



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, JUNE 26, 2023 - 6:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members:

Mayor Charlene Klein, Council President, Mary Jo Fesenmaier, Council Vice President, Cindy Yager, Alderpersons: Tim Dunn, Peg Esposito, Linda Frame, Ken Howell, Shari Straube, and Joan Yunker

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

1. Links to the City of Lake Geneva's live video stream can be found at <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 Yunker
3. Roll Call
4. Awards, Presentations, Proclamations, and Announcements
5. Re-consider business from previous meeting
6. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes
7. Acknowledgement of Correspondence
8. Approve the Regular Council Minutes of June 12, 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. Massage Establishment renewal applications for the term of July 1, 2023 to June 30, 2024 filed by: Healing Muscle Therapies, Jasmine Salon & Spa, and Lake Geneva Massage Therapy

- b. Taxi Company renewal application for the term July 1, 2023 to June 30, 2024 filed by Senior Cab
- c. Creamery renewal application for the term of July 1, 2023 to June 30, 2024 filed by: Scoops Ice Cream Inc and Kilwins Lake Geneva

10. Items removed from the Consent Agenda

- 11. Discussion/Action regarding **Resolution 23-R36** a resolution establishing Public Participation procedures for both the regular and unique consideration of 2023 Amendments to the City of Lake Geneva Comprehensive Plan
- 12. Discussion/Action regarding **Resolution 23-R40** a resolution authorizing the repair of various sidewalks to adhere to ADA and City standards per Section 62.96(f)(1) & (2) of the City of Lake Geneva Municipal Code
- 13. Discussion/Action regarding the acceptance of a Monarch Habitat Butterfly Garden donation by the Rotary Club of Lake Geneva; Rotary Club will be responsible for building and maintaining the garden (*Board of Park Commissioners recommended approval on June 20, 2023*)

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

- a. Discussion/Action regarding the renewal application for a Combination "Class B" Liquor and Class "B" Fermented Malt license filed by Chubby Kitty LLC d/b/a Fat Cat's, 104 Broad St, Tai Serna, Agent, for the term of July 1, 2023 through June 30, 2024, contingent upon payment of all outstanding liabilities and delinquencies with the City of Lake Geneva and wholesaler invoices, and clearance of any Department of Revenue holds
- b. Discussion/Action regarding Pay Request #3 filed by Asphalt Contractors INC, via MSA Professional Services, INC, for the 2023 Marianne Terrace and Pine Tree Lane Improvements in an amount not to exceed \$226,007.23
- c. Discussion/Acceptance of the pre-paid and regular check report approved by the Finance, Licensing, and Regulation Committee on June 20, 2023

15. Recommendation of the Plan Commission- Ald. Yunker

- a. Discussion/Action regarding **Resolution 23-R37** a resolution authorizing the issuance of a General Development Plan (GDP) for Paul Lauterbach 914 Bennet Ct Walworth WI for a new 16,000 sq. ft. building addition to 630 Veterans Pkwy Lake Geneva, WI 53147, to allow for a site addition to a property located within the Planned Business Park (PBP) zoning district Tax Key Nos. ZLGBP200029 – ZLGBP200031
- b. Discussion/Action regarding **Resolution 23-R38** a resolution authorizing the issuance of a Zoning Map Amendment for Carmelo Alfano d.b.a Signature Investments LLC. 4793 E. Clayton Rd. Fitchburg WI to the property located at 820 & 822 Williams St. Lake Geneva, WI 53147, to change the zoning from General Business (GB) to Central Business (CB) Zoning district Tax Key No. ZA269400002
- c. Discussion/Action regarding **Resolution 23-R39** a resolution authorizing the issuance of a Conditional Use Permit (CUP) for Sal Guagliardo 1580 Orchard Lane Lake Geneva, WI 53147, to allow for a site addition to a property located within the Estate Residential - 1 (ER-1) zoning district Tax Key No. ZLM00057

16. 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, JUNE 12, 2023 - 6:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members: Mayor Charlene Klein, Council President, Mary Jo Fesenmaier, Council Vice President, Cindy Yager, Alderpersons: Tim Dunn, Peg Esposito, Linda Frame, Ken Howell, Shari Straube, and Joan Yunker

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

Pledge of Allegiance – Alderperson Howell
Alderperson Howell led the Council in the Pledge of Allegiance.

Roll Call
Present: Dunn, Esposito, Fesenmaier, Frame, Howell, Straube, Yager, and Yunker
Absent: None

Awards, Presentations, Proclamations, and Announcements

Presentation of the City of Lake Geneva 2022 Audit and Management Letter
Brian Anderson, from WIPFLI, presented the City of Lake Geneva 2022 Audit and Management letter. He noted that the City's overall audit went very smoothly and that the City holds a healthy position. He did add that there was a change to previous years audits, due to the requirement to report leases with the City, according to GASB standards. No action taken.

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
Tammie Carstensen; 300 Wrigley Dr; Spoke in opposition to the parking rate increase for the remaining 2023 holidays.
Fred Gahl; 661 S Lake Shore Dr; Spoke in favor of the parking rate increase for the remaining 2023 holidays.

Acknowledgement of Correspondence
None

Approve the Regular Council Minutes of May 22, 2023 as prepared and distributed
Motion by Yunker to approve, second by Straube. No discussion. Motion carried 8-0.

Discussion/Action regarding **Resolution 23-R35** a resolution authorizing the receipt of the 2022 City of Lake Geneva Annual Financial Report and Management Letter
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.

Temporary Class "B"/"Class B" Retailer's License application filed by St Francis De Sales Parish for the event of Fall Festival to take place on September 24, 2023 from 11:30 a.m. to 6:00 p.m., located at 148 W Main St

Temporary Operator License application filed by Robert McCormick for use at the St. Francis De Sales Fall Festival to be held on September 24, 2023

Temporary Class "B"/"Class B" Retailer's License application filed by Kisses From Keegan for the event of Mars 100 Year Celebration to be held on June 22, 2023 from 4:30 p.m. to 11:30 p.m., located in the Rivera Ballroom, 812 Wrigley Dr

Temporary Operator License applications filed by Joseph DeVries, Kortlyn Freeman, Daniel Goodlow and Trevor Wilson for use at the Mars 100 Year Celebration event to be held on June 22, 2023

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

Items removed from the Consent Agenda

None

Public Hearing for the Proposed Impact Fees and Ordinance 23-03

Mayor Klein opened the floor for the Public Hearing of the Proposed Impact Fees and Ordinance 23-03.

Doug Wheaton; 1560 Country Club Dr, Elkhorn; Lakes Area Realtor Association; Spoke in opposition to the proposed impact fees and noted that there are discrepancies in the study versus the proposed ordinance.

Bill Huntress; 1015 Pleasant St; Spoke in favor of the proposed impact fees and Ordinance 23-03.

Ed Maxwell from Ruekert- Meilke addressed the Council regarding the study. He noted that the fees are much larger than they have been in the past, but that the City had not reviewed or increased the impact fees since 2004. He noted that the increases are keeping pace with the current construction costs. He reviewed the ordinance presented and noted that the numbers were all correct.

Motion by Frame to closed the public hearing, second by Esposito. No discussion. Motion carried 8-0.

First Reading of **Ordinance 23-03** an ordinance amending Section 39-1, Creation of Impact Fee, Section 39-3, Definitions, Section 39-4, Applicability of Impact Fee, Section 39-5, Impact Fee, Section 39-6, Payment of Fee, Section 39-7, Segregation and Use, and Section 39-8, Refund of fees paid, all of Chapter 39: Impact Fees of Municipal Code of the City of Lake Geneva, Wisconsin concerning the imposition and revision of impact fees

Mayor Klein offered Ordinance 23-03 as a first reading.

Motion by Fesenmaier to suspend the rules and move to a second reading, second by Howell. No discussion.

Motion carried 8-0

Mayor Klein offered Ordinance 23-03 as a second reading.

Motion by Fesenmaier to approve Ordinance 23-03, second by Frame. No discussion. Motion carried 8-0.

Second Reading **Ordinance 23-04** an ordinance amending subsection b, of Section 202, Replacement fund for west pier, of Chapter 90, Waterways, of the City of Lake Geneva Municipal Code; as it relates to the increase of pier rental funds to be placed in the West pier Replacement Fund

Mayor Klein offered Ordinance 23-04 for a second reading.

Motion by Howell to approve Ordinance 23-04, second by Yunker. No discussion. Motion carried 8-0.

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

Discussion/Action regarding **Resolution 23-R34** a resolution authorizing and directing the proper city official(s) to issue the Liquor License renewals for the period of July 1, 2023, to June 30, 2024

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

Discussion/Action regarding Sidewalk Cafe Permit Renewals for the period of July 1, 2023 to June 30, 2024, filed by: Avant Cycle Cafe, Barrique Bistro & Wine Bar, Flat Iron Tap, Guac Star, Harborside Pub & Grill, Hill Valley Cheese Shop & Cheese Bar, House of Bogini, Lake Aire Restaurant, Oakfire, Olympic Restaurant, Popeyes and Sopra

Motion by Howell to approve, second by Yunker. Discussion was held concerning the need to verify that the ordinance is being followed for open walk ways on the sidewalk. Motion carried 8-0.

Discussion/Action regarding Massage Establishment renewal applications for the term of July 1, 2023 to June 30, 2024 filed by: Element Massage Studio and Lakeview Spa

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

Discussion/Action regarding an agreement between Wisconsin Bell Inc and the City of Lake Geneva for use of twelve parking stalls located at 645 Main Street for City of Lake Geneva Employee Parking

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

Discussion/Action regarding increasing the parking rate to \$4.00/hr for Memorial Day, 4th of July, and Labor Day (Parking Ad Hoc Committee recommended approval on May 31, 2023)

Motion by Howell to approve, second by Yunker. Fesenmaier stated that it would be reasonable to delay action on this until 2024. Esposito concurred that this should be delayed, at least for the 4th of July and maybe Labor Day could be revisited at a later date. Yager felt that this wasn't necessary as a budget projection hadn't been given to substantiate the increase.

Yunker added that Memorial Day was already over and that it may be too soon for the 4th of July to be increased for people who are already starting their travel plans. She added that maybe this could be amended to just reflect Labor Day for 2023.

Mayor Klein noted that this increase could be used towards closing the deficit that occurred with the reduction of the parking ticket fees.

Yager felt that this increase isn't needed at this time because no evidence was given to support this increase.

Motion by Howell to amend to approve the increase for Labor Day only and to review for 2024, second by Straube. Motion carried 5-4 with Esposito, Fesenmaier, Frame, and Yager voting no, with Mayor Klein voting no to break the tie.

The original motion was re-read.

Motion by Howell to call the question, second by Esposito. Motion to call the question carried 5-3, with Fesenmaier, Frame, and Yager voting no.

Original motion was re-read again. Motion failed 3-5 with Framer, Straube, Yager, Esposito, and Fesenmaier voting no.

Discussion/Acceptance of the Pre-paid and Regular payment reports approved by the Finance, Licensing, and Regulation Committee on June 6, 2023

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

Confirming Mayoral Appointments

Appointment of Thomas Anthony, Wesley (Pete) Peterson, and 1st Alternate Kelly Yunker to the Lake Geneva Zoning Board of Appeals with a term to expire May 1, 2026

Motion by Howell to confirm the appointments of the Zoning Board of Appeals, second by Yunker. No discussion. Motion carried 8-0.

Adjournment

Motion by Howell to adjourn, second by Straube. Motion carried 8-0. The meeting adjourned at 7:22 p.m.



CITY OF LAKE GENEVA

MASSAGE ESTABLISHMENT APPLICATION

\$50.00 ANNUAL LICENSE FEE

EXPIRES JUNE 30TH EACH YEAR

Is Application: Original ☐ or Renewal ☒

Application must be accompanied by the following documents:

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

BUSINESS INFORMATION

Trade Name: HEALING MUSCLE THERAPIES

Corporate Name (if applicable): N/A

Business Address (Physical): 201 BROAD ST, SUITE D

Mailing Address (if different): N/A

City, State, Zip: LAKE GENEVA WI 53147

Please explain the nature of services to be provided: MASSAGE THERAPY SERVICES
(Relaxation, Deep Tissue, Salt-Stones, Thai Massage)

BUSINESS OWNER (APPLICANT) INFORMATION

(Marti)

Please include information for all business owners

Full Name: MARTHA EVAN DOOLITTLE

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:

N/A

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: Martha E. Doolittle Date: 5/10/23

For Office Use Only

Date Filed: 5/15 Receipt #: 15.007530 Amt Paid: 50.00
Forwarded to Police Dept: 05/21/2023 Background Completed: 5-21-23 g7
Police Chief Recommendation: E. E. #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



CITY OF LAKE GENEVA

MASSAGE ESTABLISHMENT APPLICATION

\$50.00 ANNUAL LICENSE FEE

EXPIRES JUNE 30TH EACH YEAR

Is Application: Original ☐ or Renewal ☒

Application must be accompanied by the following documents:

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

BUSINESS INFORMATION

Trade Name: Jasmine Salon and Spa
Corporate Name (if applicable): Aveda Jasmine Salon and Spa
Business Address (Physical): 251 Cook St
Mailing Address (if different): _____
City, State, Zip: Lake Geneva, WI 53147

Please explain the nature of services to be provided: body wraps/scrubs, massage

BUSINESS OWNER (APPLICANT) INFORMATION

Please include information for all business owners

Full Name: Brittany Harris

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:

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: _____

For Office Use Only

Date Filed: 5/15 Receipt #: 19-007528 Amt Paid: 50.00
Forwarded to Police Dept: 05/21/2023 Background Completed: 97 5-21-23
Police Chief Recommendation: E. [Signature] #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



CITY OF LAKE GENEVA

MASSAGE ESTABLISHMENT APPLICATION

\$50.00 ANNUAL LICENSE FEE

EXPIRES JUNE 30TH EACH YEAR

Is Application: Original ☐ or Renewal ☒

Application must be accompanied by the following documents:

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

BUSINESS INFORMATION

Trade Name: Lake Geneva Massage Therapy

Corporate Name (if applicable): _____

Business Address (Physical): 905 Marshall St.

Mailing Address (if different): _____

City, State, Zip: Lake Geneva, WI 53147

Please explain the nature of services to be provided: Massage Therapy

BUSINESS OWNER (APPLICANT) INFORMATION

Please include information for all business owners

Full Name: Mark W Mitchell

Additional Massage Therapist

Barbara J Mitchell

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:

~~Barbara J Mitchell~~

None

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:

Mark Mitchell

Date: 5-15-23

For Office Use Only

Date Filed: 5/16/23 Receipt #: 15-007559 Amt Paid: 50.00

Forwarded to Police Dept: 05/21/2023 Background Completed: 97 5-21-23

Police Chief Recommendation: *E. J.* ☒ 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



CITY OF LAKE GENEVA

TAXI COMPANY LICENSE APPLICATION

Please Check:

- ☐ Original Application
- ☒ Renewal of Current License

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

Annual License Expires June 30th each year

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

NOTE: Application must be accompanied by the following documents:

- ☐ Copy of policy of liability insurance covering all vehicles, insuring the licensee against loss from liability to the amount of \$300,000 for the injury or death of one or more persons and in the amount of \$100,000 for damage to property of others for any one accident due to negligent operation of vehicle.
- ☐ Copy of certificate of inspection signed by a reputable automobile mechanic or public garage owner certifying that the vehicle sought to be licensed is mechanically sound and in a thoroughly safe condition for the transportation of passengers and in clean, fit and good appearance.
- ☐ Taxi/Trolley Driver License Application(s) for any drivers who are not currently licensed with the City of Lake Geneva.

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

BUSINESS INFORMATION

Business Name: Senior Cab

Bus. Address (Physical): W3099 Krueger Rd

Mailing Address (if different): _____

City, State, Zip: Lake Geneva, WI 53147

BUSINESS OWNER/AGENT INFORMATION

Owner/Agent Name: Larry Rydzelski

PLEASE ANSWER THE FOLLOWING QUESTIONS COMPLETELY

1. Have you been previously licensed to operate a taxicab company? ☒ YES ☐ NO

If Yes, please state where: Lake Geneva since 2004

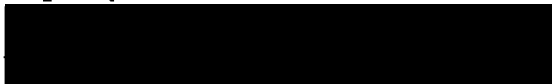
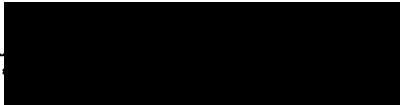
2. Have you ever had a license revoked? ☒ YES ☐ NO

If Yes, please explain: once - Walworth County
27 years ago

TAXI VEHICLE INFORMATION

Total Number of Vehicles to be operated: 1

Vehicle #1

<u>Chrysler</u>	<u>Town & Country</u>	<u>2010</u>
Make	Model	Year
<u>7</u>		
Capacity	License Plate No.	
		
VIN	Certificate of	

Vehicle #2

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

Vehicle #3

Make

Model

Year

Capacity

License Plate No.

VIN

Certificate of Title No.

Vehicle #4

Make

Model

Year

Capacity

License Plate No.

VIN

Certificate of Title No.

APPLICANT SIGNATURE

Larry R. Smith

DATE: 5/24/23

For Office Use Only

Date Filed: 6/2/23

Receipt No: 15.008258

Total Amount: 50.00

Forwarded to Police Chief: 06/06/2023

Forwarded to City Attorney: _____

Verified: Stark ☐ MSI ☐

Notes: _____

FLR Approval: _____

Council Approval: _____

Police Chief

Recommendation: E. Smith

Approved

Denied

City Attorney Approval of Liability

Insurance: _____

License Date: _____

License Number: _____

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/31/2023

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

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

PRODUCER USI Insurance Services, LLC 8000 Norman Center Drive, Suite 400 Bloomington, MN 55437	CONTACT NAME: Rebekah Howell PHONE (A/C, No, Ext): 952-395-1671 FAX (A/C, No): 952-945-9477 E-MAIL ADDRESS: rebekah.howell@usi.com																					
INSURED Senior Cab Plus LLC W 3099 Krueger Road Lake Geneva, WI 53147	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr> <tr> <td>INSURER A:</td><td>Cincinnati Indemnity Company</td><td>23280</td></tr> <tr> <td>INSURER B:</td><td>Artisan and Truckers Casualty Company</td><td>10194</td></tr> <tr> <td>INSURER C:</td><td></td><td></td></tr> <tr> <td>INSURER D:</td><td></td><td></td></tr> <tr> <td>INSURER E:</td><td></td><td></td></tr> <tr> <td>INSURER F:</td><td></td><td></td></tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Cincinnati Indemnity Company	23280	INSURER B:	Artisan and Truckers Casualty Company	10194	INSURER C:			INSURER D:			INSURER E:			INSURER F:		
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INSURER E:																						
INSURER F:																						

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:		ENP0010272	02/02/2023	02/02/2024	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COM/OP AGG \$2,000,000 \$
B	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☒ SCHEDULED AUTOS NON-OWNED AUTOS ONLY UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y ☒ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		00896886	08/13/2022	08/13/2023	COMBINED SINGLE LIMIT (Ea accident) \$500,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ EACH OCCURRENCE \$ AGGREGATE \$ \$ PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

10-day notice of cancellation for non-payment of premium.

Vehicle Listed on policy:-

2010 Chrysler Town & Country Minivan - Vin #2A4RR8DX0AR398282

CERTIFICATE HOLDER

CANCELLATION

City of Lake Geneva
 626 Geneva St.
 Lake Geneva, WI 53147

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

AUTHORIZED REPRESENTATIVE



VEHICLE SAFETY INSPECTION

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

Vehicle Owner/Agent Name

Senior Cab

Vehicle - Year <i>2010</i>	Make <i>Chrysler</i>	Model <i>Town & Country</i>	Color <i>Grey</i>	Odometer Reading <i>135,118</i>	License Plate Number
Name - Inspecting Company or Agency <i>AB Fix It LLC</i>			Name - Inspector <i>Andrew Buyer</i>		Telephone Number
Address 			City 	State 	Zip Code

VEHICLE INSPECTION CHECKLIST

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

Brief Comments - Refer to Item Number

SIGNATURE - Inspector

Andrew Buyer

Date - Inspection

5-24-23



General License Application

City of Lake Geneva Clerk's Office

626 Geneva St

Lake Geneva, WI 53147

Renew by June 30. Applications received after March 1 will be valid through June 30 of the following year.

Please Check: ☐ New Business ☐ New Owner ☐ Name Change ☒ Renewal ☐ Location Change

Local Business Information

Trade Name/DBA: SCOOPS ICE CREAM INC
Address: 101 BROAD ST Suite/Unit#: _____
Email: SCOOPS ON BROAD @ G MAIL . COM
Local Contact Person: TIM DORY Phone: _____ mail: SAVIE
Type of Business: ICE CREAM
Furnishings on Sidewalk? ☒ Yes (Proof of Liability Insurance Required) ☐ No
Describe: 4 TABLES + CHAIRS

Corporate Business/License Holder Information: If same as Trade name, you may leave this section blank

Organization Legal Name/Sole Proprietor Name: _____
Address: _____
City, State, Zip: _____
Contact Person: _____ Phone: _____ Email: _____

Mailing Address: please specify where Licenses, Renewal notices, etc. should be mailed

☒ Local Business Address
☐ Other: _____

☐ Corporate Address

Building Information:

Owner: TIMOTHY DORY Phone: _____
Has the Building Owner approved the use of the space for your business? ☒ Yes ☐ No
Are there any improvements planned to the existing property? ☐ Yes ☒ No
If yes, please explain: _____

New Businesses and Location Changes Only

Opening Date: _____ Property Currently Vacant? ☐ Yes ☐ No
Have you obtained Occupancy through the Building & Zoning Department? ☐ Yes ☐ No
Date of inspection: _____ If no, call to set up ASAP: (262) 249-4089

Attestation and Signature

The above information is true and correct to the best of my knowledge. The City of Lake Geneva is authorized to suspend or revoke a permit or license issued under the provision of its Municipal Code wherever a permit or license is issued in error or on the basis of incorrect, inaccurate, or any false statement or misrepresentation, or in violation of any ordinance or regulation or any of the provisions of the City of Lake Geneva Municipal or Zoning Code; including but not limited to Sec. 18-42 pertaining to delinquent taxes, assessments and claims.

I understand that I must report any change in business ownership, operation, and/or address immediately.

Signature: _____

Title: OWNER

Date: 5-22-23



License Worksheet

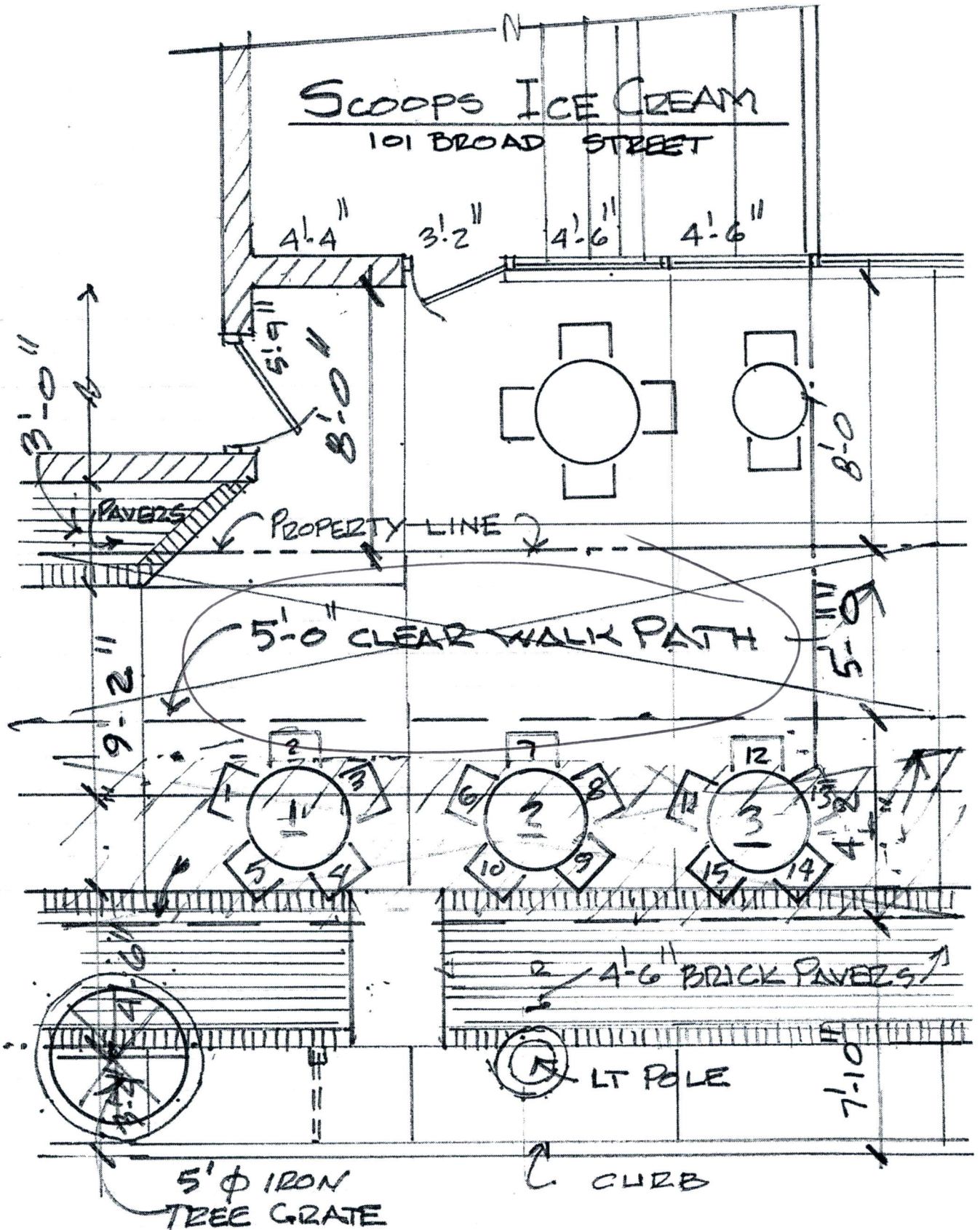
City of Lake Geneva Clerk's Office
626 Geneva St
Lake Geneva, WI 53147

Select all licenses being applied for

Check	License Type	Price	Fee due
	Business License - Required for all Businesses		
	Room Tax Permit	\$25	\$25.00
	Requires filing of monthly & annual reporting forms	\$10	
	Weights & Measures		
	Number of Devices: _____	\$20	
	Type of weighing, measure, scanning devices used: _____	\$15/device	
	Sidewalk Café Permit	subtotal	
	Creamery Permit	\$15/seat	
		\$50	\$50
Additional requirements for Sidewalk Café or Creamery Permit			
1. Certificate of Comprehensive General Liability Insurance naming the City as a party insured against liability resulting from the uses permitted herein. The coverage shall be in an amount not less than \$1,000,000.00.			
2. Copy of license issued by the WI Dept of Health Services and/or WI Dept of Agriculture, Trade and Consumer Protection per Wis. Stat. 254.64.			
3. Scaled Diagram accurately depicting the dimensions of the existing sidewalk area and adjacent private property, the proposed location of the sidewalk café, size and number of tables, seats, bollards (and chains or ropes), planters, umbrellas, location of doorways, trees, signage, parking meters, obstructions (either existing or proposed, within the pedestrian way). Site plan must depict five (5) feet of unobstructed sidewalk for public use			
4. Signed Indemnification Statement & Alcoholic Beverage Questionnaire			
Approvals-Office Use			
PD <u>276</u>	B & Z <u>SLF</u>	DPW <u>82</u>	FLR _____
Date <u>06/05/2023</u>	Date <u>06/07/2023</u>	Date <u>07/14/2023</u>	Council _____
Amusement Devices & Arcade			
Arcade (up to 4 devices)		\$25/device	# of devices
Minor Arcade (4-9 devices)		\$100	Fee Due
Major Arcade (10 + devices)		\$300	
Amusement Device (Juke Box)		\$20/device	
Billiards Table		\$40/table	
Bowling Alley		\$20/lane	
		Amusement Subtotal	

Total Due: _____

Office Use			
Date Filed: <u>5/25/23</u>	Receipt Number: <u>15-007939/15-007940</u>	Total Paid: <u>75.00</u>	
Approvals			
Building Inspector: _____	Date: <u>6/7/2023</u>		
Fire Inspector: _____	Date: _____		
Date Issued: _____	License #: _____		
		PPT	
		Paid	
		Owes:	
Notes: <u>This store no longer Allows customers inside. Customers are now served Through The Screen Door. Owner is To not Allow customers to line up in the required sidewalk open area.</u>			



SCOOPS SEATING PLAN 1/4"=1'-0"
101 BROAD STREET 6-8-16



General License Application

City of Lake Geneva Clerk's Office
626 Geneva St
Lake Geneva, WI 53147

Renew by June 30. Applications received after March 1 will be valid through June 30 of the following year.

Please Check: ☐ New Business ☐ New Owner ☐ Name Change ☒ Renewal ☐ Location Change

Local Business Information

Trade Name/DBA: Kilwins Lake Geneva

Address: 772 Main Street

Suite/Unit#:

Email:

Phone: 262-248-4400

Local Contact Person: Brenda Ripkey

Ph:

Type of Business: Ice Cream and Confectionary

Furnishings on Sidewalk? ☒ Yes (Proof of Liability Insurance Required)

☐ No

Describe: 3 small tables and chairs

Corporate Business/License Holder Information: If same as Trade name, you may leave this section blank

Organization Legal Name/Sole Proprietor Name: LGSweets LLC

Address: same as above

City, State, Zip:

Contact Person:

Phone:

Email:

Mailing Address: please specify where Licenses, Renewal notices, etc. should be mailed

☐ Local Business Address

☐ Corporate Address

☒ Other: Brenda Ripkey,

Building Information:

Owner: Al Paas

Phon:

Has the Building Owner approved the use of the space for your business?

☒ Yes

☐ No

Are there any improvements planned to the existing property?

☐ Yes

☒ No

If yes, please explain:

New Businesses and Location Changes Only

Opening Date: _____ Property Currently Vacant?

☐ Yes

☐ No

Have you obtained Occupancy through the Building & Zoning Department?

☐ Yes

☐ No

Date of inspection: _____

If no, call to set up ASAP: (262) 249-4089

Attestation and Signature

The above information is true and correct to the best of my knowledge. The City of Lake Geneva is authorized to suspend or revoke a permit or license issued under the provision of its Municipal Code wherever a permit or license is issued in error or on the basis of incorrect, inaccurate, or any false statement or misrepresentation, or in violation of any ordinance or regulation or any of the provisions of the City of Lake Geneva Municipal or Zoning Code; including but not limited to Sec. 18-42 pertaining to delinquent taxes, assessments and claims.

I understand that I must report any change in business ownership, operation, and/or address immediately.

Signature:

Brenda Ripkey

Title: Owner

Date: 5-30-23



License Worksheet

City of Lake Geneva Clerk's Office
626 Geneva St
Lake Geneva, WI 53147

Select all licenses being applied for

Check	License Type	Price	Fee due
	Business License - Required for all Businesses	\$25	25
	Room Tax Permit Requires filing of monthly & annual reporting forms	\$10	
	Weights & Measures Number of Devices: <u>7</u> Type of weighing, measure, scanning devices used: <u>3 POS, 4 DIGITAL</u>	\$20 \$15/device subtotal	20 105.00
	Sidewalk Café Permit	\$15/seat	
	Creamery Permit	\$50	50
Additional requirements for Sidewalk Café or Creamery Permit 1. Certificate of Comprehensive General Liability Insurance naming the City as a party insured against liability resulting from the uses permitted herein. The coverage shall be in an amount not less than \$1,000,000.00. 2. Copy of license issued by the WI Dept of Health Services and/or WI Dept of Agriculture, Trade and Consumer Protection per Wis. Stat. 254.64. 3. Scaled Diagram accurately depicting the dimensions of the existing sidewalk area and adjacent private property, the proposed location of the sidewalk café, size and number of tables, seats, bollards (and chains or ropes), planters, umbrellas, location of doorways, trees, signage, parking meters, obstructions (either existing or proposed, within the pedestrian way). Site plan must depict five (5) feet of unobstructed sidewalk for public use 4. Signed Indemnification Statement & Alcoholic Beverage Questionnaire Approvals-Office Use PD <u>ETG</u> B & Z <u>SLF</u> DPW <u>[Signature]</u> FLR <u>[Signature]</u> Council <u>[Signature]</u> Date <u>06/12/2023</u> Date <u>6/12/23</u> Date <u>13 June 2023</u> Date: _____ Date: _____			
Amusement Devices & Arcade			# of devices Fee Due
	Arcade (up to 4 devices)	\$25/device	
	Minor Arcade (4-9 devices)	\$100	
	Major Arcade (10 + devices)	\$300	
	Amusement Device (Juke Box)	\$20/device	
	Billiards Table	\$40/table	
	Bowling Alley	\$20/lane	
	Amusement Subtotal		

Total Due: 200.00

Office Use		
Date Filed: <u>6/8/23</u>	Receipt Number: <u>14,000654</u>	Total Paid: <u>200.00</u>
Approvals Building Inspector: <u>[Signature]</u> Date: <u>6/12/23</u> Fire Inspector: _____ Date: _____ Date Issued: _____ License #: _____ PPT Paid Owes: _____		
Notes:		

Indemnification Statement and Alcoholic Beverage Questionnaire

Required for Sidewalk Café and Creamery Permits

INDEMNIFICATION STATEMENT

I, BRENDA RIPPKE representing KILWING LANE GENEVA as its
(FULL NAME) (ESTABLISHMENT)

OWNER
(TITLE) agree to hold harmless and indemnify the City, its directors, officers, employees and agents, from and against any and all liabilities, losses, claims, demands, damages, fines, penalties, costs and expenses, including, but not limited to, reasonable attorney's fees and costs of litigation, and all causes of action of any kind or character resulting from my use of the public sidewalk as a café. I certify that I have read and understand the rules of Section 62-67 (6) Sidewalk Café permits.

SIGNATURE OF APPLICANT: Brenda Rippe DATE: 5-30-2023

Alcoholic Beverage Questionnaire

Are you requesting to serve alcoholic beverages? ☐ Yes ☒ No

If so, please provide the following information:

Liquor License Agent Name: _____

Agent Address: _____

Agent Phone: _____ Alt. # _____

Agent E-mail: _____

Signature of Agent: _____ Date: _____

Do food sales generate more than 50% of gross receipts? ☒ Yes ☐ No

✓
candy
+
ice cream



LGSWEET-01

MPOINTER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/30/2023

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

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

PRODUCER Robertson Ryan - Lake Geneva 500 Interchange N. #103 Lake Geneva, WI 53147	CONTACT NAME: Melissa Pointer	
	PHONE (A/C, No, Ext): (414) 283-4231 1231	FAX (A/C, No): (414) 271-0196
	E-MAIL ADDRESS: mpointer@robertsonryan.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Citizens Insurance Company of America	31534
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOG OTHER:	X		OB1D573028	5/11/2023	5/11/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	☒ AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			OB1D573028	5/11/2023	5/11/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$			OB1D573028	5/11/2023	5/11/2024	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WB1D572498	5/1/2023	5/1/2024	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Additional Insured (General Liability): City of Lake Geneva

CERTIFICATE HOLDER

City of Lake Geneva 626 Geneva Street Lake Geneva, WI 53147

CANCELLATION

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

ACORD 25 (2016/03)

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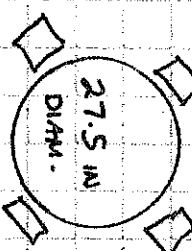
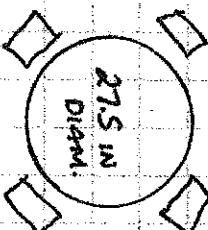
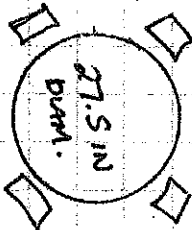
The ACORD name and logo are registered marks of ACORD

KILWINS LAKE GENEVA 772 MAIN ST.

STORE FRONT

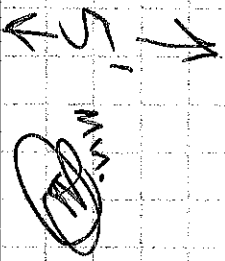
door

9' 5"



DECK

6 FT



5' min

BROAD STREET

MAIN STREET

RESOLUTION OF THE COMMON COUNCIL			
Resolution establishing Public Participation procedures for both the regular and unique consideration of 2023 Amendments to the City of Lake Geneva Comprehensive Plan			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	23-R36	Date:	June 26, 2023

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lake Geneva hereby adopts the procedures included in the "Public Participation Strategy and Procedures for Amendments to City of Lake Geneva Comprehensive Plan" as its public participation procedures for periodic amendments to the City's Comprehensive Plan, meeting the requirements of §66.1001(4)(a), Wisconsin Statutes.

Granted by action of the Common Council of the City of Lake Geneva this 26th day of June, 2023.

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

Mayoral Action: ☐ Accept ☐ Veto

Charlene Klein, Mayor

Date

Attest:

Lana Kropf, City Clerk

Date

PUBLIC PARTICIPATION STRATEGY AND PROCEDURES FOR BOTH THE REGULAR AND UNIQUE CONSIDERATION OF 2023 AMENDMENTS TO CITY OF LAKE GENEVA COMPREHENSIVE PLAN

Introduction

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

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

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

Major Goals of Public Participation Strategy

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

Selected Public Participation Techniques

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

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

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

Opportunities for Comments/Responses on Draft Comprehensive Plan Amendments

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

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



To: City of Lake Geneva
From: Jackie Mich, AICP, and Sonja Kruesel, AICP, City Planners
Date: May 15, 2023
Re: Annual Comprehensive Plan Amendment Process

The City adopted the updated Comprehensive Plan on March 9, 2020. As a dynamic community facing a myriad of growth issues, the City receives requests for Plan amendments in the coming years, well before the next ten-year update in 2030. To provide a manageable, predictable, and cost effective process, the City has established a single plan amendment cycle every year.

Several Wisconsin communities use an annual plan review and amendment process cycle to ensure these evaluations and adjustments are handled in a predictable and efficient manner. The City Clerk will accept applications for Plan amendments from **May 16th through June 30th**. Applications will be reviewed by the Plan Commission at its July and August meetings. Applicants may adjust their applications to respond to Plan Commission concerns, and all revised applications must be finalized by **August 28, 2023**.

The procedures to adopt or amend a Comprehensive Plan are defined under Section 66.1001(4), Wisconsin Statutes. The City process needs to follow these requirements. The timeline on the following page presents a proposed five-month process to allow for plan amendment requests, consider amendments, and go through the adoption procedures in compliance with the State Statutes.

This approach features a combined meeting of the Plan Commission and Common Council.

During the meeting:

1. the Common Council holds a Public Hearing on the requested Plan amendments; and
2. the Plan Commission considers Plan amendment requests and public testimony, and then adopts a resolution making a specific recommendation on each of the requested Plan amendments to the Common Council.

At a subsequent meeting of the Common Council, the Council will consider the Plan Commission's recommendations, vote on motions for each requested Plan amendment, and finally, adopt an ordinance to officially adopt the Plan amendments per their individually voted motions.

This combined meeting approach allows for the Plan Commission and Council to hear the same public testimony, prior to the Plan Commission's recommendation, and the Council's actions.

City of Lake Geneva 2023 Annual Comprehensive Plan Amendment Process

Activity	May	June	July	August	Sept.	Oct.
City Announces the Opening of the Plan Amendment Process	May 16					
City Clerk Accepts Plan Amendment Applications	May 17 through June 30th					
Plan Commission Recommends Adoption of the Public Participation Plan		June 19				
Common Council Adopts Public Participation Plan		June 26				
Plan Commission Reviews Plan Amendment Applications			July 17	August 21		
Plan Commission Recommends Setting Public Hearing and Amendment Approvals by Council						
Council Sets Public Hearing date (applications frozen)				August 28		
City Clerk Distributes Requested Plan Amendments to Surrounding and Overlapping Jurisdictions				August 30		
Public Review Period (Newspaper published Thursday)					Aug. 31 – Oct. 9	
Committee of the Whole review of Amendment requests					September (date TBD)	
Joint Meeting: 1. Council Holds Public Hearing 2. Plan Commission Adopts Resolution Recommending Plan Amendments						October 9
Council Adopts Ordinance on Recommended Plan Amendments						October 23
City Clerk Distributes Amended Plan to Surrounding and Overlapping Jurisdictions						After Adoption

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the repair of various sidewalks to adhere to ADA and City standards per Section 62.96(f)(1) & (2) of the City of Lake Geneva Municipal Code			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	23-R40	Date:	June 26, 2023

WHEREAS, the City of Lake Geneva Municipal Code, Section 62.96(f)(1) states: “Any sidewalk which is unsafe, defective or insufficient shall be repaired or removed and replaced with a sidewalk in accordance with the standard fixed by this section, and the City Council may by resolution, order such sidewalk so repaired or removed and replaced, and

WHEREAS, the City of Lake Geneva Public Works Department has identified sections on the following streets/areas: S Lake Shore Dr (crosswalk), 915 W Main St, 927 W Main St, 933 W Main St, 1201 W Main St, 811 Wrigley Dr, 401 N Broad St, 807 Madison St, 817 Geneva St, 821 Geneva St, 151 N Wells St, Summerhaven Association Wells St frontage, and 111 Center St (tennis courts), for repair, and

WHEREAS, a copy of the resolution or order directing such laying, removal, replacement or repair shall be served upon the owner of each lot or parcel of land in front of which such work shall have been ordered by the City after personally delivering the resolution or order to the owners or his agent or, if such owner or agent cannot be found, by publishing the resolution or order in the official newspaper, and

WHEREAS, whenever any such owner shall neglect, for 20 days after such service, to lay, remove, replace or repair any such sidewalk, the City may cause such work to be done at the expense of such owner. All work for the construction of sidewalks shall be let by contract to the lowest responsible bidder unless otherwise provided by the Council pursuant to W.S.A., § 62.15(1), and

WHEREAS, the City shall keep an accurate account of the expenses of laying, removing and repairing sidewalks in front of each lot or parcel of land whether the work is done by contract or otherwise, and shall annually prepare a statement of the expense so incurred in front of each lot or parcel of land, the expense to be on file with the City Clerk. The amount therein charged to each lot or parcel of land shall be entered by the Clerk on the tax roll as a special tax against the lot or parcel of land, and the amount shall be collected in all respects as other taxes upon real estate.

NOW, THEREFORE, BE IT RESOLVED, that the City of Lake Geneva Common Council authorize the repair of various sidewalks to adhere to ADA and City standards per Section 62.96(f)(1) & (2) of the City of Lake Geneva Municipal Code.

Granted by action of the Common Council of the City of Lake Geneva this 26th day of June, 2023.

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

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

Charlene Klein, Mayor Date

Attest:

Lana Kropf, City Clerk Date



City of Lake Geneva

Department of Public Works

1065 Carey St.

Lake Geneva, WI 53147

262.248.6644

To; Lake Geneva City Council

12 May 2023

From; DPW

Re; Sidewalk complaints

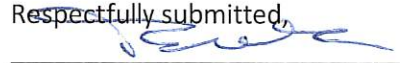
The Dept of Public Works and Building Inspection have received several phone calls/complaints regarding certain areas of the City sidewalk system and the lack of ADA compliance.

DPW has investigated some of the locations and a list was compiled with photos of each area. Per City Ordinance Art. IV, Sec. 62.96(f) (1)(2) any order of repair by the City must come by Resolution of the Common Council. Upon approval of the Resolution, Code Enforcement shall serve upon all the affected properties an order to repair to current ADA and City standards. If after order by the Council the issues are not abated by the property owner within 20 days, the City may cause the areas to be repaired and place all costs on the tax roll of the affected property.

This list should in no way be interpreted as an all inclusive list of sidewalk issues throughout the City. DPW remains of the opinion that there should be performed a City wide sidewalk assessment by the City Engineer to document all sidewalk issues and a mitigation plan put in place.

A list of current affected properties and photos accompany this document.

Respectfully submitted,


Tom Earle, DPW



City of Lake Geneva

Department of Public Works

1065 Carey St.

Lake Geneva, WI 53147

262.248.6644

N Knoll Association, crosswalk at S Lake Shore Dr.

915 W. Main St.

927 W. Main St.

933 W. Main St.

1201 W. Main St.

811 Wrigley Dr.

401 N. Broad St.

807 Madison St.

817 Geneva St.

821 Geneva St.

151 N. Wells St.

Summer Haven Assoc. Wells St frontage.

111 Center St. @ tennis courts

5 pictures.

4 pictures.

1 picture.

1 picture.

3 pictures.

1 picture.

1 picture.

3 pictures.

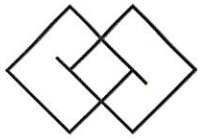
7 pictures

2 pictures.

4 pictures

3 pictures.

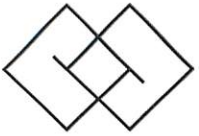
1 picture.



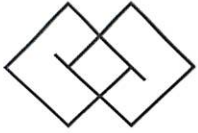
Sidewalks
Repairs



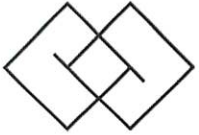
N. Knoll Crosswalk 1.



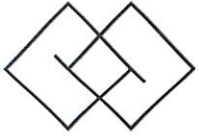
N. Knoll Crosswalk 2.



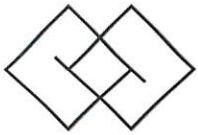
N. Knoll Crosswalk 3.



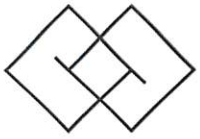
N. Knoll Crosswalk 4.



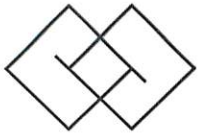
N. Knoll Crosswalk 5.



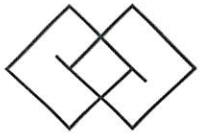
915 W. Main 1.



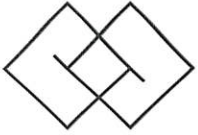
915 W. Main 2.



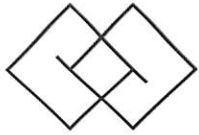
915 W. Main 3.



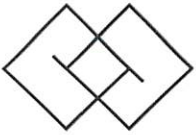
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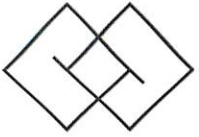
927 W. Main St.



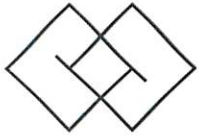
933 W. Main



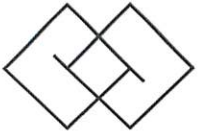
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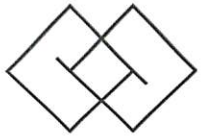
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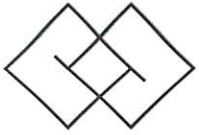
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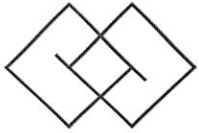
811 Wrigley Drive



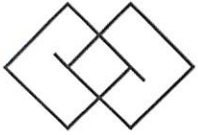
401 N. Broad



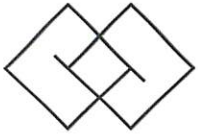
807 Madison



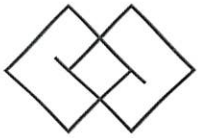
807 Madison



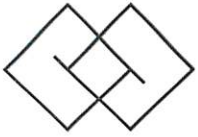
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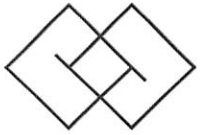
817 Geneva



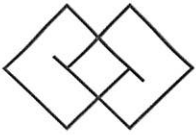
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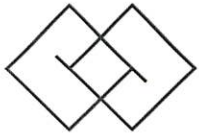
817 Geneva



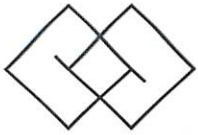
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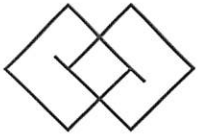
817 Geneva



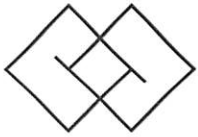
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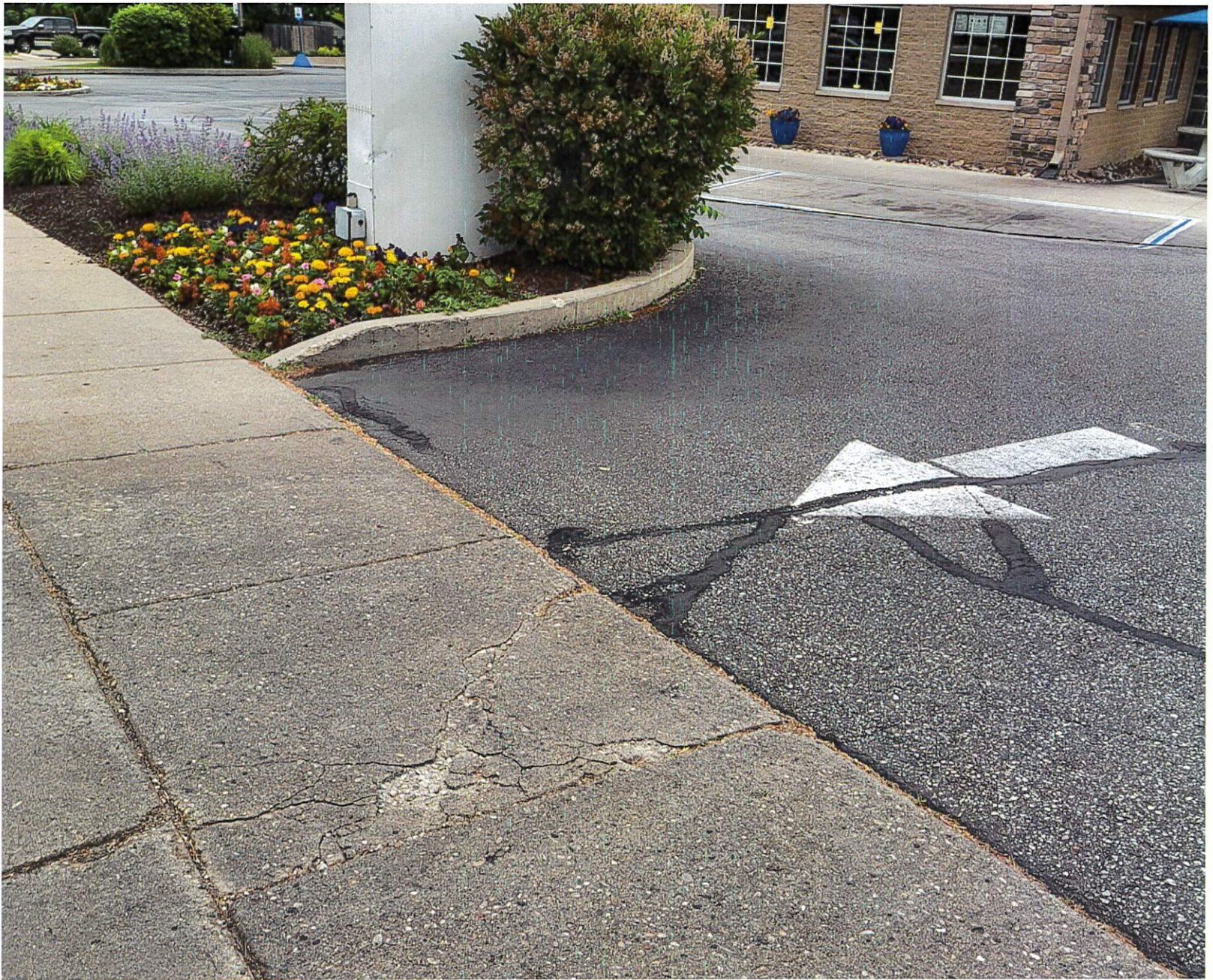
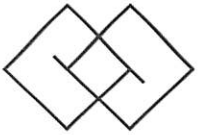
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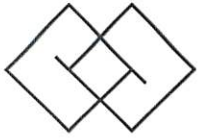
821 Geneva



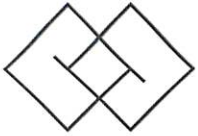
821 Geneva



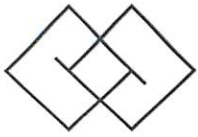
151 N. Wells



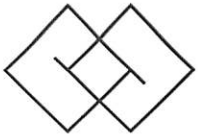
151 N. Wells



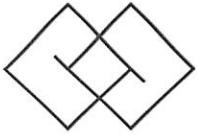
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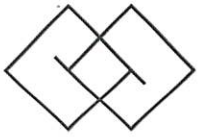
151 N. Wells



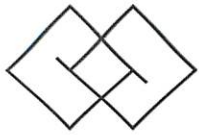
Summer Haven Wells St. Frontage (West Side)



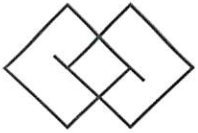
Summer Haven Wells St. Frontage (West Side)



Summer Haven Wells St. Frontage (West Side)



111 Center (East Side of Tennis Courts, West Side Lake Shore Drive)



111 Center (East Side of Tennis Courts, West Side Lake Shore Drive

Will Build +
Maintain

Rotary Club of Lake Geneva
Monarch Habitat Butterfly Garden

The Lake Geneva Rotary Club is proposing to create (and maintain) a Monarch Habitat Garden in an effort to participate in the many initiatives to "save our monarchs". The project would be funded with a grant from Rotary District 6270 and matching funds from a community organization. We are committed to this project as a way to meet one of Rotary International's areas of service, **protecting the environment**, and also as an educational initiative for our community. Some components, in addition to appropriate plantings to attract and nurture Monarchs and other butterflies, include an educational sign like the Purple Martin signs placed along the lake path, and an adjacent small Children's Garden that the Youth Librarian will use, and maintain, for programs.

We are hoping to place this Garden behind the Library, on the west side of the building. There's a small area (about 10 x 10) that would be perfect and not create a disruption for mowing. As was mentioned, this would be a "hands on" Rotary project including the development and maintenance of the Garden.

We will be working with other agencies to "get it right": Geneva Lake Conservancy, U of W Extension Service, Northwind Perennial Farm, and of course the Lake Geneva Public Library and Public Works Department.

We hope that the Park Board will be supportive of this project and encourage us to move forward.

Jill Rodriguez, Project Coordinator jillrod426@gmail.com
Jane Ipsen, Rotary President jsipsen@comcast.net



10
Council

Renewal Alcohol Beverage License Application

(Submit to municipal clerk. Read instructions on page 3.)

For the license period beginning: 7/1/23 ending: 6/30/24
(mm dd yyyy) (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

Complete A or B. All must complete C.

A. Individual or Partnership:

Full Name (Last)	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>TREBBI</u>	<u>BROWN</u>		
Full Name (Last)	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>SEVESTRE</u>	<u>ANTHONY</u>		<u>1017 GENEVA LANE GENEVA, WI 53147</u>
Full Name (Last)	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)

B. LLC or Corporation (and Agent):

Full Legal Name of Corporation / Nonprofit Organization / Limited Liability Company
CHUBBY KITTLY LLC

All corporations/organizations or limited liability companies applying for liquor must appoint an agent.

Agent Last Name	(First)	(Middle Name)
<u>SERNA</u>	<u>TAC</u>	

All Officer(s) Director(s) of Corporation and Members / Managers

President / Member Last Name	(First)	(Middle Name)
<u>TREBBI</u>	<u>BROWN</u>	
Vice President / Member Last Name	(First)	(Middle Name)
<u>SEVESTRE</u>	<u>ANTHONY</u>	
Secretary / Member Last Name	(First)	(Middle Name)
Treasurer / Member Last Name	(First)	(Middle Name)
Directors / Managers Last Name	(First)	(Middle Name)
<u>SERNA</u>	<u>TAC</u>	
Directors / Managers Last Name	(First)	(Middle Name)

C. Business Information

- Trade Name FAT CATS Business Phone Number N/A 847 427 2952
- Address of Premises 104 BROAD ST Post Office & Zip Code LAKE GENEVA WI 53147
- Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ☒ Yes ☐ No

4. 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.)

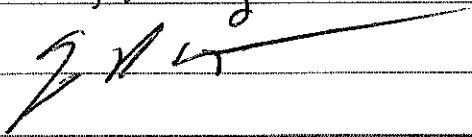
Top floor Behind BAR main level, Beer cooler DOWNSTAIR,
liquor cooler DOWNSTAIR

Applicant's Wisconsin Seller's Permit Number	
FEIN Number <u>36-5065581</u>	
TYPE OF LICENSE REQUESTED	FEE
☐ Class A beer	\$
☒ Class B beer	\$ <u>100</u>
☐ Class C wine	\$
☐ Class A liquor	\$
☐ Class A liquor (cider only)	\$ N/A
☒ Class B liquor	\$ <u>500</u>
☐ Reserve Class B liquor	\$
☐ Class B (wine only) winery	\$
Publication fee	\$ <u>25</u>
TOTAL FEE	\$ <u>625</u>

pd 6/5/23

5. Legal description (omit if street address is given on previous page): _____
6. a. Since filing of the last application, has the named licensee, any member of a partnership licensee, or any member, officer, director, manager or agent for either a limited liability company licensee, or nonprofit organization licensee been **convicted of any offenses** (excluding traffic offenses not related to alcohol) for violation of any federal laws, any Wisconsin laws, any laws of other states, or ordinances of any county or municipality? **If yes, complete page 3** ☐ Yes ☒ No
- b. Are **charges for any offenses** presently **pending** (excluding traffic offenses not related to alcohol) against the named licensee or any other persons affiliated with this license? **If yes, explain fully on page 3.** ☐ Yes ☒ No
7. Except for questions 6a and 6b, have there been any changes in the answers to the questions as submitted by you on your last application for this license? **If yes, explain** ☐ Yes ☒ No
- _____
- _____
- _____
8. Was the profit or loss from the sale of alcohol beverages for the previous year reported on the Wisconsin Income or Franchise Tax return of the licensee? **If not, explain** ☒ Yes ☐ No
- _____
- _____
- _____
9. Does the applicant understand they must hold a Wisconsin Seller's Permit? ☒ Yes ☐ No
[phone (608) 266-2776]
10. Does the applicant understand that alcohol beverage invoices must be kept at the licensed premises for 2 years from the date of invoice and made available for inspection by law enforcement? ☒ Yes ☐ No
11. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? ☐ Yes ☒ No
12. Does the applicant owe municipal property taxes, assessments, or other fees? ☐ Yes ☒ No
(Note: Renewal of licenses may be denied pursuant to a local ordinance, if the licensee owes municipal taxes, assessments or other fees).

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.

Contact Person's Name (Last, First, M.I.) SELUESTER, Anthony R	Title / Member Managing Partner	Date 6/4/23
Signature 		

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk June 5, 2023	Date reported to council / board	Date license granted
License number issued	Date license issued	Signature of Clerk / Deputy Clerk

3

Application For Payment
Change Order Summary

1.	ORIGINAL CONTRACT PRICE.....	\$	\$1,012,080.34
2.	Net change by Change Orders.....	\$	\$4,830.00
3.	Current Contract Price (Line 1 ± 2).....	\$	\$1,016,910.34
4.	TOTAL COMPLETED AND STORED TO DATE (Column F or I total on Progress Estimates).....	\$	\$699,615.42
5.	RETAINAGE:		
	a. 5% X \$699,615.42 Work Completed.....	\$	\$34,980.77
	b. 0% X _____ Stored Material.....	\$	
	c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$34,980.77
6.	AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$664,634.65
7.	LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$373,972.32
8.	AMOUNT DUE THIS APPLICATION.....	\$	\$290,662.33
9.	BALANCE TO FINISH, PLUS RETAINAGE (Column [G for LS] or [J for UP] total on Progress Estimates + Line 5.c above).....	\$	\$317,294.92

Page 76 of 166

Progress Estimate - Unit Price Work

For (Contract): 2023 Mariane Terrace and Pine Tree Lane Improvements

Application Period: 6/2/2023

A						B	C	D	E	F	G
Item						Contract Information		Work Completed to Date			
Bid Item No.	Spec. Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)	Quantities from Previous Pay Applications	Estimated Quantities Installed this Pay Period	Value of Work Installed this Pay Period	Total Estimated Quantity Installed	Value of Work Installed to Date
1		Mobilization/Bonds/Insurance	1	LS	\$48,000.00	\$48,000.00	0.70	0.10	\$4,800.00	0.80	\$38,400.00
2		Clearing and Grubbing	1	LS	\$1,000.00	\$1,000.00	1.00	0.00	\$0.00	1.00	\$1,000.00
3		Traffic Control	1	LS	\$5,000.00	\$5,000.00	0.50		\$0.00	0.50	\$2,500.00
4		Asphalt Pavement Removal	4,590	SY	\$3.75	\$17,212.50	4,313.00	259.00	\$971.25	4572.00	\$17,145.00
5		Concrete Pavement Removal	5,500	SF	\$1.50	\$8,250.00	2,827.00	2663.00	\$3,994.50	5490.00	\$8,235.00
6		Remove & Salvage Driveway Brick	175	SF	\$5.50	\$962.50	-	60.00	\$330.00	60.00	\$330.00
7		Remove Existing Storm Water Structure	1	LS	\$1,575.00	\$1,575.00	1.00		\$0.00	1.00	\$1,575.00
8		Remove, Salvage & Reinstall Mailbox	27	EA	\$200.00	\$5,400.00	17.00		\$0.00	17.00	\$3,400.00
9		Remove, Salvage & Reinstall Sign	3	EA	\$165.00	\$495.00	-		\$0.00		\$0.00
10		Remove, Salvage & Reinstall Landscaping Rocks	1	LS	\$800.00	\$800.00	-		\$0.00		\$0.00
11		Remove, Salvage & Reinstall Fence, 705 Pine Tree Ln	85	LF	\$68.24	\$5,800.40	-		\$0.00		\$0.00
12		Unclassified Excavation	1	LS	\$68,000.00	\$68,000.00	0.128	0.768	\$52,224.00	0.896	\$60,928.00
13		Remove, Salvage & Reinstall Boulder Retaining Wall, 815 Pine Tr	1	LS	\$5,800.00	\$5,800.00	-		\$0.00		\$0.00
14		Adjust Manhole Casting	6	EA	\$1,785.00	\$10,710.00	-		\$0.00		\$0.00
15		Excavation Below Subgrade (EBS)	475	CY	\$28.00	\$13,300.00	5.19	66.88	\$1,872.64	72.07	\$2,017.96
16		Breaker Run W/Fabric (EBS)	475	CY	\$50.00	\$23,750.00	5.19	66.88	\$3,344.00	72.07	\$3,603.50
17		Dense Graded Base	5,110	TON	\$26.00	\$132,860.00	127.75	4178.96	\$108,652.96	4306.71	\$111,974.46
18		Concrete Curb & Gutter, 30-Inch	1,200	LF	\$25.50	\$30,600.00	-	460.00	\$11,730.00	460.00	\$11,730.00
19		Concrete Curb & Gutter, 30-Inch Mountable	300	LF	\$23.00	\$6,900.00	-	140.00	\$3,220.00	140.00	\$3,220.00
20		Concrete Curb & Gutter, 24-Inch Ribbon	1,010	LF	\$18.00	\$18,180.00	-		\$0.00		\$0.00
21		Concrete Flume, STA 54+50lt	1	EA	\$2,500.00	\$2,500.00	-		\$0.00		\$0.00
22		Concrete Sidewalk, 4-Inch Thick	310	SF	\$11.00	\$3,410.00	-		\$0.00		\$0.00
23		Concrete Sidewalk, 6-Inch Thick	110	SF	\$12.00	\$1,320.00	-		\$0.00		\$0.00
24		Concrete Drive Aprons and Driveways, 6-Inch Thick	7,100	SF	\$9.00	\$63,900.00	-	1775.00	\$15,975.00	1775.00	\$15,975.00
25		Detectable Warning Field	20	SF	\$40.00	\$800.00	-		\$0.00		\$0.00
26		Asphaltic Pavement, 2.0-Inch Thick Binder Course	525	TON	\$87.50	\$45,937.50	-		\$0.00		\$0.00
27		Asphaltic Pavement, 2.0-Inch Thick Surface Course	525	TON	\$90.20	\$47,355.00	-		\$0.00		\$0.00
28		Asphaltic Pavement, 3.0-Inch Thick Driveway	30	TON	\$130.00	\$3,900.00	-		\$0.00		\$0.00
28.1		Stop Bar Pavement Marking, 6-Inch White Epoxy	145	LF	\$22.50	\$3,262.50	-		\$0.00		\$0.00
28.2		Cross Walk Pavement Markings, 4-Inch White Epoxy	35	LF	\$21.50	\$752.50	-		\$0.00		\$0.00
29		2 Ft x 3 Ft Inlet	6	EA	\$2,940.00	\$17,640.00	3.00	3.00	\$8,820.00	6.00	\$17,640.00
30		48-Inch Storm Manhole	3	EA	\$3,675.00	\$11,025.00	-	3.00	\$11,025.00	3.00	\$11,025.00
31		18- Inch RCP Storm Pipe	100	LF	\$80.85	\$8,085.00	-	100.00	\$8,085.00	100.00	\$8,085.00
32		12- Inch RCP Storm Pipe	50	LF	\$79.80	\$3,990.00	-	50.00	\$3,990.00	50.00	\$3,990.00
33		Connect to Existing Storm Sewer	1	LS	\$788.00	\$788.00	-	1.00	\$788.00	1.00	\$788.00
34		Inlet Protection, Type-D	20	EA	\$145.00	\$2,900.00	10.00		\$0.00	10.00	\$1,450.00

EJCDC® C-620 Contractor's Application for Payment

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Progress Estimate - Unit Price Work

For (Contract):		2023 Mariane Terrace and Pine Tree Lane Improvements									
Application Period:		6/2/2023									
A						B	C	D	E	F	G
Item			Contract Information				Work Completed to Date				
Bid Item No.	Spec. Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)	Quantities from Previous Pay Applications	Estimated Quantities Installed this Pay Period	Value of Work Installed this Pay Period	Total Estimated Quantity Installed	Value of Work Installed to Date
35		Topsoil, Seed, Fertilize, Erosion Mat Class I Type B, Urban	1,400	SY	\$8.50	\$11,900.00	-		\$0.00		\$0.00
36		Silt Fence	500	LF	\$2.50	\$1,250.00	385.00		\$0.00	385.00	\$962.50
37		Rip-Rap, Heavy Duty	12	CY	\$130.00	\$1,560.00	-		\$0.00		\$0.00
38		Valve Box, Top Section, Undistributed	13	EA	\$341.00	\$4,433.00	-		\$0.00		\$0.00
39		8- Inch C900 PVC Watermain	1,405	LF	\$113.40	\$159,327.00	1,405.00		\$0.00	1405.00	\$159,327.00
40		6- Inch DI Watermain	60	LF	\$130.20	\$7,812.00	60.00		\$0.00	60.00	\$7,812.00
41		8- Inch Gate Valve and Box	4	EA	\$3,060.00	\$12,240.00	4.00		\$0.00	4.00	\$12,240.00
42		6- Inch Gate Valve and Box	4	EA	\$2,241.00	\$8,964.00	4.00		\$0.00	4.00	\$8,964.00
43		Complete Hydrant Assembly	4	EA	\$9,550.00	\$38,200.00	4.00		\$0.00	4.00	\$38,200.00
44		8- Inch x 6-Inch DI Tee	4	EA	\$855.00	\$3,420.00	4.00		\$0.00	4.00	\$3,420.00
45		8- Inch DI Bend, 11.25 Degree	3	EA	\$642.00	\$1,926.00	4.00	-1.00	-\$642.00	3.00	\$1,926.00
46		8-Inch D.I. Bend, 22.5 Degree	1	EA	\$666.00	\$666.00	1.00		\$0.00	1.00	\$666.00
47		8-Inch D.I. Bend, 45 Degree	4	EA	\$666.00	\$2,664.00	4.00		\$0.00	4.00	\$2,664.00
48		8-Inch D.I. Cap	1	EA	\$490.00	\$490.00	1.00		\$0.00	1.00	\$490.00
48.1		1- Inch Polyethylene Water Service and Connection	840	LF	\$84.00	\$70,560.00	440.00	400.00	\$33,600.00	840.00	\$70,560.00
49		1-Inch Curb Stop and Box	30	EA	\$468.00	\$14,040.00	15.00	15.00	\$7,020.00	30.00	\$14,040.00
50		1-Inch Water Service Tap with Corporation	30	EA	\$1,325.00	\$39,750.00	15.00	15.00	\$19,875.00	30.00	\$39,750.00
51		Connect to Existing Watermain	1	EA	\$4,147.00	\$4,147.00	1.00		\$0.00	1.00	\$4,147.00
52		Abandon Existing Watermain Facilities	1	LS	\$6,285.00	\$6,285.00		1.00	\$6,285.00	1.00	\$6,285.00
53		Insulation, Rigid, 2-Inch Thick	64	SF	\$4.46	\$285.44	-		\$0.00		\$0.00
Contract Totals						\$1,012,080.34			\$305,960.35		\$696,465.42

CHANGEORDERS

1		Bio rolls/straw wattles (Change Order #1)	350	LF	\$9.80	\$ 3,430.00	250.00		\$0.00	250	\$2,450.00
2		Utility Line Opening (Change Order #1)	2	EA	\$700.00	\$ 1,400.00	1.00		\$0.00	1	\$700.00
3						\$ -			\$0.00		\$0.00
4						\$ -			\$0.00		\$0.00
5						\$ -			\$0.00		\$0.00
6						\$ -			\$0.00		\$0.00
7						\$ -			\$0.00		\$0.00
8						\$ -			\$0.00		\$0.00
9						\$ -			\$0.00		\$0.00
10						\$ -			\$0.00		\$0.00
Change Order Totals									\$0.00		\$3,150.00
TOTALS									\$305,960.35		\$699,615.42

Report Criteria:

Report type: Summary

Check.Type = {<>} "Adjustment"

Bank.Bank account = "043230"

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

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

Invoice.Batch = "06052023","06082023","06142023","06162023"

Check Issue Date	Check Number	Vendor Number	Payee	Amount
06/05/2023	82664	5428	CITY OF LAKE GENEVA POLICE DEPT	113.40
06/08/2023	82739	2046	ALLIANT ENERGY	149.33
06/08/2023	82740	2354	CULLIGAN OF BURLINGTON	235.20
06/08/2023	82741	2538	GAGE MARINE CORP	840.00
06/08/2023	82742	6817	GUZMAN, SAMANTHA	960.00
06/08/2023	82743	6816	KOHL, BRIEL	840.00
06/08/2023	82744	6818	LU, LEON	2,000.00
06/08/2023	82745	6819	REED, MARTHA	950.00
06/08/2023	82746	4973	US BANK	3,241.71
06/08/2023	82747	6820	WOLFF, ROLAND	75.00
06/14/2023	82807	2273	CHASE CARD SERVICES	5,896.80
06/16/2023	82813	2046	ALLIANT ENERGY	23,015.10
06/16/2023	82814	5770	AT & T TELECONFERENCE SERVICES	27.10
06/16/2023	82815	2108	AT&T LONG DISTANCE	339.49
06/16/2023	82816	2109	AT&T MOBILITY	1,402.61
06/16/2023	82817	6263	CHARTER COMMUNICATIONS	119.98
06/16/2023	82818	3107	CINDY PAPENFUS	108.00
06/16/2023	82819	2417	DAN DRAPER	315.00
06/16/2023	82820	6129	DE LAGE LANDEN FINANCIAL SERVICES INC	220.65
06/16/2023	82821	6824	DOOLEY, OLIVIA	75.00
06/16/2023	82822	6474	GFC LEASING - WI	247.81
06/16/2023	82823	6825	J KRUZAN CONSTRUCTION	25.00
06/16/2023	82824	6821	JTB USA INC	1,000.00
06/16/2023	82825	6822	O'NEIL, KATE	960.00
06/16/2023	82826	5465	REYNOLDS, LORI	108.00
06/16/2023	82827	6785	SHIRODA, CORTNEY	40.98
06/16/2023	82828	5071	WE ENERGIES	101.30
Grand Totals:				43,407.46

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
11-00-00-21100	147.38	27,340.47-	27,193.09-
11-00-00-44110	150.00	.00	150.00
11-00-00-44120	25.00	.00	25.00
11-11-00-53320	230.00	.00	230.00
11-12-00-52210	11.68	.00	11.68
11-13-00-53320	315.00	.00	315.00
11-14-20-53990	23.20	.00	23.20
11-14-30-53100	14.62	.00	14.62
11-14-30-53320	499.00	.00	499.00

GL Account	Debit	Credit	Proof
11-15-10-54500	150.87	.00	150.87
11-16-10-52210	.24	.00	.24
11-16-10-52220	4,094.80	.00	4,094.80
11-21-00-51380	141.50	.00	141.50
11-21-00-51900	130.00	.00	130.00
11-21-00-52210	1,414.42	.00	1,414.42
11-21-00-52220	47.61	.00	47.61
11-21-00-53050	19.98	.00	19.98
11-21-00-53100	103.77	.00	103.77
11-21-00-53120	58.15	.00	58.15
11-21-00-53160	20.52	.00	20.52
11-21-00-53310	1,545.00	147.38-	1,397.62
11-21-00-53420	131.48	.00	131.48
11-21-00-53800	50.60	.00	50.60
11-21-00-53990	352.09	.00	352.09
11-21-00-54100	1,206.38	.00	1,206.38
11-22-00-52210	157.78	.00	157.78
11-22-00-52220	1,499.31	.00	1,499.31
11-22-00-52240	5.28	.00	5.28
11-22-00-52410	27.09	.00	27.09
11-22-00-53100	117.96	.00	117.96
11-22-00-53320	175.00	.00	175.00
11-22-00-53400	220.65	.00	220.65
11-22-00-53500	108.77	.00	108.77
11-22-00-53990	103.00	.00	103.00
11-22-00-55100	160.00	.00	160.00
11-24-00-53100	20.00	.00	20.00
11-24-00-53300	180.00	.00	180.00
11-29-00-52220	53.12	.00	53.12
11-32-10-52210	97.70	.00	97.70
11-32-10-52220	894.07	.00	894.07
11-32-10-53320	52.75	.00	52.75
11-32-10-53400	47.96	.00	47.96
11-34-10-52220	393.17	.00	393.17
11-34-10-52230	9,184.89	.00	9,184.89
11-51-10-52220	644.98	.00	644.98
11-52-00-52220	564.65	.00	564.65
11-52-00-52240	16.80	.00	16.80
11-52-00-52500	187.22	.00	187.22
11-52-00-57360	606.70	.00	606.70
11-52-00-59220	77.01	.00	77.01
11-52-01-52220	1,008.70	.00	1,008.70
40-00-00-21100	450.00	11,884.78-	11,434.78-
40-54-10-52220	360.40	.00	360.40
40-55-10-23530	7,000.00	.00	7,000.00
40-55-10-46740	1,000.00	450.00-	550.00
40-55-20-53600	235.20	.00	235.20
40-55-30-52220	3,289.18	.00	3,289.18
42-00-00-21100	.00	1.00-	1.00-
42-34-50-46330	1.00	.00	1.00
47-00-00-21100	.00	119.98-	119.98-
47-70-00-57155	119.98	.00	119.98
48-00-00-21100	.00	177.23-	177.23-

GL Account	Debit	Credit	Proof
48-00-00-52210	27.90	.00	27.90
48-00-00-52220	149.33	.00	149.33
50-00-00-21100	.00	1,644.38-	1,644.38-
50-22-00-58000	1,644.38	.00	1,644.38
62-00-00-21100	.00	2.24-	2.24-
62-00-00-92100	2.24	.00	2.24
99-00-00-21100	99.00	2,933.76-	2,834.76-
99-00-00-52110	180.12	.00	180.12
99-00-00-52210	30.14	.00	30.14
99-00-00-52220	982.43	.00	982.43
99-00-00-53120	13.71	.00	13.71
99-00-00-53500	250.25	.00	250.25
99-00-00-54100	34.74	.00	34.74
99-00-00-54120	159.99	99.00-	60.99
99-00-00-54150	143.08	.00	143.08
99-00-00-54155	680.12	.00	680.12
99-00-00-55120	211.37	.00	211.37
99-00-00-55320	247.81	.00	247.81
Grand Totals:	44,800.22	44,800.22-	.00

Dated: _____

Mayor: Charlene KleinCity Council: Ken HowellCynthia GagerJoan Yunker

City Recorder: _____

Report Criteria:

Report type: Summary

Check.Type = {<>} "Adjustment"

Bank.Bank account = "043230"

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

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

Invoice.Batch = "06052023", "06082023", "06142023", "06162023"

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "06212023","06212023A","L06212023"

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
BATZNER PEST CONTROL				
45104071	05/25/2023	RIV PEST CONTROL	40-55-20-53600 RIV MAINTENANCE SERVICE COSTS	157.30
Total BATZNER PEST CONTROL:				157.30
BRIAN WALES, PIANO TUNER				
5-15-23	05/15/2023	PIANO TUNING-RIV	40-55-10-46740 UPPER RIVIERA REVENUE	160.00
6-3-23	06/03/2023	PIANO TUNING-6/3 WEDDING	40-55-10-46740 UPPER RIVIERA REVENUE	160.00
Total BRIAN WALES, PIANO TUNER:				320.00
BUMPER TO BUMPER AUTO PARTS				
662-473209	05/31/2023	#128 MINI FUSE & FUSEHOLDE	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	16.48
662-473261	06/01/2023	ATC 25 PACK	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	9.79
Total BUMPER TO BUMPER AUTO PARTS:				26.27
BUREAU OF CORRECTIONAL ENTERPRISES				
306-192607	06/01/2023	BATHROOM SUPPLIES	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	220.99
306-192607	06/01/2023	C-FOLD TOWELS	11-51-10-52400 MUSEUM-MAINTENANCE & REPAIRS	33.22
Total BUREAU OF CORRECTIONAL ENTERPRISES:				254.21
CITY ELECTRIC				
LKG/086215	05/31/2023	4FT 12W LED	11-52-00-52410 BLDG MAINT&REPAIR-PARKS	37.01
Total CITY ELECTRIC:				37.01
COMPLEX SECURITY SOLUTIONS INC				
944151	05/18/2023	B & Z DOOR ACCESS	50-00-00-58000 MISC/COMP EQUIP PURCHASES	3,144.95
944226	06/07/2023	XTRA REMOTE KEY FOB B & Z	50-00-00-58000 MISC/COMP EQUIP PURCHASES	199.99
Total COMPLEX SECURITY SOLUTIONS INC:				3,344.94
DEKIND COMPUTER CONSULTANTS				
36089	06/01/2023	IT SERVICES-JULY 2023	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	7,337.00
Total DEKIND COMPUTER CONSULTANTS:				7,337.00
DOUGLAS FOOD STORES INC.				
0076790-IN-1	01/05/2023	RIV KITCHEN EQUIPMENT-TOU	47-70-00-57150 PROMOTIONAL GRANT	16,077.78
0077052-IN-1	01/11/2023	RIV KITCHEN EQUIPMENT-TOU	47-70-00-57150 PROMOTIONAL GRANT	1,565.20
0077833-IN	01/27/2023	RIV KITCHEN EQUIPMENT-TOU	47-70-00-57150 PROMOTIONAL GRANT	382.10
0081496-IN	04/07/2023	RIV KITCHEN EQUIPMENT-TOU	47-70-00-57150 PROMOTIONAL GRANT	8,576.52
0081800-IN	04/13/2023	RIV KITCHEN EQUIPMENT-TOU	47-70-00-57150 PROMOTIONAL GRANT	12,946.80
Total DOUGLAS FOOD STORES INC.:				39,548.40

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
ELKHORN NAPA AUTO PARTS				
302387	05/31/2023	CRAMPING TOO. & UTILITY	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	53.89
302938	06/06/2023	AIR FILTER	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	50.67
303099	06/07/2023	HOSE FITTINGS	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	114.74
303113	06/08/2023	TRUCK 73 3MO WTY BAT	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	60.90
303146	06/08/2023	AIR FILTERS	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	432.37
Total ELKHORN NAPA AUTO PARTS:				712.57
EQUIPARTS				
251492	05/31/2023	BEACH HOUSE LATCHES SCRE	43-52-00-53000 PARKS AND REC CAPITAL PROJECTS	167.12
Total EQUIPARTS:				167.12
EQUIPMENT DEPOT WISCONSIN INC				
01S5887820	06/01/2023	FORKLIFT CERT/RECERT DPW	11-32-10-53320 CONFERENCES/DUES	1,180.00
Total EQUIPMENT DEPOT WISCONSIN INC:				1,180.00
FIRST SUPPLY LLC				
3467817-00	06/12/2023	VETS PARK CLOSET SPUD	11-52-01-53500 BLDG MAINT & REPAIR	21.24
Total FIRST SUPPLY LLC:				21.24
FORD OF LAKE GENEVA				
33419	06/05/2023	TRK #18 TIRE SENSOR	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	83.62
Total FORD OF LAKE GENEVA:				83.62
GENEVA LAKE WOMENS ASSOCIATION				
6-12-23	06/12/2023	WOMEN'S WEEKEND REIMBUR	47-70-00-57150 PROMOTIONAL GRANT	11,231.79
Total GENEVA LAKE WOMENS ASSOCIATION:				11,231.79
GENEVA UPHOLSTERING CORP				
23403	05/23/2023	BEACH LIFEGUARD TOWER SH	40-54-10-58000 OUTLAY - BEACH EQUIPMENT	248.27
Total GENEVA UPHOLSTERING CORP:				248.27
GFL ENVIRONMENTAL INC.				
V20000014377	05/31/2023	ST SWEEPINGS DISPOSAL	11-36-00-52960 SOLID WASTE-STREET DEPT	405.99
Total GFL ENVIRONMENTAL INC.:				405.99
GORDON FLESCH CO INC				
IN14235387	06/05/2023	COPIER LEASE	99-00-00-55320 LIBRARY EQUIP LEASES & MAINT	129.31
Total GORDON FLESCH CO INC:				129.31
GRAINGER				
9729654534	06/06/2023	1055 NEW DOOR STOP	11-32-10-52400 ST DEPT BUILDING REPAIRS	35.13
Total GRAINGER:				35.13
HYDRA SEAL INC				
75032	05/31/2023	HYDRAULIC REPAIR-LIFT CYLI	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	1,115.30
75033	05/31/2023	HYDRAULIC REPAIR TRUCK #2	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	527.93

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total HYDRA SEAL INC:				1,643.23
INSPIRATION MINISTRIES				
6-13-2023	06/13/2023	TOURISM GRANT REIM-BIG BA	47-70-00-57150 PROMOTIONAL GRANT	6,390.00
Total INSPIRATION MINISTRIES:				6,390.00
IQ RESOURCE GROUP INC				
114948	06/02/2023	TEMP PARKING STAFF	42-34-50-51160 PARKING WAGES-CLERK/DISPATCH	1,081.41
114948	06/02/2023	TEMP PARKING STAFF	11-15-10-51200 ACCOUNTING WAGES	120.15
115204	06/09/2023	TEMP PARKING STAFF	42-34-50-51160 PARKING WAGES-CLERK/DISPATCH	910.66
115204	06/09/2023	TEMP PARKING STAFF	11-15-10-51200 ACCOUNTING WAGES	101.18
Total IQ RESOURCE GROUP INC:				2,213.40
ITU ABSORB TECH INC				
8140335	06/09/2023	RIVIERA BUILDING MATS	40-55-20-53600 RIV MAINTENANCE SERVICE COSTS	77.51
Total ITU ABSORB TECH INC:				77.51
JERRY WILLKOMM INC				
295571	05/19/2023	1505 GALS GAS	11-32-10-53410 VEHICLE-FUEL & OIL	5,250.95
295597	06/02/2023	1202.0 GALS GAS	11-32-10-53410 VEHICLE-FUEL & OIL	4,241.86
297851	06/12/2023	33 KEROSENE	11-32-10-53410 VEHICLE-FUEL & OIL	171.60
Total JERRY WILLKOMM INC:				9,664.41
JOHNS DISPOSAL SERVICE INC				
1110315	06/06/2023	JUNE SERVICE-RECYCLING	11-36-00-52970 SOLID WASTE-RECYCLING	20,572.71
1110315	06/06/2023	JUNE SERVICE-GARBAGE	11-36-00-52940 SOLID WASTE-RESIDENTIAL	37,490.37
1110315	06/06/2023	JUNE SERVICE-GARBAGE STR	11-36-00-52960 SOLID WASTE-STREET DEPT	45.00
Total JOHNS DISPOSAL SERVICE INC:				58,108.08
KAESTNER AUTO ELECTRIC				
423045	05/31/2023	PARKS SHOVELS / PITCH FORK	11-52-00-53400 PARKS OPERATING SUPPLIES	319.95
423070	05/31/2023	FLAG POLES, GOLD BALLS FO	11-52-01-59520 GROUNDS MAINTENANCE SUPPLIES	12,617.98
Total KAESTNER AUTO ELECTRIC:				12,937.93
LARRY'S TOWING & RECOVERY				
6970	06/10/2023	TOW-INFINITY	11-34-10-52900 CAR TOWING	520.00
Total LARRY'S TOWING & RECOVERY:				520.00
MIDSTATE EQUIPMENT				
V79036	05/30/2023	PARTS FOR MOWER #37	11-52-00-52500 EQUIPMENT REPAIR SERVICES	1,566.63
Total MIDSTATE EQUIPMENT:				1,566.63
NORTHWIND PERENNIAL FARM				
10492	06/13/2023	GARDEN CARE	99-00-00-53600 LIBRARY BLDG MAINT SERVICES	220.00
Total NORTHWIND PERENNIAL FARM:				220.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
ODP BUSINESS SOLUTIONS LLC				
314424918001	05/31/2023	POST ITS	11-16-10-53100 CITY HALL OFFICE SUPPLIES	2.90
314424918001	05/31/2023	BANKERS BOXES	11-15-10-53100 ACCTG OFFICE SUPPLIES	22.99
Total ODP BUSINESS SOLUTIONS LLC:				25.89
OFFICE PRO INC				
0483368-001	06/08/2023	GLOVES, FLOOR BRUSH PARK	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	101.91
Total OFFICE PRO INC:				101.91
PATS SERVICES INC				
A-248911	06/09/2023	PORT A POTTY OAK HILL - MAY/	48-00-00-52260 CEM WATER/SEWER EXP	270.00
Total PATS SERVICES INC:				270.00
PFI FASHIONS INC				
106892	06/05/2023	BEACH STAFF UNIFORMS	40-54-10-53990 BEACH MISCELLANEOUS	501.04
107101	06/02/2023	BEACH STAFF UNIFORMS	40-54-10-53990 BEACH MISCELLANEOUS	154.40
Total PFI FASHIONS INC:				655.44
POMP'S TIRE SERVICE INC				
60307906	06/01/2023	TIRE REPAIR	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	941.40
Total POMP'S TIRE SERVICE INC:				941.40
PONTEM SOFTWARE				
00012075	06/01/2023	CEMETERY PONTEM SOFTWA	48-00-00-58100 CEM EQUIPMENT OUTLAY	3,750.00
Total PONTEM SOFTWARE:				3,750.00
RC ELECTRONICS				
649359	06/05/2023	RADIO REPAIRS & NEW KENW	11-32-10-52620 ST DEPT COMM SYSTEM MAINT FEES	670.00
Total RC ELECTRONICS:				670.00
RHYME BUSINESS PRODUCTS				
34193921	06/05/2023	SHARP SP-70C45 MFP- MAY 20	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	892.61
Total RHYME BUSINESS PRODUCTS:				892.61
RNOW INC				
2023-66292	06/01/2023	REPAIR-MONSOON VAC #128	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	844.02
Total RNOW INC:				844.02
ROTE OIL				
231530420	06/02/2023	294.9 GALS DYED DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	851.97
231530421	06/02/2023	393.1 GALS ON ROAD DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	1,257.92
Total ROTE OIL:				2,109.89
RUSSELL CESCHI INSPECTIONS LLC				
MAY 2023	06/05/2023	COMM ELECTRIC INSP-MAY	11-24-00-52190 CONTRACT BUILDING INSPECTOR	420.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total RUSSELL CESCHI INSPECTIONS LLC:				420.00
SHERRILL INC				
INV-873248	06/06/2023	LIGHT, LINER, & LANYARD	11-32-10-53450 SAFETY GRANT EXPENDITURES	970.05
Total SHERRILL INC:				970.05
STATE OF WISCONSIN				
64-246 05/23	06/02/2023	COURT FINES-MAY 2023	11-12-00-24240 COURT FINES-STATE	4,242.79
Total STATE OF WISCONSIN:				4,242.79
TEREX USA LLC				
5004503464	05/25/2023	TREES SCREW POLYTOP COV	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	604.99
Total TEREX USA LLC:				604.99
UNIQUE MANAGEMENT SERVICES INC				
6113751	06/01/2023	COLLECTION FEES-MAY	99-00-00-55110 LIBRARY CIRCULATION SUPPLIES	72.10
Total UNIQUE MANAGEMENT SERVICES INC:				72.10
UNITED PUBLIC SAFETY INC				
UPS00050291	05/31/2023	PLATE LOOKUPS MAY	42-34-50-54500 SUPPORT CONTRACTS	577.50
Total UNITED PUBLIC SAFETY INC:				577.50
WALWORTH COUNTY PUBLIC WORKS				
530	06/02/2023	SALT-MAY LABOR	11-32-12-53400 OPERATING SUPPLIES-SNOW & ICE	377.57
531	06/02/2023	SALT-MAY	11-32-12-53400 OPERATING SUPPLIES-SNOW & ICE	5,266.00
Total WALWORTH COUNTY PUBLIC WORKS:				5,643.57
WALWORTH COUNTY TREASURER				
64-246 05/23	06/02/2023	COURT FINES-MAY 2023	11-12-00-24200 COURT FINES-COUNTY	1,839.58
Total WALWORTH COUNTY TREASURER:				1,839.58
WI DEPT OF TRANSPORTATION				
395-00003079	06/01/2023	MAIN ST PROJECT	43-32-10-17010 2021/2022 STREET IMP PROGRAM	2,137.26
395-00003079	06/01/2023	MAIN ST PROJECT	43-32-10-17010 2021/2022 STREET IMP PROGRAM	359.82
395-00003080	06/01/2023	SOUTH ST TRL-TAP GRT	43-52-00-53100 TAP GRANT CAPITAL PROJECTS	4.36
Total WI DEPT OF TRANSPORTATION:				2,501.44
WISCONN VALLEY MEDIA GROUP				
118938	05/03/2023	LN- GDP 1120 S LAKESHORE D	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	48.96
118939	05/03/2023	LN- PIP 1120 S LAKESHORE DR	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	48.96
119195	05/10/2023	LN- PUBLIC HEARING 510 FRA	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	48.96
119435	05/03/2023	LN- IMPACT FEES PUBLIC HEA	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	45.65
119674	05/10/2023	LN- ORDINANCE 23-02 EXCERP	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	18.05
119770	05/17/2023	LN- OAK HILL CEMETERY GATE	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	66.40
120491	05/24/2023	LN- RESOLUTON 23-R29- FINAL	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	86.25
Total WISCONN VALLEY MEDIA GROUP:				363.23

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
WITTE SUPPLY COMPANY				
135941	05/15/2023	3 YD TOPSOIL	11-52-00-53520 GROUNDS MAINT SUPPLIES	85.50
Total WITTE SUPPLY COMPANY:				85.50
Grand Totals:				186,163.27

Dated: _____

Mayor: Charles KeenCity Council: Ken HowellCynthia HagerJoan Junker

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "06212023","06212023A","L06212023"

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 General Development Plan (GDP) for Paul Lauterbach 914 Bennet Ct Walworth WI for a new 16,000 sq. ft. building addition to 630 Veterans Pkwy Lake Geneva, WI 53147, to allow for a site addition to a property located within the Planned Business Park (PBP) zoning district Tax Key Nos. ZLGBP200029 – ZLGBP200031			
Committee:	Plan Commission approved June 19, 2023		
Fiscal Impact:	N/A		
File Number:	23-R37	Date:	June 26, 2023

WHEREAS, the City Plan Commission has considered the application of a General Development Plan (GDP) for Paul Lauterbach 914 Bennet Ct Walworth WI for a new 16,000 sq. ft. building addition to 630 Veterans Pkwy Lake Geneva, WI 53147, to allow for a site addition to a property located within the Planned Business Park (PBP) zoning district Tax Key Nos. ZLGBP200029 – ZLGBP200031.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on June 1, 2023.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, is hereby authorized, to issue a General Development Plan (GDP) for Paul Lauterbach 914 Bennet Ct Walworth WI for a new 16,000 sq. ft. building addition to 630 Veterans Pkwy Lake Geneva, WI 53147, to allow for a site addition to a property located within the Planned Business Park (PBP) zoning district,

Tax Key No. Tax Key Nos. ZLGBP200029 – ZLGBP200031

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

Granted by action of the Common Council of the City of Lake Geneva this 26th day of June 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: June 19, 2023

Agenda Item ###

Applicant:

Gary Tree
Advanced Building Corporation
4125 Terminal Drive
McFarland, WI 53558

Request:

Planned Development - GDP
Physical Activity Studio Expansion
630 Veterans Parkway

Description:

The applicant is requesting approval of a new General Development Plan (GDP) application for the Lake Geneva Tennis facility located at 630 Veterans Parkway in the Lake Geneva Business Park. Lake Geneva Tennis is currently zoned Planned Development (PD), which allows for the development and operation of the Lake Geneva Tennis facility as a Physical Activity Studio land use. With this new GDP, the applicant seeks to add vacant land to the south of their current property and expand the facility to allow for the development of an indoor pickleball facility connected to the existing building.

Specifically, the approval of this GDP would allow for the development of a 17,280-square-foot building to the south of and connected to the current Lake Geneva Tennis facility. The addition would provide six indoor pickleball courts. The project would also include the addition of 24 parking stalls on the east side of the property. The architecture of the building is proposed to match the existing Lake Geneva Tennis building. In order to accommodate this development, parcels GBP200029 through GPB200033 would be consolidated into a single parcel via a Certified Survey Map. Zoning flexibility for building setback was approved as part of the previous GDP approval in 2016, but the applicant does not seek any new flexibilities from the zoning ordinance for this project.

Because this project involves adding more land to the area zoned Planned Development, it requires the approval of both an updated GDP and PIP in order to proceed. A GDP will establish and affirm the zoning for the project, while the PIP will establish the detailed site approvals including site layout and design, grading, utilities, parking, landscaping, lighting, and architecture.

If approved, the proposed GDP and PIP would replace all prior GDP and PIP approvals.

A conceptual future building and future parking area are shown on the GDP drawing, depicted with dashed lines. Those are not being requested for approval at this time and will be removed from the GDP drawing if approved.

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 Business Park (PBP) Zoning District is that comparison zoning district. The project is requesting the following flexibilities:

- Bulk Standards: The proposed Planned Development would allow for a reduced building setback of 35.5 feet on the west side of the *existing* 39,000 square foot Lake Geneva Tennis building as compared to required 40-foot setback. This flexibility is carried forward from the 2016 approval and is not requested for the proposed pickleball facility.

The applicant requests no additional flexibilities for the proposed pickleball facility.

Staff Review Comments:

General Site Layout, Architecture, and Design – The applicant proposes to develop a building addition on the south side of the existing building. The two buildings will be connected by an enclosed walkway. The proposed building addition will provide six dedicated pickleball courts, a small office, and two restroom facilities. The building will be 23 feet tall, with exterior architectural features designed to match the existing Tennis facility, featuring the same design style and materials, but smaller in size, at 17,280 square feet.

To accomplish this, parcels GBP200029 through GPB200033 would be consolidated into a single parcel via a Certified Survey Map during the PIP process. The proposed addition meets all setback requirements of the Planned Business Park Zoning District. The proposed Landscape Surface Ratio is 43% of the combined lot.

The project will include the addition of 30 parking stalls connected to the existing parking lot on the east side of the property. During transition periods at the end of play sessions, it is anticipated that maximum capacity will be 50 people as finished players leave the facility and new ones claim their court reservations. Based on the maximum capacity, the zoning ordinance would require a total of 17 additional parking spaces to accommodate patrons and staff. The proposed plan will provide 13 more parking spaces than required.

Landscaping – The landscaping plan proposes two new maple trees and the preservation of several existing maple trees along the western perimeter of the property, as well as between the proposed parking lot and the east side of the existing Tennis facility. It also indicates the relocation of several spruce trees from the location of the proposed parking lot expansion to the area between the new parking lot and Veterans Parkway, satisfying the street frontage landscaping requirement. Around the foundation of the entire proposed building addition, stone planting beds are proposed, which include several species of shrubs, canopy trees, and ornamental plantings, such as dogwood, maple, burning bushes, juniper, andora, and spirea. Total required landscaping points are met for the site. Final landscaping approval is part of the PIP.

Aside from the requested zoning flexibilities identified on page 1 of this memo, all other zoning requirements are met.

Staff Recommendation on the GDP Application:

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

Findings of Fact:

1. The proposed GDP furthers the purposes of the Zoning Ordinance as outlined in Section 98-005.

2. One or more of the following factors have arisen that are not properly addressed on the current Official Zoning Map.
 - The designation of the Official Zoning Map should be brought into conformity with the Comprehensive Plan.
 - A mistake was made in mapping on the Official Zoning Map.
 - Factors have changed, making the subject property more appropriate for the proposed GDP zoning.
 - Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
3. The proposed GDP amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 - *Staff notes that the proposed GDP maintains the desired consistency of land uses, land use intensities, and land use impacts by enabling an expansion of the existing facility.*

Conditions of Approval:

1. Remove from all submittal materials the third building shown in dashed lines and additional parking area shown in dashed lines as they are not being requested for approval at this time.
2. Correct all submittal materials to reflect the addition of a 30-stall parking lot (not 24 stalls as appears in some materials).

Staff Recommendation:

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

Suggested Motions:

- *Approve:* I recommend approval of the *General Development Plan for applicant Paul Lauterbach. 914 Bennet Ct, Walworth, WI 53184 for a proposed pickleball building in the Planned Business Park (PBP) zoning district, Tax Key Nos. ZLGBP200029-33, including the staff-recommended finding of facts, and any additional conditions of approval recommended by staff.*
- *Deny:* I recommend denial of the *General Development Plan for applicant Paul Lauterbach. 914 Bennet Ct, Walworth, WI 53184 for a proposed pickleball building in the Planned Business Park (PBP) zoning district, Tax Key Nos. ZLGBP200029-33, because [provide rationale for denial].*

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

Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator **Date:** June 14, 2023

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

CC: Paul Lauterbach – Lake Geneva Tennis
Gary Tree – Advanced Building Corporation
Dave Nord – City Administrator
Amanda Rotondi – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: GDP RECOMMENDED APPROVAL – Lake Geneva Tennis Addition (PINs GBP200029-GBP200033)
Kapur Project #21.0178 Phase 30

BACKGROUND AND REQUEST:

A General Development Plan (GDP) application was submitted by Lake Geneva Tennis for the construction of a 16,000 SF pickleball facility and approximately 8,800 SF of additional parking at 630 Veterans Parkway. Site specific engineering will be reviewed under the required Precise Implementation Plan (PIP) submittal.

The following plan and calculations were submitted for review:

- **Lake Geneva Tennis – Pickleball** prepared by Advanced Building Corporation, 6 sheets, dated last revised January 19, 2023.
- **Exhibit 1: Lake Geneva Business Park Stormwater Drainage Areas**, one sheet.

Comments:

Kapur recommends approval of the GDP application for Lake Geneva Tennis Pickleball Addition based on the information reviewed above. This approval is subject to the following conditions:

1. The proposed improvements are located within the Lake Geneva Business Park and are located on existing lots tributary to stormwater basin known as Fermano Pond. Fermano Pond was designed to provide stormwater management for development of Parcels GBP200029-GBP200033 for up to 70% impervious; therefore, no additional stormwater management is required for the proposed addition and parking lot improvements.
2. Engineering review and approval of the Precise Implementation Plan is required. This review will cover site specific engineering and details, including but not limited to, grading, drainage, utilities, erosion control etc.

The plans have been reviewed for conformance with generally accepted engineering practices and City of

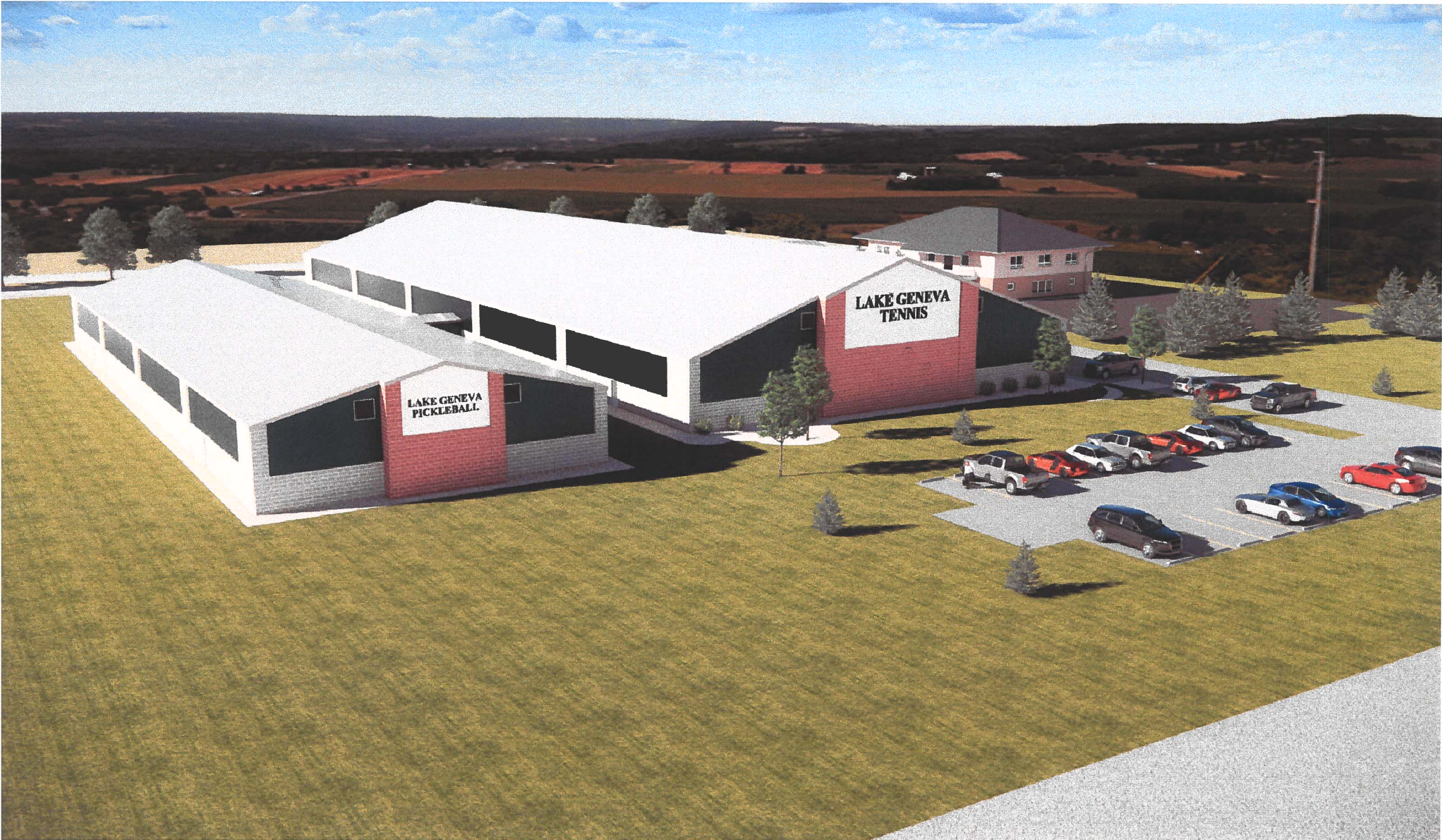




Lake Geneva policies. Although the material has been reviewed, the applicant is ultimately responsible for the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures.

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















4125 Terminal Drive, Suite 100
McFarland, WI 53558

May 5, 2023

GDP Application 630 Veterans Parkway

Please find enclosed "General Written Description" for the proposed GDP application.

This project is an additional Pickle Ball facility adjacent to and connected to the current Tennis facility. The facility will allow for indoor pickle ball activities. The architecture of the facility will mimic the Tennis facility except the building will be a bit smaller and less high. The approximate building size is 68'x 232' or 15,776 SF.

The project will also include a (24) stall parking lot on the east side of the property. It will be connected to the existing parking lot within the property lines.

Storm water will be collected on site and piped into the existing storm water system. We understand that on site retention is not required as the regional detention pond has been designed to accommodate the entire development with an allowance for 70% impervious ratio. This development is under the 70% threshold.

The property consists of (5) parcels GBP200029 thru GPB200033. These parcels will be combined into a single parcel via a CSM as part of the PIP process. The properties are currently zoned PBP. The use of the Pickle Ball facility is the same as the Tennis facility and is consistent with the master Plan.

Undeveloped portions of the property will be landscaped.

This project does not take exception to any of the zoning standards.

Sincerely,

Gary Tree

Gary Tree
Vice President- Business Development
4125 Terminal Lane
McFarland, WI 53558
gary@abcmadison.com
O 608.833.0900
F 608.833.8483
C 608.209.2352
<http://abcmadison.com>

EXPERIENCE LEADERSHIP RESULTS



APPLICATION FOR GENERAL DEVELOPMENT PLAN OR AMENDMENT

City of Lake Geneva

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

Lake Geneva Tennis Club 630 Veterans Parkway Lake Geneva WI 53147

Name and Address of Current Owner:

Paul Lauterbach
914 Bennet CT Wauwatosa WI 53184

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

262-812-0033
Paul@lakegenestetennis.com
262-215-6426 c

Owner Signature:

Paul Lauterbach

① Name and Address of Applicant:

Lake Geneva Tennis 630 Veterans Parkway Lake Geneva WI 53147

② Advanced Building Corporation 4125 Terminal Drive McFarland WI 53558

Telephone No. with area code & Email of Applicant: ① 262-812-0033 Paul@lakegenestetennis.com

② 608 209 2352 Gary@abc.madison.com

Proposed Use:

Same as current permitted use for Tennis Facility
Project is a smaller similar Facility 16,000SF Pickleball
Facility. New Parking for 24 stalls

Zoning District in which land is located:

Planned Business Park

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

Warren Hansen, Farris, Hansen & Associates 7 Ridgway Court, Elkhorn, WI 53121

Gary Tree Advanced Building Corporation 4125 Terminal Drive
McFarland, WI 53558

Short statement describing activities to take place on site:

Adjacent 4 parcels will be combined w/ GBP200029.

A new Pre-engineered Building 68'x232' with exterior architecture
that matches existing tennis building will provide interior pickleball
courts

GDP fee \$400.00, payable upon filing application

5/5/23

Date

[Signature]
Signature of Applicant

Paul Lauterbach 630 Veterans Parkway Cost Recovery # _____
Lake Geneva, WI 53147
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.

Project: Advanced Building Corp, as applicant/petitioner for
Pickleball Facility
Project Address: 630 Veterans Parkway Lake Geneva WI 53147
Parcel No. GBP 200029 thru GBP 200033
Name: Gary Tree Advanced Building Corporation
Address: 4125 Terminal Drive McFarland, WI 53558

Cell Phone: (608) - 209 - 2352

Phone: (608) - 833 - 0900

Email: gary@abcmadison.com

Dated this 5th Day of May, 20 23

Gary Tree

Printed Name of Applicant / Petitioner

Gary Tree

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: _____ by: _____

↓

GRT _____ 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 _____

Applicant name _____

Applicant email _____ Phone Number _____

Architect/Contractor/Designer Name _____

Architect/Contractor/Designer Email _____ Phone Number _____

Type of Construction: New _____ Addition _____ Remodel _____

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

Type of Business _____

Engineering

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

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

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

Water/Sewer Utilities

If an existing structure please circle the following:

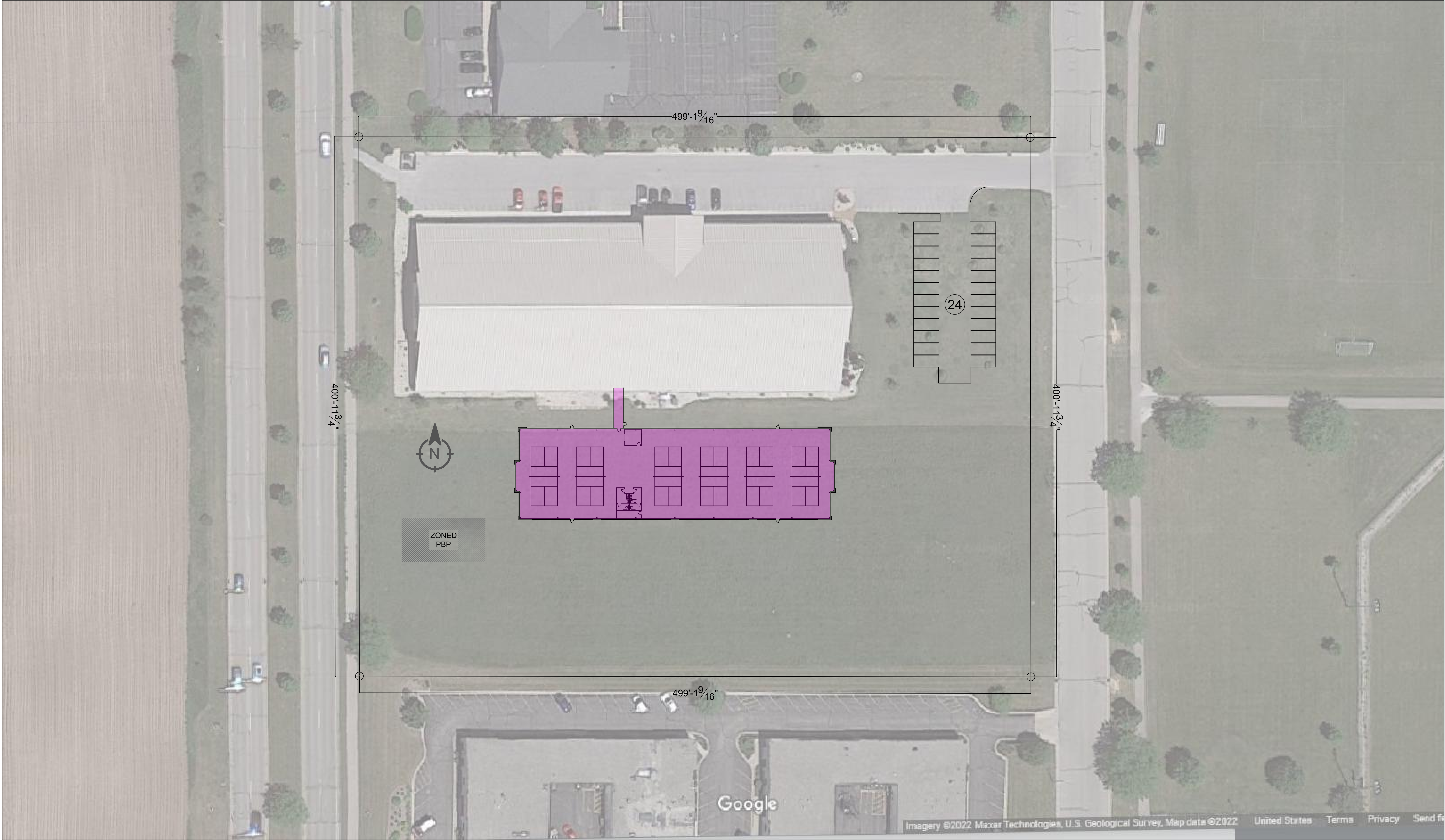
- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO

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

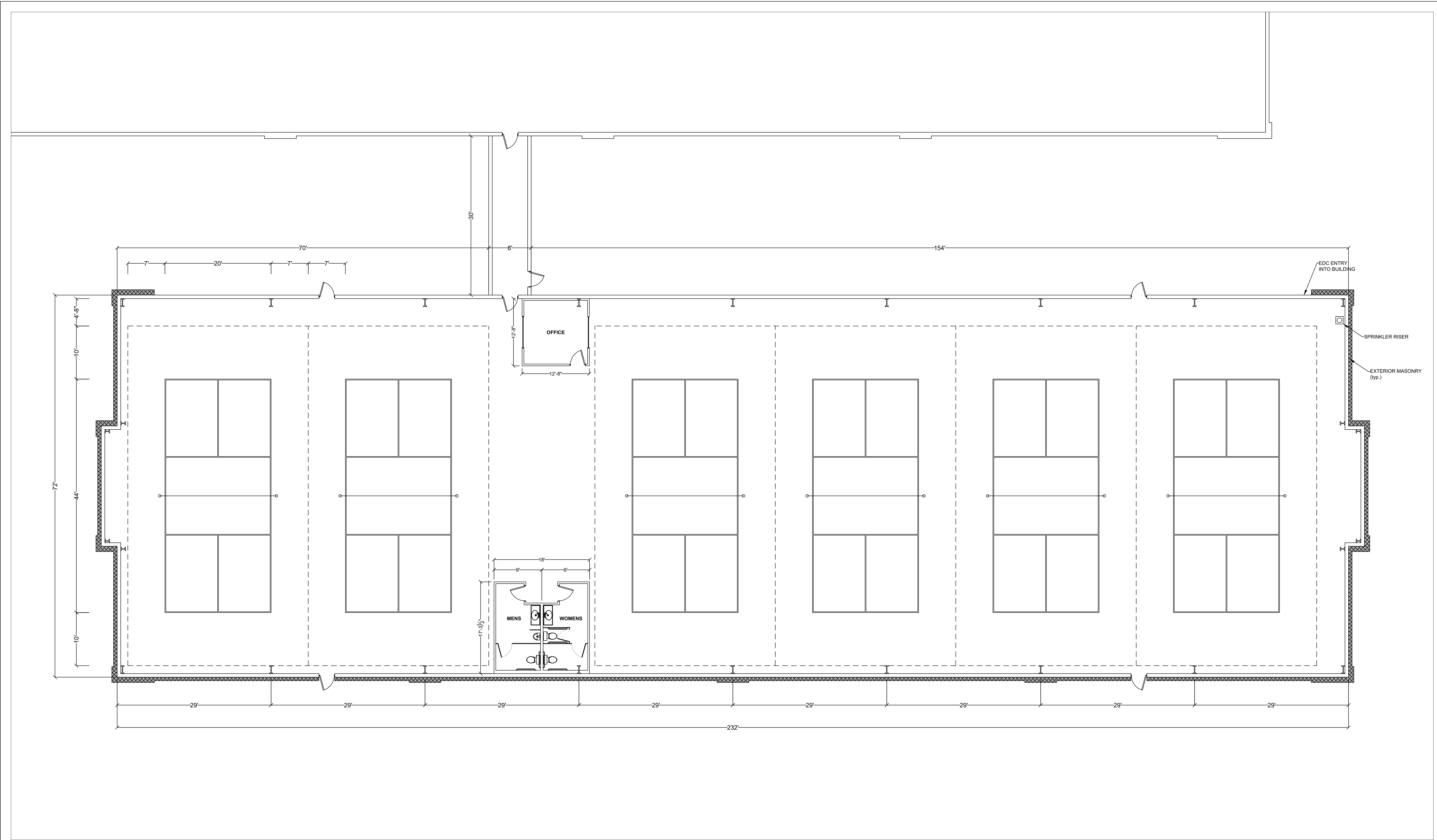
- Water service size requirement _____
- Estimated daily water usage in gallons per day _____
- Estimated maximum water flow in gallons per minute _____
- Number of bathrooms _____
- Brief description of process (if Industrial) _____

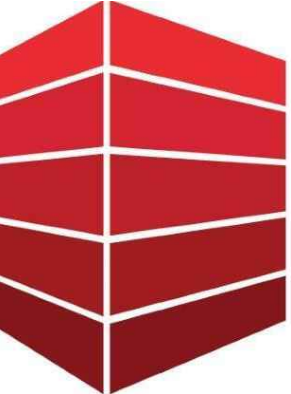
If the development is a multi-family dwelling, please provide the following:

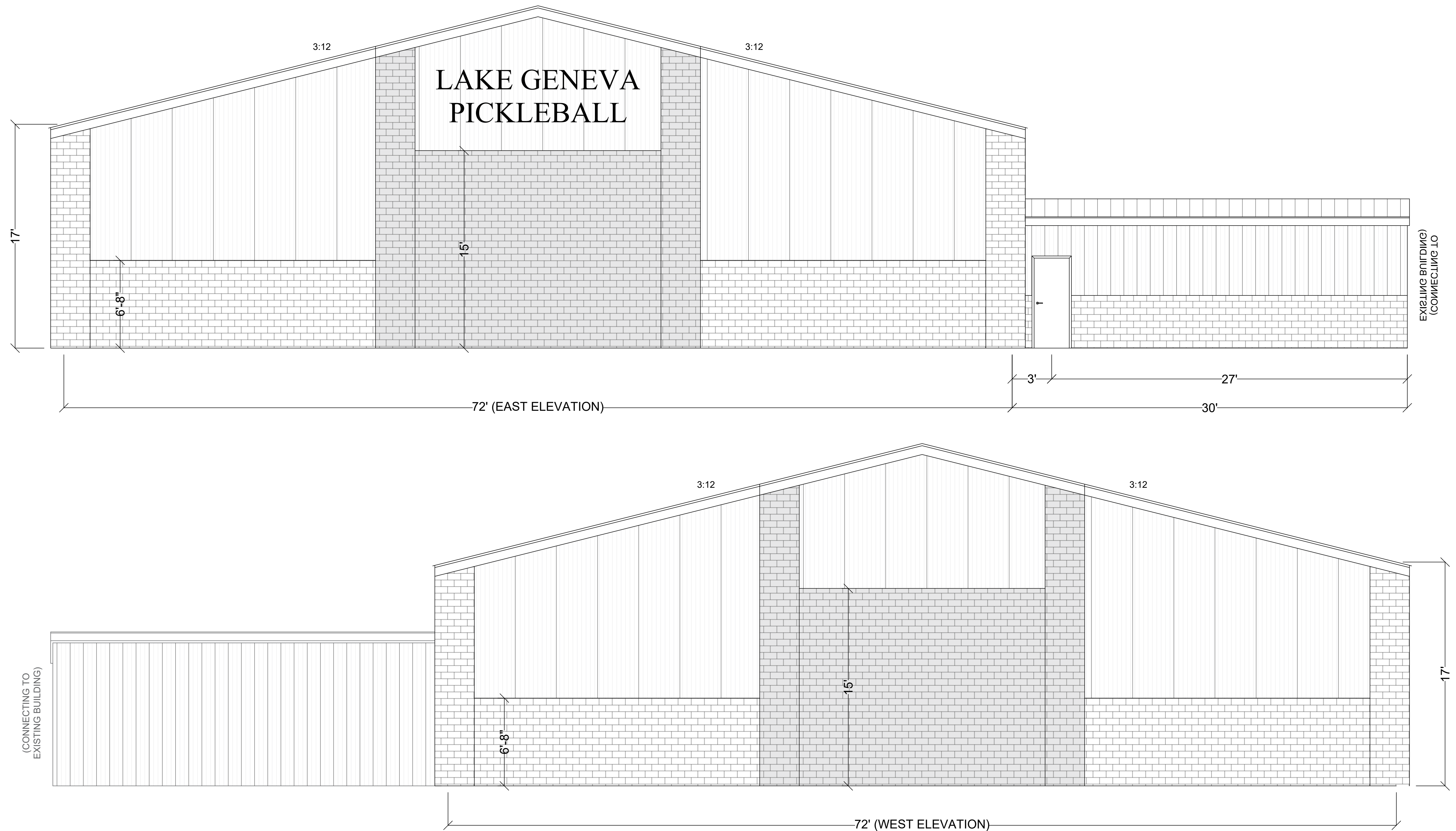
- Number of units _____
- Number of bedrooms in each unit _____
- Water service size requirement _____



REVISION DATE(S):		SHEET TITLE:	PROJECT NAME:	PROJECT ADDRESS:	4125 TERMINAL DR, SUITE 100 McFARLAND, WI 53558 (608) 833-0900	 ADVANCED BUILDING CORPORATION	SCALE:	SHEET NUMBER:
04/13/2022		SITE PLAN	LAKE GENEVA TENNIS - PICKLEBALL	LAKE GENEVA, WI	COPYRIGHT ADVANCED BUILDING CORPORATION. IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE ALL OR ANY PORTION OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABC. THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN REMAIN THE PROPERTY OF ADVANCED BUILDING CORPORATION.		1/32" = 1'-0"	S.1
04/22/2022								
01/19/2023								



REVISION DATE(S):	SHEET TITLE:	PROJECT NAME:	PROJECT ADDRESS:	4125 TERMINAL DR, SUITE 100 McFARLAND, WI 53558 (608) 833-0900	ADVANCED BUILDING CORPORATION	SCALE:	SHEET NUMBER:
04/13/2022	FLOORPLAN	LAKE GENEVA TENNIS - PICKLEBALL	LAKE GENEVA, WI	COPYRIGHT ADVANCED BUILDING CORPORATION. IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE ALL OR ANY PORTION OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABC. THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN REMAIN THE PROPERTY OF ADVANCED BUILDING CORPORATION.		1/8" = 1'-0"	S.2
04/22/2022							
01/19/2023							
05/10/2023							



REVISION DATE(S):

04/13/2022	
04/22/2022	
01/19/2023	
05/10/2023	

SHEET TITLE:

ELEVATIONS

PROJECT NAME:

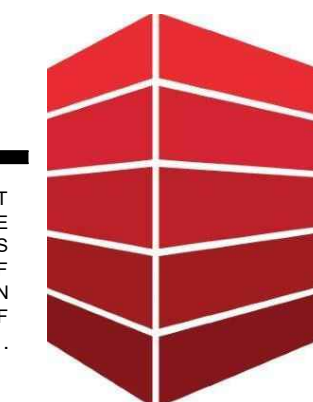
LAKE GENEVA TENNIS - PICKLEBALL

PROJECT ADDRESS:

LAKE GENEVA, WI

4125 TERMINAL DR, SUITE 100
McFARLAND, WI 53558
(608) 833-0900

COPYRIGHT ADVANCED BUILDING CORPORATION. IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE ALL OR ANY PORTION OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABC. THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN REMAIN THE PROPERTY OF ADVANCED BUILDING CORPORATION.



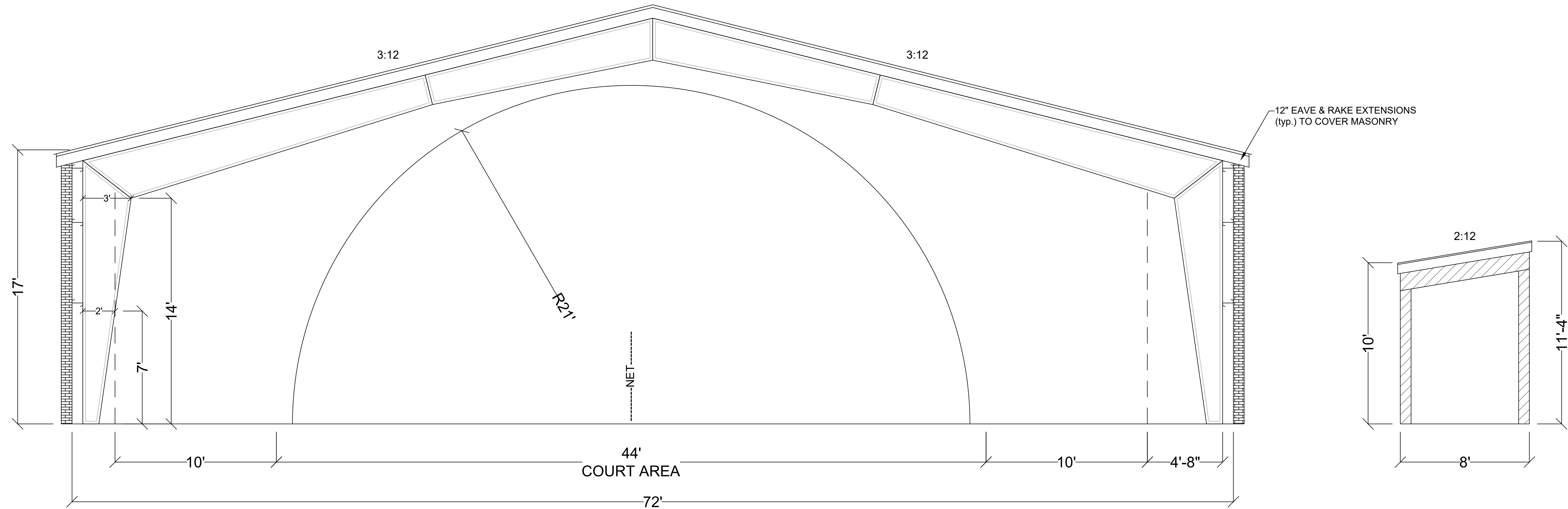
**ADVANCED
BUILDING**
CORPORATION

SCALE:

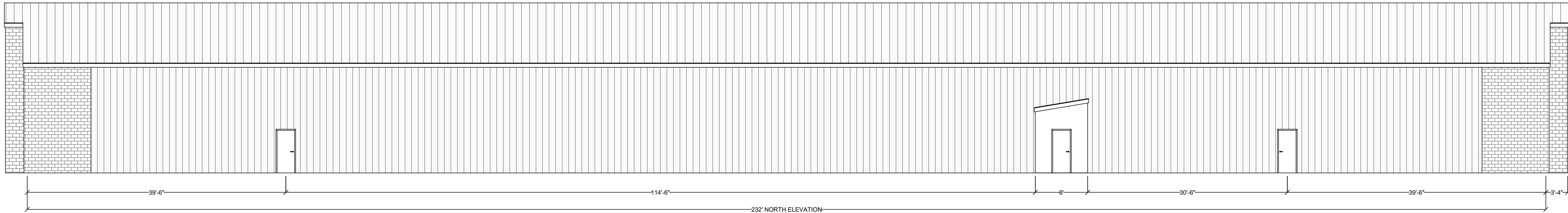
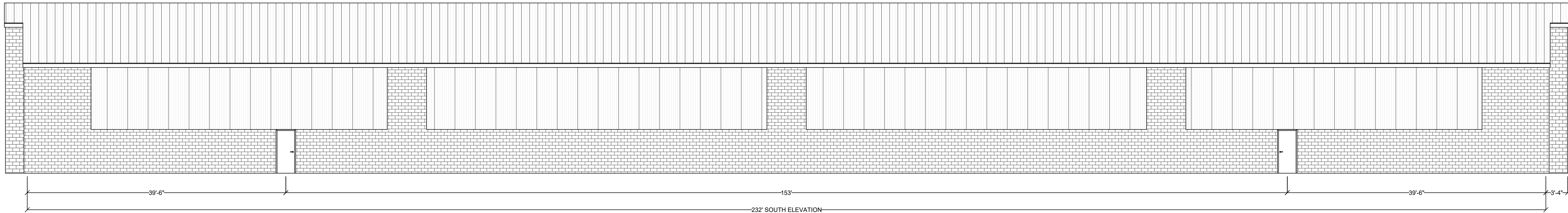
NTS

SHEET NUMBER:

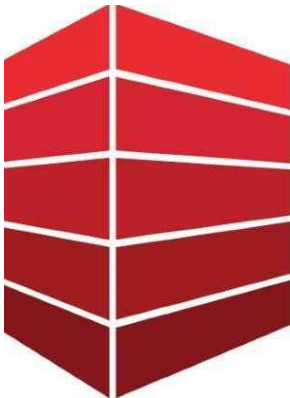
S.3



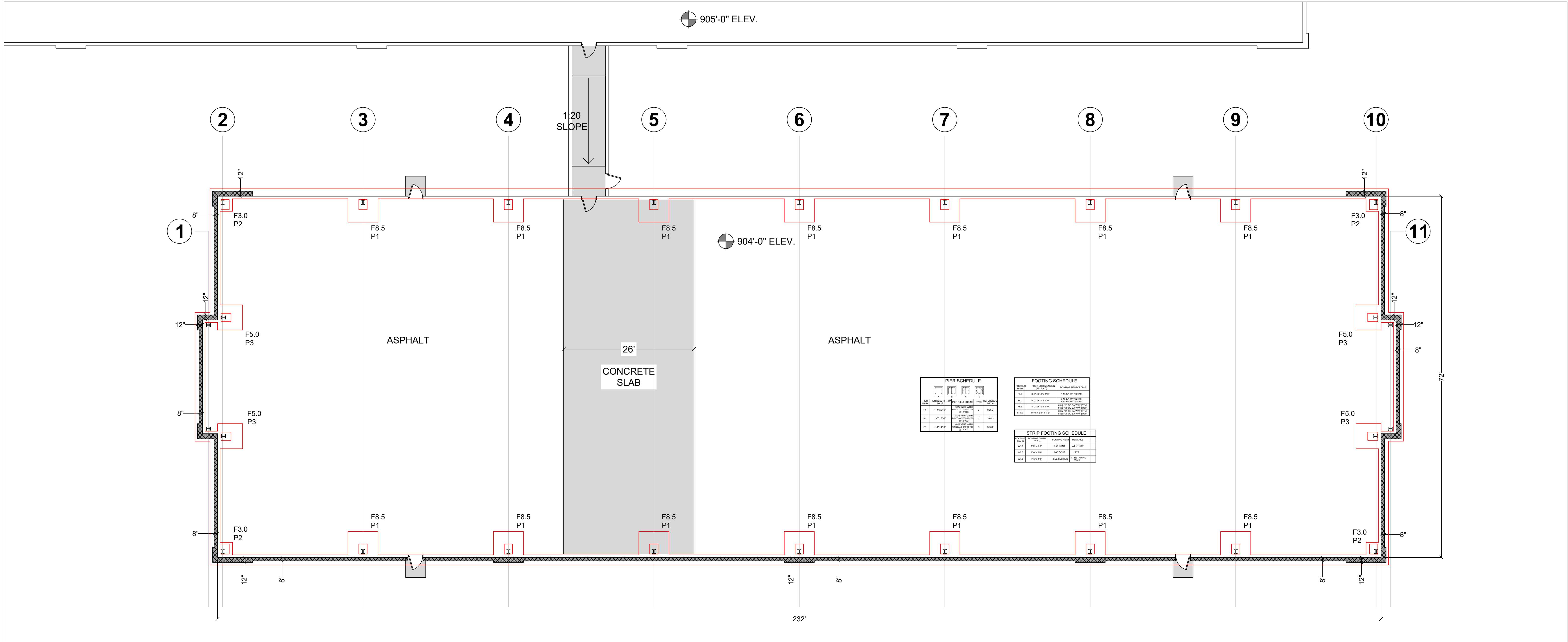
REVISION DATE(S):	SHEET TITLE:	PROJECT NAME:	PROJECT ADDRESS:	4125 TERMINAL DR, SUITE 100 McFARLAND, WI 53558 (608) 833-0900	SCALE:	SHEET NUMBER:
04/13/2022	SECTIONS	LAKE GENEVA TENNIS - PICKLEBALL	LAKE GENEVA, WI	COPYRIGHT ADVANCED BUILDING CORPORATION. IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE ALL OR ANY PORTION OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABC. THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN REMAIN THE PROPERTY OF ADVANCED BUILDING CORPORATION.	NTS	S.4
04/22/2022						
01/19/2023						
05/10/2023						



REVISION DATE(S):	SHEET TITLE:	PROJECT NAME:	PROJECT ADDRESS:	4125 TERMINAL DR, SUITE 100 McFARLAND, WI 53558 (608) 833-0900	SCALE:	SHEET NUMBER:
04/13/2022	ELEVATIONS	LAKE GENEVA TENNIS - PICKLEBALL	LAKE GENEVA, WI	COPYRIGHT ADVANCED BUILDING CORPORATION. IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE ALL OR ANY PORTION OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABC. THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN REMAIN THE PROPERTY OF ADVANCED BUILDING CORPORATION.	NTS	S.5
04/22/2022						
01/19/2023						
05/10/2023						



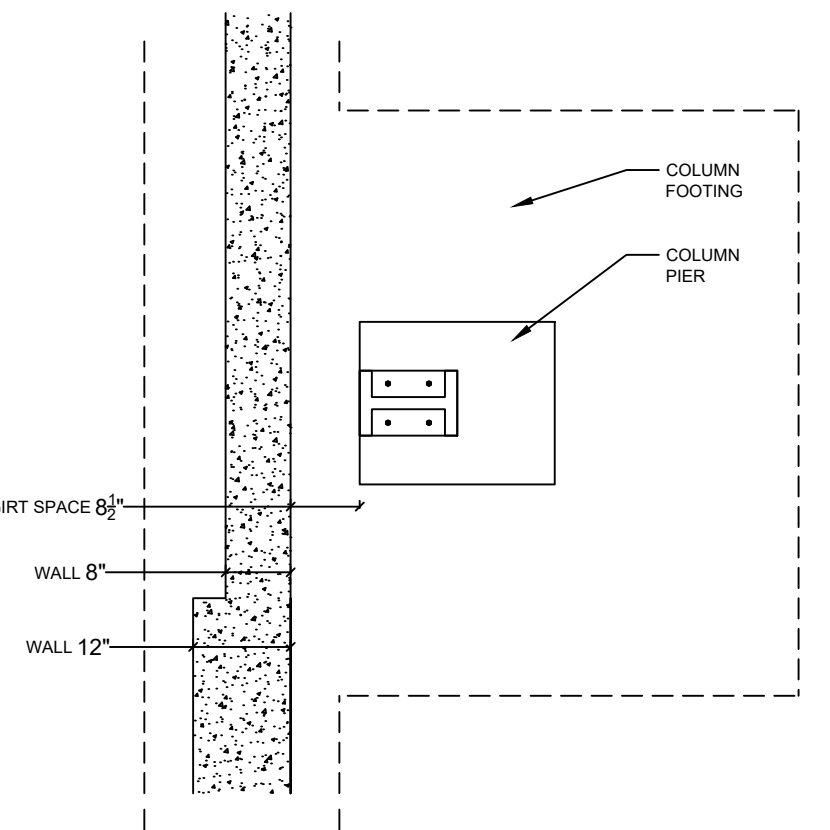
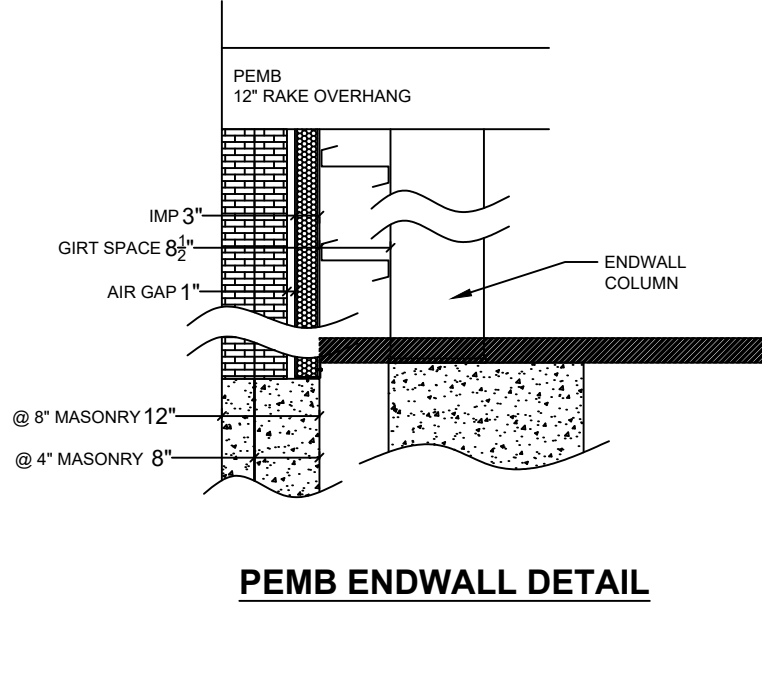
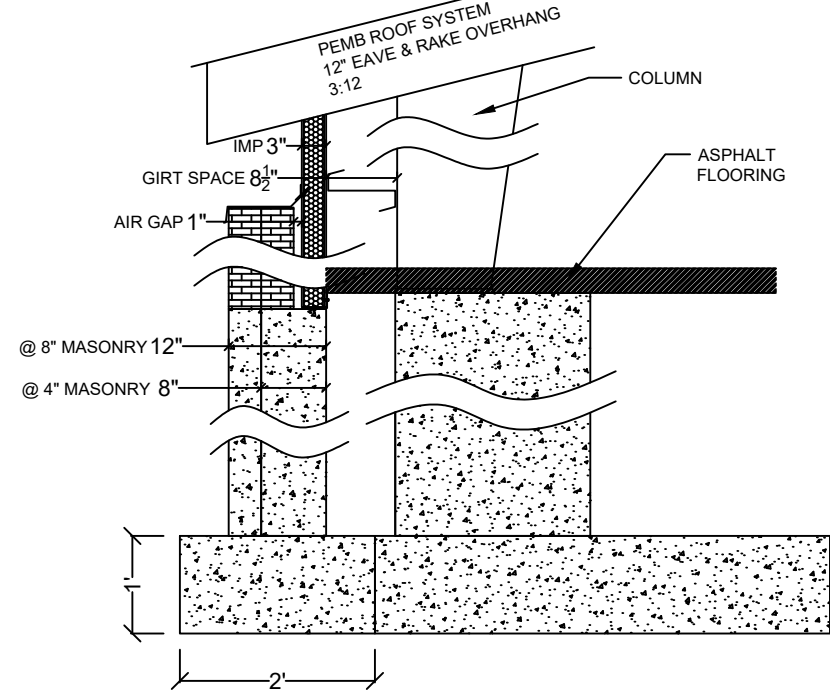
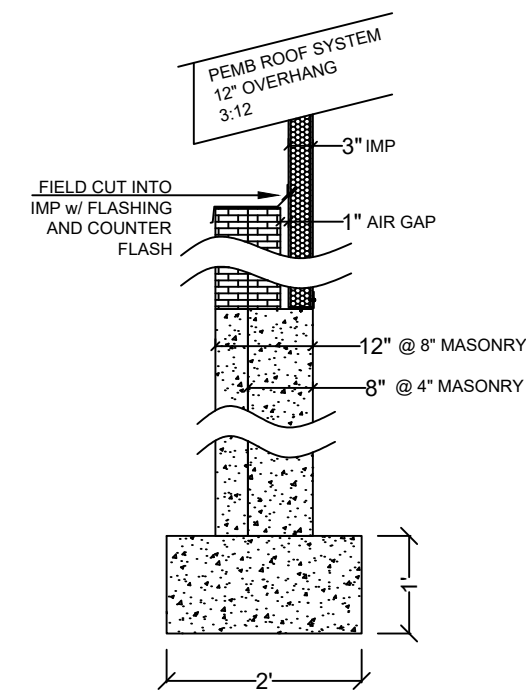
**ADVANCED
BUILDING**
CORPORATION



PIER SCHEDULE			
NO.	DESCRIPTION	FOOTING	PIER
P1	1'-4" x 1'-0" x 8" (1'-0" x 1'-0" x 8")	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")
P2	1'-4" x 1'-0" x 8" (1'-0" x 1'-0" x 8")	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")
P3	1'-4" x 1'-0" x 8" (1'-0" x 1'-0" x 8")	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")

FOOTING SCHEDULE			
NO.	DESCRIPTION	FOOTING	FOOTING
F1	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")
F2	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")
F3	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")

STRIP FOOTING SCHEDULE			
NO.	DESCRIPTION	FOOTING	FOOTING
S1	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")
S2	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")
S3	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")	1'-0" x 1'-0" x 8" (1'-0" x 1'-0" x 8")

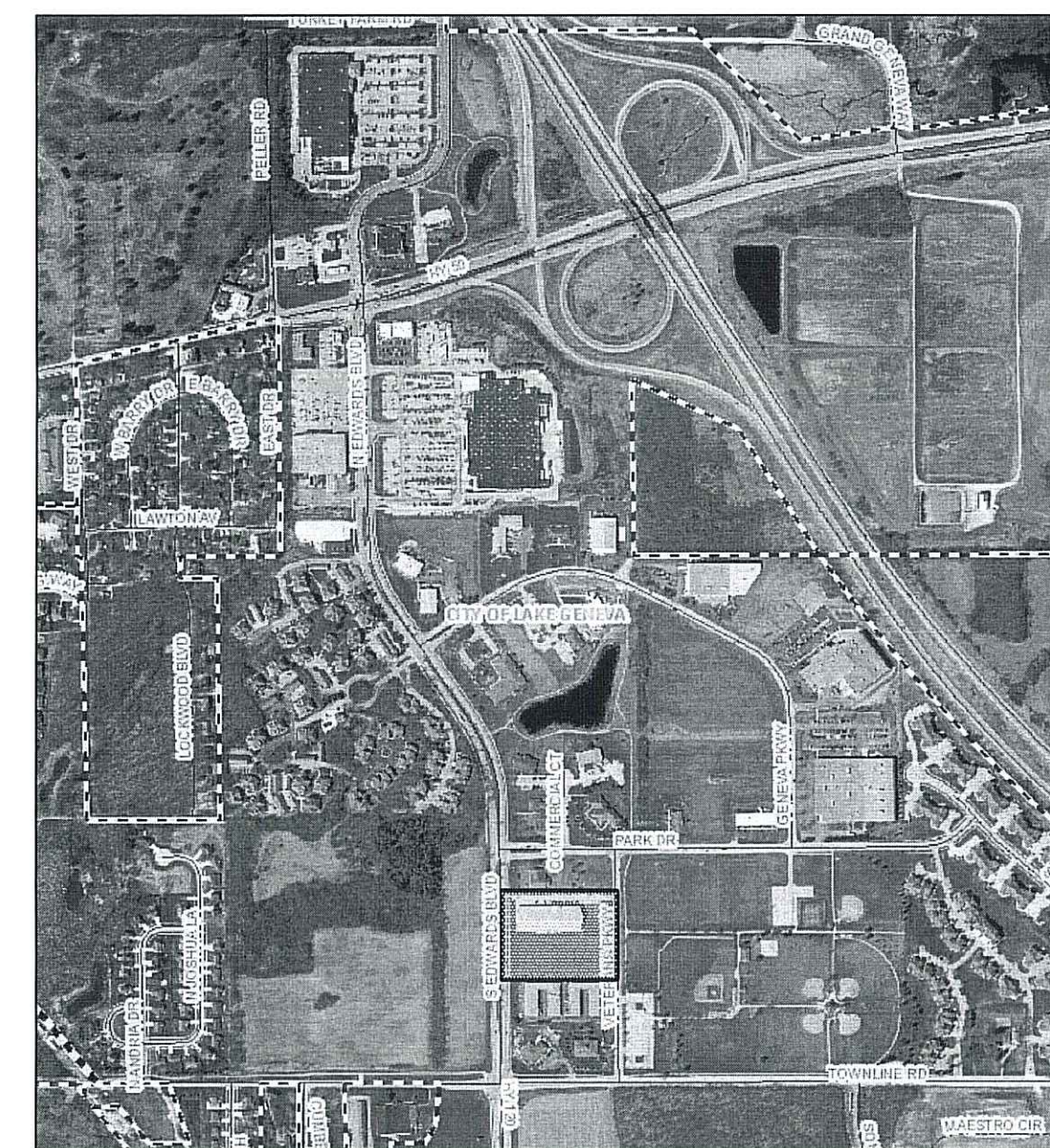


REVISION DATE(S):	SHEET TITLE:	PROJECT NAME:	PROJECT ADDRESS:	4125 TERMINAL DR, SUITE 100 McFARLAND, WI 53558 (608) 833-0900	SCALE:	SHEET NUMBER:
03/30/2023	FOUNDATION PLAN	LAKE GENEVA TENNIS - PICKLEBALL	LAKE GENEVA, WI	COPYRIGHT ADVANCED BUILDING CORPORATION. IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE ALL OR ANY PORTION OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABC. THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN REMAIN THE PROPERTY OF ADVANCED BUILDING CORPORATION.	NTS	S.6



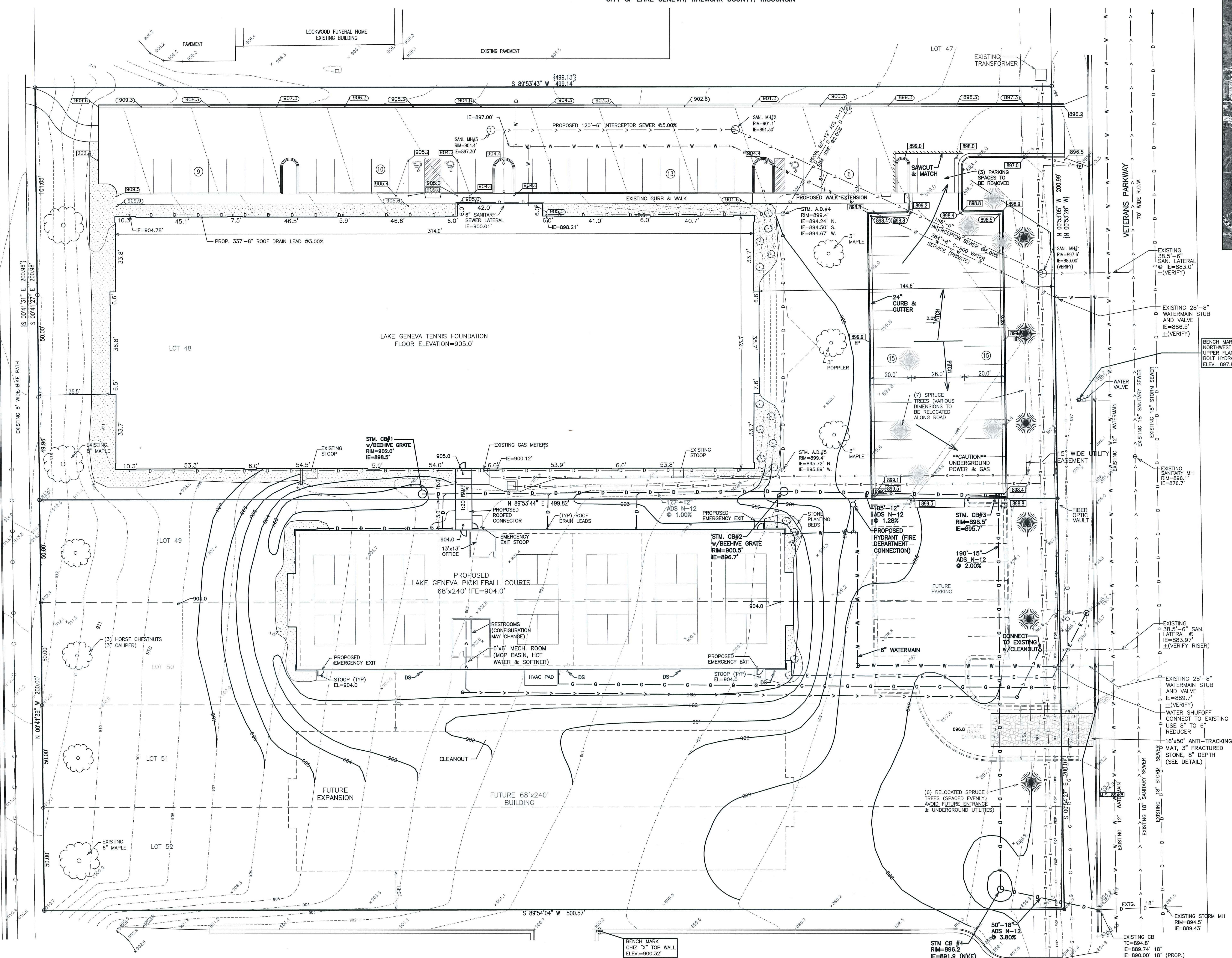
GENERAL DEVELOPMENT PLAN
SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN
LOTS 48-52, LAKE GENEVA BUSINESS PARK, PHASE II

LOCATED IN PART OF THESE 1/4 OF THE SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



PROJECT LOCATION

EDWARDS BOULEVARD
120' WIDE R.O.W.



SITE SUMMARY

TOTAL LAND AREA 200,431 S.F. 4.60 ACRES
TOTAL AREA DISTURBED 83,540 S.F. (1.92 ACRES) (NO NOI REQUIRED)
EXISTING BUILDING AREA = 39,000 S.F. 0.90 ACRES 19.5%
EXISTING PAVED AREA = 20,841 S.F. 0.48 ACRES 10.4%
EXISTING GREEN SPACE = 140,590 S.F. 3.23 ACRES 70.1%
PROPOSED BUILDINGS = 16,512 S.F. 0.39 ACRES 8.4%
PROPOSED NEW PAVED AREA = 8,789 S.F. 0.20 ACRES 4.4%
PROPOSED GREEN SPACE REDUCTION AREA = 25,541 S.F. 12.7%
(TOTAL GREEN SPACE AFTER CONSTRUCTION = 115,049 S.F. 57.4%)
PROPOSED NEW PARKING = 30 CARS
EXISTING PARKING TO BE REDUCED BY 3 CARS

NOTE: ALL LOTS 48 TO 52 TO BE COMBINED BY
CERTIFIED SURVEY MAP

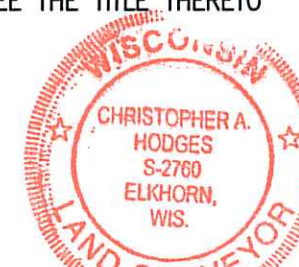
NOTE: TREE PLANTING IN THE FRONT NEW PLANTING AREA TO BE
TRANSPLANTED (TOTAL OF 6)

PARCEL BOUNDARY AND DIMENSIONS SHOWN HEREON TAKEN FROM A
PLAT OF SURVEY PREPARED BY PETER S. GORDON DATED 9/11/2015
ALSO HAVING A REVISION DATE OF 8/01/2016

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL
APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED
INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO
NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN
SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE
REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE
PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR
THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO
THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO
WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 3/27/2023
CHRISTOPHER A. HODGES
P.L.S. 2760

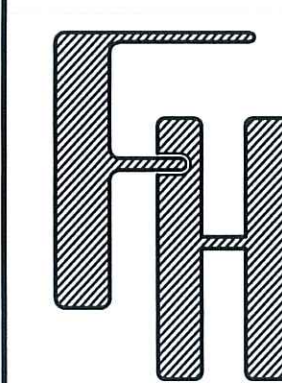


5/4/2023

LEGEND

- | | |
|---|---------------------------------|
| ○ = IRON PIPE FOUND 1 3/8" O.D. | --- = RECORDED AS |
| ● = IRON REBAR FOUND 3/4" O.D. | --- = SANITARY SEWER LINE |
| --- = EXISTING GROUND ELEVATION | --- = STORM SEWER LINE |
| --- = EXISTING LAND CONTOURS | --- = WATER MAIN |
| --- = PROPOSED LAND CONTOURS | --- = BURIED GAS LINE |
| --- = DIRECTION OF WATER FLOW | --- = BURIED ELECTRICAL SERVICE |
| --- = PROPOSED TOP OF CURB | --- = SILT FENCE |
| --- = PROPOSED FINISHED GRADE/ELEVATION | --- = STONE PLANTING BEDS |
| FF = FIRST FLOOR ELEVATION | |

MAP SCALE IN FEET - ORIGINAL 1"=20'



LAKE GENEVA PICKLEBALL
GENERAL DEVELOPMENT PLAN
800 W. WALWORTH AVE.
LAKE GENEVA, WI 53147

WORK ORDERED BY -
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farris-hansen.com

REVISIONS
4/21/2023 - DHC
SHORTENED BUILDING
AND PARKING
4/25/2023 - DHC
CHANGED SIDEWALK
5/04/2023 - DHC
REVISED SIDEWALK

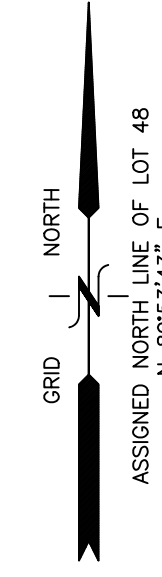
PROJECT NO.
9464.23
DATE
3/06/2023
SHEET NO.
1 OF 1

PRECISE IMPLEMENTATION PLAN
SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN
LOTS 48-52, LAKE GENEVA BUSINESS PARK, PHASE II

LOCATED IN PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

Location.jpg

PROJECT LOCATION



SITE INDEX

SHEET 1 SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN
SHEET 2 LIGHTING & LANDSCAPING PLAN

SITE SUMMARY

TOTAL LAND AREA 200,431 S.F. 4.60 ACRES
TOTAL AREA DISTURBED 83,540 S.F. (1.92 ACRES) (NOI REQUIRED)
EXISTING BUILDING AREA= 39,000 S.F. 0.90 ACRES 19.5%
EXISTING PAVED AREA= 20,841 S.F. 0.48 ACRES 10.4%
EXISTING GREEN SPACE= 140,590 S.F. 3.23 ACRES 70.1%
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PROPOSED NEW PAVEMENT AREA = 8,789 S.F. 0.20 ACRES 4.4%
PROPOSED GREEN SPACE REDUCTION AREA = 26,517 S.F. 13.2%
(TOTAL GREEN SPACE AFTER CONSTRUCTION = 114,073 S.F. 56.9%)
PROPOSED NEW PARKING = 30 CARS
EXISTING PARKING TO BE REDUCED BY 3 CARS

ZONING: PBP

FOUNDATION LANDSCAPING REQUIRED: 40 POINTS/100 FT = 235 PTS
FLOOR AREA LANDSCAPING REQUIRED: 10 POINTS/100 SF = 160 PTS
STREET FRONTAGE LANDSCAPING REQUIRED: 40 POINTS/100 FT = 120 PTS
TOTAL: 515 PTS

NOTE: ALL LOTS 48 TO 52 TO BE COMBINED BY
CERTIFIED SURVEY MAP

NOTE: TREE PLANTING IN THE FRONT NEW PLANTING AREA TO BE
TRANSPLANTED (TOTAL OF 6)

PARCEL BOUNDARY AND DIMENSIONS SHOWN HEREON TAKEN FROM A
PLAT OF SURVEY PREPARED BY PETER S. GORDON DATED 9/11/2015
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THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO
THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO
WITHIN ONE YEAR FROM THE DATE HEREOF.

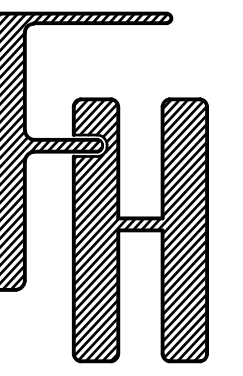
DATED: 3/27/2023

CHRISTOPHER A. HODGES P.L.S. 2760

LEGEND

- = IRON PIPE FOUND 1 3/8" O.D.
- = IRON REBAR FOUND 3/4" O.D.
- = EXISTING GROUND ELEVATION
- = EXISTING LAND CONTOURS
- = PROPOSED LAND CONTOURS
- = DIRECTION OF WATER FLOW
- = PROPOSED TOP OF CURB
- = PROPOSED FINISHED GRADE/ELEVATION
- FF = FIRST FLOOR ELEVATION
- {xxx} = RECORDED AS
- = SANITARY SEWER LINE
- = STORM SEWER LINE
- = WATER MAIN
- = BURIED GAS LINE
- = BURIED ELECTRICAL SERVICE
- = SILT FENCE
- = STONE PLANTING BEDS

MAP SCALE IN FEET - ORIGINAL 1"=20'



LAKE GENEVA PICKLEBALL
PRECISE IMPLEMENTATION PLAN
800 VETERANS PARKWAY
LAKE GENEVA, WI 53147

SITE, GRADING, DRAINAGE &
EROSION CONTROL PLAN

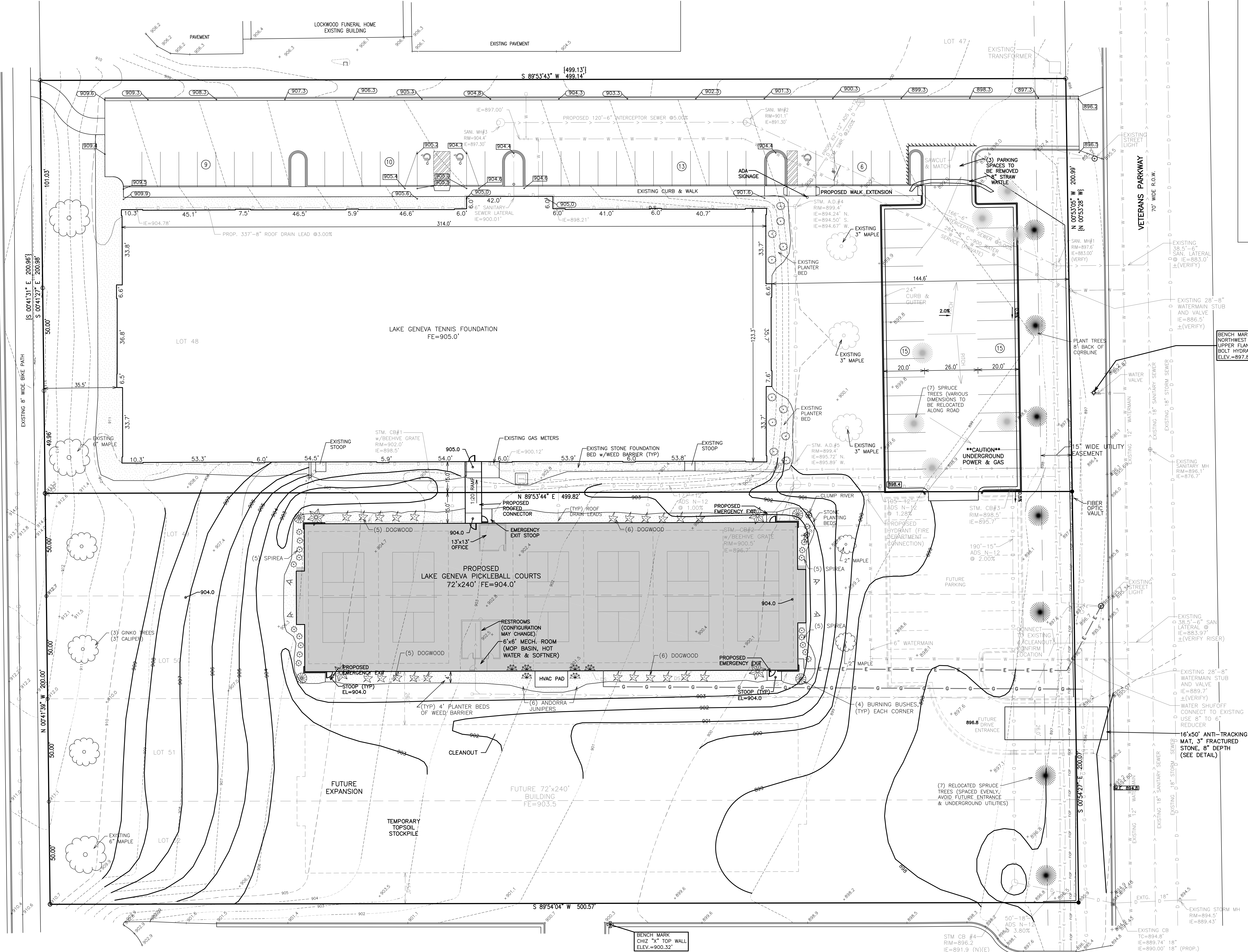
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farris-hansen.com

REVISIONS
4/21/2023 - DHC
SHORTENED BUILDING
AND PARKING
4/22/2023 - DHC
CHANGED SUBSECT
5/04/2023 - DHC
REVISED SUBSECT
5/22/2023 - DHC
ADVANCED & CREATED SHT 2
6/06/2023 - DHC
WIDENED BUILDING TO 72'

PROJECT NO.
9464.23
DATE
3/06/2023
SHEET NO.
1 OF 2

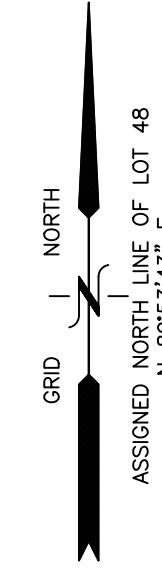
PRECISE IMPLEMENTATION PLAN
LIGHTING & LANDSCAPING PLAN
LOTS 48-52, LAKE GENEVA BUSINESS PARK, PHASE II
LOCATED IN PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

EDWARDS BOULEVARD
120' WIDE R.O.W.



.\\Location.jpg

PROJECT LOCATION



SITE SUMMARY

TOTAL LAND AREA 200.431 S.F. 4.60 ACRES
TOTAL AREA DISTURBED 83,540 S.F. (1.92 ACRES) (NOI REQUIRED)
EXISTING BUILDING AREA= 39,000 S.F. 0.90 ACRES 19.5%
EXISTING PAVED AREA= 20,841 S.F. 0.48 ACRES 10.4%
EXISTING GREEN SPACE= 140,590 S.F. 3.23 ACRES 70.1%
PROPOSED BUILDINGS = 17,728 S.F. 0.41 ACRES 8.8%
PROPOSED NEW PAVEMENT AREA = 8,789 S.F. 0.20 ACRES 4.4%
PROPOSED GREEN SPACE REDUCTION AREA = 26,517 S.F. 13.2%
(TOTAL GREEN SPACE AFTER CONSTRUCTION = 114,073 S.F. 56.9%)
PROPOSED NEW PARKING = 30 CARS
EXISTING PARKING TO BE REDUCED BY 3 CARS

ZONING: PBP

FOUNDATION LANDSCAPING REQUIRED: 40 POINTS/100 FT - 235 PTS
FLOOR AREA LANDSCAPING REQUIRED: 10 POINTS/100 SF - 160 PTS
STREET FRONTAGE LANDSCAPING REQUIRED: 40 POINTS/100 FT - 120 PTS
TOTAL: 515 PTS

NOTE: ALL LOTS 48 TO 52 TO BE COMBINED BY
CERTIFIED SURVEY MAP

NOTE: TREE PLANTING IN THE FRONT NEW PLANTING AREA TO BE
TRANSPLANTED (TOTAL OF 6)

PARCEL BOUNDARY AND DIMENSIONS SHOWN HEREON TAKEN FROM A
PLAT OF SURVEY PREPARED BY PETER S. GORDON DATED 9/11/2015
ALSO HAVING A REVISION DATE OF 8/01/2016

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL
APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED
INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO
NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN
SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE
REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE
PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR
THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO
THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO
WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 3/27/2023

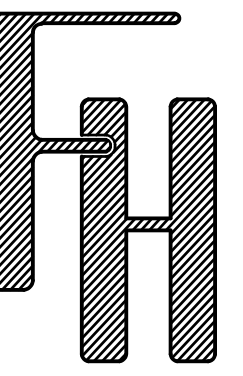
CHRISTOPHER A. HODGES P.L.S. 2780

LEGEND

- = IRON PIPE FOUND 1 3/8" O.D.
- = IRON REBAR FOUND 3/4" O.D.
- = EXISTING GROUND ELEVATION
- = EXISTING LAND CONTOURS
- = PROPOSED LAND CONTOURS
- = DIRECTION OF WATER FLOW
- = PROPOSED TOP OF CURB
- = PROPOSED FINISHED GRADE/ELEVATION
- FF = FIRST FLOOR ELEVATION
- [xxx] = RECORDED AS
- = SANITARY SEWER LINE
- = STORM SEWER LINE
- = WATER MAIN
- = BURIED GAS LINE
- = BURIED ELECTRICAL SERVICE
- = SILT FENCE
- [stone] = STONE PLANTING BEDS

LANDSCAPE PLANTINGS

- (3) 3" GINKGO TREES - CLIMAX TREES - 225 PTS
- (2) 2" MAPLE TREES - TALL DECIDUOUS TREES - 60 PTS
- (4) BURNING BUSHES - TALL DECIDUOUS SHRUBS - 20 PTS
- (2) 1-1/2" CLUMP RIVER BUSHES - MEDIUM DECIDUOUS TREES - 30 PTS
- (20) SPIREA - LOW DECIDUOUS SHRUB - 20 PTS
- (6) ANDORRA JUNIPERS - MEDIUM EVERGREEN SHRUB - 30 PTS
- (22) DOGWOOD - MEDIUM EVERGREEN SHRUB - 110 PTS
- (4) FLOWERING PLUMS - MEDIUM EVERGREEN SHRUB - 20 PTS
- TOTAL: 515 PTS



LAKE GENEVA PICKLEBALL
PRECISE IMPLEMENTATION PLAN
800 VETERANS PARKWAY
LAKE GENEVA, WI 53147

LIGHTING AND
LANDSCAPING PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGEWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farris-hansen.com

REVISIONS
5/25/2023 - DHC
CREATED NEW SHEET
6/05/2023 - DHC
UPDATED SITE CLACS
6/06/2023 - DHC
WIDENED BUILDING TO 72'

PROJECT NO.
9464.23
DATE
3/06/2023
SHEET NO.
2 OF 2

FARRIS, HANSEN & ASSOC. INC.

7 RIDGWAY COURT- P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (262) 723-2098
e-mail: office@farrishansen.com

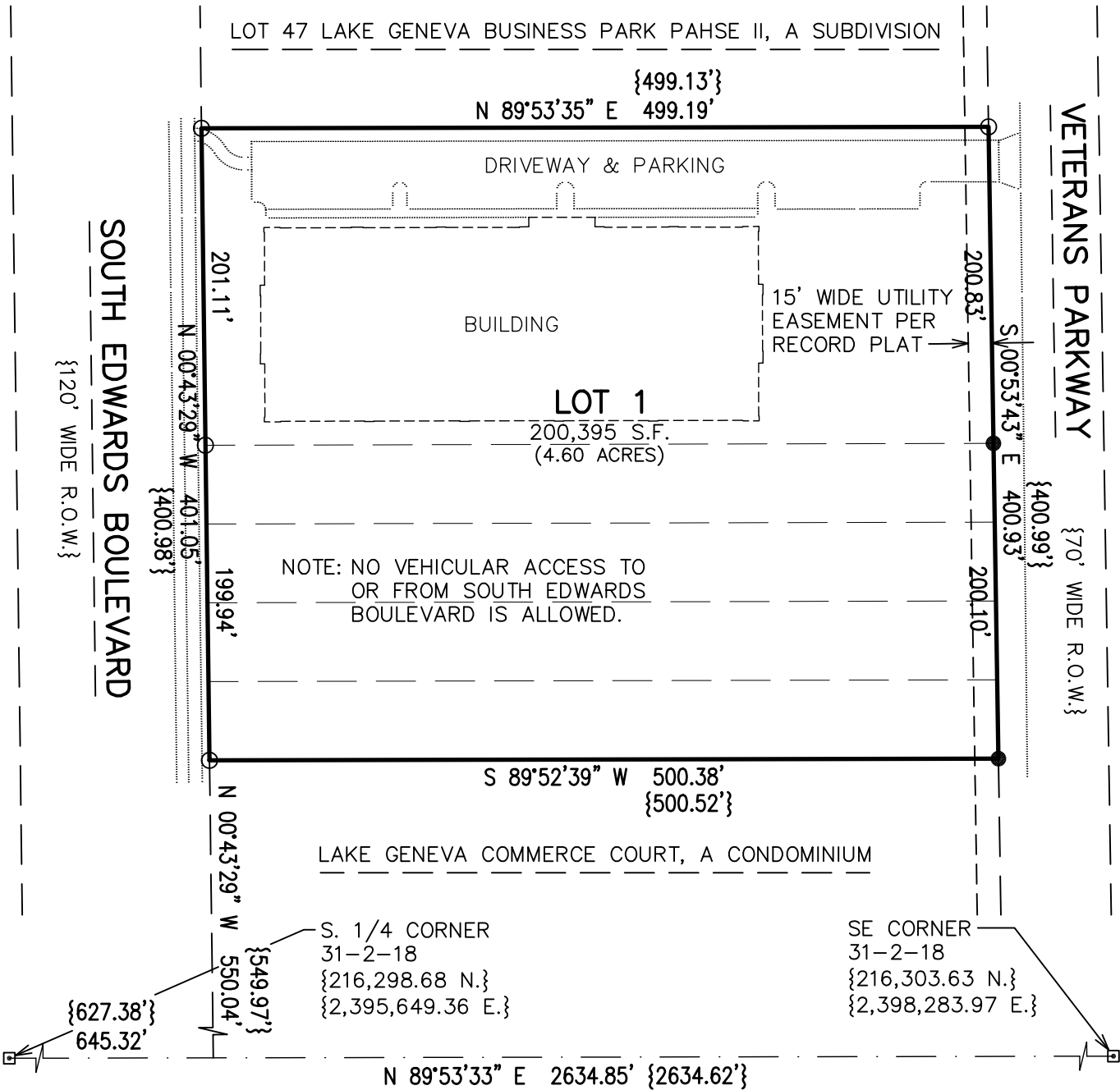
OWNER: LAKE GENEVA TENNIS CLUB LLC
630 VETERANS PARKWAY
LAKE GENEVA, WI 53147

ZONING: PBP
SOILS: MpC2, SeA, & SeB

CERTIFIED SURVEY MAP NO. _____

GRID NORTH
WISCONSIN STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE (NAD-83)
S. LINE OF THE SE 1/4 OF
SECTION 31-2-18 BEARS
N 89°53'33" E

A PARCEL CONSOLIDATION CERTIFIED SURVEY MAP
BEING LOTS 48 THROUGH 52 OF LAKE GENEVA
BUSINESS PARK PHASE II, A SUBDIVISION, LOCATED
IN PART OF THE SW 1/4 OF THE SE 1/4 OF
SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY
OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



LEGEND

- ▣ = FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP
- = FOUND IRON PIPE STAKE, 1 3/8" O.D.
- = FOUND IRON REBAR STAKE, 3/4" DIA.
- {XXX} = RECORDED AS

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES

PROJECT: 9464.23
DATE: 05/19/2023
SHEET 1 OF 3 SHEETS



CERTIFIED SURVEY MAP NO. _____

I HEREBY CERTIFY THAT AT THE DIRECTION OF LAKE GENEVA TENNIS CLUB LLC, OWNERS, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCE FOR THE CITY OF LAKE GENEVA, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED LANDS AND THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND OF THE DIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF:

LOTS 48 THROUGH 52 OF LAKE GENEVA BUSINESS PARK PHASE II, A SUBDIVISION, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN. CONTAINING 200,395 SQUARE FEET (4.60 ACRES) OF LAND, MORE OR LESS.

CHRISTOPHER A. HODGES PLS 2760

LAKE GENEVA TENNIS CLUB LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND

BY VIRTUE OF THE LAWS OF THE STATE OF _____, OWNER OF THE LANDS DESCRIBED HEREON, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS MAP. THIS MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF LAKE GENEVA FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID LAKE GENEVA TENNIS CLUB LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, ITS REPRESENTATIVE, AT _____, _____ THIS _____ DAY
OF _____, 2023.

LAKE GENEVA TENNIS CLUB LLC

STATE OF _____)
COUNTY OF _____) ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, _____, AUTHORIZED REPRESENTATIVE OF THE ABOVE NAMED LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH REPRESENTATIVE OF SAID COMPANY, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH REPRESENTATIVE AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.

MY COMMISSION EXPIRES

NOTARY PUBLIC, _____, _____

A PARCEL CONSOLIDATION CERTIFIED SURVEY MAP
BEING LOTS 48 THROUGH 52 OF LAKE GENEVA
BUSINESS PARK PHASE II, A SUBDIVISION, LOCATED
IN PART OF THE SW 1/4 OF THE SE 1/4 OF
SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY
OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO. _____

CITY OF LAKE GENEVA APPROVAL

APPROVED BY THE CITY OF LAKE GENEVA ON THIS _____ DAY OF _____, 2023.

AUTHORIZED SIGNATURE FOR THE CITY OF LAKE GENEVA

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES
PROJECT: 9464.23
DATE: 05/19/2023
SHEET 3 OF 3 SHEETS

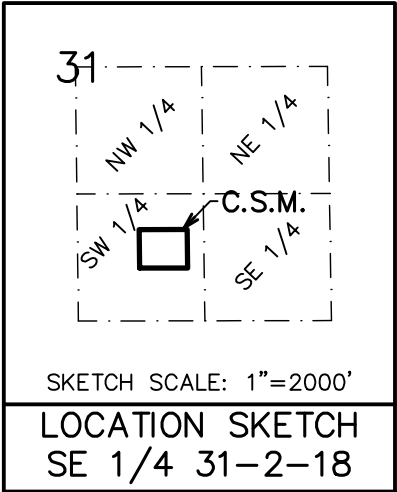


Exhibit 1:
Lake Geneva Business Park Stormwater Drainage Areas



- Legend**
- Street Names
 - Private Roads
 - County Municipalities
 - Storm Features
 - Storm Mainline
 - Storm Basin
 - Inlet
 - Outlet
 - Mainline With Asbuilt Links
 - Ponds
 - Tax Parcels (Air Photo)
 - Parks
 - Sidewalk
 - Bike Trails
 - Existing Path, Brown Route
 - On Street, Blue Route
 - Existing Path, Blue Route
 - Existing Path, Blue Route
 - Future Path, Yellow Route
 - Existing Path, Green Route
 - Existing Path, Yellow Route
 - Existing Path, Red Route
 - Alley
 - Right-Of-Way
 - Hydrology
 - ETZ
 - Building Footprints
 - City Limits
 - City Limits Mask

Notes

This map was automatically generated using Geocortex Essentials.

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Zoning Map Amendment for Carmelo Alfano d.b.a Signature Investments LLC. 4793 E. Clayton Rd. Fitchburg WI to the property located at 820 & 822 Williams St. Lake Geneva, WI 53147, to change the zoning from General Business (GB) to Central Business (CB) Zoning district Tax Key No. ZA269400002			
Committee:	Plan Commission approved June 19, 2023		
Fiscal Impact:	N/A		
File Number:	23-R38	Date:	June 26, 2023

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on June 1, 2023.

Tax Key No. Tax Key Nos. ZA269400002

Granted by action of the Common Council of the City of Lake Geneva this 26th day of June 2023.

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

Date

Lana Kropf, City Clerk

Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 19, 2023

Agenda Item #xxx

Applicant:
Carmelo Alfano
Signature Investments LLC
4793 E. Clayton Road
Fitchburg, WI

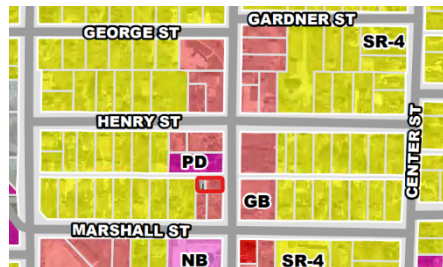
Request:
820-822 Williams Street
Proposed Zoning Map Amendment
Rezoning from General Business (GB) to Central
Business (CB)

Project Description:

The City received a rezoning application for Tax Key No. ZA 269400002 located at 800-822 Williams Street. The applicant is requesting to rezone from the General Business (GB) zoning district to the Central Business (CB) zoning district. The applicant wishes to rezone the property to add a shade structure to the restaurant's outdoor patio and to convert the duplex to a Commercial Indoor Lodging land use.

Commercial Indoor Lodging is permitted by Conditional Use Permit under current GB zoning, but the applicant cannot meet the parking requirements of the GB zoning district. The shade structure is mentioned as part of the application but likely could be approved without a change in zoning.

The subject property currently contains a duplex and a restaurant on a single lot. The restaurant is located on the corner of Williams Street and an alley. The duplex has frontage only on the alley but not on Williams Street. Approximately three parking spaces are provided on site. This is a nonconforming situation, as there are two buildings on a single lot, setbacks for the GB zoning district are not met, and insufficient parking is provided for both uses. Specifically, the zoning ordinance requires 4 parking spaces for duplex and an estimated 16 spaces for the restaurant (indoor and outdoor seating), for at least 20 required parking spaces total.



Zoning Map with subject parcel outlined in red

The property immediately to the north, across the alley, is zoned Planned Development. The property to the south is zoned GB, as are most properties along the length of both sides of Williams Street. The property to the west is zoned Single Family – 4 (SR-4). If a change in zoning were to be approved, it would result in a spot of Central Business (CB) zoning in an area primarily zoned GB and SR-4.

Zoning Map Amendment Procedure:

A Zoning Map Amendment (rezoning) is a change to the zoning district on the zoning map. The ordinance section that controls this case is Section 98-902: Amendment of Official Zoning Map. In making its recommendation, the Plan Commission may consider whether the requested rezone:

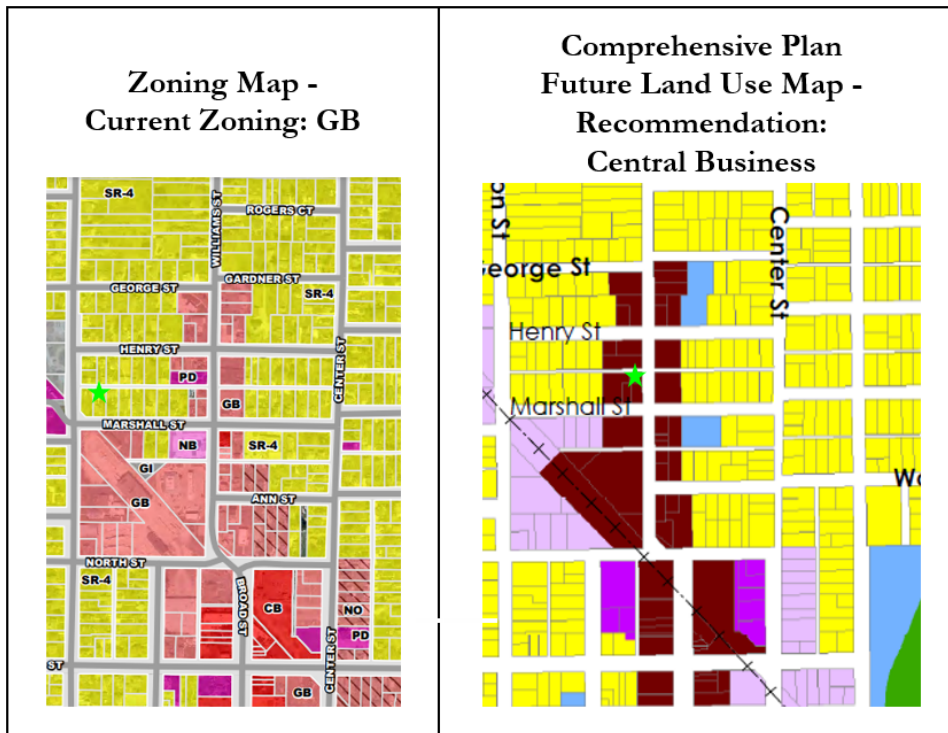
- Advances the purpose of the zoning district
- Is in harmony with the comprehensive plan
- Maintains the overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.
- Addresses any of the following:
 - The designations of the zoning map are not in conformance with the Comprehensive Plan
 - Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
 - Growth patterns or rates have changed, creating the need for an amendment to the zoning map.

The Plan Commission shall hold a public hearing and make a recommendation within 90 days of filing of a complete application. Plan Commission shall make a recommendation based on the considerations in Section 98-902 and whether the public benefits outweigh potential adverse impacts of the proposed amendment. The Common Council then considers the Plan Commission's recommendation.

Consistency with the Comprehensive Plan:

The applicant's submission constitutes an official zoning map amendment request (rezoning). All zoning map amendments shall be consistent with the Comprehensive Plan in accordance with State Law. The Comprehensive Plan recommends 820-822 Williams Street for the "Central Business District" future land use category. This category is intended for a mix of retail, commercial service, office, institutional, and residential (mainly upper stories) uses arranged in a pedestrian-oriented environment with on-street parking; minimal building setbacks; and building designs, materials, placement, and scale that are compatible with the character of existing downtown development. The City's CB zoning district is most appropriate for areas in this future land use category. Therefore, the City may *consider* a request for CB zoning, as this would be consistent with the Comprehensive Plan.

The Future Land Use Map recommends "Central Business" continuing northward up Williams Street from the historic downtown. Currently, these parcels are zoned General Business (GB), and so the Comprehensive Plan is recommending a change over time in this location. Refer to the maps on the following page. Staff believes that this was intended to encourage redevelopment projects along Williams Street that are architecturally compatible with the current downtown and meet the objectives of the "Central Business District" category as described above. Staff does not feel that it was intended to create an opportunity to circumvent parking requirements by changing zoning to CB.



Staff Review

While a change to CB zoning is consistent with the Future Land Use Map, staff notes that the City is not obligated to approve the amendment. Page 174 of the Comprehensive Plan states that "... in their consideration of zoning map issues, the Plan Commission and Common Council will also evaluate the specific timing of the zoning map amendment request, its relationship to the nature of both existing and planned land uses, and the details of the proposed development." (emphasis added)

While state law requires the City to rezone property in a manner that is consistent with the Comprehensive Plan, it does not obligate the City to change the zoning to implement the Plan on any particular timeframe. (For example, the Future Land Use Map recommends the area south of Big Foot Beach State Park for future neighborhood growth, but that does not compel the City to change the zoning to residential immediately. The City can (and should) wait to rezone until development has reached that area and adequate City services are provided.)

This is a challenging situation, because the property is a substandard lot with two principal buildings on it and its future opportunities are limited. Currently neither the duplex nor the restaurant has sufficient parking as required by the GB zoning district, as explained above. Since it is a nonconforming situation, the property owner may continue to operate as it has been (i.e., with the duplex and restaurant), however any changes in use must be consistent with the zoning ordinance. That means under current zoning, the

Commented [JM1]: FIX FLU exhibit

property owner cannot change the duplex to a Commercial Indoor Lodging Land Use, as it could not possibly meet the parking requirements.

Therefore, one reason to consider changing the zoning of the property to CB is that it would help the property change the use of the property. The CB zoning district does not have parking requirements, so that would eliminate the parking hurdle. Another reason to support the change in zoning is that the restaurant building is already a “downtown” type building, with minimal setbacks and minimal parking, with the exception that most downtown buildings are two stories or taller. Rezoning the property would bring the restaurant building more into conformance with the zoning ordinance. Additionally, rezoning the property would implement the recommendations of the Future Land Use Map. If the zoning map amendment is approved, the property would need approval of a Conditional Use Permit for a Group Development (two principal buildings on a lot) and a separate Conditional Use Permit for Commercial Indoor Lodging.

On the other hand, it may be that the time is not right to change the zoning of the parcel to CB, as this area has not begun to redevelop or transition into a downtown environment and most adjacent parcels are still zoned GB. There is also quite a lot of development on this parcel currently, and enabling an Indoor Commercial Lodging use with limited parking on site may exacerbate an already crowded site. Changing the zoning would allow for the possibility of Commercial Indoor Lodging utilizing the parking exemptions in the CB district.

Staff feels very strongly that the rezoning process should not be used as a means of circumventing parking requirements. It would be very detrimental to the Williams Street area if multiple property owners requested a change of zoning to CB, which, while consistent with the Comprehensive Plan, would only create significant parking problem without meeting the other objectives of the Comprehensive Plan and the “Central Business District” future land use category. This specific request has some merits and should be considered; however, the City should think carefully about similar requests in the future and only approve those that meet other Comprehensive Plan objectives and not those looking for a means to avoid providing adequate parking onsite.

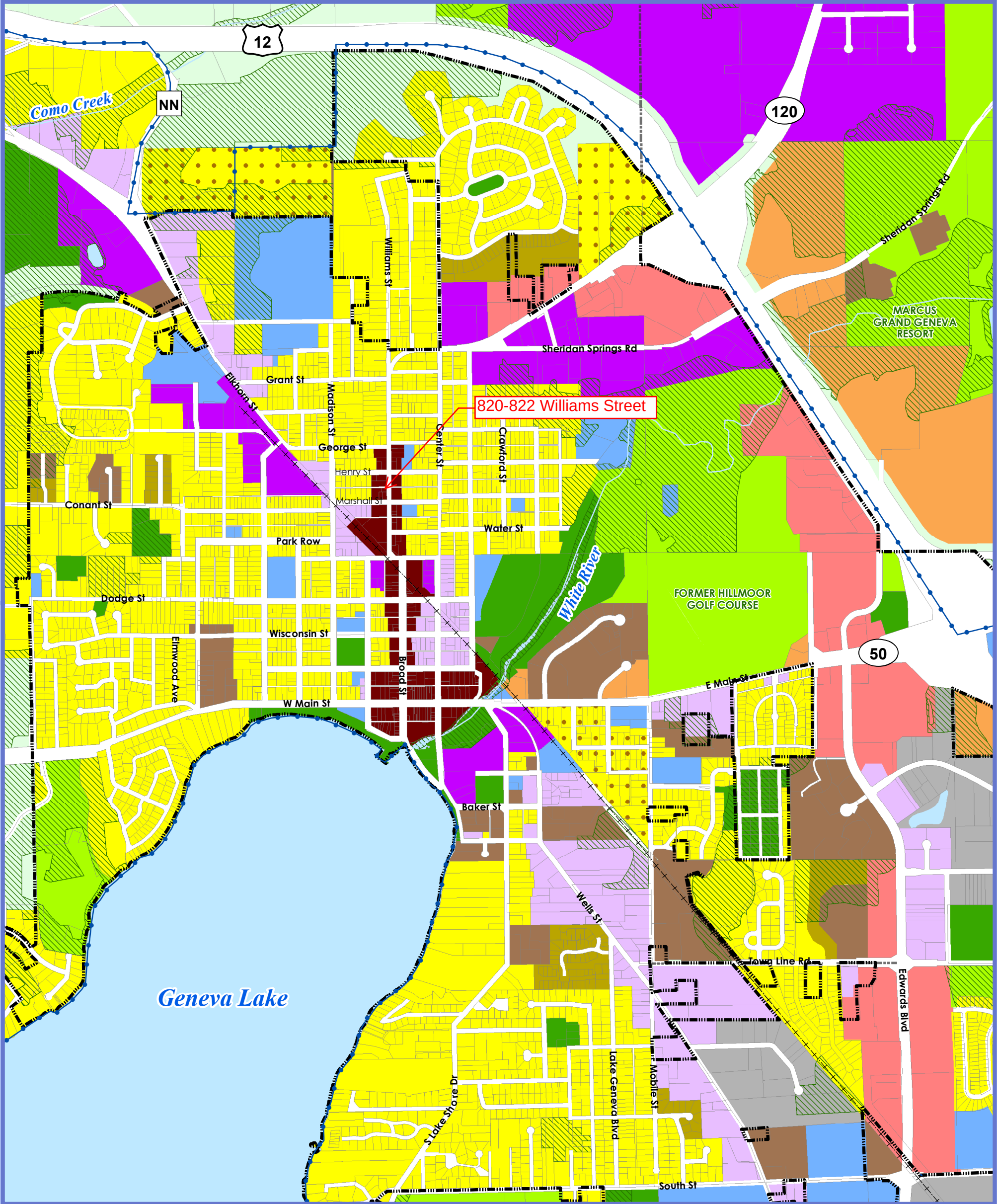
Staff Recommendation:

Procedural steps require a recommendation by the Plan Commission to the Common Council on the proposed Zoning Map Amendment. If the Plan Commission finds the request to be appropriate and consistent with standards reviewed in this staff evaluation, staff recommends **approval** of the proposed rezoning request to the Central Business (CB) zoning district with the following findings of fact and no conditions of approval:

Findings of Fact:

1. The proposed zoning map amendment advances the purposes of the Zoning Ordinance and Comprehensive Plan Future Land Use Map.
2. The proposed zoning map amendment advances the purpose of the zoning district by bringing the existing development into greater conformance with the requirements of the CB zoning district.

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



Map 5b: Future Land Use - City of Lake Geneva Comprehensive Plan

Land Use Categories

- Agricultural & Rural
- Single Family Residential - Exurban
- Single Family Residential - Urban
- Two-Family/Townhouse Residential
- Mixed Residential
- Planned Neighborhood

*Each "Planned Neighborhood" may include a mix of:
1. Single Family - Urban (predominate land use)
2. Two-Family/Townhouse
3. Multi-Family Residential
4. Institutional & Community Services
5. Neighborhood Mixed Use
6. Public Park & Recreation

- Neighborhood Mixed Use
- Planned Office
- Planned Business

- Central Business District
- Planned Mixed Use

*Each "Planned Mixed Use Area" may include mix of:
1. Planned Office
2. Multi-Family Residential
3. Institutional & Community Services
4. Planned Business

- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor



- City of Lake Geneva
- Other Municipal Boundaries
- Urban Service Area Boundary



- Parcels
- Surface Water
- Abandoned Railroad



0 0.25 0.5 Miles

VANDEWALLE & ASSOCIATES INC.
Shaping places. shaping change

Adopted: January 8, 2020
Amended: October 24, 2022
Source: SEWRPC, Walworth County LIO, WisDNR, V&A

APPLICATION FOR ZONING MAP AMENDMENT

Name of Applicant: Signature Investments, LLC

Address of Applicant: 4793 east clayton road, Fitchburg, WI 53711

Telephone No. (608)213-3221

Fax and/or email: () calfano@gmail.com

Name of Owner: Signature Investments, LLC

Address of Owner: 4793 east clayton road, Fitchburg, WI 53711

Telephone No. (608)213-3221

Fax and/or email: () calfano@gmail.com

Owner Signature: _____

Subject property address and/or complete legal description (use attached sheet if necessary):

820/822 Williams Street, Lake Geneva, WI 53147.

Tax id: za269400002

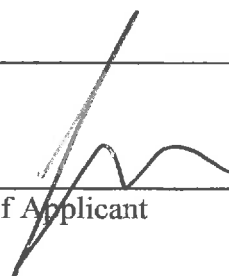
Zoning Classification change from: General Business to Central Business

Reason for requesting Proposed Amendment: The proposed rezone will allow restaurant
to add a small roof to the outdoor seating area, the current zoning does not allow a
construction of the roof in the seating area.

Proposed use of property: The Use will not change.

Fee of \$400.00 payable upon filing application.

05/26/23
Date


Signature of Applicant

Carmelo Alfano

820/822 Williams Street

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.

Signature Investments, LLC

, as applicant/petitioner for

Project:

Request for zoning change

Project Address:

820/822 Williams Street, Lake Geneva, WI 53147.

Parcel No.

Tax id: za269400002

Name:

Signature Investments, LLC

Address:

4793 east clayton road, Fitchburg, WI 53711

Cell Phone: (608) - 213 - 3221

Phone: () - -

Email: calfano@gmail.com

Dated this 12 Day of May, 20 23

Carmelo Alfano

Printed Name of Applicant / Petitioner

Signature of Applicant/Petitioner

_____ (c) **Written justification for the proposed map amendment:**

_____ Indicating reasons why the Applicant believes the proposed map amendment is in harmony with the recommendations of the City of Lake Geneva Master Comprehensive Plan, particularly as evidenced by compliance with the standards set out in Section 98-903(4)(c)1.-3. *(See following page.)*

III. JUSTIFICATION OF THE PROPOSED ZONING MAP AMEDMENT

1. How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 98-005 (and, for floodplains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA))?

See Attachment Exhibit 1

2. Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Please provide explanation in space below.)

- a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
- b. A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.) NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading;
- c. Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district;
- d. Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map.

a. The comprehensive plan calls for the property to be central business.

The area has become more business oriented. Properties have been improved and retail traffic has increased. (Kwik Trip, Assoicated Bank, The Pedal Inn and Dungeon Hobby Museum)

3. How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The use of the subject property is consistent with the current land uses and intensities of other properties in the environs of the subject property. There are other businesses in the area which are compatible with the business and short term rental at the subject property.

**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:
AMENDMENT OF OFFICIAL ZONING MAP (Requirements per Section 98-903)**

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

I.RECORDATION OF ADMINISTRATIVE PROCEDURES

____ **Pre-submittal staff meeting scheduled:**

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

II.APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 8 final 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:** _____ **by:** _____

↓

____ (a) **A copy of the Current Zoning Map of the subject property and vicinity:**

____ Showing all lands for which the zoning is proposed to be amended;

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

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

____ All lot dimensions of the subject property provided;

____ Graphic scale and north arrow provided.

____ (b) **A copy of the Land Use Plan Map of the subject property and vicinity:**

FINAL APPLICATION PACKET INFORMATION

- ____ **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:** _____

Exhibit 1

The proposed rezone conforms to the comprehensive plan as directed in Lake Geneva Ordinance sec 98-005 Paragraph 1. The purpose of the proposed rezone is to allow a small roof over an outdoor seating area so patrons can enjoy the patio during inclement weather on days when the sun's heat is uncomfortable. It has no impact at all on the health and general welfare of the community at large.

In addition, the proposed rezone would allow the property to be used as commercial indoor lodging. The property in the rear is currently being used as a short-term rental for May-October. The change in zoning would allow short - term rentals during the off season.

The rezone would allow my family to continue a series of improvements which have taken a dilapidated property and enhanced the appearance & use thus benefiting the entire neighborhood.

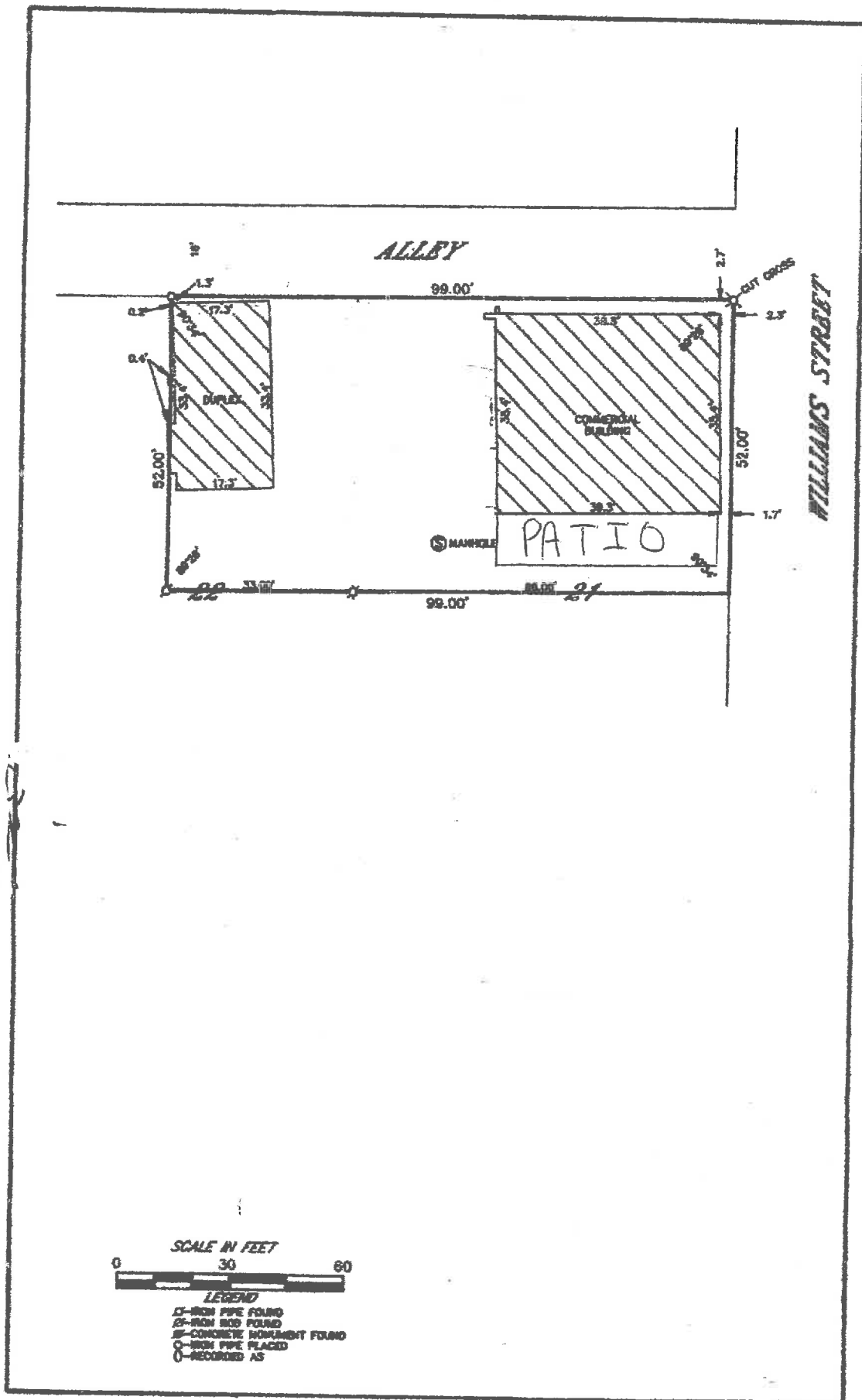
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Walworth County, WI - OneView

Search for a Parcel or Address

Help Resources Employee Login



Pack 1 Inn
Lish
Holtz
Pizza Hut
Antique Mall

Lake Geneva Massage Therapy
Associate Bank
Kwik Trip
Dunrooth Hobby Shop

RESOLUTION OF THE COMMON COUNCIL

Resolution authorizing the issuance of a Conditional Use Permit (CUP) for Sal Guagliardo 1580 Orchard Lane Lake Geneva, WI 53147, to allow for a site addition to a property located within the Estate Residential - 1 (ER-1) zoning district Tax Key No. ZLM00057

Committee:	Plan Commission approved June 19, 2023		
Fiscal Impact:	N/A		
File Number:	23-R29	Date:	June 26, 2023

WHEREAS, the City Plan Commission has considered the application of a Conditional Use Permit (CUP) for Sal Guagliardo 1580 Orchard Lane Lake Geneva, WI 53147, to allow for a site addition to a property located within the Estate Residential - 1 (ER-1) zoning district Tax Key No. ZLM00057.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on June 1, 2023.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, is hereby authorized, to issue a Conditional Use Permit (CUP) for Sal Guagliardo 1580 Orchard Lane Lake Geneva, WI 53147, to allow for a site addition to a property located within the Estate Residential - 1 (ER-1) zoning district,

Tax Key No. ZLM00057

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

Granted by action of the Common Council of the City of Lake Geneva this 26th day of June, 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: June 19, 2023

Agenda Item #

Applicant:

Sal Guagliardo
1580 Orchard Lane
Lake Geneva, WI 53147

Request:

1580 Orchard Lane
Proposed Conditional Use Permit for a request to
construct a deck utilizing the SR-4 zoning district
in the ER-1 zoning district

Description:

The applicant is submitting a proposal for a Conditional Use Permit (CUP) to utilize the Single-Family Residential SR-4 zoning district requirements for the construction of a new residential deck and improvements for the property located at 1580 Orchard Lane. The property is located in the Estate Residential ER-1 zoning district and is seeking use of certain SR-4 zoning standards, as per Section 98-407(3). All surrounding properties are also zoned ER-1.

The property contains a single-family residence. Proposed changes to the building exterior include the relocation of a door on the south building façade to better access the deck addition. The deck addition project will include the construction of an elevated, second floor wraparound deck on the southeast building corner extending along the south and east façades. The deck will consist of a wooden frame, new synthetic wood deck plank surfaces, and black, powder-coated aluminum and glass railings. The proposed project meets the SR-4 Zoning District setback requirements. Additional proposed site improvements include the installation of a new rain garden located within the rear yard of the property.

The project will result in a 63% landscaped area across the site, complying with the minimum Landscape Surface Ratio of 60% established for the ER-1 Zoning District. However, because the proposed improvements will increase the amount of impervious surface over existing conditions, the applicant is required to address increased stormwater impacts.

Staff Review:

The proposed project meets all of the requirements for the ER-1 Zoning District. The proposed deck satisfies all of the requirements of the SR-4 Zoning District.

In sum, the proposed use complies with all applicable requirements of Section 98-206(1) pertaining to Residential land uses, Table 98-402: Residential Bulk Standards, and the requirements of Section 98-407(3) pertaining to the use of SR-4 Zoning Standards accessory structure bulk zoning regulations in the ER-1 Zoning District.

Action by the Plan Commission:

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

Staff Recommendation:

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

Suggested Motions:

- *Approve:* I recommend approval of the proposed *Conditional Use Permit for Sal Guagliardo, 1580 Orchard Lane, Lake Geneva, WI 53147 for the proposed use of the SR-4 zoning standards in the ER-1 Zoning District as per Section 98-407(3) for exterior renovations at the property located at 1580 Orchard Lane in the ER-1 Zoning District, Tax Key No. ZLM 00057*, including the affirmative set of findings, and any additional conditions of approval recommended by staff.

- *Deny: I recommend denial of the Conditional Use Permit for Sal Guagliardo, 1580 Orchard Lane, Lake Geneva, WI 53147 for the proposed use of the SR-4 zoning standards in the ER-1 Zoning District as per Section 98-407(3) for exterior renovations at the property located at 1580 Orchard Lane in the ER-1 Zoning District, Tax Key No. ZLM 00057, because [provide rationale for denial, based on substantial evidence].*

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

Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator **Date:** May 6, 2023

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

CC: Sam Carden
Sal Guagliardo
Dave Nord – City Administrator
Amanda Rotondi – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: SITE PLAN RECOMMENDED APPROVAL – 1580 Orchard Lane – PIN ZLM00057
Kapur Project #23.0150 Phase 3

BACKGROUND AND REQUEST:

A site plan application was submitted by Sam Carden for the construction of a new deck at 1580 Orchard Lane (PIN ZLM00057). The new deck replaces a previous deck in roughly the same location. The new impervious area is calculated as 439 SF. A rain garden is proposed to mitigate for any increase in stormwater runoff created by the proposed improvements.

The following plan and calculations were submitted for review:

- **1580 Orchard Lane Site Plan**, prepared by **Cardinal Engineering**, 2 sheets, dated **January 17, 2023**
(revision date not legible in scan)

Comments:

Kapur **recommends approval** of the site plan application for 1580 Orchard Lane based on the information reviewed above. This approval is subject to the following conditions:

1. The proposed rain garden has been sized for 100% runoff volume control from the additional 439 SF of impervious surface. The property owner is responsible for proper installation and maintenance. Installation and maintenance of the rain garden shall be consistent with the WDNR Technical Standard Rain Garden 1009.
2. Sediment and erosion control measures shall be installed prior to upland disturbance, properly maintained and left in place until final stabilization has occurred.
3. Public roads must remain free from construction debris and sediment.

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.

_____ 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.

Project: Sal Guagliardo, as applicant/petitioner for
Guagliardo

Project Address: 1580 Orchard Lane lake Geneva WI

Name: Sal Guagliardo

Address: 1580 Orchard Lane lake Geneva WI

Cell Phone: (773) - 848 - 2538 Phone: () - -

Email: sal@hphtransport.com

Dated this 12 Day of April, 20 23

Sal Guagliardo

Printed Name of Applicant / Petitioner

Sal Guagliardo

Signature of Applicant/Petitioner

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

1580 Orchard Lane
Lake Geneva WI 53147

Name and Address of Current Owner: Sal Guagliardo

Telephone No. with area code & Email of Current Owner: 773-848-2538

Sal@HPHTtransport.com

Owner Signature: _____

Name and Address of Applicant:

Sam Carden 42678 N. Poplar
Antioch IL 60002

Telephone No. with area code & Email of Applicant: 262 325 3664

Sam@SKCbuilding.com

Proposed Conditional Use: Adding a Deck at 1580
Orchard Lane

Zoning District in which land is located: ER1 - Estate Residential

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

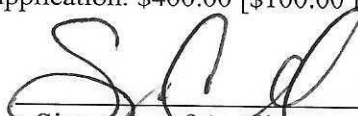
<u>Adam Lyons</u>	<u>SKC Design</u>	<u>SKC Skyline Landscap</u>
<u>894 Mettawa Lane</u>	<u>42678 N Poplar St</u>	<u>34111 Oak Knoll Rd</u>
<u>Mettawa IL 60045</u>	<u>Antioch IL 60002</u>	<u>Burlington WI 53105</u>

Short statement describing activities to take place on site:

Build deck, move door, build rain garden

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

3/23/23
Date


Signature of Applicant

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 8 final 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: _____ by: _____

↓

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

____ Showing all lands for which the conditional use 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 are clearly reproducible with a photocopier;

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

____ All lot dimensions of the subject property provided;

____ Graphic scale and north arrow provided.

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

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

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

will not affect the city as just replacing
a residential deck

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

meets all HOA and will be built to Lake Geneva
building code

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

no

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

adding a rain garden to make up of any
lost greenery

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

Yes, will not affect any

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

Yes

IV. FINAL APPLICATION PACKET INFORMATION

- ____ 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: _____
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- ____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice published on _____ and _____ by: _____
- ____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____

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

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

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

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

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

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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: _____ *by:* _____

↓

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

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

___ Land use plan map designation(s);

___ Current land uses present on the subject property;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

___ Receipt of 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: _____

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 1580 Orchard Ln
Applicant name Sal Guagliardo
Applicant email Sal@HPTtransport.com Phone Number 773-848-2538
Architect/Contractor/Designer Name SKC Design
Architect/Contractor/Designer Email Sam@skcbuilding.com Phone Number 262-325-3664
Type of Construction: New ☐ Addition ☐ Remodel ☒
Type of Development: Single-family ☒ Multi-family ☐ Commercial ☐ Industrial ☐
Type of Business _____

Engineering

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

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

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

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

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

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

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

SKC Design and Building Dreams, LLC

42678 N Poplar St
 Antioch, IL 60002
 (262) 325-3664
 sam@skcbuilding.com

**Estimate****ADDRESS**

Sal Guagliardo
 1580 Orchard Lane
 Lake Geneva, WI 53147

ESTIMATE 1452
 DATE 11/14/2022
 EXPIRATION DATE 12/02/2022

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Deck		1	104,724.43	104,724.43
Deck	Project Labor Basic List all permit application, inspection and signoff milestones. Integrate with project plans. Tie subcontractor payments to permit milestones.	1	0.00	0.00
	Remove Decking Remove decking fasteners. Separate deck surface planks from framing. Remove and dispose of old decking. For wood, metal or synthetic deck surfaces. Material cost includes dump fee.			
	Layout Deck Layout level lines and mark location of footers and building connection points.			
	Install Deck Footers Dig 1 ft dia hole to to meet Code, level and secure tube form in compacted gravel. Mix, fill and level concrete. Align and set standoff post connectors.			
	Install Deck Beam Fabricate wide beam to meet Code. Level and secure to 6 by 6 footing posts with structural, galvanized connectors.			
	Install Deck Ledger Board Secure 2 by 10 pressure treated ledger to structure at 4 connection points with membrane seal.			
	Frame Deck Joist System Fabricate and connect joist at 16 in spacing with double rim joist. Secure with galvanized hangers, beam ties and midspan blocking at 6 ft spacing.			
	PRODUCT Decking Joists Grade #2 common or better 2x10 spruce, pine or fir.			
	PRODUCT Decking Joist Connectors Galvanized, face mount, double shear hanger for 2x10 joists.			
	Install 4-inch-deep Stairway Pad Excavate pad base. Set form boards. Mix, pour and finish concrete			

Thank you for your business. We do expect payment within 7 days, so please process this invoice within that time. There will be a 1.5% interest charge per month on late invoices.

with standoff stringer connectors. For concrete pad.

Frame Deck Stairway

Fabricate and install site-built stairway with steps, 16 in stringer spacing. Secure to deck rim joist with structural fasteners. Grade #2 common or better 2x12 spruce, pine or fir.

PRODUCT Trex Transcend Decking Color: Rope Swing or Spiced Rum

No sanding. No staining. No painting. No kidding. (Not to mention simple soap-and-water cleanup.) FADE, STAIN, SCRATCH AND MOLD RESISTANT Transcend decking maintains its vibrant color and luxurious finish—come scorching sun or red-wine spill—thanks to its unyielding, three-side shell protection...and our 25-Year Limited Residential Fade & Stain Warranty. TRANSCEND COLOR OPTIONS Havana Gold, Island Mist, Lava Rock, Spiced Rum, Tiki Torch, Gravel Path, Rope Swing and Vintage Lantern.

Install Trex Signature Railing Color: Black

Effortless style, exceptional strength—that's Trex Signature® Railing. Durable and design-minded, our powder-coated aluminum railing can be customized to suit any style. A glass infill keeps things clean and contemporary, while mesh or rod railing lends an industrial edge. Available in a selection of elegant neutrals and backed with the stability only aluminum railing offers, along with Trex's 25-year limited warranty. Choose from round or square balusters for classic appeal.

Deck	Trex RainEscape (\$5,250 price is included in total price)	1	0.00	0.00
	-Uses a network of troughs and gutters to divert water from the deck -Shields the area below the deck from rain, snow, sun, and other elements -Provides 100% protection of the deck substructure from moisture -Holds screws in place longer -Finish the space with an under-deck ceiling and utilities such as gas and electric -Brighten the area with Trex RainEscape Soffit Lights -Backed by a 20-year warranty			
Deck	LP Fascia (\$3,680 price is included in Total Price) Install and LP Fascia. Includes labor and materials.	1	0.00	0.00
	Tongue And Groove Ceiling (\$8,200 price included in Total Price) 3/4" x 6" wide solid cedar tongue and groove paneling. Lengths to 16'. Nail down installation. Unfinished. (If changed from cedar to pine treated would be a cost savings of \$3,000)			
Concrete/Excavating	Change Log: SKC will no longer be doing the following:	1	-14,200.00	-14,200.00
	Install Cement Patio Layout patio height and slope. Lightly grade and remove loose soil. Set forms and reinforcing. Pour and finish concrete. Excavation, gravel base layer, compaction and hardscape is included NOTE material costs for this item cover ONLY incidental job supplies.			
	Install Retaining Wall Excavate up to 0.3m/1ft below grade. Set and compact gravel base. Set and level base blocks. Install filter fabric between wall and soil. Stack interlocking, dry fit blocks to no more than 8 courses tall, including cap block. This estimate is for a NON-STRUCTURAL wall NO HIGHER THAN 1m/3ft above grade! NOTE material costs for this item cover ONLY incidental job supplies. The cost of the retaining wall			

is included.

Excavating and Landscaping

Damage to grass made by skid loaders or machinery will be repaired as an additional cost.

Permits

Manage Building Inspection And Permitting Process -

1

0.00

0.00

List all permit application, inspection and signoff milestones. Integrate with project plans. Tie subcontractor payments to permit milestones (if contractor is used.)

Permit cost will have receipt(s) attached and billed at actual permit price.

50% Down payment is due to lock in your start date. The balance will be due on completion.

TOTAL

\$90,524.43

A convenience fee of 3% will be applied when paying by credit card.

Accepted By

Accepted Date

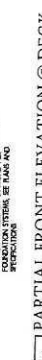
Journal of Management Education 40(3)



D SCALE $1/4^{\circ}$ AT 10°



A
PARTIAL FRONT ELEVATION @ DECK
SCALE 1/4" = 1'-0"



F LEDGER DETAIL @ WALL
NO SCALE

 NO SCALE

1005247



DISCLAIMER

This approval will be valid through 12/31/2027 unless manufacturing modifications are made to the product or a re-examination is deemed necessary by the Department. The Wisconsin Building Product Evaluation Number must be provided when plans that include this product are submitted for UBC review. The Department is not endorsing or advertising this product. All approval addresses only the specified applications for the product and does not waive any code requirement not specified in this document.

Reviewed by:

01/18/2023

Jack A. Miller?

Peer Review: R.K.

TABLE 1. Cross Pin Group Allowable Load-Carrying Capacity Recommendations in 1500 PSI Concrete Drilled Wall

Enforced Fit Group	Equivalent Bearing Area (mm ²)	Compression (mm)	Uplift (mm)	Lateral (pounds)
(4) 1" x 36" Pins	18.3	3.76	6.80	335
(4) 1" x 42" Pins	1.97	3.80	920	820
(4) 1" x 56" Pins	1.91	2.870	1,175	1,070
(4) 1.68" x 58" and 1.68" Diameter Pins	2.93	4.460	1,348	1,310

- Diamond Pier conditions for use of that product in Wisconsin include the following:
- All Diamond Pier models in Wisconsin must have a treatment pit length of 30 inches.
 - All Diamond Piers installed in Wisconsin must be installed in accordance with the current Wisconsin Department of Natural Resources' Diamond Pier Residential Load Chart.
 - Where soil conditions are not appropriate for supporting the Diamond Pier foundations, use of the system is not allowed. Some examples include soils that are weaker than 1500 PSF, soils that are highly expansive, and shifting or sliding soils.
 - For Diamond Pier Piers 18-50 ft, 75 ft, and 90 ft, precast concrete pier caps must be identified when shipped.
- The product name and model number must be clearly marked on the pier cap and the manufacturer date and lot number and the phrase "For use with one and two-family dwelling construction only" must be stamped on the pier cap.

LIMITATIONS OF APPROVAL

order to be in compliance with the frost protection requirements of SPS 321.16 of the current Wisconsin Uniform Dwelling Code (UDC), the Diamond Pier® DP-50 & DP-75 precast concrete pile foundation assembly shall utilize steel bearing pins that are at least 50" long when frost protection is required (shown bold in the TAFE above). Minimum 50" long steel bearing pins are also required when foundations must resist uplift or horizontal loading. The Wisconsin Building Predicted Evaluation Number must be provided when plans include this product are submitted for review to the local building department.

A 'DIAMOND-PIER' PRODUCT REPORT

NO SCALE

Category III: A thermally isolated sunroom with enclosed walls. The openings are enclosed with translucent or transparent plastic or glass. The sunroom fenestration complies with additional requirements for air infiltration resistance and water penetration resistance. The space is habitable and enclosed (Habitat).

Category IV: A thermally isolated sunroom with enclosed walls. The sunroom is designed to be heated or cooled by a separate temperature control system and is thermally isolated from the primary structure. The sunroom construction complies with additional requirements for water penetration resistance, air infiltration resistance and thermal performance. The space is habitable, and non-enclosed.

RECRUITMENT AND RISK

FOR RIGID PILES AND ANCHORS

The Diamond Pier® DP-50 and DP-75 precast concrete pier foundation assembly manufactured by In Ground Foundations, Inc. consists of a factory-fabricated, diamond-shaped concrete pier which has a pre-stressed steel anchor bolt pressure into the center of the top of the pier and precast holes for an installed steel sheet bearing piles. Steel bearing piles are jacked-in through precast holes and driven into the soil. Piles are 1-inch or 1 1/2" diameter steel of 36", 42", 50" or 63" length.

RESULTS AND DISCUSSION

and a report (dated November 2006) was submitted to FCC-15 in accordance with the FCC-15 compliance criteria for Private Company Prior Transactions. The FCC-15 report was dated August 10 (10th) of the relevant reporting period, September 2006. A 2010 First Performance Report was submitted to FCC-15 on 10th of the relevant reporting period, September 2009. The FCC-15 report for Diamond Pier 6 in Minnesota was submitted. A 2013 First Performance Report for Diamond Pier 6 was submitted under EEL Report No. 07-0204-08 at the same size as the previous November 2006 report. A National Performance Submittal, 2005 report for Diamond Pier 6 was submitted to show restaurants from across the country that Diamond Pier 6 should not be limited to forest/horizontal land forces to only detached decks & structures

in gradient box was described (JCR-15, revision 1, December 2021). The JCR-15 includes Design, Development, and Construction (D&C), Hazard Study, Losses, Distribution, and Impact (D&I), and Identification. The 2018 International Code (IBC) provisions were removed to the evaluation report as similar in scope & application to the provisions under the International Building Code (IBC) provisions, but some terminology differences are noted. The IBC for 2018-2021 is available for additional information through the following link for it found at <https://www.icbc.org>. The manufacturer's validation instructions & information may be found on their website: <https://www.3m.com>.

Model DP-50 uses minimum 36" to maximum 50" steel pins. Model DP-75 uses minimum 50" pins, but may also use 63" steel pins. Model DP-50 & DP-75 foundations show bearing capacity in accordance with the 2006 & 2013 testing results noted above and are summarized in the Table below. Lateral and uplift values are subject to the limitations noted below, but are also shown in Table below.



Industry Services Division
4822 Madison Yards Way
P.O. Box 7302
Madison, WI 53701-7302

Wisconsin Building Product Ex

Material

Manufacturer

River Forest, IL 60305

SCOPE OF EVALUATION

The Diamond Pierc, DP-50 and DP-75 precast concrete pier foundation assembly was manufactured by the manufacturer in accordance with the manufacturer's provisions of the current Wisconsin Uniform Building Code (UBC). The manufacturer's design of the current Wisconsin Uniform Building Code (UBC) was evaluated for use as a foundation for the support of various loads, such as UBC specified dead, live, wind, seismic, and exterior design loads. The manufacturer's design of the current Wisconsin Uniform Building Code (UBC) was evaluated for use as a foundation for the support of various loads, such as UBC specified dead, live, wind, seismic, and exterior design loads. The manufacturer's design of the current Wisconsin Uniform Building Code (UBC) was evaluated for use as a foundation for the support of various loads, such as UBC specified dead, live, wind, seismic, and exterior design loads.

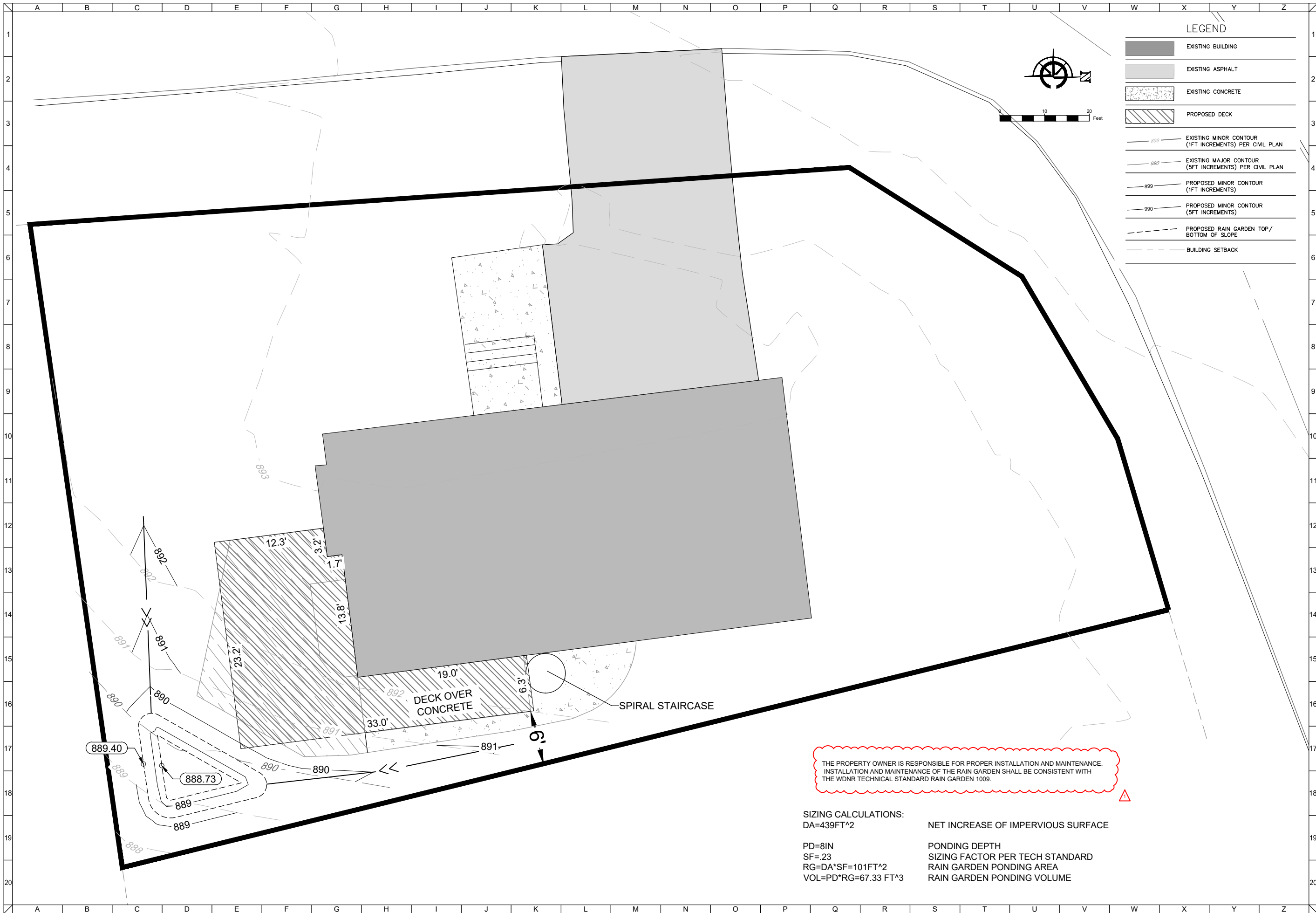
category II. A thermally isolated sunroom with walls that are open or enclosed with insect screening or 0.5 mm (20 mil) maximum thick-mesh plastic film. The space is ventilatable and conditioned.

category II. A thermally isolated sunroom with enclosed walls. The openings are enclosed with insulant or transparent plastic or glass. The space is inhabitable and unconditioned.

Proposed Deck Addition at the
1580 ORCHARD LANE
in the city of
Lake Geneva, WI

[illegible]

3.0



CLIENT

SAL GUAGLIARDO

1580 ORCHARD LANE SITE PLAN
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

GRADING PLAN

PRELIMINARY



CARDINAL
PLAN-SURVEY-ENGINEER
DESIGNING IN TRUE DIRECTIONS

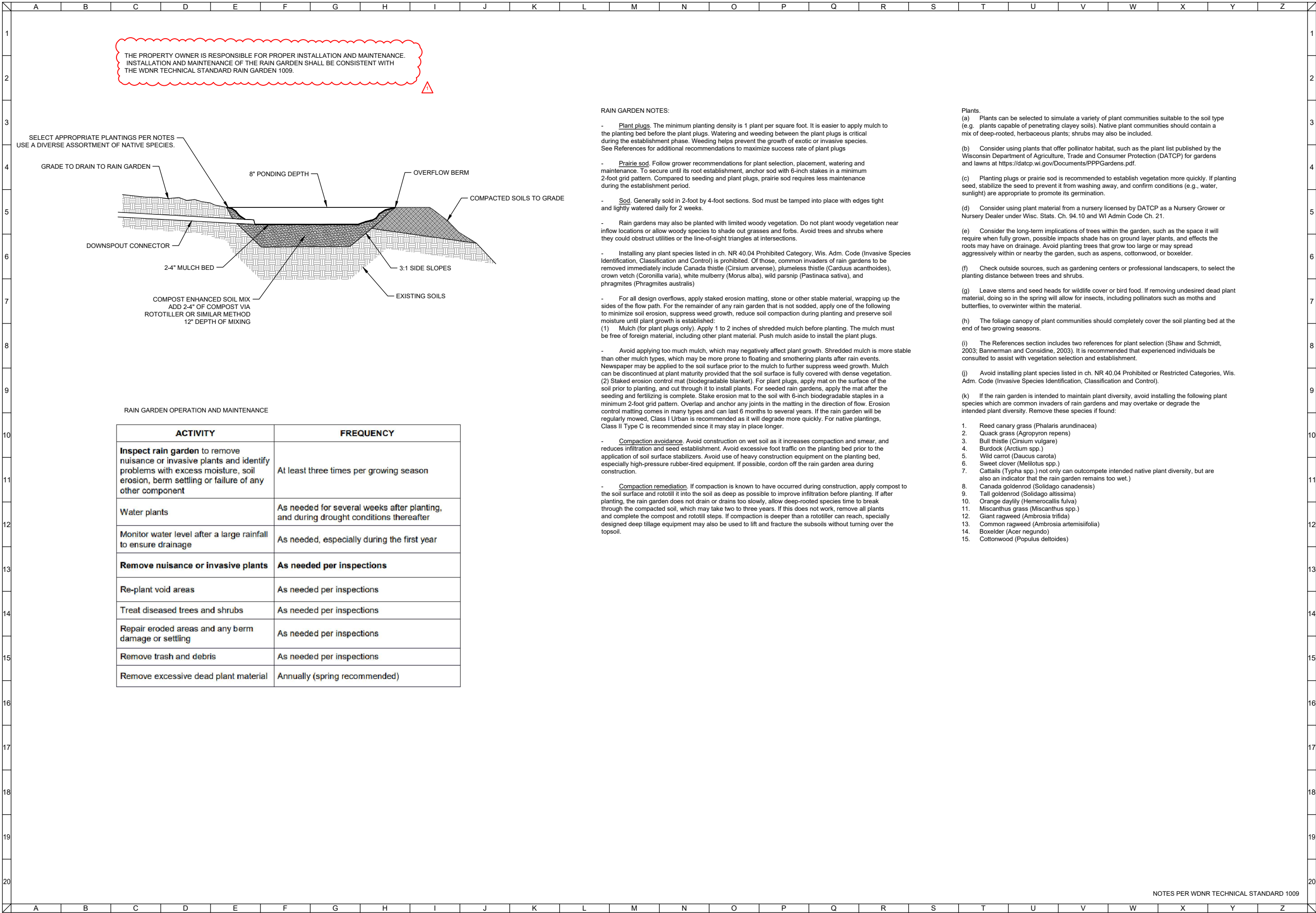
1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE
1	NOTE FOR TECH. STD.	6-6-2023

SCALE	1" = 10'
PROJECT NUMBER	22392
DATE	01/17/2023
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	RWC
DESIGNED BY	RWC

SHEET NUMBER

1 OF 2



CLIENT

1580 ORCHARD LANE SITE PLAN
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

DETAILS

PRELIMINARY



CARDINAL
PLAN-SURVEY-ENGINEER
DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE
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SCALE	
PROJECT NUMBER	22392
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SHEET NUMBER

2 OF 2