



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, JULY 26, 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 Straube
3. Roll Call
4. Awards, Presentations, Proclamations, and Announcements
 - a. Presentation of City of Lake Geneva 2020 Audit and Management Letter
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 July 12, 2021 as prepared and distributed
9. **CONSENT AGENDA**– *Recommended by Finance, Licensing and Regulation on July 20, 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. Temporary Class “B”/ “Class B” Retailer’s License filed by the Lake Geneva Rotary Club for use at the Riviera “String of Pearls” Gala to be held August 28, 2021 at the Riviera, 812 Wrigley Drive

- b. Discussion/Recommendation regarding a Temporary Class “B”/ “Class B” Retailer’s License filed by the Lake Geneva Rotary Club for use at the 2021 Oktoberfest, October 9, 2021 and October 10, 2021 located in Flat Iron Park
- c. Temporary Class “B”/ “Class B” Retailer’s License filed by the Star Rising Foundation for use at the Lake Geneva LIVE to be held August 1, 2021 located in Flat Iron Park
- d. Temporary Class “B”/ “Class B” Retailer’s License filed by the Star Rising Foundation for use at the Lake Geneva LIVE to be held August 8, 2021 located in Flat Iron Park
- e. Temporary Class “B”/ “Class B” Retailer’s License filed by the American Legion post #24 for use at the 14th Annual Car Show to be held July 31, 2021 located at 715 S Wells St
- f. Renewal Massage Establishment License application filed by O’Mann Therapeutic Massage LLC for the 2021-2022 term, located at 901 Maxwell St

10. Items removed from the Consent Agenda

- 11. Discussion/Action regarding **Resolution 21-R54** a resolution authorizing the receipt of the 2020 City of Lake Geneva Annual Financial Report and Management Letter

12. Recommendation of the Finance, Licensing, and Regulation Committee of July 6, 2021 & July 20, 2021- Ald. Howell

- a. Discussion/Action regarding disallowance of claim filed by Alex Knable for alleged damage caused by a piece of asphalt that went through a snow blower on February 3, 2021, pursuant to Wis. Stat. 893.80(1g) *(Finance, Licensing, and Regulation Committee approved the disallowance on July 6, 2021; Continued from the July 12, 2021 Common Council meeting)*
- b. Discussion/Action regarding allowing outdoor dining on south side of building located at 150 Center Street *(Finance, Licensing, and Regulation Committee approved the use of concrete area south of building for outdoor seating including the use a bollards/partitions)*
- c. Discussion/Action regarding an Alcohol Premises Extension filed by D & D Restaurant Group d/b/a Flat Iron Tap located at 150 Center Street, to include concrete area to the south of building
- d. Discussion/Action regarding **Resolution 21-R53** a resolution amending the City of Lake Geneva Fee Schedule as it pertains to Fire Department Fees
- e. Discussion/Action regarding authorization of \$3,356 Contingency Funds for unbudgeted costs to amend the City of Lake Geneva Ordinance to conform with Act 67
- f. Discussion/Action regarding possible church pass parking permit for Sunday morning for certain area of downtown parking district
- g. Discussion/Acceptance of July 20 2021 Finance, Licensing, and Regulation Committee Payment Approval Reports

13. Recommendation of the Planning Commission of July 19, 2021- Ald. Dunn

- a. Discussion/Action regarding the Subdivision Final Plat for Omega Homes – Vistas LLC. 210 E. O’Connor Dr. Suite 101, Elkhorn, WI for the property located at Tax Key No. ZA424700001 on LaSalle St

- b. Discussion/Action regarding **Resolution 21-R55** authorizing the issuance of a Limited Conditional Use Permit (CUP) for Luke Pfeifer d.b.a. LuMoBay Max LLC, for a request to amend the existing CUP to allow amplification of voice for the property known as Maxwell Mansion located at 304 S. Wells St & 421 Baker St. in the General Business (GB) zoning district and utilize the SR-4 zoning standards, Tax Key No. ZA452900001
- c. Discussion/Action regarding **Resolution 21-R56** authorizing the issuance of a Conditional Use Permit for Kevin Rubash, 1055 Cherokee Rd., Wilmette, IL 60091 of a proposed pier installation for the property located at 901 Snake Rd. in the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZA491100003
- d. Discussion/Action regarding **Resolution 21-R57** authorizing the issuance of a Conditional Use Permit for Leigh Gignilliat, 3 N. Walworth Ave., Williams Bay, WI, 53191, to raze and rebuild a single family home located at 978 N Knoll Ln. in the Estate Residential – 1 (ER-1) zoning district and utilize the SR-4 zoning standards, Tax Key No. ZYUP00106J
- e. Discussion/Action regarding a General Development Plan (GDP) for The Vistas Group, 526 E 114th Place, Chicago, IL. For the 27-acre property located at the northwest corner of Townline Rd and Edwards Blvd. for a proposed residential subdivision, Tax Key No. ZYUP00198

14. 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: **White River Holdings, LLC**

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

16. Adjournment

<i>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.</i>

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL MINUTES
MONDAY, JULY 12, 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 Dunn 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

Mayor Klein noted that Thursday, July 15, 2021 is Lake Geneva Day and she hopes to see many residents for the Riviera Open House.

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

Stacy Smith; 1486 Rock Ridge Ln; Spoke in opposition of the speed bumps on Center Street within the town of Geneva.

Ruth Monaco; 1625 Lake Shore Dr; Spoke in opposition of Ordinance 21-05.

Acknowledgement of Correspondence

Clerk Kropf explained that three items of correspondence were received; they were received from:

- Stone Ridge Homeowners Association, spoke in opposition of the speed bumps on Center Street within the Township
- Robin Kokodynski of 920 Geneva St, spoke in opposition of Ordinance 21-05
- Jill Maeder, spoke in opposition of Ordinance 21-05
- Dona Martin of 1629 Lake Shore Dr, spoke in oppositions or Ordinance 21-05

All items were forwarded to the members of the Common Council and the City Leadership Team.

Approve the Regular Council Minutes of June 28, 2021 as prepared and distributed

Motion by Hedlund to approve, second by Yunker. No discussion. Motion carried 8-0.

CONSENT AGENDA– Recommended by Finance, Licensing and Regulation on July 6, 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.

-Temporary Class “B”/”class B” Retailer’s License filed by the Lake Geneva Rotary Club for use at the Riviera New Year’s Eve Gala to be held December 31, 2021 at the Riviera, 812 Wrigley Drive

-Temporary Operator License filed by Jill Rodriguez for the event of Riviera New Year’s Eve Gala to be held December 31, 2021 at the Riviera Ballroom, 812 Wrigley Drive

-Temporary Operator License filed by Jill Rodriguez for the event of String of Pearls Gala to be held August 28, 2021 at the Riviera Ballroom, 812 Wrigley Drive

-Renewal Sidewalk Café Permit Application filed by Heart & Sol Café d/b/a Heart & Sol Café located at 264 Center Street

-Agent Change to Monica Pfeifer, filed by Maxwell Pub LLC d/b/a Maxwell Mansion, located at 304 S Wells Street

-Temporary Operator Licenses for the event of Venetian Festival to be held August 18, 2021-August 22, 2021 filed by: Eric Akuetteh, Tyler August, Douglas Bartz, Joe Chambers III, Brian Holt, Bryan Iwicki, Franklyn Lasch, Ryan Lasch, Nathan Love, Brian Monahan, Nicholas Ponsonby, Travis Ross, Joshua Spiegelhoff, Michael Springer JR, Ryan Stelzer, and Christopher Zegarra

Fesenmaier requested that the item for the Flat Iron Tap Sidewalk Café permit for D & D Restaurant group to be removed.

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

Items removed from the Consent Agenda

Renewal Sidewalk Café Application filed by D & D Restaurant Group d/b/a Flat Iron Tap located at 150 Center Street *(Finance, License, & Committee voted to recommend approval of renewal of Sidewalk Café Permit allowing 12 seats located on Center street)*

Motion by Fesenmaier to approve, second by Straube. Fesenmaier stated that this would only allow seats on the sidewalk directly in front of the restaurant. Motion carried 8-0.

Second 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
Mayor Klein offered Ordinance 21-05 as a second reading.

City Planner Mike Slavney explained that this has been reviewed extensively at the Plan Commission and parts of this ordinance has become contentious. He noted that currently the code requires that sixty percent of a proposed lot be impervious. Any changes to that would currently require an extensive storm water management review. He noted that the current code is not clear on these requirements and that these changes should offer clarification. He noted that parts of sections 3a and 3b under 98-407 of the proposed ordinance could be deleted in order to maintain the sixty percent requirement of imperious surface. He added that the trigger could be amended to make these required changes to any development in the ER-1 Zoning districts, regardless of landscape surface ratios or building coverage. If that is the wish of the Council, these changes should be referred back to the Plan Commission for consideration.

Motion by Fesenmaier to refer to the Planning Commission for further discussion specifically to eliminate the 3a maximum building coverage and the minimum landscape surface ratio and the trigger point in 3B and that it apply to all ER-1 Zoned properties, second by Howell.

Attorney Draper noted that this conditional use permit came to be as many of the lots didn't meet the requirements of the ER-1 Zoning; this would allow them to utilize the SR-4 standards. Motion carried 8-0.

Discussion/Action regarding **Resolution 21-R52** a resolution to ratify the Emergency Proclamation approved by the Chief Executive Officer Pertaining to the COVID-19 Pandemic and Declaration of Emergency

Mayor Klein noted that the last item on the emergency proclamation is the ability to attend meetings virtually and that meetings be televised.

Motion by Flower to approve and extend to August 9, 2021, second by Straube. Fesenmaier stated that maybe the date should be extended to December 31, 2021 to allow time for the ordinance addressing virtually meetings to be crafted.

Motion to amend by Fesenmaier to change the date to December 31, 2021, second by Straube. Motion amend carried 8-0.

Original motion as amended carried 8-0.

Discussion/Action regarding amending the job description for the Municipal Court Clerk position

City Administrator Nord stated that this update came as a request from the Municipal Judge and recommended approval.

Motion by Howell to approve, second by Halverson.

Flower noted that she would like to see more consistent descriptions that are comparative to other positions within the City. Attorney Draper stated that the Municipal Court judge assigns the duties to these staff and that he would need to identify those parameters. Motion carried 8-0.

Discussion/Action regarding amending the job description for the Assistant Municipal Court Clerk position

Motion by Howell to approve, second by Yunker. No discussion. Motion carried 8-0.

Discussion/Action regarding proposed changes to the Police Department Civilian Handbook

Motion by Yunker to approve, second by Hedlund. No discussion. Motion carried 8-0.

Recommendation of the Finance, Licensing, and Regulation Committee of July 6, 2021- Ald. Howell

Discussion/Action regarding **Resolution 21-R51** a resolution authorizing the write off of 2019 delinquent personal property taxes in the amount of \$718.93 deemed uncollectible

Motion by Howell to approve, second by Hedlund. No discussion. Motion carried 8-0.

Discussion/Action regarding awarding bid for the City Hall Roof Project to Top Roofing in an amount not to exceed \$85,500.00

Motion by Howell to approve, second by Hedlund. Public Works Director Earle stated that there may be an increased cost for this project that may come over as change orders. Attorney Draper noted that this bid could be approved as is and that any changes could not exceed 15% of the bid price. Motion carried on a roll call vote 8-0.

Discussion/Action regarding awarding bid for Street Department Roof Project 2021-01 to Midwest Roofing in an amount not to exceed \$40,480.00

Motion by Howell to approve, second by Fesenmaier. No discussion. Motion carried on a roll call vote 8-0.

Discussion/Action regarding awarding bid for Street Department Roof Project 2021-02 to Humphrey's Contracting in an amount not to exceed \$91,650.00

Motion by Howell to approve, second by Yunker. Fesenmaier stated that she is not comfortable using two different contractors for buildings that are right next to each other. Public Works Director Earle explained that this was bid out separately to allow the City to obtain multiple bids to potentially save the City money.

Motion by Fesenmaier of substitution to approve Midwest Roofing and award the bid in the amount of \$100,020.00, no second was offered. Motion failed.

Motion carried 7-1, with Fesenmaier voting no.

Discussion/Action regarding awarding proposal for the 2022 Street Improvement Project to MSA
Motion by Howell to approve, second by Hedlund. No discussion. Motion carried 8-0.

Discussion/Action regarding Pay Request #1 for the 2021 Street program filed by Wolf Construction in an amount not to exceed \$150,963.03
Motion by Howell to approve, second by Hedlund. No discussion. Motion carried 8-0 on a roll call vote.

Discussion/Action regarding Pay Request #2 for the 2021 Street program filed by Wolf Construction in an amount not to exceed \$357,733.08
Motion by Howell to approve, second by Hedlund. Flower noted that she had concerns with the intersection at Edwards Blvd and Hwy 50. She requested that the Director of Public Works review the budget for any additional funds for striping and signs in that area. Motion carried 8-0 on a roll call vote.

Discussion/Action regarding Pay Request #3 for the 2020 Street program filed by Payne and Dolan in an amount not to exceed \$14,865.13 (Finance, License, & Regulation Committee voted to recommend payment of \$12,815.13 after subtracting Change Order #2 in the amount of \$2050.00)
Motion by Howell to approve, second by Hedlund. No discussion. Motion carried 8-0 on a roll call vote.

Discussion/Action regarding disallowance of claim filed by Alex Knable for alleged damage caused by a piece of asphalt that went through a snow blower on February 3, 2021, pursuant to Wis. Stat. 893.80(1g)
Motion by Howell to approve the disallowance, second by Hedlund. Fesenmaier passed out pictures of the area in question and noted that the resident was clearing out the end of the driveway when the asphalt was run through the snow blower. She believes that it is the responsibility of the City to pay this claim and that amount should be billed to the contractor that completed this project. Fesenmaier explained that this isn't the fault of the homeowner or the City plows.
Motion to amend by Fesenmaier to approve the payment of \$450 to Alex Knable for damage to a snow blower, second by Halverson. The Council discussed the need to determine who the contractor was for this job and if there were any policies followed in regards to the work completed.
Motion by Flower to continue, second by Yunker. Motion carried 7-1, with Fesenmaier voting no.

Discussion/Action regarding an Original Class "C" Wine License application filed by Lake Geneva Egg Harbor LLC d/b/a Egg Harbor Café, Agent, Adeline Buffa, located at 827 Main Street
Motion by Howell to approve, second by Hedlund. No discussion. Motion carried 8-0.

Discussion/Acceptance of July 6, 2021 Finance, Licensing, and Regulation Committee Payment Approval Reports
Motion by Howell to accept, second by Yunker. No discussion. Motion carried 8-0.

Discussion/Approval of 2022 Budget Goals and Timeline
Motion by Howell to approve, second by Hedlund.
Fesenmaier stated that along with the goals already listed, she would like to see that roads and sidewalks should be a priority. She also added that the citizens should have access to a customer portal through the website and noted that the budget should address the speed issues along with the cleanliness of the City be addressed. Finance Director Hall noted that if outside groups want to present in person, that still can but they are encouraged to turn in written documentation. Motion carried 8-0.

Discussion/Action regarding speed bumps on Center Street (North) leading to the Stoneridge Subdivision (Agenda Item Request by Alderperson Fesenmaier and Alderperson Flower)
Fesenmaier stated that the letter that was distributed by Stacy Smith identified the ten points to be explored/addressed. Flower added that information from the township regarding the need for the speed bumps would be greatly needed. She noted that while the road does not belong to the City, City residents do use that road.

Motion by Fesenmaier to refer to this issue to the City Administrator for a report based on the ten points addressed by Stacy Smith, second by Flower. 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: **White River Holdings, LLC**

Motion by Hedlund to convene the Council into Closed Session, second by Flower. Motion carried 8-0 on a roll call vote. The Council convened into Closed Session at 7:29 p.m.

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

Motion by Howell to reconvene the Council into Open Session, second by Yunker. Motion carried 8-0 on a roll call vote. The Council reconvened at 7:36 p.m.

Adjournment

Motion by Howell to adjourn, second by Flower. Motion carried 8-0. The meeting adjourned at 7:37 p.m.

**SUPPLEMENTAL APPLICATION FORM
TEMPORARY CLASS "B" / "CLASS B" RETAILER'S LICENSE
CITY OF LAKE GENEVA**

This form needs to be submitted as an attachment to the Application for Temporary Class "B" / "Class B" Retailer's License Form (Form AT-315) and returned to the City Clerk.

Applicant Organization: Lake Geneva Rotary Club
Name of Event: - / A String of Pearls 8/28/21
Date of Event: 8/28/21
Time of Event: 5-10 pm
(Beginning) (Ending)
Event Contact Person: Jill Rodriguez

Will a Licensed Operator be serving or supervising the service of alcohol?
*This includes Temporary Operator's who have completed the Responsible Beverage Servers class.

☒ Yes

☐ No

**PLEASE FILL ALL BLANKS COMPLETELY.
THIS INFORMATION IS NEEDED TO COMPLETELY PROCESS YOUR
TEMPORARY RETAILER'S LICENSE APPLICATION.**

For Office Use Only

Date Filed: _____ Receipt No: _____

Total Amount: _____

Forwarded to Police Chief: _____

Recommendation: [Signature] Approved Denied

Verification that not more than 2 temporary wine licenses have been issued to this applicant within the last 12 months: _____

FLR Approval: _____

Council Approval: _____

License Issued: _____

License Number: _____

License Expires: _____

MAILTO: _____ Organization

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ _____

☐ Town ☐ Village ☐ City of Lake Geneva

Application Date: 6-21-21

County of Walworth

The named organization applies for: (check appropriate box(es).)

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☒ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 5pm - 10pm and ending 11pm and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

☒ Bona fide Club

☐ Church

☐ Lodge/Society

☐ Veteran's Organization

☐ Fair Association or Agricultural Society

☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name Rotary Club of Lake Geneva

(b) Address PO Box 609
(Street)

Lake Geneva, WI 53147

☐ Town ☐ Village ☒ City

(c) Date organized 1975

(d) If corporation, give date of incorporation _____

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☐

(f) Names and addresses of all officers:

President Jill Rodriguez 701 South Lake Shore Dr 3C Lake Geneva, WI 53147

Vice President Jane Ipsen 1005 Geneva St Lake Geneva, WI 53147

Secretary Robert Kunkel 144 Lake Vista Circle Fontaine, WI 53125

Treasurer Nancy Newbome 701 South Lake Shore Dr 2B Lake Geneva, WI 53147

(g) Name and address of manager or person in charge of affair: Jill Rodriguez

701 South Lake Shore Dr 3C Lake Geneva, WI 53147

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 812 Wrigley Dr Lake Geneva, WI 53147

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? YES

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: _____

3. Name of Event

(a) List name of the event String of Pearls Gala

(b) Dates of event 8/28/21

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer

Jill Rodriguez
(Signature / Date)

Rotary Club of Lake Geneva
(Name of Organization)

Date Filed with Clerk _____

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

**SUPPLEMENTAL APPLICATION FORM
TEMPORARY CLASS "B" / "CLASS B" RETAILER'S LICENSE
CITY OF LAKE GENEVA**

This form needs to be submitted as an attachment to the Application for Temporary Class "B" / "Class B" Retailer's License Form (Form AT-315) and returned to the City Clerk.

Applicant Organization: Lake Geneva Rotary Club Foundation

Name of Event: 2021 Oktoberfest

Date of Event: Oct 9-10

Time of Event: 12-7pm
(Beginning) (Ending)

Event Contact Person: Kristi Tarantino

Will a Licensed Operator be serving or supervising the service of alcohol?
***This includes Temporary Operator's who have completed the Responsible Beverage Servers class.**

☒ Yes

☐ No

**PLEASE FILL ALL BLANKS COMPLETELY.
THIS INFORMATION IS NEEDED TO COMPLETELY PROCESS YOUR
TEMPORARY RETAILER'S LICENSE APPLICATION.**

For Office Use Only

Date Filed: July 12, 2021 Receipt No: _____

Total Amount: _____

Forwarded to Police Chief: July 13, 2021

Recommendation: _____ Approved Denied

Verification that not more than 2 temporary wine licenses have been issued to this applicant within the last 12 months: _____

FLR Approval: _____

Council Approval: _____

License Issued: _____

License Number: _____

License Expires: _____

MAILTO: _____ Organization

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10

Application Date: 7/1/21

☐ Town ☐ Village ☒ City of Lake Geneva

County of Walworth

The named organization applies for: (check appropriate box(es).)

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning Oct 8 and ending Oct 10 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

- ☐ Bona fide Club ☐ Church ☐ Lodge/Society
☐ Veteran's Organization ☐ Fair Association or Agricultural Society
☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name The Lake Geneva Rotary Club Foundation

(b) Address 430 Broad Street, Lake Geneva, WI 53147
(Street) ☐ Town ☐ Village ☐ City

(c) Date organized Nov

(d) If corporation, give date of incorporation _____

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☐

(f) Names and addresses of all officers:

President Jill Rodriguez

Vice President _____

Secretary _____

Treasurer _____

(g) Name and address of manager or person in charge of affair: _____

Jill Rodriguez

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number Flat Iron Park Beer Garden - fenced

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? _____

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: Flat Iron Park tented. Banquet Beer garden

3. Name of Event

(a) List name of the event Lake Geneva Oktoberfest 2021

(b) Dates of event Oct 9-10

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer Jill Rodriguez 7/1/21
(Signature / Date)

Rotary Club of Lake Geneva
(Name of Organization)

Date Filed with Clerk _____

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10

☐ Town ☐ Village ☒ City of Lake Geneva

Application Date: 6/5/21

County of Walworth

The named organization applies for: (check appropriate box(es).)

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning July 1 and ending July 1 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

- ☒ Bona fide Club ☐ Church ☐ Lodge/Society
☐ Veteran's Organization ☐ Fair Association or Agricultural Society
☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name Rising Star Foundation

(b) Address 39 N Washington St Po Box 197
(Street) ☐ Town ☐ Village ☐ City

(c) Date organized 2019

(d) If corporation, give date of incorporation _____

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☒

(f) Names and addresses of all officers:

President Michael Buttleman

Vice President _____

Secretary _____

Treasurer _____

(g) Name and address of manager or person in charge of affair: Kristi Tarantino, BID
Business Improvement District

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number Flat Iron Park - downtown Lake Geneva

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? No

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: _____

3. Name of Event

(a) List name of the event Lake Geneva LIVE

(b) Dates of event July 1 - Aug 1

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer Michael J. Buttleman
(Signature / Date)

Rising Star Foundation
(Name of Organization)

Date Filed with Clerk June 18, 2021

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

**SUPPLEMENTAL APPLICATION FORM
TEMPORARY CLASS "B" / "CLASS B" RETAILER'S LICENSE
CITY OF LAKE GENEVA**

This form needs to be submitted as an attachment to the Application for Temporary Class "B" / "Class B" Retailer's License Form (Form AT-315) and returned to the City Clerk.

Applicant Organization: Rising Stars Foundation

Name of Event: Lake Geneva LIVE

Date of Event: August 1st

Time of Event: 5:30 - 7:30 pm
(Beginning) (Ending)

Event Contact Person: Krisi Tarantino / Michael Butleman

Will a Licensed Operator be serving or supervising the service of alcohol?
***This includes Temporary Operator's who have completed the Responsible Beverage Servers class.**

☒ Yes

☐ No

**PLEASE FILL ALL BLANKS COMPLETELY.
THIS INFORMATION IS NEEDED TO COMPLETELY PROCESS YOUR
TEMPORARY RETAILER'S LICENSE APPLICATION.**

For Office Use Only

Date Filed: June 18, 2021 Receipt No: _____

Total Amount: _____

Forwarded to Police Chief: June 18, 2021

Recommendation: _____ Approved Denied

Verification that not more than 2 temporary wine licenses have been issued to this applicant within the last 12 months: yes

FLR Approval: _____

Council Approval: _____

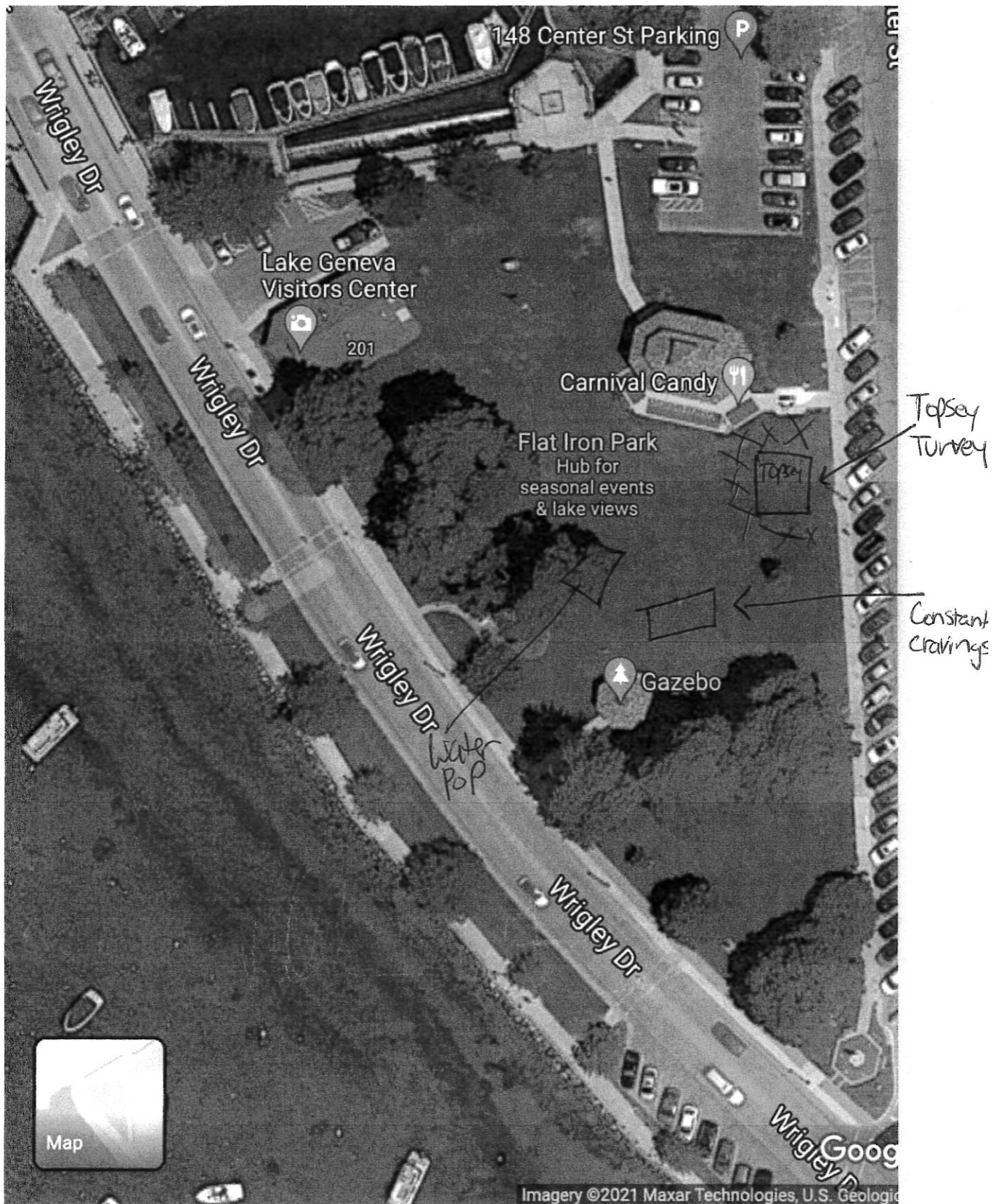
License Issued: _____

License Number: _____

License Expires: _____

MAILTO: _____ Organization

Download Full screen Print



Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10

Application Date: 6/5/21

☐ Town ☐ Village ☒ City of like Geneva

County of Walworth

The named organization applies for: (check appropriate box(es).)

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 8/8 and ending 8/8 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

- ☒ Bona fide Club ☐ Church ☐ Lodge/Society
☐ Veteran's Organization ☐ Fair Association or Agricultural Society
☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name Rising Star Foundation

(b) Address 39 N Washington St PO Box 197
(Street) ☐ Town ☐ Village ☐ City

(c) Date organized 2019

(d) If corporation, give date of incorporation _____

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☒

(f) Names and addresses of all officers:

President Michael Buttleman

Vice President _____

Secretary _____

Treasurer _____

(g) Name and address of manager or person in charge of affair: Kristi Tarantino, BID
Businen Improvement District

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number Flat Iron Park - downtown like Geneva

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? No

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: _____

3. Name of Event

(a) List name of the event Lake Geneva LIVE

(b) Dates of event August 8th

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer Michael J. Buttleman
(Signature / Date)

Rising Star Foundation
(Name of Organization)

Date Filed with Clerk June 18, 2021

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

**SUPPLEMENTAL APPLICATION FORM
TEMPORARY CLASS "B" / "CLASS B" RETAILER'S LICENSE
CITY OF LAKE GENEVA**

This form needs to be submitted as an attachment to the Application for Temporary Class "B" / "Class B" Retailer's License Form (Form AT-315) and returned to the City Clerk.

Applicant Organization: Rising Stars Foundation

Name of Event: Lake Geneva LIVE

Date of Event: August 8th

Time of Event: 5:30 - 7:30 pm
(Beginning) (Ending)

Event Contact Person: Krisi Tarantino / Michael Butleman

Will a Licensed Operator be serving or supervising the service of alcohol?

***This includes Temporary Operator's who have completed the Responsible Beverage Servers class.**

☒ Yes

☐ No

**PLEASE FILL ALL BLANKS COMPLETELY.
THIS INFORMATION IS NEEDED TO COMPLETELY PROCESS YOUR
TEMPORARY RETAILER'S LICENSE APPLICATION.**

For Office Use Only

Date Filed: June 18, 2021 Receipt No: _____

Total Amount: _____

Forwarded to Police Chief: June 18, 2021

Recommendation: _____ Approved Denied

Verification that not more than 2 temporary wine licenses have been issued to this applicant within the last 12 months: yes

FLR Approval: _____

Council Approval: _____

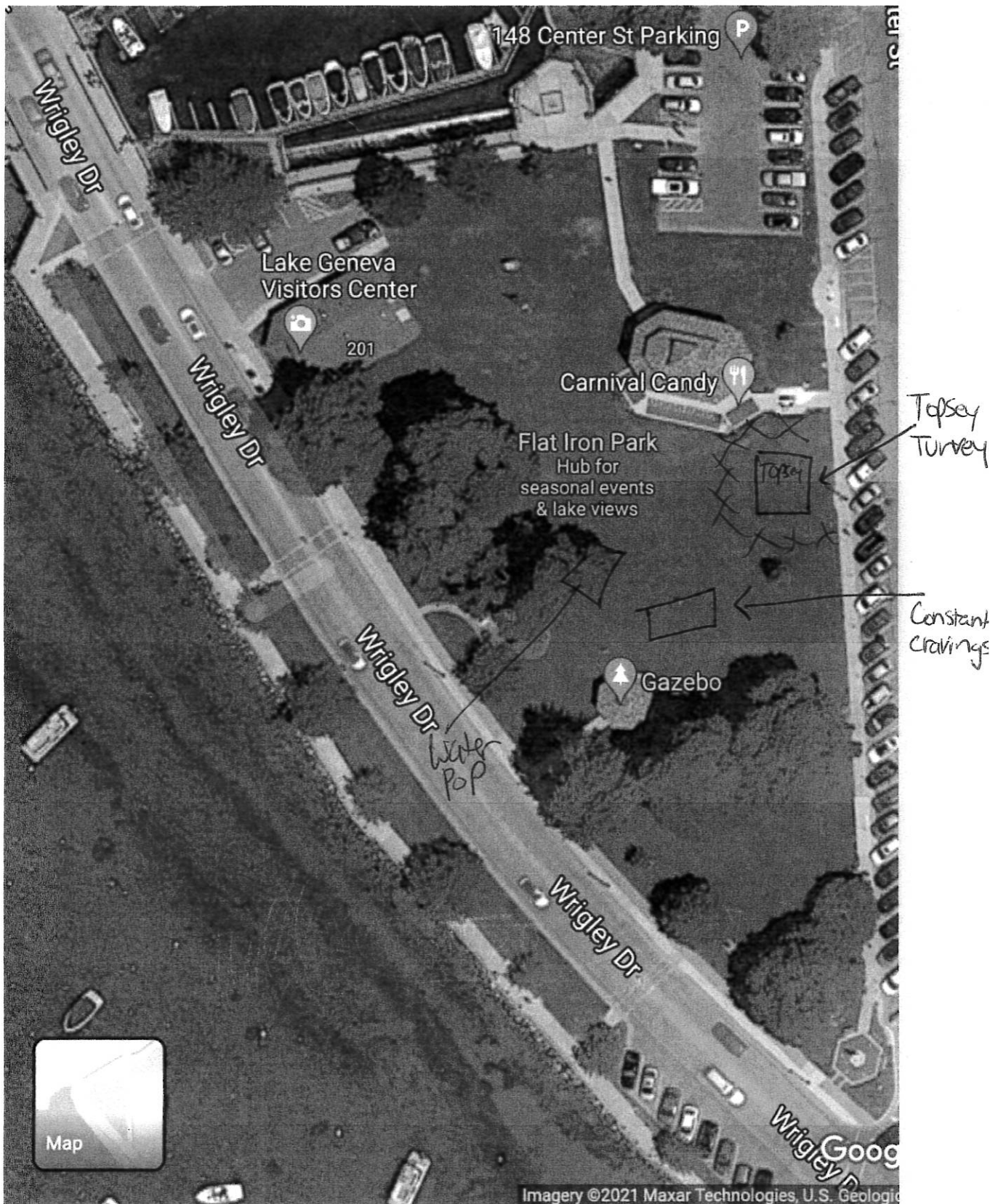
License Issued: _____

License Number: _____

License Expires: _____

MAILTO: _____ Organization

Download Full screen Print



**SUPPLEMENTAL APPLICATION FORM
TEMPORARY CLASS "B" / "CLASS B" RETAILER'S LICENSE
CITY OF LAKE GENEVA**

This form needs to be submitted as an attachment to the Application for Temporary Class "B" / "Class B" Retailer's License Form (Form AT-315) and returned to the City Clerk.

Applicant Organization: AMERICAN LEGION Post 24
Name of Event: 14TH ANNUAL CAR SHOW
Date of Event: JULY 31 2021
Time of Event: 9AM 3PM
(Beginning) (Ending)
Event Contact Person: CHUCK SCHLEHLEIN

Will a Licensed Operator be serving or supervising the service of alcohol?
*This includes Temporary Operator's who have completed the
Responsible Beverage Servers class.

☒ Yes

☐ No

**PLEASE FILL ALL BLANKS COMPLETELY.
THIS INFORMATION IS NEEDED TO COMPLETELY PROCESS YOUR
TEMPORARY RETAILER'S LICENSE APPLICATION.**

For Office Use Only

Date Filed: 4/29/21 Receipt No: 15.002357
Total Amount: \$10.00

Forwarded to Police Chief: 4/30/21
Recommendation: [Signature] Approved Denied

Verification that not more than 2 temporary wine licenses have been issued to this applicant within the last 12 months: _____

FLR Approval: _____ License Issued: _____
Council Approval: _____ License Number: _____
License Expires: _____

MAIL TO: _____ Organization _____

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 200 ~~\$10.00~~
☐ Town ☐ Village ☒ City of LAKE GENEVA

Application Date: 6/25/21
 County of WALWORTH

The named organization applies for: (check appropriate box(es).)

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☒ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.
 at the premises described below during a special event beginning 7/31/21 9AM and ending 7/31/21 3PM and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

- ☐ Bona fide Club ☐ Church ☐ Lodge/Society
☒ Veteran's Organization ☐ Fair Association or Agricultural Society
☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name AMERICAN LEGION POST 24
 (b) Address 337 6th 735 HENRY ST. LAKE GENEVA WI
 (Street) ☐ Town ☐ Village ☒ City

(c) Date organized 1919

(d) If corporation, give date of incorporation _____

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☐

(f) Names and addresses of all officers:

President LEN JEGERSKI
 Vice President TROY HIBBERT
 Secretary BOB MILLER
 Treasurer CHUCK SCHAELEIN

SEE LIQUOR LICENSE

(g) Name and address of manager or person in charge of affair:
CHUCK SCHAELEIN, [REDACTED] LAKE GENEVA

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 715 S. WELLS ST. LAKE GENEVA
 (b) Lot _____ Block _____
 (c) Do premises occupy all or part of building? NO
 (d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: _____

3. Name of Event

(a) List name of the event AMERICAN LEGION 14TH ANNUAL CAR SHOW
 (b) Dates of event 7/31/21

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer [Signature] 6/25/21 AMEN. LEGION POST 24
 (Signature / Date) (Name of Organization)

Date Filed with Clerk 6/29/21

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____



CITY OF LAKE GENEVA

MASSAGE ESTABLISHMENT APPLICATION

\$50.00 ANNUAL LICENSE FEE

EXPIRES JUNE 30TH EACH YEAR

Is Application: Original ☐ or Renewal ☒

Application must be accompanied by the following documents:

1. \$50.00 License fee, payable to the City of Lake Geneva and due upon application
2. Copy of Applicant's Driver's License
3. A listing of the name and address of each Massage Technician employed or subcontracted by the establishment
4. Copy of each Massage Technician's Current and Valid State of Wisconsin Massage Therapist or Bodywork Therapist Certificate
5. Copy of each Massage Technician's Driver's License
6. If the applicant business is a corporation, include a report of the names and current addresses of all officers, directors, and stockholders owning more than 10% of stock in the corporation

BUSINESS INFORMATION

Trade Name: O'Mann Therapeutic Massage LLC

Corporate Name (if applicable): _____

Business Address (Physical): 901 Maxwell St Lake Geneva

Please explain the nature of services to be provided: therapeutic massage, cupping, scraping

BUSINESS OWNER (APPLICANT) INFORMATION

Please include information for all business owners

Full Name: Olivia Mann

Please provide names and addresses of any and all previous establishments where applicant was employed or subcontracted as a Massage technician during the last 3 years, including type of work performed and dates of employment:

Jasmine Salon + Spa oct 2018 - march 2020 - spa services + massage

Have you ever had a massage or similar license/permit revoked, suspended, or denied?

☒ NO

☐ YES

If yes, please explain: _____

Have you ever been arrested, charged, and/or convicted for any offense, other than misdemeanor traffic violations, in Wisconsin or any other state?

☒ NO

☐ YES

If yes, provide the offense, date, location, and disposition: _____

The undersigned hereby swears, under penalty of law, that the foregoing information provided in this application is true and correct to the best of his/her knowledge and belief.

APPLICANT SIGNATURE: [Signature]

Date: 5/29/2021

For Office Use Only

Date Filed: June 25, 2021 Receipt #: 15,002259 Amt Paid: \$50 -

Forwarded to Police Dept: June 25, 2021 Background Completed: _____

Police Chief Recommendation: _____ Approved ☒ Denied ☐

~~Fingerprinting required for new establishments -~~ Fingerprinted by LGPD: ☒ N/A

Forwarded to Building Dept: N/A Inspector approval required for new establishments

Building Inspector Recommendation: N/A Approved ☒ Denied ☐

FLR/Council Approval Dates: _____ License #: _____

Verified: Stark ☐ MSI ☐ Notes/Conditions: _____

Copies to: Building & Zoning Police Chief Fire Chief

NO. 14752 - 146

EXPIRES: 02/28/2023

The State of Wisconsin
Department of Safety and Professional Services
MASSAGE THERAPY AND BODYWORK THERAPY AFFILIATED CREDENTIALING BOARD

Hereby certifies that

OLIVIA MANN

was granted a license to practice as a

MASSAGE THERAPIST OR BODYWORK THERAPIST

in the State of Wisconsin in accordance with Wisconsin Law

on the 25th day of September in the year 2018.

The authority granted herein must be renewed each biennium by the granting authority.

In witness thereof, the State of Wisconsin

Massage Therapy and Bodywork Therapy Affiliated Credentialing Board

has caused this certificate to be issued under

the seal of the Department of Safety and Professional Services



Dean P. Livi
Chair

Deborah A. Camp
Chairperson

Christa H. Otter
Secretary

This certificate was printed on the 16th day of June in the year 2021

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the receipt of the 2020 City of Lake Geneva Annual Financial Report and Management Letter			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	21-R54	Date:	July 26, 2021

Whereas, Clifton, Larson, Allen has prepared the City of Lake Geneva Annual Financial Report and Management Letter for 2020,

Now Therefore be it Resolved by the Lake Geneva Common Council, that the proper city officials be hereby authorized and directed to acknowledge receipt of the 2020 City of Lake Geneva Annual Financial Report and Management Letter.

Granted by action of the Common Council of the City of Lake Geneva this 26th day of July, 2021.

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

Mayoral Action: ☐ Accept ☐ Veto

Charlene Klein, Mayor

Date

Attest:

Lana Kropf, City Clerk

Date



Lake Geneva Utility Commission

Dennis Lyon, President
Josh Gajewski, Utility Director

Jeff Ecklund, Water Superintendent
Ken Bauman, Wastewater Superintendent

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

July 22, 2021

Administrator Nord
City of Lake Geneva
Via email: cityadmin@cityoflakegeneva.com

RE: Council Information Request – Disallowance of Claim – 1046 Bonnie Brae Ln.

Mr. Nord –

As I understand, the Common Council recently met to discuss the disallowance of an insurance claim that was submitted for claimed personal property damage resulting from work that was performed to repair a water main. Additional information was requested from the Utility by Council for review prior to acting on the item. This correspondence is meant to satisfy that request, but please let me know if you anticipate additional information will be needed or if the scope of the reply doesn't satisfy the nature of the request.

Utility staff responded to a potential water leak in the 1000 block of Bonnie Brae Ln. on the morning of February 2, 2021 and observed an active water main or service lateral leak. A request for utility locates was placed and contact was made with Down to Earth Contractors to mobilize a crew to perform the repair work. The crew excavated the roadway, broke up the frost, excavated further to the water main and placed a repair clamp on the main to eliminate the leak. As slurry backfill was not available due to ambient temperatures, compacted granular backfill material was placed in the trench to the bottom of existing road surface. The crew then placed a 4" mat of compacted cold patch material over the trench area as a temporary patch. Work was completed and the crew demobilized around 6:00 p.m. that evening.

A snow event occurred after our main repair, which resulted in a portion of the cold patch material being plowed from the patched area. That issue was reported to the Utility by the claimant, at which time he advised of damage sustained to his snowblower. We advised the claimant that the proper channel to route his claim to was through the City's insurance carrier, which the Utility is covered under and funds proportionately. We also advised the claimant that we would visit the site to address the patch as necessary, which resulted in placing additional material the following day. As the snowbanks receded, the curb line and roadway were swept to remove additional patch debris, while the right of way (terrace) of the adjacent yards were swept once the snow fully melted.

Respectfully,

Josh Gajewski
Utility Director
Lake Geneva Utility Commission

Cc: Lana Kropf – City Clerk
Tom Earle – DPW Director

Statewide Services, Inc.

**1241 John Q Hammons Dr.
P.O. Box 5555
Madison, WI 53705-0555**

VIA E-MAIL ONLY

July 1, 2021

City of Lake Geneva
Attn: Ms. Lana Kropf, Clerk
626 Geneva St.
Lake Geneva, WI 53147

RE: Our Claim #: WM000642460226
Date of Loss: 02/03/2021
Claimant: Alex Knable
1046 Bonnie Brae Ln.
Lake Geneva, WI 53147

Loss location: 1046 Bonnie Brae Ln.
Lake Geneva, WI 53147

Dear Ms. Kropf:

As you know, Statewide Services, Inc. administers the claims for the League of Wisconsin Municipalities Mutual Insurance, which provides the insurance coverage for the City of Lake Geneva. We are in receipt of the above-captioned claim involving damage to the claimant's snow remover or blower allegedly from City snow plowing operations.

Our investigation has revealed that the City was not negligent for this incident. Therefore, we recommend that the City disallow this claim pursuant to the Wisconsin Statute for disallowance of claim 893.80(1g). The disallowance of the claim in this manner will shorten the statute of limitations period to six months.

The claimant alleges that a chunk of asphalt from his street was kicked up and into the snow that had fallen on his driveway; and that when working to remove the snow the chunk of asphalt became caught into his machine and the damage occurred. Although it is not exact or proven, it appears the chunk of asphalt did come onto the driveway from City snow plowing; however, the driver had no notice of it buried under the snow to take an avoidance maneuver. Once more, there is no evidence that the City failed to adhere to any ministerial duties—or mandates--regarding the snow plowing operation; and absent a ministerial duty WI statute 893.80 affords the City discretionary immunity for their "governmental" acts or decisions about clearing snow from the roadway for the public good. Therefore, we recommend the claim be disallowed.

Note: the water main located in front of the claimant's home broke hours prior to the loss, and City staff needed to dig into the road to repair the water main. Given the weather conditions, the City used a "cold patch" to cover the hole left by their digging, and such was used as the weather did not permit a more permanent road seal. IF it were proved that the chunk of asphalt in question in fact came from the "cold patch" used by City staff, the City would still be afforded immunity from damage given decisions about repairing the broken water main and/or patching the street.

I have enclosed a sample Notice of Disallowance for your use, should you choose to use it, or you may use your own. Please send your disallowance, on your letterhead, directly to the claimant at the above listed address. This should be sent certified or registered (restricted) mail, and it must be received by the claimant within 120 days after you received the claim. Please send me a copy of your letter for our file.

Thank you for your attention to the above, Lana and please do not hesitate to contact me with any questions.

Best regards,

Doug Detlie

Douglass A. Detlie
Casualty Claims Specialist

Office: 608-828-5503

Fax: 800-720-3512

E-mail: ddetlie@statewidesvcs.com

[Cc: Paul Lessila, Agent](#)

Statewide Services, Inc.

Claim Division

1241 John Q. Hammons Dr.
P.O. Box 5555
Madison, WI 53705-0555
877-204-9712

July 1, 2021

Mr. Alex Knable
1046 Bonnie Brae Ln
Lake Geneva, WI 53147

Regarding: Our Insured: City of Lake Geneva
Claim No: WM000642460226
Date/Loss: 02/03/2021

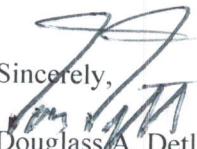
Dear Mr. Knable:

Statewide Services, Inc. administers the claims for the League of Wisconsin Municipalities Mutual Insurance, which provides the insurance coverage for the City of Lake Geneva. We are in receipt of your claim involving damage to your snow remover or blower when a chunk of asphalt became caught up in the machine as you were removing snow from your driveway.

We have completed our investigation, and we recommend that the City of Lake Geneva disallow your claim. Although not exact or proven, this unfortunate loss appears to have occurred when a chunk of asphalt from your street was kicked up and into the snow on your driveway during City snow plowing operations; and your snow remover encountered the material when you were clearing snow from your driveway. The plow driver had no prior notice of any loose road material on the street buried under the snow, thus the driver was unable to take an avoidance maneuver. Finally, Sir, there is no evidence that the City failed to adhere to any ministerial duties--or mandated procedures--with their snow plowing operations, and absent a ministerial duty WI statute 893.80 affords City staff discretionary immunity for their "governmental" acts or decisions about clearing snow from the roadway for the public good. Given the immunity in place for the City, Statewide Services, Inc. will not be able to pay for your damages and we recommend your claim be disallowed.

NOTE: To be clear, Mr. Knable, the water main in front of your home developed a break prior to your loss, and the City needed to take action to dig down into the street to repair the water main; and given the weather they used a "cold patch" to cover the hole versus being able to use a more permanent seal. Assuming the chunk of asphalt in question in fact was from the "cold patch" placed by the City, the City would be afforded the same discretionary immunity from damage noted above regarding their decisions on how to best repair the broken water main and/or patch the road.

I am sorry that we cannot be of assistance to you, Sir, and please do not hesitate to contact me with any questions,


Sincerely,

Douglass A. Detlie
Casualty Claims Specialist
Statewide Services, Inc
PO Box 5555
Madison, WI 53705-0555
Office: 608-828-5503
E-mail: ddetlie@statewidesvcs.com

Cc: City of Lake Geneva



CITY OF LAKE GENEVA

ALCOHOL LICENSE PREMISES EXTENSION APPLICATION

PLEASE FILL IN ALL BLANKS COMPLETELY, AS INCOMPLETE APPLICATIONS WILL BE REJECTED.

Please Check:

- | | |
|---|---|
| ☒ Request for premises extension to sidewalk café | ☐ Request for temporary (special event) premises extension |
| ☐ Request for premises extension to permanent outdoor area | ☐ Other request for premises extension |

Application Checklist:

- ☒ Applicant must currently hold a valid alcohol license

N/A

Applicant obtained a Temporary Use Permit or Conditional Use Permit from the Building and Zoning Department (for special events and permanent outdoor areas)

- ☐ **Scaled diagram** which accurately depicts the location of the premises extension. Such drawing shall include the access points, fencing (if applicable) and the location of where alcohol will be stored and/or served.
- ☐ **Application Fee** of \$25.00 to amend an already approved licensed premises. This fee is charged to defray the cost of review and re-issuance of the license. This fee does NOT apply to premises extensions requested at the time of annual renewal of the license.

APPLICANT INFORMATION

Applicant Name: DAVID Wingate

Establishment Name: FLATIRON TAP

Address: 150 Center St LAKE Geneva, WI 53147

Alcohol License No.: _____ Ph: [REDACTED]

Describe area of premises extension:

See Attached

SPECIAL EVENT INFORMATION (For Temporary Premises Extension Only)

Event Title: N/A

Date and Time of Event: _____

Have you obtained a Temporary Use Permit (or Conditional Use Permit) from the Building and Zoning Department? Yes No

Event Description:


SIGNATURE OF APPLICANT

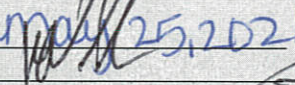
5/25
DATE

For Office Use Only

Date Filed with Clerk: May 25, 2021

Total Amount: \$ 25- Receipt No.: 15-001389

Date Forwarded to Police Chief: May 25, 2021

Police Chief Signature:  Approved Denied

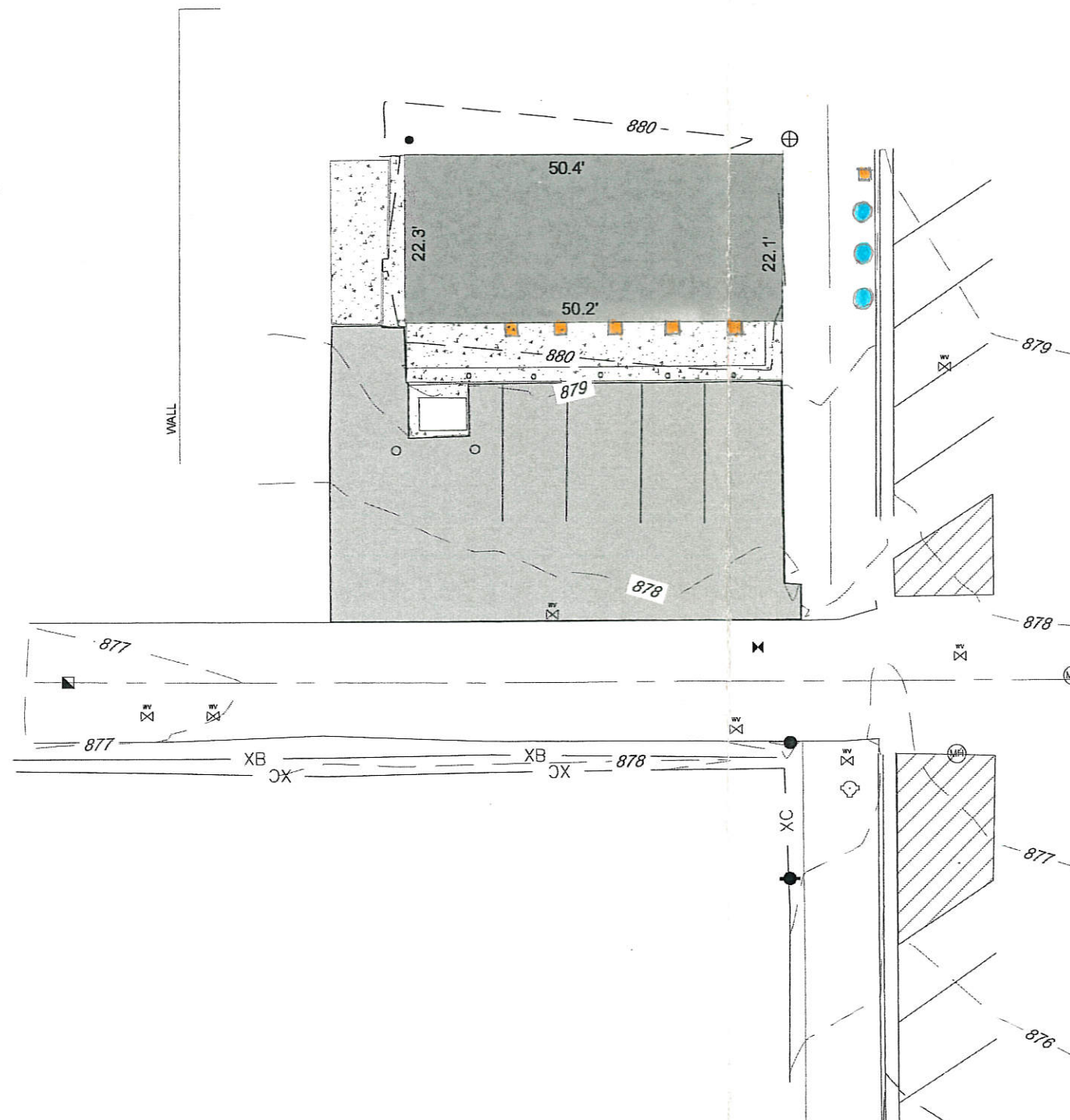
Date Forwarded to Zoning Administrator: N/A (for non-sidewalk café applications)

Zoning Administrator Signature: N/A Approved Denied

Date of FLR/Council Approval: _____

Copies Provided to: Police Chief

A	B	C	D
LEGEND			
		FOUND 1" IRON PIPE	
		FOUND IRON ROD	
		SET 1" IRON PIPE	
		FOUND 1.5" IRON PIPE	
		CHISELED CROSS	
		INLET	
		WATER BOX	
		FIRE HYDRANT	
		MANHOLE	
		PARKING METER SIGN	
		PYLON	
		EXISTING CONCRETE	
		EXISTING PAVED	
		EXISTING BUILDING	
		NO PARKING	
	(XX)	RECORDED AS	
	XB	GUARD RAIL	
	XC	FENCE	
		GAS BOX	



Sidewalk Cafe Seating

- 4 Top Seating

2 Top Seating

Total Seats 24



CLIENT

FLAT IRON TAP
CITY OF LAKE GENEVA, WI 53147

EXISTING CONDITIONS

PRELIMINARY



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

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

NO.	REVISION DESCRIPTION	REV DATE

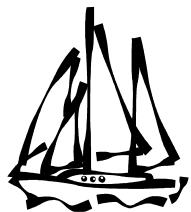
SCALE	1 IN 20 FT
PROJECT NUMBER	20329
DATE	04-06-2020
PROJECT MGR	###
DRAWN BY	JCB
DESIGNED BY	RWC

SHEET NUMBER

01 OF 01

Resolution 21-R53

The Common Council of the City of Lake Geneva does hereby establish the following revised schedule of fees, effective July 26, 2021.



SCHEDULE OF FEES

CITY OF LAKE GENEVA, WISCONSIN

The City of Lake Geneva may retain overpayments of taxes, fees, licenses, and similar charges when the overpayment is \$2 or less, unless such refund is specifically requested by the remitter.

LICENSES & PERMITS	
Temporary Retailer's	\$10.00 Each
Provisional/Temp. Operator (60 days)	\$15.00 each
Operator- 1 Year License (First Time Applicants)	\$50.00
Operator- 2 Year License (Renewal)	\$75.00
Class A Liquor	\$500.00
Class A Beer	\$100.00
Class C Wine	\$100.00
Class B Liquor (Quota License)	\$500.00
Class B Beer	\$100.00
Reserve Class B Liquor	\$10,000.00
Change of Agent	\$10.00
Publication Fee	\$25.00
Extension of Premises	\$25.00
ANNEXATION FILING FEE - DUE UPON PETITION	\$200.00
AMUSEMENTS	
Coin Operated music machine/juke box	\$20.00 per machine
ASSESSMENT REQUEST LETTER	\$35.00 each
BANNER PERMIT	\$1.00 per banner per day of display
BUSINESS LICENSE	\$25.00 Annual
Late fee after July 1	\$20.00 (in addition to license fee)
CAT LICENSE	
Not Spayed/Neutered	\$8.00 Annual
Spayed/Neutered	\$4.00 Annual
Late fee after April 1, or 30 days after adoption of new animal if adoption occurs after April 1	\$5.00 (in addition to license fee)
DOG LICENSE	
Not Spayed/Unneutered	\$30.00 Annual
Spayed/Neutered	\$15.00 Annual
Late fee after April 1, or 30 days after adoption of new animal if adoption occurs after April 1	\$5.00 (in addition to license fee)
BOWLING ALLEY	\$20.00 per lane
BILLIARDS OR POOL TABLE	\$40.00 per table
CARRIAGE COMPANY LICENSE	\$50.00 Annual
Each Additional Carriage	\$25.00
CLOSING OUT SALE	\$25.00 event
CIGARETTE/TOBACCO LICENSE * STATUTORY	\$100.00 Annual

CREAMERY PERMIT	\$50.00
DIRECT SELLERS PERMIT	\$50.00 nonrefundable application fee
EVENT PERMIT (PER POLICY)	
PUBLIC ASSEMBLY PERMIT	Non-profit organization: No charge For-profit organization: \$60 per day
BLOCK PARTIES OR GAZEBO USE (1 hour Photo Session in Gazebo in Flat Iron Park)	Non-profit organization: No charge For-profit organization: \$75
TIER 1 EVENT	Non-profit organization: No charge For-profit organization: \$250 for an event up to seven days, additional \$50 per day thereafter
TIER 2 EVENT	Non-profit organization: No charge For-profit organization: \$500 for an event up to seven days, additional \$100 per day thereafter
MESSAGE ESTABLISHMENT	
Investigation	\$50.00 Annual
Transfer	\$50.00
MOBILE HOME PARK LICENSE	\$100.00 Annual
PARADE PERMITS	\$25.00 nonrefundable application fee
BASEBALL TOURNAMENT PERMIT FEE – VETERAN’S PARK	\$1,000 Security Deposit
Friday Rental	\$150.00
Saturday Rental	\$300.00
Sunday Rental	\$300.00
PARKING STICKERS	
Resident & Non-Resident Residence Owners – Lasts 2 years (even) – 2 hours free parking	4 free per residence each additional \$25.00
Business Owner – 2 hours free parking	\$25.00 Lasts 2 years (even) \$25.00 for 1 year (effective Jan. 1 2017) \$50.00 (effective Jan. 1, 2018)
Walworth County Resident - 2 hours free parking	\$160.00 Lasts 2 years (even) \$80.00 for 1 year
Parking Lot Permit	\$400.00 Annual
PARKING RATES	
All Parking Stalls Rate	2.00 per hour
Parking Meter Bags/Contractor Permits	\$10.00 administrative fee \$25.00 deposit per locked bag March 1 – Nov 14: \$20.00 daily per bag Nov 15 – Feb 29: \$10.00 daily per bag
PARKING TICKETS	
Expired Stall (Over 2 hours; Over 5 hours; Over 25 min.)	\$20.00
More than 3 motorcycles	\$20.00
Improper Use or Display of Sticker	\$20.00
Backed into parking stall	\$25.00
Compact Car Only	\$25.00
No Parking Zone	\$25.00
Over the Line	\$25.00

Parking by fire hydrant	\$40.00
Handicap Zone	\$150.00
Parking with Trailer or Trailer alone in Sage Lot D	\$25.00
Parking any Vehicle without a Trailer or with an occupied Trailer in Boat Launch Parking Lot F	\$25.00
LATE FEES	
Expired Stall After 10 days	\$40.00
More than 3 motorcycles After 10 days	\$40.00
Backed into parking stall After 10 days	\$50.00
Compact Car Only After 10 days	\$50.00
No Parking Zone After 10 days	\$50.00
Parking by fire hydrant	\$80.00
Handicap Zone	\$300.00
Second Collection Letter Fee	\$6.00
Vehicle Suspension Release Fee	\$20.00
PUBLIC RECORDS REQUESTS * STATUTORY	
Photocopies (can include hourly wage for gathering data)	\$0.25 per page
RADON TEST KIT	\$10.00
REISSUE CHECK FEE	\$25.00
RETURNED CHECK FEE (NSF)	\$30.00 each
ROOM TAX LICENSE	\$10.00 Annual
SHOWS, CIRCUS, CARNIVALS	
Circus	\$50.00 per day
Tent Show – Day 1	\$15.00
Tent Show – Each Additional Day	\$10.00
All Other	\$2.00 per day
SIDEWALK CAFÉ PERMIT	\$15.00 per seat Annual
STREET USE PERMIT	\$25.00 nonrefundable application fee
Up to two days	\$40.00
More than two days	\$100.00
TAX EXEMPT REPORT FILING (every other year)	\$20.00
Late Fee	\$20.00
TAXI CAB COMPANY LICENSE	\$50.00 Annual
Each Additional Car	\$25.00
TAXI CAB DRIVER LICENSE	\$25.00 Annual
THEATER LICENSE	
Up to 1,200 seats	\$200.00
Over 1,200 seats	\$275.00
TOURIST ROOMING/SHORT-TERM RENTAL LICENSE	\$750.00 Annual
TRAPPING PERMIT	\$25.00 Annual
CITY HALL MEETING ROOM RENT	\$25 per event

LAKEFRONT	
BEACH (Open Memorial Day thru Labor Day -	

no glass containers allowed)		
Children age 6 and under		Free
Ages 7 and up		\$8.00 per day
Resident Beach Tags (Maximum 6 per Household)		\$3.00 per tag
Seasonal Pass Ages 7 and up		\$80.00 per year
Beach Bathrooms - Opening/Cleaning		Hourly Rate
BOAT LAUNCH PERMIT		
One-Time Launch	Resident	Non-Resident
Non-Trailer Non-Motor	\$7.00	\$8.00
Less than 20 feet	\$10.00	\$11.00
20 feet to 25 feet 11 inches	\$14.00	\$21.00
26 feet and over	\$16.00	\$24.00
Season Launch Permit	Resident	Non-Resident
Non-Trailer Non-Motor	\$70.00	\$80.00
Less than 20 feet	\$100.00	\$110.00
20 feet to 25 feet 11 inches	\$140.00	\$210.00
26 feet and over	\$160.00	\$240.00
COMMERCIAL BOAT LAUNCH PERMIT	\$1,000 per year (unlimited launches)	
ANNUAL WEST END PIER SLIP, LAGOON SLIP, BUOY, DINGHY, KAYAK AND PADDLEBOARD RACK LEASE PERMITS	<i>Rates may change on an annual basis by the Common Council</i>	
WEST-END PIER 24' SLIP		
Resident		\$1,882.00
Non- Resident Property Owner		\$2,824.00
Non-Resident		\$3,763.00
WEST-END PIER 26' SLIP		
Resident		\$2,196.00
Non- Resident Property Owner		\$3,199.00
Non-Resident		\$4,076.00
LAGOON SLIP & BUOY		
Resident		\$811.00
Non- Resident Property Owner		\$1,350.00
Non-Resident		\$1,882.00
LAGOON PERSONAL WATER CRAFT SLIP		\$1,200.00
DINGHY, KAYAK, & PADDLEBOARD RACKS		
Resident		\$140.00
Non- Resident Property Owner		\$203.00
Non-Resident		\$279.00
RIVIERA SLIPS		\$5,651.64
RIVIERA BUOYS		\$2,591.08
Season Launch Pass for Kayaks, Canoes and Paddleboards (non-trailer, non-motor)		\$30.00 per year
RIVIERA LOWER LEVEL CONCOURSE LEASE RATE		\$43.50/Sq Foot
RIVIERA RENTALS (ALL CONFERENCES/CONVENTIONS & WEDDINGS HELD NOVEMBER 15 THROUGH APRIL 30) <i>Maximum attendees is 380</i>	Rates below effective until December 31, 2021	
Security Deposit		\$1,000.00
Resident Rental Fee (Friday, Saturday, Sunday)		\$2,500.00
Non-Resident Rental Fee (Friday, Saturday, Sunday)		\$3,000.00

Resident & Non-Resident Weekday Rental Fee (Monday - Thursday)	\$500.00
Not-for-Profit Group Rental Fee	\$400.00
Per Hour Set Up Fee	\$20.00 per hour
Security Guards for Event (2)	Additional Renter Expense - Hourly Rate
Extra Security Guard over 250 attendees	Additional Renter Expense - Hourly Rate
RIVIERA RENTALS (WEDDINGS HELD MAY THROUGH NOVEMBER 15) <i>Maximum attendees is 380</i>	Rates below effective until December 31, 2021
Security Deposit	\$1,000.00
Resident Rental Fee (Monday - Thursday)	\$625.00
Resident Rental Fee (Friday & Sunday- Non-Holiday)	\$1,700.00
Resident Rental Fee (Saturday)	\$1,950.00
Non-Resident Rental Fee (Monday- Thursday)	\$1,250.00
Non-Resident Rental Fee (Friday & Sunday- Non-Holiday)	\$3,400.00
Non- Resident Rental Fee (Saturday)	\$3,900.00
RIVIERA RENTAL RATES (OFF PEAK SEASON- DECEMBER 1- APRIL 30) <i>Maximum attendees is 380</i>	Rates below effective January 1, 2022
Security Deposit	\$1,000.00
Holiday Booking Surcharge	\$250.00
Per Hour Set Up Fee	\$20.00 per hour
Security Guards for Event (2)	Additional Renter Expense - Hourly Rate
Extra Security Guard over 250 attendees	Additional Renter Expense - Hourly Rate
SOCIAL EVENTS (WEDDINGS, ANNIVERSARIES, ETC)	
Resident Friday	\$1,900.00
Resident Saturday	\$2,350.00
Resident Sunday	\$1,500.00
Resident Mon-Thurs	\$1,000.00
Non-Resident Friday	\$3,800.00
Non-Resident Saturday	\$4,700.00
Non-Resident Sunday	\$3,000.00
None-Resident Mon-Thurs	\$1,500.00
CORPORATE EVENTS	
Weekday (Mon-Thurs)- One Day Event	\$1,250.00
Weekday (Mon-Thurs)- Multi-Day Event *Minimum of two days/ group stays overnight a minimum of 1 night)	\$850.00
Friday- Half Day AM	\$850.00
Friday- Full Day	\$1,700.00
(Above Friday Rates: only available as add-on to multi-day event with hotel stays)	
Resident Friday	\$1,900.00
Resident Saturday	\$2,350.00
Resident Sunday	\$1,500.00
Non-Resident Friday	\$3,800.00
Non-Resident Saturday	\$4,700.00
Non-Resident Sunday	\$3,000.00
NON-PROFIT EVENTS	
Sun- Sat	\$1,000.00

RIVIERA RENTAL RATES (PEAK SEASON- MAY 1- NOVEMBER 30) <i>Maximum attendees is 380</i>	Rates below effective January 1, 2022
Security Deposit	\$1,000.00
Holiday Booking Surcharge	\$250.00
Per Hour Set Up Fee	\$20.00 per hour
Security Guards for Event (2)	Additional Renter Expense - Hourly Rate
Extra Security Guard over 250 attendees	Additional Renter Expense - Hourly Rate
SOCIAL EVENTS (WEDDINGS, ANNIVERSARIES, ETC)	
Resident Friday	\$2,350.00
Resident Saturday	\$2,750.00
Resident Sunday	\$2,250.00
Resident Mon-Thurs	\$1,000.00
Non-Resident Friday	\$4,700.00
Non-Resident Saturday	\$5,500.00
Non-Resident Sunday	\$4,500.00
None-Resident Mon-Thurs	\$1,750.00
CORPORATE EVENTS	
Weekday (Mon-Thurs)- One Day Event	\$1,250.00
Weekday (Mon-Thurs)- Multi-Day Event *Minimum of two days/ group stays overnight a minimum of 1 night)	\$850.00
Friday- Half Day AM	\$850.00
Friday- Full Day	\$1,700.00
(Above Friday Rates: only available as add-on to multi-day event with hotel stays)	
Resident Friday	\$2,350.00
Resident Saturday	\$2,750.00
Resident Sunday	\$2,250.00
Non-Resident Friday	\$4,700.00
Non-Resident Saturday	\$5,500.00
Non-Resident Sunday	\$4,500.00
NON-PROFIT EVENTS	
Mon-Thurs	\$1,000.00
Friday- Half Day AM	\$850.00
Friday- Full Day	\$1,700.00
Resident Friday	\$2,350.00
Resident Saturday	\$2,750.00
Resident Sunday	\$2,250.00
Non-Resident Friday	\$4,700.00
Non-Resident Saturday	\$5,500.00
Non-Resident Sunday	\$4,500.00

BUILDING & ZONING	
Building	
Minimum permit fee for all building permits	Residential \$65.00 Commercial \$100.00
Residential Construction:	

One & Two family & attached garage (new, addition and alterations)	\$0..33 / sq. ft. New Single Family Construction \$1,000.00 Minimum
Accessory buildings & garages	\$0.25 / sq. ft.
Decks	\$0.15 / sq. ft., or \$65.00 Minimum
Roofing and Siding	\$65.00
Commercial Construction:	
Residences - Apartments, Three family & over, Row Housing, Multiple Family Dwellings, Institutional (new, addition and alterations)	\$0 .33 / sq. ft. New Commercial Construction \$1,500.00 Minimum
Local Business, Office Building (new, addition or alteration)	\$0.30/ sq. ft.
Manufacturing or Industrial (new, addition or alteration)	\$0.30 / sq. ft.
Commercial , structures, alterations, residing, reroofing, repairs, where square footage cannot be calculated	\$10.00 / \$1,000.00 valuation
Plan Examination:	
One and Two Family Residence	\$150.00
Apartments, Three Family Residence, Row Housing, Multiple family Building State Approved Plans	\$180.00 plus \$10.00 / unit
Commercial, Industrial, Institutional & Additions State Approved Plans	\$350.00
Without state approved plans	\$150.00
Heating Plans, Energy Calculations, or Lighting Plans submitted separately	\$125.00/ Plan
Additions, Alterations to 1 & 2 Family Dwellings	\$75.00
Accessory building over 240 sq. ft., and decks for 1 & 2 family dwellings	\$40.00
Wisconsin Uniform Building Permit Seal	\$45.00
Occupancy Permit (including commercial tenant change)	\$65.00/Residential \$100.00/Commercial & Industrial
Temporary (6 months or less Commercial only)	\$75.00
Permit Renewal (6 month extension or less)	\$200.00 Commercial \$65.00 Residential
Heating and Air Conditioning:	
Heating and Air Conditioning Distribution Systems	\$4.00/ 100 sq. ft. of conditioned area with a minimum fee of \$65.00
New Residential Heating	\$125.00 first unit, \$65.00 each additional unit.
Replacement Residential Heating	\$65.00 / unit
Commercial New or Replacement Heating	\$150.00/ unit, up to and including 150,000 BTU units. Additional fee of

	\$20.00 / each 50,000 BTU fraction thereof up to a maximum of \$900.00 / unit.
Residential Air Conditioning – Other than Wall Units (new or replacement)	\$65.00 / unit
Commercial Air Conditioning - Other than Wall Units (new or replacement)	\$150.00/ unit up to 5tons or 60,000 BTU's. Additional fee of \$20.00 each ton or 12,000 BTU's or fraction thereof up to a maximum of \$900.00 / unit
Permanently installed Wall unit (example - Fireplace, wall pack)	\$65.00 / unit
Commercial/Industrial Exhaust Hoods and Exhaust Systems	\$75.00
Plumbing Permit:	
Fixture Count	\$17.00/ fixture, drain or device, \$65.00 Minimum
Water Main	\$1.00 / lineal foot of sewer or private water main, \$65.00 Minimum
Sanitary Sewer	\$1.00 / lineal foot of sewer or private water main, / \$9.00 per manhole \$65.00 Minimum
Storm Sewer	\$1.00 / lineal foot of sewer or private water main / \$12.00 per manhole or basin \$65.00 Minimum
Exterior Grease Trap	\$100.00
Electrical:	
Residential Minimum	\$65.00 minimum.
New Residential Service	\$100.00/ Service First 200 Amps, \$25.00 each additional 100 Amps.
Residential Service Update	\$100.00/ Service
Residential Sub-Panel	\$65.00/ Panel
Residential Generator	\$75.00 (includes gas piping)
Temporary Electrical Service	\$100.00 up to 200 Amps. \$25.00 each additional 100 Amps.
Commercial Electrical Minimum	\$150.00 Minimum
Commercial Electrical Re-Inspections	\$150.00/ Inspection
Commercial Service (New or Update)	\$150.00 First 200 Amps, \$25.00 each additional 100 Amps.
Commercial Sub-Panel	\$50.00 First 100 Amps, \$10.00 each additional 100 Amps.
Commercial Generator	\$150.00 (included gas piping)
Commercial Low Voltage	\$1.00/ Device, \$100.00 Minimum
Commercial Exterior Light Fixture Replacement	\$100.00 per site

Residential Electrical Permit - for minor installations with fees not exceeding \$5.00, the permit fee may be waived by the inspector.	\$0.12 / sq. ft. of area served, \$65.00 minimum.
Commercial Electrical Permit - for minor installations with fees not exceeding \$5.00, the permit fee may be waived by the inspector.	\$0.12 / sq. ft. of area served, \$150.00 minimum.
Erosion control fees:	
New One and Two Family Buildings	\$125.00 / lot
One and Two Family Additions and Accessory Structures	\$65.00
Multi-Family Residential, Commercial, Industrial and Institutional	\$180.00/Building, plus \$5.00/1,000 sq. ft. disturbed lot area up to \$2,000.00 max.
Zoning	
Zoning Permit	\$65.00
Temporary Use (per Section 98-906)	\$65.00
Zoning Verification Letter	\$65.00
Sign Permit (per Section 98-907)	\$65.00 minimum or \$0.35/ sq ft of sign area
Early Start Permit to start construction	\$125.00 (1-2 family) \$250.00 (all others)
Fuel Tanks	\$75.00 administrative fee/ tank for installation or removal
Wrecking or Razing- Building Inspector may waive the fee if the structure is condemned	\$100.00 (One or two family residences and accessory Structure over 250 sq ft)
Commercial/ Industrial Razing	\$350.00
Moving buildings over public right-of-ways	\$250.00 plus \$0.03/ sq ft
Special Inspections and Reports	\$150.00/ inspection report
Text Amendment (per Section 98-902)	\$400.00
Zoning Map Amendment (per Section 98-903)	\$400.00
Certified Survey Map (CSM)	For each new Residential Lot Created: \$400.00 For each new Commercial Lot Created: \$200.00
Extra Territorial Zoning (CSM)	\$150.00
Plat Renewal	\$150.00
Conditional Use (per Section 98-905)	\$400.00 \$100.00
Site Plan (per Section 98-908)	\$400.00
Variance (per Section 98-910)	\$400.00
Interpretation (per Section 98-911)	\$150.00
Appeal (per Section 98-912)	\$400.00
PD Zoning Map Amendment (Includes 1 PIP Review)	\$750.00

PIP Review	\$400.00
Filing or Recording fee with City Clerk, plus actual recording fee	\$10.00
Triple Fees: Upon failure to obtain a permit before work on a building has been started, except in emergency cases, the total fee shall be triple the total fees charged.	
NOTE: Fees shall be charged on gross square footage defined as follows: The exterior dimensions, including attached garage and each floor level	
NOTE: In determining costs, all construction shall be included with the exception of heating, air conditioning, electrical or plumbing work.	
NOTE: All fee amounts shall be rounded up to the next full dollar amount.	
NOTE: An additional fee for plan review may be assessed at the time of application for renewal of the permit.	
* Base fee may be modified by Subsection (4) of Section 98-935, Fees of the Zoning Code	

CEMETERY FEES	
Opening Grave – Weekdays (Full Burial)	\$675.00
Opening Grave - Saturdays (Full Burial)	\$800.00
Opening Grave – Weekdays (Cremation)	\$450.00
Opening Grave – Saturdays (Cremation)	\$525.00
Two cremations buried in same grave at one time	\$100.00 extra charge
Opening Grave – Weekdays - Baby Under 1 Year	\$200.00
Opening Grave – Saturdays - Baby Under 1 Year	\$300.00
Grave (50% Perpetual Care)	\$650.00
Grave – Single Cremation (50% Perpetual Care)	\$400.00
Grave – Double Cremation (50% Perpetual Care)	\$500.00
Columbarium Niche (includes opening & inurnment) (\$200 Perpetual Care)	\$1,200.00 \$1,000.00 bottom row
2 nd Inurnment if Niche allows for two	\$150.00 additional
Niche Door Inscriptions	\$240.00
Frost Charges (November 1 to March 15)	\$75.00
Stake Out Fee for Foundations	\$50.00
Foundation Charges	\$0.40 per square inch
Use of Cemetery for Functions	20% of Gross Receipts
POLICE DEPARTMENT FEES	
FINGERPRINTING	
City Residents	\$15.00
Individuals employed in business in city limits or working for city licensed business	\$15.00
Non-Residents	\$60.00
PUBLIC WORKS FEES	
CONSTRUCTION PERMIT FEE	

Curb Cut/Driveway Approach Fee	
Right-of-Way Excavation Fee	\$25.00
Storm Sewer Connection Fee	\$25.00
Sanitary Sewer Connection Fee	\$25.00
Special brush, limb and refuse pick-up	\$25.00
Dumpster Delivery	\$24.00 per 15 minutes
Dumpster Pick-up	\$50.00 per dumpster
	\$50.00 plus additional landfill fees

FIRE DEPARTMENT FEES	
Fees for Apparatus and Personnel	1 hour minimum and fractions thereafter on hourly rates unless stated otherwise
Chief, Deputy Chief or Assistant Chief	\$26.00/hr.
Fire and EMS Personnel	\$26.00/hr.
Engine/Squad	\$550.00/hr.
Truck (aerial apparatus)	\$875.00/hr.
Brush Truck	\$300.00/hr.
Air Boat	\$300.00/hr.
Technical Rescue and Utility	\$500.00/hr.
Chief, Deputy Chief, Assistant Chief, or Command Vehicle	\$50.00/hr.
Utility	\$50.00/hr.
Ambulance	\$270.00/hr.
Paramedic Intercept Fee (Option a OR b)	
a. Flat Rate Billed to Requesting Municipality	\$400.00
b. Shared Revenue from Requesting Municipality	50% Monies Received
EMS First Responder and Transport Fees	
Residents Fee	\$150.00 per call
Non-Resident Fee	\$200.00 per call
Ambulance Transport Fee Schedule	
Advanced Life Support Base Rate	\$918.89 1,200.00
Advanced Life Support Base Rate (ALS2)	\$1010.47 1,200.00
Advanced Life Support Base Rate (Intercept)	\$918.89 1,200.00
Advanced Life Support Base Rate (Intercept ALS2)	\$1010.47 1,200.00
Equal Level Staffing Mutual Aid	\$300.00
Basic Life Support Base Rate	\$700.00 1,000.00
Mileage Charge	\$20.00 per mile

Supplies used fee	-
Defibrillation	\$100.00
EKG Monitoring	\$150.00
Spinal Immobilization	\$150.00
I/O Needle & Associated Supplies	\$200.00
Airway Placement	\$150.00
Oxygen & Associated Supplies	\$100.00
IV & Associated Supplies	\$150.00
CPAP Disposable	\$150.00
Epi 1:1,000	\$35.00
Nitro Tabs	\$22.00
Albuterol/Ventolin	\$30.00
Glucagon	\$211.00
Narcan	\$48.00
ASA	\$32.00
Dextrose 25gms/50cc	\$32.00
Glucose	\$10.50
CO2 Monitor Nasal/Tube	\$40.00
Oil Dry	\$10.00 per bag
Class A, B, or AB Firefighting Foam	\$30.00/gallon
BLS Supplies Used	\$75.00
ALS Supplies Used	\$125.00
Paramedic Medications	
Adenocard	\$31.00
Amiodorone	\$125.00
Atropine	\$37.00
Calcium Chloride	\$43.00
Dextrose 5%	\$32.00
Diltiazem	\$9.00
Diphenhydramine	\$5.00
Epi 1:10,000	\$16.00
Etomidate	\$94.00
Heparin	\$32.00
Ketamine	\$54.00
Lidocaine	\$36.00
Magnesium Sulfate	\$7.00
Methylprednisolone	\$101.00
Metoprolol	\$9.00
Midazolam	\$68.00
Norepinephrine	\$22.00
Ondansteron	\$28.00
Sodium Bicarbonate	\$37.00
Sublimaze	\$5.00

Succinylcholine	\$41.00
Clopidogral	\$19.00
Dopamine	\$97.00
Hydromorphone	\$10.00
Hydroxycobalamin	\$1270.00
Metoclopramide	\$5.00
Morphine Sulfate	\$56.00
Tranexamic Acid	\$96.00
Fees Relating To Permits Required	
Fire pit burn permit	\$15.00 each fire or \$50.00 yr
Fireworks permit	\$50.00
Burning permits	\$50.00
Key box processing fee	\$10.00
Operational Permit	\$75.00
Fees Relating To Fire Protection Systems	
Basic system Review Fee is charged for systems without hydraulic calcs	\$250
Fire Sprinkler, Fire Control and/or Fire Suppression system plan review with one set of hydraulic calculations. (Fee is charged for each separate floor and /or area of building per system and review.)	\$300.00
Verifications of Additional Hydraulic Calcs (fee is charged for each additional set of hydraulic calculations required by the AHJ)	\$175.00
Additional review of same system. (Fee applies to all re- submittals.)	\$300
Site inspection during installation 2 hour minimum Note: system may not be concealed prior to inspection. Inspections are required for all systems.	\$75.00/hr.
Modifications to existing systems	
Min. fee per system without hydraulic calcs	\$75.00
Fee per sprinkler up to 15 sprinklers w/o calcs	\$20.00 ea.
Fee per sprinkler up to 15 with calcs	\$200.00
Fire Pumps per review	\$300.00
Fire prevention inspection fee schedule:	
Residential Building Type:	
4 to 36 units	\$10 per unit per year
37 to 60 units	\$400 per year
61 to 99 units	\$450 per year
100 units and above	\$500 per year
Commercial:	
Under 1,000 square feet	\$50
1,000 to 4,999 square feet	\$100
5,000 to 24,999 square feet	\$150
25,000 to 99,000 square feet	\$200
100,000 to 174,999 square feet	\$400
175,000 to 249,999 square feet	\$700

Industrial:	
Under 5,000 square feet	\$100
5,000 to 24,999 square feet	\$200
25,000 to 99,000 square feet	\$300
100,000 to 174,999 square feet	\$500
175,000 to 349,999 square feet	\$800
Additional conditions: (a) The fee for hotels and motels shall be the same as for residential property, except that the fee shall be calculated on a per room basis. (b) Square footage refers to the total floor area of any building or structure. (c) Inspection fees shall be charged to the property owner. Any fees unpaid by November 1 of each year shall be entered upon the tax roll as a special charge against the property and all proceedings in relation to the collection, return, and sale of the property for delinquent real estate taxes, shall apply to the inspection fee.	
Sprinkler system underground mains	
0-200 feet	\$75.00
201-999 feet	\$125.00
1000 or more	\$300
Fire hose standpipe connections	\$15.00 each
Other fire protection systems (hood, wet & dry chem.)	\$300
Fire alarm systems per control panel	\$250.00
Fire Alarm system manual pull stations, initiating devices; this includes smoke, heat, flame, ionization, photoelectric detectors, water flow devices and all monitoring devices per review.	\$50.00 up to 3 \$10 each additional
Witness of all required tests – 2 hour minimum	\$150/hr.
Inspection during installation	\$75.00/hr.
Fire protection Consulting on systems and or for occupancies or permits	\$75.00/hr. 1 Hour Minimum

Adopted this 26th day of July, 2021.

Mayor Charlene Klein

Attest:

City Clerk Lana Kropf

City of Lake Geneva
Zoning Ordinance Amendments - Act 67
July 6, 2021

Mike Slavney

\$160

Jackie Mich

\$120

Ben Rohr

\$90

Nicole Anderson

\$70

Budget

A. Plan Commission and Council Meetings*

\$1,320

A.1	Plan Commission Meeting 1 - Overview of State Law and Ordinance Changes Needed	No additional costs - included in PC training				
A.2	Plan Commission Meeting 2 - Working Session		4			\$480
A.3	Plan Commission Meeting 3 - Working Session		4			\$480
A.4	Council Meeting		3			\$360

B. Update Land Uses and Zoning Districts

\$6,085

B.1	Ordinance Text - Draft #1					\$0
	High Impact Land Uses (up to 5 districts, text only)	1	10	4	2	\$1,860
	Review Table of Land Uses - Ps & Cs	1	4	4	4	\$1,280
	Commercial Land Uses - Develop 3 scales and where permitted; outline current zoning treatment	1	10	4	2	\$1,860
B.2	Staff Review		2			\$240
B.3	Ordinance Text - Draft #2		2	2	2	\$560
B.4	Develop Final Ordinance Text		2	0.5		\$285

Total Cost Estimate

\$7,405

*The above costs reflect consultant participation in meetings via remote connection. Roundtrip travel cost to City Hall will be billed on a time and materials basis.

Lake Geneva Sunday Morning Parking Program

- Parking Department issues church-specific vehicle placards to churches.
- Churches distribute those placards to non-resident church-goers.
- Placards are numbered to discourage duplication.
- Non-resident church-goers place placards in dashboard.
- Parking Enforcement Officers identify non-resident church-goers by dashboard placard.
- This is a 90-day trial program; after 90 days the program will be evaluated.



CITY OF LAKE GENEVA

2021 PARKING PERMIT

*Valid for parking for community organization listed below
between the hours of 9:00am-11:00am during the
attendance of service.*

ISSUED TO
EPISCOPAL CHURCH OF
THE HOLY COMMUNION

PERMIT #:
1 OF 20

EXPIRES: DECEMBER 31, 2021

CITY ADMINISTRATOR

Report Criteria:

Report type: Summary

[Report].Check Issue Date = 07/07/2021,07/12/2021,07/13/2021,07/14/2021

Check.Type = {<>} "Adjustment"

Bank.Bank account = "043230"

Check Issue Date	Check Number	Vendor Number	Payee	Amount
07/07/2021	76726	2273	CHASE CARD SERVICES	2,530.23
07/07/2021	76727	2977	MIDWEST TAPE	178.78
07/07/2021	76728	3024	MUTUAL OF OMAHA	2,893.95
07/07/2021	76729	3062	NORTHWIND PERENNIAL FARM	525.00
07/07/2021	76730	3233	RHYME BUSINESS PRODUCTS	136.06
07/07/2021	76731	6105	THE SWEENEY GROUP	4,000.00
07/12/2021	76853	6224	ORDER OF THE EASTERN STAR HEART FUND	50.00
07/12/2021	76854	6225	TRUDELL, DAN	250.00
07/13/2021	76855	3118	PAYNE & DOLAN INC	12,815.13
07/13/2021	76856	5137	WOLF CONSTRUCTION CO INC	508,696.11
07/14/2021	76857	2046	ALLIANT ENERGY	21,353.99
07/14/2021	76858	5770	AT & T TELECONFERENCE SERVICES	147.08
07/14/2021	76859	2108	AT&T LONG DISTANCE	30.31
07/14/2021	76860	6214	CAPITAL ONE	298.19
07/14/2021	76861	2903	LEAGUE OF WI MUNICIPALITIES	310.00
07/14/2021	76862	3232	RHYME BUSINESS PRODUCTS	323.75
07/14/2021	76863	5001	VERIZON WIRELESS	38.01
07/14/2021	76864	5071	WE ENERGIES	11.23
Grand Totals:				554,587.82

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
11-00-00-21100	126.51	22,628.23-	22,501.72-
11-00-00-21555	1,540.89	.00	1,540.89
11-00-00-21562	981.79	.00	981.79
11-00-00-21564	371.27	.00	371.27
11-00-00-47400	1.03	.00	1.03
11-10-00-53990	50.00	.00	50.00
11-10-00-55000	161.85	.00	161.85
11-11-00-53990	21.10	.00	21.10
11-12-00-53610	40.42	.00	40.42
11-13-00-53320	310.00	.00	310.00
11-14-30-53320	225.00	.00	225.00
11-16-10-52210	.07	.00	.07
11-16-10-52220	4,202.89	.00	4,202.89
11-16-10-53100	283.33	.00	283.33
11-21-00-52210	1.60	.00	1.60
11-21-00-52220	44.43	.00	44.43
11-22-00-43410	125.00	.00	125.00
11-22-00-52210	2.35	.00	2.35
11-22-00-52220	1,447.68	.00	1,447.68
11-22-00-52240	5.61	.00	5.61

GL Account	Debit	Credit	Proof
11-22-00-53410	76.04	.00	76.04
11-22-00-53500	737.86	.00	737.86
11-22-00-53510	3.68	.00	3.68
11-22-00-53990	228.31	126.51-	101.80
11-22-00-56100	278.53	.00	278.53
11-22-00-58000	24.97	.00	24.97
11-24-00-53100	136.06	.00	136.06
11-24-00-53200	40.80	.00	40.80
11-29-00-52210	38.01	.00	38.01
11-29-00-52220	52.50	.00	52.50
11-32-10-52210	5.35	.00	5.35
11-32-10-52220	798.45	.00	798.45
11-34-10-52220	349.56	.00	349.56
11-34-10-52230	8,185.89	.00	8,185.89
11-34-10-53750	283.02	.00	283.02
11-52-00-52220	452.97	.00	452.97
11-52-00-57360	167.60	.00	167.60
11-52-00-59220	74.28	.00	74.28
11-52-01-52220	878.04	.00	878.04
40-00-00-21100	.00	4,395.17-	4,395.17-
40-54-10-52220	595.44	.00	595.44
40-54-10-53520	58.38	.00	58.38
40-54-10-53990	121.81	.00	121.81
40-55-30-52220	3,369.54	.00	3,369.54
40-55-30-53000	250.00	.00	250.00
43-00-00-21100	.00	521,511.24-	521,511.24-
43-32-10-17010	521,511.24	.00	521,511.24
48-00-00-21100	.00	3.08-	3.08-
48-00-00-52210	3.08	.00	3.08
61-00-00-21100	.00	4.55-	4.55-
61-00-00-53110	4.55	.00	4.55
62-00-00-21100	.00	10.46-	10.46-
62-00-00-92100	10.46	.00	10.46
99-00-00-21100	135.18	6,296.78-	6,161.60-
99-00-00-52160	4,000.00	.00	4,000.00
99-00-00-52210	2.85	.00	2.85
99-00-00-52220	907.94	.00	907.94
99-00-00-53120	5.50	.00	5.50
99-00-00-53600	525.00	.00	525.00
99-00-00-54155	10.00	.00	10.00
99-00-00-55000	.00	135.18-	135.18-
99-00-00-59000	845.49	.00	845.49
Grand Totals:	555,111.20	555,111.20-	.00

Dated: 7-20-2021

Mayor: Charlene Klein

City Council: Robert Strehm

Ken Howell
Joan Grunke

City Recorder:

Report Criteria:

Report type: Summary

[Report].Check Issue Date = 07/07/2021,07/12/2021,07/13/2021,07/14/2021

Check.Type = {<>} "Adjustment"

Bank.Bank account = "043230"

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 19, 2021

Agenda Item: 7

Applicant:

Omega Homes – Vistas LLC
210 E. O'Connor Dr. Suite 100
Elkhorn, WI 53121

Request:

Final Plat review
For the property on LaSalle St.
Vistas of Lake Geneva Subdivision
Tax Key No. ZA424700001

Description:

This request is to approve a Final Plat for the property located on LaSalle St. Tax Key No. ZA424700001 known as the Vistas of Lake Geneva.

This request is to approve the proposed Certified Survey Map Job No. 1701345 dated 5/17/21 for the property located on LaSalle St to include lots 16-58 and outlots 4, 5, & 6 with this request.

The parcels included in this request do not currently have any buildings on the property.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Final Plat

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

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

Staff Recommendation on the proposed

1. Staff recommends that the Plan Commission recommend *approval* of the Final Plat as submitted.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Omega Homes - Vistas LLC
210 E O'Connor Dr. STE 101
Elkhorn, WI 53121

TELEPHONE NUMBER OF CURRENT OWNER:

(630) 939-4461

OWNER SIGNATURE: _____

EMAIL ADDRESS: _____

giampoli@omega homes, net

PROJECT ADDRESS _____

La Salle Street

TAX KEY NUMBER: _____

ZA 424700001

NAME AND ADDRESS OF APPLICANT:

Cardinal Engineering
P.O. Box 281 / 1200 LaSalle Street
Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT:

(262) 757-8776

EMAIL ADDRESS: _____

ryan@cardinal engineering wi. com

NAME AND ADDRESS OF SURVEYOR:

Paul H. Van Henkelum, PLS
Cardinal Engineering
1200 LaSalle Street, Lake Geneva, 53147

TELEPHONE NUMBER OF SURVEYOR:

(262) 757-8776

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

First Addition to The Vistas of Lake Geneva Subdivision

SUBMITTAL CHECKLIST

- ☒ LOCATION MAP SHOWING LOCATION OF PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED WITH TOWN OR TOWNS, AND PARCELS WITHIN 1,000-FT OF BOUNDARY OF SUBJECT PROPERTY.
- ☒ SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.
- ☒ CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES.
- ☒ PROVIDE 5 FULL SETS AND 20 - 11" x 17" COPIES OF CSM OR PLAT PRIOR TO PLACEMENT ON PLAN COMMISSION AGENDA.
- ☒ PROVIDE AN ELECTRONIC COPY OF THE FULL APPLICATION PACKET TO THE LAKE GENEVA BUILDING AND ZONING DEPARTMENT AT BZADMIN@CITYOFLAKEGENEVA.COM OR BZCLERK@CITYOFLAKEGENEVA.COM

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

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

DATE

05/17/2021

SIGNATURE OF APPLICANT

For Cardinal Engineering LLC
agent for Omega Homes- Vistas LLC

THE VISTAS
OF LAKE GENEVA
FIRST ADDITION

OUTLOT 4 OF THE VISTAS OF LAKE GENEVA SUBDIVISION, ALSO COMMENCING AT THE NE CORNER OF OUTLOT 3 OF THE VISTAS OF LAKE GENEVA SUBDIVISION ALSO BEING THE PLACE OF BEGINNING; THENCE S10°57'46"W 55.61'; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 310.00', WITH A CHORD BEARING OF N77°26'13"E, WITH A CHORD LENGTH OF 20.01', WITH AN ARC LENGTH OF 20.01'; THENCE N10°53'48"W 50.03'; THENCE S79°06'12"E 20.00' TO THE PLACE OF BEGINNING; ALL IN PART OF THE NW 1/4 & SW 1/4 OF THE SE 1/4 AND NE 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

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

OUTLOT 4 OF THE VISTAS OF LAKE GENEVA SUBDIVISION, ALSO COMMENCING AT THE NE CORNER OF OUTLOT 3 OF THE VISTAS OF LAKE GENEVA SUBDIVISION ALSO BEING THE PLACE OF BEGINNING; THENCE S10°57'46"W 55.61'; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 310.00', WITH A CHORD BEARING OF N77°26'13"E, WITH A CHORD LENGTH OF 20.01', WITH AN ARC LENGTH OF 20.01'; THENCE N10°53'48"W 50.03'; THENCE S79°06'12"E 20.00' TO THE PLACE OF BEGINNING; ALL IN PART OF THE NW 1/4 & SW 1/4 OF THE SE 1/4 AND NE 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

I FURTHER CERTIFY THAT I HAVE MADE SAID SURVEY, LAND DIVISION, AND PLAT BY THE DIRECTION OF OMEGA HOMES-VISTAS LLC, OWNER OF SAID LAND.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF LAKE GENEVA IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS ____ DAY OF _____, 2021.

PAUL H. VAN HENKELUM,
WISCONSIN PROFESSIONAL LAND SURVEYOR, NO. 1931
(original if signed in red)

OWNER'S CERTIFICATE

OMEGA HOMES-VISTAS LLC, A WISCONSIN LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT IT HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS REPRESENTED ON THIS PLAT.

AS OWNER, I FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

- 1.) CITY OF LAKE GENEVA
- 2.) WISCONSIN DEPARTMENT OF ADMINISTRATION

DATED THIS ____ DAY OF _____, 2021.

OMEGA HOMES-VISTAS LLC

BY ITS MEMBER, JOHN GIAMPOLI

STATE OF WISCONSIN) ss
COUNTY)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2021
THE ABOVE NAMED JOHN GIAMPOLI, MEMBER OF OMEGA HOMES-VISTAS LLC,
TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH AS
ACKNOWLEDGE THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OWNER.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CITY ENGINEER'S CERTIFICATE

STATE OF WISCONSIN) ss
WALWORTH COUNTY)

I, GREG GOVERNATORI, PE, CITY ENGINEER OF THE CITY OF LAKE GENEVA DO HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THIS FINAL PLAT AND PLANS AND SPECIFICATIONS THEREFOR AND STREET NAMES SHOWN IN SAID PLAT MEET THE REQUIREMENTS OF THE CITY OF LAKE GENEVA AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION.

DATED THIS ____ DAY OF _____, 2021

GREG GOVERNATORI, PE
CITY ENGINEER

PLAN COMMISSION CERTIFICATE

STATE OF WISCONSIN) ss
WALWORTH COUNTY)

APPROVED THIS ____ DAY OF _____, 2021

LAKE GENEVA PLAN COMMISSION

CHARLENE KLEIN
CHAIRPERSON/MAYOR

CITY COUNCIL RESOLUTION

RESOLVED, THAT THE PLAT OF THE VISTAS OF LAKE GENEVA, IN THE CITY OF LAKE GENEVA, WISCONSIN, OWNER(S) BE AND THE SAME, IS HEREBY APPROVED BY THE CITY COUNCIL.

RICHARD HEDLUND
COUNCIL PRESIDENT

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL OF THE CITY OF LAKE GENEVA, WISCONSIN, ON THE ____ DAY OF _____, 2021

LANA KROPF
CLERK

UTILITY EASEMENT PROVISIONS:

AN EASEMENT FOR ELECTRICAL AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY OMEGA HOMES-VISTAS LLC, GRANTOR, TO, WE ENERGIES, TELEPHONE AND CABLE COMPANIES, GRANTEEES THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, I INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND

TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRICAL ENERGY FOR SUCH PURPOSES AS THE SAME IS NO OR MAY HEREAFTER BE USED AND FOR SOUNDS AND SIGNALS, ALL IN, OVER, UNDER ACROSS ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREA ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS. ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES OR COMMUNICATIONS FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR (4) INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEEES. THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

STORM WATER MANAGEMENT AGREEMENT

THE TITLEHOLDERS OF LOTS 1 THROUGH 15 OF THE VISTAS OF LAKE GENEVA SHALL EACH HOLD 1/15 UNDIVIDABLE INTEREST IN THE DRAINAGE EASEMENT LOCATED ON OUTLOT 1 AND LOT 1 OF CSM 4248, WHERE THE STORM WATER MANAGEMENT PRACTICES ARE LOCATED. ALL LOT OWNERS THEREIN, ARE SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS NECESSARY TO ENSURE THE LONG-TERM MAINTENANCE OF THE STORM WATER PRACTICE. THE AGREEMENT ALSO OUTLINES A PROCESS BY WHICH THE CITY OF LAKE GENEVA MAY LEVY AND COLLECT SPECIAL ASSESSMENTS OR CHARGES FOR ANY SERVICES THE COMMUNITY MIGHT PROVIDE RELATING TO ENFORCEMENT OF THE MAINTENANCE AGREEMENT.

IN ACCORDANCE WITH THIS AGREEMENT, THE STORM WATER PERMIT HOLDER IS RESPONSIBLE FOR CONSTRUCTING THE STORM WATER MANAGEMENT PRACTICES FOLLOWING PLANS APPROVED BY THE CITY OF LAKE GENEVA THE OWNERS OF LOTS 1 THROUGH 15 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES AFTER CONSTRUCTION IS COMPLETED.

DRAINAGE EASEMENT RESTRICTIONS:

ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORM WATER COLLECTION, CONVEYANCE, TREATMENT OR INFILTRATION. NO BUILDINGS OR OTHER STRUCTURES ARE ALLOWED IN THESE AREAS. NO GRADING OR FILLING IS ALLOWED IN THESE AREAS THAT MAY INTERRUPT STORM WATER FLOWS IN ANY WAY. THE MAINTENANCE AGREEMENT MAY CONTAIN SPECIFIC MAINTENANCE REQUIREMENTS FOR THESE AREAS. THE CITY OF ELKHORN, WALWORTH COUNTY OR THEIR DESIGNEE ARE AUTHORIZED ACCESS IN THESE AREAS FOR PURPOSES OF INSPECTING THE STORM WATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF MAINTENANCE AGREEMENT.

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN) ss
WALWORTH COUNTY)

I, LORRAINE BRIERE, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE CITY OF LAKE GENEVA, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THIS ____ DAY OF _____, 20____ INCLUDED IN THIS PLAT OF THE VISTAS OF LAKE GENEVA.

LAURA DUCHEMIN,
CITY TREASURER

CERTIFICATE OF COUNTY TREASURER

I, VALERIE ETZEL, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF WALWORTH, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THIS ____ DAY OF _____, 20____ AFFECTING THE LANDS INCLUDED IN THIS PLAT OF THE VISTAS OF LAKE GENEVA.

VALERIE ETZEL
COUNTY TREASURER

DATE: 05/17/2021
SHEET 2 OF 2

INSTRUMENT DRAFTED BY: PAUL H. VAN HENKELUM, P.L.S., S-1931

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Limited Conditional Use Permit (CUP) for Luke Pfeifer d.b.a. LuMoBay Max LLC, for a request to amend the existing CUP to allow amplification of voice for the property known as Maxwell Mansion located at 304 S. Wells St & 421 Baker St. in the General Business (GB) zoning district and utilize the SR-4 zoning standards, Tax Key No. ZA452900001			
Committee:	Plan Commission approved July 19, 2021		
Fiscal Impact:	N/A		
File Number:	21-R55	Date:	July 26, 2021

WHEREAS, the City Plan Commission has considered the application of Luke Pfeifer d.b.a. LuMoBay Max LLC, for a request to amend the existing CUP to allow amplification of voice for the property known as Maxwell Mansion located at 304 S. Wells St & 421 Baker St. in the General Business (GB) zoning district and utilize the SR-4 zoning standards.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on July 1, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Limited Conditional Use Permit (CUP) for Luke Pfeifer d.b.a. LuMoBay Max LLC, for a request to amend the existing CUP to allow amplification of voice for the property known as Maxwell Mansion located at 304 S. Wells St & 421 Baker St. in the General Business (GB) zoning district and utilize the SR-4 zoning standards,

Tax Key Nos. ZA452900001

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 26th day of July, 2021.

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

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

Charlene Klein, Mayor
Attest:

Date

Lana Kropf, City Clerk

Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 19, 2021

Agenda Item: 8

Applicant:

Luke Pfeifer d.b.a. LuMoBay LLC
304 S. Wells St & 421 Baker St.
Lake Geneva WI 53147

Request:

304 S. Wells St & 421 Baker St.
Amend the existing Conditional Use Permit
General Business (GB)
Tax Key No. ZA452900001

Description:

The applicant is submitting for a request to amend the existing Conditional Use Permit (CUP) that will allow for amplification of voice for the property located at 304 S. Wells St & 421 Baker St, General Business (GB) zoning district. Tax Key No. ZA452900001. This request is to allow for the amplification of voice as examples would be wedding vows, award ceremony announcements, to use as examples.

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):
304 S Wells St and 421 Baker St - See Exhibit A attached for full legal description and parcel number.

Name and Address of Current Owner: LuMoBay Max, LLC

304 S Wells St. Lake Geneva, WI 53147

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

262-248-9711 x711 luke@adventurehospitality.com

Owner Signature: _____

Luke Pfeifer as Authorized Agent of LuMoBay Max, LLC

Name and Address of Applicant:

Maxwell Mansion, LLC

304 S Wells St. Lake Geneva, WI 53147

Telephone No. with area code & Email of Applicant: _____

262-248-9711 x711 luke@adventurehospitality.com

Proposed Conditional Use: Amendment to Existing Outdoor Commercial Entertainment

Zoning District in which land is located: General Business

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

n/a

Short statement describing activities to take place on site:

Amendment of the existing Limited Conditional Use to allow amplification for the purpose of voice on the south
side of the Mansion, indicated as area A on the initial conditional use and this amendment. This use
allows for microphones to be used such as a wedding officiant, individuals speaking at a memorial service,
marriage vows, speakers at a charity or organization event, and speakers at a reunion event.

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

June 23, 2021

Date

Signature of Applicant

Luke Pfeifer as Authorized Agent of Maxwell Mansion, LLC

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ Pre-submittal staff meeting scheduled:

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

 Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

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

 ↓

☒ ____ (a) A map of the proposed conditional use:

☒ Showing all lands for which the conditional use is proposed;

☒ Showing all other lands within 300 feet of the boundaries of the subject property;

☒ Referenced to a list of the names and addresses of the owners of said lands as they appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);

☒ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;

☒ Map and all its parts are clearly reproducible with a photocopier;

☒ Map size of 11" by 17" and map scale not less than one inch equals 800 ft;

☒ All lot dimensions of the subject property provided;

☒ Graphic scale and north arrow provided.

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

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

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

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

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?
See attached Exhibit B

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?

See attached Exhibit B

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?

See attached Exhibit B

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: _____

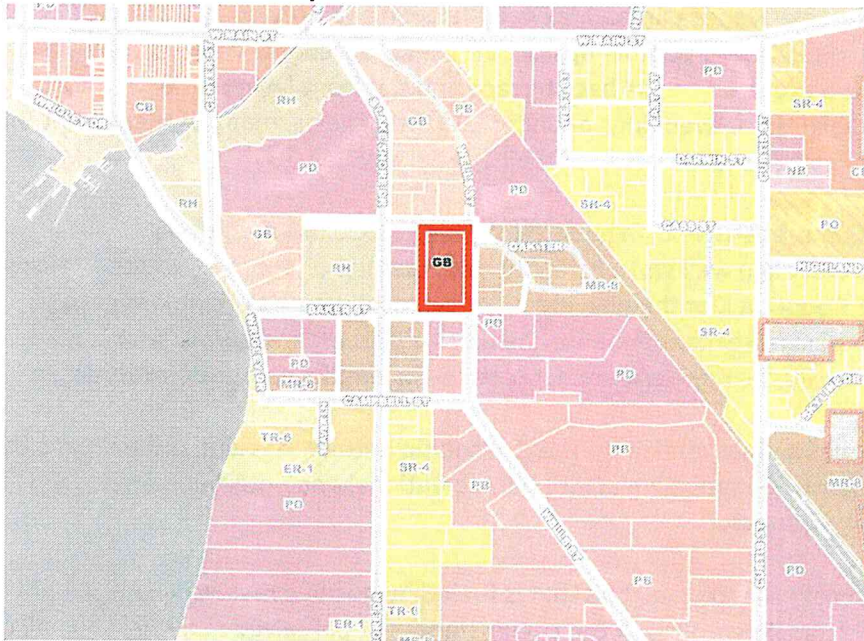
____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____

EXHIBIT B – ADDITIONAL INFORMATION – MAXWELL MANSION

(a) A map of the proposed conditional uses

- See next page for a map of property and area properties (Figure 1)

(b) Area Land Use Map



(c) Written description of proposed condition use

Amendment of existing Outdoor Commercial Entertainment at 421 Baker St/304 S Wells St as follows:

- (a) Allow outdoor amplification for voice/speakers at events such as weddings, receptions, meetings, and gatherings within area A as indicated on the Site Plan (Figure 2) on the attached page.

Examples of such use include:

- Wedding Officiant
- Marriage Vows
- Memorial Service Speaker
- Charity or Organization Event Speaker
- Speaker at a Reunion Event

(d) Site Plan

See next page, Figure 2. For the parking plan submitted as a part of the existing Conditional Use see, Figure 3.

(e) Written Justification

- 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?**

Lake Geneva is known not only as a tourist destination but also as a wedding and meeting destination. Every year hundreds of couples celebrate with family and friends book weddings across the Lake Geneva area. Maxwell Mansion and previously Golden Oaks Mansion have been known as a popular upscale and unique wedding venue for decades. These weddings have occurred on the back terrace and the front lawn of the Mansion. While we are now focused on weddings of under 100 total guests, many of them want the front of the Mansion to be the backdrop of their special day.

The Lake Geneva Comprehensive Plan adopted in March 2020 has numerous recommendations that align well with the continued tradition of outdoor events at Maxwell Mansion. Chapter 9 Section K of the plan identifies the economic development goal as: "Attract and retain businesses that enhance the City's character and appearance and strengthen and diversify the non-residential tax base and employment opportunities."

The events at Maxwell attract tourism to the city and downtown corridor and enhance the community character while providing additional recreational and entertainment options for the residents of Lake Geneva.

Tourism is the heart of Lake Geneva, and that is fueled by positive reviews and word of mouth from our visitors. Regardless of the circumstances or perceived responsibility, all of us in Lake Geneva, including business and residents, must work together to ensure our guests' experiences are positive and uplifting to the area.

- 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?**

Maxwell Mansion has a long and storied history in the Lake Geneva community. The Mansion was built in 1856 by one of the founders of Lake Geneva, Dr. Philip Maxwell. The property has tremendous character for locals and visitors to enjoy. Maxwell exists in its current state because of the revenue it generates as a boutique hotel, upscale craft cocktail bar, and event venue.

The Lake Geneva Comprehensive Plan that was updated in March 2020 identified the Cultural Resource Goal in Chapter 4 Section E as: "Preserve and enhance the City's historic small-town character, identity, and rich culture." Holding events such as weddings allow those to be wed and families to celebrate in our community and at one of the community's

most prized historical assets. This all while generating revenue to support the history of the Mansion and bring in a positive economic impact to the area.

For the last 13+ years, holding events outdoors has allowed the business to grow while maximizing the property's green and open space, congruent with the Foster "Green" Business Growth section of Chapter 9 of the comprehensive plan.

We purchased Maxwell Mansion as we saw it as a hidden gem within the Lake Geneva area filled with character and surrounded with opportunity. Our goals are focused not only on caring for our family but also on working together to enhance the vibrant local economy. Events and entertainment are a crucial part of the property's revenue, which allows us to preserve the rich history of the Mansion and contribute to the cultural heritage of the area.

- 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 amendment to our limited, conditional use has no impact on traffic, parking, public property, rights of way, or other matters impacting the public. The parking plan submitted as a part of our existing Limited Conditional Use, including written approval from the YMCA for overflow parking, remains intact. Noise generated from these events is generally short lived-in time. It is no louder than the music our neighborhood hears from Flat Iron Park during concerts or from neighbors outside playing music and enjoying the beauty of Lake Geneva.

- 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?**

Outdoor commercial entertainment is permitted in General Business zoned properties with a conditional use permit. The use of the property as described in this conditional use is congruent with the land use based on the property's zoning.

- 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 amendment use does not place any additional burden on any improvements, facilities, utilities, or services provided by public agencies serving the property.

- 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 amendment outweighs all potential adverse impacts of the proposed conditional use. Tourism and related businesses, including restaurants, retail, and services, are core to Lake Geneva. The amendment does not create an adverse impact more significant than those activities that already take place in Lake Geneva, such as concerts at Flat Iron Park, street sweepers keeping our streets clean, and kids playing outside and enjoying life as a kid.

WALWORTH COUNTY, WISCONSIN


 Author:
 Map Produced on: 3/1/2021
 Wisconsin State Plane Coordinate System, South Zone
 Horizontal Datum: NAD83-2011
 Walworth County Information Technology Department
 Land Information Division

1000 County Route 104
Gibson, Virginia 22121-0001

DECLASSIFICATION AUTHORITY DERIVED FROM:
FBI AUTOMATIC DECLASSIFICATION GUIDE, DATE 02-08-2012, 12:00:00 AM, BY 60322, LAL/STW/KMP
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE
DATE 08-09-2011 BY 60322 LAL/STW/KMP
DECLASSIFICATION AUTHORITY DERIVED FROM:
FBI AUTOMATIC DECLASSIFICATION GUIDE, DATE 02-08-2012, 12:00:00 AM, BY 60322, LAL/STW/KMP

FIGURE 2

Maxwell Mansion Site Plan

Updated March 2, 2021

Conditional Use Application: Outdoor Commercial Entertainment



FIGURE 3

Maxwell Mansion Parking Outdoor Entertainment

48 Available Spaces

98-206(4)(k)3

Commercial Indoor Lodging

Parking Regulations: One space per bedroom, plus one space for each employee on the largest work shift.
28 Rooms + 7 Employees/Owners = 35 Spaces

98-206(4)(i)3

Outdoor Commercial Entertainment

Parking Regulations: One space for every three patron seats at the maximum capacity of the establishment.

Max Event Size 150

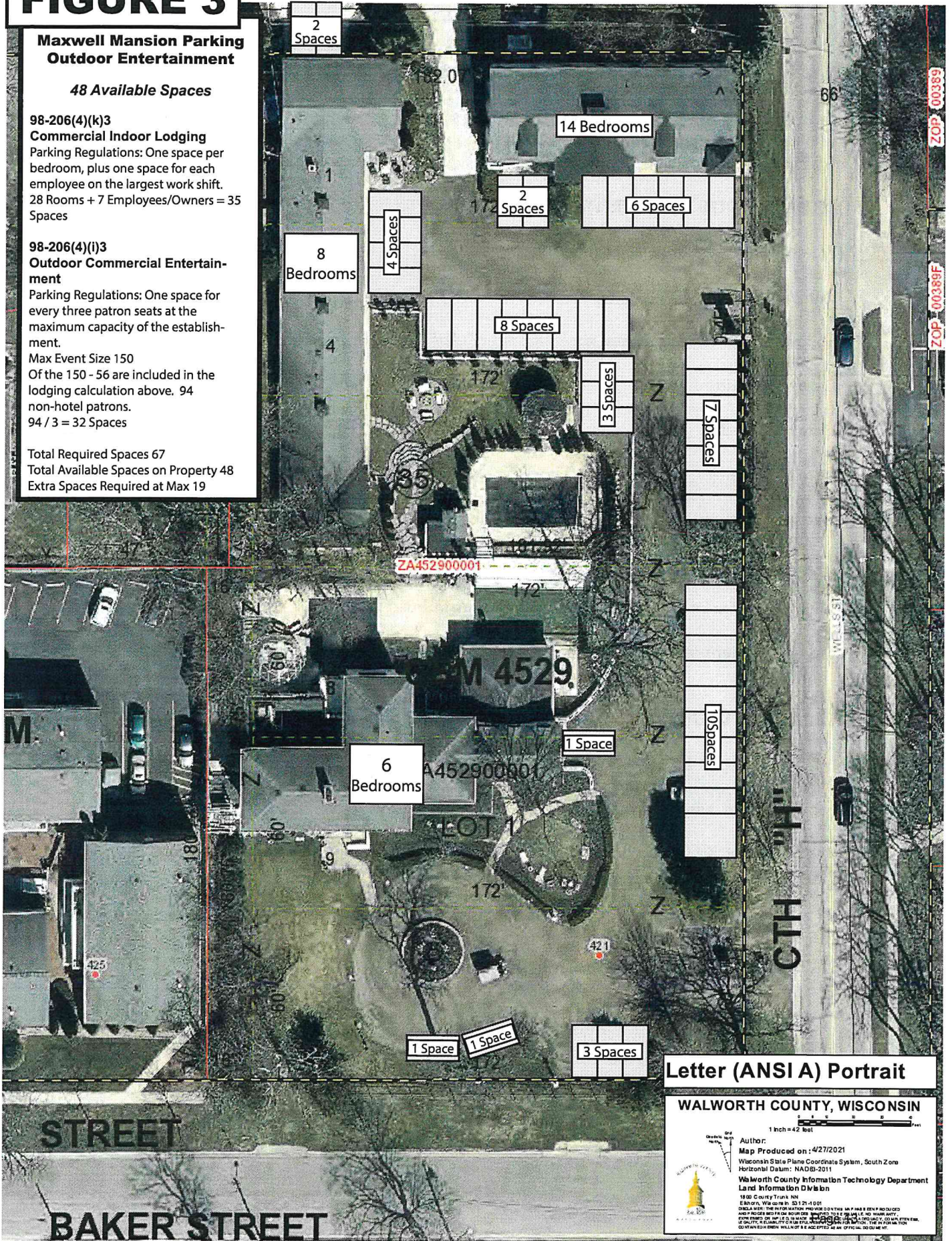
Of the 150 - 56 are included in the lodging calculation above, 94 non-hotel patrons.

$94 / 3 = 32$ Spaces

Total Required Spaces 67

Total Available Spaces on Property 48

Extra Spaces Required at Max 19



Letter (ANSI A) Portrait

WALWORTH COUNTY, WISCONSIN

1 inch = 42 feet

Author:

Map Produced on: 4/27/2021

Wisconsin State Plane Coordinate System, South Zone

Horizontal Datum: NAD83-2011

Walworth County Information Technology Department

Land Information Division

1800 County Trunk Rd

Elkhorn, WI 53121-1001

ALL INFORMATION PROVIDED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER ASSUMES ALL LIABILITY FOR ANY USE OF THIS INFORMATION.

DATE: 4/27/2021

TIME: 10:00 AM

BY: [Signature]

FOR: [Signature]

**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: _____

↓

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

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

___ Land use plan map designation(s);

___ Current land uses present on the subject property;

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

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

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

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

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

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

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

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

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

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

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

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

na _____ (e) **A Grading and Erosion Control Plan:**

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

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

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

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

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 na

Applicant name _____

Applicant email _____ Phone Number _____

Architect/Contractor/Designer Name _____

Architect/Contractor/Designer Email _____ Phone Number _____

Type of Construction: New _____ Addition _____ Remodel _____

Type of Development: Single-family _____ Multi-family _____ Commercial _____ Industrial _____

Type of Business _____

Engineering

na

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 _____
- 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: _____
- 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 _____

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Conditional Use Permit for Kevin Rubash, 1055 Cherokee Rd., Wilmette, IL 60091 of a proposed pier installation for the property located at 901 Snake Rd. in the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZA491100003			
Committee:	Plan Commission approved July 19, 2021		
Fiscal Impact:	N/A		
File Number:	21-R56	Date:	July 26, 2021

WHEREAS, the City Plan Commission has considered the application of Kevin Rubash, 1055 Cherokee Rd., Wilmette, IL 60091 of a proposed pier installation for the property located at 901 Snake Rd. 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 July 1, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit for Kevin Rubash, 1055 Cherokee Rd., Wilmette, IL 60091 of a proposed pier installation for the property located at 901 Snake Rd. in the Estate Residential – 1 (ER-1) zoning district,

Tax Key Nos. ZA491100003

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 26th day of July, 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: July 19, 2021

Agenda Item: 10

Applicant:

Kevin Rubash
1055 Cherokee Rd
Wilmette, IL 60091

Request:

901 Snake Rd. Pier Installation
Conditional Use Permit
Estate Residential-1 (ER-1)
Tax Key No. ZA491100003

Description:

The applicant is submitting for a request for a Conditional Use Permit (CUP) that will allow for a Pier Install for the property located at 901 Snake Rd. the Estate Residential -1 (ER-1). Tax Key No. ZA491100003.

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):

901 Snake Road, Lake Geneva, WI
53147

NAME AND ADDRESS OF CURRENT OWNER:

Kevin Rubash
1055 Cherokee Road, Wilmette, IL 60091

TELEPHONE NUMBER OF CURRENT OWNER: 773-551-9463

NAME AND ADDRESS OF APPLICANT:

Reed's Construction, LLC - Jeff Reed

W3199 S. Lake Shore Drive, Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: B 262-248-2934 cell 262-949-5064

PROPOSED CONDITIONAL USE:

New pier 6' x 100' long with a 11' x 12' L

There will be 2 slips that will have a 4' x 33' 5 1/2" walkway and
2 4' x 33' walkways

ZONING DISTRICT IN WHICH LAND IS LOCATED: _____

NAMES AND ADDRESSES OF ARCHITECT, PROFESSIONAL ENGINEER AND CONTRACTOR OF PROJECT:

Reed's Construction, LLC

W3199 S. Lake Shore Drive

Lake Geneva, WI 53147

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Install 6 cribs on the lake bed and fill with rock, then building of Jacks, stringers and decking at shop then haul it to lake and put it together

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

5-11-21

DATE

Michelle Borg

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

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

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

↓

(a)A map of the proposed conditional use:

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?

Main Pier will be 6' x 100' long with a 11' x 12' L.

2 slips that will have a 4' x 233' 5 1/2" walkway and 2 4' x 33" walkways

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

Going to be used a private boat docking and summer housing for boat

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, this is all on private property. It is a pier just like all the other piers on the lake

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 on the water and the home owner is responsible for repair and up keep. It is made at a shop and hauled in to be installed. It 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 does not benefit. This is a private pier for private use only.

Will not cost the public anything.

IV.FINAL APPLICATION PACKET INFORMATION

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

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

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

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

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

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

Waterway and Wetland Individual Permit Application

General Information

Project Information

Project Name Rubash, Kevin

Note: If you have wetland impacts associated with your activity, you will need to apply for a wetland permit in addition to your project activities.

Please review the following links for additional county and Corps of Engineering requirements:

Army Corps of Engineers: <http://www.mvp.usace.army.mil/Missions/Regulatory.aspx>

County Zoning: <http://dnr.wi.gov/topic/shorelandzoning/contacts/county.html>

Waterway Activities

- ☐ Boat House Repair Certification
- ☐ Boat Shelter - Permanent or Seasonal
- ☐ Boat Ramp
- ☐ Bridges
- ☐ Culvert
- ☐ Dam- New Construction
- ☐ Dam - Repair or Reconstruction
- ☐ Dam - Transfer of Ownership
- ☐ Dam - Abandonment and Removal
- ☐ Dredging - Lake
- ☐ Dredging - Stream
- ☐ Dry fire hydrant
- ☐ Ford crossing of stream
- ☐ Grading
- ☐ Habitat structures - Lake
- ☐ Habitat structures - Stream
- ☐ Intake outfall structure
- ☐ Lake shore erosion control
- ☐ Lake shore erosion control- Great Lakes
- ☐ Miscellaneous structures
- ☐ Non-metallic mining
- ☐ Pea gravel blanket
- ☐ Pilings
- ☒ Piers, docks and wharves
 1. Review the following links for more information: [Instructions](#)
 2. Attach a copy of your deed or similar proof of ownership.
 3. Attach a good photo that clearly shows the existing project area.
 4. Attach a narrative description of your proposal.
 5. Attach a site map based on the following format: [Blank Site Map](#).
 6. Complete all displayed forms and fee sheets.
 7. Pay fee online
 8. Sign and Submit form.
- ☐ Pond - Landscape
- ☐ Pond - Storm water pond
- ☐ Pond - Wildlife pond

- ☐ Stream bank erosion control
- ☐ Stream realignment
- ☐ Swim raft
- ☐ Temporary in-stream crossing
- ☐ Water withdrawal and irrigation
- ☐ Waterski platform
- ☐ Weed rake

Wetland Activities

- ☐ Wetland conservation
- ☐ Wetland disturbance

The information included in these attachments is necessary for a complete application. A complete submittal with detailed drawings will help us make a decision about your permit application. Any applicable statutory review times do not begin until the application is received by the Department and is determined to be complete.

Please select your project activities to view the General Permit Eligibility Standards. If your project does not meet all of the eligibility standards, you will need to apply for an Individual Permit.

Water Resources Application for Project Permits

Form 3500-053 (R 8/16)

Page 1 of 2

Notice: Pursuant to chs. 30 and 31, Wis. Stats., ch. 281, Wis. Stats., and s. 283.33, Wis. Stats., this form is used to apply for coverage under the state construction site storm water runoff general permit, and to apply for a state or federal permit or certification for waterway and wetland projects or dam projects. This form and any required attachments constitute the permit application. Failure to complete and submit this application form may result in a fine and/or imprisonment or forfeiture under the provisions of applicable laws including s. 283.91, Wis. Stats. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records Laws (ss. 19.31-19.39, Wis. Stats.). This form is required for U.S. Army Corps of Engineers (ACOE) regulatory purposes pursuant to 33 CF 325.

Section 1: Landowner Information

Organization, Entity or Name Rubash, Kevin	Authorized Representative (Last Name, First Name) Rubash, Kevin		
Mailing Address 1055 Cherokee Road	City Wilmette	State IL	Zip Code 60091
Email kevin_r_rubash@yahoo.com	Phone Number (xxx-xxx-xxxx format) 773-551-9463	Alternative Phone Number	

Section 2: Applicant/Information ☒ Select if same as landowner

Organization, Entity or Name Rubash, Kevin	Contact Person (Last Name, First Name) Rubash, Kevin		
Mailing Address 1055 Cherokee Road	City Wilmette	State IL	Zip Code 60091
Email kevin_r_rubash@yahoo.com	Phone Number (xxx-xxx-xxxx format) 773-551-9463	Alternative Phone Number	

Section 3: Primary Project Contact ☐ Select if same as landowner

☐ Consultant or Plan Preparer ☒ Contractor ☐ Agent ☐ Other - specify: _____			
Name (Organization or Entity) Reed's Construction, LLC	Contact Person (Last Name, First Name) Reed, Jeff		
Mailing Address W3199 S. Lakeshore Drive	City Lake Geneva	State WI	Zip Code 53147
Email michele@reedsconstructionllc.com	Phone Number (xxx-xxx-xxxx format) 262-248-2934	Alternative Phone Number 262-248-9403	

Section 4: Project or Site Location:

Project Name Rubash, Kevin	County 65	☒ City ☐ Township ☐ Village of LAKE GENEVA;C
Location Address / Description W3151 Snake Road, Lake Geneva, WI 53147		

Public Land Survey System (PLSS) – Provide the section, range, township information and latitude and longitude in decimal degrees, if available.

NE of Section (xx) Township (xx) Range (xx) ☒ E ☐ W Latitude (xx.xxxxx) Longitude (-xx.xxxxx)
1/4 NW 1/4 02 01 N 17

If this site is not wholly contained in the quarter-quarter section, more description:

Contained on quarter-quarter section

Waterways: Provide the name(s) of closest water bodies:

Geneva Lake

Section 5: Wetlands

If a wetland is present at a project site and permit approvals are sought through the waterway and wetland program, storm water program, or concentrated animal feeding operations (CAFO) program, the department requires that a wetland delineation that accurately shows the location of a wetland is submitted with an application. A wetland delineation needs to be verified/concurred with before the application can be submitted or be considered a complete application. See the department "[Wetland screening and delineation procedures](#)" for more information.

Is a wetland present in the project area? ☐ Yes ☒ No

If yes, select all sources of information used and attach supporting report or documentation

- ☐ a. A copy of your wetland delineation and a [Wetland Confirmation Service](#) concurrence letter (wetland boundary verification service offered for a fee from the department)
- ☐ b. An [assured delineator's](#) wetland delineation report
- ☐ c. A copy of your wetland delineation and an Army Corps of Engineers concurrence letter
- ☐ d. A copy of your correspondence with a [WDNR Water Management Specialist](#), [WDNR Office of Energy Water Management Specialist](#) or [WDNR Transportation Liaison](#) regarding your wetland review/ concurrence. .

If no, please select one of the following items showing that a wetland is not present within the project boundaries:

- ☐ a. A copy of your wetland determination and a letter from the department's [Wetland Identification Program](#) stating wetlands are not present or the activity proposed in the wetland is exempt under NR 103.06(4)
- ☐ b. A letter from an [assured delineator](#) stating wetlands are not present
- ☒ c. Documentation showing that each of these resources were reviewed for wetland absence on the [Surface Water Data Viewer](#):
 - i. Surface Water Data Viewer- Wisconsin Wetland Inventory
 - ii. Surface Water Data Viewer- Wisconsin Indicator layer
 - iii. Surface Water Data Viewer- Digital Topographic map layer or aerial photo indicating if waterways, drainage ways, ditches, depressions, or standing water are within project boundary
- ☐ d. Show that the project limits are entirely in existing paved, graveled, or concrete areas
- ☐ e. A copy of your correspondence with a [WDNR Water Management Specialist](#), [WDNR Office of Energy Water Management Specialist](#) or [WDR Transportation Liaison](#) regarding the your wetland review/concurrence

(Please note that if the information provided is incorrect or incomplete, the overall permit application may be considered incomplete and may be returned to the applicant.)

Section 6: Endangered or Threatened Resources

Has the presence of endangered or threatened resources been evaluated according to protocols developed by the DNR Bureau of National Heritage Conservation (BNHC) <http://dnr.wi.gov/topic/ERReview> ☐ Yes ☒ No

If Yes, select how the evaluation was completed and attach supporting report or documentation:

- ☐ a. [Broad Incidental Take Permit /Authorization](#) -specify (e.g. No / Low Impact Activities, Grassland & Savanna Management, etc.): _____
- ☐ b. Endangered Resources Preliminary Assessment from the [Natural Heritage Inventory Public Portal](#)
- ☐ c. Standard Endangered Resources Review Letter from Endangered Resources Review Program:
ERR - _____ (example ERR-YY-### with YY = Year and ### the number)
- ☐ d. Certified Endangered Resources Review Letter - specify:
ERR- _____ (example ERR-YY-### with YY = Year and ### the number)

Section 7: Project Information (Attach additional sheets as necessary)

Anticipated Project Start Date: 6/14/2021	Projected Project End Date: 12/31/2021
Photos: Provide photographs of the "before" condition.	Most Recent Date of Photograph: _____

Narrative of the Project:

Provide a one to two paragraph description of the proposed project, including land and water alterations and intended use(s) of the project. Include this in the attachment section.

Required Attachments and Supplemental Information - *Complete*

Please recognize that you are responsible for obtaining all necessary local (e.g. city, town, village or county) and U.S. Army Corps of Engineer permits or approvals in addition to any applicable state permits prior to commencing any work at the project site.

The information included in this checklist is necessary for a complete application. A complete submittal with detailed drawings will help us make a decision about your permit application. Any applicable statutory review times do not begin until the application is received by the Department and is determined to be complete.

To help us make a decision in the shortest amount of time possible, the following information must be submitted:

- Attach a Legible Site Map
- Attach Clear photographs
- Attach all other required project documentation
- Complete all displayed forms below.
- Pay fee online

Main Permit Application: [Complete](#)

Upload Required Attachments (15 MB file limit) - [Help reduce file size and trouble shoot file uploads](#)

***indicates completion of this item is required**

Note: To replace an existing file, use the 'Click here to attach file' link.

Required Attachments

Upload Required Attachments (15 MB file limit) - [Help reduce file size and trouble shoot file uploads](#)

*** indicates completion of this item is required**

Note: To replace an existing file, use the 'Click here to attach file' link or to delete an item

Legible Site Map

 File Attachment

[RubashKevin-Projectlocation.pdf.pdf](#)

Proof of Ownership

 File Attachment

[RubashKevin-TaxBill.pdf.pdf](#)

Plans and Specifications

 File Attachment

[RubashKevin-pierdrawing3-20-21.pdf.pdf](#)

Project Narrative

 File Attachment

[RubashKevin-Projectivenarrative.docx.docx](#)

List of Adjacent Riparian Owners

 File Attachment

[NeighborstoKevinRubash.docx.docx](#)

Section 5 - Wetland Assessment Method

SWDV Wetland Inventory

 File Attachment

[RubashKevin-SurfaceWaterMap.pdf.pdf](#)

Section 6 - Endangered or Threatened Resources

 File Attachment

Photos

 File Attachment

[39Pier1.jpg.jpg](#)

 File Attachment

[Pier39-2.jpeg.jpeg](#)

 File Attachment

[Pier39-3.jpeg.jpeg](#)

Other Items

 File Attachment

[RubashKevin-Survey.pdf.pdf](#)

Hydrologic and hydraulic analyses if required or other items important to the consideration of your project

(Click insert to add additional attachments. Use your cursor to hover over the file name field. When the drop down arrow appears, select insert or remove item)

Payment Confirmation

Wisconsin Department of Natural Resources Invoice Number: WP-00028191

<u>Fee Type</u>	<u>Number of Activities</u>	<u>Subtotal</u>
Waterway Permit	1	\$603.00
Wetland Permit	0	\$0.00
Boathouse Certification	0	\$0.00
Dam Permit	0	\$0.00
Expedited Decision (# of counties)	0	\$0.00
WDNR publishes all required class 1 public notices		\$0
Total Due:		\$603

Upon completing payment in STEP 1, the system should bring you back to this page and fill in the confirmation number below. You will also receive an email receipt with a payment confirmation number from DNRFINANCEEPMNT with a DNR-Water Div. Volume Permits subject line. If the confirmation number is (below, you may proceed with the signature process.

Confirmation Number:

WS2WT1006346360

Payment is Complete

Next Step:

You can not proceed until you enter your payment transaction number into the above payment confirmation section.

Please note that payment is considered successful when your financial institution renders payment for this transaction. Failure of US Bank to collect and transfer funds from the permit applicant to the DNR, does not release the applicant of financial responsibility and the DNR reserves the right to collect unpaid fees.

All payments are collected by US Bank which is an external website contracted by the Wisconsin Department of Natural Resources for the sole purpose of collecting payments over the web.

Note for Applicants or Agents Sharing Application: If you do not intend to share or sign and submit this application now, press the "Save" icon in the top menu prior to closing the application. If you close the application with out saving, your payment status updates may not be retained

Sign and Submit

Steps to Complete the signature process

1. Read and Accept the Terms and Conditions
2. Press the Submit to the DNR button

You will receive an acknowledgement email upon completing these steps.

Terms and Conditions

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or imprisonment or forfeiture under the provisions of applicable laws.

Permission: I hereby give the Department permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

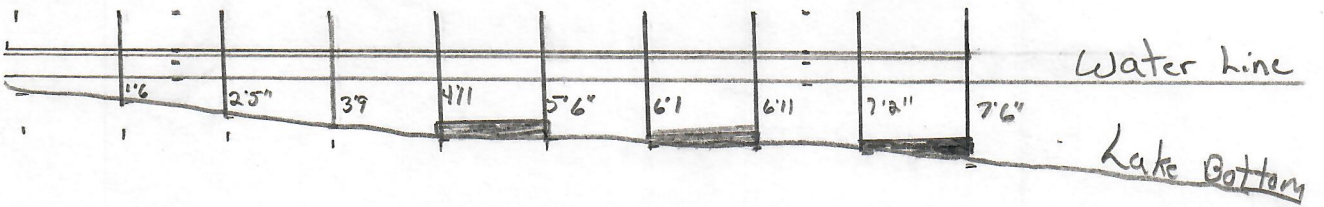
NOTE: For security purposes all email correspondence will be sent to the address you used when registering your WAMS ID. This may be a different email than that provided in the application. For information on your WAMS account click [HERE](#). After completing the signature process, you will receive a confirmation email with a PDF version of this application.

Authorized Signature

Signed by : i:0#.f|wamsmembership|z48vppy1 on 2021-03-20T17:02:46

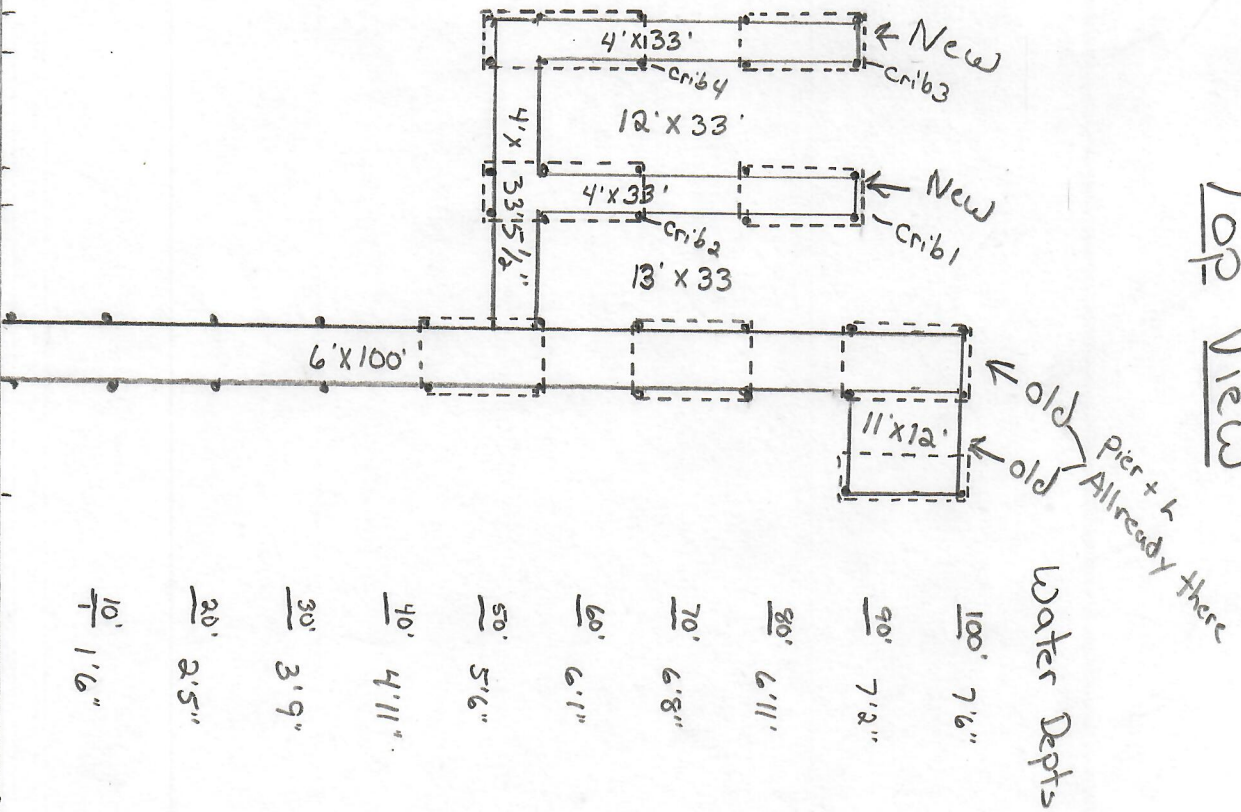
☒ I accept the above
terms and conditions.

Cross Section



Scale
1" = 20'

Top View



Crib	Sq Ft	
Crib 1	5'10 3/4 x 12'2 1/2	72' Sq Ft
Crib 2	5'10 3/4 x 16'8"	102' Sq Ft
Crib 3	5'10 3/4 x 12'2 1/2	72' Sq Ft
Crib 4	5'10 3/4 x 16'8"	102' Sq Ft
Total		348 Sq Ft

N

Neuman
O'Flaherty

Keuen Rubach

Dean Allhens

Description of the pier work to be done for Kevin Rubash Pier 41

Would like to build a new addition to his main pier. He would like to add two slips. The two slips will be 12' wide by 33' long. We will have a 4' x 33' 5 1/2" catwalk with two 4' x 33' catwalks that will create two slips. There will be 4 new cribs added to the lakebed. All wood will be Doug fir, 6 x 6 posts and Jacks, 4 x 6 stringers, 2 x 8 decking. We will use fieldstone to fill in the cribs and hold them down.

The purpose of the installation of the slips is for private use so that they may dock their boats in the slips.

The project will be completed from the lake using barges and guys in waders. All jacks, stringers and cribs are built at the shop and brought in from the launch ramps.

The construction schedule is dependent upon the weather. We would like to start installing the new pier sometime after Memorial Day and it usually takes about a week to complete once we get started.

We will not be using erosion control as we will not be disturbing the lakefront.

We will use field stone to fill in the cribs to hold them down in the lake.

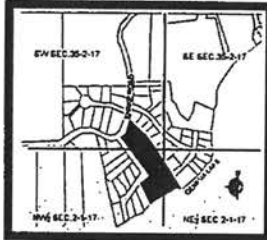
We will not be impacting the waterways.

NO. CERTIFIED SURVEY MAP 4911

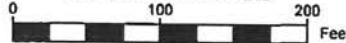
A Redivision of Lot 1, Lot 2, Part of Lot 3, and Lot 4, of Willowbrook Subdivision Recorded in Document # 664838 in the Walworth County Register of Deeds.
Part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2 in Township 1 North, Range 17 East, and Part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, Township 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin.

REGISTER OF DEEDS
WALWORTH COUNTY, WI
Fee Amount: \$30.00
Total Pages: 4

LOCATION MAP



GRAPHIC SCALE



1 INCH = 100 FEET

Basis of Bearing: All Bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone.

Topography, soils, and zoning taken from Walworth County GIS website.

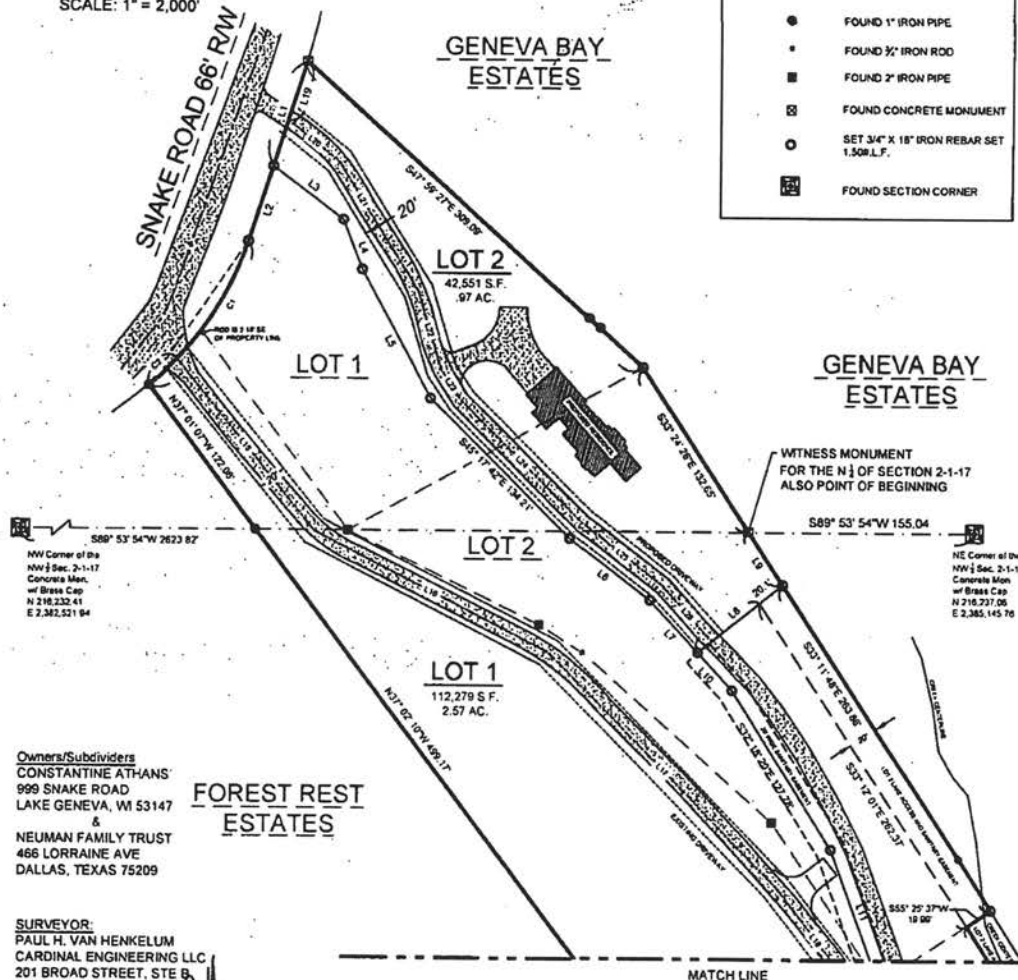
The north line of the NW $\frac{1}{4}$ of Sec. 2-1-17 was assumed to bear N89°53'54"W



SCALE: 1" = 2,000'

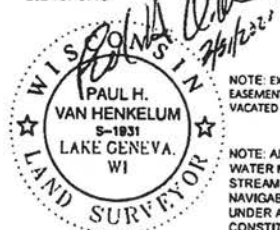
LEGEND

- FOUND 1" IRON PIPE
- FOUND 3/4" IRON ROD
- FOUND 2" IRON PIPE
- ⊠ FOUND CONCRETE MONUMENT
- SET 3/4" X 18" IRON REBAR SET 1.50± L.F.
- ⊞ FOUND SECTION CORNER



Owners/Subdividers
CONSTANTINE ATHANS
999 SNAKE ROAD
LAKE GENEVA, WI 53147
&
NEUMAN FAMILY TRUST
466 LORRAINE AVE
DALLAS, TEXAS 75209

SURVEYOR:
PAUL H. VAN HENKELUM
CARDINAL ENGINEERING LLC
201 BROAD STREET, STE B
LAKE GENEVA, WI 53147
262-757-8776



NOTE: EXISTING ACCESS EASEMENT FOR LOT 4 IS VACATED WITH THIS CSM

NOTE: ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

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

CSM #4911

CURVE TABLE

CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	Δ	CHORD LENGTH	CHORD BEARING	TAN IN	TAN OUT
C1	120.70	212.12	32°30'55"	118.07	N64°23'13"E	N50°41'15"E	N18°05'10"E
C2	26.01	212.12	7°01'28"	25.09	N47°10'31"E		

SHEET 1 OF 4
REVISION DATE: 03-31-2020
REVISION DATE: 03-20-2020
REVISION DATE: 03-12-2020
DATE 01-10-2020
JOB#1901409

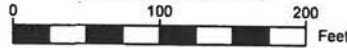
Doc # 1007131

NO. CERTIFIED SURVEY MAP 4911

A Redivision of Lot 1, Lot 2, Part of Lot 3, and Lot 4, of Willowbrook Subdivision Recorded in Document # 664838 in the Walworth County Register of Deeds.

Part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2 in Township 1 North, Range 17 East, and Part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, Township 2 North, Range 17 East, City Of Lake Geneva, Walworth County, Wisconsin.

GRAPHIC SCALE



1 INCH = 100 FEET

Basis of Bearing: All Bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone.

Topography, soils, and zoning taken from Walworth County GIS website.

The north line of the NW $\frac{1}{4}$ of Sec. 2-1-17 was assumed to bear N89°53'54"W

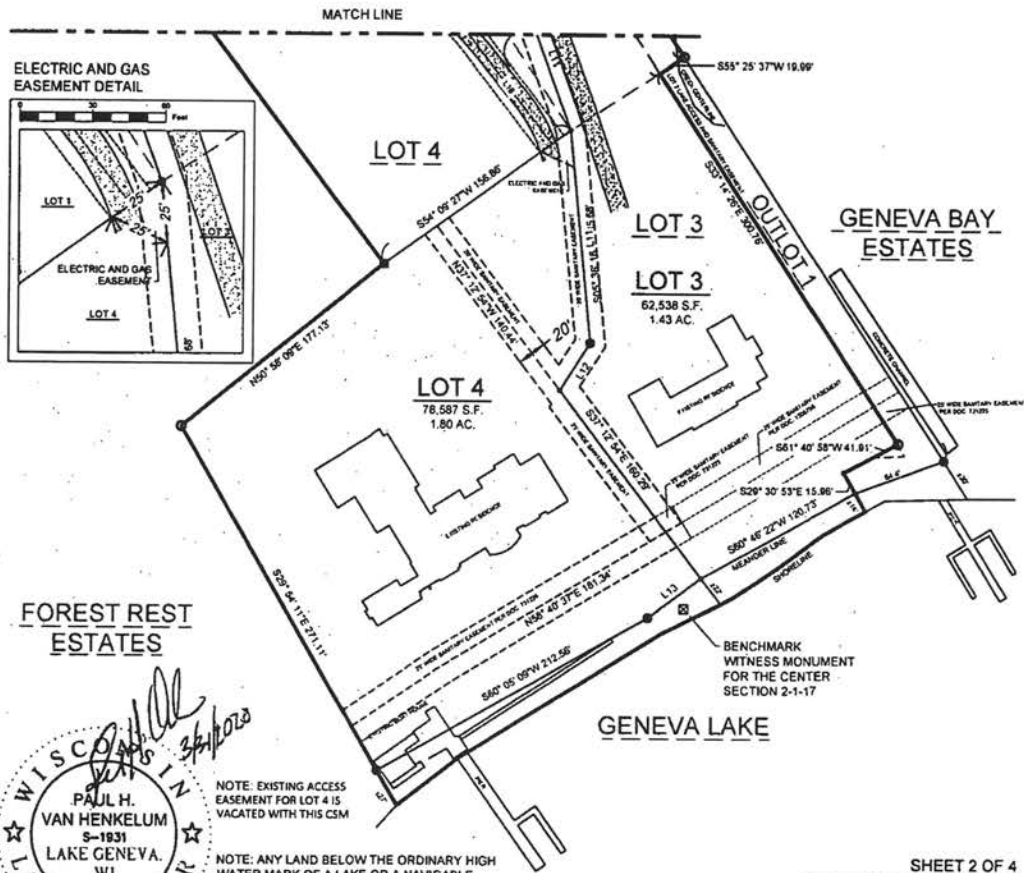


LOT LINES		
LINE NUMBER	LENGTH (FT)	DIRECTION
L1	75.29	N11° 49' 38"E
L2	53.65	N18° 09' 10"E
L3	60.20	S53° 28' 43"E
L4	38.29	S21° 23' 17"E
L5	66.89	S28° 12' 03"E
L6	69.12	S62° 30' 34"E
L7	48.58	S40° 07' 09"E
L8	53.89	N51° 11' 28"E
L9	43.52	S33° 18' 36"E
L10	34.91	S40° 06' 08"E
L11	87.02	S30° 09' 30"E
L12	38.57	S32° 01' 08"W
L13	45.10	S53° 08' 50"W

ACCESS EASEMENT LINES		
LINE NUMBER	LENGTH (FT)	DIRECTION
L15	149.49	S38° 15' 42"E
L16	180.06	S62° 50' 36"E
L17	222.88	S44° 32' 37"E
L18	84.50	S37° 57' 08"E
L19	42.32	S17° 49' 28"W
L20	44.57	S51° 53' 37"E
L21	103.31	S31° 53' 08"E
L22	55.49	S18° 32' 27"E
L23	26.75	S33° 38' 03"E
L24	116.58	S45° 12' 28"E
L25	70.10	S63° 12' 27"E
L26	50.27	S42° 22' 28"E

LEGEND

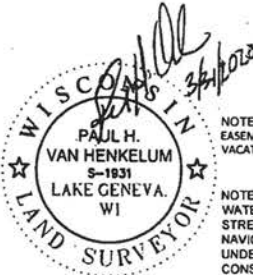
●	FOUND 1" IRON PIPE
•	FOUND 3/4" IRON ROD
■	FOUND 2" IRON PIPE
□	FOUND CONCRETE MONUMENT
○	SET 3/4" X 18" IRON REBAR SET 1.50W L.F.
■	FOUND SECTION CORNER



FOREST REST ESTATES

GENEVA BAY ESTATES

GENEVA LAKE



NOTE: EXISTING ACCESS EASEMENT FOR LOT 4 IS VACATED WITH THIS CSM

NOTE: ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

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

SHEET 2 OF 4
REVISION DATE: 03-31-2020
REVISION DATE: 03-20-2020
REVISION DATE: 03-12-2020
DATE 01-10-2020
JOB#1901409

CSM #4911

Return to search results

Property Summary

Owner (s): NEUMAN FAMILY TRUST		Location:	
Mailing Address: NEUMAN FAMILY TRUST 4666 LORRAINE AVE DALLAS, TX 75209 Request Mailing Address Change		School District: 2884 - Lake Geneva-Genoa City UHS 2885 - Lake Geneva J1 School District	
Tax Parcel ID Number: ZWIL00003	Tax District: 246-City of Lake Geneva	Status: Inactive 04-08-2020	
Alternate Tax Parcel Number:	Government Owned:	Acres: 1.0500	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): LOT 3 WILLOWBROOK SUBDIVISION AS RECORDED IN CAB D SLIDE 30 WCR LOCATED IN NE 1/4 NW 1/4 & NW 1/4 NE 1/4 SEC 2 T1N R17E, SE 1/4 SW 1/4 SEC 35 T2N R17E 45575 SQ FT OMITS 1 L 2-1, IA1096-1, IA3067-2, IA3067-3, IA3067-4, JA3067-1 & ZA1096-1 ALL OF LOT 3 NOW IN CITY OF LAKE GENEVA PER ANNEXATION UNDER #754846			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) W3151 SNAKE RD LAKE GENEVA, WI 53147			

Select Detail --> Taxes

Make Default Detail

Printer Friendly Page

View Interactive Map

0 Lottery credits claimed

Print tax bills:

2020

2019

2018

2017

2016

2015

2014

2013

Tax History

*Click on a Tax Year for detailed payment information.

Tax Year*	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Total Payoff
2020	\$47,834.74	\$0.00	\$47,834.74	\$0.00	\$0.00	\$47,834.74
2019	\$49,290.73	\$49,290.73	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$54,052.71	\$54,052.71	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$51,916.97	\$51,916.97	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$53,121.01	\$53,121.01	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$35,845.78	\$35,845.78	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$34,758.16	\$34,758.16	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$35,996.50	\$35,996.50	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$45,642.82	\$45,642.82	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$44,917.04	\$44,917.04	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$39,088.32	\$39,088.32	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$37,306.66	\$37,306.66	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$35,798.18	\$35,798.18	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$35,110.06	\$35,110.06	\$0.00	\$0.00	\$0.00	\$0.00
Total						\$47,834.74

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

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

Interest and penalty on delinquent taxes are calculated to December 31, 2020.

Payoff Month:

Pay Taxes

Pay Taxes

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

Tax Receipt

Receipt Number

1214381

Posted

Receipt Date

1/28/2021 11:44:00 AM

Payment Date

1/28/2021 11:44:00 AM

Entered 1/28/2021 11:42:40 AM by
pwatson

Received Of

JP MORGAN CHASE

NEUMAN FAMILY TRUST
4666 LORRAINE AVE
DALLAS, TX 75209

Payment Methods

Comments
RUBASH, K NEUMAN FAMILY TRUST

Type	Check #	Amount
Check	689295670	\$17,703.29
Check	68292071	\$13,884.14
Check	4056	\$16,247.31
Total Received		\$47,834.74

Receipt is not valid until payments have cleared all banks.

Tax Parcels

Tax Parcel No.	Tax Year	Owner Name	General Tax	Other Charges	Interest	Penalty	Total Paid
ZWIL 00003	2020	NEUMAN FAMILY TRUST	\$47,834.74	\$0.00	\$0.00	\$0.00	\$47,834.74

All taxes are "paid in full" unless the balances are shown below.

Return to search results

Property Summary

Owner (s): PIER, 39 LLC		Location: NE-NW,Sect. 2, T1N,R17E NW-NW,Sect. 2, T1N,R17E	
Mailing Address: 39 LLC PIER 1055 CHEROKEE RD WILMETTE, IL 60091 Request Mailing Address Change		School District: 2884 - Lake Geneva-Genoa City UHS 2885 - Lake Geneva J1 School District	
Tax Parcel ID Number: ZA491100003	Tax District: 246-City of Lake Geneva	Status: Active	
Alternate Tax Parcel Number:	Government Owned:	Acres: 1.4300	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): LOT 3 CERTIFIED SURVEY #4911 RECORDED AS DOC #1007131 WCR. LOCATED IN NE1/4 NW1/4 & NW1/4 NW1/4 SEC 2 T1N R17E AND SE1/4 SW1/4 SEC 35 T2N R17E. 62538 SQ FT. CITY OF LAKE GENEVA; OMITS ZWIL-1 THRU ZWIL-5			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)			

Select Detail -->

Parcel History

Make Default Detail

Printer Friendly Page

View Interactive Map

Parcel ZWIL 00002
City of Lake Geneva

Parcel ZWIL 00003
City of Lake Geneva

Parcel ZA491100003
City of Lake Geneva

No Children Found

Type	Parcel	Municipality	Status
Parent	ZWIL-00002	City of Lake Geneva	Inactive
Parent	ZWIL-00003	City of Lake Geneva	Inactive

Walworth County

Ascent Land Records Suite

Access Type: Choose Category:

Public

Real Estate Property & Tax

What do you want to do?

Tax Bills

Help

?

[Browser Setup Help](#)[Return to search results](#)[Property Summary](#)

Owner (s): PIER, 39 LLC		Location: NE-NW,Sect. 2, T1N,R17E NW-NW,Sect. 2, T1N,R17E	
Mailing Address: 39 LLC PIER 1055 CHEROKEE RD WILMETTE, IL 60091		School District: 2884 - Lake Geneva-Genoa City UHS 2885 - Lake Geneva J1 School District	
Request Mailing Address Change			
Tax Parcel ID Number: ZA491100003	Tax District: 246-City of Lake Geneva	Status: Active	
Alternate Tax Parcel Number:	Government Owned:	Acres: 1.4300	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): LOT 3 CERTIFIED SURVEY #4911 RECORDED AS DOC #1007131 WCR. LOCATED IN NE1/4 NW1/4 & NW1/4 NW1/4 SEC 2 T1N R17E AND SE1/4 SW1/4 SEC 35 T2N R17E. 62538 SQ FT. CITY OF LAKE GENEVA; OMITS ZWIL-1 THRU ZWIL-5			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)			

[Select Detail -->](#)

Taxes

[Make Default Detail](#)[Printer Friendly Page](#)[View Interactive Map](#)

0 Lottery credits claimed

Print tax bills:

Tax History

*Click on a Tax Year for detailed payment information.

Tax Year*	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Total Payoff
Total						\$0.00

*If taxes are 3 years or more delinquent, please contact the Treasurer's office for additional fees due. (262) 741-4251.**NOTE: Current year tax bills may not be processed by the county.*[Pay Taxes](#)Interest and penalty on delinquent taxes are calculated to **December 31, 2020**.

Payoff Month:

December

Payoff Year:

2020

[Submit](#)[Log in](#)[View Disclaimer](#)[Database Versions](#)

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DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
180 FIFTH STREET EAST, SUITE 700
ST. PAUL, MN 55101-1678

April 6, 2021

Regulatory File No. 2021-00523-AJK

Kevin Rubash
1055 Cherokee Road
Wilmette, IL 60091

Dear Mr. Rubash:

We are responding to your request for authorization to construct a pier addition supported by rock cribs on Geneva Lake. The proposed work is located in Section 2, Township 1 North, Range 17 East, Walworth County, Wisconsin.

Project authorization:

The regulated activities associated with this project include the discharge of fill material into 348 square feet of Geneva Lake for the purpose of installing 4 new cribs as part of a pier addition. We have determined that these activities are authorized by a Nationwide Permit (NWP) or a Regional General Permit (RGP), specifically, the Piers and Docks RGP. This work is shown on the enclosed figures, labeled 2021-00523-AJK Figures 1-3 of 3.

Your project exceeds the limitations established in the general permit related to the 200 square foot criterion for terminal sections of a pier. However, based on a case-specific review, we have determined the proposed activity will result in no more than minimal adverse effects and a waiver has been granted.

Conditions of your permit:

You must ensure the authorized work is performed in accordance with the enclosed General Permit terms, General Conditions, and St. Paul District Regional Conditions.

You are also required to complete and return the enclosed Compliance Certification form within 30 days of completing your project. Please email the completed form to the contact identified in the last paragraph.

A change in location or project plans may require re-evaluation of your project. Proposed changes should be coordinated with this office prior to construction. Failure to comply with all terms and conditions of this permit invalidates this authorization and could result in a violation of Section 301 of the Clean Water Act or Section 10 of the Rivers and Harbors Act. You must also obtain all local, State, and other Federal permits that apply to this project.

Water Quality Certification:

You must also comply with the enclosed Water Quality Certification conditions associated with this General Permit.

Permit expiration:

This permit is valid until February 20, 2023, unless the general permit is modified, suspended, or revoked. If the work has not been completed by that time, you should contact this office to verify that the permit is still valid. Furthermore, if you commence or are under contract to commence this activity before the date of General Permit expiration, modification, or revocation, you have 12 months to complete the activity under the present terms and conditions of the General Permit.

Jurisdictional determination:

No jurisdictional determination was requested or prepared for this project. While not required, you may request a jurisdictional determination from the contact identified in the last paragraph.

Contact Information:

If you have any questions, please contact me in our Brookfield office at (651) 290-5729 or by email at anthony.j.kitchen@usace.army.mil.

Sincerely,



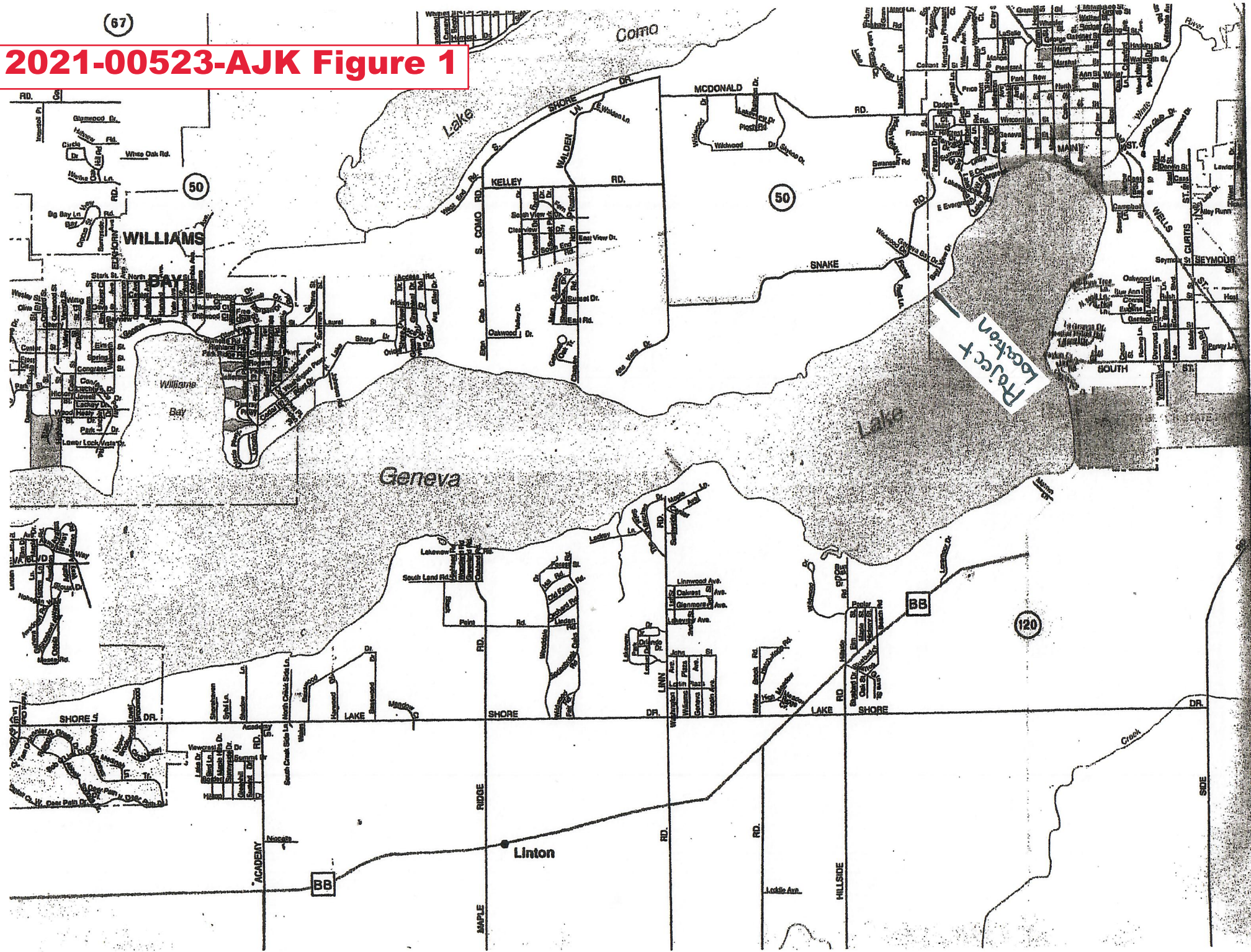
A.J. Kitchen
Project Manager

Enclosures

CC: Theresa Alvarez, WI DNR
Jeff Reed, Reed's Construction, LLC



2021-00523-AJK Figure 1



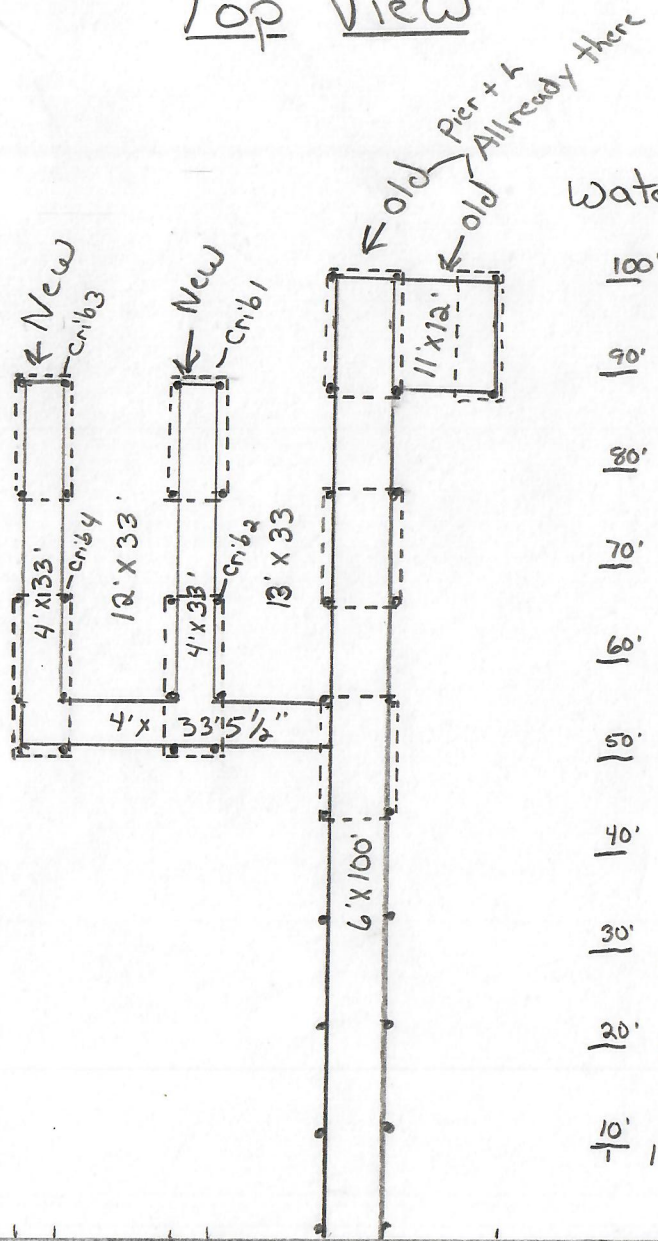
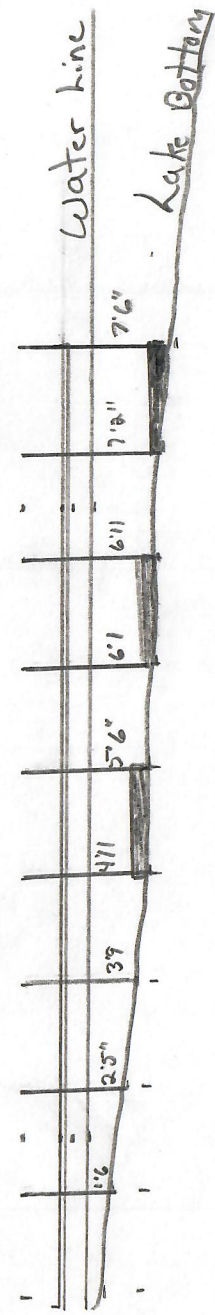
N ↓

2021-00523-AJK Figure 2

Scale
1" = 20'

Top View

Cross Section



Water Depths

100'	7'6"
90'	7'2"
80'	6'11"
70'	6'8"
60'	6'1"
50'	5'6"
40'	4'11"
30'	3'9"
20'	2'5"
10'	1'6"

Crib sq Ft

Crib 1	5'10 3/4 x 12'2 1/2	72' sq Ft
Crib 2	5'10 3/4 x 16'8"	102' sq Ft
Crib 3	5'10 3/4 x 12'2 1/2	72' sq Ft
Crib 4	5'10 3/4 x 16'8"	102' sq Ft
Total		348 sq Ft

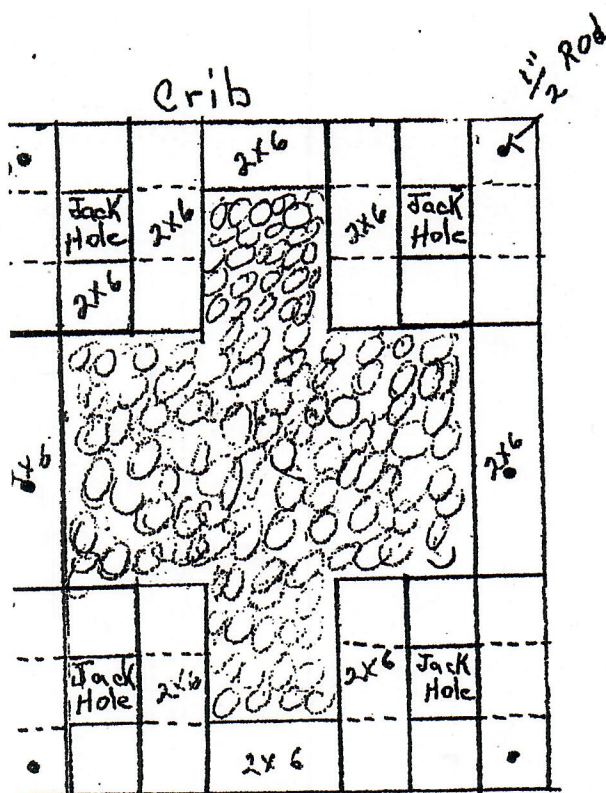
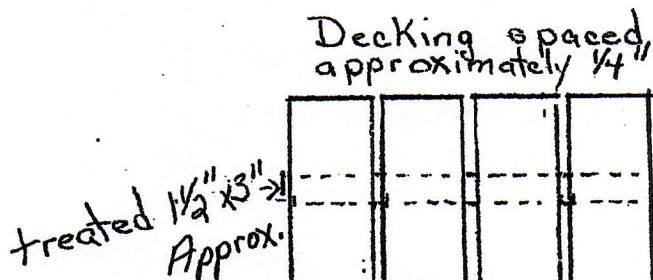
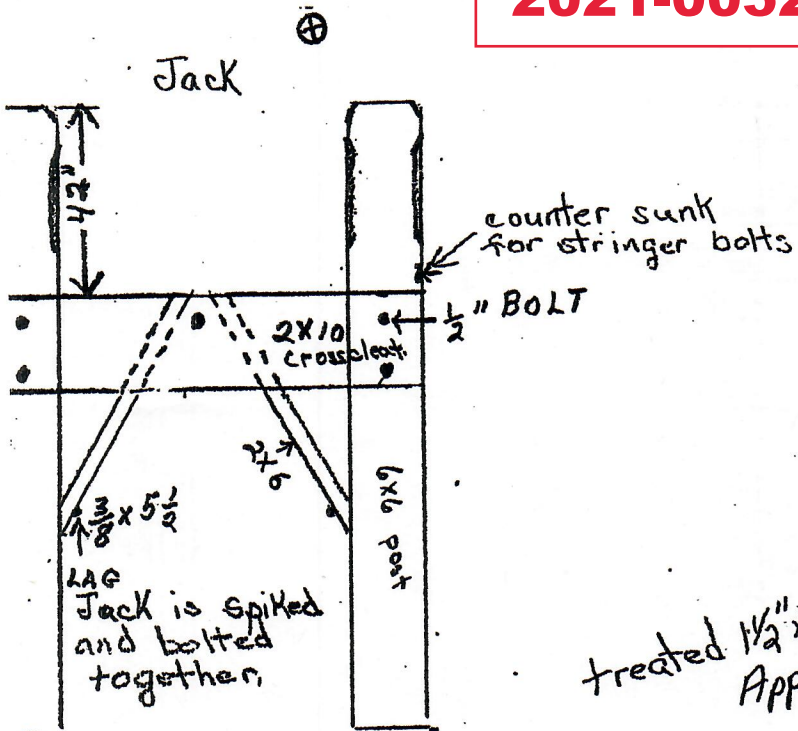
Neuman
O'Flaherty

← - - - - 120 Ft - - - - →

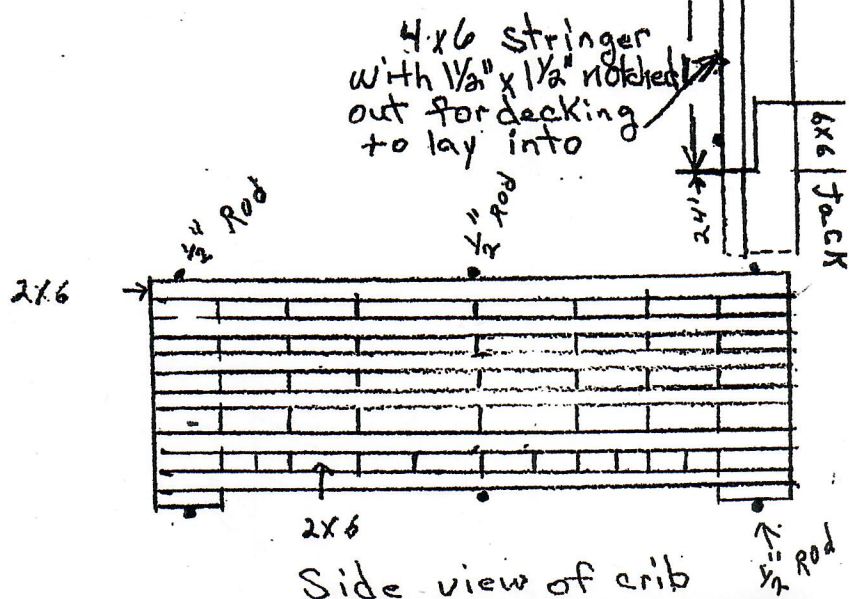
Keven Rubach

Dean Althens

2021-00523-AJK Figure 3



Top View of crib



Side view of crib

St. Paul District Corps of Engineers, Regulatory Branch
Piers and Docks Regional General Permit Conditions

To qualify for Piers and Docks RGP authorization, the prospective permittee must comply with the following conditions, as applicable, in addition to any project-specific conditions imposed by the Corps.

1. **Compliance:** The permittee is responsible for ensuring that whoever performs, supervises or oversees any portion of the physical work associated with the construction of the project has a copy of and is familiar with all the terms and conditions of the RGP and any special (permit-specific) conditions included in any written verification letter from the Corps. The activity must also comply with any special conditions added by the state, tribe, or U.S. EPA in its Section 401 Water Quality Certification, or by the state in its Coastal Zone Management Act consistency determination. The permittee is ultimately responsible for ensuring compliance with all the terms and conditions of the RGP. Any authorized structure or fill shall be properly maintained, including maintenance to ensure public safety and compliance with applicable RGP general conditions, as well as any activity-specific conditions added by the Corps to an RGP authorization.
2. **Compliance Certification:** Each permittee who receives an RGP verification letter from the Corps must provide a signed certification documenting completion of the authorized activity and implementation of any required compensatory mitigation. The Corps will provide the permittee the certification document with the RGP verification letter. The completed certification document must be submitted to the Corps within 30 days of completion of the authorized activity or the implementation of any required compensatory mitigation, whichever occurs later.
3. **Site Inspection:** The permittee shall allow representatives from the Corps to inspect the proposed project site and the authorized activity to ensure that it is being, or has been, constructed and maintained in accordance with the RGP authorization.
4. **Migratory Birds and Bald and Golden Eagles:** The permittee is responsible for ensuring their action complies with the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act. The permittee is responsible for contacting the appropriate local office of the U.S. Fish and Wildlife Service (FWS) to determine applicable measures to reduce impacts to migratory birds or eagles, including whether “incidental take” permits are necessary and available under the Migratory Bird Treaty Act or Bald and Golden Eagle Protection Act for a particular activity.
5. **Endangered Species:**
 - a. No activity is authorized under this RGP which is likely to directly or indirectly jeopardize the continued existence of a federally threatened or endangered species or a species proposed for such designation, as identified under the Endangered Species Act (ESA), 50 CFR 402, or which will directly or indirectly destroy or adversely modify the critical habitat of such species. No activity is authorized under this RGP which “may affect” a listed species or critical habitat, unless ESA Section 7 consultation addressing the effects of the proposed activity has been completed, and a Corps RGP verification letter is issued. Direct effects are the immediate effects on listed species and critical habitat caused by the RGP activity. Indirect effects are those effects on listed species and critical habitat that are caused by the RGP activity and are later in time, but still are reasonably certain to occur.
 - b. As a result of formal or informal consultation with the FWS, the Corps may add species-specific permit conditions to the RGP verification.
 - c. Information on the location of federally threatened and endangered species and their critical habitat can be obtained directly from the offices of the FWS on their web page at www.fws.gov/ipac.
6. **Calcareous Fens:** The permittee may not complete regulated activities in a calcareous fen, unless the Wisconsin Department of Natural Resources has authorized the proposed regulated activity, or the Minnesota Department of Natural Resources has approved a calcareous fen management plan specific to the project. A list of known Minnesota calcareous fens can be found at: http://files.dnr.state.mn.us/eco/wetlands/calcareous_fen_list.pdf.
7. **Wild and Scenic Rivers:** The permittee may not complete regulated activities which may affect or are located in designated portions of the National Wild and Scenic River System, or in a river officially designated by Congress as a “study river” for possible inclusion in the system while the river is in an official study status, unless the appropriate federal agency with direct management responsibility for such river, has determined in writing that the proposed activity will not adversely affect the Wild and Scenic River designation or study status.

St. Paul District Corps of Engineers, Regulatory Branch
Piers and Docks Regional General Permit Conditions

8. **Historic Properties, Cultural Resources:**

- a. No activity which may affect historic properties listed or potentially eligible for listing on the National Register of Historic Places is authorized until the requirements of Section 106 of the National Historic Preservation Act (Section 106) have been fulfilled. Federal project proponents should follow their own procedures for complying with the requirements of Section 106 and provide documentation of compliance with those requirements.
- b. Information on the location and existence of historic and cultural resources can be obtained from the State Historic Preservation Office, Tribal Historic Preservation Offices, and the National Register of Historic Places.
- c. Rock or fill material used for activities authorized by this permit must either be obtained from existing quarries or, if a new borrow site is excavated to obtain fill material, the Corps must be notified prior to the use of the new site to determine whether a cultural resources survey of the site is necessary.

9. **Discovery of Previously Unknown Remains and Artifacts:** If any previously unknown historic, cultural, or archeological remains and artifacts are discovered while accomplishing the activity authorized by this permit, you must immediately notify the Corps of what you have found, and to the maximum extent practicable, avoid construction activities that may affect the remains and artifacts until the required coordination has been completed. The Corps will initiate the federal, tribal, and state coordination required to determine if the items or remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

10. **Burial Sites:** Burial sites, marked or unmarked, are subject to state law (Wisconsin Statute 157.70 and Minnesota Statutes 306 and 307.08). Native American burial sites on federal or tribal land are subject to the provisions of the Native American Graves Protection and Repatriation Act (NAGPRA). Regulated activities may not result in disturbance or removal of human remains until disposition of the remains has been determined by the appropriate authority under these laws, and the work is authorized by the Corps. Regulated activities which result in an inadvertent discovery of human remains must stop immediately, and the Corps, as well as the appropriate state and tribal authority, must be notified. Regulated work at inadvertent discovery sites requires compliance with state law and NAGPRA, as appropriate, prior to re-starting work.

11. **Federally Authorized Corps Civil Works projects:** A permittee is not authorized to begin any regulated activities described in this RGP if activities will alter or temporarily or permanently occupy or use a Corps federally authorized civil works project, unless the appropriate Corps office issues Section 408 permission to alter, occupy, or use the Corps civil works project (pursuant to 33 U.S.C. 408), and the Corps issues written an RGP verification. Examples of federal projects include, but are not limited to, works that were built by the Corps and are locally maintained (such as local flood control projects) or works operated and maintained by the Corps (such as locks and dams).

12. **Dam Safety:** Permittees are not authorized to begin regulated activities unless they are able to demonstrate that the structures, when appropriate, comply with applicable state dam safety criteria or have been designed by qualified persons. The Corps may require documentation that the design has been independently reviewed by similarly qualified persons, and appropriate modifications are made to ensure safety.

13. **Suitable Material:** No activity may use unsuitable material (e.g., trash, debris, car bodies, asphalt, etc.). Material used for construction or discharged must be free from toxic pollutants in toxic amounts (see Section 307 of the Clean Water Act).

14. **Restoration of Temporary Impacts:** All temporary impacts in waters of the US, including discharges resulting from side casting material excavated from trenching, that occur as a result of the regulated activity must be fully contained with appropriate erosion control or containment methods, be restored to preconstruction contours and elevations, and revegetated with native, non-invasive vegetation. A project proponent may request, in writing, a waiver from this condition from the Corps. An acceptable reason for a waiver to this condition may include, but is not limited to, the Corps allowing natural restoration of the site when the resulting grade and existing seed bank are sufficient for the site to restore to pre-construction conditions. In temporarily excavated wetlands, the top 6 to 12 inches of the excavation should normally be backfilled with topsoil originating from the wetland. No temporary excavation area, including, but not limited to trenches, may be constructed or backfilled in such a manner as to drain waters of the United States (e.g., backfilling with extensive gravel layers, creating a French drain effect).

St. Paul District Corps of Engineers, Regulatory Branch
Piers and Docks Regional General Permit Conditions

15. **Duration of Temporary Impacts:** Temporary impacts in waters of the U.S., including wetlands, must be avoided and limited to the smallest area and the shortest duration required to accomplish the project purpose.
 - a. Unless otherwise conditioned in a Corps RGP verification, temporary impacts may not remain in place longer than 90 days between May 15 and November 15. Before those 90 days have elapsed, all temporary discharges must be removed in their entirety.
 - b. If the temporary impacts would remain in place for longer than 90 days between May 15 and November 15, the PCN must include a request for a waiver from this condition, specify how long temporary impacts will remain, and include a restoration plan showing how all temporary fills and structures will be removed and the area restored to pre-project conditions. The permittee must remove the temporary impacts in their entirety in accordance with the activity authorized their permit verification.
16. **Best Management Practices (BMPs):** To minimize adverse effects from soil loss and sediment transport that may occur as a result of the authorized work, appropriate BMPs must be implemented and maintained. For authorized work above an OHWM, the BMPs must remain in place until the affected area is stabilized with vegetation or ground cover. For all authorized work below an OHWM, BMPs are required and must prevent or minimize adverse effects (e.g., total suspended solids or sedimentation) to the water column outside of the authorized work area. Heavy equipment working in wetlands or mudflats must be placed on mats, or other measures must be taken to minimize soil disturbance. All BMPs must be inspected and properly maintained following storm events to ensure they are operational. All exposed slopes and stream banks must be stabilized within 24 hours after completion of all regulated work.
17. **Aquatic Life Movements:** No regulated activity may substantially disrupt the necessary life cycle movements of those species of aquatic life indigenous to the waterbody, including species that normally migrate through the area.
18. **Spawning Areas:** Activities in spawning areas, during spawning seasons, must be avoided to the maximum extent practicable. Activities that result in the physical destruction (e.g., through excavation, fill, or downstream smothering by substantial sedimentation) of a designated or known spawning area are not authorized.
19. **Pollutant or Hazardous Waste Spills:** The permittee is responsible for removing pollutants and hazardous materials and for minimizing any contamination resulting from a spill in accordance with all applicable state, tribal, and federal laws. In accordance with applicable state, tribal, and federal laws and regulations, if a spill of any potential pollutant or hazardous waste occurs, it is the responsibility of the permittee to immediately notify the National Response Center at 1-800-424-8802 or www.nrc.uscg.mil AND
 - IN WISCONSIN: the WI DNR Spills Team at 1-800-943-0003; or
 - IN MINNESOTA: the Minnesota State Duty Officer at 1-800-422-0798.
20. **Clean Construction Equipment:** All construction equipment must be clean prior to entering and before leaving the work site in order to prevent the spread of invasive species.
21. **Navigation:** No activity may cause more than a minimal adverse effect on navigation. Any safety lights and signals prescribed by the U.S. Coast Guard, through regulations or otherwise, must be installed and maintained at the permittee's expense on authorized facilities in navigable waters of the US. The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.
22. **Fills Within 100-Year Floodplains:** The regulated activity must comply with applicable FEMA-approved state or local floodplain management requirements.
23. **Access Roads:** Access roads must be sized appropriately and must be constructed in such a way to minimize adverse effects on waters of the US, and elevations must be as near as practicable to pre-construction contours and elevations (e.g., at grade corduroy roads or geotextile/gravel roads). All access roads constructed in waters of the US must be properly bridged or culverted to maintain surface flows.

St. Paul District Corps of Engineers, Regulatory Branch
Piers and Docks Regional General Permit Conditions

24. **Section 401 Clean Water Act Water Quality Certification:** All regulated activities authorized by the Piers and Docks RGP pursuant to Section 404 of the Clean Water Act require Section 401 Clean Water Act certification or waiver to be considered valid.
25. **Transfer of Regional General Permit Verifications:** If the permittee sells the property associated with a regional general permit verification, the permittee may transfer the regional general permit verification to the new owner by submitting a letter to the appropriate Corps district office to validate the transfer. A copy of the regional general permit verification must be attached to the letter, and the letter must contain the following statement and signature: "When the structures or work authorized by this regional general permit are still in existence at the time the property is transferred, the terms and conditions of this regional general permit, including any special conditions, will continue to be binding on the new owner(s) of the property. To validate the transfer of this regional general permit, and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below."

(Transferee)

(Date)

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Scott Walker, Governor
Daniel L. Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



February 15, 2018

Chad Konickson
U.S. Army Corps of Engineers
St. Paul District - Regulatory
180 5th St. East
Suite 700
St. Paul MN 55101

Subject: Water Quality Certification for the Regional General Permits in WI

Dear Mr. Konickson:

The Wisconsin Department of Natural Resources submits the attached water quality certification for U.S. Army Corps of Engineers' Regional General Permits for Beach Creation & Nourishment, Beach Raking, Minor Discharges, Piers and Docks, Wildlife Ponds, Transportation, and Utilities for projects in Wisconsin.

Please feel free to contact Cami Peterson or me with any questions.

Sincerely,

Benjamin Callan
Chief, Integration Services Section

cc: Wendy Melgin, USEPA
Jill Bathke, USACE
Rebecca Graser, USACE

Attachment

BEFORE THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Application of the United States Department of the Army,)
Corps of Engineers, for Water Quality Certification for the)
Final Regulations Pertaining to the Issuance
of Regional General Permits for Beach Creation & Nourishment, Beach Raking, Minor
Discharges, Piers and Docks, Transportation, Utilities, Wildlife Ponds)

On December 20, 2017, the United States Department of the Army, Corps of Engineers (COE), published its final notice regarding the Issuance of seven Regional General Permits (RGPs) in the Federal Register. The publication includes new RGPs. Publication of these RGPs serves as the Corps' application to the State for water quality certification (WQC) under Section 401 of the Federal Clean Water Act (CWA).

The Wisconsin Department of Natural Resources (WDNR) has examined the final regulations pursuant to Section 401, CWA, and Chapter NR 299, Wisconsin Administrative Code (Wis. Adm. Code).

The WDNR has determined the following conditions for the RGPs are required to ensure compliance with state water quality standards enumerated in s. 299.04, Wis. Adm. Code. The certification contained herein shall expire on February 16, 2023.

Section 401 Certification does not release the permittee from obtaining all other necessary federal, state, and local permits, licenses, certificates, approvals, registrations, charters, or similar forms of permission required by law. It does not limit any other state permit, license, certificate, approval, registration, charter, or similar form of permission required by law that imposes more restrictive requirements. It does not eliminate, waive, or vary the permittee's obligation to comply with all other laws and state statutes and rules throughout the construction, installation, and operation of the project. This Certification does not release the permittee from any liability, penalty, or duty imposed by Wisconsin or federal statutes, regulations, rules, or local ordinances, and it does not convey a property right or an exclusive privilege.

This Certification does not replace or satisfy any environmental review requirements, including those under the Wisconsin Environmental Policy Act (WEPA) or the National Environmental Policy Act (NEPA).

Note: The specific language in the RGPs is not included in this document. Copies of complete regional general permits published in the Federal Register on December 20, 2017, may be obtained from your local COE field office.

STATE CONDITIONS AND LIMITATIONS OF CERTIFICATION

GENERAL CONDITIONS:

1. The permittee shall allow the WDNR reasonable entry and access to the discharge site to inspect the discharge for compliance with the certification and applicable laws.

2. If any of these §401 water quality certification conditions are found invalid or unenforceable, the water quality certification is denied for all activities to which that condition applies.

3. No discharges of dredged or fill material below the ordinary high water mark of a navigable stream as defined by s. 310.03(5), Wis. Adm. Code, may take place during fish spawning periods or times when nursery areas would be adversely impacted. These periods are:

- September 15th through May 15th for all trout streams and upstream to the first dam or barrier on the Root River (Racine County), the Kewaunee River (Kewaunee County), and Strawberry Creek (Door County). To determine if a waterway is a trout stream, you may use the WDNR website trout maps at <http://dnr.wi.gov/topic/fishing/trout/streammaps.html>.
- March 1st through June 15th for ALL OTHER waters.

4. Unless specifically exempt from state statute and federal Pre-Construction Notification (PCN) requirements, Applicants seeking authorization under these RGPs shall complete the Joint State/Federal Permit Application on the department e-permitting site at <http://dnr.wi.gov/Permits/Water/>.

Regional General Permits Granted Water Quality Certification:

- Beach Raking
- Minor Discharges
- Piers and Docks

Regional General Permits for which Water Quality Certification is Partially Denied

The specified activities authorized by the following RGP categories are denied WQC without prejudice and must apply to the WDNR for an individual 401 WQC. Activities that do not include the activities for which certification has been denied are certified subject to all applicable RGP general conditions.

- Utilities
 - WQC denied: Temporary access fill without PCN that is placed for 60 or more consecutive days between May 15 and November 15.
 - WQC certified: All other RGP activities.
- Transportation
 - WQC denied: Temporary access fill without PCN that is placed for 60 or more consecutive days between May 15 and November 15.
 - WQC certified: All other RGP activities.
- Beach Creation & Nourishment
 - WQC denied: Placement of sand for beach creation.
 - WQC certified: All other RGP activities.
- Wildlife Ponds
 - WQC denied: The project is located in a navigable water with stream history. (The Wisconsin Department of Natural Resources (WDNR) is responsible for interpretation of a navigable water with stream history. The point of contact for

questions relating to a navigable water with stream history is the local WDNR Water Management Specialist. Contact information can be found at <http://dnr.wi.gov/topic/Waterways/contacts.html>)

- WQC denied: If the project is located in existing wetland not in agricultural crops, not dominated by invasive species, or dominated by other than early successional hydrophyte species. (The WDNR is responsible for interpretation of these categories that are denied WQC. The point of contact for questions is the local WDNR Water Management Specialist. Contact information can be found at <http://dnr.wi.gov/topic/Waterways/contacts.html>)
- WQC certified: All other RGP activities.

NOTICE OF APPEAL RIGHTS

If you believe that you have a right to challenge this decision, you should know that Wisconsin Statutes and administrative rules establish time periods within which requests to review Department decisions must be filed.

To request a contested case hearing pursuant to section 227.42, Wisconsin Statutes, 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.

This determination becomes final in accordance with the provisions of s. NR 299.05(7), Wisconsin Administrative Code, and is judicially reviewable when final. For judicial review of a decision pursuant to Sections 227.52 and 227.53, Wisconsin Statutes, you have 30 days after the decision becomes final to file your petition with the appropriate circuit court and to serve the petition on the Secretary of the Department of Natural Resources. The petition must name the Department of Natural Resources as the respondent.

Reasonable accommodation, including the provision of informational material in an alternative format, will be provided for qualified individuals with disabilities upon request.

Dated at Madison, Wisconsin

February 15, 2018

STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES

By Ed Elbrle
for Daniel Meyer, Secretary



US Army Corps of Engineers®

St. Paul District

COMPLIANCE CERTIFICATION

Regulatory File Number: 2021-00523-AJK
Name of Permittee: Kevin Rubash
County/State: Walworth County, WI
Date of Issuance: April 6, 2021

Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the Corps contact identified in your verification letter within 30 days.

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit, you are subject to permit suspension, modification, or revocation.

By signing below, the permittee is certifying that the work authorized by the above referenced permit has been completed in accordance with the terms and conditions of the permit, and any required mitigation was completed in accordance with the permit conditions.

Signature of Permittee

Date



RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Conditional Use Permit for Leigh Gignilliat, 3 N. Walworth Ave., Williams Bay, WI, 53191, to raze and rebuild a single family home located at 978 N Knoll Ln. in the Estate Residential – 1 (ER-1) zoning district and utilize the SR-4 zoning standards, Tax Key No. ZYUP00106J			
Committee:	Plan Commission approved July 19, 2021		
Fiscal Impact:	N/A		
File Number:	21-R57	Date:	July 26, 2021

WHEREAS, the City Plan Commission has considered the application of Leigh Gignilliat, 3 N. Walworth Ave., Williams Bay, WI, 53191, to raze and rebuild a single family home located at 978 N Knoll Ln. in the Estate Residential – 1 (ER-1) zoning district and utilize the SR-4 zoning standards.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on July 1, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit for Leigh Gignilliat, 3 N. Walworth Ave., Williams Bay, WI, 53191, to raze and rebuild a single family home located at 978 N Knoll Ln. in the Estate Residential – 1 (ER-1) zoning district and utilize the SR-4 zoning standards,

Tax Key Nos. ZYUP00106J

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 26th day of July, 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: July 19, 2021

Agenda Item: 12

Applicant:

Leigh Gignilliat
3 N. Walworth Ave.
Williams Bay WI 53191

Request:

978 N. Knoll Ln.
Conditional Use Permit for New Single Family
Home
Estate Residential – 1 (ER-1)
Tax Key No. ZYUP00106J

Description:

The applicant is submitting for a Conditional Use Permit (CUP) request that will allow for the raze and rebuild of a new home for the property located at 978 N. Knoll Ln., in the Estate Residential -1 (ER-1) zoning district and utilize the Single Family – 4 (SR-4) zoning standards. Tax Key No. ZYUP00106J.

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.

Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator **Date:** July 13, 2021

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

CC: Leigh Gignilliat, GR Development 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 – 978 Knoll Lane (Revised)
Kapur Project #21.0178 Phase 04

BACKGROUND AND REQUEST:

A site plan application was submitted by GR Development Inc. for the construction of a new 2,962 ft² single-family residence at 978 Knoll Lane. The previously approved site plan included a 3,313 ft² residential structure. The proposed plans include razing of the existing structure, construction of a new residence, re-construction of existing retaining walls, new water service lateral, relocation of existing sewer lateral, new stormwater drainage structures, stormwater infiltration trench, and Contech water quality structure.

The following plan and calculations were submitted for review:

- **Proposed Residence 978 Knoll Lane**, Lake Geneva prepared by Joseph Meyer Associates **9 sheets** of 9, dated **April 14, 2021**, last revised July 12, 2021.
- **Off-Site Tributary Drainage Exhibit**, one sheet, dated April 16, 2021.

Comments:

Kapur recommends approval of the site plan application for 978 Knoll Lane based on the information reviewed above. This approval is subject to the following conditions:

1. The Plat of Survey shall be revised to show the changes to the proposed structure.
2. The existing sanitary sewer main that crosses the lot to the south and the existing lateral that services the adjacent property must be recorded in a utility easement to be approved by City Staff prior to recording with the County. An example of the easement location was provided on



the Plat of Survey; however, easement language does not reference the conditions of the easement with respect to the existing sanitary sewer main.

3. The construction plans include removal of an existing retaining wall that is shown to be on the adjacent property across the north property line. An email of written consent, from the adjacent property owner, was provided to the City for this work.
4. The site plan approves includes several private stormwater inlets, storm sewer pipes, a stormwater infiltration trench and a proprietary storm water filtration device. The maintenance of these structures shall follow manufacturer recommendations 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 contractors shall keep Knoll Lane free of 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

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

978 N. Knoll Ln

Name and Address of Current Owner: Leigh R. Gignilliet

Telephone No. with area code & Email of Current Owner: 312-671-1878

Grdevelopment@gmail

Owner Signature:

Name and Address of Applicant:

G.R. Development Inc
3 N. Walworth Ave Williams Bay 53191

Telephone No. with area code & Email of Applicant:

Proposed Conditional Use: ER-1 SR-4 Setbacks

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:

Raze Existing Home Rebuild New Home

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

Date

2/22/21

Signature of Applicant

Leigh R. Gignilliet

3

**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?

SEE ATTACHMENT

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

SEE ATTACHMENT

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

SEE ATTACHMENT

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?

SEE ATTACHMENT

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?

SEE ATTACHMENT

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?

SEE ATTACHMENT

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: _____

II. Application Submittal Packet Requirements:

a) Written Description of intended use: Applicant proposed to avail himself of the reduced side yard set backs of 6' and 9'

III. Justification of the proposed conditional use:

1. The proposed conditional use is in harmony with purposes and goals(i.e.) The reduced set backs are in use in each of the two adjacent properties.
2. See 1 above.
3. The proposed conditional use does not result in any substantial or undue adverse impact on the nearby properties.
4. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property in that the reduced set backs are used by the adjacent properties
5. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property. Namely applicant is proposing replacement of an existing house that was adequately served by the existing utilities and was not a burden on any of the improvements serving it. .
6. The potential public benefit of the proposed conditional use will greatly improve home values in the area. as well as result in the repair and replacement of deteriorating retaining walls will benefit other homes in the area by stabilizing the bluff in front of the house and prevent soil erosion at the front of the house and in the front of the two adjacent properties.

Applicant Information:

Property Address: 978 N Knoll Drive, Lake Geneva, WI

Applicant Name: Lakewood Realty

Applicant email: Grdevelopm@gmail.com

Architect Name: Scott K Renken

Architect Email: Scottrenken1@comcast.net Phone: 847-343-8162

Contractor Name: G R Development Inc.

Contractor Email: Grdevelopm@gmail.com

Type of Construction

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

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

___ (c) A Property Site Plan drawing which includes:

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

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

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

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

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

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

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

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

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

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

4

Applicant Information

Type of Construction: New **x** Addition Remodel
Type of Development: Single-family **x** Multi-family Commercial Industrial
Type of Business **n/a**

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

- 7
- 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 29.5x126
 - 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: 2/19/21
 - 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:

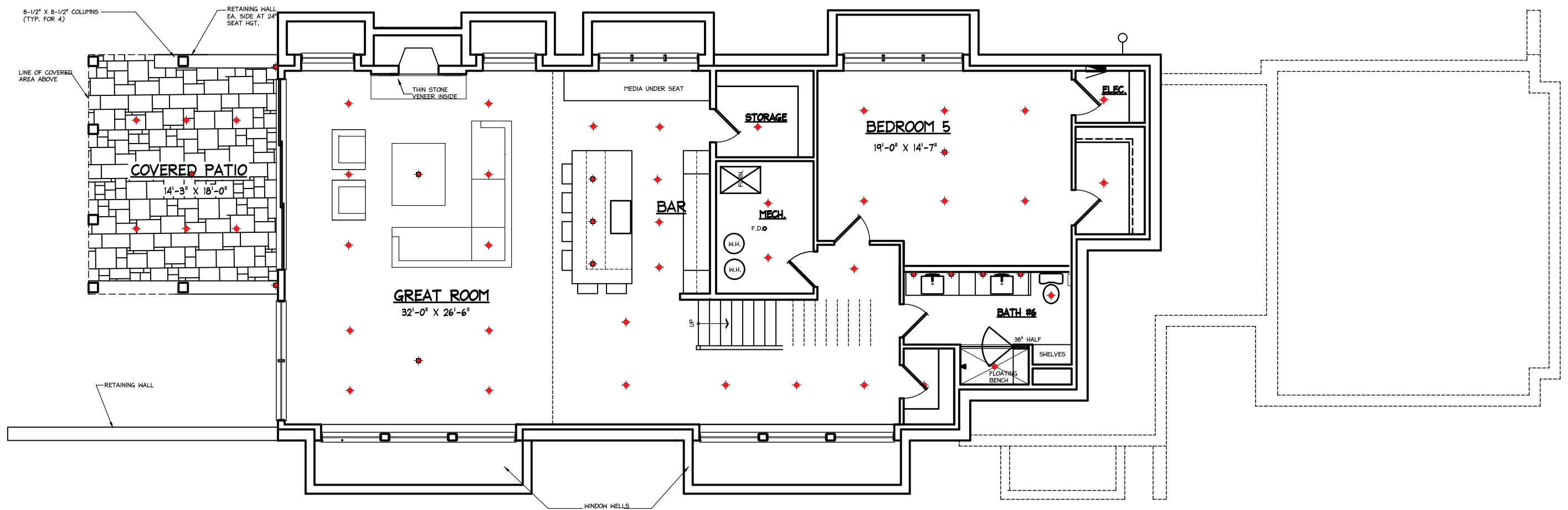
- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO

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) _____

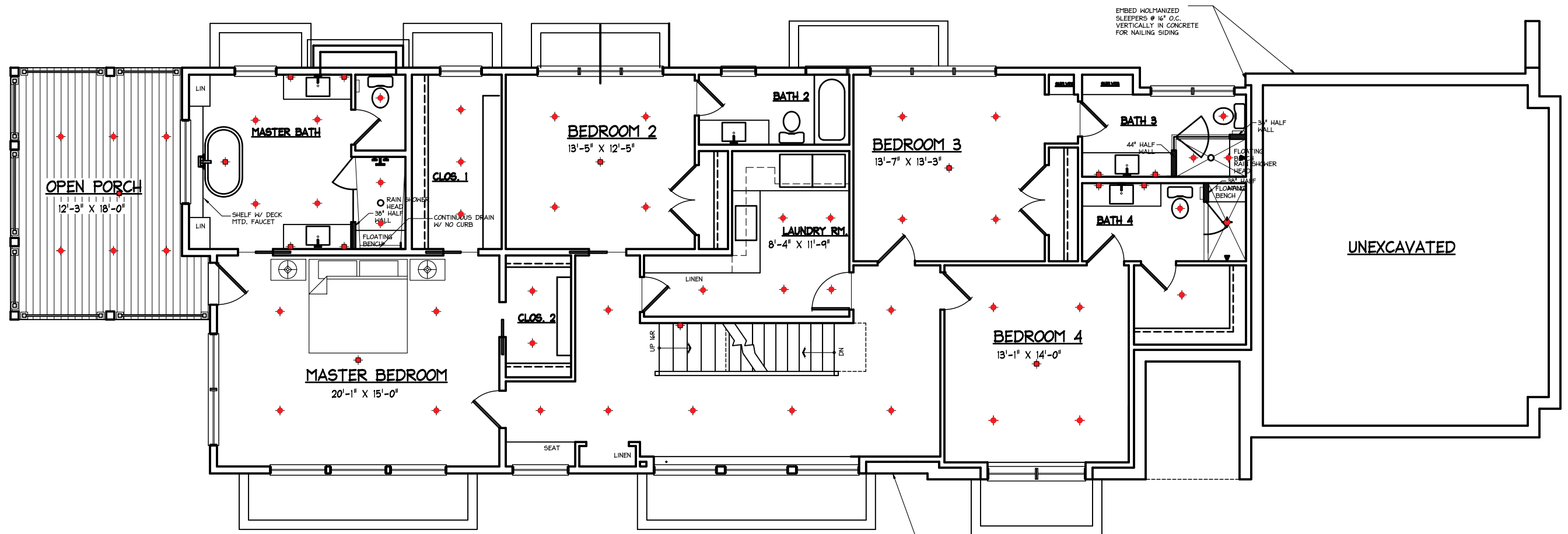
If the development is a multi-family dwelling, please provide the following:

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



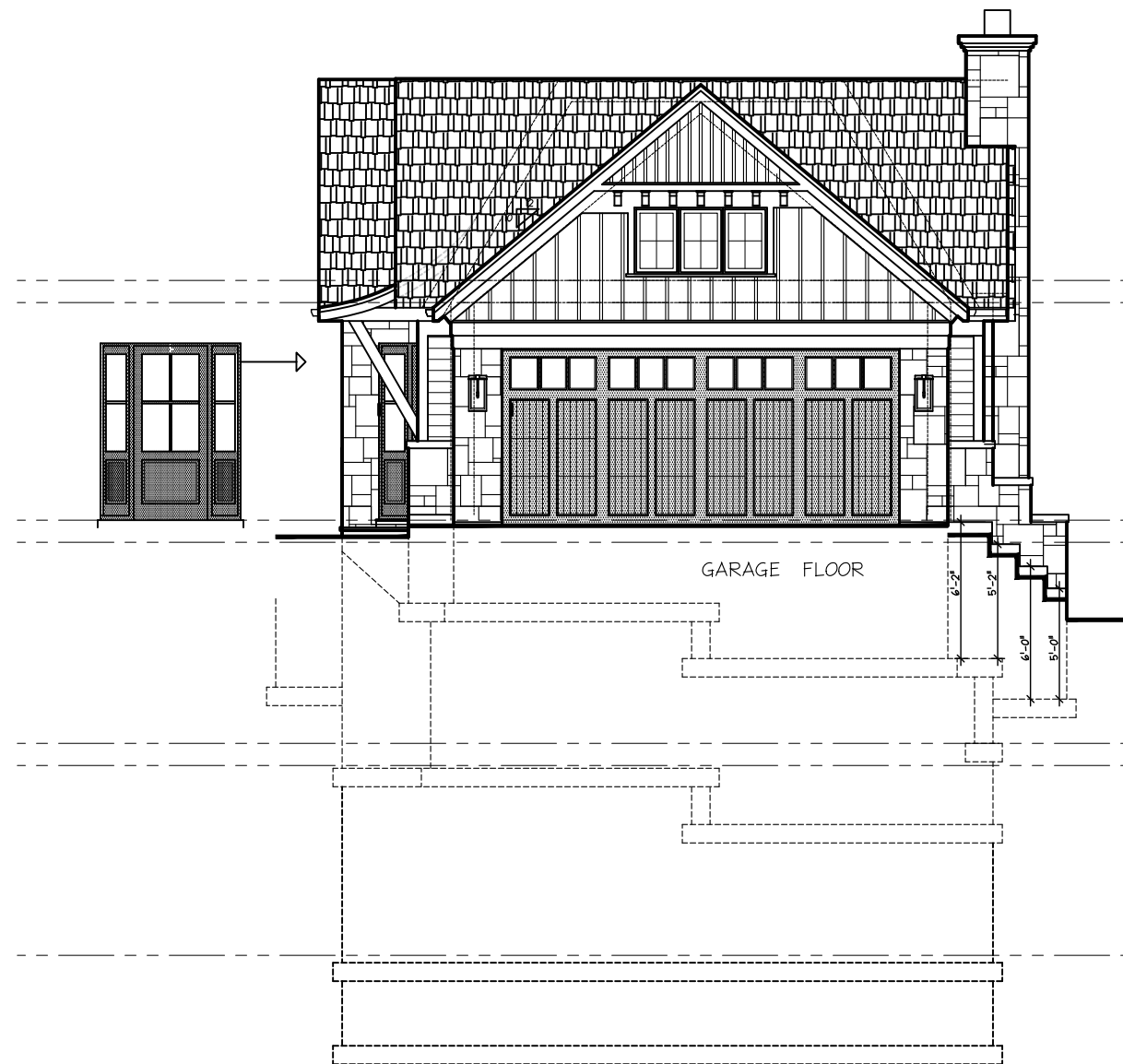
978 N. KNOLL LN., LAKE GENEVA, WI.
BASEMENT FLOOR PLAN - 5-24-21
RENKEN ARCHITECTS LLC

SCALE: 1/8" = 1'-0"



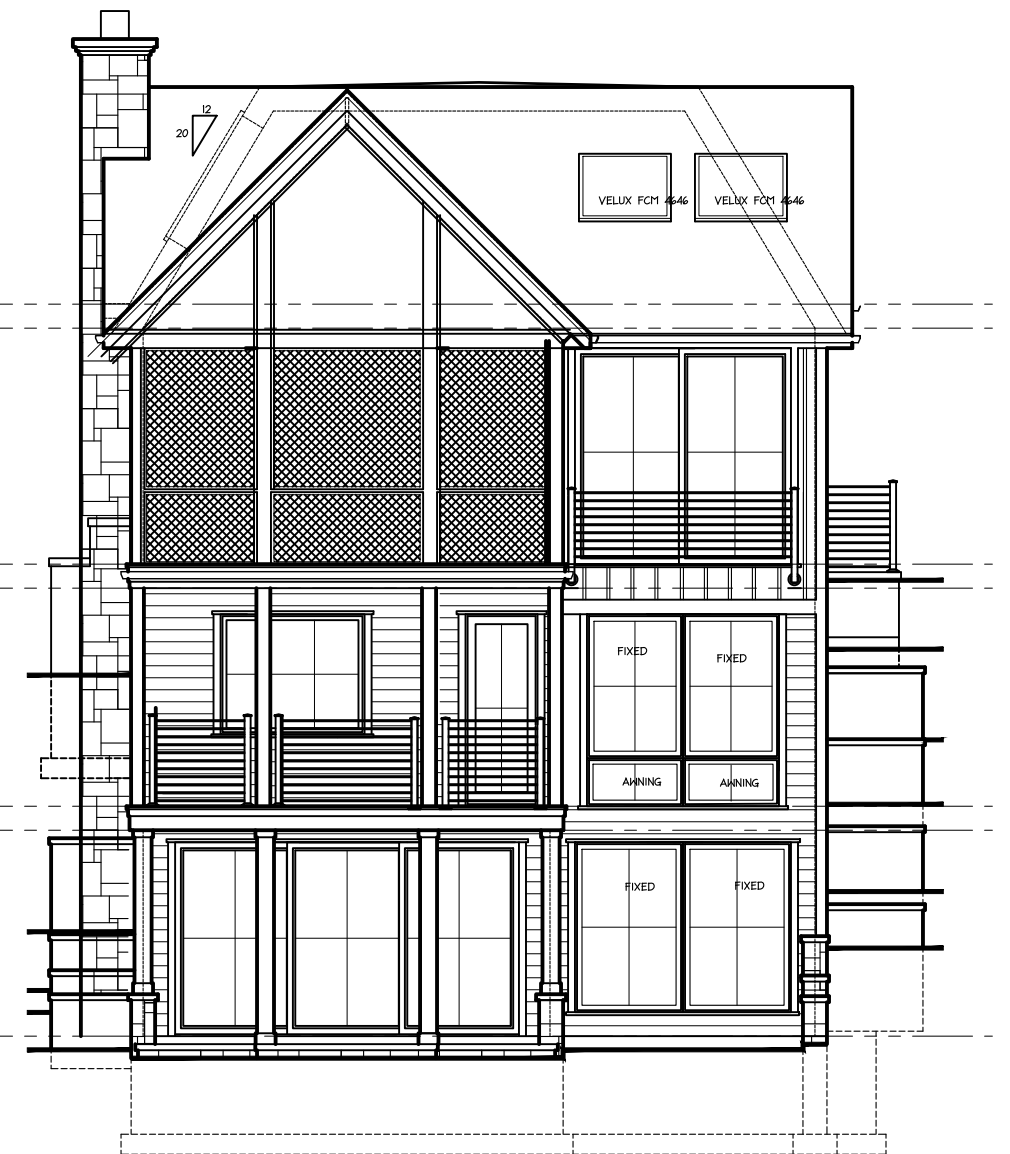
978 N. KNOLL LN., LAKE GENEVA, WI.
FIRST FLOOR PLAN - 5-24-21
RENKEN ARCHITECTS LLC

SCALE: 1/8" = 1'-0"



978 N. KNOLL LN., LAKE GENEVA, WI.
FRONT ELEVATION - 5-24-21
RENKEN ARCHITECTS LLC

SCALE: 1/8" = 1'-0"



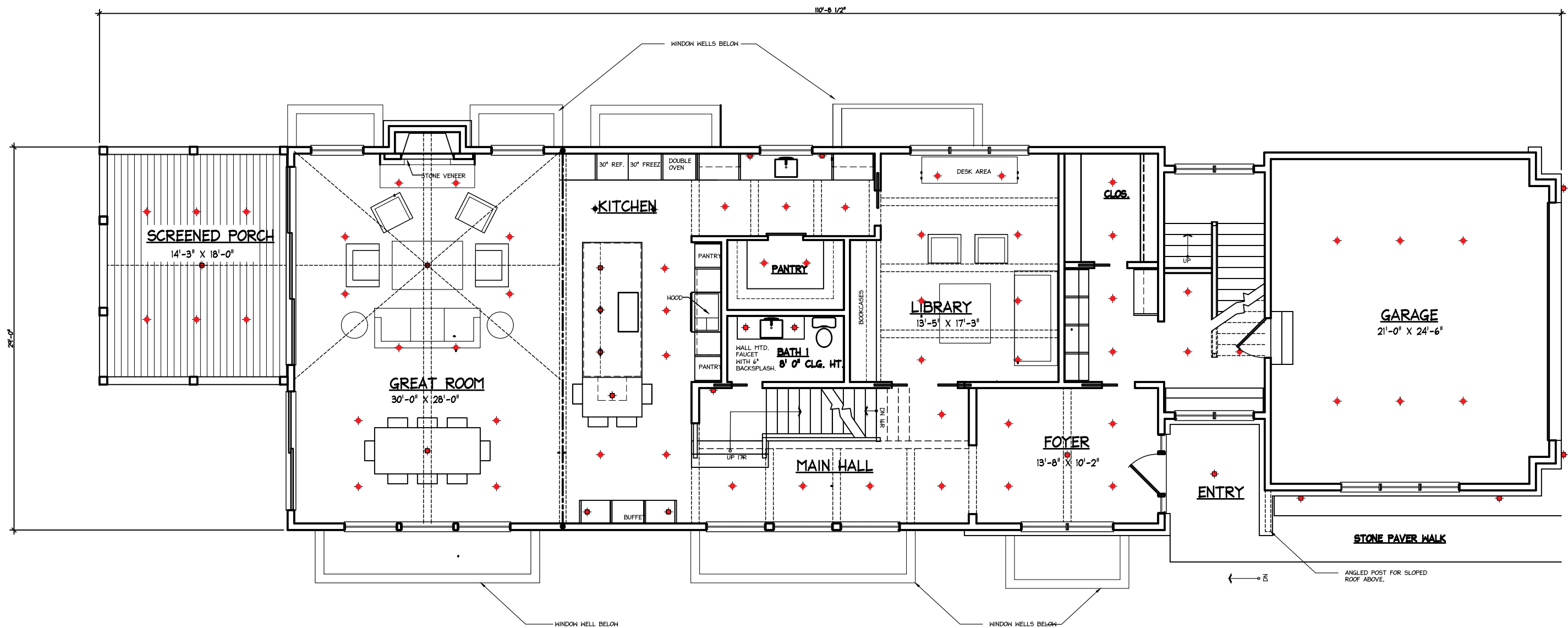
978 N. KNOLL LN., LAKE GENEVA, WI.
REAR ELEVATION - 5-24-21
RENKEN ARCHITECTS LLC



SCALE: 1/8" = 1'-0"



978 N. KNOLL LN., LAKE GENEVA, WI
RIGHT SIDE ELEVATION A -5-24-21
RENKEN ARCHITECTS LLC



978 N. KNOLL LN., LAKE GENEVA, WI.
SECOND FLOOR PLAN - 5-24-21
RENKEN ARCHITECTS LLC

SCALE: 1/8" = 1'-0"

~~CUT STONE SEAWALL ALONG SHORE~~

6'-0" SETBACK
- PROPERTY LINE

WINDOW WELLS BELOW

LINE
+FIN. FLOOR 904.95'

2101

BLACKTOP

S 89°11'12" W
DEED = 34.25'
MEAS. } 34.25'
WALL

20 ft. $\frac{KNC}{P}$

W	A	L	K	CONCRETE
---	---	---	---	----------

Diagram illustrating a traverse with bearings and distances:

- Station 1 to Station 2: Bearing $N 89^{\circ} 11' 12'' W$, Distance $34.25'$ (DEED).
- Station 2 to Station 3: Bearing $S 45^{\circ} 56' 42'' E$, Distance $63.95'$ (MEAS.).
- Station 3 to Station 4: Bearing $N 45^{\circ} 56' 42'' E$, Distance $64.00'$ (MEAS.).
- Station 4 to Station 5: Bearing $S 45^{\circ} 56' 42'' E$, Distance $63.95'$ (MEAS.).

A shaded area is shown to the left of the traverse. A 'WALL' is indicated near the first station.

~~MEASURE = 255.7~~

9'-0" SETBACK
PROPERTY LINE

SETBACK LINE

SETBACK LINE

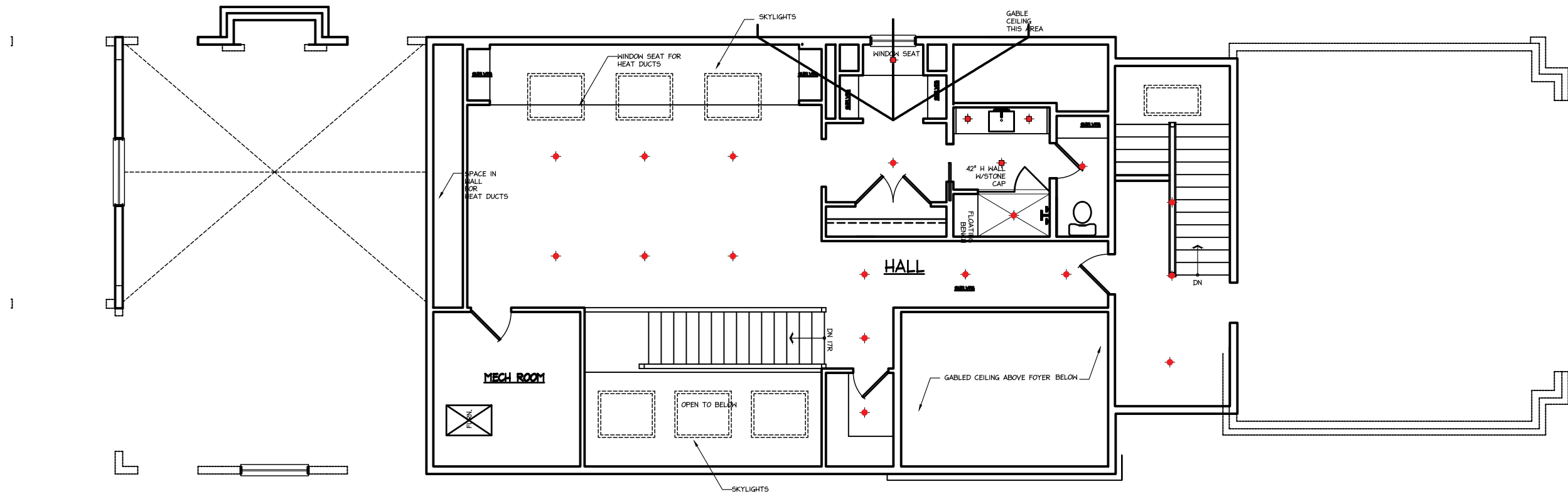
42

+FIN. FLOOR
UPPER 932.35'

+FIN. FLOOR
LOWER 924.5'

FIN. FLOOR 931.4'±

DECK & STEPS



978 N. KNOLL LN., LAKE GENEVA, WI.
 THIRD FLOOR PLAN - 05-24-21
 RENKEN ARCHITECTS LLC

SCALE: 1/8" = 1'-0"

[illegible]

LEGEND

<u>EXISTING</u>	<u>PROPOSED</u>
Combined Sewer	Combined Sewer
Sanitary Sewer	Sanitary Sewer
Storm Sewer	Storm Sewer
Sanitary Manhole	Sanitary Manhole
Storm Manhole	Storm Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Down Spout	
Water Main & Services	Water Main & Services
Valve & Vault	Valve & Vault
Pressure Connection	Pressure Connection
Valve & Box	Valve & Box
Fire Hydrant	Fire Hydrant
Structure to be Abandoned	Structure to be Abandoned
Power Pole	
Spot Grade... 667.89	Pavement or Ground
Contour	Contour
Drainage Arrow	Drainage Arrow
Neenah Fram & Lid No. _____	
Structure Size "1.4" _____	
Type _____	_____
Structure No. _____ 1-A (48") R-1772-B	
Rim Elevation	Rim Elevation
Invert Elevation	Invert Elevation

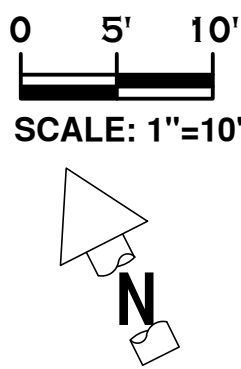
LOCATION MAP
(N.T.S.)

CONTRACTOR LEE GIGNILLIOT G.R. DEVELOPMENT INC. 90 LAKEWOOD DRIVE GLENCOE, IL 60022 CELL (312) 671-1878 GRDEVELOPM@gmail.com	TITLE SHEET PROPOSED RESIDENCE 978 KNOLL LANE LAKE GENEVA, WI	ENGINEER JOSEPH MEYER JOSEPH MEYER ASSOCIATES 135 PARK AVENUE BARRINGTON, IL 60010 PHONE (847) 382-0200 MEYERWICHMAN@SBCGLOBAL.NET	No. DATE REVISION 1 05/05/21 PER VILLAGE ZONING ZOOM MEETING 05-03-21 2 05/27/21 REVISED FOOTPRINT & STORM SEWER

DEMOLITION LEGEND

- STRUCTURE REMOVAL
- ASPHALT DRIVE REMOVAL
- CONCRETE WALK/PATIO/STEPS REMOVAL
- M

CONCRETE/TIMBER WALL REMOVAL

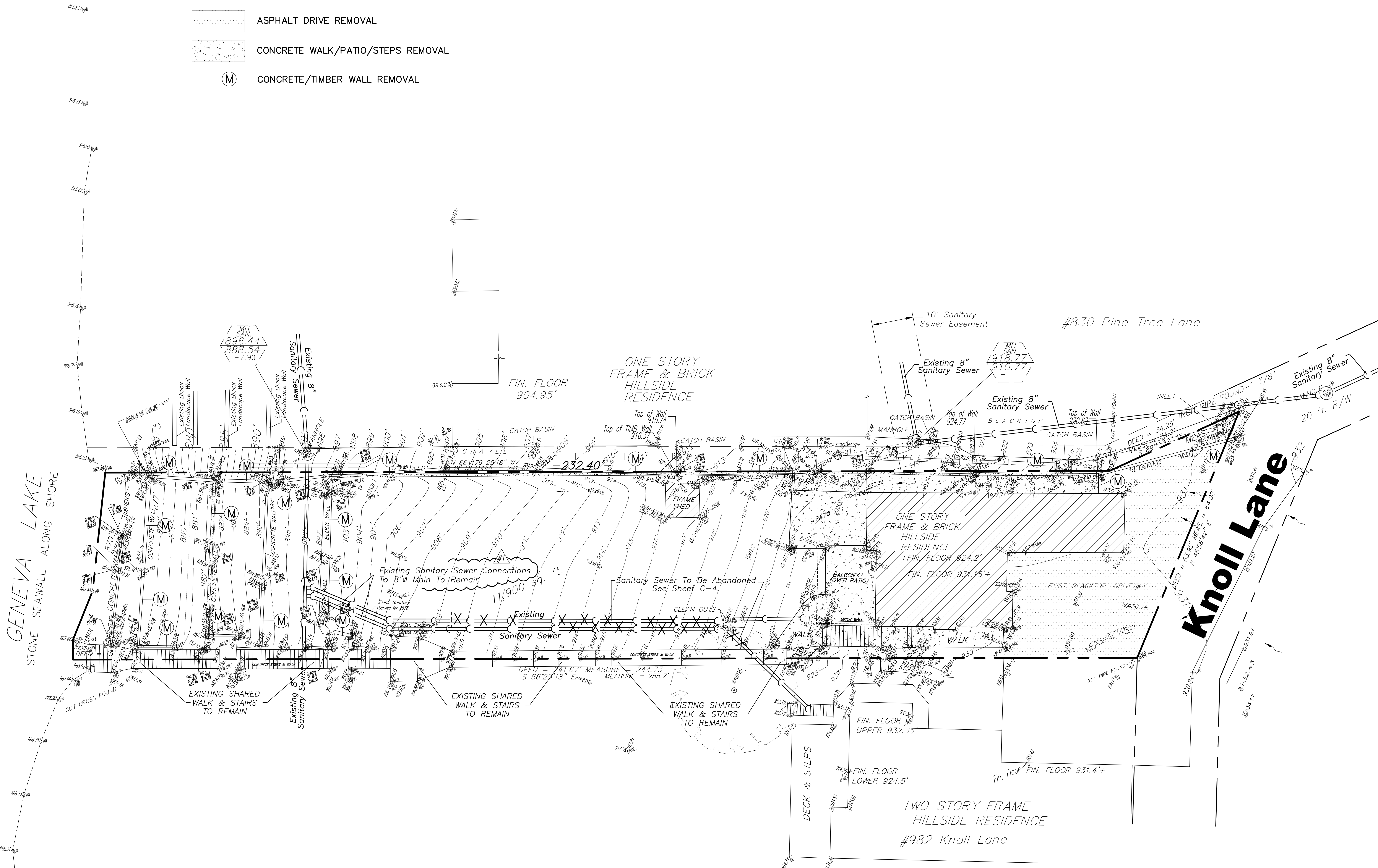


NO.	DATE	REVISION
1	04/14/21	PER VILLAGE ZONING ZOOM MEETING 050321
2	05/05/21	PER VILLAGE ZONING ZOOM MEETING 050321
	05/27/21	REVISED FOOTPRINT & STORM SEWER

ENGINEER
JOSEPH MEYER
JOSEPH MEYER ASSOCIATES
135 PARK AVENUE
BARRINGTON, IL 60010
PHONE (847) 3820200
MEYERWICHMAN@BSCGLOBAL.NET

EXISTING CONDITIONS & DEMOLITION PLAN
PROPOSED RESIDENCE
978 KNOLL LANE
LAKE GENEVA, WI

CONTRACTOR
LEE GIGNILLIOT
G.R. DEVELOPMENT INC.
90 LAKEWOOD DRIVE
GLENCOE, IL 60022
CELL (312) 671-1878
GRDEVELOPM@GMAIL.COM

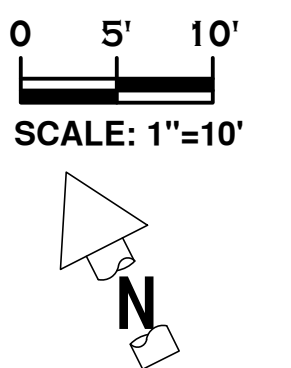


SURFACE LEGEND

- ** SEE LANDSCAPE PLAN FOR ADDITIONAL FINAL SURFACE TREATMENT DETAILS.

LOT AREA:	11,900 sqft.	(0.273 ac.)	
IMPERVIOUS AREAS			COEFFICIENT of RUNOFF
RESIDENCE:	1,463 sqft.	(0.034 ac.)	0.95
BITUMINOUS PAVEMENT:	1,380 sqft.	(0.032 ac.)	0.95
SHARED SIDE YARD WALK/STEPS:	479 sqft.	(0.010 ac.)	0.95
WALKS/PATIO/STOOPS/STEPS:	1,123 sqft.	(0.026 ac.)	0.95
SHED:	68 sqft.	(0.001 ac.)	0.95
TOTAL IMPERVIOUS AREA:	4,513 sqft.	(0.103 ac.)	
PERVIOUS AREAS			
LAWN:	7,387 sqft.	(0.170 ac.)	0.50

LOT AREA:	11,900 sqft.	(0.273 ac.)	COEFFICIENT of RUNOFF
IMPERVIOUS AREAS			
RESIDENCE:	3,313 sqft.	(0.076 ac.)	0.95
DRIVEWAY:	710 sqft.	(0.016 ac.)	0.95
REAR PATIO:	247 sqft.	(0.006 ac.)	0.95
SHARED SIDE YARD WALK/STEPS:	479 sqft.	(0.011 ac.)	0.95
SIDEWALK/WING WALL:	251 sqft.	(0.006 ac.)	0.95
TOTAL IMPERVIOUS AREA:	5,000 sqft.	(0.115 ac.)	
PERVIOUS AREAS			
LAWN:	6,900 sqft.	(0.158 ac.)	0.50



No.	DATE	REVISION
1	04/14/21	PER VILLAGE ZONING ZOOM MEETING 05-03-21
2	05/05/21	REVISED FOOTPRINT & STORM SEWER
	05/27/21	

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MEYER-WICHMAN@SBCGLOBAL.NET

SITE PLAN

**PROPOSED RESIDENCE
978 KNOLL LANE
LAKE GENEVA, WI**

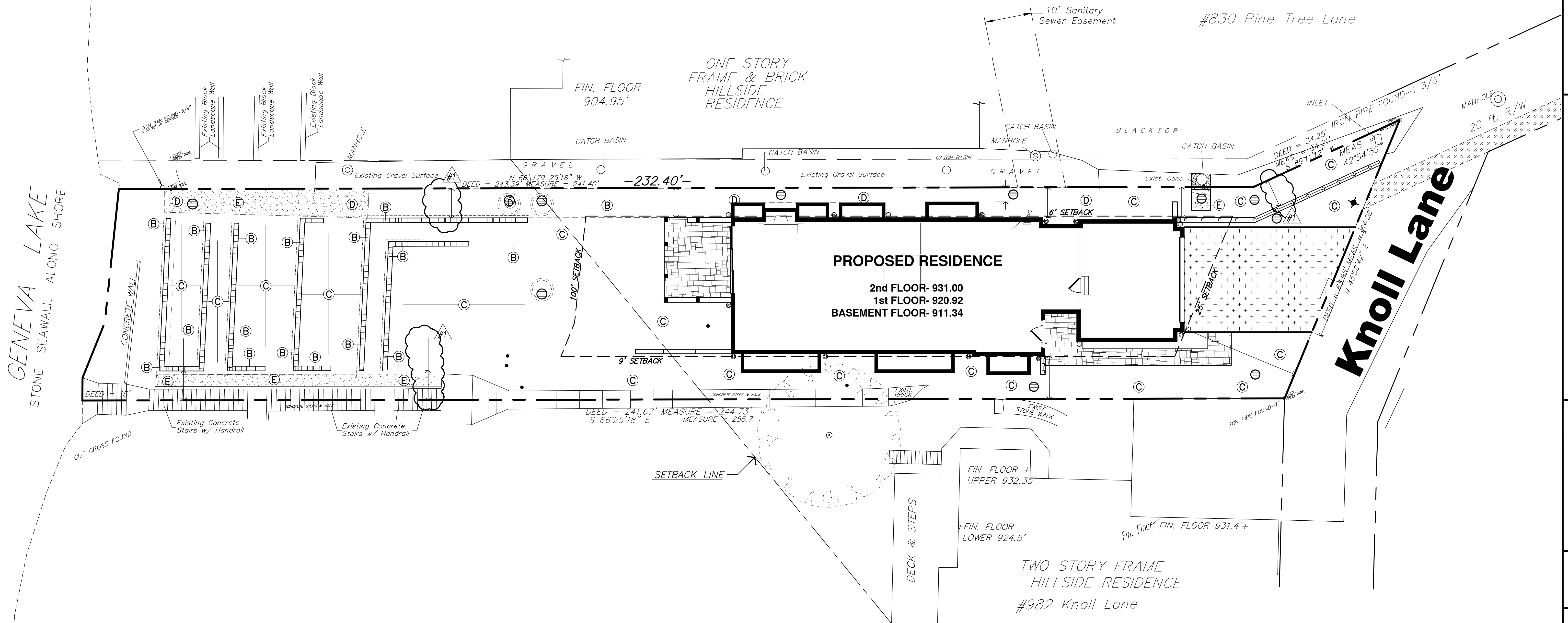
CONTRACTOR
LEE GIGNILLIOT

.R. DEVELOPMENT INC.
90 LAKEWOOD DRIVE
GLENCOE, IL 60022
CELL (312) 671-1878
GRDEVELOPM@GMAIL.COM

Sheet No.

C-3

NJT Project No.
20-7212



STORM SEWER DATA

- 1 EA. 24"Ø OPEN BOTTOM CATCH BASIN "SITE OUTLET STRUCTURE"
- 64 L.F. 8" ADS N-12 DUAL WALL @ 33.98%
- 1 EA. CONTECH "STORMFILTER" STORM WATER QUALITY STRUCTURE
- 1 EA. 4.0" DIAMETER RESTRICTOR, 3 L.F. PVC (SEE DETAIL)
- 15 L.F. 30" ADS N-12 DUAL WALL @ 0.30%
- 17 L.F. 4" PERFORATED PVC(SDR-26) @ 0.00%
- NOT USED
- 49 L.F. 8" ADS N-12 DUAL WALL @ 1.59%
- 48 L.F. 8" ADS N-12 DUAL WALL @ 13.54%
- 39 L.F. 8" ADS N-12 DUAL WALL @ 13.46%
- 10 L.F. 8" ADS N-12 DUAL WALL @ 15.00%
- 4 L.F. 6" ADS N-12 DUAL WALL @ 15.00%
- 88 L.F. 6" ADS N-12 DUAL WALL @ 18.75%
- 20 L.F. 6" ADS N-12 DUAL WALL @ 25.00%
- 45 L.F. 6" ADS N-12 DUAL WALL @ 2.78%

**ALL N-12 DUAL WALL PIPE SHALL HAVE WATER TIGHT JOINTS

SEE SHEET C-9 FOR TYPICAL TRENCH SECTION DETAIL

IT IS THE OWNER'S RESPONSIBILITY TO CLEAN AND MAINTAIN ALL ON-SITE DRAINAGE STRUCTURES AND DEVICES. INLET GRATES MUST REMAIN CLEAR IN ORDER TO MAINTAIN THE PROPER COLLECTION AND CONVEYANCE OF STORM WATER RUNOFF. STORM WATER TREATMENT DEVICES SHALL BE MAINTAINED PER MANUFACTURER'S RECOMMENDED MAINTENANCE SCHEDULE.

SITE OUTLET STRUCTURE
#1-24" NYLOPLAST DRAIN BASIN STND. GRATE "OPEN BOTTOM"

WATER QUALITY STRUCTURE
#2-B(48") "CONTECH"

OUTLET CONTROL STRUCTURE
#3-A(48") R-4342

#6-15" NYLOPLAST DRAIN BASIN STND. GRATE

ONE STORY FRAME & BRICK HILLSIDE RESIDENCE

PROPOSED RESIDENCE

2nd FLOOR- 931.00
1st FLOOR- 920.92
BASEMENT FLOOR- 911.34

WATER SERVICE CONNECTION

0 5' 10'
SCALE: 1"=10'

REVISION	DATE	DESCRIPTION
1	05/05/21	PER VILLAGE ZONING ZOOM MEETING 05-03-21
2	05/27/21	REVISED FOOTPRINT & STORM SEWER

ENGINEER
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UTILITY PLAN

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GRDEVELOP@GMAIL.COM

Sheet No.

C-4

NJT Project No.
20-7212

SANITARY SEWER DATA - 978 KNOLL LANE

- 1 EA. CONNECT TO EXISTING SANITARY SEWER (APPROX. LOCATION SHOWN - V.I.F.)
- 43 L.F. 6" PVC(SDR-26) @ 2.00% MIN.
- 5 L.F. 6" PVC(SCH-40) @ 2.50%
- NOT USED

SANITARY SEWER DATA - 982 KNOLL LANE

- 1 EA. CONNECT TO EXISTING SANITARY SEWER - INSTALL CLEANOUT (APPROX. LOCATION SHOWN - V.I.F.)
- 6 L.F. 6" PVC(SDR-26) @ 2.00% MINIMUM
- 69 L.F. 6" PVC(SDR-26) @ 2.00% MINIMUM (Root Prune Adjacent Tree Prior To Installation if Necessary)
- 1 EA. CONNECT TO EXISTING SANITARY SEWER - INSTALL CLEANOUT (APPROX. LOCATION SHOWN - V.I.F.)

WATER SERVICE DATA

- 1 EA. 1-1/2" Ø WATER SERVICE TAP
- 75 L.F. 1-1/2"Ø WATER SERVICE (COPPER/TYPE-K) @ 5'-6" MIN. DEPTH
- 1 EA. BUFFALO BOX (VILLAGE STANDARD)
- 38 L.F. 1-1/2"Ø WATER SERVICE (COPPER/TYPE-K) @ 5'-6" MIN. DEPTH
- 1 EA. REMOVE EXISTING B-BOX & BACKFILL WITH SAND (LOCATION T.B.D. - NOT SHOWN ON PLAN)
- 1 EA. LOCATE & DISCONNECT EXISTING WATER SERVICE AT CORPORATION STOP, CAP WITH THREADED PLUG (LOCATION T.B.D. - NOT SHOWN ON PLAN)

Lane
24" NYLOPLAST DRAIN BASIN TND. GRATE

925.75
923.00

PIPE FOUND-1 3/8"

MEAS-#1
42'54"59"

DEED = 63'95" MEAS = 64'08"

DEED = 63'95" MEAS = 64'08"

DEED = 63'95" MEAS = 64'08"

DEED = 63'95" MEAS = 64'08"

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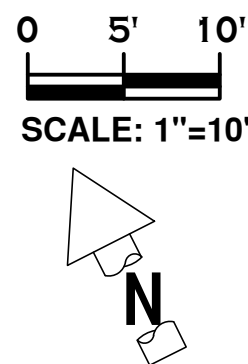
DEED = 63'95" MEAS = 64'08"

DEED = 63'95" MEAS = 64'08"

DEED = 63'95" MEAS = 64'08"

DEED = 63'95" MEAS = 64'08"

SEE SHEET C-7 FOR CROSS SECTIONS



NO.	DATE	REVISION
1	04/14/21	PER VILLAGE ZONING ZOOM MEETING 050321
2	05/05/21	PER VILLAGE ZONING ZOOM MEETING 050321
3	05/27/21	REVISED FOOTPRINT & STORM SEWER

ENGINEER
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BARRINGTON, IL 60010
PHONE (847) 382-0200
MEYERWICHMAN@BSCGLOBAL.NET

GRADING PLAN

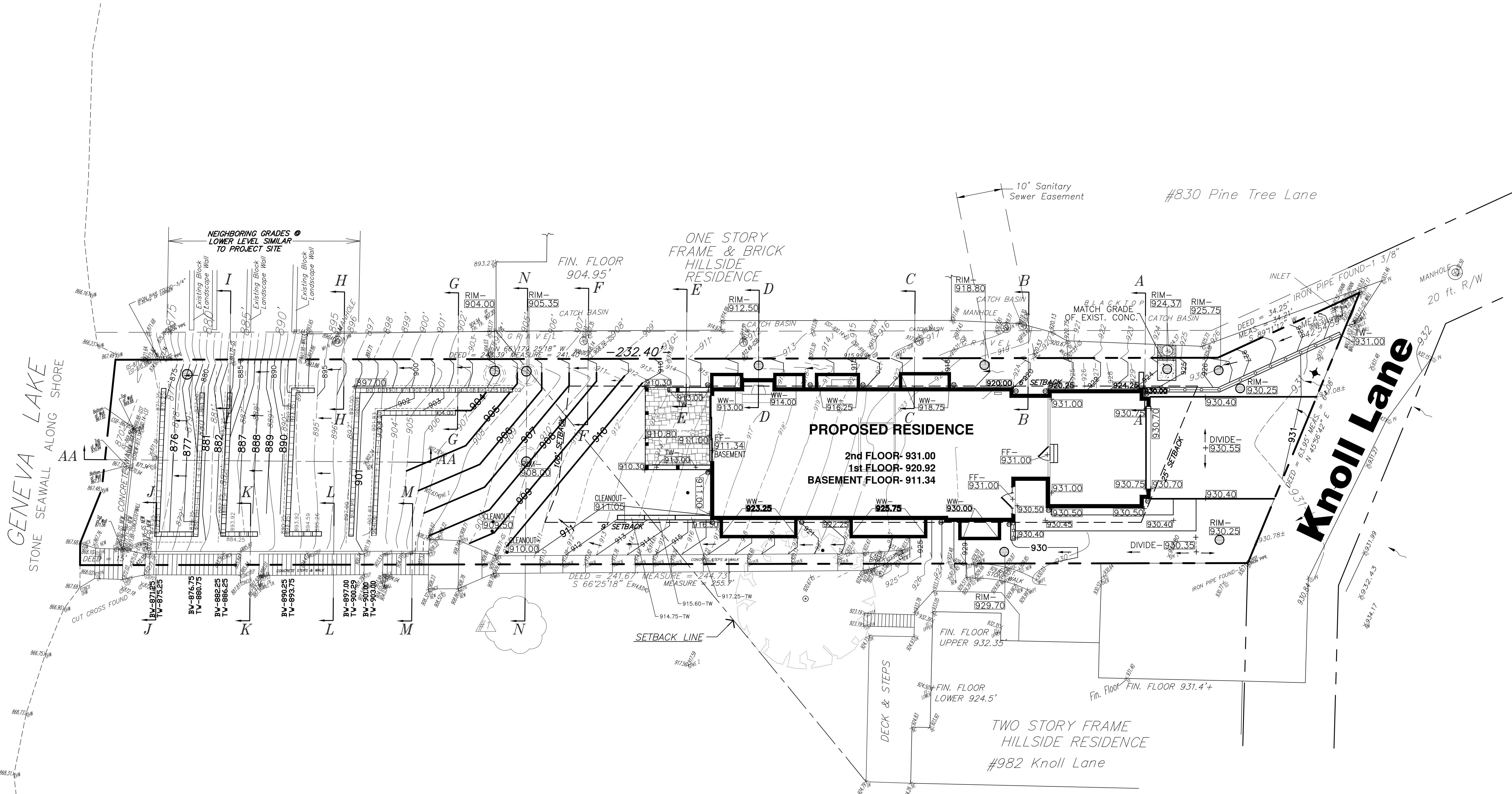
PROPOSED RESIDENCE
978 KNOLL LANE
LAKE GENEVA, WI

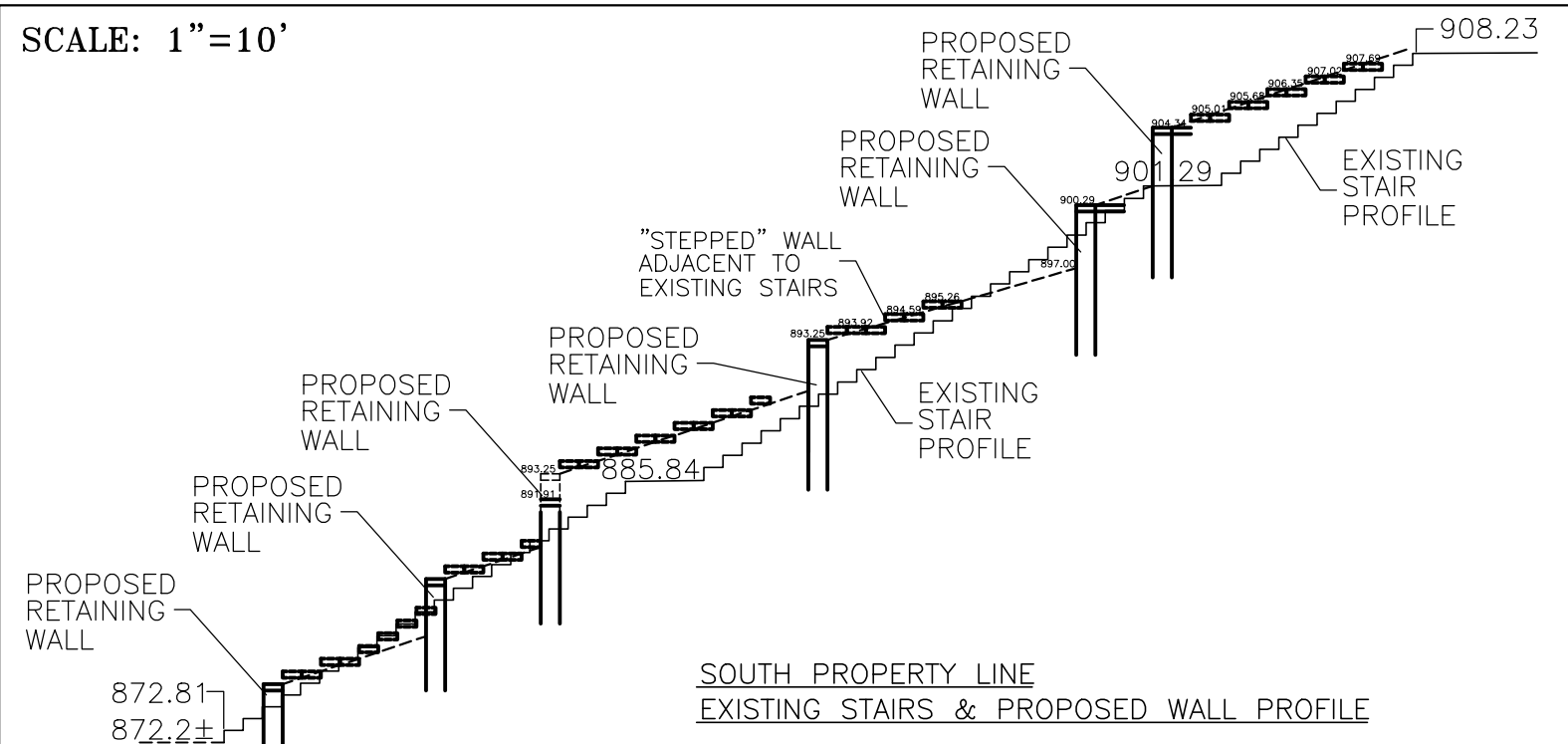
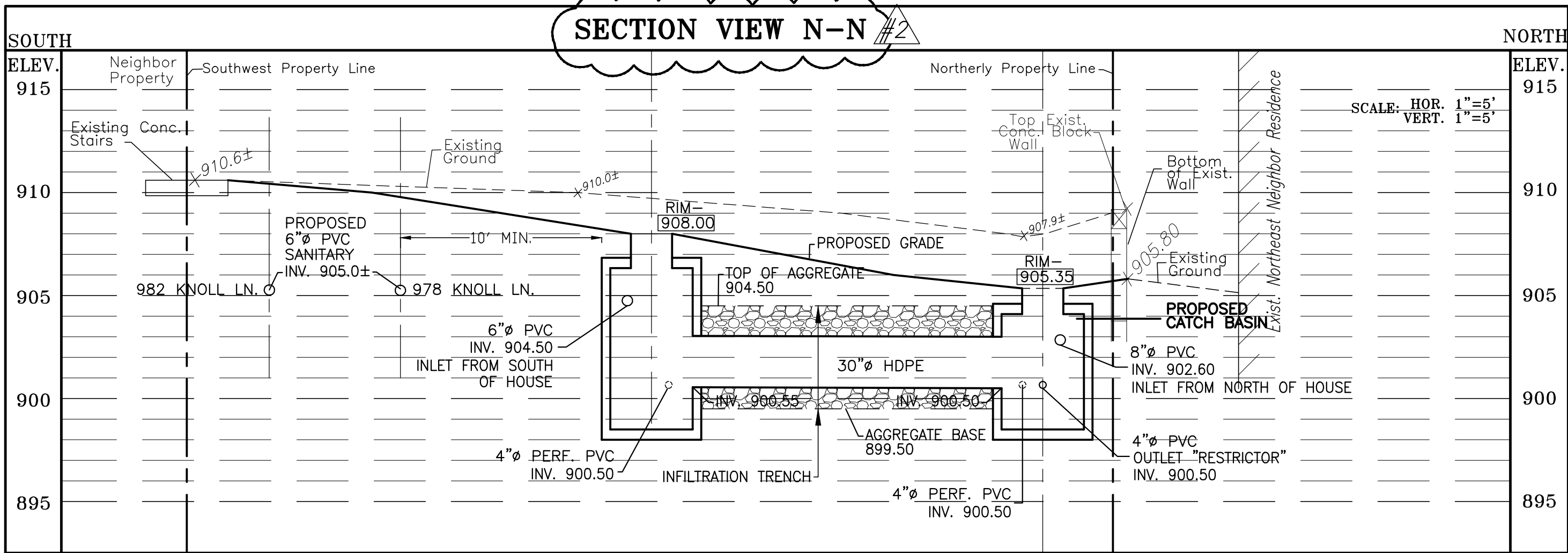
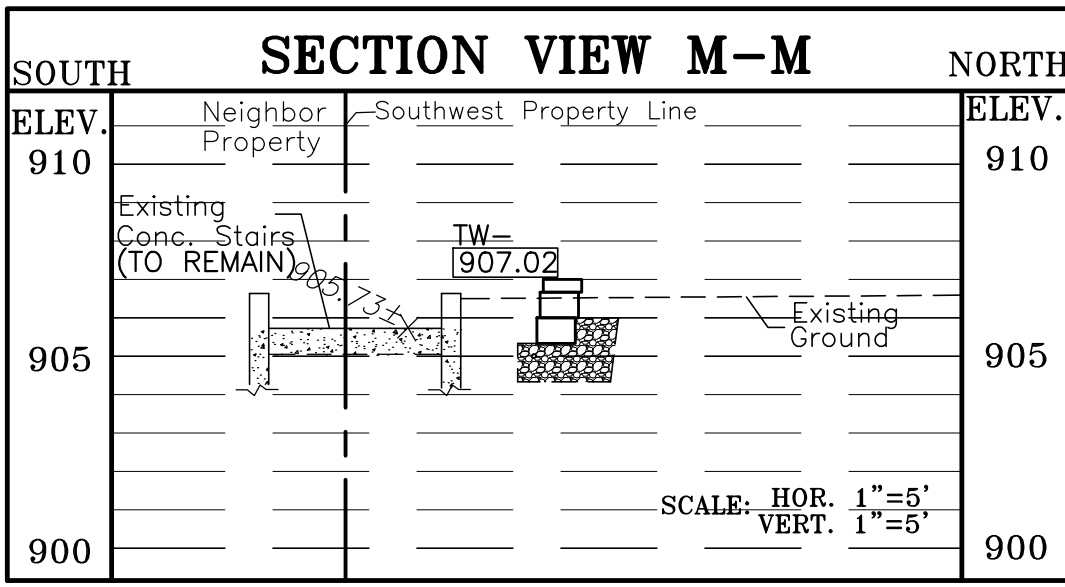
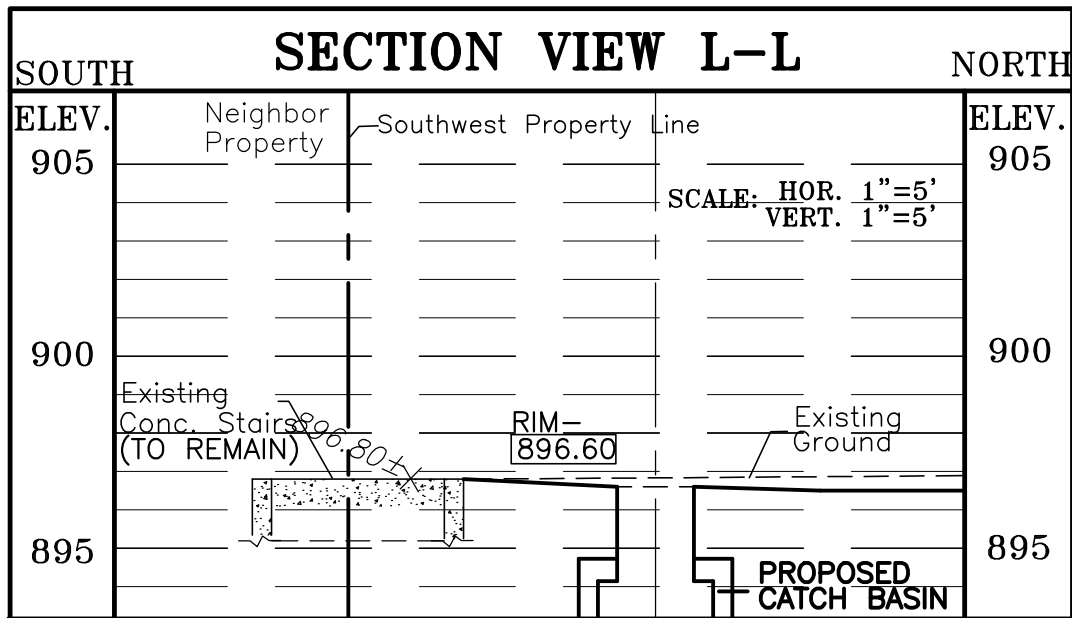
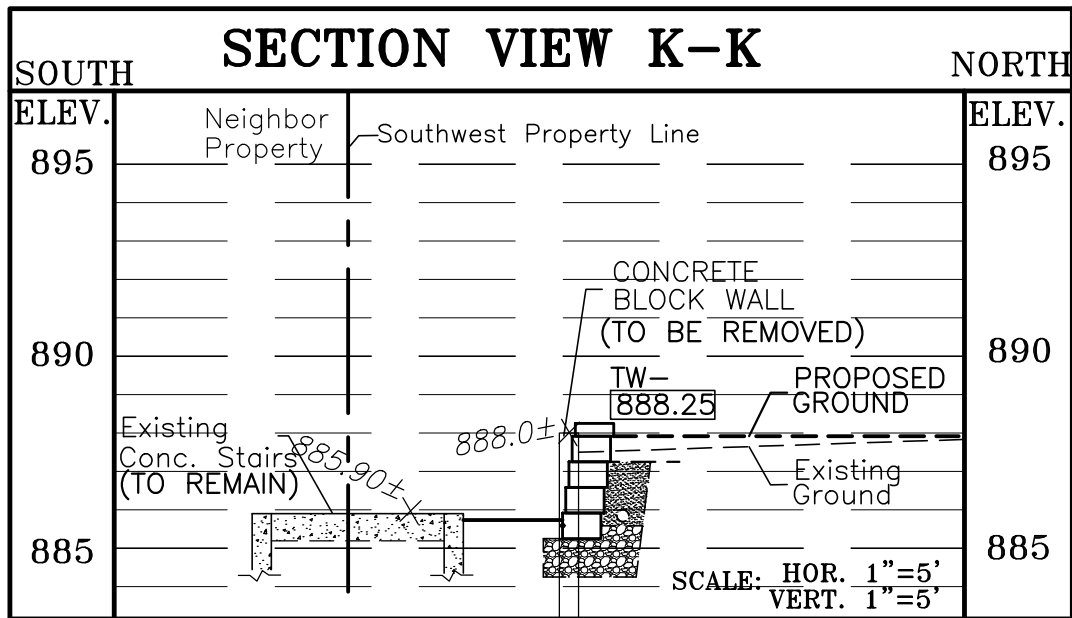
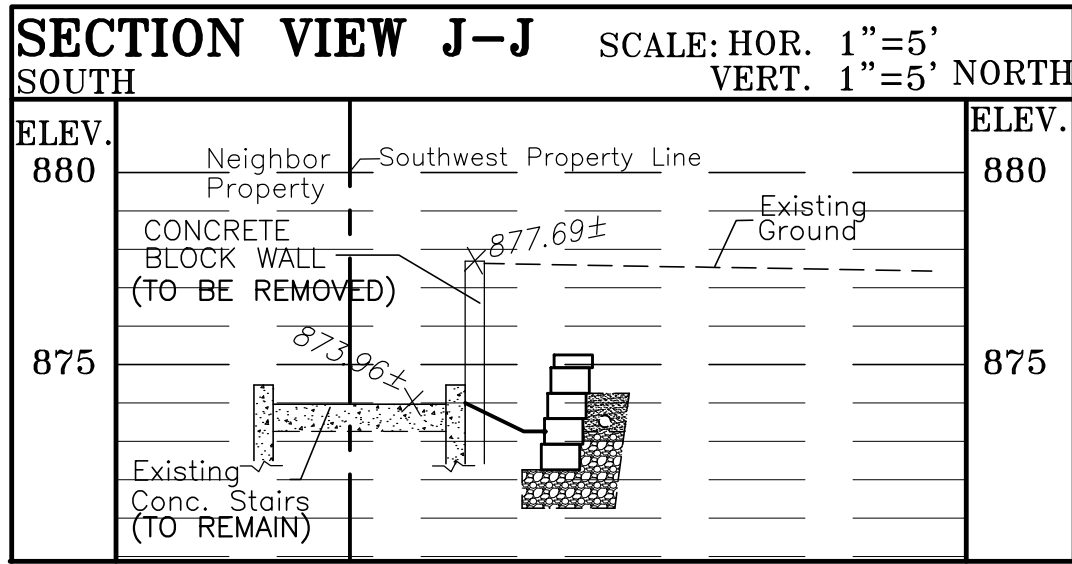
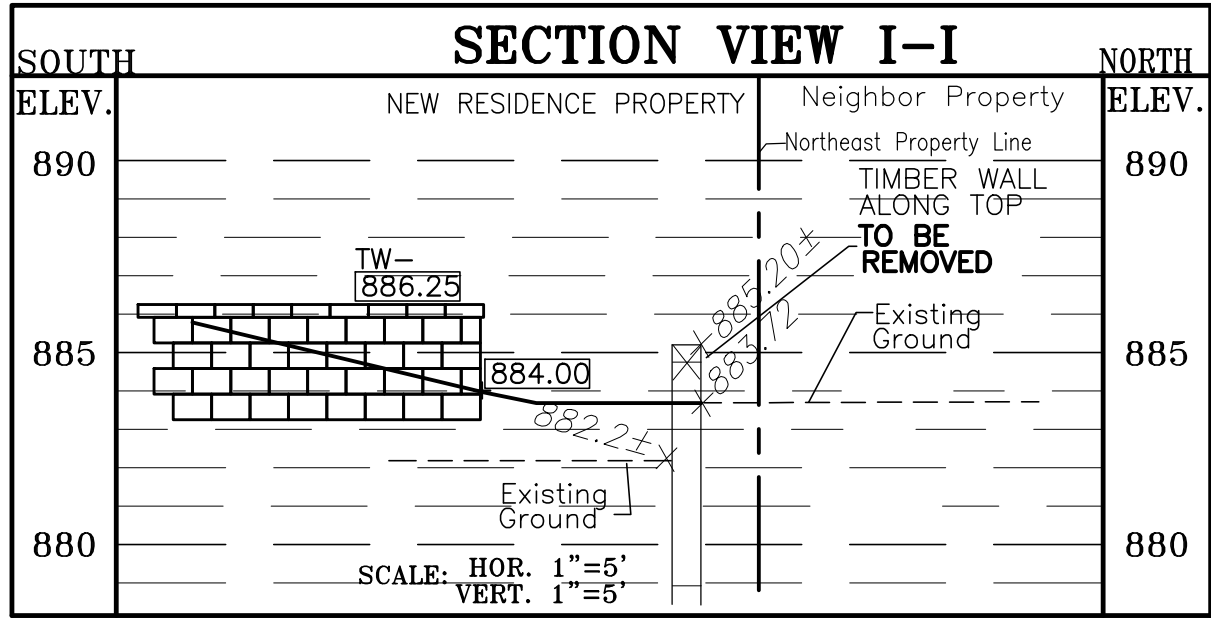
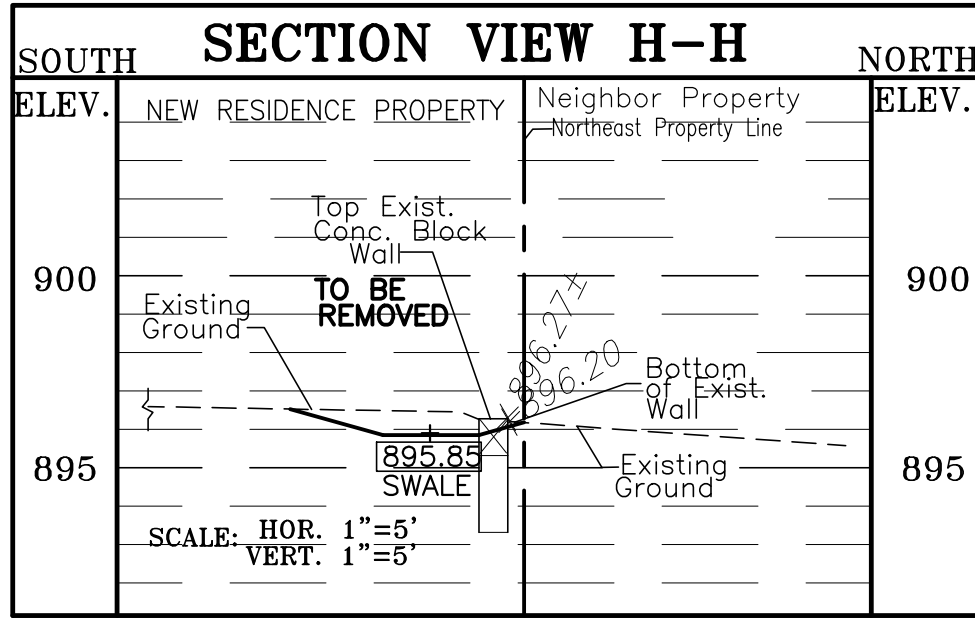
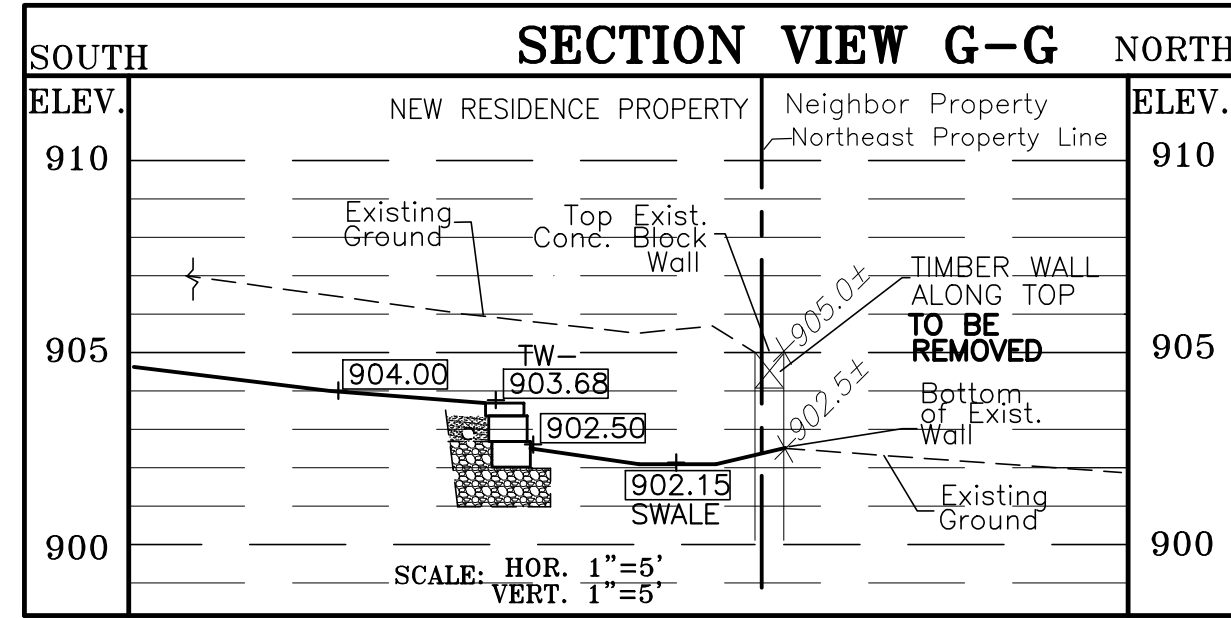
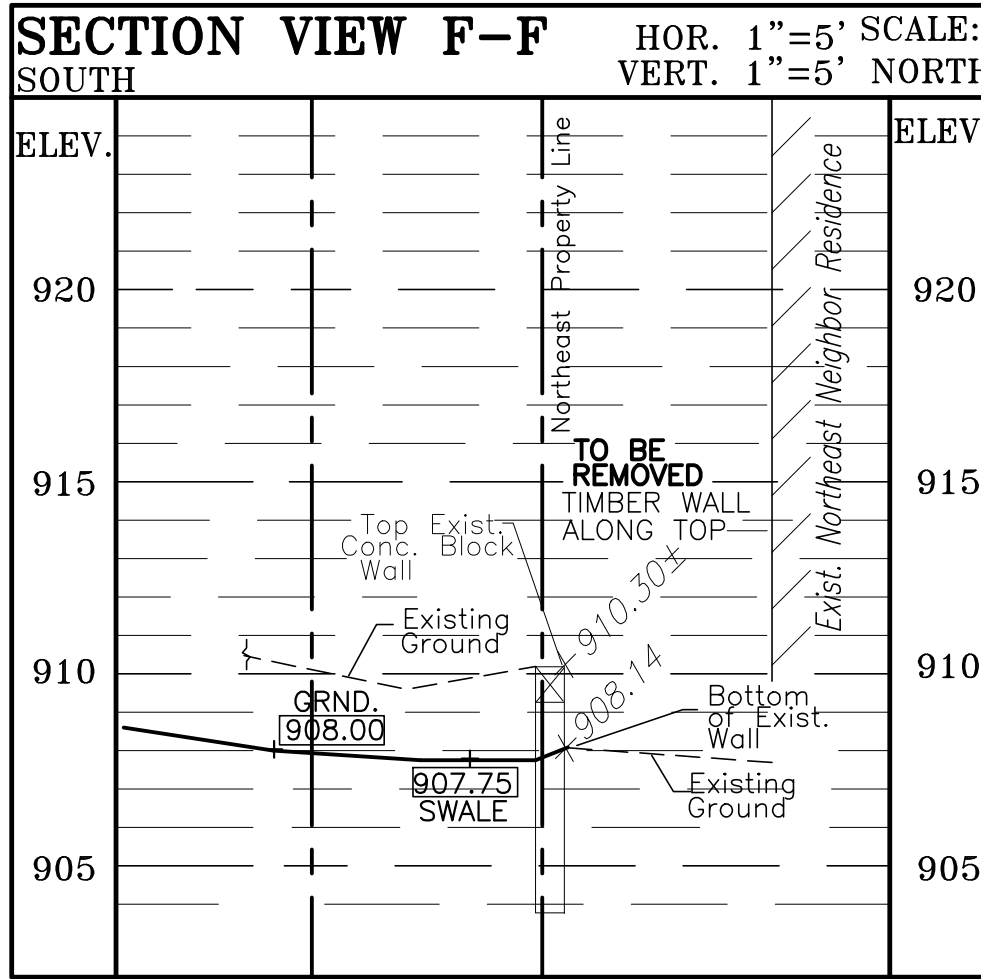
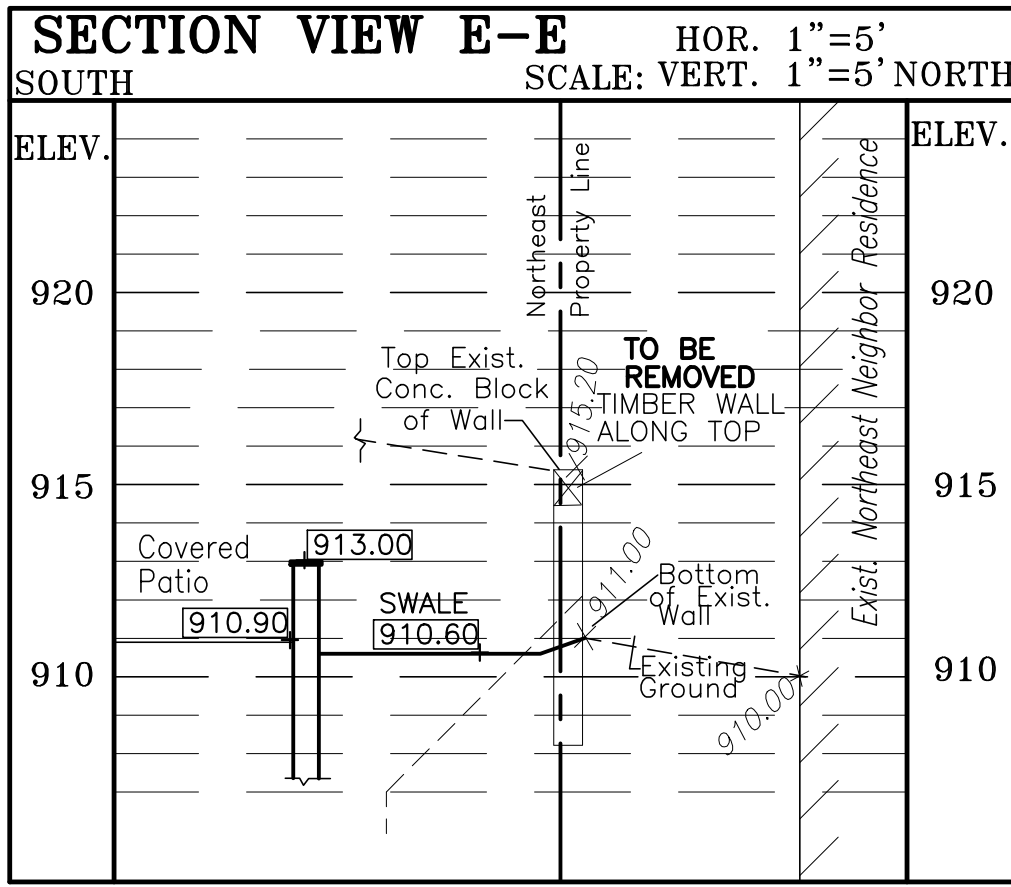
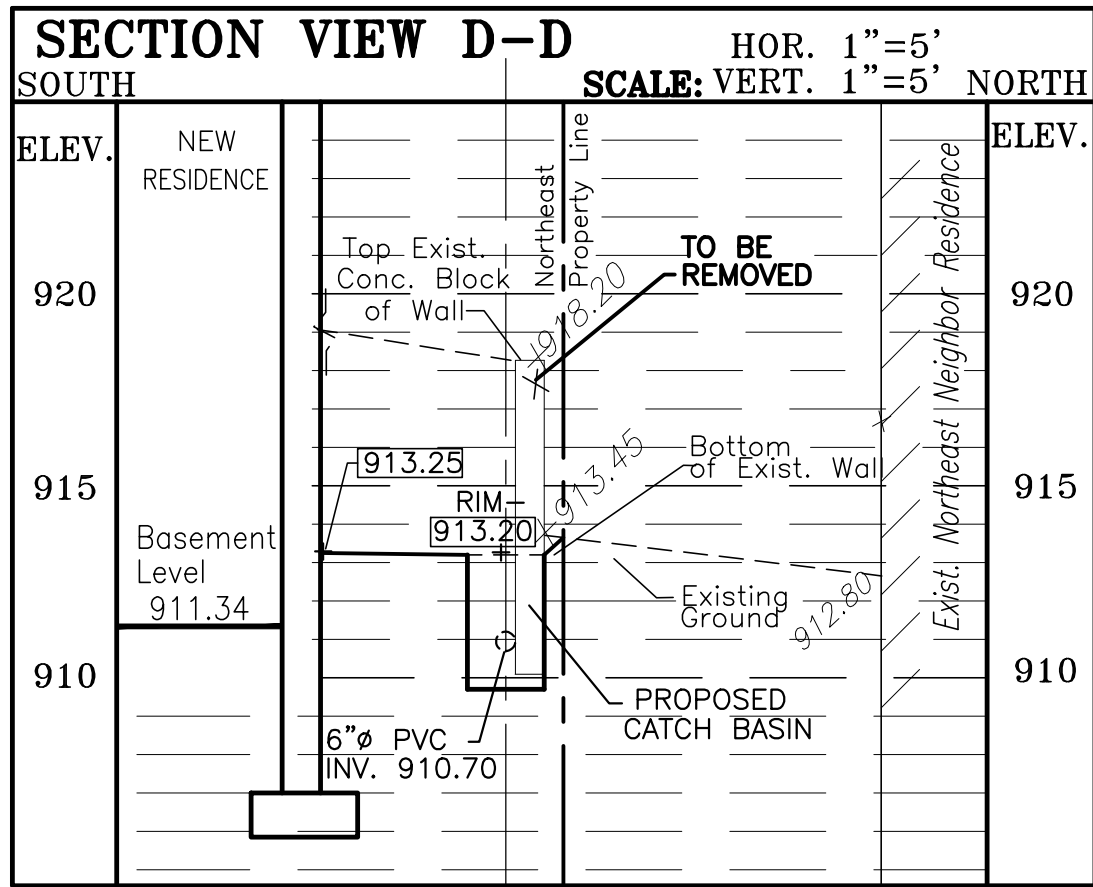
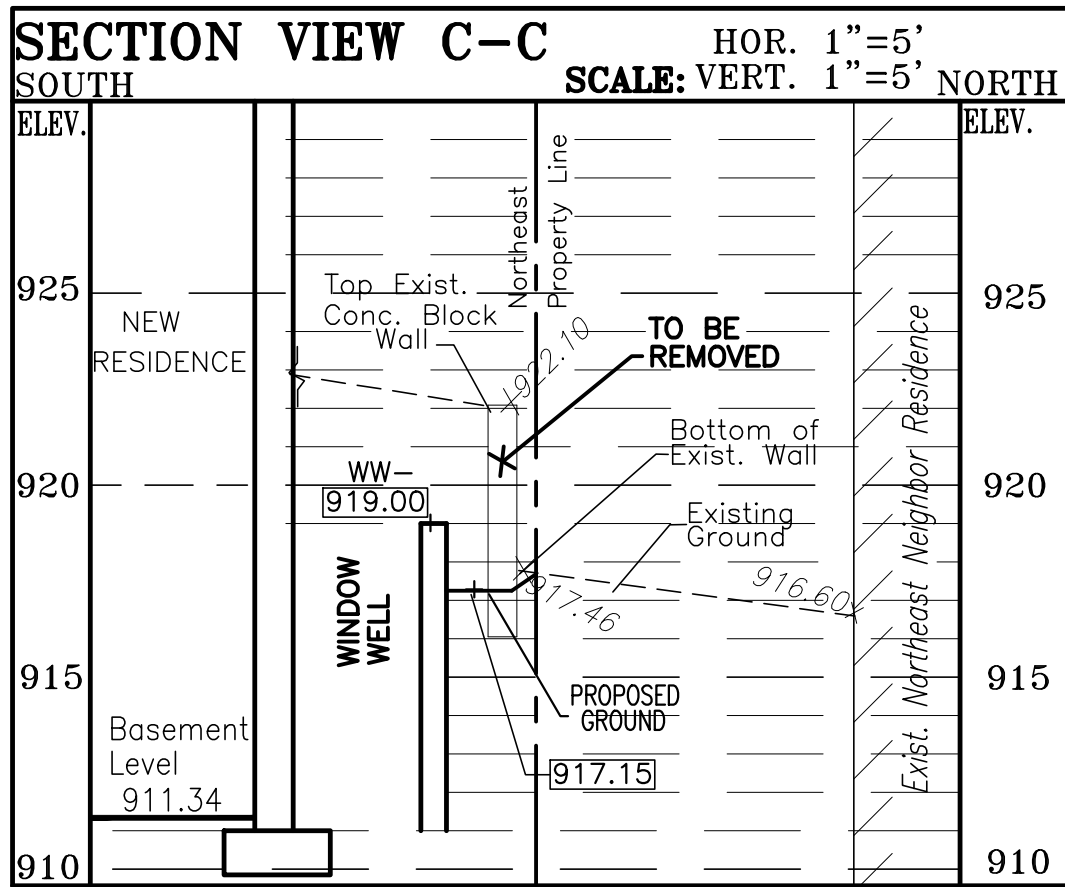
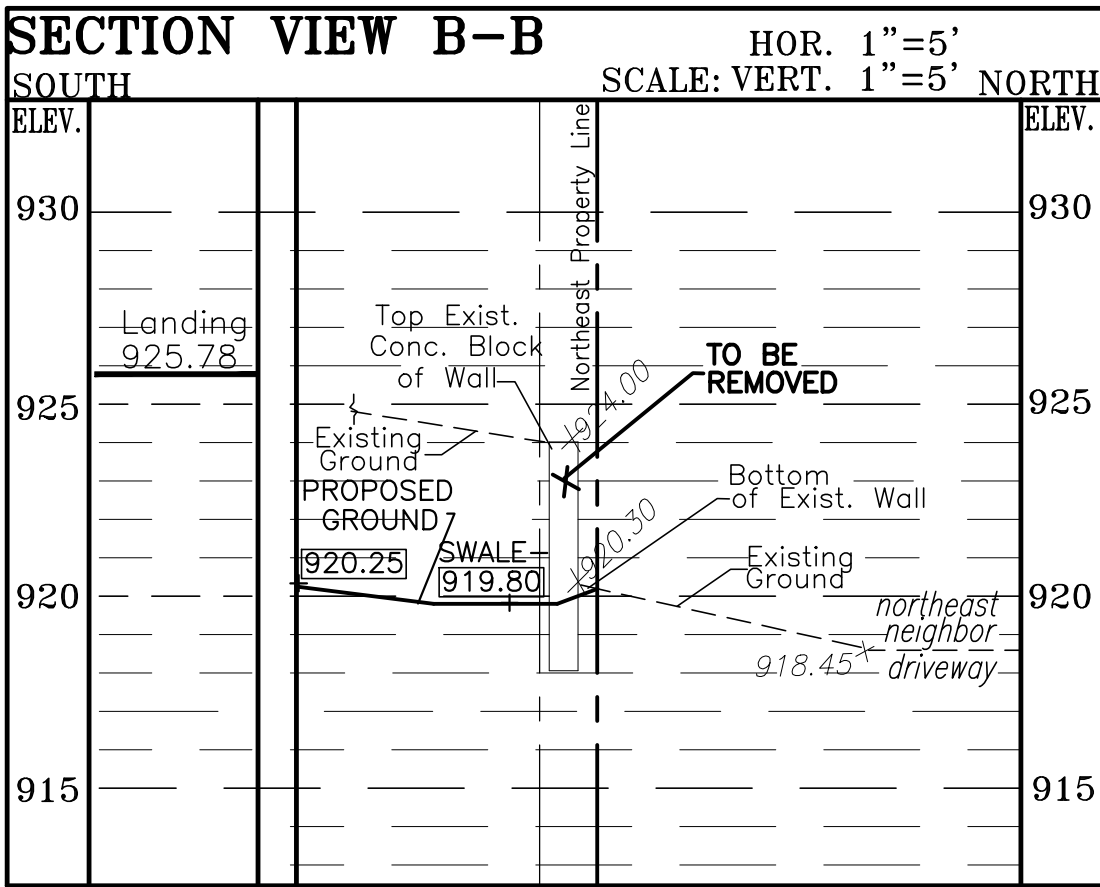
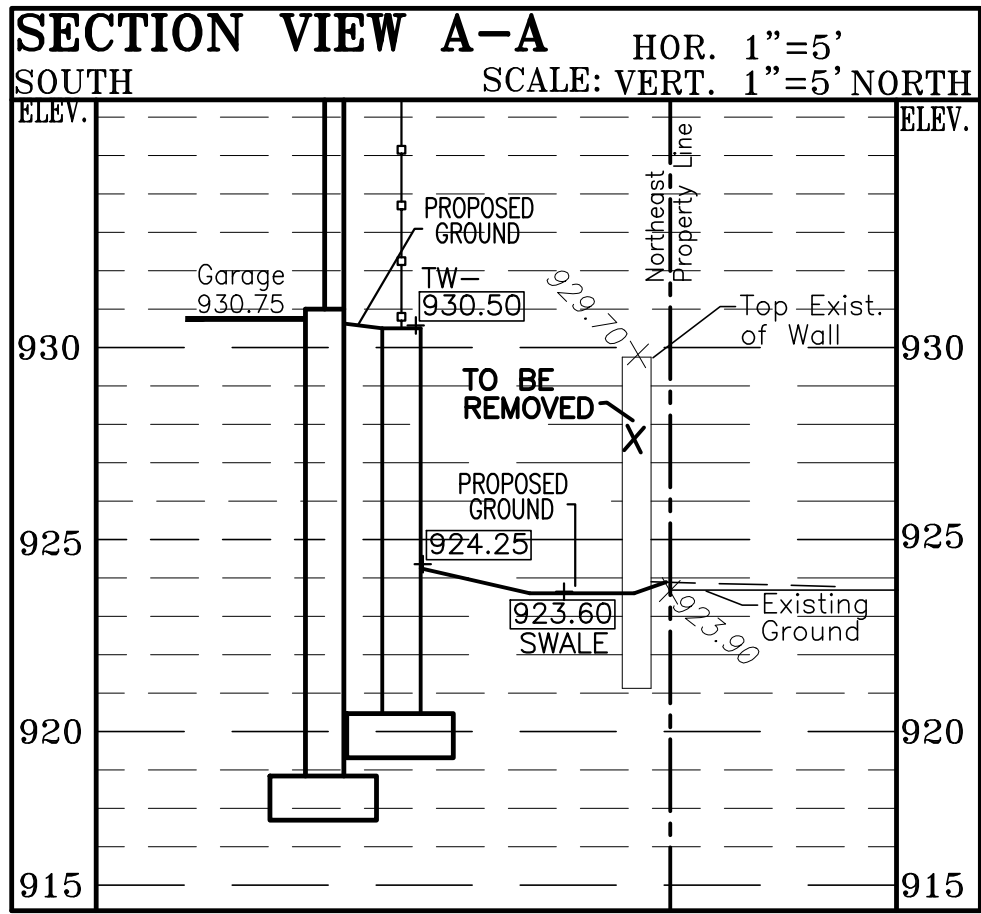
CONTRACTOR
LEE GIGNILLIOT
G.R. DEVELOPMENT INC.
90 LAKEWOOD DRIVE
GLENCOE, IL 60022
CELL (312) 671-1878
GRDEVELOPM@GMAIL.COM

Sheet No.

C-5

NJT Project No.
20-7212





NO.	DATE	REVISION
1	04/14/21	PER VILLAGE ZONING ZOOM MEETING 05/03/21
2	05/05/21	REVISED FOOTPRINT & STORM SEWER

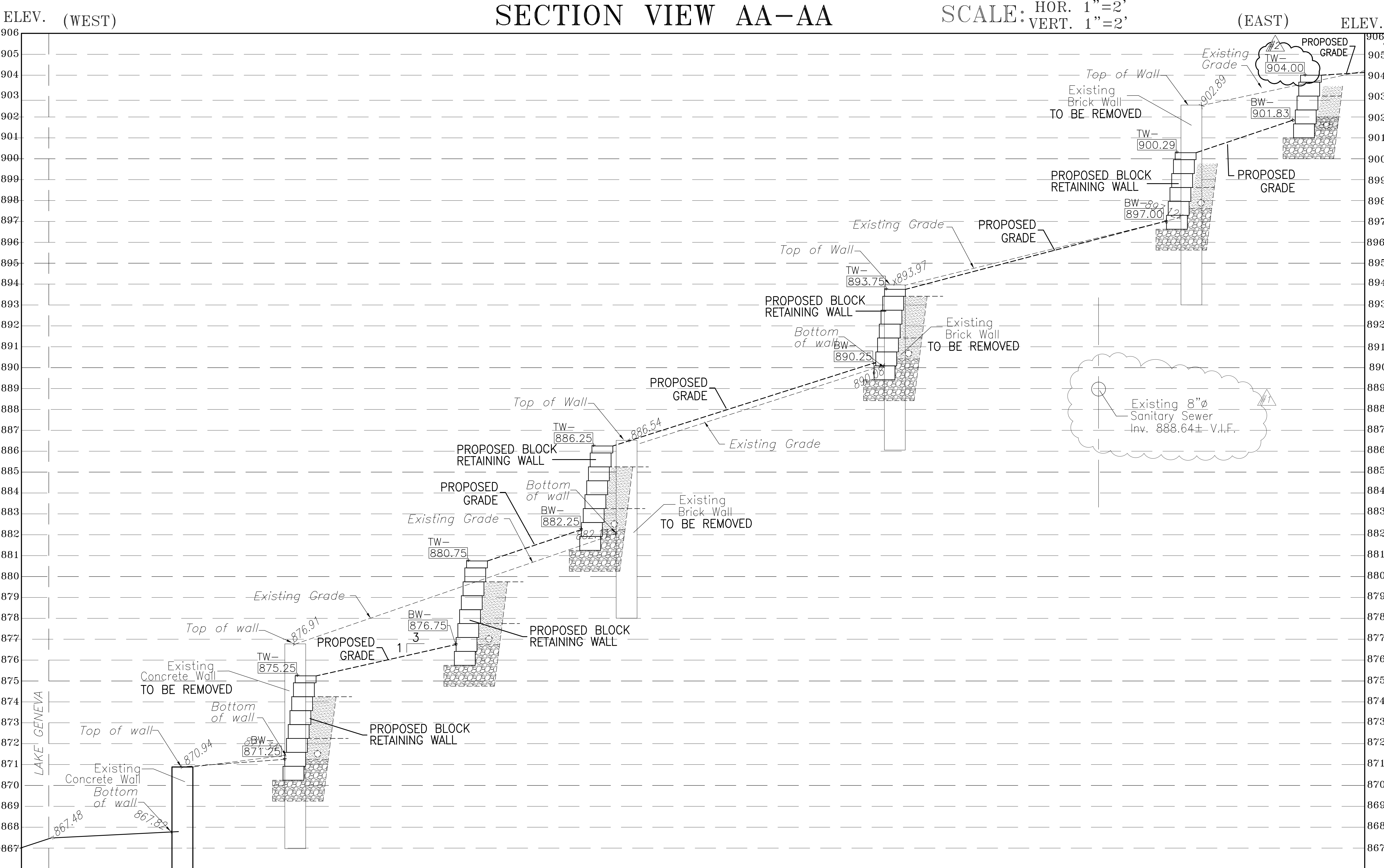
ENGINEER
JOSEPH MEYER
JOSEPH MEYER ASSOCIATES
135 PARK AVENUE
BARRINGTON, IL 60010
PHONE (847) 3820200
MEYERWICHMAN@SBCGLOBAL.NET

CROSS SECTION SHEET

PROPOSED RESIDENCE
978 KNOLL LANE
LAKE GENEVA, WI

CONTRACTOR
LEE GIGNILLIOT
G.R. DEVELOPMENT INC.
90 LAKEWOOD DRIVE
GLENCOE, IL 60022
CELL (312) 671-1878
GRDEVELOP@GMAIL.COM

Sheet No.
C-7
NJT Project No.
20-7212



REVISION		PER VILLAGE ZONING ZOOM MEETING 050321	
NO.	DATE	1	05/05/21
2	05/27/21	2	05/27/21

ENGINEER
JOSEPH MEYER
JOSEPH MEYER ASSOCIATES
135 PARK AVENUE
BARRINGTON, IL 60010
PHONE (847) 382-0200
MEYERWICHMAN@GMAIL.COM

**RETAINING WALL
PROFILE SHEET**

PROPOSED RESIDENCE
978 KNOLL LANE
LAKE GENEVA, WI

CONTRACTOR
LEE GIGNILLIOT
G.R. DEVELOPMENT INC.
90 LAKEWOOD DRIVE
GLENCOE, IL 60022
CELL (312) 671-1878
GRDEVELOP@GMAIL.COM



TO OBTAIN LOCATIONS OF
PARTICIPANTS UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN

DIGGERS HOT

CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MILW. AREA 259-1181
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



**HELLER &
ASSOCIATES, LLC**
LANDSCAPE ARCHITECTURE

P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@davidheller.com
www.wdavidheller.com

PROJECT

PROPOSED
RESIDENCE

978 Knoll Lane
Lake Geneva, WI

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
3.21.21	SITE VISIT
3.24.21	FIRST ISSUE

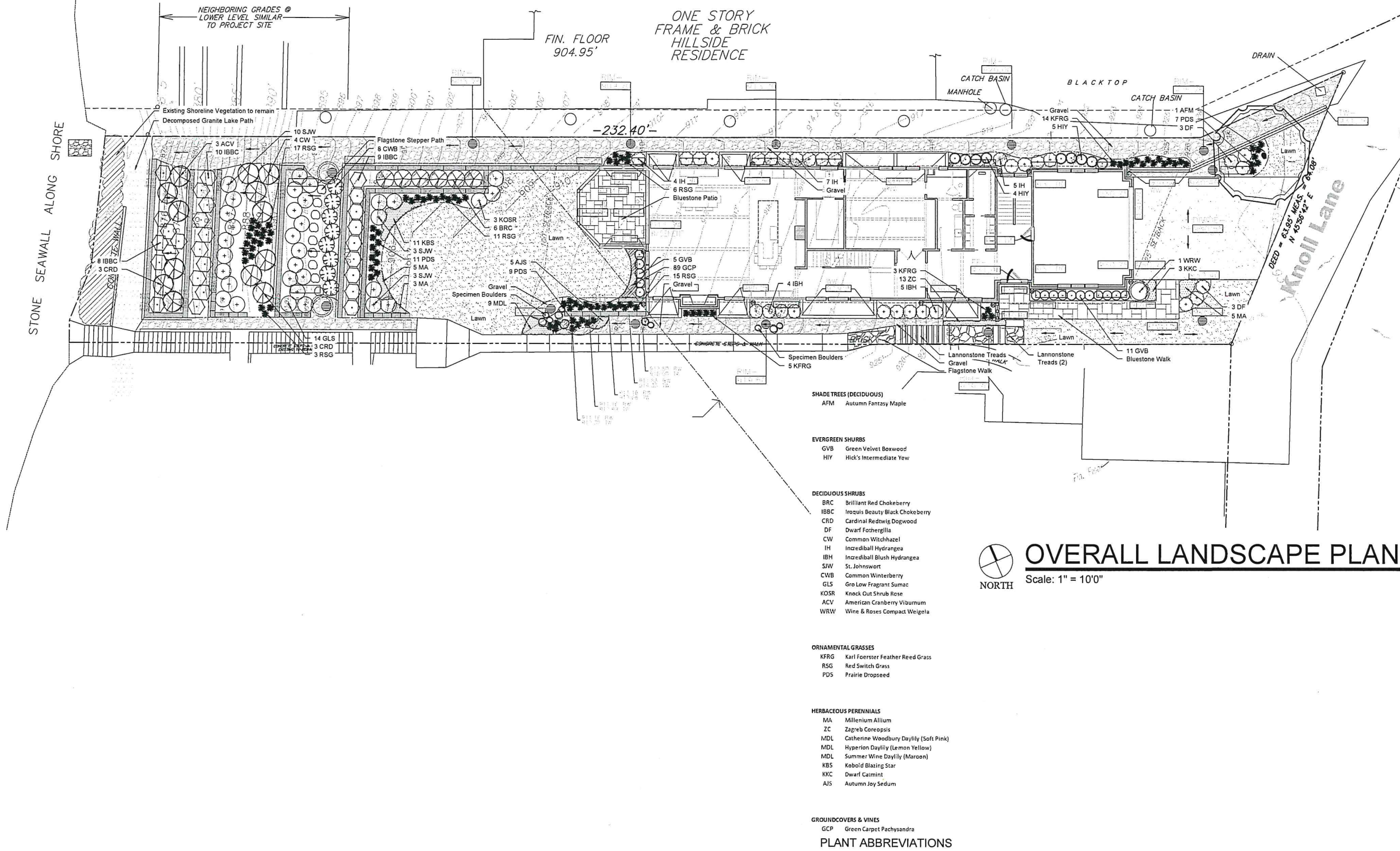
Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

OVERALL
LANDSCAPE
PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	21-015
DATE	03.24.21
SHEET NUMBER	

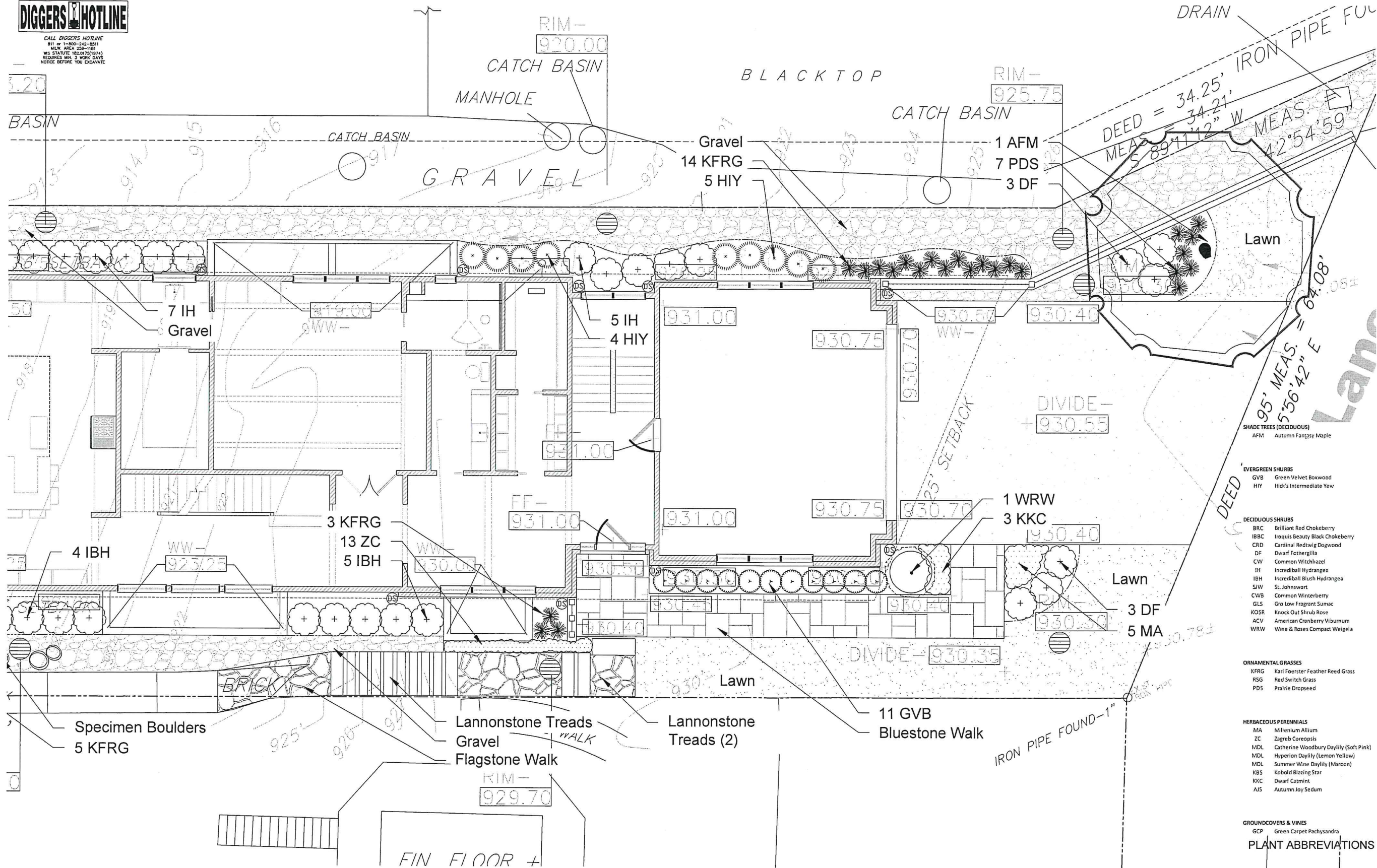
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DIGGERS HOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-5511
MILWAUKEE AREA 259-1181
WIS. STATUTE: 90.07(78)(9)(4)
REQUIRES MIN. 3 WORK DAYS
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ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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- EVERGREEN SHRUBS
- GVB Green Velvet Boxwood
 - HIY Hick's Intermediate Yew
- DECIDUOUS SHRUBS
- BRC Brilliant Red Chokeberry
 - IBBC Iroquois Beauty Black Chokeberry
 - CRD Cardinal Redwing Dogwood
 - DF Dwarf Fothergilla
 - CW Common Witchhazel
 - IM Incredible Blush Hydrangea
 - IBH Incredible Blush Hydrangea
 - SIW St. Johnswort
 - CWB Common Winterberry
 - GLS Gro Low Fragrant Sumac
 - KOSR Knock Out Shrub Rose
 - ACV American Cranberry Viburnum
 - WRW Wine & Roses Compact Weigela
- ORNAMENTAL GRASSES
- KFRG Karl Foerster Feather Reed Grass
 - RSR Red Switch Grass
 - PDS Prairie Dropseed
- HERBACEOUS PERENNIALS
- MA Millenium Allium
 - ZC Zagreb Coreopsis
 - MDL Catherine Woodbury Daylily (Soft Pink)
 - MDL Hyperion Daylily (Lemon Yellow)
 - MDL Summer Wine Daylily (Maroon)
 - KBS Kobold Blazing Star
 - KKC Dwarf Catmint
 - AJS Autumn Jay Sedum

GROUNDCOVERS & VINES

- GCP Green Carpet Pachysandra

PLANT ABBREVIATIONS

ENLARGED LANDSCAPE PLAN

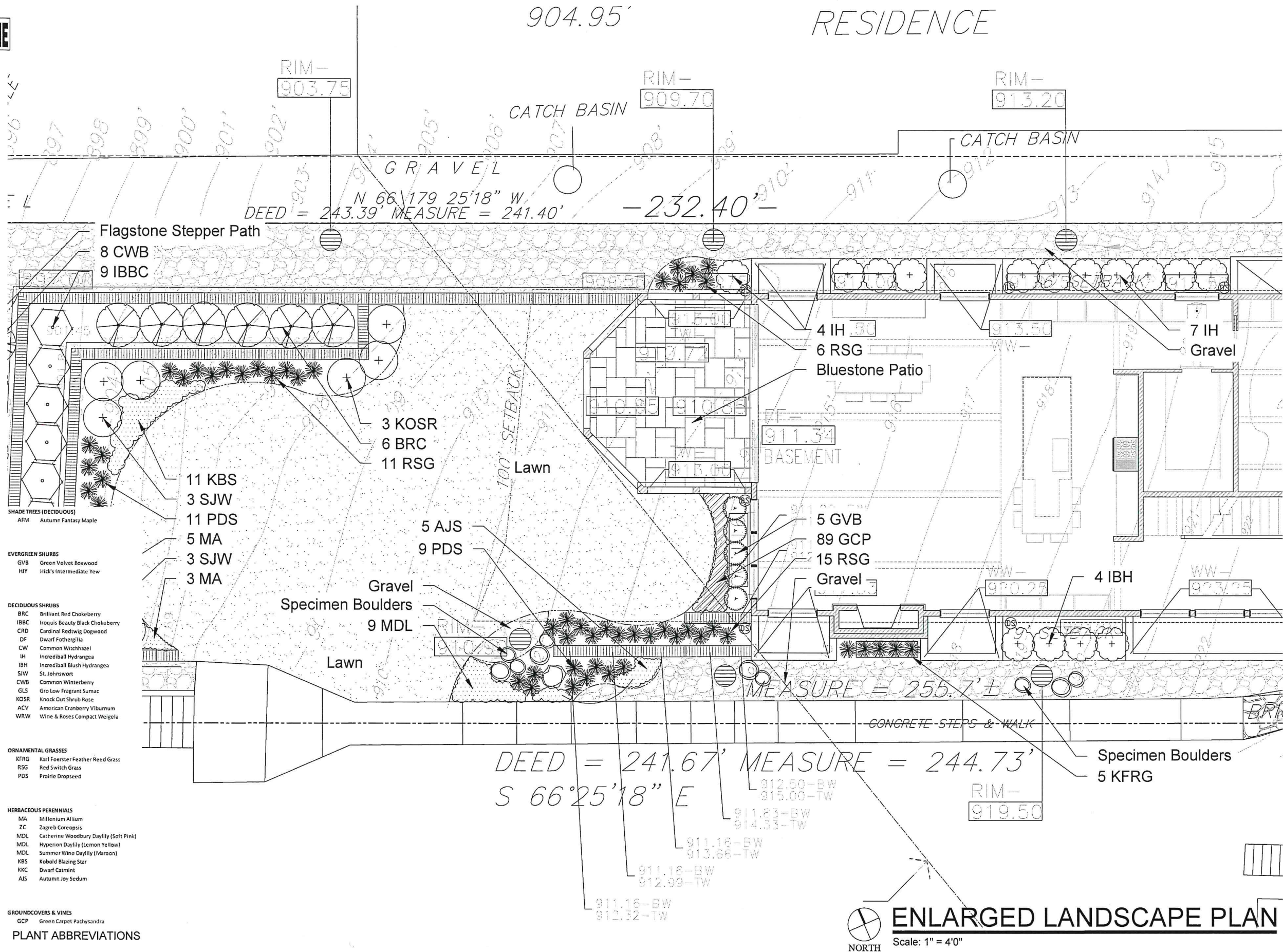
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SHEET TITLE

ENLARGED LANDSCAPE PLAN: EAST

PROJECT MANAGER	WDH
PROJECT NUMBER	21-015
DATE	03.24.21
SHEET NUMBER	



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PROJECT
PROPOSED RESIDENCE

978 Knoll Lane
Lake Geneva, WI

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
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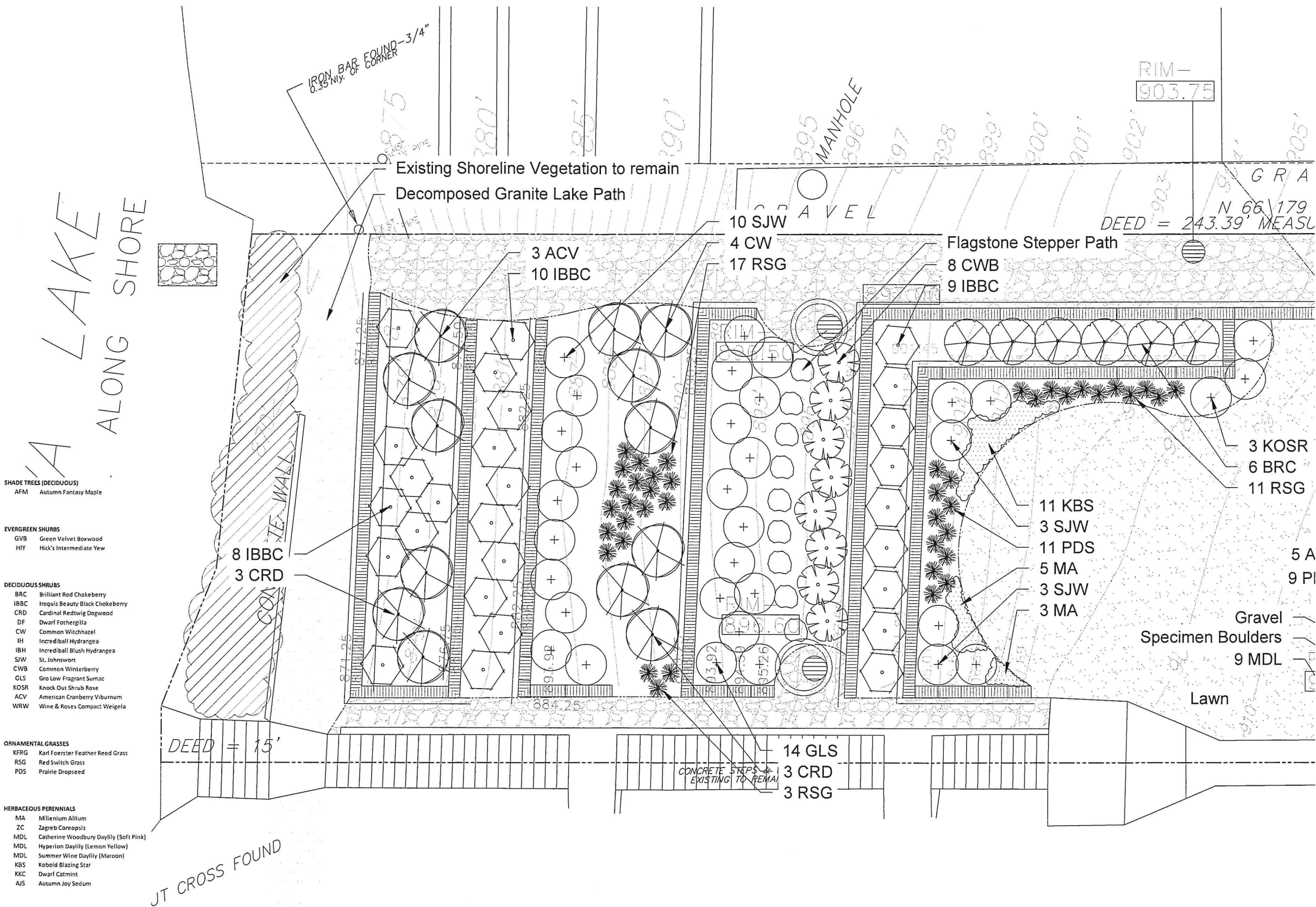
SHEET TITLE
ENLARGED LANDSCAPE PLAN: CENTER

PROJECT MANAGER	WDH
PROJECT NUMBER	21-015
DATE	03.24.21
SHEET NUMBER	

TO OBTAIN LOCATIONS OF
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FACILITIES BEFORE YOU
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DIGGERS HOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-5011
MIDW. AREA: 259-1181
WIS. STATUTE 183.075(974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



SHADE TREES (DECIDUOUS)
AFM Autumn Fantasy Maple

EVERGREEN SHRUBS
GVB Green Velvet Boxwood
HIY Hick's Intermediate Yew

DECIDUOUS SHRUBS
BRC Brilliant Red Chokeberry
IBBC Iroquois Beauty Black Chokeberry
CRD Cardinal Redtwig Dogwood
DF Dwarf Fothergilla
CW Common Witchhazel
IH Incrediball Hydrangea
IBH Incrediball Blush Hydrangea
SIW St. Johnswort
CWB Common Winterberry
GLS Gro Low Fragrant Sumac
KOSR Knock Out Shrub Rose
ACV American Cranberry Viburnum
VRW Wine & Roses Compact Weigela

ORNAMENTAL GRASSES
KFRG Karl Foerster Feather Reed Grass
RSG Red Switch Grass
PDS Prairie Dropseed

HERBACEOUS PERENNIALS
MA Millenium Allium
ZC Zagreb Coreopsis
MDL Catherine Woodbury Daylily (Soft Pink)
MDL Hyperion Daylily (Lemon Yellow)
MDL Summer Wine Daylily (Maroon)
KBS Kobold Blazing Star
KCC Dwarf Catmint
AJS Autumn Joy Sedum

GROUNDCOVERS & VINES
GCP Green Carpet Pachysandra

PLANT ABBREVIATIONS



ENLARGED LANDSCAPE PLAN

Scale: 1" = 4'0"

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PROJECT

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978 Knoll Lane
Lake Geneva, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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SHEET TITLE

ENLARGED LANDSCAPE PLAN: WEST

PROJECT MANAGER WDH

PROJECT NUMBER 21-015

DATE 03.24.21

SHEET NUMBER

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1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation and planting.
2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. Non-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 12" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting beds and areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable burl wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{2}{3}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{2}{3}$ of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.
7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{3}{4}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5" diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a $\frac{2}{3}$ mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting details). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) is $\frac{2}{3}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):
 $\frac{3}{4}$ CY Peat Moss or Mushroom Compost
 $\frac{3}{4}$ CY blended/pulverized Topsoil
 $\frac{1}{4}$ CY composted manure

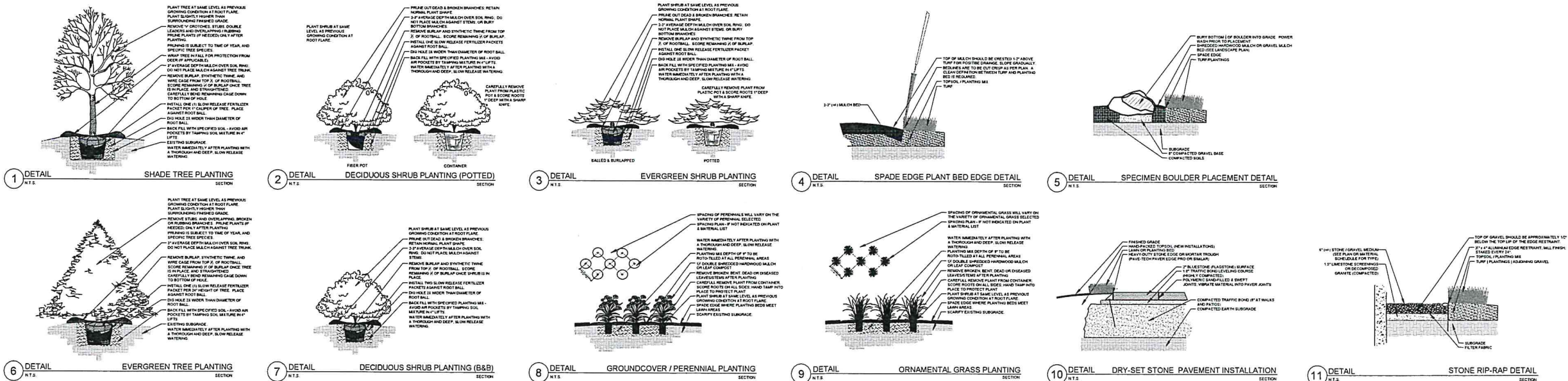
In roto-tilled beds only, also include in above mixture:
2 lbs Starter Fertilizer

12. Lawn installation for all sodded turfs includes: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones 7/8" and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, lay tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this period.
13. **Warranty and Replacements:** All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.
14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix, stormwater seed mix, and other native seed mixes. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
15. **Project Completion:** Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

PLANT MATERIAL PROPOSED				CALIPER/HEIGHT	ROOT	SPECIFICATION / NOTES		PLANT
PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE				SPACING
Proposed Landscape Materials								
SHADE TREES (DECIDUOUS)								
ATM	1	Acer freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	2.5'	R&B	Straight central leader, full and even crown. Prune only after planting		
PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SHRUB SIZE (HEIGHT)	ROOT/CONT.	SPECIFICATION / NOTES		PLANT SPACING
EVG	16	Buxus 'Green Velvet'	Green Velvet Boxwood	24"	Cont.	Full rounded well branched shrub		24-30"
HYT	8	Taxus x media 'Hicksii'	Hicks Intermediate Tree	30"	R&B	Full rounded well branched shrub		24-30"
PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SHRUB SIZE (HEIGHT)	ROOT/CONT.	SPECIFICATION / NOTES		PLANT SPACING
DECIDUOUS SHRUBS								
ERIC	27	Aronia arbutifolia 'Erie-Annisum'	Bright Red Chokeberry	42"	Cont.	Full, well rounded plant, evenly shaped		40"
OBSC	27	Aronia melanocarpa 'Copeland Beauty'	Copeland's Beauty Black Chokeberry	30"	Cont.	Full, well rounded plant, evenly shaped		42"
CRD	6	Cornus sericea 'Cardinal'	Cardinal Redtwig Dogwood	42"	Cont.	Full, well rounded plant, evenly shaped		40"
DTF	6	Forstergia gardenii	Powder Forstergia	24"	B&S	Full rounded plant with moist rootball and healthy appearance		30"
CNS	4	Hemerocallis versipennis	Common Night Phlox	48"	R&B	Full, well rounded plant, evenly shaped		72"
HY	16	Hydrangea arborescens 'Arctebot'	Interdubal Hydrangea	#1	Cont.	Full, well rounded plant, evenly shaped		40"
IBH	8	Hydrangea arborescens 'NCH44'	Interdubal Bush Hydrangea	#5	Cont.	Full, well rounded plant, evenly shaped		40"
SNV	16	Hydrum kalmianum	St. Johnswort	24"	Cont.	Full, well rounded plant, evenly shaped		30"
GVH	8	Hyx verticillata	Common Wincberry	24"	Cont.	Full, well rounded plant, evenly shaped		30"
GLS	14	Rhus aromatica 'Saville-Low'	Gloss Fragrant Sumac	#5	Cont.	Full, well rounded plant, evenly shaped		42"
KOC	3	Rosa 'Knock Out'	Knock Out Shrub Rose	18"	Cont.	Full, well rounded plant, evenly shaped		40"
AVS	3	Viburnum opulus var. americanum	American Cranberry Viburnum	30"	B&B	Full, well rounded plant with moist rootball and healthy appearance		54"
WVW	3	Weigelia florida 'Wine & Roses'	Wine & Roses Campania Weigelia	24"	Cont.	Full, well rounded plant, evenly shaped		42"
PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES		PLANT SPACING
ORNAMENTAL GRASSES								
KTG	22	Calamagrostis canediflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rounded plant		15-18"
PSG	52	Panicum virgatum 'Kontorschubid'	Red Switch Grass	#1	Cont.	Full, well rounded plant		18"
ISG	27	Sporobolus heterolepis	Prune Drooping	#1	Cont.	Full, well rounded plant		18"
PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES		PLANT SPACING
HERBACEOUS PERENNIALS								
RIA	13	Allium 'Millenium'	Millenium Allium	#1	Cont.	Full, well rounded plant, evenly shaped		18"
TC	13	Coropogon verticillata 'Tapestry'	Tapestry Coreopsis	#1	Cont.	Full, well rounded plant, evenly shaped		18"
WJL	3	Hemerocallis 'Catherine Woodbury'	Catherine Woodbury Daylily (soft pink)	#1	Cont.	Full, well rounded plant, evenly shaped		18"
NOL	3	Hemerocallis 'Hyperion'	Hyperion Daylily (Lemon yellow)	#1	Cont.	Full, well rounded plant, evenly shaped		18"
NOL	3	Hemerocallis 'Summer Wine'	Summer Wine Daylily (Mauve)	#1	Cont.	Full, well rounded plant, evenly shaped		18"
KVC	3	Heptaster 'Yellow Gold'	Yellow Blazing Star	#1	Cont.	Full, well rounded plant, evenly shaped		15"
KVC	3	Heptaster 'Summer Wine Cat'	Warm Catmint	#1	Pat	Full, well rounded plant, evenly shaped		24"
AIS	5	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	#1	Cont.	Full, well rounded plant, evenly shaped		18"
PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES		PLANT SPACING
GROUNDCOVERS & VINCS								
CLP	88	Pachysandra terminalis 'Green Carpet'	Green Carpet Pachysandra	3"	Pot	Full, well rounded plant		6"
PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES		PLANT SPACING
LAWN	1765	SPECIFIED SEED MIX / SOO						
		Lawn Establishment Area / Grading Area			5'	Reinder's Deluxe 50 Seed Mix (800-785-3801)		
	1760	Erosion Matting for topsoil seeded areas: see plan for area delineation			5'	100 lbs 50/50 Erosion Control Blanket (or approved equal)		
Hardscape Materials								
	710	Asphalt Driveway			5'			
21		Specimen Granite Boulders			18-30"	EA		
13		Cut Limestone Headings			var.	EA		
9		Flagstone Stepper Pines			see plan for dimensions	EA		
210		Dry Set Bunkstone Entry Walk			see plan for location	5'	Use Polymer Sand in between paver joints	
215		Dry Set Bunkstone Patio			see plan for location	5'	Use Polymer Sand in between paver joints	
100		Flagstone Walk			see plan for location	5'	Use Polymer Sand in between paver joints	
23		Permeable River Gravel			Area: 1,635 SF	TN	2" depth	
500		Aluminum Edge Restraint (green areas)			Permeable Preclude 37.5" x 5.3" Black Extruded Fitrms	5'		
1645		Landscape Fabric			5'			
36		Sheeped Hardwood Mulch (3" depth)			Area: 1,735 SF	CY	Bank Mulch, apply three emergent after installation of mulch	
13		Soil Amendments (2" depth)			Area: 3,735 SF			
6		Pulverized Topsoil (Lawn Area)			Area: 1,765 SF			
23		Pulverized Topsoil (2" over bed areas)			Area: 1,735 SF			
"Landscape Courts & Quantities are provided as a service to the Landscape Contractor. Landscape Contractor is responsible for verifying these court and quantities in order to provide a complete landscape installation as outlined on the Landscape Master Plan. In the event that a discrepancy occurs between the schedule and the Landscape Master Plan, the Landscape Master Plan indicating the graphics and notations depicted therein shall govern."								

LANDSCAPE GENERAL NOTES

PLANT & MATERIAL SCHEDULE



PLANTING & HARDSCAPE DETAILS

HELLER &
ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE

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PROJECT

PROPOSED
RESIDENCE

978 Knoll Lane
Lake Geneva, WI

ISSUANCE AND REVISIONS

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3.21.21	SITE VISIT
3.24.21	FIRST ISSUE

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SHEET TITLE

LANDSCAPE
DETAILS,
NOTES &
SCHEDULES

PROJECT MANAGER	WDH
PROJECT NUMBER	21-015
DATE	03.24.21
SHEET NUMBER	

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 19, 2021

Agenda Item: 13

Applicant:

The Vistas Group
526 E. 114th Place
Chicago, IL 60628

Request:

27 Acres NW Corner of Townline and
Edwards Blvd.
General Development Plan (GDP)
Tax Key No. ZYUP00198

Description:

The applicant is submitting for a request for a General Development Plan (GDP) that will allow for the proposed 27 Acres for a residential development of 13 multi-family units to include a clubhouse and pool facility for the multi-family development; 11 Duplex, and 5 Single Family units. Tax Key No. ZYUP00198.

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 GENERAL DEVELOPMENT PLAN OR AMENDMENT

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
Edwards Boulevard South and Townline Road, Parcel Number ZYUP 00198

PT SE1/4 SW1/4 & SW1/4 SE1/4 SEC 31 T2N R18E DESC AS BEGS 1/4 COR SEC 31; S89D51 '55'W 772.80'; NOOD43'37'W 1321.83'; N89D51 '51"E 1298.69'; SOOD41'51"E 1207.65'; S59D59'34'W 91.36'; S89D53'32'W 444.85'; SOOD06'59"E 68.90' TO POB.

Name and Address of Current Owner: 120 Properties LLC, P O Box 935

Lake Geneva, WI 53147

Telephone No. with area code & Email of Current Owner: Gary Dunham at 262-248-4492
gdunham@keeferealestate.com

Owner Signature: _____

Name and Address of Applicant:

The Vistas Group

526 E 114th Place, Chicago IL 60628

Telephone No. with area code & Email of Applicant: 773/785-2100

ignacioz@thevistasgroup.com

Proposed Use: Single Family Residential (SR-4), Duplex Residential (TR-6)
and Multifamily Residential (MR-8)

See attached Concept Plans

Zoning District in which land is located: Rural Holding (RH)

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

The Vistas Group, Design Builder

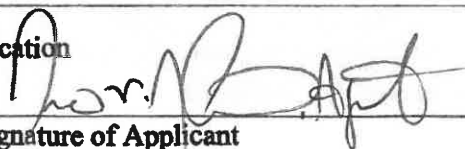
Short statement describing activities to take place on site:

27 Acre Site Development of a multifamily residential community;

With improvements such as public and private Access Streets,
underground parking and utilities, club house, bike/walking trail
extension, etc.

GDP fee \$400.00, payable upon filing application

6/8/21
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: _____

↓

X 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:

X (1) A location map 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;

X (2) A map of the subject property for which the PD is proposed:

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

X 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);

X Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;

X Map and all its parts clearly reproducible with a photocopier;

X Map size of 11" x 17" and map scale not less than one inch equals 800 feet;

X All lot dimensions of the subject property provided;

X Graphic scale and north arrow provided.

_____ (3) A general written description of proposed PD including:

X General project themes and images;

X The general mix of dwelling unit types and/or land uses;

X Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;

X The general treatment of natural features;

X The general relationship to nearby properties and public streets;

X The general relationship of the project to the Master Plan,

X 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.

- X 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.
- X 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.
- X (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:
- X 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;
- X 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;
- X 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
- X Notations relating the written information provided in (3), above to specific areas on the GDP Drawing.
- X (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;
- X (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: _____

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 Edwards Boulevard South and Townline Road,
Applicant name The Vistas Group
Applicant email ignacioz@thevistasgroup.com Phone Number 773-965-7986

Architect/Contractor/Designer Name The Vistas Group, Design Builder
Architect/Contractor/Designer Email ignacioz@thevistasgroup.com Phone Number 773-785-2100

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

Engineering

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

- Storm water management provisions provided? YES / NO
 - As-built/certification notification
- Erosion control plan provided? YES / NO
- Wetlands, floodplains, environmental corridors, groundwater Identified. YES / NO
- Utility Plans Provided
 - Watermain
 - Sanitary Sewer
 - Storm Water
- Is a Land Division required? YES / NO
- Access points and dimensions shown? YES / NO
 - WISDOT Right-of-way?
 - County Right-of-way?

- Estimated Traffic impacts _____
 - Traffic Study Required YES/NO
 - 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 _____
- 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: _____
- 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:

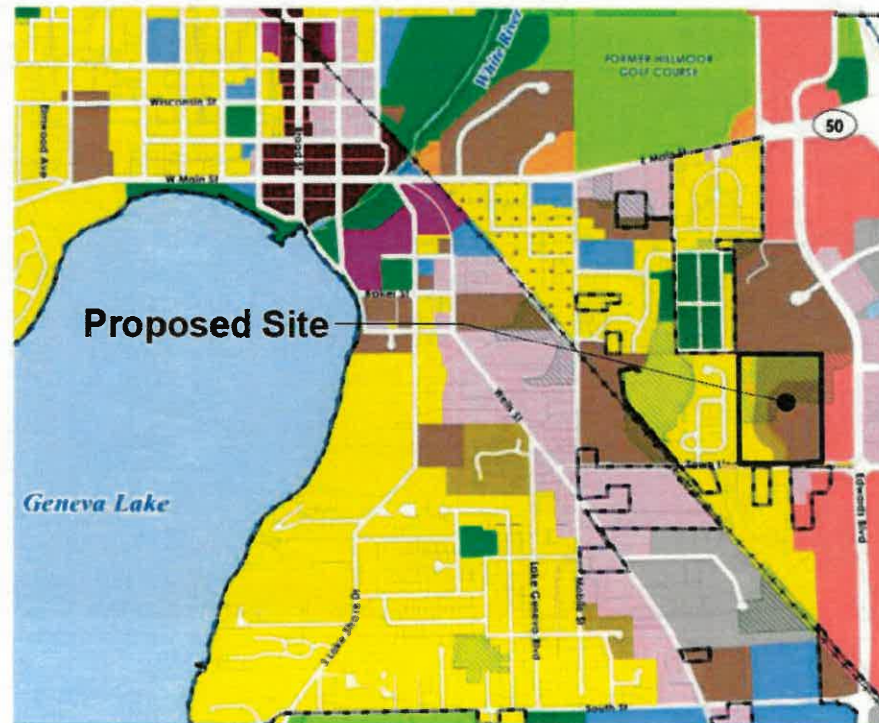
- Water service size requirement _____
- Estimated daily water usage in gallons per day _____
- Estimated maximum water flow in gallons per minute _____
- Number of bathrooms _____
- Brief description of process (if Industrial) _____

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 _____

PROJECT DEVELOPMENT DESCRIPTION FOR **STEP 3** SUBMITTAL
Vistas at Lake Geneva
A RESIDENTIAL COMMUNITY

7 (a) 1. Location Map of Property

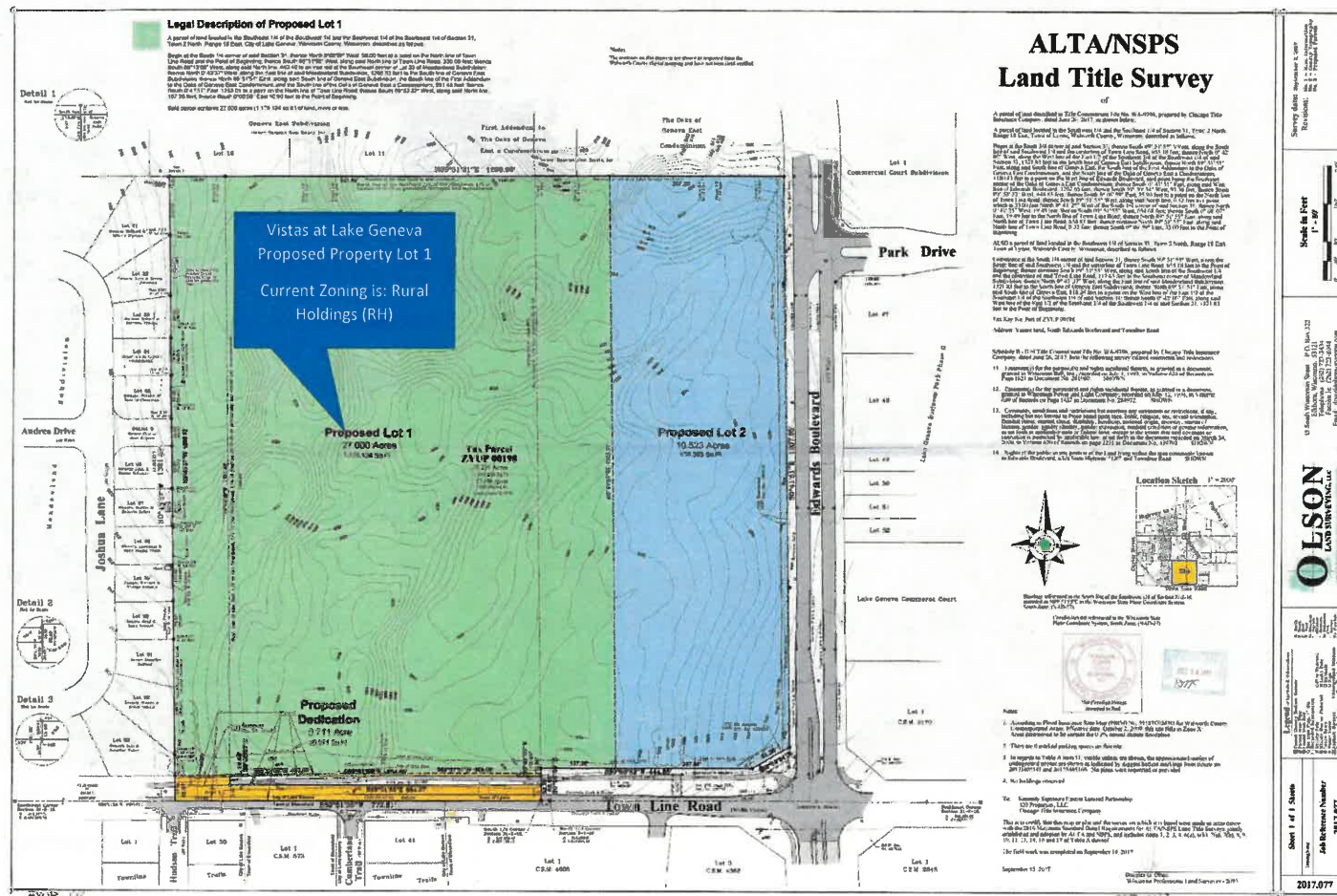


Location Map

Project Location



7 (a) 2. Map of Property

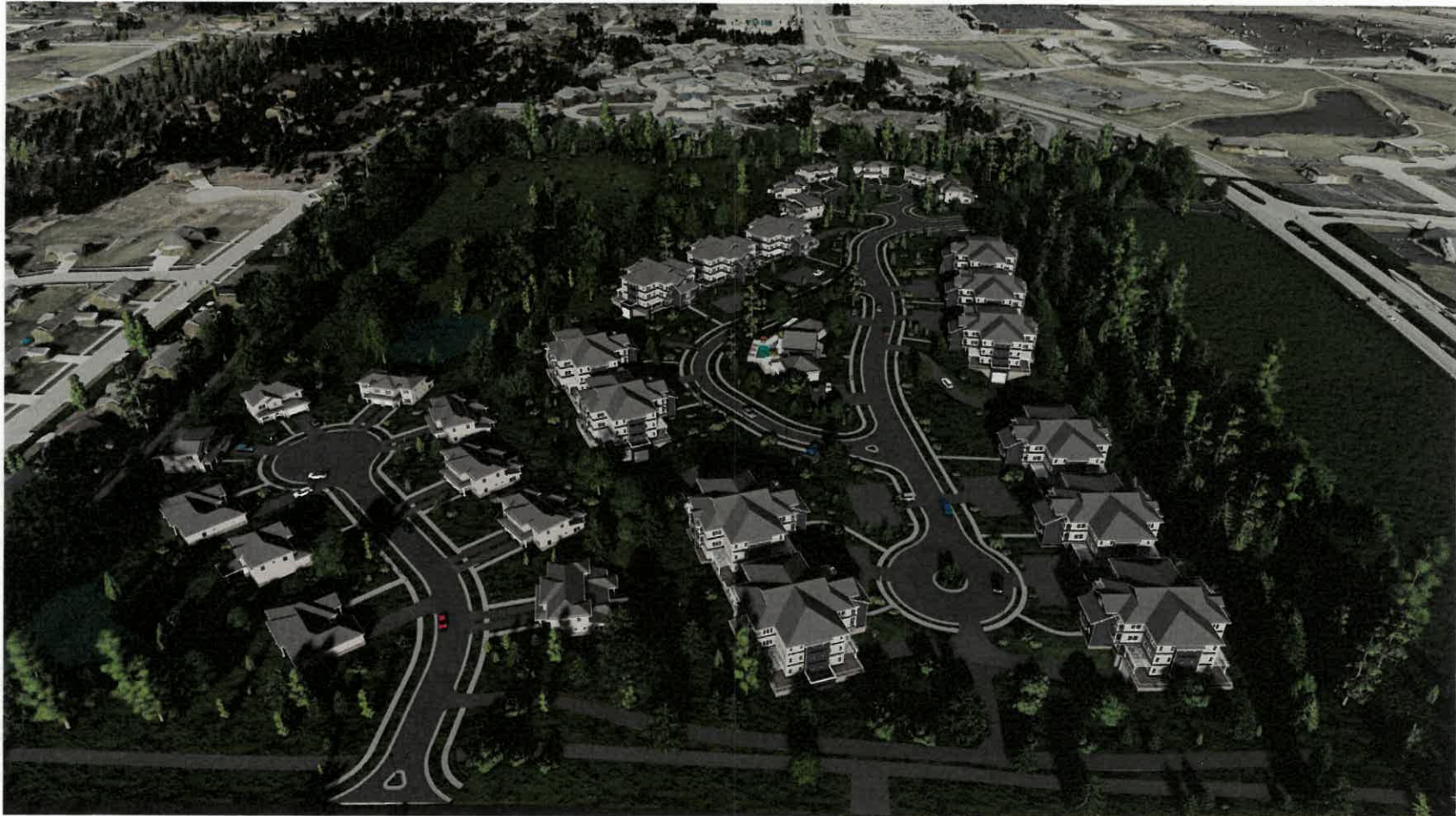


7 (a) 3. Description of Proposed Plan Development

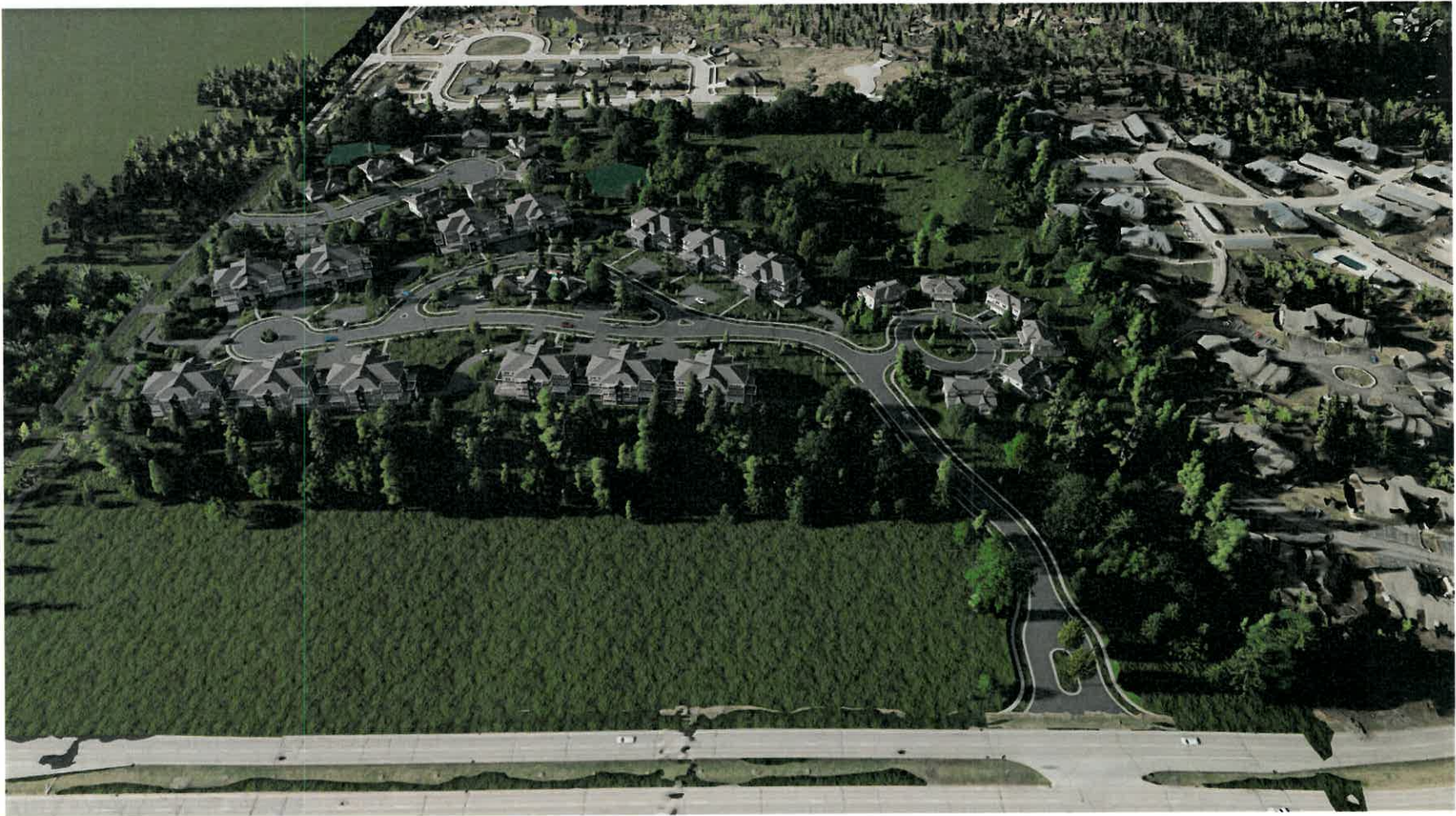
7 (a) 3, a General Project Themes and Images



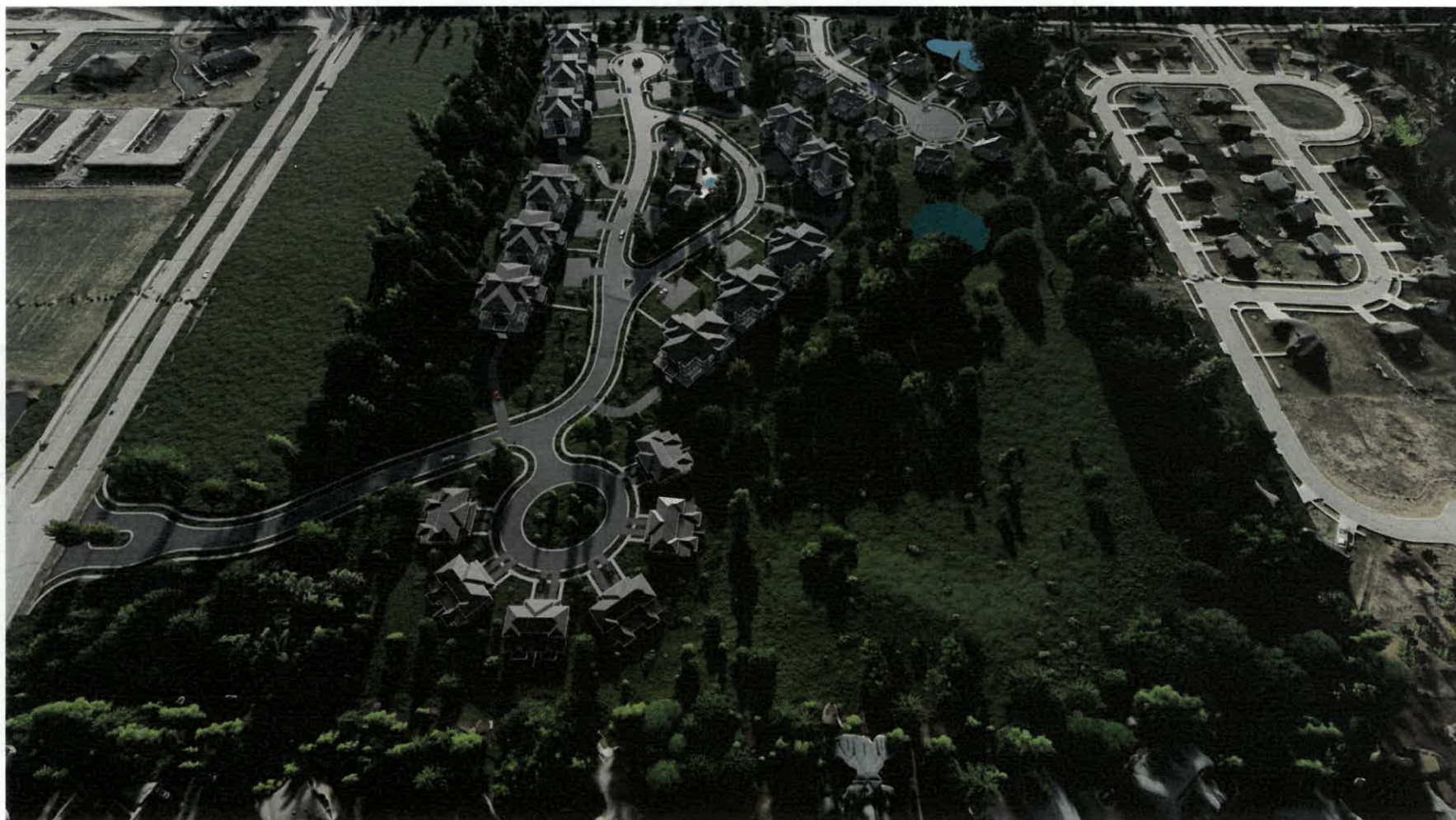
7 (a) 3, a Aerial View from Townline



7 (a) 3, a Aerial View from Edwards



7 (a) 3, a Aerial View facing South



7 (a) 3, a Views of Proposed Prototype Multifamily for MR-8



7 (a) 3, a Views of Proposed Duplex Prototypes for TR-6



7 (a) 3, a Views of Proposed Single Home Prototypes for SR-4





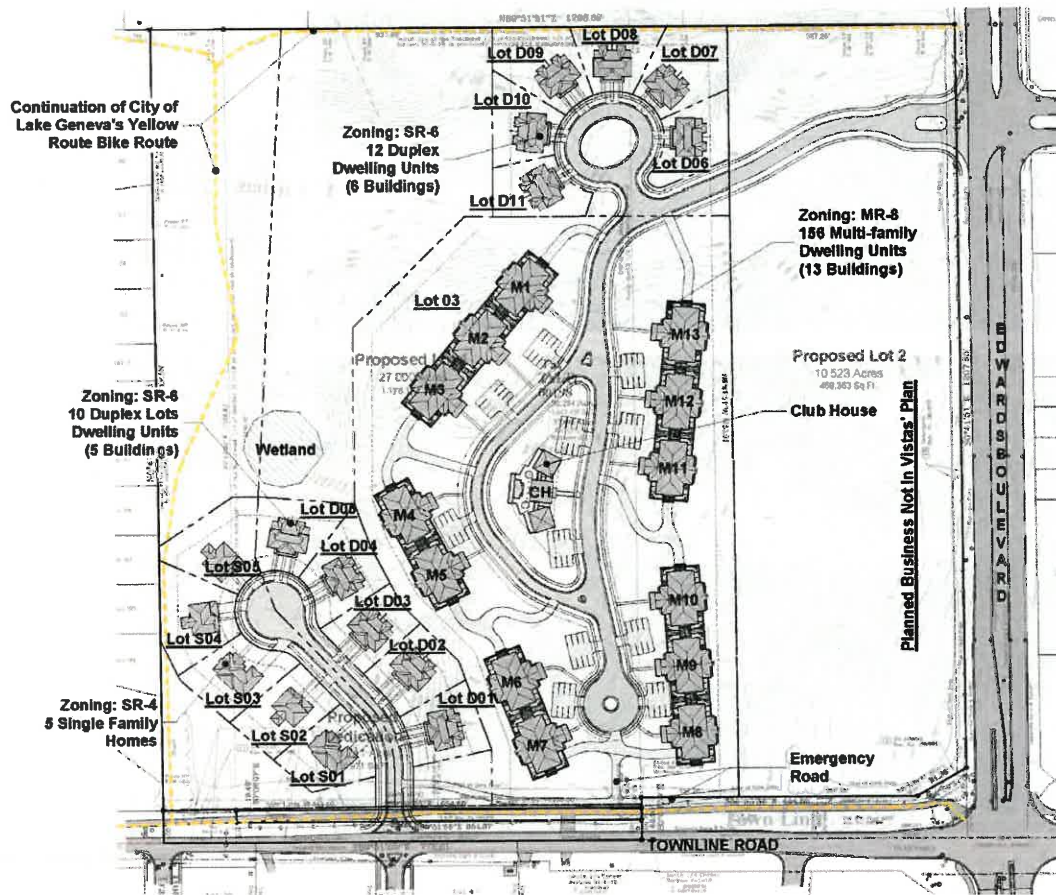
BUILDING FOR THE FUTURE

7 (a) 3, a Views of Proposed Club House



7 (a) 3, b. Mix of dwelling unit types and/or land uses

Proposed Master Plan

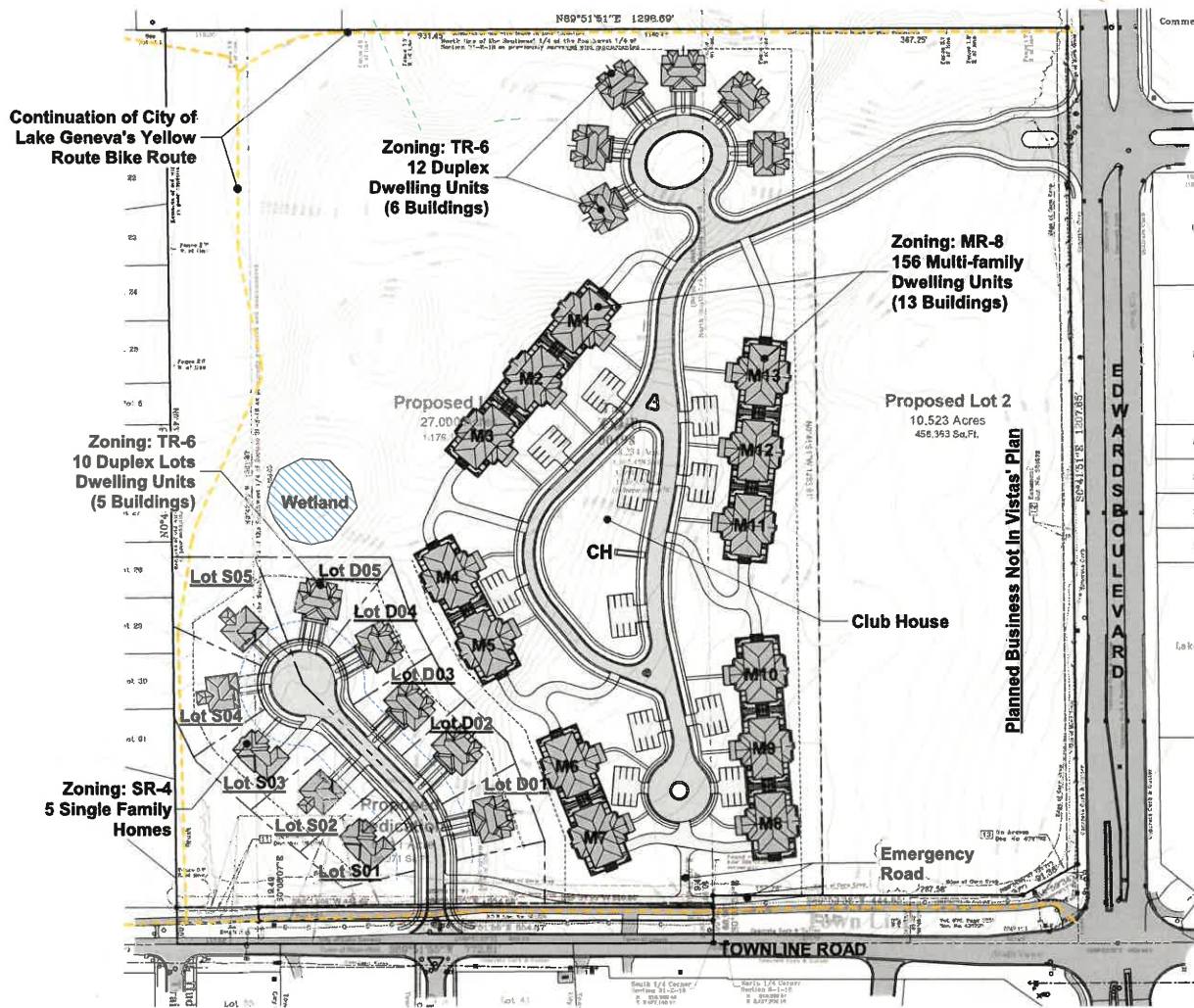


SCHEDULE OF PROPOSED LOTS

Lot Name	Lot Area (ft ²)
Single Family Residential (SR-4)	
Lot S01	13,985.33
Lot S02	13,428.96
Lot S03	14,166.88
Lot S04	16,030.09
Lot S05	16,166.93

Duplex Residential (TR-6)	
Lot D01	14,998.49
Lot D02	14,544.93
Lot D03	12,175.49
Lot D04	13,257.67
Lot D05	14,393.81
Unit D06	12,760.18
Unit D07	16,286.62
Unit D08	12,059.12
Unit D09	15,849.81
Unit D10	12,086.87
Unit D11	12,066.93

Multi Family Residential (MR-8)	
Lot 03	501,581.47



PROPERTY AREA SCHEDULE

Lot Name	Lot Area (sf)
Lot S01	13,985.33
Lot S02	13,428.96
Lot S03	14,166.88
Lot S04	16,030.09
Lot S05	18,569.39
Lot D01	12,485.46
Lot D02	13,101.01
Lot D03	11,602.43
Lot D04	14,477.38
Lot D05	16,338.23
Lot 03	951,840.04



PROJECT NAME:
VISTAS AT LAKE GENEVA
A RESIDENTIAL DEVELOPMENT

CLIENT:
THE VISTAS GROUP

DATE	REVISIONS

SHEET TITLE: PROPERTY SITE PLAN	
DATE: 6/20/21 8:30:21 PM	DRAWING BY: Author
SCALE: 1" = 80'-0"	CHECKED BY: Checker

A-5

Scale: 1"=80' 0' 20' 40' 160'





7 (a) 3, c. Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.

NONRESIDENTIAL INTENSITIES (CLUB HOUSE)

Lot Name	Area (sf)	Floor Area (sf)	Number of Floor	FAR (f.a./a.)
Lot 03	951,840.00	4,447.00	1	0.005

RESIDENTIAL INTENSITY (CONDOS)

Lot Name	Area (sf)	Floor Area (sf)	Number of Floor	FAR (f.a./a.)
Lot 03	951,840.00	260,238.00	3	0.273

LANDSCAPE SURFACE RATIO

Lot Name	Total Area (sf)	Impervious Surface (sf)	Landscape Area (sf)	LSR %
Single Family Residential (SR-4)				
Lot 01	129990.12	29544.82	100445.30	77.30
Duplex Residential (TR-6)				
Lot 02	93504.79	33251.75	60253.04	64.40
Multi Family Residential (MR-8)				
Lot 03	951840.04	251868.14	699971.90	73.50
TOTALS	1175334.95	314664.71	860670.24	0.73

ROOF AREA SCHEDULE

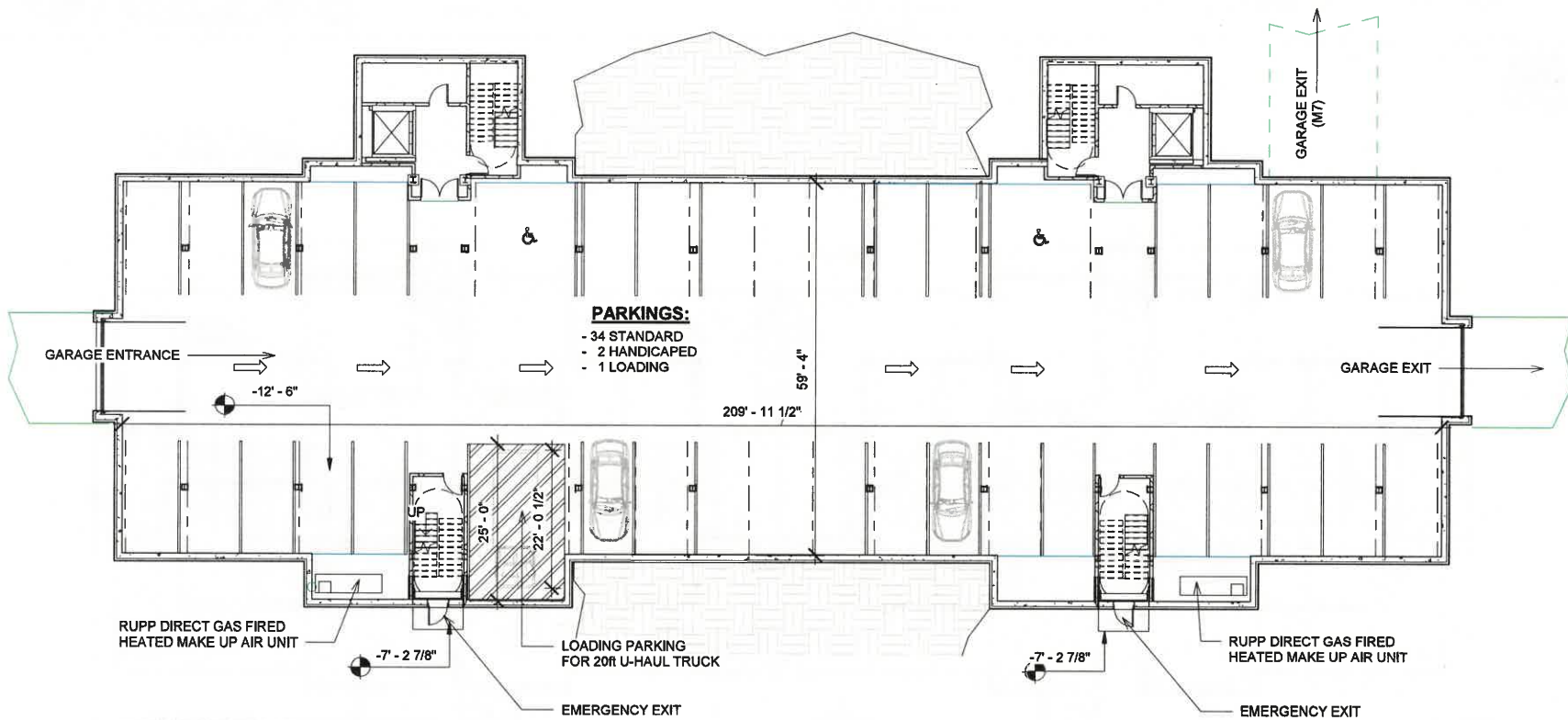
Lot Name	Lot Area (sf)	Roof Area (sf)	Roof Area %
Lot 01			
Lot S01	13,985.33	3,025.79	21.60
Lot S02	13,428.96	2,497.14	18.60
Lot S03	14,166.88	3,025.79	21.40
Lot S04	16,030.09	2,497.14	15.60
Lot S05	18,569.39	2,497.14	13.40

Lot 02			
Lot D01	12,485.46	3,114.89	24.90
Lot D02	13,101.01	3,184.24	24.30
Lot D03	11,602.43	3,185.27	27.50
Lot D04	14,477.38	3,185.27	22.00
Lot D05	16,338.23	3,185.27	19.50

Lot 03			
Lot 03	951,840.04	98,673.96	10.40

ROOF AREA SCHEDULE

Lot Name	Lot Area (sf)	Roof Area (sf)	Roof Area
Lot 01			
Single Family Residential (SR-4)	76,180.65	13,543.00	17.78%
Lot 02			
Duplex Residential (TR-6)	68,004.51	15,854.94	23.31%
Lot 03			
Multi Family Residential (MR-8)	951,840.04	98,673.96	10.37%
TOTALS	1,096,025.20	128,071.90	11.69%



① **DOUBLE UNDER GRD. GARAGE PLAN**
1/16" = 1'-0"



PROJECT NAME
MULTI-FAMILY BUILDINGS
(M4-M7)

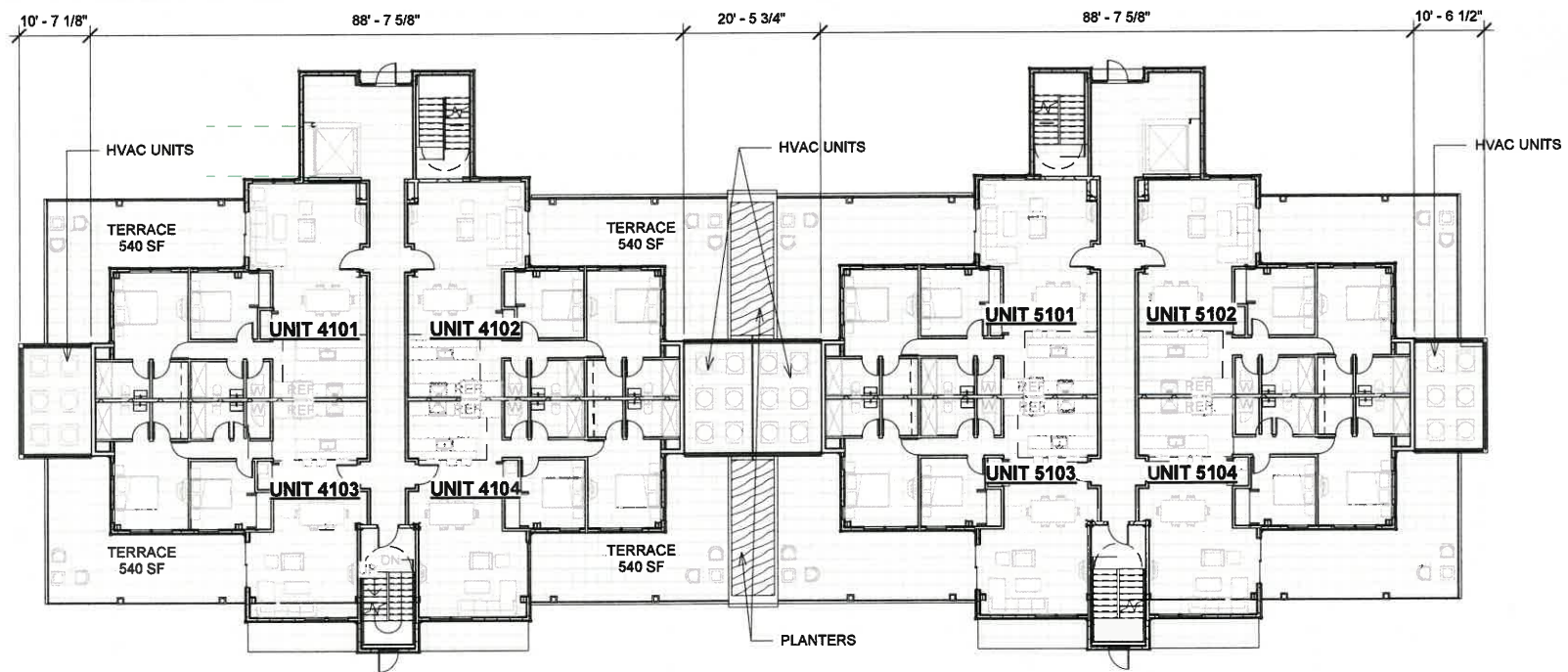
BUILDING NAME:
DOUBLE GARAGE

SHEET TITLE:
GARAGE AND FIRST FLOOR PLAN

DATE:
6/4/2021
6:16:09 PM

SCALE: 1/16" = 1'-0"

A-01



① FIRST FLOOR PLAN
1/16" = 1'-0"



PROJECT NAME
**MULTI-FAMILY BUILDINGS
(M4-M7)**

BUILDING NAME:
DOUBLE GARAGE

SHEET TITLE:
FIRST FLOOR PLAN

DATE: 6/4/2021
6:16:11 PM

SCALE: 1/16" = 1'-0"

A-02



PROJECT NAME
**MULTI-FAMILY BUILDINGS
(M4-M7)**

BUILDING NAME:
DOUBLE GARAGE

SHEET TITLE:
2ND AND 3RD FLOOR PLANS

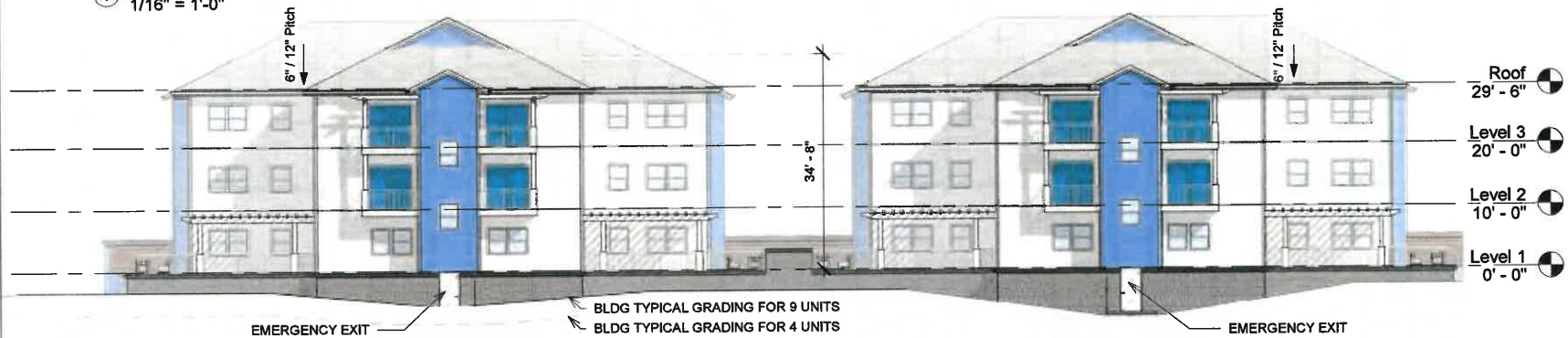
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**6/4/2021
6:16:12 PM**

SCALE: **1/16" = 1'-0"**

A-03



① FRONT ELEVATION
1/16" = 1'-0"



② REAR ELEVATION
1/16" = 1'-0"



PROJECT NAME
**MULTI-FAMILY BUILDINGS
(M4-M7)**

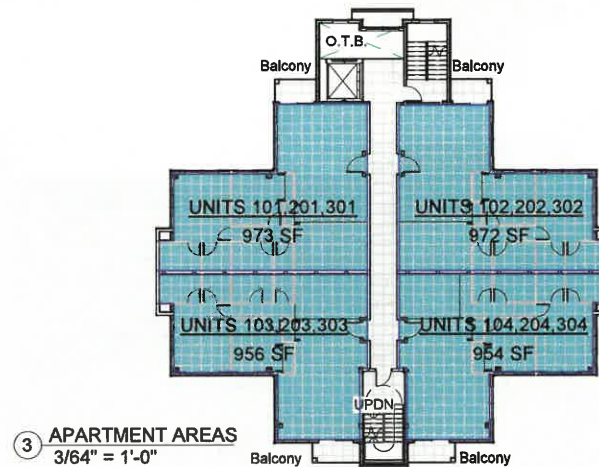
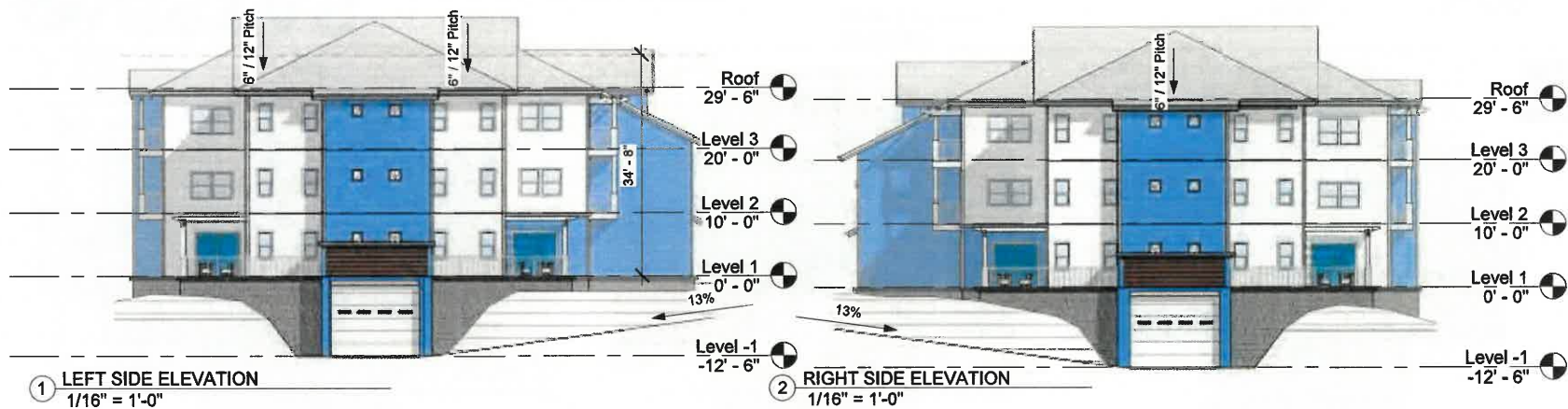
BUILDING NAME:
DOUBLE GARAGE

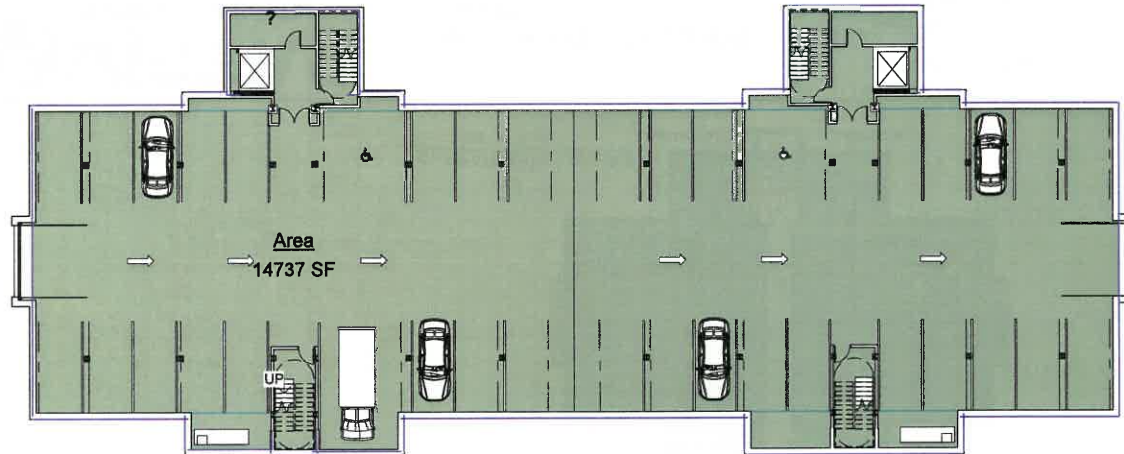
SHEET TITLE:
BUILDING ELEVATIONS

DATE: 6/8/2021
4:48:04 PM

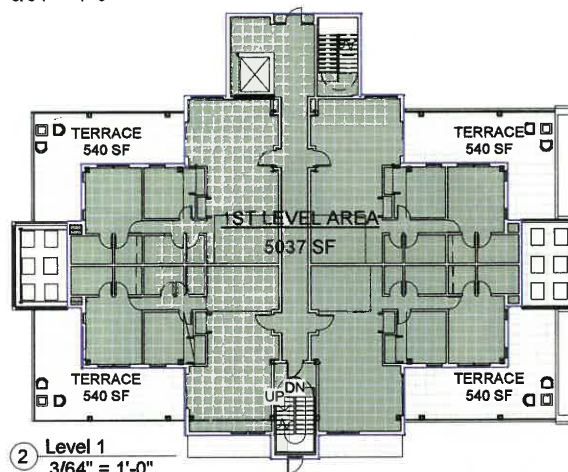
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A-04

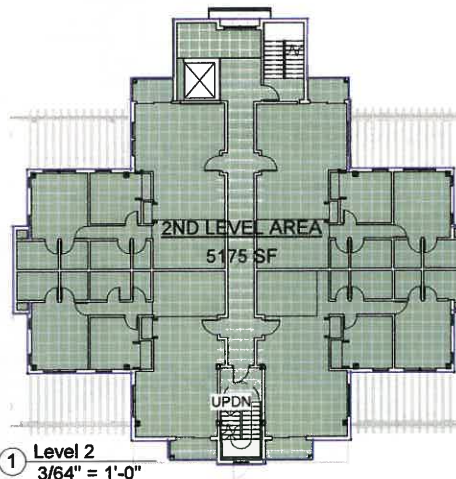




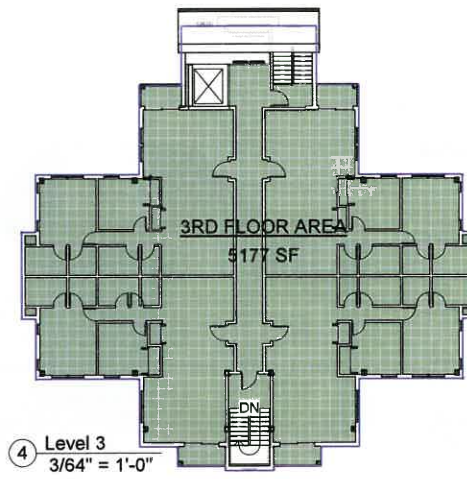
③ Level -1
3/64" = 1'-0"



② Level 1
3/64" = 1'-0"



① Level 2
3/64" = 1'-0"



④ Level 3
3/64" = 1'-0"



Area Schedule (Gross Building)	
Level	Area
Level 1	5037 SF
Level 2	5175 SF
Level 3	5177 SF
Level -1	14737 SF
Grand total:	30126 SF

4



PROJECT NAME
**MULTI-FAMILY BUILDINGS
(M4-M7)**

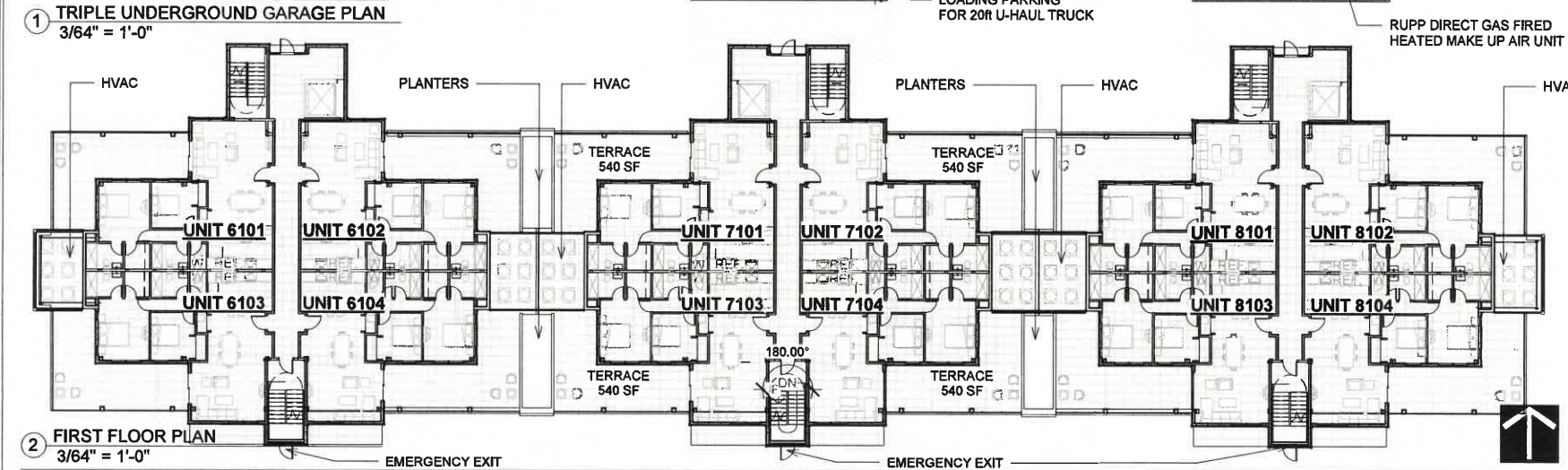
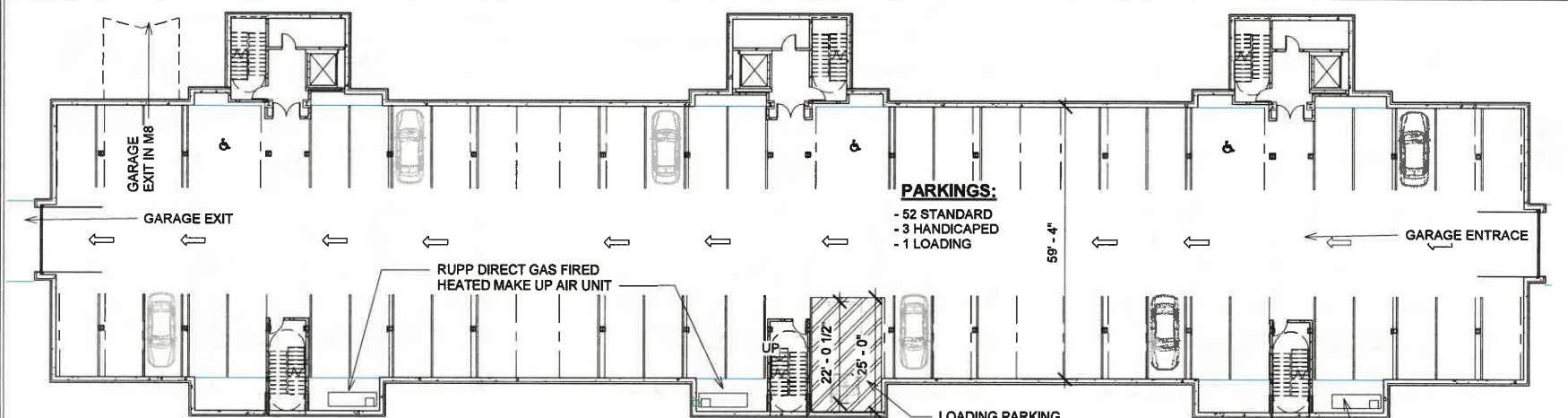
BUILDING NAME:
DOUBLE GARAGE

SHEET TITLE:
BUILDING GROSS AREA PLAN

DATE:
6/4/2021
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SCALE: 3/64" = 1'-0"

A-06



PROJECT NAME
**MULTIFAMILY BUILDINGS M1-3,
M8-13**

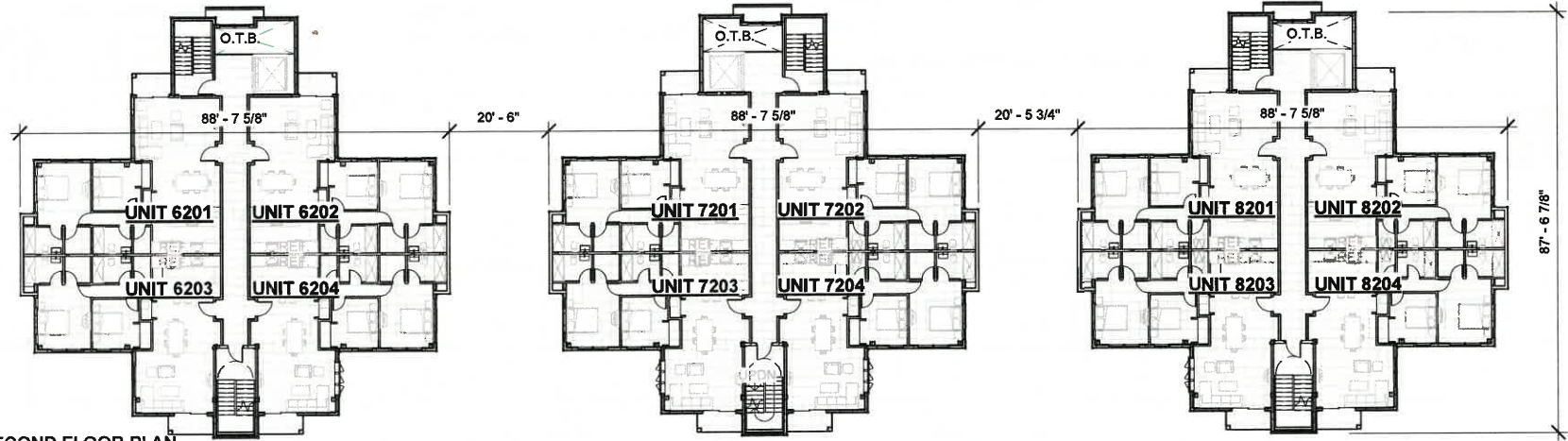
BUILDING NAME:
APARTMENT BUILDING TRIPLE GARAGE

SHEET TITLE:
GARAGE AND 1ST FLOOR PLAN

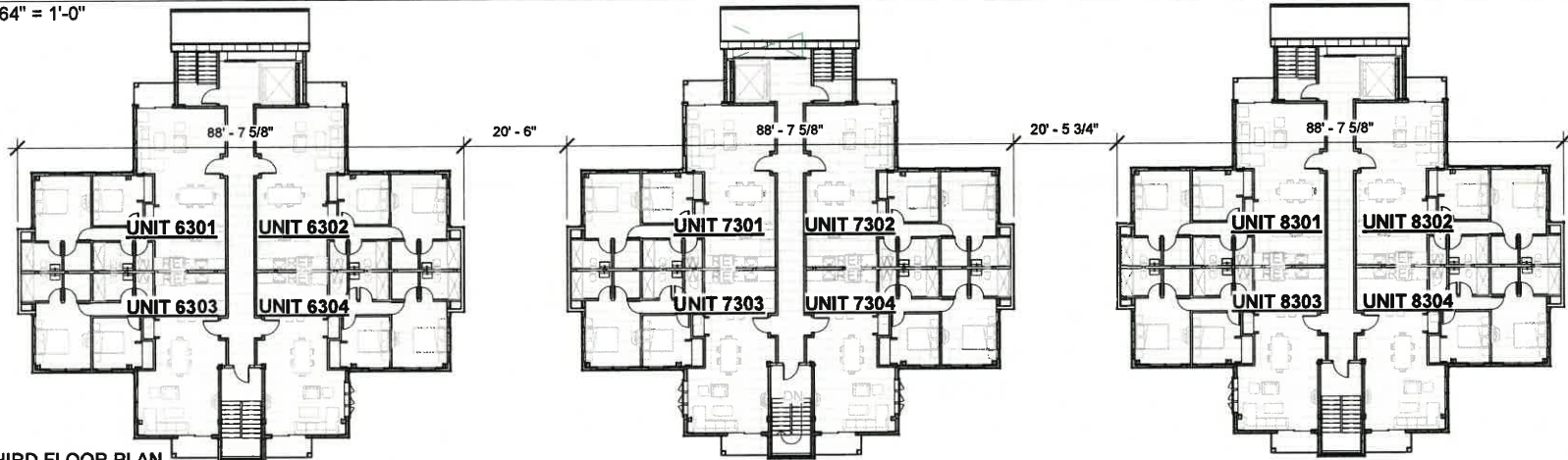
DATE: 6/4/2021
6:32:26 PM

SCALE: 3/64" = 1'-0"

A-07



① SECOND FLOOR PLAN
3/64" = 1'-0"



② THIRD FLOOR PLAN
3/64" = 1'-0"



PROJECT NAME

MULTIFAMILY BUILDINGS M1-3,
M8-13

BUILDING NAME:

APARTMENT BUILDING TRIPLE GARAGE

SHEET TITLE:

2ND AND 3RD FLOOR PLAN

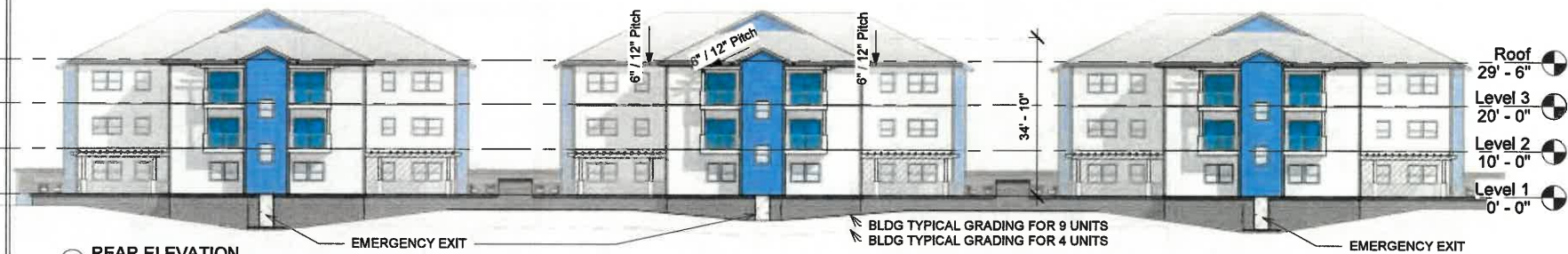
DATE: 6/4/2021
6:32:28 PM

SCALE: 3/64" = 1'-0"

A-08



① FRONT ELEVATION
3/64" = 1'-0"



② REAR ELEVATION
3/64" = 1'-0"



③ LEFT SIDE ELEVATION
3/64" = 1'-0"



④ RIGHT SIDE ELEVATION
3/64" = 1'-0"



PROJECT NAME

MULTIFAMILY BUILDINGS M1-3,
M8-13

BUILDING NAME:

APARTMENT BUILDING TRIPLE GARAGE

SHEET TITLE:

BUILDING ELEVATIONS

DATE:

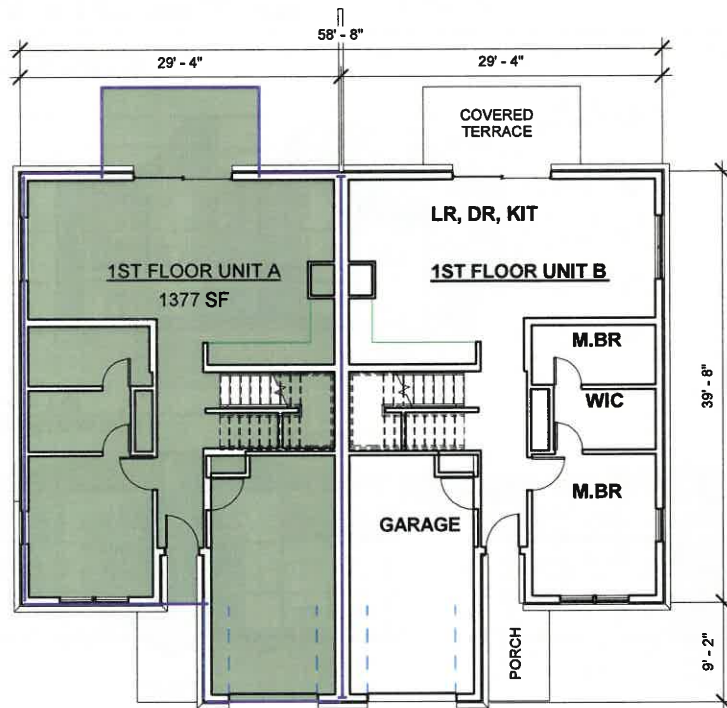
6/8/2021
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SCALE:

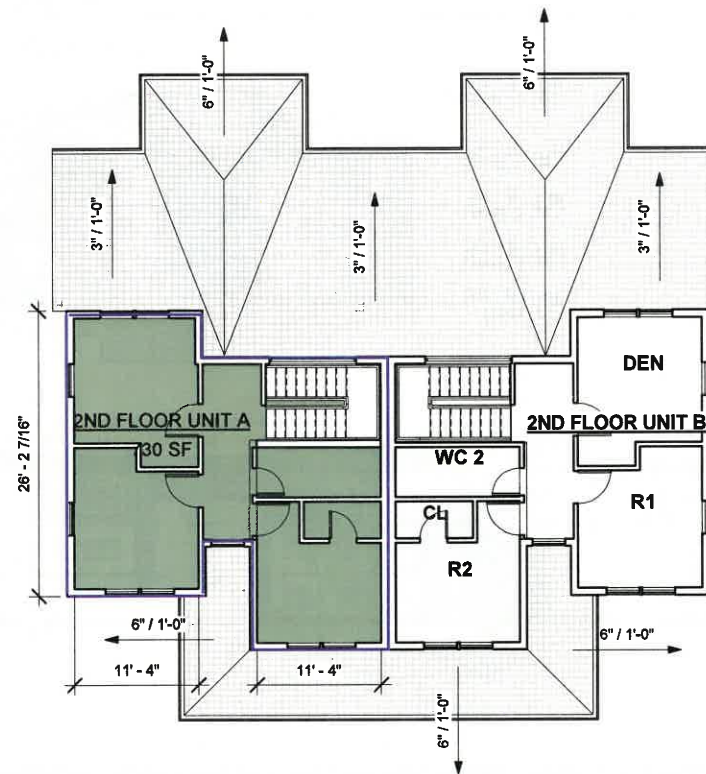
3/64" = 1'-0"



A-09



① FIRST FLOOR UNITS A & B
1" = 10'-0"

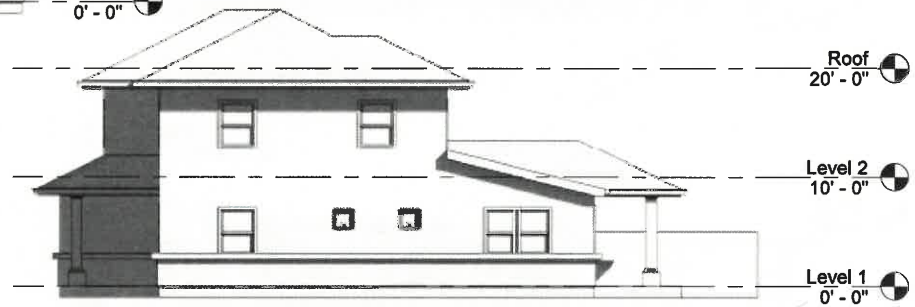


② SECOND FLOOR UNITS A & B
1" = 10'-0"

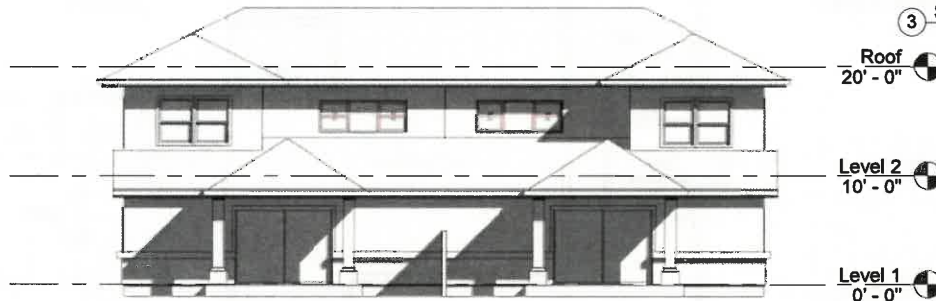




① **FRONTAL ELEVATION**
1" = 10'-0"



③ **SIDE ELEVATION**
1" = 10'-0"



② **REAR ELEVATION**
1" = 10'-0"



PROJECT NAME

LAKE GENEVA RESIDENTIAL
DEVELOPMENT

BUILDING NAME:

DUPLEX PROTOTYPE (D1)

SHEET TITLE:

BUILDING ELEVATIONS

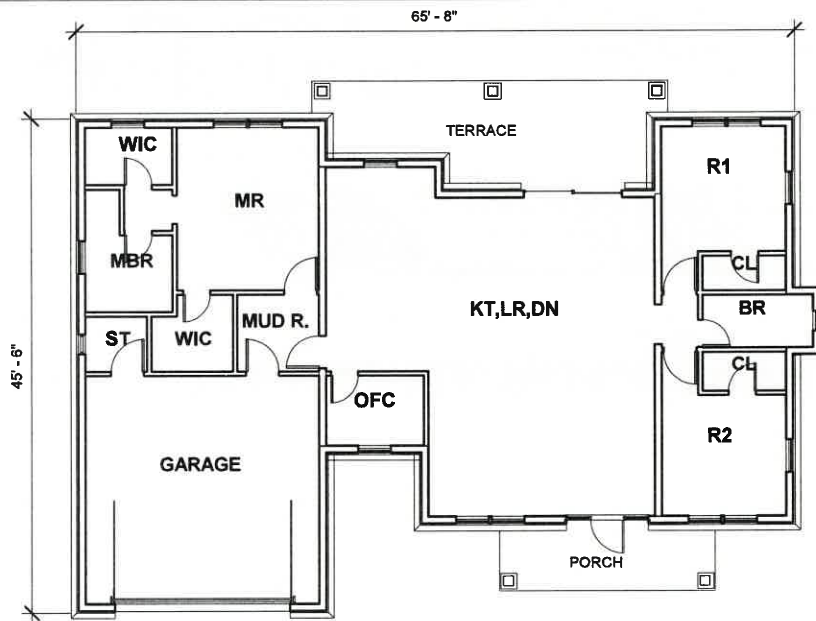
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6/4/2021
1:59:42 PM

SCALE:

1" = 10'-0"

A-11



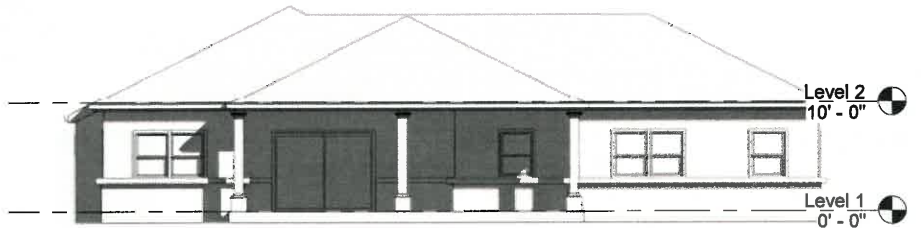
① FIRST FLOOR SINGLE DWELLING (S1)
1" = 10'-0"



② Level 1
1" = 30'-0"



③ FRONTAL ELEVATION
1" = 10'-0"

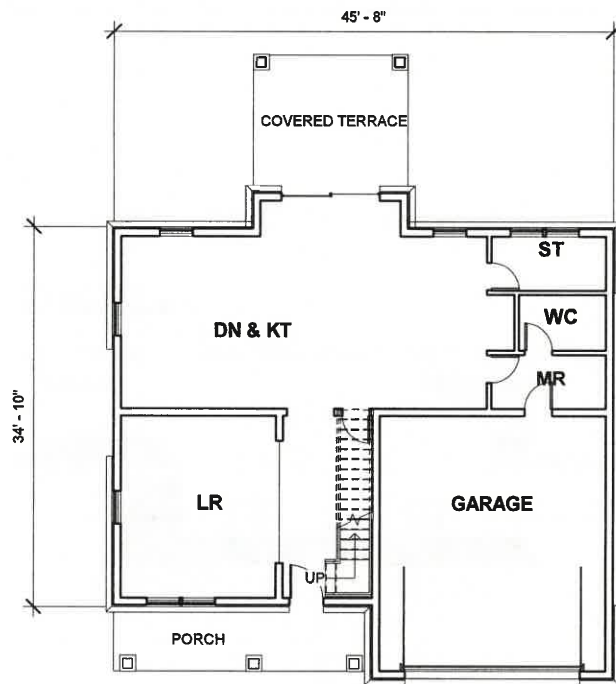


④ REAR ELEVATION
1" = 10'-0"

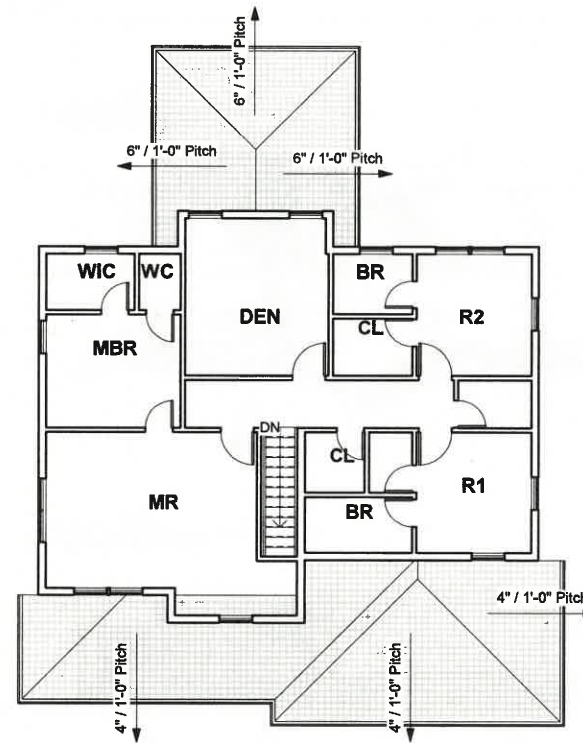


⑤ SIDE ELEVATION
1" = 10'-0"



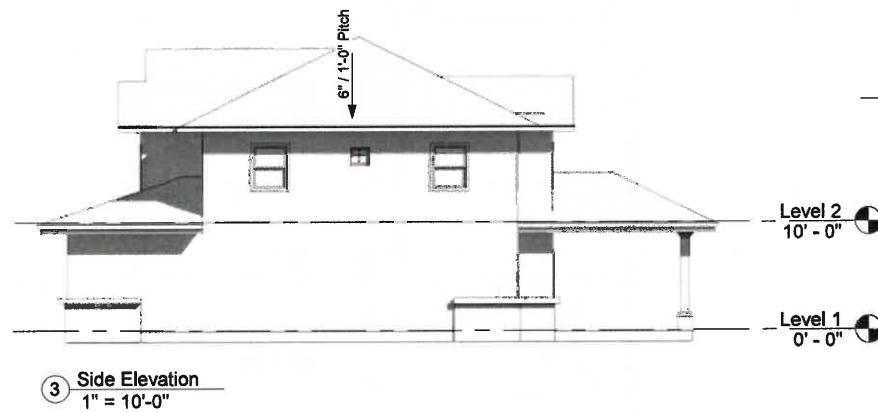


① Level 1
1" = 10'-0"



② Level 2
1" = 10'-0"





PROJECT NAME
LAKE GENEVA RESIDENTIAL
DEVELOPMENT

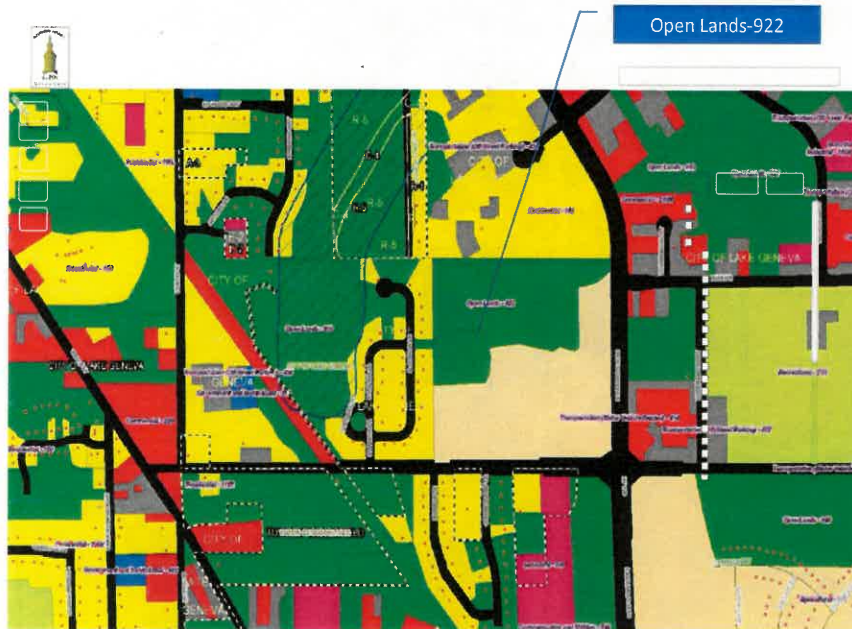
BUILDING NAME:
SINGLE 2 STORIES DWELLING
SHEET TITLE:
BUILDING ELEVATIONS

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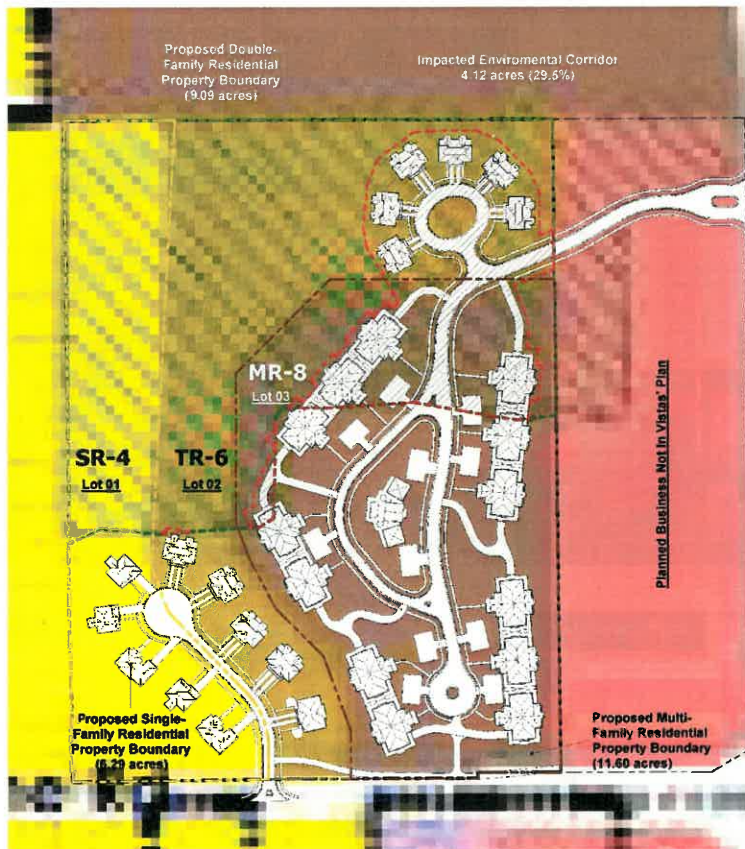
A-14

7 (a) 3, d. General treatment of natural features

Generally existing natural features (i.e. wetland and Environmental Corridor) will remain as naturally occurring, with the exception of an area approximately 29% of the overall Environmental Corridor to be intervened by proposed construction.



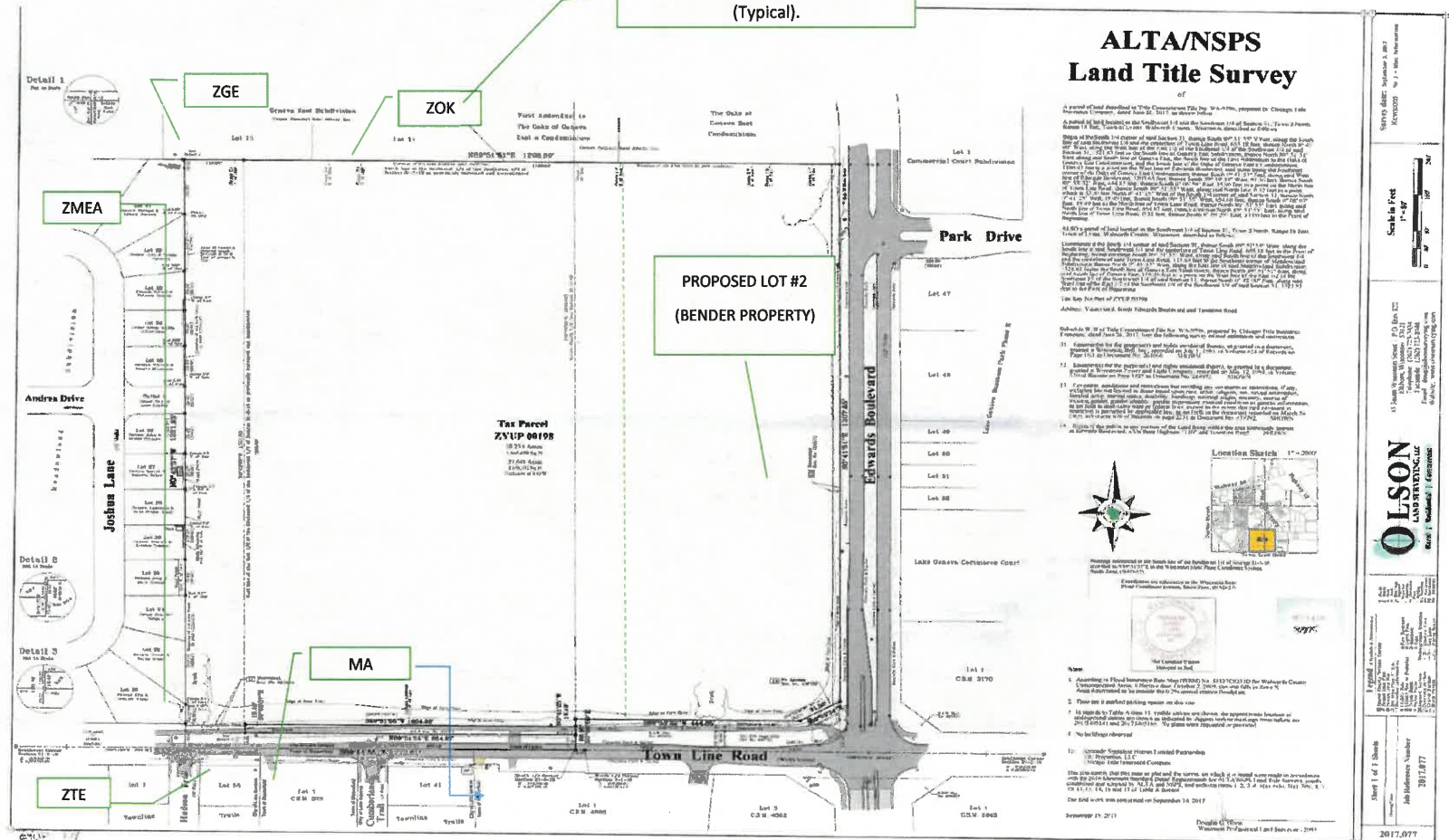
7 (a) 3, d. General treatment of natural features



Name	Area (acres)	Percentage
Preserved Environmental Corridor	9.862	70.54%
Impacted Environmental Corridor	4.118	29.46%
TOTAL	13.98	100.00%

Below 30%... Ok

Reference Attachment 7 (a) 3, e, for
required property information
(Typical).



Attachment 7 (a) 3, e. Page 2 of 4

TaxKey	Owner1	Owner2	Address1	Address2	City	State	Zip
ZMEA 00020	JAMES J MCCOY	RUTH E GOLDWATER MCCOY	1822 N DAYTON ST		CHICAGO	IL	60614
ZMEA 00021	VALERIE M DONNAN	MICHAEL W DONNAN	653 JOSHUA LN		LAKE GENEVA	WI	53147
ZMEA 00022	JOHN S PETERSON	TERESA PETERSON	665 JOSHUA LN		LAKE GENEVA	WI	53147
ZMEA 00023	ROBERT W TYMCIO	PATRICIA M TYMCIO	677 JOSHUA LN		LAKE GENEVA	WI	53147
ZMEA 00024	CONNOR B MORSE	MALLORY M MORSE	683 N JOSHUA LN		LAKE GENEVA	WI	53147
ZMEA 00025	ESTEBAN ALTERSON		697 N JOSHUA LN		LAKE GENEVA	WI	53147
ZMEA 00026	JOHN SCHNURR	DENISE SCHNURR	701 JOSHUA LN		LAKE GENEVA	WI	53147
ZMEA 00027	BRADLEY P BAKER	REBECCA R BAKER	310 S MAIN ST		DELAVAN	WI	53115
ZMEA 00028	LAWRENCE J PREJNA TRUST	ANNE C PREJNA TRUST	7313 KEYSTONE RD		RICHMOND	IL	60071
ZMEA 00029	KRISTEN M CONSOLO	VINCENT A CONSOLO	737 JOSHUA LN		LAKE GENEVA	WI	53147
ZMEA 00030	MICHAEL J GLOMSKI	SUSAN M GLOMSKI	741 N JOSHUA LN		LAKE GENEVA	WI	53147
ZMEA 00031	JENNIFER SAFIRAN		745 JOSHUA LN		LAKE GENEVA	WI	53147
ZMEA 00032	STEVEN SCHULZ	HOLLIE SCHULZ	763 JOSHUA LN		LAKE GENEVA	WI	53147
ZMEA 00053	CITY OF LAKE GENEVA		626 GENEVA ST		LAKE GENEVA	WI	53147
ZOK 00001A	SANDRA L STEWART		500 S EDWARDS BLVD, #1		LAKE GENEVA	WI	53147
ZOK 00001B	DANIEL E GETZEN		500 S EDWARDS BLVD, UT #2		LAKE GENEVA	WI	53147
ZOK 00001C	NELSON FAMILY TRUST		500 S EDWARDS, UT #3		LAKE GENEVA	WI	53147
ZOK 00001D	VIRGINIA J STEPHENS		500 S EDWARDS BLVD, #4		LAKE GENEVA	WI	53147
ZOK 00002E	IDERZUL NAMSRAI TRUST		500 S EDWARDS BLVD., UT 5		LAKE GENEVA	WI	53147
ZOK 00002F	CHA KYONG STRONG		W1303 CESSNA ST		LAKE GENEVA	WI	53147
ZOK 00002G	MARK L VIERCK	TAMMY VIERCK	500 S EDWARDS BLVD UNIT 7		LAKE GENEVA	WI	53147
ZOK 00002H	ERNEST RICHARD DEMERS		716 REGNER RD		MCHENRY	IL	60051
ZOK 00002I	GLENN J DUDA		500 S EDWARDS BLVD, #9		LAKE GENEVA	WI	53147
ZOK 00002J	KIMBERLY S WENDT		500 S EDWARDS BLVD, #10		LAKE GENEVA	WI	53147
ZOK 00003A	FRANK J COLOMBRITA JR	DEBRA COLOMBRITA	500 S EDWARDS BLVD #68		LAKE GENEVA	WI	53147
ZOK 00003B	TERRANCE E HARTH		500 EDWARDS BLVD	UT 67	LAKE GENEVA	WI	53147
ZOK 00003C	HAZEL A DICKFOSS		500 EDWARDS BLVD UNIT 66		LAKE GENEVA	WI	53147
ZOK 00003D	PATRICK A TARPEY	MELISSA L TARPEY	2019 LINNEMAN ST		GLENVIEW	IL	60025
ZOK 00004E	GLORIA A PANKONIN TRUST		500 S EDWARDS BLVD UT 11		LAKE GENEVA	WI	53147
ZOK 00004F	LAURA E BERG		500 S EDWARDS BLVD, #12		LAKE GENEVA	WI	53147
ZOK 00004G	MICHELLE L LABELLE		500 S EDWARDS BLVD #13		LAKE GENEVA	WI	53147
ZOK 00004H	JACQUELINE M MELVIN		500 S EDWARDS BLVD	#14	LAKE GENEVA	WI	53147
ZOK 00004I	MARY J CHURCHILL		500 S. EDWARDS BLVD	#15	LAKE GENEVA	WI	53147
ZOK 00004J	WILLIAM L BAUGHN	CAROL BAUGHN	500 S EDWARDS BLVD	#16	LAKE GENEVA	WI	53147
ZOK 00005E	PATRICK J DINAN	BARBARA E DINAN	500 S EDWARDS BLVD	#59	LAKE GENEVA	WI	53147
ZOK 00005F	MARY A HOERTH		500 S EDWARDS BLVD #60		LAKE GENEVA	WI	53147
ZOK 00005G	JAMES M JAKOB	BONNIE L JAKOB	500 S EDWARDS BLVD #61		LAKE GENEVA	WI	53147

Attachment 7 (a) 3, e. Page 3 of 4

ZOK 00005H	FAGAN TRUST		59 DARLINGTON DR		HAWTHORN WOODS	IL	60047
ZOK 00005I	BRUCE J BYRNE TRUST	LINDA M BYRNE TRUST	500 S EDWARDS UT 63		LAKE GENEVA	WI	53147
ZOK 00005J	ANDREW C KERWIN	JOHN H BUTTON LIFE ESTATE, et al.	1616 EVERGREEN LN		LAKE GENEVA	WI	53147
ZOK 00006E	EVA JANE HAMPTON TRUST	MICHAEL G HAMPTON TRUST	500 S EDWARDS BLVD #17		LAKE GENEVA	WI	53147
ZOK 00006F	RICHARD D BECHTEL	DORI A BECHTEL	18 VICTORIA WAY		CROSSVILLE	TN	38558
ZOK 00006G	ERIN A OLEARY		500 S. EDWARDS BLVD, UT 19		LAKE GENEVA	WI	53147
ZOK 00006H	JAMES F GOOD TRUST		2460 W TALCOTT RD, APT 119		PARK RIDGE	IL	60068
ZOK 00006I	JUDY L RUPRECHT TRUST		500 S EDWARDS BLVD #21		LAKE GENEVA	WI	53147
ZOK 00006J	CHARLES O BUCHWEITZ	SHIRLEY A BUCHWEITZ	500 S EDWARDS BLVD #22		LAKE GENEVA	WI	53147
ZOK 00024A1	SUMMIT REAL ESTATE INC		731 N JACKSON STE 400		MILWAUKEE	WI	53202
ZOK1 00001	THOMAS A GENTILLI		500 S EDWARDS BLVD - #23		LAKE GENEVA	WI	53147
ZOK1 00002	DEBORAH A BARTHOLOMAY		500 S EDWARDS BLVD - #24		LAKE GENEVA	WI	53147
ZOK1 00003	JAMES ELLIOTT		500 S EDWARDS BLVD UT 25		LAKE GENEVA	WI	53147
ZOK1 00004	CHRISTINE KAYE OLSEN		500 S EDWARDS BLVD UT 26		LAKE GENEVA	WI	53147
ZOK1 00005	WILLARD K HARMS	MARY DAWN HARMS	214 TURKEY POINT CIR		COLUMBIA	SC	29223
ZOK1 00006	DANIEL F ROWLES	JANE E KNITTER-ROWLES	500 S EDWARDS BLVD #28		LAKE GENEVA	WI	53147
ZOK1 00007	STEVEN J BECKER	SARINA FREDERICKSEN	500 S EDWARDS BLVD UT 29		LAKE GENEVA	WI	53147
ZOK1 00008	JACK D PIANTINO	BILLIE L PIANTINO	500 EDWARDS BLVD #30		LAKE GENEVA	WI	53147
ZOK1 00009	GREGORY LEE WILHITE TRUST		1156 ROYAL BIRKDALE CT		LAKE GENEVA	WI	53147
ZOK1 00010	LESLIE M GILBERTSON		500 EDWARDS BLVD #32		LAKE GENEVA	WI	53147
ZOK1 00011	JAMES F GOOD		2460 W TALCOTT RD, UT 119		PARK RIDGE	IL	60068
ZOK1 00012	DUANE L TONN	SANDRA J TONN	500 E. EDWARDS BLVD - #34		LAKE GENEVA	WI	53147
ZOK1 00013	MICHAEL JANSSEN	LINDA JANSSEN	500 EDWARDS BLVD #35		LAKE GENEVA	WI	53147
ZOK1 00014	PENNY J ATKINSON		500 S EDWARDS BLVD, #36		LAKE GENEVA	WI	53147
ZOK1 00015	LORI ANN FAIR MEYER TRUST		500 S EDWARDS BLVD UT 37		LAKE GENEVA	WI	53147
ZOK1 00016	TERRY D GALSTAD TRUST	CYNTHIA DIRKER GALSTAD TRUST	500 S EDWARDS BLVD., #38		LAKE GENEVA	WI	53147
ZOK1 00017	ROBERT KELLER TRUST	ROSEMARY KELLER TRUST	4300 N MARINE DR	APT 905	CHICAGO	IL	60613
ZOK1 00018	ANGELA TRAJKOVICH TRUST		500 S EDWARDS BLVD UT 40		LAKE GENEVA	WI	53147
ZOK1 00019	DENNIS A MURPHY	CYNTHIA A MURPHY	500 EDWARDS BLVD	#41	LAKE GENEVA	WI	53147
ZOK1 00020	SAMUEL CANNIZZARO	CHERYL A CANNIZZARO	500 S EDWARDS BLVD UT #42		LAKE GENEVA	WI	53147
ZOK1 00021	HOLLYND SCHMIDT		500 EDWARDS BLVD #43		LAKE GENEVA	WI	53147
ZOK1 00022	JAMES R MOLICK	CECILIA M MOLICK	500 S EDWARDS BLVD UT 44		LAKE GENEVA	WI	53147
ZOK1 00023	MARILEE J ENGELMAN TRUST		500 S EDWARDS BLVD	UNIT 45	LAKE GENEVA	WI	53147
ZOK1 00024	GWEN BLACKBURN	STEPHEN M COMPTON	500 S EDWARDS BLVD #46		LAKE GENEVA	WI	53147
ZOK1 00025	KAREN M WHALEN		500 S EDWARDS BLVD UT 47		LAKE GENEVA	WI	53147
ZOK1 00026	LOUIS L KAGAN TRUST		500 S EDWARDS BLVD UT 48		LAKE GENEVA	WI	53147
ZOK1 00027	JOSE L SALAZAR		777 N PROSPECT AV #401		MILWAUKEE	WI	53202
ZOK1 00028	RONALD CASPER PFEIFFER JR		500 S EDWARDS BLVD, UNIT 50		LAKE GENEVA	WI	53147
ZOK1 00029	IPROPERTIES LLC		1416 HIGHLAND DR		LAKE GENEVA	WI	53147

Attachment 7 (a) 3, e. Page 4 of 4

ZOK1 00030	WALTER DAVID DENTON		N3161 CENTER ST		LAKE GENEVA	WI	53147
ZGE 00013	SUMMIT REAL ESTATE INC		731 N JACKSON-STE400		MILWAUKEE	WI	53202
ZTT 00055	AMY H PETERBURS		801 HUDSON TR		LAKE GENEVA	WI	53147
ZTT 00054	BRIAN J BURDA		833 HUDSON TRL		LAKE GENEVA	WI	53147
ZTT 00041	KURT P ROBY	AMY E ROBY	805 CUMBERLAND TRL		LAKE GENEVA	WI	53147
ZTT 00039	DAVID ANDRADE TRUST	MARIE ANDRADE TRUST	2626 N LAKEVIEW AV APT #4009		CHICAGO	IL	60614
ZTT 00040	GREGORY E DILLARD	ROSE M DILLARD	837 CUMBERLAND TRL		LAKE GENEVA	WI	53147
MA 57300001	JEFFREY C BAKKEN	ROBYN M BAKKEN	W2343 TOWNLINE RD		LAKE GENEVA	WI	53147
MA460600001	POTTER'S SELF STORAGE LLC	LEO C POTTER TRUST, ETAL	W2285 TOWNLINE RD		LAKE GENEVA	WI	53,147

7 (a) 3, f. General relationship of the project to the Master Plan

The Vistas' proposed project is located in Lot 1 of the Bender's property. Lot 2 is a future commercial development.

7 (a) 3, g. Statement of Rationale as to why PD zoning is proposed.

Vistas' development proposes to protect the vast majority of environmental corridor and existing natural resources. The Increased density in a smaller area is a direct result of maintaining a larger green space.

7 (a) 3, h. Zoning Standards which will not meet the proposed PD

- a. Although the overall development density is calculated to be under 7 du/acre, Vistas requests the MR-8 Density Standard be relaxed.

7 (a) 3, i. Written description of potentially requested exemption from the requirements of the underlying zoning district, in the following order:**7 (a) 3 i, 1. Land Use Exemptions.**

None

7 (a) 3 i, 2. Density and Intensity Exemptions.

- Minimum Zoning District Area: 18,000 square feet.....(OK)
- Maximum Gross Density (MGD): 8.00 du/acre.....(12.86 in Proposed MR-8, However the overall density is 6.78 du/acre as measured over Vistas' 27 Acre Lot)
- Minimum Landscape Surface Ratio (LSR): 50%.....(71.28%) OK
- Maximum Building Coverage: 40%.....(17% in MR-8....OK)
- Maximum Accessory Building Coverage: 10%.....(NA)

7 (a) 3 i, 3. Bulk Exemptions.

- Minimum Lot Area: 4,500 square feet per du.....(OK)
- Minimum Lot Width: 75 feet; 20 feet for townhouse on interior of row, 30 feet for townhouse on end of row.....(OK)
- Minimum Street Frontage: 50 feet(OK)
Minimum Setbacks: (Note L:, below, along zoning district boundaries.)(OK)
- Front or Street Lot Line to House: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet.....(OK)
- Front or Street Lot Line to Garage: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet.....(OK)
- Side Lot Line to House or Garage: 10 feet or 0 feet along common wall.....(OK)
- Total of Both Sides, Lot Lines to House/Garage: 20 feet or 0 ft along common wall.....(OK)
- Rear Lot Line to House or Garage: 30 feet.....(OK)
- Side Lot Line to Accessory Structure: 3 ft from property line, 5 ft from alley(NA)
- Rear Lot Line to Accessory Structure: 3 ft from property line, 5 ft from alley.....(NA)

7 (a) 3 i, 3. Bulk Exemptions (Continued)

- Peripheral Setback: See 98-610(4)(b) along zoning district boundary.....(OK)
- Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from Street(OK)
- Minimum Dwelling Unit Separation: 20 feet or 0 feet along common wall.....(OK)
- Maximum Height of Dwelling Unit: 35 feet, greater with conditional use Permit.....(OK)
- Maximum Height of Accessory Structure: 15 feet.....(OK)
 - Minimum Number of Off-Street Parking Spaces Required on the Lot (Includes garage, drives, & all designated parking surfaces): 2.5 per 3- bedroom, 2 per 2-bedroom, 1-bedroom, or efficiency.....(OK)
 - Minimum Dwelling Core Dimensions: 24 feet by 40 feet.....(OK)
 - Minimum Roof Pitch: 3: 12.....(6: 12) OK
 - Minimum Eave Width: 18 inches.....OK (24 inches)

7 (a) 3 i, 4. Landscaping Exceptions.

(None)

7 (a) 3 i. 5. Parking and Loading Requirements Exceptions.

(None)

Continuation of City of Lake Geneva's Yellow Route Bike Route

**Zoning: TR-6
12 Duplex Dwelling Units
(6 Buildings)**

**Zoning: MR-8
156 Multi-family Dwelling Units
(13 Buildings)**

Proposed Lot 2
10,523 Acres
459,363 Sq.Ft.

**Zoning: TR-6
10 Duplex Lots Dwelling Units
(5 Buildings)**

Wetland

Lot S05, Lot D05, Lot D04, Lot D03, Lot D02, Lot D01, Lot S04, Lot S03, Lot S02, Lot S01

Club House

Emergency Road

TOWNLINE ROAD

EDWARDS BOULEVARD

Planned Business Not in Vistas' Plan

Lot Name	Lot Area (sf)
Lot S01	13,985.33
Lot S02	13,428.96
Lot S03	14,166.88
Lot S04	16,030.09
Lot S05	18,569.39

Lot D01	12,485.46
Lot D02	13,101.01
Lot D03	11,602.43
Lot D04	14,477.38
Lot D05	16,338.23

Lot 03	951,840.04
--------	------------

PROJECT NAME:
VISTAS AT LAKE GENEVA
A RESIDENTIAL DEVELOPMENT

CLIENT:
THE VISTAS GROUP

[illegible]

SHEET TITLE:
PROPERTY SITE PLAN

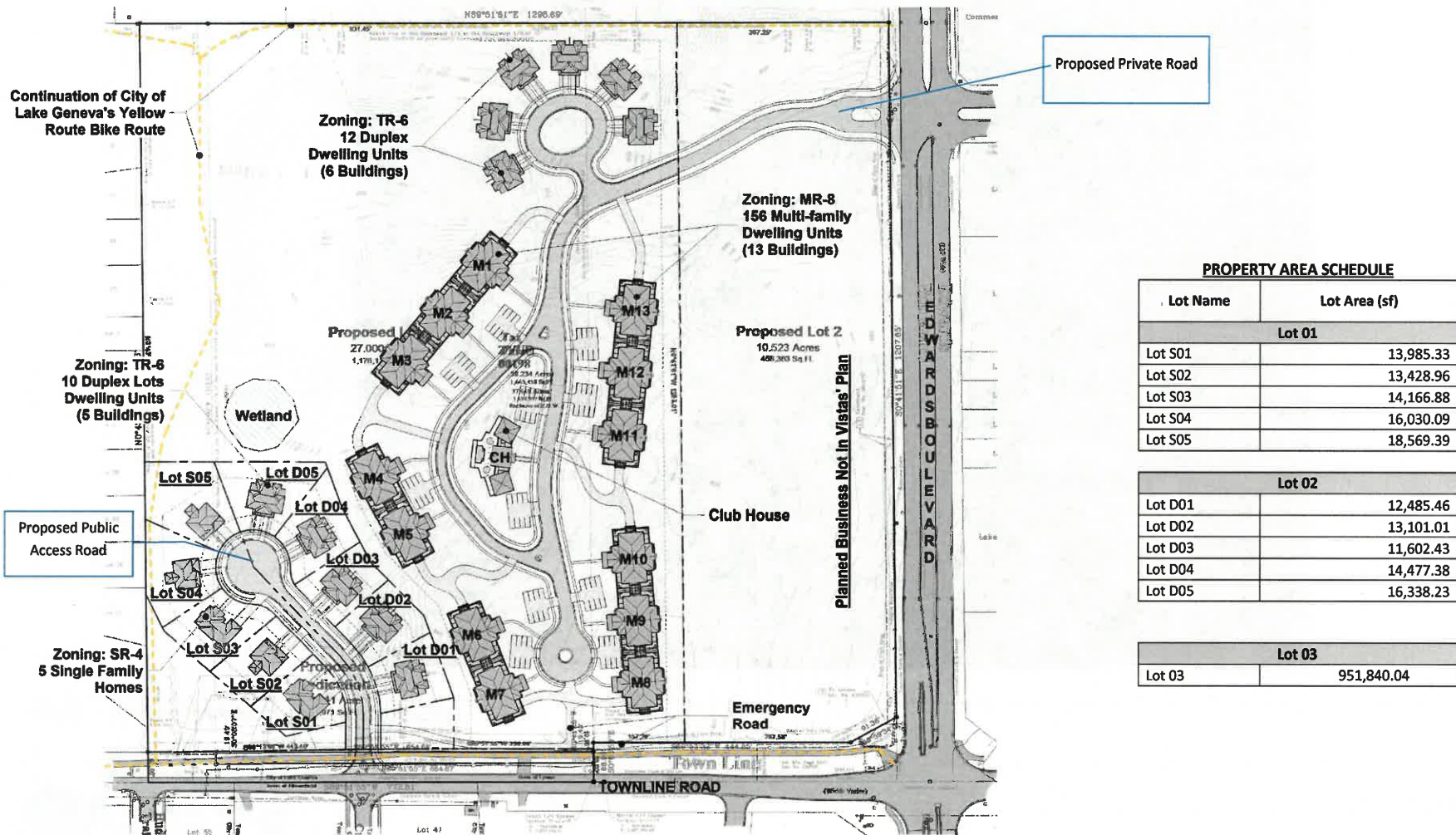
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SCALE: 1" = 80'-0"	CHECKED BY: <i>Checker</i>

A-5



Scale: 1" = 80'

7 (a) 4 General Development Plan



PROPERTY AREA SCHEDULE

Lot Name	Lot Area (sf)
Lot 01	
Lot S01	13,985.33
Lot S02	13,428.96
Lot S03	14,166.88
Lot S04	16,030.09
Lot S05	18,569.39

Lot 02	
Lot D01	12,485.46
Lot D02	13,101.01
Lot D03	11,602.43
Lot D04	14,477.38
Lot D05	16,338.23

Lot 03	
Lot 03	951,840.04

7 (a) 5 General Conceptual Landscaping Plan



7 (a) 5 Views of street frontages and building foundations landscaping concepts for MR-8, TR-6 and SR-4



7 (a) 6. General Signage Plan

7 (a) 6. Concept for Residential Community Entrance Sign.



7 (a) 6. Concept for Residential Community Entrance Sign.



Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "07212021","07212021A"

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
A+ GRAPHICS & PRINTING				
32690	07/08/2021	RIVIERA MATTE PHOTO	11-70-00-57230 HISTORIC PLAQUE PURCHASES	33.43
Total A+ GRAPHICS & PRINTING:				33.43
ADVANCE AUTO PARTS				
719361190543	07/09/2021	GREASE-#35	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	13.18
Total ADVANCE AUTO PARTS:				13.18
AMY'S SHIPPING EMPORIUM				
53854	07/09/2021	UPS-UNITED PUB/HANDHELDS	42-34-50-53120 POSTAGE EXPENSE	13.03
Total AMY'S SHIPPING EMPORIUM:				13.03
AURORA EAP				
IN 23759	06/28/2021	3RD QTR 2021 FEE	11-10-20-51350 EAP PROGRAM	937.50
Total AURORA EAP:				937.50
BANWART, TINA				
REIMB 07/03/2	07/09/2021	SEC DEP-BANWART 7/3/21	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
REIMB 07/03/2	07/09/2021	SEC GRD,SETUP-BANWART 7/3	40-55-10-46740 UPPER RIVIERA REVENUE	313.13-
Total BANWART, TINA:				686.87
BEARINGS INC SOUTH				
LAK021	06/24/2021	SEAL-JACOBSEN	11-52-00-52500 EQUIPMENT REPAIR SERVICES	40.44
Total BEARINGS INC SOUTH:				40.44
BUMPER TO BUMPER AUTO PARTS				
662-443611	07/12/2021	GAS TANK STRAP-H2O PUMP	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	10.69
Total BUMPER TO BUMPER AUTO PARTS:				10.69
CDW GOVERNMENT INC				
G068653	06/24/2021	CANON TONER-FOSTER	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	78.43
Total CDW GOVERNMENT INC:				78.43
CINTAS CORP				
5067282487	06/29/2021	FIRST AID SUPPLIES	11-32-10-53900 FIRST AID AND SAFETY SUPPLIES	76.75
Total CINTAS CORP:				76.75
CIVIC SYSTEMS LLC				
CVC20797	06/24/2021	CIVIC SUPPORT FEES-JUL-DEC	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	4,337.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total CIVIC SYSTEMS LLC:				4,337.00
COPIES & PRINTS PLUS LLC				
329558	07/07/2021	GALA FLYERS	40-55-30-53000 TOURISM GRANT FUNDS EXP	45.00
329590	07/09/2021	GALA POSTER	40-55-30-53000 TOURISM GRANT FUNDS EXP	43.00
Total COPIES & PRINTS PLUS LLC:				88.00
CULLIGAN OF BURLINGTON				
JUN 2021	06/30/2021	SOLAR SALT-SOFTENER	40-55-20-53600 RIV MAINTENANCE SERVICE COSTS	98.50
Total CULLIGAN OF BURLINGTON:				98.50
DAWSON, KIMBERLY				
06/28/2021	06/28/2021	RESTITUTION-CN809PBBQ7X	11-12-00-45100 COURT PENALTIES & FINES	85.00
Total DAWSON, KIMBERLY:				85.00
DIAMOND MOWERS INC				
0199381-IN	06/17/2021	HYD FITTINGS-BRUSH MOWER	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	93.49
Total DIAMOND MOWERS INC:				93.49
DOMINION VOTING SYSTEMS INC				
DVS140824	06/30/2021	ELECTION EQUIP,LIC,WARRAN	11-14-30-53110 BALLOTS/OTHER ELECTION EXPENSE	926.00
Total DOMINION VOTING SYSTEMS INC:				926.00
DUNN LUMBER				
793017	06/29/2021	WASP CONTROL	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	24.48
793304	06/29/2021	SCREWDRIVER BIT SET-LIB PA	11-52-00-53400 PARKS OPERATING SUPPLIES	15.99
794300	06/30/2021	PHOTO EYE-ST LIGHTS	11-34-10-52610 STREET LIGHTS REPAIRS	12.49
796231	07/01/2021	CHLORINE,BATTERIES,CHAIN	40-55-10-53500 BLDG MAINT SUPPLIES-UPPER RIV	94.81
800094	07/07/2021	NUTS,BOLTS-GATE #2	11-32-10-52400 ST DEPT BUILDING REPAIRS	4.38
800116	07/07/2021	ROD-ELECTRIC CAR REPAIR	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	2.49
800325	07/07/2021	VALVE-FLAT IRON HOSE BIBB	11-52-00-52270 FOUNTAINS/STATUES-WATER/SEWER	43.34
800426	07/07/2021	STORM DRAIN REPAIR	43-32-10-17010 2020/2021 STREET IMP PROGRAM	39.96
800426	07/07/2021	BATTERIES-1065 BATH	11-32-10-53500 BLDG MAINT SUPPLIES-STR DEPT	9.99
800754	07/07/2021	BUSHING-FLAT IRON HOSE BIB	11-52-00-52270 FOUNTAINS/STATUES-WATER/SEWER	2.19
801410	07/08/2021	LIGHTS-PER MAYOR	40-55-20-53500 BLDG MAINT SUPPLIES-LOWER RIV	29.96
801459	07/08/2021	NUTS,BOLTS	40-55-20-53500 BLDG MAINT SUPPLIES-LOWER RIV	3.96
801773	07/08/2021	LIGHT BULBS	40-55-20-53500 BLDG MAINT SUPPLIES-LOWER RIV	12.99
801853	07/08/2021	H2O REPAIR	48-00-00-53620 CEM GROUNDS/LANDSCAPING	13.86
801889	07/08/2021	LIGHT BULBS	40-55-20-53500 BLDG MAINT SUPPLIES-LOWER RIV	99.95
804640	07/12/2021	BALL VALVE-H2O PUMP	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	9.99
805153	07/12/2021	OIL,STRAP,TAPE-H2O PUMP	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	14.27
805400	07/12/2021	STRAPS-H2O PUMP	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	4.36
805561	07/12/2021	ADPT,TUBE-H2O PUMP	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	8.48
806195	07/13/2021	DRILL BIT-SIGNS	11-34-10-53750 TRAFFIC CONTROL STREET SIGNS	4.79
84599	06/29/2021	NUTS,BOLTS-CREDIT	11-52-00-53400 PARKS OPERATING SUPPLIES	.86-
85931	07/12/2021	TUBE STRAPS-RETURN	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	3.99-
Total DUNN LUMBER:				447.88
ELKHORN CHEMICAL CO INC				
634396	06/21/2021	SOAP DISPENSER-CREDIT	40-55-20-53500 BLDG MAINT SUPPLIES-LOWER RIV	288.00-

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
634434	06/30/2021	FLOOR PADS-FLOOR MACHINE	40-55-10-53500 BLDG MAINT SUPPLIES-UPPER RIV	301.90
634649	06/29/2021	FLOOR PADS-FLOOR MACHINE	40-55-10-53500 BLDG MAINT SUPPLIES-UPPER RIV	19.62
634650	06/30/2021	TISSUES-RESTROOMS	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	730.50
Total ELKHORN CHEMICAL CO INC:				764.02
ELKHORN NAPA AUTO PARTS				
232399	06/09/2021	INNERTUBE	11-52-00-59510 EQUIP MAINT SUPPL-RECREATION	19.00
234545	06/29/2021	FILTERS	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	189.97
234553	06/29/2021	FILTERS	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	51.91
Total ELKHORN NAPA AUTO PARTS:				260.88
FASTENAL COMPANY				
WIELK165332	06/30/2021	SCREWS,BINS-SHOP SUPPLIE	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	79.90
Total FASTENAL COMPANY:				79.90
GAGE MARINE CORP				
194954	07/01/2021	BUOY #30 REPLACEMENT	40-52-10-52640 BUOYS & BOAT STALLS-REPAIRS	309.19
195346	07/03/2021	LAUNCH RAMP REPAIRS	40-52-11-52520 LAUNCH RAMP REPAIRS	111.00
Total GAGE MARINE CORP:				420.19
GAPPA SECURITY SOLUTIONS LLC				
23416	06/30/2021	STAFF KEYS	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	29.00
23417	06/30/2021	KEYS	11-00-00-13910 A/R BILL OUTS	79.50
Total GAPPA SECURITY SOLUTIONS LLC:				108.50
GFL ENVIRONMENTAL INC.				
V20000012427	06/30/2021	ST SWEEPINGS DISPOSAL	11-36-00-52960 SOLID WASTE-STREET DEPT	425.78
Total GFL ENVIRONMENTAL INC.:				425.78
GIRAFFE ELECTRIC II INC				
S2972	06/24/2021	GROUND BOX INSTALL-MN/BR	11-34-10-52610 STREET LIGHTS REPAIRS	3,080.00
S2973	06/24/2021	POLE LT REPLAE-MN/BRD	11-34-10-52610 STREET LIGHTS REPAIRS	920.00
S2974	06/24/2021	GROUND BOX INSTALL-MN/BR	11-34-10-52610 STREET LIGHTS REPAIRS	2,770.00
Total GIRAFFE ELECTRIC II INC:				6,770.00
GRAINGER				
99501699988	06/30/2021	FURANCE FILTERS	11-51-10-52400 MUSEUM-MAINTENANCE & REPAIRS	108.36
Total GRAINGER:				108.36
GRANHOLM, BRITT				
REIMB 07/04/2	07/09/2021	SEC DEP-GRANHOLM 7/4/21	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
REIMB 07/04/2	07/09/2021	SEC GRD,SETUP-GRANHOLM 7	40-55-10-46740 UPPER RIVIERA REVENUE	344.00
Total GRANHOLM, BRITT:				656.00
HE STARK AGENCY INC				
6089 6/30/21	06/30/2021	COLLECTION FEES-JUN	42-34-50-52160 CALE CC AND COLLEC FEES	437.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total HE STARK AGENCY INC:				437.00
HUMPHREYS CONTRACTING				
06/30/21	06/30/2021	ST LIGHT REPAIR	11-34-10-52610 STREET LIGHTS REPAIRS	1,278.07
06/30/21	06/30/2021	STORM SEWER	43-32-10-17010 2020/2021 STREET IMP PROGRAM	1,060.98
Total HUMPHREYS CONTRACTING:				2,339.05
ITU ABSORB TECH INC				
7728516	07/09/2021	MATS,MOPS,FRAGRANCE	11-32-10-53600 ST DEPT BLDG MAINT SERV COSTS	97.86
Total ITU ABSORB TECH INC:				97.86
JERRY WILLKOMM INC				
279739	06/23/2021	1500.0 GALS GAS	11-32-10-53410 VEHICLE-FUEL & OIL	4,288.50
Total JERRY WILLKOMM INC:				4,288.50
JOHNS DISPOSAL SERVICE INC				
678419	07/07/2021	JUL SVC	11-36-00-52940 SOLID WASTE-RESIDENTIAL	30,996.54
678419	07/07/2021	JUL SVC	11-36-00-52970 SOLID WASTE-RECYCLING	16,997.04
Total JOHNS DISPOSAL SERVICE INC:				47,993.58
KAPUR & ASSOCIATES INC				
108277	06/23/2021	STONERIDGE PHASE II	11-00-00-13910 A/R BILL OUTS	65.80
108285	06/23/2021	SNAKE ROAD CSM	11-00-00-13910 A/R BILL OUTS	196.00
108286	06/23/2021	SYMPHONY BAY PHASE III	11-00-00-13910 A/R BILL OUTS	4,305.76
108287	06/23/2021	KWIK TRIP WELLS ST	11-00-00-13910 A/R BILL OUTS	196.00
108288	06/23/2021	BLOOMFIELD ROAD TAP GRAN	43-52-00-53100 TAP GRANT CAPITAL PROJECTS	196.00
108290	06/23/2021	2020 LG PAVING PROGRAM	43-32-10-17010 2020/2021 STREET IMP PROGRAM	760.00
108292	06/23/2021	2021 LG ST PROGRAM	43-32-10-17010 2020/2021 STREET IMP PROGRAM	18,290.00
108299	06/23/2021	1334 W MAIN ST	11-00-00-13910 A/R BILL OUTS	343.00
108300	06/23/2021	978 KNOLL LANE	11-00-00-13910 A/R BILL OUTS	392.00
108302	06/23/2021	BENDER PROPERTY	11-00-00-13910 A/R BILL OUTS	669.00
108303	06/23/2021	LOT 11 GENEVA PKWY	11-00-00-13910 A/R BILL OUTS	686.00
108304	06/23/2021	816 WI ST	11-00-00-13910 A/R BILL OUTS	147.00
108305	06/23/2021	SYMPHONY BAY PHASE 4	11-00-00-13910 A/R BILL OUTS	1,228.00
108306	06/23/2021	MCDONALDS	11-00-00-13910 A/R BILL OUTS	147.00
108307	06/23/2021	CULVERS	11-00-00-13910 A/R BILL OUTS	98.00
108338	06/23/2021	2021 GIS	11-69-30-52120 OUTSIDE PROFESSIONAL PLANNING	83.00
108339	06/23/2021	DISC GOLF BRIDGE CIP	43-52-00-53000 PARKS AND REC CAPITAL PROJECTS	649.50
108340	06/23/2021	ROW-WILKINS	11-30-00-52160 CITY ENGINEERING FEES	346.40
108344	06/23/2021	BLOOMFIELD/EDWARDS SIGNA	43-32-10-17020 DPW CAPITAL PROJECTS	4,327.82
Total KAPUR & ASSOCIATES INC:				33,126.28
LAKE GENEVA UTILITY				
205 CADENCE	04/20/2021	205 CADENCE CIR	45-00-00-24520 WATER IMPACT FEES	1,690.00
205 CADENCE	04/20/2021	205 CADENCE CIR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
207 CADENCE	04/20/2021	207 CADENCE CIR	45-00-00-24520 WATER IMPACT FEES	1,690.00
207 CADENCE	04/20/2021	207 CADENCE CIR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
348 BOWING	05/28/2021	348 BOWING WAY	45-00-00-24520 WATER IMPACT FEES	1,690.00
348 BOWING	05/28/2021	348 BOWING WAY	45-00-00-24530 SEWER IMPACT FEES	1,865.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total LAKE GENEVA UTILITY:				10,665.00
LANGE ENTERPRISES INC				
76776	06/30/2021	ST SIGNS-MUNICIPAL CODE	11-34-10-53750 TRAFFIC CONTROL STREET SIGNS	6,962.95
Total LANGE ENTERPRISES INC:				6,962.95
MIDSTATE EQUIPMENT				
V45946	07/07/2021	NUTS,BOLTS-MOWER	48-00-00-52500 CEM EQUIP MAINT/REPAIRS	65.36
Total MIDSTATE EQUIPMENT:				65.36
MUNICIPAL SERVICES LLC				
202144	06/30/2021	SUB INSPECTOR-JUN SVCS	11-24-00-52190 CONTRACT BUILDING INSPECTOR	85.50
Total MUNICIPAL SERVICES LLC:				85.50
NYQUIST COMMUNICATIONS ENGINEERING LLC				
1254	07/13/2021	DUNN FIELD CAMERAS	43-32-10-17020 DPW CAPITAL PROJECTS	795.30
1254	07/13/2021	2ND QTR IT SVCS-COVID	11-10-00-55000 COVID-19 EXPENDITURES	1,700.00
1254	07/13/2021	2ND QTR IT SVCS-RIVIERA	43-40-00-17012 RIVIERA RENOVATION 1ST FLOOR	1,169.25
1254	07/13/2021	2ND QTR IT SVCS	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	3,543.02
Total NYQUIST COMMUNICATIONS ENGINEERING LLC:				7,207.57
PAOLI, BETH				
REIMB 06/26/2	06/30/2021	SEC DEP-6/26/21 PAOLI	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
REIMB 06/26/2	06/30/2021	SEC GRD,SETUP-6/26/21 PAOLI	40-55-10-46740 UPPER RIVIERA REVENUE	349.50
Total PAOLI, BETH:				650.50
PARRO, GREG				
REIMB 06/24/2	06/30/2021	SEC DEP-6/24/21 PARRO	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
REIMB 06/24/2	06/30/2021	SEC GRD,SETUP-6/24/21 PARR	40-55-10-46740 UPPER RIVIERA REVENUE	424.88
Total PARRO, GREG:				575.12
PARTNERS MFG GROUP INC				
2021-1755	07/01/2021	FANS-LEAF VACS	11-32-14-54300 COMPOSTING OPERATING SUPPLIES	2,545.00
Total PARTNERS MFG GROUP INC:				2,545.00
PATS SERVICES INC				
A-217380	07/09/2021	PORT A POTTY SVC-JUN	48-00-00-52260 CEM WATER/SEWER EXP	220.00
Total PATS SERVICES INC:				220.00
PFI FASHIONS INC				
8579	06/30/2021	BEACH STAFF UNIFORMS	40-54-10-53990 BEACH MISCELLANEOUS	252.64
Total PFI FASHIONS INC:				252.64
ROBIN'S TRUCKING LLC				
436	07/12/2021	GRAVEL-BASE TRANSPORT	48-00-00-54200 CEM GRAVES/FOUNDATIONS	190.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total ROBIN'S TRUCKING LLC:				190.00
ROTE OIL COMPANY				
2118900206	07/08/2021	187.6 GALS CLEAR DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	508.21
2118900207	07/08/2021	534 GALS DYED DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	1,281.06
2119000004	07/09/2021	680.1 GALS CLEAR DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	1,842.39
Total ROTE OIL COMPANY:				3,631.66
RUSSELL CESCHI INSPECTIONS LLC				
MAY/JUN 2021	07/06/2021	COMM ELECTRIC INSP-MAY/JU	11-24-00-52190 CONTRACT BUILDING INSPECTOR	1,120.00
Total RUSSELL CESCHI INSPECTIONS LLC:				1,120.00
SIGNATURE SIGNS LLC				
5686	06/26/2021	"PAY METER/ZONE" SIGNS	42-34-50-53400 OPERATING SUPPLIES-ENFORCEMEN	276.40
Total SIGNATURE SIGNS LLC:				276.40
STATE OF WISCONSIN				
INV.64-246 06/	07/12/2021	COURT FINES-JUN 2021	11-12-00-24240 COURT FINES-STATE	6,171.27
Total STATE OF WISCONSIN:				6,171.27
SYSTEMS DESIGN				
20459	06/10/2021	SPRINKLER REPAIR-CH	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	151.40
Total SYSTEMS DESIGN:				151.40
TOMERA, KEVIN				
REIMB 07/10/2	07/12/2021	SEC DEP 7/10/21 TOMERA	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
REIMB 07/10/2	07/12/2021	SEC GRD,SETUP 7/10/21 TOME	40-55-10-46740 UPPER RIVIERA REVENUE	336.75-
Total TOMERA, KEVIN:				663.25
TOTAL PARKING SOLUTIONS INC				
105046	08/12/2020	KIOSK REPAIR	42-34-50-52500 KIOSK REPAIRS/SUPPLIES	542.70
TOTAL PARKING SOLUTIONS INC:				542.70
TRACTOR SUPPLY CREDIT PLAN				
797165	07/01/2021	GRASS SEED	48-00-00-53620 CEM GROUNDS/LANDSCAPING	54.99
Total TRACTOR SUPPLY CREDIT PLAN:				54.99
TRUGREEN PROCESSING CTR				
142141474	06/30/2021	FERTILIZER SVC-JUN	11-52-00-53620 GROUNDS FERTILIZER/WEED CONTR	830.27
Total TRUGREEN PROCESSING CTR:				830.27
ULINE				
135546072	06/29/2021	MAT	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	116.17
Total ULINE:				116.17

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
UNITED PUBLIC SAFETY INC				
UPS00047206	06/30/2021	AUTO OWNER LOOKUPS-JUN 2	42-34-50-54500 SUPPORT CONTRACTS	840.00
Total UNITED PUBLIC SAFETY INC:				840.00
WALWORTH COUNTY TREASURER				
INV.64-246 06/	07/12/2021	COURT FINES-JUN 2021	11-12-00-24200 COURT FINES-COUNTY	1,743.14
Total WALWORTH COUNTY TREASURER:				1,743.14
WI ELEVATOR INSPECTION INC.				
15218	06/23/2021	ANNUAL ELEV INSP-RIV	40-55-20-53600 RIV MAINTENANCE SERVICE COSTS	95.00
Total WI ELEVATOR INSPECTION INC.:				95.00
WINDY CITY LINEN				
JUNE/JULY 20	07/08/2021	LINENS-JUN/JUL	40-55-10-46760 UPPER RIVIERA MISC REVENUE	3,683.14
Total WINDY CITY LINEN:				3,683.14
WISCONN VALLEY MEDIA GROUP				
46170	07/08/2021	LN-LIB ASBESTOS ABATE BID N	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	28.04
46171	07/08/2021	LN-421 BAKER ST CUP-AMEND	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	49.08
46172	07/08/2021	LN-CUP 901 SNAKE RD	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	43.96
46173	07/08/2021	LN-THE VISTAS GROUP GDP	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	47.63
46174	07/08/2021	LN-711 LAGRANGE DR CUP	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	44.18
46175	07/08/2021	LN-978 KNOLL LN CUP	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	47.63
46176	07/08/2021	LN-899 SNAKE RD CUP	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	45.18
46177	07/08/2021	LN-OMEGA HOMES SUB FINAL	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	44.18
46178	07/08/2021	LN-NTC OF MOSQUITO SPRAYI	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	21.73
46179	07/08/2021	LN-NTC EGG HARBOR LIQ LIC	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	18.10
Total WISCONN VALLEY MEDIA GROUP:				389.71
WITTE SUPPLY COMPANY				
111579	07/06/2021	TOP SOIL-5 YDS	48-00-00-54200 CEM GRAVES/FOUNDATIONS	127.50
Total WITTE SUPPLY COMPANY:				127.50
Grand Totals:				155,698.33

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
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Dated: 7-20-2021Mayor: Charlene KleinCity Council: Paul HinkKen Howell
Joan Junker

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "07212021","07212021A"

Invoice Detail.GL account (2 Characters) = {<>} "61"

Invoice Detail.GL account (2 Characters) = {<>} "62"