



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, AUGUST 23, 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,
Alderspersons: 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 Howell
3. Roll Call
4. Awards, Presentations, Proclamations, and Announcements
5. Re-consider business from previous meeting
6. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes
7. Acknowledgement of Correspondence
8. Approve the Regular Council Minutes of August 9, 2021 as prepared and distributed
9. **CONSENT AGENDA**– *Recommended by Finance, Licensing and Regulation on August 17, 2021.*
Any item listed on the consent agenda may be removed at the request of any member of the Council. The request requires no second, is not discussed, and is not voted upon.
 - a. Tier II Event Permit Application filed by the Downtown Business Improvement District for the event of Oktoberfest to take place on October 8, 9, and 10, 2021 located in Downtown Lake Geneva including Flat Iron Park
 - b. Tier I Event Permit filed Dakota, INC for the event of Fat Tire Ride to be held September 11, 2021 in the parking lot behind Champ's Bar & Grill

- c. Temporary Operator License Applications for use at the String of Pearls Gala to be held on August 28, 2021 at the Riviera Ballroom, filed by: Janes Ipsen, Mary Nissen, Martha Thelen, Ben Thelen, Robert Kunkel, Jean Henderson, John Henderson, and Nancy Newbourne

10. Items removed from the Consent Agenda

- 11.** Second Reading of **Ordinance 21-06** an ordinance amending Chapter 74, Traffic and Vehicles, Article VI, Traffic Code, Section 206(b), Turns; as it relates to disallowing of left hand turns for northbound traffic on Edwards Blvd, from Highway 50, into the 300 Block of North Edwards Blvd

12. Recommendation of the Finance, Licensing, and Regulation Committee of August 17, 2021- Ald. Howell

- a. Discussion/Action concerning a proposed four percent (4%) cost of living increase for all non-represented city employees as part of the 2022 budget
- b. Discussion/Action regarding **Resolution 21-R61** amending the City of Lake Geneva Fee Schedule as it relates to the 2023 Riviera Ballroom rental rates
- c. Discussion/Action regarding additional funding request by the Geneva Lake Law Enforcement Agency and identifying funding source
- d. Discussion/Acceptance of August 17, 2021 Finance, Licensing, and Regulation Committee Payment Approval Reports

13. Recommendation of the Planning Commission of August 16, 2021- Ald. Dunn

- a. Discussion/Action regarding an Extra Territorial Plat Review of a proposed Certified Survey Map (CSM) for Samaritan of Geneva LLC., 500 Commercial Ct., Lake Geneva for the property located at W2530 Krueger Rd., Lake Geneva, WI, 53147, to create a 3 lot land division dimensioned lots 1, 2, & Lot 3 as identified on the certified survey Project no. 21.611 generated by Land Mark Surveying Tax Key No. JG1300010A
- b. Discussion/Action regarding a proposed Certified Survey Map (CSM) for the Residences at the Old Boat Yard Condominiums Inc. 522 Baker St, Unit 1, for the property located at 522 Baker St., Lake Geneva, WI, 53147, to amend the condominium plat to remove Unit 5/Unit E. Identified on the certified survey dated June 8, 2021 created by Mark Bolender, Tax Key No. ZRE00005
- c. Discussion/Action regarding **Resolution 21-R58** authorizing the issuance of a Conditional Use Permit for Dan Blessing, 711 LaGrange Dr., Lake Geneva for a proposed house addition for the property located at 711 LaGrange Dr. in the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZLE00014
- d. Discussion/Action regarding **Resolution 21-R59** authorizing the issuance of a Conditional Use Permit (CUP) for Aaron Adami, 2248 Walburg Rd., Burlington, WI, 53105 d.b.a 1227 Grant St LLC., for a request to allow a Physical Activity Studio land use at 1227 Grant St. in the General Business (GB) zoning district Tax Key Nos. ZWH00008B & ZWH00007C
- e. Discussion/Action regarding **Resolution 21-R60** to amend the existing Precise Implementation Plan (PIP) for Kwik Trip located at 710 Williams St, to allow for the proposed addition to the store for the property located in the General Business (GB) zoning district, Tax Key No. ZA451800001

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

14. Discussion/Action regarding potentially hiring a Forensic Auditor to review Downtown Business Improvement District finances or to refer to the Lake Geneva Police for investigation (*Agenda Item Request by Ald. Fesenmaier and Ald. Dunn*)
15. Discussion/Action regarding Request for Proposals for an Impact Fee Study (*Agenda Item Request by Ald. Fesenmaier and Ald. Dunn*)
16. Discussion/Action regarding Short Term Rental fees being contested before the Tax Commission (*Agenda Item Request by Ald. Fesenmaier and Ald. Dunn*)
17. **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: **1) White River Holdings, LLC and 2) Pollard Erroneous Tax Claim** and pursuant to Wis. Stat. 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session regarding: **1) Police Sergeant Employment Contracts**
18. Motion to return to open session pursuant to Wisconsin Statutes 19.85 (2) and take action on any items discussed in closed session

19. Adjournment

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

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL MINUTES
MONDAY, AUGUST 9, 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.

Alderpersion Hedlund led the Council in the Pledge of Allegiance.

Roll Call

Present: Dunn, Fesenmaier, Flower, Halverson, Hedlund, Howell, Straube, and Yunker

Absent:

Awards, Presentations, Proclamations, and Announcements

Mayor Klein announced that the String of Pearls Gala at the Riviera is coming up soon, on August 28, 2021; tickets are still available for purchase.

Re-consider business from previous meeting

None

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

Spyro Condos; 1716 Hillcrest Drive; Spoke in regards to the Downtown Business Improvement District's 2020 audit and wanted to clarify its findings.

Acknowledgement of Correspondence

Clerk Kropf stated that correspondence was received of:

Luke & Monica Pfiefer; 304 S Wells St; Spoke in favor of the approval of the Library Renovation project contracts.

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

Approve the Regular Council Minutes of July 26, 2021 as prepared and distributed

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

CONSENT AGENDA— Recommended by Finance, Licensing and Regulation on August 3, 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 Lot of Love Inc for use at FalzFest on September 17, 2021, located at 965 Wells St

-Temporary Class "B"/ "Class B" Retailer's License filed by the St Francis de Sales Catholic Church for use at Fall Irish Fest on September 25, 2021 and September 26, 2021, located at 148 W Main St

-Temporary Operator License filed by Robert McCormick for use at the St Francis de Sales Catholic Church Fall Irish Fest on September 25, 2021 and September 26, 2021

-Parking Stall Fee Waiver request filed by the Lake Geneva FireBelles for the FireBelles Fundraiser event located at Hogs & Kisses to take place on Sunday, September 19, 2021; Request is for use of eight parking stalls directly in front of 149 Broad St

Motion by Howell to approve the consent agenda, second by Yunker. Clerk Kropf explained that the permit application fee can be waived for non-profits automatically, but that parking stall fee waivers do need to go before the Council for final approval. Motion carried 8-0.

Items removed from the Consent Agenda

First Reading of Ordinance 21-06 an ordinance amending Chapter 74, Traffic and Vehicles, Article VI, Traffic Code, Section 206(b), Turns; as it relates to disallowing of left hand turns for northbound traffic on Edwards Blvd, from Highway 50, into the 300 Block of North Edwards Blvd

Mayor Klein offered Ordinance 21-06 as a first reading.

First Reading of Ordinance 21-07 an ordinance providing for Direct Annexation by Unanimous Consent of Electors and Property Owners of Territory located in the Town of Geneva Walworth County Wisconsin, to the City of Lake Geneva, Walworth County, Wisconsin

Mayor Klein offered Ordinance 21-07 as a first reading. City Attorney Draper noted that this annexation was approved three years ago, but that the County needed a new ward created for elections. The previously approved ordinance did not identify the new ward as needed.

Motion by Flower to suspend the rules and allow for a second reading, second by Hedlund. Motion carried 8-0.

Mayor Klein offered Ordinance 21-07 as a second reading.

Motion by Flower to approve Ordinance 21-07, second by Hedlund. Motion carried 8-0.

Discussion/Action regarding bid award and contract approval for the Lake Geneva Public Library Renovation Project-Asbestos Abatement to Hogan Environmental Cleaning LLC in an amount not to exceed \$69,450.00

Motion by Halverson to approve, second by Hedlund.

Motion by Hedlund to suspend the rules to allow Library Director Kornak to speak, second by Fesenmaier.

Kornak explained that the Council was given the library project funding break down. The breakdown includes both this agenda item and the general renovation contract as well. The funds would be coming from fund balance from the library budget along with fundraising efforts made by the library. Motion carried 8-0 on a roll call vote.

Discussion/Action regarding bid award and contract approval for the Lake Geneva Public Library Renovation Project to Selzer-Ornst Construction Company in an amount not to exceed \$870,893.00

Motion by Halverson to approve with the removal of clause 10.3.3 from the contract, second by Hedlund. City Attorney Draper noted that the indemnification clause 10.3.3 should be removed from the contract. It was also clarified that the owners listed in the contract should say the City of Lake Geneva, rather the Library Board of Trustees. City Attorney Draper noted that this will be changed. Finance Director Hall did confirm that the library fund does enough funds to pay for the two contracts. She added there is also approximately \$50,000 to \$60,000 in contingency for any unforeseen expenses. Motion carried 8-0 on a roll call vote.

Recommendation of the Finance, Licensing, and Regulation Committee of August 3, 2021- Ald. Howell

Discussion/Action regarding an Original Class "B" Fermented Malt Beverage and Class "C" Wine License application filed by Zaab Corner Bistro Corp d/b/a Zaab Corner Bistro, Jirapa Cox, Agent, located at 501 Broad St

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

Discussion/Action regarding an Original Class "B" Fermented Malt Beverage and Class "C" Wine License application filed by O2 Lounge LLC d/b/a O2 Lounge, Lindsey Guerrero, Agent, located at 647 Main St #100

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

Discussion/Action regarding approval of proposal from Asphalt Contractors Inc for road patch work to be completed near 600 Bloomfield Rd in an amount not to exceed \$11,899.00

Motion by Howell to approve, second by Fesenmaier. Finance Director Hall stated this was in the budget and any requested amount over \$10,000 requires Council approval. Council discussion included the need to have this completed and that the whole road condition needs to be addressed in the near future. Motion carried 8-0 on a roll call vote.

Discussion/Acceptance of August 3, 2021 Finance, Licensing, and Regulation Committee Payment Approval Reports

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

Discussion regarding the 2020 City of Lake Geneva Annual Financial Report and Management Letter

Finance Director Hall reviewed the findings within the 2020 Audit. The Council discussed the remark within the audit that addresses the internal controls of the City. Hall explained this is a common remark for many municipalities and this is a result of not having enough staff to have complete separation of duties. That is not to say that duties are not being performed/reviewed properly. The Council also discussed the need to post the audits from the Downtown Business Improvement District for public viewing. No action.

Adjournment

Motion by Hedlund to adjourn, second by Dunn. Motion carried 8-0. The meeting adjourned at 6:51 p.m.



CITY OF LAKE GENEVA EVENT PERMIT APPLICATION

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

Applications must be submitted

AT LEAST 4 WEEKS prior to the proposed event date for approval.

Section I- APPLICANT INFORMATION

Name of Applicant: The Lake Geneva Business Improvement District

Name of Event Organizer/Producer: Kristi Trerantino

Production Company/Organization: BID FEIN #: 39-6005495

Street Address: PO Box 192

City: Fontana State: WI Zip code: 53125

E-mail Address: Eventslakegeneva@gmail.com

Cell Phone: The Lake Geneva

Are you a ☒ For-Profit OR ☒ Non-Profit Organization 501(c)_____

EIN # (Tax Exempt Number):

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

39-6005495

The BID ↑

The Rotary Club Foundation
46-3929284

Section II- EVENT INFORMATION- Check the proper category

☒ **Public Assembly Permit- *Non-Profit: No Charge; Otherwise: \$60.00 per day Fee**

(Meet one or more criteria) Single day event use of City of Lake Geneva facilities with NO street, parking or intersection closures, attendance under 500, NO serving of alcohol in public space.

☐ **Block Parties or use of Gazebo for 1 Hour Photo Ops: * Non-profit: No Charge; Otherwise: \$75.00 Fee**

Small event limited to one street with 4 barricades in a neighborhood or gazebo in Flat Iron Park.

☒ **Tier 1 Events: *Non-Profit: No Charge; Otherwise: \$250.00 Fee for an event up to seven days; additional \$50.00 per day thereafter**

(Meet one or more criteria) Rolling closure of streets, public walkway, limited parking stalls or intersection closures that do not impact public use, attendance of 501 to 3,000, four (4) hours or less of alcohol sales or serving, majority use of a city park(s), or other municipal facility.

☐ **2 Events: *Non-Profit: No Charge; Otherwise: \$500.00 Fee for an event up to seven days; additional \$100.00 per day thereafter**

(Meets one or more criteria) Non-profit or not-for-profit organization offering multiple-day events, attendance of more than 3,000, more than four (4) hours of alcohol sales or serving, and/or exclusive use of City park(s), street(s), limited parking, or other municipal facility.

more than 3,000

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

1. Title of Event: 2021 Oktobefest
2. Date(s) of Event: Oct 9-10
3. Location(s) of Event: Downtown Lake Geneva
4. Hours: 11-5 Sat 11-5 Sun
Note: Start Time & End Time
5. Event Chair/Contact Person: Kristi Tarantino Phone: [REDACTED]
6. Day of Event Contact Name: " Phone: "
7. Is the event open to the public? ☒ Yes ☐ No
8. Will you charge an admission fee? ☒ Yes ☐ No
9. Estimated Attendance Number: 10,000
10. Basis for estimate: prior year
11. Will you be setting up a tent? ☒ Yes ☐ No

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

50 x 70 - arena rentals

12. Will there be any animals? ☒ Yes ☐ No Pony Rides
If yes, what type and how many: 4 ponies - Dan Patch Stables

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

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

30 yard Dumpster Behind Brink Pavilion

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

Staff, City Police will be briefed

16. Will there be fireworks or pyrotechnics at your event?

☐ Yes ☒ No

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

17. Will your event include the sale of beer and/or wine?

☒ Yes

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

18. Will you or any other vendors be selling food or merchandise?

☒ Yes ☐ No

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

19. Do you intend to use the available picnic tables and benches in the location?

☒ Yes ☐ No

Continue to next page...

Section III- STREET USE

Check if this section does not apply

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

- ☐ Certificate of Comprehensive General Liability Insurance with the City, its employees and agents as additional insured with coverage for contractual liability with minimum limits of \$500,000 per occurrence for bodily injury and property damage limits of \$250,000 per occurrence.
- ☐ Petition signed by more than half of the residential dwelling units and/or commercial units residing along that portion of the street designated for the proposed use or whose property is denied access by virtue of the granting of the permit.

1. Description of portion(s) of road(s) to be used:

Road closures must include rental of barricades; must be coordinated with the City of Lake Geneva Department of Public Works

Whiskey Drive From the Visitors Center to the Boat launch - So just by the Lake & Park

2. Will any parking stalls be used or blocked during the event?

☒ Yes ☐ No

Parking Stall daily fees or bagging of Parking Stall fees are not included with the event permit fee; arrangements must be made with the City of Lake Geneva Parking Manager

Dates of Use: Oct 8, 9, 10

Total Number of Parking Stalls being Requested: ~~2~~ entire lot @ Flat Iron Park ^{adjacent to} See map

Parking Stall Number(s) and Location: Flat Iron Park lot for Dumpster & loading

3. Description of Signage to be used during event:

"Oktoberfest Beer Garden" "Oktoberfest Kids area" "Oktoberfest Craft Faire" ^{staging}

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

4. Anticipated Services

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

☒ Electricity; Explain:

Power to Poles on Center Whiskey Drive side -
Bounce house hook up - Flat Iron Park

☐ Water; Explain:

☒ Traffic Control; Explain:

Yes, crowd control on sidewalks

☒ Police Services; Explain:

Yes, extra police around fest

☒ Fire/EMS Services; Explain:

Yes, one stationed @ Harbor Shore

☒ Other; Explain:

any available off duty police to hire for
Registration table (just one)

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

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

Name on Card: _____

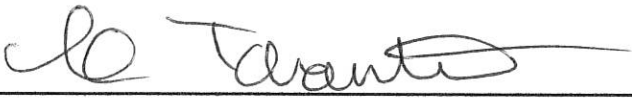
Credit Card #: _____

Expiration Date: ____/____ CVV#: _____

Billing Address: _____

City, State, Zip Code: _____

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

Applicant Signature:  Date: 3/3/21

For Office Use Only

Date Filed with Clerk: July 12, 2021 Payment Amount: \$ _____

Receipt #: _____

City Clerk/Administrator Signature: [Signature] Date: 7/13/2021

☒ Approve ☐ Denied Notes: [Signature]

Police Chief Signature: _____ Date: 7/14/2021

☒ Approve ☐ Denied Notes: _____

Fire Chief Signature: [Signature] Date: 8/9/2021

☒ Approve ☐ Denied Notes: _____

DPW Signature: [Signature] Date: _____

☒ Approve ☐ Denied Notes: No outlet for Power available on Center + Wrigley only in Panels by Flag Pole + Andy Group.

Parking Signature: [Signature] Date: 7/13/21

☐ Approve ☐ Denied Notes: REQUESTING WAIVER OF PARKING FEES; 31 STALLS * \$20 * 2 DAYS + \$10 = \$1,250.00 IN PARKING FEES.

Harbormaster Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

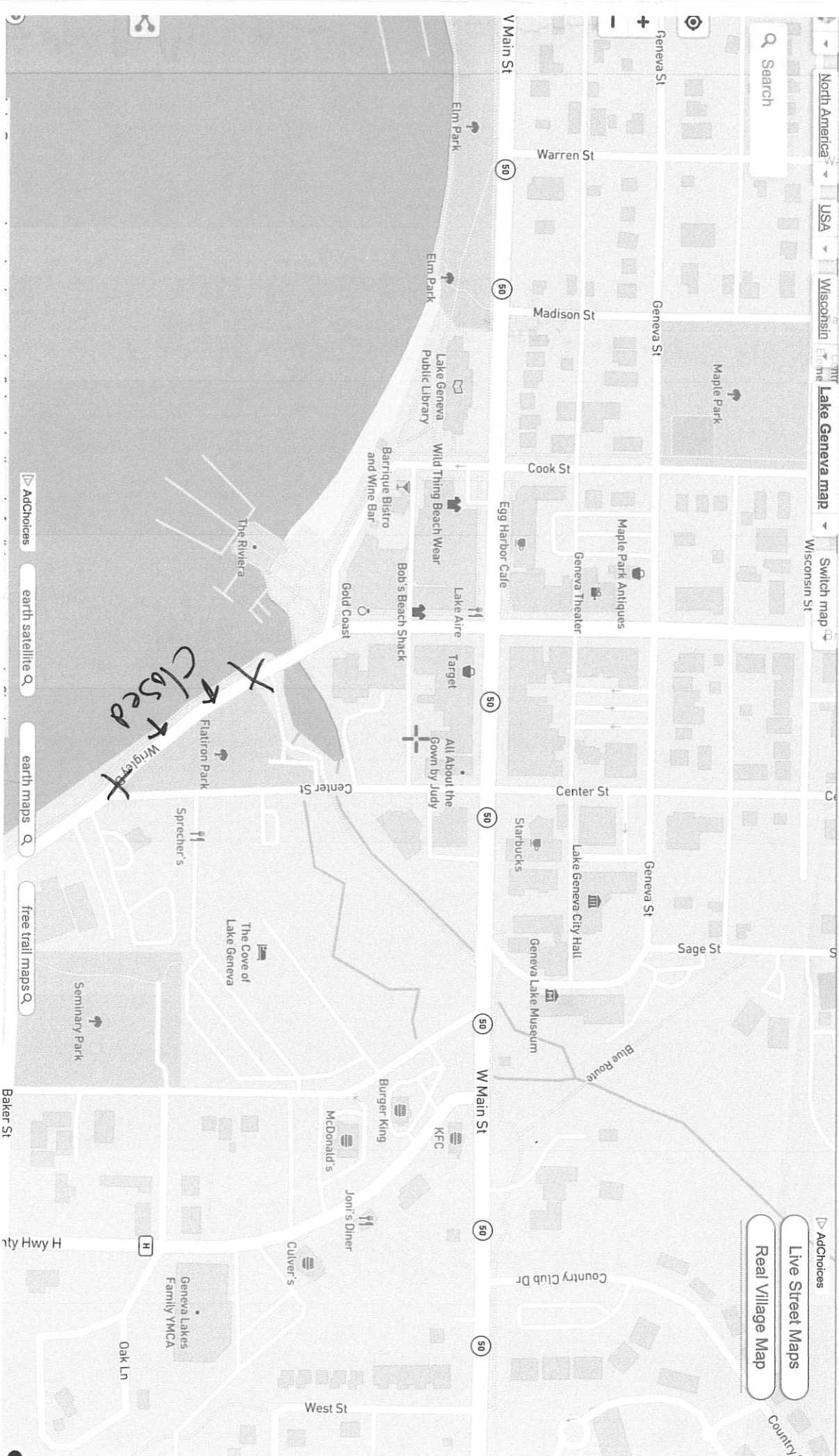
Tier I & Tier II Events Only:

FLR Meeting Date: _____

Council Meeting Date: _____

Applicant is requesting waiver of parking fees 8/11/21

Street closure







CITY OF LAKE GENEVA EVENT PERMIT APPLICATION

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

Applications must be submitted

AT LEAST 4 WEEKS prior to the proposed event date for approval.

Section I- APPLICANT INFORMATION

Name of Applicant: Dawn Marie Mancuso

Name of Event Organizer/Producer: Fat Tire Ride dba

Production Company/Organization: Dakota Inc FEIN #: 80-0817527

Street Address: PO Box 1375

City: Williams Bay State: WI Zip code: 53191

Are you a ☐ For-Profit OR ☒ Non-Profit Organization 501(c) _____

EIN # (Tax Exempt Number): ~~80-0817527~~

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

Section II- EVENT INFORMATION- Check the proper category

☐ **Public Assembly Permit- *Non-Profit: No Charge; Otherwise: \$60.00 per day Fee**

(Meet one or more criteria) Single day event use of City of Lake Geneva facilities with NO street, parking or intersection closures, attendance under 500, NO serving of alcohol in public space.

☐ **Block Parties or use of Gazebo for 1 Hour Photo Ops: * Non-profit: No Charge; Otherwise: \$75.00 Fee**

Small event limited to one street with 4 barricades in a neighborhood or gazebo in Flat Iron Park.

☒ **Tier 1 Events: *Non-Profit: No Charge; Otherwise: \$250.00 Fee for an event up to seven days; additional \$50.00 per day thereafter**

(Meet one or more criteria) Rolling closure of streets, public walkway, limited parking stalls or intersection closures that do not impact public use, attendance of 501 to 3,000, four (4) hours or less of alcohol sales or serving, majority use of a city park(s), or other municipal facility.

☐ **Tier 2 Events: *Non-Profit: No Charge; Otherwise: \$500.00 Fee for an event up to seven days; additional \$100.00 per day thereafter**

(Meets one or more criteria) Non-profit or not-for-profit organization offering multiple-day events, attendance of more than 3,000+, more than four (4) hours of alcohol sales or serving, and/or exclusive use of City park(s), street(s), limited parking stalls, or other municipal facility.

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

1. Title of Event: Fat Tire Ride
2. Date(s) of Event: 9/11/21
3. Location(s) of Event: Registration at Champs
4. Hours: 8:30 - 11 am
Note: Start Time & End Time
5. Event Chair/Contact Person: Dawn Marie Norment Phone: [REDACTED]
6. Day of Event Contact Name: " Phone: [REDACTED]
7. Is the event open to the public? ☒ Yes ☐ No
8. Will you charge an admission fee? ☒ Yes ☐ No
9. Estimated Attendance Number: 1500
10. Basis for estimate: past 24 yrs
11. Will you be setting up a tent? ☐ Yes ☒ No

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

12. Will there be any animals? ☐ Yes ☒ No

If yes, what type and how many: _____

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

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

see map

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

N/A

16. Will there be fireworks or pyrotechnics at your event?

☐ Yes ☒ No

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

17. Will your event include the sale of beer and/or wine?

☐ Yes ☒ No

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

18. Will you or any other vendors be selling food or merchandise?

☒ Yes ☐ No

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

19. Do you intend to use the available picnic tables and benches in the location?

☐ Yes ☒ No

Continue to next page...

Section III- STREET USE

☐ Check if this section does not apply

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

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

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

1. Description of portion(s) of road(s) to be used:

Road closures must include rental of barricades; must be coordinated with the City of Lake Geneva Department of Public Works

~~From Champs to Center St.~~
~~to South Lake Drive~~ (See attached map) None

2. Will any parking stalls be used or blocked during the event?

☒ Yes ☐ No

Parking Stall daily fees or bagging of Parking Stall fees are not included with the event permit fee; arrangements must be made with the City of Lake Geneva Parking Manager

Dates of Use: 9/11/21

Total Number of Parking Stalls being Requested: center lot behind Champs (See attached Photo)

Parking Stall Number(s) and Location: NA

3. Description of Signage to be used during event:

4 signs posted in front & out back of Champs
"No Riding on Sidewalks"

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

4. Anticipated Services

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

☐ Electricity; Explain: NA

☐ Water; Explain: NA

☐ Traffic Control; Explain: NA

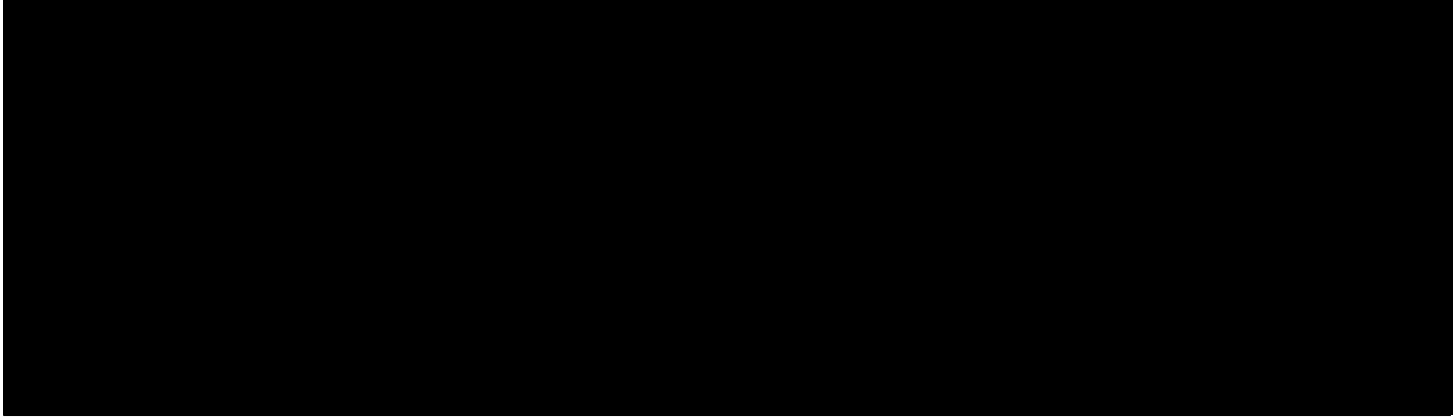
☐ Police Services; Explain: Place signs @ corner of Broad + ~~Center~~ Dodge St

☐ Fire/EMS Services; Explain: NA

☐ Other; Explain: Street Dept to block off parking lot.

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

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



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

Applicant Signature: *Sebastian Mancuso* Date: *8/16/21*

For Office Use Only

Date Filed with Clerk: Aug 16, 2021 Payment Amount: \$ N/A

Receipt #: N/A

City Clerk/Administrator Signature: [Signature] Date: Aug 16, 2021

☒ Approve ☐ Denied Notes: _____

Police Chief Signature: [Signature] Date: 8-17-21

☐ Approve ☐ Denied Notes: _____

Fire Chief Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

DPW Signature: [Signature] Date: 8-16-2021

☒ Approve ☐ Denied Notes: _____

Parking Signature: [Signature] Date: 8/16/22

☐ Approve ☐ Denied Notes: will invoice for \$450.00 in parking fee.

Harbormaster Signature: N/A Date: _____

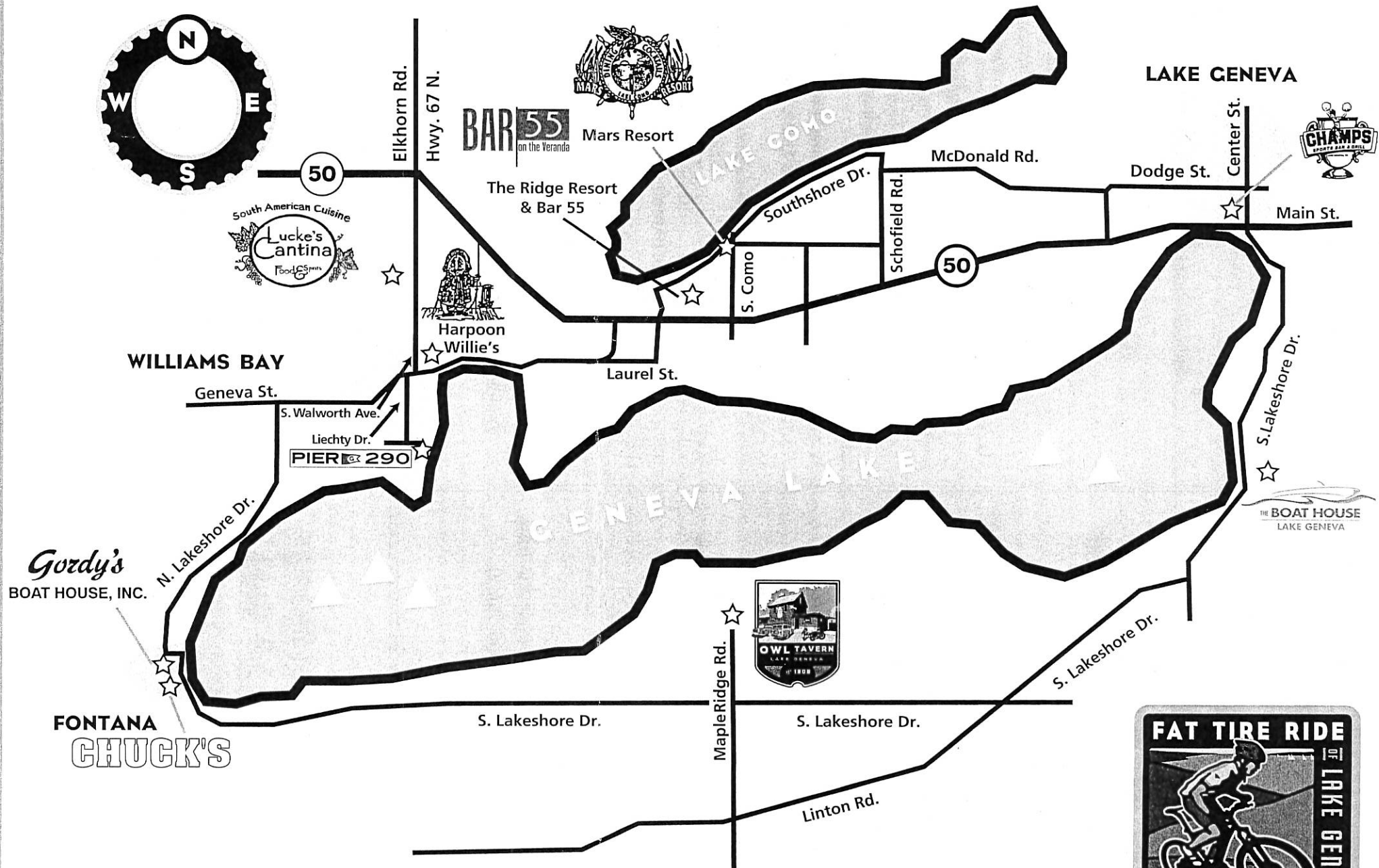
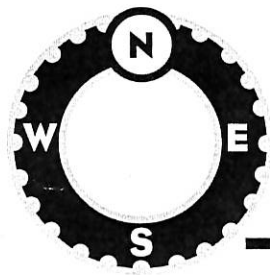
☐ Approve ☐ Denied Notes: _____

Tier I & Tier II Events Only:

FLR Meeting Date: _____

Council Meeting Date: _____

SOUTHSHORE ROUTE



WWW.FATTIRERIDE.COM



2019 IMPORTANT FAT TIRE INFORMATION

T-shirts are guaranteed to all riders registered before 8/31/2019. Any additional t-shirts left over will be passed out day of registration.

When t-shirts are gone you can address a shipping envelope and we will mail your t-shirts once they are printed.

WEAR YOUR HELMET!

DO NOT RIDE OR PARK on city side walks.

Please ride single file. Park your bike in designated areas, not on the road. Ride responsibly.

SAG WAGON

Available from 1:00pm - 7:00pm

Call John 262-206-0080

Per the Police Department's request –

All riders must ride clockwise around the lake, carefully following the map/directions due to constructions & safety concerns.

Call 911 to report emergencies.

Pig Roast (*not all you can eat*)

at Champs is served from 2-7pm

Raffle prize drawing at Champs in Beer Garden from 2-? Until 35 prizes are gone.

SOUTHSHORE ROUTE

KEEP THE LAKE ON YOUR RIGHT

From **Champs to The Boat House 3 miles**

East out of alley

Right on Center Street going south to Lakeshore Drive

Left on S. Lakeshore Drive

Follow signs for South Lakeshore to The Boat House

From **The Boat House to The Owl 7.2 miles**

Remain on S. Lakeshore

Right on S. Lakeshore Drive at stop sign

Right on Maple Ridge Road to The Owl

From **The Owl to Chuck's, Gordy's Boathouse 5 miles**

South on Maple Ridge Road

Right on S. Lakeshore Drive becomes Fontana Blvd.

Chuck's & Gordy's Boathouse on Lake Street

From **Fontana to Williams Bay/Harpoon Willie's,**

Pier 290, and Lucke's Cantina 3.3 miles

North on Lake St. becomes Kinzie Ave.

Right on N. Lakeshore Drive

Right on Geneva Street to Hwy 67

and **Harpoon Willie's** on main corner or...

Left on Walworth Avenue to **Lucke's Cantina 0.3 miles** or...

Right on S. Walworth Avenue

Left on Liechty Drive to **Pier 290 0.3 miles**

From **Williams Bay to The Ridge Resort & Bar 55 1.9 miles**

Continue East on Geneva St

Right on Laurel St

Left on Knollwood to cross Hwy 50

Follow signs through resort property to **Bar 55**

From **The Ridge Resort & Bar 55 to Mars Resort 0.8 miles**

Follow signs through Geneva Ridge down hill,

stay on main road (Interlaken Dr)

Turn left past tennis courts

Becomes West End Road to **Mars Resort**

From **Mars Resort to Champs 4 miles**

Left on South Shore Dr.

Right on Schofield Road

Left on McDonald Road

Left at Forest quick right becomes Dodge Street

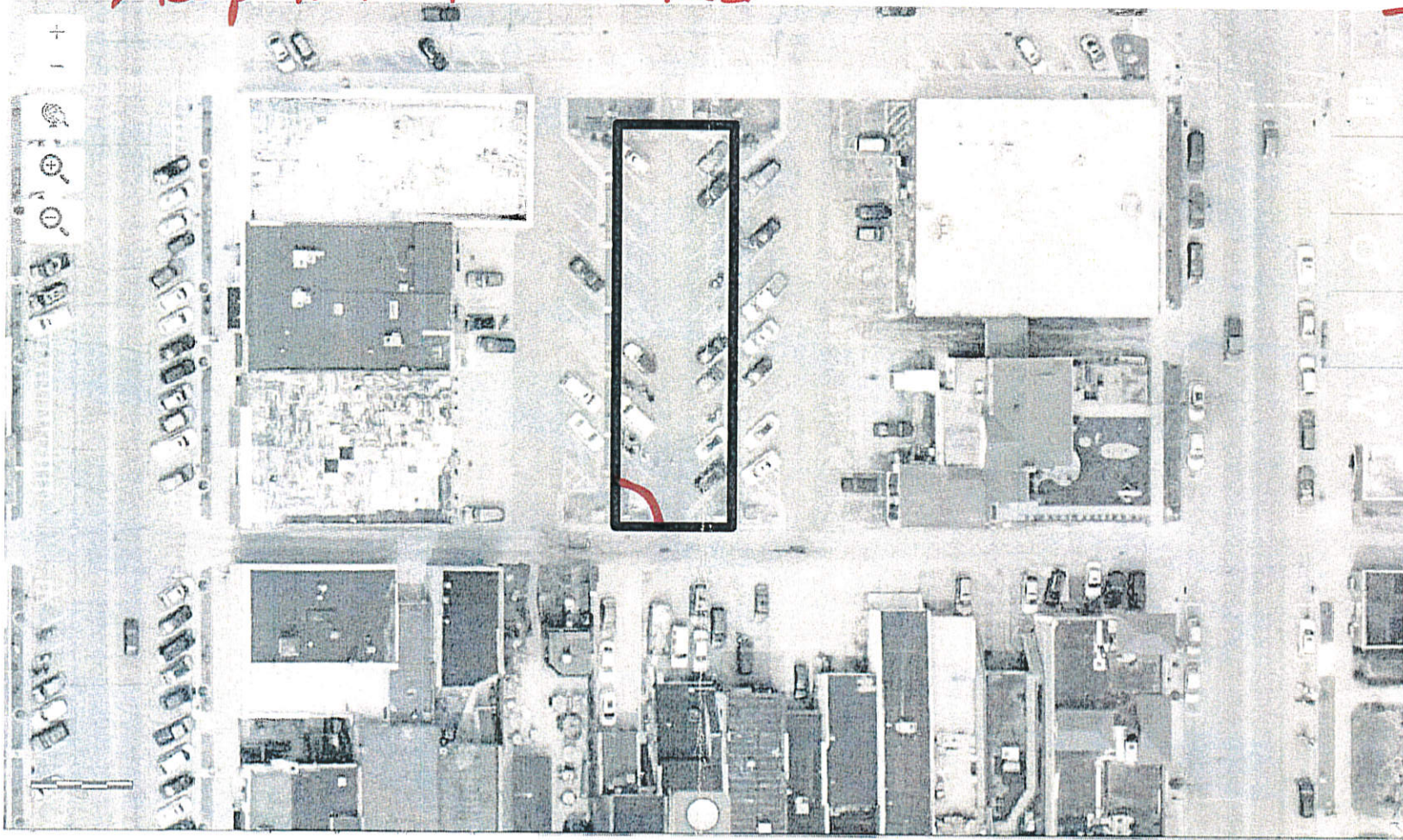
Right on Center Street

Cross Geneva Street turn right into alley and **Champs**

★ PARKIN G REQUEST

- 1) signs
- 2) Barrels/barrier
- 3) STAFF Volunteer - event
- 4) keep meter lot - cleared

$$\begin{array}{r} 22 \text{ STALLS} \times \$20 = \$440 \\ \text{ADMIN FEE.} = 10 \\ \hline \underline{\underline{\$450.00}} \end{array}$$



Reserved/BAC

906, 908, 909, 912, 913, 916, 917, 920
921, 924, 925, 927, 932, 933, 934, 935,
938, 939, 942, 943, 947, 948





CITY OF LAKE GENEVA TEMPORARY OPERATOR LICENSE



PLEASE FILL IN ALL BLANKS COMPLETELY, AS INCOMPLETE APPLICATIONS WILL BE REJECTED. FEE OF \$10.00 IS PAYABLE TO CITY OF LAKE GENEVA AND DUE UPON APPLICATION.

NOTE: This license shall be issued to persons under the terms of Wisconsin State Statutes 125.17 (4). License shall be issued only to operators employed by or donating their services to non-profit corporations. A maximum of two temporary operator licenses will be issued to any individual per year. This license shall be valid only for the period of time specified on the license, which time period shall not exceed fourteen (14) days.

APPLICANT INFORMATION

Name: IPSEN JANE S
Last First Middle

Maiden Name: SCHAEER Date of Birth: 10-27-1951

Address (Physical): 1005 GENEVA ST

Mailing Address (if different): ✓

City, State, Zip: LAKE GENEVA, WI 53147

Is your Certificate of Completion of a Beverage Server Training Course Attached? YES NO
If No, will a Licensed Operator be serving or supervising the service of alcohol? YES NO

ORGANIZATION WHERE SERVICES OF LICENSEE WILL BE EMPLOYED

Organization Name: LAKE GENEVA ROTARY CLUB

Address: P.O. BOX 601, LAKE GENEVA, WI 53147

Name of Event where licensee will work: STRING OF PEARLS GALA

Date of Event: AUG 28 2021

APPLICANT SIGNATURE

Jane S. An DATE: 7-26-2021

APPROVED BEVERAGE SERVER TRAINING COURSES

Serverlicense.com
Servingalcohol.com
TIPS

Learn2serve.com
\$8 Server Training
CARE

Wisconsin Technical Colleges
ServSafe Alcohol (WRAEF/NRAEF)
TEAM

For Office Use Only

Date Filed: July 27, 2021 Receipt No: 19.000060

Total Amount: \$10-

Forwarded to Police Chief: July 27, 2021

Background Completed: 4/18 Katelyn R. Patton

Recommendation: [Signature] Approved Denied

Verification that no more than 2 temporary licenses have been issued to this applicant
in the current year: _____

FLR Approval: _____

License Issued: _____

Council Approval: _____

License Number: _____

License Expires: _____

MAILTO: Individual, Organization

From: Diversys Learning Inc. support@myvp.com
Subject: Certificate of Completion
Date: July 26, 2021 at 9:27 PM

DI

Complete! You have completed online training with
ServerLicense.com.

Hello, Jane Ipsen

Attached is a copy of your certificate of completion.
We look forward to serving your training needs in the
future.

Access Your Account

[Click here](#) to log back into your account
(www.serverlicense.com), and click on the Certificate
link next to your completed training to reprint your
certificate.

Have Any Questions?

Have Any Questions?

Call us at [1.855.203.6482](tel:1.855.203.6482). Our
customer support team is available
Monday - Friday, 8 AM - 6 PM CST.

Save Our Address

Add support@serverlicense.com to
your contact list or address book to
help ensure you receive emails
from us.

support@serverlicense.com

This email was sent to jsipsen@comcast.net because you recently completed online training or
requested a copy of your certificate from ServerLicense.com.

[Terms of Service](#) | [Privacy Policy](#)

 **SERVER**license.co

Wisconsin Responsible
Beverage Seller/Server
Training

JANE IPSEN

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

Certification Number: SL 153612

Date of Completion: 07/26/2021

Kelly Bailey

Authorized Signature

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

Diversys Learning, Inc.
1101 Arrow Point Drive, Suite 300
Cedar Park, TX 78613

 **SERVER**license.com

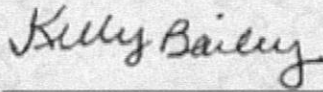
Wisconsin Responsible
Beverage Seller/Server
Training

JANE IPSEN

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

Certification Number: SL153612

Date of Completion: 07/26/2021



Authorized Signature

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



CITY OF LAKE GENEVA

TEMPORARY OPERATOR LICENSE



PLEASE FILL IN ALL BLANKS COMPLETELY, AS INCOMPLETE APPLICATIONS WILL BE REJECTED. FEE OF \$10.00 IS PAYABLE TO CITY OF LAKE GENEVA AND DUE UPON APPLICATION.

NOTE: This license shall be issued to persons under the terms of Wisconsin State Statutes 125.17 (4). License shall be issued only to operators employed by or donating their services to non-profit corporations. A maximum of two temporary operator licenses will be issued to any individual per year. This license shall be valid only for the period of time specified on the license, which time period shall not exceed fourteen (14) days.

APPLICANT INFORMATION

Name: Newbourne Nancy C
Last First Middle

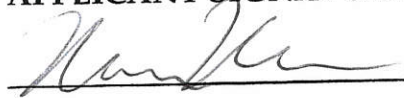
Maiden Name: None D 

Is your Certificate of Completion of a Beverage Server Training Course Attached? YES NO
If No, will a Licensed Operator be serving or supervising the service of alcohol? YES NO

ORGANIZATION WHERE SERVICES OF LICENSEE WILL BE EMPLOYED

Organization Name: Lake Geneva Rotary
Address: PO Box 601 Lake Geneva WI 53147
Name of Event where licensee will work: String of Pearls 8/28/21 & New Year's Eve 12/31/21 both being held at the Riviera
Date of Event: August 24th 2021 and December 31st 2021

APPLICANT SIGNATURE

 DATE: 8/1/21 



CITY OF LAKE GENEVA

TEMPORARY OPERATOR LICENSE



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APPLICANT INFORMATION

Name:

Last Nissen

First

Mary

Middle E.

Maiden Name: Barry D

Certificate of Completion of a Beverage Server Training Course Attached? ☒ YES NO If No,
will a Licensed Operator be serving or supervising the service of alcohol? ☒ YES NO

ORGANIZATION WHERE SERVICES OF LICENSEE WILL BE EMPLOYED

Organization Name: Lake Geneva Rotary - String of Pearls Gala

Address: Riviera

Name of Event where licensee will work: String of Pearls and NYG

Date of Event: 8/28/21 12/31/21

APPLICANT SIGNATURE

Mary Nissen

DATE:

8/9/2021

Serving Alcohol

is proud to present this certificate to

Mary Nissen

for successful completion of the online course



Wisconsin Alcohol Seller/Server Course

PERSONS COMPLETING THIS COURSE HAVE AGREED TO EXECUTE THE FOLLOWING POLICIES TO THE BEST OF THEIR ABILITIES.

- * CARD ANY PERSON 35 YEARS OF AGE OR YOUNGER
- * OBSERVE AND REPORT ANY CUSTOMER SHOWING SIGNS OF POSSIBLE IMPAIRED BEHAVIOR TO MANAGEMENT
- * RESPOND IMMEDIATELY TO ANY POSSIBLE PROBLEM SITUATION
- * DETERMINE THE PEOPLE ENTERING THE PREMISES TO CONSUME ALCOHOL ARE OF LEGAL ALCOHOL DRINKING AGE AND RECORD THEM IF THERE IS ANY QUESTION ABOUT THEIR AGE
- * ENSURE A PERSON MATCHES THEIR VALID LEGAL IDENTIFICATION

This is a Wisconsin Department of Revenue approved Responsible Beverage Server Training Course in compliance with Sec. 125.17 (6), 134.66 (2m), and 125.04 (5) (a) 5. Wis. Stats.

Verify online at
servingalcohol.com

Verification Code

AgsMZFMAeF

Date Issued

Aug 8th, 2021

VALID FOR 2 YEARS

This is not a Wisconsin operators/bartenders license.

This certificate will be requested to obtain a Wisconsin operators/bartenders license from the Wisconsin city clerk's office in the municipality where you are working.

Find your city clerk's office here: <https://elections.wi.gov/clerks/directory>

Wisconsin Alcohol Seller/Server Course

Name: Mary Nissen

Certification Date: Aug 8th, 2021

Certificate Code: AgsMZFMAeF

Verify Online: servingalcohol.com

125.17(6), 134.66 (2m), 125.04(5)(a)5 Wis. Stats.

SERVING ALCOHOL INC

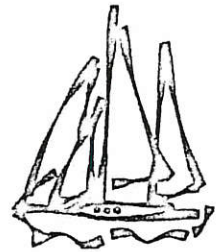
VALID FOR 2 YEARS

Learn more about this wallet card at <http://servingalcohol.com/wallet-card>



CITY OF LAKE GENEVA

TEMPORARY OPERATOR LICENSE



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APPLICANT INFORMATION

Name: Thelen Benjamin John Reger
Last First Middle

Maiden Name: N/A

Date of Birth: [REDACTED]

Is your Certificate of Completion of a Beverage Server Training Course Attached? ☒ YES ☐ NO
If No, will a Licensed Operator be serving or supervising the service of alcohol? YES NO

ORGANIZATION WHERE SERVICES OF LICENSEE WILL BE EMPLOYED

Organization Name: Rotary Club of Lake Geneva

Address: _____

Name of Event where licensee will work: Glen Miller Orchestra Cafe, NYE River-party

Date of Event: 08/28/21, 08/31/21

APPLICANT SIGNATURE

[Signature]

DATE: 08-09-2021

pd#10 8/10/21 R#15.002725

Serving Alcohol

is proud to present this certificate to

Ben Thelen

for successful completion of the online course



Wisconsin Alcohol Seller/Server Course

PERSONS COMPLETING THIS COURSE HAVE AGREED TO EXECUTE THE FOLLOWING POLICIES TO THE BEST OF THEIR ABILITIES.

- * CARD ANY PERSON 35 YEARS OF AGE OR YOUNGER
- * OBSERVE AND REPORT ANY CUSTOMER SHOWING SIGNS OF POSSIBLE IMPAIRED BEHAVIOR TO MANAGEMENT
- * RESPOND IMMEDIATELY TO ANY POSSIBLE PROBLEM SITUATION
- * DETERMINE THE PEOPLE ENTERING THE PREMISES TO CONSUME ALCOHOL ARE OF LEGAL ALCOHOL DRINKING AGE AND RECORD THEM IF THERE IS ANY QUESTION ABOUT THEIR AGE
- * ENSURE A PERSON MATCHES THEIR VALID LEGAL IDENTIFICATION

This is a Wisconsin Department of Revenue approved Responsible Beverage Server Training Course in compliance with Sec. 125.17 (6), 134.66 (2m), and 125.04 (5) (a) 5. Wis. Stats.

Verify online at
servingalcohol.com

Verification Code

e4Yg0bjLcW

Date Issued

Aug 1st, 2021

VALID FOR 2 YEARS

This is not a Wisconsin operators/bartenders license.

This certificate will be requested to obtain a Wisconsin operators/bartenders license from the Wisconsin city clerk's office in the municipality where you are working.

Find your city clerk's office here: <https://elections.wi.gov/clerks/directory>

Wisconsin Alcohol Seller/Server Course

Name: Ben Thelen

Certification Date: Aug 1st, 2021

Certificate Code: e4Yg0bjLcW

Verify Online: servingalcohol.com

125.17(6), 134.66 (2m), 125.04(5)(a)5 Wis. Stats.

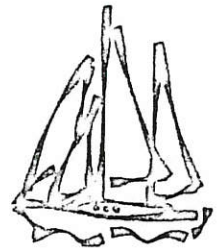
SERVING ALCOHOL INC

VALID FOR 2 YEARS

Learn more about this wallet card at <http://servingalcohol.com/wallet-card>



CITY OF LAKE GENEVA TEMPORARY OPERATOR LICENSE



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APPLICANT INFORMATION

Name: Thelen Martha Jane
Last First Middle

Maiden Name: Cordell Date of Bi

Is your Certificate of Completion of a Beverage Server Training Course Attached? ☒ YES ☐ NO
If No, will a Licensed Operator be serving or supervising the service of alcohol? YES NO

ORGANIZATION WHERE SERVICES OF LICENSEE WILL BE EMPLOYED

Organization Name: Rotary Club of Lake Geneva

Address: _____

Name of Event where licensee will work: Glen Miller Club, NYE Riviera party

Date of Event: 08/28/21, 09/31/21

APPLICANT SIGNATURE

[Signature] DATE: 09/30/21 [Signature]

pd#10 8/10/21 R#15.002725

Serving Alcohol

is proud to present this certificate to

Martha Thelen

for successful completion of the online course



Wisconsin Alcohol Seller/Server Course

PERSONS COMPLETING THIS COURSE HAVE AGREED TO EXECUTE THE FOLLOWING POLICIES TO THE BEST OF THEIR ABILITIES.

- * CARD ANY PERSON 35 YEARS OF AGE OR YOUNGER
- * OBSERVE AND REPORT ANY CUSTOMER SHOWING SIGNS OF POSSIBLE IMPAIRED BEHAVIOR TO MANAGEMENT
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- * ENSURE A PERSON MATCHES THEIR VALID LEGAL IDENTIFICATION

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Verify online at
servingalcohol.com

Verification Code

6V91saUByc

Date Issued

Jul 31st, 2021

VALID FOR 2 YEARS

This is not a Wisconsin operators/bartenders license.

This certificate will be requested to obtain a Wisconsin operators/bartenders license from the Wisconsin city clerk's office in the municipality where you are working.

Find your city clerk's office here: <https://elections.wi.gov/clerks/directory>

Wisconsin Alcohol Seller/Server Course

Name: Martha Thelen

Certification Date: Jul 31st, 2021

Certificate Code: 6V91saUByc

Verify Online: servingalcohol.com

125.17(6), 134.66 (2m), 125.04(5)(a)5 Wis. Stats.

SERVING ALCOHOL INC

VALID FOR 2 YEARS

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CITY OF LAKE GENEVA TEMPORARY OPERATOR LICENSE



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APPLICANT INFORMATION

Name: KUNKEL ROBERT E.
Last First Middle

Maiden Name: _____ Date of Birth: _____

Is your Certificate of Completion of a Beverage Server Training Course Attached? ☒ YES ☐ NO
If No, will a Licensed Operator be serving or supervising the service of alcohol? ☐ YES ☐ NO

ORGANIZATION WHERE SERVICES OF LICENSEE WILL BE EMPLOYED

Organization Name: CITY OF LAKE GENEVA
Address: RIVIERA BALLROOM 812 WRIGLEY DR LAKE GENEVA
Name of Event where licensee will work: A STRING OF PEARLS GRAND RE-OPENING
Date of Event: 8-28-21

APPLICANT SIGNATURE

Robert E Kunkel DATE: 7-30-21 



LEARN 2 SERVE™

CERTIFICATE OF COMPLETION

This certifies that

Robert E Kunkel

is awarded this certificate for

Wisconsin Responsible Beverage Server Training



Completion Date
07/29/2021



Expiration Date
07/29/2023



Certificate #
WI-00594622

A handwritten signature in black ink, appearing to read 'Sarah McLeod', written over a horizontal line.

Official Signature

This certificate is non-transfereable and represents the successful completion of an approved
Wisconsin Department of Revenue Responsible Beverage Server Course in compliance with secs. 125.04(5)(a)5., 125.17(6), and 134.66(2m), Wis. Stats.

6801 N Capital of Texas Hwy, Bldg 1, Suite 250 | Austin, TX 78731 | 877.881.2235 | www.360training.com



CITY OF LAKE GENEVA TEMPORARY OPERATOR LICENSE



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APPLICANT INFORMATION

Name: HENDERSON JEAN —
Last First Middle

Maiden Name: LESMEISTER Date of Birth: [REDACTED]

Is your Certificate of Completion of a Beverage Server Training Course Attached? ☒ YES ☐ NO
If No, will a Licensed Operator be serving or supervising the service of alcohol? ☐ YES ☐ NO

ORGANIZATION WHERE SERVICES OF LICENSEE WILL BE EMPLOYED

Organization Name: Lake Geneva Rotary
Address: PO Box 601 Lake Geneva WI 53147
Name of Event where licensee will work: String of Pearls
Date of Event: 8/28/21

APPLICANT SIGNATURE

Jean Henderson DATE: 7/30/21

Serving Alcohol

is proud to present this certificate to

Jean Henderson

for successful completion of the online course



Wisconsin Alcohol Seller/Server Course

PERSONS COMPLETING THIS COURSE HAVE AGREED TO EXECUTE THE FOLLOWING POLICIES TO THE BEST OF THEIR ABILITIES.

- * CARD ANY PERSON 35 YEARS OF AGE OR YOUNGER
- * OBSERVE AND REPORT ANY CUSTOMER SHOWING SIGNS OF POSSIBLE IMPAIRED BEHAVIOR TO MANAGEMENT
- * RESPOND IMMEDIATELY TO ANY POSSIBLE PROBLEM SITUATION
- * DETERMINE THE PEOPLE ENTERING THE PREMISES TO CONSUME ALCOHOL ARE OF LEGAL ALCOHOL DRINKING AGE AND RECORD THEM IF THERE IS ANY QUESTION ABOUT THEIR AGE
- * ENSURE A PERSON MATCHES THEIR VALID LEGAL IDENTIFICATION

This is a Wisconsin Department of Revenue approved Responsible Beverage Server Training Course in compliance with Sec. 125.17 (6), 134.66 (2m), and 125.04 (5) (a) 5. Wis. Stats.

Verify online at
servingalcohol.com

Verification Code

8tGxIS5ULI

Date Issued

Jul 30th, 2021

VALID FOR 2 YEARS

This is not a Wisconsin operators/bartenders license.

This certificate will be requested to obtain a Wisconsin operators/bartenders license from the Wisconsin city clerk's office in the municipality where you are working.

Find your city clerk's office here: <https://elections.wi.gov/clerks/directory>

Wisconsin Alcohol Seller/Server Course

Name: Jean Henderson

Certification Date: Jul 30th, 2021

Certificate Code: 8tGxIS5ULI

Verify Online: servingalcohol.com

125.17(6), 134.66 (2m), 125.04(5)(a)5 Wis. Stats.

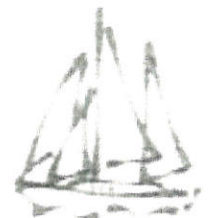
SERVING ALCOHOL INC

VALID FOR 2 YEARS

Learn more about this wallet card at <http://servingalcohol.com/wallet-card>



CITY OF LAKE GENEVA TEMPORARY OPERATOR LICENSE



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APPLICANT INFORMATION

Name: HENDERSON JOHN HOWARD
Last First Middle

Maiden Name: _____ Date of Birth: _____

Is your Certificate of Completion of a Beverage Server Training Course Attached? ☒ YES NO
If No, will a Licensed Operator be serving or supervising the service of alcohol? YES NO

ORGANIZATION WHERE SERVICES OF LICENSEE WILL BE EMPLOYED

Organization Name: Lake Geneva Pottery
Address: PO Box 601 Lake Geneva WI 5347
Name of Event where licensee will work: String of Pearls - Return
Date of Event: 8/28/21

APPLICANT SIGNATURE

John H. Henderson DATE: 7/30/2021

Serving Alcohol

is proud to present this certificate to

JOHN HENDERSON

for successful completion of the online course



Wisconsin Alcohol Seller/Server Course

PERSONS COMPLETING THIS COURSE HAVE AGREED TO EXECUTE THE FOLLOWING POLICIES TO THE BEST OF THEIR ABILITIES.

- * CARD ANY PERSON 35 YEARS OF AGE OR YOUNGER
- * OBSERVE AND REPORT ANY CUSTOMER SHOWING SIGNS OF POSSIBLE IMPAIRED BEHAVIOR TO MANAGEMENT
- * RESPOND IMMEDIATELY TO ANY POSSIBLE PROBLEM SITUATION
- * DETERMINE THE PEOPLE ENTERING THE PREMISES TO CONSUME ALCOHOL ARE OF LEGAL ALCOHOL DRINKING AGE AND RECORD THEM IF THERE IS ANY QUESTION ABOUT THEIR AGE
- * ENSURE A PERSON MATCHES THEIR VALID LEGAL IDENTIFICATION

This is a Wisconsin Department of Revenue approved Responsible Beverage Server Training Course in compliance with Sec. 125.17 (6), 134.66 (2m), and 125.04 (5) (a) 5. Wis. Stats.

Verify online at
servingalcohol.com

Verification Code

HLfFmnUDu0

Date Issued

Jul 30th, 2021

VALID FOR 2 YEARS

This is not a Wisconsin operators/bartenders license.

This certificate will be requested to obtain a Wisconsin operators/bartenders license from the Wisconsin city clerk's office in the municipality where you are working.

Find your city clerk's office here: <https://elections.wi.gov/clerks/directory>

Wisconsin Alcohol Seller/Server Course

Name: JOHN HENDERSON

Certification Date: Jul 30th, 2021

Certificate Code: HLfFmnUDu0

Verify Online: servingalcohol.com

125.17(6), 134.66 (2m), 125.04(5)(a)5 Wis. Stats.

SERVING ALCOHOL INC

VALID FOR 2 YEARS

Learn more about this wallet card at <http://servingalcohol.com/wallet-card>

ORDINANCE OF THE COMMON COUNCIL

An ordinance amending Chapter 74, Traffic and Vehicles, Article VI, Traffic Code, Section 206(b), Turns; as it relates to disallowing of left hand turns for northbound traffic on Edwards Blvd, from Highway 50, into the 300 Block of North Edwards Blvd

Committee	Public Works Committee approved July 26, 2021 Finance, Licensing, and Regulation Committee approved August 3, 2021		
Fiscal Impact:	N/A		
File Number:	21-06	First Reading :	August 9, 2021
		Second Reading :	August 23, 2021

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

Traffic proceeding east on Wrigley Drive shall not turn left onto Broad Street

Traffic proceeding south on Mill Street shall not turn left onto Main Street

The left-hand lane of Center Street northbound at the intersection of Center Street and Main Street shall be left turn only

The right-hand lane of Center Street northbound at the intersection of Center Street and Main Street shall be for through and right-hand turn traffic only

The right-hand lane of Center Street southbound at the intersection of Main Street and Center Street shall be for through and right-hand turns only

The left-hand lane of Center Street southbound at the intersection of Main Street and Center Street shall be for left-hand turns only

The right-hand lane of Main Street westbound at the intersection of Main Street and Center Street shall be for right-hand turn traffic only

The left-hand lane of Main Street westbound at the intersection of Main Street and Center Street for left-hand turn traffic only

The center lane westbound at the intersection of Main Street and Center Street for straight ahead or westbound traffic only

The left-hand lane of Edwards Boulevard (Highway 120) southbound at the intersection with Townline Road is for left-hand turn traffic only

The right-hand lane of Edwards Boulevard (Highway 120) northbound at the intersection with Townline Road is for right-hand turn traffic only

The left-hand lane of Wells Street northbound at the intersection with Campbell Street is for left-hand turn traffic only

The left-hand lane of Townline Road westbound at the intersection with Wells Street is for left-hand turn traffic only

The right-hand lane of Townline Road westbound at the intersection with Wells Street is for right-hand turn traffic only

The right-hand lane of Wells Street southbound at the intersection with South Street is for right-hand turn traffic only

The left-hand lane of Wells Street southbound at the intersection with South Street is for straight or left-hand turn traffic only

The left-hand lane of Wells Street northbound at the intersection with South Street is for straight or left-hand turn traffic only

The right-hand lane of Wells Street northbound at the intersection with South Street is for right-hand turn traffic only

The left-hand lane of South Street eastbound at the intersection with Wells Street is for left-hand turn traffic only

The right-hand lane of South Street eastbound at the intersection with Wells Street is for straight or right-hand turn traffic only

The right-hand lane of Geneva Street eastbound at the intersection with Broad Street is for right-hand turn traffic only

The left-hand lane of Geneva Street eastbound at the intersection with Broad Street is for straight or left-hand turn traffic only

The left-hand lane of Geneva Street westbound at the intersection with Broad Street is for left-hand turn traffic only
The right-hand lane of Geneva Street westbound at the intersection with Broad Street is for straight or right-hand turn traffic only

The left-hand lane of Main Street eastbound at the intersection with Cook Street is for left-hand turn traffic only
The right-hand lane of Main Street eastbound at the intersection with Cook Street is for straight or right-hand turn traffic only

The left-hand lane of Main Street westbound at the intersection with Cook Street is for left-hand turn traffic only
The right-hand lane of Main Street westbound at the intersection with Cook Street is for straight and right-hand turn traffic only

The right-hand lane of Main Street westbound at the intersection with Mill Street is for right-hand turn traffic only

The left-hand lane of Main Street westbound at the intersection with Wells Street is for left-hand turn traffic only

The right-hand lane of Main Street westbound at the intersection with Wells Street is for straight traffic only

The right-hand lane of Main Street eastbound at the intersection with Wells Street is for right-hand turn traffic only

The left-hand lane of Main Street eastbound at the intersection with Wells Street is for straight traffic only

The left-hand lane of Wells Street northbound at the intersection with Main Street is for left-hand turn traffic only

The right-hand lane of Wells Street northbound at the intersection with Main Street is for right-hand turn traffic only

The left-hand lane of Main Street westbound at the intersection with South Lakeshore Drive is for left-hand turn traffic only

The left-hand lane of Broad Street southbound at the intersection with Main Street is for left-hand turn traffic only

The right-hand lane of Broad Street southbound at the intersection with Main Street is for right-hand turn traffic only

The right-hand lane of Broad Street northbound at the intersection with Main Street is for right-hand turn traffic only

The left-hand lane of Broad Street northbound at the intersection with Main Street is for left-hand turn traffic only

The left-hand lane of Main Street westbound at the intersection with Broad Street is for left-hand turn traffic only

The right-hand lane of Main Street westbound at the intersection with Broad Street is for right-hand turn traffic only

The left-hand lane of Main Street eastbound at the intersection with Broad Street is for left-hand turn traffic only

The right-hand lane of Main Street eastbound at the intersection with Broad Street is for right-hand turn traffic only

The two right-hand lanes of Edwards Boulevard (Highway 120) northbound at the intersection with Main Street, (Highway 50) are for right-hand turn traffic only

The left-hand lane of Edwards Boulevard (Highway 120) northbound at the intersection with Main Street (Highway 50) is for left-hand turn traffic only

The right-hand lane of Edwards Boulevard southbound at the intersection with Main Street (Highway 50) is for right-hand turn traffic only

The left-hand lane of Edwards Boulevard southbound at the intersection with Main Street (Highway 50) is for left-hand turn traffic only

The two left-hand lanes of Main Street (Highway 50) westbound at the intersection with Edwards Boulevard (Highway 120) are for left-hand turn traffic only

The right-hand lane of Main Street (Highway 50) westbound at the intersection with Edwards Boulevard (Highway 120) is for right-hand turn traffic only

The two right-hand lanes of Main Street (Highway 50) eastbound at the intersection with Edwards Boulevard (Highway 120) are for right-hand turn traffic only

The left-hand turn lane of Main Street (Highway 50) eastbound at the intersection with Edwards Boulevard (Highway 120) is for left-hand turn traffic only

No left hand turns shall be permitted for northbound traffic on Edwards Boulevard within approximately 230 feet from the intersection of State Highway 50

Semitrailer trucks shall be prohibited from making a right turn from Center Street into the alley which extends between Center Street and Mill Street and which alley lies between Main Street and Geneva Street, 600 block

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

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

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

Attest:

Page 3 of 3

FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\200442 2021 Lake Geneva Street Program\Design\200442_TITLE&DETAILS.dwg





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

PROJECT:

LOCATION:

LAKE GENEVA, WI

CLIENT:

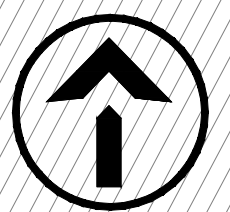


RELEASE:

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:



SCALE: N.T.S.

SEAL:

all in

SHEET:

EXHIBIT

PROJECT MANAGER:

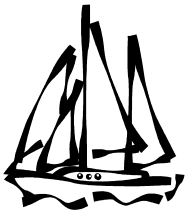
PROJECT NUMBER:

DATE:

SHEET NUMBER:

Resolution 21-R61

The Common Council of the City of Lake Geneva does hereby establish the following revised schedule of fees, effective August 23, 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) – 3 hours free parking	4 free per residence each additional \$25.00
Business Owner – 3 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 - 3 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 3 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
RIVIERA RENTAL RATES (PEAK SEASON- MAY 1- NOVEMBER 30; OFF- PEAK SEASON- DECEMBER 1- APRIL 30) <i>Maximum attendees is 380</i>	Rates below effective January 1, 2023
SOCIAL EVENTS (WEDDINGS, ANNIVERSARIES, ETC)	PEAK SEASON RATES
Resident Friday	\$3,075.00
Resident Saturday	\$3,550.00
Resident Sunday	\$2,950.00

Resident Mon-Thurs	\$1,500.00
Non-Resident Friday	\$5,800.00
Non-Resident Saturday	\$6,750.00
Non-Resident Sunday	\$5,500.00
Non-Resident Mon-Thurs	\$2,400.00
Holiday Surcharge	\$300.00
SOCIAL EVENTS (WEDDINGS, ANNIVERSARIES, ETC)	OFF-PEAK SEASON RATES
Resident Friday	\$2,550.00
Resident Saturday	\$3,075.00
Resident Sunday	\$2,100.00
Resident Mon-Thurs	\$1,500.00
Non-Resident Friday	\$4,750.00
Non-Resident Saturday	\$5,800.00
Non-Resident Sunday	\$3,800.00
Non-Resident Mon-Thurs	\$2,100.00
Holiday Surcharge	\$300.00

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	\$1,200.00
Advanced Life Support Base Rate (ALS2)	\$1,200.00
Advanced Life Support Base Rate (Intercept)	\$1,200.00
Advanced Life Support Base Rate (Intercept ALS2)	\$1,200.00
Equal Level Staffing Mutual Aid	\$300.00
Basic Life Support Base Rate	\$1,000.00
Mileage Charge	\$20.00 per mile
Supplies used fee	-
Oil Dry	\$10.00 per bag
Class A, B, or AB Firefighting Foam	\$30.00/gallon
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	\$75.00/hr.

2 hour minimum Note: system may not be concealed prior to inspection. Inspections are required for all systems.	
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 23rd day of August, 2021.

Charlene Klein, Mayor

Lana Kropf, City Clerk

From: [Stephanie Smith](#)
Sent: Tuesday, July 20, 2021 12:16 PM
To: [Mayor](#)
Subject: Recap of GLLEA Meeting 7/19/21

Good Afternoon!

I just wanted to provide a recap of the meeting yesterday since you were unable to attend. One of the agenda items was discussion and possible action for additional funding. Due to the office move and renovations coming in more than anticipated the GLLEA is in need of additional funding. The reserves have been used to cover payroll and general operating expenses. The board voted unanimously to ask each of the four municipalities to contribute an additional \$15,000 as soon as possible to help cover wages and expenses through the end of the year. I wanted to keep you up to date so you are able to add it to your next meeting agenda. Please let me know if you have any questions or concerns and I or Commander Hausner or Pat Kenny are happy to answer.

Thank you,

--

Stephanie Smith

Geneva Lake Law Enforcement Agency

Secretary/Treasurer

New Office Remodel

8/20/2021 **Costs**

New Office Remodel

8/20/2021 **Costs**

LeRoux Construction

New Office Remodel

8/20/2021 **Costs**

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8/20/2021 **Costs**

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New Office Remodel

8/20/2021	Costs
	\$20,000.00

New Office Remodel

8/20/2021	Costs
	\$88,684.65

New Office Remodel

8/20/2021 Costs

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New Office Remodel

8/20/2021 Costs

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New Office Remodel

8/20/2021 **Costs**

New Office Remodel

8/20/2021	Costs
	\$20,355.69

New Office Remodel

8/20/2021 Costs
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New Office Remodel

8/20/2021 **Costs**

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8/20/2021 **Costs**

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8/20/2021	Costs
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New Office Remodel

8/20/2021 Costs

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Wage History

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Salaried:

2021

Commander

\$30,403

Sergeant

\$26,751

Secretary/Treasurer

\$5,464

Hourly:

Officers

\$20/hr

ENFORCEMENT AGENCY

3%

3%

2%

2%

2020

2019

2018

2017

\$29,517 \$28,657 \$27,822 \$27,276

\$25,972 \$25,216 \$24,482 \$24,002

\$5,305

\$5,150

\$5,000

with a \$.25 raise for each year worked

2%

2%

3%

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2016

2015

2014

2013

\$26,742 \$26,218 \$25,704 \$24,955

\$23,532 \$23,071 \$22,619 \$21,960

for GLLEA

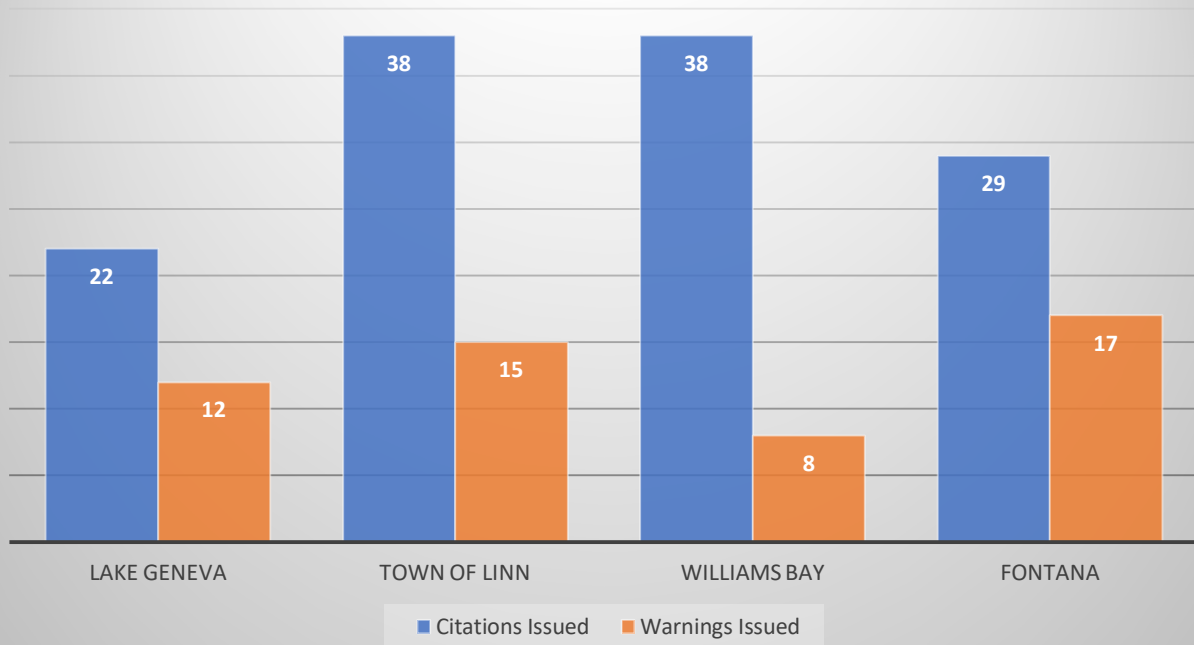
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2012

\$24,955

\$21,960

Geneva Lake Law Enforcement Statistics



Report Criteria:

Report type: Summary

[Report].Check Issue Date = 08/03/2021,08/04/2021,08/11/2021

Check.Type = {<>} "Adjustment"

Bank.Bank account = "043230"

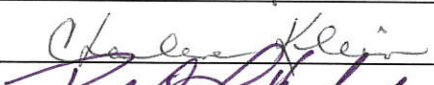
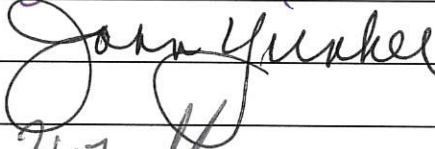
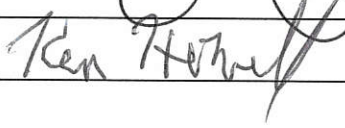
Check Issue Date	Check Number	Vendor Number	Payee	Amount
08/03/2021	76981	2876	LAKE GENEVA POLICE DEPT	88.30
08/04/2021	76982	2046	ALLIANT ENERGY	72.83
08/04/2021	76983	6019	BUREAU OF CORRECTIONAL ENTERPRISES	29.91
08/04/2021	76984	2354	CULLIGAN OF BURLINGTON	98.50
08/04/2021	76985	2466	ENVISIONWARE INC	2,315.00
08/04/2021	76986	6246	HILL VALLEY DAIRY LLC	400.00
08/04/2021	76987	2670	HOME DEPOT CREDIT	649.00
08/04/2021	76988	4679	KWIK TRIP	500.00
08/04/2021	76989	2977	MIDWEST TAPE	471.73
08/04/2021	76990	3232	RHYME BUSINESS PRODUCTS	320.62
08/04/2021	76991	3233	RHYME BUSINESS PRODUCTS	160.02
08/04/2021	76992	6237	RUSSELL, STEVE	83.35
08/04/2021	76993	6105	THE SWEENEY GROUP	4,000.00
08/04/2021	76994	4918	TIME WARNER CABLE	144.98
08/11/2021	77084	2046	ALLIANT ENERGY	25,055.27
08/11/2021	77085	5770	AT & T TELECONFERENCE SERVICES	93.01
08/11/2021	77086	2138	BAKER & TAYLOR	1,448.03
08/11/2021	77087	2273	CHASE CARD SERVICES	4,110.33
08/11/2021	77088	2511	FLOWER, JIM	310.24
08/11/2021	77089	3001	SECURIAN FINANCIAL GROUP	2,440.77
08/11/2021	77090	5278	SPRINGHORN, KARL	45.00
08/11/2021	77091	4918	TIME WARNER CABLE	180.94
08/11/2021	77092	5874	UNIQUE	26.85
08/11/2021	77093	5001	VERIZON WIRELESS	38.01
08/11/2021	77094	6257	NORSE TACTICAL LLC	180.00
08/11/2021	77095	5783	WALWORTH COUNTY REGISTER OF DEEDS	30.00
Grand Totals:				43,292.69

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
11-00-00-21100	34.98	27,263.75-	27,228.77-
11-00-00-21340	2,251.64	.00	2,251.64
11-10-00-51330	169.98	.00	169.98
11-10-00-51390	52.75	.00	52.75
11-10-00-53160	30.00	.00	30.00
11-10-00-55000	107.78	.00	107.78
11-14-30-53100	254.99	.00	254.99
11-15-10-53320	218.00	.00	218.00
11-16-10-52220	4,530.58	.00	4,530.58
11-16-10-53100	320.62	.00	320.62
11-21-00-52210	144.98	.00	144.98
11-21-00-52220	41.67	.00	41.67

GL Account	Debit	Credit	Proof
11-21-00-53120	83.30	.00	83.30
11-21-00-53310	45.00	.00	45.00
11-21-00-53990	5.00	.00	5.00
11-21-00-54100	180.00	.00	180.00
11-22-00-51155	36.00	.00	36.00
11-22-00-52210	114.98	.00	114.98
11-22-00-52220	1,355.67	.00	1,355.67
11-22-00-53100	60.54	.00	60.54
11-22-00-53500	230.93	34.98-	195.95
11-22-00-53600	39.99	.00	39.99
11-22-00-58100	989.98	.00	989.98
11-24-00-44400	900.00	.00	900.00
11-24-00-53100	160.02	.00	160.02
11-24-00-53300	310.24	.00	310.24
11-24-00-53320	155.00	.00	155.00
11-29-00-52210	38.01	.00	38.01
11-29-00-52220	55.11	.00	55.11
11-32-10-52210	65.96	.00	65.96
11-32-10-52220	841.61	.00	841.61
11-32-10-53400	125.23	.00	125.23
11-32-10-53510	30.35	.00	30.35
11-32-10-53990	59.14	.00	59.14
11-32-13-54300	531.23	.00	531.23
11-34-10-52220	359.92	.00	359.92
11-34-10-52230	8,257.68	.00	8,257.68
11-34-10-53740	21.72	.00	21.72
11-34-10-53750	221.31	.00	221.31
11-51-10-52220	2,426.90	.00	2,426.90
11-52-00-52220	512.93	.00	512.93
11-52-00-59220	89.81	.00	89.81
11-52-01-52220	837.20	.00	837.20
40-00-00-21100	.00	5,958.59-	5,958.59-
40-52-11-46760	4.00	.00	4.00
40-54-10-52220	659.62	.00	659.62
40-54-10-53520	109.88	.00	109.88
40-54-10-53990	166.70	.00	166.70
40-55-10-52400	129.95	.00	129.95
40-55-20-53600	98.50	.00	98.50
40-55-30-52220	4,194.80	.00	4,194.80
40-55-40-53000	595.14	.00	595.14
42-00-00-21100	.00	6.00-	6.00-
42-34-50-46330	6.00	.00	6.00
48-00-00-21100	.00	327.91-	327.91-
48-00-00-52220	72.83	.00	72.83
48-00-00-54200	255.08	.00	255.08
61-00-00-21100	.00	6.64-	6.64-
61-00-00-92630	6.64	.00	6.64
62-00-00-21100	.00	12.51-	12.51-
62-00-00-92630	12.51	.00	12.51
99-00-00-21100	.00	9,752.27-	9,752.27-
99-00-00-52110	305.09	.00	305.09
99-00-00-52160	4,000.00	.00	4,000.00
99-00-00-52220	891.77	.00	891.77

GL Account	Debit	Credit	Proof
99-00-00-53120	16.66	.00	16.66
99-00-00-53500	29.91	.00	29.91
99-00-00-54110	1,490.29	.00	1,490.29
99-00-00-54140	241.40	.00	241.40
99-00-00-54155	31.23	.00	31.23
99-00-00-55100	2,341.85	.00	2,341.85
99-00-00-55150	216.00	.00	216.00
99-00-00-59000	188.07	.00	188.07
Grand Totals:	43,362.65	43,362.65-	.00

Dated: 8/17/2021Mayor: City Council: 


City Recorder: _____

Report Criteria:

Report type: Summary

[Report]. Check Issue Date = 08/03/2021,08/04/2021,08/11/2021

Check.Type = {<>} "Adjustment"

Bank.Bank account = "043230"

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "08182021","08182021A"

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
AMY'S SHIPPING EMPORIUM				
41744	08/04/2021	UPS-UNITED PUBLIC SAFTEY	42-34-50-53120 POSTAGE EXPENSE	13.03
Total AMY'S SHIPPING EMPORIUM:				13.03
ASBURY, ANDREW				
REFD 08/02/21	08/02/2021	REFD CITATION PER MUNI COU	11-12-00-24280 COURT FINES-OTHER	25.00
Total ASBURY, ANDREW:				25.00
BUMPER TO BUMPER AUTO PARTS				
662-441960	06/08/2021	TRAILER ADAPTOR	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	14.59
Total BUMPER TO BUMPER AUTO PARTS:				14.59
BUREAU OF CORRECTIONAL ENTERPRISES				
306-186313	07/22/2021	PAPER TOWER,TP	11-51-10-52400 MUSEUM-MAINTENANCE & REPAIRS	48.79
306-186313	07/22/2021	PAPER TOWEL,LINERS	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	186.20
Total BUREAU OF CORRECTIONAL ENTERPRISES:				234.99
CDW GOVERNMENT INC				
H236439	07/22/2021	TONER-JUDGE	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	60.59
Total CDW GOVERNMENT INC:				60.59
CONSERV FS INC				
60043585	08/02/2021	WEED KILLER	11-52-00-53620 GROUNDS FERTILIZER/WEED CONTR	100.82
Total CONSERV FS INC:				100.82
COPIES & PRINTS PLUS LLC				
329818	07/30/2021	RACK CARDS-FUNDRAISER	11-70-00-57800 AVIAN COMMITTEE EXPENSES	16.50
329849	08/03/2021	RACK CARDS-SWIFT NIGHT OU	11-70-00-57800 AVIAN COMMITTEE EXPENSES	44.00
329874	08/04/2021	RACK CARDS-SWIFT NIGHT OU	11-70-00-57800 AVIAN COMMITTEE EXPENSES	44.00
Total COPIES & PRINTS PLUS LLC:				104.50
COPPELMEN, AUBREY				
REIMB 7/7/21	07/29/2021	SEC DEP-COPPELMEN 7/17/21	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
REIMB 7/7/21	07/29/2021	SEC GRD,S/U-COPPELMEN 7/1	40-55-10-46740 UPPER RIVIERA REVENUE	222.13-
Total COPPELMEN, AUBREY:				777.87
CORNERSTONE COMMUNICATIONS INC.				
9229	07/20/2021	ANNUAL RENEWAL TECH SUPP	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	5,634.23
Total CORNERSTONE COMMUNICATIONS INC.:				5,634.23

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
CUSTOM TRUCK ONE SOURCE				
0060007460	07/27/2021	REPAIR TO BUCKET TRUCK	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	267.03
Total CUSTOM TRUCK ONE SOURCE:				267.03
DUNN LUMBER				
822587	07/28/2021	SPRAY PAINT	11-52-00-53520 GROUNDS MAINT SUPPLIES	8.48
822848	07/28/2021	BENCH BRACES-1ST FLOOR	40-55-20-53500 BLDG MAINT SUPPLIES-LOWER RIV	39.27
823447	07/28/2021	TOILET REPAIR PARTS	11-51-10-52400 MUSEUM-MAINTENANCE & REPAIRS	9.28
828746	08/03/2021	OIL MIX-FIELD TRIMMING	11-52-00-59510 EQUIP MAINT SUPPL-RECREATION	25.02
832069	08/05/2021	BUTS,BOLTS-SIGN SUPPLIES	11-34-10-53750 TRAFFIC CONTROL STREET SIGNS	72.76
836698	08/10/2021	OIL-GAS MIX	11-32-10-53410 VEHICLE-FUEL & OIL	35.88
836746	08/10/2021	NUTS/BOLTS-#135	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	6.38
838289	08/11/2021	SCREWS, CLEANING POLISH	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	11.78
Total DUNN LUMBER:				208.85
ELKHORN CHEMICAL CO INC				
632219-1	06/10/2021	DISPENSERS	40-55-20-53500 BLDG MAINT SUPPLIES-LOWER RIV	288.00
633442	05/19/2021	MISC SUPPLIES	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	322.77
633605	06/02/2021	VACCUM CLEANER	11-32-10-53500 BLDG MAINT SUPPLIES-STR DEPT	324.65
633707	05/27/2021	MOP HANDLE	40-55-10-53500 BLDG MAINT SUPPLIES-UPPER RIV	29.00
633707-1	06/24/2021	MOP HANDLE	40-55-20-53500 BLDG MAINT SUPPLIES-LOWER RIV	29.00
633773	06/01/2021	HAND SOAP-RESTROOMS	11-52-00-53520 GROUNDS MAINT SUPPLIES	1,431.80
634593	07/15/2021	GARBAGE BAGS	11-52-00-53520 GROUNDS MAINT SUPPLIES	4,304.40
635521	07/28/2021	SOAP,DEODORANT	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	96.82
635521	07/28/2021	BATH TISSUE	11-51-10-52400 MUSEUM-MAINTENANCE & REPAIRS	84.12
635521-1	07/28/2021	DEODORANT BLOCKS	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	31.40
635607	08/03/2021	HAND SOAP-LOWER RIV	40-55-20-53500 BLDG MAINT SUPPLIES-LOWER RIV	1,431.80
Total ELKHORN CHEMICAL CO INC:				8,373.76
ELKHORN NAPA AUTO PARTS				
238473	08/05/2021	RELAY-TORO VETS PARK	11-52-00-52500 EQUIPMENT REPAIR SERVICES	14.21
238823	08/09/2021	AIR FILTER-TRK #37	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	50.08
Total ELKHORN NAPA AUTO PARTS:				64.29
ELLENA ENGINEERING CONSULTANTS				
2074	07/30/2021	ENGINEERING-DISC GOLF	43-52-00-53000 PARKS AND REC CAPITAL PROJECTS	2,500.00
Total ELLENA ENGINEERING CONSULTANTS:				2,500.00
ESPINOSA, ANTHONY				
REFD 08/02/21	08/02/2021	REFD CITATION PER MUNI COU	11-12-00-24280 COURT FINES-OTHER	20.20
Total ESPINOSA, ANTHONY:				20.20
GAPPA SECURITY SOLUTIONS LLC				
23537	07/23/2021	LOCK CYLINDER-VISITOR CEN	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	114.00
Total GAPPA SECURITY SOLUTIONS LLC:				114.00
GENEVA LAKE WOMENS ASSOCIATION				
REIMB-GRANT	08/11/2021	WOMEN'S WEEKEND REIMBUR	47-70-00-57150 PROMOTIONAL GRANT	7,934.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total GENEVA LAKE WOMENS ASSOCIATION:				7,934.00
GENEVA ONLINE INC				
1116731	07/01/2021	EMAIL SVC-JUL	11-12-00-52210 MUNICIPAL CT TELEPHONE	2.00
1118069	08/01/2021	EMAIL SVC-AUG	11-21-00-52210 PD TELEPHONE EXPENSE	2.00
Total GENEVA ONLINE INC:				4.00
GFL ENVIRONMENTAL INC.				
V20000012517	07/31/2021	ST SWEEPINGS DISPOSAL	11-36-00-52940 SOLID WASTE-RESIDENTIAL	1,721.72
Total GFL ENVIRONMENTAL INC.:				1,721.72
GILLUND ENTERPRISES				
880782	07/21/2021	GREASE	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	220.80
Total GILLUND ENTERPRISES:				220.80
HE STARK AGENCY INC				
15993	07/30/2021	COLLECTION FEES-JUL	11-12-00-52140 COLLECTION FEES	2.50
6089 PARK 07/	07/30/2021	COLLECTION FEES-JUL	42-34-50-52160 CALE CC AND COLLEC FEES	300.50
Total HE STARK AGENCY INC:				303.00
HUMPHREYS CONTRACTING				
08/02/21	08/02/2021	STRAIGHTEN/RPR GRAVE STO	48-00-00-54200 CEM GRAVES/FOUNDATIONS	14,990.72
Total HUMPHREYS CONTRACTING:				14,990.72
JADERHOLM, ABBY				
REIMB 7/18/21	07/29/2021	SEC DEP-JADERHOLM 7/18/21	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
REIMB 7/18/21	07/29/2021	SEC GRD,S/U-JADERHOLM 7/18	40-55-10-46740 UPPER RIVIERA REVENUE	326.75-
Total JADERHOLM, ABBY:				673.25
JOHNS DISPOSAL SERVICE INC				
695997	08/05/2021	AUG SVC	11-36-00-52940 SOLID WASTE-RESIDENTIAL	31,015.36
695997	08/05/2021	AUG SVC	11-36-00-52970 SOLID WASTE-RECYCLING	17,007.36
Total JOHNS DISPOSAL SERVICE INC:				48,022.72
LAKE GENEVA UTILITY				
301 BOWING	07/22/2021	301 BOWING WAY	45-00-00-24530 SEWER IMPACT FEES	1,865.00
301 BOWING	07/22/2021	301 BOWING WAY	45-00-00-24520 WATER IMPACT FEES	1,690.00
303 BOWING	07/12/2021	303 BOWING WAY	45-00-00-24520 WATER IMPACT FEES	1,690.00
303 BOWING	07/12/2021	303 BOWING WAY	45-00-00-24530 SEWER IMPACT FEES	1,865.00
305 BOWING	06/28/2021	305 BOWING WAY	45-00-00-24530 SEWER IMPACT FEES	1,865.00
305 BOWING	06/28/2021	305 BOWING WAY	45-00-00-24520 WATER IMPACT FEES	1,690.00
307 BOWING	07/13/2021	307 BOWING WAY	45-00-00-24520 WATER IMPACT FEES	1,690.00
307 BOWING	07/13/2021	307 BOWING WAY	45-00-00-24530 SEWER IMPACT FEES	1,865.00
313 BOWING	07/16/2021	313 BOWING WAY	45-00-00-24520 WATER IMPACT FEES	1,690.00
313 BOWING	07/16/2021	313 BOWING WAY	45-00-00-24530 SEWER IMPACT FEES	1,865.00
316 BOWING	08/04/2021	316 BOWING WAY-FAIRWYN	45-00-00-24520 WATER IMPACT FEES	1,690.00
316 BOWING	08/04/2021	316BOWING WAY-FAIRWYN	45-00-00-24530 SEWER IMPACT FEES	1,865.00
318 BOWING	07/22/2021	318 BOWING WAY	45-00-00-24520 WATER IMPACT FEES	1,690.00
318 BOWING	07/22/2021	318 BOWING WAY	45-00-00-24530 SEWER IMPACT FEES	1,865.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
324 BOWING	07/22/2021	324 BOWING WAY	45-00-00-24520 WATER IMPACT FEES	1,690.00
324 BOWING	07/22/2021	324 BOWING WAY	45-00-00-24530 SEWER IMPACT FEES	1,865.00
336 BOWING	07/02/2021	336 BOWING WAY	45-00-00-24530 SEWER IMPACT FEES	1,865.00
336 BOWING	07/02/2021	336 BOWING WAY	45-00-00-24520 WATER IMPACT FEES	1,690.00
342 BOWING	07/12/2021	342 BOWING WAY	45-00-00-24520 WATER IMPACT FEES	1,690.00
342 BOWING	07/12/2021	342 BOWING WAY	45-00-00-24530 SEWER IMPACT FEES	1,865.00
352 BOWING	07/13/2021	352 BOWING WAY	45-00-00-24530 SEWER IMPACT FEES	1,865.00
352 BOWING	07/13/2021	352 BOWING WAY	45-00-00-24520 WATER IMPACT FEES	1,690.00
401 CADENCE	07/22/2021	401 CADENCE CIR	45-00-00-24520 WATER IMPACT FEES	1,690.00
401 CADENCE	07/22/2021	401 CADENCE CIR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
403 CADENCE	07/22/2021	403 CADENCE CIR	45-00-00-24520 WATER IMPACT FEES	1,690.00
403 CADENCE	07/22/2021	403 CADENCE CIR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
405 CADENCE	06/21/2021	405 CADENCE CIR	45-00-00-24520 WATER IMPACT FEES	1,690.00
405 CADENCE	06/21/2021	405 CADENCE CIR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
407 CADENCE	06/21/2021	407 CADENCE CIR	45-00-00-24520 WATER IMPACT FEES	1,690.00
407 CADENCE	06/21/2021	407 CADENCE CIR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
978 N KNOLL	08/04/2021	978 N KNOLL LN	45-00-00-24520 WATER IMPACT FEES	1,014.00
978 N KNOLL	08/04/2021	978 N KNOLL LN	45-00-00-24530 SEWER IMPACT FEES	1,119.00
Total LAKE GENEVA UTILITY:				55,458.00
LAKEWOOD FILTERS INC				
00122631	08/03/2021	FURNACE FILTERS CHANGED	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	271.50
Total LAKEWOOD FILTERS INC:				271.50
LARRY'S TOWING & RECOVERY				
26214-1	08/03/2021	TOW-SUZUKI	11-34-10-52900 CAR TOWING	200.00
Total LARRY'S TOWING & RECOVERY:				200.00
LASER ELECTRIC SUPPLY				
1483983-00	07/30/2021	BALLASTS	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	231.57
1483983-00	07/30/2021	BALLASTS	11-51-10-52400 MUSEUM-MAINTENANCE & REPAIRS	28.58
1484082-00	08/09/2021	LIGHT BULBS	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	69.50
Total LASER ELECTRIC SUPPLY:				329.65
LEE RECREATION LLC				
13582-21	08/08/2021	DOME-VETS PLAYGROUND	11-52-00-59510 EQUIP MAINT SUPPL-RECREATION	386.00
Total LEE RECREATION LLC:				386.00
MARED MECHANICAL				
124306	07/31/2021	SERVICE MAINT	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	836.00
124874	07/31/2021	BOILER INSPECTION	11-16-10-52400 CITY HALL BUILDING REPAIRS	532.35
Total MARED MECHANICAL:				1,368.35
MARLIN PRINTING & GRAPHICS				
663944	07/15/2021	INSPECTION FAIL LABELS	11-24-00-53300 BLDG INSPECTOR TRAVEL-MILEAGE	137.15
663945	07/15/2021	INSPECTION PASS LABELS	11-24-00-53300 BLDG INSPECTOR TRAVEL-MILEAGE	126.00
663946	07/15/2021	BULK GARBAGE HANG TAGS	11-24-00-53300 BLDG INSPECTOR TRAVEL-MILEAGE	79.00
Total MARLIN PRINTING & GRAPHICS:				342.15

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
MERCURIO, JIM				
REIMB 7/23/21	08/03/2021	SEC DEP-MERCURIO 7/23/21	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
REIMB 7/23/21	08/03/2021	SEC GRD,SETUP-MERCURIO 7/	40-55-10-46740 UPPER RIVIERA REVENUE	298.50-
Total MERCURIO, JIM:				701.50
MOTION & CONTROL ENTERPRISES LLC				
A20708-002	07/19/2021	NUTS/CONNECTORS-CLAM BU	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	204.64
Total MOTION & CONTROL ENTERPRISES LLC:				204.64
MUNICIPAL SERVICES LLC				
202157	07/31/2021	SUB INSPECTOR-JUL SVCS	11-24-00-52190 CONTRACT BUILDING INSPECTOR	114.00
Total MUNICIPAL SERVICES LLC:				114.00
OFFICE DEPOT				
182668050001	08/04/2021	PEN REFILL	11-12-00-53100 MUNICIPAL CT OFFICE SUPPLIES	1.16
182668050001	08/04/2021	POST-ITS	11-16-10-53100 CITY HALL OFFICE SUPPLIES	3.21
184459510001	07/21/2021	RECEIPTING PAPER	11-12-00-53100 MUNICIPAL CT OFFICE SUPPLIES	31.19
184903408001	07/23/2021	FILE FOLDERS,FINGER GRIPPE	11-15-10-53100 ACCTG OFFICE SUPPLIES	5.50
184903408001	07/23/2021	3 RING BINDERS	40-54-10-53100 BEACH OFFICE SUPPLIES	39.72
184903408001	07/23/2021	FILE FOLDERS	11-16-10-53100 CITY HALL OFFICE SUPPLIES	3.95
184990026001	08/04/2021	RIBBON-RECEIPTING PAPER	11-12-00-53100 MUNICIPAL CT OFFICE SUPPLIES	20.99
Total OFFICE DEPOT:				105.72
O'LEARY, CATIE				
REIMB 7/31/21	08/09/2021	SEC DEP-O'LEARY 7/31/21	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
REIMB 7/31/21	08/09/2021	SEC GRD,SETUP-O'LEARY 7/31/	40-55-10-46740 UPPER RIVIERA REVENUE	352.25-
Total O'LEARY, CATIE:				647.75
PATS SERVICES INC				
A-219671	08/06/2021	PORT A POTTY SVC-JUL	48-00-00-52260 CEM WATER/SEWER EXP	220.00
Total PATS SERVICES INC:				220.00
PFI FASHIONS INC				
8520	06/15/2021	MISC T-SHIRTS	40-54-10-53990 BEACH MISCELLANEOUS	267.72
8944	08/09/2021	BEACH SHIRTS	40-54-10-53990 BEACH MISCELLANEOUS	190.98
Total PFI FASHIONS INC:				458.70
PLANTAG INC				
43113	08/06/2021	BUILDING PLAN ID TAGS	11-24-00-53100 BLDG INSPECTOR OFFICE SUPPLIES	114.84
Total PLANTAG INC:				114.84
QUADIENT POSTAGE FUNDING				
08/02/2021	08/02/2021	POSTAGE 7/13/2021	11-00-00-16100 PREPAID EXPENSES	1,999.62
Total QUADIENT POSTAGE FUNDING:				1,999.62
RASSO, CHRISTINA				
REIMB 7/16/21	07/29/2021	SEC DEP-RASSO 7/16/21	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
REIMB 7/16/21	07/29/2021	SEC GRD,SETUP-RASSO 7/16/2	40-55-10-46740 UPPER RIVIERA REVENUE	344.00-

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total RASSO, CHRISTINA:				656.00
RHYME BUSINESS PRODUCTS				
AR479017	08/03/2021	M3550IDN-AUG	11-12-00-53610 EQUIPMENT MAINT SERVICE COSTS	29.00
Total RHYME BUSINESS PRODUCTS:				29.00
ROTE OIL COMPANY				
2120901011	07/28/2021	573.12 GALS CLEAR DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	1,581.23
2120901012	07/28/2021	538.07 GALS DYED DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	1,317.74
Total ROTE OIL COMPANY:				2,898.97
SCHMITZ READY MIX INC				
0933563-IN	07/21/2021	STORM DRAIN REPAIR	43-32-10-17010 2020/2021 STREET IMP PROGRAM	1,182.00
0934906-IN	07/27/2021	STORM DRAIN REPAIR	43-32-10-17010 2020/2021 STREET IMP PROGRAM	444.00
0935535-IN	07/30/2021	STORM DRAIN REPAIR	43-32-10-17010 2020/2021 STREET IMP PROGRAM	546.00
Total SCHMITZ READY MIX INC:				2,172.00
SOUTHERN LAKES NEWSPAPERS				
399385	07/09/2021	STRING OF PEARLS GALA AD	40-55-40-53000 TOURISM GRANT FUNDS EXP	225.00
Total SOUTHERN LAKES NEWSPAPERS:				225.00
STATE OF WISCONSIN				
INV.64-246 07/	08/02/2021	COURT FINES-JUL 2021	11-12-00-24240 COURT FINES-STATE	7,288.44
Total STATE OF WISCONSIN:				7,288.44
SWEENEY, KELLY				
REIMB 7/30/21	08/09/2021	SEC DEP-SWEENEY 7/30/21	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
REIMB 7/30/21	08/09/2021	SEC GRD,SETUP-SWEENEY 7/3	40-55-10-46740 UPPER RIVIERA REVENUE	344.00-
Total SWEENEY, KELLY:				656.00
TIMBERLINE SIGN CO INC				
4613	07/17/2021	(5) SIGNS,(1) REHAB SIGN	11-70-00-57200 HISTORIC PRESERVATION	2,910.00
Total TIMBERLINE SIGN CO INC:				2,910.00
TRUGREEN PROCESSING CTR				
144294148	07/31/2021	FERTILIZER SVC-JUL	11-52-00-53620 GROUNDS FERTILIZER/WEED CONTR	105.30
Total TRUGREEN PROCESSING CTR:				105.30
UNITED LABORATORIES				
INV324821	08/04/2021	SURFACE & GLASS CLEANER	40-55-20-53500 BLDG MAINT SUPPLIES-LOWER RIV	430.20
INV325097	08/06/2021	WEED KILLER	11-52-00-53620 GROUNDS FERTILIZER/WEED CONTR	385.30
Total UNITED LABORATORIES:				815.50
UNITED PUBLIC SAFETY INC				
UPS00047308	07/31/2021	AUTO OWNER LOOKUPS-JUL	42-34-50-54500 SUPPORT CONTRACTS	835.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total UNITED PUBLIC SAFETY INC:				835.00
VANDEWALLE & ASSOCIATES INC				
202107012	07/20/2021	TAP GRANT	43-52-00-53100 TAP GRANT CAPITAL PROJECTS	165.00
202107012	07/20/2021	COST RECOVERY	11-00-00-13910 A/R BILL OUTS	2,948.00
202107012	07/20/2021	CITY PLANNING SERVICES	11-69-30-52120 OUTSIDE PROFESSIONAL PLANNING	405.50
202107012	07/20/2021	CITY ZONING	11-69-30-52180 ZONING CODES	1,616.50
Total VANDEWALLE & ASSOCIATES INC:				5,135.00
VERMEER WISCONSIN INC				
20246456	07/15/2021	PRIMARY AIR CHIPPER	11-32-13-54200 TREE & BRUSH-REPAIR	137.66
Total VERMEER WISCONSIN INC:				137.66
WALSH, MARLA				
PAY PERIOD 7	08/06/2021	MARLA WALSH PAY PERIOD 7/3	11-12-00-53810 MUNICIPAL COURT OPERATIONS	1,285.25
Total WALSH, MARLA:				1,285.25
WALWORTH COUNTY CLERK OF COURT				
WARRENT-PE	08/02/2021	WARRANT-PEARSON 11/27/92	11-12-00-24280 COURT FINES-OTHER	575.00
Total WALWORTH COUNTY CLERK OF COURT:				575.00
WALWORTH COUNTY SHERIFF				
126245	08/06/2021	PRISONER CONFINEMENT-JUL	11-12-00-52900 CARE OF PRISONERS	30.00
Total WALWORTH COUNTY SHERIFF:				30.00
WALWORTH COUNTY TREASURER				
INV.64-246 07/	08/02/2021	COURT FINES-JUL 2021	11-12-00-24200 COURT FINES-COUNTY	2,729.38
Total WALWORTH COUNTY TREASURER:				2,729.38
WINDY CITY LINEN				
JULY/AUG 202	08/10/2021	LINENS-JUL/AUG	40-55-10-46760 UPPER RIVIERA MISC REVENUE	4,331.80
Total WINDY CITY LINEN:				4,331.80
WISCONN VALLEY MEDIA GROUP				
46623	07/29/2021	LN-NTC AVL CLASS B LIQ LIC	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	16.73
47020	07/01/2021	RIV-OPEN HOUSE/GALA ADS	40-55-40-53000 TOURISM GRANT FUNDS EXP	626.50
47419	08/05/2021	LN-710 WILLIAMS-KWIK TRIP PI	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	46.30
47420	08/05/2021	LN-898 WELLS-KWIK TRIP GDP	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	46.30
47421	08/05/2021	LN-1227 GRANT ST CUP	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	47.54
47422	08/05/2021	LN-NTC ER-1 ZONING CODE A	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	42.63
47423	08/05/2021	LN-RFP ASSESSMENT SVCS	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	46.30
47424	08/05/2021	LN-REQ QUAL-ACCESS CTL SY	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	26.72
47425	08/05/2021	LN-ZAAB BIS & 02 LNGE LIQ NT	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	24.94
73979-1	07/08/2021	LN-NTC DPW POSITION OPENI	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	71.96
Total WISCONN VALLEY MEDIA GROUP:				995.92
WISCONSIN DARE OFFICERS ASSC				
REFUND DEP	08/03/2021	REFUND SECURITY DEPOSIT	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
REFUND DEP	08/03/2021	SECURITY DEDUCTION	40-55-10-46740 UPPER RIVIERA REVENUE	318.75-
Total WISCONSIN DARE OFFICERS ASSC:				681.25
WITTE SUPPLY COMPANY				
113153	08/02/2021	TOPSOIL-STONE STRAIGHTENI	48-00-00-54200 CEM GRAVES/FOUNDATIONS	127.50
113187	08/03/2021	4 YDS SAND-RUSHWOOD SAN	11-52-00-53520 GROUNDS MAINT SUPPLIES	120.00
Total WITTE SUPPLY COMPANY:				247.50
Grand Totals:				190,046.35

Dated: 8/17/2021Mayor: Charles KleinCity Council: Robert H. HunsickerJoan JunkerKen Howell

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "08182021","08182021A"

Invoice Detail.GL account (2 Characters) = {<>} "61"

Invoice Detail.GL account (2 Characters) = {<>} "62"

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date:
August 16, 2021

Agenda Item: 7

Applicant:

Samaritan of Geneva LLC
500 Council Ct.
Lake Geneva

Request: CSM review in the Town of Geneva
creating 3 lots from
Tax Key No. JA1300010A

Description:

This request is to approve a Certified Survey Map (CSM) by creating 3 buildable lot located in the Town of Geneva at Tax Key No. JA1300010A.

This request is to approve the proposed Certified Survey Map Project No. 21.611 for the property located on Krueger Rd; the land separation will create 3 buildable lot with this request.

The newly created lots will have an area of:

Lot 1.) 5.6 Acres

Lot 2.) 5.607 Acres

Lot 3.) 4.12 Acres

Action by the Plan Commission:

Recommendation to the Common Council on the proposed (CSM)

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

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

Staff Recommendation on the proposed

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

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Samaritan of Geneva, LLC
500 Commercial Ct
Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER:

(262) 248-3333

OWNER SIGNATURE:

Sechaud Torhorst, Manager

EMAIL ADDRESS:

torhorstlaw@gmail.com

PROJECT ADDRESS

W2530 Krueger Road

TAX KEY NUMBER: IG1300010A

NAME AND ADDRESS OF APPLICANT:

Same as Owner

TELEPHONE NUMBER OF APPLICANT:

()

EMAIL ADDRESS:

NAME AND ADDRESS OF SURVEYOR:

Mark Miritz
19330 Kruterson Drive
Whitewater, WI 53190

TELEPHONE NUMBER OF SURVEYOR:

(262) 949-1239

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Fill in certified survey creating three lots having
an average area of five acres or more.

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.

July 2, 2021
DATE

Rebecca Tortorelli, Manager
SIGNATURE OF APPLICANT

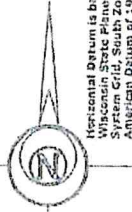
A CERTIFIED SURVEY MAP LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13 AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, ALL IN TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN.

ZONED C-2

Found County Section Corner
Concrete Mon. with Brass Cap

Found iron rod 1 1/4" dia.
Set 3/4" dia. iron rod, 18" lo
weighing 1,502 lbs./ lin. ft.
Found iron rod 3/4"
Septic

MARK L. MIRITZ
WI PROFESSIONAL
LAND SURVEYOR S-2581
JUNE 20, 2021
REVISED JUNE 23, 2021
REVISED JULY 8, 2021
REVISED JULY 27, 2021 TO
SHOW SOIL BORING & DRIVE
REVISED AUGUST 4, 2021



passed on the
the Coordinate
one, North
983/2011, in
Sec. 13-2-17
W

SCALE: 1 INCH = 150 FEET

GRAPHIC SCALE IN FEET



(EAST 809.19')
S 39°57'54" E 809.21'

LOT 1
C.S.M. NO. 4949
219,498 SQ. ft.
5.039 ACRES
ZONED C-2

LOT 3
4.12 ACRES
179,459 SQ. FT.

SOUTH 1/4
SEC. 13-2-17

 NORTH 1/4
SEC. 24-2-17

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing	Tan In	Tan Out
1	479.41'	31°07'28"	260.43'	257.10'	133.61'	S 73°28'40.5" W	S 89°09'16" W	S 56°01'47" W
2	446.16'	31°07'54"	242.42'	239.45'	124.28'	S 73°28'12.0" W	S 89°02'00" W	S 57°54'15" W

SHEET 1 OF 2 SHEETS
PROJECT NO. 21.611

NO330 KNUTSON DRIVE
WHITEWATER, WI 53190

LAND-MARK SURVEYING

PHONE: (262) 949-1232
Harold@Land-MarkSurveying.com

CERTIFIED SURVEY MAP NO. _____

A CERTIFIED SURVEY MAP LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13 AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, ALL IN TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MARK L. MIRITZ, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF SAMARITAN OF GENEVA, LLC, OWNER, I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND THAT THE CERTIFIED SURVEY MAP HEREON SHOWN IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATE STATUTES, AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN.

A CERTIFIED SURVEY MAP LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13 AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, ALL IN TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE S 89°09'13" W ALONG THE SOUTH LINE OF SAID SECTION 13 AND THE CENTERLINE OF KRUEGER ROAD 86.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°09'13" W 428.00 FEET TO A POINT ON A CURVE; THENCE ALONG SAID CENTERLINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 446.16 FEET, A DELTA OF 31°07'54", AN ARC LENGTH OF 242.42 FEET, AND A CHORD WHICH BEARS S 73°28'12" W HAVING A CHORD DISTANCE OF 239.45 FEET; THENCE ALONG SAID CENTERLINE S 58°14'42" W 110.34 FEET TO THE EAST LINE OF TRINITY MOUNTAIN SUBDIVISION; THENCE N 00°58'44" W ALONG SAID EAST LINE 993.11 FEET TO A FOUND IRON ROD 1 1/4 INCH AT THE INTERSECTION WITH THE EASTERLY LINE OF TRINITY LANE; THENCE N 10°14'28" E ALONG SAID TRINITY LANE 181.98 FEET TO A FOUND IRON ROD 3/4 INCH MARKING THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 4955; THENCE S 89°57'54" E ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP 809.21 FEET TO A FOUND IRON ROD 3/4 INCH AT THE SOUTHEAST CORNER OF SAID CERTIFIED SURVEY MAP AND THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE S 00°44'49" E ALONG SAID EAST LINE 155.17 FEET TO A FOUND IRON ROD 3/4 INCH MARKING THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 4949; THENCE N 89°57'54" W ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP 346.46 FEET TO A FOUND IRON ROD 3/4 INCH; THENCE S 06°01'52" E ALONG THE WESTERLY LINE OF SAID CERTIFIED SURVEY MAP 338.67 FEET TO A FOUND IRON ROD 3/4 INCH; THENCE S 23°27'57" E ALONG THE WESTERLY LINE OF SAID CERTIFIED SURVEY MAP 596.64 FEET TO THE POINT OF BEGINNING, AND CONTAINING 667,662 SQUARE FEET OR 15.327 ACRE(S) OF LAND, MORE OR LESS.

Mark L. Miritz
MARK L. MIRITZ
WI PROFESSIONAL LAND SURVEYOR S-2582
JUNE 20, 2021
REVISED JUNE 23, 2021
REVISED JULY 8, 2021
REVISED JULY 27, 2021 TO
SHOW SOIL BORING & DRIVE
REVISED AUGUST 4, 2021



OWNER'S CERTIFICATE:

AS OWNER, SAMARITAN OF GENEVA, LLC, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF GENEVA, WALWORTH COUNTY, AND THE CITY OF LAKE GENEVA.

SALVATORE J. DIMICELI SR. (REPRESENTATIVE)

STATE OF WISCONSIN) SS
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 202_____
THE ABOVE NAMED SALVATORE J. DIMICELI, TO ME KNOWN TO BE THE PERSON
WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____, _____ COUNTY, WISCONSIN.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____.

TOWN OF GENEVA APPROVAL:

APPROVED BY THE TOWN BOARD OF THE TOWN OF GENEVA ON THIS _____ DAY OF _____, 202____.

JOSEPH F. KOPECKY, TOWN CHAIRPERSON

WALWORTH COUNTY APPROVAL:

APPROVED BY THE WALWORTH COUNTY ZONING AGENCY THIS _____ DAY OF _____, 202____.

RICK STACEY, CHAIRPERSON

CITY OF LAKE GENEVA APPROVAL:

RESOLVED, THAT THE CERTIFIED SURVEY MAP HEREON, BEING LOCATED IN THE EXTRATERRITORIAL PLAT JURISDICTION AREA FOR THE CITY OF LAKE GENEVA, WISCONSIN, SAMARITAN OF GENEVA, LLC, OWNER, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF LAKE GENEVA, WISCONSIN.

DATED THIS _____ DAY OF _____, 202____.

CITY CLERK

MAYOR

THIS INSTRUMENT DRAFTED BY MARK L. MIRITZ

9933D KNUTESON DRIVE
WHITEWATER, WI 53190

LAND-MARK SURVEYING

PHONE: (262) 949-1239
MarkM@Land-MarkSurveying.com

SHEET 2 OF 2 SHEETS
PROJECT NO. 21.611

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date:
August 16, 2021

Agenda Item: 8

Applicant:

Residences of Old Boat Yard
Condominiums Inc.
522 Baker St.
Lake Geneva

Request: CSM review

Tax Key No. ZRE00005

Description:

This request is to approve a Certified Survey Map (CSM) by clearing up the Condominium lots located at 522 Baker St., Tax Key No. ZRE00005.

This request is to approve the proposed Certified Survey Map dated June 8, 2021 created by surveyor Mark Bolender for the property located at 522 Baker St.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed (CSM)

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

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

Staff Recommendation on the proposed

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

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

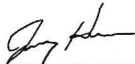
NAME AND ADDRESS OF CURRENT OWNER:

Residences at the Old Boat Yard Condominium, Inc.

522 Baker St Unit 1

Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 949-8352

OWNER SIGNATURE: 

EMAIL ADDRESS: hawverj@wi.rr.com

PROJECT ADDRESS 522 Baker St Unit 5
Lake Geneva, WI 53147

TAX KEY NUMBER: ZRE-00005

NAME AND ADDRESS OF APPLICANT:

Jerry Hawver (address, phone and email same as above)

TELEPHONE NUMBER OF APPLICANT: ()

EMAIL ADDRESS: _____

NAME AND ADDRESS OF SURVEYOR:

Mark Bolender; Ambit Land Surveying

8120 312th Ave

Burlington, WI 53105

TELEPHONE NUMBER OF SURVEYOR: (262) 537-4874

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Amend the condominium plat to 1) remove Unit 5/Unit E and 2) show the location of the
garage building and indicate each garage space as a limited common element for use by respective
unit owners

SUBMITTAL CHECKLIST

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

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

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

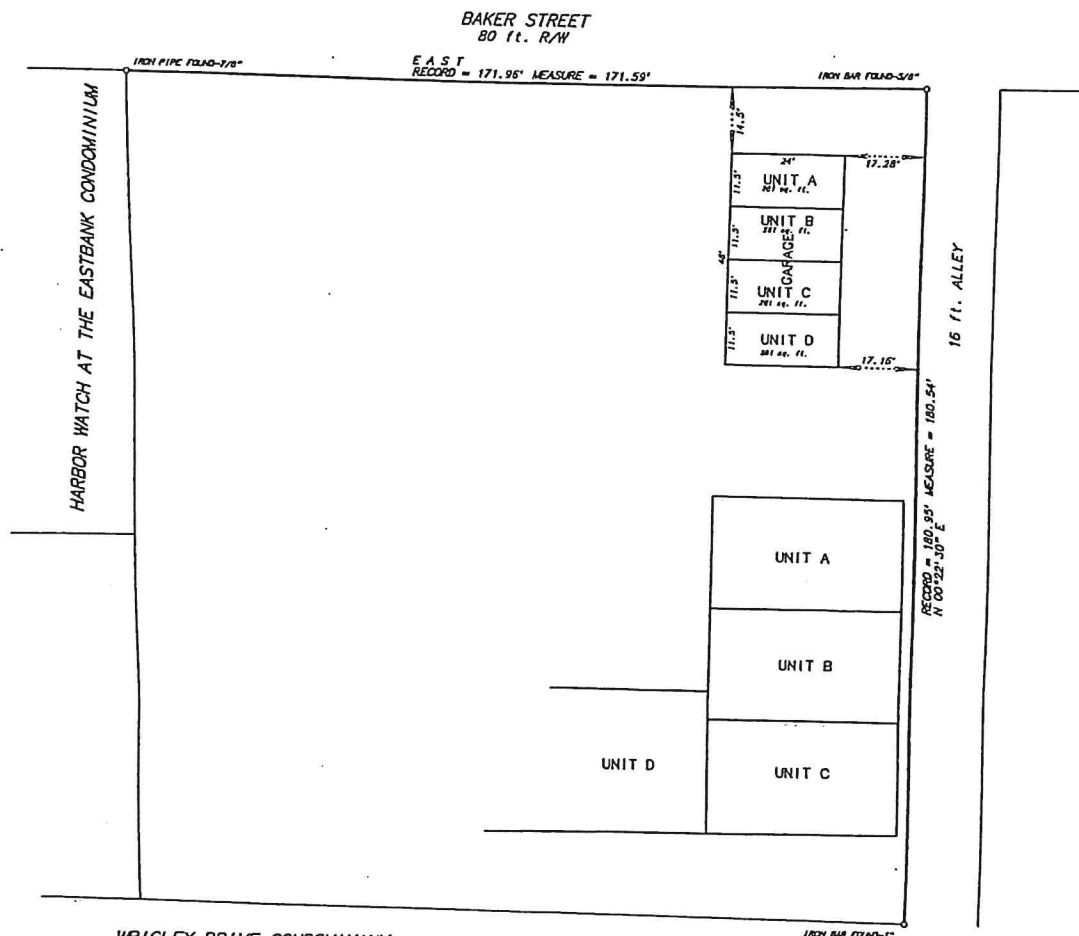
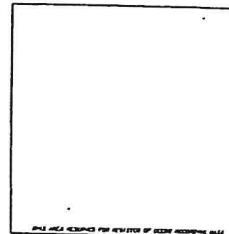
July 15, 2021

DATE



SIGNATURE OF APPLICANT

FIRST ADDENDUM TO THE CONDOMINIUM PLAT "THE RESIDENCES AT THE OLD BOAT YARD"
A CONDOMINIUM LOCATED IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN RECORDED
ON MAY 30, 1990 AS DOCUMENT 194793.

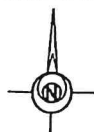


WRIGLEY DRIVE CONDOMINIUM

NOTE:

The purpose of this addendum is 1) to remove Unit E, which was never constructed as a unit and therefore became part of the common element; and 2) to add in its place the garage units A, B, C and D as limited common elements corresponding to condominium units A, B, C and D. Each garage unit is for the exclusive use by the owner of the corresponding condominium unit.

Bearing reference: The southerly line of Baker Street was assumed East.



GRAPHIC SCALE

1 inch = 20 feet

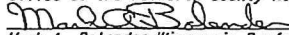
SHEET 1 OF 2 SHEETS



Mark A. Bolender
Mark A. Bolender
Wisconsin Professional Land Surveyor - 1784
June 8, 2021

FIRST ADDENDUM TO THE CONDOMINIUM PLAT "THE RESIDENCES AT THE OLD BOAT YARD"
A CONDOMINIUM LOCATED IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN RECORDED
ON MAY 30, 1990 AS DOCUMENT 194793

I, Mark A. Bolender, Professional Land Surveyor, do hereby certify that I have surveyed the north and east lines of THE RESIDENCES AT THE OLD BOAT YARD and that this survey is a correct representation of Garage Unit A, Garage Unit B, Garage Unit C and Garage Unit D of THE RESIDENCES AT THE OLD BOAT YARD, a condominium in the City of Lake Geneva, Walworth County and the State of Wisconsin recorded in the Office of the Walworth County Register of Deeds on May 30, 1990 as Document 194793.


Mark A. Bolender-Wisconsin Professional Land Surveyor S-1784

Dated at Wheatland, Wisconsin this 8th day of JUNE, 2021.



CITY OF LAKE GENEVA CITY COUNCIL

APPROVED BY THE CITY OF LAKE GENEVA THIS _____ DAY OF _____, 2021.

CHARLENE KLEIN, MAYOR

LANA KROPF, CITY CLERK

OWNERS CERTIFICATE:

AS AGENT FOR THE OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS ADDENDUM TO A CONDOMINIUM PLAT. I ALSO CERTIFY THAT THIS ADDENDUM TO A CONDOMINIUM PLAT IS REQUIRED TO BE SUBMITTED TO THE CITY OF LAKE GENEVA FOR APPROVAL.

THOMAS G. GARDINER, AGENT FOR OWNER

STATE OF WISCONSIN

COUNTY OF WALWORTH

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021, THE ABOVE NAMED, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by Dan Blessing, 711 LaGrange Dr. for the property located at 711 LaGrange Dr., to allow allowing for the utilization of the Single Family-4 (SR-4) zoning in the Estate Residential-1 (ER-1) land use, Tax Key No. ZLE00014.			
Committee:	Plan Commission approved August 16, 2021		
Fiscal Impact:	N/A		
File Number:	21-R58	Date:	August 23, 2021

WHEREAS, the City Plan Commission has considered the application of Dan Blessing, 711 LaGrange Dr. for the property located at 711 LaGrange Dr., to allow allowing for the utilization of the Single Family-4 (SR-4) zoning in the Estate Residential-1 (ER-1) land use.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on August 5, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit Dan Blessing, 711 LaGrange Dr. for the property located at 711 LaGrange Dr., to allow allowing for the utilization of the Single Family-4 (SR-4) zoning in the Estate Residential-1 (ER-1) land use.,

Tax Key No. ZLE00014.

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 23th day of August, 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: August 16, 2021

Agenda Item: 9

Applicant:

Dan Blessing
711 LaGrange Dr
Lake Geneva, WI 53147

Request:

711 LaGrange Dr.
Conditional Use Permit for an exterior remodel
and addition
Estate Residential – 1 (ER-1)
Tax Key No. ZLE00014

Description:

The applicant is submitting for a Conditional Use Permit (CUP) request that will allow for the installation of a home remodel and exterior addition for the property located at 711 LaGrange Dr., in the Estate Residential -1 (ER-1) zoning district and utilize the Single Family – 4 (SR-4) zoning standards. Tax Key No. ZLE00014.

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:** August 9, 2021

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

CC: Alex Dye – Trotter Associates, 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 – 711 La Grange Drive (Addition)
Kapur Project #21.0178 Phase 19

BACKGROUND AND REQUEST:

A site development plan review application was submitted for the construction of a garage addition, screened in porch, proposed paver patio at 711 La Grange Drive (PIN ZLE 00014). The proposed construction will result in an increase of approximately 1000 SF of new impervious surface for a total of 5656 SF impervious on 14711 SF (38%). In addition, the site plan includes the installation of grass swale and a 144 sq.ft. raingarden.

The following plan and calculations were submitted for review:

- **Existing Conditions and Demolition, Site Plan** prepared by Trotter and Associates, 4 sheets, dated August 2nd 2021.
- **Drainage Areas for 711 La Grange** calculations prepared by Trotter and Associates, one sheet.

Comments:

Kapur recommends approval of the site plan application for the proposed addition at 711 La Grange Drive based on the information reviewed above. This approval is subject to the following conditions:

1. The rain garden has been sized to infiltrate 90% of the average annual rainfall volume for the new impervious surface and shall be constructed in accordance with Wisconsin Department of Natural Resources (WDNR) Technical Standard 1009 including utilization of the recommended plantings.
2. Downspouts from the proposed addition must be directed to the proposed rain garden.
3. Maintenance of the rain garden shall be in accordance with WDNR Technical Standard 1009 and is the responsibility of the property owner.
4. 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.

5. The contractor shall keep La Grange Drive free from dirt and debris.

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

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

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

711 La Grange Dr Lake Geneva WI 53147
Lot 14 ZLE 00014

Name and Address of Current Owner: Dan & Pam Blessing 711 La Grange Dr
Lake Geneva WI 53147

Telephone No. with area code & Email of Current Owner: 630-386-7026

blessingav@gmail.com

Owner Signature: 

Name and Address of Applicant:

Dan Blessing 711 La Grange Dr Lake Geneva WI 53147

Telephone No. with area code & Email of Applicant: 630-386-7026

blessingav@gmail.com

Proposed Conditional Use: Screened in porch over patio. New garage
with a deck above it

Zoning District in which land is located: ER1

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

John W Roberson Architect 261 Villa St Elgin IL
60120

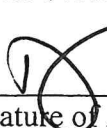
Short statement describing activities to take place on site:

Adding screened in porch over patio
Adding new garage with a deck above it

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

5-5-21

Date


Signature of Applicant

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

⇓
Draft Final Packet (1 Copy to Zoning Administrator)

Date: _____ by: _____

⇓

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

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

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

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

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?

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?

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: _____

**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

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

↓
Draft Final Packet (1 Copy to Zoning Administrator)

Date: _____ by: _____

↓

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

- ☒ Existing zoning district(s) (and proposed zoning district(s) if different);
- ☒ Land use plan map designation(s);
- ☒ Current land uses present on the subject property;
- ☒ Proposed land uses for the subject property (per Section 98-206);
- ☒ Projected number of residents, employees, and daily customers;
- ☒ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;
- ☒ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

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

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

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

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 _____

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

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

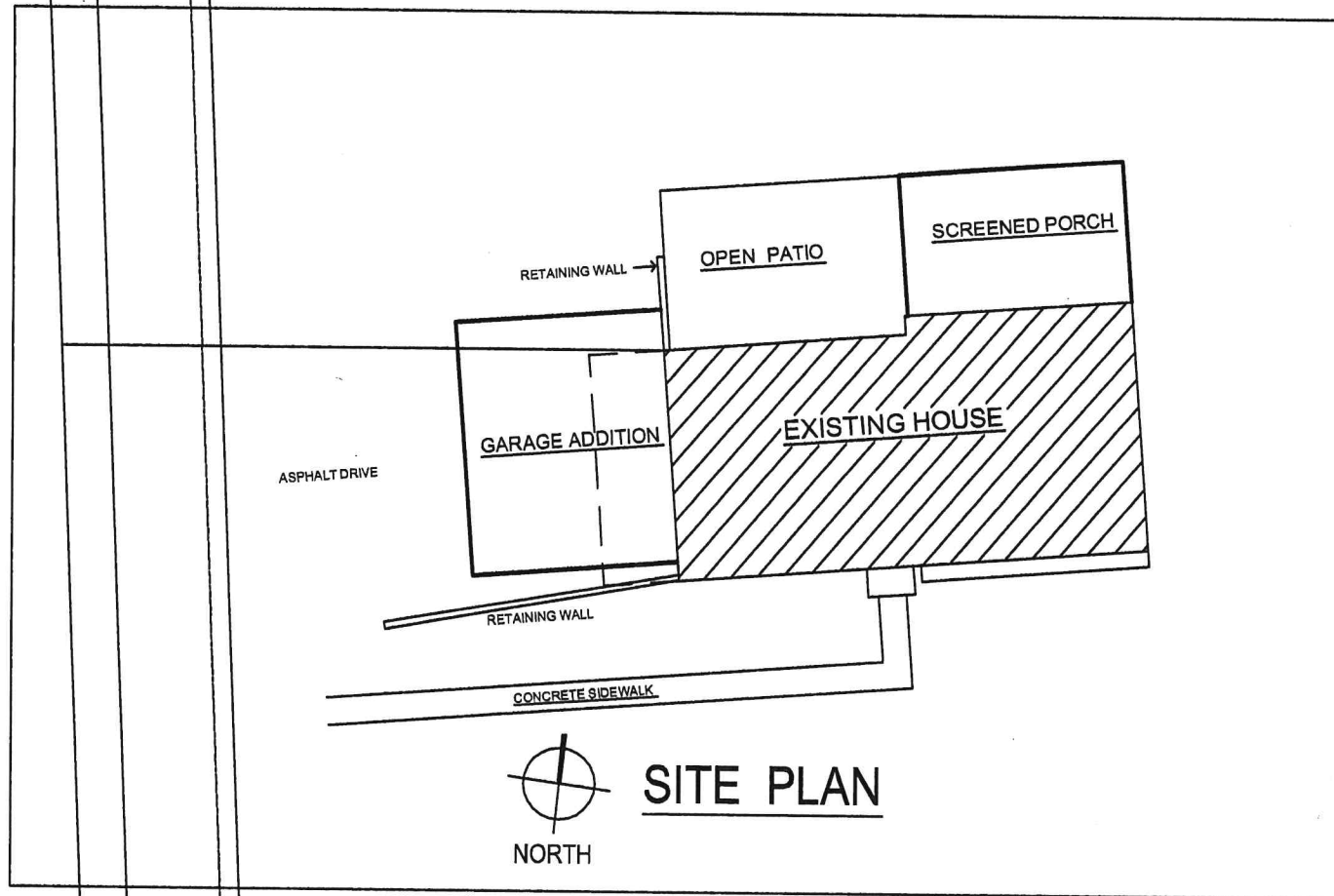
If the development is Commercial or Industrial, please provide the following:

- 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 _____

DAN BLESSING, OWNER
EXISTING HOUSE W/ REVISIONS



S. LAKE SHORE DRIVE

LA GRANGE DRIVE

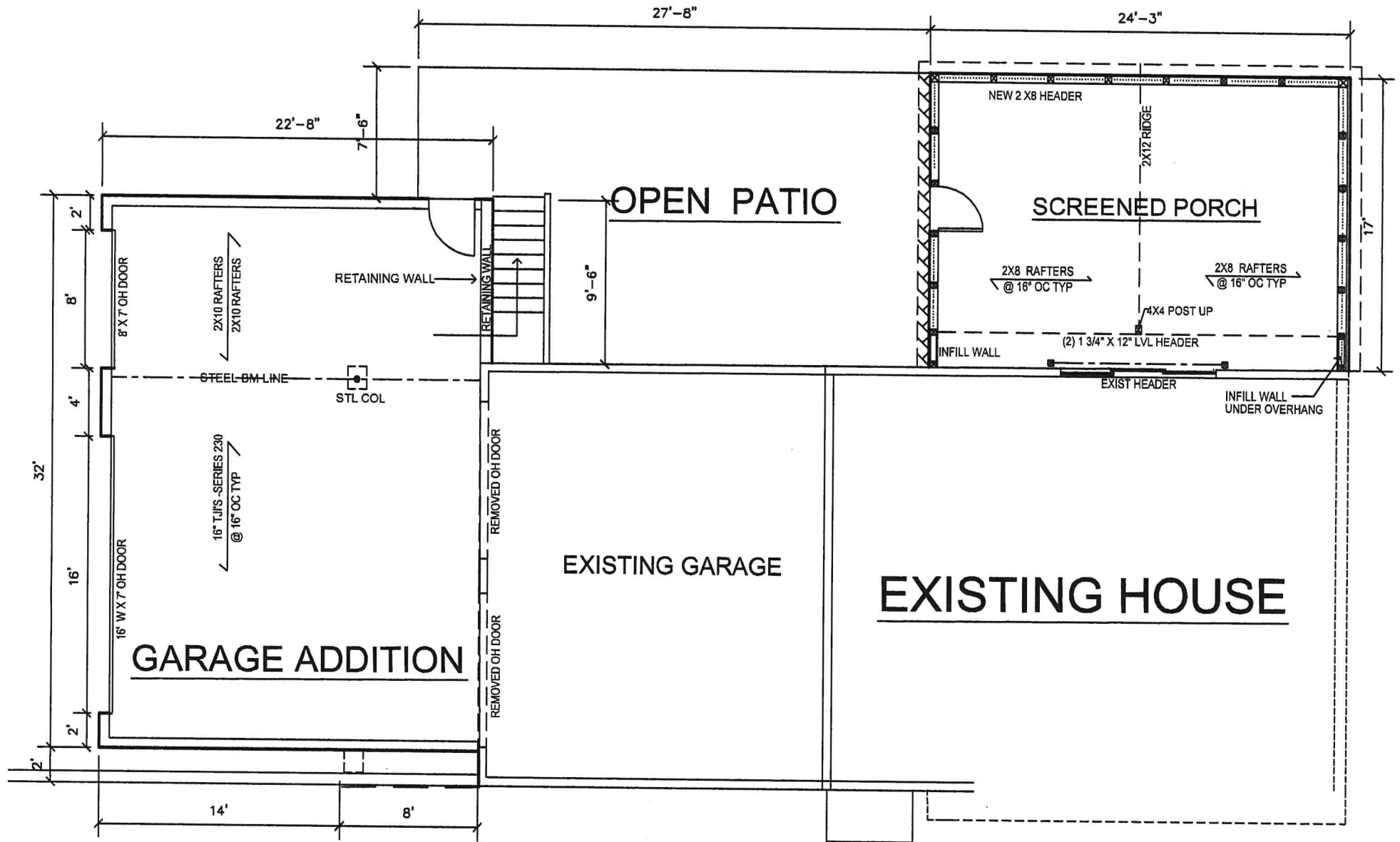
JOHN W. ROBERSON,
ARCHITECT

261 VILLA STREET
ELGIN, IL 60120
PH: 224.227.8388
johnwroberson@gmail.com

DANIEL BLESSING, OWNER

711 LA GRANGE DRIVE
LAKE GENEVA, WI 53147
MAY 4, 2021

A1

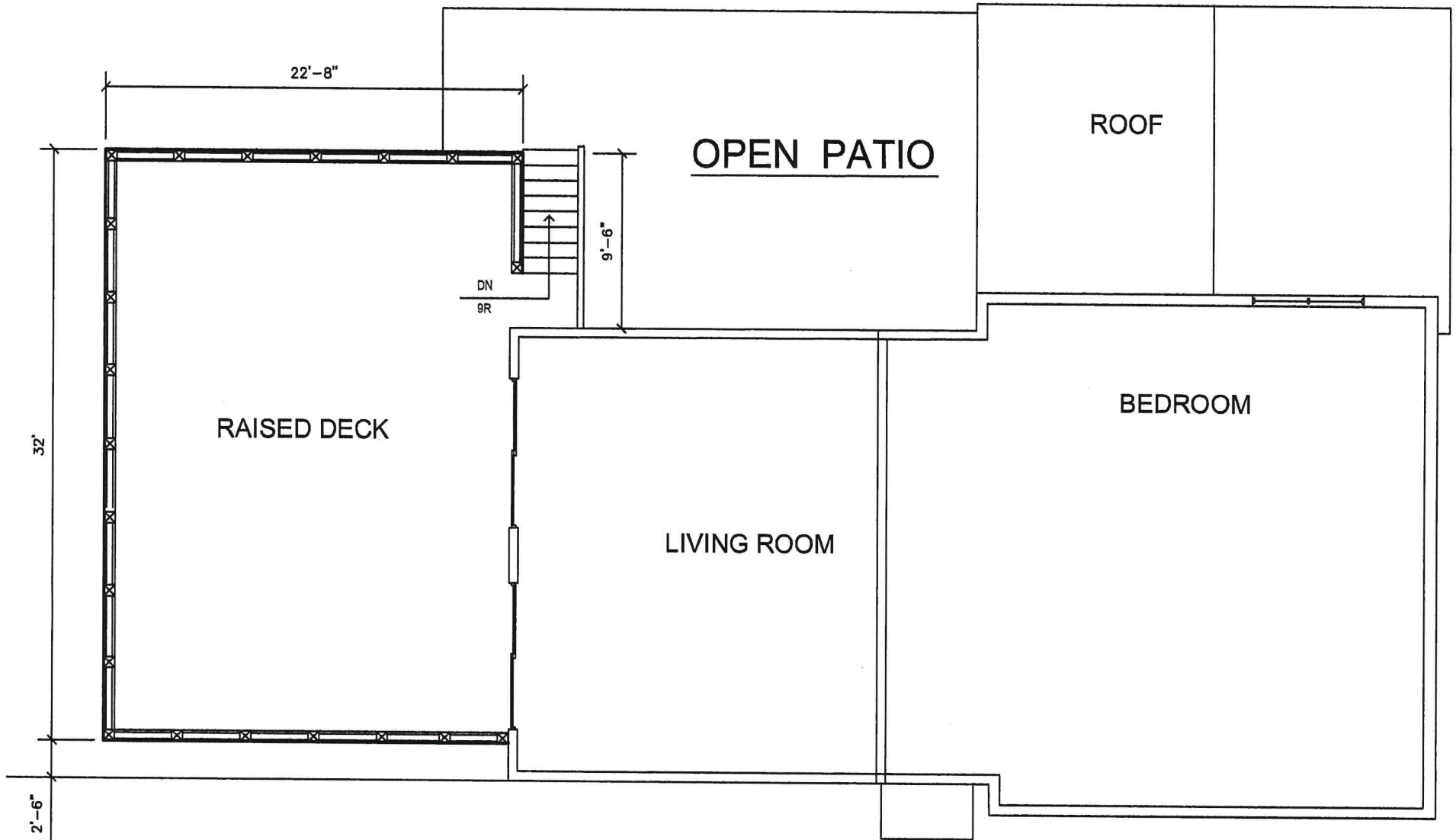


EXTENSIONS PLAN **PROPOSED- LOWER LEVEL**

JOHN W. ROBERSON,
ARCHITECT
 261 VILLA STREET
 ELGIN, IL 60120
 PH: 224.227.8388
 johnwroberson@gmail.com

DANIEL BLESSING, OWNER
 711 LA GRANGE DRIVE
 LAKE GENEVA, WI 53147
 MAY 4, 2021

A2



UPPER FLOOR PLAN PROPOSED- UPPER LEVEL

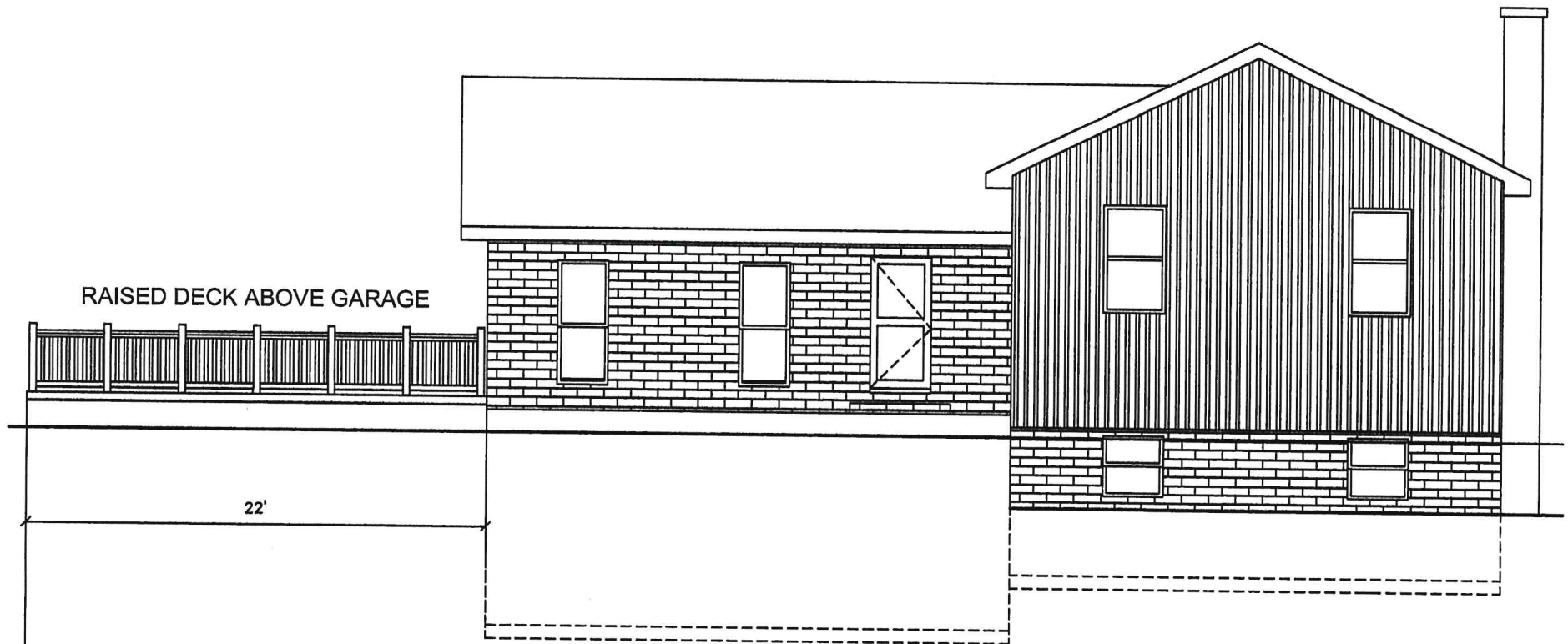
JOHN W. ROBERSON,
ARCHITECT

261 VILLA STREET
 ELGIN, IL 60120
 PH: 224.227.8388
 johnwroberson@gmail.com

DANIEL BLESSING, OWNER

711 LA GRANGE DRIVE
 LAKE GENEVA, WI 53147
 MAY 4, 2021

A3



PROPOSED SOUTH ELEVATION

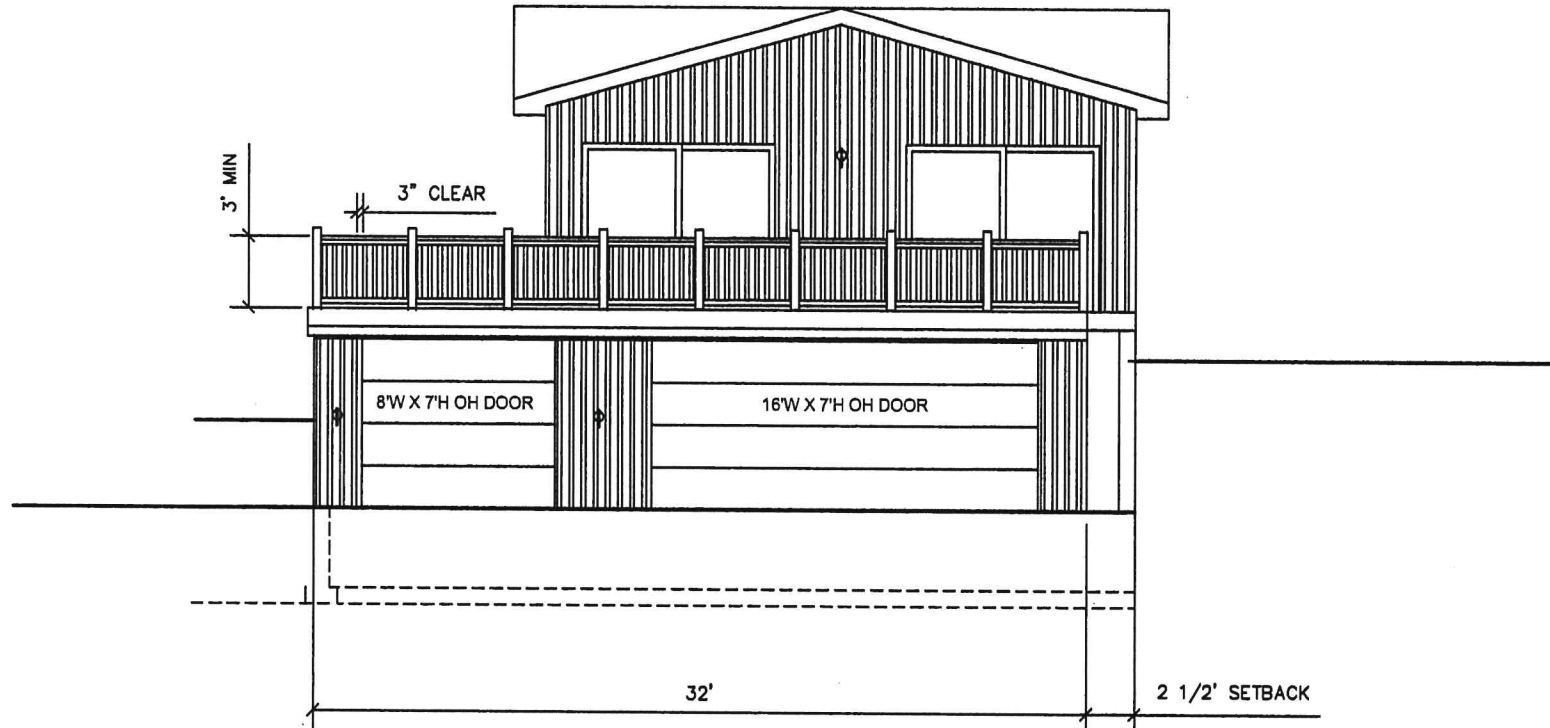
JOHN W. ROBERSON,
ARCHITECT

261 VILLA STREET
ELGIN, IL 60120
PH: 224.227.8388
johnwroberson@gmail.com

DANIEL BLESSING, OWNER

711 LA GRANGE DRIVE
LAKE GENEVA, WI 53147
MAY 4, 2021

A4



PROPOSED WEST ELEVATION

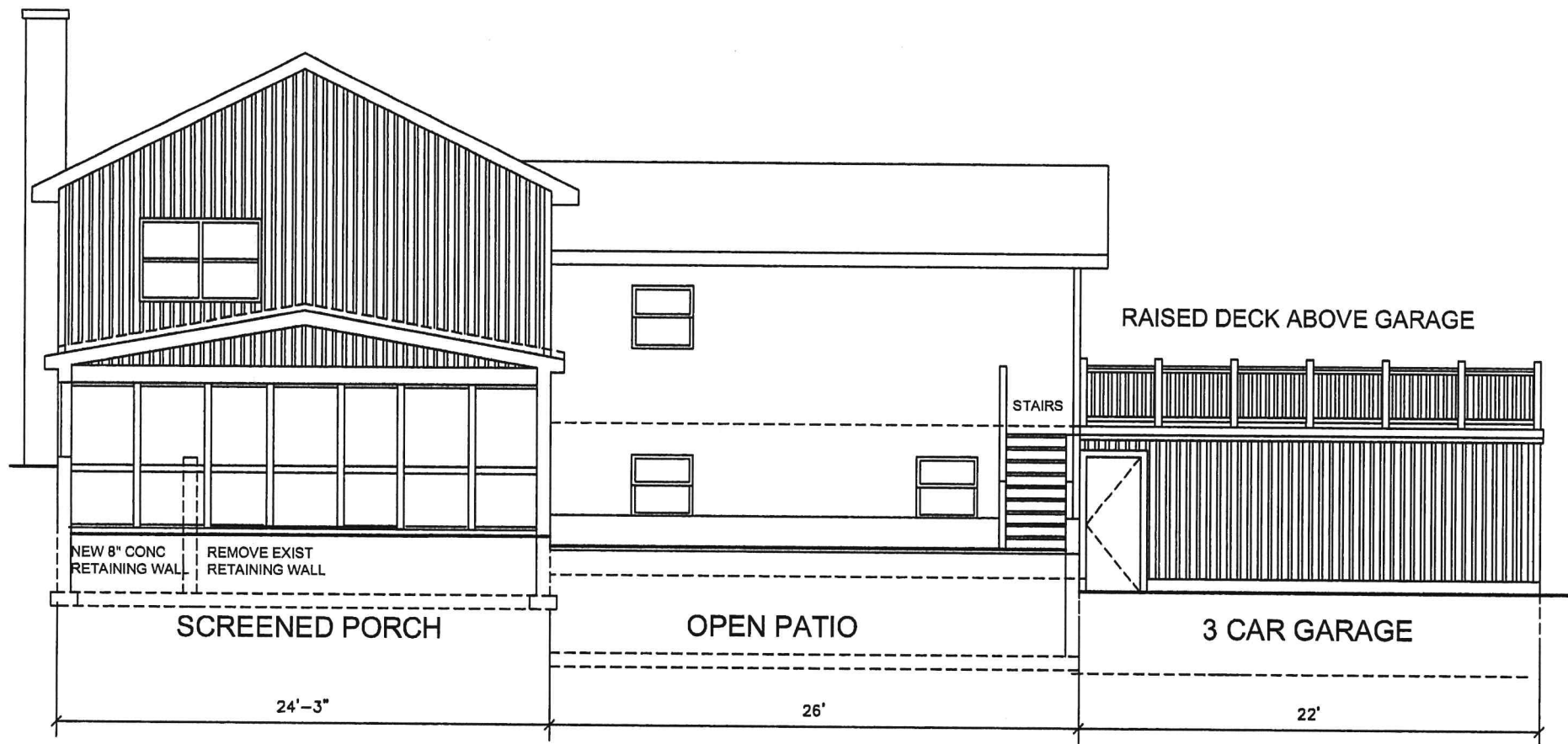
JOHN W. ROBERSON,
ARCHITECT

261 VILLA STREET
ELGIN, IL 60120
PH: 224.227.8388
johnwroberson@gmail.com

DANIEL BLESSING, OWNER

711 LA GRANGE DRIVE
LAKE GENEVA, WI 53147
MAY 4, 2021

A5



PROPOSED NORTH ELEVATION

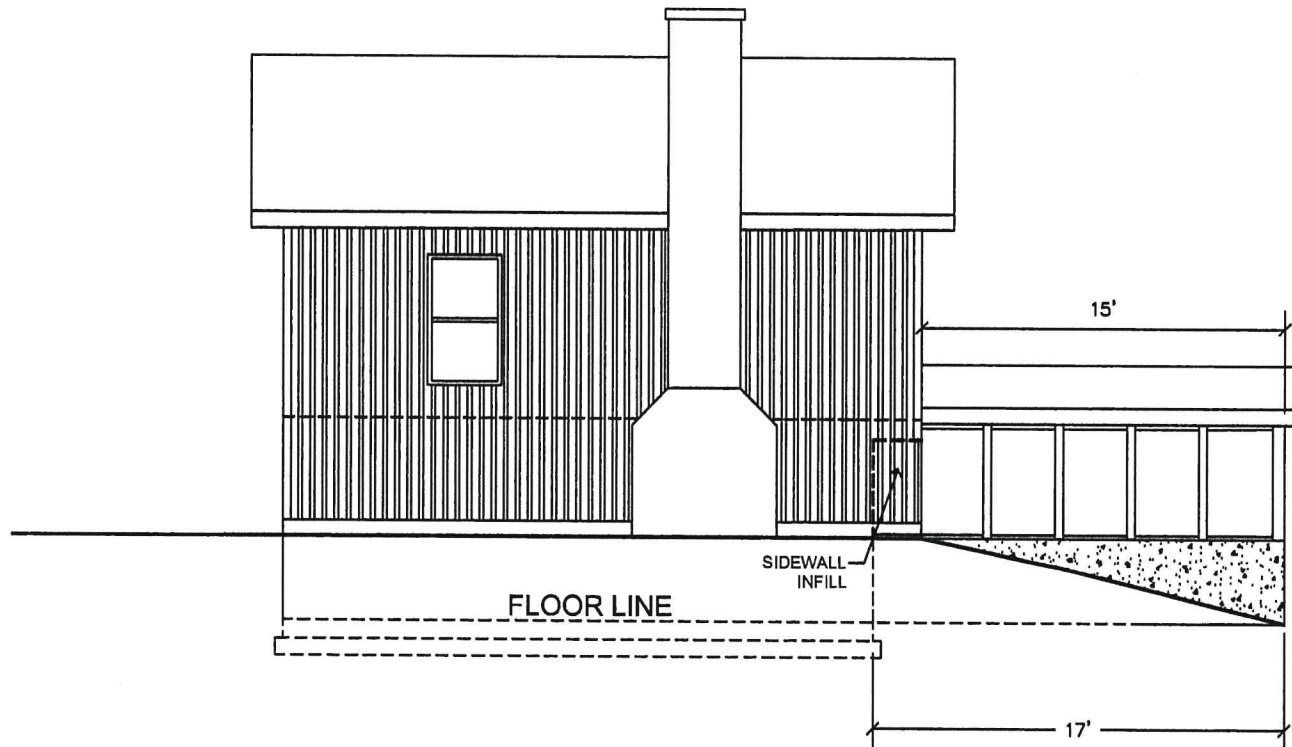
JOHN W. ROBERSON,
ARCHITECT

261 VILLA STREET
ELGIN, IL 60120
PH: 224.227.8388
johnwroberson@gmail.com

DANIEL BLESSING, OWNER

711 LA GRANGE DRIVE
LAKE GENEVA, WI 53147
MAY 4, 2021

A6



PROPOSED EAST ELEVATION

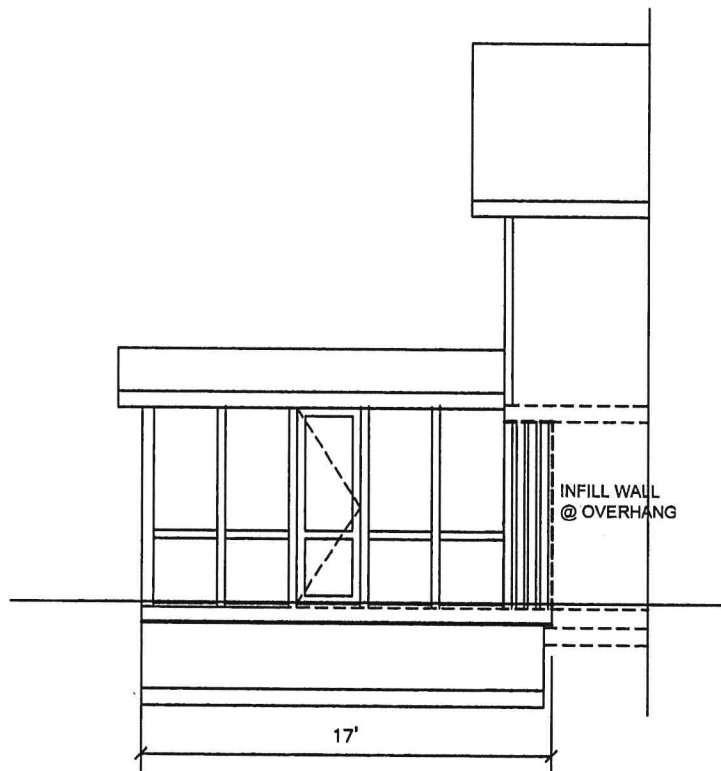
JOHN W. ROBERSON,
ARCHITECT

261 VILLA STREET
ELGIN, IL 60120
PH: 224.227.8388
johnwroberson@gmail.com

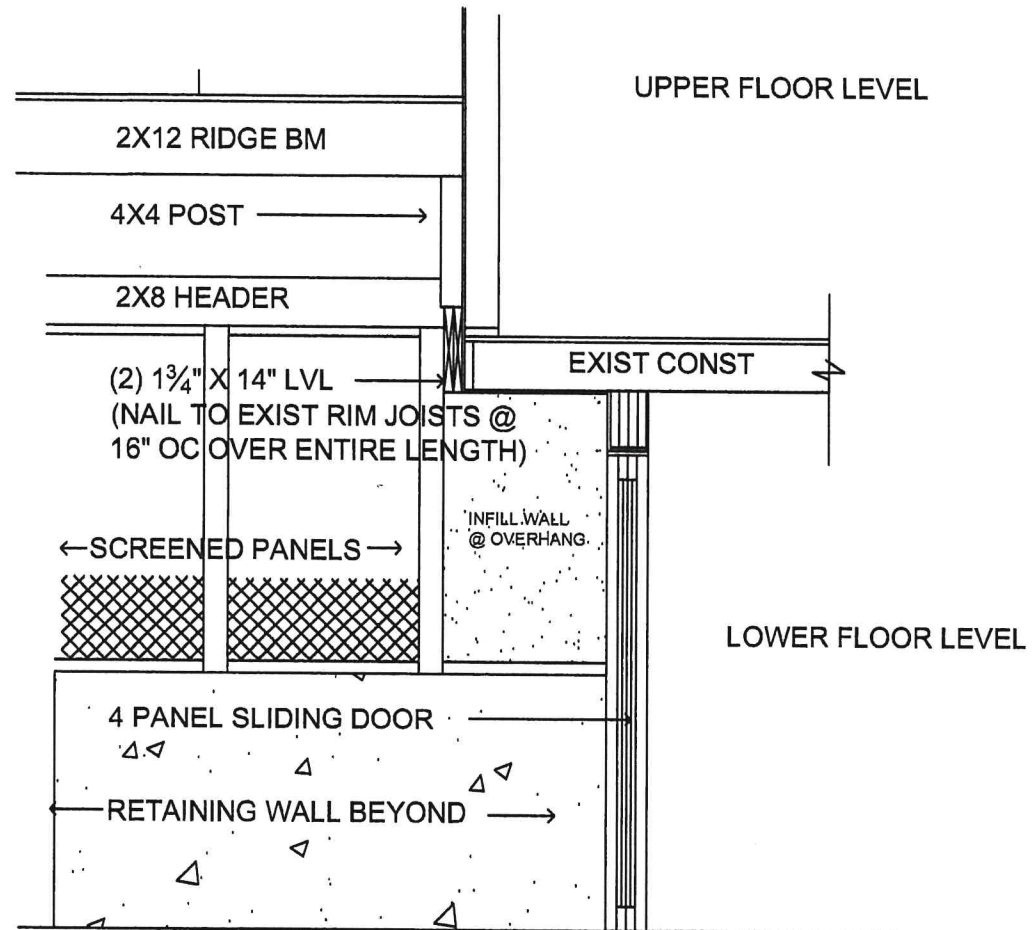
DANIEL BLESSING, OWNER

711 LA GRANGE DRIVE
LAKE GENEVA, WI 53147
MAY 4, 2021

A7



**PARTIAL WEST
ELEVATION**



**SECTION AT REAR
HOUSE OVERHANG**

JOHN W. ROBERSON,
ARCHITECT

261 VILLA STREET
ELGIN, IL 60120
PH: 224.227.8388
johnwroberson@gmail.com

DANIEL BLESSING, OWNER

711 LA GRANGE DRIVE
LAKE GENEVA, WI 53147
MAY 4, 2021

A8

711 La Grange Dr Lake Geneva WI 53147

Lot Size .29 acres

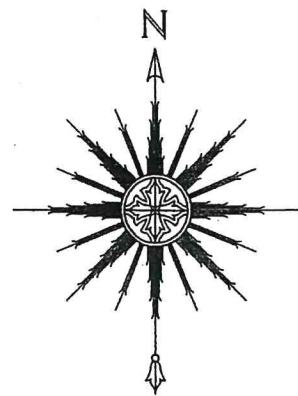
Total Square Feet 12632.4

Used are for hardscape 4785

LEGEND

- ⊙ FOUND 2-3/8" O.D. IRON PIPE
- FOUND 1-5/16" O.D. IRON PIPE
- ⌘ FOUND 1-1/2" O.D. IRON PIPE
- FOUND 1" O.D. IRON PIPE
- () RECORDED AS

BEARINGS HEREON RELATE TO THE EASTERLY LINE OF LOTS 14-16 OF LAKE GENEVA EAST SHORE ESTATES SUBDIVISION. ASSUMED BEARING OF SOUTH 05°00'00" WEST AS PLATTED.

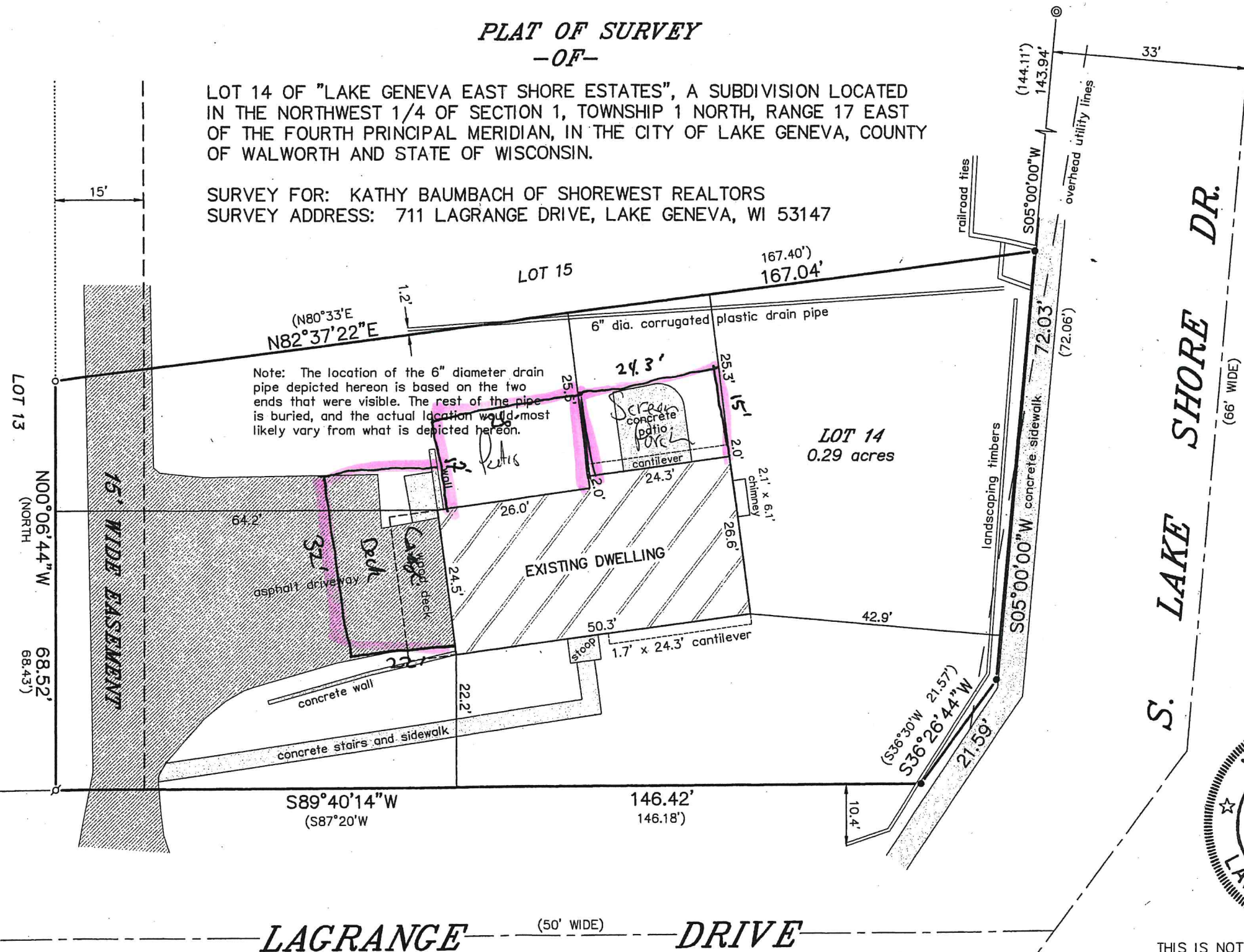


0 10' 20' 40'
SCALE: 1" = 20'

PLAT OF SURVEY -OF-

LOT 14 OF "LAKE GENEVA EAST SHORE ESTATES", A SUBDIVISION LOCATED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH AND STATE OF WISCONSIN.

SURVEY FOR: KATHY BAUMBACH OF SHOREWEST REALTORS
SURVEY ADDRESS: 711 LAGRANGE DRIVE, LAKE GENEVA, WI 53147

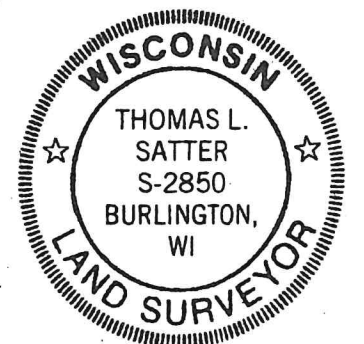


"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF."

SATTER SURVEYING, LLC
LAND SURVEYS, MAPPING AND PLANNING
272 ORIGIN STREET
BURLINGTON, WI 53105
262-661-4239

NOTE: REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY AFFECT THIS PROPERTY.

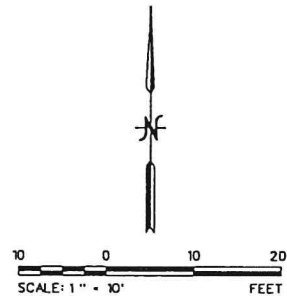
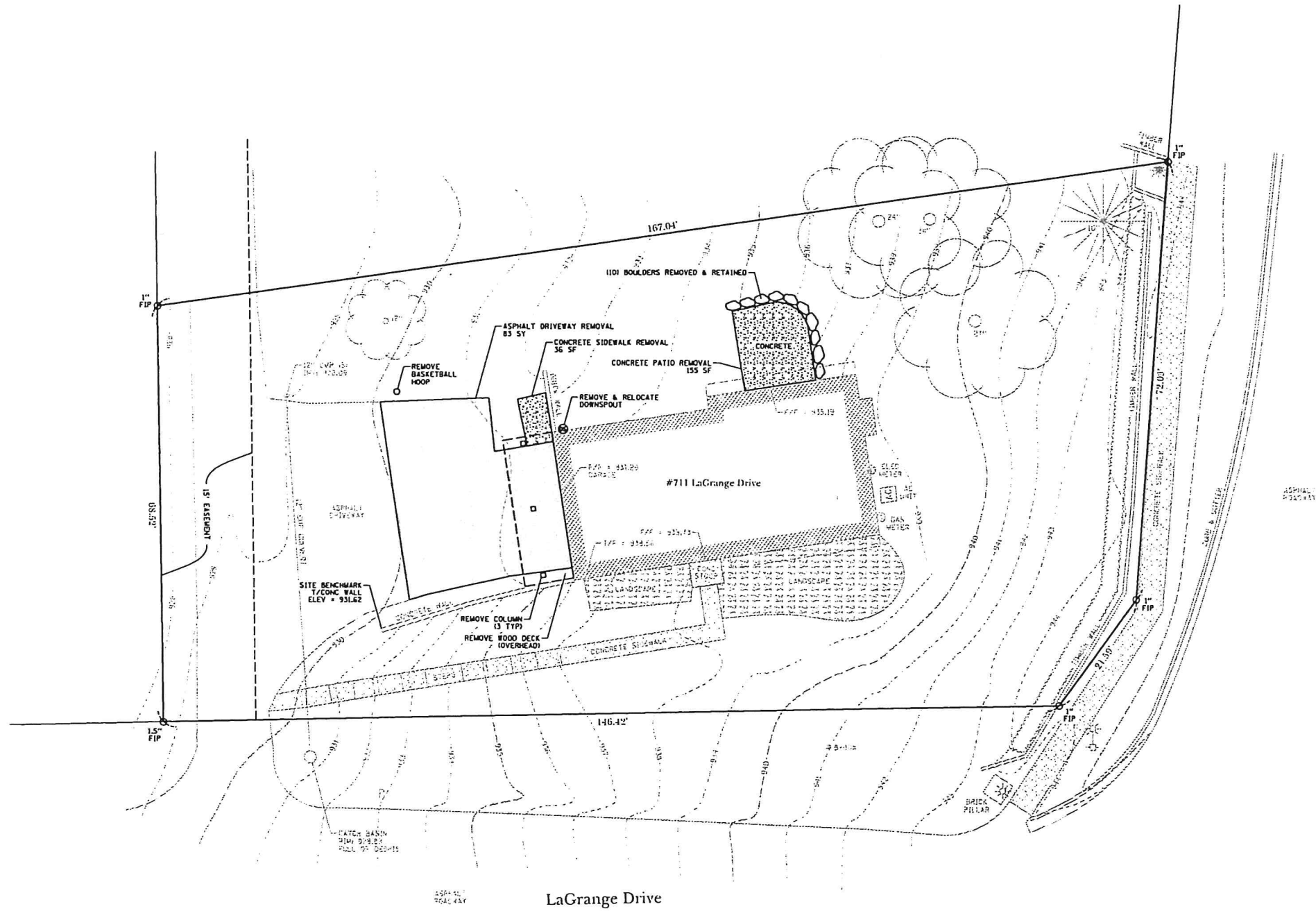


THIS IS NOT AN ORIGINAL PRINT
UNLESS THIS SEAL IS RED.

Thomas L. Satter
THOMAS L. SATTER S-2850

MARCH 12, 2020
DATE

052002
JOB NUMBER

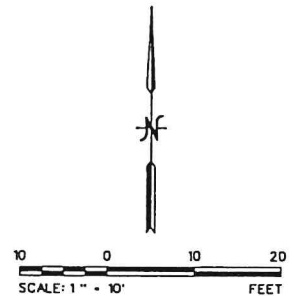
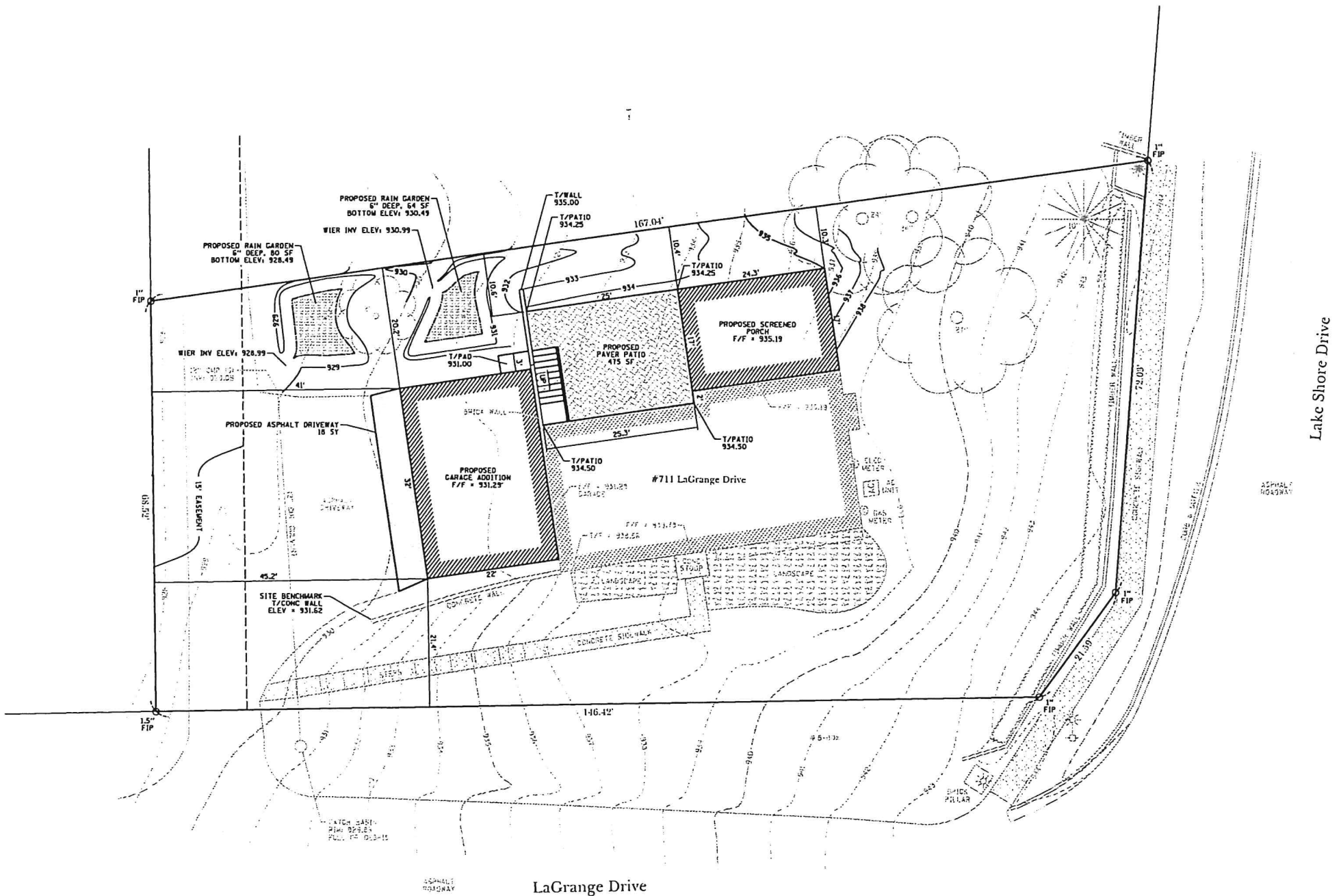


711 La Grange Drive
Existing Conditions & Demolition
Lake Geneva, Walworth County, Illinois

Project No.:	08R001
File Name:	C.I.dgn
Plot Date:	8/2/2021
Scale:	1" = 10'
Sheet Number	C.1



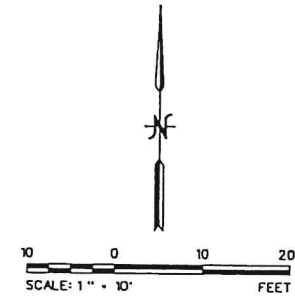
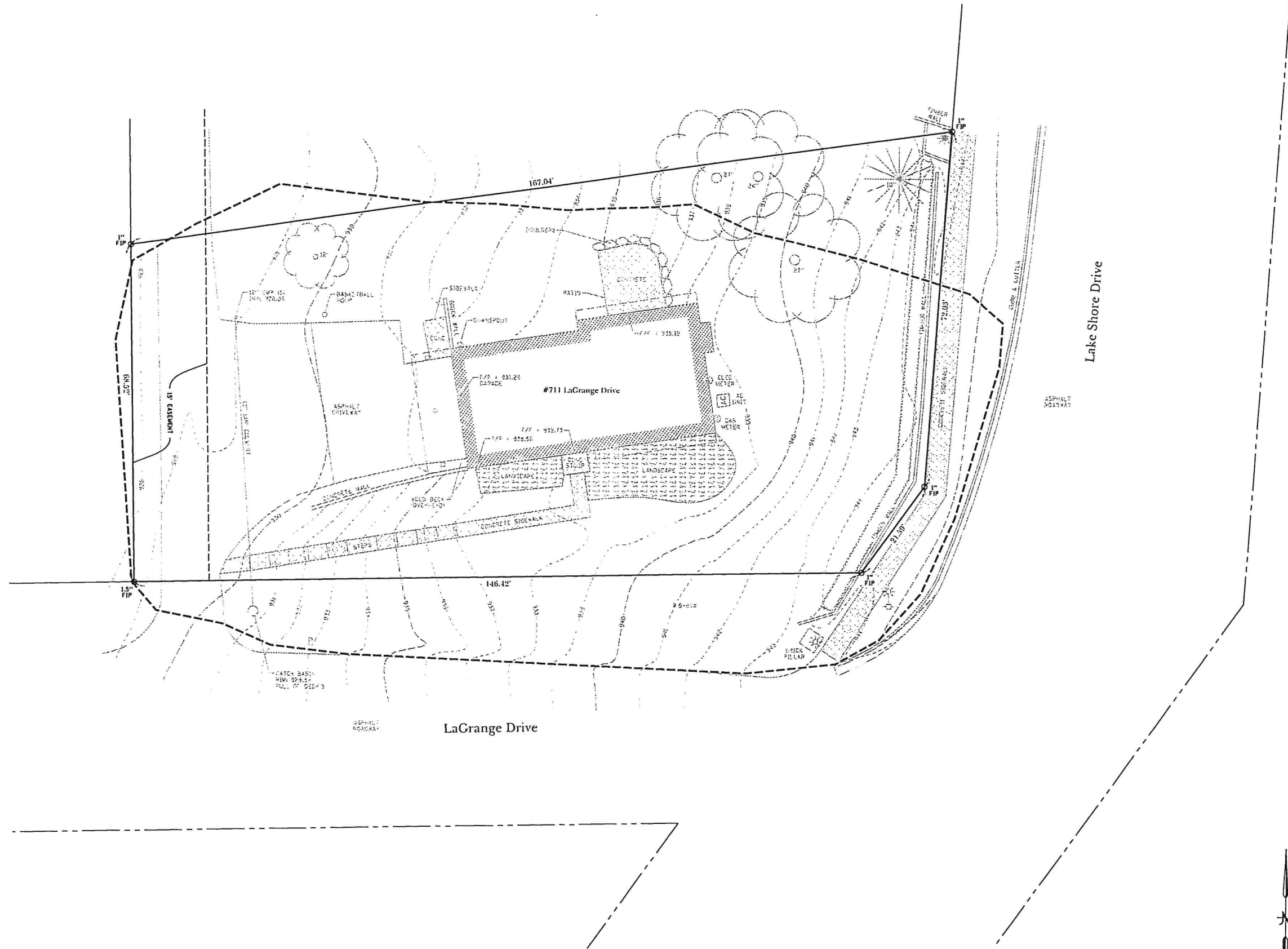
PROJECT START	END	REVISIONS
PROJECT NO. 08R001		
ENGINEER	AMANDA P. LIT.	
SURVEYOR	AMANDA P. LIT.	
DESIGNER	AMANDA P. LIT.	
CHECKER	AMANDA P. LIT.	
DATE	8/2/2021	



711 La Grange Drive
 Site Plan
 Lake Geneva, Walworth County, Illinois



PROJECT NAME	DATE	REVISIONS
PROJECT NO. 08R001		
FILE NAME: C2.dgn		
PLN DATE: 8/2/2021		
SCALE: 1" = 10'		
SHEET NUMBER		

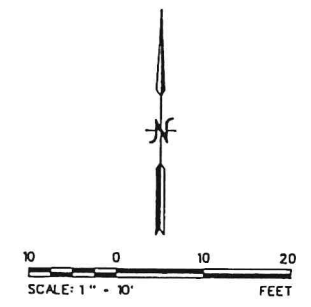
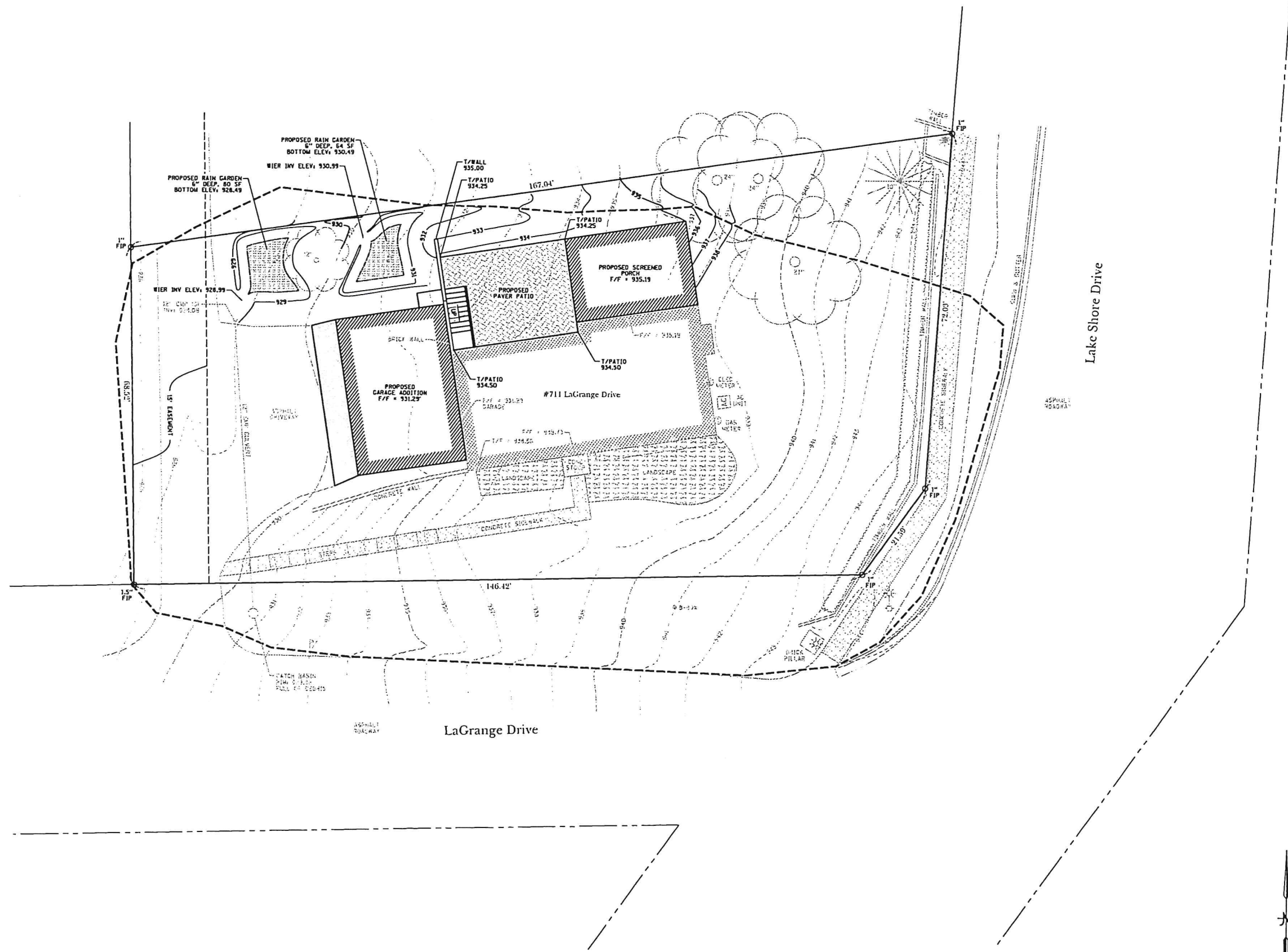


711 La Grange Drive
Existing Drainage Exhibit
Lake Geneva, Walworth County, Illinois



PROJECT NAME		DATE	BY
PROJECT MANAGER	BOB BROSCH		
DESIGNER	ALAN FELT		
ENGINEER	SHAWN BRYAN		
PROJECT MANAGER	SHAWN BRYAN		
PROJECT MANAGER	SHAWN BRYAN		

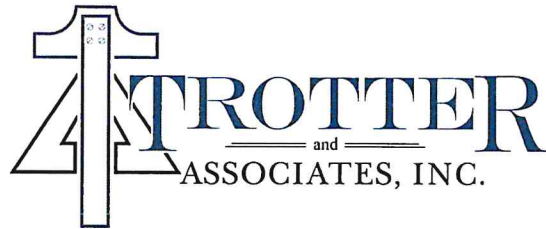
Project No:	DBR001
File Name:	EX1.dgn
Plot Date:	8/2/2021
Scale:	1" = 10'
Sheet Number	EX.1



711 La Grange Drive
Proposed Drainage Exhibit
Lake Geneva, Walworth County, Illinois



PROJECT SUMMARY		DATE
PROJECT NO.	DBR001	
FILE NAME	EX.2.dgn	
PLAT DATE	8/2/2021	
SCALE	1" = 10'	
SHEET NUMBER		EX.2
PROJECT MANAGER		
DESIGNER		
CHECKER		
APPROVER		
DATE		



Drainage Areas for 711 LaGrange

By: ALD
Date: 8/2/2021

Proposed

	Total Area [sq ft]	Impervious Area [sq.ft.]	Pervious Area [sq.ft.]	% Impervious	% Pervious	Runoff Coefficient
Porch	418	418	0	7%	0%	0.950
Patio	481	481	0	9%	0%	0.950
Garage	704	704	0	12%	0%	0.950
Lawn Areas	8621	0	8621	0%	95%	0.270
Landscape	434	0	434	0%	5%	0.270
Public Sidewalk	350	350	0	6%	0%	0.900
Retaining Walls	76	76	0	1%	0%	0.900
Driveway	1744	1744	0	31%	0%	0.800
Concrete Apron	177	177	0	3%	0%	0.950
Existing House	1304	1304	0	23%	0%	0.950
Concrete Stoop	21	21	0	0%	0%	0.950
Concrete Sidewalk	237	237	0	4%	0%	0.900
Rain Garden	144	144	0	3%	0%	0.900
Total	14711	5656	9055	38%	62%	0.511

Existing

	Total Area [sq ft]	Impervious Area [sq.ft.]	Pervious Area [sq.ft.]	% Impervious	% Pervious	Runoff Coefficient
Lawn Areas	9621	0	9621	0%	96%	0.270
Landscape	434	0	434	0%	4%	0.270
Driveway	2522	2522	0	54%	0%	0.800
Existing House	1304	1304	0	28%	0%	0.950
Concrete Stoop	21	21	0	0%	0%	0.900
Public Sidewalk	350	350	0	8%	0%	0.900
Retaining Walls	67	67	0	1%	0%	0.950
Concrete Patio	155	155	0	3%	0%	0.900
Concrete Sidewalk	237	237	0	5%	0%	0.900
Total	14711	4656	10055	32%	68%	0.457

Additional Proposed Impervious 1000 sq. ft.
90% Runoff Volume Control WDNR Standard 1009
 3"-5" deep Rain Garden Area 190 sq. ft.
 6"-7" deep Rain Garden Area 140 sq. ft.
 8" deep Rain Garden Area 120 sq. ft.

Hydrologic Soil Group B
 % Slope 9.58-10.9

Intensity 24HR	Inches	[inches per hour]
1 YR	2.42	0.10083
2 YR	2.78	0.11583
10 YR	3.97	0.16542
100 YR	6.22	0.25917

Proposed Site Weighted Q=CIA [cfs]	Existing Site Weighted Q=CIA [cfs]
0.02	0.02
0.02	0.02
0.03	0.03
0.04	0.04

NOAA Rainfall Data for 711 La Grange Drive

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by Aron Adami, 2248 Walburg Rd. Burlington WI. To allow allowing for the Physical Activity Studio land use at 1227 Grant St. in the General Business (GB) zoning, Tax Key Nos. ZWH00008B & ZWH00007C.			
Committee:	Plan Commission approved August 16, 2021		
Fiscal Impact:	N/A		
File Number:	21-R59	Date:	August 23, 2021

WHEREAS, the City Plan Commission has considered the application Aron Adami, 2248 Walburg Rd. Burlington WI. To allow allowing for the Physical Activity Studio land use at 1227 Grant St. in the General Business (GB) zoning.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on August 5, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit Aron Adami, 2248 Walburg Rd. Burlington WI. To allow allowing for the Physical Activity Studio land use at 1227 Grant St. in the General Business (GB) zoning.,

Tax Key Nos. Nos. ZWH00008B & ZWH00007C.

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 23th day of August, 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: August 16, 2021

Agenda Item: 10

Applicant:
Aaron Adami
2248 Walburg Rd.
Burlington, WI 53105

Request:
1227 Grant St. Conditional Use Permit for
Physical Activity Studio
General Business (GB)
Tax Key No. ZWH00008B & ZWH00007C

Description:

The applicant is submitting for a Conditional Use Permit (CUP) request that will allow for the Physical Activity Studio for the property located at 1227 Grant St., in the General Business (GB) zoning district. Tax Key No. ZWH00008B & ZWH00007C.

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):

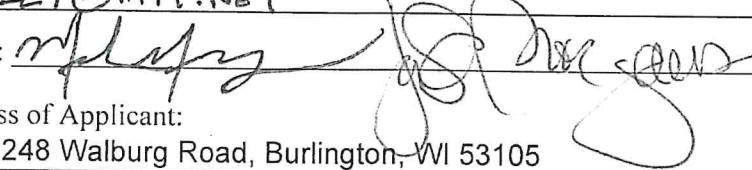
1227 Grant Street, parcel number ZWH 00008B ZWH 00007C

Please see attached Narrative for Legal Description

Name and Address of Current Owner: 1227 Grant Street LLC, 1227 Grant Street, Lake Geneva, WI 53147

Telephone No. with area code & Email of Current Owner: 262 249-9266

MORGANS/227@ATT.NET

Owner Signature: 

Name and Address of Applicant:

Aaron Adami, 2248 Walburg Road, Burlington, WI 53105

Telephone No. with area code & Email of Applicant: 608-393-4925, adamia987@gmail.com

Proposed Conditional Use: Fitness Club and CrossFit Gym

Physical Activity Studio

Zoning District in which land is located: General Business

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

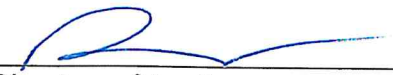
Short statement describing activities to take place on site:

Please see attached Narrative.

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

June 28, 2021

Date

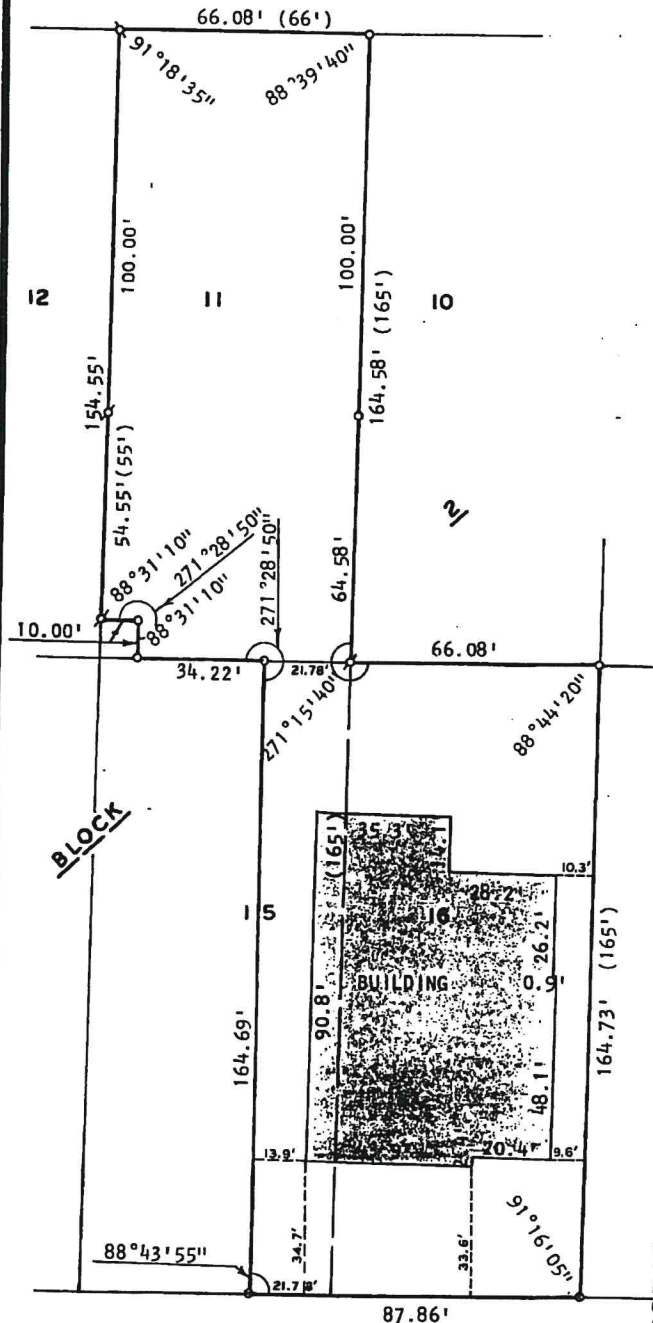

Signature of Applicant

KOLB LAND CONSULTING, INC.
LAND SURVEYING • SUBDIVIDING • LAND PLANNING

LAKE GENEVA, WISCONSIN 53147

414-248-3697

LOGAN STREET 60' WIDE



SCALE: 1" = 30'

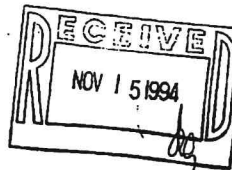
LEGEND

- P - IRON PIPE FOUND
- O - IRON PIPE SET
- S - RAILROAD SPIKE SET
- (50') - AS RECORDED

ORDERED BY: DUKE POTTER

PLAT OF SURVEY OF

LOT 11 EXCEPTING A 10.00 FOOT BY 10.00 FOOT PARCEL IN THE SOUTHWEST CORNER, THE EAST 21.78 FEET OF LOT 15 AND LOT 16, ALL IN BLOCK 2 OF WHEELERS ADDITION TO THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.



I, HAROLD H. KOLB, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED ACCORDING TO THE OFFICIAL RECORDS AND THAT THE PLAT HEREON IS A CORRECT REPRESENTATION OF THE LOT LINES AND THE PRINCIPAL LINES OF THE BUILDING, TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY NOT VALID UNLESS SURVEYOR'S SIGNATURE IS IN RED.

HAROLD H. KOLB
WISCONSIN REGISTERED LAND SURVEYOR, S-107
DATE JANUARY 5, 1993

LG-497A

ZWH-88
ZWH-7C1
ZWH-7C

007-1525

Legal Description

All of Lot 10, Lot 11, excepting therefrom a ten by ten feet parcel in the southwest corner, together with the east 21.78 feet of Lot 15 and all of Lot 16, all in Block 2 of Wheeler's Addition to the City of Lake Geneva, Walworth County, WI.

Project Narrative

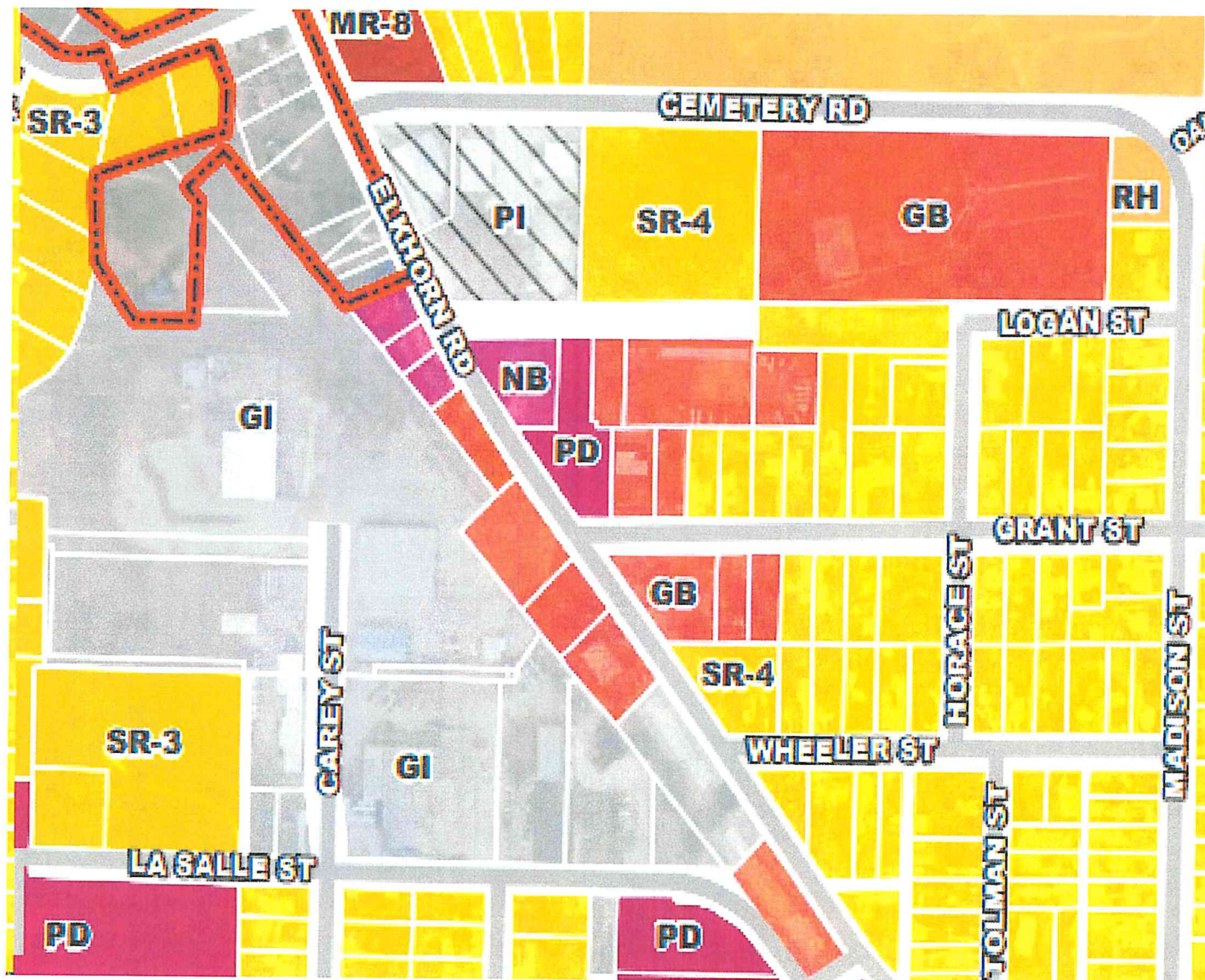
The Property is presently zoned General Business (GB) and consists of a retail business and framing service situated on the ground floor of the primary structure, with a single residential rental unit on the second floor of the primary structure, and with an attached warehouse storage space.

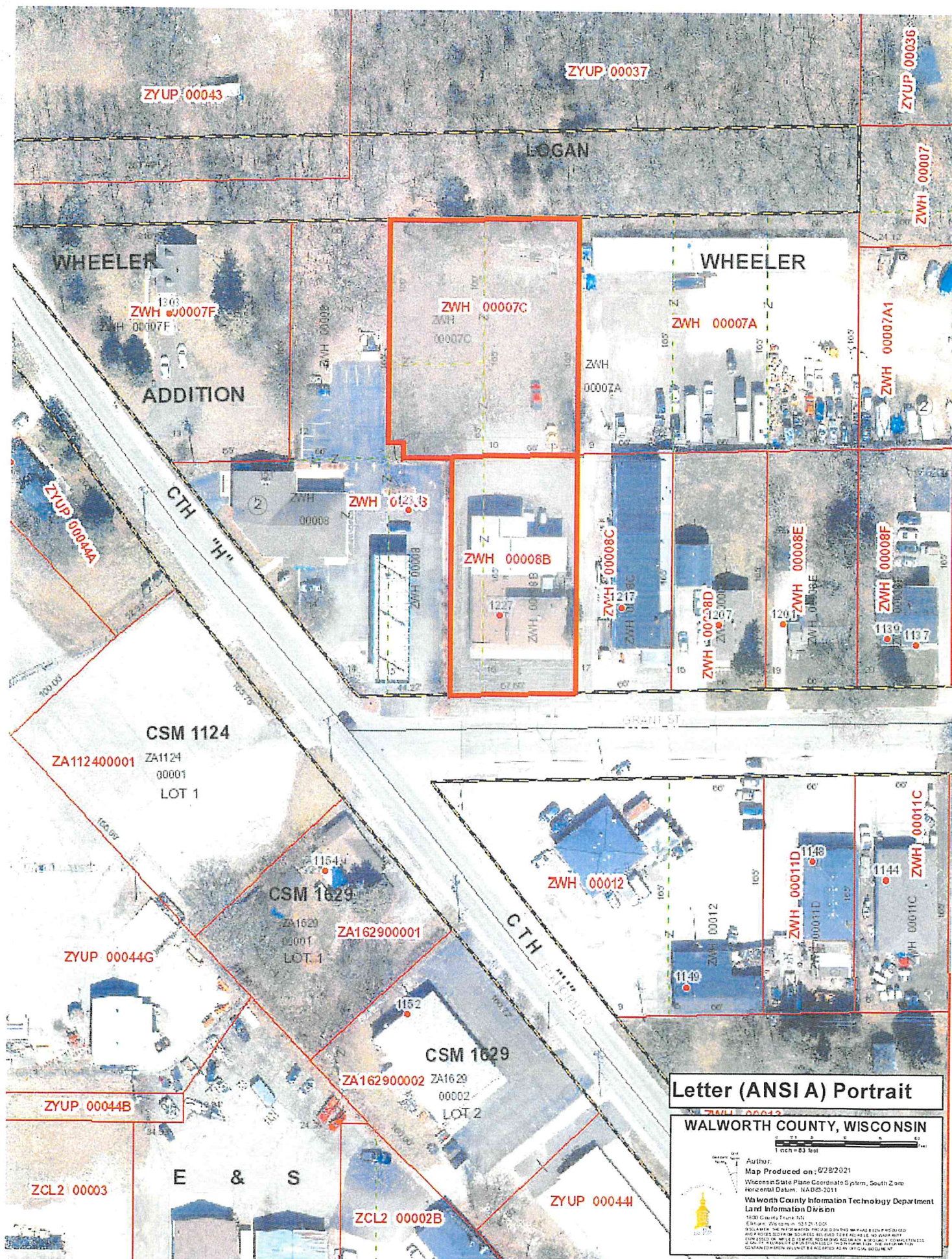
The Applicant intends to use the current ground floor of the primary structure as a shared office space designed for use by local service and professional office uses. Office uses and professional services are permitted by right under the GB zoning district. The Applicant intends to continue the existing long-term residential rental use on the second floor of the primary structure.

The Applicant requests a conditional use permit to allow for a cross fit gym to operate in the present warehouse space. Physical Activity Studios are a conditional use for the GB zoning district.

The gym would be comprised of class-based instruction at established times with classes in consecutive morning, midday, and evening sessions. Number of classes and frequency would be dictated by demand. However, classes will be limited to no more than 12 participants and 1 instructor at any given time.

Parking exists on site. According to the current owner, 20 spaces are present. Additional parking could be situated in the adjacent vacant lot that is being acquired with the property. Two covered spaces are already on site. New signage would be placed within the existing signs that are already now present. No new or additional exterior lighting would be needed at this time. No construction work or remodel is expected to be necessitated by this project.





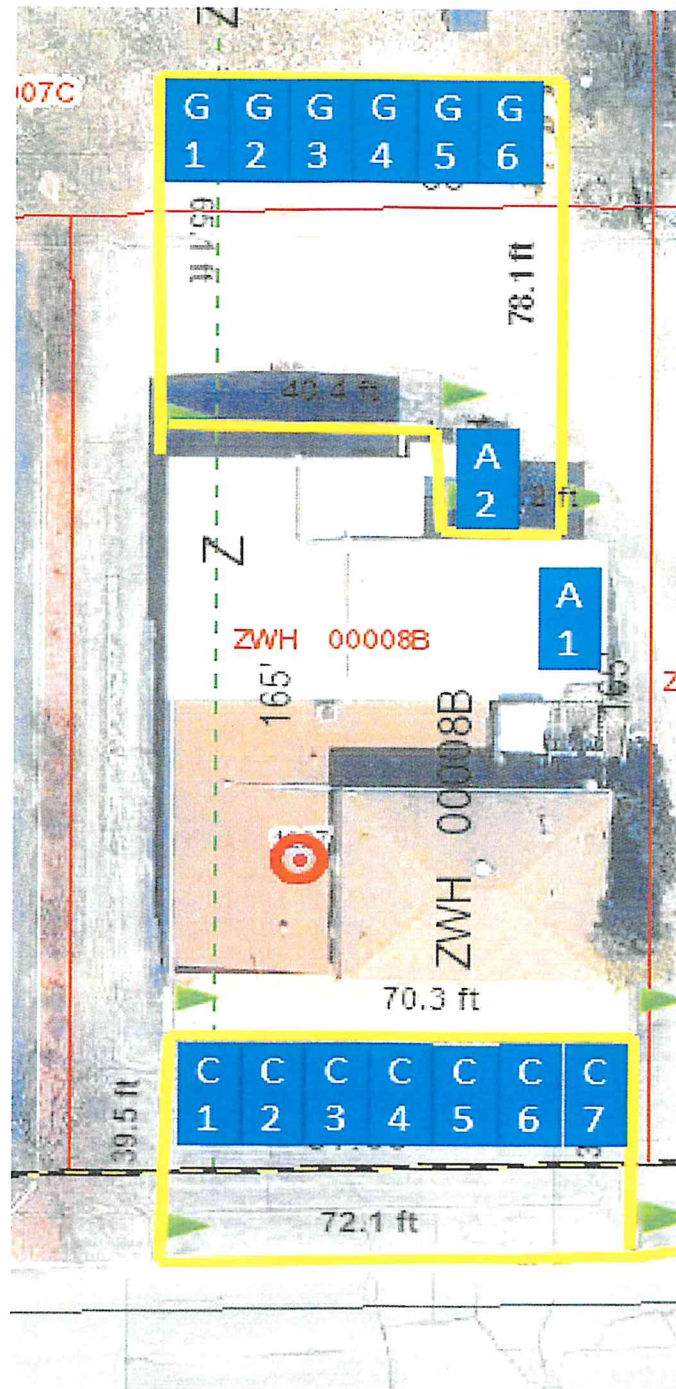
Parking

A. Option

G = spaces for Gym

A = spaces for Apartment

C = spaces for offices

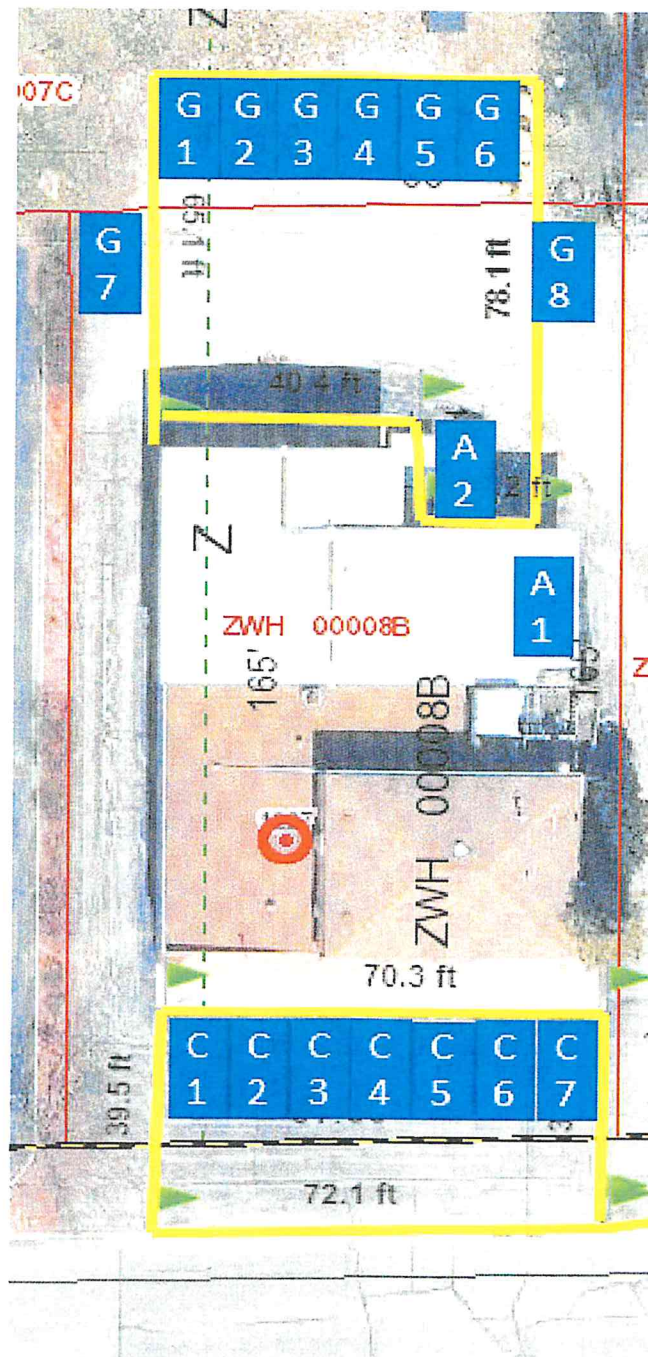


Parking B. Option

G = spaces for Gym

A = spaces for Apartment

C = spaces for offices

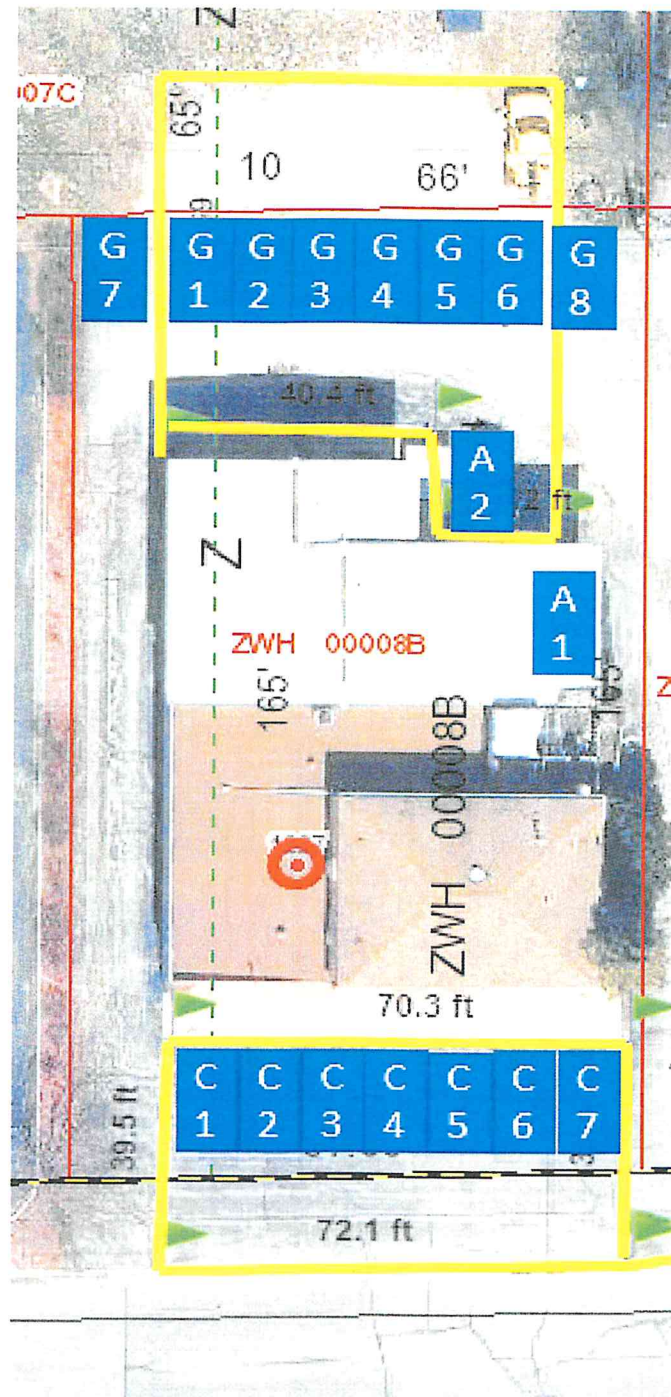


Parking
C. Option

G = spaces for Gym

A = spaces for Apartment

C = spaces for offices



**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 : *see next page*

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?

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?

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?

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?

III. Justification of the Proposed Conditional Use

1. The City of Lake Geneva's Comprehensive Plan identifies the subject property as Neighborhood Mixed Use. Neighborhood Mixed Use is characterized by a variety of residential, institutional, and commercial uses. The plans states that Neighborhood Mixed Use properties should be redeveloped and revitalized. This project accomplishes the stated goal by continuing a space that has been historically mixed use, but doing so in a way that reimagines the use for modern times and meets the needs of the neighborhood by providing continued residential use, along with affordable office space and a gym that is unique to the area.
2. The City of Lake Geneva's Zoning Ordinances identifies the subject property as General Business (GB) District. The GB zoning designation calls for a wide range of office, retail, and lodging uses. This proposal calls for the continued mixed-uses of the property providing residential, office, and fitness services and opportunities to the City, all of which are in-line with the GB district.
3. No undue or adverse impact is realized by this application.
4. This application is limited to a conditional use. The property in question is mixed use (retail, residential, commercial framing workshop). The mixed use nature would continue (office, residential, and fitness).
5. The property is situated next to a gas station and near a high-traffic intersection (Cty Hwy H and Grant Street). There will be no burden to the public or its facilities by this project.
6. The public benefits of the conditional use far outweigh any burden. This project revitalizes a space that may otherwise be no longer in business and provides services to the community that are otherwise lacking. The applicant meets all requirements under state and local law, and the applicant further agrees to meet any reasonable conditions based on substantive evidence that the City may choose to impose.

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 prior page

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?

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: _____

**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:

See
Narrative

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

___ Land use plan map designation(s);

___ Current land uses present on the subject property;

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

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

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

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

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

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

See
Site Plan

___ ___ (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:**

No
Landscape
Changes

- ___ 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:**

No
Land
Disturbance

- ___ 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:**

No
Exterior
Remodel or
Construction

- ___ 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: _____

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 1227 Grant Street
Applicant name Arrou Adami
Applicant email adami.a.987 Phone Number _____

Architect/Contractor/Designer Name _____
Architect/Contractor/Designer Email _____ Phone Number _____

Type of Construction: New _____ Addition _____ Remodel _____ N/A
Type of Development: Single-family _____ Multi-family _____ Commercial _____ Industrial _____ N/A
Type of Business Gym + Office Space with existing Rental Unit

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).

No land division, construction, or soil disturbance.

- 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: N/A

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

AMBIT LAND SURVEYING
8120-3121st Avenue
Wheatland, WI 53105-8934
Licensed Professionals in
both Illinois & Wisconsin

PHONE: 262-537-4874

FAX: 262-537-4221

EMAIL: ambit@ids.net

ALTA/NSPS LAND TITLE SURVEY

DESCRIPTION OF RECORD

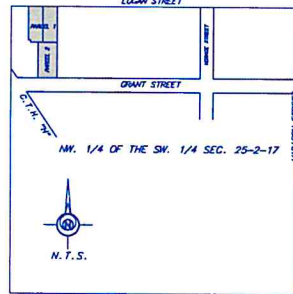
PARCEL 1:
The East 21.78 feet of Lot 15 and all of Lot 16, all in Block 2 of WHEELER'S ADDITION, according to the recorded plat thereof. Said land being in the City of Lake Geneva, County of Walworth, State of Wisconsin.

Tax Key: ZWH 000089

PARCEL 2:
LOTS 10 AND 11, all in Block 2 of WHEELER'S ADDITION, according to the recorded plat thereof. EXCEPTING THEREFROM a 10 foot by 10 foot parcel located in the southwest corner of said Lot 11. Said land being in the City of Lake Geneva, County of Walworth, State of Wisconsin.

Tax Key: ZWH 000070

VICINITY MAP



LEGEND:
O Denotes Pin Pole Set - 1" Diameter x 18"
Not Less Than 1.5 Feet From Pole Line Post
□ Denotes Iron Pipe Found - 3/8" Diameter
+ Denotes P.C. Nail Found
X Denotes Iron Bar Found - 3/4"
□ Denotes Concrete Monument Found/Iron Bar (RECORDED AS)
X Denotes Utility Pole

NOTES:
Survey is based on previous surveys by Robert M. Duerksen dated March 5, 1991, Harold H. Kala dated January 5, 1993 and John P. Kroll dated June 20, 2002.
Bearings and measurements depicted on this plat are field bearings and measurements unless noted otherwise.

FOR F.E.M.A. MAP CITY OF LAKE GENEVA NUMBER 550488
PARCEL 15 IS IN AN AREA OF MINIMAL FLOOD HAZARD.

AREA OF PROPERTY: 35,057 sq. ft. / 0.83 ACRES

ZONING OF PROPERTY:
GD - GENERAL BUSINESS
SETBACKS FOR PRINCIPAL STRUCTURES ARE AS FOLLOWS:
STREET YARD 25 FEET
SIDE YARD 8 FEET
REAR YARD 30 FEET

REFERENCED NOTES TO REQUESTED TABLE A ITEMS

ITEM 1 Monumentation either found or placed as indicated in legend.
ITEM 2 Address of the surveyed property.
ITEM 4 Gross land area.



GRAPHIC SCALE
1 inch = 30 feet



TITLE COMMITMENT No.: 921060762
PROJECT No.: 21157



To Southeastern Title, LLC., Adani Properties, LLC. & Bank of Prairie Du Sac

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Item 1, 2 and 4 of Table A thereof. The fieldwork was completed on July 12, 2021

Mark A. Bolender
Mark A. Bolender, WI, P.L.S.
S - 1784

Dated July 20, 2021

RESOLUTION OF THE COMMON COUNCIL			
Resolution to amend a Precise Implementation Plan (PIP) filed by Kwik Trip, for a request to amend the existing Precise Implementation Plan PIP, this proposal for the property located at 710 Williams St. that would allow for a building addition within the General Business (GB) zoning district.			
Committee:	Plan Commission approved August 16, 2021		
Fiscal Impact:	N/A		
File Number:	21-R60	Date:	August 23, 2021

WHEREAS, the City Plan Commission has considered the application of, Kwik Trip, for a request to amend the existing Precise Implementation Plan PIP, this proposal for the property located at 710 Williams St. that would allow for a building addition within the General Business (GB) zoning district.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on August 5, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue PIP to Kwik Trip, for a request to amend the existing Precise Implementation Plan PIP, this proposal for the property located at 710 Williams St. that would allow for a building addition within the General Business (GB) zoning district.

Tax Key No. ZA451800001

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 23th day of August 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: August 16, 2021

Agenda Item: 11

Applicant:

Kwik Trip
1626 Oak St.
LaCrosse, WI 53603

Request:

710 Williams St. C-Store
Amend the Precise Implementation Plan (PIP)
Tax Key No. ZA451800001

Description:

The applicant is submitting a proposal to amend the Precise Implementation Plan (PIP).

This request is to allow the addition to the west side of the existing buildings in the General Business (GB) zoning district Tax Key No. ZA451800001.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Precise Implementation Plan (PIP):

As part of the consideration of the requested (PIP), the Plan Commission is required to:

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

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

A proposed PIP 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 PIP 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 PIP 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 PIP 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 PIP 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 PIP 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 PIP 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 PIP 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 PIP 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 PIP 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 PIP 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 PIP 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 PIP 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 Precise Implementation Plan (PIP):

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

219

Z4457800001

APPLICATION FOR PRECISE IMPLEMENTATION PLAN OR AMENDMENT

City of Lake Geneva

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

710 Williams Street / Z4457800001 / Lot 1 Certified Survey
No 4518 as recorded in Vol 29 of CS on Page 262 WCR located in
SE 1/4 SW 1/4 Sec 25 T2N R17E 71747 sq ft City of Lake Geneva units

Name and Address of Current Owner: KTREH

1626 Oak St. LaCrosse, WI 54602

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

608-781-8988

+cone@kwiktrip.com

Owner Signature: [Signature] Agent Lori

Name and Address of Applicant:

Ted Cone

1626 Oak St. LaCrosse, WI 54602

Telephone No. with area code & Email of Applicant: 608-793-5976

+cone@kwiktrip.com

Proposed Use:

No change - Retail

Zoning District in which land is located: General Business

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

River Valley Architects

3300 Birch St. Suite 1A Eau Claire, WI 54603

Short statement describing activities to take place on site:

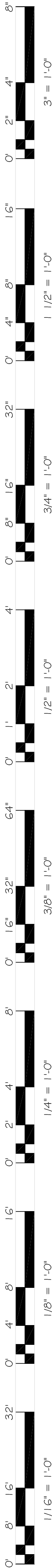
Attach 200 sq/ft walk-in freezer/cooler addition to
existing store

PIP fee \$400.00, payable upon filing application.

7/9/25

Date

[Signature] Agent Lori
Signature of Applicant



Kwik Trip

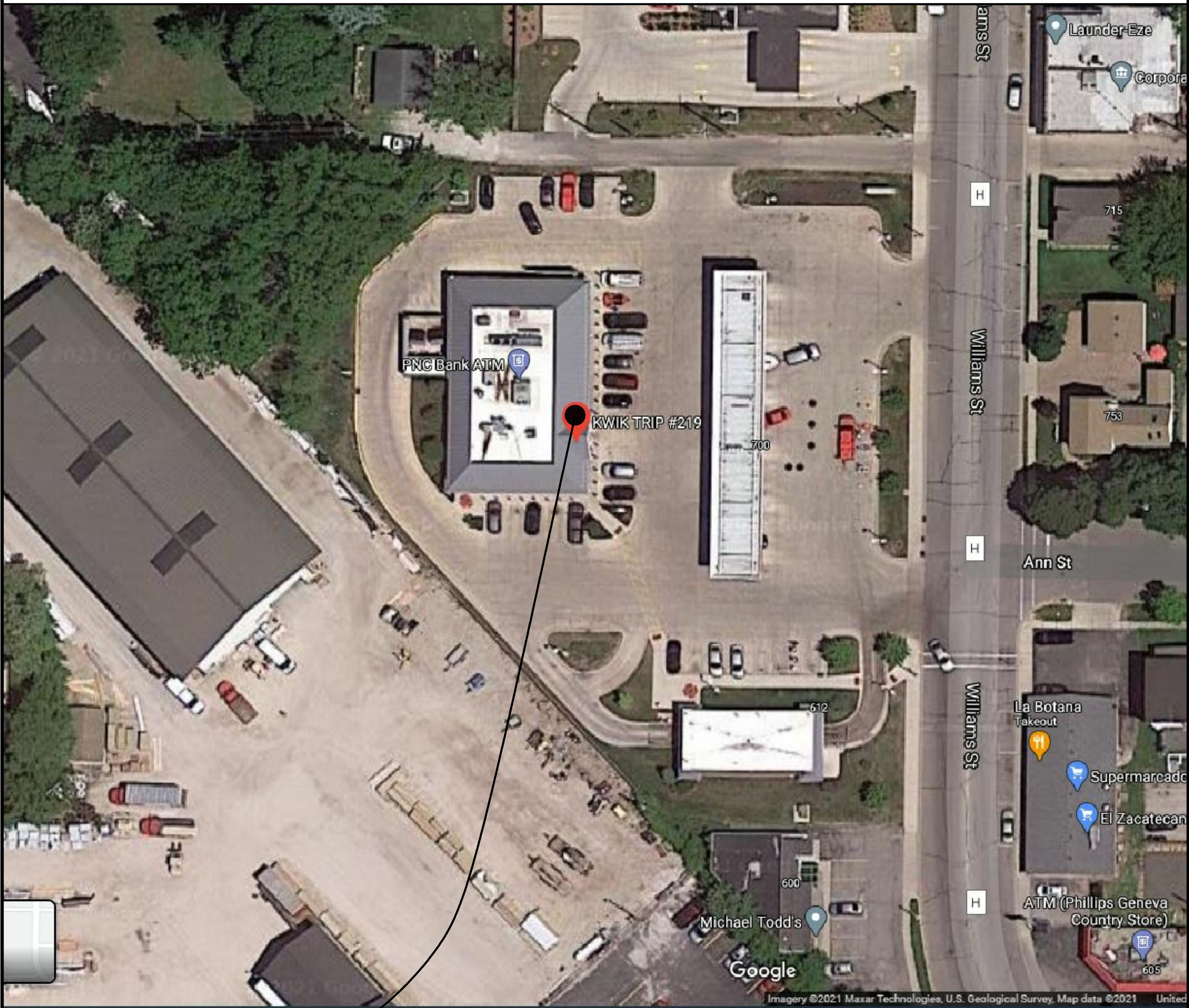
GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES & EASEMENTS.
- ALL WORK SHALL BE IN COMPLIANCE WITH LOCAL, STATE & NATIONAL CODES FOR RESPECTIVE TRADES.
- DO NOT SCALE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
- PROVIDE ILLUMINATED EXIT LIGHTS @ ALL EXTERIOR DOORS PER PLAN.
- PROVIDE FIRE EXTINGUISHERS @ THE LOCATIONS SHOWN ON THE PLANS.
- EXIT DOORS SHALL HAVE SUCH FASTENING OR HARDWARE THAT THEY CAN BE OPENED FROM THE INSIDE BY TURNING A SINGLE LEVER (USING A CLOSED FIST) WITHOUT THE USE OF A KEY.
- PROVIDE ACCESS FOR THE DISABLED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, 100/ANSI A117.1-2009.
- PROVIDE A DESIGNATED SPACE ADJACENT TO THE BUILDING FOR THE SEPARATION, TEMPORARY STORAGE & COLLECTION OF RECYCLABLE MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EXPANSION/CONTROL JOINTS IN ALL MATERIALS, SYSTEMS & BUILDING CONFIGURATIONS INCLUDING CAULKING AS REQUIRED. JOINTS SHALL BE PLACED NO MORE THAN 30 TIMES THE SLAB THICKNESS O.C. BOTH DIRECTIONS IN CONCRETE SLABS, 20' TO 25' O.C. FOR MASONRY WALLS & 20' TO 30' O.C. BOTH DIRECTIONS FOR GYPSUM BOARD WALLS, SOFFITS, CEILINGS, ETC.
- INFORMATION PERTAINING TO EXISTING CONDITIONS IS BASED ON AVAILABLE RECORDS AND/OR VISUAL INSPECTION OF THE EXISTING CONDITIONS. WHILE SUCH DATA HAS BEEN COLLECTED WITH REASONABLE CARE, THERE IS NO EXPRESS OR IMPLIED GUARANTEE THAT CONDITIONS SO INDICATED ARE ENTIRELY REPRESENTATIVE OF THOSE ACTUALLY EXISTING. CONTRACTORS SHALL NOTIFY THE ARCHITECT @ ONCE OF ANY DISCREPANCIES BETWEEN THE DRAWINGS & ACTUAL CONDITIONS ENCOUNTERED. ALL EXISTING BUILDING/FLOOR HEIGHTS & DIMENSIONS WHERE NEW WORK OCCURS SHALL BE VERIFIED BY ALL TRADES PRIOR TO STARTING CONSTRUCTION.
- THE OWNER AND/OR CLIENT HAS ASSUMED RESPONSIBILITY FOR ALL BIDDING, CONSTRUCTION OBSERVATION & RELATED DETAILS.
- ALL DETAILS NOT INDICATED SHALL BE THE RESPONSIBILITY OF THE OWNER & CONTRACTOR.

BUILDING INFORMATION

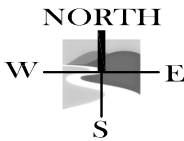
- BUILDING OCCUPANCY: 'M' MERCANTILE
- CONSTRUCTION TYPE: VB
- BUILDING AREA: 5,932 SQ. FT.
- FIRE PROTECTION: N/A
- OCCUPANT LOAD: 69 PEOPLE

LOCATION MAP



PROJECT LOCATION:

710 WILLIAMS ST,
LAKE GENEVA, WI 53147



FREEZER / COOLER ADDITION FOR KWIK TRIP #219 LAKE GENEVA, WI

SHEET INDEX

- | | |
|-------|-----------------------------------|
| G001 | TITLE SHEET |
| G002 | LIFE SAFETY |
| AS101 | ARCHITECTURAL SITE PLAN |
| AD101 | DEMOLITION PLAN |
| S101 | FOUNDATION PLAN |
| A101 | PROPOSED PLAN |
| A102 | REFLECTIVE CEILING PLAN & DETAILS |
| A103 | ROOF PLAN |
| A201 | ELEVATIONS |
| A501 | DETAILS |
| A801 | EQUIPMENT PLAN |

Conditionally
APPROVED
DEPT. OF SAFETY AND PROFESSIONAL
SERVICES
DIVISION OF INDUSTRY SERVICES

SEE CORRESPONDENCE

BUILDING ADDITION & ALTERATION- LEVEL
2DIS-052125425CB-062100491-
PRB6-19-2021 APPROVED WITH FREEZER/
COOLER PANEL PER PRODUCT APPROVAL
#20189006

PROJECT DIRECTORY

OWNER:

KWIK TRIP, INC.
1626 OAK STREET
LA CROSSE, WI 54602
PHONE: 608.781.8988

ARCHITECT:

RIVER VALLEY ARCHITECTS, INC.
3300 BIRCH STREET, SUITE 1A
EAU CLAIRE, WI 54703
PHONE: 715.832.0875

STRUCTURAL DESIGN:

FINK HOREJSH LLC
N9494 STATE ROAD 69
NEW GLARUS, WI 53574
PHONE: 608.658.1257

05.14.2021



STORES



STORES

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH: (608) 781-8988
FAX: (608) 781-8980

KWIK TRIP INC.
219#-FREEZER/COOLER ADDITION
710 WILLIAMS ST, LAKE GENEVA, WI 53147

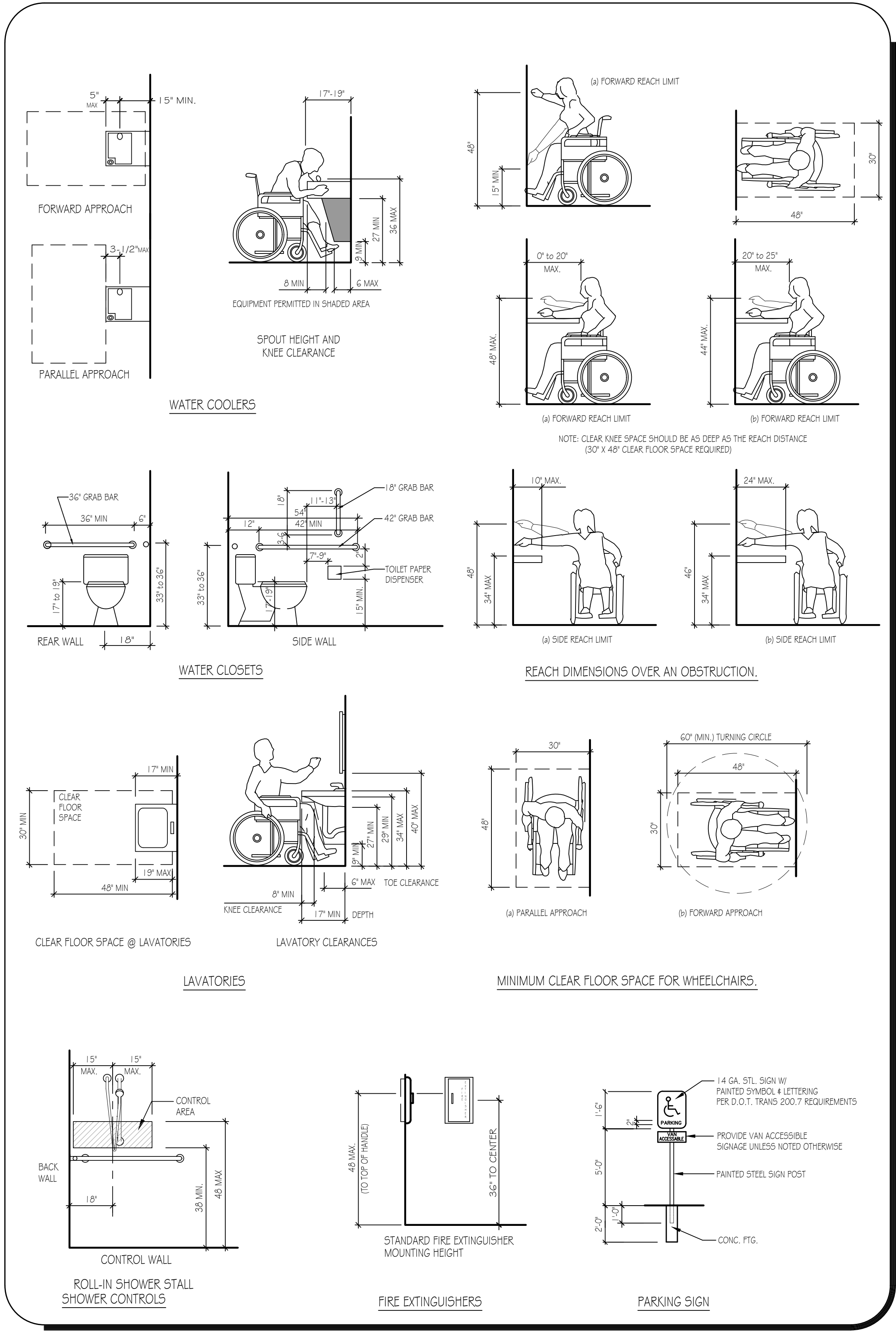
MARK	DATE	DESCRIPTION

DRAWN BY: SCR
FM: BLC
JOB NO: 21-079
DATE: 06.21.2021

SHEET NAME
TITLE SHEET

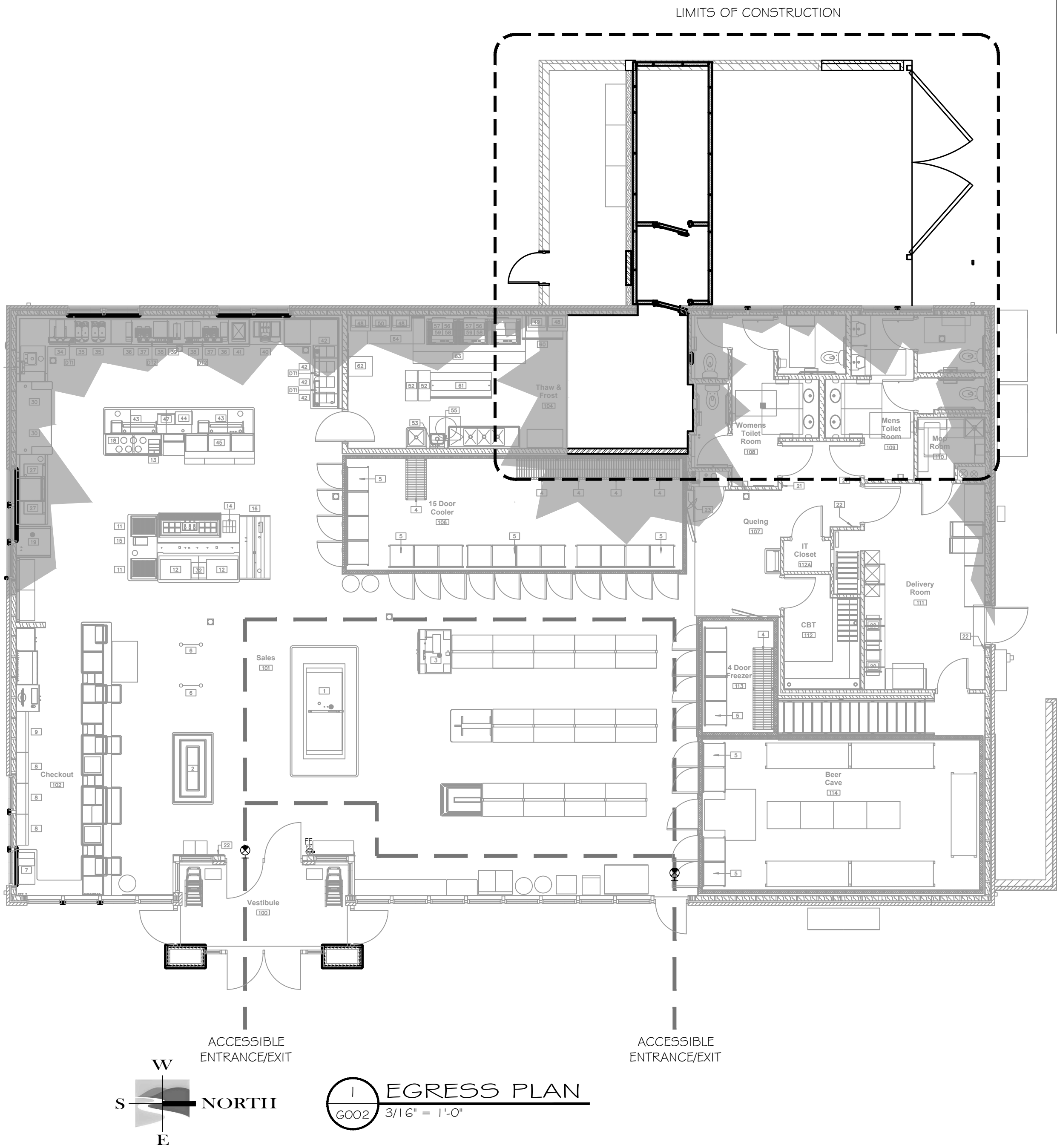
G001

SET TYPE - REGULATORY

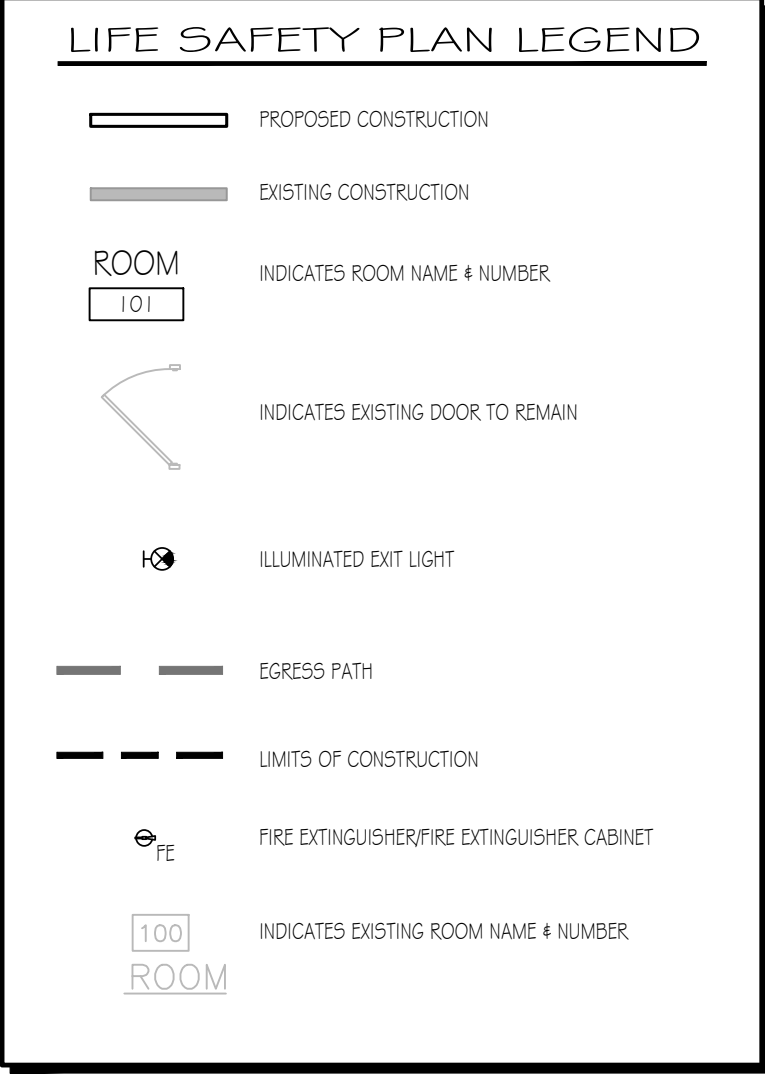


GENERAL NOTES:
ENTIRE BUILDING SHALL COMPLY WITH THE ANSI A117.1 2009 EDITION ACCESSIBILITY CODE:
FIXTURES WHICH HAVE CLEAR FLOOR SPACES REQUIRED SHALL ACT INDEPENDENTLY & NOT CROSS REQUIRED CLEAR FLOOR SPACES OF OTHER FIXTURES. CLEAR FLOOR SPACE MAY EXTEND UNDER LAVATORY 19" MAX.
PROVIDE BARRIER-FREE SIGNAGE @ ALL PUBLIC TOILET ROOM DOORS
ACCESSIBLE FACILITIES ARE REQUIRED TO BE IDENTIFIED & MUST USE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
FIRE EXTINGUISHERS & CABINETS SHALL BE MOUNTED 36" FROM FINISH FLOOR TO CENTER OF EXTINGUISHER OR CABINET, & 4'-0" MAX TO TOP OF EXTINGUISHER HANDLE. DRINKING FOUNTAINS SHALL HAVE A CLEAR FLOOR SPACE OF 30" X 48".
DRINKING FOUNTAINS SHALL BE ACCESSIBLE TO PERSONS IN A WHEEL CHAIR, & SHALL BE MOUNTED SO THAT THE SPOUT HEIGHT IS NOT MORE THAN 36" ABOVE THE FINISHED FLOOR. THE DRINKING FOUNTAIN CONSTRUCTION & DIMENSIONS SHALL BE IN CONFORMANCE WITH THE A.D.A.
PROVIDE SOLID 2X10 WOOD BLOCKING FOR ALL GRAB BARS, TOILET PARTITIONS, URINAL SCREENS, TOILET ACCESSORIES, VANITY TOPS, COAT RACKS, CABINETS, ETC..
ACCESSIBLE SIGNAGE:
INTERIOR SIGNAGE SHALL BE LOCATED ADJACENT TO DOOR ON THE LATCH SIDE & SHALL BE MOUNTED @ A HEIGHT OF 60" FROM THE FINISH FLOOR TO CENTER OF SIGN.
LETTERS & NUMBERS ON SIGNS SHALL BE UPPERCASE & RAISED 1/32" MIN.. CHARACTERS OR SYMBOLS SHALL BE @ LEAST 5/8" HIGH, BUT NO HIGHER THAN 2 IN. INDENTED CHARACTERS OR SYMBOLS SHALL HAVE A STROKE WIDTH OF @ LEAST 1/4" SYMBOLS OR PICTOGRAPHS ON SIGNS SHALL BE RAISED OR INDENTED 1/32" MIN..
LAVATORIES:
LAVATORIES SHALL HAVE A CLEAR FLOOR SPACE OF 30" X 48", & A CLEAR HEIGHT OF 29" MIN. TO THE BOTTOM OF THE FIXTURE OR SKIRT BD. THEY SHALL HAVE A CLEAR HEIGHT OF 34" MAX. TO THE RIM OF THE FIXTURE, & A CLEAR DEPTH OF 11" MIN. UNDER THE FIXTURE EXCLUSIVE OF THE BOWL & WASTE PIPES.
THE WATER CONTROL VALVES MUST HAVE LEVER HANDLES.
INSULATE ALL HOT & COLD WATER SUPPLY & DRAIN PIPES.

TOILETS:
TOILET SEATS SHALL BE 17" - 19" ABOVE FINISHED FLOOR.
THE CENTER OF THE TOILET SHALL BE 18" OFF THE SIDE WALL.
ACCESSIBLE TOILET COMPARTMENTS SHALL HAVE A MINIMUM CLEAR INSIDE DIMENSION OF 60" SIDE TO SIDE. IF THE DOOR SWINGS OUT, PROVIDE 48" MINIMUM CLEAR SPACE IN FRONT OF THE TOILET BOWL, & IF THE DOOR SWINGS IN PROVIDE 66" MINIMUM CLEAR SPACE IN FRONT OF THE TOILET BOWL. THE DOOR SHALL HAVE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32." NON-ACCESSIBLE TOILET STALLS SHALL BE MINIMUM OF 36" & HAVE A MINIMUM OF 24" FROM THE FRONT OF THE BOWL TO THE FRONT OF THE TOILET STALL.
GRAB BARS:
GRAB BARS MUST BE MOUNTED ON ONE SIDE & REAR WALL & MUST BE 1 1/2" IN DIAMETER WITH 1 1/2" CLEARANCE FROM WALLS. SUCH GRAB BARS SHALL BE SECURELY FASTENED TO SUPPORT A LOAD OF 250 LBS. MIN. & HAVE A NON-SLIP SURFACE.
HORIZONTAL GRAB BAR SHALL BE MOUNTED SUCH THAT THE CENTER OF THE BAR IS MOUNTED 33" - 36" ABOVE FINISHED FLOOR.
THE SIDE WALL GRAB SHALL BE 42" LONG & START 12" OFF THE BACK WALL.
THE BACK WALL GRAB SHALL BE 36" LONG MIN. & START 6" OFF THE SIDE WALL.
THE VERTICAL GRAB BAR SHALL BE INSTALLED 3" - 6" ABOVE THE HORIZONTAL GRAB BAR. IT SHALL BE A MINIMUM OF 18" LONG & LOCATED 11" - 13" IN FRONT OF THE WATER CLOSET.
TOILET ROOM ACCESSORIES:
MIRRORS SHALL BE MOUNTED SO THAT THE BOTTOM OF THE REFLECTIVE SURFACE IS NO MORE THAN 40" ABOVE THE FINISH FLOOR.
WHERE WALL-MOUNTED TOWEL RACKS, DISPENSERS, WASTE DISPOSAL CONTAINERS, OR SIMILAR APPLIANCES ARE PROVIDED, @ LEAST ONE OF EACH MUST BE MOUNTED SO THAT WORKING HEIGHT IS 40" MAX. ABOVE THE FLOOR, & SHALL BE FREE OF INTERFERENCE BY GRAB BARS OR OTHER APPLIANCES OR FIXTURES.
TOILET PAPER DISPENSERS SHALL BE INSTALLED BETWEEN 7" - 9" IN FRONT OF THE WATER CLOSET. IT SHALL BE MOUNTED SUCH THAT THE OUTLET IS BETWEEN 15" & 48" ABOVE FINISHED FLOOR WITH A CLEARANCE OF 2" MIN. BELOW OR 12" MIN. ABOVE GRAB BAR.
CUSTOMER COUNTER:
AT COUNTERS @ WHICH GOODS OR SERVICES ARE SOLD OR DISTRIBUTED A PORTION OF THE MAIN COUNTER WHICH IS A MINIMUM OF 36" IN LENGTH SHALL BE PROVIDED WITH A MAXIMUM HEIGHT OF 36".



BUILDING CODE INFORMATION		
1. BUILDING OCCUPANCY:	MERCANTILE 'M'	
2. BUILDING AREAS:	5,932 SQ. FT.	
3. NUMBER OF STORIES/BUILDING HEIGHT:	1	
4. TYPE OF CONSTRUCTION:	VB	
5. SPRINKLER REQUIREMENTS:	NON-SPRINKLED	
6. OCCUPANT LOAD:		
a. MERCANTILE @ GRADE FLOOR:	3,742 SQ. FT./60 = 62 PERSONS	
b. MERCANTILE @ STOCK AREA:	2,190 SQ. FT./300 = 7 PERSON	
7. TOTAL OCCUPANTS:	69 REQUIRED EGRESS WIDTH: 69 X .2 = 13.8'	
a. EGRESS WIDTH PROVIDED:	APPROXIMATELY 108"	
8. ALLOWABLE EXIT TRAVEL DISTANCE:	200' MAX	
9. PLUMBING FIXTURES:		
c. WATER CLOSETS		
i. MALE - 1 REQUIRED, 2 WATER CLOSETS & 2 URINALS PROVIDED		
ii. FEMALE - 1 REQUIRED, 3 PROVIDED		
10. LAVATORIES		
a. MALE - 1 REQUIRED, 2 PROVIDED		
b. FEMALE - 1 REQUIRED, 2 PROVIDED		
c. WATER COOLERS - 1 PER 1,000, 1 PROVIDED @ SODA STATION		
d. SERVICE SINKS - 1 REQUIRED, 1 PROVIDED		



RVA RIVER VALLEY ARCHITECTS
3300 Bird Street, Suite 1A Eau Claire, WI 54703

Kwik Trip

STORES

Kwik Trip Inc.
P.O. BOX 2107
1838 OAK STREET
LA CROSSE, WI 54603-2107
PH: (608) 781-8888
FAX: (608) 781-5980

KWIK TRIP INC.
219#-FREEZER/COOLER ADDITION
710 WILLIAMS ST, LAKE GENEVA, WI 53147

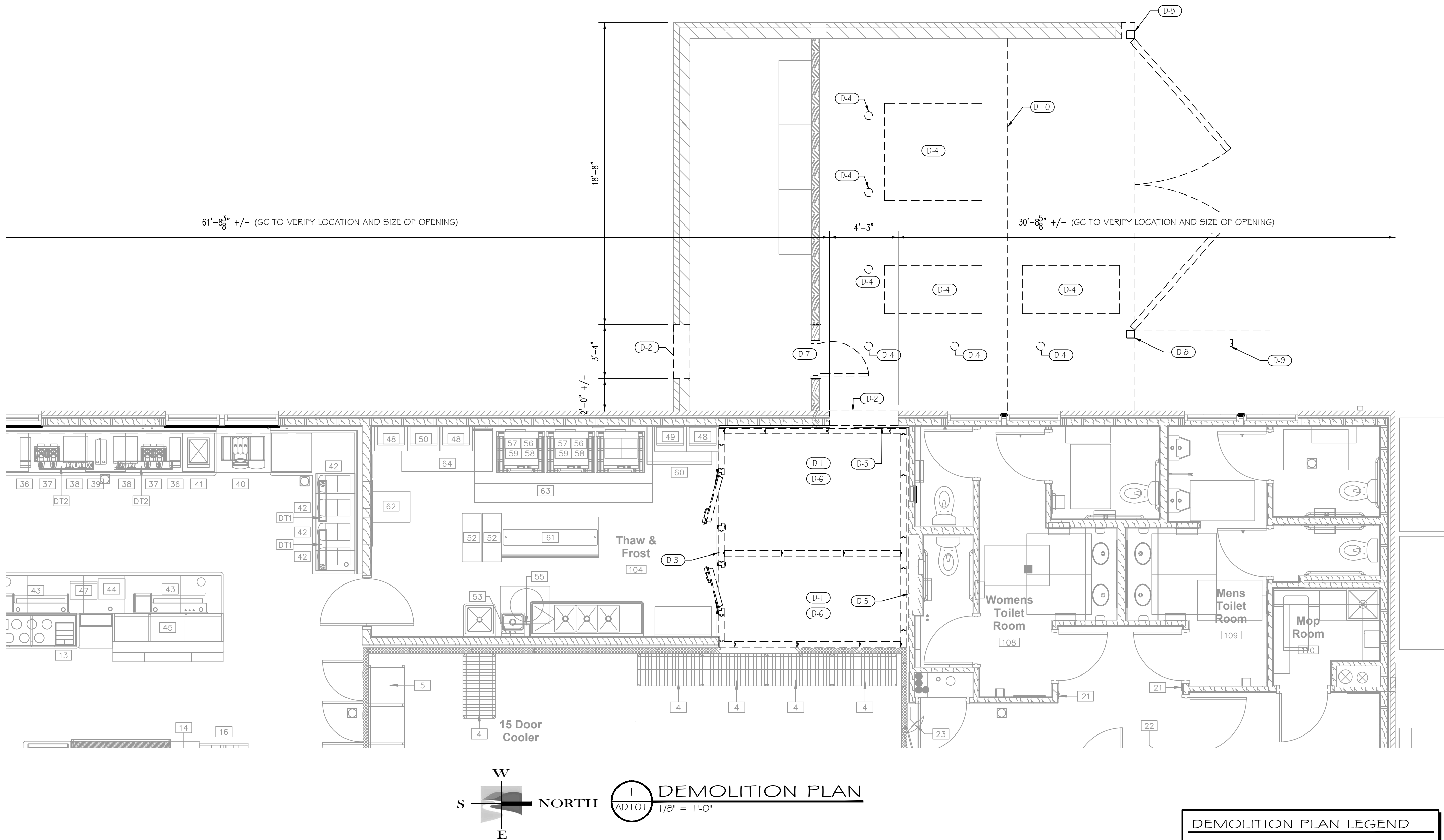
SET TYPE - REGULATORY

MARK	DATE	DESCRIPTION

DRAWN BY: SCR
PM: BLC
JOB NO: 21-079
DATE: 06.21.2021

SHEET NAME
LIFE SAFETY

G002



GENERAL NOTES - ALL TRADES

- EACH CONTRACTOR & SUBCONTRACTOR SHALL VERIFY ALL ITEMS IDENTIFIED FOR REMOVAL BY OWNER PRIOR TO START OF CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR/SUBCONTRACTOR TO HAVE ANY ITEMS SCHEDULED FOR DEMOLITION TESTED FOR THE PRESENCE OF HAZARDOUS MATERIALS. ANY ITEMS FOUND TO CONTAIN HAZARDOUS MATERIALS SHALL BE LEGALLY REMOVED & DISPOSED OF IN COMPLIANCE WITH LOCAL, STATE & FEDERAL LAWS.
- EACH CONTRACTOR/SUBCONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING & START OF CONSTRUCTION.
- EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING WALLS, FLOORS, FINISHES, ETC. AS REQUIRED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING CONSTRUCTION SHALL BE REPAIRED AS NEEDED @ THE EXPENSE OF THE PARTY CAUSING THE DAMAGE.
- EACH CONTRACTOR/SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING & PATCHING THEIR OWN OPENINGS UNLESS OTHERWISE DESIGNATED. RESTORE TO MATCH ADJACENT SURFACES. SKILLED TRADESPEOPLE SHALL BE USED FOR ALL PATCHING TO ENSURE QUALITY WORK.
- THE GENERAL CONTRACTOR SHALL REVIEW ALL EXISTING WALLS, FLOORS & CEILINGS, & WHICH ARE TO REMAIN. ALL NEW HOLES, ABRASIONS & OPENINGS LEFT FROM THE REMOVAL OF FASTENERS, ETC. SHALL BE FILLED WITH APPROPRIATE MATERIALS TO MATCH THE EXISTING CONSTRUCTION PRIOR TO FINISHING.
- EACH CONTRACTOR/SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL ITEMS NECESSARY TO CONSTRUCT THE NEW WORK AS DESIGNED, BUT NOT INDICATED HEREIN. EACH CONTRACTOR & SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL OF ALL ITEMS IDENTIFIED ON THE PLANS AS WELL AS ALL ASSOCIATED ITEMS NOT SPECIFICALLY MENTIONED, BUT REQUIRED TO COMPLETE THE WORK (INCLUDING, BUT NOT LIMITED TO SPECIALTY ITEMS, PLUMBING FIXTURES, DIFFUSERS, LIGHT FIXTURES, ETC.). ALL ITEMS TO BE REMOVED SHALL BECOME THE PROPERTY OF THE ASSOCIATED CONTRACTOR OR SUBCONTRACTOR & SHALL BE LEGALLY DISPOSED OF OFF SITE (UNLESS NOTED OTHERWISE). ALL ITEMS IDENTIFIED AS REMOVED & REINSTALLED SHALL BE STORED & PROTECTED BY THE APPROPRIATE CONTRACTOR OR SUBCONTRACTOR UNTIL REINSTALLATION IS COMPLETE.
- THE OWNER SHALL HAVE THE RIGHT OF FIRST REFUSAL ON ITEMS REMOVED BY ANY CONTRACTOR OR SUBCONTRACTOR WHICH ARE NOT INDICATED TO BE REUSED IN THE CONSTRUCTION OF THIS PROJECT. ANY ITEMS NOT RETAINED BY THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE APPROPRIATE CONTRACTOR/SUBCONTRACTOR.
- COMPLY WITH APPLICABLE LOCAL, STATE & FEDERAL CODES & REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY & ENVIRONMENTAL PROTECTION.
- PROVIDE & MAINTAIN BARRICADES, LIGHTING & GUARDRAILS AS REQUIRED BY APPLICABLE CODES & REGULATIONS TO PROTECT OCCUPANTS OF BUILDING & WORKERS.
- ERECT & MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES & SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS & REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
- IF DEMOLITION PERFORMED IS IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS @ NO COST TO THE OWNER.
- REMOVE FROM SITE & LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH & OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
- ITEMS SHOWN AS DASHED TO BE DEMOLISHED TYPICAL U.N.O.
- WHERE NEW WALLS CONFLICT WITH EXISTING DATA & POWER OUTLETS, ABANDON EXISTING OUTLETS & RELOCATE TYPICAL U.N.O.
- ALL WALLS NOTED TO BE DEMOLISHED SHALL INCLUDE ALL ASSOCIATED INSTALLED ITEMS SUCH AS POWER/DATA OUTLETS, SWITCHES (UNLESS ITEM CONTROLLED IS TO REMAIN), MILLWORK, ETC. U.N.O.
- SMOOTH & PREPARE SURFACES FOR NEW FINISH WHERE DEMO OCCURS.

D-# DEMOLITION NOTES

- D-1 REMOVE EXISTING SHELVING OWNER/GC TO VERIFY WHAT TO SALVAGE
- D-2 REMOVE PORTION OF EXISTING WALL TO ACCOMMODATE NEW OPENING. (GC TO VERIFY SIZE OF OPENING)
- D-3 REMOVE EXISTING COOLER & RELATED COMPLETE.
- D-4 REMOVE & SALVAGE EQUIPMENT GC/ OWNER TO VERIFY
- D-5 REMOVE EXISTING DENS-SHIELD ON WALLS BEHIND COOLER & ABOVE
- D-6 REMOVE EXISTING LIGHTS IN EXISTING FREEZER/COOLER @ CEILING
- D-7 REMOVE & SALVAGE EXISTING DOOR TO BE RELOCATED
- D-8 REMOVE & SALVAGE EXISTING TRASH ENCLOSURE DOOR POST & SURROUNDING CONCRETE
- D-9 REMOVE & SALVAGE EXISTING TRASH ENCLOSURE DOOR BUMPER AND SURROUNDING CONCRETE
- D-10 REMOVE EXISTING SLAB AS REQUIRED TO ACCOMMODATE NEW FOUNDATIONS GC TO VERIFY EXTENTS

RIVER VALLEY ARCHITECTS
 3300 Birch Street, Suite 1A Eau Claire, WI 54703

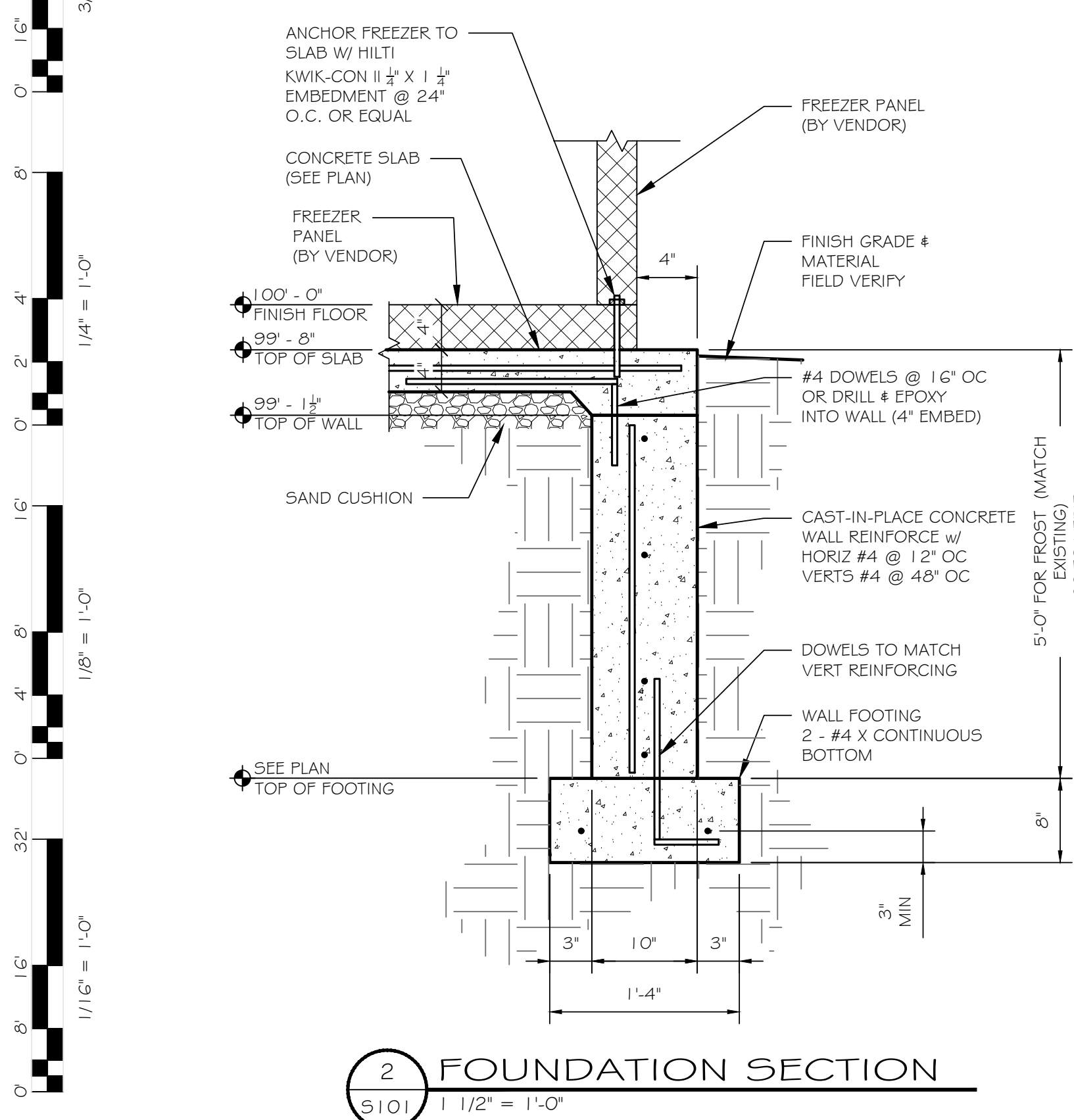
Kwik Trip
 STORES

Kwik Star
 STORES

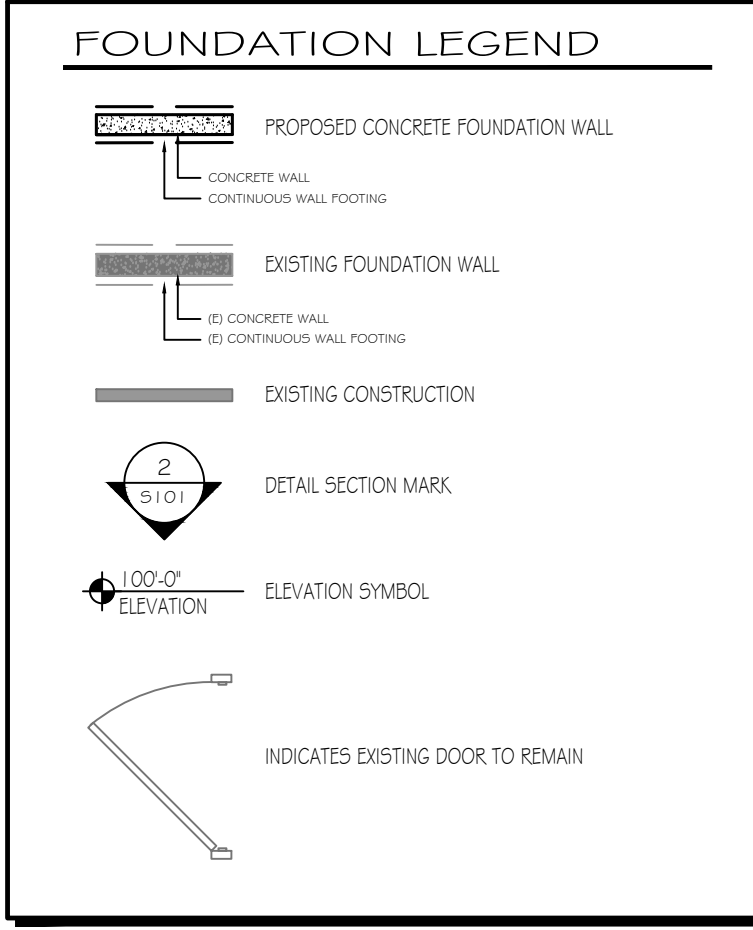
KWIK TRIP, Inc.
 P.O. BOX 2107
 1626 OAK STREET
 LA CROSSE, WI 54603-2107
 PH. (608) 781-8988
 FAX. (608) 781-8990

KWIK TRIP INC.
219#-FREEZER/COOLER ADDITION
710 WILLIAMS ST, LAKE GENEVA, WI 53147

MARK	DATE	DESCRIPTION			
DRAWN BY:		SCR			
PM:		BLC			
JOB NO:		21-079			
DATE:		06.21.2021			
SHEET NAME					
DEMOLITION PLAN					
AD101					



DESIGN LOADS		CIP CONCRETE STRENGTHS:	
<u>2015 International Building Code</u>			
<u>Snow Loads</u>		- SPREAD FOOTINGS - FOUNDATION WALLS / PIERS - SLAB ON GRADE - EXTERIOR SLAB ON GRADE	$f_c = 3000 \text{ psi}$ $f_c = 4,500 \text{ psi}$ $f_c = 4,000 \text{ psi}$ $f_c = 4,500 \text{ psi}$
$P_g = 30 \text{ psf}$ $P_r = 26 \text{ psf}$ $C_e = 1.0$ $C_t = 1.2$ $I_s = 1.0$ $P_{dirt} = 52 \text{ psf} \times 1' - 6"$		* PROVIDE 6% AIR $\pm$ w/ CM RATIO = 0.45 MAX	
<u>Wind loads</u>		<u>REINFORCING STEEL STRENGTHS:</u>	
- Basic Wind Speed (Ultimate) = 115 MPH $I_w = 1.0$ - Enclosed Building		- BARS (ASTM A 615, GRADE 60) - WWF (ASTM A 185)	
<u>Earthquake Seismic</u>		<u>WOOD FRAMING</u>	
- Use Group II - Seismic Design Category B $S_{ds} = 0.11$ $S_{d1} = 0.08$ - Site Class D - A-17 Light Framed Walls, other material R=2 $C_s = 0.057$ - Equivalent Lateral Force Procedure		- SFF No. 1/No. 2, UNO - SIZE & SPACING PER PLANS	



INFORMATION ON THIS PLAN REGARDING
EXISTING CONDITIONS WAS TAKEN FROM
EXISTING CONSTRUCTION DOCUMENTS. ACTUAL
FIELD CONDITION MAY VARY FROM WHAT IS
SHOWN. ALL DIMENSIONS, ELEVATION AND
CONDITION OF EXISTING TO BE FIELD VERIFIED
PRIOR TO CONSTRUCTION

RIVER VALLEY ARCHITECTS	3300 Birch Street, Suite A Eau Claire, WI 54703
 KWIK TRIP STORES	
 KWIK STAR STORES	
KWIK TRIP, Inc. P.O. BOX 2107 1526 OAK STREET LA CROSSE, WI 54603-2107 PH. (608) 781-8988 FAX (608) 781-8980	

KWIK TRIP INC.

219#-FREEZER/COOLER ADDITION

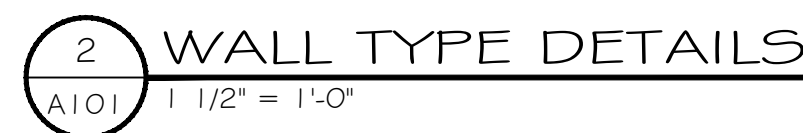
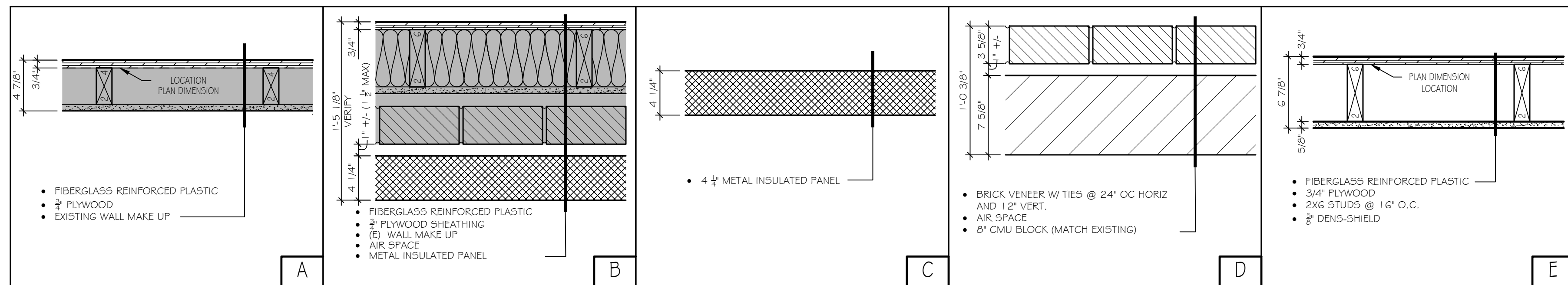
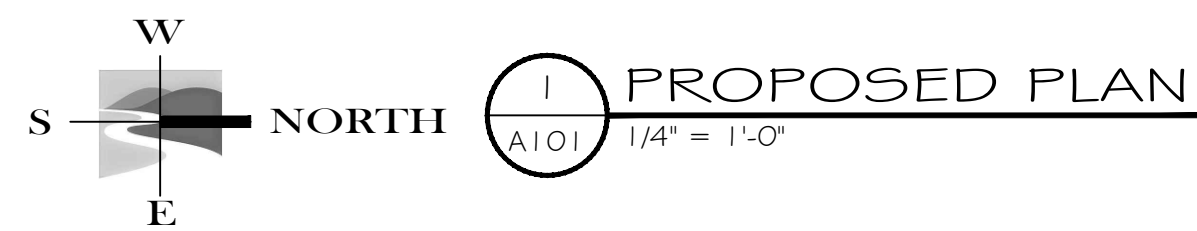
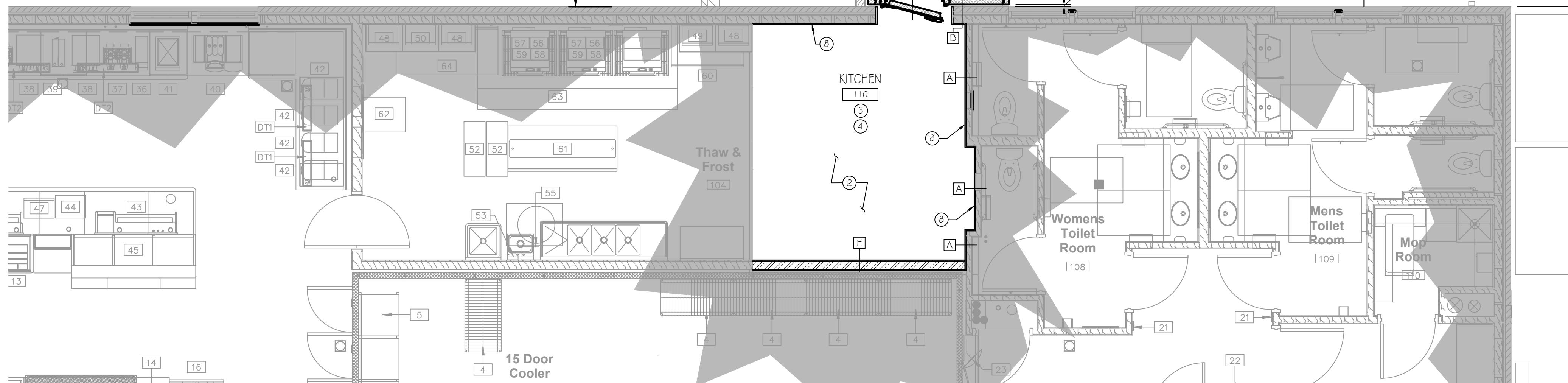
710 WILLIAMS ST, LAKE GENEVA, WI 53147

MARK	DATE	DESCRIPTION

DRAWN BY: SCR
 PM: BLC
 JOB NO: 21 - 079
 DATE: 06.21.2021

SHEET NAME
 FOUNDATION PLAN

S101



- PROVIDE BLOCKING @ ALL WALL MOUNTED EQUIPMENT
- BRICK PATTERNS TO MATCH EXISTING CONDITIONS.
- FIELD VERIFY EXISTING CONDITIONS IF THEY DIFFER FROM SHOWN CONDITIONS.
- GC / OWNER TO VERIFY EQUIPMENT SHOWN AS NEW TO BE INCLUDED ON PLAN & ADDITIONAL ITEMS NOT SHOWN THAT MAY NEED TO BE RELOCATED OR ADDED.
- GC TO VERIFY ANY EXTERIOR WALL VENTS, PIPES, OR WALL MOUNTINGS TO BE RELOCATED OR REMAIN.
- GC TO VERIFY ALL WALL TYPES USED ARE CORRECT
- GC TO VERIFY ANY ADDITIONAL INTERIOR WALL OR CEILING MOUNTINGS INCLUDING ELECTRICAL OUTLETS OR MECHANICAL

1. NEW WALK-IN FREEZER/COOLER WALL PANELS
2. NEW TOPPING SLAB INFILL AS REQUIRED @ EXISTING FLOOR LEVEL & PROVIDE TILE & BASE TO MATCH EXISTING.
3. WIRE MOLD ABOVE TABLE @ 52" AFF TO TOP (GC TO VERIFY LOCATIONS)
 - *1- OUTLET FOR SOUP & SCALE
 - *1- OUTLET FOR MICROWAVE & LABEL MAKER
 - *2 - LV PORTS FOR SCALE & LABEL MAKER
 - *2 - MICROWAVE SHELVES @ 54" AFF TO BOTTOM OF SHELF
4. ELECTRICAL OUTLET @ 48" AFF (GC TO VERIFY LOCATION)
5. RELOCATED DOOR GC TO VERIFY LOCATION
6. NEW SCUPPER GC TO VERIFY LOCATION AND SIZE
7. INFILL OPENING WITH 2X FRAMING TO MATCH EXISTING GC TO VERIFY
8. $\frac{3}{4}$ " PLYWOOD & FRP ATTACHED TO WALL
9. RELOCATE POSTS FOR TRASH ENCLOSURE DOORS (GC TO VERIFY LOCATION)
SEE: 9/A501
10. RELOCATE BUMPER FOR TRASH ENCLOSURE DOORS (GC TO VERIFY LOCATION)
SEE: 10/A501
11. RELOCATE EXISTING TRASH ENCLOSURE ITEMS (GC TO VERIFY)

- PRODUCT APPROVAL # 2018900G
- EXPIRATION DATE 12-31-2023
- INSULATION" 4" THICK - UO CLASS 1 FOAM
- EXTERIOR FINISH: AS SHOWN - 26 GA STUCCO GALVANIZED ALMOND
BALANCE - 26 GA STUCCO GALVANIZED
EXT. METAL (TOP/BOT) - 26 GA STUCCO GALVANIZED
- INTERIOR FINISH: 26 GA STUCCO GALVANIZED
- FLOOR TYPE: 16 GA STAINLESS STEEL -GRIPTEX

	PROPOSED CONSTRUCTION
	EXISTING CONSTRUCTION
ROOM NAME	INDICATES ROOM NAME & NUMBER
	INDICATES WALL TYPE (SEE DETAILS SHEET A(01))
	INDICATES EXISTING DOOR TO REMAIN
	KEY NOTE
	INDICATES EXISTING ROOM NAME & NUMBER
	ELEVATION MARKER

KWIK TRIP INC.
 219#-FREEZER/COOLER ADDITION
 1710 WILLIAMS ST, LAKE GENEVA, WI 53147

MARK	DATE	DESCRIPTION

DRAWN BY: SCR
 PM: BLC
 JOB NO: 21-079
 DATE: 06.21.2021

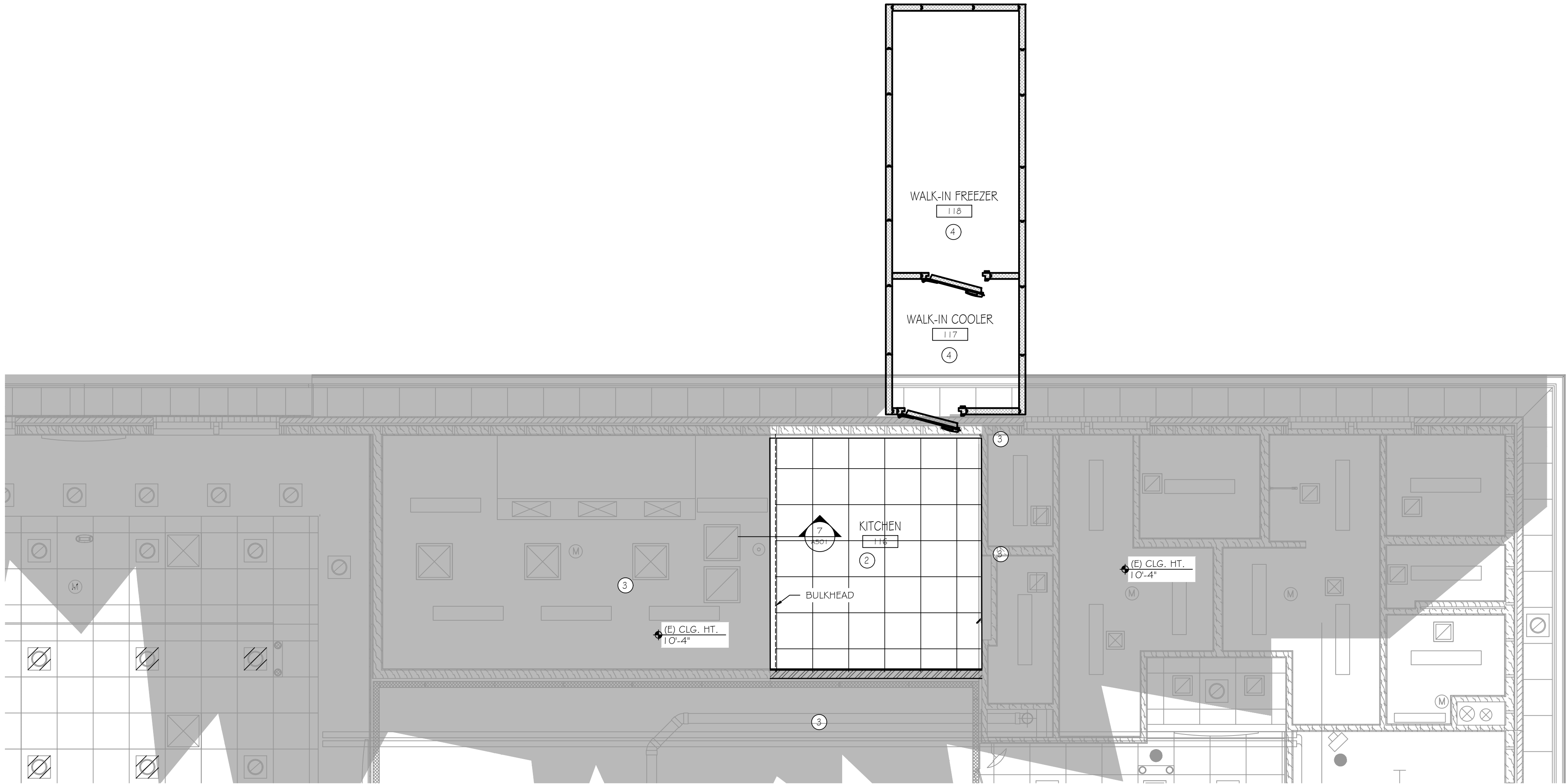
SHEET NAME
PROPOSED
PLAN

A101



KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54603-2107
PH. (608) 781-8988
FAX (608) 781-8989

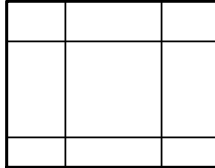
SET TYPE - REGULATORY



- COORDINATE WITH MECHANICAL, PLUMBING & ELECTRICAL FOR EXACT LOCATIONS OF CEILING FIXTURES, DIFFUSERS, ETC.

- ## # CEILING KEY NOTES

FINISH LEGEND



VINYL-FACED
GYPSUM CORE
CEILING TILE
(GC TO VERIFY)

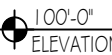
LEGEND

ROOM
101

INDICATES ROOM NAME & NUMBER



DETAIL SECTION MARK



ELEVATION SYMBOL

INDICATES EXISTING ROOM TAG



KEY NOTE



STORES



STORES

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54603-2107
PH. (608) 781-8988
FAX (608) 781-8960

KWIK TRIP INC.
219# FREEZER/COOLER ADDITION
710 WILLIAMS ST, LAKE GENEVA, WI 53147

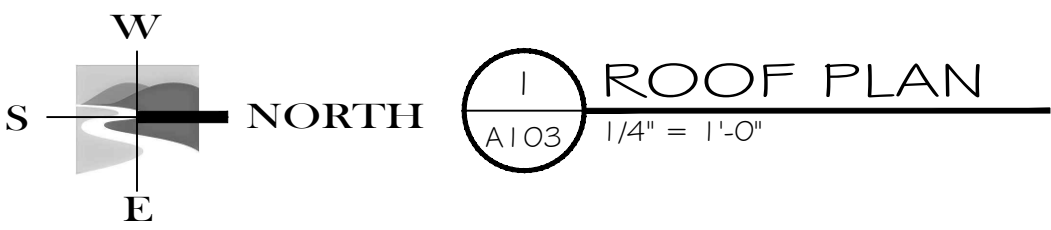
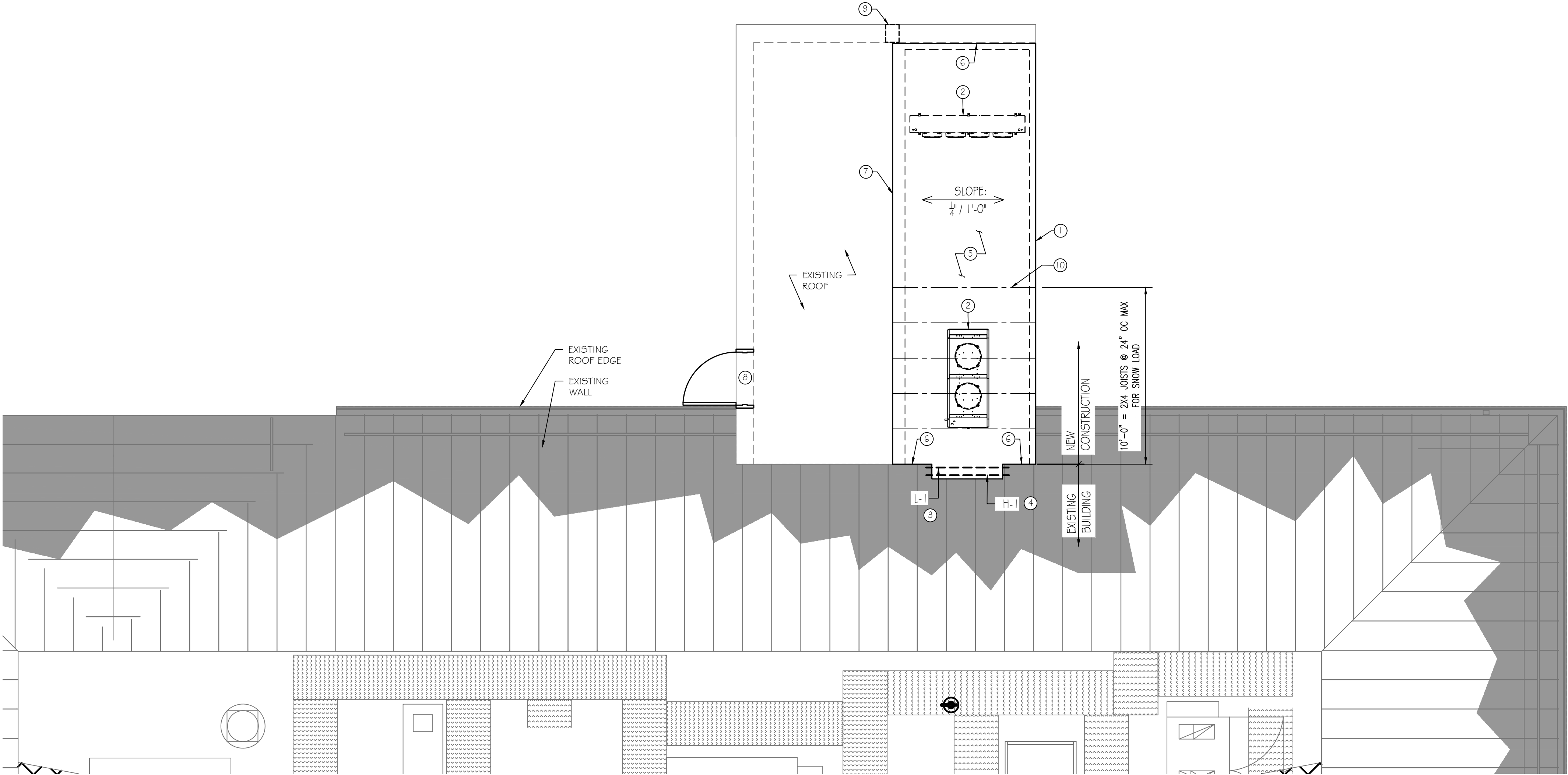
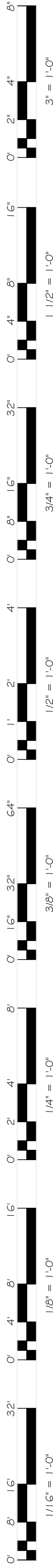
MARK	DATE	DESCRIPTION

DRAWN BY: SCR
 PM: BLO
 JOB NO: 21-079
 DATE: 06.21.2021

SHEET NAME
REFLECTIVE CEILING
PLAN & DETAILS

A102

SET TYPE - REGULATORY



ROOF PLAN

1/4" = 1'-0"

④ ROOF NOTES

1. CONTINUOUS TERMINATION BAR FOR ROOF MEMBRANE
2. COOLER MECH UNIT BY SUPPLIER
3. "L-I" = LOOSE LINTEL FOR ROUGH OPENING BELOW; L2X2X $\frac{3}{4}$ " W/ 6" BEARING EACH END. (SEE RELATED DETAIL)
4. "H-I" = OPENING HEADER FOR ROUGH OPENING FOR GABLE END WALL; 3 - 2X12 HEADER, AT JAMBS PROVIDE 2 SHOULDER STUDS # 1 FULL HEIGHT STUD EACH END. (SEE RELATED DETAIL)
5. STRUCTURAL ROOF SYSTEM COVERED WITH DL ROOF MEMBRANE & SLOPED AWAY FROM THE BUILDING. (SEE RELATED DETAIL)
6. DL TERMINATION BAR INTO EXISTING WALL.
7. OVERLAPPING NEW ROOF MEMBRANE WITH EXISTING ROOF MEMBRANE W/ TERMINATION BAR & FASTENERS @ 6" OC SEE ; 8/A501 GC TO VERIFY
8. RELOCATED DOOR IN MASONRY WALL USE L2X2X $\frac{3}{4}$ " W/ 6" BRG BEARING EACH END BOTH SIDES OF WALL
9. NEW SCUPPER GC TO VERIFY SIZE AND LOCATION
10. 2X JOIST REQ'D FOR SNOW LOADING (SEE PLAN) (SEE DETAIL 13/A501)

ROOF PLAN LEGEND

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- L-I LOOSE LINTEL
- H-I STRUCTURAL HEADER
- ② KEY NOTE

KWIK TRIP INC.
219#-FREEZER/COOLER ADDITION
710 WILLIAMS ST, LAKE GENEVA, WI 53147

MARK	DATE	DESCRIPTION

DRAWN BY: SCR
PM: BLC
JOB NO: 21-079
DATE: 06.21.2021

SHEET NAME
ROOF PLAN

A103

RIVER VALLEY ARCHITECTS
3300 Bird Street, Suite 1A | Eau Claire, WI 54703

STORES

STORES

KWIK TRIP, Inc.
P.O. BOX 2107
1838 OAK STREET
LA CROSSE, WI 54603-2107
PH: (608) 781-8888
FAX: (608) 781-5960

SET TYPE - REGULATORY

8" 4" 2" 0" 16" 8" 4" 0" 32" 16" 8" 4" 0" 1/16" = 1'-0"

8" 4" 2" 0" 16" 8" 4" 0" 32" 16" 8" 4" 0" 1/8" = 1'-0"

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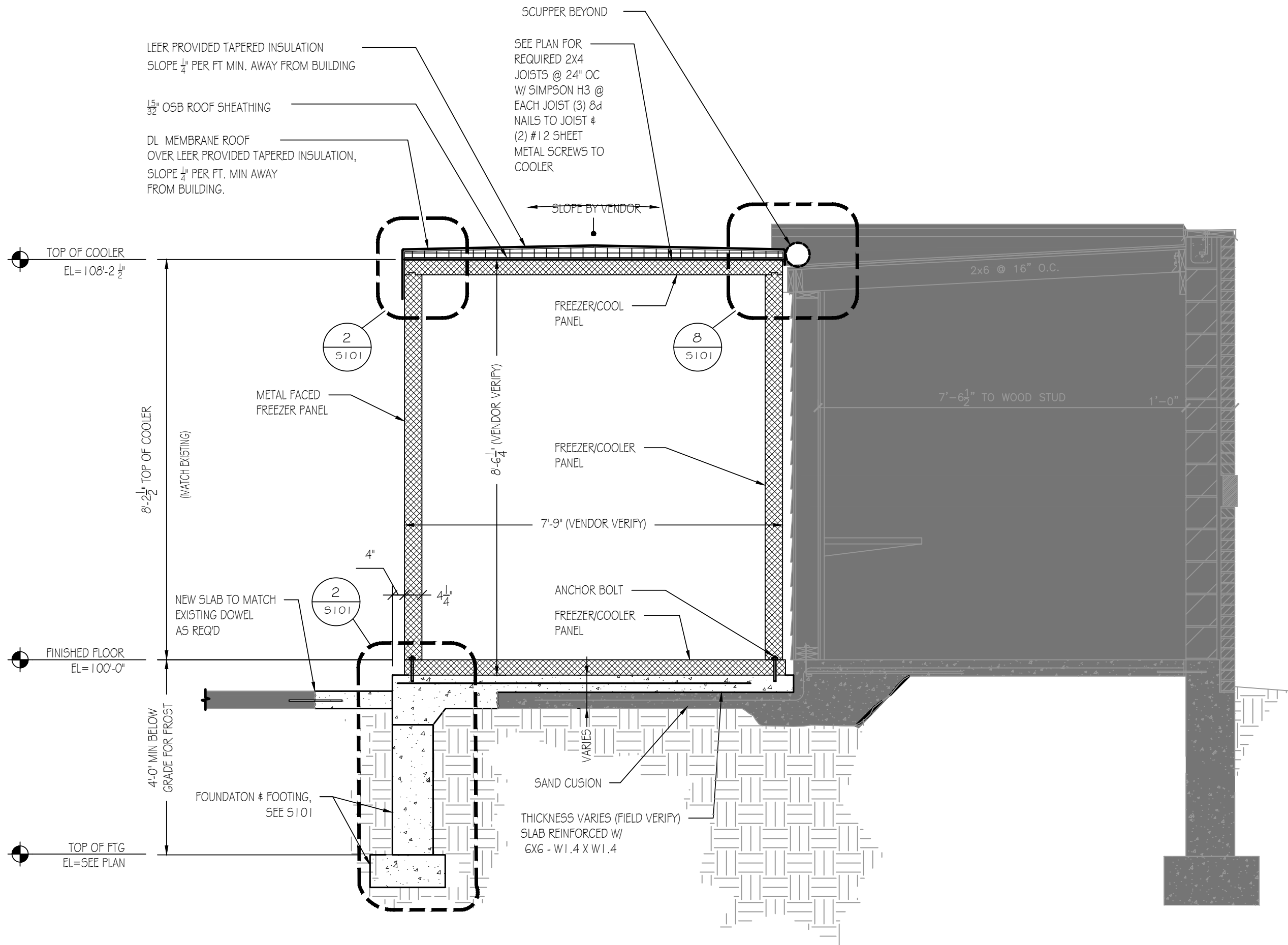
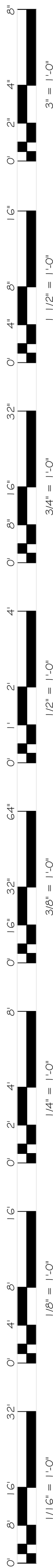
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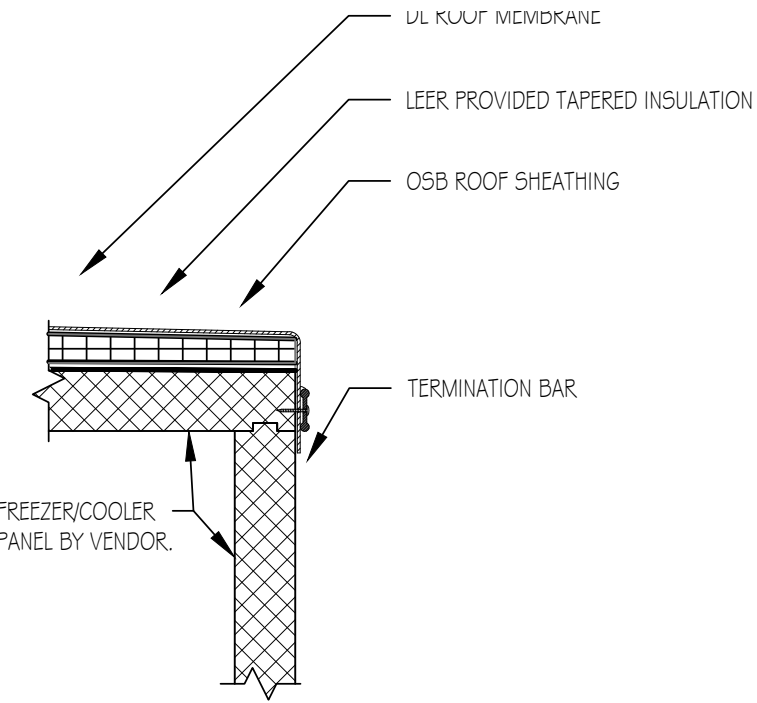
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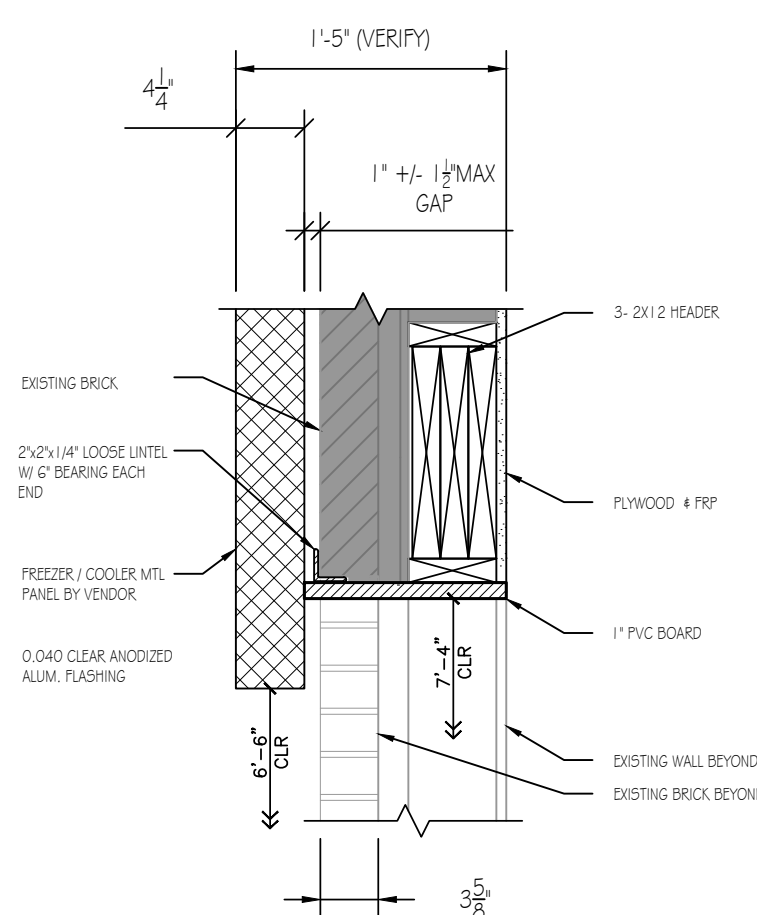
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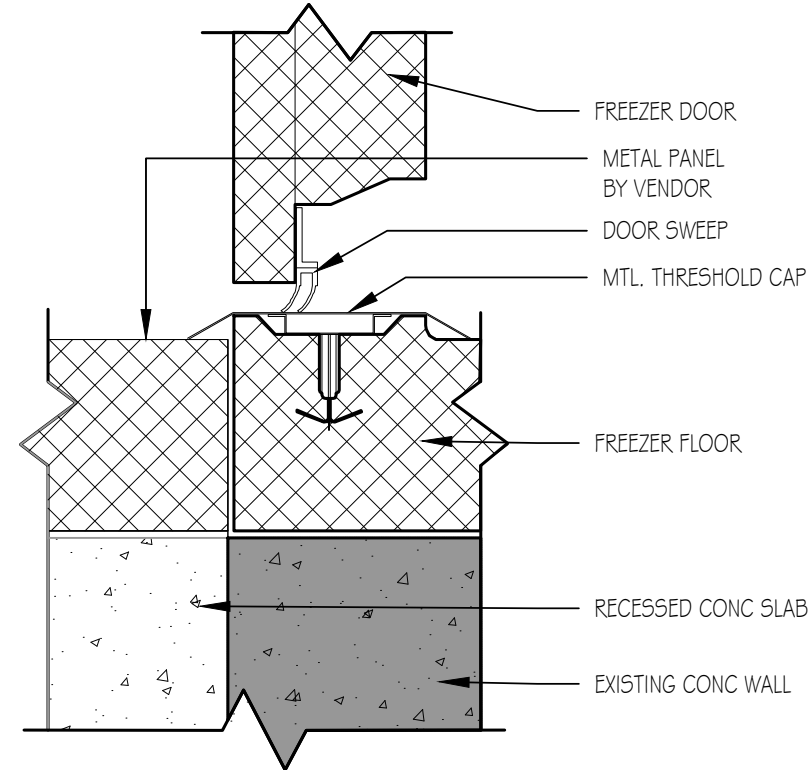
1 SECTION
A501 1/2" = 1'-0"



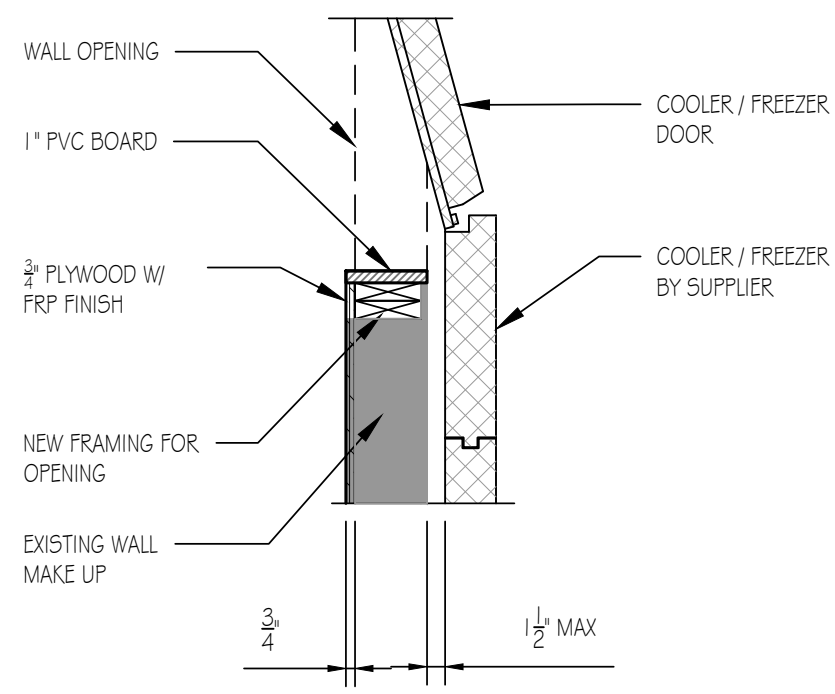
2 SECTION
A501 1" = 1'-0"



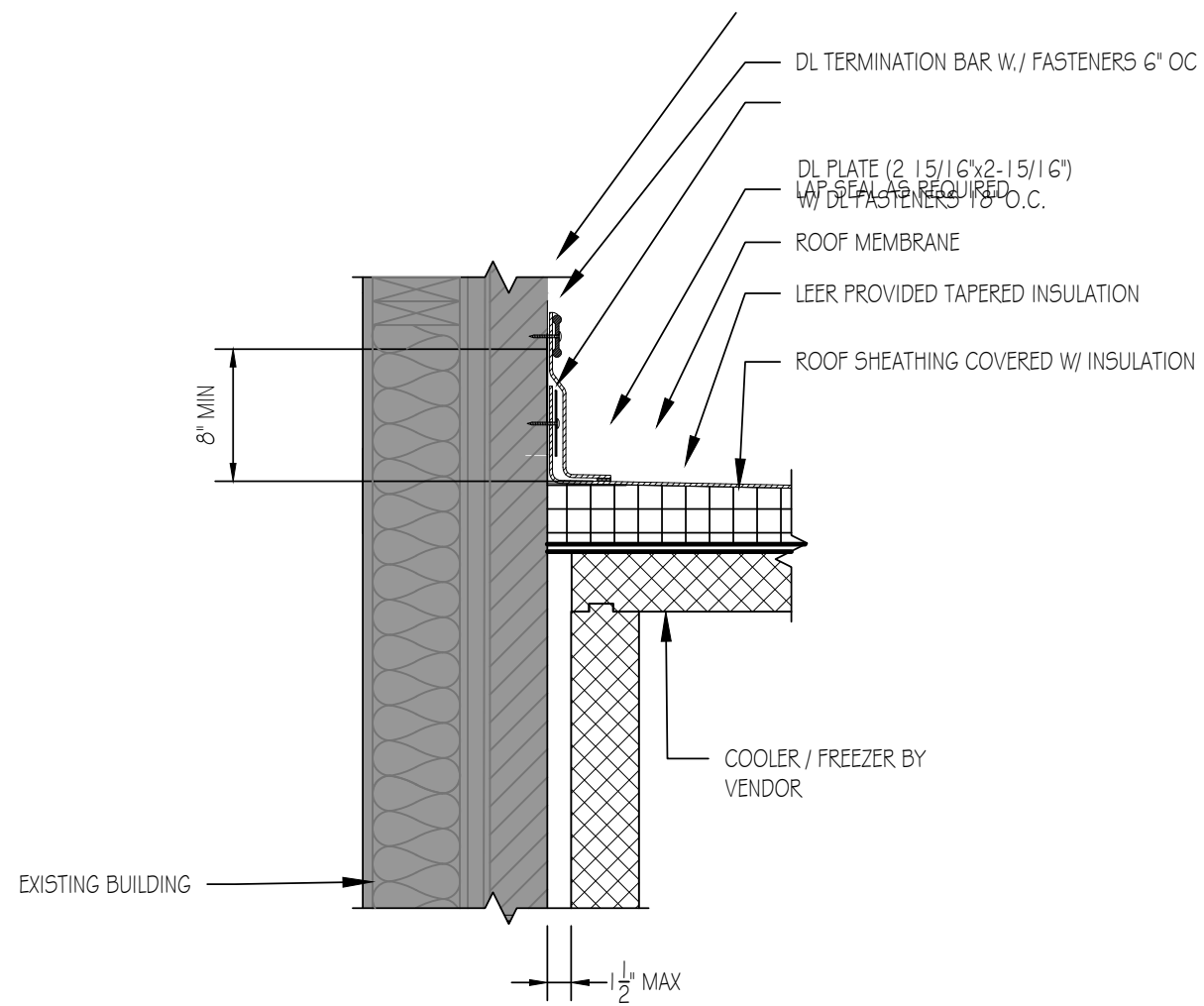
3 SECTION
A501 1" = 1'-0"



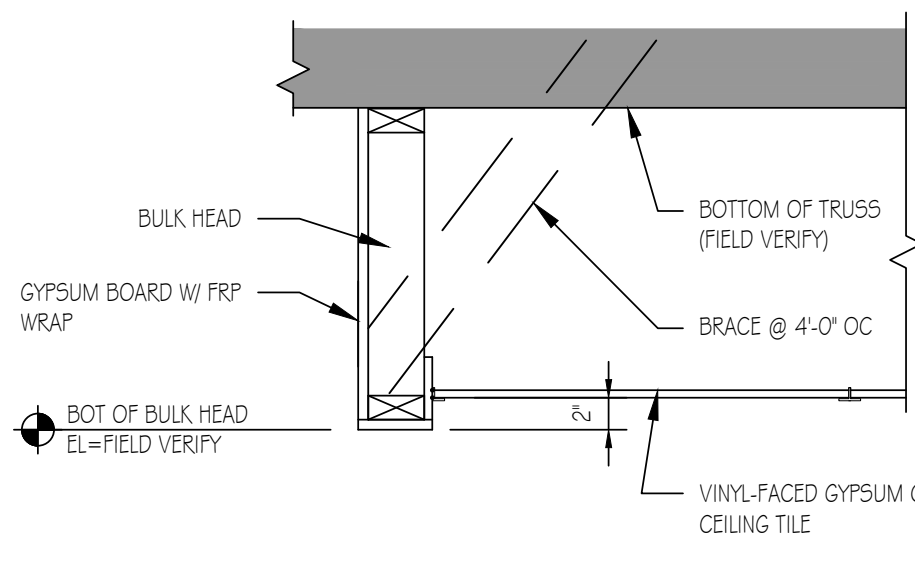
4 SILL SECTION
A501 3" = 1'-0"



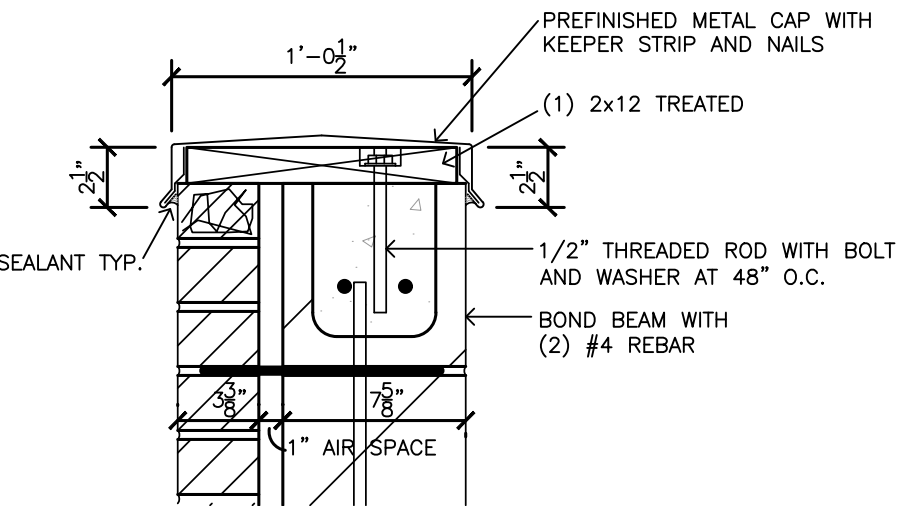
5 JAMB SECTION
A501 3/4" = 1'-0"



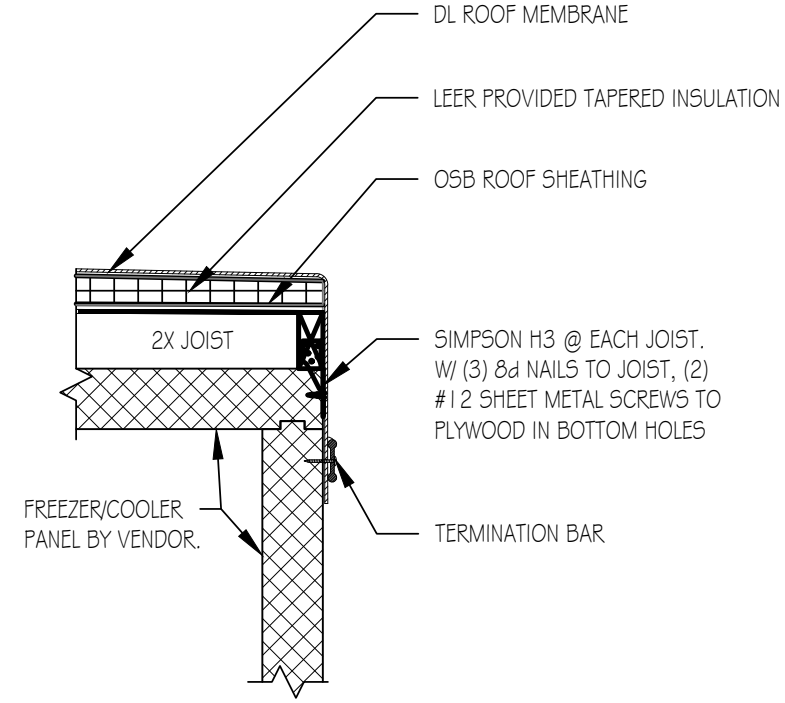
6 DETAIL SECTION
A501 1" = 1'-0"



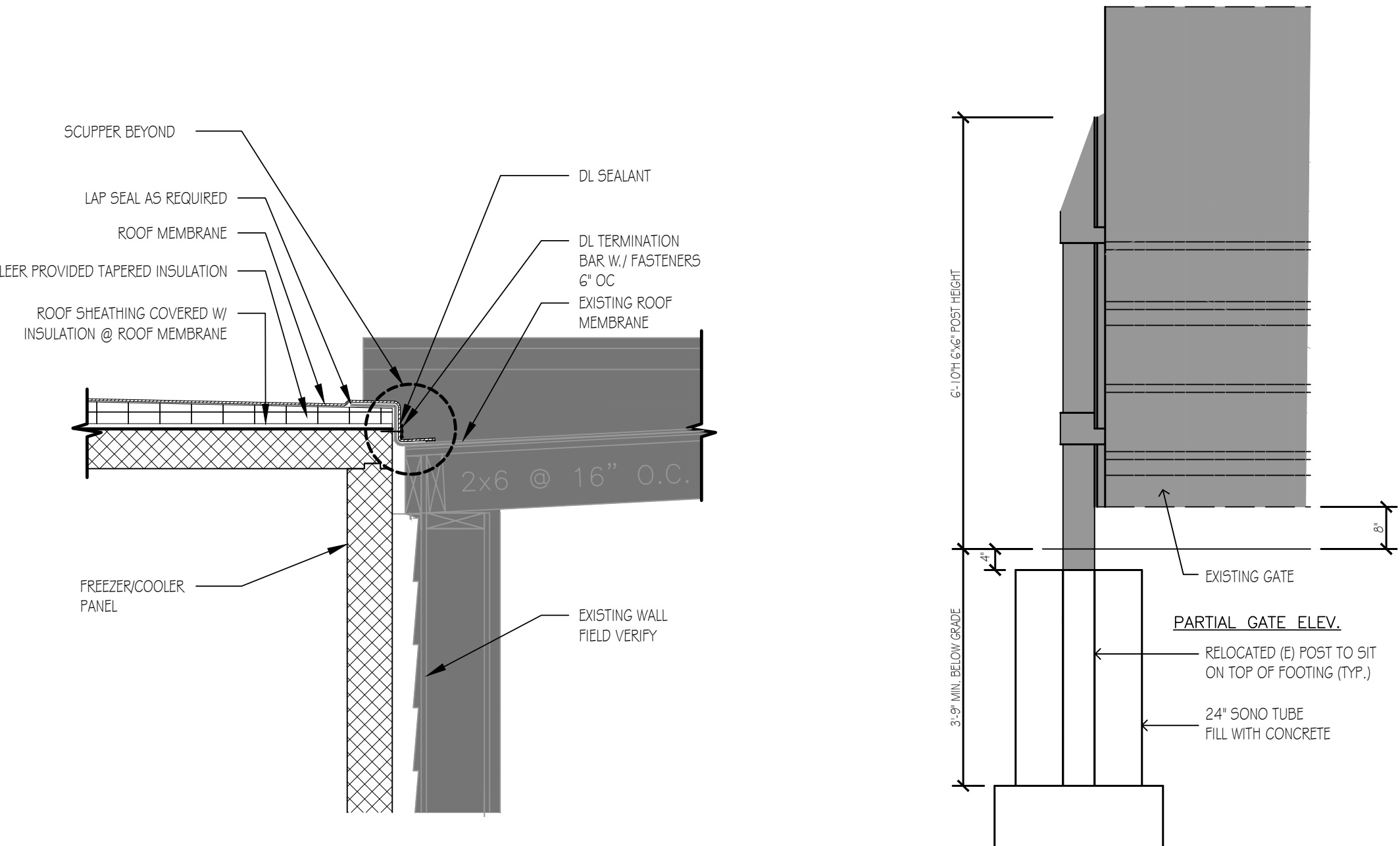
7 DETAIL SECTION
A501 1" = 1'-0"



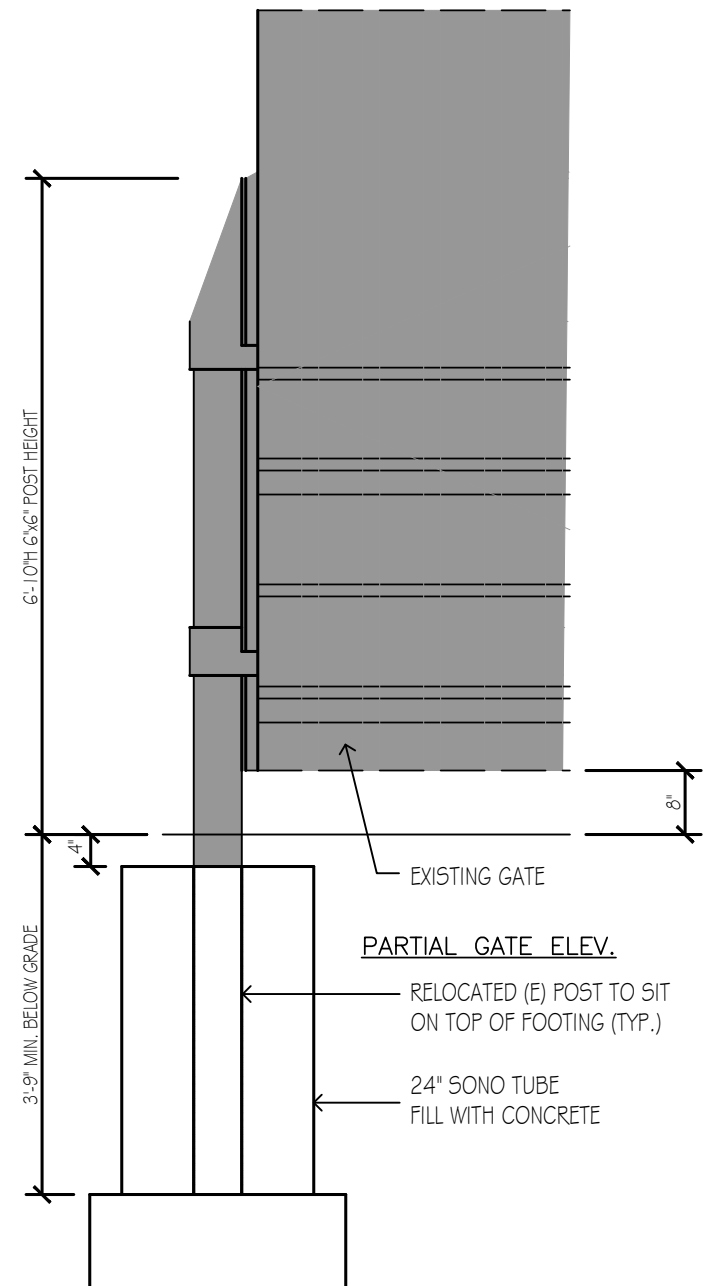
12 DETAIL SECTION
A501 1 1/2" = 1'-0"



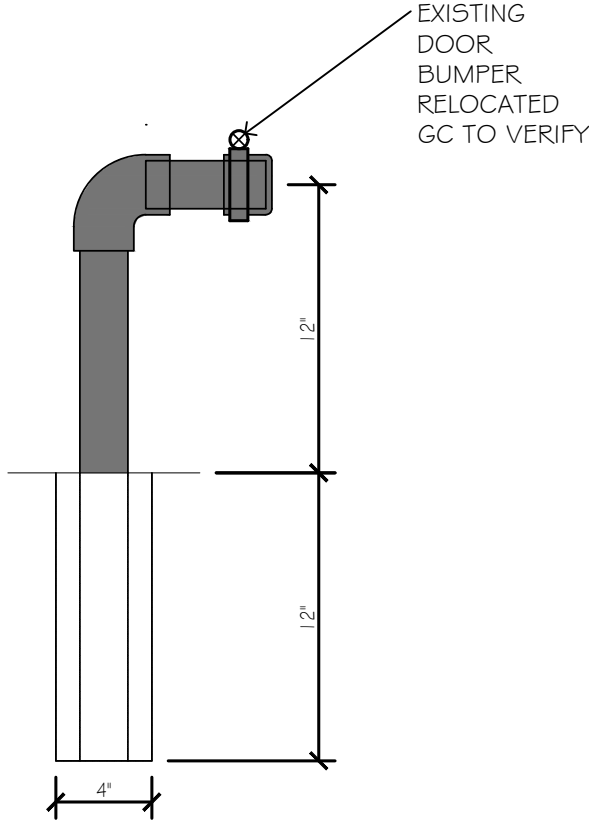
13 DETAIL SECTION
A501 1" = 1'-0"



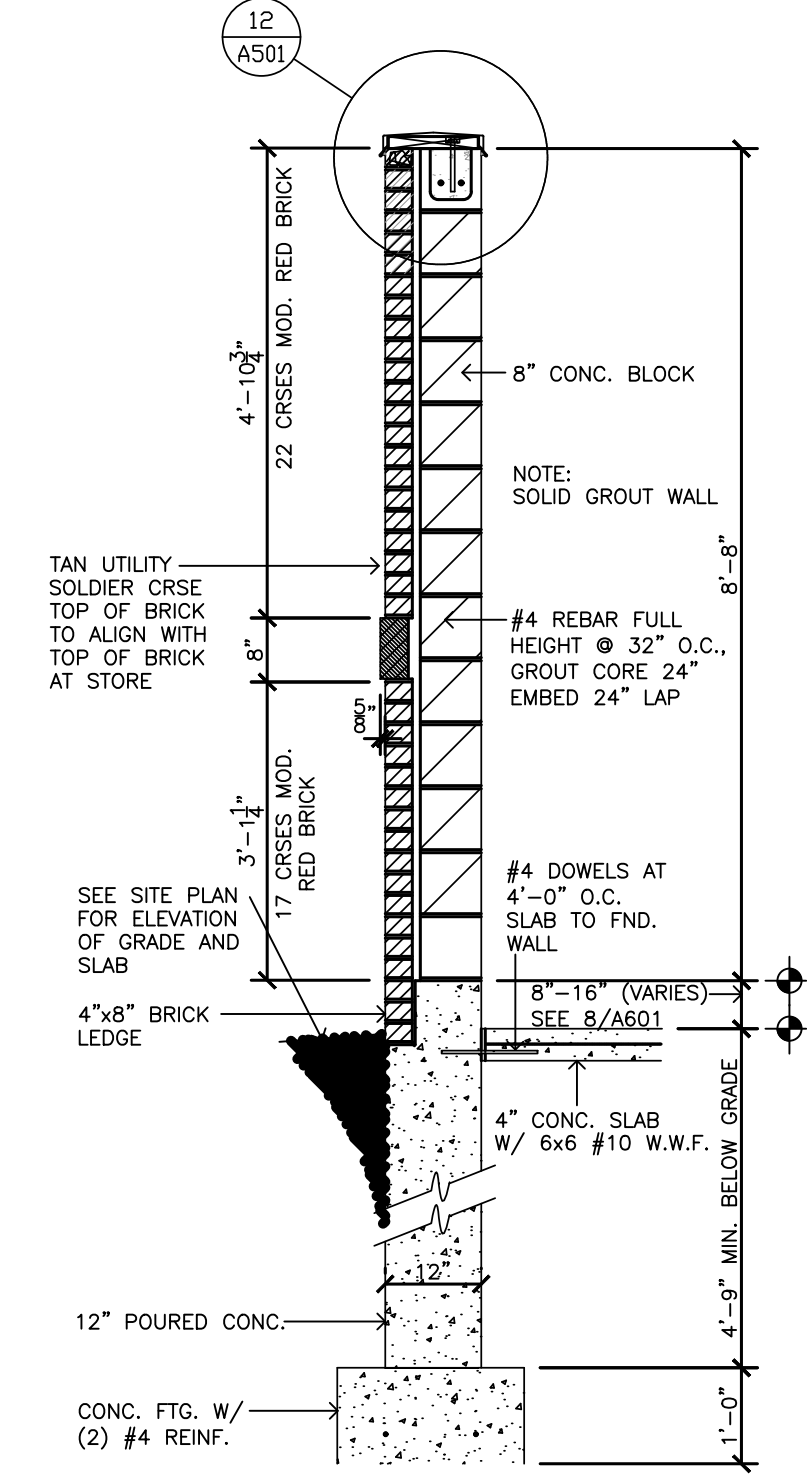
8 DETAIL SECTION
A501 1" = 1'-0"



9 DETAIL SECTION
A501 1/2" = 1'-0"

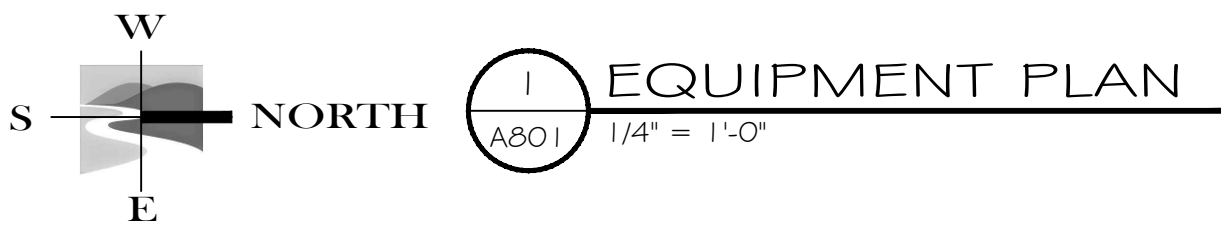
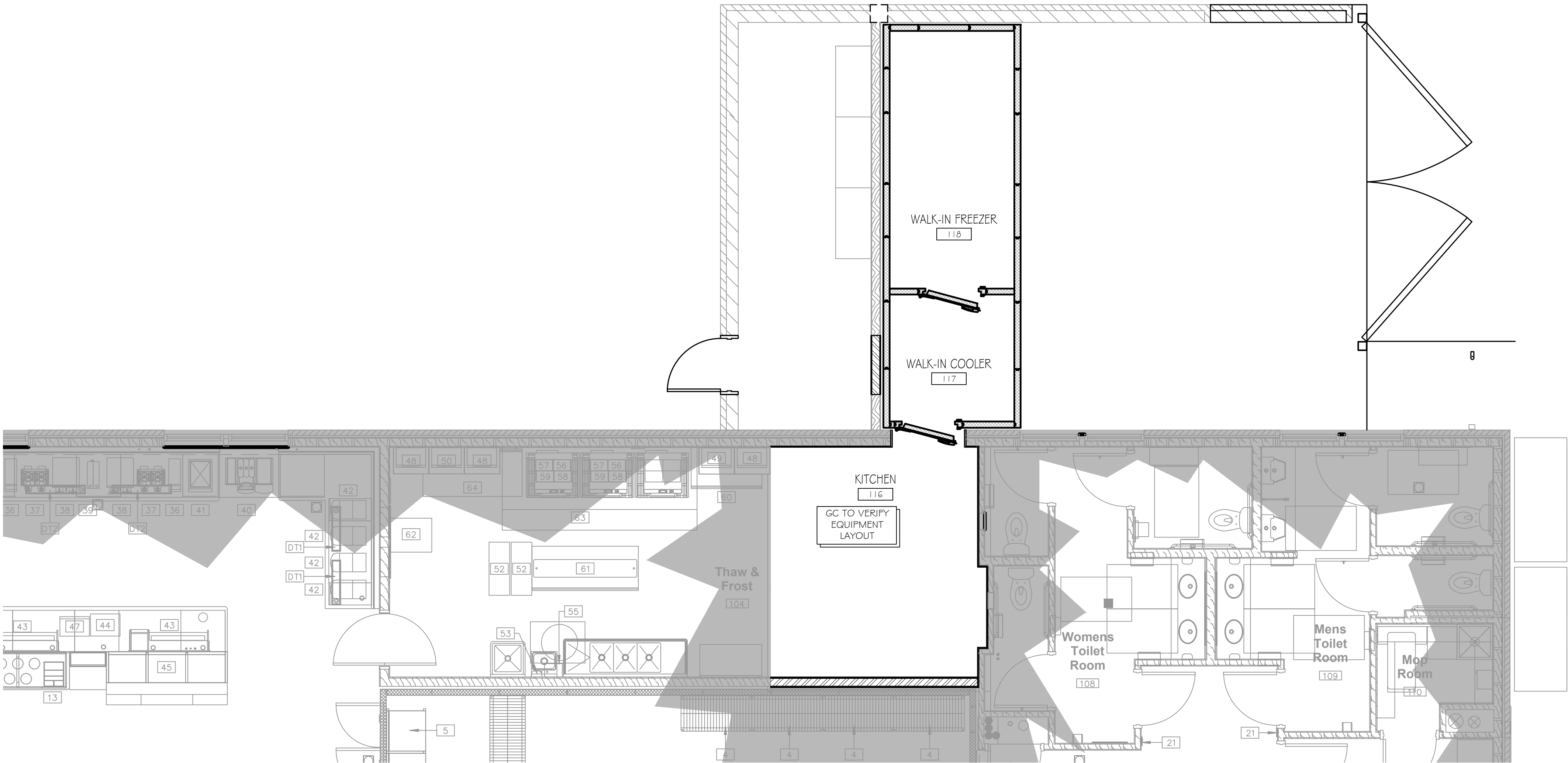
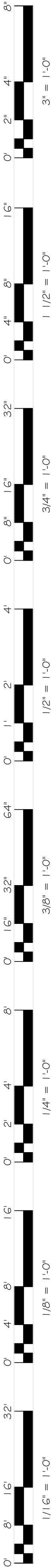


10 DETAIL SECTION
A501 1 1/2" = 1'-0"



11 DETAIL SECTION
A501 1/2" = 1'-0"

SET TYPE - REGULATORY



GENERAL NOTES

- CAULK/ROPE INSIDE COOLER/FREEZER GLASS DOORS.
- CAULK ALL THRU-WALL & THRU-FLOOR PIPES & OTHER CONDUITS. SEAL ALL JUNCTURES BETWEEN WALL SURFACES AND EDGES OF ATTACHED EQUIPMENT WITH APPROVED CAULK/SEALING COMPOUND.
- ALL CASEWORK, SHELVING AND FIXTURES BY OWNER.
- CAULK ALL EXPOSED SEAMS IN FOOD AREAS.

EQUIPMENT LEGEND	
TAG	EQUIPMENT NAME
1	SOAP DISPENSER
2	PAPER TOWEL DISPENSER
3	36" STAINLESS STEEL TABLE
4	SHELVES - NSF APPROVED COOLERS/FREEZERS
5	SHELVES - NSF APPROVED KITCHEN
6	4'-0" STAINLESS STEEL TABLE
7	6'-0" STAINLESS STEEL TABLE
8	MICROWAVE - KITCHEN
9	MICROWAVE - SNACK
10	CAPTIVE AIRE HOOD
11	REFRIGERATED PREP TABLE
12	STAINLESS STEEL CART
13	TURBOCHEF OVEN
14	CRACKER & SILVERWARE BASKET
15	FIXINS CONDIMENT HOLDER
16	COFFEE GRINDER
17	COFFEE BREWER
18	2 SOFT HEAT STAND (POT WARMER)
19	TURBOCHEF IS OVEN
20	FRANKIE MACHINE
21	ICE DISPENSER
22	IMIX 3 MACHINE (CAPPUCCINO)
23	SURESHOT FLAVORSHOT 2
24	8 HEAD FOUNTAIN
25	BAKERY TABLE
26	SMOOTHIE MACHINE
27	MALT BLENDER W/ SCREEN
28	UTILITY CART
29	CREAMER
30	MULTITERRIA CONDIMENT COUNTER
31	COFFEE CONDIMENT DISPLAY
32	BAKERY CASE
33	BAKERY DISPLAY
34	DOUBLE STACKED ICE CREAM NOVELTY CASE
35	SOUP WELL
36	PIZZA CASE
37	HOT DOGGERBUN WARMER
38	HOT FOOD DISPLAY
39	FRESH CASE
40	ADA 6'x6' MENSWOMENS SIGNAGE W/ BRAILLE
41	SCALE/LABEL MACHINE
42	MONITOR
43	BAG-IN-A-BOX RACK
44	SCREEN
45	BIN RACK
46	HOT CHEESE DISPENSER
47	FLOOR SCRUBBER
48	UPRIGHT FREEZER
49	REFRIGERATED MEAT CASE
50	3' UT CIGARETTE DISPLAY
51	4' UT CIGARETTE DISPLAY
52	ATM
53	MILK PITCHER STAND
54	URGE CHIP SPINNER
55	CLS COLD FOOD COUNTER
56	LEANIN TREE
57	SUNGLASSES
58	FINANCIAL CENTER
59	COPY MACHINE
60	NEWSPAPER
61	ZERO ZONE RVZG30 4 DR LOW TEMP REACH-IN
62	DOUBLE DOOR ICE MERCHANDISER
63	BUNT
64	LOTTERY SCANNER
65	2 DOOR UPRIGHT COOLER
66	MOBILE PREP
67	STAINLESS STEEL DRY RACK
68	WHIP CREAM
69	FRESH BLENDER
70	ICE TEA MAKER
71	FLOWERS
72	SELF SERVICE LOTTERY MACHINE
73	HOT WATER DISPENSER
74	COLD BREW
75	UNDERCOUNTER FREEZER
76	BREADER
77	FRYER AND HOOD
78	IMIX 3 MACHINE (HOT COCOA)
79	12 SNACK COUNTER
80	INSIDE ICE MERCHANDISER
81	REDBULL COOLER
82	SHOOTER BIN
83	3' SINGLE GONDOLA
84	14'x36' SHELVING
85	18'x36' SHELVING
86	14'x48' SHELVING
87	18'x48' SHELVING
88	BLENDER BAR
89	COLD BREW CLIPS
90	TWT-27 COOLER
91	DISH DRYING RACK
92	24'x48' SHELVING
93	GILES DUMP TABLE LT
94	TWT-48 REFRIGERATED PREP TABLE

NOTE: NOTE ALL EQUIPMENT LISTED IS USED



RIVER VALLEY ARCHITECTS
3300 Bird Street, Suite 1A | Eau Claire, WI 54703



STORES



STORES

KWIK TRIP, Inc.
P.O. BOX 2107
1838 OAK STREET
LA CROSSE, WI 54603-2107
PH: (608) 781-8888
FAX: (608) 781-5980

KWIK TRIP INC.
219#-FREEZER/COOLER ADDITION
710 WILLIAMS ST, LAKE GENEVA, WI 53147

SET TYPE - REGULATORY

MARK	DATE	DESCRIPTION

DRAWN BY: SCR
PM: BLC
JOB NO: 21-079
DATE: 06.21.2021

SHEET NAME
EQUIPMENT PLAN

A801

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: August 16, 2021

Agenda Item: 12

Applicant:

Kwik Trip
1626 Oak St.
LaCrosse WI 53603

Request:

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

Description:

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

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

Action by the Plan Commission:

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

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

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

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

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

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

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

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

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

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

ZBL00006; ZBL00006A
ZBL00008; ZBL00058

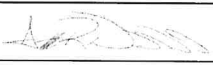
APPLICATION FOR GENERAL DEVELOPMENT PLAN OR AMENDMENT

City of Lake Geneva

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

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

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

Owner Signature: 

Name and Address of Applicant:

Seth Waddell - 1813 Kramer Street, LaCrosse, WI 54603

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

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

Zoning District in which land is located: SR-4

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

Vantage Architects - 750 N Third Street, Suite F, LaCrosse, WI 54603

Short statement describing activities to take place on site:

C-Store, 16 Fuel Locations, 1 Car Wash

GDP fee \$400.00, payable upon filing application

5/7/2021

Date


Signature of Applicant



Store Engineering

PHONE 608-793-5555

FAX 608-781-8960

1626 Oak St., P.O. Box 2107

La Crosse, WI 54602

www.kwiktrip.com

May 7th, 2021

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

RE: Kwik Trip Store 1520 on Wells Street

Dear Mr. Walling,

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

Our submittal consists of two additional site plans for the Commission to review, SP15 & SP16. These plans were designed to try and meet the requests made by City Council to detach the car wash and help with sound that may disturb the neighboring houses.

The City Noise Ordinance (98-709) states that within the current zoning the ambient sound level can be an additional plus 5 dBA at the property line. A sound study was conducted on Wednesday July 21st with a Professional Sound Level Meter that meets the standards of IEC651 type 2, ANSI S1.4 type 2. This study was to find out what the “ambient” sound level is at the property line. NOTE: “ambient” sound level may vary depending on the time of day.

SP15 (as seen in the bottom right corner of the plan) consists of a detached car wash that sits with the exit side facing east on the North side of the site. This best meets what City Council asks for but with the sacrifice of valuable parking, side and rear yard setbacks, and ponding.

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.

SP16 we also had the detached car wash but this time on the south side of the site with the exit side facing East. This site plan we are able to achieve needed setbacks and a good amount of parking for our guests. The pond was eliminated with the possibility of doing an underground storage with this design.

In conclusion, while these are additional site plans to consider I still feel the best option would be SP12 that was presented to City Council. The direction of the car wash and layout of the site was vetted numerous times by City Staff with a handful of design changes to get to where it is today.

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth Waddell', with a stylized, flowing script.

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



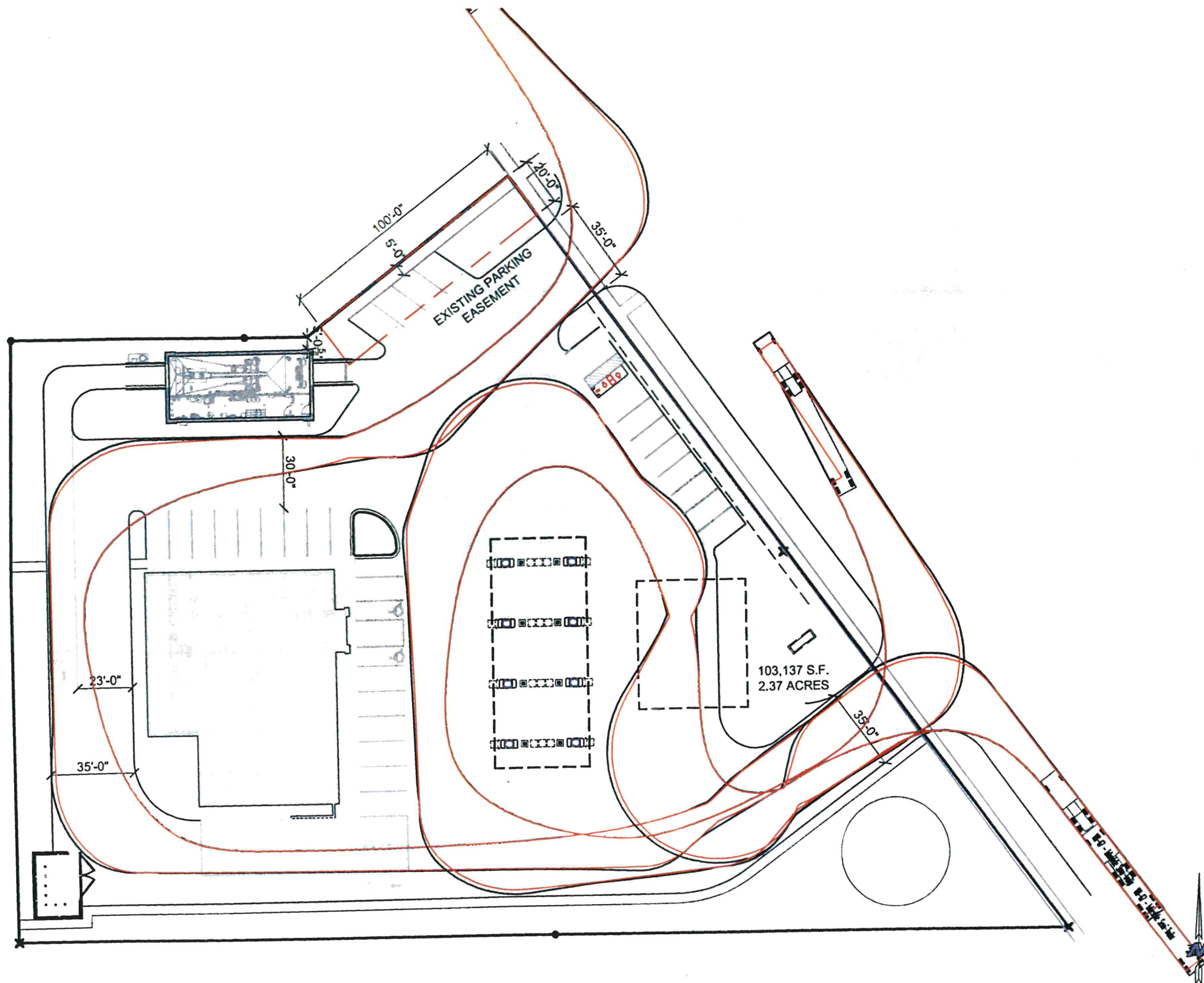


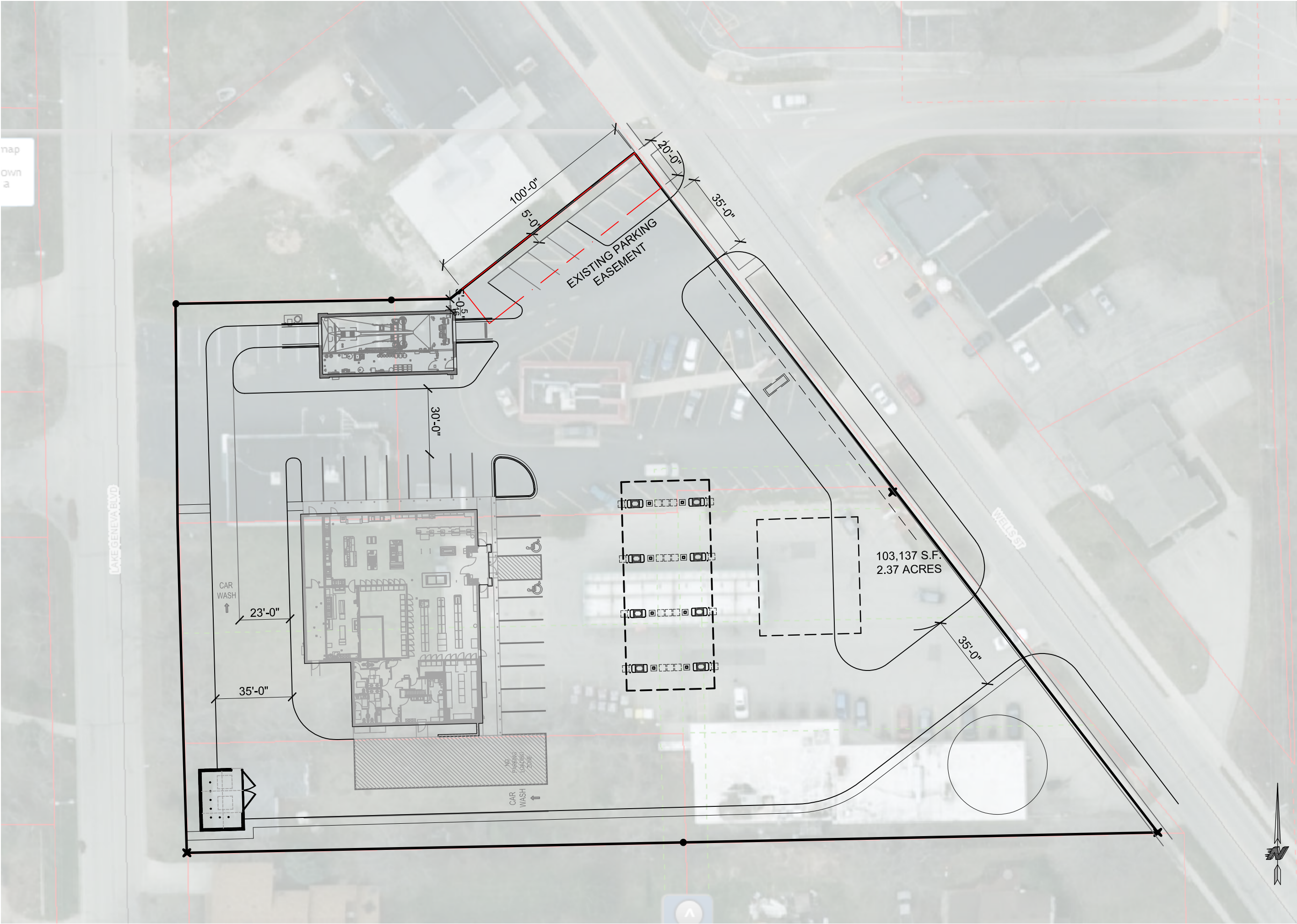
SITE PLAN	GEN 2 CONVENIENCE STORE #1520 WITH 8MPD & 1 BAY CW	SOUTH WELLS STREET LAKE GENEVA, WI
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#	DATE	DESCRIPTION

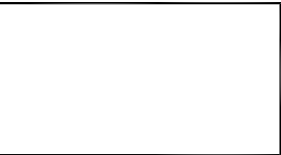
DRAWN BY _____	S. WADDELL
SCALE _____	1" = 40'-0"
PROJ. NO. _____	0007
DATE _____	2021-07-15

SP15

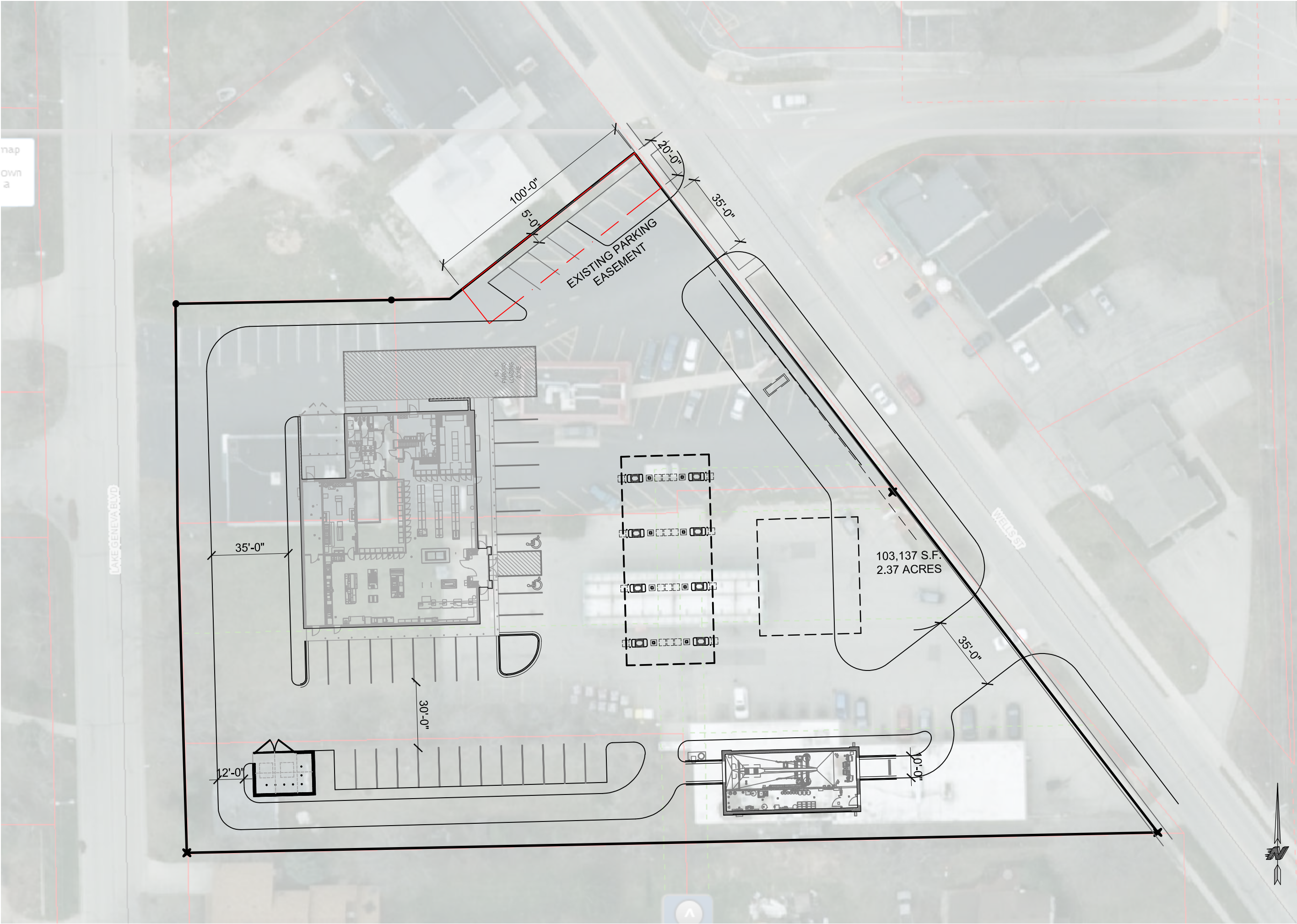




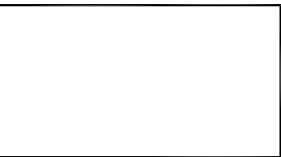
KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960



SITE PLAN		
GEN 2 CONVENIENCE STORE #1520 WITH 8MPD & 1 BAY CW		
SOUTH WELLS STREET LAKE GENEVA, WI		
#	DATE	DESCRIPTION
DRAWN BY		S. WADDELL
SCALE		1" = 40'-0"
PROJ. NO.		0001
DATE		2021-07-15
SHEET		SP15



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SITE PLAN		
GEN 2 CONVENIENCE STORE #1520 WITH 8MPD & 1 BAY CW		
SOUTH WELLS STREET LAKE GENEVA, WI		
#	DATE	DESCRIPTION
DRAWN BY		S. WADDELL
SCALE		1" = 40'-0"
PROJ. NO.		0001
DATE		2021-07-15
SHEET		SP16

CITY OF LAKE GENEVA

AGENDA ITEM REQUEST FORM

PLEASE ATTACH ANY INFORMATION THAT YOU WOULD LIKE INCLUDED IN THE AGENDA PACKET.

1. Name of individual(s) requesting agenda item. (Per § 2.42(c) of the municipal code, agenda item request must be submitted by two Aldermen, Mayor or Administrator and must be received by the City Clerk at least two Fridays prior to the scheduled City Council meeting.)

Mary Jo Fesenmaier, Tim Dunn

2. Item requested to be placed on agenda. (Please list as you would like to see it on the agenda.)

Discussion/recommendation to hire a Forensic Auditor to review the BID

3. Committee, Board or Commission which you are asking to review this item.

City Council matter to the S.Y. police for investigation.

4. Date of meeting(s).

August 23, 2021

Signature:

Mary Jo Fesenmaier

Date:

Aug. 12, 2021 Th.

Signature:

Timothy J. Dunn

Date:

8-13-21 TH

For Office Use Only

Date Received by Clerk: Aug 13, 2021 @ 12:24 pm

Committee/Council and Meeting Date Scheduled: Aug 23, 2021 Council

Notes:

Copies Provided to:

City Administrator

CITY OF LAKE GENEVA

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Mary Jo Fesenmaier, Tim Dunn

2. Item requested to be placed on agenda. (Please list as you would like to see it on the agenda.)

FLR recommendation to go out for RFP for Impact Fee Study.

3. Committee, Board or Commission which you are asking to review this item.

City Council

4. Date of meeting(s).

August 23, 2021

Signature: Mary Jo Fesenmaier

Date: Aug 12, 2021 Th

Signature: Timothy J. Dunn

Date: 8-13-21 M

For Office Use Only

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CITY OF LAKE GENEVA

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Mary Jo Fesenmaier, Tim Dunn

2. Item requested to be placed on agenda. (Please list as you would like to see it on the agenda.)

Open Session

Discussion/recommendation regarding Short Term Rental fees being contested in front of the Tax Commission.

3. Committee, Board or Commission which you are asking to review this item.

City Council

4. Date of meeting(s).

August 23, 2021

Signature: Mary Jo Fesenmaier Date: Aug. 12, 2021 Th.

Signature: Timothy Dunn Date: 8-13-21 TH

For Office Use Only

Date Received by Clerk: Aug 13, 2021 @ 12:24 pm

Committee/Council and Meeting Date Scheduled: Aug 23, 2021 Council

Notes: _____

Copies Provided to: City Administrator