailbox
- Existing Sanitary Manhole
- Benchmark
- Deciduous Tree

LOT AREA (GSA):

25,160± SQ. FT.
-OR-
0.576± ACRES

EXISTING ZONING:

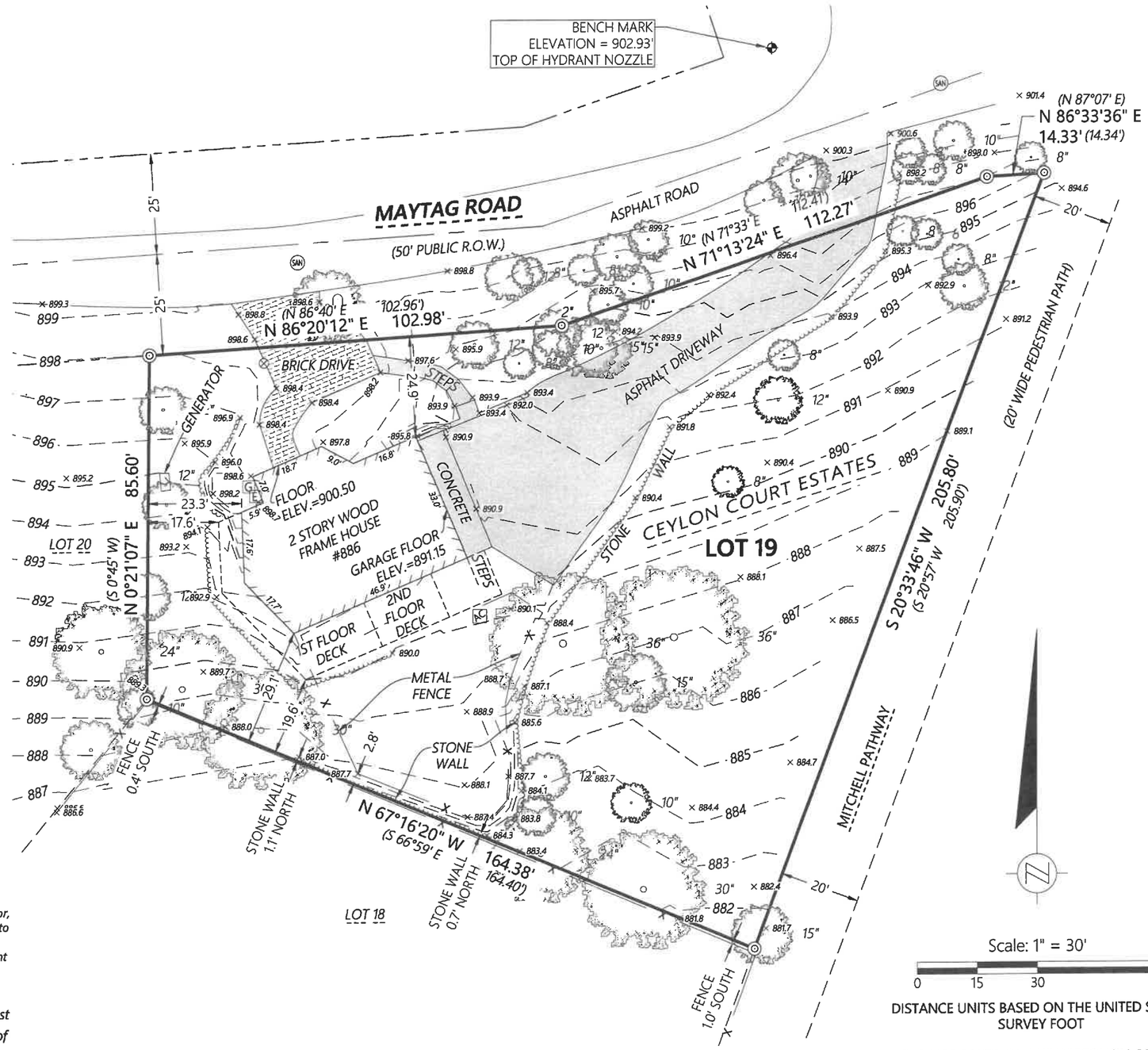
ER-1
(MINIMUM LOT AREA = 40,000 SQ. FT.)

MINIMUM LANDSCAPE SURFACE AREA (LSA):

60%

EXISTING SURFACE AREAS:

HOUSE =	1,805± SQ. FT. (7.2%)
ASPHALT DRIVE =	3,025± SQ. FT. (12.0%)
BRICK DRIVE =	465± SQ. FT. (1.9%)
DECKS/STEPS =	1,010± SQ. FT. (4.0%)
TOTAL =	6,305± SQ. FT. (25.1%)
LANDSCAPE AREA	18,855± SQ. FT. (74.9%)



Scale: 1" = 30'

0 15 30 60

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, WALWORTH ZONE. THE EAST LINE OF LOT 19 BEARING S 20°33'46" W

VERTICAL DATUM BASED ON NAVD-88 (2012)

Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943

State of Wisconsin } ss
County of Walworth }

If the surveyor's signature is not red in color, the plan is a copy that should be assumed to contain unauthorized alterations.
The certification contained on this document shall not apply to any copies.

I hereby certify that I have supervised the survey of the property described above and to the best my knowledge and belief, the plat drawn hereon complies with Chapter A-E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly represents said survey and its location.
Given under my hand and seal this 5th day of February, 2021 at Beloit, Wisconsin.
Last day of field work February 3rd, 2021

Batterman
engineers surveyors planners
2857 Bartells Drive Beloit, Wisconsin 53511
608.365.4464 www.rhbatterman.com

PLAT OF SURVEY

FOR THE EXCLUSIVE USE OF:
Lowell Custom Homes
401 Geneva National Ave. So.
Lake Geneva, WI 53147

ORDER NO: 33840

FIELD CREW: DJE
DRAWN BY: DJE

File Name: J:\33800-33899\33840 - Lowell Custom Homes - 886 Maytag Rd\SURVEY\RHB DRAWING FILES

PLAT OF SURVEY

OF LOT 19, CEYLON COURT ESTATES SUBDIVISION, BEING PART OF GOVERNMENT LOT 2 AND 3, AND PART OF THE SE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NE 1/4, THE NE 1/4 OF THE SW 1/4, AND THE NW 1/4 OF THE SE 1/4 OF SECTION 1, T. 1 N., R. 17 E., OF THE 4TH P.M., CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

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- Benchmark
- Deciduous Tree

LOT AREA (GSA):

25,160± SQ. FT.
-OR-
0.576± ACRES

EXISTING ZONING:

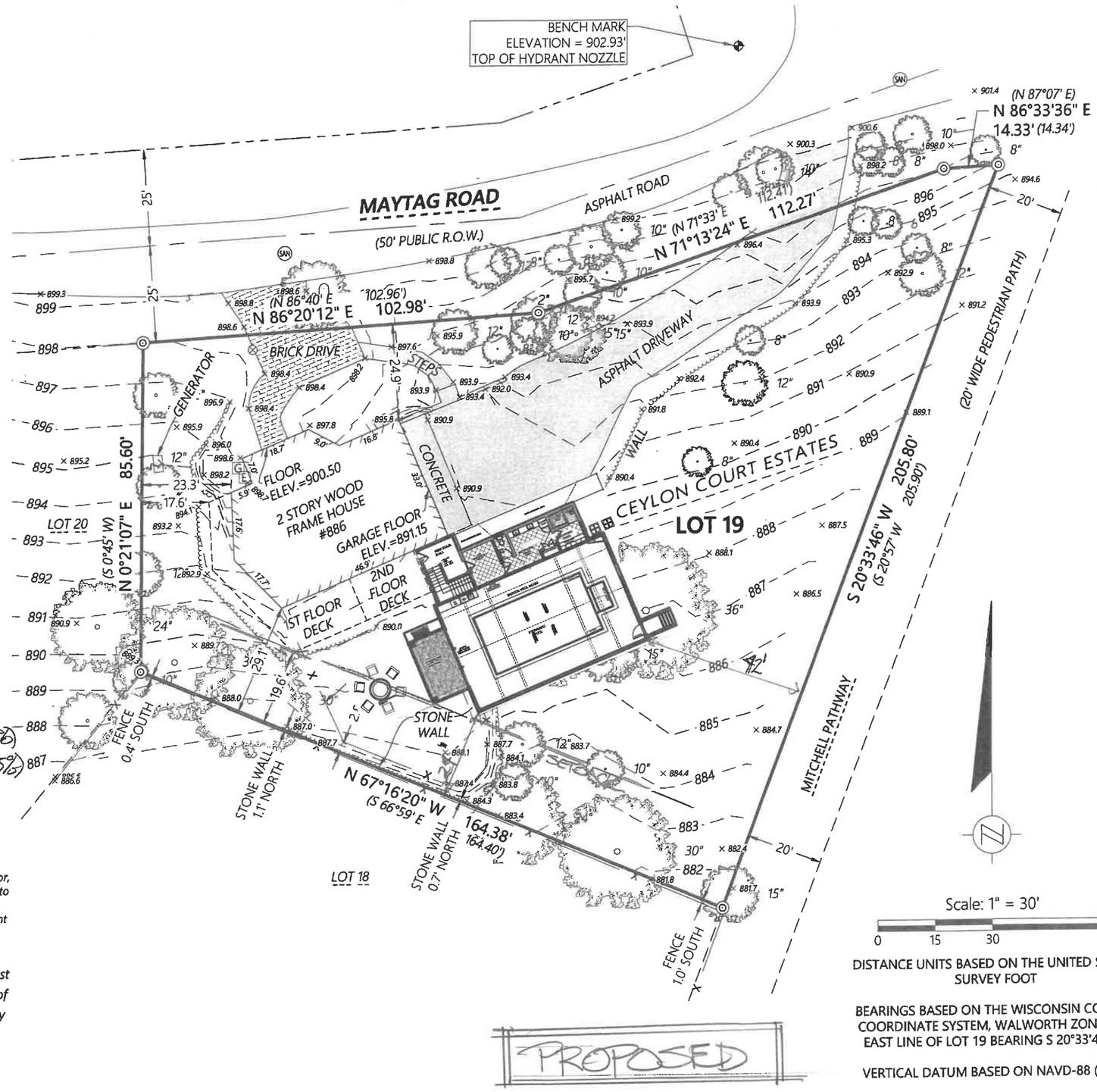
ER-1
(MINIMUM LOT AREA = 40,000 SQ. FT.)
SR-4

MINIMUM LANDSCAPE SURFACE AREA (LSA):

60% ER-1
50% SR-4

EXISTING SURFACE AREAS:

HOUSE =	1,805± SQ. FT. (7.2%)
ASPHALT DRIVE =	3,025± SQ. FT. (12.0%)
BRICK DRIVE =	465± SQ. FT. (1.9%)
DECKS/STEPS =	1,010± SQ. FT. (4.0%)
TOTAL =	6,305± SQ. FT. (25.1%)
NEW -	2,107 SQ. FT. (33.4%)
LANDSCAPE AREA	18,855± SQ. FT. (74.9%)
NEW LSA -	16,748± SQ. FT. (66.5%)



Scale: 1" = 30'

0 15 30 60

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VERTICAL DATUM BASED ON NAVD-88 (2012)

Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943

State of Wisconsin } ss
County of Walworth }

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I hereby certify that I have supervised the survey of the property described above and to the best my knowledge and belief, the plat drawn hereon complies with Chapter A-E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly represents said survey and its location.
Given under my hand and seal this 5th day of February, 2021 at Beloit, Wisconsin.
Last day of field work February 3rd, 2021

Batterman
engineers surveyors planners
2857 Bartells Drive Beloit, Wisconsin 53511
608.365.4464 www.rhbatterman.com

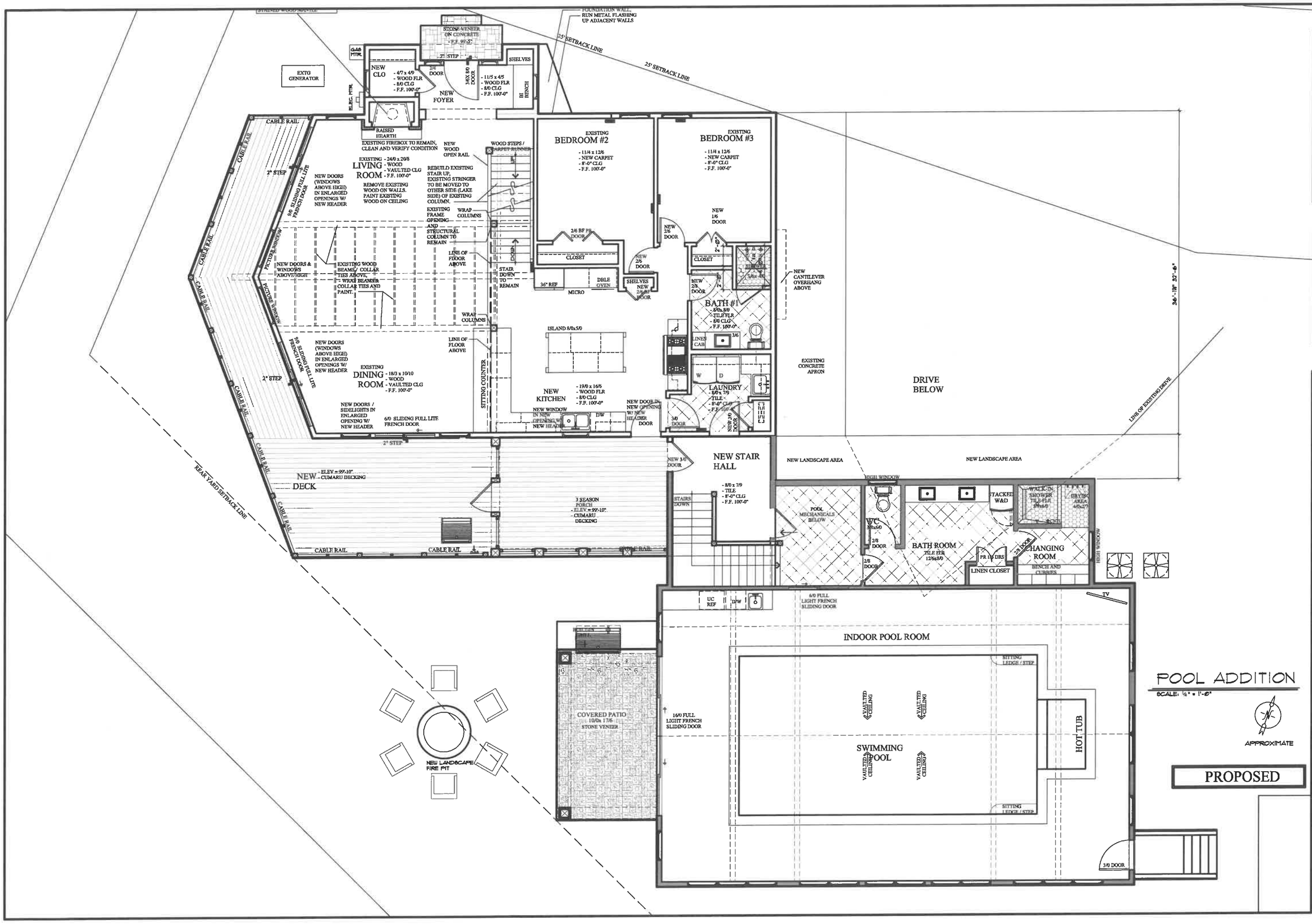
PLAT OF SURVEY

FOR THE EXCLUSIVE USE OF:
Lowell Custom Homes
401 Geneva National Ave. So.
Lake Geneva, WI 53147

ORDER NO: 33840

FIELD CREW: DJE
DRAWN BY: DJE

File Name: J:\33800-33899\33840 - Lowell Custom Homes - 886 Maytag Rd\SURVEY\RHB DRAWING FILES



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LOWELL
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the WAYNE RESIDENCE

886 MAYTAG ROAD
CEYLON COURT ESTATES
LAKE GENEVA, WI 53147

PROJECT NUMBER
DATE 03-20-21
A-2

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WEST ELEVATION
SCALE: ¼" = 1'-0"

EXTERIOR WINDOW & DOOR NOTE:
ALL WINDOWS AND FRENCH DOORS SHALL BE PELLA WINDOW AND DOOR COMPANY OR MARVIN INTEGRITY WOOD ULTREX. CASEMENT WINDOWS, AND SLIDING AND HINGED FRENCH DOORS TO BE ALUMINUM CLAD , ½" LOW E INSULATING GLASS, ARGON FILLED, ¾" SNAP-IN GRILLES, PER PLAN, STANDARD HARDWARE & FINISH TO BE SELECTED BY OWNER, UNLESS OTHERWISE NOTED.
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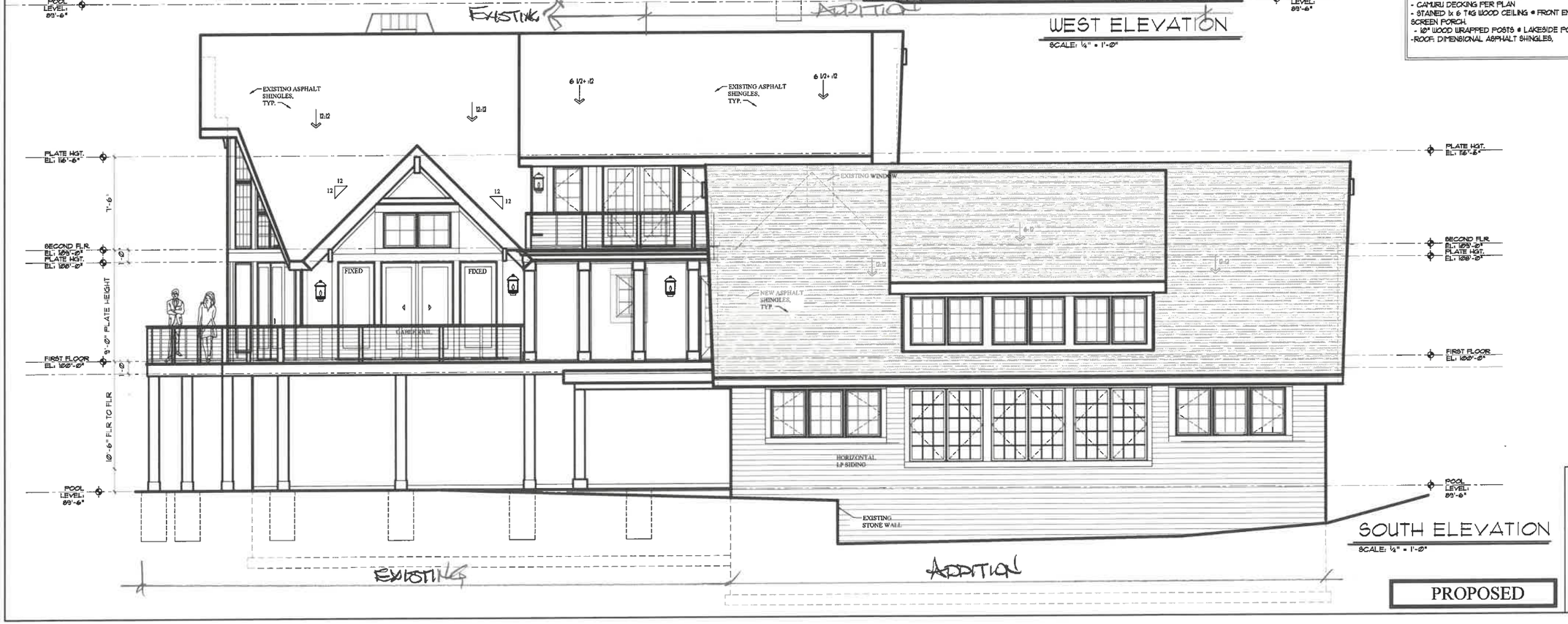
WINDOW FRAMING NOTE.
TOP OF WINDOW R.O. TO MATCH TOP OF EXTERIOR FRENCH DOOR R.O.
- 6'-10" +/- OR 8'-10" +/-
VERIFY W/ DOOR & WINDOW MANUFACTURER

EXTERIOR FINISH NOTE:
- WINDOWS & DOORS @ SIDING
- WINDOW CASING: JAMBS & SILLS- 2x 6 REALTRIM, LINTEL- 2x 8 REALTRIM.
- SIDING: LP HORIZONTAL SIDING & CEDAR SHAKE
- STAINED FRONT ENTRY DOOR
1x 3 ON 1x12 REALTRIM FASCIA, ⅜" PLYWOOD SOFFIT W/ CONT. VENT (MATCH EXISTING)
-2X12 CONTINUOUS REALTRIM BAND WITH WATERTABLE CAP & DRIP
- CEDAR BRACKETS PER PLANS
- CAMURU DECKING PER PLAN
- STAINED 1x 6 T&G WOOD CEILING @ FRONT ENTRY & SCREEN PORCH.
- 10" WOOD WRAPPED POSTS @ LAKESIDE PORCH.
-ROOF: DIMENSIONAL ASPHALT SHINGLES,



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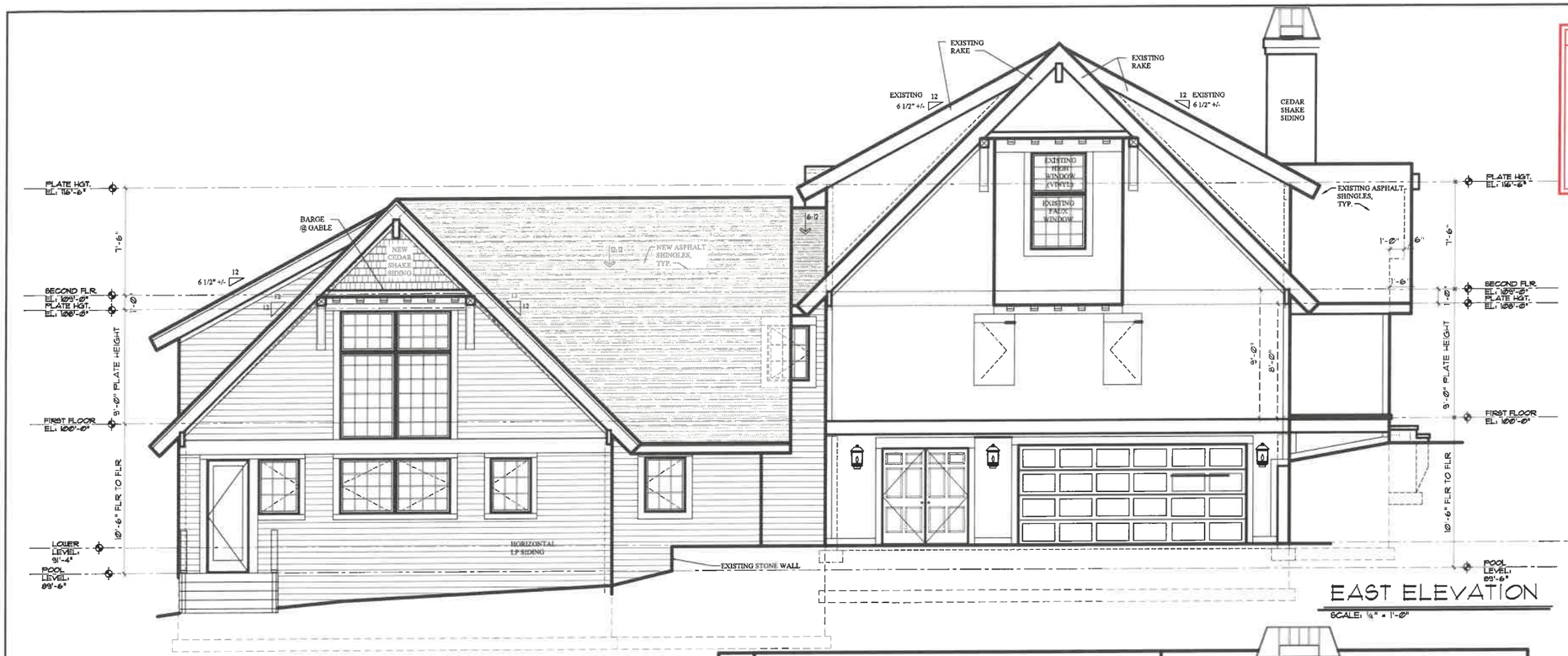
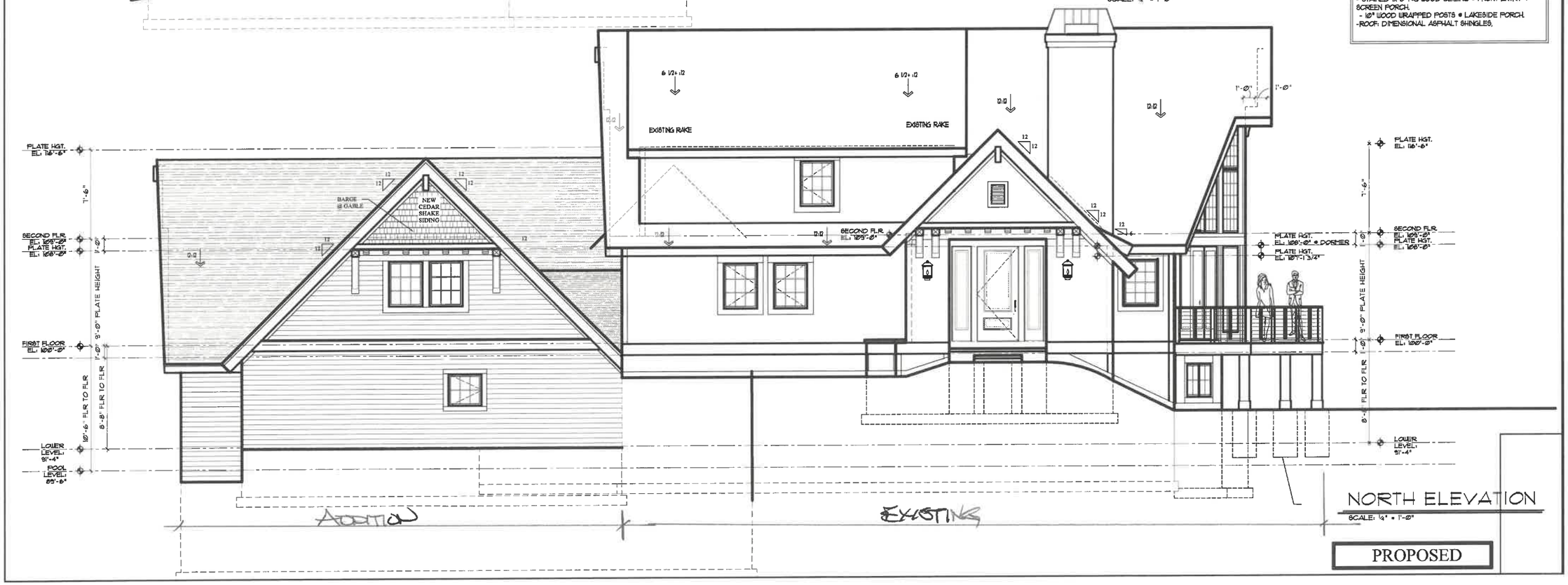


EAST ELEVATION

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



NORTH ELEVATION

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

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- 10" WOOD WRAPPED POSTS @ LAKESIDE PORCH.
-ROOF: DIMENSIONAL ASPHALT SHINGLES,

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CUSTOM HOMES - ARCHITECTURAL SERVICES - LAND DEVELOPMENT
P.O. BOX 926 LAKE GENEVA, WI 53147
PH - (262) 245-9030 FAX - (262) 245-0856
WWW.LOWELLMANAGEMENT.COM

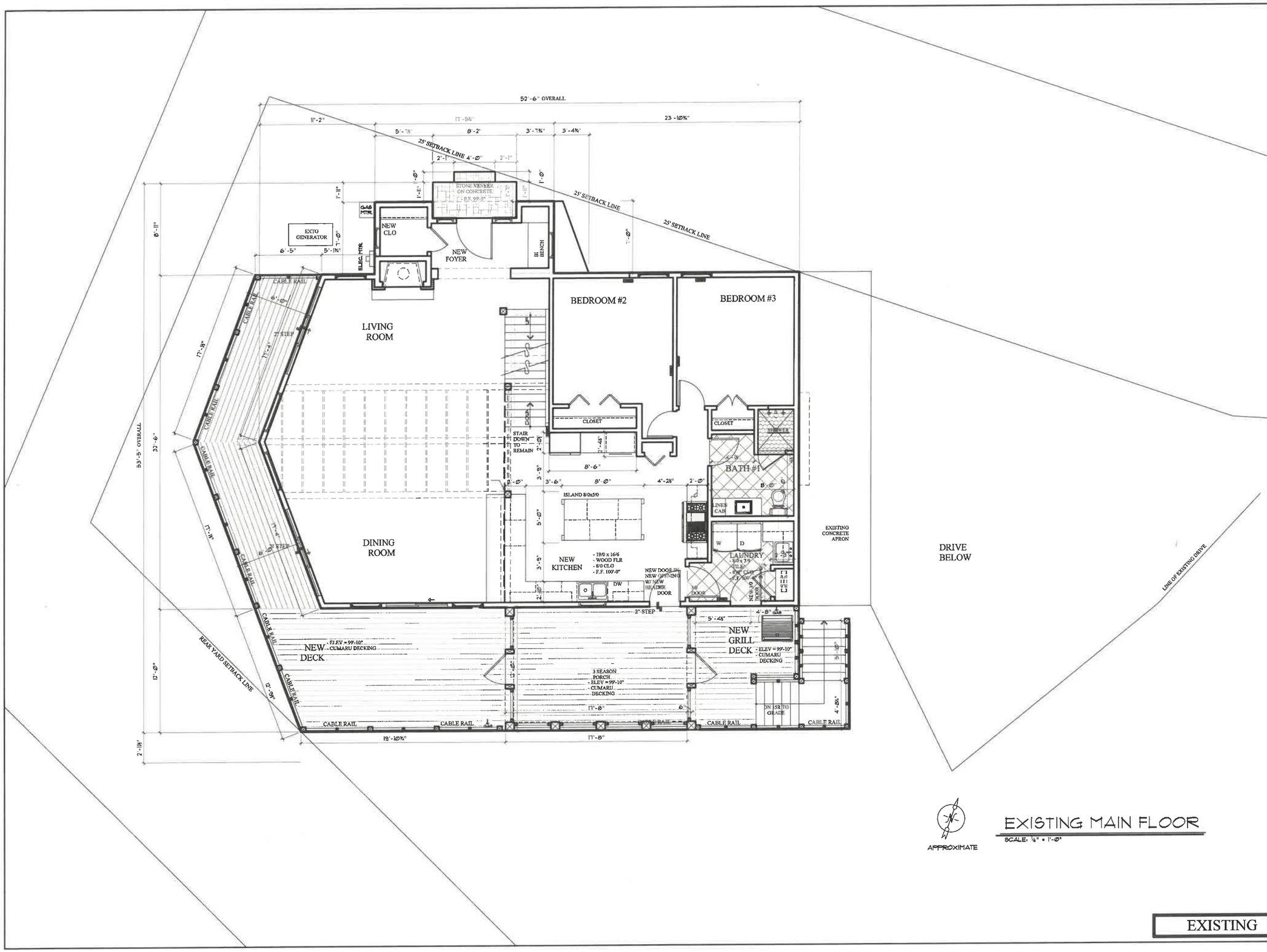
LOWELL
Homes Beyond Expectations

the WAYNE RESIDENCE
886 MATTAG ROAD
CEYLON COURT ESTATES
LAKE GENEVA, WI 53147

PROJECT NUMBER

DATE
03-20-21

A-5



APPROXIMATE

EXISTING MAIN FLOOR

SCALE: ¼" = 1'-0"

EXISTING

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886 MATTAG ROAD
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LAKE GENEVA, WI 53147

PROJECT NUMBER

DATE
03-20-21

AB-1

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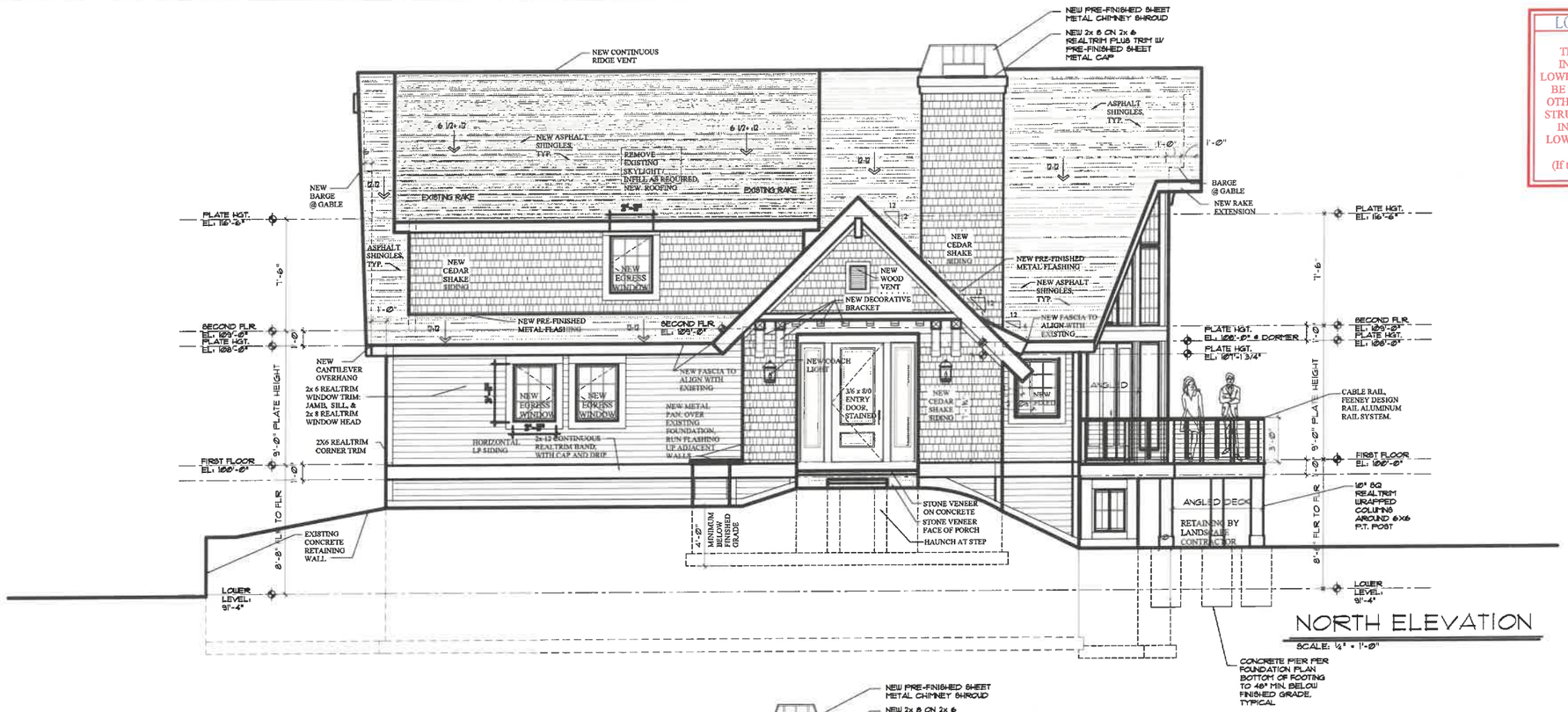
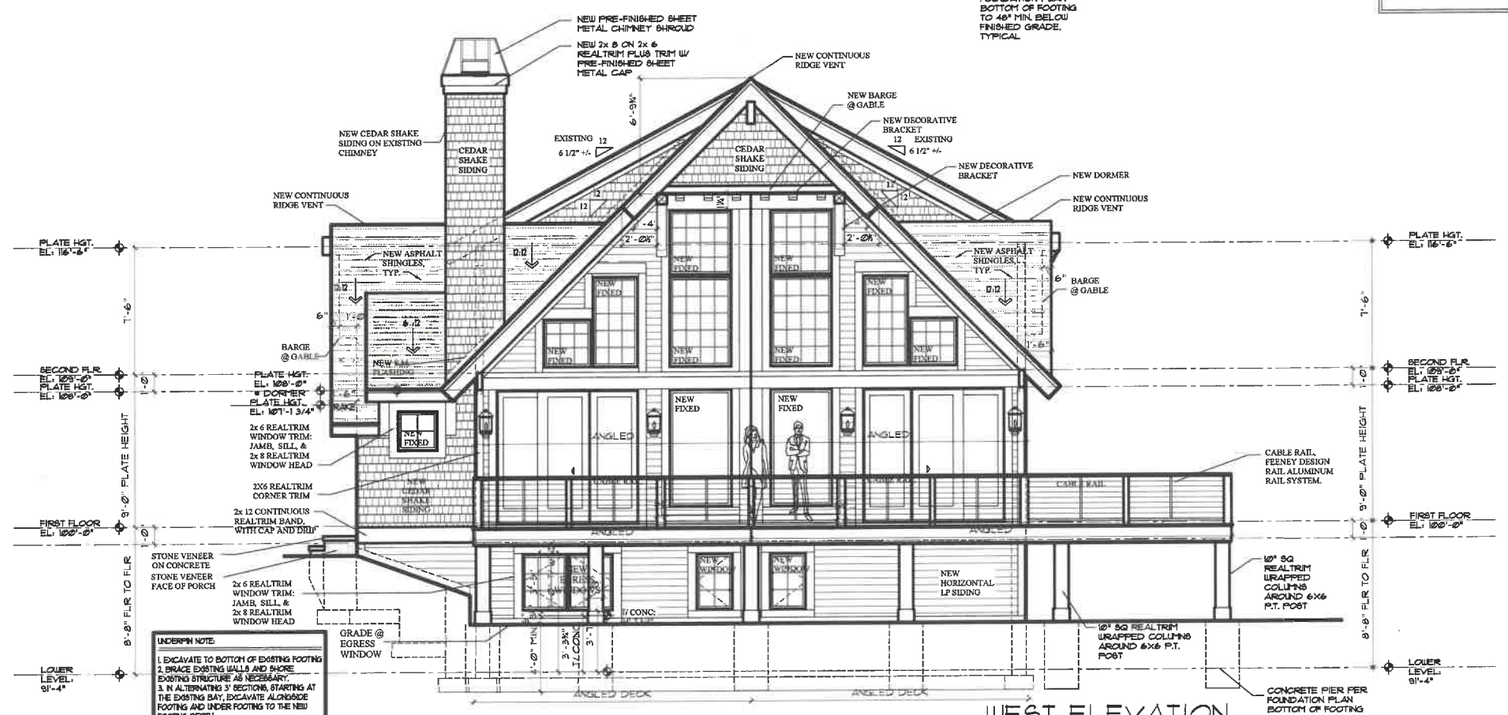


NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

UNDERPIN NOTE:
1. EXCAVATE TO BOTTOM OF EXISTING FOOTING
2. BRACE EXISTING WALLS AND SHORE EXISTING STRUCTURE AS NECESSARY.
3. IN ALTERNATING 3' SECTIONS, STARTING AT THE EXISTING BAY, EXCAVATE ALONGSIDE FOOTING AND UNDER FOOTING TO THE NEW FOOTING DEPTH.
4. INSTALL NEW DOWELS AND REINFORCING FOR NEW WALL & FOOTINGS.
5. PLACE CONCRETE IN 3' SECTIONS ALTERNATING EVERY 3RD SECTION.

EXTERIOR WINDOW & DOOR NOTE:
ALL WINDOWS AND FRENCH DOORS SHALL BE PELLA WINDOW AND DOOR COMPANY OR MARVIN INTEGRITY WOOD ULTREX. CASEMENT WINDOWS, AND SLIDING AND HINGED FRENCH DOORS TO BE ALUMINUM CLAD , ½" LOW E INSULATING GLASS, ARGON FILLED, ⅝" SNAP-IN GRILLES, PER PLAN, STANDARD HARDWARE & FINISH TO BE SELECTED BY OWNER, UNLESS OTHERWISE NOTED. SCREENS TO BE FULL SIZE BLACK VINYL COATED MESH FIBERGLASS CLOTH IN PAINTED ALUMINUM FRAMES. STANDARD COLOR TO BE SELECTED.

ALL GLAZING IN WINDOWS AND DOOR UNITS SHALL COMPLY WITH CPSC #6 CFR 1201 "SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS", AND OTHER CODES AS APPLICABLE. PROVIDE TEMPERED GLASS WHERE SO REQUIRED.

WINDOW FRAMING NOTE.
TOP OF WINDOW RO. TO MATCH TOP OF EXTERIOR FRENCH DOOR RO.
- 6'-1/2"+/- OR 8'-0"+/-
VERIFY W/ DOOR & WINDOW MANUFACTURER

EXTERIOR FINISH NOTE:
- WINDOWS & DOORS @ SIDING
- WINDOW CASING: JAMBS & SILLS- 2x 6 REALTRIM, LINTEL- 2x 8 REALTRIM.
- SIDING: LP HORIZONTAL SIDING & CEDAR SHAKE
- STAINED FRONT ENTRY DOOR.
1x 3 ON 1x12 REALTRIM FASCIA, ⅜" PLYWOOD SOFFIT W/ CONT. VENT (MATCH EXISTING)
-2X12 CONTINUOUS REALTRIM BAND WITH WATERTABLE CAP & DRIP
- CEDAR BRACKETS PER PLANS
- CAMURU DECKING PER PLAN
- STAINED 1x 6 T&G WOOD CEILING @ FRONT ENTRY & SCREEN PORCH.
- 10" WOOD WRAPPED POSTS @ LAKESIDE PORCH.
-ROOF DIMENSIONAL ASPHALT SHINGLES.

the WAYNE RESIDENCE
886 MATTAG ROAD
CEYLON COURT ESTATES
LAKE GENEVA, WI 53147

PROJECT NUMBER
DATE 03-20-21
AB-2

EXISTING

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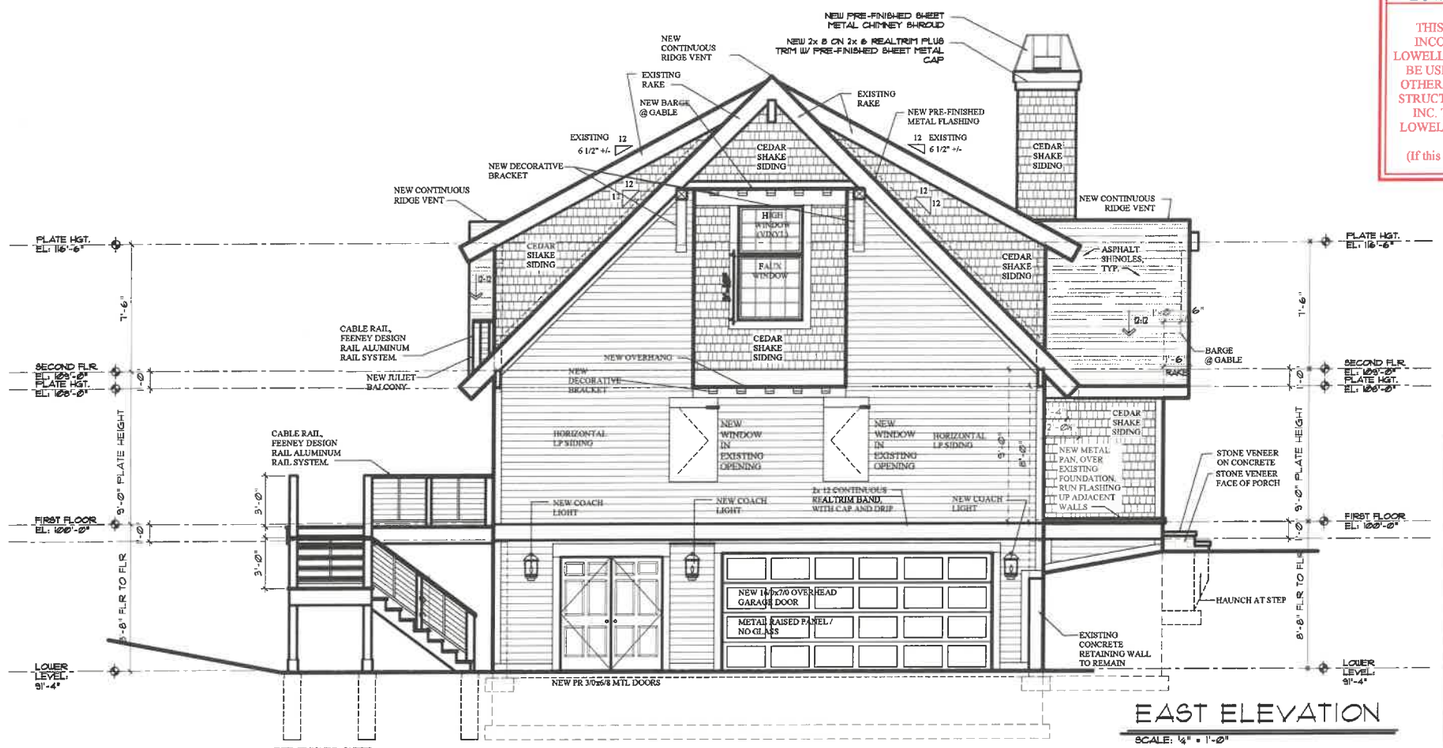
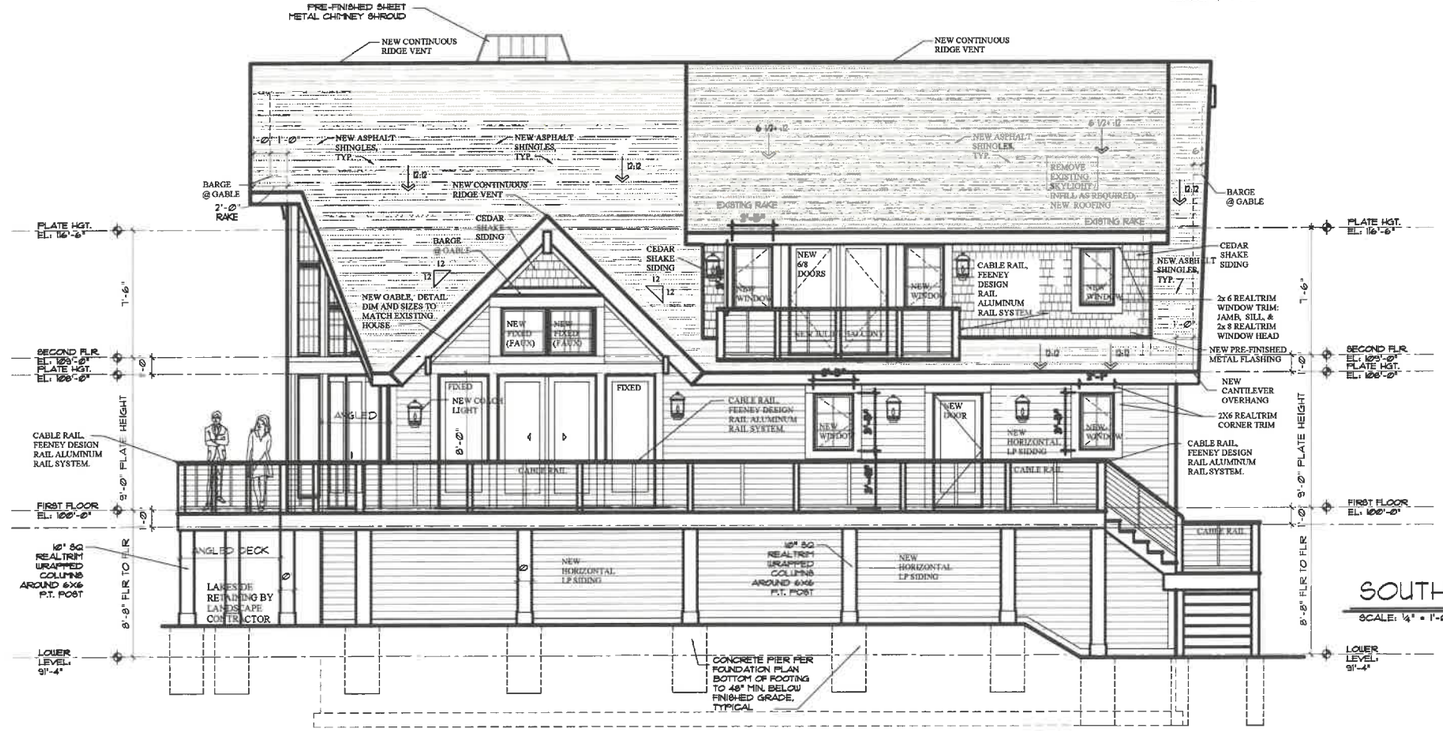


EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

EXTERIOR WINDOW & DOOR NOTE:
ALL WINDOWS AND FRENCH DOORS SHALL BE PELLA WINDOW AND DOOR COMPANY OR MARVIN INTEGRITY WOOD ULTREX. CASEMENT WINDOWS, AND SLIDING AND HINGED FRENCH DOORS TO BE ALUMINUM CLAD , 1/2" LOW E INSULATING GLASS, ARGON FILLED, 3/4" SNAP-IN GRILLES, PER PLAN, STANDARD HARDWARE & FINISH TO BE SELECTED BY OWNER, UNLESS OTHERWISE NOTED. SCREENS TO BE FULL SIZE BLACK VINYL COATED MESH FIBERGLASS CLOTH IN PAINTED ALUMINUM FRAMES. STANDARD COLOR TO BE SELECTED.

ALL GLAZING IN WINDOWS AND DOOR UNITS SHALL COMPLY WITH CPSC #16 CFR 1201 "SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS", AND OTHER CODES AS APPLICABLE. PROVIDE TEMPERED GLASS WHERE SO REQUIRED.

WINDOW FRAMING NOTE.
TOP OF WINDOW R.O. TO MATCH TOP OF EXTERIOR FRENCH DOOR R.O.
- 6'-10" +/- OR 8'-0" +/-
VERIFY W/ DOOR & WINDOW MANUFACTURER

EXTERIOR FINISH NOTE:
- WINDOWS & DOORS & SIDING
- WINDOW CASING: JAMBS & SILLS- 2x 6 REALTRIM, LINTEL- 2x 8 REALTRIM.
- SIDING: LP HORIZONTAL SIDING & CEDAR SHAKE
- STAINED FRONT ENTRY DOOR.
1x 3 ON 1x12 REALTRIM FASCIA, 3/8" PLYWOOD SOFFIT W/ CONT. VENT (MATCH EXISTING)
-2X12 CONTINUOUS REALTRIM BAND WITH WATERTABLE CAP & DRIP
- CEDAR BRACKETS PER PLANS
- CAMURU DECKING PER PLAN
- STAINED 1x 6 T&G WOOD CEILING & FRONT ENTRY & SCREEN PORCH.
- 10" WOOD WRAPPED POSTS & LAKESIDE PORCH.
-ROOF: DIMENSIONAL ASPHALT SHINGLES.

the WAYNE RESIDENCE
886 MAYTAG ROAD
CEYLON COURT ESTATES
LAKE GENEVA, WI 53147

PROJECT NUMBER
DATE 03-20-21
AB-3

EXISTING

PLAT OF SURVEY

OF LOT 19, CEYLON COURT ESTATES SUBDIVISION, BEING PART OF GOVERNMENT LOT 2 AND 3, AND PART OF THE SE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NE 1/4, THE NE 1/4 OF THE SW 1/4, AND THE NW 1/4 OF THE SE 1/4 OF SECTION 1, T. 1 N., R. 17 E., OF THE 4TH P.M., CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

MONUMENT KEY

◎ 1" Iron Pipe Found, unless noted

(XXX.XX) Record Information

LEGEND

- Existing Boundary Line
- Existing Right-of-Way
- Existing Adjacent Property
- Existing Centerline
- Existing Fence
- Existing Stone Wall
- Existing Electric Meter
- Existing Gas Meter
- Existing Air Conditioner
- Existing Water Valve
- Existing Mailbox
- Existing Sanitary Manhole
- Benchmark
- Deciduous Tree

LOT AREA (GSA):

25,160± SQ. FT.
-OR-
0.576± ACRES

EXISTING ZONING:

ER-1
(MINIMUM LOT AREA = 40,000 SQ. FT.)

MINIMUM LANDSCAPE SURFACE AREA (LSA):

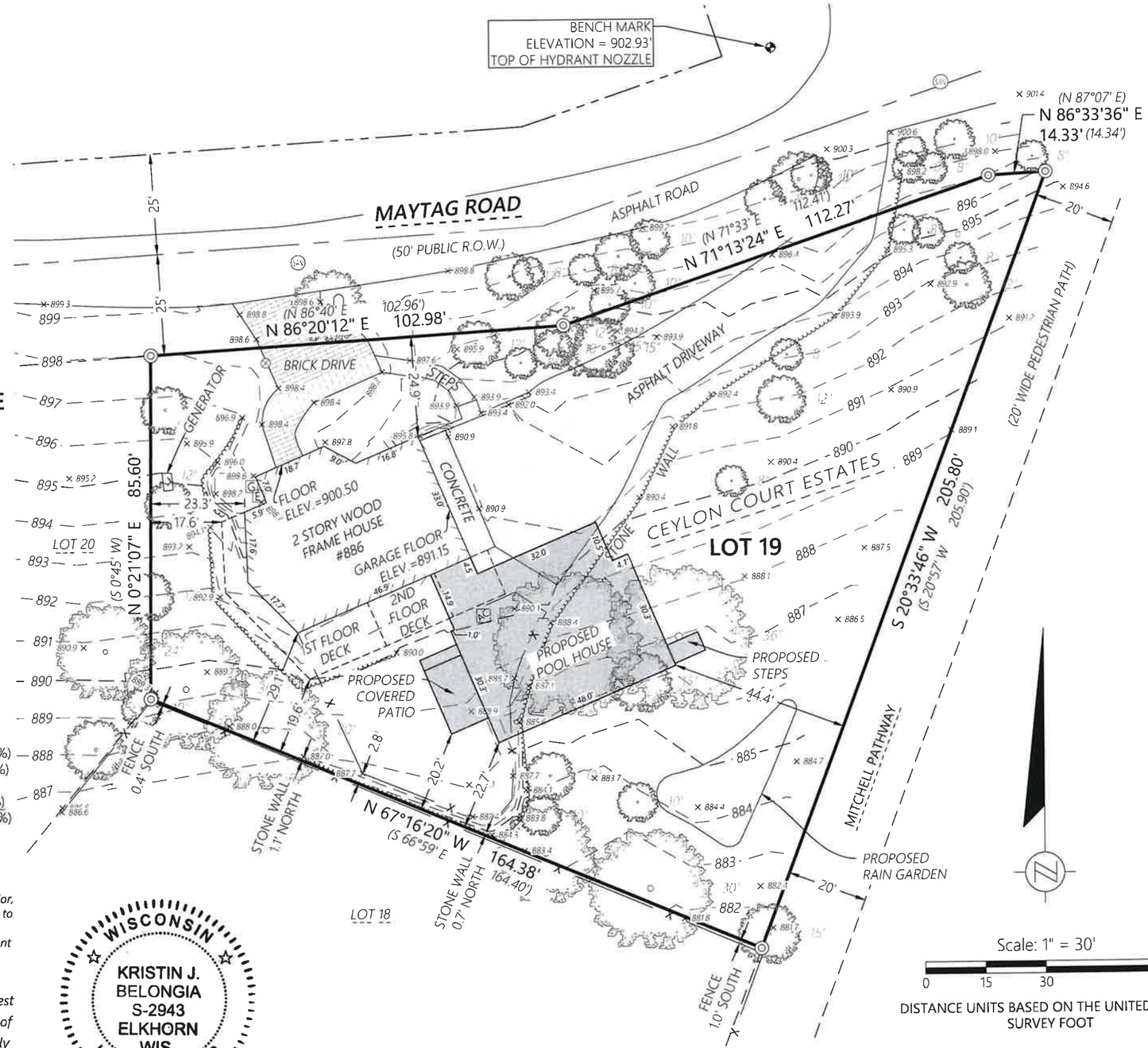
60%

EXISTING SURFACE AREAS:

HOUSE =	1,805± SQ. FT. (7.2%)
ASPHALT DRIVE =	3,025± SQ. FT. (12.0%)
BRICK DRIVE =	465± SQ. FT. (1.9%)
DECKS/STEPS =	1,010± SQ. FT. (4.0%)
TOTAL =	6,305± SQ. FT. (25.1%)
LANDSCAPE AREA	18,855± SQ. FT. (74.9%)

PROPOSED SURFACE AREAS:

ADDITION/HOUSE =	3,760± SQ. FT. (14.9%)
ASPHALT DRIVE=	2,925± SQ. FT. (11.6%)
BRICK DRIVE=	465± SQ. FT. (1.9%)
DECK/PATIO/STEPS =	1,065± SQ. FT. (4.2%)
TOTAL =	8,215± SQ. FT. (32.6%)
LANDSCAPE AREA	16,945± SQ. FT. (67.3%)



DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, WALWORTH ZONE. THE EAST LINE OF LOT 19 BEARING S 20°33'46" W

VERTICAL DATUM BASED ON NAVD-88 (2012)

Kristin J Belongia

Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943

State of Wisconsin } ss
County of Walworth }

If the surveyor's signature is not red in color, the plan is a copy that should be assumed to contain unauthorized alterations.
The certification contained on this document shall not apply to any copies.

WISCONSIN
KRISTIN J. BELONGIA
S-2943
ELKHORN
WIS.
LAND SURVEYOR

I hereby certify that I have supervised the survey of the property described above and to the best my knowledge and belief, the plat drawn hereon complies with Chapter A-E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly represents said survey and its location.

Given under my hand and seal this 5th day of February, 2021 at Beloit, Wisconsin.

Last day of field work February 3rd, 2021

Revised this 2nd day of June, 2021 to show the size and location of the proposed pool house.

Revised this 17th day of June, 2021 to show the location of the proposed rain garden.

Batterman
engineers surveyors planners
2857 Bartells Drive Beloit, Wisconsin 53511
608.365.4464 www.rhbatterman.com

PLAT OF SURVEY

FOR THE EXCLUSIVE USE OF:
Lowell Custom Homes
401 Geneva National Ave. So.
Lake Geneva, WI 53147

ORDER NO: 33840

FIELD CREW: DJE
DRAWN BY: DJE

File Name: J:\33800-33899\33840 - Lowell Custom Homes - 886 Maytag Rd\SURVEY\RHB DRAWING FILES

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Conditional Use Permit filed by Peggy Klingenberg, 927 Bayview Dr. Lake Geneva for the property located at 927 Bayview Dr., Lake Geneva, WI, 53147 to install alterations and reconfiguration to the existing pier in the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZGB00002			
Committee:	Plan Commission approved June 21, 2021		
Fiscal Impact:	N/A		
File Number:	**21-R46**	**Date:**	June 28, 2021

WHEREAS, the City Plan Commission has considered the application for the request of a Conditional Use Permit filed by Peggy Klingenberg, 927 Bayview Dr. Lake Geneva for the property located at 927 Bayview Dr., Lake Geneva, WI, 53147 to install alterations and reconfiguration to the existing pier in the Estate Residential – 1 (ER-1) zoning district.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on June 3, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, request of a Conditional Use Permit filed by Peggy Klingenberg, 927 Bayview Dr. Lake Geneva for the property located at 927 Bayview Dr., Lake Geneva, WI, 53147 to install alterations and reconfiguration to the existing pier in the Estate Residential – 1 (ER-1) zoning district.,

Tax Key Nos. ZGB00002

to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of June, 2021.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Charlene Klein, Mayor Date

Attest:

_____

Lana Kropf, City Clerk Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 21, 2021

Agenda Item: 10

Applicant:
Peggy Klingenberg
927 Bayview Dr.
Lake Geneva

Request:
927 Bayview Dr.
Conditional Use Permit to install a Pier in the Estate Residential – 1 (ER-1)
Tax Key No. ZGB00002

Description:
The applicant is submitting for a Conditional Use Permit (CUP) request that will allow for a pier installation for the property located at 927 Bayview Dr., in the Estate Residential -1 (ER-1) zoning. Tax Key No. ZGB00002.

The DNR approved the request as submitted.

Project Details from CUP Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance, with a recommendation to approve as submitted to include the review documents from the City Engineering firm, Kapur and Associates.

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 Limited CUP;
- Include *findings* required by the Zoning Ordinance for CUPs; and,
- Provide specific suggested *requirements* to modify the project as submitted.

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

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

c. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

d. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

f. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

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

a. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

b. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

d. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

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

Staff Recommendation on the proposed Conditional Use Permit:

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

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
927 Bayview Dr. ZGB00002

Name and Address of Current Owner: Peggy Klingenberg
927 Bayview Dr. Lake Geneva, WI

Telephone No. with area code & Email of Current Owner: 815-245-7733

Owner Signature: _____

Name and Address of Applicant:
Gage Marine - Michael Lawler
1 Liechty Dr. Williams Bay, WI 53191

Telephone No. with area code & Email of Applicant:
Michael.lawler@gagemarine.com 319-830-2607

Proposed Conditional Use: Remove two pier slips that are currently facing east and west and make two new slips that are facing north and south, a new walkway will he built to Connect the slips to the main pier

Zoning District in which land is located: _____

Names and Addresses of architect, professional engineer and contractor of project:
Gage Marine
1 Liechty Dr. Williams Bay, WI 53191

Short statement describing activities to take place on site:
Install six new cribs to support the new slips and fill them with rock from old cribs. Remove old cribs from the bottom of the lake. Build new structure ofsite and bring it in by barge to be assembled.

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

4/20/21
Date

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 property will retain the same amount of slips, they will just allow for safer entry.
   The slip walkways and main pier will all remain the same sizes, just in a new location.

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

   Switching slip direction to allow for safer docking of boats. Due to high wake action to shore this will make getting to the boat lifts much easier and safer.

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, pier will stay within DNR quidlines for space needed between pier and propert line

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

   Used for private boat dock

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

This is down by the lake and the home owner is responsible for repair and up keep. It is made of site and haul in by barge. The structure is stored on private property when removed during the winter.

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

Public will not benifit. This is a private pier for private use only. Will be no cost to the public.

IV. FINAL APPLICATION PACKET INFORMATION

____ **Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

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

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

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

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

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

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

Peggy Klingenberg

Pier Project description for address: 927 Bayview Dr. Lake Geneva, WI

The owner for this property would like to move 2 slips from the east side of their main pier and construct new ones on the west side. This move will allow our customer easier docking of boats as the wave action at this pier pushes hard to shore when the lake is busy. All parts of the northern most two slips will be removed, including the cribs. The addition will be built off site and transported in by barge for installation. The attached layout shows dimensions of the proposed changes along with water depths and crib square footage. The new slips will end 34 ft way from the neighbor's pier to the west and will not change to the east.

The pier parts will be made with Douglas fir wood above and below the waterline. Everything above the waterline will be painted with white latex pier stain. Cribs will be filled with 12" to 24" stone.

Michael Lawler

Pier Services

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
2300 N Dr Martin L King Jr Dr.
Milwaukee, WI 53212

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

Margaret Klingenberg
927 Bayview Dr
Lake Geneva, WI 53147

IP-SE-2020-65-04289

RE: Application IP-SE-2020-65-04289 to place a pier on Geneva Lake in the City of LAKE GENEVA, Walworth County

Dear Ms. Klingenberg:

The Department of Natural Resources has completed its review of your application for a permit to place a pier on Geneva Lake located in the NE 1/4, NW 1/4, Sec. 02, T. 01, R. 17E, City of LAKE GENEVA, Walworth County. You will be pleased to know your application is approved.

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

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

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

If you have any questions about your permit, please call me at (262) 282-4740 or email Theresa.Alvarez@wisconsin.gov.

Sincerely,

Theresa Alvarez
Water Management Specialist

CC: U.S. Army Corps of Engineers – Project No. 2020-02404-MMG
Project Consultant
City of Lake Geneva
County Zoning Administrator
Conservation Warden, WI DNR
NR Basin Supervisor, WI DNR
Geneva Lake Association
Geneva Lake Conservancy

STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES

PIER PERMIT
IP-SE-2020-65-04289

Application of Margaret Klingenberg, docket IP-SE-2020-65-04289 is hereby granted under Sections 30.12 and 30.208, Wisconsin Statutes, to place a pier on Geneva Lake located in the NE 1/4, NW 1/4, Sec. 02, T. 01, R. 17E, City of LAKE GENEVA, Walworth County, subject to the following conditions:

PERMIT

1. You must notify Theresa Alvarez at phone (262) 282-4740 or email Theresa.Alvarez@wisconsin.gov before starting construction and again not more than 5 days after the project is complete.

2. You must complete the project as described on or before 4/19/2024. If you will not complete the project by this date, you must submit a written request for an extension prior to expiration of the initial time limit specified in the permit. Your request must identify the requested extension date. The Department shall extend the time limit for an individual permit or contract for no longer than an additional 5 years if you request the extension before the initial time limit expires. You may not begin or continue construction after the original permit expiration date unless the Department extends the permit in writing or grants a new permit.

3. This permit does not authorize any work other than what you specifically describe in your application and plans, and as modified by the conditions of this permit. If you wish to alter the project or permit conditions, you must first obtain written approval of the Department.

4. Before you start your project, you must first obtain any permit or approval that may be required for your project by local zoning ordinances and by the U.S. Army Corps of Engineers. You are responsible for contacting these local and federal authorities to determine if they require permits or approvals for your project. These local and federal authorities are responsible for determining if your project complies with their requirements.

5. Upon reasonable notice, you shall allow access to your project site during reasonable hours to any Department employee who is investigating the project's construction, operation, maintenance or permit compliance.

6. The Department may modify or revoke this permit for good cause, including if the project is not completed according to the terms of the permit or if the Department determines the activity is detrimental to the public interest.

7. You must post a copy of this permit at a conspicuous location on the project site, visible from the waterway, for at least five days prior to construction, and remaining at least five days after construction. You must also have a copy of the permit and approved plan available at the project site at all times until the project is complete.

8. Your acceptance of this permit and efforts to begin work on this project signify that you have read, understood and agreed to follow all conditions of this permit.

9. You must submit a series of photographs to the Department, within one week of completing work on the site. The photographs must be taken from different vantage points and depict all work authorized by this permit.

10. You, your agent, and any involved contractors or consultants may be considered a party to the violation pursuant to Section 30.292, Wis. Stats., for any violations of Chapter 30, Wisconsin Statutes, or this permit.

11. Construction shall be accomplished in such a manner as to minimize erosion and siltation into surface waters. Erosion control measures (such as silt fence and straw bales) must meet or exceed the technical standards of ch. NR 151, Wis. Adm. Code. The technical standards are found at: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html .

12. All equipment used for the project including but not limited to tracked vehicles, barges, boats, hoses, sheet pile and pumps shall be de-contaminated for invasive and exotic viruses and species prior to use and after use.

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

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

- OR -

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

Additional Conditions:

1. Electrical, fueling, and waste handling facilities must comply with applicable safety and environmental protection regulations.

2. If foam flotation is used, this material must be completely coated or contained to resist deterioration from the elements and gasoline. A written description of the proposed material must be submitted to the Department for approval prior to use.

3. No mooring buoys beyond those expressly authorized by this permit are allowed without an amendment of this permit.

4. The pier must allow the free movement of water and must not entrap vegetation.

5. The pier must not enclose any portion of the navigable waterway.

6. This permit and plans must be encased in plastic and legibly displayed along the water's edge during construction and for 30 days after construction of this pier. The purpose of this condition is to allow Department staff and the public to monitor the project and to ensure compliance with the conditions of the project.

7. This permit authorizes future maintenance to the piers; however, no change can be made to the type of materials, number of slips, or pier configuration without written approval from the Department or amendment of this permit.

8. This pier must not interfere with the rights of other riparians.

9. You must charge no more than a reasonable fee for the slip (or mooring) rentals. Reasonable fees are moorage fees charged the general public at similar facilities in the vicinity.

10. You must initially notify the public of the availability of slips by advertising in the Walworth-Fontana Times for a period of not less than seven days. Thereafter, you must seasonally advertise the availability of slips in the same paper whenever the waiting list is depleted.

11. You must maintain a first-come, first-served waiting list and advise those individuals on the list of any available slips.

12. You must not cover the piers or slips, or allow any buildings or other structures to be placed or constructed on the piers.

13. You must provide adequate upland access, including parking, for the general public consistent with the number of slips offered for rental to the general public.

14. Dockside pump-out facilities must be well maintained.

15. Piers and pilings are limited are limited to colors which are not visually intrusive as viewed against the shoreline.

16. Lighting for safety or to facilitate docking may be included and should be down focused, non-intermittent white or yellow light.

17. Flotation devices must be securely attached to the pier and maintained in a serviceable condition

18. Roofs, walls, and advertising signs may not be included on the piers. A sign of reasonable dimensions to identify the property is permissible on the upland area only.

19. The marina must comply with NR 102, Wis. Adm. Code to meet Wisconsin water quality standards and the protection of water quality.

20. The Marina must comply with NR 151, Wis. Adm. Code's performance standards. Best Management practices to avoid or minimize soil, sediment, or pollutants carried in runoff to waters of the state must be implemented.

FINDINGS OF FACT

1. Margaret Klingenberg, 927 Bayview Dr, Lake Geneva, WI 53147, filed an application with this Department on 12/23/2020, under sections Sections 30.12 and 30.208, Wisconsin Statutes, to place a pier on Geneva Lake located in the NE 1/4, NW 1/4, Sec. 02, T. 01, R. 17E, City of LAKE GENEVA, Walworth County.

2. The applicant proposes to Relocation of two existing boat slips from the previous east side of the main structure to the west side. New/approved pier layout provided within attached exhibit A.

3. The Department has completed an investigation of the project site and has evaluated the project as described in the application and plans.

4. Geneva Lake is a navigable water (and no bulkhead exists at the project site.)

5. The proposed project, if constructed in accordance with this permit will not adversely affect water quality, will not increase water pollution in surface waters and will not cause environmental pollution as defined in s. 283.01(6m), Wis. Stats.

6. The proposed project will not impact wetlands if constructed in accordance with this permit.

7. The Department of Natural Resources has determined that the agency's review of the proposed project constitutes an equivalent analysis action under s. NR 150.20(2), Wis. Adm. Code. The Department has considered the impacts on the human environment, alternatives to the proposed projects and has provided opportunities for public disclosure and comment. The Department has completed all procedural requirements of s. 1.11(2)(c), Wis. Stats., and NR 150, Wis. Adm. Code for this project.

8. The Department of Natural Resources has completed all procedural requirements and the project as permitted will comply with all applicable requirements of Sections 30.12 and 30.208, Wisconsin Statutes and Chapters NR 102, 103, and 326 of the Wisconsin Administrative Code.

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

9. The structure or deposit will not materially obstruct navigation because the overall dimensions will remain the same and the new placement of the slips will remain within acceptable distance of that of surrounding riparians.

10. The structure or deposit will not be detrimental to the public interest because the structure will remain at its original size not causing new impacts.

11. The structure or deposit will not materially reduce the flood flow capacity of the lake.

CONCLUSIONS OF LAW

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

NOTICE OF APPEAL RIGHTS

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

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

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

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

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

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

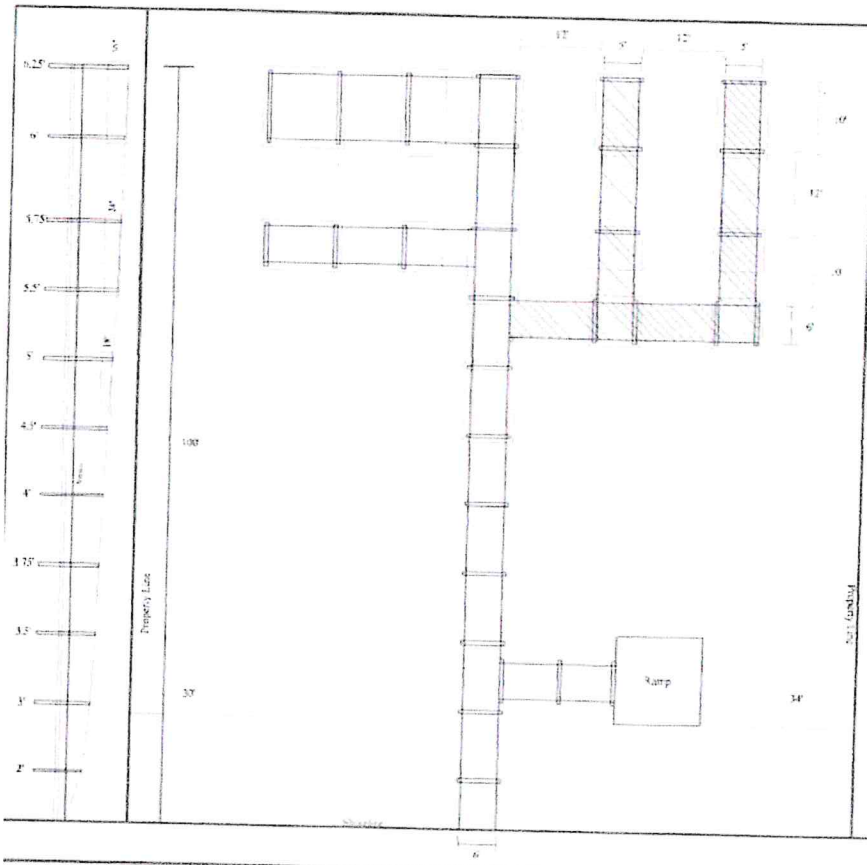
Dated at the Southeast Region Headquarters, Wisconsin on April 19, 2021.

STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES
For the Secretary

Theresa Alvarez

Water Management Specialist

Exhibit A



Approved Design ☐

Signature: _____

Date: _____

Crib Sq. Ft.

A1 - 66 sq ft

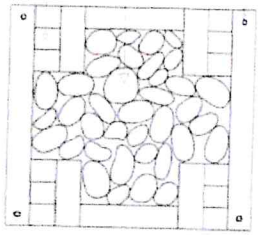
A2 - 36 sq ft

B1 - 66 sq ft

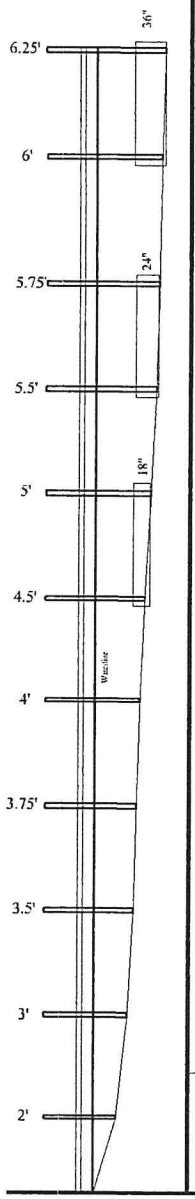
B2 - 36 sq ft

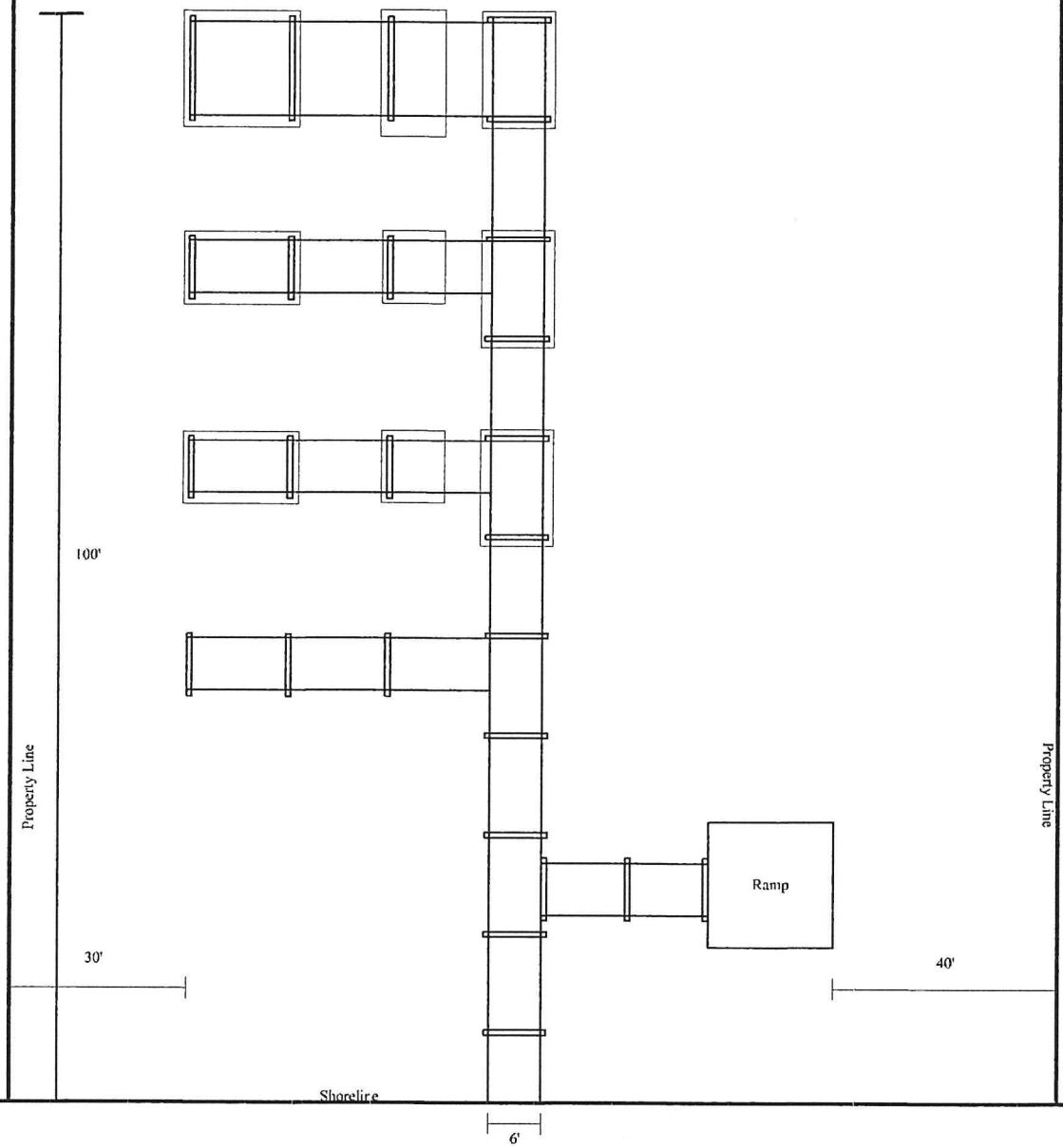
X1 - 36 sq ft

X2 - 36 sq ft



Prepared for:	Prepared by:	
Peggy Klingenberg 927 Bayview Dr. Lake Geneva, WI 53147	Gage Marine Corp 1 Leitchy Dr Williams Bay, WI 53191	December 17, 2020

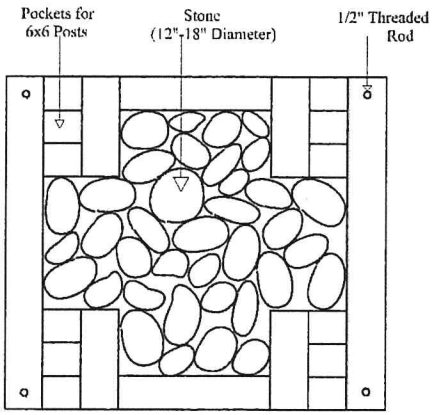




Approved Design ☐

Signature: _____

Date: _____



Prepared for:

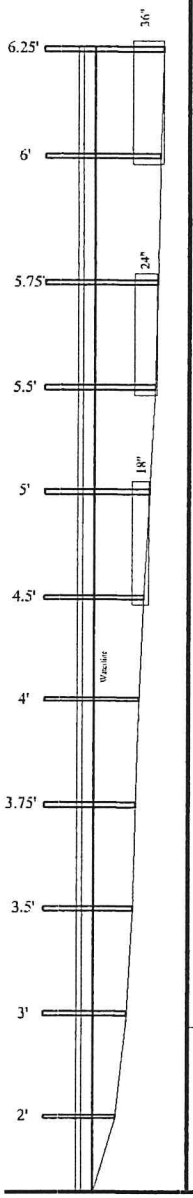
Peggy Klingenberg
927 Bayview Dr.
Lake Geneva, WI 53147

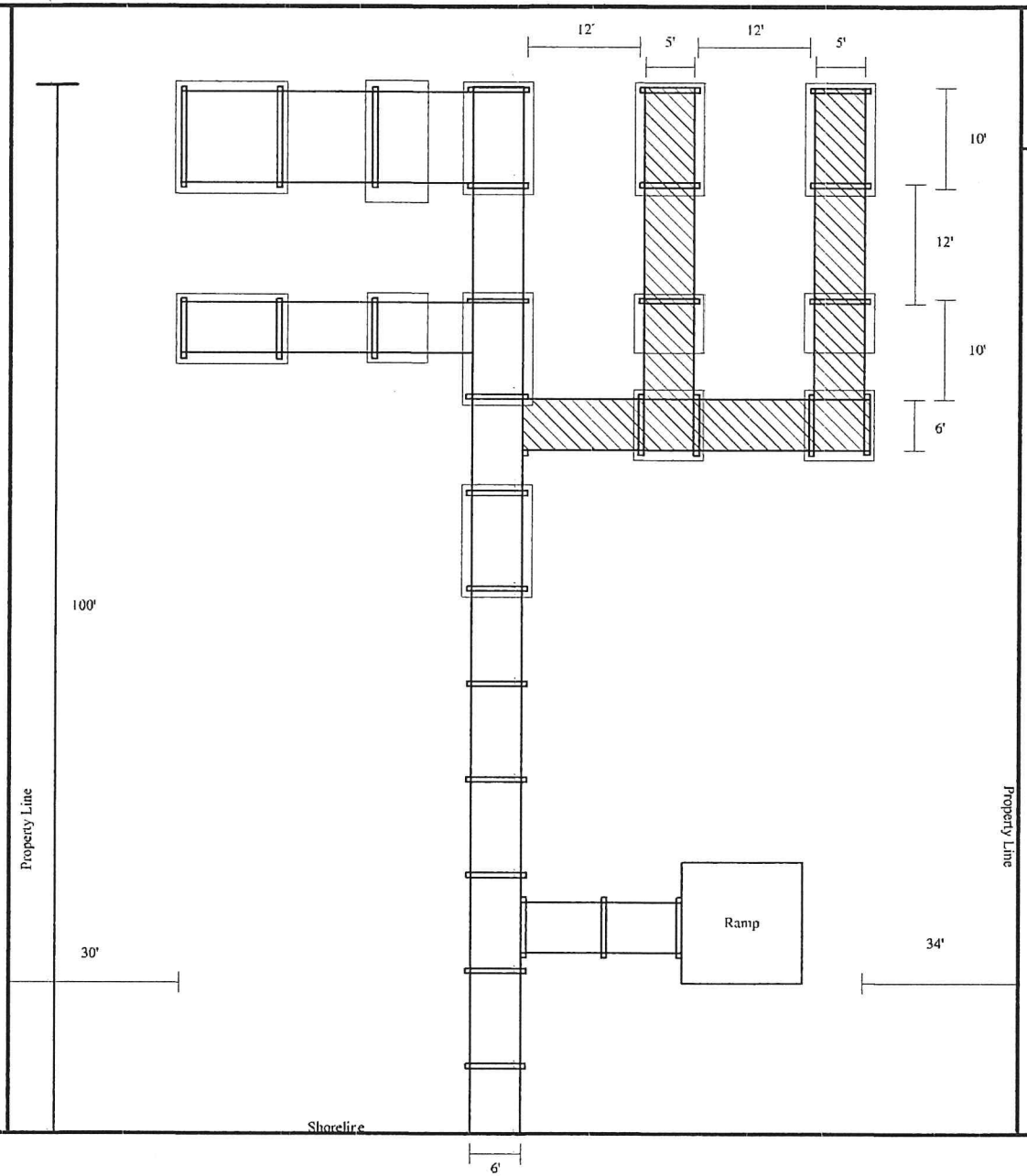
Prepared by:

Gage Marine Corp
1 Leitchy Dr
Williams Bay, WI 53191

Gage Marine | LAKE LIFE BEGINS WITH GAGE

December 17, 2020





Approved Design ☐

Signature: _____

Date: _____

Crib Sq. Ft.

A1 - 66 sq ft

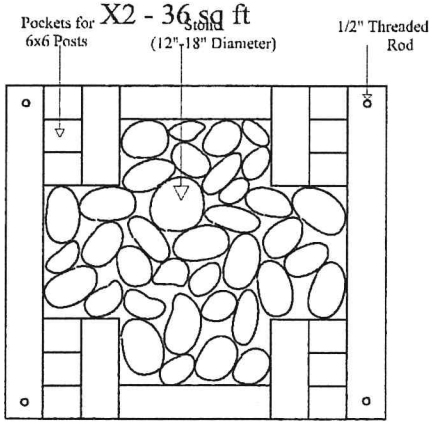
A2 - 36 sq ft

B1 - 66 sq ft

B2 - 36 sq ft

X1 - 36 sq ft

X2 - 36 sq ft



Prepared for:

Peggy Klingenberg
927 Bayview Dr.
Lake Geneva, WI 53147

Prepared by:

Gage Marine Corp
1 Leitchy Dr
Williams Bay, WI 53191

Gage Marine | LAKE LIFE BEGINS WITH GAGE

December 17, 2020

Legal Landscape

WALWORTH COUNTY, WISCONSIN

0 15 30 60 90 120 150 Feet

1 inch = 83 feet

Author:

Map Produced on: 4/21/2021

Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011

Walworth County Information Technology Department
Land Information Division
1930 County Trunk NN
Elkhorn, Wisconsin 53121-2001

PREPARED FOR:
BOB WEBSTER
KEEFE REAL ESTATE
751 GENEVA PARKWAY
LAKE GENEVA WI. 53147

PLAT OF SURVEY

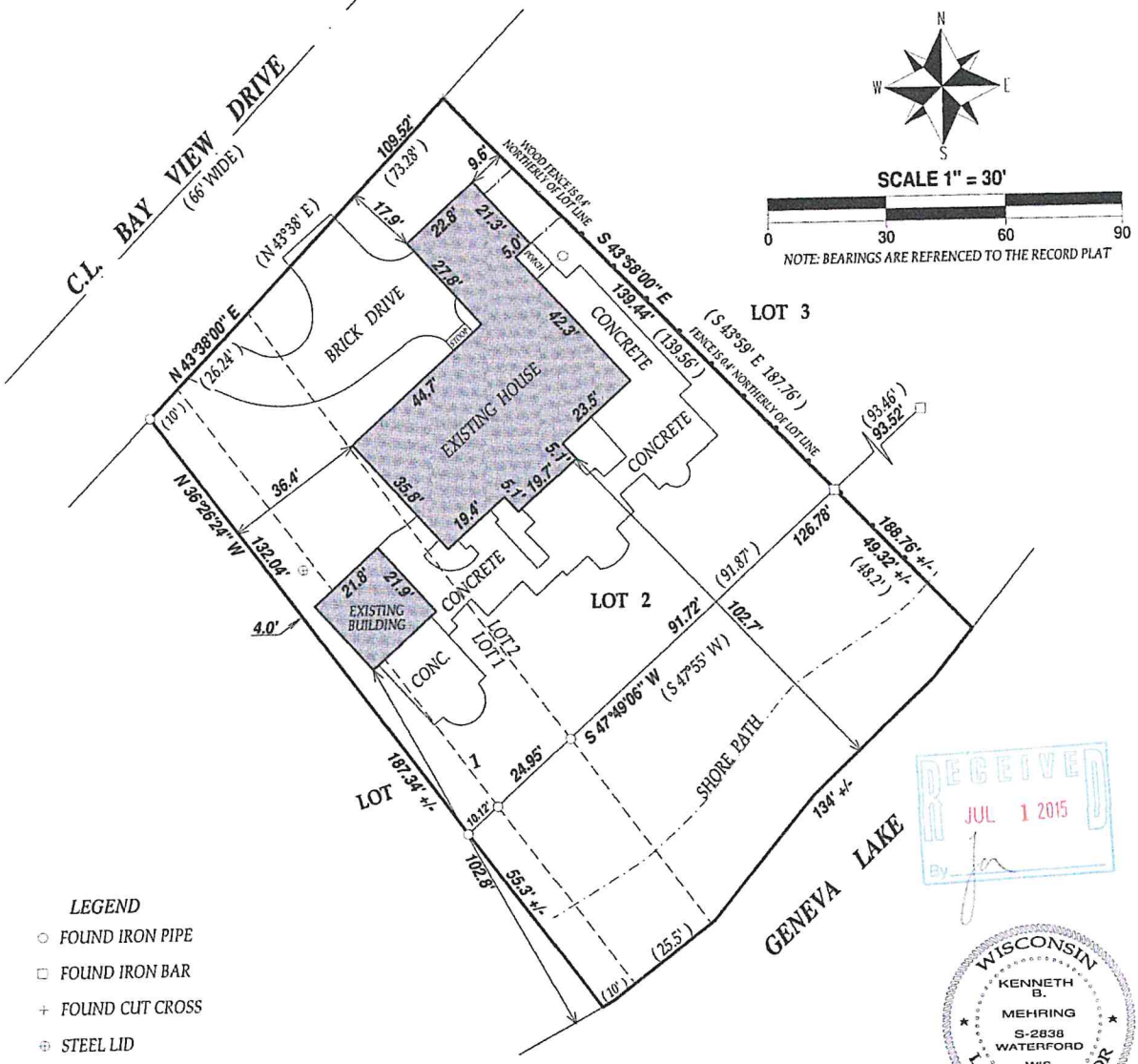
-OF-

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC.
405 SKYLINE DRIVE, SUITE C
LAKE GENEVA, WI 53147
(262) 248-3697

LOT 2, TRACT 1, IN GENEVA BAY ESTATES, A SUBDIVISION LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 17 EAST, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWN 2 NORTH RANGE 17 EAST IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST, AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 17 EAST. SAID LAND BEING IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN.

ALSO PART OF LOT 1, TRACT 1, GENEVA BAY ESTATES; A SUBDIVSION LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 17 EAST, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35 TOWN 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST, AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2 TOWN 1 NORTH, RANGE 17 EAST, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTHERLY LINE OF BAY VIEW DRIVE, IN SAID GENEVA BAY ESTATES, WHERE THE BOUNDRY BETWEEN LOTS 1 AND 2 IN TRACT 1 IN GENEVA BAY ESTATES, INTERSECT THE SOUTH LINE OF BAY VIEW DRIVE; THENCE SOUTHEASTERLY DIRECTION ALONG THE BOUNDRY LINE BETWEEN LOTS 1 AND 2 IN TRACT 1, AFORESAID, TO THE SHORE OF GENEVA LAKE AT LOW WATER MARK; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SHORE OF GENEVA LAKE AT LOW WATER MARK A DISTANCE OF 25.5 FEET TO A POINT, THENCE IN A NORTHWESTERLY DIRECTION TO A POINT IN THE SOUTH LINE OF BAY VIEW DRIVE WHICH IS 26.24 FEET IN A SOUTHWESTERLY DIRECTION FROM THE PLACE OF BEGINNING; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTH LINE OF BAY VIEW DRIVE A DISTANCE OF 26.24 FEET TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN.

ALSO PART OF LOT 1, TRACT 1, GENEVA BAY ESTATES; A SUBDIVSION LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 17 EAST, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35 TOWN 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST, AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2 TOWN 1 NORTH, RANGE 17 EAST, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTHERLY LINE OF BAY VIEW DRIVE, IN SAID GENEVA BAY ESTATES, WHERE THE BOUNDRY BETWEEN LOTS 1 AND 2 IN TRACT 1, GENEVA BAY ESTATES, INTERSECTS THE SOUTHERLY LINE OF BAY VIEW DRIVE, THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTH LINE OF LOT 1, 26.24 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE IN A SOUTHEASTERLY DIRECTION TO A POINT ON THE LAKE SHORE OF GENEVA LAKE THAT IS 25.5 FEET IN A SOUTHWESTERLY DIRECTION FROM THE DIVIDING LINE BETWEEN LOTS 1 AND 2; THENCE CONTINUE IN A SOUTHWESTERLY DIRECTION ALONG THE SHORE OF GENEVA LAKE 10 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION TO A POINT IN THE NORTH LINE OF LOT 1 THAT IS 10 FEET IN A SOUTHWESTERLY DIRECTION FROM THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTH LINE OF LOT 1 TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN.



RECEIVED
JUL 1 2015
By

LEGEND

- ○ FOUND IRON PIPE
- □ FOUND IRON BAR
- + FOUND CUT CROSS
- ⊕ STEEL LID
- ○ WELL
- (XX) RECORDED AS

NOTE:
Per title commitment no. WA-4910, prepared by Chicago Title Insurance Co., bearing an effective date of June 5, 2015, there are no easements of record winin the boundary of the lands surveyed.

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

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

WISCONSIN
KENNETH B. MEHRING
S-2838
WATERFORD WIS.
LAND SURVEYOR

DATED THIS 26th DAY OF JUNE, 2015
REVISED THIS 1st DAY OF JULY, 2015

KENNETH B. MEHRING S - 2838
Wisconsin Professional Land Surveyor
(original if signed in red)

TAX ID # ZGB00002
JOB # 15-598

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by Lara L. Delheimer Trust, 3928 Johnson Ave., Western Spring, IL 60558 for the property located at 1875 Geneva Bay Dr., to allow for the utilization of the Single Family-4 (SR-4) zoning in the Estate Residential-1 (ER-1) land use, Tax Key No. ZGB00010			
Committee:	Plan Commission approved June 21, 2021		
Fiscal Impact:	N/A		
File Number:	**21-R47**	**Date:**	June 28, 2021

WHEREAS, the City Plan Commission has considered the application of Lara L. Delheimer Trust, 3928 Johnson Ave., Western Spring, IL 60558 for the property located at 1875 Geneva Bay Dr., to allow for the utilization of the Single Family-4 (SR-4) zoning in the Estate Residential-1 (ER-1) land use for the property located at 1875 Geneva Bay Dr.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on June 3, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit Lara L. Delheimer Trust, 3928 Johnson Ave., Western Spring, IL 60558 for the property located at 1875 Geneva Bay Dr., to allow for the utilization of the Single Family-4 (SR-4) zoning in the Estate Residential-1 (ER-1) land use for the property located at 1875 Geneva Bay Dr.,

Tax Key Nos. ZGB00010.

to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of June, 2021.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Charlene Klein, Mayor Date

Attest:

_____

Lana Kropf, City Clerk Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 21, 2021

Agenda Item: 11

Applicant:
Lara L. Delheimer Trust
3928 Johnson Ave.
Western Springs, IL 60558

Request:
1875 Geneva Bay Dr.
Conditional Use Permit for a Home Addition in the Estate Residential – 1 (ER-1)
Tax Key No. ZGB00010

Description:
The applicant are submitting for a Conditional Use Permit (CUP) request that will allow for a home addition to the property located at 1875 Geneva Bay Dr., in the Estate Residential -1 (ER-1) zoning and utilizing the Single Family – 4 (SR-4) zoning. Tax Key No. ZGB00010.

Project Details from CUP Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance, with a recommendation to approve as submitted to include the review documents from the City Engineering firm, Kapur and Associates.

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 Limited CUP;
- Include *findings* required by the Zoning Ordinance for CUPs; and,
- Provide specific suggested *requirements* to modify the project as submitted.

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

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

c. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

d. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

f. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

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

a. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

b. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

d. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

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

Staff Recommendation on the proposed Conditional Use Permit:

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

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

1875 Geneva Bay Drive, Lot 10, Block 1 in Geneva Bay Estates, a Subdivision located in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 2, Township 1 North, Range 17 East, and the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin.

Name and Address of Current Owner:

Lara L. Delheimer, Trust - 3928 Johnson Ave, Western Spring, IL 60558

Telephone No. with area code & Email of Current Owner: (847) 833-3245

jdelheimer@muellercpa.com

Owner Signature: Lara L Delheimer, Trustee

Name and Address of Applicant:

John Matustik - 2413 W Algonquin Rd, Ste 515, Algonquin, IL 60102

Telephone No. with area code & Email of Applicant:

(847) 624-7774 & john@matustikbuilders.com

Proposed Conditional Use: Proposed screen porch and patio addition

Zoning District in which land is located: ER-1

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

Contractor: John Matustik - 2413 W Algonquin Rd, Ste 515, Algonquin, IL 60102

Architect: Adam Shore - 11445 Hillsboro Dr, Huntley, IL 60142

Engineer: Tim Lynch - 5482 S Westridge Dr, New Berlin, WI 53151

Short statement describing activities to take place on site:

The proposed activities on site include demo of existing screen porch and patio with the addition of a new screen porch with patio and second story.

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

5/6/21
Date

Signature of Applicant

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

May 6, 2021

Conditional Use

The proposed conditional use is the demo of an existing screen porch and patio with a proposed addition of a second floor, new screen porch and patio. Due to the addition matching the existing home, the conditional use is justified. As a result of the proposed construction, we have decreased the impervious surface on the property. Thus positively affecting the surrounding areas.

____ 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 <u>Detailed Landscaping Plan</u> 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 <u>Grading and Erosion Control Plan</u>:**

____ 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) **<u>Elevation Drawings</u> of proposed buildings or remodeling of existing buildings:**

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

____ **Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator:** **Date: _____ by: _____**

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

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

____ 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 <u>Small Location Map</u> 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 <u>Property Site Plan</u> 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;

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;

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

____ ____ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.

____ ____ (e) Written justification for the proposed conditional use:

____ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. *(See below)*

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

   The proposed conditional use is in harmony with the existing use as it is a residential addition that matches in kind with the existing home.

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

   The proposed conditional use is in harmony with the existing use as it is a residential area and the addition matches in kind with the existing home.

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 it does not, the proposed addition does not affect nearby properties as the addition matches existing residential home.

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

   The proposed conditional maintains the desired consistency of land uses as it is a residential area and the addition matches in kind with the existing home.

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?

No it does not, the proposed addition decreases the amount of impervious surface and does not affect other facilities

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

Yes it does, the proposed addition creates a visual update for the public. This outweighs the negative impacts, as there are none.

IV. FINAL APPLICATION PACKET INFORMATION

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____ **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: 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:

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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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:**

Development Review Committee (DRC) Application

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

Applicant Information

Property Address 1875 Geneva Bay Rd
Applicant name Matustik Builders - John Matustik
Applicant email john@matustikbuilders.com Phone Number 847-624-7774

Architect/Contractor/Designer Name Matustik Builders - John Matustik
Architect/Contractor/Designer Email john@matustikbuilders.com Phone Number 847-624-7774

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

Engineering

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

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

- Paving Materials, Typical Sections? YES / NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
- Watermain extension required? YES / NO
- Sanitary sewer extension required? YES / NO
- SEWRPC Service Area Amendment needed? YES / NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / NO
- Proposed building/expansion dimensions 14' x 20'
- Will there be signage? YES / NO type (mounted, freestanding) _____
- Exterior lighting plans? YES / NO
- What kind of noise or level of noise will the business have? _____
- Detailed property Site Plan? YES / NO Date of Plan: May 6, 2021
- Green Space Calculations (Existing vs. Proposed) YES / NO
- Are landscape plans provided? YES / NO
- Is a Land Division required? YES / NO

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

- Water service size requirement_____
- Estimated daily water usage in gallons per day_____
- Estimated maximum water flow in gallons per minute_____
- Number of bathrooms_____
- Brief description of process (if Industrial)_____

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

- Number of units_____
- Number of bedrooms in each unit_____
- Water service size requirement_____

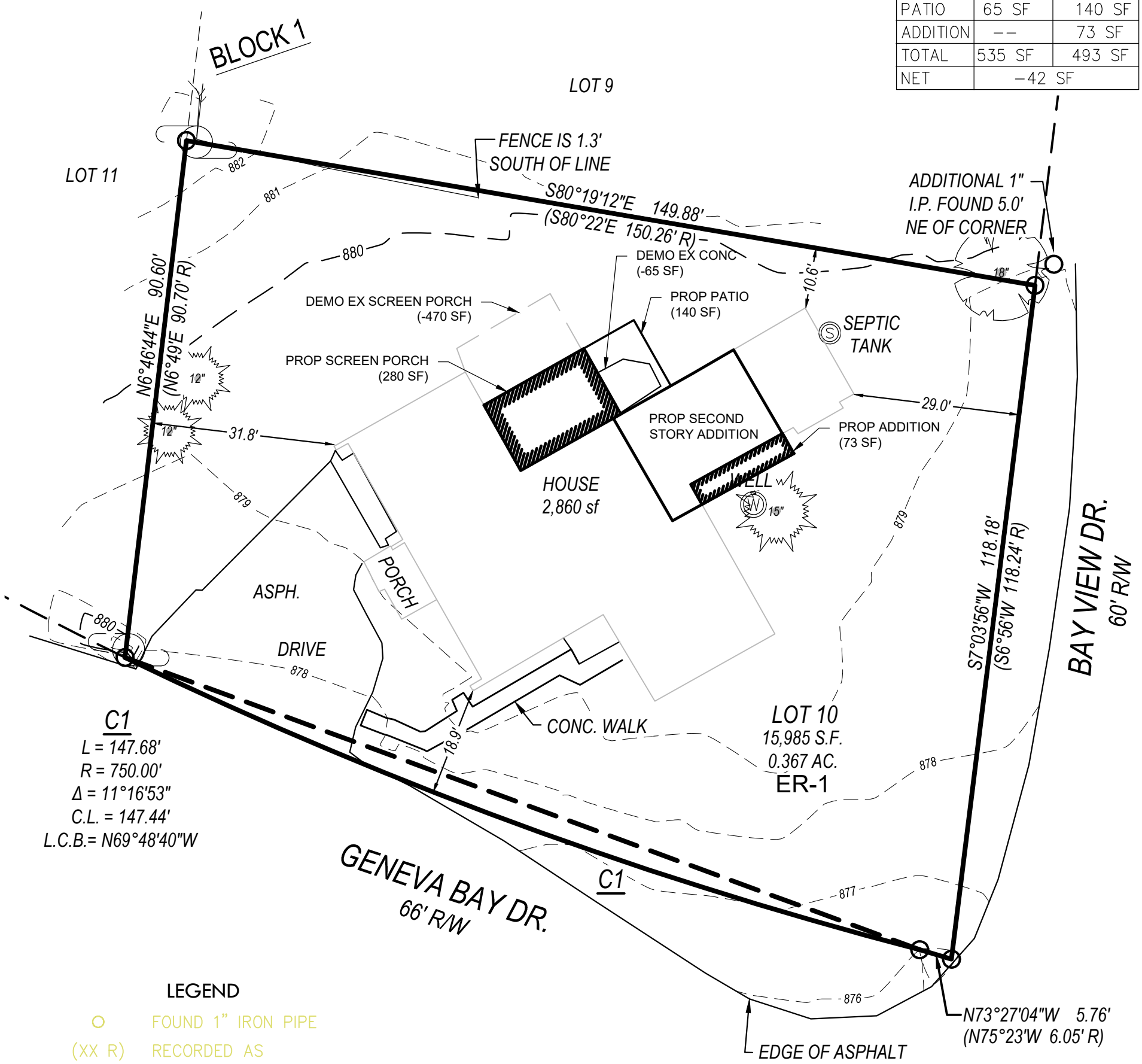
May 6th, 2021

PLAT OF SURVEY

Survey No. 21-6001.8

LOCATION: 1875 Geneva Bay Drive, Lake Geneva, Wisconsin
PREPARED FOR: John Matustik - Matustik Builders
LEGAL DESCRIPTION:
L10, Block 1 in Geneva Bay Estates, a Subdivision located in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 2, Township 1 North, Range 17 East, and the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin.
CURRENT OWNER: Lara L. Delheimer, Trust
TAX ID: ZGB 00010

IMPERVIOUS SURFACE CALCS		
	EX	PROP
PORCH	470 SF	280 SF
PATIO	65 SF	140 SF
ADDITION	--	73 SF
TOTAL	535 SF	493 SF
NET	-42 SF	



LEGEND

- FOUND 1" IRON PIPE
- (XX R) RECORDED AS
- POWER POLE
- GUY WIRE
- TREE – CONIFEROUS
- TREE – DECIDUOUS

GRAPHIC SCALE
0' 30' 60'
15' 45'
1 INCH = 30 FEET
BEARINGS ARE BASED ON GRID NORTH. ELEVATIONS REFER TO NAVD '88.

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151

440 MILWAUKEE AVENUE
BURLINGTON, WI 53105

(262) 402-5040

WISCONSIN LAND SURVEYOR
PETER J. NIELSON
S-2527
MILWAUKEE, WI

DRAWING BY:
FIELD WORK BY:

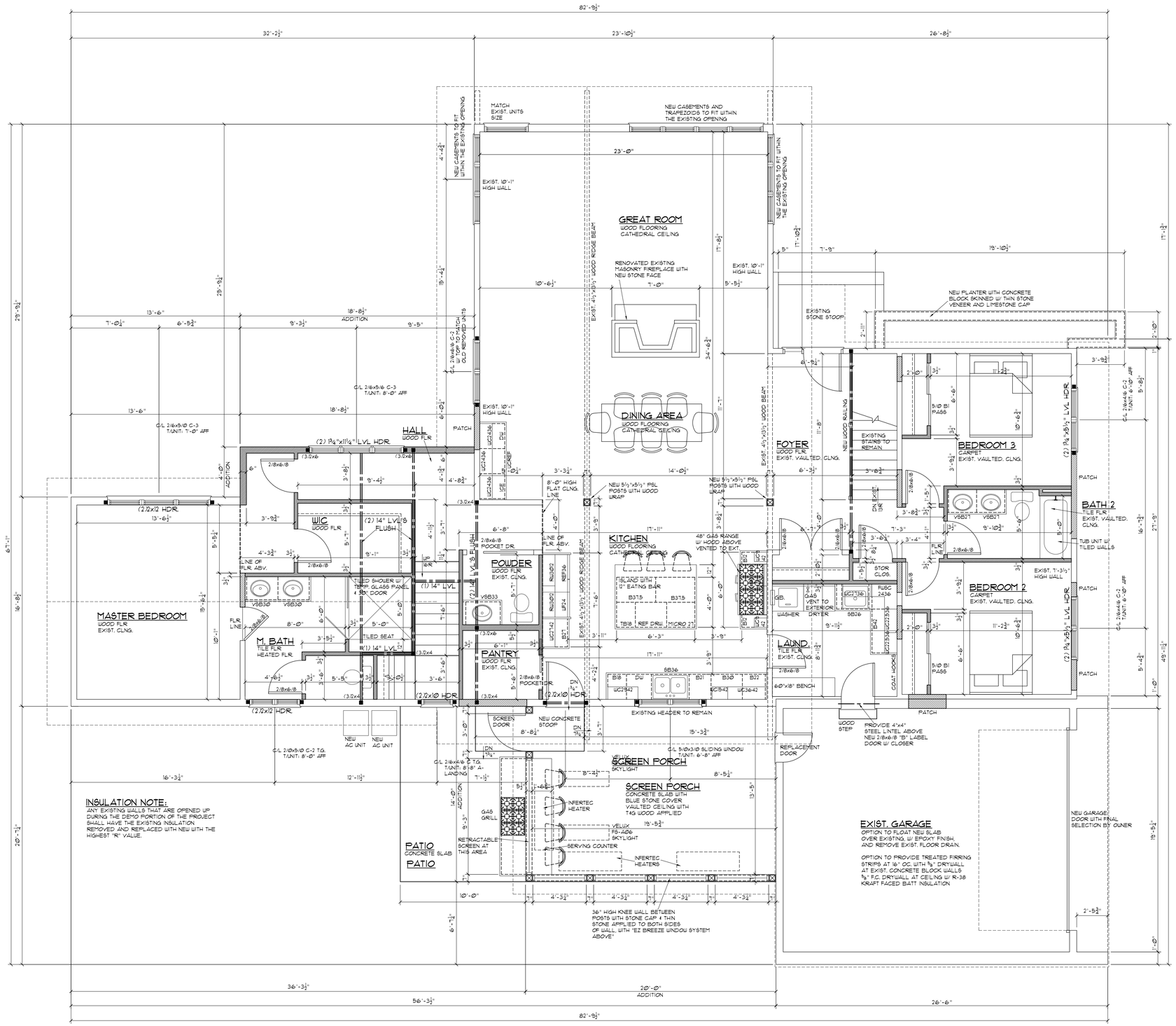
I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

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

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

PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, S-2527

P:\shared\1 – Projects\2021\21.6001 – Matustik Builders\21.6001.8 – Delheimer Residence – 1875 Geneva Bay Dr. – TX ID ZGB 00010\CAD\Design\21.6001.8 E.dwg



INSULATION NOTE:

ANY EXISTING WALLS THAT ARE OPENED UP DURING THE DEMO PORTION OF THE PROJECT SHALL HAVE THE EXISTING INSULATION REMOVED AND REPLACED WITH NEW WITH THE HIGHEST "R" VALUE.

PROPOSED FIRST FLOOR PLAN

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

"NOT FOR CONSTRUCTION"

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MIDWEST DESIGN GROUP

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

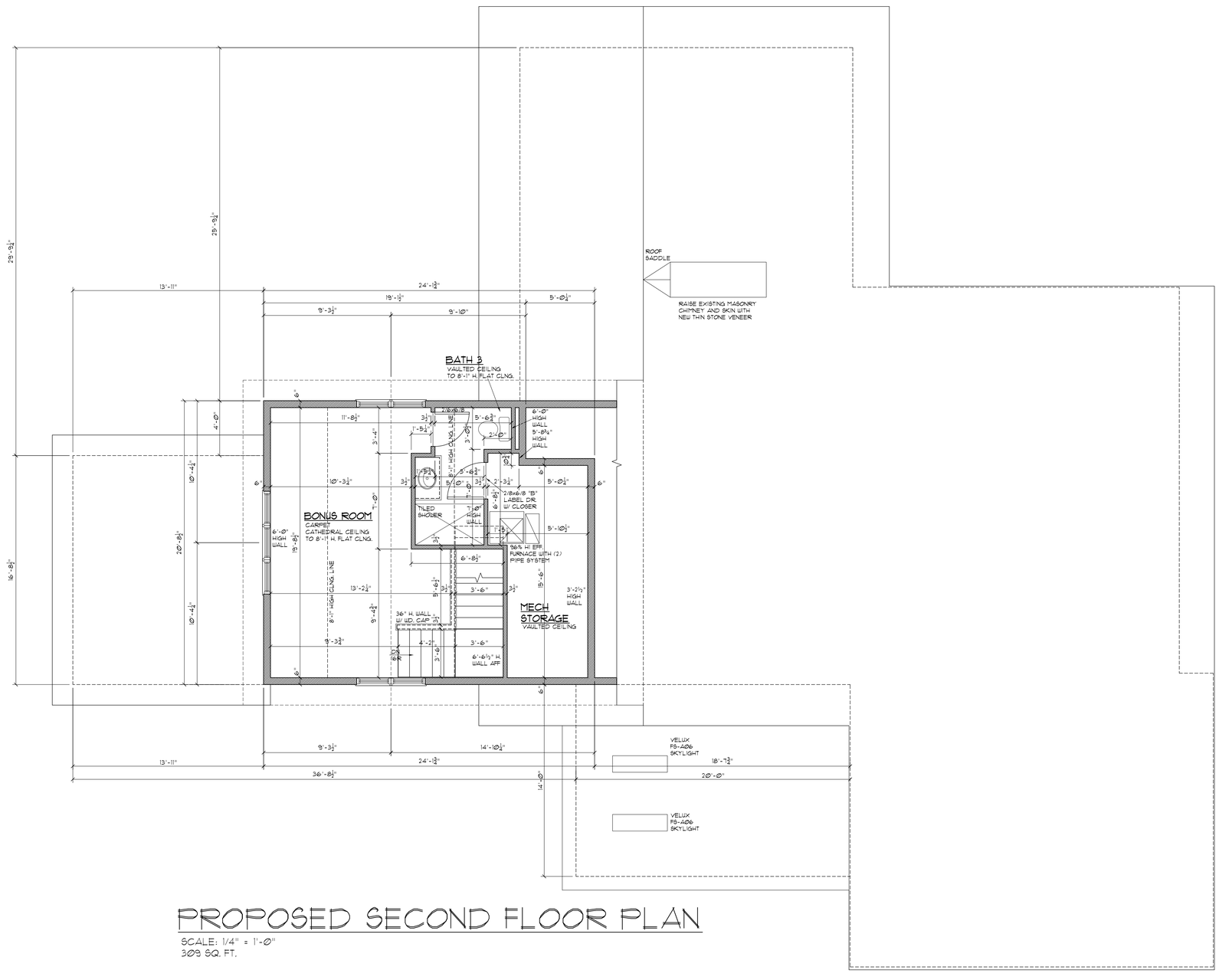
2413 West Algonquin Road
Suite 515
Algonquin, IL 60102
Office: 888-840-9947
Fax: 224-678-9566
www.matustikbuilders.com
MATUSTIK BUILDERS

ADDITION & RENOVATION TO:
THE DELHEIMER RESIDENCE
1875 GENEVA BAY DRIVE
LAKE GENEVA, WI.

DATE	REV#	DESCRIPTION OF REVISION
6-2-20	1	BASIC PRELIMINARY FOR REVIEW
12-2-20	2	REVISED PRELIMINARY PLANS FOR REVIEW
12-23-20	3	REVISED PRELIMINARY PLANS
1-8-21	4	REVISED PRELIMINARY PLANS

B1

X-DELHEIMER.dwg



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
309 SQ. FT.

"NOT FOR CONSTRUCTION"

MIDWEST DESIGN GROUP

DESIGNERS
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Fax: 224-678-9566
www.matustikbuilders.com
MATUSTIK BUILDERS

ADDITION & RENOVATION TO:
THE DELHEIMER RESIDENCE
1875 GENEVA BAY DRIVE
LAKE GENEVA, WI.

DATE	REV#	DESCRIPTION OF REVISION
6-2-20	1	BASIC PRELIMINARY FOR REVIEW
12-2-20	2	REVISED PRELIMINARY PLANS FOR REVIEW
12-23-20	3	REVISED PRELIMINARY PLANS
1-8-21	4	REVISED PRELIMINARY PLANS

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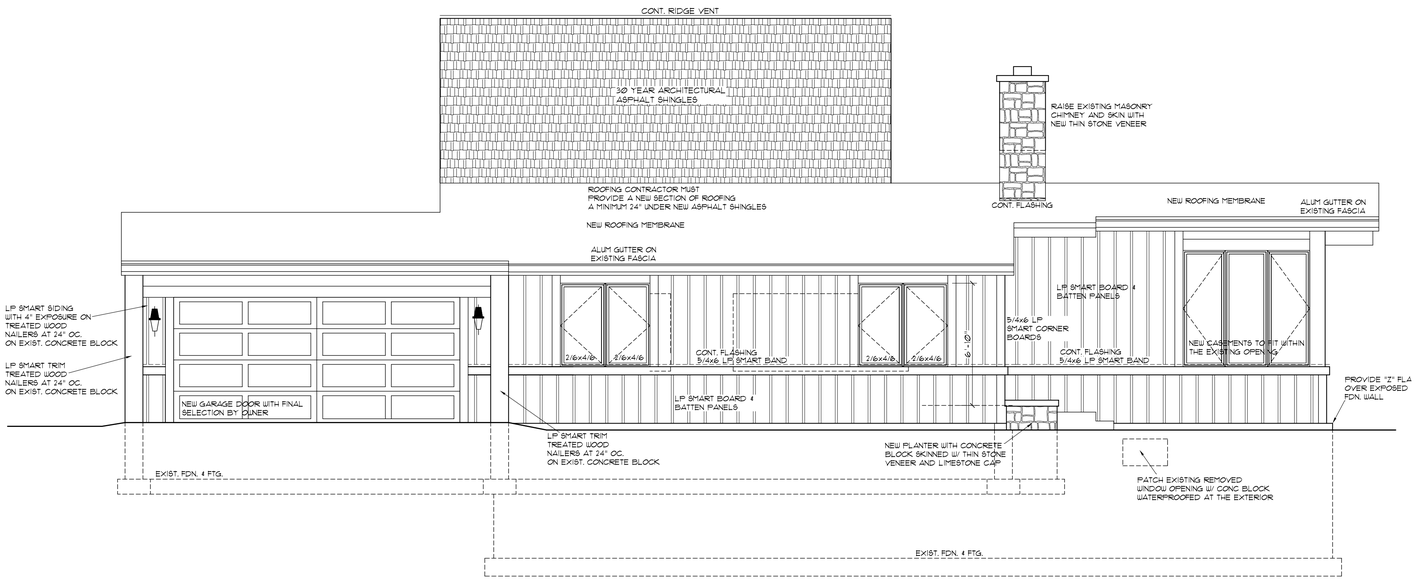
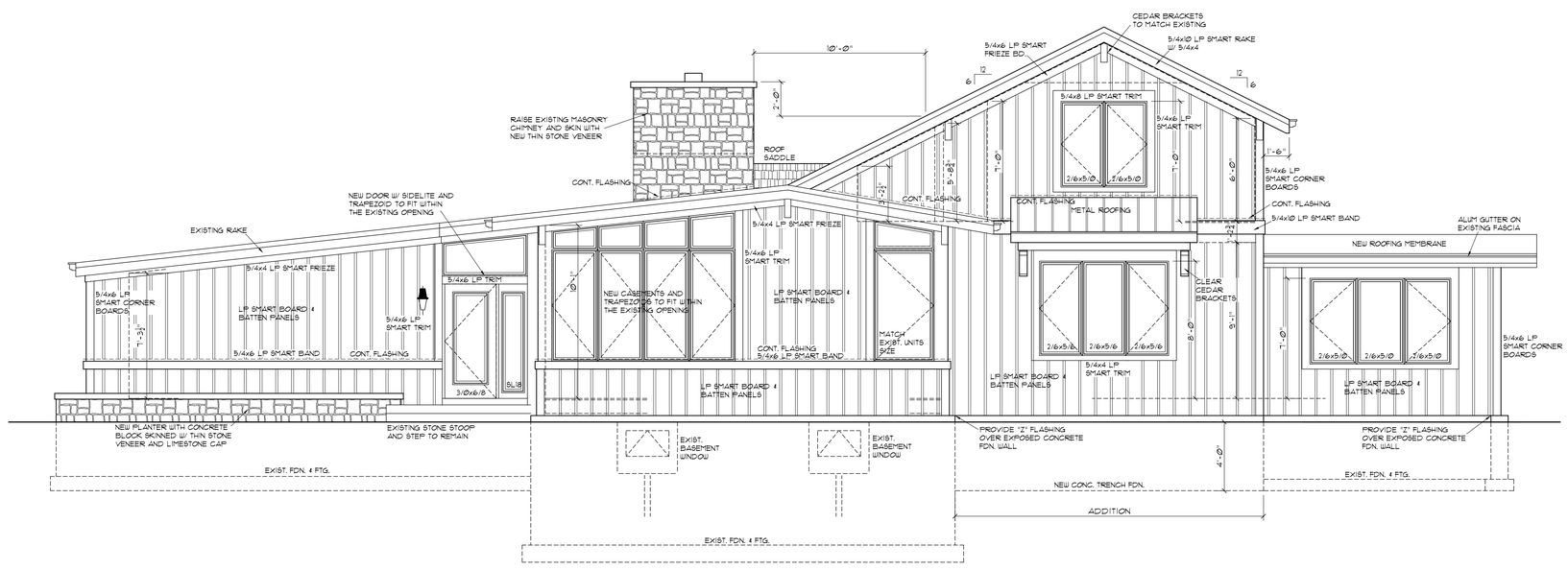


PROPOSED WEST ELEVATION

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



PROPOSED SOUTH ELEVATION

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

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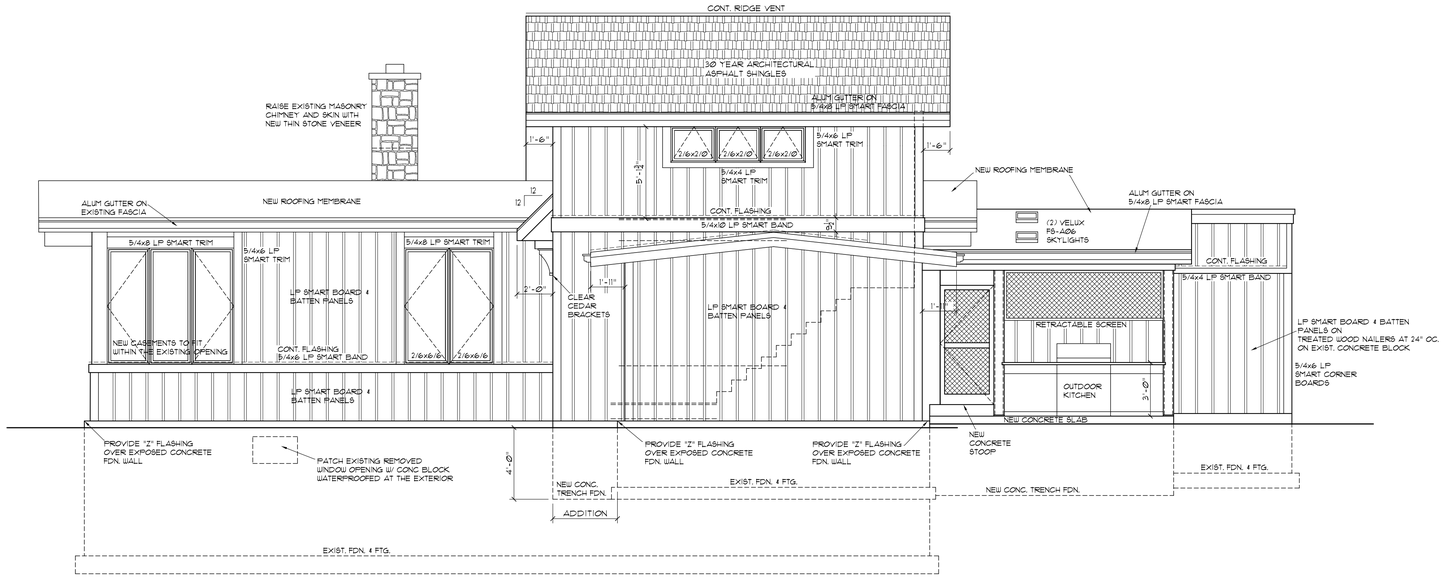
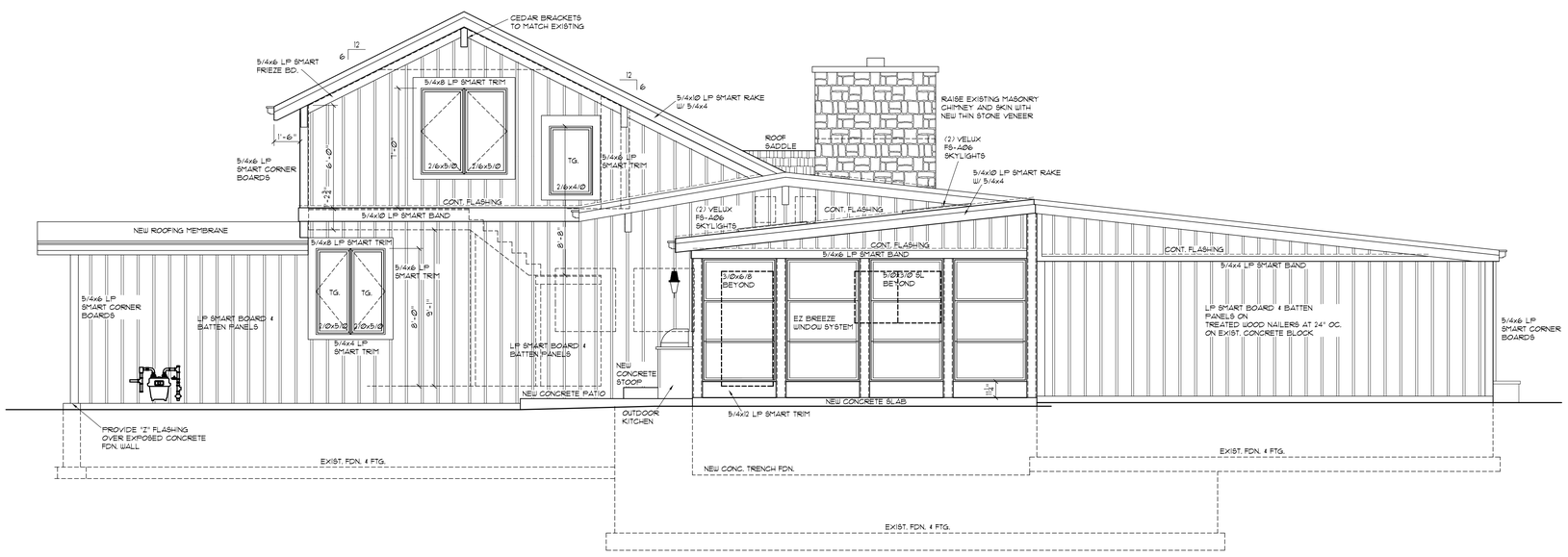


PROPOSED EAST ELEVATION

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



PROPOSED NORTH ELEVATION

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

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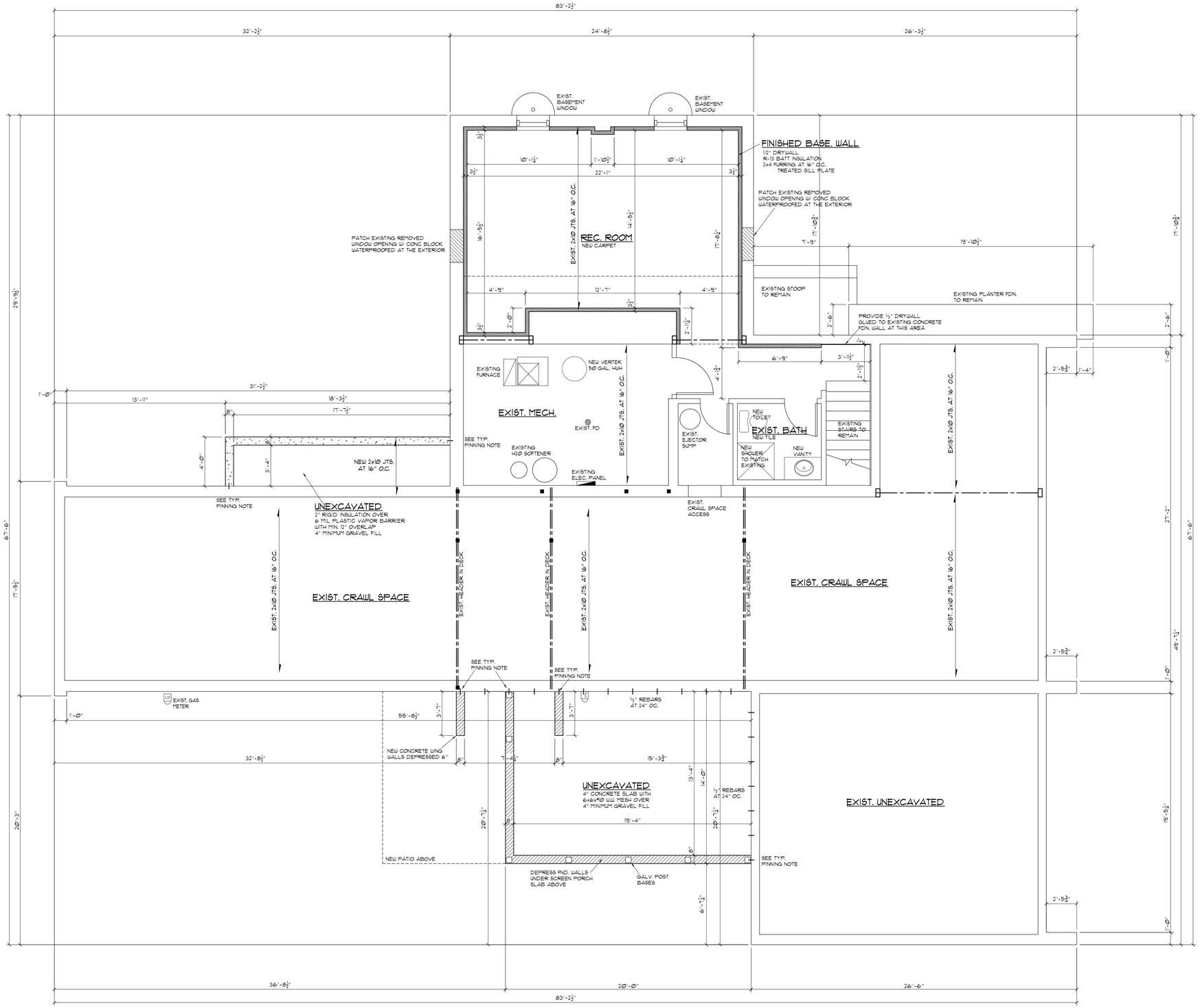

FOUNDATION AND NEW FINISHED BASEMENT PLAN

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

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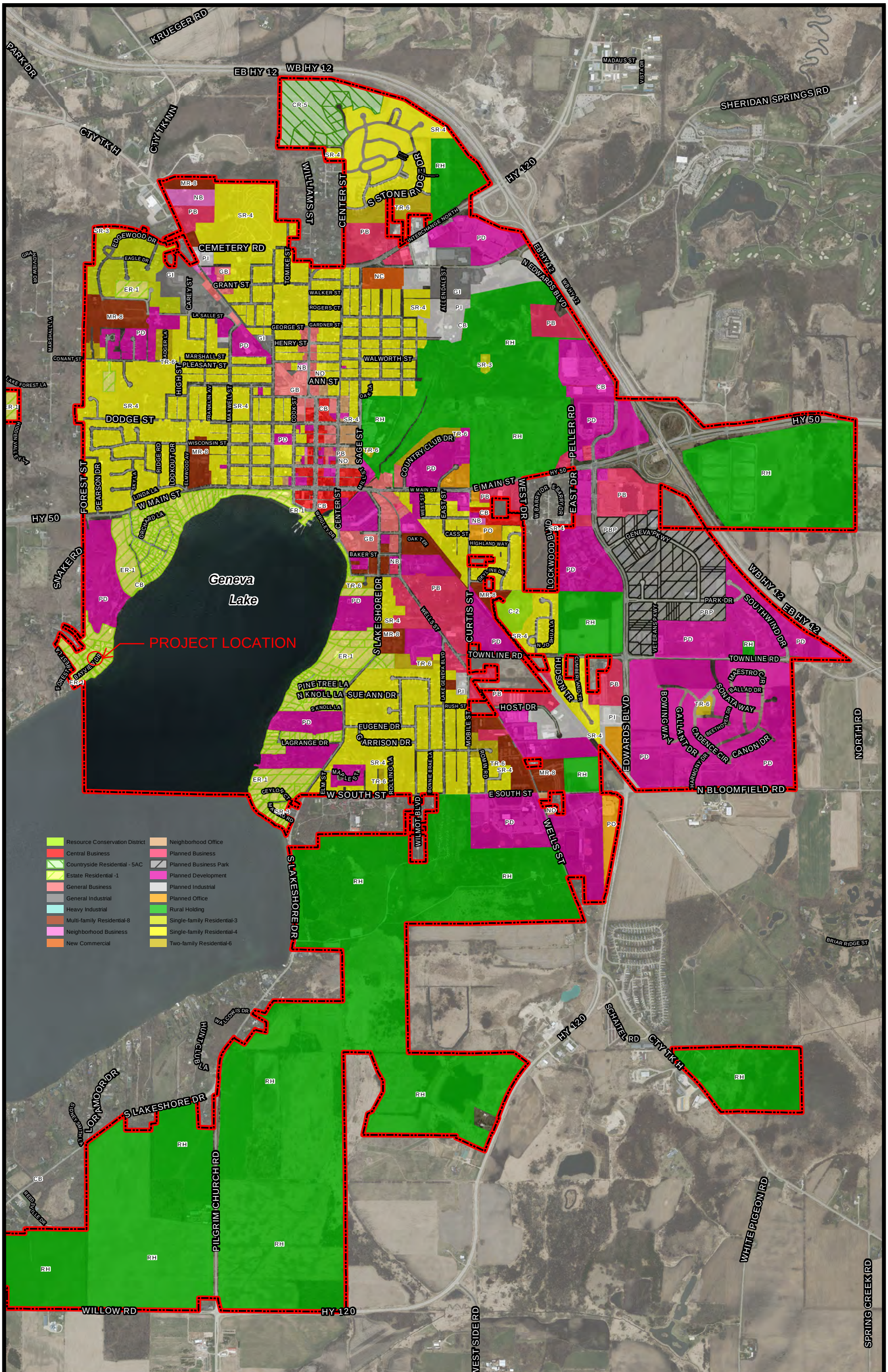

CITY OF LAKE GENEVA

KAPUR & ASSOCIATES CONSULTING ENGINEERS

City of Lake Geneva

Zoning Map on Aerial Background

0 500 1,000 2,000 3,000 4,000 Feet

0 0.1 0.2 0.4 0.6 0.8 Miles

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by McDonalds Corporation, 711 Jorie Blvd. 3rd Floor, Oak Brook, IL 60523 for the property located at 104 Wells St., to allow for the installation of an additional bypass drive through lane in the General Business (GB) zoning, Tax Key No. ZOP00376			
Committee:	Plan Commission approved June 21, 2021		
Fiscal Impact:	N/A		
File Number:	**21-R48**	**Date:**	June 28, 2021

WHEREAS, the City Plan Commission has considered the application by McDonalds Corporation, 711 Jorie Blvd. 3rd Floor, Oak Brook, IL 60523 for the property located at 104 Wells St., to allow for the installation of an additional bypass drive through lane in the General Business (GB) zoning.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on June 3, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit to the McDonalds Corporation, 711 Jorie Blvd. 3rd Floor, Oak Brook, IL 60523 for the property located at 104 Wells St., to allow for the installation of an additional bypass drive through lane in the General Business (GB) zoning.,

Tax Key Nos. ZOP00376.

to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of June, 2021.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Charlene Klein, Mayor Date

Attest:

_____

Lana Kropf, City Clerk Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 21, 2021

Agenda Item: 12

Applicant:
McDonalds Corporation
711 Jorie Blvd.
Oak Brook IL 60523

Request:
104 Wells St.
Conditional Use Permit site plan amendment with an additional drive-thru lane in the General Business (GB) zoning district
Tax Key No. ZOP00376

Description:
The applicant are submitting for a Conditional Use Permit (CUP) request that will allow to amend the existing site plan to incorporate an additional drive-thru ordering lane to the property located at 104 Wells St., in the General Business (GB) zoning district. Tax Key No. ZOP00376.

Project Details from CUP Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance, with a recommendation to approve as submitted to include the review documents from the City Engineering firm, Kapur and Associates.

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 Limited CUP;
- Include *findings* required by the Zoning Ordinance for CUPs; and,
- Provide specific suggested *requirements* to modify the project as submitted.

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

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

c. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

d. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

f. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

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

a. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

b. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

d. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

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

Staff Recommendation on the proposed Conditional Use Permit:

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

1224 South Pine Street
Burlington, WI 53105
T: 262.767.2747 • F: 262.767.2750

Memo to City of Lake Geneva

To: **Fred Walling, Zoning Administrator** **Date:** **June 10, 2021**

From: **Naomi Rauch, P.E.**
262-758-6032

CC: **Steve Jeske - Haag Muller, Inc.**
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: **SITE PLAN RECOMMENDED APPROVAL – 104 Wells Street (McDonald's 2nd Drive Thru)**
Kapur Project #21.0178 Phase 14

BACKGROUND AND REQUEST:

A site plan application was submitted by **Mc Donald's** for the construction of a second drive thru lane to the north of the existing drive thru at **104 Wells Street (PIN ZOP 00376]**.

The following plan and calculations were submitted for review:

- **Site Layout Plan: Site Plan Alternation McDonald's Restaurant (Site ID#480123)**, prepared by Haag Muller, Inc, one sheet dated **April 21, 2021.**

Comments:

Kapur recommends approval of the site plan application for Mc Donald's based on the information reviewed above. This approval is subject to the following conditions:

1. The site plan proposes a disturbed area of approximately 4,000 SF, does not change the existing stormwater drainage patterns and does not increase impervious surface. Stormwater provisions do not apply to this development.
2. The building size (cooking area), number of employees, number of seats inside, and adjacent roadway traffic will remain unchanged. Adding a second drive through lane increases the number of customers per hour that can be served, but since the rate at which food can be prepared is unchanged the total estimated traffic volume is likely to remain nearly the same.
3. Sedimentation and erosion control measures are required to be placed prior to excavation and construction. Storm drains adjacent to disturbed areas shall be protected during construction. It is the responsibility of the applicant to monitor the condition of the construction site and ensure the sedimentation and erosion control measures remain in place and functioning through final stabilization. Restoration of the property shall take place as soon as possible after final grading.

4. City roads must remain free from sediment and debris.

The plans have been reviewed for conformance with generally accepted engineering practices and City of Lake Geneva policies. Although the material has been reviewed, the applicant is ultimately responsible for the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures.

Please contact me if you have any questions or comments pertaining to this project.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
104 WELLS ST. SEE ATTACHED FOR LEGAL DESCRIPTION.
20P00376

Name and Address of Current Owner: MCDONALD'S CORPORATION
711 JORIE BLVD. 3rd FLOOR OAK BROOK, IL 60523

Telephone No. with area code & Email of Current Owner: 630-649-8330
joe.coconato@us.mcd.com

Owner Signature: (JOE COCONATO)

Name and Address of Applicant:
STEPHEN JESKE, HAAG MULLER, INC.
101 E. GRAND AV. PORT WASHINGTON, WI 53074

Telephone No. with area code & Email of Applicant: 262-268-1200 (office)
262-483-4566 (cell) sjeske@haagmuller.com

Proposed Conditional Use: PER 98-206(4)(h) INDOOR COMMERCIAL ENTERTAINMENT.

Zoning District in which land is located: GB - GENERAL BUSINESS

Names and Addresses of architect, professional engineer and contractor of project:
(SAME AS APPLICANT ABOVE.)

Short statement describing activities to take place on site:
THIS IS A REQUEST TO MODIFY OUR CURRENT CU. TO ALLOW A CHANGE FROM 2 DRIVE THRU ORDER POINTS IN ONE LANE, TO 2 DRIVE THRU ORDER POINTS IN 2 LANES.

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

04-20-21
Date

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 change to the configuration of the drive thru order lanes maintains the previously approved conditional use in that there is no significant alteration to the means of which business is conducted on the site. It remains in harmony with the current conditional use approved by the City in 2017.

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

   The change to the configuration of the drive thru order lanes maintains the previously approved conditional use in that there is no significant alteration to the means of which business is conducted on the site. It remains in harmony with the current conditional use approved by the City in 2017.

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?

   The changed drive thru configuration is on the north side of the building. The adjacent property to the north consists of a steep, forested embankment down to our neighbor (Burger King.) There is no negative impact on our neighbors. There is a positive benefit of significantly reducing the potential of cars stacking to the street with this side by side lane vs the current tandem in-line drive thru lane.

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

   The proposal maintains all of the current consistencies of the surrounding area or district. This proposal does not change the manner in which the land is used, it's land use intensity or land use impacts.

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 proposed changes do not affect any of the current lot improvements, facilities, utilities or public services.

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

We cannot forsee any adverse impacts caused by this alteration. This change will only improve the restaurant's ability to more quickly serve their customers, which is what the customers expect from McDonald's.

IV. FINAL APPLICATION PACKET INFORMATION

____ Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

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

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

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

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

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

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

Beginning at an iron pipe in the North line of Land once owned by William Howe 319.52 feet South 89 degrees 22' East from the East line of Willow St. in the City of Lake Geneva, Walworth County, Wisconsin; thence North 89 degrees 22' West 319.52 feet to an iron pipe; thence North 0 degrees 27' East 127.59 feet along the East line of Willow Street to an iron rod; thence North 34 degrees 29' West 95.16 feet along the East line of Willow Street to an iron pipe; thence North 87 degrees 35' East 238.27 feet to an iron pipe; thence continue North 87 degrees 35' East 0.63 feet to the back of the curb on the Southwesterly edge of County Trunk Highway "H"; thence Southeasterly along the back of said curb 95.17 feet, being the arc of a curve to the right having a radius of 717.5 feet and having a chord South 37 degrees 31' East 95.10 feet; thence continue Southeasterly along the back of said curb 93.81 feet being the arc of a curve to the right having a radius of 753.5 feet and have the chord South 30 degrees 09' East 93.75 feet; thence continue along the back of said curb 69.38 feet being the arc of a curve to the right having a radius of 969.5 feet and having the chord South 24 degrees 32' East 69.36 feet; thence North 89 degrees 22' West 0.11 feet to the point of beginning.

Exhibit A to General Warranty
Deed Dated ~~September 1, 1995~~ NOV 01 1995

Location Code 048/0123
File # 5027

WARRANTY DEED

McDonald's Corporation, a Delaware Corporation, (Grantor), of Oak Brook, DuPage County, Illinois, successor in interest by merger with Franchise Realty Interstate Corporation, pursuant to that certain Capital Contribution Agreement between the parties to this deed and Golden Arch Realty Operation, Inc., in exchange for stock, hereby **CONVEYS AND WARRANTS** to McDonald's Real Estate Company (Grantee), of Columbia, Maryland, whose mailing address for tax bills is P.O. Box 66207, AMF O'Hare, Chicago, Illinois 60666, the real property described in Exhibit A (the premises), together with all improvements located thereon, all appurtenant rights and easements, Grantor's rights in adjoining streets and right of ways, if any, but subject to: (1) an unrecorded Operator's Lease with the Franchise operating the McDonald's Restaurant on the date of this deed; (2) covenants, conditions, encumbrances, restrictions and easements of record , if any; and (3) general and special real estate taxes accruing from and after the date of the delivery of this deed, which the Grantee assumes and agrees to pay.

Witness the hand and seal of said grantor this 1st day of November, 1995.

By_____
Michael J. Sise, Assistant Vice President

Attest_____
Joseph R. Thomas, Assistant Secretary

MCDONALD'S CORPORATION, A DELAWARE CORPORATION
CORPORATE SEAL
DELAWARE

State of Illinois
County of DuPage ss

The foregoing instrument was acknowledged before me this 1st day of November, 1995, by Michael J. Sise, Vice President of McDonald's Corporation, a Delaware Corporation, on behalf of the corporation.

OFFICIAL SEAL
KAREN MARIE BILLMAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/19/99

Notary Public

This instrument was prepared by Michael J. Sise, Attorney at Law, DT/Legal, McDonald's Plaza, Oak Brook, Illinois 60521. Phone (708)575-3693

Location Code: 048/0123 File # 5027

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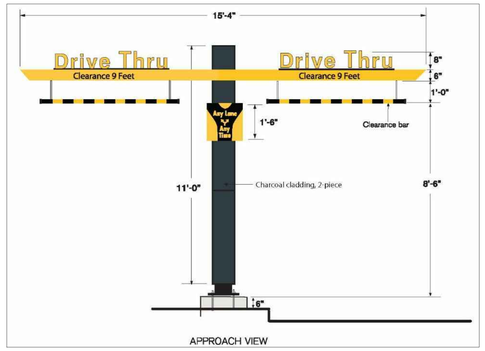
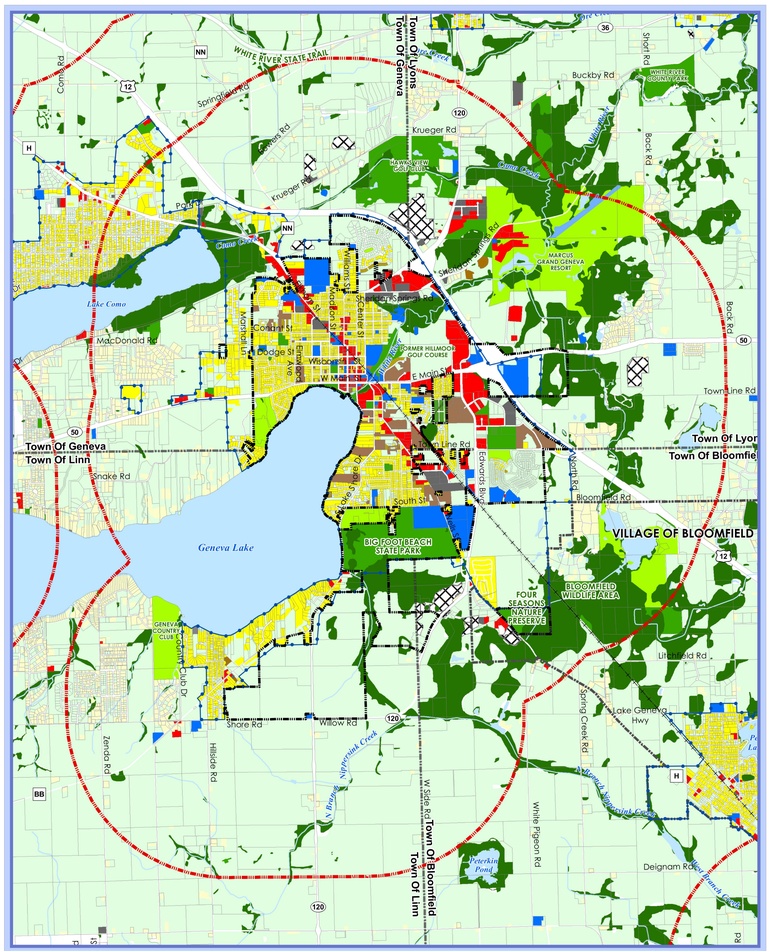


NEW DOUBLE ARM GATEWAY

SCALE: NOT TO SCALE



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

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

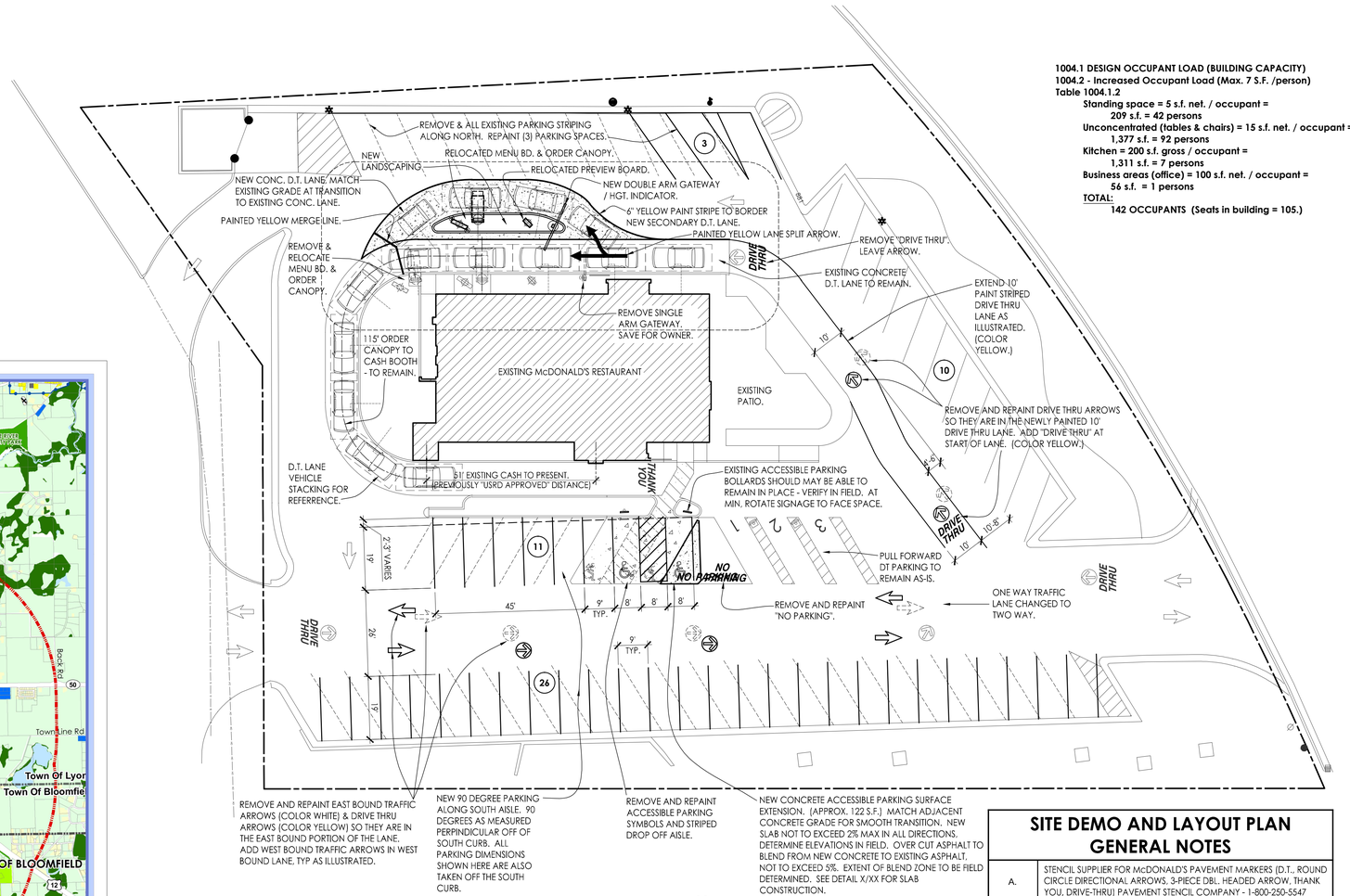
Land Use Categories

- 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 & Recreation
- Industrial
- Extraction
- Wetland
- Right of Way

VANDEWALLE & ASSOCIATES INC.
Shaping places. Inspiring change.
Date: January 8, 2020
Source: SEWRPC, Walworth County LIO, WisDNR, V&A

N

0 0.25 0.5 1 Miles



SITE LAYOUT PLAN

SCALE: 1" = 20'-0"

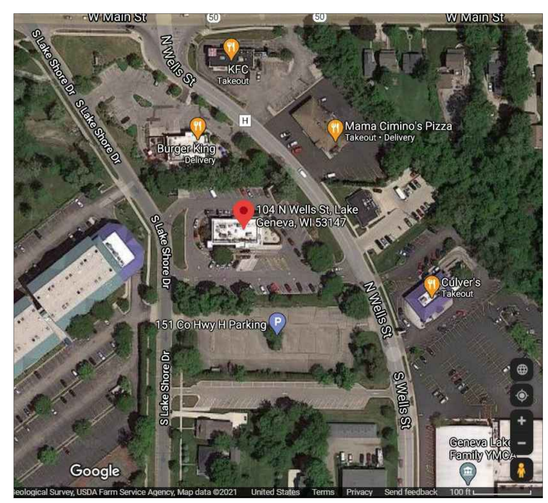
0 20' 40'

N

1004.1 DESIGN OCCUPANT LOAD (BUILDING CAPACITY)
1004.2 - Increased Occupant Load (Max. 7 S.F. /person)
Table 1004.1.2
Standing space = 5 s.f. net. / occupant = 209 s.f. = 42 persons
Unconcentrated (tables & chairs) = 15 s.f. net. / occupant = 1,377 s.f. = 92 persons
Kitchen = 200 s.f. gross / occupant = 1,311 s.f. = 7 persons
Business areas (office) = 100 s.f. net. / occupant = 56 s.f. = 1 persons
TOTAL:
142 OCCUPANTS (Seats in building = 105.)

SITE DEMO AND LAYOUT PLAN GENERAL NOTES

A.	STENCIL SUPPLIER FOR McDONALD'S PAVEMENT MARKERS (D.T., ROUND CIRCLE DIRECTIONAL ARROWS, 3-PIECE DBL. HEADED ARROW, THANK YOU, DRIVE-THRU) PAVEMENT STENCIL COMPANY - 1-800-250-5547
B.	CURRENT SIGN MFGR. FOR D.T. SIGNAGE PACKAGE ARE: EVERBRITE (414-529-3500)
C.	EXISTING UTILITIES TO REMAIN. CONTACT ARCHITECT IMMEDIATELY IF AN EQUIPMENT / UTILITY CONFLICT IS DISCOVERED.
D.	PARKING QUANTIES ARE LISTED IN A CIRCLE SYMBOL (x) ON THE SITE LAYOUT PLAN.
E.	~~AT DOORS WHERE SIDEWALKS ARE BEING REPLACED, VERIFY IF STOOPS EXIST. IF NO EXISTING STOOP, OR IF THE STOOP DOES NOT MEET MIN. PULL SIDE ADA RQT'S, ADD NEW OR EXTEND EXISTING STOOP.~~
F.	NEW CONCRETE TO ASPHALT BLEND ZONE NOT SHOWN AT NEW CONCRETE PARKING PADS OR NEW WALKS. SEE GRADAING PLAN ON C-104.
G.	ALL SIDEWALK EDGES LESS THAN 6" IN HEIGHT ARE TO BE PAINTED SAFETY YELLOW - 6" WIDE STRIPE.



AERIAL VIEW OF PROPERTIES WITHIN 300' OF SUBJECT PROPERTY

SCALE: PER IMAGE

N

SITE SUMMARY

SITE ZONING	"GB" - "GENERAL BUSINESS"
EXISTING SEAT COUNT	105
ZONING 98-206(4)(h)(3) REQUIRES ONE SPACE PER EVERY 3 PATRON SEATS OR ONE SPACE PER 3 PERSON AT THE MAXIMUM CAPACITY OF THE ESTABLISHMENT , WHICHEVER IS GREATER. THEREFORE (47) PARKING SPACES ARE REQUIRED.	
(2) ADA SPACES ARE REQUIRED.	
TOTAL PARKING EXISTING	56 SPACES (2 ACCESSIBLE)
TOTAL PARKING PROPOSED	50 SPACES (2 ACCESSIBLE)
OVERALL PROPERTY SIZE	58,096 S.F.
-	LANDSCAPE COVERAGE
-	BEFORE D.T. ALTERATION: (AS EXISTS)
-	AFTER D.T. ALTERATION: ADDED 170 S.F.

haag müller, inc.
Architecture • Engineering • Interiors
101 East Grand Avenue, Suite 1
Port Washington, Wisconsin 53074
262. 268.1200 www.haagmuller.com

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haag müller, inc. • CELEBRATING OVER 40 YEARS OF SERVICE • EST. 1977 • 40+ YEARS

SITE LAYOUT PLAN

SITE PLAN ALTERATION

McDONALD'S RESTAURANT (Site ID#480123, Nat'l #4988)

104 N. WELLS STREET

CITY OF LAKE GENEVA, WISCONSIN 53147

REVISIONS TO DRAWING SET

NO.	DATE	DESCRIPTION
1		

DATE:	04-21-21
PROJ. NO:	2103107
DRAWN BY:	SJ
SHEET	

C-101

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the Zoning Map Amendment filed by Justin W. Lanasa, 723 Williams St. Lake Geneva WI 53147 for the property located at 723 Williams St., to allow for the zoning classification change from General Business (GB) to Central Business (CB) for, Tax Key No. ZF00028			
Committee:	Plan Commission approved June 21, 2021		
Fiscal Impact:	N/A		
File Number:	**21-R49**	**Date:**	June 28, 2021

WHEREAS, the City Plan Commission has considered the application for the request of a Zoning Map Amendment filed by Justin W. Lanasa, 723 Williams St. Lake Geneva WI 53147 for the property located at 723 Williams St., to allow for the zoning classification change from General Business (GB) to Central Business (CB).

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on June 3, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, request of a Zoning Map Amendment filed by Justin W. Lanasa, 723 Williams St. Lake Geneva WI 53147 for the property located at 723 Williams St., to allow for the zoning classification change from General Business (GB) to Central Business (CB).,

Tax Key Nos. ZF00028.

to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of June, 2021.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Charlene Klein, Mayor Date

Attest:

_____

Lana Kropf, City Clerk Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 21, 2021

Agenda Item: 13

Applicant:
Justin W. Lanasa
723 Williams St.
Lake Geneva

Request:
723 Williams St.
Zoning Map Change from General Business to Central Business
Tax Key No. ZF00028

Description:
The applicant are submitting for a Zoning Map Amendment request that will allow the current General Business zoning (GB) to Central Business (CB). This request is consistent with our Future Land Use Map 5 in our Comprehensive Plan.

This request is for the property located at 723 Williams St. Tax Key No. ZF00028.

Project Details from Zoning Map Amendment Submittal

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

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Zoning Map Amendment:

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

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

Required Plan Commission Findings on the Zoning Map Amendment for Recommendation to the Common Council:

A proposed Zoning Map Amendment 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 Zoning Map Amendment 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 Zoning Map Amendment 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 Zoning Map Amendment 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 Zoning Map Amendment 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 Zoning Map Amendment 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 Zoning Map Amendment outweigh all potential adverse impacts of the proposed Zoning Map Amendment 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 Zoning Map Amendment 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 Zoning Map Amendment 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 Zoning Map Amendment 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 Zoning Map Amendment 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 Zoning Map Amendment 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 Zoning Map Amendment do not outweigh all potential adverse impacts of the proposed Zoning Map Amendment after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed Zoning Map Amendment:

1. Staff recommends that the Plan Commission recommend approval of the proposed Zoning Map Amendment as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.

APPLICATION FOR ZONING MAP AMENDMENT

Name of Applicant: Justin W. Lanasa

Address of Applicant: 723 Williams St

Lake Geneva, WI 53147

Telephone No. (910) 352-5015

Fax and/or email: (____) hardwire77@yahoo.com

Name of Owner: Justin W. Lanasa

Address of Owner: 723 Williams St

Lake Geneva. WI 53147

Telephone No. (910) 352-5015

Fax and/or email: (____) hardwire77@yahoo.com

Owner Signature: _____

Subject property address and/or complete legal description (use attached sheet if necessary):

723 Williams St.. Lake Geneva. WI 53147

Lot 28 EXCEPT South 63 feet. Ferguson's Addition to the City of Lake Geneva. Walworth County, Wisconsin.

Zoning Classification change from: General Business b Central Business

Reason for requesting Proposed Amendment: Applicant is requesting amendment to open and operate a Dungeons and Dragons Museum and to benefit from parking requirements in the Central Business district. This use is consistent with commercial style use of buildings for decades and is similar to surrounding uses and businesses.

Proposed use of property: Operation of a museum on first floor and request for conditional use to continue to use second floor as commercial apartment. This is consistent with use for decades and intended to memorialize existing use.

Fee of $400.00 payable upon filing application.

10/07/2021

Date

Signature of Applicant

____ ____ (c) **Written justification for the proposed map amendment:**

____Indicating reasons why the Applicant believes the proposed map amendment is in harmony with the recommendations of the City of Lake Geneva Master Comprehensive Plan, particularly as evidenced by compliance with the standards set out in Section 98-903(4)(c)1.-3. *(See following page.)*

III. JUSTIFICATION OF THE PROPOSED ZONING MAP AMEDMENT

1. How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 98-005 (and, for floodplains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA))?

   The proposed official zoning map amendment meets with the City of Lake Geneva's Comprehensive Plan that was updated in 2020. At that time, the Future Land Use map reclassified 723 Williams St. as Central Business. The proposed Official Zoning Map amendment adopts the Future Land Use.

2. Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Please provide explanation in space below.)
   a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
   b. A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.) NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading;
   c. Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district;
   d. Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map.

   This rezone would change the designation of 723 Williams St's zoning to be in comformity with the Comprehensive Plan adopted in 2020. The rezone would allow the property to be used similar to surrounding buildings.

3. How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

   The proposed amendment reflects and maintains the current use of the property and matches uses of surrounding properties. Further, it will allow for economic growth of the building and surrounding area.

FINAL APPLICATION PACKET INFORMATION

____ Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

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

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

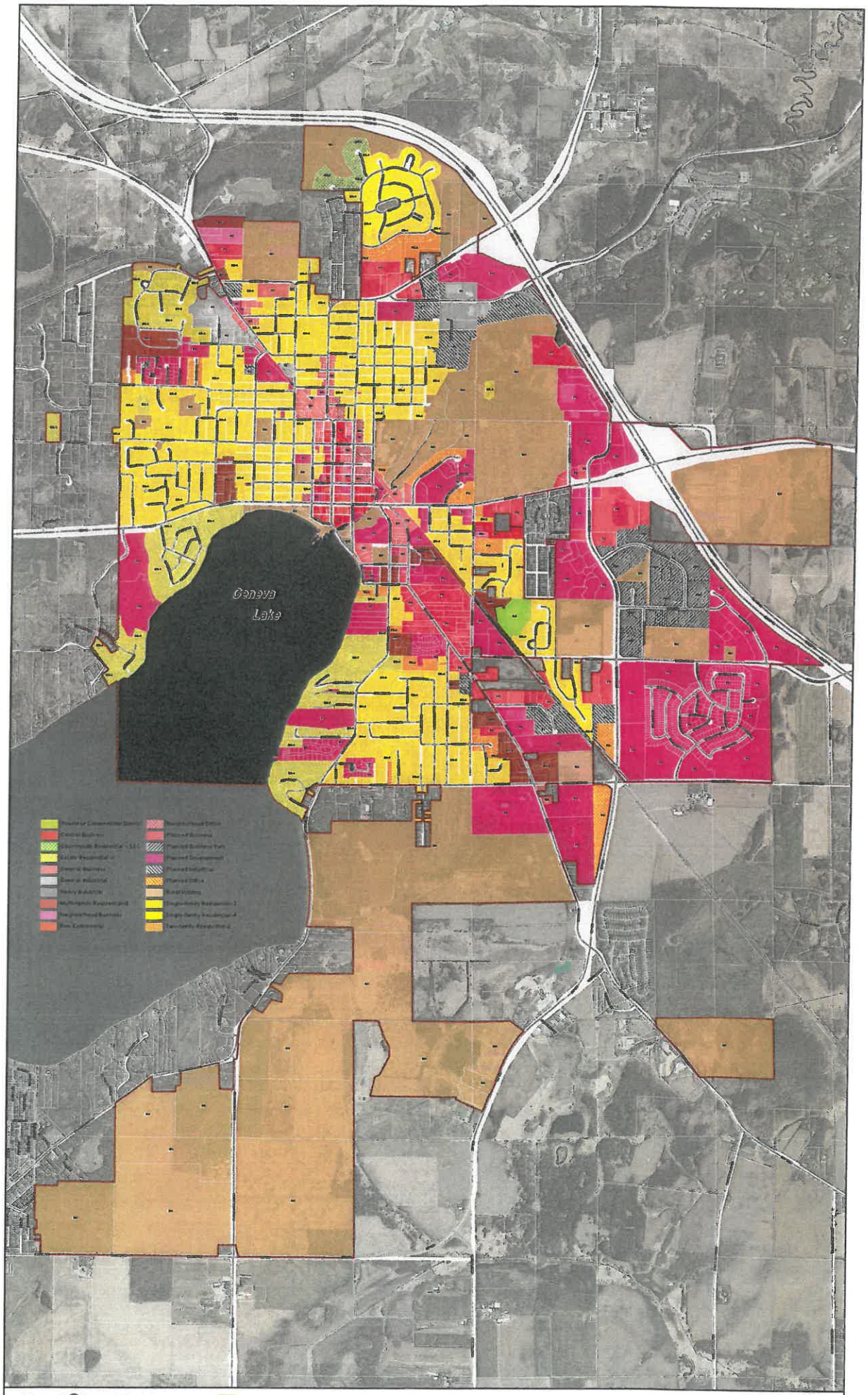
____ Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____

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

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

Parcel ID	Property Owner	Property Address	Mailing Address
ZA451800001	Convenience Store Investments	710 Williams St Lake Geneva, WI 53147 & 612 Williams St Lake Geneva, WI 53147	1626 Oak St LaCrosse, WI 54603
ZA472600001	Associated Bank	916 Marshall St Lake Geneva, WI 53147	433 Main St Green Bay, WI 54301
ZRA 00032	Pamela G. Naris Trust	922 Marshall St Lake Geneva, WI 53147	1114 Sage St Lake Geneva, WI 53147
ZA269400001	Mary Candice Kirchberg Mary Phyllis Kirchberg	917 Marshall St Lake Geneva, WI 53147	917 Marshall St Lake Geneva, WI 53147
ZRA 00020	Mark W. Mitchell Barbara J. Mitchell	905 Marshall St Lake Geneva, WI 53147	1753 Hwy 120 Springfield, WI 53176
ZRA00019	Joyce E. Bouhl	903 Marshall St Lake Geneva, WI 53147	945 Clover St Lake Geneva, WI 53147
ZA269400002	Signature Investments, LLC	822 Williams St Lake Geneva, WI 53147 & 820 Williams St Lake Geneva, WI 53147	4793 E. Clayton Rd Fitchburg, WI 53711
ZRA 00018	KBSK, LLC	824 Williams St Lake Geneva, WI 53147	824 Williams St Lake Geneva, WI 53147
ZF00010	Scott J. Lancour Debra S. Lancour	829 Williams St Lake Geneva, WI 53147 & 825 Williams St Lake Geneva, WI 53147	829 Williams St Lake Geneva, WI 53147
ZF00027	Rick J. Murphy Trust Nancy H. Murphy Trust	801 Williams St Lake Geneva, WI 53147	260 Granville Way San Francisco, CA 94127
ZF00012	Nicole P. Smith Trust	744 Henry St Lake Geneva, WI 53147	1110 Williams St Lake Geneva, WI 53147
ZF00026	Paul Grosso	741 Marshall St Lake Geneva, WI 53147	1005 Edward Rd Prospect Heights, IL 60070
ZF00025	Tony R. Holbrook Diana Holbrook	739 Marshall St Lake Geneva, WI 53147	739 Marshall St Lake Geneva, WI 53147
ZF00024	Shirley A. Kitzman Mark W. Kitzman	729 Marshall St Lake Geneva, WI 53147	729 Marshall St Lake Geneva, WI 53147
ZF00029A	City of Lake Geneva	730 Marshall St Lake Geneva, WI 53147	626 Geneva St Lake Geneva, WI 53147
ZF00029	Robert Klabunde Karen Klabunde	744 Marshall St Lake Geneva, WI 53147	PO Box 395 Genoa City, WI 53128
ZF00038	Jimmy L. Walther Vicki L. Walther	727 Ann St Lake Geneva, WI 53147	727 Ann St Lake Geneva, WI 53147
ZF00039	Michael S. Pody	735 Ann St Lake Geneva, WI 53147	PO Box 685 Lake Geneva, WI 53147
ZF00040	Susan Jacobs	741 Ann St Lake Geneva, WI 53147	PO Box 685 Lake Geneva, WI 53147

ZF00041	Susan R Jacobs	747 Ann St Lake Geneva, WI 53147 & 747 ½ Ann St Lake Geneva, WI 53147	PO Box 685 Lake Geneva, WI 53147
ZF00043	Steven Singleton Wendy Singleton	753 Ann St Lake Geneva, WI 53147	753 Ann St Lake Geneva, WI 53147
ZF00042	Samantha Strenger	715 Williams St Lake Geneva, WI 53147	615 Center St Lake Geneva, WI 53147
ZF00028B	Robert J. Klabunde	721 Williams St Lake Geneva, WI 53147	Box 395 Genoa City, WI 53128



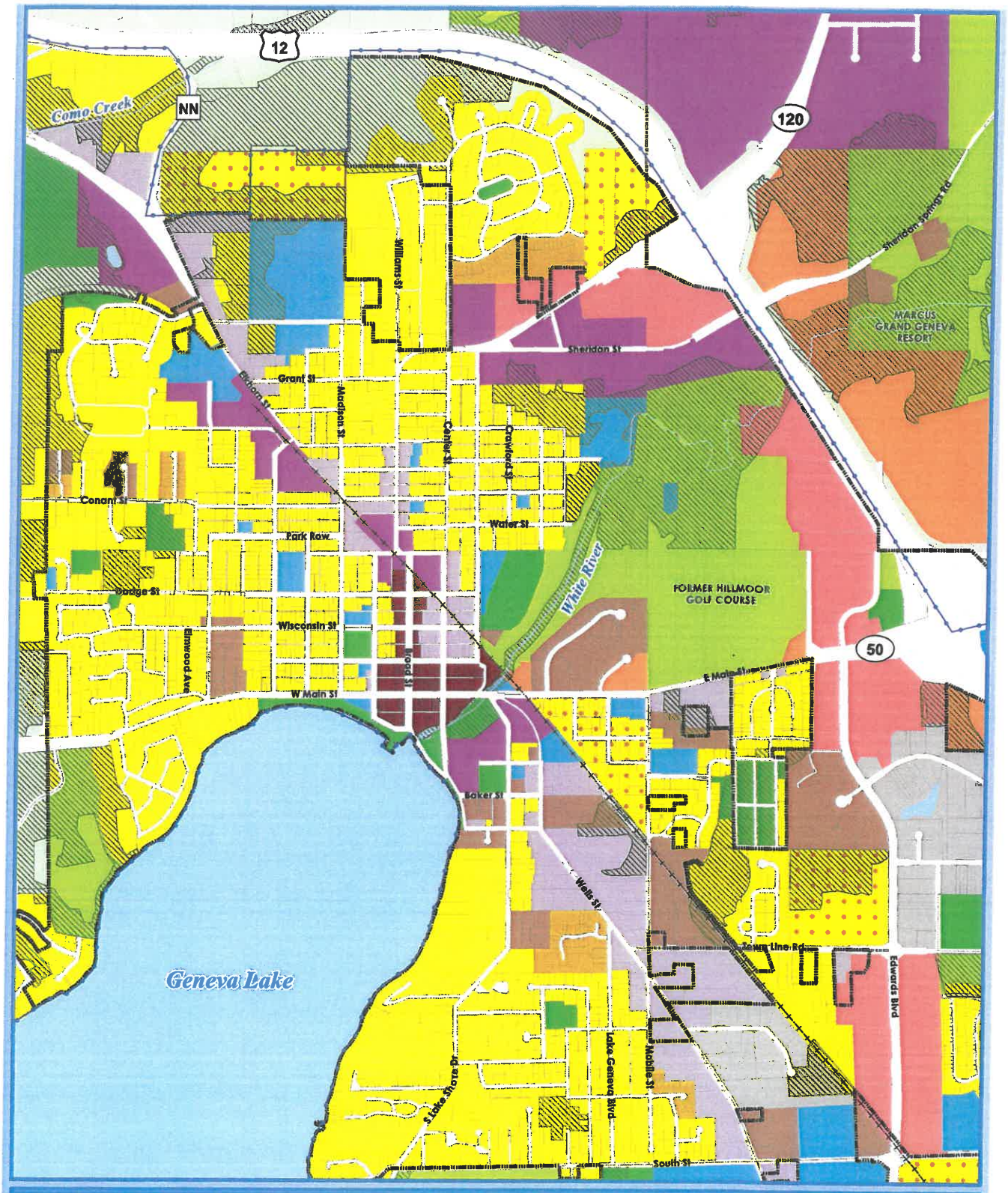
LAKE GENEVA kapur

City of Lake Geneva

Zoning Map on Aerial Background

0 500 1,000 1,500 2,000 2,500 Feet

0 0.1 0.2 0.3 0.4 0.5 Miles



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

Land Use Categories

- Agricultural & Rural
- Single Family Residential - Exurban
- Single Family Residential - Urban
- Two-Family/Townhouse Residential
- Multi-Family Residential
- Planned Neighborhood

*Each "Planned Neighborhood" may include a mix of:
1. Single Family - Urban (predominate land use)
2. Two-Family/Townhouse
3. Multi-Family Residential
4. Institutional & Community Services
5. Neighborhood Mixed Use
6. Public Park & Recreation

- Neighborhood Mixed Use
- Planned Office
- Planned Business
- Central Business District
- Planned Mixed Use

*Each "Planned Mixed Use Area" may include mix of:
1. Planned Office
2. Multi-Family Residential
3. Institutional & Community Services
4. Planned Business

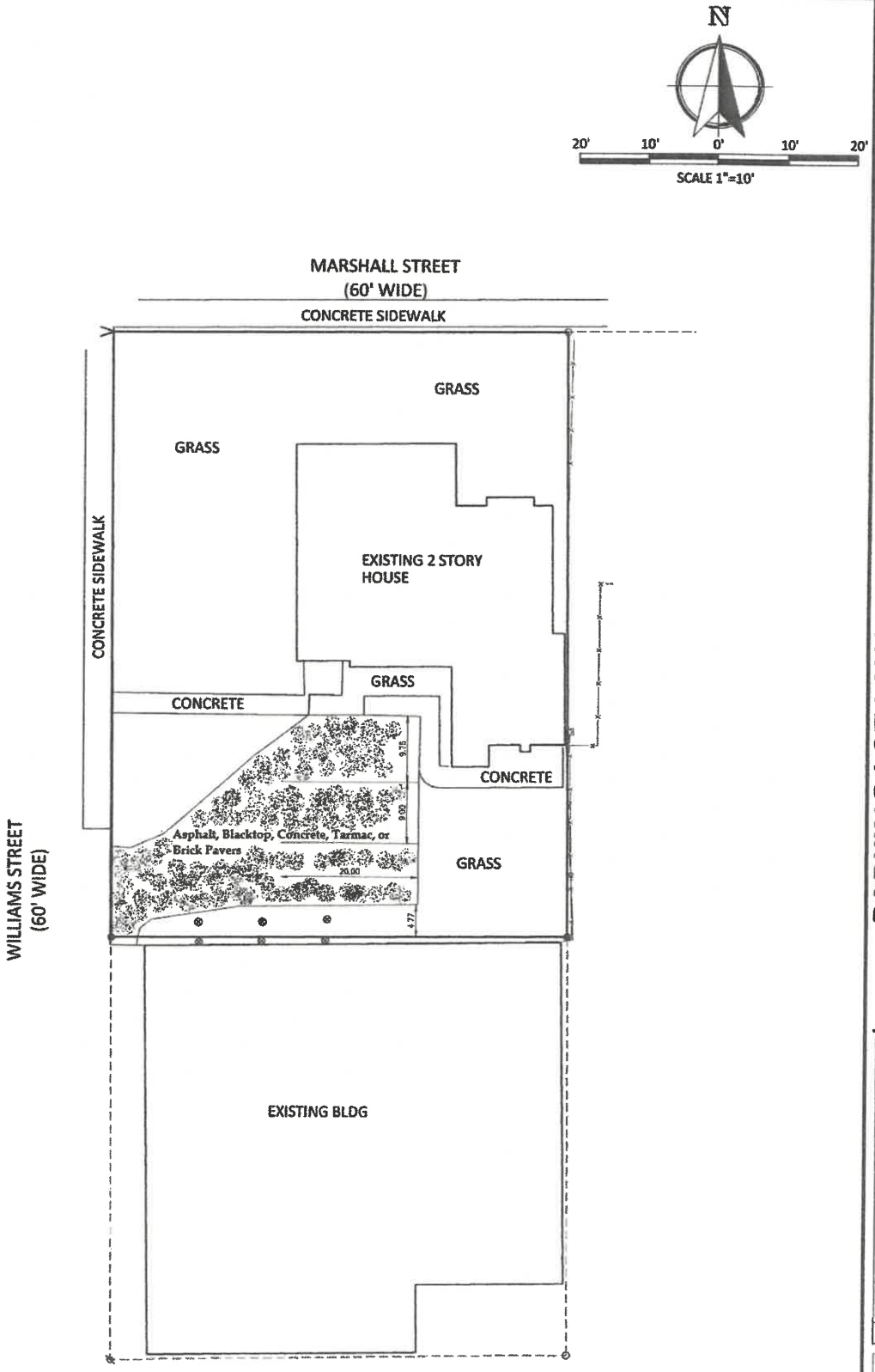
- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor
- City of Lake Geneva
- Other Municipal Boundaries
- Urban Service Area Boundary
- Parcels
- Surface Water
- Abandoned Railroad

N

0 0.25 0.5 Miles

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Date: September 6, 2019
Source: SEWRPC, Walworth County LIO, WisDNR, V&A



LEGEND

PROPOSED Asphalt, Blacktop, Concrete, Tarmac, or Brick Pavers Parking Lot

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

PARKING LOT LAYOUT
SITE PLAN
FOR
JUSTIN LANASA
LAKE GENEVA, WALWORTH, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MRM
DRAFTED: JRT
DATE: 09-23-2020
CHECKED: ALJ
DATE: 09-23-2020

2020.0224.01

SHEET 1 OF 1

ISSUE FOR REVIEW: 9-23-2020

Wednesday, September 23, 2020 2:32:18 PM

ZRA 00017
ZRA 00018
ZRA 00013
ZRA 00022
CSM 2694
ZA269400001
LOT 1
ZA269400002
ZRA 00020
ZRA 00019
ZF 00010
ZF 00013
ZF 00014
ZF 00015
ZF 00016
ZF 00027
ZF 00026
ZF 00025
ZF 00024
ZF 00023
MARSHALL ST
ZRA 00032
ZA472600001
CSM 4726
LOT 1
ZF 00028
ZF 00028B
ZF 00029
ZF 00029A
ZF 00030
WILLIAMS ST
ZA451800001
CSM 4518
LOT 1
ZRA 00039
ZF 00042
ZF 00041
ZF 00040
ZF 00039
ZF 00038
ZF 00043
ANN
ANN ST
ZF 00044
ZA117800001
ZA117800002
Letter (ANSI A) Portrait
WALWORTH COUNTY, WISCONSIN
1 inch = 83 feet
Author:
Map Produced on: 5/6/2021
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011
Walworth County Information Technology Department
Land Information Division
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001
DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by Justin W. Lanasa, 723 Williams St. Lake Geneva WI 53147 for the property located at 723 Williams St., to allow for the Commercial Apartment on the second floor of the property located in the Central Business (CB) zoning classification, Tax Key No. ZF00028			
Committee:	Plan Commission approved June 21, 2021		
Fiscal Impact:	N/A		
File Number:	**21-R50**	**Date:**	June 28, 2021

WHEREAS, the City Plan Commission has considered the application by Justin W. Lanasa, 723 Williams St. Lake Geneva WI 53147 for the property located at 723 Williams St., to allow for the Commercial Apartment on the second floor of the property located in the Central Business (CB) zoning classification.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on June 3, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit to Justin W. Lanasa, 723 Williams St. Lake Geneva WI 53147 for the property located at 723 Williams St., to allow for the Commercial Apartment on the second floor of the property located in the Central Business (CB) zoning classification.,

Tax Key Nos. ZF00028.

to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of June, 2021.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Charlene Klein, Mayor Date

Attest:

_____

Lana Kropf, City Clerk Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 21, 2021

Agenda Item: 14

Applicant:
Justin W. Lanasa
723 Williams St.
Lake Geneva

Request:
723 Williams St.
Conditional Use Permit for a Commercial Apartment in the Central Business (CB)
Tax Key No. ZF00028

Description:
The applicant is submitting for a Conditional Use Permit (CUP) request to allow for a second floor Commercial Apartment land use for the property located at 723 Williams St., in the Central Business (CB) zoning district. Tax Key No. ZF00028.

Project Details from CUP Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance, with a recommendation to approve as submitted.

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 Limited CUP;
- Include *findings* required by the Zoning Ordinance for CUPs; and,
- Provide specific suggested *requirements* to modify the project as submitted.

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

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

c. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

d. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

f. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

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

a. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

b. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

d. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

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

Staff Recommendation on the proposed Conditional Use Permit:

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

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
723 Williams St. ZF 00028 Lot 28 EXCEPT South 63 feet.
Ferguson's Addition to the City of Lake Geneva, Walworth County, Wisconsin.

Name and Address of Current Owner: Justin W. Lanasa
723 Williams St., Lake Geneva, WI 53147

Telephone No. with area code & Email of Current Owner: (910) 352-5015
hardwire77@yahoo.com

Owner Signature: _____

Name and Address of Applicant:
Justin W. Lanasa
723 Williams St., Lake Geneva, WI 53147

Telephone No. with area code & Email of Applicant: (910) 352-5015
hardwire77@yahoo.com

Proposed Conditional Use: Commercial Apartment on second floor containing two (2) bedrooms. (98-206(8)(a)). The main floor will be used for business. The upstairs will maintain two (2) bedrooms. There will be two (2) parking spaces. (See attached diagram)

Zoning District in which land is located: To be rezoned Central Business

Names and Addresses of architect, professional engineer and contractor of project:
Not Applicable

Short statement describing activities to take place on site:
An apartment containing two bedrooms shall be maintained for the museum curator located on first floor. There shall be two parking spaces available for the apartments' use. This use is pre-existing for decades. The conditional use will memorialize the current use. The main floor will be used for business. The upstairs will maintain two (2) bedrooms. There will be two (2) parking spaces. (See attached diagram).

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

Apr 27/2021
Date

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?

   This would be a continued use as to how the second floor of 723 Williams St. is currenting being used. This application would allow the property to continue as a 2-Bedroom commercial apartment.

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

   A commercial apartment is allowed as an accessory use to an Indoor Institution (Sec. 98-206(3)(c)). The apartment would be used to allow an on-site residence for employees.

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?

   The conditional use will have no substantial or undue adverse impact on surrounding properties as the property is currently being used in a similar manner.

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

   The conditional use does maintain the status quo for the property and area.

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 area currently supports the same conditional use and there is no change in owner.

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 public benefit of the continued conditional use does outweigh any possible negative impacts, of which none are anticipated by the applicant.

IV. FINAL APPLICATION PACKET INFORMATION

____ **Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

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

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

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

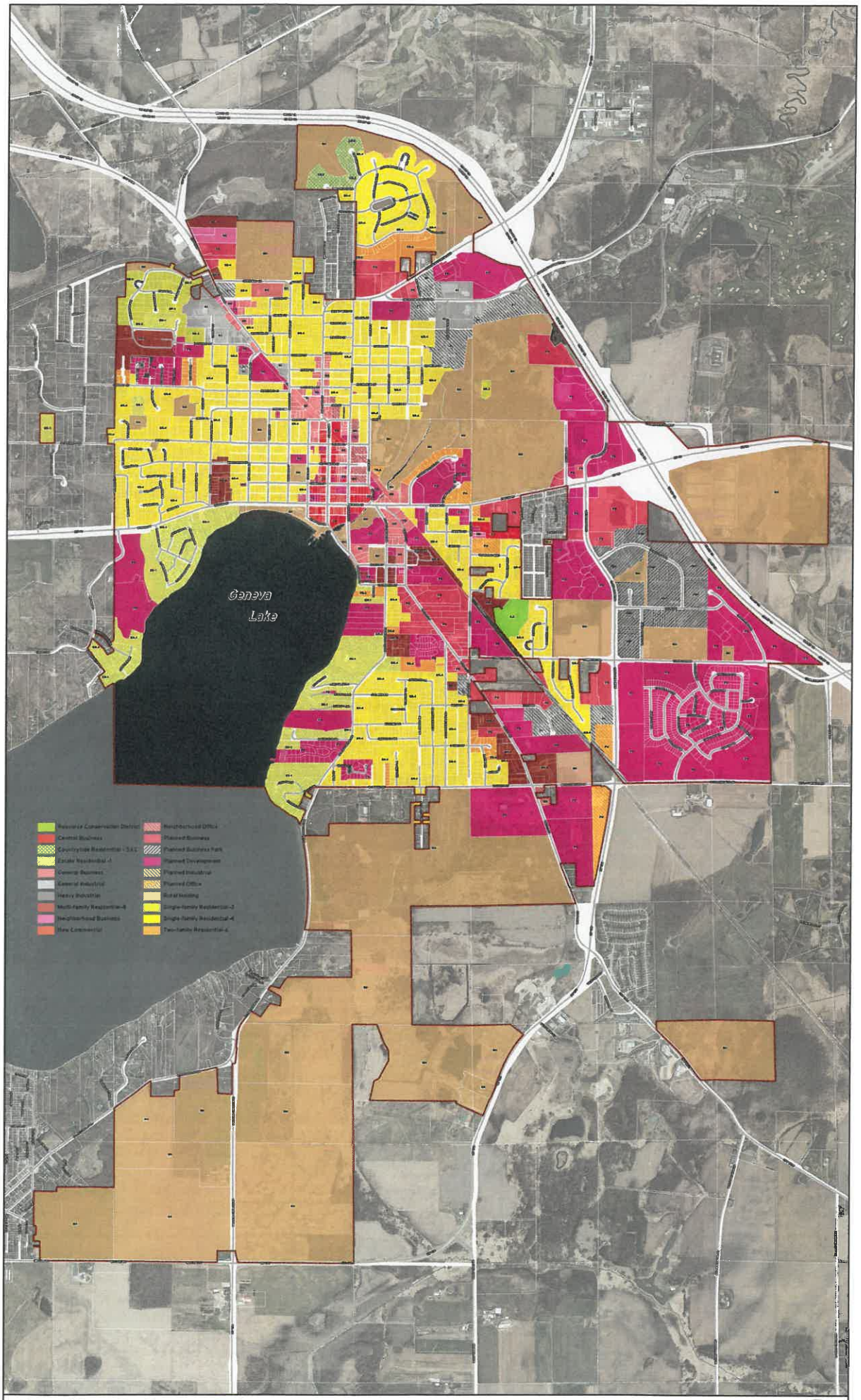
____ **Class 2 Legal Notice sent to official newspaper by City Clerk:** **Date:** _____ **by:** _____

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

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

Parcel ID	Property Owner	Property Address	Mailing Address
ZA451800001	Convenience Store Investments	710 Williams St Lake Geneva, WI 53147 & 612 Williams St Lake Geneva, WI 53147	1626 Oak St LaCrosse, WI 54603
ZA472600001	Associated Bank	916 Marshall St Lake Geneva, WI 53147	433 Main St Green Bay, WI 54301
ZRA 00032	Pamela G. Naris Trust	922 Marshall St Lake Geneva, WI 53147	1114 Sage St Lake Geneva, WI 53147
ZA269400001	Mary Candice Kirchberg Mary Phyllis Kirchberg	917 Marshall St Lake Geneva, WI 53147	917 Marshall St Lake Geneva, WI 53147
ZRA 00020	Mark W. Mitchell Barbara J. Mitchell	905 Marshall St Lake Geneva, WI 53147	1753 Hwy 120 Springfield, WI 53176
ZRA00019	Joyce E. Bouhl	903 Marshall St Lake Geneva, WI 53147	945 Clover St Lake Geneva, WI 53147
ZA269400002	Signature Investments, LLC	822 Williams St Lake Geneva, WI 53147 & 820 Williams St Lake Geneva, WI 53147	4793 E. Clayton Rd Fitchburg, WI 53711
ZRA 00018	KBSK, LLC	824 Williams St Lake Geneva, WI 53147	824 Williams St Lake Geneva, WI 53147
ZF00010	Scott J. Lancour Debra S. Lancour	829 Williams St Lake Geneva, WI 53147 & 825 Williams St Lake Geneva, WI 53147	829 Williams St Lake Geneva, WI 53147
ZF00027	Rick J. Murphy Trust Nancy H. Murphy Trust	801 Williams St Lake Geneva, WI 53147	260 Granville Way San Francisco, CA 94127
ZF00012	Nicole P. Smith Trust	744 Henry St Lake Geneva, WI 53147	1110 Williams St Lake Geneva, WI 53147
ZF00026	Paul Grosso	741 Marshall St Lake Geneva, WI 53147	1005 Edward Rd Prospect Heights, IL 60070
ZF00025	Tony R. Holbrook Diana Holbrook	739 Marshall St Lake Geneva, WI 53147	739 Marshall St Lake Geneva, WI 53147
ZF00024	Shirley A. Kitzman Mark W. Kitzman	729 Marshall St Lake Geneva, WI 53147	729 Marshall St Lake Geneva, WI 53147
ZF00029A	City of Lake Geneva	730 Marshall St Lake Geneva, WI 53147	626 Geneva St Lake Geneva, WI 53147
ZF00029	Robert Klabunde Karen Klabunde	744 Marshall St Lake Geneva, WI 53147	PO Box 395 Genoa City, WI 53128
ZF00038	Jimmy L. Walther Vicki L. Walther	727 Ann St Lake Geneva, WI 53147	727 Ann St Lake Geneva, WI 53147
ZF00039	Michael S. Pody	735 Ann St Lake Geneva, WI 53147	PO Box 685 Lake Geneva, WI 53147
ZF00040	Susan Jacobs	741 Ann St Lake Geneva, WI 53147	PO Box 685 Lake Geneva, WI 53147

ZF00041	Susan R Jacobs	747 Ann St Lake Geneva, WI 53147 & 747 ½ Ann St Lake Geneva, WI 53147	PO Box 685 Lake Geneva, WI 53147
ZF00043	Steven Singleton Wendy Singleton	753 Ann St Lake Geneva, WI 53147	753 Ann St Lake Geneva, WI 53147
ZF00042	Samantha Strenger	715 Williams St Lake Geneva, WI 53147	615 Center St Lake Geneva, WI 53147
ZF00028B	Robert J. Klabunde	721 Williams St Lake Geneva, WI 53147	Box 395 Genoa City, WI 53128



LAKE GENEVA kapur

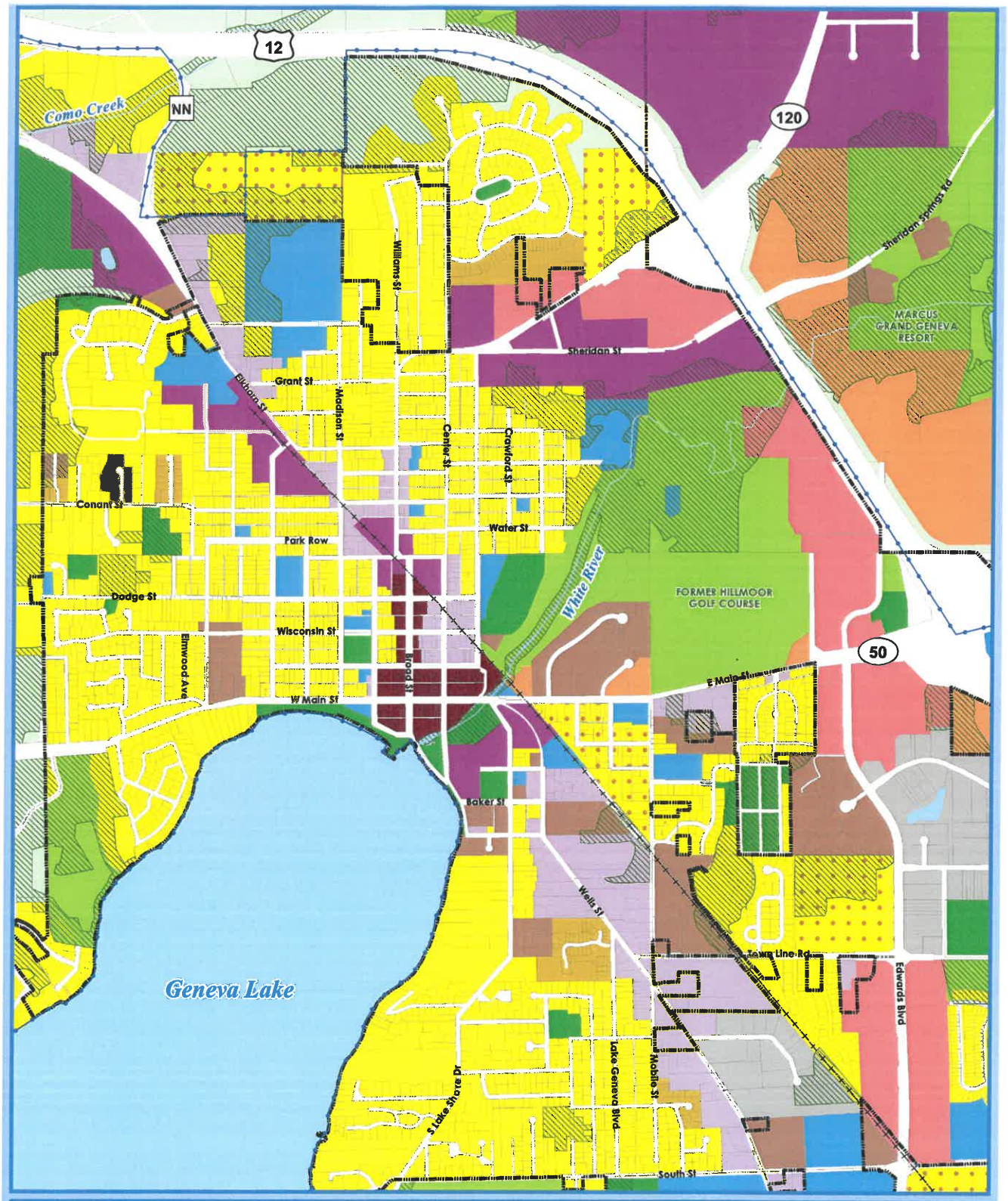
City of Lake Geneva

Zoning Map on Aerial Background

0 500 1,000 1,500 2,000 2,500 Feet

0 0.1 0.2 0.3 0.4 0.5 Miles

N



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

Land Use Categories

- Agricultural & Rural
- Single Family Residential - Exurban
- Single Family Residential - Urban
- Two-Family/Townhouse Residential
- Multi-Family Residential
- Planned Neighborhood

*Each "Planned Neighborhood" may include a mix of:
1. Single Family - Urban (predominate land use)
2. Two-Family/Townhouse
3. Multi-Family Residential
4. Institutional & Community Services
5. Neighborhood Mixed Use
6. Public Park & Recreation

- Neighborhood Mixed Use
- Planned Office
- Planned Business
- Central Business District
- Planned Mixed Use

*Each "Planned Mixed Use Area" may include mix of:
1. Planned Office
2. Multi-Family Residential
3. Institutional & Community Services
4. Planned Business

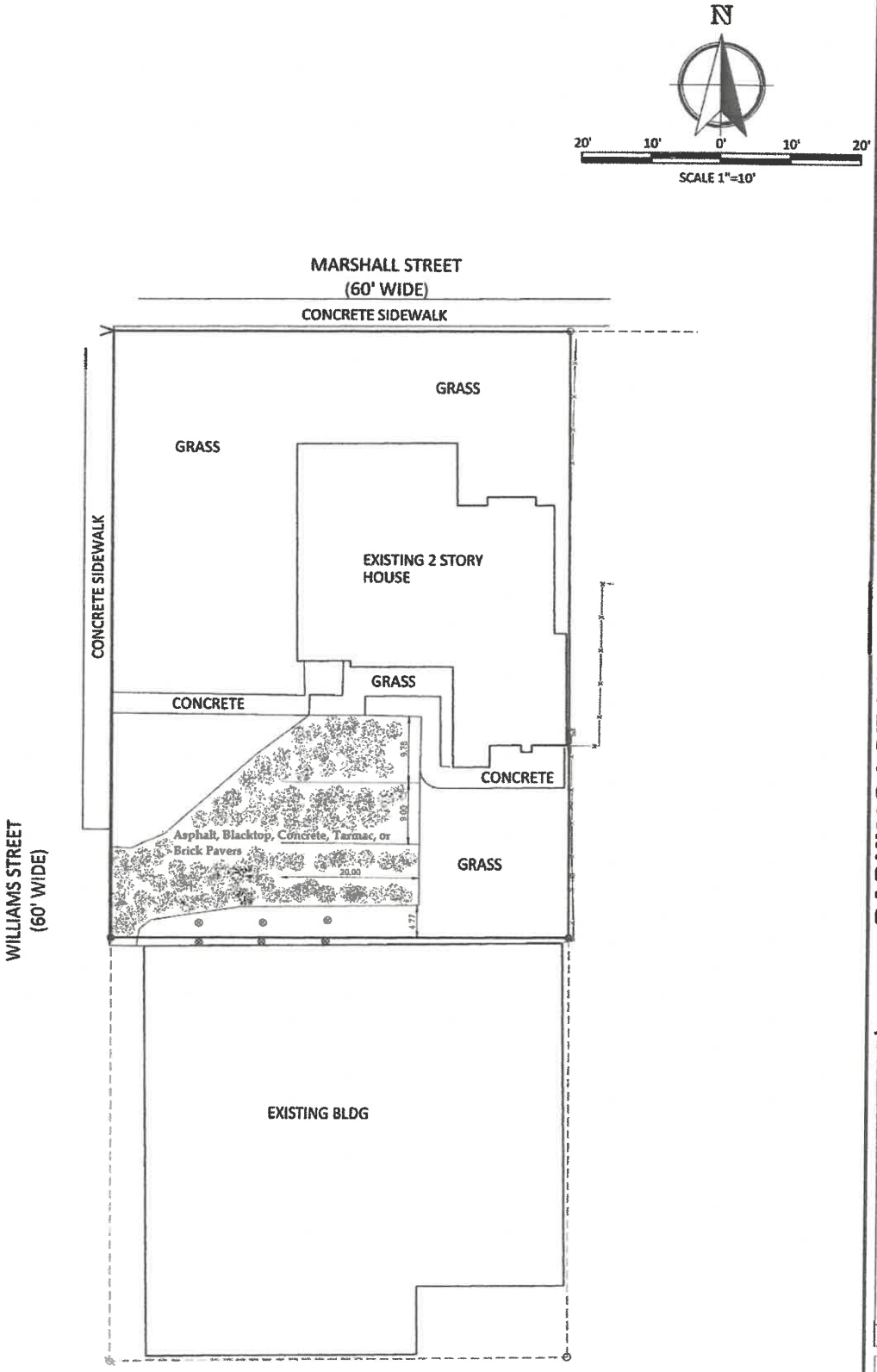
- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor
- City of Lake Geneva
- Other Municipal Boundaries
- Urban Service Area Boundary
- Parcels
- Surface Water
- Abandoned Railroad

N

0 0.25 0.5 Miles

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Date: September 6, 2019
Source: SEWRPC, Walworth County LIO, WisDNR, V&A



LEGEND

PROPOSED Asphalt, Blacktop, Concrete, Tarmac, or Brick Pavers Parking Lot

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

PARKING LOT LAYOUT
SITE PLAN
FOR
JUSTIN LANASA
LAKE GENEVA, WALWORTH, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MRM
DRAFTED: JRT
DATE: 09-23-2020
CHECKED: ALI
DATE: 09-23-2020

2020.0224.01

SHEET 1 OF 1

ISSUE FOR REVIEW: 9-23-2020

Wednesday, September 23, 2020 2:32:18 PM

ZRA 00017
ZRA 00018
ZRA 00013
ZRA 00022
CSM 2684
ZA269400001
ZRA 00020
ZRA 00019
ZF 00010
ZF 00013
ZF 00014
ZF 00015
ZF 00016
ZF 00027
ZF 00026
ZF 00025
ZF 00024
ZF 00023
MARSHALL ST
ZRA 00032
ZA472600001
CSM 4726
ZF 00028
ZF 00028B
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ZF 00030
WILLIAMS ST
ZF 00042
ZF 00041
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ZF 00039
ZF 00038
ZF 00043
ZA451800001
CSM 4518
LOT 1
ANN
ANN ST
ZRA 00039
ZF 00044
ZA117800002
Letter (ANSI A) Portrait
WALWORTH COUNTY, WISCONSIN
1 inch = 83 feet
Author:
Map Produced on: 5/6/2021
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011
Walworth County Information Technology Department
Land Information Division
1600 County Trunk NN
Elkhorn, Wisconsin 53121-1001
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