



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

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL
MONDAY, JANUARY 30, 2023 - 6:00 PM
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, Ken Howell, Shari Straube, Cindy Yager, 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 <https://cityoflakegeneva.gov/319/City-Meetings-Video-Stream>
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 Halverson
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 January 9, 2023 as prepared and distributed
9. **CONSENT AGENDA**– 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. Original Massage Establishment License filed by Amber Cumming d/b/a At the Space, located at 601/605 W Main St, Lake Geneva

10. Items removed from the Consent Agenda

11. Recommendation of the Finance, Licensing, and Regulation Committee- Ald. Howell

- a.** Discussion/Action regarding an Original Class "A" Fermented Malt Beverage and "Class A" Intoxicating Liquor License Application filed by SSS Wisconsin BRW LLC d/b/a SQRL Service Station located at 1231 Grant St, Cheryl Kamenick, Agent
- b.** Discussion/Acceptance of the payment reports as approved by the Finance, Licensing, and Regulation on January 17, 2023

12. Recommendation of the Plan Commission- Ald. Fesenmaier

- a.** Discussion/Action regarding **Resolution 23-R02** a resolution authorizing the issuance of a Precise Implementation Plan (PIP) application filed by Fairwyn SB, Inc., 875 Townline Rd., Unit 103, Lake Geneva, WI for a request for single family and duplex residential development of Symphony Bay, Phase 7 (Outlot 5 Symphony Bay): TAX KEY No ZSB00335
- b.** Discussion/Action regarding **Resolution 23-R03** a resolution authorizing the issuance of a Conditional Use Permit application filed by Aaron Stanton, 4015 80th St, Kenosha, WI, for a Group Development to construct two additional office buildings on the property located at 800-820 Geneva Pkwy Planned Business Park (PBP) zoning district TAX KEY Nos. ZUN 00001, 00002, 00003, 00004, ZUN 00005, 00006, 00007, ZUN 00007A, ZUN 00007B
- c.** Discussion/Action regarding **Resolution 23-R04** a resolution authorizing the issuance of a Conditional Use Permit (CUP) for John Law, 1017 Geneva St. Apt#2 Lake Geneva, to allow for a Commercial Apartment at 101 Broad St. combining units 205 & 206 to the property located in the Planned Development (PD) zoning district Tax Key No. ZCNG00001 – ZCNG00041
- d.** Discussion/Action regarding **Resolution 23-R05** a resolution authorizing the issuance of a Precise Implementation Plan (PIP) for Golden Years, 270 Didge Rd. Walworth WI 53184 that will permit building renovations to include additions to the property located at 611 Harmony Dr. in the Planned Development (PD) zoning district Tax Key No. ZA475600001
- e.** Discussion/Action regarding proposed amendments to Chapter 98: Zoning that would update the list of zoning district abbreviations in Tables (1) through (9) in Section 98-203 and correct a cross-reference in Section 98-905(5)(d)
- f.** Discussion/Action regarding comments from the Wis DOT concerning the Planned Development for Buona Beef, located at 393 N Edwards Blvd; Tax Key #: ZRED000002, and affirmation of approval for the GDP and PIP

13. 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, JANUARY 9, 2023 - 6:00 PM
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, Ken Howell, Shari Straube, Cindy Yager, and Joan Yunker

Mayor Klein call the meeting to order

Council President Hedlund called the meeting to order at 6:00 p.m., in the absence of Mayor Klein.

Pledge of Allegiance – Alderperson Yager

Alderperson Yager led the Council in the Pledge of Allegiance.

Roll Call

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

Absent: None

(Mayor Klein did not preside over the Council meeting and was absent)

Awards, Presentations, Proclamations, and Announcements

Community Input Sessions for the Hillmoor Property

Clerk Kropf announced that there will be two community engagement sessions regarding the Hillmoor property. One will be on Sunday, January 15, 2023 from 2:00 p.m. to 3:30 p.m. and one on Tuesday, January 17, 2023 from 6:30 p.m. to 8:00 p.m. Both sessions will be held in the Police Training Room located on the second floor of City Hall.

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

Goerge Chironis; 220 South St; Spoke in favor of the money from the Wis DOT for the traffic light project, being given to the School District.

Jim Gottinger; 3205 Vacaso; Spoke in favor of the money from the Wis DOT for the traffic light project, being given to the School District.

Marcie Hollman; 1566 Orchard Ln and Barb Dinan; 500 S Edwards Blvd #59; Spoke in favor of the money from the Wis DOT for the traffic light project, being given to the School District.

Acknowledgement of Correspondence

None

Approve the Regular Common Council Minutes of December 27, 2022 as prepared and distributed

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

CONSENT AGENDA– 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.

NONE

Items removed from the Consent Agenda

NONE

Discussion/Action regarding **Resolution 23-R01** a resolution to establish the 2023 Salaries for the Municipal Judge and City Attorney (*Personnel Committee recommended no change*)

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

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

Discussion/Action regarding approval of contract for 2023-2027 General Engineering Services with Kapur & Associates, Inc (continued at the December 12, 2022 Common Council Meeting)

Motion by Howell to approve, second by Yunker.

Motion to amend by Fesenmaier to add the language that the contract be reviewed on an annual basis, second by Halverson. Fesenmaier stated that this should be done by the Public Works Committee and not just staff.

Motion to amend carried 7-1, with Howell voting no.

Fesenmaier stated that the Utility Commission had voted to add language that the engineer have the ability to obtain outside engineering services without going through the bid process. Attorney Draper added that provision is already written into the contract and an amendment isn't necessary.

Original motion as amended carried 8-0.

Discussion/Action regarding a payment of \$82,703.86 received from the Wis DOT for work completed on the Bloomfield Rd/STH 120 Traffic Light project

Motion by Howell to approve, second by Fesenmaier.

Motion to amend by Yunker to give the school \$32,703.86 and that the City retain \$50,000 to be placed back in the contingency fund, second by Dunn.

Dunn stated that the school had an option to go to referendum on this, but chose to approach the City for the additional funds.

Fesenmaier stated that the money should go to the school, as the former school Superintendent did the work to get the money from the Wis DOT. Halverson added that the school isn't asking for extra money and that this money is only available based on the school's work. Dunn added that it's not fair to ask the tax payers to bare this burden and that no other municipality was approached to contribute to the project. He added that there is going to be a need for other traffic lights within the City limits and that this money could be used towards other projects.

Yager stated that the City Council agreed to pay the \$150,000 and the additional \$50,000; therefore the City should give that money back to the school. Yunker stated that the City taxpayers are being charged double taxes by paying for the \$200,000 and the taxes levied by the school.

Motion by Fesenmaier to suspend the rules to allow the School Business Manager, George Chironis, to speak, second by Yager. Motion carried 8-0.

George Chironis addressed the Council regarding the need for the money and that they have strict fund limits. He added that money will go back to the students in the district .

Motion to amend failed on a roll call vote of 5-3, with Fesenmaier, Halverson, Howell, Straube, and Yager voting no.

Original motion carried on a roll call vote 5-3, with Hedlund, Yunker, and Dunn voting no.

Discussion/Acceptance of the payment reports as approved by the Finance, Licensing, and Regulation on January 3, 2023

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

Adjournment

Motion by Hedlund to adjourn, second by Fesenmaier. Motion carried 8-0. The meeting adjourned at 6:46 p.m.



CITY OF LAKE GENEVA

MASSAGE ESTABLISHMENT APPLICATION

\$50.00 ANNUAL LICENSE FEE

EXPIRES JUNE 30TH EACH **YEAR [15-1504]**

Is Application: Original ☒ or Renewal ☐

Application must be accompanied by the following documents:

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

BUSINESS INFORMATION

Trade Name: At the Space

Corporate Name (if applicable): _____

Business Address (Physical): 601/605 West Main Street

Mailing Address (if different): _____

City, State, Zip: Lake Geneva

Phone: 262-812-4000 Email: thespace1g@gmail.com

Please explain the nature of services to be provided: massage

BUSINESS OWNER (APPLICANT) INFORMATION

Please include information for all business owners

Full Name: AMBER MAE

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

I have never applied before

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

☒ NO

☐ YES

If yes, please explain: _____

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

☒ NO

☐ YES

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

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

APPLICANT SIGNATURE: _____

Date: 12.8.22

For Office Use Only

Date Filed: 12.8.22 Receipt #: 15.006062 Amt Paid: 50.00

Forwarded to Police Dept: _____ Background Completed: 1-16-23 JF

Police Chief Recommendation: E. A. #160 Approved Denied

Fingerprinting required for new establishments - Fingerprinted by LGPD: ☐

Forwarded to Building Dept: _____ Inspector approval required for new establishments

Building Inspector Recommendation: _____ Approved Denied

FLR/Council Approval Dates: _____ License #: _____

Verified: Stark ☐ MSI ☐ Notes/Conditions: _____

Copies to: Building & Zoning

Police Chief

Fire Chief

field to begin and tab throughout. Use mouse to check appropriate boxes, spacebar or enter.

Original Alcohol Beverage Retail License Application

(Submit to municipal clerk.)

For the license period beginning (mm dd yyyy) ending. 06/30/23 (mm dd yyyy)

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

County of Walworth Aldermanic Dist. No. (if required by ordinance)

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

Save Print

Applicant's Wisconsin Seller's Permit Number 456-1031163232-04	
FEIN Number 92-0744880	
TYPE OF LICENSE REQUESTED	FEE
☒ Class A beer	\$ 100
☐ Class B beer	\$
☐ Class C wine	\$
☒ Class A liquor	\$ 500
☐ Class A liquor (cider only)	\$ N/A
☐ Class B liquor	\$
☐ Reserve Class B liquor	\$
☐ Class B (wine only) winery	\$
Publication fee	\$ 25
TOTAL FEE	\$ 625

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

~~SQL Service Stations LLC~~ SSS Wisconsin BRW LLC

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

President / Member Last Name	(First)	(Middle Name)
Lusthaus	Adam	Michael
Vice President / Member Last Name	(First)	(Middle Name)
Smith	Blake	Blake
Secretary / Member Last Name	(First)	(Middle Name)
Treasurer / Member Last Name	(First)	(Middle Name)
Agent Last Name	(First)	(Middle Name)
KAMENICK	CHERYL	ANN
Directors / Managers Last Name	(First)	(Middle Name)

1. Trade Name SQL SERVICE STATION Business Phone Number _____
2. Address of Premises 1231 Grant St Lake Geneva Post Office & Zip Code 53147

3. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)

Gas station with convenience store. ALCOHOL WILL BE STORED IN 1-2 FULL SIZE COOLERS ON SITE (INSIDE OF BUILDING). WALK-IN BEER COOLER, APPROX SIZE 10X10.

ALL INVOICES WILL BE KEPT IN MANAGER'S OFFICE (BEHIND THE COUNTER.)

4. Legal description (omit if street address is given above): _____

5. (a) Was this premises licensed for the sale of liquor or beer during the past license year? ☒ Yes ☐ No

(b) If yes, under what name was license issued? Quick & Save LLC

6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? If yes, explain ☒ Yes ☐ No
Manager on Duty will complete.
7. Is the applicant an employee or agent of, or acting on behalf of anyone except the named applicant? ☒ Yes ☐ No
If yes, explain.
Agent on behalf of company.
8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? If yes, explain ☐ Yes ☒ No
9. (a) Corporate/limited liability company applicants only: Insert state WI and date 08/23/22 of registration.
- (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? If yes, explain ☒ Yes ☐ No
SQRL Holdings holds the LLC
- (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? If yes, explain. ☒ Yes ☐ No
We have multiple properties in Wisconsin. ALL UNDER SAME company.
10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277] ☒ Yes ☐ No
11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] ☒ Yes ☐ No
12. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ☒ Yes ☐ No

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

Contact Person's Name (Last, First, M.I.)	Title/Member	Date
Maldonado, Justin, A	Business Consultant	11/29/22
Signature		

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk	Date reported to council / board	Date provisional license issued	Signature of Clerk / Deputy Clerk
<u>12/5/22</u>			
Date license granted	Date license issued	License number issued	

AT-106 (R 3-19)

Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

Individual's Full Name (please print)	(last name)	(first name)	(middle name)
Smith	Joseph	Blake	

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

- ☐ Applying for an alcohol beverage license as an individual.
☐ A member of a partnership which is making application for an alcohol beverage license.

☒ Member of SSG Wisconsin Brew LLC of SSG Wisconsin Brew LLC
(Officer / Director / Member / Manager / Agent) (Please of Corporation, Limited Liability Company or Partnership Organization)
 which is making application for an alcohol beverage license.

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

1. How long have you continuously resided in Wisconsin prior to this date? Never
 2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality?
 If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.) ☐ Yes ☒ No

3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality?
 If yes, describe status of charges pending. ☐ Yes ☒ No

4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit?
 If yes, identify. ☐ Yes ☒ No

5. Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacture or rectifier permit in the State of Wisconsin?
 If yes, identify. ☐ Yes ☒ No

6. Named individual must list in chronological order last two employers.

Employer's Name	Employer's Address	Employment Dates	Status
Self employed	27 Kahmy Ave St. C	2017	Current

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

(Signature of Signer)

Wisconsin Department of Revenue

AT 12/1/17

Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

Individual's Full Name (please print)	(last name)	(first name)	(middle name)
Lusthaus	Adam	Michael	

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

- ☐ Applying for an alcohol beverage license as an individual.
☐ A member of a partnership which is making application for an alcohol beverage license.

☒ Officer of SSG Wisconsin Brew LLC of SSG Wisconsin Brew LLC
(Officer / Director / Member / Manager / Agent) (Please of Corporation, Limited Liability Company or Partnership Organization)
 which is making application for an alcohol beverage license.

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

1. How long have you continuously resided in Wisconsin prior to this date? Never
 2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality?
 If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.) ☐ Yes ☒ No

3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality?
 If yes, describe status of charges pending. ☐ Yes ☒ No

4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit?
 If yes, identify. ☐ Yes ☒ No

5. Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacture or rectifier permit in the State of Wisconsin?
 If yes, identify. ☐ Yes ☒ No

6. Named individual must list in chronological order last two employers.

Employer's Name	Employer's Address	Employment Dates	Status
Self employed	310 Camino Bandera Blvd	2017	Current

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

(Signature of Signer)

Wisconsin Department of Revenue

AT 12/1/17

Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

Individual's Full Name (please print) (last name)	(first name)	(middle name)
Kamenick K	Cheryl	Ann

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

- ☐ Applying for an alcohol beverage license as an individual.
- ☐ A member of a partnership which is making application for an alcohol beverage license.

☒ Agent of SSS Wisconsin BW LLC
(Officer / Director / Member / Manager / Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

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

1. How long have you continuously resided in Wisconsin prior to this date? 40+ years
2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? ☐ Yes ☒ No
 If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? ☐ Yes ☒ No
 If yes, describe status of charges pending.
4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? ☐ Yes ☐ No
 If yes, identify. (Name, Location and Type of License/Permit)
5. Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? ☐ Yes ☐ No
 If yes, identify. (Name of Wholesale Licensee or Permittee) (Address By City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name <u>United Cooperative</u>	Employer's Address <u>N7160 Raceway Rd Beaver Dam WI 53916</u>	Employed From <u>06-25-2000</u>	To <u>Present</u>
Employer's Name <u>Menards</u>	Employer's Address <u>Menards Baraboo WI</u>	Employed From <u>6-2001</u>	To <u>7-2001</u>

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

Cheryl Kamenick
(Signature of Named Individual)

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

Submit to municipal clerk.

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

To the governing body of: ☐ Town
☐ Village of Lake Geneva County of Walworth County
☒ City

The undersigned duly authorized officer/member/manager of SSS Wisconsin BRW LLC
(Registered Name of Corporation / Organization or Limited Liability Company)

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

located at 1231 Grant St Lake Geneva, WI 53147

appoints Cheryl Kamenick

[Redacted Address]
(Home Address of Appointed Agent)

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

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

Is applicant agent subject to completion of the responsible beverage server training course? ☒ Yes ☐ No
How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 40+ years

Place of residence last year

For: SSS Wisconsin BRW LLC
(Name of Corporation / Organization / Limited Liability Company)

By: [Signature]
(Signature of Officer / Member / Manager)

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

ACCEPTANCE BY AGENT

Cheryl Kamenick, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

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

Cheryl Kamenick 11-9-2022
(Signature of Agent) (Date)

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

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

Approved on 12/09/2022 by E. [Signature] Title Lieutenant
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chair)



LEARN 2 SERVE™

CERTIFICATE OF COMPLETION

This certifies that

CHERYL KAMENICK

is awarded this certificate for

Wisconsin Responsible Beverage Server Training



Completion Date
12/05/2022



Expiration Date
12/04/2024



Certificate #
WI-00608085

A handwritten signature in black ink, appearing to read 'Sara H. Hefner', 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.

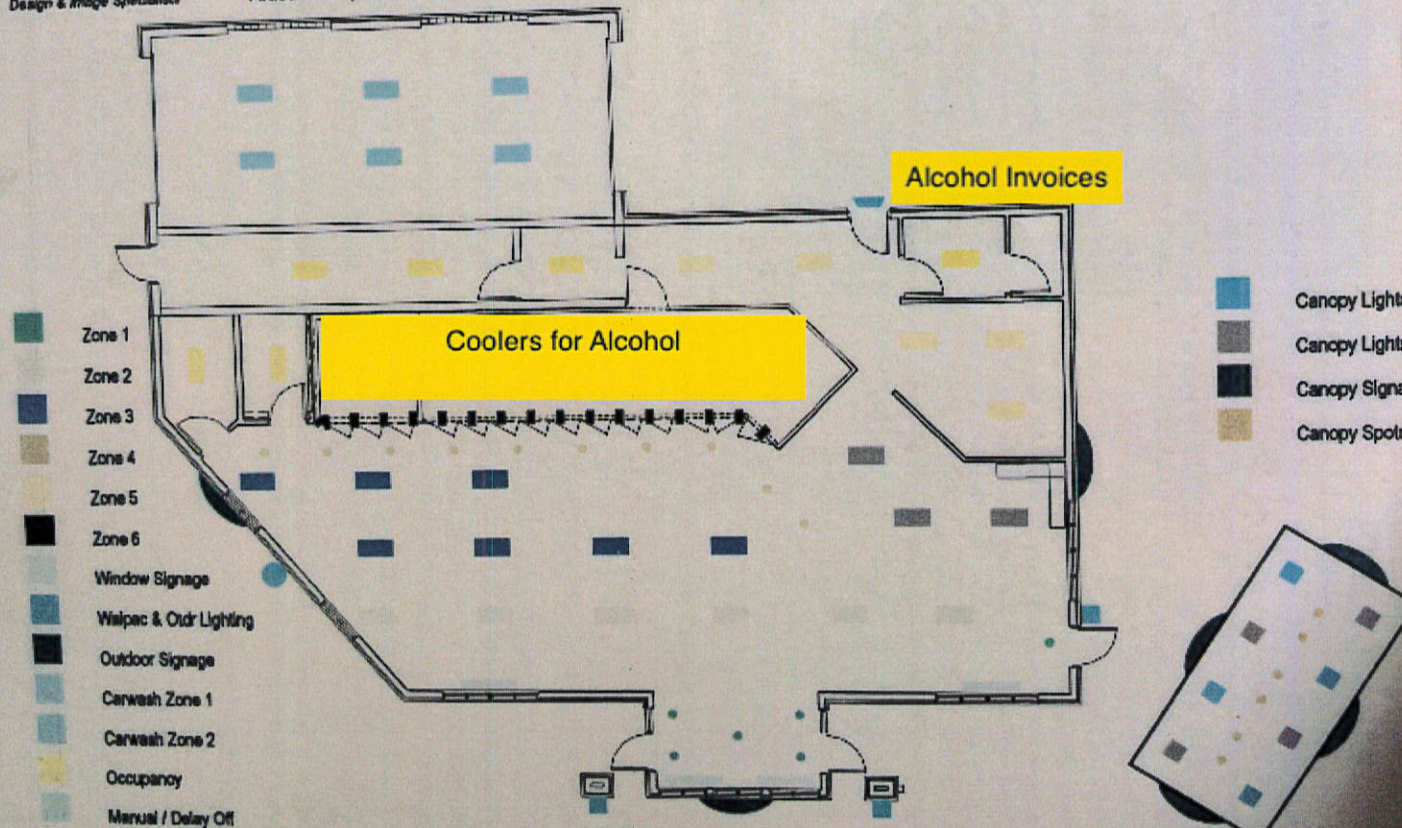
5000 Plaza on the Lake, Suite 305 | Austin, TX 78746 | 877.881.2235 | www.360training.com

Geneva Corner Market - Lake Geneva, WI

Floor Plan

11.16.05

Artistic interpretation of finished elevation. Color, size, and layout may vary from finished product.



Convenience Store Equipment, Design & Image Specialists

5817 Fernside Drive, Madison, WI 53718 • Phone (608) 222-4547 • Fax (608) 222-0431 • Email brian_e_anderson@ircs.com

**City of Lake Geneva
Finance, License, & Regulation Committee
January 17, 2023**

**Prepaid Checks
01/04/23-01/17/23**

**Total:
\$43,905.42**

Checks over \$5,000:

\$	26,693.64	<i>Alliant Energy-electric bills</i>
\$	6,810.93	<i>Lake Geneva Utility-water bills</i>
\$	5,164.43	<i>Chase Card Services</i>

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Report Criteria:

Report type: Summary

Check.Check number = 81423,81426-81438,81440-81442,81449,81439,81441

Check.Type = {<>} "Adjustment"

Bank.Bank account = "043230"

[Report].Invoice GL Account = {<>} 61

[Report].Invoice GL Account = {<>} 62

Check Issue Date	Check Number	Vendor Number	Payee	Amount
01/06/2023	81423	5428	CITY OF LAKE GENEVA POLICE DEPT	58.45
01/10/2023	81426	2046	ALLIANT ENERGY	26,693.64
01/10/2023	81427	2354	CULLIGAN OF BURLINGTON	90.00
01/10/2023	81428	6129	DE LAGE LANDEN FINANCIAL SERVICES INC	201.47
01/10/2023	81429	5730	DERRICK, DANIEL	270.00
01/10/2023	81430	2195	HINZPETER, COURTNEY	75.00
01/10/2023	81431	2774	KELLER, SETH	75.00
01/10/2023	81432	2884	LAKE GENEVA UTILITY	6,810.93
01/10/2023	81433	3024	MUTUAL OF OMAHA	3,372.30
01/10/2023	81434	5485	NORD, DAVID	15.75
01/10/2023	81435	3233	RHYME BUSINESS PRODUCTS	132.90
01/10/2023	81436	5001	VERIZON WIRELESS	38.01
01/10/2023	81437	5042	WALLING, FRED	10.31
01/10/2023	81438	5637	WOOD, KEVIN J	375.00
01/12/2023	81439	5770	AT & T TELECONFERENCE SERVICES	58.95
01/12/2023	81440	6263	CHARTER COMMUNICATIONS	119.98
01/12/2023	81441	2273	CHASE CARD SERVICES	5,164.43
01/12/2023	81442	6700	WI DEPT OF JUSTICE	270.00
01/12/2023	81449	5428	CITY OF LAKE GENEVA POLICE DEPT	73.30
Grand Totals:				43,905.42

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
11-00-00-16100	550.00	.00	550.00
11-00-00-21100	.00	33,327.46	33,327.46
11-00-00-21555	1,713.02	.00	1,713.02
11-00-00-21562	1,164.62	.00	1,164.62
11-00-00-21564	494.66	.00	494.66
11-10-00-51390	1,343.91	.00	1,343.91
11-10-00-53980	108.72	.00	108.72
11-14-20-53300	15.75	.00	15.75
11-15-10-53100	384.34	.00	384.34
11-15-10-54500	251.77	.00	251.77
11-16-10-52220	3,233.20	.00	3,233.20
11-16-10-52260	588.95	.00	588.95
11-21-00-52220	48.09	.00	48.09
11-21-00-53120	83.75	.00	83.75
11-21-00-53310	420.00	.00	420.00
11-21-00-54100	318.00	.00	318.00
11-22-00-52210	38.01	.00	38.01

GL Account	Debit	Credit	Proof
11-22-00-52220	1,695.59	.00	1,695.59
11-22-00-52260	521.21	.00	521.21
11-22-00-53400	201.47	.00	201.47
11-22-00-53500	53.00	.00	53.00
11-22-00-53510	17.92	.00	17.92
11-22-00-53990	410.03	.00	410.03
11-22-00-54100	74.80	.00	74.80
11-22-00-58000	533.00	.00	533.00
11-22-00-58100	129.98	.00	129.98
11-24-00-53100	132.90	.00	132.90
11-29-00-52220	55.45	.00	55.45
11-32-10-52220	1,015.87	.00	1,015.87
11-32-10-52260	483.63	.00	483.63
11-32-10-52500	498.00	.00	498.00
11-32-10-53400	163.74	.00	163.74
11-32-13-48510	148.00	.00	148.00
11-34-10-52220	480.55	.00	480.55
11-34-10-52230	10,268.95	.00	10,268.95
11-51-10-52220	833.45	.00	833.45
11-51-10-52260	405.18	.00	405.18
11-52-00-52220	1,798.31	.00	1,798.31
11-52-00-52260	981.40	.00	981.40
11-52-00-52270	305.50	.00	305.50
11-52-00-59220	224.13	.00	224.13
11-52-01-52220	624.99	.00	624.99
11-52-01-52260	513.62	.00	513.62
40-00-00-21100	.00	8,021.40-	8,021.40-
40-54-10-52220	504.23	.00	504.23
40-54-10-53990	144.79	.00	144.79
40-55-10-52260	221.14	.00	221.14
40-55-10-53500	90.00	.00	90.00
40-55-20-52260	2,432.80	.00	2,432.80
40-55-30-52220	4,628.44	.00	4,628.44
47-00-00-21100	.00	119.98-	119.98-
47-70-00-57155	119.98	.00	119.98
48-00-00-21100	.00	55.25-	55.25-
48-00-00-52260	55.25	.00	55.25
99-00-00-21100	.00	2,381.33-	2,381.33-
99-00-00-52110	48.00	.00	48.00
99-00-00-52220	1,439.85	.00	1,439.85
99-00-00-53120	10.59	.00	10.59
99-00-00-53320	79.74	.00	79.74
99-00-00-54100	129.99	.00	129.99
99-00-00-54150	451.99	.00	451.99
99-00-00-54155	221.17	.00	221.17
Grand Totals:	43,905.42	43,905.42-	.00

Dated: _____

January 13, 2023

Mayor: _____

Charlene Klein

City Council: _____

Rick Hersh

Dan Junker

Ken Howell

City Recorder: _____

Report Criteria:

Report type: Summary

Check.Check number = 81423,81426-81438,81440-81442,81449,81439,81441

Check.Type = {<>} "Adjustment"

Bank.Bank account = "043230"

[Report].Invoice GL Account = {<>} 61

[Report].Invoice GL Account = {<>} 62

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "01182023","12312022A","12312022D","L01182023","L12312022A"

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
11				
KAPUR & ASSOCIATES INC				
112987	05/06/2022	SYMPHONY BAY PH 4	11-00-00-13910 A/R BILL OUTS	445.00
113481	06/02/2022	590 S LSD	11-00-00-13910 A/R BILL OUTS	62.50
113527	06/08/2022	SYMPHONY BAY PH 4	11-00-00-13910 A/R BILL OUTS	1,070.69
113983	07/06/2022	SUMMERHAVEN PH 3	11-00-00-13910 A/R BILL OUTS	261.00
113984	07/06/2022	SYMPHONY BAY PHASE 3	11-00-00-13910 A/R BILL OUTS	348.00
114044	06/30/2022	VISTA'S OUTLOT 1 CSM	11-00-00-13910 A/R BILL OUTS	511.50
116522	12/12/2022	STONERIDGE PH 2	11-00-00-13910 A/R BILL OUTS	687.50
116523	12/12/2022	SUMMERHAVEN PH 3	11-00-00-13910 A/R BILL OUTS	562.50
116527	12/12/2022	SYMPHONY BAY PH 5	11-00-00-13910 A/R BILL OUTS	1,179.75
116529	12/12/2022	COV HARBOR TRIPLETS	11-00-00-13910 A/R BILL OUTS	187.50
116532	12/12/2022	STONERIDGE PH 3	11-00-00-13910 A/R BILL OUTS	11,992.76
116533	12/12/2022	1550 EVERGREEN LANE	11-00-00-13910 A/R BILL OUTS	125.00
116534	12/12/2022	GOLDEN YEARS	11-00-00-13910 A/R BILL OUTS	500.00
116536	12/12/2022	1120 LSD UNITS 1-4	11-00-00-13910 A/R BILL OUTS	375.00
116537	12/12/2022	910 MAYTAG	11-00-00-13910 A/R BILL OUTS	250.00
Total KAPUR & ASSOCIATES INC:				18,558.70
VANDEWALLE & ASSOCIATES INC				
202212048	12/20/2022	COST RECOVERY	11-00-00-13910 A/R BILL OUTS	6,446.25
Total VANDEWALLE & ASSOCIATES INC:				6,446.25
POPEYE'S GALLEY & GROG				
01032023	01/03/2023	RETIREMENT LUNCHEON-B.FO	11-10-00-51390 STAFF APPRECIATION	300.00
Total POPEYE'S GALLEY & GROG:				300.00
WISCONN VALLEY MEDIA GROUP				
109501	12/07/2022	DISPLAY AD- DPW CEMETERY	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	111.13
Total WISCONN VALLEY MEDIA GROUP:				111.13
WALWORTH COUNTY				
64-246 12/22	01/10/2023	COURT FINES-DEC 2022	11-12-00-24200 COURT FINES-COUNTY	839.00
Total WALWORTH COUNTY:				839.00
STATE OF WISCONSIN				
64-246 12/22	01/10/2023	COURT FINES-DEC 2022	11-12-00-24240 COURT FINES-STATE	1,945.69
Total STATE OF WISCONSIN:				1,945.69
MARLIN PRINTING & GRAPHICS				
673588	12/27/2022	NOTECARD AND ENVELOPES	11-14-10-53100 MAYOR OFFICE SUPPLIES	80.61
673588	12/27/2022	NOTECARD AND ENVELOPES	11-14-20-53100 CITY ADMIN OFFICE SUPPLIES	80.60

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total MARLIN PRINTING & GRAPHICS:				161.21
LEXIPOL LLC				
INVLEX9367	01/01/2023	ANNUAL BULLETINS	11-14-20-53990 CITY ADMIN MISC EXPENSE	3,392.35
INVLEX9368	01/01/2023	IMPLEMENTATION LEXIPOL	11-14-20-53990 CITY ADMIN MISC EXPENSE	9,451.00
Total LEXIPOL LLC:				12,843.35
MARLIN PRINTING & GRAPHICS				
673116	12/28/2022	#10 WINDOW ENVELOPES	11-14-30-53100 CITY CLERK OFFICE SUPPLIES	127.07
Total MARLIN PRINTING & GRAPHICS:				127.07
LAKE GENEVA REGIONAL NEWS				
13000152228-	11/29/2022	2023 LGRN SUBSCRIPTION-1 Y	11-14-30-53990 CITY CLERK MISCELLANEOUS EXP	63.99
Total LAKE GENEVA REGIONAL NEWS:				63.99
BOND TRUST SERVICES CORPORATION				
76755	12/14/2022	PAYING AGENT FEES 2021A BO	11-15-10-52120 ACCTG CONSULTANT FEES	400.00
76756	12/14/2022	AGENT FEE 2021B BOND	11-15-10-52120 ACCTG CONSULTANT FEES	400.00
76757	12/14/2022	PAYING AGENT FEES 2022A BO	11-15-10-52120 ACCTG CONSULTANT FEES	400.00
Total BOND TRUST SERVICES CORPORATION:				1,200.00
MARLIN PRINTING & GRAPHICS				
673116	12/28/2022	#10 WINDOW ENVELOPES	11-15-10-53100 ACCTG OFFICE SUPPLIES	127.07
Total MARLIN PRINTING & GRAPHICS:				127.07
CIVIC SYSTEMS				
CVC22775	12/21/2022	SEMI ANNUAL SUPPORT 2023	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	8,946.00
Total CIVIC SYSTEMS:				8,946.00
CORNERSTONE COMMUNICATIONS INC.				
6756	01/09/2023	PHONE SUPPORT DEC	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	165.00
Total CORNERSTONE COMMUNICATIONS INC.:				165.00
DEKIND COMPUTER CONSULTANTS				
34792	01/03/2023	ANNUAL SPLASHTOP ALERTS	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	1,200.00
34864	01/03/2023	FEBRUARY 2023 SUPPORT	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	6,805.00
Total DEKIND COMPUTER CONSULTANTS:				8,005.00
ASSOCIATED APPRAISAL CONSULTANTS INC				
166120	01/01/2023	2023 REVALUATON PROGRAM	11-15-40-52100 ASSESSOR CONTRACTED SERVICES	18,637.13
Total ASSOCIATED APPRAISAL CONSULTANTS INC:				18,637.13
DUNN LUMBER				
1307215	01/04/2023	LIGHT BULBS	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	16.99
Total DUNN LUMBER:				16.99

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
ITU ABSORBTECH INC				
8051539	01/06/2023	FLOOR MATS	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	129.45
Total ITU ABSORBTECH INC:				129.45
SHRED-IT				
8003004416	12/25/2022	SHREDDING-DEC	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	28.59
Total SHRED-IT:				28.59
RHYME BUSINESS PRODUCTS				
AR602255	12/28/2022	SHARP-DEC-B&W	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	13.52
AR602255	12/28/2022	SHARP-DEC-COLOR	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	387.18
AR604550	01/06/2023	SHARP-DEC-B&W	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	19.39
AR604550	01/06/2023	SHARP-DEC-COLOR	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	467.68
Total RHYME BUSINESS PRODUCTS:				887.77
MARLIN PRINTING & GRAPHICS				
673116	12/28/2022	#10 WINDOW ENVELOPES	11-24-00-53100 BLDG INSPECTOR OFFICE SUPPLIES	63.54
Total MARLIN PRINTING & GRAPHICS:				63.54
KAPUR & ASSOCIATES INC				
116541	12/12/2022	WISLR PASER RATINGS	11-24-00-53990 BLDG INSPECTOR MISC EXPENSES	1,051.10
112426	03/29/2022	2021 GIS	11-30-00-52160 CITY ENGINEERING FEES	145.00
113533	06/08/2022	WRIGLEY CENTER	11-30-00-52160 CITY ENGINEERING FEES	42.50
116538	01/12/2023	LOGAN ST VACATE	11-30-00-52160 CITY ENGINEERING FEES	765.00
116539	12/12/2022	CENTER ST CULVERT	11-30-00-52160 CITY ENGINEERING FEES	250.00
116540	12/12/2022	MANNING WAY BIKE TRL	11-30-00-52160 CITY ENGINEERING FEES	385.00
116542	12/12/2022	GAP PROPERTIES	11-30-00-52160 CITY ENGINEERING FEES	3,922.00
116543	12/12/2022	GIS UPDATES	11-30-00-52160 CITY ENGINEERING FEES	1,237.00
116545	12/12/2022	INTERSECTION EVAL	11-30-00-52160 CITY ENGINEERING FEES	125.00
Total KAPUR & ASSOCIATES INC:				7,922.60
DUNN LUMBER				
1303456	12/29/2022	STREETS SHOP WALL REPAIR	11-32-10-52400 ST DEPT BUILDING REPAIRS	106.93
1303580	12/29/2022	STREETS SHOP WALL REPAIR	11-32-10-52400 ST DEPT BUILDING REPAIRS	34.99
1303692	12/29/2022	STREETS SHOP WALL REPAIR	11-32-10-52400 ST DEPT BUILDING REPAIRS	18.76
6604305	01/03/2023	STREETS SHOP WALL REPAIR	11-32-10-52400 ST DEPT BUILDING REPAIRS	14.97
6610175	01/04/2023	STREETS SHOP BLEACH FOR	11-32-10-52400 ST DEPT BUILDING REPAIRS	4.49
6617190	01/05/2023	SHOP BRACKET SHELF	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	49.16
Total DUNN LUMBER:				229.30
ELKHORN NAPA AUTO PARTS				
289142	01/03/2023	OIL FILTERS-SHOP	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	39.59
289145	01/03/2023	TOGGLE 50A & PLIER SET TRU	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	57.66
289325	01/05/2023	HYD HOSE FITTINGS	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	31.44
289878	01/11/2023	SHOP SUPPLIES SURACE CLE	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	90.98
289884	01/11/2023	PAINT BEACH GROOMER	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	272.93
Total ELKHORN NAPA AUTO PARTS:				492.60
MONROE TRUCK & EQUIPMENT				
21154	12/20/2022	SPINNER W CUPPED FINS TRU	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	200.14

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total MONROE TRUCK & EQUIPMENT:				200.14
BUMPER TO BUMPER AUTO PARTS				
662-467297	01/06/2023	EX MACH POLISH & INFLATOR	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	149.97
Total BUMPER TO BUMPER AUTO PARTS:				149.97
FASTENAL COMPANY				
WIELK174921	12/29/2022	1055 BUILDING-SUPPLIES	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	65.35
Total FASTENAL COMPANY:				65.35
LASER ELECTRIC SUPPLY				
1490043-00	11/28/2022	SHOP LAMP LIGHTS	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	245.25
Total LASER ELECTRIC SUPPLY:				245.25
WELDERS SUPPLY CO				
10331423	12/28/2022	#4 ACETYLENE SHOP SUPPLIE	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	167.35
Total WELDERS SUPPLY CO:				167.35
JERRY WILLKOMM INC				
290827	12/22/2023	1301.0 GALS GAS	11-32-10-53410 VEHICLE-FUEL & OIL	4,422.09
Total JERRY WILLKOMM INC:				4,422.09
ROTE OIL				
223610209	12/27/2022	303 DIESEL FUEL ON ROAD	11-32-10-53410 VEHICLE-FUEL & OIL	1,105.95
223610210	12/27/2022	21 GALS DYED DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	70.14
230060509	01/06/2023	326.5 DYED DIESEL FUEL ON R	11-32-10-53410 VEHICLE-FUEL & OIL	1,191.72
Total ROTE OIL:				2,367.81
ELKHORN NAPA AUTO PARTS				
289780	01/10/2023	PRIMER WHITE BEACH GROO	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	19.94
Total ELKHORN NAPA AUTO PARTS:				19.94
ITU ABSORB TECH INC				
8051538	01/06/2023	FLOOR MATS SHOP	11-32-10-53600 ST DEPT BLDG MAINT SERV COSTS	92.04
Total ITU ABSORB TECH INC:				92.04
HUMPHREYS CONTRACTING				
12/30/22	12/30/2022	CONCRETE REMOVAL DUMPST	11-32-10-53700 ROAD MAINTENANCE SUPPLIES	2,470.00
Total HUMPHREYS CONTRACTING:				2,470.00
CINTAS CORP				
5140380872	01/11/2023	FIRST AID CABINET RESTOCK	11-32-10-53900 FIRST AID AND SAFETY SUPPLIES	155.18
Total CINTAS CORP:				155.18
DUNN LUMBER				
1303083	12/28/2022	SIGN SHOP 1070 BLDG	11-34-10-53740 STREET IDENTIFICATION SIGNS	8.79

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total DUNN LUMBER:				8.79
LANGE ENTERPRISES INC				
82533	12/21/2022	STREET SIGNS	11-34-10-53740 STREET IDENTIFICATION SIGNS	143.12
Total LANGE ENTERPRISES INC:				143.12
SIGNATURE SIGNS LLC				
5887	12/30/2022	TRAFFIC SIGN	11-34-10-53750 TRAFFIC CONTROL STREET SIGNS	105.00
Total SIGNATURE SIGNS LLC:				105.00
JOHNS DISPOSAL SERVICE INC				
1014900	01/06/2023	JANUARY SERVICE	11-36-00-52940 SOLID WASTE-RESIDENTIAL	36,962.64
1014900	01/06/2023	JANUARY SERVICE	11-36-00-52970 SOLID WASTE-RECYCLING	20,283.12
Total JOHNS DISPOSAL SERVICE INC:				57,245.76
MIDSTATE EQUIPMENT				
I30757	01/04/2023	TRIGGER COIL VETS PARK J D	11-52-00-52500 EQUIPMENT REPAIR SERVICES	81.27
Total MIDSTATE EQUIPMENT:				81.27
UNITED LABORATORIES				
INV367032	12/20/2022	BUILD MAINT-PARKS	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	303.60
Total UNITED LABORATORIES:				303.60
ELKHORN CHEMICAL CO INC				
648560	12/07/2022	GARBAGE LINERS	11-52-00-53520 GROUNDS MAINT SUPPLIES	1,051.25
Total ELKHORN CHEMICAL CO INC:				1,051.25
SHERWIN WILLIAMS				
0652-2	01/03/2023	GARBAGE CANS-PAINT	11-52-00-53520 GROUNDS MAINT SUPPLIES	55.07
Total SHERWIN WILLIAMS:				55.07
TRUGREEN COMMERCIAL				
169644754	12/30/2022	FERTILIZER SVC-NOV	11-52-00-53620 GROUNDS FERTILIZER/WEED CONTR	168.76
Total TRUGREEN COMMERCIAL:				168.76
MIRACLE RECREATION EQUIP CO				
851023	12/28/2022	PLAYGROUND EQUIP-TOT LOT	11-52-00-59510 EQUIP MAINT SUPPL-RECREATION	2,686.73
Total MIRACLE RECREATION EQUIP CO:				2,686.73
KAPUR & ASSOCIATES INC				
112426	03/29/2022	2021 GIS	11-69-30-52120 OUTSIDE PROFESSIONAL PLANNING	188.50
Total KAPUR & ASSOCIATES INC:				188.50
RUEKERT & MIELKE INC				
144774	12/30/2022	IMPACT FEE STUDY	11-69-30-52130 IMPACT FEES STUDY	4,040.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total RUEKERT & MIELKE INC:				4,040.00
VANDEWALLE & ASSOCIATES INC				
202212048	12/20/2022	CITY PLANNING	11-69-30-52180 ZONING CODES	577.50
Total VANDEWALLE & ASSOCIATES INC:				577.50
LEONARD, BEVERLY				
123122	12/31/2022	PURPLE MARTIN ASSC DUES	11-70-00-57800 AVIAN COMMITTEE EXPENSES	10.00
Total LEONARD, BEVERLY:				10.00
Total 11:				165,267.90
40 GENEVA LAKE LAW ENFORCEMENT				
71	12/14/2022	GENEVA LAKE LAW ENFORCE	40-54-10-57210 GLAKE LAW ENFORCEMENT AGENCY	73,000.00
Total GENEVA LAKE LAW ENFORCEMENT:				73,000.00
BATZNER PEST CONTROL				
3466177	12/29/2022	PEST CONTROL-DEC	40-55-20-53600 RIV MAINTENANCE SERVICE COSTS	143.00
Total BATZNER PEST CONTROL:				143.00
LAKE GENEVA ELECTRIC MOTOR SRV				
01/03/23	01/03/2023	DE-ICER RIVIERA	40-55-20-53600 RIV MAINTENANCE SERVICE COSTS	990.00
Total LAKE GENEVA ELECTRIC MOTOR SRV:				990.00
Total 40:				74,133.00
42 MARLIN PRINTING & GRAPHICS				
673116	12/28/2022	#10 WINDOW ENVELOPES	42-34-50-53100 OFFICE SUPPLIES	63.55
Total MARLIN PRINTING & GRAPHICS:				63.55
Total 42:				63.55
43 DEKIND COMPUTER CONSULTANTS				
35018	01/12/2023	CITY HALL SERVER	43-16-10-17010 CITY HALL CAPITAL PROJECTS	14,457.75
Total DEKIND COMPUTER CONSULTANTS:				14,457.75
WOLF PAVING CO INC.				
2022 STREET	12/21/2022	STREET IMPROVEMENTS-PAY	43-32-10-17010 2021/2022 STREET IMP PROGRAM	52,520.90
Total WOLF PAVING CO INC.:				52,520.90
KAPUR & ASSOCIATES INC				
113478	06/02/2022	TAP GRANT	43-52-00-53100 TAP GRANT CAPITAL PROJECTS	187.50
Total KAPUR & ASSOCIATES INC:				187.50

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total 43:				67,166.15
48				
PATS SERVICES INC				
A-242100	12/23/2022	PORT A POTTY OAK HILL	48-00-00-52260 CEM WATER/SEWER EXP	220.00
Total PATS SERVICES INC:				220.00
WISCONSIN ALLIANCE OF CEMETERIES				
2023 DUES	01/11/2023	2023 ANNUAL MEMBERSHIP DU	48-00-00-53200 CEM MEMBERSHIP DUES	168.00
Total WISCONSIN ALLIANCE OF CEMETERIES:				168.00
Total 48:				388.00
49				
EDWARD JONES				
4th quarter 202	12/31/2022	PERPETUAL CARE DEP-OCT-D	49-00-00-24200 DUE TO INVESTMENT ACCT	3,900.00
Total EDWARD JONES:				3,900.00
Total 49:				3,900.00
99				
MM SCHRANZ ROOFING INC				
14077	01/05/2023	ROOF REPAIR	99-00-00-52500 LIBRARY BLDG REPAIR	522.00
Total MM SCHRANZ ROOFING INC:				522.00
DUNN LUMBER				
6637640	01/11/2023	WATER SOFTENER SALT	99-00-00-53500 LIBRARY MAINT SUPPLIES	7.19
Total DUNN LUMBER:				7.19
SCHILLER LAWN & LANDSCAPE LLC				
24198	12/31/2022	SNOW REMOVAL-12/9/22 & 12/1	99-00-00-53600 LIBRARY BLDG MAINT SERVICES	90.00
Total SCHILLER LAWN & LANDSCAPE LLC:				90.00
INGRAM LIBRARY SERVICES				
Jan2023 state	01/01/2023	YOUTH MATERIALS	99-00-00-54110 LIBRARY YOUTH MATERIALS	2,888.83
Total INGRAM LIBRARY SERVICES:				2,888.83
UNIQUE MANAGEMENT SERVICES INC				
6108742	01/01/2023	COLLECTION FEES-DEC	99-00-00-55100 LIBRARY SIRSI	82.40
Total UNIQUE MANAGEMENT SERVICES INC:				82.40
DEMCO				
7239084	01/04/2023	PROCESSING SUPPLIES	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	238.87
Total DEMCO:				238.87
Total 99:				3,829.29

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Grand Totals:				314,747.89

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "01182023","12312022A","12312022D","L01182023","L12312022A"

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

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

City of Lake Geneva
Finance, License, & Regulation Committee
January 17, 2023

Accounts Payable

	<u>Fund #</u>	
1. General Fund	11	<u>\$ 165,267.90</u>
2. Debt Service	20	<u>\$ -</u>
3. Lakefront	40	<u>\$ 74,133.00</u>
4. Capital Projects	43	<u>\$ 67,166.15</u>
5. Parking	42	<u>\$ 63.55</u>
6. Cemetery	48/49	<u>\$ 4,288.00</u>
7. Equipment Replacement	50	<u>\$ -</u>
8. Library Fund	99	<u>\$ 3,829.29</u>
9. Impact Fees	45	<u>\$ -</u>
10. Tourism Commission	47	<u>\$ -</u>
11. Use of Building Funds-Library	98	<u>\$ -</u>
 Total All Funds		 <u><u>\$314,747.89</u></u>

**CITY OF LAKE GENEVA
ACCOUNTS PAYABLE UNPAID ITEMS OVER \$5,000**

**FINANCE, LICENSE, & REGULATION COMMITTEE
1/17/2023**

TOTAL UNPAID ACCOUNTS PAYABLE	\$ 314,747.89
<u>ITEMS > \$5,000</u>	
Associated Appraisal-Assessor contract	\$ 18,637.13
Dekind Computer Consultants-IT services	\$ 22,462.75
Geneva Lake Law Enforcement-2023 contribution	\$ 73,000.00
Johns Disposal-Garbage removal-January	\$ 57,245.76
Kapur & Associates Inc-Engineering Services	\$ 26,857.30
Lexipol LLC-Annual bulletins, implementation	\$ 12,843.35
Vandewalle & Associates Inc-Planning Services	\$ 7,023.75
Wolf Paving-Street Improvements	\$ 52,520.90

Balance of Other Items \$ 44,156.95

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "01182023","12312022A","12312022D","L01182023","L12312022A","12312022D"

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
ASSOCIATED APPRAISAL CONSULTANTS INC				
166120	01/01/2023	2023 REVALUATON PROGRAM	11-15-40-52100 ASSESSOR CONTRACTED SERVICES	18,637.13
Total ASSOCIATED APPRAISAL CONSULTANTS INC:				18,637.13
BATZNER PEST CONTROL				
3466177	12/29/2022	PEST CONTROL-DEC	40-55-20-53600 RIV MAINTENANCE SERVICE COSTS	143.00
Total BATZNER PEST CONTROL:				143.00
BOND TRUST SERVICES CORPORATION				
76755	12/14/2022	PAYING AGENT FEES 2021A BO	11-15-10-52120 ACCTG CONSULTANT FEES	400.00
76756	12/14/2022	AGENT FEE 2021B BOND	11-15-10-52120 ACCTG CONSULTANT FEES	400.00
76757	12/14/2022	PAYING AGENT FEES 2022A BO	11-15-10-52120 ACCTG CONSULTANT FEES	400.00
Total BOND TRUST SERVICES CORPORATION:				1,200.00
BUMPER TO BUMPER AUTO PARTS				
662-467297	01/06/2023	EX MACH POLISH & INFLATOR	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	149.97
Total BUMPER TO BUMPER AUTO PARTS:				149.97
CINTAS CORP				
5140380872	01/11/2023	FIRST AID CABINET RESTOCK	11-32-10-53900 FIRST AID AND SAFETY SUPPLIES	155.18
Total CINTAS CORP:				155.18
CIVIC SYSTEMS				
CVC22775	12/21/2022	SEMI ANNUAL SUPPORT 2023	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	8,946.00
Total CIVIC SYSTEMS:				8,946.00
CORNERSTONE COMMUNICATIONS INC.				
6756	01/09/2023	PHONE SUPPORT DEC	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	165.00
Total CORNERSTONE COMMUNICATIONS INC.:				165.00
DEKIND COMPUTER CONSULTANTS				
34792	01/03/2023	ANNUAL SPLASHTOP ALERTS	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	1,200.00
34864	01/03/2023	FEBRUARY 2023 SUPPORT	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	6,805.00
35018	01/12/2023	CITY HALL SERVER	43-16-10-17010 CITY HALL CAPITAL PROJECTS	14,457.75
Total DEKIND COMPUTER CONSULTANTS:				22,462.75
DEMCO				
7239084	01/04/2023	PROCESSING SUPPLIES	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	238.87
Total DEMCO:				238.87

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
DUNN LUMBER				
1303083	12/28/2022	SIGN SHOP 1070 BLDG	11-34-10-53740 STREET IDENTIFICATION SIGNS	8.79
1303456	12/29/2022	STREETS SHOP WALL REPAIR	11-32-10-52400 ST DEPT BUILDING REPAIRS	106.93
1303580	12/29/2022	STREETS SHOP WALL REPAIR	11-32-10-52400 ST DEPT BUILDING REPAIRS	34.99
1303692	12/29/2022	STREETS SHOP WALL REPAIR	11-32-10-52400 ST DEPT BUILDING REPAIRS	18.76
1307215	01/04/2023	LIGHT BULBS	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	16.99
6604305	01/03/2023	STREETS SHOP WALL REPAIR	11-32-10-52400 ST DEPT BUILDING REPAIRS	14.97
6610175	01/04/2023	STREETS SHOP BLEACH FOR	11-32-10-52400 ST DEPT BUILDING REPAIRS	4.49
6617190	01/05/2023	SHOP BRACKET SHELF	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	49.16
6637640	01/11/2023	WATER SOFTENER SALT	99-00-00-53500 LIBRARY MAINT SUPPLIES	7.19
Total DUNN LUMBER:				262.27
EDWARD JONES				
4th quarter 202	12/31/2022	PERPETUAL CARE DEP-OCT-D	49-00-00-24200 DUE TO INVESTMENT ACCT	3,900.00
Total EDWARD JONES:				3,900.00
ELKHORN CHEMICAL CO INC				
648560	12/07/2022	GARBAGE LINERS	11-52-00-53520 GROUNDS MAINT SUPPLIES	1,051.25
Total ELKHORN CHEMICAL CO INC:				1,051.25
ELKHORN NAPA AUTO PARTS				
289142	01/03/2023	OIL FILTERS-SHOP	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	39.59
289145	01/03/2023	TOGGLE 50A & PLIER SET TRU	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	57.66
289325	01/05/2023	HYD HOSE FITTINGS	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	31.44
289780	01/10/2023	PRIMER WHITE BEACH GROO	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	19.94
289878	01/11/2023	SHOP SUPPLIES SURACE CLE	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	90.98
289884	01/11/2023	PAINT BEACH GROOMER	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	272.93
Total ELKHORN NAPA AUTO PARTS:				512.54
FASTENAL COMPANY				
WIELK174921	12/29/2022	1055 BUILDING-SUPPLIES	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	65.35
Total FASTENAL COMPANY:				65.35
GENEVA LAKE LAW ENFORCEMENT				
71	12/14/2022	GENEVA LAKE LAW ENFORCE	40-54-10-57210 GLAKE LAW ENFORCEMENT AGENCY	73,000.00
Total GENEVA LAKE LAW ENFORCEMENT:				73,000.00
HUMPHREYS CONTRACTING				
12/30/22	12/30/2022	CONCRETE REMOVAL DUMPST	11-32-10-53700 ROAD MAINTENANCE SUPPLIES	2,470.00
Total HUMPHREYS CONTRACTING:				2,470.00
INGRAM LIBRARY SERVICES				
Jan2023 state	01/01/2023	YOUTH MATERIALS	99-00-00-54110 LIBRARY YOUTH MATERIALS	2,888.83
Total INGRAM LIBRARY SERVICES:				2,888.83
ITU ABSORB TECH INC				
8051538	01/06/2023	FLOOR MATS SHOP	11-32-10-53600 ST DEPT BLDG MAINT SERV COSTS	92.04

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total ITU ABSORB TECH INC:				92.04
ITU ABSORBTECH INC				
8051539	01/06/2023	FLOOR MATS	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	129.45
Total ITU ABSORBTECH INC:				129.45
JERRY WILLKOMM INC				
290827	12/22/2023	1301.0 GALS GAS	11-32-10-53410 VEHICLE-FUEL & OIL	4,422.09
Total JERRY WILLKOMM INC:				4,422.09
JOHNS DISPOSAL SERVICE INC				
1014900	01/06/2023	JANUARY SERVICE	11-36-00-52940 SOLID WASTE-RESIDENTIAL	36,962.64
1014900	01/06/2023	JANUARY SERVICE	11-36-00-52970 SOLID WASTE-RECYCLING	20,283.12
Total JOHNS DISPOSAL SERVICE INC:				57,245.76
KAPUR & ASSOCIATES INC				
112426	03/29/2022	2021 GIS	11-30-00-52160 CITY ENGINEERING FEES	145.00
112426	03/29/2022	2021 GIS	11-69-30-52120 OUTSIDE PROFESSIONAL PLANNING	188.50
112987	05/06/2022	SYMPHONY BAY PH 4	11-00-00-13910 A/R BILL OUTS	445.00
113478	06/02/2022	TAP GRANT	43-52-00-53100 TAP GRANT CAPITAL PROJECTS	187.50
113481	06/02/2022	590 S LSD	11-00-00-13910 A/R BILL OUTS	62.50
113527	06/08/2022	SYMPHONY BAY PH 4	11-00-00-13910 A/R BILL OUTS	1,070.69
113533	06/08/2022	WRIGLEY CENTER	11-30-00-52160 CITY ENGINEERING FEES	42.50
113983	07/06/2022	SUMMERHAVEN PH 3	11-00-00-13910 A/R BILL OUTS	261.00
113984	07/06/2022	SYMPHONY BAY PHASE 3	11-00-00-13910 A/R BILL OUTS	348.00
114044	06/30/2022	VISTA'S OUTLOT 1 CSM	11-00-00-13910 A/R BILL OUTS	511.50
116522	12/12/2022	STONERIDGE PH 2	11-00-00-13910 A/R BILL OUTS	687.50
116523	12/12/2022	SUMMERHAVEN PH 3	11-00-00-13910 A/R BILL OUTS	562.50
116527	12/12/2022	SYMPHONY BAY PH 5	11-00-00-13910 A/R BILL OUTS	1,179.75
116529	12/12/2022	COV HARBOR TRIPLETS	11-00-00-13910 A/R BILL OUTS	187.50
116532	12/12/2022	STONERIDGE PH 3	11-00-00-13910 A/R BILL OUTS	11,992.76
116533	12/12/2022	1550 EVERGREEN LANE	11-00-00-13910 A/R BILL OUTS	125.00
116534	12/12/2022	GOLDEN YEARS	11-00-00-13910 A/R BILL OUTS	500.00
116536	12/12/2022	1120 LSD UNITS 1-4	11-00-00-13910 A/R BILL OUTS	375.00
116537	12/12/2022	910 MAYTAG	11-00-00-13910 A/R BILL OUTS	250.00
116538	01/12/2023	LOGAN ST VACATE	11-30-00-52160 CITY ENGINEERING FEES	765.00
116539	12/12/2022	CENTER ST CULVERT	11-30-00-52160 CITY ENGINEERING FEES	250.00
116540	12/12/2022	MANNING WAY BIKE TRL	11-30-00-52160 CITY ENGINEERING FEES	385.00
116541	12/12/2022	WISLR PASER RATINGS	11-24-00-53990 BLDG INSPECTOR MISC EXPENSES	1,051.10
116542	12/12/2022	GAP PROPERTIES	11-30-00-52160 CITY ENGINEERING FEES	3,922.00
116543	12/12/2022	GIS UPDATES	11-30-00-52160 CITY ENGINEERING FEES	1,237.00
116545	12/12/2022	INTERSECTION EVAL	11-30-00-52160 CITY ENGINEERING FEES	125.00
Total KAPUR & ASSOCIATES INC:				26,857.30
LAKE GENEVA ELECTRIC MOTOR SRV				
01/03/23	01/03/2023	DE-ICER RIVIERA	40-55-20-53600 RIV MAINTENANCE SERVICE COSTS	990.00
Total LAKE GENEVA ELECTRIC MOTOR SRV:				990.00
LAKE GENEVA REGIONAL NEWS				
13000152228-	11/29/2022	2023 LGRN SUBSCRIPTION-1 Y	11-14-30-53990 CITY CLERK MISCELLANEOUS EXP	63.99

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total LAKE GENEVA REGIONAL NEWS:				63.99
LANGE ENTERPRISES INC				
82533	12/21/2022	STREET SIGNS	11-34-10-53740 STREET IDENTIFICATION SIGNS	143.12
Total LANGE ENTERPRISES INC:				143.12
LASER ELECTRIC SUPPLY				
1490043-00	11/28/2022	SHOP LAMP LIGHTS	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	245.25
Total LASER ELECTRIC SUPPLY:				245.25
LEONARD, BEVERLY				
123122	12/31/2022	PURPLE MARTIN ASSC DUES	11-70-00-57800 AVIAN COMMITTEE EXPENSES	10.00
Total LEONARD, BEVERLY:				10.00
LEXIPOL LLC				
INVLEX9367	01/01/2023	ANNUAL BULLETINS	11-14-20-53990 CITY ADMIN MISC EXPENSE	3,392.35
INVLEX9368	01/01/2023	IMPLEMENTATION LEXIPOL	11-14-20-53990 CITY ADMIN MISC EXPENSE	9,451.00
Total LEXIPOL LLC:				12,843.35
MARLIN PRINTING & GRAPHICS				
673116	12/28/2022	#10 WINDOW ENVELOPES	42-34-50-53100 OFFICE SUPPLIES	63.55
673116	12/28/2022	#10 WINDOW ENVELOPES	11-14-30-53100 CITY CLERK OFFICE SUPPLIES	127.07
673116	12/28/2022	#10 WINDOW ENVELOPES	11-15-10-53100 ACCTG OFFICE SUPPLIES	127.07
673116	12/28/2022	#10 WINDOW ENVELOPES	11-24-00-53100 BLDG INSPECTOR OFFICE SUPPLIES	63.54
673588	12/27/2022	NOTECARD AND ENVELOPES	11-14-20-53100 CITY ADMIN OFFICE SUPPLIES	80.60
673588	12/27/2022	NOTECARD AND ENVELOPES	11-14-10-53100 MAYOR OFFICE SUPPLIES	80.61
Total MARLIN PRINTING & GRAPHICS:				542.44
MIDSTATE EQUIPMENT				
I30757	01/04/2023	TRIGGER COIL VETS PARK J D	11-52-00-52500 EQUIPMENT REPAIR SERVICES	81.27
Total MIDSTATE EQUIPMENT:				81.27
MIRACLE RECREATION EQUIP CO				
851023	12/28/2022	PLAYGROUND EQUIP-TOT LOT	11-52-00-59510 EQUIP MAINT SUPPL-RECREATION	2,686.73
Total MIRACLE RECREATION EQUIP CO:				2,686.73
MM SCHRANZ ROOFING INC				
14077	01/05/2023	ROOF REPAIR	99-00-00-52500 LIBRARY BLDG REPAIR	522.00
Total MM SCHRANZ ROOFING INC:				522.00
MONROE TRUCK & EQUIPMENT				
21154	12/20/2022	SPINNER W CUPPED FINS TRU	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	200.14
Total MONROE TRUCK & EQUIPMENT:				200.14
PATS SERVICES INC				
A-242100	12/23/2022	PORT A POTTY OAK HILL	48-00-00-52260 CEM WATER/SEWER EXP	220.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total PATS SERVICES INC:				220.00
POPEYE'S GALLEY & GROG				
01032023	01/03/2023	RETIREMENT LUNCHEON-B.FO	11-10-00-51390 STAFF APPRECIATION	300.00
Total POPEYE'S GALLEY & GROG:				300.00
RHYME BUSINESS PRODUCTS				
AR602255	12/28/2022	SHARP-DEC-B&W	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	13.52
AR602255	12/28/2022	SHARP-DEC-COLOR	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	387.18
AR604550	01/06/2023	SHARP-DEC-B&W	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	19.39
AR604550	01/06/2023	SHARP-DEC-COLOR	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	467.68
Total RHYME BUSINESS PRODUCTS:				887.77
ROTE OIL				
223610209	12/27/2022	303 DIESEL FUEL ON ROAD	11-32-10-53410 VEHICLE-FUEL & OIL	1,105.95
223610210	12/27/2022	21 GALS DYED DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	70.14
230060509	01/06/2023	326.5 DYED DIESEL FUEL ON R	11-32-10-53410 VEHICLE-FUEL & OIL	1,191.72
Total ROTE OIL:				2,367.81
RUEKERT & MIELKE INC				
144774	12/30/2022	IMPACT FEE STUDY	11-69-30-52130 IMPACT FEES STUDY	4,040.00
Total RUEKERT & MIELKE INC:				4,040.00
SCHILLER LAWN & LANDSCAPE LLC				
24198	12/31/2022	SNOW REMOVAL-12/9/22 & 12/1	99-00-00-53600 LIBRARY BLDG MAINT SERVICES	90.00
Total SCHILLER LAWN & LANDSCAPE LLC:				90.00
SHERWIN WILLIAMS				
0652-2	01/03/2023	GARBAGE CANS-PAINT	11-52-00-53520 GROUNDS MAINT SUPPLIES	55.07
Total SHERWIN WILLIAMS:				55.07
SHRED-IT				
8003004416	12/25/2022	SHREDDING-DEC	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	28.59
Total SHRED-IT:				28.59
SIGNATURE SIGNS LLC				
5887	12/30/2022	TRAFFIC SIGN	11-34-10-53750 TRAFFIC CONTROL STREET SIGNS	105.00
Total SIGNATURE SIGNS LLC:				105.00
STATE OF WISCONSIN				
64-246 12/22	01/10/2023	COURT FINES-DEC 2022	11-12-00-24240 COURT FINES-STATE	1,945.69
Total STATE OF WISCONSIN:				1,945.69
TRUGREEN COMMERCIAL				
169644754	12/30/2022	FERTILIZER SVC-NOV	11-52-00-53620 GROUNDS FERTILIZER/WEED CONTR	168.76

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total TRUGREEN COMMERCIAL:				168.76
UNIQUE MANAGEMENT SERVICES INC				
6108742	01/01/2023	COLLECTION FEES-DEC	99-00-00-55100 LIBRARY SIRSI	82.40
Total UNIQUE MANAGEMENT SERVICES INC:				82.40
UNITED LABORATORIES				
INV367032	12/20/2022	BUILD MAINT-PARKS	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	303.60
Total UNITED LABORATORIES:				303.60
VANDEWALLE & ASSOCIATES INC				
202212048	12/20/2022	CITY PLANNING	11-69-30-52180 ZONING CODES	577.50
202212048	12/20/2022	COST RECOVERY	11-00-00-13910 A/R BILL OUTS	6,446.25
Total VANDEWALLE & ASSOCIATES INC:				7,023.75
WALWORTH COUNTY				
64-246 12/22	01/10/2023	COURT FINES-DEC 2022	11-12-00-24200 COURT FINES-COUNTY	839.00
Total WALWORTH COUNTY:				839.00
WELDERS SUPPLY CO				
10331423	12/28/2022	#4 ACETYLENE SHOP SUPPLIE	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	167.35
Total WELDERS SUPPLY CO:				167.35
WISCONN VALLEY MEDIA GROUP				
109501	12/07/2022	DISPLAY AD- DPW CEMETERY	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	111.13
Total WISCONN VALLEY MEDIA GROUP:				111.13
WISCONSIN ALLIANCE OF CEMETERIES				
2023 DUES	01/11/2023	2023 ANNUAL MEMBERSHIP DU	48-00-00-53200 CEM MEMBERSHIP DUES	168.00
Total WISCONSIN ALLIANCE OF CEMETERIES:				168.00
WOLF PAVING CO INC.				
2022 STREET	12/21/2022	STREET IMPROVEMENTS-PAY	43-32-10-17010 2021/2022 STREET IMP PROGRAM	52,520.90
Total WOLF PAVING CO INC.:				52,520.90
Grand Totals:				314,747.89

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
----------------	--------------	-------------	----------------------	-----------------------

Dated: January 13, 2023Mayor: Charles KeliCity Council: James KeliJoan Gunther
Ken Howell

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "01182023","12312022A","12312022D","L01182023","L12312022A","12312022D"

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

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

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Precise Implementation Plan (PIP) application filed by Fairwyn SB, Inc., 875 Townline Rd., Unit 103, Lake Geneva, WI for a request for single family and duplex residential development of Symphony Bay, Phase 7 (Outlot 5 Symphony Bay): TAX KEY No ZSB00335			
Committee:	Plan Commission approved January 16, 2023		
Fiscal Impact:	N/A		
File Number:	23-R02	Date:	January 23, 2023

WHEREAS, the City Plan Commission has considered the application of a Precise Implementation Plan (PIP) application filed by Fairwyn SB, Inc., 875 Townline Rd., Unit 103, Lake Geneva, WI for a request for single family and duplex residential development of Symphony Bay, Phase 7 (Outlot 5 Symphony Bay): TAX KEY No ZSB00335.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on January 5, 2023.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, is hereby authorized, to issue a Precise Implementation Plan (PIP) application filed by Fairwyn SB, Inc., 875 Townline Rd., Unit 103, Lake Geneva, WI for a request for single family and duplex residential development of Symphony Bay, Phase 7 (Outlot 5 Symphony Bay),

TAX KEY No ZSB00335

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 23rd day of January, 2023.

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: January 16, 2023

Agenda Item #7

Applicant:

Fairwyn SB, Inc.
875 Townline Rd, Unit 103
Lake Geneva, WI 53147

Request:

Planned Development – PIP
Symphony Bay Phase 7
Located south of Townline Road and north of
Bloomfield Road

Description:

The applicant is requesting approval of a Precise Implementation Plan (PIP) for development of Phase 7 of the Symphony Bay subdivision, located south of Townline Road and north of Bloomfield Road in the City of Lake Geneva. Final Plat approval was granted at the December 19, 2022, Plan Commission meeting. Phase 7 is the final phase of the overall development and totals 25.79 acres in area. Phase 7 includes 85 platted lots for 85 total dwelling units. Of these, 55 lots are for single family dwelling units. Another 30 lots are for duplex units (15 total structures which are divided by zero-lot line land divisions). The plat also includes extension of Cadence Circle and Britten Drive.

The subject property is currently zoned Planned Development with previous General Development Plan (GDP) approvals. The Precise Implementation Plan (PIP) sets the detailed site approvals including site layout and design, grading, utilities, parking, landscaping, lighting, and architecture.

Relationship to Base Zoning Standards:

Any PIP must be consistent with previously approved GDPs. The applicants have submitted a project narrative documenting consistency with the approved GDP. For example, the overall approved total unit count of 369 single family units and 58 duplex units (which the applicant is calling “Villa Units”) will be maintained for all phases (1-7).

Staff Review Comments:

General Site Layout and Design – The three public streets are shown to be platted with a 60’ right of way width. Allowable lot widths are as shown on the submitted Final Plat. There are no concerns with the overall layout from a planning or zoning perspective. Engineering firm Neilson Madsen Barber has completed a detailed engineering review for the City of Lake Geneva for the Final Plat and PIP.

Public Open Space / Path - The overall GDP shows green space and a bicycle/pedestrian path on the far east side of the proposed Phase 7 PIP development area. The proposed path connects to other planned trail construction in prior phases of Symphony Bay to the north. This path will provide views of the open space to the east and will be connected to the City’s bicycle and pedestrian network. Bicycle and pedestrian connectivity throughout Symphony Bay is a recommendation in the City’s Bicycle and Pedestrian Plan (2018). Staff feels that these connections throughout the development are a high priority, and that completion of the north-south path should be completed with all other public improvements as part of the Phase 7 development. Note that the PIP plans submitted show the path ending in the detention pond. The path should instead continue to connect with Cadence Circle.

Setbacks – The PIP proposes to establish the following building setbacks for the Phase 7 development.

	Single Family Lots	Duplex Lots
Front Yard Setback	25’	25’
Side Yard Setback	5’	7.5’
Rear Yard Setback	15’	15’

The submitted Final Plat includes an Asterix on the duplex lot setback description, which states that the front yard setback for duplex lots “may vary depending on building size” and that the side yard setback for duplex lots “may vary depending on easement location”. The applicant clarified that this note is intended to mean that buildings may be setback further than the 25’ front yard setback for example, but does not authorize variances that conflict with the minimum building setback.

Architecture – the application states that no elevations other than those previously approved are proposed. Any future new house elevations will be submitted for approval as outlined in the Symphony Bay Development Agreement.

Landscaping – the application states no deviation from previously approved landscape plans is requested.

Action by the Plan Commission:

As part of the consideration of a requested Planned Development / Precise Implementation Plan (PIP) step, 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 PIPs; and,
- Provide specific suggested *requirements* to modify the project as submitted.

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

A proposed PIP must undergo the review standards for all Conditional Use Permits, below:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Factors 1-6 of the following.
1. The proposed PIP (the use in general, independent of its location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. The proposed PIP (in its specific location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 3. The proposed PIP, in its proposed location and as depicted on the required site plan (see (3)(d), above), 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 this Chapter, 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.

4. 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.
5. The proposed PIP is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed PIP outweigh all potential adverse impacts of the proposed PIP (as identified in Items 1. through 5., above), 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 in disagreement with at least one of Factors 1-6 listed above.

Staff Recommendation:

Staff recommends that the Plan Commission recommend *approval* of the PIP as submitted.

Suggested Motions:

- *Approve:* I recommend approval of the *Precise Implementation Plan for Fairwyn SB, Inc. 875 Townline Rd. Suite 103, Lake Geneva to allow for the construction Phase 7 of the Symphony Bay development for the property located in the Planned Development (PD) zoning district, Tax Key No. ZSB00335* including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny:* I recommend denial of the *Precise Implementation Plan for Fairwyn SB, Inc. 875 Townline Rd. Suite 103, Lake Geneva to allow for the construction Phase 7 of the Symphony Bay development for the property located in the Planned Development (PD) zoning district, Tax Key No. ZSB00335* based on the following finding of fact, because *[provide rationale for denial, based on disagreement with at least one of Items 1 through 6 above]*

*Sonja Kruesel, AICP
City Planning Consultant
Vandewalle & Associates*



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS

November 14, 2022

Mr. Fred Walling
Building and Zoning Administrator
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147

RE: Symphony Bay Phase 7
Construction Plans and Storm Water Management Plan Review
City of Lake Geneva

Dear Mr. Walling:

We have reviewed the Symphony Bay Phase 7 Construction Plans dated November 11, 2022; the Symphony Bay Phase 7 Storm Water Management Report dated November 1, 2022; and the Symphony Bay Encore Final Plat dated November 1, 2022; prepared by Kapur & Associates, Inc.

Our previous review comments have been addressed, and we recommend approval of the plans, SWMP, and plat.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads 'Mark R. Madsen'.

Mark R. Madsen, P.E., P.L.S.

Cc: Naomi Rauch, Kapur & Associates

File: Z:\2016\2016.0011.03\Design Documents\Correspondence\Municipality\Approval\2016.0011.03 Symphony Bay Approval.docx

Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator **Date:** December 29, 2022

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

CC: Brian Pollard – Fairwyn
Rick Zirk - Fairwyn
Dave Nord – City Administrator
Brenda Follensbee – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: REVISED STORMWATER CALCULATION APPROVAL – Symphony Bay Phase 7
Kapur Project No. 22.0160 Phase 16

BACKGROUND AND REQUEST:

Fairwyn Homes has requested review and approval of revised stormwater management calculations for Symphony Bay Phase 7 subdivision.

The following plan and calculations were submitted for review:

- **Symphony Bay Phase 7 Storm Water Management Report**, prepared by Kapur and Associates, dated November 1st 2022, last revised December 22nd 2022.

Comments:

We concur that the revised stormwater management calculations demonstrate the following:

1. Stormwater runoff from the rear of lots 148-151, 732/331 (adjacent to the Geneva Lakes Christian Church parcel) and runoff from the lots 717-730 is included as part of Area 3 that flows undetained to Bloomfield Road (4.26 acres). The calculations, that include this undetained flow, demonstrate that the Symphony Bay Phase 7 development meets the release rate and water quality provisions of the municipal ordinance.
2. The proposed grading of Area 3 maintains the predevelopment and existing drainage patterns of the site.

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.

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Conditional Use Permit application filed by Aaron Stanton, 4015 80 th St, Kenosha, WI, for a Group Development to construct two additional office buildings on the property located at 800-820 Geneva Pkwy Planned Business Park (PBP) zoning district TAX KEY Nos. ZUN 00001, 00002, 00003, 00004, ZUN 00005, 00006, 00007, ZUN 00007A, ZUN 00007B			
Committee:	Plan Commission approved January 16, 2023		
Fiscal Impact:	N/A		
File Number:	23-R03	Date:	January 23, 2023

WHEREAS, the City Plan Commission has considered the application of a Conditional Use Permit application filed by Aaron Stanton, 4015 80th St, Kenosha, WI, for a Group Development to construct two additional office buildings on the property located at 800-820 Geneva Pkwy Planned Business Park (PBP) zoning district TAX KEY Nos. ZUN 00001, 00002, 00003, 00004, ZUN 00005, 00006, 00007, ZUN 00007A, ZUN 00007B

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on January 5, 2023.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, is hereby authorized, to issue a Conditional Use Permit application filed by Aaron Stanton, 4015 80th St, Kenosha, WI, for a Group Development to construct two additional office buildings on the property located at 800-820 Geneva Pkwy Planned Business Park (PBP) zoning district,

TAX KEY Nos. ZUN 00001, 00002, 00003, 00004, ZUN 00005, 00006, 00007, ZUN 00007A, ZUN 00007B 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 23rd day of January, 2023.

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: January 16, 2023

Agenda Item #8

Applicant:

Aaron Stranton
4015 80th St.
Kenosha, WI

Request:

800-820 Geneva Pkwy
Conditional Use Permit
Group Development

Description:

The applicant is submitting a proposal for a Conditional Use Permit (CUP) for a Group Development within the Planned Business Park (PBP) zoning district. Group Development approval is required when more than one principal land use is proposed per parcel. In this case, the applicants propose two new office buildings to be added to a singular parcel with two existing office buildings, for a total of four total office buildings.

The proposal is a build-out the anticipated office uses on site. The parcel is in a condominium form of ownership, which establishes common areas as shared amongst the building sites. There are adequate shared driveways serving all buildings. Parking proposed meets minimum requirements. Minimum pavement setbacks are met. The applicants are also providing appropriate turn around areas for the City's fire apparatus. Architecturally, the new buildings match the brick on the two existing buildings and also introduce LP Smart Side for material accents. The site plans are subject to any final comments from engineering or utility review.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Conditional Use Permit (CUP).

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

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

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:
1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. 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.

3. 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.
4. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. The proposed conditional use is located in an area that will be adequately served by and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration 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 in disagreement with at least one of Factors 1-6 listed above.

Staff Recommendation:

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.
3. Staff recommends the following *additional conditions of approval* be attached:
 - a. None

Suggested Motions:

- *Approve:* I recommend approval of the proposed *Conditional Use Permit for Aaron Stranton, 4015 80th St., Kenosha, WI, to allow for construction of two new Commercial Office Buildings in the Planned Business Park (PBP) zoning district located at 800-820 Geneva Pkwy., Tax Key Nos, ZUN00007A and ZUN00007B*, including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny:* I recommend denial of the proposed *Conditional Use Permit for Aaron Stranton, 4015 80th St., Kenosha, WI, to allow for construction of two new Commercial Office Buildings in the Planned Business Park (PBP) zoning district located at 800-820 Geneva Pkwy., Tax Key Nos, ZUN00007A and ZUN00007B*, because *[provide rationale for denial, based on substantial evidence]*

Sonja Kruesel, AICP
City Planning Consultant
Vandewalle & Associates

APPLICATION FOR CONDITIONAL USE
City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
800-820 Geneva Parkway Lake Geneva WI

Name and Address of Current Owner: Randal J Wright
Po Box 794 Mukwonago WI 53149

Telephone No. with area code & Email of Current Owner: 262-378-9144
Randyw3860@yahoo.com

Owner Signature: 

Name and Address of Applicant:
CMA Aaron Stanton
4015 80th Street Kenosha WI

Telephone No. with area code & Email of Applicant: 262-705-283
astanton@cmawfi.com

Proposed Conditional Use: Office Building

Zoning District in which land is located: Plan Business Park

Names and Addresses of architect, professional engineer and contractor of project:
Partners in Design 600-52nd Street Kenosha WI 53140 Mark Molinaro Jr, Dan Grecco P.E. 1042 Maple Ave
Suite 130 Lisle IL 60532, CMA 4015 80th Street Kenosha WI 53142 Aaron Stanton

Short statement describing activities to take place on site:
Construct two buildings to complete office complex

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

12/09/2022
Date


Signature of Applicant

Cost Recovery # _____

Petitioner Name _____

Project Address _____

OFFICE USE ONLY

Description of Request _____

Agreement for Services

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposals coming before the Plan commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit of \$900 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). An advanced deposit shall be required for the application related to Extraterritorial matters. Surplus deposits shall be returned to the Applicant at the conclusion of the project.

CMA - Aaron Stanton _____, as applicant/petitioner for

Project: Lake Geneva Office Park _____

Project Address: 800-820 Geneva Parkway Lake Geneva WI _____

Parcel No. ZUN 00001, 00002, 00003, 00004, ZUN 00005, 00006, 00007, ZUN 00007A, ZUN 00007B _____

Name: CMA Aaron Stanton _____

Address: 4015 80th Street Kenosha WI 53142 _____

Cell Phone: (262) - 705 - 2303 _____

Phone: (262) - 842 - 0551 _____

Email: astanton@cmaofwi.com _____

Dated this 30 Day of November, 20 22

Aaron Stanton _____

Printed Name of Applicant / Petitioner


Signature of Applicant/Petitioner

Applicant/Petitioner agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof

Section 98-935 Fees:

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

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

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

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

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

Prior to submitting the 8 complete applications as certified by the Zoning Administrator, the Applicant shall submit 1 initial draft application packet and 1 digital copy for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator)

Date _____ by: _____

↓

Draft Final Packet (8 Copies and 1 Digital Copy to Zoning Administrator)

Date: 12/02/2022 by: _____

↓

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

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

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

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

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

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

_____ All lot dimensions of the subject property provided;

_____ Graphic scale and north arrow provided.

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

_____ General project themes and images;

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

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

_____ The general treatment of natural features;

_____ The general relationship to nearby properties and public streets;

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

_____ A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.

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

and in regard to the mitigation of potential adverse impacts created by design flexibility.

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

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

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

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

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

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

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

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

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

_____ Project identification signs;

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

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

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

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

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

_____ **Receipt of 8 reduced (8.5" by 11" text and 11" x 17" graphics)
copies of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

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

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

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

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

Development Review Committee (DRC) Application

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

Applicant Information

Property Address 801 Geneva Parkway Lake Geneva WI
Applicant name CMA - Aaron Stanton
Applicant email astanton@cmaofwi.com Phone Number 262-705-2903
Partners in Design Architects - Mark Molinaro Jr., CMA - Aaron Stanton
Architect/Contractor/Designer Name - Dan Grecco, P.E.
Architect/Contractor/Designer Email marlon@pidarchitects.com, astanton@cmaofwi.com, dgrecco@netcscpe.net Phone Number 262-652-2800 262-842-0551, 630-745-0524
Type of Construction: New ☒ Addition ☐ Remodel ☐
Type of Development: Single-family ☐ Multi-family ☐ Commercial ☒ Industrial ☐
Type of Business Office Building

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, facade 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 EXISTING
 - WISDOT Right-of-way?
 - County Right-of-way?

- Estimated Traffic Impacts N/A
 - Traffic Study Required YES/NO 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 1) 60 x 95.7 2) 58.3 x 87.3
- Will there be signage? YES/NO type (mounted, freestanding) Mounted
- Exterior lighting plans? YES/NO
- What kind of noise or level of noise will the business have? Light traffic
- Detailed property Site Plan? YES/NO Date of Plan: 12.01.2022
- Green Space Calculations (Existing vs. Proposed) YES/NO Matching previous development
- 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 1 1/2 inch service line
- Estimated daily water usage in gallons per day 700
- Estimated maximum water flow in gallons per minute 1 1/2 inch service line will flow at 20 gallons per minute, with 80 psi pressure
- Number of bathrooms 8
- Brief description of process (if Industrial) N/A

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

- Number of units N/A
- Number of bedrooms in each unit N/A
- Water service size requirement N/A

800-820 Lake Geneva Parkway Lake Geneva WI

Storm Water Management Provision:

Detailed impervious calcs before and after attached below. I would recommend reporting....

Pre-existing

Impervious = 56858 SF Turf/Landscaping = 53400 SF

Proposed

Impervious = 74967 Turf/Landscaping = 35291 SF

Out of a total property area estimated at 110,258 SF

Important to note that the newly proposed impervious was all previously accounted for in the original PUD design.

11-30-22

Re: 800-820 Geneva Parkway Office Complex

Items 3 and Item 7

Dear Lake Geneva Commission members,

The General Description and Justification for the proposed project is simply to complete the construction of a P.U.D. that was originally permitted approximately 15 years ago. We seek to build the 2 remaining buildings on lots 3 & 4 to complete the development.

- Building 3 can occupy 1 to 4 office tenants.
- Building 4 can occupy 1 to 3 office tenants.

The site project will also include the completion of a dumpster enclosure. Currently the dumpsters are out in the open. Additionally, we will be completing the asphalt parking lot.

Overall, the work we are seeking to accomplish is meeting the existing parameters that was previously designed and approved through the PD process. We have also completed the DRT meeting process that resulted in the need to include a couple items. We have included those items in the proposed plan and they were as follows:

1. Add the dumpster enclosure
2. Include a fire truck turn around to meet the code requirement

A few details to note:

- There is no Zoning change and zoning standards have been identified during the DRT meeting process and standards are met.
- No impact on street parking
- The buildings compliment the other building in the subdivision
- This will complete the Master Plan
- Utility infrastructures are already in place
- We exceed the parking load requirements

We're excluding parking to the south of Building 3 which in effect, increases the green space and beautification of the property facing the pond. We are including an increase in impervious area as compared to the original PD.

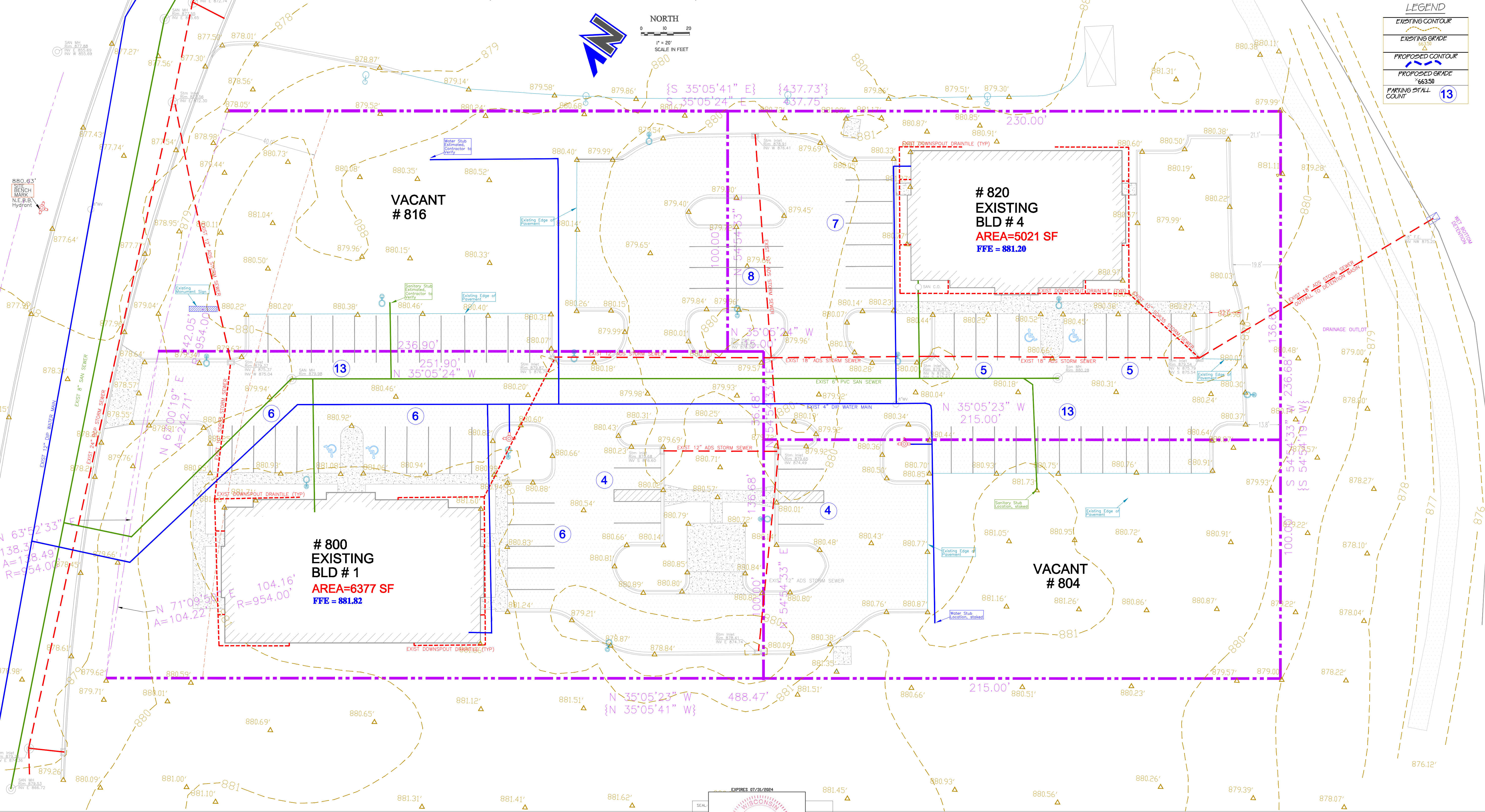
Impervious Area = 74,967 S.F.

Turf & Landscape Area = 35,291 S.F.

Total property area = 101,258 S.F.

LAKE GENEVA COMMERCIAL 800-820 GENEVA PKWY, LAKE GENEVA, WI

EXISTING GEOMTRIC, UTILITY, & GRADING PLAN



LEGAL DESCRIPTION

THE WESTERLY 36.68 FEET OF LOT 11 AND LOT 13, 13, 14, AND 15 OF LAKE GENEVA BUSINESS PARK, A SUBDIVISION BEING LOCATED IN PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼, THE SOUTHWEST ¼ OF THE NORTHEAST ¼, THE NORTHWEST ¼ OF THE SOUTHEAST ¼, THE NORTHEAST ¼ OF THE SOUTHEAST ¼, AND THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

EXPIRES 02/28/2024

Daniel J. Grecco

DANIEL J. GRECCO
Professional Engineer
No. 111111
Exp. 02/28/2024

SIGNATURE

I HEREBY CERTIFY THAT THE PROPOSED STORMWATER DRAINAGE IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE SUBJECT PROPERTY, THE SURROUNDING PROPERTIES OR THE PUBLIC RIGHT-OF-WAY WITH RESPECT TO STORMWATER DRAINAGE AND THAT A SAFE OVERFLOW ROUTE FOR REAR/YARD STORM WATER HAS OR IS ALREADY BEEN ESTABLISHED.

I DENY THE PRESENCE, UTILIZING PUBLIC INFORMATION AVAILABLE, OF THE PRESENCE OF ANY LFPA, FLOODPLAIN PRESENT ON THIS SITE.

I ALSO HEREBY CONFIRM THE PRESENCE, UTILIZING PUBLIC INFORMATION AVAILABLE AND PROFESSIONAL INVESTIGATION, OF THE PRESENCE OF WETLAND AND ASSOCIATED BUFFERS LOCATED ON THIS SITE.

Scenario	Site Usage	Req. Parking Space Rate	Req. Parking Spaces	Provided Parking Spaces
Existing Building Space Square Footage	11,398 sqft	1 stall / 300 sqft	38 spaces	75 spaces (4 H.C.)
PUD Building Space Square Footage	~22,301 sqft	1 stall / 300 sqft	75 spaces	105 spaces (max planned)
Proposed Building Space Square Footage	22,301 sqft	1 stall / 300 sqft	75 spaces	93 spaces (4 H.C.)

SHEET:
C1

1. OCT 24, 2023 ISSUED FOR PERMIT REVIEW

2. DEC 01, 2023 UPDATED FOR PERMIT REVIEW

3.

4.

5.

6.

7.

LAKE GENEVA COMMERCIAL
800-820 GENEVA PKWY
LAKE GENEVA, WI

EXISTING
CONDITIONS PLAN

CIVIL ENGINEER:
Dan Grecco
1042 Maple Ave, Suite 130
Libelle, IL 60532
630-745-0524
dgrecco@aum.com

ARCHITECT:
Partners in Design
600 Fifty-Second St
Kenosha, Wisconsin 53140
(262) 652-2800
markm@pdaarchitects.com

C.M.A., Inc.
Aaron W. Stanton, Sr. Manager
4015 80th St. Ste 1
Kenosha, WI 53142
(262) 842-0551
astanton@umaofwi.com

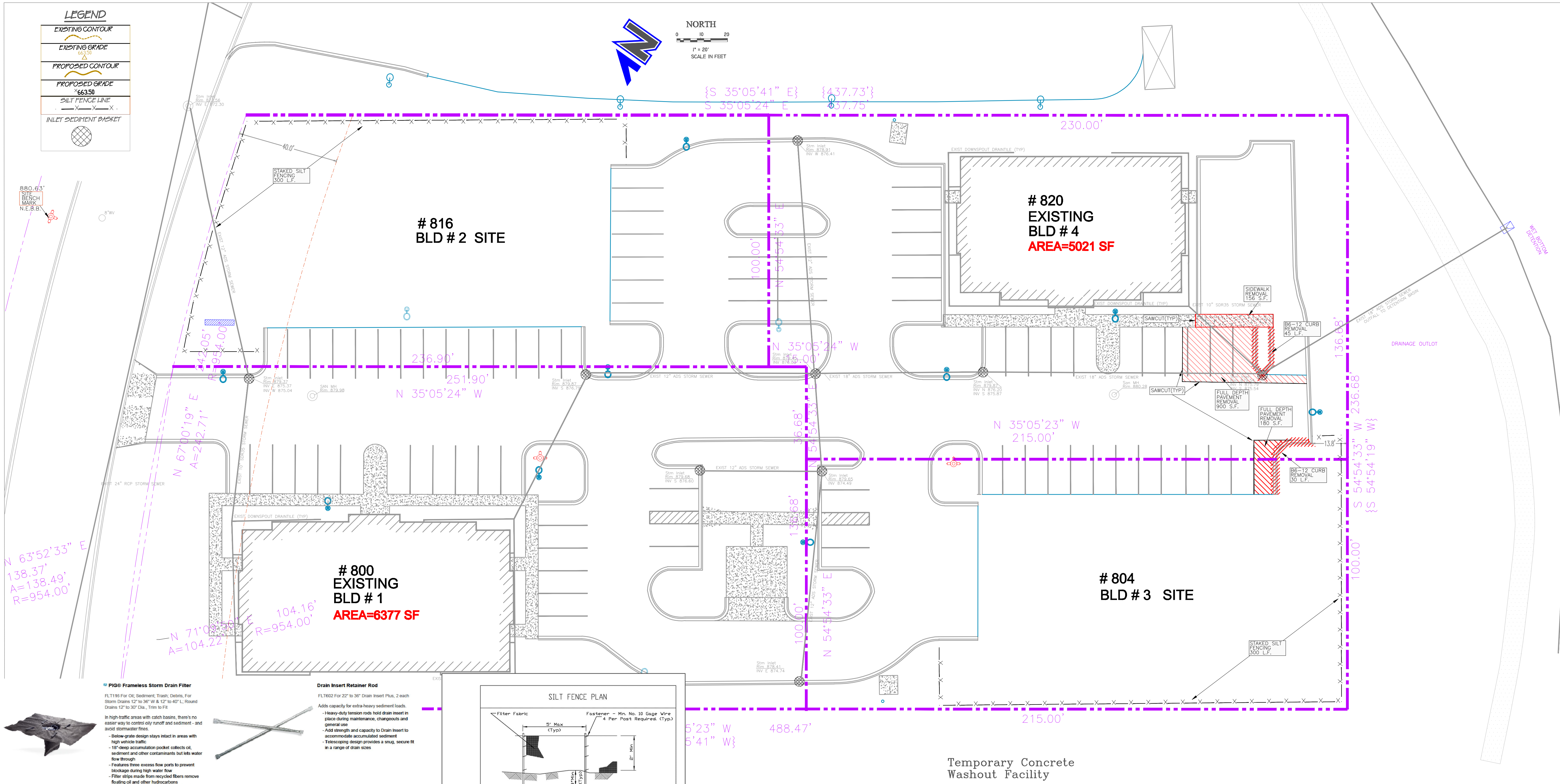
SCALE
AS SHOWN

SHEET
C1

Date
DECEMBER 01, 2022

LAKE GENEVA COMMERCIAL 800-820 GENEVA PKWY, LAKE GENEVA, WI

DEMOLITION AND SESC PLAN



PIG® Frameless Storm Drain Filter
FLT116 For 12" to 36" Storm Drains. For Storm Drains 12" to 36" W & 12" to 40" L. Round Drains 12" to 30" Dia., 11m to 14m.

- In high traffic areas with catch basins, there's no easier way to control oil runoff and sediment - and avoid stormwater fines.
- Below-grade design stays intact in areas with high vehicle traffic.
- 18" deep accumulation pocket collects oil, sediment and other contaminants but lets water flow through.
- Features three excess flow ports to prevent blockage during high water flow.
- Filter strips made from recycled fibers remove fueling oil and other hydrocarbons.
- Trim excess fabric once grate is in place for neater appearance or leave untrimmed for easier maintenance.
- Ideal when you need to capture trash, sediment, oil and hydrocarbons.
- Add strength and capacity by filling heavy-duty Retainer Rods (sold separately) through attached loops.

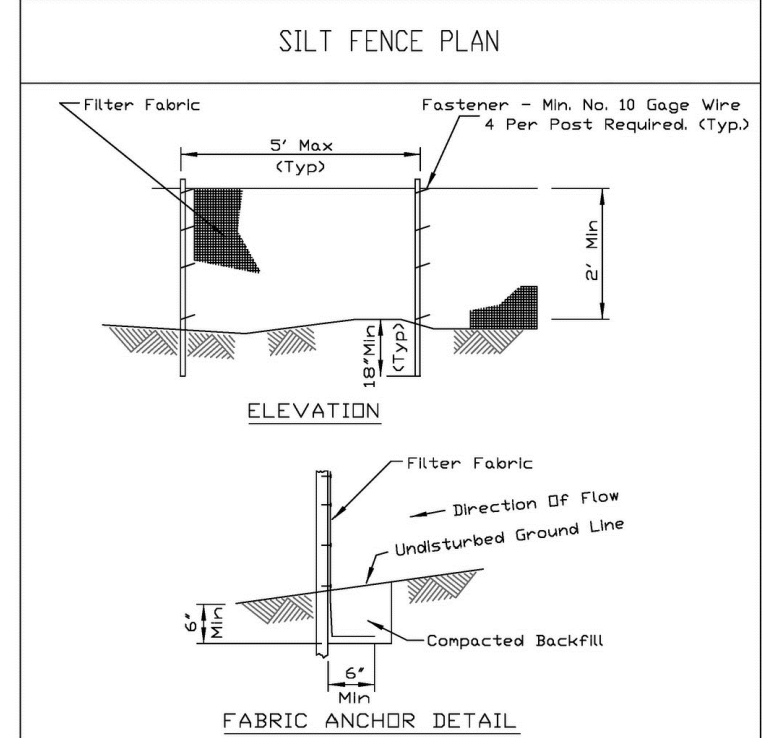


Drain Insert Retainer Rod
FLT1602 For 22" to 36" Drain Insert Plus, 2 each.

- Adds capacity for extra heavy sediment loads.
- Heavy-duty tension rods hold drain insert in place during maintenance, changeouts and general use.
- Add strength and capacity to Drain Insert to accommodate accumulated sediment.
- Telescoping design provides a snug, secure fit in a range of drain sizes.

Specifications	
Use With	22" to 36" Drain Insert Plus
Color	Silver
Built as	2 per box
Weight	3.000 lbs.
# per Pallet	100
Composition	Steel
UNSPSC	30102404
Metric Equivalent	
Weight	1.4 kg

Technical Information
One Park Avenue • Tipton, PA 16684-0004
1-800-833-4447 • Fax: 1-800-621-7447 • sales@pigusa.com • www.pigusa.com



NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 552 Geotextile Table 1 or 2, Class 1 with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE	DATE
Project	Site
Design	Site
Drawn	Site
Approved	Site

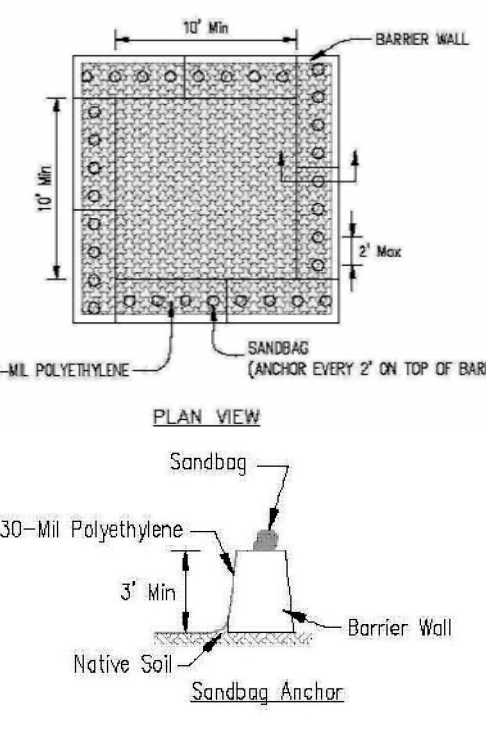


I HEREBY CERTIFY THAT THE PROPOSED STORMWATER DRAINAGE IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE SUBJECT PROPERTY, THE SURROUNDING PROPERTIES OR THE PUBLIC RIGHT-OF-WAY WITH RESPECT TO STORMWATER DRAINAGE AND THAT I HAVE REVIEWED THE RECORDS FOR NEARBY YARD STORM WATER HAS OR IS ALREADY BEEN ESTABLISHED.

I DENY THE PRESENCE, UTILIZING PUBLIC INFORMATION AVAILABLE, OF THE PRESENCE OF ANY LPA, FLOODPLAIN PRESENT ON THIS SITE.

I ALSO HEREBY CONFIRM THE PRESENCE, UTILIZING PUBLIC INFORMATION AVAILABLE, AND PROFESSIONAL INVESTIGATION OF THE PRESENCE OF WETLAND AND ASSOCIATED BUFFERS LOCATED ON THIS SITE.

Temporary Concrete Washout Facility



Notes:
Silt fencing to be secured with sandbags where any hard surface exists along or near the property line. Construction and silt fencing to be installed prior to any other construction activity.
Exact Gas Main Location unknown, Contractor to verify.
Where natural vegetation is removed during grading, SE/SC shall be initiated and vegetation shall be promptly reestablished within 30 days in sufficient density to provide effective erosion control. Efforts will be made to minimize the amount of natural vegetation removed.
Existing entrances to be utilized as construction entrances only.

SHEET: C2

LAKE GENEVA COMMERCIAL
800-820 GENEVA PKWY
LAKE GENEVA, WI

DEMOLITION AND
SESC PLAN

CIVIL ENGINEER:
Dan Grecco
1042 Maple Ave., Suite 130
Libelle, IL 60532
630-745-0524
dgrecco@aaim.com

ARCHITECT:
Partners in Design
600 Fifty-Seventh St
Kenosha, Wisconsin 53140
(262) 692-2800
mar-kim@pdaarchitects.com

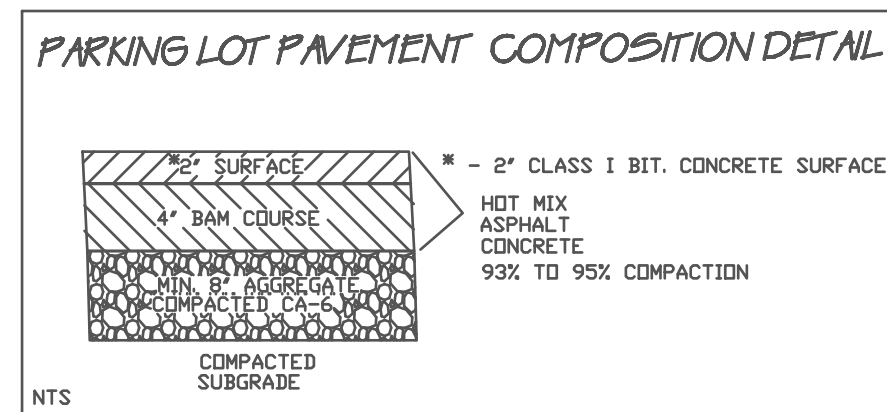
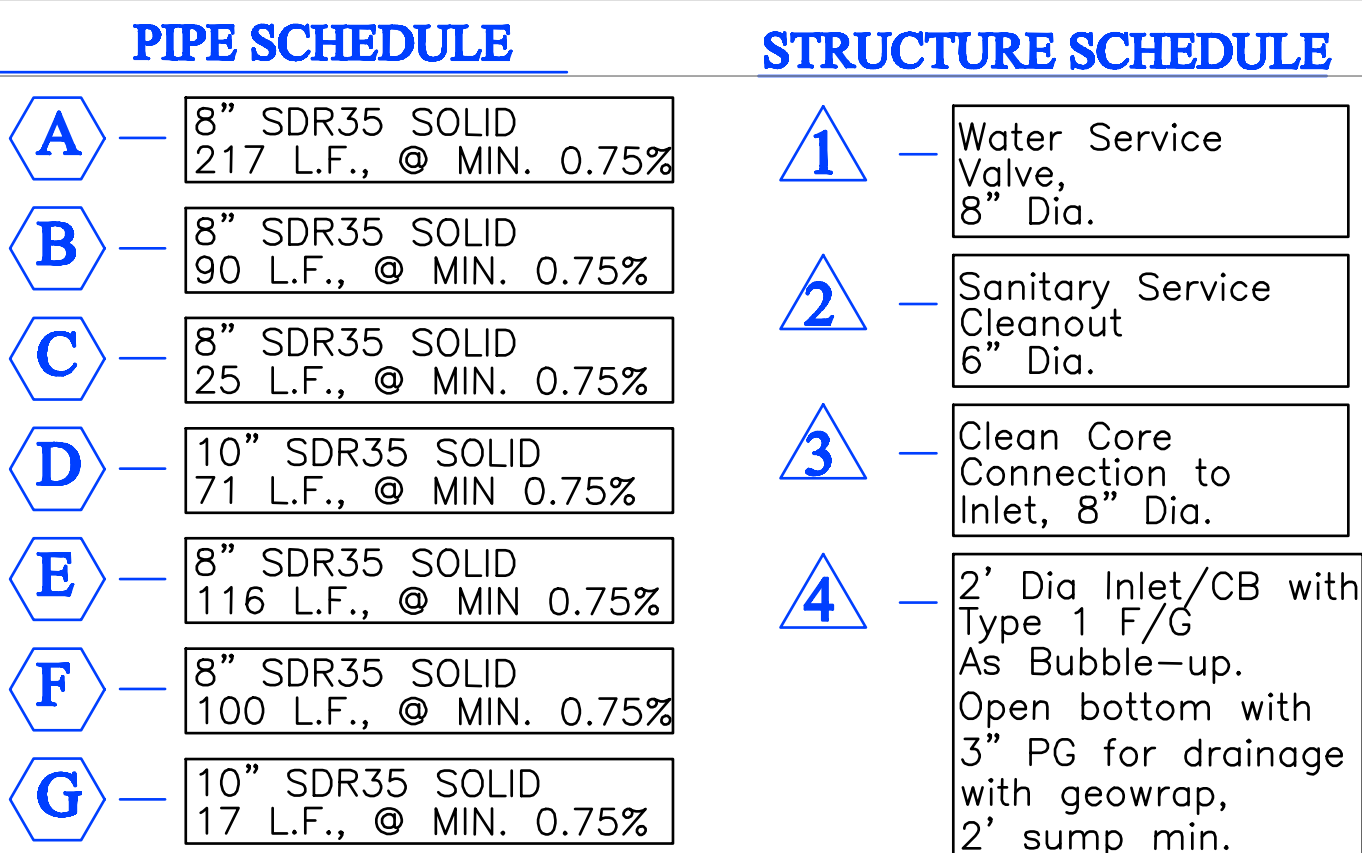
C.M.A., Inc.
Aaron W. Stanton, Sr. Manager
4015 80th St. site f
Kenosha, WI 53142
(262) 842-0551
astanton@cmawwi.com

SCALE
AS SHOWN

SHEET
C2

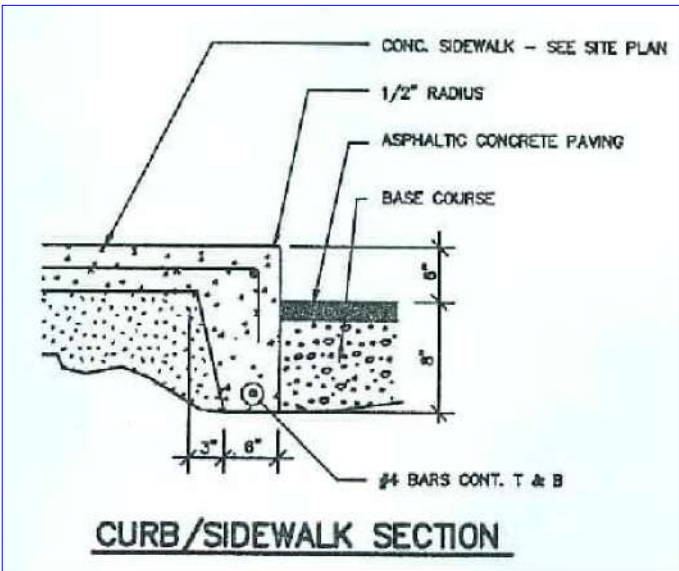
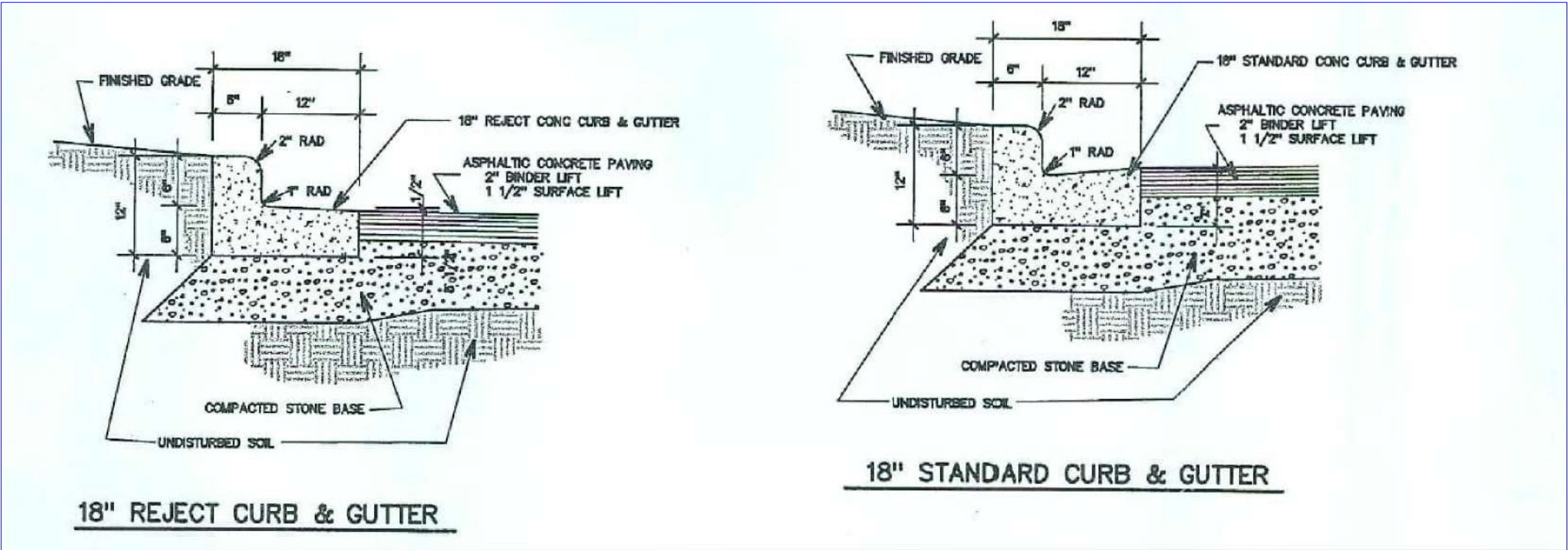
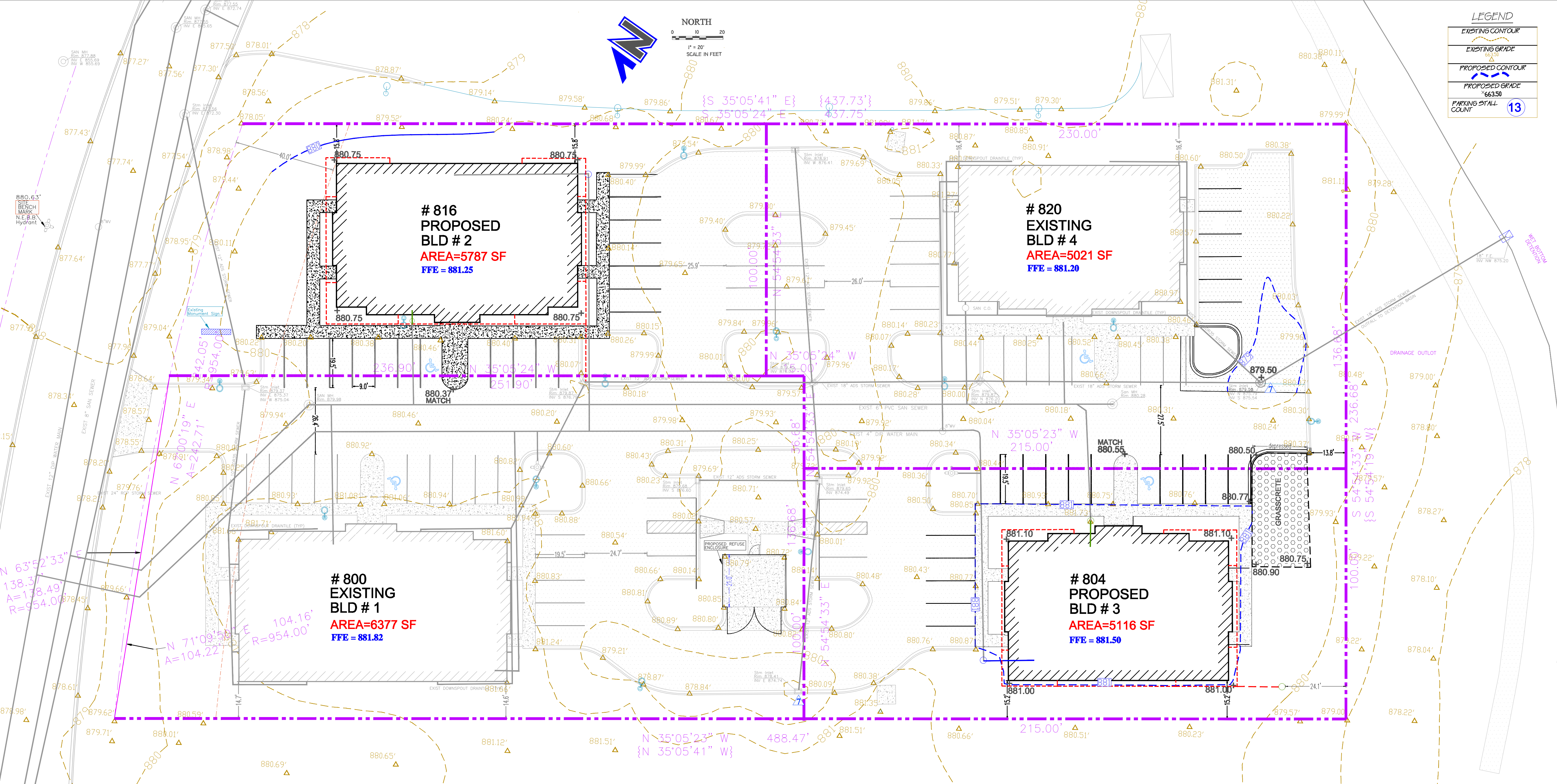
Date
DECEMBER 01, 2022

Scenario	Site Usage	Req. Parking Space Rate	Req. Parking Spaces	Provided Parking Spaces
Existing Building Space Square Footage	11,998 sqft	1 stall / 300 sqft	38 spaces	75 spaces (4 H.C.)
PLD Building Space Square Footage	~22,301 sqft	1 stall / 300 sqft	75 spaces	105 spaces (max planned)
Proposed Building Space Square Footage	22,301 sqft	1 stall / 300 sqft	75 spaces	95 spaces (4 H.C.)

[illegible]

LAKE GENEVA COMMERCIAL 800-820 GENEVA PKWY, LAKE GENEVA, WI

PROPOSED GRADING AND DRAINAGE PLAN



EXPIRES 07/31/2024

DANIEL GRECCO
Professional Engineer
No. 00532

SIGNATURE

I HEREBY CERTIFY THAT THE PROPOSED STORMWATER DRAINAGE IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE SUBJECT PROPERTY, THE SURROUNDING PROPERTIES OR THE PUBLIC RIGHT-OF-WAY WITH RESPECT TO: 1) STORMWATER DRAINAGE; AND 2) HAVE OVERLOOK ROUTES FOR NEARBY FIRE STATION WATER HAS OR IS ALREADY BEEN ESTABLISHED.

I BENT THE PRESENCE, UTILIZING PUBLIC INFORMATION AVAILABLE OF THE PRESENCE OF ANY LPDA, FLOODPLAIN PRESENT ON THIS SITE.

I ALSO HEREBY CONFIRM THE PRESENCE, UTILIZING PUBLIC INFORMATION AVAILABLE AND PROFESSIONAL INVESTIGATION OF THE PRESENCE OF WETLAND AND ASSOCIATED BUFFERS LOCATED ON THIS SITE.

SHEET: C4

LAKE GENEVA COMMERCIAL
800-820 GENEVA PKWY
LAKE GENEVA, WI

GRADING AND
DRAINAGE PLAN

CIVIL ENGINEER:
Dan Grecco
1042 Maple Ave., Suite 130
Lake, IL 60032
630-745-0524
dgrecco@aum.com

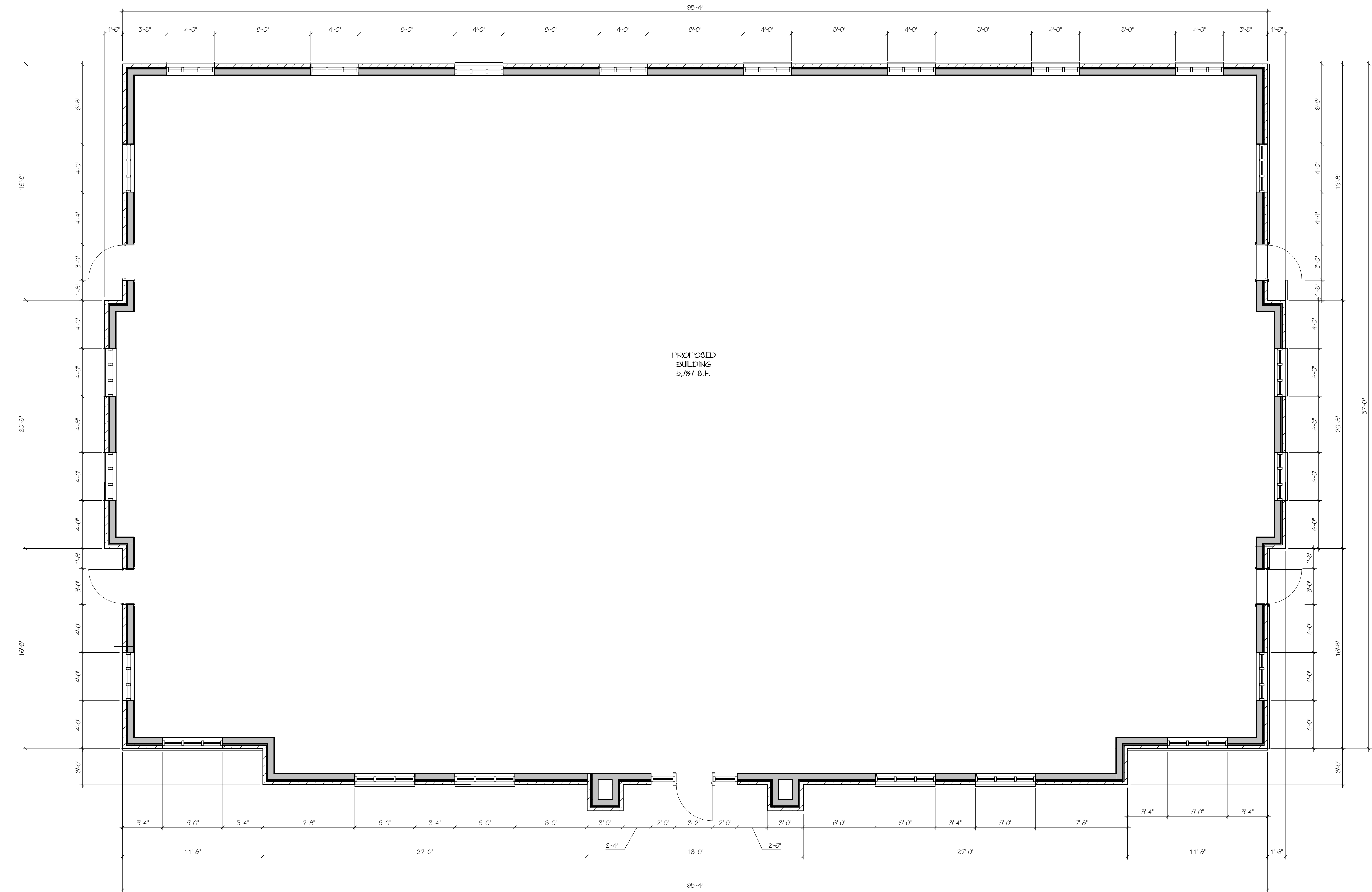
ARCHITECT:
Partners in Design
600 Fifty-Second St
Kenosha, Wisconsin 53140
(262) 652-2800
markm@pdaarchitects.com

C.M.A., Inc.
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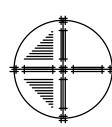
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C4

Date
DECEMBER 01, 2022



1
A3.1
PROPOSED FLOOR PLAN
1/4" = 1'-0"



REVISIONS	
LAKE GENEVA COMMERCIAL 816 GENEVA PKWY N, LAKE GENEVA, WI BUILDING 816 PROPOSED FLOOR PLAN	
600 Fifty-Second Street Suite 220 Kenosha, Wisconsin 53140 Ph.: (262)652-2800	Partners in Design ARCHITECTS
PROJECT NO.: 161.22.057	
DRAWN BY: ACJ	CHECKED BY: LEK
DATE: 12.01.2022	
SHEET NO.: A3.1	



1 EAST ELEVATION
A4.2 1/4" = 1'-0"



3 SOUTH ELEVATION
A4.2 1/4" = 1'-0"

EXTERIOR MATERIAL KEY

- ASPHALT SHINGLES - MATCH ADJACENT EXISTING BUILDINGS
- BRICK VENEER - MATCH ADJACENT EXISTING BUILDINGS
- FIBER CEMENT SIDING - HARDIE BOARD PLANK, TIMBER BARK
- ALUMINUM FRAMING - KAWNEER ALUMINUM FRAMING, BRONZE
- VITRO GLAZING - SOLAR GREY

REVISIONS

LAKE GENEVA COMMERCIAL
816 GENEVA PKWY N, LAKE GENEVA, WI
BUILDING 816 EXTERIOR ELEVATIONS

600 Fifty-Second Street
Suite 220
Kenosha, Wisconsin 53140
Ph.: (262)652-2800

PartnersinDesign
ARCHITECTS

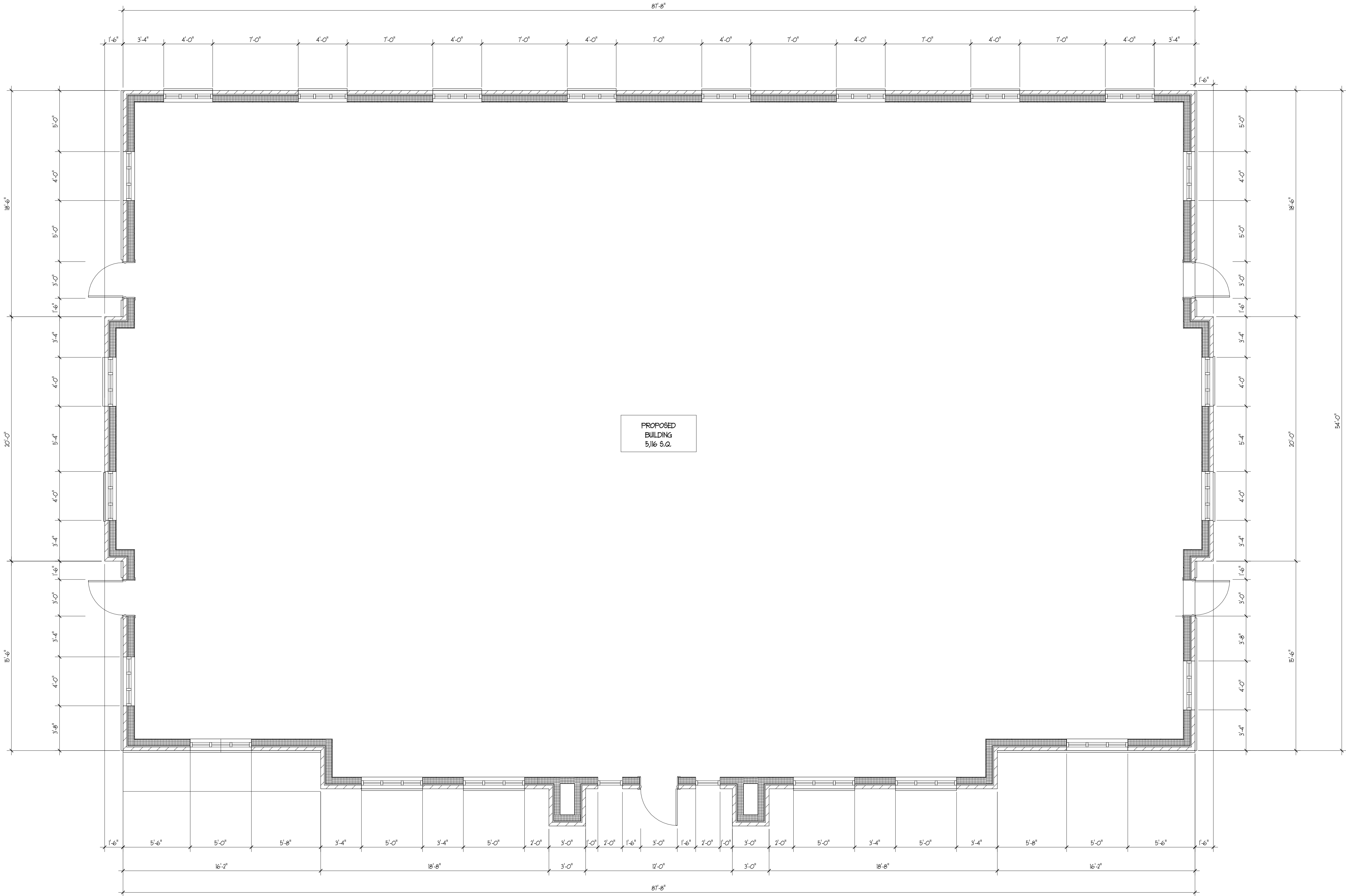
PROJECT NO.:
161.22.057

DRAWN BY:
ACJ

CHECKED BY:
LEK

DATE:
12.01.2022

SHEET NO.:
A4.2



PROPOSED FLOOR PLAN
1/4" = 1'-0"



REVISIONS

LAKE GENEVA COMMERCIAL

801 GENEVA PKWY N, LAKE GENEVA, WI

BUILDING 804 PROPOSED FLOOR PLAN

Partners in Design

ARCHITECTS

600 Fifty-Second Street

Suite 220

Kenosha, Wisconsin 53140

Ph.: (262)652-2800

PROJECT NO.: 161.22.057

DRAWN BY: ACJ CHECKED BY: LEK

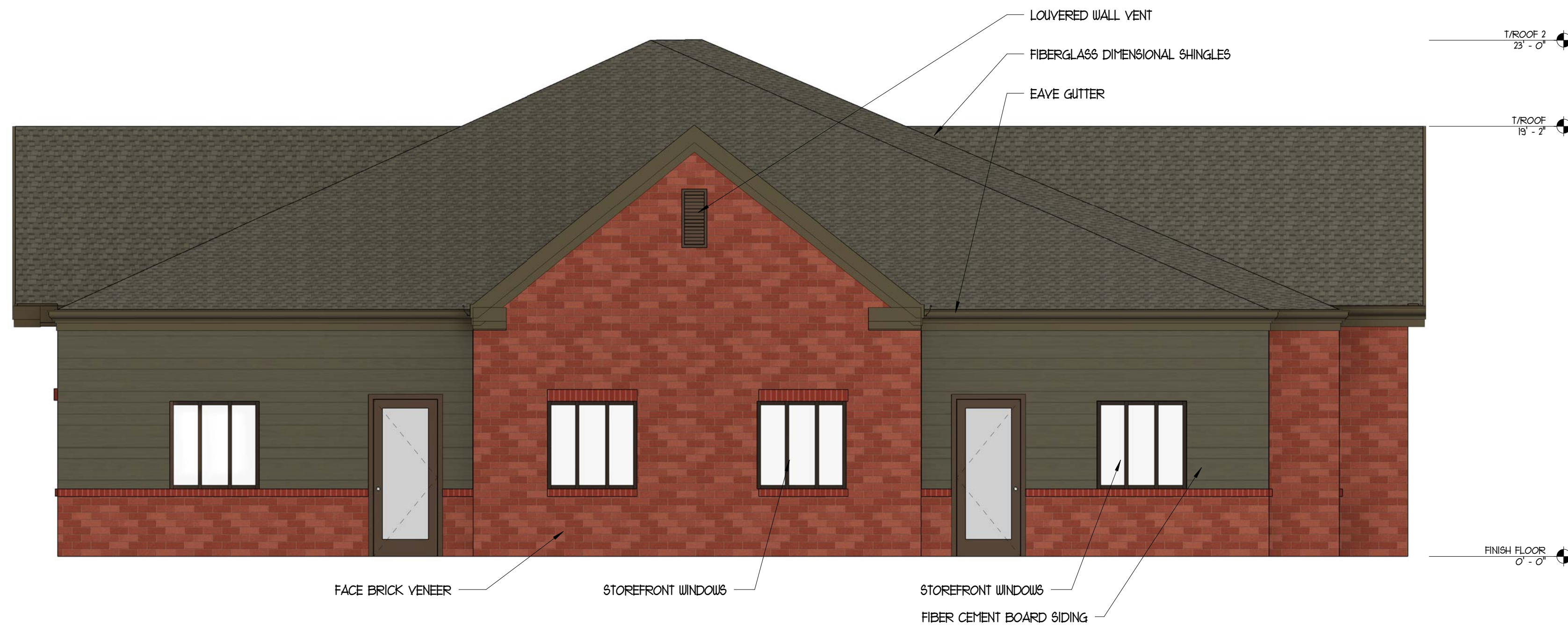
DATE: 12.01.2022

SHEET NO.: A3.1

Page 64 of 127



1 EAST ELEVATION
A4.1 1/4" = 1'-0"



2 SOUTH ELEVATION
A4.1 1/4" = 1'-0"

EXTERIOR MATERIAL KEY

- ASPHALT SHINGLES - MATCH ADJACENT EXISTING BUILDINGS
- BRICK VENEER - MATCH ADJACENT EXISTING BUILDINGS
- FIBER CEMENT SIDING - HARDIE BOARD PLANK, TIMBER BARK
- ALUMINUM FRAMING - KALNEER ALUMINUM FRAMING, BRONZE
- VITRO GLAZING - SOLAR GREY

REVISIONS

LAKE GENEVA COMMERCIAL
804 GENEVA PKWY N, LAKE GENEVA, WI

BUILDING 804 EXTERIOR ELEVATIONS

600 Fifty-Second Street
Suite 220
Kenosha, Wisconsin 53140
Ph.: (262)652-2800

Partners in Design
ARCHITECTS

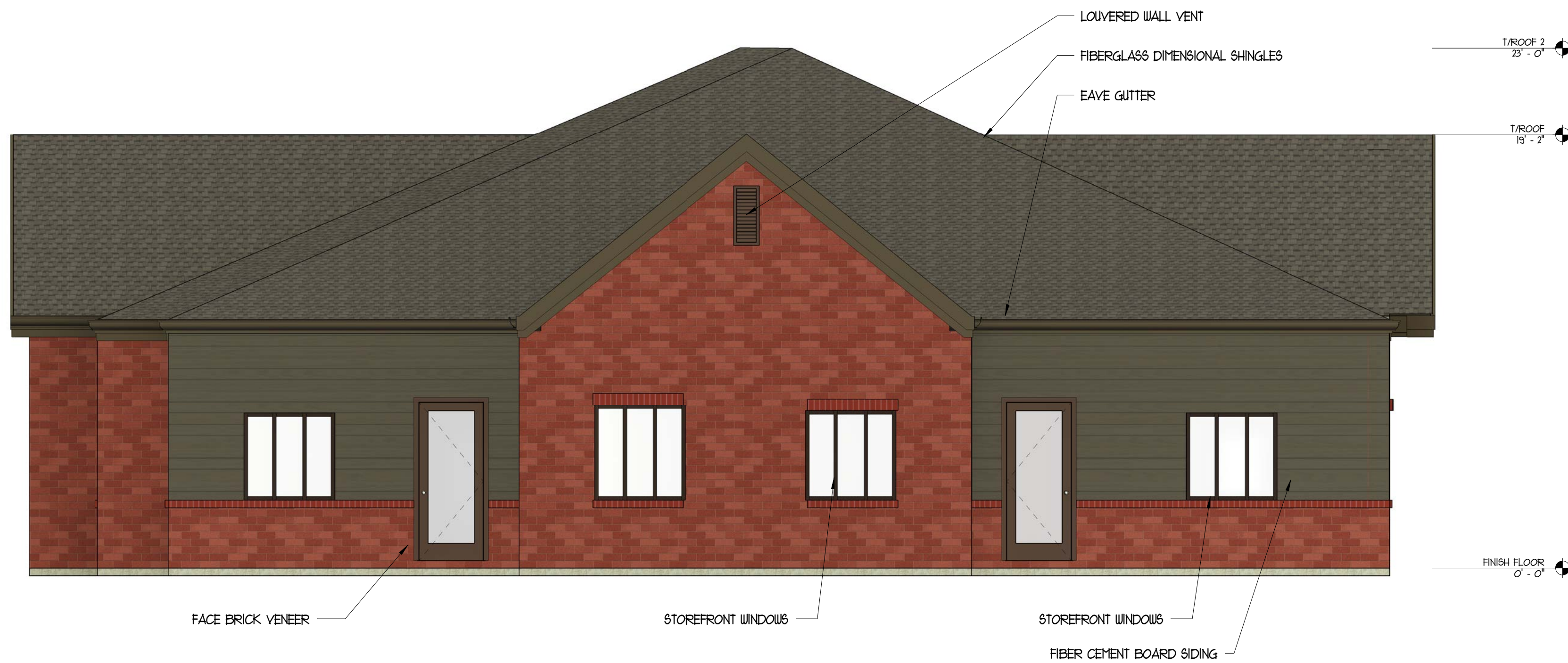


PROJECT NO.: 161.22.057
DRAWN BY: ACJ CHECKED BY: LEK
DATE: 12.01.2022
SHEET NO.:

A4.1



1 WEST ELEVATION
A4.2 1/4" = 1'-0"



2 NORTH ELEVATION
A4.2 1/4" = 1'-0"

EXTERIOR MATERIAL KEY

- ASPHALT SHINGLES - MATCH ADJACENT EXISTING BUILDINGS
- BRICK VENEER - MATCH ADJACENT EXISTING BUILDINGS
- FIBER CEMENT SIDING - HARDIE BOARD PLANK, TIMBER BARK
- ALUMINUM FRAMING - KAWNEER ALUMINUM FRAMING, BRONZE
- VITRO GLAZING - SOLAR GREY

REVISIONS

LAKE GENEVA COMMERCIAL
804 GENEVA PKWY N, LAKE GENEVA, WI
BUILDING 804 EXTERIOR ELEVATIONS

600 Fifty-Second Street
Suite 220
Kenosha, Wisconsin 53140
Ph.: (262)652-2800

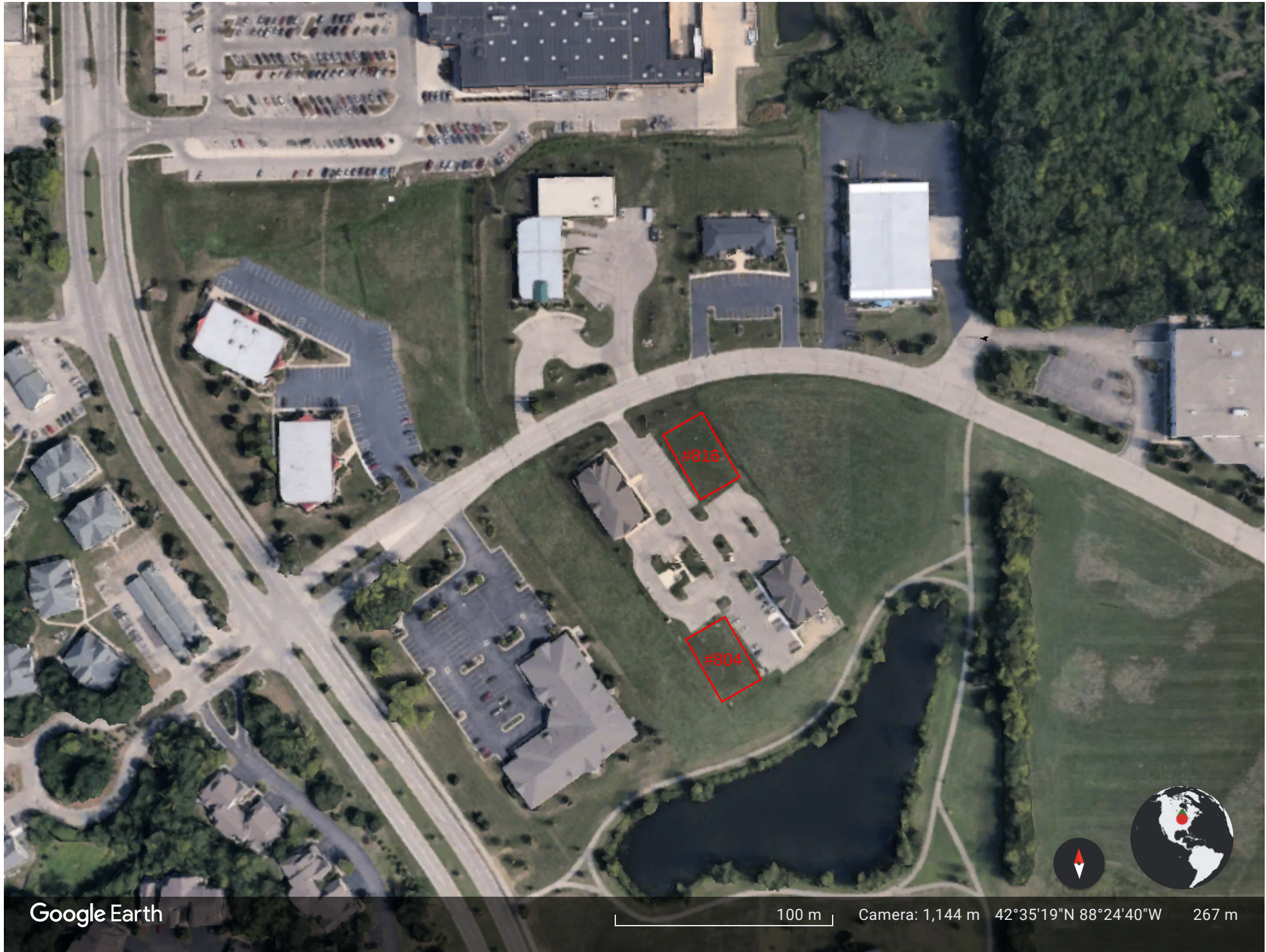
Partners in Design
ARCHITECTS

PROJECT NO.:
161.22.057

DRAWN BY: ACJ CHECKED BY: LEK

DATE:
12.01.2022

SHEET NO.:
A4.2



RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Conditional Use Permit (CUP) for John Law, 1017 Geneva St. Apt#2 Lake Geneva, to allow for a Commercial Apartment at 101 Broad St. combining units 205 & 206 to the property located in the Planned Development (PD) zoning district Tax Key No. ZCNG00001 – ZCNG00041			
Committee:	Plan Commission approved January 16, 2023		
Fiscal Impact:	N/A		
File Number:	23-R04	Date:	January 23, 2023

WHEREAS, the City Plan Commission has considered the application of a Conditional Use Permit (CUP) for John Law, 1017 Geneva St. Apt#2 Lake Geneva, to allow for a Commercial Apartment at 101 Broad St. combining units 205 & 206 to the property located in the Planned Development (PD) zoning district Tax Key No. ZCNG00001 – ZCNG00041.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on January 5, 2023.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, is hereby authorized, to issue a Conditional Use Permit (CUP) for John Law, 1017 Geneva St. Apt#2 Lake Geneva, to allow for a Commercial Apartment at 101 Broad St. combining units 205 & 206 to the property located in the Planned Development (PD) zoning district,

Tax Key No. ZCNG00001 – ZCNG00041
to include all affirmative findings of fact and note staff recommendations, & to include the requirements of the state approved sprinkler plan requirements.

Granted by action of the Common Council of the City of Lake Geneva this 23rd day of January, 2023.

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: January 16, 2023

Agenda Item #9

Applicant:

John Law
1017 Geneva Street, Apt #2
Lake Geneva, WI

Request:

101 Broad Street
Tax Key No. ZCNG00001 thru ZCNG00041
Proposed Conditional Use Permit for a
Commercial Apartment

Description:

The applicant is requesting approval of a Conditional Use Permit (CUP) on behalf of 101 Broad Street LLC for a change of use at Geneva Towers at 101 Broad Street. The subject property is zoned Central Business (CB).

The applicant proposes to convert a tenant space from office use to residential use. More specifically, it involves remodeling of the second floor office units 205 and 206 into a single residential unit of approximately 961 square feet. The zoning ordinance term for a residential unit located within a commercial or mixed use building as a “Commercial Apartment.” This requires a Conditional Use Permit.

Proposed improvements involve interior renovations only. No alterations are proposed to the building exterior or site. No changes to parking are proposed.

The applicant notes that Geneva Towers prohibits short-term vacation rentals.

Staff Review Comments:

The proposed Commercial Apartment meets all zoning code requirements. The change in use would not impact parking requirements as the property is zoned Central Business (CB). A surface parking lot is provided on the north side of the property, and Vandewalle staff feels that the parking provided is adequate.

The Fire Chief notes that the change of occupancy from commercial to residential will require that units 205 and 206 will need to be brought up to fire code with both fire sprinklers and alarms. The remainder of the floor may remain as is. This item is listed as a condition of approval later on the following page of this report.

Staff Recommendation on the CUP Application:

Procedural steps require a recommendation by the Plan Commission to the Common Council on the proposed CUP. Staff recommends approval of the submitted CUP request with the following findings of fact and conditions of approval:

Findings of Fact:

1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
2. 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.
3. 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.
4. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Conditions of Approval:

1. Applicant shall secure all necessary approvals from the Fire Department before any building permits are issued.

Suggested Motions:

- *Approve:* I recommend approval of the proposed *Conditional Use Permit for John Law, 1017 Geneva Street, Apt #2 Lake Geneva, WI, to change Units 205 and 206 from Office to a Commercial Apartment land use in the Central Business (CB) zoning district for the property located at 101 Broad St, Tax Keys ZCNG00001 thru ZCNG00041*, including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny:* I recommend denial of the proposed *Conditional Use Permit for John Law, 1017 Geneva Street, Apt #2 Lake Geneva, WI, to change Units 205 and 206 from Office to a Commercial Apartment land use in the Central Business (CB) zoning district for the property located at 101 Broad St, Tax Keys ZCNG00001 thru ZCNG00041*, because [provide rationale for denial, based on substantial evidence]

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

**101 BROAD STREET LLC
John Law, Sole Member
PO Box 27
Lake Geneva, WI 53147**

September 27, 2022

**Mr. Fred Walling
Building Inspector/Zoning Administrator
626 Geneva Street
Lake Geneva, WI 53147**

**Re: APPLICATION FOR CONDITIONAL USE REVIEW & APPROVAL
NEW SINGLE-FAMILY LIVING UNIT (COMMERCIAL APARTMENT)
IN EXISTING MIXED-USE BUILDING, KNOWN AS GENEVA TOWERS,
UNITS 205 & 206, 101 BROAD STREET, LAKE GENEVA, WISCONSIN.**

Dear Mr. Walling and Members of the Plan Commission

I am requesting a Conditional Use approval to allow for the remodeling of the existing second floor office space designated as units 205 & 206 in Geneva Towers, 101 Broad Street, to create one commercial apartment. These two units (205 & 206) would be combined into a single tax parcel in full compliance to all city, county and state law requirements.

Under the Lake Geneva Zoning Ordinance, the property is zoned CB - Central Business District. The building currently contains a total of 42 condominium units with 11 units on the first and second floors used for commercial or office spaces; and 31 residential units, 1 on the first floor and 30 on the top seven floors (3 to 9).

We believe the conversion of the existing office space to a commercial apartment would be a Conditional Use permitted under the Central Business Zoning District and would require a Conditional Use Permit under the Lake Geneva Zoning Ordinance Land Use Regulations. This same procedure was done in 2005 when a commercial unit (C-4) on the first floor of Geneva Towers was approved for the use as a commercial apartment. Both the Plan Commission and City Council unanimously approved that Conditional Use request.

Included within this packet are the following:

- Application for Conditional Use and required fee.
- Location Maps: One is an aerial view of the subject property and a second map that shows lands within approximately 300' of the Geneva Towers building.
- Zoning Map
- Existing Land Use Plan Map
- Subject Property Site Plan, including a print of the preliminary floor plans of the proposed commercial apartment.
- Written Description and Justification of the proposed Conditional Use.
- Copy of "Commercial Apartment" definition as stated on page 123 within the Detailed Land Use Descriptions and Regulations, Section 98-206(a), of the City of Lake Geneva Zoning Ordinance.
- Letter of Approval from the Geneva Towers Homeowners Association.

Thank you for your consideration of our project. Please let me know if you need additional information or have questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John Law', is positioned above the typed name.

John Law, Sole Member
101 Broad Street LLC

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

101 Broad Street, suite 205, Lake Geneva, WI
Tax parcels ZCNG 00009 and ZCNG 00010

Name and Address of Current Owner: 101 Broad Street LLC,
PO Box 27, Lake Geneva, WI 53147

Telephone No. with area code & Email of Current Owner: 262-745-4500
mrjohnlaw@gmail.com

Owner Signature: John Law, Sole Member

Name and Address of Applicant: John Law, 1017 Geneva Street, Apt. # 2,
Lake Geneva, WI 53147

Telephone No. with area code & Email of Applicant: 262-745-4500
mrjohnlaw@gmail.com

Proposed Conditional Use: Residential
(Commercial Apartment)

Zoning District in which land is located: Central Business

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

John Law, Contractor for renovation
Mark A. Pulokas, P.E. Focus Engineering LLC
262-215-9295

Short statement describing activities to take place on site:

Residential

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

9.27.2022
Date

John Law
Signature of Applicant

MAPS

Refer to separate PDF File entitled MAPS

- **LOCATION MAP - AERIAL VIEW**
OF THE SUBJECT PROPERTY AND THE SURROUNDING
NEIGHBORHOOD WITHIN APPROXIMATELY 300 FEET
OF GENEVA TOWERS.
- **ZONING DISTRICT MAP**
- **EXISTING LAND USE MAP**
- **SITE PLAN FOR GENEVA
TOWERS AND THE
SUBJECT PROPERTY**
- **PROPOSED FLOOR PLAN**
TRUE SCALE DRAWING ($\frac{1}{4}'' = 1.0'$)

**APPLICATION FOR CONDITIONAL USE REVIEW & APPROVAL
NEW SINGLE-FAMILY LIVING UNIT (COMMERCIAL APARTMENT)
IN EXISTING MIXED-USE BUILDING, KNOWN AS GENEVA TOWERS,
UNITS 205 & 206, 101 BROAD STREET, LAKE GENEVA, WISCONSIN.**

WRITTEN DESCRIPTION OF THE PROPOSED CONDITIONAL USE

The subject property is approximately 961 square feet in size and would be built out to become a one bedroom commercial apartment. The use and activities would be living space and occupied by either the unit owner or a tenant with a lease term of not less than one year. Geneva Towers prohibits short-term vacation rentals.

JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

1. The proposed Conditional Use as a commercial apartment is a more viable use than its current use as office space. During my entire 44 year real estate career there has always been an abundance of office spaces available to rent in Lake Geneva. The neighboring office space, unit 208 was offered for rent for over two years before a new tenant finally filled the vacancy. In contrast, we are experiencing a shortage of apartments available to rent on an annual basis. It is also a consistent and harmonious use with the other 31 commercial apartments that already exist within Geneva Towers.

2. Many of the downtown storefront formerly had office spaces on the second floor, but I believe the City has approved all requests to convert the use of these spaces into short-term vacation rentals. These rentals are great for tourists, but provide no housing opportunities for people needing a long-term residential rental in Lake Geneva. The Conditional Use would be in keeping with the goal of encouraging “infill development, redevelopment and the continued economic viability of existing development” as stated in the goals and purposes of the City of Lake Geneva Comprehensive Plan and the Central Business District.

3. The granting of this proposed Conditional Use would not be a substantial detriment to the adjacent properties and would be consistent with the existing residential uses in Geneva Towers and complement the existing commercial uses. As a benefit to the other unit owners in Geneva Towers there will be less wear, tear and activity with a one bedroom apartment which will be occupied by 1 or 2 people versus the current office use, which has 10 desks, which result in up to 10 occupants during business hours. The proposed Conditional Use would be in keeping with the character of the neighborhood, would not adversely affect the health, safety or general welfare of the public, or the provisions of the Zoning Ordinance or Comprehensive Master Plan.

4. The proposed Conditional Use would be in compliance with the long range plans of the City to maintain a vital Central Business District in downtown Lake Geneva, which is one of the primary goals of both the Master Plan and the Zoning Ordinance.

5. The proposed Conditional Use is located within the existing Geneva Towers building and is already serviced by municipal utilities. Off-street parking spaces are provided for in the condominium declaration for use by all unit owners, their guests, and/or customers/clients. Being the owner of these two units for over 20 years, I can say with total confidence that the Geneva Towers has more than ample, unassigned parking stalls for the occupants of a 1 bedroom apartment. We really had no significant issues with parking when we had 10 real estate agents working out of the same space. This project would not impose an undue burden on any improvements, utilities or services provided by public agencies servicing the subject property.

6. The proposed conversion of the existing office space to a new residential living unit would be a benefit to other Lake Geneva property owners that have office spaces to rent by lowering the inventory of potential spaces to rent. This space has no visible signage from Broad Street and was only identified by a small directory sign with inch tall lettering in the main lobby. Many customers/clients coming to the office found it difficult to locate when coming for their first visit. Converting the space to a residential use in a building that is predominantly residential would be the most logical use with minimal impact on the surrounding neighborhood. Given the positive benefits to the Central Business District and this area, we believe that any potential adverse impacts of this Conditional Use would be minimal and would be far outweighed by the long-range benefits to this area and to the City.

Section 98-206 Detailed Land Use
Descriptions and Regulations

through

Section 98-206 Detailed Land Use
Descriptions and Regulations**(a) Commercial Apartment**

Description: Commercial apartments are dwelling units which are located above the ground floor of a building used for commercial land use (as designated in Subsection (4), above)—most typically an office or retail establishment. The primary advantage of commercial apartments is that they are able to share required parking spaces with nonresidential uses.

1. Permitted by Right: NOT APPLICABLE (Ord. No. 00-12 09/25/00).
2. Conditional Use Regulations {CB, NB, PB, GB}: (Ord. No. 00-12 09/25/00)
 - a. The gross floor area devoted to commercial apartments shall be counted toward the floor area of a nonresidential development.
 - b. A minimum of 1 off-street parking space shall be provided for each bedroom within a commercial apartment. Parking spaces provided by nonresidential land uses on the site may be counted for this requirement with the approval of the Zoning Administrator.
 - c. Apartment units located on the ground floor or lower shall be required to demonstrate the provision of features to ensure safety and privacy to residents, particularly in relation to areas of high pedestrian and vehicular traffic.
 - d. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.

(b) Farm Residence

Description: A farm residence is a single-family detached dwelling unit located on the same property as any of the principal agricultural land uses listed in Subsection (2), above.

1. Permitted by Right {All Districts}
2. Conditional Use Regulations: Not applicable.

(c) Detached Residential Garage, Carport, Utility Shed, Play Structure, or Lawn Ornament

Description: A private residential garage, carport or utility shed is a structure which primarily accommodates the sheltered parking of a passenger vehicle and/or the storage of residential maintenance equipment of the subject property. Walks, drives, paved terraces and purely decorative garden accessories such as pools, fountains, statuary, sun dials, flag poles, etc., shall be permitted in setback areas but not closer than three (3) feet to an abutting property line other than a street line.

For the purposes of this section, children's play structures including play houses or elevated play structures and climbing gyms, shall be considered accessory structures and shall comply with the requirements of this Section whether such play structures are placed on a foundation or not. Swing sets, slides, and sandboxes are not considered children's play structures for purposes of this Section. A building permit is not required for construction of a play structure. Play structures shall not be used for storage or be constructed out of materials that would constitute a nuisance. It may be located on the same lot as a residential unit or units, or on a separate lot in conjunction with a residential land use.

Geneva Towers Homeowners Association

101 Broad Street, Suite 105

Lake Geneva, WI 53147

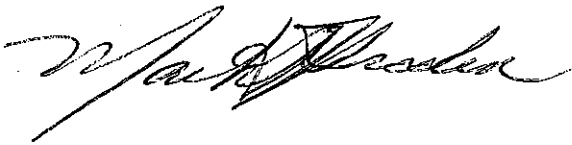
May 5, 2022

To whom this may concern,

The Geneva Towers Board of Directors has approved the change in use for Units 205 and 206 on the second floor of Geneva Towers. This change is from commercial to residential as permitted in our bylaws.

This request is from:

101 Broad Street LLC (owner John Law)

A handwritten signature in black ink, appearing to read 'Mark T Braden', written in a cursive style.

Mark T Braden

President

Geneva Towers Homeowners Association

Cost Recovery # _____

Petitioner Name

Project Address

OFFICE USE ONLY

Description of Request _____

Agreement for Services

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

John Law

, as applicant/petitioner for

Project:

Unit 205

Project Address:

101 Broad Street, Lake Geneva

Parcel No.

ZCNG 00009, ZCNG 00010

Name:

101 Broad Street LLC

Address:

PO Box 27

Lake Geneva, WI 53147

Cell Phone: (262) - 745 - 4500

Phone: () - -

Email:

mrjohnlaw@gmail.com

Dated this 27th Day of September, 2022

John Law

Printed Name of Applicant / Petitioner

John Law

Signature of Applicant/Petitioner

Applicant/Petitioner agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof

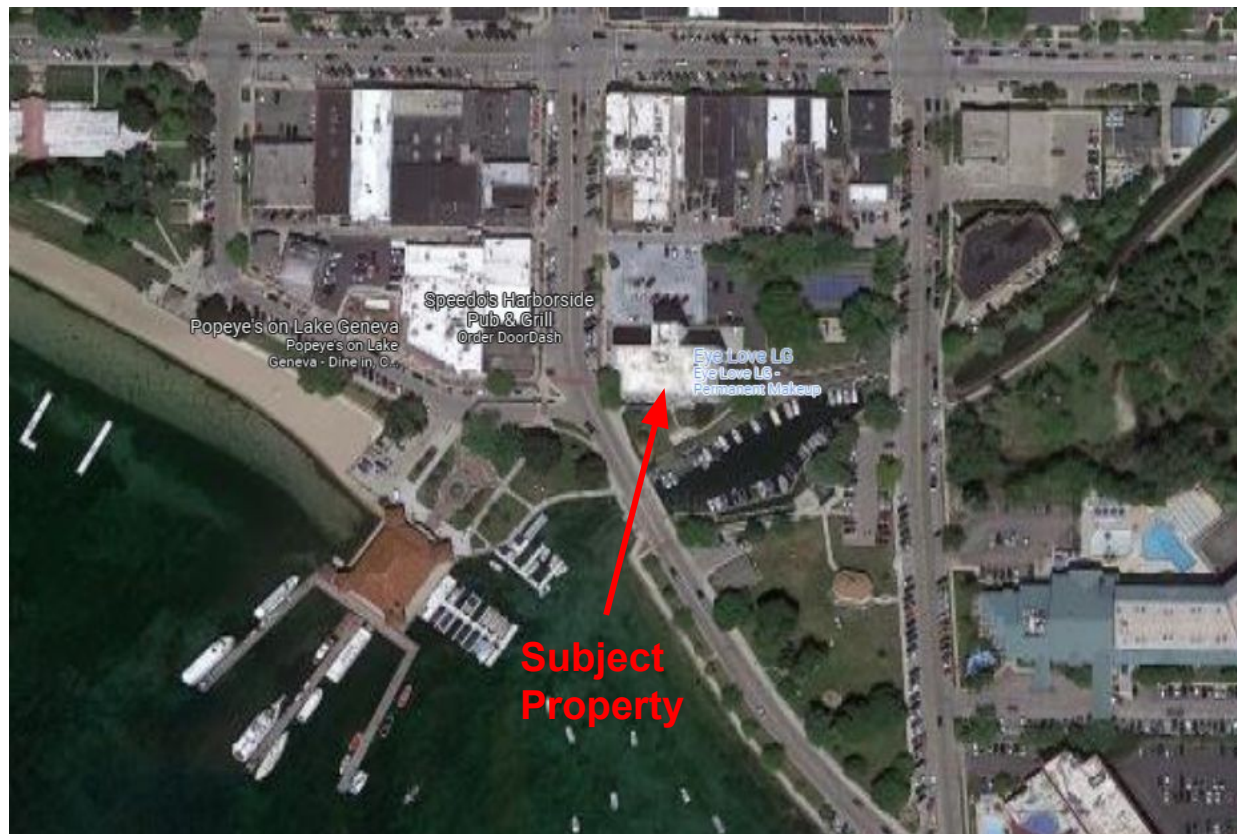
Section 98-935 Fees:

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

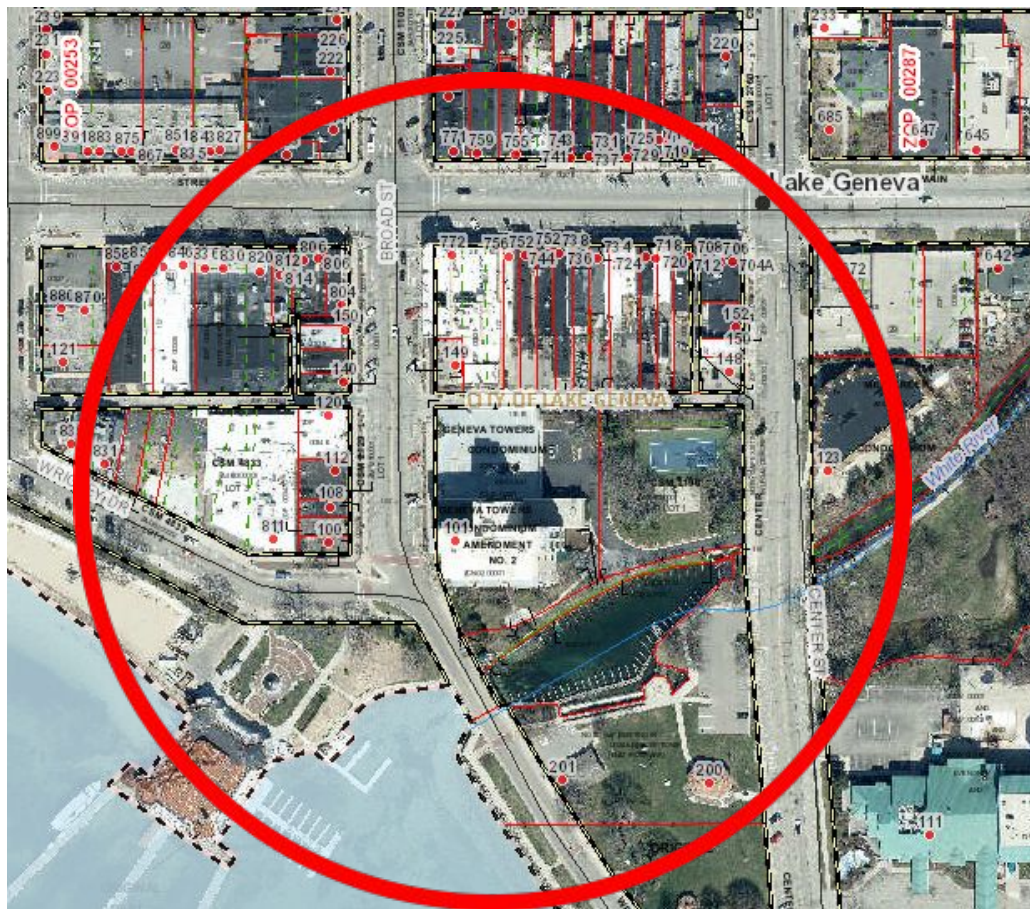
(2) Fees for Procedures Requested by the City of Lake Geneva: There shall be no fee in the case of applications filed in the public interest by the Common Council or the Plan Commission, other agency, or official of the City of Lake Geneva.

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

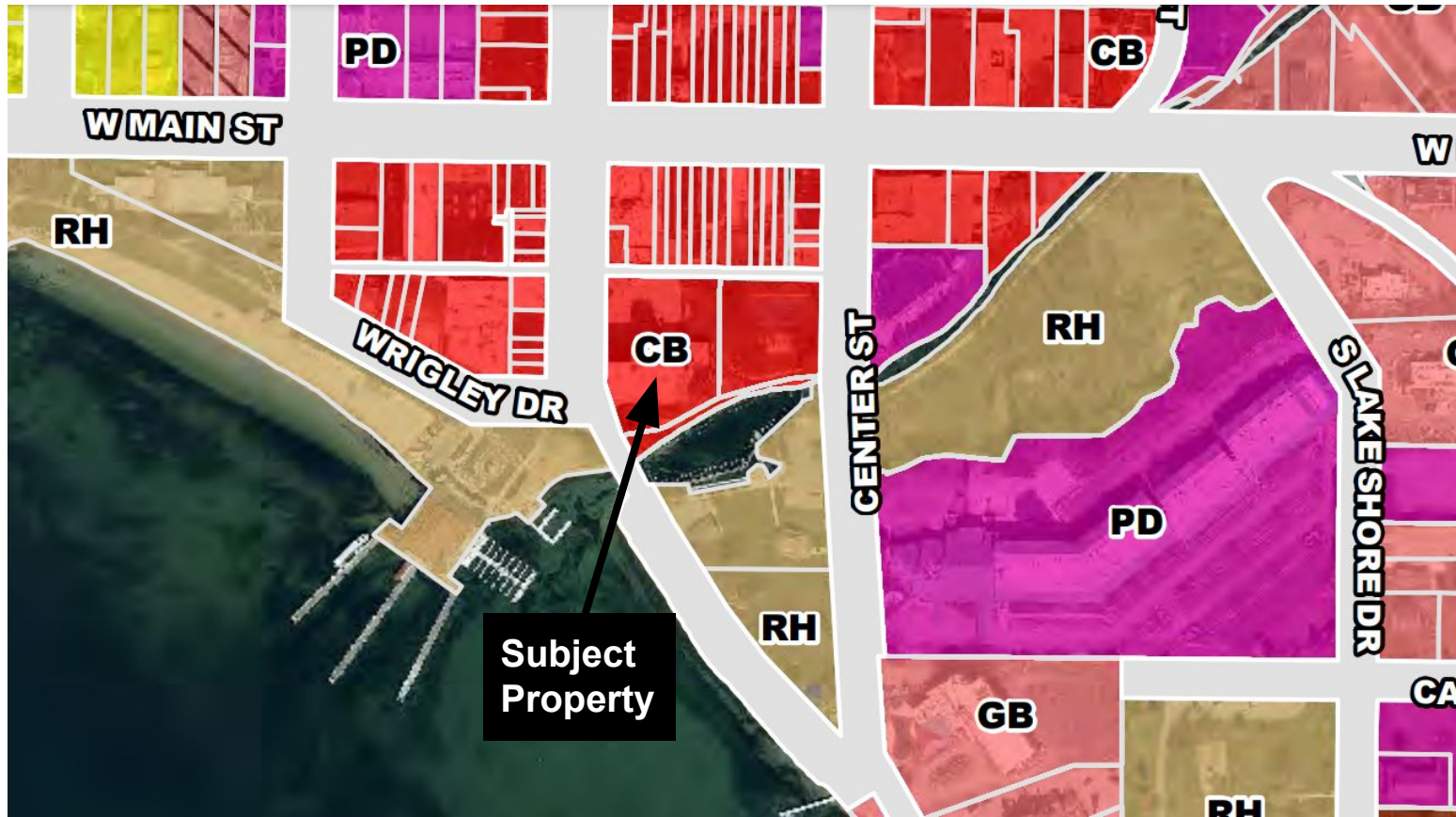
(4) Professional Consultant Review Services: The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission.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



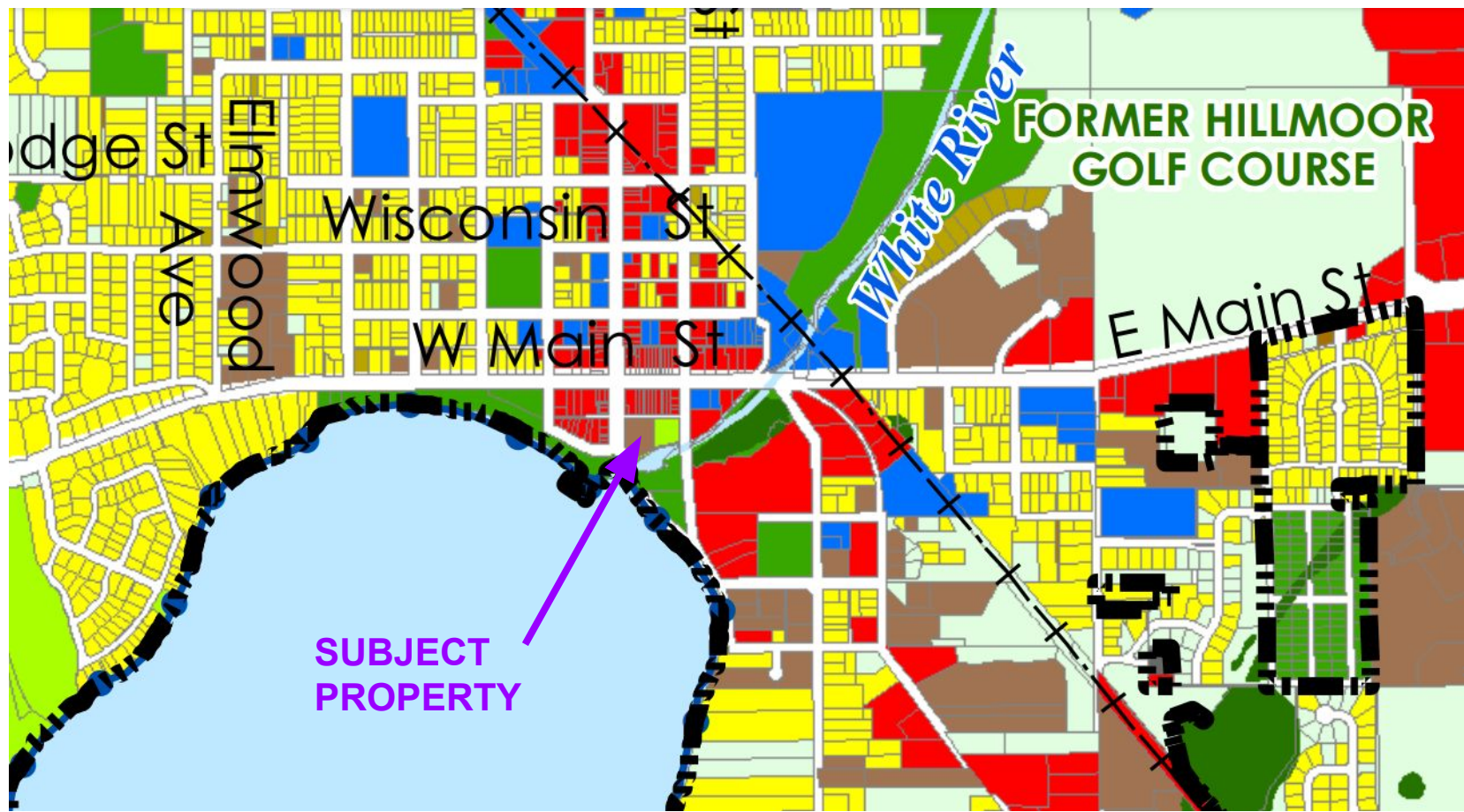
**Location Map (Aerial View)
of Subject Property**



Approximate 300 Foot Circle from center of the North wall of Geneva Towers

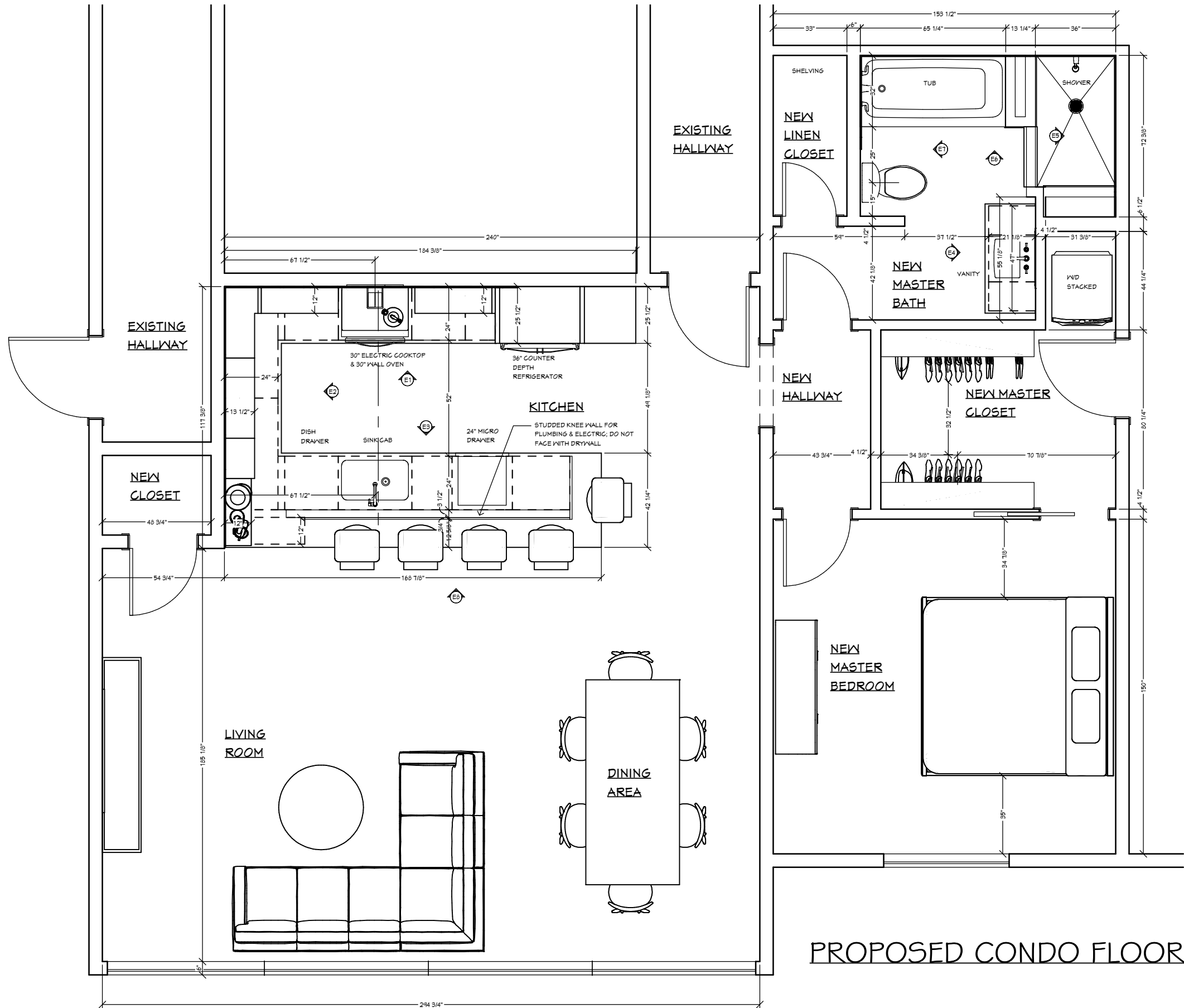


**Zoning Map (CB - Central Business)
City of Lake Geneva**



**Existing Land Use (Multi-Family Residential)
City of Lake Geneva Comprehensive Plan**





PROPOSED CONDO FLOOR PLAN

SHEET NUMBER 1	PROPOSED CONDO FLOOR PLAN		LAW RESIDENCE GENEVA TOWERS LAKE GENEVA, WI	PH: 847-757-1776 1552 FOX RUN DRIVE TWIN LAKES, WI
	SCALE: 1/4" = 1'-0" DRAWN BY: MONICA SCHULTZ			
REVISION #:	DATE: 3-28-2022		<i>Inspiring</i> KITCHENS	

OWNER; 101 Broad Street LLC, John Law, Sole Member

ADDRESS: PO Box 27, Lake Geneva, WI 53147-0027

PHONE #: 262-745-4500

EMAIL: mrjohnlaw@gmail.com

Re: SITE PLAN REVIEW & APPROVAL FOR A NEW SINGLE-FAMILY LIVING UNIT (COMMERCIAL APARTMENT) IN EXISTING MIXED-USE BUILDING, KNOWN AS GENEVA TOWERS, UNITS 205 & 206, 101 BROAD STREET, LAKE GENEVA, WI.

SITE PLAN

SCOPE OF PROJECT: This conversion from an office space into a one bedroom commercial apartment only involves the interior space. There are no alterations or additions to the exterior of the building or anywhere else on the Geneva Towers property. Therefore, the “Site Plan” only involves the actual subject property, which is Units 205 & 206 on the second floor of the Geneva Towers Condominium building. These two units (205 & 206) will be combined into a single tax parcel in full compliance to all city, county and state law requirements.

ALL REQUIRED PERMITS WILL BE OBTAINED PRIOR TO ANY CONSTRUCTION

STRUCTURAL: All units within the Geneva Towers building are essentially concrete boxes. All structural components of the building are concrete, including the floors/ceilings and walls. In the case of the subject property none of these structural components will be altered or compromised in any manner. There are approximately 35 feet of wood framed interior partition walls that will be removed and a new 7' x 9' walk-in closet that would be built.

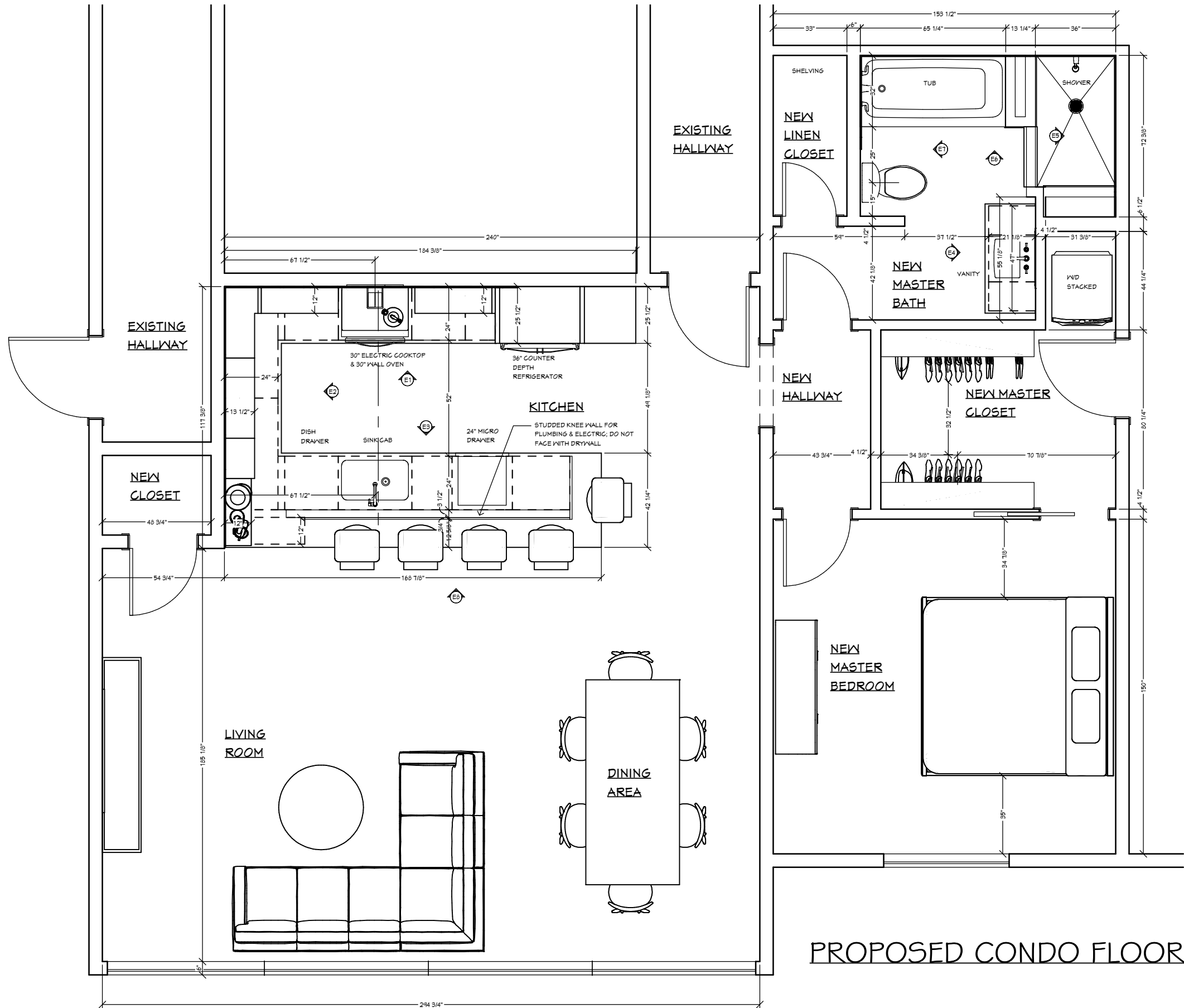
WINDOWS: No changes are being made to the windows. All were installed at the same time the rest of the units within the building had their windows replaced.

ELECTRICAL: The electric service consists of two 100-amp circuit breaker panels, which will far exceed the power requirements for a one bedroom apartment. The existing drywall will be removed from its framing and the suspended ceiling tiles will be removed to allow for new electric wiring and new drywall will be installed thereafter.

PLUMBING: The plumbing involves one new full bathroom with a toilet, sink, bath tub & separate shower, a kitchen sink and dishwasher; and a stack washer and dryer unit. All plumbing is being located in close proximity to the vertical utility chases within the building. There will only be a temporary impact on any other unit owners during the actual moment of completing the new connections for the water and sewer lines. I consulted Harold Wodicka, a Wisconsin Licensed Master Plumber, who has often been hired by the City of Lake Geneva and has previously completed extensive work within the Geneva Towers building; who has confirmed that making the connections are well within the scope of work that a Wisconsin licensed plumber can complete.

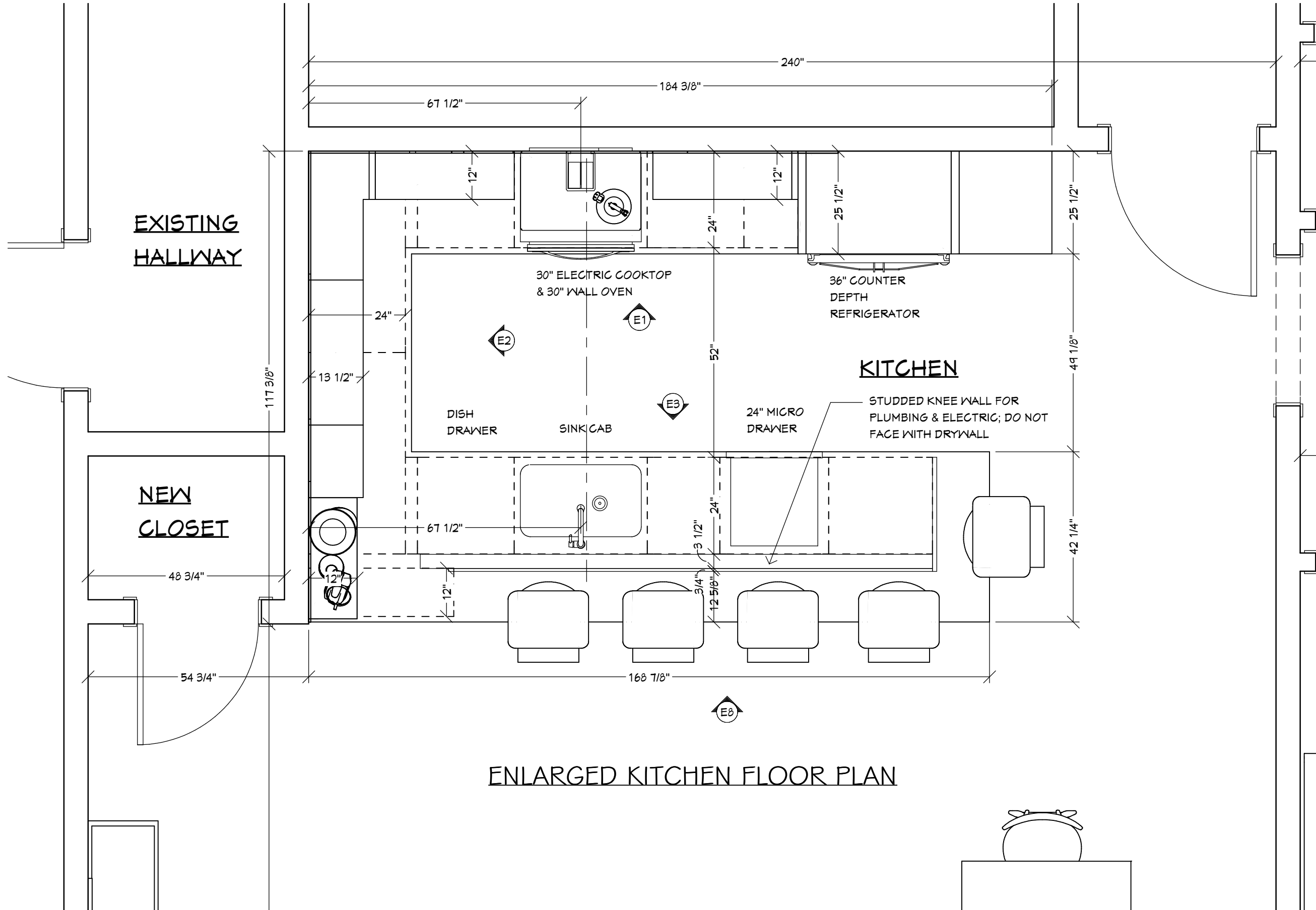
HEATING, VENTILATION AND AIR CONDITIONING (HVAC): The heating is already provided by radiant baseboard units along the exterior wall that are installed through-out the building and utilize a central boiler located in the basement of the building. There will be a need to add ventilation for the bathroom fan and the clothes dryer. Both will be professionally installed in the same manner as already exists for the other 31 residential units within the building. The central air conditioning is a newer existing system that has two condensers and two air handlers.

INTERIOR FINISHES: I have attached for your review detailed drawings and rendering of the finishes planned for the interior of the commercial apartment. The date of these plans is March 24, 2022 and there have been no revisions.

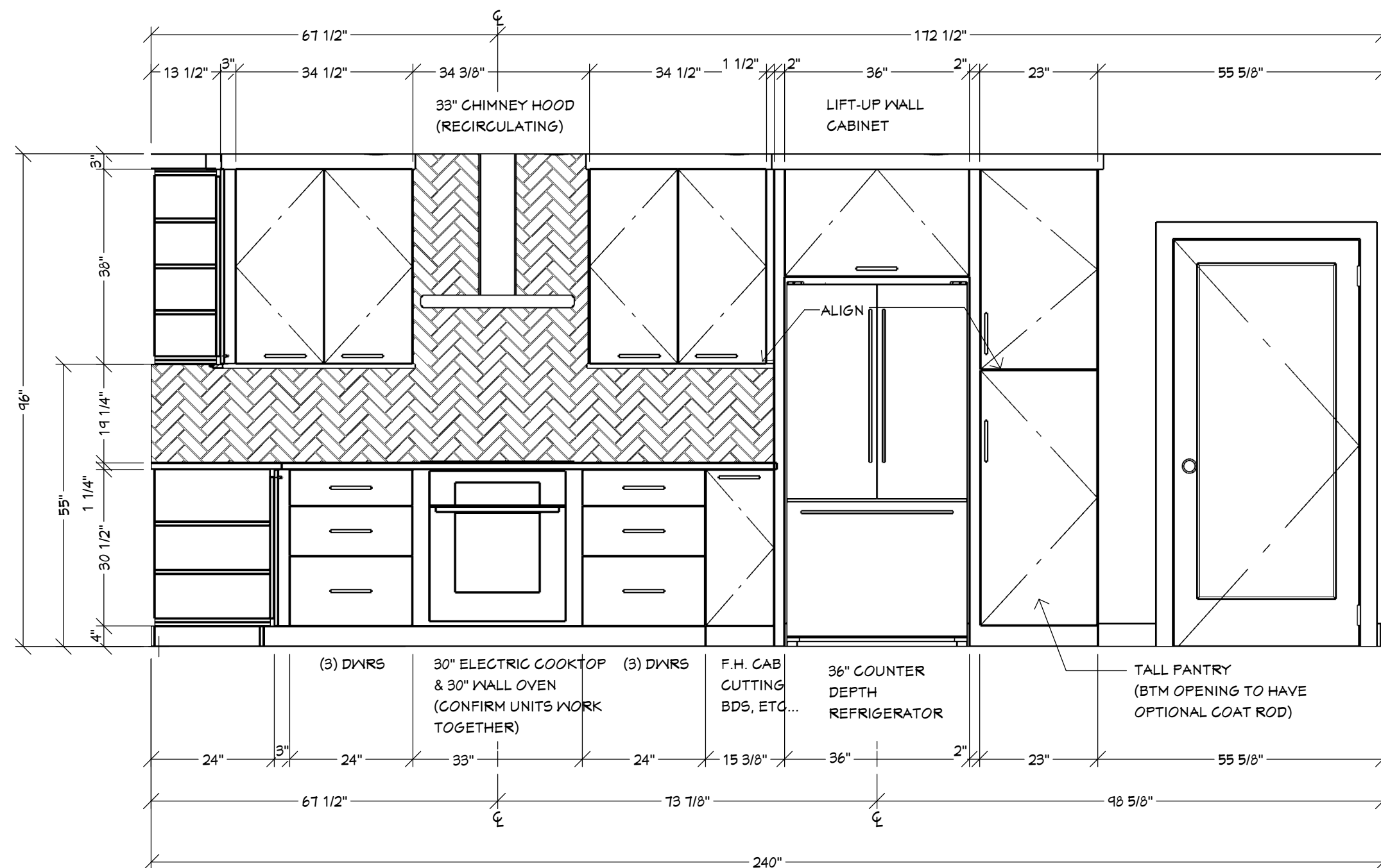


PROPOSED CONDO FLOOR PLAN

SHEET NUMBER 1	PROPOSED CONDO FLOOR PLAN		LAW RESIDENCE GENEVA TOWERS LAKE GENEVA, WI	PH: 847-757-1776 1552 FOX RUN DRIVE TWIN LAKES, WI <i>Inspiring</i> KITCHENS
	SCALE: 1/4" = 1'-0" DRAWN BY: MONICA SCHULTZ			
REVISION #:	DATE: 3-28-2022			

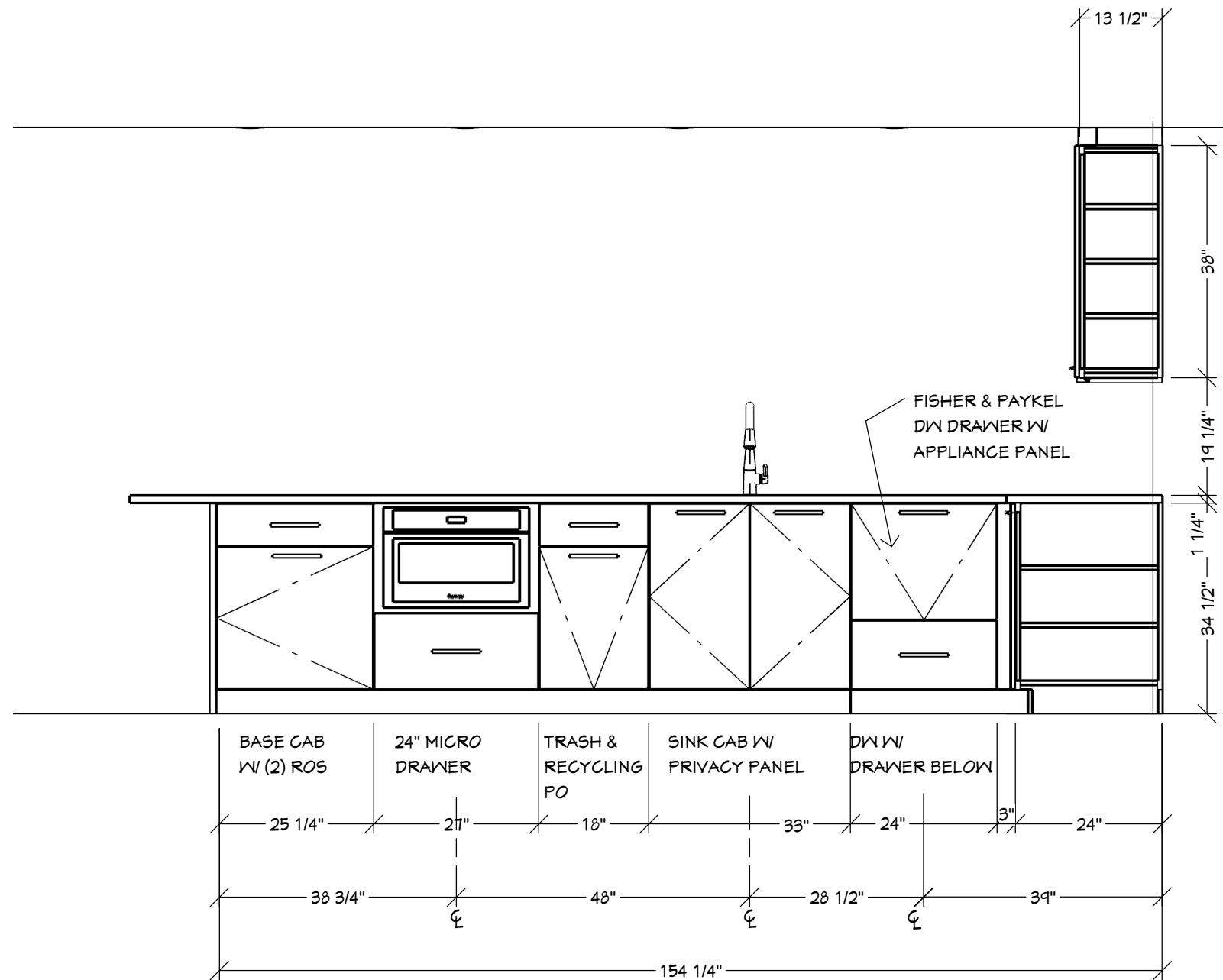


SHEET NUMBER 2	PROPOSED ENLARGED KITCHEN FLOOR PLAN		PH: 847-757-1776 1552 FOX RUN DRIVE TWIN LAKES, WI
	SCALE: 1/2" = 1'-0" DRAWN BY: MONICA SCHULTZ		
REVISION #: _____	DATE: 3-28-2022	LAW RESIDENCE GENEVA TOWERS LAKE GENEVA, WI	<i>Inspiring</i> KITCHENS

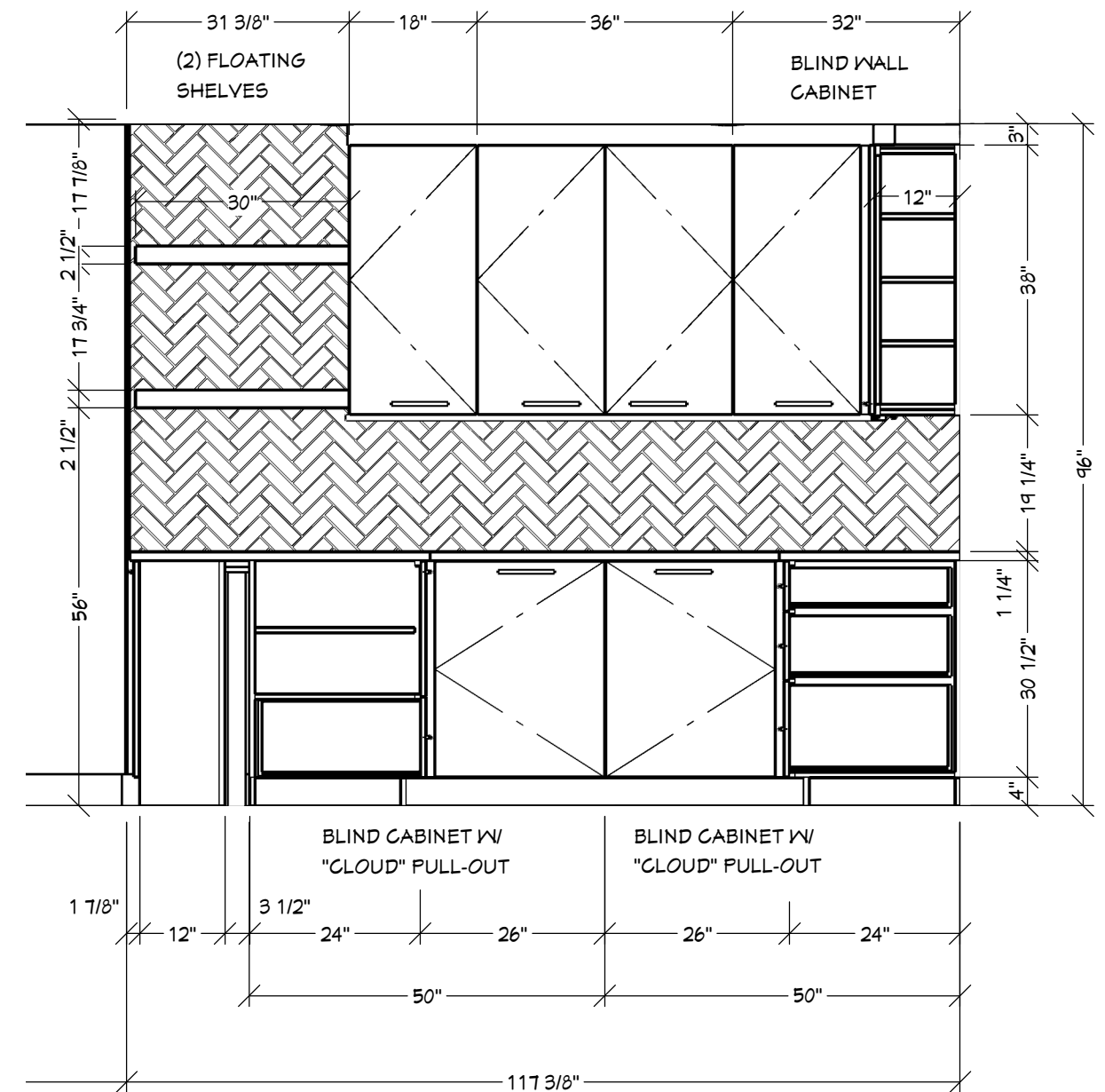


A KITCHEN ELEVATION - COOKTOP / OVEN / HOOD

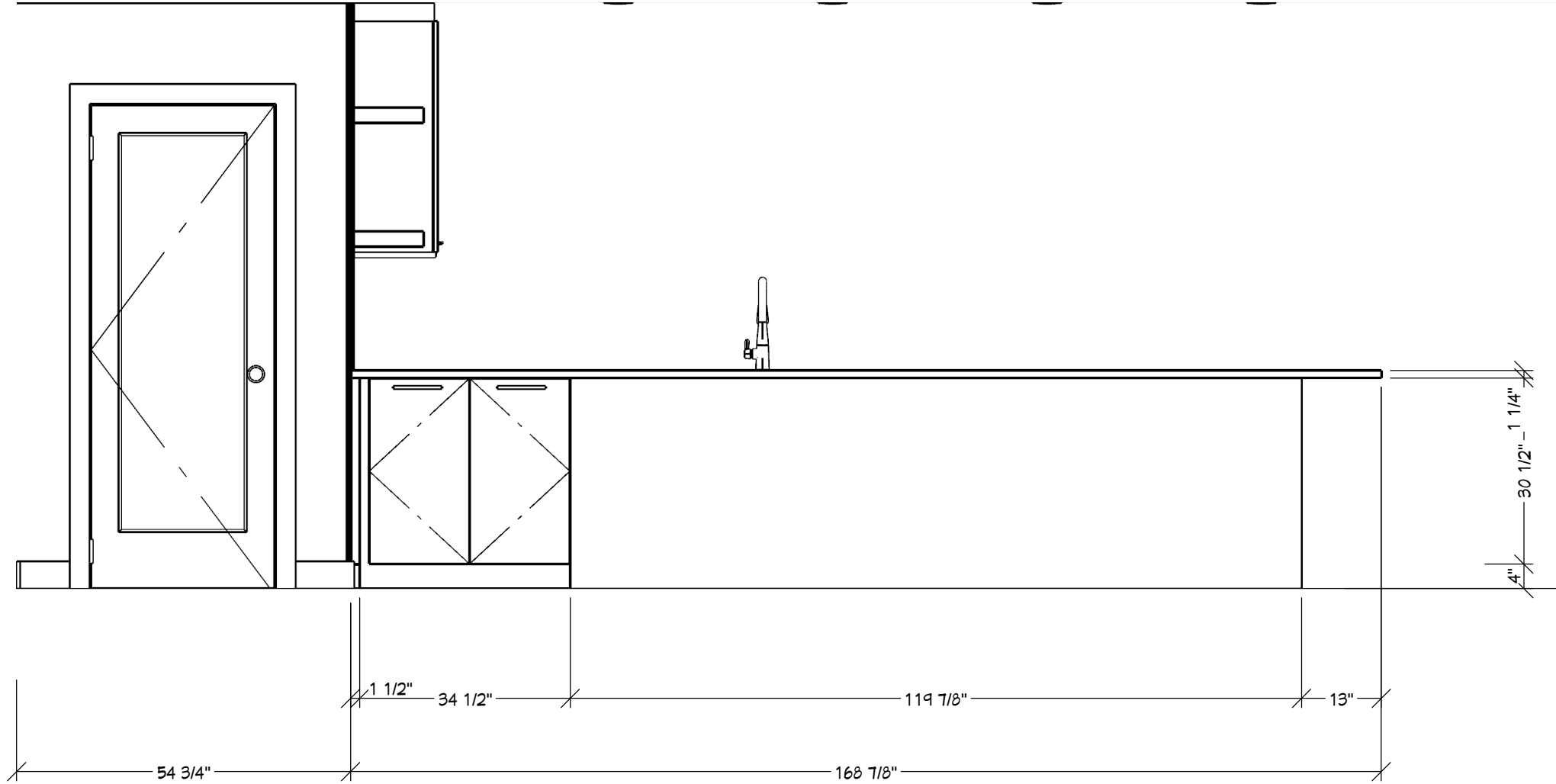
SHEET NUMBER 3	PROPOSED KITCHEN ELEVATION (COOKTOP)		LAW RESIDENCE GENEVA TOWERS LAKE GENEVA, WI	<i>Inspiring</i> KITCHENS	PH: 847-757-1776 1552 FOX RUN DRIVE TWIN LAKES, WI
	REVISION #:	SCALE: 1/2" = 1'-0"			



(C) KITCHEN ELEVATION

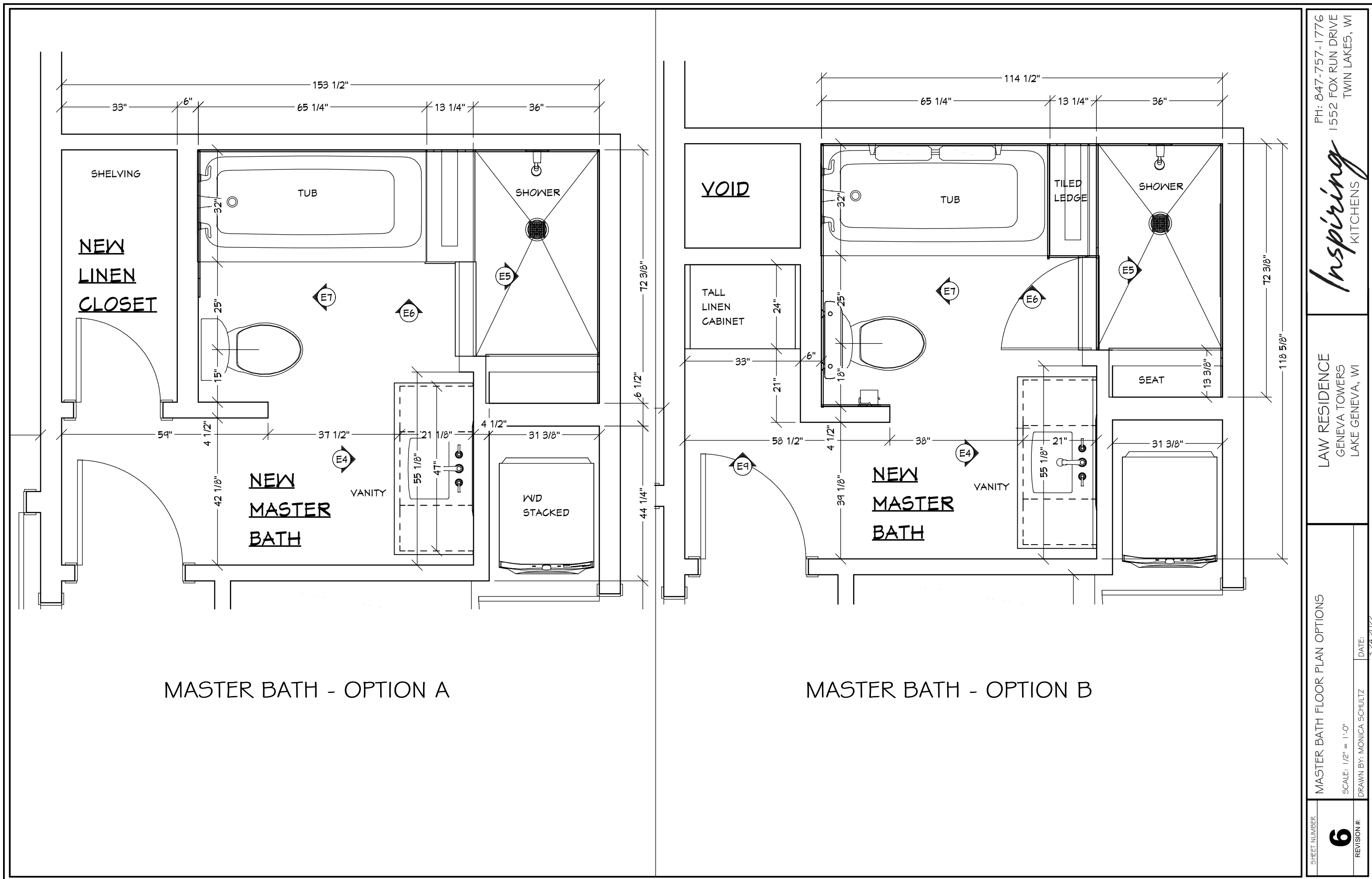


(B) KITCHEN ELEVATION

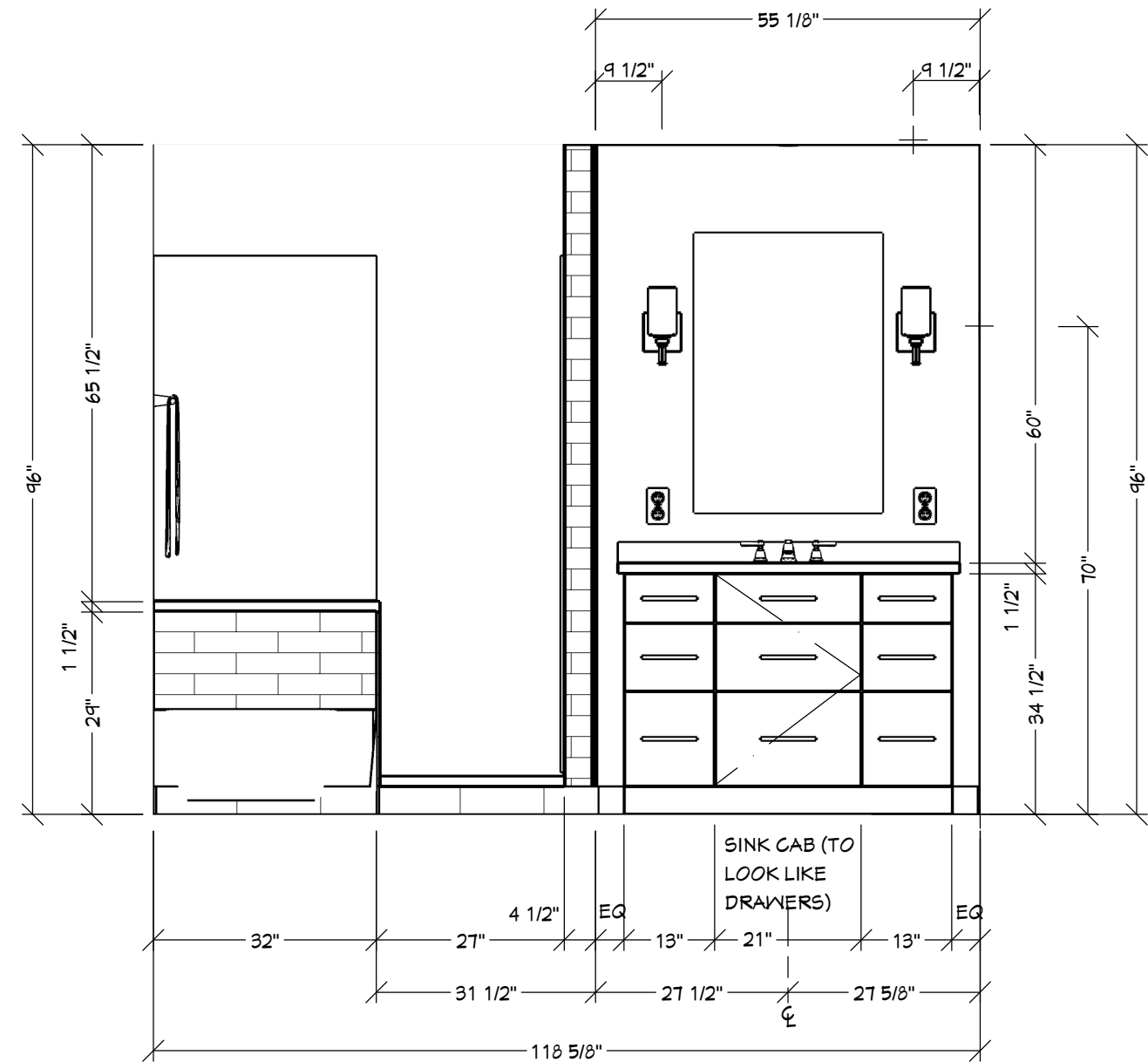


D KITCHEN ELEVATION - PENINSULA

SHEET NUMBER 5	PROPOSED KITCHEN ELEVATIONS		LAW RESIDENCE GENEVA TOWERS LAKE GENEVA, WI	<i>Inspiring</i> KITCHENS PH: 847-757-1776 1552 FOX RUN DRIVE TWIN LAKES, WI
	REVISION #:	SCALE: 1/2" = 1'-0"		
DRAWN BY: MONICA SCHULTZ				



SHEET NUMBER 6	MASTER BATH FLOOR PLAN OPTIONS		LAW RESIDENCE GENEVA TOWERS LAKE GENEVA, WI		<i>Inspiring</i> KITCHENS	PH: 847-757-1776 1552 FOX RUN DRIVE TWIN LAKES, WI
	REVISION #:	SCALE: 1/2" = 1'-0"	DRAWN BY: MONICA SCHULTZ	DATE: 3-28-2022		



MASTER BATH VANITY ELEVATION























RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Precise Implementation Plan (PIP) for Golden Years, 270 Ridge Rd. Walworth WI 53184 that will permit building renovations to include additions to the property located at 611 Harmony Dr. in the Planned Development (PD) zoning district Tax Key No. ZA475600001			
Committee:	Plan Commission approved January 16, 2023		
Fiscal Impact:	N/A		
File Number:	23-R05	Date:	January 23, 2023

WHEREAS, the City Plan Commission has considered the application of a Precise Implementation Plan (PIP) request for Golden Years, 270 Ridge Rd. Walworth WI 53184 that will permit building renovations to include additions to the property located at 611 Harmony Dr. in the Planned Development (PD) zoning district Tax Key No. ZA475600001.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on January 5, 2023.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, is hereby authorized, to issue a Precise Implementation Plan (PIP) request Golden Years, 270 Ridge Rd. Walworth WI 53184 that will permit building renovations to include additions to the property located at 611 Harmony Dr. in the Planned Development (PD) zoning district,

Tax Key No. ZA475600001

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 23rd day of January, 2023.

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: January 16, 2023

Agenda Item #10

Applicant:

Golden Years
270 Ridge Road
Walworth, WI 53184

Request:

Proposed Precise Implementation Plan (PIP)
Golden Years Planned Development – Phase 2
Skilled Nursing and Rehabilitation Services Facility

Represented by:

Jon Stankevitz
270 Ridge Road
Walworth, WI 53184

Description:

The applicant is submitting a Precise Implementation Plan (PIP) application for Phase 2 of the Golden Years development, a skilled and assisted living senior campus located on the north side of North Bloomfield Road, approximately 500 feet east of Edwards Boulevard.

The Golden Years originally received GDP approval in 2017 and GDP re-approval in 2022. The project also obtained PIP approval to complete the build out of Phase 1. The existing phase 1 includes a one-story senior care facility totaling 31,500 sf. The proposed Phase 2 development will include two one-story additions for skilled care totaling 15,500 sf added space.

The overall 11.5-acre Golden Years development provides continuum of care services (rehabilitation, independent living, assisted living, memory care and long-term care). It includes a 58-unit senior apartment complex, a 44-bed CBRF licensed assisted living residence, and 30-bed skilled nursing facility. The application notes the project will continue to be implemented in multiple phases totaling 175 units and 202,000 square feet.

Consistency with the Comprehensive Plan:

A GDP approval constitutes an official rezoning request (map amendment). All zoning map amendments shall be consistent with the Comprehensive Plan in accordance with State law. The Comprehensive Plan recommends this area as Planned Neighborhood. This category allows for institutional uses such as the proposed senior housing project. Therefore, the proposed GDP is consistent with the Comprehensive Plan.

Relationship to Base Zoning Standards:

All Planned Developments must identify any flexibilities being requested from the base zoning standards in the most comparable regular zoning district. In this instance, the Planned Office (PO) zoning district, which is often applied to large institutional developments, provides that comparison zoning district. The project is requesting 4 flexibilities:

1. Density and intensity exemptions: Zoning code allows up to 50 units per acre as a conditional use. The applicant requests a density of 15.2 units per acre via the Planned Development approval process rather than a conditional use permit process.
2. Building Height: Request to exceed the 35-foot height due to grade changes, specifically at the west end of the building.
3. Accessory building height: Request to exceed the 15-foot height maximum, allowing a 20-foot height to park a bus needed for transportation for residents of the facility.
4. Parking: the required minimum parking based on total units is 169 stalls. The project proposes 134 stalls.

The Plan Commission re-approved the overall project GDP at the November 2022 Plan Commission meeting which established the above project flexibilities.

Staff Review Comments:

The proposed project maintains building elevations that gently rise from east to west, with significant building setbacks provided in all directions, particularly in relation to Bloomfield Road. The tallest rooflines are on the west end of the building, adjacent to the planned commercial development called for along the east side of Edwards Boulevard / WIS 120.

Parking areas are small and distributed around the site. Planning staff is comfortable with the proposed amount of parking, noting that the provision of spaces reflects actual parking use at comparable facilities. Further, ample room is available to enlarge most parking areas if more spaces are needed in the future.

Generous areas are available for all required landscaping. The site layout will enable preservation of the grove of mature trees in the southeast corner of the site along North Bloomfield Road.

Overall, staff finds the project appropriate given the needed market for senior continuum of care facilities, and that it maintains the desired consistency of land uses, land use intensities, and land use impacts as a transition between planned residential and institutional development to the east and northeast and planned commercial development to the west.

Action by the Plan Commission:

As part of the consideration of a requested Planned Development - Precise Implementation Plan (PIP) step, 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 PIPs; and,
- Provide specific suggested *requirements* to modify the project as submitted.

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

A proposed PIP must undergo the review standards for all Conditional Use Permits, below:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Factors 1-6 of the following.
 1. The proposed PIP (the use in general, independent of its location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. The proposed PIP (in its specific location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any

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

3. The proposed PIP, in its proposed location and as depicted on the required site plan (see (3)(d), above), 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 this Chapter, 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.
4. 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.
5. The proposed PIP is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed PIP outweigh all potential adverse impacts of the proposed PIP (as identified in Items 1. through 5., above), 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 in disagreement with at least one of Factors 1-6 listed above.

Staff Recommendation:

Staff recommends that the Plan Commission recommend *approval* of the PIP as follows:

Suggested Motions:

- *Approve:* I recommend approval of the *Precise Implementation Plan for Golden Years, 270 Ridge Road, Walworth, WI 53184 to allow for the construction Phase 2 of the Golden Years development for the property located in the Planned Development (PD) zoning district, Tax Key No. ZA475600001* including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny:* I recommend denial of the *Precise Implementation Plan Precise Implementation Plan for Golden Years, 270 Ridge Road, Walworth, WI 53184 to allow for the construction Phase 2 of the Golden Years development for the property located in the Planned Development (PD) zoning district, Tax Key No. ZA475600001* based on the following finding of fact, because *[provide rationale for denial, based on disagreement with at least one of Items 1 through 6 above]*

Conditions of Approval:

1. Allowed flexibilities from the Planned Office base zoning district include approval of the requested density by Planned Development zoning, and exceedance of maximum building height and maximum accessory building height.

2. The proposed walkway network shall connect to the public sidewalk network planned along Harmony Way and the pedestrian/bicycle path along North Bloomfield Road.
3. A traffic study shall be submitted in with future phased reviews to confirm whether an additional vehicular access to North Bloomfield Road will be permitted, and if so, how it shall be configured.

*Sonja Kruesel, AICP
City Planning Consultant
Vandewalle & Associates*

Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator **Date:** December 28, 2022

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

CC: Jon Stankevitz – Golden Years
Dave Nord – City Administrator
Brenda Follensbee – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: GDP Amendment– Golden Years - 611 Harmony Drive (PIN ZA475600001)
Kapur Project Number 22.0160 – Phase 13

BACKGROUND AND REQUEST:

A General Development Plan (GDP) application was submitted by Golden Years for the construction of two additions to the existing structure for skilled care services. The property is located at 611 Harmony Drive (PIN ZA475600001). The new construction would be approximately 15,550 SF in building floor area on the existing 11.5 acres site. The primary entrance to the site will be maintained on Harmony Way. A secondary access point, in the future, is planned off Bloomfield Road.

The following plan and calculations were submitted for review:

- **Golden Years – Lake Geneva Site Plan**, prepared by Groth Design Group, 4 sheets, dated 9/16/2022.
- **Golden Years of Lake Geneva Landscape & Photometric Plan**, prepared by InSite Landscape Design, 5 sheets, dated 12/02/2022.
- **Golden Years – Lake Geneva Structural Plan**, prepared by Groth Design Group, 3 sheets, dated 11/29/2022.

Comments:

We have reviewed the information submitted and require comments be addressed prior to recommending approval of the PIP. Based on our review we offer the following comments:

General:

1. A stormwater maintenance agreement is required to cover Phase 1 and Phase 2 of this development. Attached is the document that was submitted for Phase 1. A fully signed and recorded copy has not been provided to the City. Please ensure that the maintenance agreement is revised to include Phase 1 and Phase 2 improvements and address the requirements of Municipal Ordinance 78-247 (k) (an example can be provided to the applicant).



2. A utility easement is required along the watermain within Phase 1. Draft easement language and exhibit had previously been reviewed by Kapur for Phase 1, see attached. In response to this document Kapur commented in email correspondence dated December 30, 2019, "The description on the Golden Year's Water Main Easement has been reviewed by Kapur. We concur with the location of the proposed easement and request the description be revised to include ***"The side lines of the above-described centerline to lengthen or shorten with respect to the west right of way line of Harmony Drive"***. This change is requested to ensure that the entire easement reaches the right-of-way as the intersection is not of 90 degrees. " The City has no record that this easement was fully executed.
3. The proposed Site Plan and Landscaping Plan do not match in the PIP submittal.
4. Line type and hatching legends shall be included on all sheets.
5. No secondary access point is planned for this phase.

Site Plan:

6. Per Lake Geneva Zoning Ordinance, stall depth shall be a minimum of 18.5-ft including a 1.5-ft curb overhang. Drive aisle width shall be a minimum of 26-ft wide.
7. All sidewalk and walking paths shall have a cross slope no greater than 2%.
8. Slopes shall be no greater than 3:1. Slopes of 2:1 are currently proposed adjacent to the Northeast Pond.
9. A landing pad with a slope no greater than 2% in any direction shall be provided for access to the new proposed parkin area. A detectable warning field shall be included for any access point to the parking lot.

Stormwater Management:

10. Our recommendation for approval of the GDP was conditional upon the following comment "Stormwater management is required for the proposed improvements. The Phase 1 stormwater management plan shall be updated to include all Phase 1 and Phase 2 improvements. Modifications to the existing detention facilities may be required." Please provide the required information.
11. The drainage from the roof has been redirected towards the uncaptured area of the site instead of the SW pond. This change must be reflected in the updated stormwater management calculations, or the site plan must be revised to ensure stormwater runoff from the proposed improvements enters an appropriately designed stormwater management facility.
12. The proposed site plan doesn't show the removal of drain tile facilities on the west side of the existing building. The new addition is proposed over top of the existing drain tile.

Utilities:

13. The Watermain utility shown on the site plan does not match the 2019 As-Built Drawing, see attached.
14. All underground utilities constructed as a part of the Phase 1 improvements shall be shown on the site plan.

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.

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: January 16, 2023

Agenda Item #14

Applicant:
Zoning Administrator

Request:
Zoning Ordinance Amendments

Description:

This proposal would amend the city's zoning ordinance to address issues identified by editors from General Code. These amendments are cleanup items rather than policy changes. They are summarized below. A redline draft is provided as Attachment A.

Staff Review:

This proposal would amend text in the following sections of the City's zoning ordinance:

- Section 98-203, Tables (1) through (9), Tables of Land Uses – *update list of zoning district abbreviations to include the Extraction/Disposal zoning district*
- Section 98-905(5)(d), pertaining to conditional use review and approval – *remove an incorrect cross-reference*

Staff Recommendation:

Suggested Motion:

- *Approve: I recommend approval of the proposed ordinance to amend zoning ordinance Sections 98-203 and 98-905(5)(d), as indicated in Attachment A.*

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

ATTACHMENT A: PROPOSED ZONING ORDINANCE AMENDMENTS (CLEANUP)

Proposed Zoning Ordinance Amendment to Section 98-203

Add EX District to list of zoning district abbreviations at the end of Tables (1) through (9)

Table 98-203(1) Tables of Land Uses

P = Permitted by Right in a Conventional Development (See 98-206(1)(a).)
 C = Permitted as a Conditional Use (See Section 98-905)
 CI = Permitted as a Conditional Use in a Cluster Development (See Section 98-206(1)(b))
 I = Permitted as a Conditional Use in an Institutional Residential Development (See 98-206(1)(c))
 M = Permitted as a Conditional Use within a Mobile Home Development or Park (See 98-206 (1)(d) or (e))
 + = Permitted as a Conditional Use until 365 days after the Effective Date of this Zoning Ordinance

Zoning District Abbreviations

RH	CR-5ac	ER-1	SR-3	SR-4	TR-6	MR-8	NO	PO	NB	PB	GB	CB	PI	GI	HI	PBP	EX	Type of Land Use
																		DWELLING UNIT TYPES (SEE 98-034)
P	P	P	P	P	P	P	P		P									(1) Single-Family Detached 35 acre lot
	P	P	P	P	P	P	P		P									(2) Single-Family Detached 5 acre lot
	CI	P	P	P	P	P	P		P									(3) Single-Family Detached 40,000 sf lot
			P	P	P	P	P		P									(4) Single-Family Detached 15,000 sf lot
				P	P	P	P		P									(5) Single-Family Detached 9,000 sf lot
				+	P	P	C		C									(6) Twin Homes/Duplex 6,000 sf per du
				+	C	P	C		C									(7) Two-Flat 9,000 sf lot
						P	C		C									(8) Townhouse 4,500 sf lot
						P	C		C									(9) Multiplex 4,500 sf per du
						P	C		C									(10) Apartment 4,500 sf per du
						I	I	I	I	I	I	I						(11) Institutional Residential 9,000 sf lot
					M													(12) Mobile Home 9,000 sf lot

RH Rural Holding	TR Two-family Res	NB Neighborhood Business	PI Planned Industrial
CR Countryside Res	MR Multi-family Res	PB Planned Business	GI General Industrial
ER Estate Residential	NO Neighborhood Office	GB General Business	HI Heavy Industrial
SR Single-family Res	PO Planned Office	CB Central Business	PBP Planned Business Park
EX Extraction/Disposal			

Table 98-203(2) and (3) Tables of Land Uses

P = Permitted by Right (98-202(2))	C = Permitted as a Conditional Use (98-202(4))
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P = Permitted by Right (98-202(2))	C = Permitted as a Conditional Use (98-202(4))
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Zoning District Abbreviations	
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RH	CR-5ac	ER-1	SR-3	SR-4	TR-6	MR-8	NO	PO	NB	PB	GB	CB	PI	GI	HI	PBP	EX	Type of Land Use
																		NONRESIDENTIAL LAND USES
																		AGRICULTURAL USES (98-206(2)(.))
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		(a) Cultivation
C																		(b) Husbandry
C																		(c) Intensive Agriculture
C															C			(d) Agricultural Services
P																		(e) On-Site Agricultural Retail
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(f) Selective Cutting
C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			(g) Clear Cutting
																		INSTITUTIONAL USES (98-206(3)(.))
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		(a) Passive Outdoor Public Recreational
P	P	P	P	P	P	P	P	P	P	P	P	P	P					(b) Active Outdoor Public Recreational
C	C	C	C	C	C	C	P	P	P	P	P	P	P					(c) Indoor Institutional
C	C	C	C	C	C	C	C	C	C	C	C	C	C					(d) Outdoor Institutional
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		(e) Public Services and Utilities
						C	C	C	C	C	C	C						(f) Institutional Residential
P	P	P	P	P	P	P	C		C									(g) Community Living Arrangement (1-8 res.)
	C	C	C	C	P	P	C	C	C									(h) Community Living Arrangement (9-15)
						C	C	C	C									(i) Community Living Arrangement (16+)
RH Rural Holding						TR Two-family Res						NB Neighborhood Business						PI Planned Industrial
CR Countryside Res						MR Multi-family Res						PB Planned Business						GI General Industrial
ER Estate Residential						NO Neighborhood Office						GB General Business						HI Heavy Industrial
SR Single-family Res						PO Planned Office						CB Central Business						PBP Planned Business Park
EX Extraction/Disposal																		

Table 98-203(4) Tables of Land Uses

P = Permitted by Right (98-202(2)) C = Permitted as a Conditional Use (98-202(4))

Zoning District Abbreviations

RH	CR-5ac	ER-1	SR-3	SR-4	TR-6	MR-8	NO	PO	NB	PB	GB	CB	PI	GI	HI	PBP	EX	Type of Land Use
																		COMMERCIAL USES (98-206(4)())
							P	P	P	P	P	P	P	P	P	P	P	(a) Office
							P	P	P	P	P	P	P			P		(b) Personal or Professional Services
							C	C	P	P	P	P	C					(c) Indoor Sales or Services
										C	C	C						(d) Outdoor Display (Ord. No. 01-19 2/12/01)
									P	P	P	P	P	P	P		P	(e) Indoor Maintenance Service
															C	C	P	(f) Outdoor Maintenance Service
								C	C	C	C	C						(g) In-Vehicle Sales or Service
							P	P	P	P	P	P	P					(h) Indoor Commercial Entertainment, Small Scale
							C	C	C	C	C	C	C					(i) Indoor Commercial Entertainment, Large Scale
C							C	C	C	C	C	C	C					(j) Outdoor Commercial Entertainment
C										C	C		C	C		C		(k) Commercial Animal Boarding
								C		C	C	C						(l) Commercial Indoor Entertainment Lodging
C	C	C	C	C	C	C	C		C	C	C	C						(m) Bed and Breakfast Establishments
					C	C	C	C	C	C	C	C	C	C		C		(n) Group Day Care Center (9+children)
C																		(o) Campground
						C	C		C		C	C						(p) Boarding House
															C			(q) Sexually-Oriented Land Use
										C	C			C	C			(r) Vehicle Repair and Maintenance
C										C								(s) Intensive Outdoor Recreation
							C	C	C	C	C	C	C			C		(t) Physical Activity Studio
							P	P	P	P	P	P	P					(u) <u>Personal or Professional Service involving tattoos and permanent cosmetics above the clavicle.</u>

RH Rural Holding	TR Two-family Res	NB Neighborhood Business	PI Planned Industrial
CR Countryside Res	MR Multi-family Res	PB Planned Business	GI General Industrial
ER Estate Residential	NO Neighborhood Office	GB General Business	HI Heavy Industrial
SR Single-family Res	PO Planned Office	CB Central Business	PBP Planned Business Park
EX Extraction/Disposal			

Table 98-203(5), (6) and (7) Tables of Land Uses
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P = Permitted by Right (98-202(2))	C = Permitted as a Conditional Use (98-202(4))
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P = Permitted by Right (98-202(2))	C = Permitted as a Conditional Use (98-202(4))
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Zoning District Abbreviations	
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																	Type of Land Use	
RH	CR-5ac	ER-1	SR-3	SR-4	TR-6	MR-8	NO	PO	NB	PB	GB	CB	PI	GI	HI	PBP	EX	
													P	P	P		P	STORAGE/DISPOSAL (98-206(5)())
														C	P		P	(a) Indoor Storage or Wholesaling (Ord. No. 01-19 2/12/01)
													C	C			P	(b) Outdoor Storage or Wholesaling
																	C	(c) Personal Storage Facility
																	C	(d) Junkyard or Salvage Yard
																	C	(e) Waste Disposal Facility
																	C	(f) Composting Operation
																		TRANSPORTATION USES (98-206(6)())
											P	P		P	P			(a) Off-Site Parking Lot
C								C					C	C	C			(b) Airport/Heliport
														C	C			(c) Freight Terminal
													C	P	P			(d) Distribution Center
																		INDUSTRIAL USES (98-206(7)())
													P	P	P			(a) Light Industrial
															P			(b) Heavy Industrial
C													C	C	C			(c) Communication Tower
																	C	(d) Extraction Use

RH Rural Holding	TR Two-family Res	NB Neighborhood Business	PI Planned Industrial
CR Countryside Res	MR Multi-family Res	PB Planned Business	GI General Industrial
ER Estate Residential	NO Neighborhood Office	GB General Business	HI Heavy Industrial
SR Single-family Res	PO Planned Office	CB Central Business	PBP Planned Business Park
EX Extraction/Disposal			

Table 98-203(8) Tables of Land Uses

P = Permitted by Right (98-202(2))

C = Permitted as a Conditional Use (98-202(4))

Zoning District Abbreviations

Type of Land Use

RH	CR-5ac	ER-1	SR-3	SR-4	TR-6	MR-8	NO	PO	NB	PB	GB	CB	PI	GI	HI	PBP	EX	Type of Land Use
																		ACCESSORY USES (98-206(8)(_))
									C	C	C	C						(a) Commercial Airport
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(b) Farm Residence
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(c) Private Residential Garage or Shed
							P	P	P	P	P	P	P	P	P			(d) Company Cafeteria
							P/C	P/C		P/C	P/C	P/C	P/C	P/C	P/C			(e) Company Provide On-Site Recreation
C										C	C							(f) Outdoor Display Incidental
							C	C	C	C	C	C	C					(g) In-Vehicle Sales and Services
													P	P	P			(h) Indoor Sales Incident to Light Ind. Use
									C	C	C	C						(i) Light Ind. Incidental to Indoor Sales
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(j) Home Occupation
P	P	P	P	P	P	P												(k) Family Day Care Home (4-8 children)
C	C	C	C	C	C	C												(l) Intermediate Day Care Home (8-15 children)
C															C			(m) Migrant Labor Camp
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(n) On-Site Parking Lot
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(o) Private Residential Recreational Facility
C	C	C																(p) Private Residential Kennel
C																		(q) Private Residential Stable
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(r) Drainage Structure
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(s) Filling
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(t) Lawn Care of Subject Property
C	C	C																(u) Septic Systems
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(v) Exterior Communication Devices
	C	C																(w) Caretaker's Residence
C	C	C	C	C	C	C												(x) Second Private Residential Garage
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(y) Tourist Rooming House
RH Rural Holding						TR Two-family Res						NB Neighborhood Business						PI Planned Industrial
CR Countryside Res						MR Multi-family Res						PB Planned Business						GI General Industrial
ER Estate Residential						NO Neighborhood Office						GB General Business						HI Heavy Industrial
SR Single-family Res						PO Planned Office						CB Central Business						PBP Planned Business Park
EX Extraction/Disposal																		

Table 98-203(9) Tables of Land Uses

T = Permitted as a Temporary Use (98-202(6))

Zoning District Abbreviations																Type of Land Use
RH	CR-5ac	ER-1	SR-3	SR-4	TR-6	MR-8	NO	PO	NB	PB	GB	CB	PI	GI	HI	
									T	T	T	T				TEMPORARY USES (98-206(9)(_))
T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	(a) General Temporary Outdoor Sales
T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	(b) Outdoor Assembly
T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	(c) Contractor's Project Office
T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	(d) Contractor's On-Site Equipment Storage
T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	(e) Relocate-able Residence
T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	(f) On-Site Real Estate Sales Office
T									T	T	T	T	T	T		(g) Outdoor Sales of Farm Products
RH Rural Holding						TR Two-family Res						NB Neighborhood Business				PI Planned Industrial
CR Countryside Res						MR Multi-family Res						PB Planned Business				GI General Industrial
ER Estate Residential						NO Neighborhood Office						GB General Business				HI Heavy Industrial
SR Single-family Res						PO Planned Office						CB Central Business				PBP Planned Business Park
EX Extraction/Disposal																

Proposed Zoning Ordinance Amendment to Section 98-905(5)(d)

Remove incorrect cross-reference

Sec. 98-905 Conditional use review and approval.

- (5) Review, public hearing, and recommendation by the Plan Commission. The Common Council shall not approve a conditional use without allowing for a recommendation from the Plan Commission per the provisions of this subsection.
- (a) The Plan Commission shall schedule a reasonable time and place for a public hearing to consider the application within 45 days after the acceptance and determination of the complete application as determined by the Zoning Administrator. A public hearing may be held more than 45 days from the filing of the complete application when requested by the applicant in writing. The applicant may appear in person, by agent, and/or by attorney. Notice of the proposed conditional use and the public hearing shall conform to the requirements of Section 62.23(7)(de) of the Wisconsin Statutes. Said notice shall contain a description of the proposed conditional use. In addition, at least 10 days before said public hearing, the City Clerk shall mail an identical notice to the applicant, and to the Clerk of any municipality whose boundaries are within 1,000 feet of any portion of the jurisdiction of this chapter. Failure to mail said notice, provided that it is unintentional, shall not invalidate proceedings under this section.
1. Statements of personal preferences or speculation not based on substantial evidence must be disregarded by the Plan Commission. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.
 2. The Plan Commission may request further information and/or additional reports from the Zoning Administrator, applicant, and/or from any other source. If such necessary expertise is not available from City staff, public academic institutions, or from appropriate regional, state, or federal agencies, the Commission may consult with a third party to effectively evaluate a conditional use permit application. The application for the conditional use permit shall bear all reasonable costs and expenses associated with such consultation. Applicants retain the right to withdraw a pending conditional use permit application if they choose not to pay consultant fees.
 3. The Plan Commission shall hear all substantial evidence regarding the proposed conditional use permit from staff, the applicant, and the public during the public hearing. Any evidence not deemed substantial evidence as defined in Subsection (5)(a)1, above, shall not be admissible.
- (b) At the public hearing, the Zoning Administrator shall provide a written report of preliminary recommended findings. The report shall contain, at minimum, all substantial evidence presented in the public hearing, evaluation of compliance with the standards of Subsection (4)(d)1 through 6, the recommended findings, and the recommended motion to either approve the use as originally proposed, approve the proposed conditional use with modifications and/or conditions, or deny approval of the proposed conditional use.
- (c) The Plan Commission shall consider the report and may take final action by resolution on the application to either approve the use as originally proposed, approve the proposed conditional use with modifications and/or conditions, or deny approval of the proposed conditional use. Final action by the Plan Commission action shall consist of all of the following:
1. The formal finding of facts concerning the requirements of Subsection (4)(d)1 through 6.

2. The City's decision to approve or deny the permit must be supported by substantial evidence. Any condition imposed by the City must be related to the purpose of the chapter and be based on "substantial evidence" as defined in Wis. Stat. 62.23(7)(de)1b.
 - (a) Conditions, if based on substantial evidence, may include, and are not limited to the following, as well as other conditions necessary to meet the findings above:
 - (1) Expiration dates on conditional use permits, except for permits for communication towers under Section 98-206(7)(c). Continuation or extension of an expired conditional use requires reapplication and approval by the Plan Commission and Common Council.
 - (2) Limits on hours or days of operation, or number of events each year.
 - (3) Limits on numbers of employees.
 - (4) Limits on numbers of total people, vehicles, or animals on the premises at any one time.
 - (5) Limits on total quantity or volume of product on the premises at any one time.
 - (6) Limits on square footage of buildings or outdoor areas devoted to the proposed use.
 3. The conditions described under Subsection (5)(c)2(a), above, must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal.
 4. The applicant must demonstrate whether the application and all requirements and conditions established by the City related to the conditional use are or will be satisfied, both of which must be supported by substantial evidence per Subsection (5)(a)1.
 5. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in this section or those imposed by the Plan Commission and the Common Council, the City shall grant the conditional use permit.
- (d) If the Plan Commission fails to make a report within 60 days after the filing of said complete application [and in the absence of an applicant-approved extension ~~per (b), above~~], then the Common Council may hold a public hearing within 30 days after the expiration of said sixty-day period. Failure to receive said written report from the Plan Commission per Subsection (5)(a), above, shall not invalidate the proceedings or actions of Common Council. If such a public hearing is necessary, the Common Council shall provide notice per the requirements of Subsection (a), above. State Law Reference: Section 62.23(7)(de).

From: Baumann, Art - DOT <Art.Baumann@dot.wi.gov>

Sent: Monday, January 9, 2023 1:11 PM

To: Naomi Rauch, PE C.F.M. <nrauch@kapurinc.com>

Cc: Tom Earle (tearle@cityoflakegeneva.com) <tearle@cityoflakegeneva.com>; Neal R. Styka, P.E., PTOE, RSP1 <nstyka@kapurinc.com>; Neil Waswo <nwaswo@cityoflakegeneva.com>; bzadmin@cityoflakegeneva.com; cityadmin@cityoflakegeneva.com; Koehnke, Kevin F - DOT <Kevin.Koehnke@dot.wi.gov>; Blackwood, Allison - DOT <Allison.Blackwood@dot.wi.gov>; Eric Pedersen <Eric@keystoneplanningdesign.com>

Subject: RE: Proposed development at 393 Edwards Blvd. - Lake Geneva

Naomi,

WisDOT has completed its review of the TIA prepared for the subject development. The TIA did have some errors on the traffic volume exhibits, but they were minor and did not impact the overall operational results reported. The increased development volumes impact to the WIS 50 & Edwards Blvd/WIS 120 intersection can be mitigated with signal timing changes and will not require any revision to the planned improvements for the upcoming WIS 50 project. The TIA did show LOS F movements for the left turn exiting vehicles for both the development driveway and the north Walgreens driveway for the Saturday Peak Hour. Normal WisDOT policy would be to restrict those movements by requiring the placement of a raised median and require the vehicles to make a right-turn and then make a u-turn at the next median opening. This is not possible on Edwards Blvd because there is no median. Drivers, if the movement is prohibited, would either ignore the signing or turn into one of the Home Depot driveways and turn around in their parking lot. Since this is occurring one day a week and there is not an available way to mitigate it, WisDOT recommends allowing the movement to remain at each driveway. WisDOT policy is to pursue having driveways align with each other to improve their operations and safety. Currently, the development driveway and the Home Depot driveway are offset and planned to remain that way. We don't anticipate that this will be an issue in this case since the Home Depot driveway is likely used mostly by right-turning vehicles, so there would be minimal left turning conflicts. Vehicles wishing to make a left out of Home Depot are likely using one of the other access points.

A permit will not be required from WisDOT to connect the proposed sidewalk to the bike path in the WIS 50 right-of-way. This stretch of WIS 50 is Connecting Highway so permitting authority is with the City of Lake Geneva.

Kevin Koehnke will coordinate with you separately regarding storm water review comments he may have. Please provide any storm water management plan or report prepared for this development to him.

Please let me know if you have any questions.

Art Baumann

Traffic Operations Engineer

Art.Baumann@dot.wi.gov

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