



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

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL
MONDAY, JUNE 27, 2022- 6:00 P.M.
LAKE GENEVA CITY HALL: COUNCIL CHAMBERS (MAIN LEVEL)

Members:

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

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

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- Access Code:** 9746153

AGENDA

1. Mayor Klein call the meeting to order
2. Pledge of Allegiance – Alderperson Straube
3. Roll Call
4. Awards, Presentations, Proclamations, and Announcements
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 13, 2022 as prepared and distributed
9. **CONSENT AGENDA**– *Recommended by Finance, Licensing and Regulation on June 21, 2022.* 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. Agent Change for Stone Soup LLC d/b/a The Baker House, located at 327 Wrigley Dr, to Roland Wolff
 - b. Creamery Permit Renewal Application, for the term of July 1, 2022 to June 30, 2023 filed by Inspired Coffee

10. Items removed from the Consent Agenda

11. Second Reading of **Ordinance 22-04** an ordinance amending Sections 98-102 Standard Zoning Districts and Standard Zoning District categories; 98-105 purpose and intent of Standard Zoning Districts; section 98-203 tables of Land Uses; section 98-204 table of Land Uses permitted in permanently protected green space areas; section 98-206 Detailed Land Use Descriptions and Regulations; and Section 98-905 Conditional Use review and approval all of Chapter 98: Zoning Ordinance of the City of Lake Geneva Zoning Code, concerning Conditional Uses and Procedures

12. Recommendation of the Finance, Licensing, and Regulation Committee of June 21, 2022- Ald. Howell

- a. Discussion/Action regarding a Sidewalk Café Renewal Application, for the term of July 1, 2022 to June 30, 2023 filed by The Farmstand
- b. Discussion/Acceptance of June 21, 2022 Finance, Licensing, and Regulation Committee Payment Approval Reports

13. Recommendation of the Plan Commission of June 20, 2022- Ald. Fesenmaier

- a. Discussion/Action regarding a proposed Certified Survey Map (CSM) for Vistas of Lake Geneva LLC, 77 N 1st St. Geneva IL. to create a single buildable lot with the land division of the existing stormwater outlot on LaSalle St & LaSalle Ct. as identified on certified survey Job Number 22319 prepared by Paul Van Henkelum for Tax Key No. ZA424800001
- b. Discussion/Action regarding a proposed Certified Survey Map (CSM) for Fairwyn SB, Inc. 875 Townline Rd. Lake Geneva to create individual lots & Tax Key numbers for the duplex buildings for 6 lots within Symphony Bay phase 6, as identified on certified surveys prepared by Brian Dodge of Kapur
- c. Discussion/Action regarding **Resolution 22-R34** a resolution to amend the Conditional Use Permit for Leigh Gignilliat, 3 N. Walworth Ave. Williams Bay, to allow for the construction of a deck on the home that is under construction which is located at 978 N. Knoll Ln. for the property located in the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZYUP00106J
- d. Discussion/Action regarding **Resolution 22-35** a resolution to amend the Conditional Use Permit for Lowell Custom Homes 401 Geneva National Ave., for a request to utilize the SR – 4 zoning setbacks for a 2nd floor addition at 1554 Lake Shore Dr. in the Estate Residential - 1 (ER-1) zoning district. Tax Key No. ZLM00049

14. Motion to go into Closed Session pursuant to Wisconsin Statutes 19.85(1)(g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved regarding **White River Holdings**

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

16. Adjournment

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 13, 2022- 6:00 P.M.
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

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

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

Alderman Yager led the Council in the Pledge of Allegiance.

Roll Call

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

Absent:

Awards, Presentations, Proclamations, and Announcements

None

Re-consider business from previous meeting

None

Motion by Fesenmaier to suspend the rules to move the public comment period to the next item, second by Howell.
Motion carried 8-0.

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

Marcie Hollman; 1566 Orchard Ln; Read aloud a letter from Dr. Gottinger regarding additional funds for the traffic light to be placed at Bloomfield Rd and Highway 120.

Barbara Dinnan; 500 S Edwards Blvd #59; Spoke in favor of the additional funds for the traffic light to be placed at Bloomfield Rd and Highway 120.

Carrie Spiegelhoff; W3474 Royal Lynn Ct; Spoke in favor of the additional funds for the traffic light to be placed at Bloomfield Rd and Highway 120.

Discussion/Action regarding reconsideration of motion to approve additional funding in an amount not to exceed \$50,000.00 for the traffic light to be placed at Bloomfield Rd and Highway 120 (Motion to reconsider carried 4-3, at the May 23, 2022 Common Council meeting)

Attorney Draper explained that this motion would be to reconsider the allocation of the \$50,000, while Resolution 22-R32 would potentially approve the use of contingency funds for the allocation.

Motion by Howell to approve the \$50,000 allocation, second by Straube. Hedlund stated that he agrees that a light needs to be placed at that intersection, but feels that the City alone should be contributed additional funds. He feels that the school should pay for it, so that all affected tax payers of the school would share the cost.

Fesenmaier stated that it is unusual that a school would pay for any kind of traffic light and that it really should have been paid for by the state. She added that this could have been avoided if impact fees would have been collected for the development in that area.

Dunn stated that the area in question is not in the City limits and that there are many intersections in the City that could really use a light as well. He added that it isn't proper to use City tax payer funds for this project. Yager added that this project should continue as the City already made a pledge for the money and before the school could collect any additional tax funds, they would need to go to referendum.

Hedlund explained that the City has already committed \$150,000, prior to this request. He added that the City doesn't have enforcement power over that intersection either. Fesenmaier stated that there is over \$130,000 in the contingency and the City can afford to allocate the money to this project. Dunn expressed concerns about using

contingency at this time and not having that money available to the City. Fesenmaier stated that the school will be paying over \$700,000 and the City will be paying \$150,000. Motion carried 5-3 on a roll call vote, with Hedlund, Dunn, and Yunker voting no.

Discussion/Action regarding **Resolution 22-R32** a resolution authorizing the use of Contingency Funds, for an additional contribution for the traffic light, to be placed at Bloomfield Rd and Edwards Blvd. (Highway 120), to be paid from the Contingency fund in an amount not to exceed \$50,000 (*Motion to continue carried 7-0, at the May 23, 2022 Common Council meeting*)

Motion by Howell to approve, second by Straube. Motion carried 5-3, on a roll call vote with Hedlund, Dunn, and Yunker voting no.

Acknowledgement of Correspondence

None

Approve the Regular Council Minutes of May 23, 2022 as prepared and distributed

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

CONSENT AGENDA– *Recommended by Finance, Licensing and Regulation on June 7, 2022. 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.*

-Tier I Event Permit Application filed by the McHenry County Farm Bureau, for the event of Tractor Trek to take place on July 16, 2022, from 10:30 a.m. to 1:30 p.m., to take in Flat Iron Park

-Tier I Event Permit Application filed by Lakeland Community Church for the event of Church in the Park to take place on Sunday, September 4, 2022, from 7:00 a.m. to Noon, located in Flat Iron Park; applicant is requesting the use of amplified sound

-Agent Change for Decorum Lake Geneva LLC d/b/a Comfort Suites Lake Geneva, located at 300 E. Main St, to Rebecca Connelly

-Agent Change for Lake Geneva Egg Harbor LLC d/b/a Egg Harbor Cafe, located at 827 Main St, to Hannah McGhee

-Massage Establishment Renewal Applications, for the term of July 1, 2022 to June 30, 2023 filed by: Healing Muscle Therapies, Element Massage Studio, and Elevate Wellness Center

-Taxi Company Renewal Applications, for the term of July 1, 2022 to June 30, 2022 filed by: Need A Ride Taxi Service and Senior Cab

-Creamery Permit Renewal Applications, for the term of July 1, 2022 to June 30, 2023 filed by: Constant Cravings and Scoops Ice Cream (*four tables only as approved by the Finance, Licensing, and Regulation Committee*)

-Sidewalk Café Renewal Application, for the term of July 1, 2022 to June 30, 2023 filed by: Heart and Sol Café

Howell requested to remove item 11f: Taxi Company Renewal Applications, for the term of July 1, 2022 to June 30, 2022 filed by: Need A Ride Taxi Service and Senior Cab

Motion by Howell to approve the consent agenda, second by Halverson. No discussion. Motion carried.

Items removed from the Consent Agenda

Taxi Company Renewal Applications, for the term of July 1, 2022 to June 30, 2022 filed by: Need A Ride Taxi Service and Senior Cab

Motion by Howell to approve with the corrected expiration date of June 30, 2022, second by Hedlund. No discussion.

Motion carried 8-0.

First Reading of **Ordinance 22-04** an ordinance amending Sections 98-102 Standard Zoning Districts and Standard Zoning District categories; 98-105 purpose and intent of Standard Zoning Districts; section 98-203 tables of Land Uses; section 98-204 table of Land Uses permitted in permanently protected green space areas; section 98-206 Detailed Land Use Descriptions and Regulations; and Section 98-905 Conditional Use review and approval all of Chapter 98: Zoning Ordinance of the City of Lake Geneva Zoning Code, concerning Conditional Uses and Procedures

Mayor Klein offered Ordinance 22-04 as a first reading.

Motion by Hedlund to allow Sonja Kruesel, from Vandewalle Planning Services, to address the Council, second by Dunn. Motion carried 8-0.

Kruesel addressed the Council regarding the changes within the ordinance. She added that state legislation changed the way Cities can review and approve/deny conditional use permits. This change would shorten the list of allowed conditional uses. These have all been reviewed and approved by the City of Lake Geneva Plan Commission. She reviewed all of the changes to the various businesses that would no longer be subject to the conditional use permit and that a new zoning district would be created. No action taken.

First Reading of **Ordinance 22-05** an ordinance amending Sub-Section (a)(1), No Parking, Standing or Stopping Zones of Section 74-210, Parking Regulations, of Article VI, Traffic Code, of Chapter 74, Traffic and Vehicles, of the City of Lake Geneva Municipal Code; as it relates to the disallowance of parking on Wild Ridge Drive

Mayor Klein offered Ordinance 22-05 as a first reading.

Motion by Hedlund to suspend the rules and have a second reading, second by Yunker. Hedlund stated that there is an urgency to get this approved to help cut down on the vandalism in that area. Motion carried 8-0.

Mayor Klein offered Ordinance 22-05 as a second reading.

Motion by Yunker to approve Ordinance 22-05, second by Hedlund. No discussion. Motion carried 8-0.

Discussion/Action regarding Emergency Services Agreement between the Town of Geneva and City of Lake Geneva

Attorney Draper stated that this is the agreement for shared services with the Town of Geneva. There was concerns about if the agreement would impact the levy limit, but that he added a clause prohibiting them from adding these fees to their levy limit worksheet.

Motion by Yunker to approve, second by Hedlund. Attorney Draper noted that there should be an amendment, that the payment schedule reflects a quarterly payment, not a semi-annual as described in the agreement.

Motion by Hedlund to amend the agreement that the township be billed quarterly, second by Yunker. Motion carried 8-0.

Original motion as amended carried 8-0.

Recommendation of the Finance, Licensing, and Regulation Committee of June 7, 2022- Ald. Howell

Discussion/Action regarding an Original Class "B" Fermented Malt Beverage License application filed by Lake Geneva Egg Harbor LLC, d/b/a Egg Harbor Café, 827 Main St, Hannah McGhee, Agent

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

Discussion/Action regarding an Original "Class A" Liquor & Class "A" Fermented Malt Beverage License application filed Going Bananas LLC, d/b/a Going Bananas, 812 Wrigley Dr Suites G & H, Donna Schroff, Agent

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

Discussion/Action regarding **Resolution 22-R30** a resolution authorizing and directing the proper city official(s) to issue the Liquor License renewals for the period of July 1, 2022, to June 30, 2023

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

Discussion/Action for Task Order #24 from Kapur Engineering for Center Street Culverts not to exceed \$32,000

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

Discussion/Action regarding the purchase of solar powered illuminated stop signs to be placed at the intersections of Geneva Street & Center Street and Geneva Street & Broad Street; in an amount not to exceed \$9,440.00
Motion by Howell to approve, second by Yunker. No discussion. Motion carried 8-0.

Discussion/Action regarding approval of placement of livestream cameras within the downtown to be paid for by Tourism Commission Grant Funds

Motion by Howell to approve, second by Halverson. Fesenmaier stated that she has concerns about the cameras and if they are live streamed or just monitored by the City. She inquired about where the cameras would be placed and expressed concerns with the beach being on a live stream feed. She would like more information about the cameras that already exist on the Riviera and the West End Pier.

Motion by Fesenmaier to continue, second by Halverson. Motion failed 2-6, on a roll call vote, with Dunn, Hedlund Howell, Straube, Yager and Yunker voting no.

Motion by Howell to approve, second by Hedlund. Yager questioned if the motion could be amended to approve the application of the grant, versus having to determine the placement.

Motion by Fesenmaier to amend to remove the camera at the Riviera Beach, no second offered. Motion failed for a lack of second.

Motion to approve carried on a roll call vote 7-1, with Fesenmaier voting no.

Discussion/Action regarding designation of July 14, 2022 as “Lake Geneva Day” and to allow City parking sticker holders to have free parking all day

Motion by Howell to approve, second by Straube. Mayor Klein added that several businesses, that are not normally accessible to the public, will be open for viewing. Motion carried 8-0.

Discussion/Acceptance of June 7, 2022 Finance, Licensing, and Regulation Committee Payment Approval Reports

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

Motion to go into Closed Session pursuant to Wis. Stat. 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility regarding: 1) Finance Director/Comptroller 2) Treasurer and pursuant to Wisconsin Statutes 19.85(1)(g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved

Motion by Hedlund to convene the Council into Closed Session, second by Howell. Motion carried 8-0 on a roll call vote. The Council convened into Closed Session at 7:12 p.m.

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

Motion by Halverson to reconvene the Council into Open Session, second by Yunker. Motion carried 8-0 on a roll call vote. The Council convened into Open Session at 7:31 p.m.

Motion by Hedlund to approve the hiring of Laura Pisarcik as the City of Lake Geneva Finance Director/Comptroller, to be paid at the maximum of pay grade 18, and to start in the 1-5 year for the PTO scale, second by Yunker. Motion carried 8-0, on a roll call vote.

Motion by Hedlund to approve moving the Treasurer pay to the maximum of pay grade 11, second by Yunker. Motion carried 8-0, on a roll call vote.

Adjournment

Motion by Hedlund to adjourn, second by Dunn. Motion carried 8-0. The meeting adjourned at 7:34 p.m.

Appointment of Successor Agent – Retail Licenses

Submit this form to your licensing authority with a \$10 processing fee.

If there is a change in agent, each club, corporation, or limited liability company that holds a retail license to sell fermented malt beverages and/or intoxicating liquor must appoint a successor agent and have the appointment approved by the licensing authority pursuant to sec. 125.04(6), Wis. Stats. The following questions must be answered by the agent, and the appointment must be signed by an officer of the corporation/organization or one member of the limited liability company (only one signature is required).

Section 1: Licensee Information and Acknowledgement

Licensee Name

Roland Wolff Stone Soup LLC

Reason for Cancellation of Appointed Agent

Agent moving to Milwaukee

The undersigned appoints

Roland Wolff

agent in accordance with sec. 125.04(6), Wis. Stats.

Signature of President / Member

Releggi

Date

6-8-22

Section 2: Agent Information and Acknowledgement

Agent Name

Roland Wolff

City or Post Office

Lake Geneva

State

WI

Zip Code

53147

Agent Questions

- | | Yes | No |
|---|-------------------------------------|-------------------------------------|
| 1. Are you of legal drinking age? | ☒ | ☐ |
| 2. Have you been a resident of Wisconsin for at least 90 continuous days prior to the date of appointment as agent? | ☒ | ☐ |
| 3. Have you ever been convicted of a federal law violation? | ☐ | ☒ |
| 4. Have you ever been convicted of a state law violation? | ☐ | ☒ |
| 5. Have you ever been convicted of a local ordinance violation? | ☐ | ☒ |
| 6. Have you completed the required responsible beverage server training course per sec. 125.04(5)(a)5, Wis. Stats.? ... | ☒ | ☐ |

UNDER PENALTY OF LAW, I declare that my answers above are true and correct to the best of my knowledge and belief.

I hereby accept appointment as agent for Stone Soup LLC and assume full responsibility of the conduct of the business relative to fermented malt beverages and intoxicating liquors.

Signature of Agent

Releggi

Date

6-8-22

Section 3: Licensing Authority Approval

Municipality Name

Signature of Official

Date

Title of Official

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

Submit to municipal clerk.

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

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

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

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

located at 327 Wrigley Dr. Lake Geneva WI 53147

appoints Roland Wolf
(Name of Appointed Agent)

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

☒ Yes ☐ No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).
Stone Soup LLC dba: The Baker House

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

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 5 years

Place of residence last year [Redacted]

For: Stone Soup LLC
(Name of Corporation / Organization / Limited Liability Company)

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

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

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

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

[Signature] 6-8-22
(Signature of Agent) (Date)

[Redacted]
(Home Address of Agent)

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

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

Approved on 06/10/2022 by E. [Signature] Title Lieutenant
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)

Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

Individual's Full Name (please print) (last name) (first name) (middle name)
12/18/88 Robert C

☐ Applying for an alcohol beverage license as an individual.

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

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

which is making application for an alcohol beverage license.

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

1. How long have you continuously resided in Wisconsin prior to this date? 5 years
2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? ☐ Yes ☒ No
If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)

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

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

(Name, Location and Type of License/Permit)

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

(Name of Wholesale Licensee or Permittee)

(Address By City and County)

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

Employer's Name N.A.	Employer's Address	Employed From	To
Employer's Name N.A.	Employer's Address	Employed From	To

Self Employed for last 23 years

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

(Signature of Named Individual)



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: Inspired Coffee

Address: 833 West Main Street

Suite/Unit#-H

Email:

Local Contact Person: Annette Eysers Phone: Email: See above

Type of Business: Coffee Shop

Furnishings on Sidewalk? ☐ Yes (Proof of Liability Insurance Required) ☐ No

Describe:

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

☐ Corporate Address

☐ Other:

Building Information:

Owner: Lake Geneva Retail DST Phone: Email: Jennifer.mathis@inlandgroup.co 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

Date:

Annette Eysers

Acting Manager

4/9/22



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
X	Business License	\$25	
	Room Tax Permit Requires filing of monthly & annual reporting forms	\$10	
	Weights & Measures Number of Devices: _____ Type of weighing, measure, scanning devices used: _____	\$20 \$15/device subtotal	
	Sidewalk Café Permit	\$15/seat	
X	Creamery Permit	\$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>EJG</u> B & Z <u>[Signature]</u> DPW <u>[Signature]</u> FLR <u>[Signature]</u> Council <u>[Signature]</u> Date <u>06/13/2022</u> Date <u>8/16/22</u> Date <u>14 Jan 2022</u> Date: _____ Date: _____ Amusement Device # of devices Fee Due Arcade \$25/device Minor Arcade \$100 Major Arcade \$300 Dart Game etc \$20/device Billiards Table \$40/table Bowling Alley \$20/lane Amusement Subtotal			

Total Due: _____

Office Use			
Date Filed: _____	Receipt Number: _____	Total Paid: _____	
Approvals Building Inspector: <u>[Signature]</u> Date: <u>6/9/22</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, ERIK BARBER representing Inspired Coffee as its
(FULL NAME) (ESTABLISHMENT)

President
(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: Erik Barber

DATE: 5/10/22

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



MINISTIN01

BRYAN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/10/2022

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 Hartland - Viance, Inc. 1320 Walnut Ridge Dr. Ste. 200 Hartland, WI 53029	CONTACT NAME: Jennifer DeGeorge, CIC		
	PHONE (A/C, No, Ext): (262) 563-5465	FAX (A/C, No):	
	E-MAIL ADDRESS: jdegeorge@viance.com		
INSURED Christian League for the Handicapped Inc. DBA Inspiration Ministries PO Box 948 Walworth, WI 53184-0948	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: West Bend Mutual Insurance Co.		15350
	INSURER B: United Heartland		
	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			1244061 13	12/31/2021	12/31/2022	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 \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC OTHER:						
A	☒ AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			1244061 13	12/31/2021	12/31/2022	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			1244061 13	12/31/2021	12/31/2022	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000
	DED ☐ RETENTION \$						
B	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	0400189884	12/31/2021	12/31/2022	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Prof. Liability			1244061 13	12/31/2021	12/31/2022	Limit \$ 1,000,000

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

CERTIFICATE HOLDER

CANCELLATION

Inspired Coffee
883 W Main 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

ORDINANCE OF THE COMMON COUNCIL			
An ordinance amending Sections 98-102 Standard Zoning Districts and Standard Zoning District categories; 98-105 purpose and intent of Standard Zoning Districts; section 98-203 tables of Land Uses; section 98-204 table of Land Uses permitted in permanently protected green space areas; section 98-206 Detailed Land Use Descriptions and Regulations; and Section 98-905 Conditional Use review and approval all of Chapter 98: Zoning Ordinance of the City of Lake Geneva Zoning Code, concerning Conditional Uses and Procedures			
Committee	Plan Commission approved on April 18, 2022		
Fiscal Impact:	N/A		
File Number:	22-04	First Reading : Second Reading :	June 13, 2022 June 27, 2022

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

1. That section 98-102 Standard Zoning Districts and Standard Zoning District Categories of the City of Lake Geneva Zoning Ordinance is hereby amended to read as follows:

Section 98-102 Standard Zoning Districts and Standard Zoning District Categories

For the purpose of this Chapter, all areas within the jurisdiction of this Chapter (See Section 98-009) are hereby divided into the following standard zoning districts, and standard zoning district categories (listed in underlined text), which shall be designated as follows:

Agricultural District:

Rural Holding (RH) District

Residential Districts:

Countryside Residential-5ac (CR-5ac) District
Estate Residential-1 (ER-1) District
Single-family Residential-3 (SR-3) District
Single-family Residential-4 (SR-4) District
Two-family Residential-6 (TR-6) District
Multi-family Residential-8 (MR-8) District

Nonresidential Districts:

Office District:

Neighborhood Office (NO) District
Planned Office (PO) District

Commercial Districts:

Neighborhood Business (NB) District
Planned Business (PB) District

General Business (GB) District
Central Business (CB) District

Industrial Districts:

Planned Industrial (PI) District
General Industrial (GI) District
Heavy Industrial (HI) District
Extraction/Disposal (EX) District

2. That subsection (1) Agricultural District of section 98-105 Purpose and Intent of Standard Zoning Districts of the City of Lake Geneva Zoning Ordinance is hereby amended to read as follows:

Section 98-105 Purpose and Intent of Standard Zoning Districts

(1) Agricultural District

(a) Rural Holding (RH) District

2. List of Allowable Land Uses (per Article II)

a. Land Uses Permitted by Right: (per Section 98-202(2))

Single-Family - 35 acre lot
Cultivation (per Section 98-206(2)(a))
On-Site Agricultural Retail (per Section 98-206(2)(e))
Selective Cutting (per Section 98-206(2)(f))
Passive Outdoor Public Recreation (per Section 98-206(3)(a))
Active Outdoor Public Recreation (per Section 98-206(3)(b))
Public Services and Utilities (per Section 98-206(3)(e))
Community Living Arrangement (1-8 residents) (per Section 98-206(3)(g))

b. Land Uses Permitted as Conditional Use: (per Section 98-202(4))

Husbandry (per Section 98-206(2)(b))
Intensive Agriculture (per Section 98-206(2)(c))
Agricultural Services (per Section 98-206(2)(d))
Clear Cutting (per Section 98-206(2)(g))
Indoor Institutional (Church and school only) (per Section 98-206(3)(c))
Outdoor Institutional (per Section 98-206(3)(d))
Outdoor Commercial Entertainment (per Section 98-206(4)(i))
Commercial Animal Boarding (per Section 98-206(4)(j))
Bed and Breakfast Establishments (per Section 98-206(4)(l))
Campground (per Section 98-206(4)(n))
Intensive Outdoor Recreation (per Section 98-206(4)(r)) (Ord. No. 12-07)
~~Junkyard or Salvage Yard (per Section 98-206(5)(d))~~
~~Waste Disposal Facility (per Section 98-206(5)(e))~~
~~Composting Operation (per Section 98-206(5)(f))~~
Airport/Heliport (per Section 98-206(6)(b))
Communication Tower (per Section 98-206(7)(c))
~~Extraction Use (per Section 98-206(7)(d))~~

3. That subsubsubsection 2. List of Allowable Land Uses (per Article II) of subsubsection (a) Neighborhood Office (NO) District of subsection (3) Nonresidential Districts of section 98-105 Purpose and Intent of Standard Zoning Districts of the City of Lake Geneva Zoning Ordinance is hereby amended to read as follows:

(3) Nonresidential Districts

(a) Neighborhood Office (NO) District

2. List of Allowable Land Uses (per Article II)

a. Land Uses Permitted by Right: (per Section 98-202(2))

Single-Family - 9,000 sf lot
Cultivation (per Section 98-206(2)(a))
Selective Cutting (per Section 98-206(2)(f))
Passive Outdoor Public Recreation (per Section 98-206(3)(a))
Active Outdoor Public Recreation (per Section 98-206(3)(b))
Indoor Institutional (per Section 98-206(3)(c))
Public Services and Utilities (per Section 98-206(3)(e))
Office (per Section 98-206(4)(a))
Personal or Professional Services (per Section 98-206(4)(b))
Indoor Commercial Entertainment, Small Scale (per Section 98-206(h))
Personal or Professional Service involving tattoos and permanent cosmetics above the clavicle (per Section 98-206(4)(u))

b. Land Uses Permitted as Conditional Use: (per Section 98-202(4))

Twin House/Duplex - 6,000 sf per du
Two-Flat - 9,000 sf lot
Townhouse - 4,500 sf du
Multiplex - 4,500 sf per du
Apartment - 4,500 sf per du
Clear Cutting (per Section 98-206(2)(g))
Outdoor Institutional (per Section 98-206(3)(d))
Institutional Residential - 9,000 sf lot (per Section 98-206(3)(f))
Community Living Arrangement (1-8 residents) (per Section 98-206(3)(g))
Community Living Arrangement (9-15 residents) (per Section 98-206(3)(h))
Community Living Arrangement (16+ residents) (per Section 98-206(3)(i))
Indoor Sales or Service (per Section 98-206(4)(c))
Indoor Commercial Entertainment, Large Scale- (per Section 98-206(4)(~~ih~~))
Outdoor Commercial Entertainment (per Section 98-206(4)(~~ij~~)) (Ord. No. 12-07)
Bed and Breakfast Establishments (per Section 98-206(4)(~~lm~~))
Group Day Care Center (9+ children) (per Section 98-206(4)(~~nm~~))
Boarding House (per Section 98-206(4)(~~op~~))
Physical Activity Studio (per Section 98-206(4)(~~ts~~)) (Ord. No. 13-19)

4. That subsubsubsection 2. List of Allowable Land Uses (per Article II) of subsubsection (b) Planned Office (PO) District of subsection (3) Nonresidential Districts of section 98-105 Purpose and Intent of Standard Zoning Districts of the City of Lake Geneva Zoning Ordinance is hereby amended to read as follows:

(b) Planned Office (PO) District

2. List of Allowable Land Uses (per Article II)

a. Land Uses Permitted by Right: (per Section 98-202(2))

Cultivation (per Section 98-206(2)(a))
Selective Cutting (per Section 98-206(2)(f))
Passive Outdoor Public Recreation (per Section 98-206(3)(a))
Active Outdoor Public Recreation (per Section 98-206(3)(b))
Indoor Institutional (per Section 98-206(3)(c))
Public Services and Utilities (per Section 98-206(3)(e))
Office (per Section 98-206(4)(a))
Personal or Professional Services (per Section 98-206(4)(b))
Indoor Commercial Entertainment, Small Scale (per Section 98-206(h))
Personal or Professional Service involving tattoos and permanent cosmetics above the clavicle (per Section 98-206(4)(u))

b. Land Uses Permitted as Conditional Use: (per Section 98-202(4))

Clear Cutting (per Section 98-206(2)(g))
Outdoor Institutional (per Section 98-206(3)(d))
Institutional Residential - 20,000 sf lot (per Section 98-206(3)(f))
Community Living Arrangement (9-15 residents) (per Section 98-206(3)(h))
Community Living Arrangement (16+ residents) (per 98-206(3)(i))
Indoor Sales or Service (per Section 98-206(4)(c))
In-Vehicle Sales or Service (per Section 98-206(4)(g))
Indoor Commercial Entertainment, Large Scale (per Section 98-206(4)(~~h~~i))
Outdoor Commercial Entertainment (per Section 98-206(4)(~~h~~i)) (Ord. No. 12-07)
Commercial Indoor Lodging (per Section 98-206(4)(~~h~~k))
Group Day Care Center (9+ children) (per Section 98-206(4)(~~mn~~))
Physical Activity Studio (per Section 98-206(4)(~~ts~~)) (Ord. No. 13-19)
Airport/Heliport (per Section 98-206(6)(b))

5. That subsubsubsection 2. List of Allowable Land Uses (per Article II) of subsubsection (c) Neighborhood Business (NB) District of subsection (3) Nonresidential Districts of section 98-105 Purpose and Intent of Standard Zoning Districts of the City of Lake Geneva Zoning Ordinance is hereby amended to read as follows:

(c) Neighborhood Business (NB) District

2. List of Allowable Land Uses (per Article II)

a. Land Uses Permitted by Right: (per Section 98-202(2))

Single-Family - 9,000 sf lot
Cultivation (per Section 98-206(2)(a))
Selective Cutting (per Section 98-206(2)(f))
Passive Outdoor Public Recreation (per Section 98-206(3)(a))

Active Outdoor Public Recreation (per Section 98-206(3)(b))
Indoor Institutional (per Section 98-206(3)(c))
Public Services and Utilities (per Section 98-206(3)(e))
Office (per Section 98-206(4)(a))
Personal or Professional Services (per Section 98-206(4)(b))
Indoor Sales or Service (per Section 98-206(4)(c))
Indoor Maintenance Service (per Section 98-206(4)(e))
Indoor Commercial Entertainment, Small Scale (per Section 98-206(h))
Personal or Professional Service involving tattoos and permanent
cosmetics above the clavicle (per Section 98-206(4)(u))

b. **Land Uses Permitted as Conditional Use:** (per Section 98-202(4))

Twin House/Duplex - 6,000 sf per du
Two-Flat - 9,000 sf lot
Townhouse - 4,500 sf du
Multiplex - 4,500 sf per du
Apartment - 4,500 sf per du
Clear Cutting (per Section 98-206(2)(g))
Outdoor Institutional (per Section 98-206(3)(d))
Institutional Residential - 9,000 sf lot (per Section 98-206(3)(f))
Community Living Arrangement (1-8 residents) (per Section 98-206(3)(g))
Community Living Arrangement (9-15 residents) (per Section 98-206(3)(h))
Community Living Arrangement (16+ residents) (per 98-206(3)(i))
In-Vehicle Sales or Service (per Section 98-206(4)(g))
Indoor Commercial Entertainment, Large Scale (per Section 98-206(4)(~~hi~~))
Outdoor Commercial Entertainment (per Section 98-206(4)(~~ji~~)) (Ord. No. 12-07)
Bed and Breakfast Establishments (per Section 98-206(4)(~~mi~~))
Group Day Care Center (9+ children) (per Section 98-206(4)(~~mn~~))
Boarding House (per Section 98-206(4)(~~pe~~))
Physical Activity Studio (per Section 98-206(4)(~~st~~)) (Ord. No. 13-19)

6. That subsubsubsection 2. List of Allowable Land Uses (per Article II) of subsubsection (d) Planned Business (PB) District of subsection (3) Nonresidential Districts of section 98-105 Purpose and Intent of Standard Zoning Districts of the City of Lake Geneva Zoning Ordinance is hereby amended to read as follows:

(d) **Planned Business (PB) District**

2. **List of Allowable Land Uses (per Article II)**

a. **Land Uses Permitted by Right:** (per Section 98-202(2))

Cultivation (per Section 98-206(2)(a))
Selective Cutting (per Section 98-206(2)(f))
Passive Outdoor Public Recreation (per Section 98-206(3)(a))
Active Outdoor Public Recreation (per Section 98-206(3)(b))
Indoor Institutional (per Section 98-206(3)(c))
Public Services and Utilities (per Section 98-206(3)(e))
Office (per Section 98-206(4)(a))

Personal or Professional Services (per Section 98-206(4)(b))
Indoor Sales or Service (per Section 98-206(4)(c))
Indoor Maintenance Service (per Section 98-206(4)(e))
Indoor Commercial Entertainment, Small Scale (per Section 98-206(h))
Personal or Professional Service involving tattoos and permanent cosmetics above the clavicle (per Section 98-206(4)(u))

b. **Land Uses Permitted as Conditional Use:** (per Section 98-202(4))

Clear Cutting (per Section 98-206(2)(g))
Outdoor Institutional (per Section 98-206(3)(d))
Institutional Residential - 20,000 sf lot (per Section 98-206(3)(f))
Outdoor Display (per Section 98-206(4)(d))
In-Vehicle Sales or Service (per Section 98-206(4)(g))
Indoor Commercial Entertainment, Large Scale (per Section 98-206(4)(~~h~~i))
Outdoor Commercial Entertainment (per Section 98-206(4)(~~j~~i)) (Ord. No. 12-07)
Commercial Animal Boarding (per Section 98-206(4)(~~k~~j))
Commercial Indoor Lodging (per Section 98-206(4)(~~l~~k))
Bed and Breakfast Establishments (per Section 98-206(4)(~~m~~l))
Group Day Care Center (9+ children) (per Section 98-206(4)(~~n~~m))
Vehicle Repair and Maintenance (per Section 98-206(4)(~~r~~q))
Intensive Outdoor Recreation (per Section 98-206(4)(~~s~~r)) (Ord. No. 12-07)
Physical Activity Studio (per Section 98-206(4)(~~t~~s)) (Ord. No. 13-19)
~~Indoor Storage and Wholesaling (per Section 98-206(5)(a)) (Ord. No. 01-19 2/12/01)~~

7. That subsubsubsection 2. List of Allowable Land Uses (per Article II) of subsubsection (e) General Business (GB) District of subsection (3) Nonresidential Districts of section 98-105 Purpose and Intent of Standard Zoning Districts of the City of Lake Geneva Zoning Ordinance is hereby amended to read as follows:

(e) **General Business (GB) District**

2. **List of Allowable Land Uses (per Article II)**

a. **Land Uses Permitted by Right:** (per Section 98-202(2))

Cultivation (per Section 98-206(2)(a))
Selective Cutting (per Section 98-206(2)(f))
Passive Outdoor Public Recreation (per Section 98-206(3)(a))
Active Outdoor Public Recreation (per Section 98-206(3)(b))
Indoor Institutional (per Section 98-206(3)(c))
Public Services and Utilities (per Section 98-206(3)(e))
Office (per Section 98-206(4)(a))
Personal or Professional Services (per Section 98-206(4)(b))
Indoor Sales or Service (per Section 98-206(4)(c))
Indoor Maintenance Service (per Section 98-206(4)(e))
Off-Site Parking Lot (per Section 98-206(6)(a))
Indoor Commercial Entertainment, Small Scale (per Section 98-206(h))

Personal or Professional Service involving tattoos and permanent cosmetics above the clavicle (per Section 98-206(4)(u))

b. **Land Uses Permitted as Conditional Use:** (per Section 98-202(4))

Clear Cutting (per Section 98-206(2)(g))

Outdoor Institutional (per Section 98-206(3)(d))

Institutional Residential - 9,000 sf lot (per Section 98-206(3)(f))

Outdoor Display (per Section 98-206(4)(d))

In-Vehicle Sales or Service (per Section 98-206(4)(g))

~~Indoor Storage and Wholesaling (per Section 98-206(5)(a))(Ord. No. 01-19 2/12/01)~~

Indoor Commercial Entertainment, Large Scale (per Section 98-206(4)(~~hi~~))

Outdoor Commercial Entertainment (per Section 98-206(4)(~~ii~~))

Commercial Animal Boarding (per Section 98-206(4)(~~kj~~))

Commercial Indoor Lodging (per Section 98-206(4)(~~lk~~))

Bed and Breakfast Establishments (per Section 98-206(4)(~~ml~~))

Group Day Care Center (9+ children) (per Section 98-206(4)(~~nm~~))

Boarding House (per Section 98-206(4)(~~pe~~))

Vehicle Repair and Maintenance (per Section 98-206(4)(~~qr~~))

Physical Activity Studio (per Section 98-206(4)(~~st~~)) (Ord. No. 13-19)

~~Personal Storage Facility (per Section 98-206(5)(c))~~

8. That subsubsubsection 2. List of Allowable Land Uses (per Article II) of subsubsection (f) Central Business (CB) District of subsection (3) Nonresidential Districts of section 98-105 Purpose and Intent of Standard Zoning Districts of the City of Lake Geneva Zoning Ordinance is hereby amended to read as follows:

(f) **Central Business (CB) District**

2. **List of Allowable Land Uses (per Article II)**

a. **Land Uses Permitted by Right:** (per Section 98-202(2))

Cultivation (per Section 98-206(2)(a))

Selective Cutting (per Section 98-206(2)(f))

Passive Outdoor Public Recreation (per Section 98-206(3)(a))

Active Outdoor Public Recreation (per Section 98-206(3)(b))

Indoor Institutional (per Section 98-206(3)(c))

Public Services and Utilities (per Section 98-206(3)(e))

Office (per Section 98-206(4)(a))

Personal or Professional Services (per Section 98-206(4)(b))

Indoor Sales or Service (per Section 98-206(4)(c))

Indoor Maintenance Service (per Section 98-206(4)(e))

Off-Site Parking Lot (per Section 98-206(6)(a))

Indoor Commercial Entertainment, Small Scale (per Section 98-206(h))

Personal or Professional Service involving tattoos and permanent cosmetics above the clavicle (per Section 98-206(4)(u))

b. **Land Uses Permitted as Conditional Use:** (per Section 98-202(4))

Clear Cutting (per Section 98-206(2)(g))
Outdoor Institutional (per Section 98-206(3)(d))
Institutional Residential - 9,000 sf lot (per Section 98-206(3)(f))
In-Vehicle Sales or Service (per Section 98-206(4)(g))
Indoor Commercial Entertainment, Large Scale (per Section 98-206(4)(~~h~~))
Outdoor Commercial Entertainment (per Section 98-206(4)(~~i~~))
Outdoor Display (per Section 98-206(4)(d)) (Ord. No. 01-19 2/12/01)
Commercial Indoor Lodging (per Section 98-206(4)(~~k~~))
Bed and Breakfast Establishments (per Section 98-206(4)(~~m~~))
Group Day Care Center (9+ children) (per Section 98-206(4)(~~nm~~))
Boarding House (per Section 98-206(4)(~~op~~))
Physical Activity Studio (per Section 98-206(4)(~~st~~)) (Ord. No. 13-19)

9. That subsubsubsection 2. List of Allowable Land Uses (per Article II) of subsubsection (g) Planned Industrial (PI) District of subsection (3) Nonresidential Districts of section 98-105 Purpose and Intent of Standard Zoning Districts of the City of Lake Geneva Zoning Ordinance is hereby amended to read as follows:

(g) Planned Industrial (PI) District

2. List of Allowable Land Uses (per Article II)

a. Land Uses Permitted by Right: (per Section 98-202(2))

Cultivation (per Section 98-206(2)(a))
Selective Cutting (per Section 98-206(2)(f))
Passive Outdoor Public Recreation (per Section 98-206(3)(a))
Active Outdoor Public Recreation (per Section 98-206(3)(b))
Indoor Institutional (per Section 98-206(3)(c))
Public Services and Utilities (per Section 98-206(3)(e))
Office (per Section 98-206(4)(a))
Personal or Professional Services (per Section 98-206(4)(b))
Indoor Maintenance Service (per Section 98-206(4)(e))
Indoor Storage or Wholesaling (per Section 98-206(5)(a))
Light Industrial (per Section 98-206(7)(a))
Indoor Commercial Entertainment, Small Scale (per Section 98-206(h))
Personal or Professional Service involving tattoos and permanent cosmetics above the clavicle (per Section 98-206(4)(u))

b. Land Uses Permitted as Conditional Use: (per Section 98-202(4))

Clear Cutting (per Section 98-206(2)(g))
Outdoor Institutional (per Section 98-206(3)(d))
Indoor Sales or Service (per Section 98-206(4)(c))
Indoor Commercial Entertainment, Large Scale (per Section 98-206(4)(~~h~~))
Outdoor Commercial Entertainment (per Section 98-206(4)(~~i~~))(Ord. No. 12-07)
Group Day Care Center (9+ children) (per Section 98-206(4)(~~mn~~))
Personal Storage Facility (per Section 98-206(5)(c))
Airport/Heliport (per Section 98-206(6)(b))
Distribution Center (per Section 98-206(6)(d))
Communication Tower (per Section 98-206(7)(c))

Commercial Animal Boarding (per Section 98-206(4)(~~jk~~))
Physical Activity Studio (per Section 98-206(4)(~~ts~~)) (Ord. No. 13-19)

10. That subsubsubsection 2. List of Allowable Land Uses (per Article II) of subsubsection (i) Heavy Industrial (HI) District of subsection (3) Nonresidential Districts of section 98-105 Purpose and Intent of Standard Zoning Districts of the City of Lake Geneva Zoning Ordinance is hereby amended to read as follows:

(i) Heavy Industrial (HI) District

2. List of Allowable Land Uses (per Article II)

a. Land Uses Permitted by Right: (per Section 98-202(2))

Cultivation (per Section 98-206(2)(a))
Selective Cutting (per Section 98-206(2)(f))
Passive Outdoor Public Recreation (per Section 98-206(3)(a))
Public Services and Utilities (per Section 98-206(3)(e))
Office (per Section 98-206(4)(a))
Indoor Maintenance Service (per Section 98-206(4)(e))
Indoor Storage or Wholesaling (per Section 98-206(5)(a))
Outdoor Storage or Wholesaling (per Section 98-206(5)(b))
Off-Site Parking Lot (per Section 98-206(6)(a))
Distribution Center (per Section 98-206(6)(d))
Light Industrial (per Section 98-206(7)(a))
Heavy Industrial (per Section 98-206(7)(b))

b. Land Uses Permitted as Conditional Use: (per Section 98-202(4))

Agricultural Services (per Section 98-206(2)(d))
Clear Cutting (per Section 98-206(2)(g))
Outdoor Maintenance Service (per Section 98-206(4)(f))
Sexually Oriented Land Use (per Section 98-206(4)(p))
Vehicle Repair and Maintenance (per Section 98-206(4)(q))
~~Junkyard or Salvage Yard (per Section 98-206(5)(d))~~
~~Waste Disposal Facility (per Section 98-206(5)(e))~~
~~Composting Operation (per Section 98-206(5)(f))~~
Airport/Heliport (per Section 98-206(6)(b))
Freight Terminal (per Section 98-206(6)(c))
Communication Tower (per Section 98-206(7)(c))

11. That subsection (3) Nonresidential Districts of section 98-105 Purpose and Intent of Standard Zoning Districts of the City of Lake Geneva Zoning Ordinance is hereby amended by adding the following subsubsubsection (j) Extraction/Disposal (EX) District which subsubsubsection reads as follows:

(j) Extraction/Disposal (EX) District

1. **Description and Purpose.** This district is intended to provide for quarrying, sand and gravel extraction, and landfill uses which, if sited properly, can be located within the city.
2. **List of Allowable Land Uses (Per Article II)**
 - a. **Land Uses Permitted by Right: (per Section 98-202(2))**
 - Office
 - Indoor Maintenance Service
 - Outdoor Maintenance Service
 - Indoor Storage and Wholesaling
 - Outdoor Storage and Wholesaling
 - b. **Land Uses Permitted as Conditional Use: (per Section 98-202(4))**
 - Extraction
 - Composting
 - Waste Disposal Facility
 - Salvage or Junkyard
3. **Regulations Applicable to Extraction/Disposal Uses**
 - A. Minimum Lot Area: 5 acres
 - B. Minimum Lot Width: 200 feet
 - C. Maximum Impervious Surface Ratio: 80 percent
 - D. Minimum Lot Depth: 120 feet
 - E. Minimum Lot Frontage at Right-of-Way: 100 feet
 - F. Minimum Front Setback: 50 feet
 - G. Minimum Street Side Setback (on corner lots): 50 feet
 - H. Minimum Side Setback: 50 feet
 - I. Minimum Rear Setback: 50 feet
 - J. Maximum Principal Building Height: 60 feet
4. **Regulations Applicable to Accessory Buildings**
 - A. Minimum Front Setback: 60 feet and at least 5 feet behind the principal structure
 - B. Minimum Side Setback: 5 feet
 - C. Minimum Rear Setback: 5 feet
 - D. Maximum Height: 45 feet

12. That Tables 98-203(1)-(9) of section 98-203 Table of Land Uses of the City of Lake Geneva Zoning Ordinance are hereby amended to read as follows:

Section 98-203 Tables of Land Uses

This Chapter regulates the location of land uses to specific zoning districts through the use of the Tables of Land Uses contained in this Section (See the following pages for Tables).

Table 98-203(1) Tables of Land Uses																
P = Permitted by Right in a Conventional Development (See 98-206(1)(a).) C = Permitted as a Conditional Use (See Section 98-905) CI = Permitted as a Conditional Use in a Cluster Development (See Section 98-206(1)(b)) I = Permitted as a Conditional Use in an Institutional Residential Development (See 98-206(1)(c)) M = Permitted as a Conditional Use within a Mobile Home Development or Park (See 98-206 (1)(d) or (e)) + = Permitted as a Conditional Use until 365 days after the Effective Date of this Zoning Ordinance																
Zoning District Abbreviations																Type of Land Use
RH	CR-5ac	ER-1	SR-3	SR-4	TR-6	MR-8	NO	PO	NB	PB	GB	CB	PI	GI	HI	
																DWELLING UNIT TYPES (SEE 98-034)
P	P	P	P	P	P	P	P		P							(1) Single-Family Detached 35 a
	P	P	P	P	P	P	P		P							(2) Single-Family Detached5 ac
	CI	P	P	P	P	P	P		P							(3) Single-Family Detached40,0
			P	P	P	P	P		P							(4) Single-Family Detached15,0
				P	P	P	P		P							(5) Single-Family Detached9,00
				+	P	P	C		C							(6) Twin Homes/Duplex6,000 sf
				+	C	P	C		C							(7) Two-Flat 9,000 sf lot
						P	C		C							(8) Townhouse 4,500 sf lot

						P	C		C								(9) Multiplex 4,500 sf per du
						P	C		C								(10) Apartment 4,500 sf per du
						I	I	I	I	I	I						(11) Institutional Residential 9,000
					M												(12) Mobile Home 9,000 sf lot
RH Rural Holding						TR Two-family Res						NR Neighborhood				PI Planned Industrial	
CR Countryside Res						MR Multi-family Res						PB Planned Business				GI General Industrial	
ER Estate Residential						NO Neighborhood Office						GB General Business				HI Heavy Industrial	
SR Single-family Res						PO Planned Office						CB Central Business				PBP Planned Business	

Table 98-203(2) and (3) Tables of Land Uses																		
P = Permitted by Right (98-202(2))									C = Permitted as a Conditional Use (98-202(4))									
Zoning District Abbreviations																		
RH	CR-5ac	ER-1	SR-3	SR-4	TR-6	MR-8	NO	PO	NB	PB	GB	CB	PI	GI	HI	PBP	EX	Type of Land Use
																		NONRESIDENTIAL LAND USES
																		AGRICULTURAL USES (98-206(2)(_))
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		(a) Cultivation
C																		(b) Husbandry
C																		(c) Intensive Agriculture
C															C			(d) Agricultural Services
P																		(e) On-Site Agricultural Retail
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(f) Selective Cutting
C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			(g) Clear Cutting
																		INSTITUTIONAL USES (98-206(3)(_))
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		(a) Passive Outdoor Public Recreational
P	P	P	P	P	P	P	P	P	P	P	P	P	P					(b) Active Outdoor Public

																		Recreational
C	C	C	C	C	C	C	P	P	P	P	P	P	P					(c) Indoor Institutional
C	C	C	C	C	C	C	C	C	C	C	C	C	C					(d) Outdoor Institutional
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(e) Public Services and Utilities
						C	C	C	C	C	C	C						(f) Institutional Residential
P	P	P	P	P	P	P	C		C									(g) Community Living Arrangement (1-8 res.)
	C	C	C	C	P	P	C	C	C									(h) Community Living Arrangement (9-15)
						C	C	C	C									(i) Community Living Arrangement (16+)
RH Rural Holding							TR Two-family Res					NR Neighborhood					PI Planned Industrial	
CR Countryside Res							MR Multi-family Res					PB Planned Business					GI General Industrial	
ER Estate Residential							NO Neighborhood Office					GB General Business					HI Heavy Industrial	
SR Single-family Res							PO Planned Office					CB Central Business					PBP Planned Business	

Table 98-203(4) Tables of Land Uses

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

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

									C	C			C	C			(r) Vehicle Repair and Maintenance
C									C								(s) Intensive Outdoor Recreation
							C	C	C	C	C	C			C		(t) Physical Activity Studio
							P	P	P	P	P	P					(u) <u>Personal or Professional Service involving tattoos and permanent cosmetics above the clavicle.</u>
RH Rural Holding							TR Two-family Res					NR Neighborhood					PI Planned Industrial
CR Countryside Res							MR Multi-family Res					PB Planned Business					GI General Industrial
ER Estate Residential							NO Neighborhood Office					GB General Business					HI Heavy Industrial
SR Single-family Res							PO Planned Office					CB Central Business					PBP Planned Business

Table 98-203(5), (6) and (7) Tables of Land Uses

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

Zoning District Abbreviations																		
RH	CR-5ac	ER-1	SR-3	SR-4	TR-6	MR-8	NO	PO	NB	PB	GB	CB	PI	GI	HI	PBP	EX	Type of Land Use
																		STORAGE/DISPOSAL (98-206(5)(<u> </u>))
													P	P	P		P	(a) Indoor Storage or Wholesaling (Ord. No. 01-19 2/12/01)
														C	P		P	(b) Outdoor Storage or Wholesaling
													C	C				(c) Personal Storage Facility
																	C	(d) Junkyard or Salvage Yard
																	C	(e) Waste Disposal Facility
																	C	(f) Composting Operation
																		TRANSPORTATION USES (98-206(6)(<u> </u>))
											P	P		P	P			(a) Off-Site Parking Lot
C								C					C	C	C			(b) Airport/Heliport
														C	C			(c) Freight Terminal
													C	P	P			(d) Distribution Center
																		INDUSTRIAL USES (98-206(7)(<u> </u>))
													P	P	P			(a) Light Industrial
															P			(b) Heavy Industrial
C													C	C	C			(c) Communication Tower
																	C	(d) Extraction Use
RH Rural Holding						TR Two-family Res						NB Neighborhood				PI Planned Industrial		
CR Countryside Res						MR Multi-family Res						PB Planned Business				GI General Industrial		
ER Estate Residential						NO Neighborhood Office						GB General Business				HI Heavy Industrial		
SR Single-family Res						PO Planned Office						CB Central Business				PBP Planned Business		

Table 98-203(8) Tables of Land Uses

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

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

Zoning District Abbreviations																	Type of Land Use	
RH	CR-5ac	ER-1	SR-3	SR-4	TR-6	MR-8	NO	PO	NB	PB	GB	CB	PI	GI	HI	PBP	EX	
																		ACCESSORY USES (98-206(8)(L))
									C	C	C	C						(a) Commercial Airport
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(b) Farm Residence
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(c) Private Residential Garage or Shed
							P	P	P	P	P	P	P	P	P			(d) Company Cafeteria
							P/C	P/C		P/C	P/C	P/C	P/C	P/C	P/C			(e) Company Provide On-Site Recreation
C										C	C							(f) Outdoor Display Incidental
							C	C	C	C	C	C	C					(g) In-Vehicle Sales and Services
													P	P	P			(h) Indoor Sales Incident to Light Ind. Use
									C	C	C	C						(i) Light Ind. Incidental to Indoor Sales
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(j) Home Occupation
P	P	P	P	P	P	P												(k) Family Day Care Home (4-8 children)
C	C	C	C	C	C	C												(l) Intermediate Day Care Home (8-15 children)
C															C			(m) Migrant Labor Camp
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(n) On-Site Parking Lot
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(o) Private Residential Recreational Facility
C	C	C																(p) Private Residential Kennel
C																		(q) Private Residential Stable
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(r) Drainage Structure
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(s) Filling
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(t) Lawn Care of Subject

																		Property	
C	C	C																(u) Septic Systems	
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(v) Exterior Communication Devices	
	C	C																(w) Caretaker's Residence	
C	C	C	C	C	C	C												(x) Second Private Residential Garage	
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(y) Tourist Rooming House	
RH Rural Holding							TR Two-family Res					NR Neighborhood					PI Planned Industrial		
CR Countryside Res							MR Multi-family Res					PB Planned Business					GI General Industrial		
ER Estate Residential							NO Neighborhood Office					GB General Business					HI Heavy Industrial		
SR Single-family Res							PO Planned Office					CB Central Business					PBP Planned Business		

Table 98-203(9) Tables of Land Uses

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

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

13. That Table 98-204 Land Uses Permitted in Permanently Protected Green Space Areas of section 98-204 Table of Land Uses Permitted in Permanently Protected Green Space Areas of the City of Lake Geneva Zoning Ordinance are hereby amended to read as follows:

Table 98-204: Land Uses Permitted in Permanently Protected Green Space Areas						
Land Use	Permanently Protected Green Space Areas					
	Conservancy	Drainageway	Lakeshore	Woodland	Steep Slope	Other Permanently Protected Green Space
(a) Cultivation						C
(b) Passive Outdoor Recreation	P	P	P	P	P	P
(c) Active Outdoor Recreation						P
(d) Outdoor Institutional						P
(e) Lawn Care (mow-feed-seed-weed)	C	C	C	C	C	P
(f) Golf Course	C	C	C	C	C	P
(g) Any Permitted Temporary Use						P,T
(h) Drainage Structure	C	C	C	C	C	C
(i) Filling	C	C	C	C	C	C
(j) Septic System						C
(k) Road, Bridge						
(l) Utility Lines & Related Facilities	C	C	C	C	C	C
(m) Piers and Wharfs	P	P	P	P	P	P
(n) Fences (Ord. No. 04-04 1/26/04)	C	C	C	P	P	C
C: Permitted as a Conditional Use per 98-206(10), 98-203, and 98-905 T: Permitted as a Temporary Use per 98-206(10), 98-203, and 98-206.						

14. That subsection (m) Piers and Wharfs of section 98-205 Land Uses Permitted in Permanently Protected Green Space Areas of the City of Lake Geneva Zoning Ordinance is hereby amended to read as follows:

(m) Piers and Wharfs

1. Permitted ~~as a Conditional Use~~ as by Right: {All permanently protected green space areas}:
 - a. A site plan shall be required per Section 98-908 for construction, erection,

placement or extension of a pier or wharf, with specific information provided regarding: its location in relation to the shoreline and abutting riparian property lines, and regarding dimensions and building materials.

- b. In the area known as Baker Park, those piers subject to the provisions of the park dedication and subsequent Resolution, the permitted use of piers or wharves shall be those uses specified as principal or conditional uses for the zoning district of the parcel from which the right to the pier or wharf arises. This Zoning Ordinance is not intended to supersede those rights given to those property owners under the original Baker Park dedication.

15. That subsubsection (h) Indoor Commercial Entertainment of Subsection (4) Commercial Land Uses of Section 98-206 Detailed Land Use Descriptions and Regulations of the City of Lake Geneva Zoning Ordinance is hereby amended to read as follows:

(4) Commercial Land Uses

(h) Indoor Commercial Entertainment, Small Scale

Description: Small scale indoor commercial entertainment land uses include all land uses which provide entertainment services entirely within an enclosed building, which are under 2,000 gross square feet and which do not serve alcohol. Such activities often have operating hours which extend significantly later than most other commercial land uses. Examples of such land uses include restaurants and cafes, ~~taverns, theaters, bowling alleys, arcades, roller rinks, and pool halls.~~

1. Permitted by Right: ~~Not applicable~~ {NO, PO, NB, PB, GB, CB, PI}

~~2. Conditional Use Regulations: Not applicable.~~

16. That subsection (4) Commercial Land Uses of section 98-206 Detailed Land Use Descriptions and Regulations of the City of Lake Geneva Zoning Ordinance is hereby amended by adding the following subsubsection (i) Indoor Commercial Entertainment, Large Scale which subsubsection reads as follows:

(i) Indoor Commercial Entertainment, Large Scale

Description: Large scale indoor commercial entertainment land uses include all land uses which provide entertainment services entirely within an enclosed building, which is over 2,000 gross square feet and/or which serves alcohol. Examples of such land uses include restaurants, taverns, theaters, bowling alleys, arcades, roller rinks, and pool halls.

1. Permitted by Right: Not applicable.

~~2. Conditional Use Regulations~~ {NO, PO, NB, PB, GB, CB, PI}:

- a. If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned property.
- b. Facility shall provide bufferyard with minimum opacity of .60 along all borders of the property abutting residentially zoned property (see Section 98-610).

- c. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.

~~2.3.~~ Parking Regulations: One space per every three patron seats or lockers (whichever is greater); or one space per three persons at the maximum capacity of the establishment; (whichever is greater).

- 17. That subsection (i) Outdoor Commercial Entertainment shall be re-lettered (j); subsection (j) Commercial Animal Boarding shall be re-lettered (k); subsection (k) Commercial Indoor Lodging shall be re-lettered (l); subsection (l) Bed and Breakfast Establishments shall be re-lettered (m); subsection (m) Group Day Care Center (9+ Children) shall be re-lettered (n); subsection (n) Campground shall be re-lettered (o); subsection (o) Boarding House shall be relettered (p); subsection (p) Sexually-Oriented Land Use shall be relettered (q); subsection (q) Vehicle Repair and Maintenance shall be re-lettered (r); subsection (r) Intensive Outdoor Recreation shall be re-lettered (s); subsection (s) Physical Activity Studio shall be re-lettered (t) all of subsection (4) Commercial Land Uses of Section 98-206 Detailed Land Use Descriptions and Regulations of the City of Lake Geneva Zoning Ordinance.
- 18. That subsection (t) Personal or Professional service involving tattoos and permanent cosmetics above the clavicle Subsection (4) Commercial Land Uses of Section 98-206 Detailed Land Use Descriptions and Regulations of the City of Lake Geneva Zoning Ordinance shall be re-lettered (t) and amended to read as follows:

(u)t Personal or Professional Service involving tattoos and permanent cosmetics above the clavicle. (Ord. No. 16-17)

Description: Personal service and professional service land uses for the placement of tattoos, permanent make-up or cosmetics on parts of the human body above the clavicle.

- 1. Permitted by Right: ~~{NO, PO, NB, PB, GB, CB, PI, HI}~~

~~Not Applicable~~

- ~~2. Conditional Use Regulations: {NO, PO, NB, PB, GB, CB, PI, HI}~~

~~— a. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.~~

- ~~32.-~~ Parking Regulations: One space per 300 square feet of gross floor area.

- 19. That subsection (a) Indoor Storage or Wholesaling of subsection (5) Storage or Disposal Land Uses of Section 98-206 Detailed Land Use Descriptions and Regulations of the City of Lake Geneva Zoning Ordinance is hereby amended to read as follows:

(a) Indoor Storage or Wholesaling (Ord. No. 01-19 2/12/01)

Description: Indoor storage and wholesaling land uses are primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. With the exception of loading and parking facilities, such land uses are contained entirely within an enclosed building. Examples of this land use include

conventional warehouse facilities, long-term indoor storage facilities, and joint warehouse and storage facilities. Retail outlets associated with this use shall be considered accessory uses per Subsection 98-206(8)(h), below.

1. Permitted by Right {PI, GI, HI, ~~EX~~}

~~2. Conditional Use Regulations: {PB, GB}.~~

~~3.2.~~ Parking Regulations: One space per 2,000 sf of gross floor area.

20. That subsubsection (b) Outdoor Storage or Wholesaling of subsection (5) Storage or Disposal Land Uses of Section 98-206 Detailed Land Use Descriptions and Regulations of the City of Lake Geneva Zoning Ordinance is hereby amended to read as follows:

(b) Outdoor Storage or Wholesaling

Description: Outdoor storage and wholesaling land uses are primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. Such a land use, in which any activity beyond loading and parking is located outdoors, is considered an outdoor storage and wholesaling land use. Examples of this land use include contractor's storage yards, equipment yards, lumber yards, coal yards, landscaping materials yard, construction materials yards, and shipping materials yards. Such land uses do not include the storage of inoperative vehicles or equipment, or other materials typically associated with a junkyard or salvage yard (See Subsection (d), below.)

1. Permitted by Right {HI, ~~EX~~}:

21. That subsubsection (c) Personal Storage Facility of subsection (5) Storage or Disposal Land Uses of Section 98-206 Detailed Land Use Descriptions and Regulations of the City of Lake Geneva Zoning Ordinance is hereby amended to read as follows:

(c) Personal Storage Facility

Description: Personal storage facilities are land uses oriented to the indoor storage of items entirely within partitioned buildings having an individual access to each partitioned area. Such storage areas may be available on either a condominium or rental basis. Also known as "mini-warehouses".

1. Permitted by Right: Not applicable.

2. Conditional Use Regulations {~~GB~~, PI, GI}:

- a. Facility shall be designed so as to minimize adverse visual impacts on nearby developments. The color, exterior materials, and orientation of proposed buildings and structures shall complement surrounding development.
- b. Facility shall provide a bufferyard with a minimum opacity of .80 along property borders abutting residentially zoned property (see Section 98-610).
- c. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.

- d. No electrical power shall be ran to the storage facilities, except for exterior lighting.
3. Parking Regulations: One space for each employee on the largest work shift.

22. That subsection (d) Junkyard or Salvage Yard of subsection (5) Storage or Disposal Land Uses of Section 98-206 Detailed Land Use Descriptions and Regulations of the City of Lake Geneva Zoning Ordinance is hereby amended to read as follows:

(d) Junkyard or Salvage Yard

Description: Junkyard or salvage yard facilities are any land or structure used for a salvaging operation including but not limited to: the above-ground, outdoor storage and/or sale of waste paper, rags, scrap metal, and any other discarded materials intended for sale or recycling; and/or the collection, dismantlement, storage, or salvage of 2 or more unlicensed and/or inoperative vehicles. Recycling facilities involving on-site outdoor storage of salvage materials are included in this land use.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {~~RH and HI~~ EX}:

23. That subsection (e) Waste Disposal Facility of subsection (5) Storage or Disposal Land Uses of Section 98-206 Detailed Land Use Descriptions and Regulations of the City of Lake Geneva Zoning Ordinance is hereby amended to read as follows:

(e) Waste Disposal Facility

Description: Waste disposal facilities are any areas used for the disposal of solid wastes including those defined by Wisconsin Statutes 144.01(15), but not including composting operations (see Subsection (f), below).

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {~~RH and HI~~ EX}:

24. That subsection (f) Composting Operation of subsection (5) Storage or Disposal Land Uses of Section 98-206 Detailed Land Use Descriptions and Regulations of the City of Lake Geneva Zoning Ordinance is hereby amended to read as follows:

(f) Composting Operation

Description: Composting operations are any land use devoted to the collection, storage, processing and or disposal of vegetation.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {~~RH and HI~~ EX}:

25. That subsection (d) Extraction Use of subsection (7) Industrial Land Uses of Section 98-206 Detailed Land Use Descriptions and Regulations of the City of Lake Geneva Zoning Ordinance is hereby amended to read as follows:

(d) **Extraction Use**

Description: Extraction uses include land uses involving the removal of soil, clay, sand, gravel, rock, minerals, peat, or other material in excess of that required for approve on-site development or agricultural activities.

1. Permitted by Right: Not applicable.
2. Conditional Use {~~RHEX~~}:

26. That Section 98-905 Conditional Use Review and Approval of the City of Lake Geneva Zoning Ordinance is hereby amended in its entirety to read as follows:

Section 98-905 Conditional Use Review and Approval

(1) **Purpose**

- (a) The purpose of this Section is to provide regulations which govern the procedures and requirements for the review and approval, or denial, of proposed conditional uses.
- (b) Certain uses in situations which are of such a special nature, or are so dependent upon actual contemporary circumstances, as to make impractical the predetermination of permissibility, or the detailing in this ordinance of specific standards, regulation, or conditions which would permit such determination in each individual situation, may be permitted as conditional uses.
- (c) ~~Under this Chapter, a proposed conditional use shall be denied unless the Applicant can demonstrate, to the satisfaction of the city, that the proposed Conditional Use will not create undesirable impacts on nearby properties, the environment, nor the community as a whole.~~

- (2) **Initiation of Request for Approval of a Conditional Use:** Proceedings for approval of a conditional use may be initiated by an application of the owner(s) of the subject property or authorized agent of the owner(s) of the subject property.

- (3) **Application Requirements:** All applications for proposed conditional uses shall be certified as complete by the Zoning Administrator prior to the initiation of this procedure. No placement of the application on any agenda, as an item to be acted upon, shall occur unless said certification has occurred. The item may be placed on any agenda as a discussion-only item, with the permission of the Zoning Administrator, without an application. Prior to the submittal of the Official Notice regarding the application to the newspaper by the City Clerk, the Applicant shall provide 8 copies and 1 digital copy of the complete application as certified by the Zoning Administrator. Said complete application shall be comprised of all of the following:

- (a) A map of the subject property showing all lands for which the conditional use is proposed, and all other lands within 300 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva). Said map shall clearly indicate the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control. Said map and all its parts and attachments shall be submitted in a form which is clearly reproducible with a photocopier, and shall be at a scale which is not less than one inch equals 800 feet. All lot dimensions of the subject property, a graphic scale, and a north arrow shall be provided;
- (b) A map, such as the Future 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, as well as the number of employees and the hours of operation;
 - (d) A site plan of the subject property as proposed for development. Said site plan shall conform to the requirements of Section 98-908(3). If the proposed conditional use is a cluster development (per Section 98-206(1)(b) through (f)) or 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) ~~As an optional requirement, the Applicant may wish to provide written justification for the proposed conditional use consisting of the reasons why the Applicant believes the proposed conditional use is appropriate, particularly as evidence by compliance with the standards set forth in Subsection (4)(b)1. 6., below. Written justification for the proposed conditional use demonstrating evidence that the application conforms to the findings described in Subsection (4)(d), and meets any additional standards required in the applicable zoning district;~~
 - (f) Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic. A Traffic Impact Analysis (TIA) meeting Wisconsin Department of Transportation requirements for content and format may be required by the City if deemed necessary by the Zoning Administrator.
 - (g) Compliance with stormwater and erosion control standards.
 - (h) Anticipated noise, odors, dust, soot, runoff, pollution, exterior storage, vibration, glare, or lighting, and measures taken to mitigate impacts to neighboring properties. Refer to Article VII for all performance standards.
 - (i) A listing of hazardous, toxic, or explosive materials stored on site, and any spill containment, safety, or pollution prevention measures taken.
 - (j) Written description of how the proposed conditional use and all requirements established by the City relating to the conditional use are or shall be satisfied.
- (4) **Review by The Zoning Administrator:** The proposed conditional use shall be reviewed by the Zoning Administrator as follows:
- (a) The Zoning Administrator shall determine whether the application is complete and fulfills the requirements of this Chapter. If the Zoning Administrator determines that the application is not complete or does not fulfill the requirements of this Chapter, he/she shall return the application to the Applicant. If the Zoning Administrator determines that the application is complete, he/she shall so notify Applicant.
 - (b) The Zoning Administrator may coordinate review with other City Departments.
 - (c) The Zoning Administrator shall review the complete application and evaluate the proposed conditional use against the findings listed in Subsection (d), below.
 - (d) Upon notifying the Applicant that his application is complete the Zoning Administrator shall review the application and evaluate and comment on the written justification for the proposed conditional use provided in the application and for compliance with the standards of Subsection (4)(d)1.-6. below: ~~The zoning administrator shall also evaluate the application to determine whether the requested is in harmony with the recommendations of the city's comprehensive plan.~~

1. The proposed conditional use (the use in general, independent of its location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. The proposed conditional use (in its specific location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 3. The proposed 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 this Chapter 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 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 outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 1. through 5., above), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
- (e) The Zoning Administrator shall forward the report per (4)(d) to the Plan Commission for the Commission's review and use in making its recommendation to Common Council. ~~If the Zoning Administrator determines that the proposal may be in conflict with the provisions of the city's Comprehensive Plan, the Zoning Administrator shall note this determination in the report.~~
- (5) Review, Public Hearing, and Recommendation by the Plan Commission:** Common Council shall not approve a conditional use without allowing for a recommendation from the Plan Commission per the provisions of this Subsection.
- (a) The Plan Commission shall schedule a reasonable time and place for a public hearing to consider the application within 45 days after the acceptance and determination of the complete application as determined by the Zoning Administrator. A public hearing may be held more than 45 days from the filing of the complete application when requested by the applicant in writing. The Applicant may appear in person, by agent, and/or by attorney. Notice of the proposed conditional use and the public hearing shall conform to the requirements of Section 62.23(7)(~~de~~) of the Wisconsin Statutes. Said notice shall contain a description of the proposed conditional use. In addition, at least ten days before said public hearing, the City Clerk shall mail an identical notice to the Applicant, and to the Clerk of any municipality whose boundaries are within 1,000 feet of any portion of the jurisdiction of this Chapter. Failure to mail said notice, provided it is unintentional, shall not invalidate proceedings under this Section.
1. Statements of personal preferences or speculation not based on substantial evidence must

be disregarded by the Plan Commission. Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2. The Plan Commission may request further information and/or additional reports from the Zoning Administrator, applicant, and/or from any other source. If such necessary expertise is not available from City Staff, public academic institutions, or from appropriate regional, state, or federal agencies, the committee may consult with a third party to effectively evaluate a conditional use permit application. The application for the conditional use permit shall bear all reasonable costs and expenses associated with such consultation. Applicants retain the right to withdraw a pending conditional use permit application if they choose not to pay consultant fees.
3. The Plan Commission shall hear all substantial evidence regarding the proposed Conditional Use Permit from staff, the applicant, and the public during the public hearing. Any evidence not deemed substantial evidence as defined in Section 5(a)(1), above, shall not be admissible.
- (b) At the public hearing, the Zoning Administrator shall provide a written Report of Preliminary Recommended Findings. The report shall contain, at minimum, all substantial evidence presented in the public hearing, evaluation of compliance with the standards of Subsection (4)(d)1.-6., the recommended findings, and the recommended motion to either approve the use as originally proposed, approve the proposed conditional use with modifications and/or conditions, or deny approval of the proposed conditional use.
- (c) The Plan Commission shall consider the report and may take final action by resolution on the application to either approve the use as originally proposed, approve the proposed conditional use with modifications and/or conditions, or deny approval of the proposed conditional use. Final action by the Plan Commission action shall consist of all of the following:
 1. The formal finding of facts concerning the requirements of (4)(b d)1. through 6.
 2. The City's decision to approve or deny the permit must be supported by substantial evidence. Any condition imposed by the City must be related to the purpose of the ordinance and be based on "substantial evidence" as defined in Wis. Stat. 62.23((7)(de)1.b.
 - (a) Conditions, if based on substantial evidence, may include, and are not limited to the following, as well as other conditions necessary to meet the findings above: (1) Expiration dates on conditional use permits, except for permits for communication towers under Section 98-206(7)(c). Continuation or extension of an expired conditional use requires re-application and approval by the Plan Commission and Common Council. (2) Limits on hours or days of operation, or number of events each year. (3) Limits on numbers of employees. (4) Limits on numbers of total people, vehicles, or animals on the premises at any one time. (5) Limits on total quantity or volume of product on the premises at any one time. (6) Limits on square footage of buildings or outdoor areas devoted to the proposed use.
 3. The conditions described under Subsection a., above, must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal.
 4. The applicant must demonstrate whether the application and all requirements and conditions established by the City related to the conditional use are or will be satisfied, both of which must be supported by substantial evidence per Subsection (6)(a)(1).

5. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in this Title, or those imposed by the Plan Commission and the Common Council, the City shall grant the conditional use permit.
- (d) If the Plan Commission fails to make a report within 60 days after the filing of said complete application (and in the absence of an Applicant-approved extension per (b), above), then the Common Council may hold a public hearing within 30 days after the expiration of said 60-day period. Failure to receive said written report from the Plan Commission per Subsection (5)(a), above, shall not invalidate the proceedings or actions of Common Council. If such a public hearing is necessary, Common Council shall provide notice per the requirements of Subsection (a), above. State Law Reference: Section 62.23(7)(de).
- (6) **Review and Action by Common Council:** Common Council shall consider the Plan Commission's recommendation regarding the proposed conditional use. The Council may request further information and/or additional reports from the Plan Commission, Zoning Administrator, and/or the Applicant. The Council may take final action on the application at the time of its initial meeting or may continue the proceedings at the Applicant's request. Common Council may approve the conditional use as originally proposed, may approve the proposed conditional use with modifications (per the recommendations of the Zoning Administrator, the Plan Commission, authorized outside experts, or its own members), or may deny approval of the proposed conditional use. The Common Council's approval of the requested conditional use shall be considered the approval of a unique request and shall not be construed as precedent for any other proposed conditional use.
 - (a) Final action by the Common Council shall consist of all items listed in Section (5)(C)1.-5., above, and any modifications or additions as determined by the Common Council.
- (7) **Appeals of a Common Council Decision of a Conditional Use Permit:** Any persons aggrieved by any decision of the Board of Appeals may present to a court of record a petition, duly verified, setting forth that such decision is illegal and specifying the grounds of the illegality. Such petition shall be presented to the court within 30 days after the filing of the decision in the offices of the City Clerk.
- (8) **Effect of Denial:** No application which has been denied (either wholly or in part) shall be resubmitted for a period of 365 days from the date of said order of denial, except on grounds of new evidence, or proof of change of factors, is found to be valid by the Zoning Administrator.
- (9) **Revocation of an Approved Conditional Use:** Upon approval by Common Council, the Applicant must demonstrate that the proposed conditional use meets all conditional use requirements in the site plan required for initiation of development activity on the subject property per Section 98-908. Once a conditional use is granted, no Erosion Control Permit, Site Plan approval (per Section 98-908), Certificate of Occupancy (per Section 98-909), or Building Permit shall be issued for any development which does not comply with all requirements of this Chapter. Any conditional use found not to be in compliance with the terms of this Chapter shall be considered in violation of this Chapter and shall be subject to all applicable procedures and penalties. A conditional use may be revoked for such a violation by majority vote of the Common Council, following the procedures outlined in Subsections (2) through (7), above. The City shall provide the property owner with appropriate served notice to consider revocation.
- (10) **Time Limits on the Development of Conditional Use:** The start of construction of any conditional use shall be initiated within 365 days of their approval by Common Council and shall be operational within 730 days of said approval. Failure to initiate development within this period

shall automatically constitute a revocation of the conditional use. For the purposes of this Section, "operational" shall be defined as the granting of a Certificate of Occupancy for the conditional use. Prior to such a revocation, the Applicant may request an extension of this period. Said request shall require formal approval by Common Council and shall be based upon a showing of acceptable justification (as determined by Common Council). However, as a condition of approval, the 365-day and/or 730-day time limits may be extended for any specific period to accommodate phased or multi-stage development.

- (11) **Discontinuing an Approved Conditional Use:** Any conditional use which have been discontinued for a period exceeding 365 days shall have their conditional use invalidated automatically. The burden of proof shall be on the property owner to conclusively demonstrate that the subject conditional use was operational during this period.
- (12) **Modification, Alteration, or Expansion.** Modification, alteration, or expansion of any conditional use in violation as approved per (6), above, without approval by Common Council, shall be grounds for revocation of said conditional use approval per (9), above.
- (13) **Change of Ownership:** All requirements of the approved conditional use shall be continued regardless of ownership of the subject property, except where limited explicitly by the Common Council.
- (14) **Limited Conditional Uses:** A limited conditional use is any development, activity, or operation for which a conditional use permit has been approved that is limited to a specific operator or property owner, or to a specific date or event upon which the conditional use permit either expires or is required to be reviewed and reapproved. The Plan Commission may require any proposed conditional use request to be a limited conditional use. The Plan Commission shall specify which of the following characteristics, based on substantial evidence, are present that create the need for the limited conditional use:
 - (a) A particular aspect of the specific land use.
 - (b) A particular aspect of the proposed operation (including, but not limited to, operating hours).
 - (c) A particular aspect of the proposed location.
 - (d) A particular aspect of the proposed site design.
 - (e) A particular aspect of the adjacent property or of the surrounding environs.
 - (f) Any other reason(s) the Plan Commission deems specifically relevant and material.
- (15) **Successor Conditional Uses.** A successor conditional use is a land use which has been granted a conditional use permit by the City, which is proposed to undergo one or more of the following changes:
 - (a) Changing from the specific use originally permitted by the conditional use to another operation of the same use within 365 days of the ending of the original use. For example, changing from one restaurant to another is permitted. However, changing from a restaurant to a tavern is not permitted even though both are considered Indoor Commercial Entertainment land uses. Likewise, changing from a drive-through restaurant to a drive-through bank is not permitted, even though both are considered a Drive-Through under In-Vehicle Sales and Service.
 - (b) A change in the ownership of the subject property.
 - (c) A change in the ownership of the business or other operator of the land use.

- (d) Other changes explicitly identified in a previously issued conditional use permit that are identified as acceptable successor conditional uses.
- (e) Purpose: The purpose of these provisions is to create a process that: (1) reduces the costs and time needed to approve a successor conditional use. (2) Verifies that the proposed change is a valid successor conditional use. (3) Creates a record that the proposed change is approved. (4) Provides the land use and City with a list of all applicable requirements.
- (f) Proposed Expansions Are Not Eligible. Any physical enlargement of a previously approved conditional use in terms of buildings, structures, activity areas, and/or any expansion to the conditions of operation beyond the limits of site plans, floor plans and conditions of operation (i.e. peak traffic) approved through the conditional use process shall not be eligible for treatment as a successor conditional use and must seek an amendment to its conditional use permit through the conditional use process.
- (g) Limited Conditional Uses shall not be eligible for treatment as a successor conditional use.
- (16) ~~Notice to the DNR: The Plan Commission shall transmit a copy of each application for a conditional use for conservancy regulations in the Shoreland Wetland, Floodway, Floodplain, or Floodfringe Overlay Zoning Districts to the Wisconsin Department of Natural Resources (DNR) for review and comment at least 10 days prior to any public hearings. Final action on the application shall not be taken for 30 days or until the DNR has made its recommendation, whichever comes first. A copy of all decisions relating to conditional uses for shoreland wetland conservancy regulations or to floodland regulations shall be transmitted to the DNR within 10 days of the date of such decision.~~
- (17) **Recording of Conditional Use Requirements:** Except for conditional use approvals for temporary uses, a certified copy of the authorizing resolution, containing identifiable description and any specific requirements of approval, shall be recorded by the City with the County Register of Deeds office. The City shall record modifications, alterations, and expansions as well as expired or revoked conditional use permits.
- (18) **Uses Now Regulated as Conditional Uses which were Approved as Legal Land Uses -- Permitted by Right or as Conditional Uses -- Prior to the Effective Date of this Chapter:** A use now regulated as a conditional use which was approved as a legal land use -- either permitted by right or as a conditional use -- prior to the Effective Date of this Chapter shall be considered as a legal conforming land use so long as the previously approved conditions of use and site plan are followed. Any modification of the previously approved conditions of use or site plan shall require application and City consideration under this Section.
- (19) **Fee:** One or more fees are required for this procedure. Refer to Section 98-935(1)(d).

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

Approved by the City of Lake Geneva Common Council on this 27th day of June, 2022.

Council Action: ☐ Adopted ☐ Failed Vote _____
 Mayoral Action: ☐ Accept ☐ Veto

 Charlene Klein, Mayor Date

Attest:

Lana Kropf, City Clerk

Date



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: THE FARM STAND
Address: 1700 W. Main St Lake Geneva WI 53147

Owner/Contact Person: ROBERTA ROBERTS Phone: [REDACTED]
Type of Business: RETAIL, RESTAURANT, TAP BAR
Furnishings on Sidewalk? ☒ Yes (Proof of Liability Insurance Required) ☐ No
Describe: Tables, chairs, umbrellas

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 ☐ Corporate Address
☐ Other: _____

Building Information:

Owner: Roger Wolf Phone: [REDACTED]
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: [Signature] Title: Owner Date: 4/27/22



License Worksheet

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

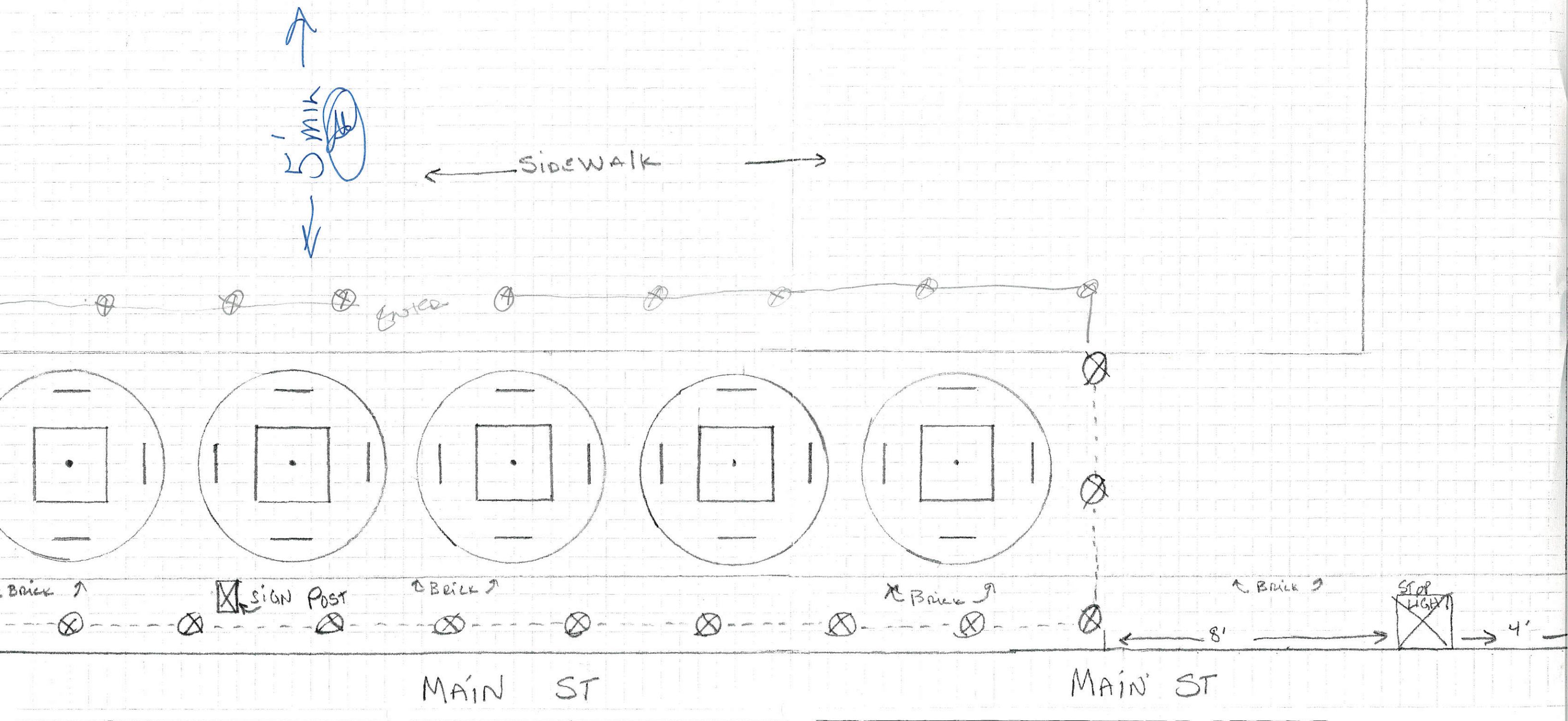
Select all licenses being applied for

Check	License Type	Price	Fee due
✓	Business License	\$25	25-
	Room Tax Permit Requires filing of monthly & annual reporting forms	\$10	
	Weights & Measures Number of Devices: _____ Type of weighing, measure, scanning devices used: _____	\$20 \$15/device subtotal	
X	Sidewalk Café Permit 20 seats	\$15/seat	300-
X	Creamery Permit	\$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>ETC</u> B & Z <u>fer</u> DPW <u>CE</u> FLR _____ Council _____ Date <u>05/13/2022</u> Date <u>5/24/22</u> Date <u>22 May 2022</u> Date: _____ Date: _____			
Amusement Device see note on drawing			# of devices Fee Due
	Arcade	\$25/device	
	Minor Arcade	\$100	
	Major Arcade	\$300	
	Dart Game etc	\$20/device	
	Billiards Table	\$40/table	
	Bowling Alley	\$20/lane	
Amusement Subtotal			

Total Due: 325-

Office Use			
Date Filed: <u>April 29, 2022</u>		Receipt Number: <u>19-000133</u>	
		Total Paid: <u>\$325-</u>	
Approvals			
Building Inspector: <u>[Signature]</u>		Date: <u>5/24/22</u>	
Fire Inspector: _____		Date: _____	
Date Issued: _____		License #: _____	
		PPT Paid Owes: _____	
Notes:			

2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40



From: [robertarobers](#)
To: [City Clerk](#)
Subject: FW: Terra tables
Date: Tuesday, June 21, 2022 5:19:51 PM

Sent via the Samsung Galaxy A71 5G, an AT&T 5G smartphone

----- Original message -----

From: Roger Wolff <roger@rogerwolff.com>
Date: 6/14/22 7:34 AM (GMT-06:00)
To: robertarobers <robertarobers@gmail.com>
Subject: Terra tables

Roberta,

Please accept this email as permission from the building owners of 703/707 W,> Main St. to place tables in the terrace ares in front of the building.

Roger Wolff

Venture Investment Partners, LLP

Member

Roger Wolff

President

Cell: 262-903-3222

Roger@rogerwolff.com



Chapter 62. Streets, Sidewalks and Other Public Places

Article III. OBSTRUCTIONS AND ENCROACHMENTS

Sec. 62-67. Exceptions.

[Code 1992, § 8.03(2)]

The prohibitions of Section 62-66 shall not apply to the following:

- (6) Restaurants issued sidewalk cafe permits by the City Clerk for restaurant tables subject to the following conditions: **[Added 1-23-2012 by Ord. No. 12-02; 2-11-2013 by Ord. No. 13-04]**
 - a. "Restaurant" means an establishment defined in § 254.61(5) Wis. Stats.
 - b. The use of sidewalks for restaurant tables shall only be permitted incidental to the operation of a restaurant which is contiguous to the sidewalk and within the side property lines of the contiguous restaurant under the following conditions:
 1. The restaurant tables and seats shall not be located closer than two feet from the curb of the street as measured by the closest edge of the table or seat with an occupant seated therein to the street.
 2. Bollards shall be strategically located at either end, and along the street edge of the outdoor restaurant seating area. Said bollards shall be temporary and not affixed to the sidewalks. From November 1 to April 30 said bollards, tables, and seats shall be removed each night when the restaurant closes.
 3. All permittees shall ensure that all tables, chairs and bollards are properly secured during closing hours. Permittees shall be responsible for damage caused by their unsecured tables, chairs and bollards, regardless of fault. Damage caused by improperly secured tables, chairs and bollards on more than one occasion may be grounds for revocation of the permit.
 4. The restaurant applicant is able to meet all other existing requirements for the issuance of a permit to place restaurant tables on the public sidewalk.
 5. Signs or other equipment shall not be attached to public amenities such as light poles, trees, planters, benches, street signs, etc.
 6. All forms of heating devices are prohibited within the sidewalk cafe area.
 7. All furnishings such as, but not limited to, bollards, umbrellas, tables, and chairs shall not include signage, logos, or text.
 8. Primary (red, blue, and yellow) colors and fluorescent day glow and/or neon colors shall not be permitted. Where such colors constitute a component of a standardized corporate theme or identity, muted versions of such colors shall be used.
 9. A minimum of one table shall be handicap/wheelchair accessible.
 - c. The application for the permit shall first be reviewed by the Director of Public Works and the Police Department, and no permit shall be issued unless a report is made by the Director of Public Works and the Police Chief that the proposed use will not unreasonably interfere with pedestrian or vehicular traffic.
 1. A detailed, scaled plan of the proposed sidewalk cafe is required with the application.

- d. In no event shall the uses permitted by this exception reduce the open portion of any sidewalk to less than five feet.
 - e. Alcohol may be served at or consumed at restaurant tables located on the sidewalk under the following conditions:
 - 1. Bollards shall be connected in such a manner that the area where the restaurant tables are located appears as an enclosed area.
 - 2. The holder of sidewalk cafe permit has properly included the sidewalk area under a properly issued alcohol beverage license. Service of alcoholic beverages in sidewalk cafes shall stop no later than 11:00 p.m. with all alcohol removed or consumed by 11:30 p.m. and the sidewalk cafe closing no later than 12:00 midnight.
 - 3. Signage shall be displayed indicating that alcohol beverages may not be carried outside of the enclosed seating area.
 - 4. Food service shall be required to be available at all times the sidewalk cafe is serving alcohol.
 - f. No permit shall be issued pursuant to this exception, unless the applicant furnishes to the City Clerk evidence of public liability insurance naming the City as a party insured insuring the City against liability resulting from the uses permitted herein. The coverage shall be in an amount not less than \$1,000,000.
 - g. Persons issued permits pursuant to this article shall maintain the sidewalk area in a clean, safe, and sanitary condition.
 - h. The annual permit fee for a sidewalk cafe permit shall be based upon the number of seats seated at a table. The number of seats at any table will be limited by the application and the permit fee paid. The fee per seat shall be set by resolution.
 - i. The permit fee issued hereunder is a privilege and not a right. A restaurant shall not permit tables and chairs to be placed on the sidewalk without a permit. A permit is valid from July 1 to June 30 of the following year. The permit may be revoked at any time for any reason in the sole discretion of the City, and the City is not obligated to return the permit fee will refund prorata a portion of any fee.
 - 1. The permittee must submit an amended application and scaled plan and receive approval from the Director of Public Works and the Police Department prior to changing the layout or adding seats to the sidewalk cafe area.
- (7) Penalties and enforcement. A person or business that violates the provisions of Section **62-67** shall be subject to a forfeiture as established by resolution of the City Council from time to time. Each day a violation continues shall constitute a separate offense. The Code Enforcement Officer or Building Inspector shall have authority to enforce the provisions of this section. The City may also seek equitable relief, including injunctions, to gain compliance. **[Added 6-27-2016 by Ord. No. 16-06]**

STAFF REPORT
To Lake Geneva Common Council
Meeting Date: June 27, 2022

Agenda item 12 a.

Discussion/Action regarding a Sidewalk Café:

The Sidewalk Café' applications are reviewed and administered through the **Public Works Dept. & PD.**

The Building and Zoning Dept. assists with the enforcement of the applications under the direction of the Director of Public Works.

That being said Tom Earle and I reviewed the Municipal Code to gain a consensus on identifying the areas of the code section that are applicable to location, designation requirements, and application review requirements.

- The clarification to the “where” tables can be placed is identified below in (b.) which I have highlighted below. *(Clearer Explanation follows)*
 - o *The interpretation per Tom and agreed upon by Fred (regarding item b. below) as to placement of dining in front of a building that may have more than one tenant and to the point of how many & where those tables are permitted which is reviewed and applied as the entire Tax Parcel property lines on that street frontage for that unit – not just the unit that may be within the multi-unit tax parcel. Additionally, the building owner can designate the areas they wish to allocate to that unit operating a restaurant on their tax parcel. This could mean ALL of the frontage or just a portion of their tax parcel frontage abutting the street as identified by the building owner.*

Below is the section of the Municipal Code Sec. 62-67

Restaurants issued sidewalk cafe permits by the City Clerk for restaurant tables subject to the following conditions:

[Added 1-23-2012 by Ord. No. 12-02; 2-11-2013 by Ord. No. 13-04]

a.

"Restaurant" means an establishment defined in § 254.61(5) Wis. Stats.

b.

The use of sidewalks for restaurant tables shall only be permitted incidental to the operation of a restaurant which is contiguous to the sidewalk and within the side property lines of the contiguous restaurant under the following conditions:

1.

The restaurant tables and seats shall not be located closer than two feet from the curb of the street as measured by the closest edge of the table or seat with an occupant seated therein to the street.

2.

Bollards shall be strategically located at either end, and along the street edge of the outdoor restaurant seating area. Said bollards shall be temporary and not affixed to the sidewalks. From November 1 to April 30 said bollards, tables, and seats shall be removed each night when the restaurant closes.

3.

All permittees shall ensure that all tables, chairs and bollards are properly secured during closing hours. Permittees shall be responsible for damage caused by their unsecured tables, chairs and bollards, regardless of fault. Damage caused by improperly secured tables, chairs and bollards on more than one occasion may be grounds for revocation of the permit.

4.

The restaurant applicant is able to meet all other existing requirements for the issuance of a permit to place restaurant tables on the public sidewalk.

5.

Signs or other equipment shall not be attached to public amenities such as light poles, trees, planters, benches, street signs, etc.

6.

All forms of heating devices are prohibited within the sidewalk cafe area.

7.

All furnishings such as, but not limited to, bollards, umbrellas, tables, and chairs shall not include signage, logos, or text.

8.

Primary (red, blue, and yellow) colors and fluorescent day glow and/or neon colors shall not be permitted. Where such colors constitute a component of a standardized corporate theme or identity, muted versions of such colors shall be used.

9.

A minimum of one table shall be handicap/wheelchair accessible.

c.

The application for the permit shall first be reviewed by the Director of Public Works and the Police Department, and no permit shall be issued unless a report is made by the Director of Public Works and the Police Chief that the proposed use will not unreasonably interfere with pedestrian or vehicular traffic.

1.

A detailed, scaled plan of the proposed sidewalk cafe is required with the application.

d.

In no event shall the uses permitted by this exception reduce the open portion of any sidewalk to less than five feet.

e.

Alcohol may be served at or consumed at restaurant tables located on the sidewalk under the following conditions:

1.

Bollards shall be connected in such a manner that the area where the restaurant tables are located appears as an enclosed area.

2.

The holder of sidewalk cafe permit has properly included the sidewalk area under a properly issued alcohol beverage license. Service of alcoholic beverages in sidewalk cafes shall stop no later than 11:00 p.m. with all alcohol removed or consumed by 11:30 p.m. and the sidewalk cafe closing no later than 12:00 midnight.

3.

Signage shall be displayed indicating that alcohol beverages may not be carried outside of the enclosed seating area.

4.

Food service shall be required to be available at all times the sidewalk cafe is serving alcohol.

f.

No permit shall be issued pursuant to this exception, unless the applicant furnishes to the City Clerk evidence of public liability insurance naming the City as a party insured insuring the City against liability resulting from the uses permitted herein. The coverage shall be in an amount not less than \$1,000,000.

g.

Persons issued permits pursuant to this article shall maintain the sidewalk area in a clean, safe, and sanitary condition.

h.

The annual permit fee for a sidewalk cafe permit shall be based upon the number of seats seated at a table. The number of seats at any table will be limited by the application and the permit fee paid. The fee per seat shall be set by resolution.

i.

The permit fee issued hereunder is a privilege and not a right. A restaurant shall not permit tables and chairs to be placed on the sidewalk without a permit. A permit is valid from July 1 to June 30 of the following year. The permit may be revoked at any time for any reason in the sole discretion of the City, and the City is not obligated to return the permit fee will refund prorata a portion of any fee.

1.

The permittee must submit an amended application and scaled plan and receive approval from the Director of Public Works and the Police Department prior to changing the layout or adding seats to the sidewalk cafe area.

(7)

Penalties and enforcement. A person or business that violates the provisions of Section **62-67** shall be subject to a forfeiture as established by resolution of the City Council from time to time. Each day a violation continues shall constitute a separate offense. The Code Enforcement Officer or Building Inspector shall have authority to enforce the provisions of this section. The City may also seek equitable relief, including injunctions, to gain compliance.

[Added 6-27-2016 by Ord. No. 16-06]

(8)

Businesses whose primary sales are confectionary goods and frozen creamery goods (ice cream, frozen yogurt, frozen custard, and other frozen dairy products) and who are issued a permit by the City of Lake Geneva Department of Public Works under the following conditions:

[Added 11-28-2016 by Ord. No. 16-18]

a.

The Department of Public works has the sole discretion to grant or deny any permit for any obstructions on the City sidewalks and rights-of-way.

b.

A precise plan showing the items to be placed on the sidewalk shall be provided by the applicant.

c.

The applicant shall provide public liability insurance in an amount not less than \$1,000,000 per incident and which shall name the City of Lake Geneva as an additional insured insuring and indemnifying the City of Lake Geneva for any deaths, injuries, or property damage resulting from uses authorized by the permit herein.

d.

The placement and removal of any obstructions authorized herein shall be on a schedule established by the Department which schedule shall be at the sole discretion of the City of Lake Geneva Department of Public Works.

e.

An application fee shall be established by resolution by the City Council from time to time.

f.

Enforcement shall be as provided in Subsection (7).

(9)

Sidewalk furnishings: benches and planters within public rights-of-way. Sidewalk furnishings such as benches and plant containers may be placed within a public right-of-way with satisfaction of and continuous compliance with the following requirements:

[Added 6-10-2019 by Ord. No. 19-08]

a.

General permitted locations. The provisions of this subsection are limited to rights-of-way adjacent to properties within the Neighborhood Office, Neighborhood Business, General Business, and Central Business Zoning Districts.

b.

Specific placement and clear path requirements. Sidewalk furnishings such as benches and plant containers may be placed by an owner on a sidewalk within 32 inches of the owner's building. In no instance shall the distance between the sidewalk furnishing and the edge of the sidewalk adjacent to the owner's building be less than 60 inches (hereinafter defined as "clear path").

c.

In those instances that a clear path of 60 inches cannot be provided because of a permanent obstruction, the pedestrian passageway may be reduced to four feet (48 inches) for a distance not to exceed five feet upon review and approval of the City Public Works Director.

d.

No sidewalk furnishings shall be allowed to be placed on the sidewalk right-of-way until the owner provides the City Clerk with evidence of public liability insurance naming the City of Lake Geneva as an additional insured for any liability resulting from the placement of the sidewalk furnishing in the City sidewalk right of way. The owner hereby agrees to indemnify and hold the City harmless from any actions that may arise from the placement of sidewalk furnishings in the City sidewalk right-of-way pursuant to this subsection. The minimum required insurance coverage shall be in an amount not less than \$1,000,000.

e.

Signage and colors are restricted. No signage, logo, or text is permitted on any sidewalk furnishings except a twenty-four-inch-wide-by-thirty-six-inch-tall chalk sandwich board. Fluorescent day-glow colors are not permitted on any sidewalk furnishings. Where colors constitute a component of a standardized corporate color theme or identity **association with the abutting parcel, muted versions of such colors shall be used.**

**City of Lake Geneva
Finance, License, & Regulation Committee
June 21, 2022**

**Prepaid Checks
06/08/22-06/21/22**

**Total:
\$93,118.78**

Checks over \$5,000:

\$	6,693.64	<i>Chase Card Services-Credit Card</i>
\$	21,586.81	<i>Alliant Energy-Electric Bills</i>
\$	14,186.80	<i>Library Furniture International-Library Project</i>
\$	28,293.44	<i>R&R Insurance Services, Inc.-2022 Death/Disability-Fire</i>
\$	6,000.00	<i>Nationwide Insurance-Police Seized Money Settlement (Cash seized in 2016)</i>

Report Criteria:

Report type: Summary

Check.Type = {<>} "Adjustment"

Bank.Bank account = "043230"

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

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

Invoice.Batch = "06082022","PETTYCASH","06012022P","06152022","06142022","06172022","PAY06102022"

Check Issue Date	Check Number	Vendor Number	Payee	Amount
06/08/2022	79481	2109	AT&T MOBILITY	656.46
06/08/2022	79482	6214	CAPITAL ONE	98.70
06/08/2022	79483	6263	CHARTER COMMUNICATIONS	119.98
06/08/2022	79484	3107	CINDY PAPENFUS	108.00
06/08/2022	79485	2354	CULLIGAN OF BURLINGTON	108.00
06/08/2022	79486	6534	GOEPFINGER, ELIZABETH	250.00
06/08/2022	79487	6535	GORDON FLESCH CO INC	184.63
06/08/2022	79488	2195	HINZPETER, COURTNEY	108.00
06/08/2022	79489	6536	KC SWEETS	62.65
06/08/2022	79490	6354	LIBRARY FURNITURE INTERNATIONAL	997.85
06/08/2022	79491	5555	MUELLER, AMY	150.00
06/08/2022	79492	6533	OSNACZ, TIM	136.00
06/08/2022	79493	3233	RHYME BUSINESS PRODUCTS	131.05
06/08/2022	79494	6456	WARD-PACKARD, ELLEN	2,203.18
06/09/2022	79495	5428	CITY OF LAKE GENEVA POLICE DEPT	128.23
06/10/2022	79609	2273	CHASE CARD SERVICES	6,693.64
06/14/2022	79610	2903	LEAGUE OF WI MUNICIPALITIES	305.00
06/15/2022	79611	2046	ALLIANT ENERGY	21,586.81
06/15/2022	79612	5770	AT & T TELECONFERENCE SERVICES	57.42
06/15/2022	79613	2109	AT&T MOBILITY	1,509.58
06/15/2022	79614	295	AURORA HEALTH CARE	90.00
06/15/2022	79615	6263	CHARTER COMMUNICATIONS	209.97
06/15/2022	79616	6538	CJ & ASSOCIATES INC	3,633.12
06/15/2022	79617	5807	CONLEY, TIM	290.72
06/15/2022	79618	6354	LIBRARY FURNITURE INTERNATIONAL	14,186.80
06/15/2022	79619	6539	PROTZMAN, KATELYN	1,470.72
06/15/2022	79620	3199	R&R INSURANCE SERVICES INC	28,293.44
06/15/2022	79621	6237	RUSSELL, STEVE	69.59
06/15/2022	79622	5515	VILLAGE OF FONTANA MUNICIPAL COURT	111.40
06/15/2022	79623	5071	WE ENERGIES	24.21
06/17/2022	79634	6543	JINGA, MAXIM	93.54
06/17/2022	79635	6544	NATIONWIDE INSURANCE	6,000.00
06/17/2022	79636	295	AURORA HEALTH CARE	50.00
06/17/2022	79637	2379	DEMCO	177.86
06/17/2022	79638	5872	IMPERIAL SERVICE SYSTEMS INC	109.00
06/17/2022	79639	6093	INGRAM LIBRARY SERVICES	1,565.71
06/17/2022	79640	3232	RHYME BUSINESS PRODUCTS	32.00
06/17/2022	79641	5278	SPRINGHORN, KARL	59.76
06/17/2022	79642	5071	WE ENERGIES	37.54
06/17/2022	79643	5071	WE ENERGIES	83.22
06/17/2022	79644	5091	WI DEPT OF ADMINISTRATION	600.00
06/17/2022	79645	4845	WISCONSIN MUNI COURT CLERKS	45.00
06/17/2022	79646	5477	WMCCA	290.00

Check Issue Date	Check Number	Vendor Number	Payee	Amount
Grand Totals:				93,118.78

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
11-00-00-12120	59.10	.00	59.10
11-00-00-16250	1,582.08	.00	1,582.08
11-00-00-21100	.00	61,705.63-	61,705.63-
11-00-00-21300	93.54	.00	93.54
11-00-00-41800	3.55	.00	3.55
11-10-00-51390	143.48	.00	143.48
11-10-10-55130	527.36	.00	527.36
11-11-00-53320	110.00	.00	110.00
11-11-00-53990	445.00	.00	445.00
11-12-00-24280	111.40	.00	111.40
11-12-00-53320	335.00	.00	335.00
11-12-00-53610	32.00	.00	32.00
11-13-00-53320	305.00	.00	305.00
11-14-10-53990	126.99	.00	126.99
11-15-10-54500	72.19	.00	72.19
11-16-10-52220	3,733.08	.00	3,733.08
11-16-10-53100	57.50	.00	57.50
11-21-00-46200	6,000.00	.00	6,000.00
11-21-00-52210	1,509.58	.00	1,509.58
11-21-00-52220	33.08	.00	33.08
11-21-00-53120	91.15	.00	91.15
11-21-00-53310	275.76	.00	275.76
11-21-00-53990	37.08	.00	37.08
11-21-00-54150	1,470.72	.00	1,470.72
11-22-00-51340	26,184.00	.00	26,184.00
11-22-00-52210	776.44	.00	776.44
11-22-00-52220	1,399.61	.00	1,399.61
11-22-00-52240	12.11	.00	12.11
11-22-00-53500	308.70	.00	308.70
11-22-00-54100	188.98	.00	188.98
11-22-00-55100	136.00	.00	136.00
11-24-00-53100	2,450.24	.00	2,450.24
11-24-00-53200	122.40	.00	122.40
11-29-00-52220	51.20	.00	51.20
11-32-10-52050	90.00	.00	90.00
11-32-10-52210	89.99	.00	89.99
11-32-10-52220	766.53	.00	766.53
11-34-10-52220	380.62	.00	380.62
11-34-10-52230	8,814.99	.00	8,814.99
11-51-10-52220	707.50	.00	707.50
11-52-00-52220	559.79	.00	559.79
11-52-00-52500	245.11	.00	245.11
11-52-00-53520	266.00	.00	266.00
11-52-00-59220	98.50	.00	98.50

GL Account	Debit	Credit	Proof
11-52-01-52220	902.28	.00	902.28
40-00-00-21100	.00	3,914.71-	3,914.71-
40-52-11-53520	290.72	.00	290.72
40-54-10-52220	325.58	.00	325.58
40-54-10-53100	160.89	.00	160.89
40-54-10-53990	69.59	.00	69.59
40-55-20-53600	108.00	.00	108.00
40-55-30-52220	2,959.93	.00	2,959.93
42-00-00-21100	.00	60.36-	60.36-
42-34-50-46330	23.51	.00	23.51
42-34-50-46340	22.50	.00	22.50
42-34-50-53400	14.35	.00	14.35
47-00-00-21100	.00	119.98-	119.98-
47-70-00-57155	119.98	.00	119.98
61-00-00-21100	.00	25.00-	25.00-
61-00-00-92600	25.00	.00	25.00
62-00-00-21100	.00	25.00-	25.00-
62-00-00-92600	25.00	.00	25.00
98-00-00-11300	4,630.97	.00	4,630.97
98-00-00-21100	.00	4,630.97-	4,630.97-
99-00-00-21100	.00	22,637.13-	22,637.13-
99-00-00-52110	65.45	.00	65.45
99-00-00-52160	14,186.80	.00	14,186.80
99-00-00-52220	986.98	.00	986.98
99-00-00-53120	10.45	.00	10.45
99-00-00-53320	2,203.18	.00	2,203.18
99-00-00-53600	109.00	.00	109.00
99-00-00-53990	1,749.76	.00	1,749.76
99-00-00-54100	1,021.90	.00	1,021.90
99-00-00-54110	543.81	.00	543.81
99-00-00-54150	559.85	.00	559.85
99-00-00-54155	153.13	.00	153.13
99-00-00-55100	600.00	.00	600.00
99-00-00-55120	177.86	.00	177.86
99-00-00-55150	84.33	.00	84.33
99-00-00-55320	184.63	.00	184.63
Grand Totals:	93,118.78	93,118.78-	.00

Dated: June 21, 2022

Mayor: _____

City Council: [Signature]Joan YunkerKen HohlCity Recorder: [Signature]

Report Criteria:

Report type: Summary

Check.Type = {<>} "Adjustment"

Bank.Bank account = "043230"

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

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

Invoice.Batch = "06082022","PETTYCASH","06012022P","06152022","06142022","06172022","PAY06102022"

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "06222022","06222022A"

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

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

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
11				
VANDEWALLE & ASSOCIATES INC				
202205015	05/18/2022	COST RECOVERY	11-00-00-13910 A/R BILL OUTS	2,377.50
Total VANDEWALLE & ASSOCIATES INC:				2,377.50
FAIRWYN SB INC				
420 STONE RI	06/08/2022	420 STONE RIDGE DR	11-00-00-23540 DEVELOPER DEPOSITS	3,500.00
Total FAIRWYN SB INC:				3,500.00
WISCONN VALLEY MEDIA GROUP				
95621-1	05/29/2022	NOTICE- FINANCE DIR POSITIO	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	52.57
Total WISCONN VALLEY MEDIA GROUP:				52.57
AURORA QUICK CARE LLC				
238-CI0000083	06/15/2022	EMP CLINIC-MAY	11-10-20-51320 HEALTH AND DENTAL ADMIN CHGS	2,700.00
Total AURORA QUICK CARE LLC:				2,700.00
VILLAGE OF WILLIAMS BAY PD				
SCHEITHE,SU	06/03/2022	WRNT-21019 SCHEITHE,SUMM	11-12-00-24280 COURT FINES-OTHER	124.00
Total VILLAGE OF WILLIAMS BAY PD:				124.00
WAUKESHA COUNTY				
WARRANT-PA	06/03/2022	WRNT-BH2947991 PATERSON,	11-12-00-24280 COURT FINES-OTHER	499.00
Total WAUKESHA COUNTY:				499.00
GENEVA ONLINE INC				
1130794	06/01/2022	EMAIL SVC-MAY	11-12-00-52210 MUNICIPAL CT TELEPHONE	2.00
Total GENEVA ONLINE INC:				2.00
WALWORTH COUNTY SHERIFF				
127911	06/03/2022	PRISONER CONFINEMENT-MAY	11-12-00-53810 MUNICIPAL COURT OPERATIONS	45.00
Total WALWORTH COUNTY SHERIFF:				45.00
WIPFLI				
2053156	05/18/2022	CITY AUDIT 2021	11-15-10-52130 INDEPENDENT AUDIT FEES	5,600.00
Total WIPFLI:				5,600.00
LEE MECHANICAL INC				
6887	05/31/2022	ROD OUT DRAINS	11-16-10-52400 CITY HALL BUILDING REPAIRS	4,875.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total LEE MECHANICAL INC:				4,875.00
MARED MECHANICAL				
129533	06/08/2022	AIR HANDLER REPAIR	11-16-10-52400 CITY HALL BUILDING REPAIRS	178.00
129553	06/08/2022	CHILLER REPAIR	11-16-10-52400 CITY HALL BUILDING REPAIRS	8,713.00
Total MARED MECHANICAL:				8,891.00
ODP BUSINESS SOLUTIONS LLC				
244785890002	06/09/2022	LEGAL PADS	11-16-10-53100 CITY HALL OFFICE SUPPLIES	10.16
Total ODP BUSINESS SOLUTIONS LLC:				10.16
MARED MECHANICAL				
128447	05/31/2022	SERVICE MAINT	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	861.00
Total MARED MECHANICAL:				861.00
RHYME BUSINESS PRODUCTS				
AR550666	05/31/2022	SHARP-MAY-B&W	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	22.35
AR550666	05/31/2022	SHARP-MAY-COLOR	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	357.57
Total RHYME BUSINESS PRODUCTS:				379.92
WI DEPT OF AG, TRADE &				
115-000002603	05/31/2022	2022 ANNUAL WEIGHTS/MEASU	11-24-00-52180 CONTRACTS-WEIGHTS & MEASURES	4,800.00
Total WI DEPT OF AG, TRADE &:				4,800.00
RUSSELL CESCHI INSPECTIONS LLC				
MAR-MAY 202	06/06/2022	COMM ELECTRIC INSP-APR-MA	11-24-00-52190 CONTRACT BUILDING INSPECTOR	1,320.00
Total RUSSELL CESCHI INSPECTIONS LLC:				1,320.00
AURORA HEALTH CARE				
1191961	06/05/2022	DOT DRUG SCREEN	11-32-10-52050 DRUG AND MEDICAL TESTING	107.00
Total AURORA HEALTH CARE:				107.00
BUMPER TO BUMPER AUTO PARTS				
662-458850	06/15/2022	GENERATOR REPAIR	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	71.39
Total BUMPER TO BUMPER AUTO PARTS:				71.39
HUMPHREYS CONTRACTING				
5/20/2022	05/20/2022	WRIGLEY DR REPAIR	11-32-10-52700 SIDEWALK REPAIRS	3,585.21
Total HUMPHREYS CONTRACTING:				3,585.21
JAMES IMAGING SYSTEMS INC				
1194073	05/25/2022	TOSH ES3555C	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	393.77
Total JAMES IMAGING SYSTEMS INC:				393.77
JERRY WILLKOMM INC				
287467	03/18/2022	1500.0 GALS GAS	11-32-10-53410 VEHICLE-FUEL & OIL	5,833.50

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
287503	04/08/2022	52.0 GALS GAS	11-32-10-53410 VEHICLE-FUEL & OIL	228.28
287505	04/12/2022	1525.0 GALS GAS	11-32-10-53410 VEHICLE-FUEL & OIL	6,205.23
Total JERRY WILLKOMM INC:				12,267.01
ROTE OIL COMPANY				
221330011	05/13/2022	300.0 GALS DYED DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	1,275.00
221530816	06/02/2022	264.9 GALS DYED DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	1,149.67
221540404	06/03/2022	244.6 CLEAR DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	1,137.38
221590412	06/08/2022	117.4 GALS DYED DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	556.47
221590413	06/08/2022	226.2 GALS CLEAR DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	1,142.31
Total ROTE OIL COMPANY:				5,260.83
BUMPER TO BUMPER AUTO PARTS				
662-458011	05/31/2022	FILTER/FUNNEL	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	19.08
Total BUMPER TO BUMPER AUTO PARTS:				19.08
ELKHORN NAPA AUTO PARTS				
268523	06/01/2022	V-BELT	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	15.50
269394	06/08/2022	ALTERNATOR-CEM DODGE TR	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	303.53
Total ELKHORN NAPA AUTO PARTS:				319.03
LARRY'S TOWING & RECOVERY				
5/16/2022	05/16/2022	BELT-WRIGHT MOWER	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	25.00
5/18/2022	05/18/2022	BELT-WRIGHT MOWER	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	57.00
Total LARRY'S TOWING & RECOVERY:				82.00
JOHNSON'S NURSERY				
MO-7097-1	04/20/2022	TREE REPLACEMENT-VANDALI	11-32-13-53460 PURCHASE OF TREES	905.00
MO-9642-1	06/09/2022	TREE REPLACEMENT-VANDALI	11-32-13-53460 PURCHASE OF TREES	505.00
Total JOHNSON'S NURSERY:				1,410.00
AMY'S SHIPPING EMPORIUM				
68624	06/07/2022	USP-VERMEER WI	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	11.70
Total AMY'S SHIPPING EMPORIUM:				11.70
CES				
LKG/078430	06/06/2022	ST LT FUSE,REPAIR SUPPLIES	11-34-10-52610 STREET LIGHTS REPAIRS	126.57
Total CES:				126.57
LARRY'S TOWING & RECOVERY				
7427	06/04/2022	TOWING-HONDA CIVIC	11-34-10-52900 CAR TOWING	200.00
Total LARRY'S TOWING & RECOVERY:				200.00
SHERWIN-WILLIAMS COMPANY				
1578-7	06/06/2022	WHITE PAINT	11-34-10-53700 MARKING PAINT	5,721.55
Total SHERWIN-WILLIAMS COMPANY:				5,721.55

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
LANGE ENTERPRISES INC				
80144	05/27/2022	HOURS SIGNS-1065	11-34-10-53740 STREET IDENTIFICATION SIGNS	64.77
Total LANGE ENTERPRISES INC:				64.77
JOHNS DISPOSAL SERVICE INC				
873109	06/06/2022	MAY SVC	11-36-00-52940 SOLID WASTE-RESIDENTIAL	33,738.48
873109	06/06/2022	MAY SVC	11-36-00-52970 SOLID WASTE-RECYCLING	18,510.48
Total JOHNS DISPOSAL SERVICE INC:				52,248.96
MARED MECHANICAL				
128449	06/08/2022	SERVICE MAINT	11-51-10-52400 MUSEUM-MAINTENANCE & REPAIRS	565.50
Total MARED MECHANICAL:				565.50
DUNN LUMBER				
1104178	06/06/2022	BLOWER-PARKS	11-52-00-53520 GROUNDS MAINT SUPPLIES	158.28
Total DUNN LUMBER:				158.28
UNITED LABORATORIES				
INV350958	06/07/2022	WEED KILLER	11-52-00-53620 GROUNDS FERTILIZER/WEED CONTR	433.90
Total UNITED LABORATORIES:				433.90
DUNN LUMBER				
1104212	06/06/2022	GALVANIZED NIPPLE-VETS	11-52-01-59520 GROUNDS MAINTENANCE SUPPLIES	3.78
Total DUNN LUMBER:				3.78
VANDEWALLE & ASSOCIATES INC				
202205015	05/18/2022	VANDEWALLE ZONING	11-69-30-52180 ZONING CODES	746.25
Total VANDEWALLE & ASSOCIATES INC:				746.25
COPIES & PRINTS PLUS LLC				
332960	05/23/2022	4 SEASONS-SIGNS/COPIES	11-70-00-57800 AVIAN COMMITTEE EXPENSES	17.50
Total COPIES & PRINTS PLUS LLC:				17.50
Total 11:				119,851.23
40				
PFI FASHIONS INC				
101682	06/08/2022	BEACH STAFF UNIFORMS	40-54-10-53100 BEACH OFFICE SUPPLIES	297.24
Total PFI FASHIONS INC:				297.24
CES				
LGK/078381	06/03/2022	LIGHT BULBS-BEACH BOARDW	40-54-10-53520 BEACH MAINTENANCE SUPPLIES	31.61
Total CES:				31.61
PHILS ELECTRIC DRAIN SVC LLC				
250128	06/01/2022	URINAL REPAIR	40-54-10-53620 BEACH MAINTENANCE SERVICE COS	210.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total PHILS ELECTRIC DRAIN SVC LLC:				210.00
RC ELECTRONICS				
648274	06/08/2022	TWO WAY RADIO BATTERY	40-54-10-53990 BEACH MISCELLANEOUS	49.00
Total RC ELECTRONICS:				49.00
WISCONN VALLEY MEDIA GROUP				
87920-1	01/19/2022	BRIDAL GUIDE AD	40-55-10-53160 PUBLICATIONS & PROMOTIONS	305.00
Total WISCONN VALLEY MEDIA GROUP:				305.00
BATZNER PEST CONTROL				
3341028	05/27/2022	PEST CONTROL-MAY	40-55-10-53600 UPPER RIVIERA MAINTENANCE	143.00
3370856	05/27/2022	PEST CONTROL	40-55-10-53600 UPPER RIVIERA MAINTENANCE	53.81
Total BATZNER PEST CONTROL:				196.81
GAGE MARINE CORP				
208526	06/08/2022	GAS PIER REPAIRS	40-55-30-52640 PIER REPAIRS	925.74
Total GAGE MARINE CORP:				925.74
Total 40:				2,015.40
42				
HE STARK AGENCY INC				
6089 PARK-5/3	05/31/2022	COLLECTION FEES-MAY	42-34-50-52160 CALE CC AND COLLEC FEES	514.93
Total HE STARK AGENCY INC:				514.93
T2 SYSTEMS ACCOUNTS RECEIVABLE				
UPS00048583	05/31/2022	LICENSE PLATE LOOK-UPS	42-34-50-53400 OPERATING SUPPLIES-ENFORCEMEN	617.50
Total T2 SYSTEMS ACCOUNTS RECEIVABLE:				617.50
TOTAL PARKING SOLUTIONS INC				
105788	06/03/2022	CMS MONITORING-JUN	42-34-50-54500 SUPPORT CONTRACTS	3,445.00
TOTAL PARKING SOLUTIONS INC:				3,445.00
Total 42:				4,577.43
43				
DUNN LUMBER				
1100775	06/02/2022	CONCRETE MIX-STM DRN REP	43-32-10-17010 2021/2022 STREET IMP PROGRAM	49.26
Total DUNN LUMBER:				49.26
WI DEPT OF TRANSPORTATION				
395-00002626	06/01/2022	HWY 50 ROAD IMP	43-32-10-17010 2021/2022 STREET IMP PROGRAM	404.35
395-00002627	06/01/2022	SIGNAL LIGHTING-BLOOMFIEL	43-32-10-17020 DPW CAPITAL PROJECTS	17,069.20
395-00002626	06/01/2022	SOUTH ST TRL-TAP GRT	43-52-00-53000 PARKS AND REC CAPITAL PROJECTS	94.93
Total WI DEPT OF TRANSPORTATION:				17,568.48

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
KAPUR & ASSOCIATES INC				
112982	05/06/2022	TAP GRANT	43-52-00-53100 TAP GRANT CAPITAL PROJECTS	250.00
Total KAPUR & ASSOCIATES INC:				250.00
VANDEWALLE & ASSOCIATES INC				
202205015	05/18/2022	TAP GRANT	43-52-00-53100 TAP GRANT CAPITAL PROJECTS	360.00
Total VANDEWALLE & ASSOCIATES INC:				360.00
Total 43:				18,227.74
45				
LAKE GENEVA UTILITY				
1229 W MAIN	06/16/2022	1229 W MAIN ST	45-00-00-24520 WATER IMPACT FEES	1,014.00
1745 SIERRA	05/02/2022	1745 SIERRA CT	45-00-00-24520 WATER IMPACT FEES	1,690.00
308 BEETHOV	06/01/2022	308 BEETHOVEN DR	45-00-00-24520 WATER IMPACT FEES	1,690.00
420 S STONE	06/01/2022	420 S STONE RIDGE DR	45-00-00-24520 WATER IMPACT FEES	1,690.00
1229 W MAIN	06/16/2022	1229 W MAIN ST	45-00-00-24530 SEWER IMPACT FEES	1,119.00
1745 SIERRA	05/02/2022	1745 SIERRA CT	45-00-00-24530 SEWER IMPACT FEES	1,865.00
308 BEETHOV	06/01/2022	308 BEETHOVEN DR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
420 S STONE	06/01/2022	420 S STONE RIDGE DR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
Total LAKE GENEVA UTILITY:				12,798.00
Total 45:				12,798.00
47				
CITY OF LAKE GENEVA				
TOURISM GR	06/08/2022	TOURISM GRANT	47-70-00-57150 PROMOTIONAL GRANT	1,872.00
Total CITY OF LAKE GENEVA:				1,872.00
WISCONN VALLEY MEDIA GROUP				
130-60070077	05/01/2022	JAZZ FESTIVAL	47-70-00-57150 PROMOTIONAL GRANT	10,000.00
5/14/2022	05/14/2022	TOURISM GRANT-BACONFEST	47-70-00-57150 PROMOTIONAL GRANT	10,000.00
Total WISCONN VALLEY MEDIA GROUP:				20,000.00
Total 47:				21,872.00
48				
DUNN LUMBER				
1106822	06/08/2022	CLEANING SUPPLIES	48-00-00-53500 CEM BLDG MAINT SUPPLIES	22.38
Total DUNN LUMBER:				22.38
ELKHORN NAPA AUTO PARTS				
269395	06/08/2022	BRACKET-TRK #5	48-00-00-53510 CEM VEHICLE MAINT/REPAIR	157.18
Total ELKHORN NAPA AUTO PARTS:				157.18
Total 48:				179.56
Grand Totals:				179,521.36

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
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Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "06222022","06222022A"

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

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

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "06222022","06222022A"

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

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

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
AMY'S SHIPPING EMPORIUM				
68624	06/07/2022	USP-VERMEER WI	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	11.70
Total AMY'S SHIPPING EMPORIUM:				11.70
AURORA HEALTH CARE				
1191961	06/05/2022	DOT DRUG SCREEN	11-32-10-52050 DRUG AND MEDICAL TESTING	107.00
Total AURORA HEALTH CARE:				107.00
AURORA QUICK CARE LLC				
238-CI0000083	06/15/2022	EMP CLINIC-MAY	11-10-20-51320 HEALTH AND DENTAL ADMIN CHGS	2,700.00
Total AURORA QUICK CARE LLC:				2,700.00
BATZNER PEST CONTROL				
3341028	05/27/2022	PEST CONTROL-MAY	40-55-10-53600 UPPER RIVIERA MAINTENANCE	143.00
3370856	05/27/2022	PEST CONTROL	40-55-10-53600 UPPER RIVIERA MAINTENANCE	53.81
Total BATZNER PEST CONTROL:				196.81
BUMPER TO BUMPER AUTO PARTS				
662-458011	05/31/2022	FILTER/FUNNEL	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	19.08
662-458850	06/15/2022	GENERATOR REPAIR	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	71.39
Total BUMPER TO BUMPER AUTO PARTS:				90.47
CES				
LKG/078381	06/03/2022	LIGHT BULBS-BEACH BOARDW	40-54-10-53520 BEACH MAINTENANCE SUPPLIES	31.61
LKG/078430	06/06/2022	ST LT FUSE,REPAIR SUPPLIES	11-34-10-52610 STREET LIGHTS REPAIRS	126.57
Total CES:				158.18
CITY OF LAKE GENEVA				
TOURISM GR	06/08/2022	TOURISM GRANT	47-70-00-57150 PROMOTIONAL GRANT	1,872.00
Total CITY OF LAKE GENEVA:				1,872.00
COPIES & PRINTS PLUS LLC				
332960	05/23/2022	4 SEASONS-SIGNS/COPIES	11-70-00-57800 AVIAN COMMITTEE EXPENSES	17.50
Total COPIES & PRINTS PLUS LLC:				17.50
DUNN LUMBER				
1100775	06/02/2022	CONCRETE MIX-STM DRN REP	43-32-10-17010 2021/2022 STREET IMP PROGRAM	49.26
1104178	06/06/2022	BLOWER-PARKS	11-52-00-53520 GROUNDS MAINT SUPPLIES	158.28
1104212	06/06/2022	GALVANIZED NIPPLE-VETS	11-52-01-59520 GROUNDS MAINTENANCE SUPPLIES	3.78
1106822	06/08/2022	CLEANING SUPPLIES	48-00-00-53500 CEM BLDG MAINT SUPPLIES	22.38

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total DUNN LUMBER:				233.70
ELKHORN NAPA AUTO PARTS				
268523	06/01/2022	V-BELT	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	15.50
269394	06/08/2022	ALTERNATOR-CEM DODGE TR	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	303.53
269395	06/08/2022	BRACKET-TRK #5	48-00-00-53510 CEM VEHICLE MAINT/REPAIR	157.18
Total ELKHORN NAPA AUTO PARTS:				476.21
FAIRWYN SB INC				
420 STONE RI	06/08/2022	420 STONE RIDGE DR	11-00-00-23540 DEVELOPER DEPOSITS	3,500.00
Total FAIRWYN SB INC:				3,500.00
GAGE MARINE CORP				
208526	06/08/2022	GAS PIER REPAIRS	40-55-30-52640 PIER REPAIRS	925.74
Total GAGE MARINE CORP:				925.74
GENEVA ONLINE INC				
1130794	06/01/2022	EMAIL SVC-MAY	11-12-00-52210 MUNICIPAL CT TELEPHONE	2.00
Total GENEVA ONLINE INC:				2.00
HE STARK AGENCY INC				
6089 PARK-5/3	05/31/2022	COLLECTION FEES-MAY	42-34-50-52160 CALE CC AND COLLEC FEES	514.93
Total HE STARK AGENCY INC:				514.93
HUMPHREYS CONTRACTING				
5/20/2022	05/20/2022	WRIGLEY DR REPAIR	11-32-10-52700 SIDEWALK REPAIRS	3,585.21
Total HUMPHREYS CONTRACTING:				3,585.21
JAMES IMAGING SYSTEMS INC				
1194073	05/25/2022	TOSH ES3555C	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	393.77
Total JAMES IMAGING SYSTEMS INC:				393.77
JERRY WILLKOMM INC				
287467	03/18/2022	1500.0 GALS GAS	11-32-10-53410 VEHICLE-FUEL & OIL	5,833.50
287503	04/08/2022	52.0 GALS GAS	11-32-10-53410 VEHICLE-FUEL & OIL	228.28
287505	04/12/2022	1525.0 GALS GAS	11-32-10-53410 VEHICLE-FUEL & OIL	6,205.23
Total JERRY WILLKOMM INC:				12,267.01
JOHNS DISPOSAL SERVICE INC				
873109	06/06/2022	MAY SVC	11-36-00-52940 SOLID WASTE-RESIDENTIAL	33,738.48
873109	06/06/2022	MAY SVC	11-36-00-52970 SOLID WASTE-RECYCLING	18,510.48
Total JOHNS DISPOSAL SERVICE INC:				52,248.96
JOHNSON'S NURSERY				
MO-7097-1	04/20/2022	TREE REPLACEMENT-VANDALI	11-32-13-53460 PURCHASE OF TREES	905.00
MO-9642-1	06/09/2022	TREE REPLACEMENT-VANDALI	11-32-13-53460 PURCHASE OF TREES	505.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total JOHNSON'S NURSERY:				1,410.00
KAPUR & ASSOCIATES INC				
112982	05/06/2022	TAP GRANT	43-52-00-53100 TAP GRANT CAPITAL PROJECTS	250.00
Total KAPUR & ASSOCIATES INC:				250.00
LAKE GENEVA UTILITY				
1229 W MAIN	06/16/2022	1229 W MAIN ST	45-00-00-24520 WATER IMPACT FEES	1,014.00
1229 W MAIN	06/16/2022	1229 W MAIN ST	45-00-00-24530 SEWER IMPACT FEES	1,119.00
1745 SIERRA	05/02/2022	1745 SIERRA CT	45-00-00-24520 WATER IMPACT FEES	1,690.00
1745 SIERRA	05/02/2022	1745 SIERRA CT	45-00-00-24530 SEWER IMPACT FEES	1,865.00
308 BEETHOV	06/01/2022	308 BEETHOVEN DR	45-00-00-24520 WATER IMPACT FEES	1,690.00
308 BEETHOV	06/01/2022	308 BEETHOVEN DR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
420 S STONE	06/01/2022	420 S STONE RIDGE DR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
420 S STONE	06/01/2022	420 S STONE RIDGE DR	45-00-00-24520 WATER IMPACT FEES	1,690.00
Total LAKE GENEVA UTILITY:				12,798.00
LANGE ENTERPRISES INC				
80144	05/27/2022	HOURS SIGNS-1065	11-34-10-53740 STREET IDENTIFICATION SIGNS	64.77
Total LANGE ENTERPRISES INC:				64.77
LARRY'S TOWING & RECOVERY				
5/16/2022	05/16/2022	BELT-WRIGHT MOWER	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	25.00
5/18/2022	05/18/2022	BELT-WRIGHT MOWER	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	57.00
7427	06/04/2022	TOWING-HONDA CIVIC	11-34-10-52900 CAR TOWING	200.00
Total LARRY'S TOWING & RECOVERY:				282.00
LEE MECHANICAL INC				
6887	05/31/2022	ROD OUT DRAINS	11-16-10-52400 CITY HALL BUILDING REPAIRS	4,875.00
Total LEE MECHANICAL INC:				4,875.00
MARED MECHANICAL				
128447	05/31/2022	SERVICE MAINT	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	861.00
128449	06/08/2022	SERVICE MAINT	11-51-10-52400 MUSEUM-MAINTENANCE & REPAIRS	565.50
129533	06/08/2022	AIR HANDLER REPAIR	11-16-10-52400 CITY HALL BUILDING REPAIRS	178.00
129553	06/08/2022	CHILLER REPAIR	11-16-10-52400 CITY HALL BUILDING REPAIRS	8,713.00
Total MARED MECHANICAL:				10,317.50
ODP BUSINESS SOLUTIONS LLC				
244785890002	06/09/2022	LEGAL PADS	11-16-10-53100 CITY HALL OFFICE SUPPLIES	10.16
Total ODP BUSINESS SOLUTIONS LLC:				10.16
PFI FASHIONS INC				
101682	06/08/2022	BEACH STAFF UNIFORMS	40-54-10-53100 BEACH OFFICE SUPPLIES	297.24
Total PFI FASHIONS INC:				297.24
PHILS ELECTRIC DRAIN SVC LLC				
250128	06/01/2022	URINAL REPAIR	40-54-10-53620 BEACH MAINTENANCE SERVICE COS	210.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total PHILS ELECTRIC DRAIN SVC LLC:				210.00
RC ELECTRONICS				
648274	06/08/2022	TWO WAY RADIO BATTERY	40-54-10-53990 BEACH MISCELLANEOUS	49.00
Total RC ELECTRONICS:				49.00
RHYME BUSINESS PRODUCTS				
AR550666	05/31/2022	SHARP-MAY-B&W	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	22.35
AR550666	05/31/2022	SHARP-MAY-COLOR	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	357.57
Total RHYME BUSINESS PRODUCTS:				379.92
ROTE OIL COMPANY				
221330011	05/13/2022	300.0 GALS DYED DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	1,275.00
221530816	06/02/2022	264.9 GALS DYED DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	1,149.67
221540404	06/03/2022	244.6 CLEAR DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	1,137.38
221590412	06/08/2022	117.4 GALS DYED DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	556.47
221590413	06/08/2022	226.2 GALS CLEAR DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	1,142.31
Total ROTE OIL COMPANY:				5,260.83
RUSSELL CESCHI INSPECTIONS LLC				
MAR-MAY 202	06/06/2022	COMM ELECTRIC INSP-APR-MA	11-24-00-52190 CONTRACT BUILDING INSPECTOR	1,320.00
Total RUSSELL CESCHI INSPECTIONS LLC:				1,320.00
SHERWIN-WILLIAMS COMPANY				
1578-7	06/06/2022	WHITE PAINT	11-34-10-53700 MARKING PAINT	5,721.55
Total SHERWIN-WILLIAMS COMPANY:				5,721.55
T2 SYSTEMS ACCOUNTS RECEIVABLE				
UPS00048583	05/31/2022	LICENSE PLATE LOOK-UPS	42-34-50-53400 OPERATING SUPPLIES-ENFORCEMEN	617.50
Total T2 SYSTEMS ACCOUNTS RECEIVABLE:				617.50
TOTAL PARKING SOLUTIONS INC				
105788	06/03/2022	CMS MONITORING-JUN	42-34-50-54500 SUPPORT CONTRACTS	3,445.00
TOTAL PARKING SOLUTIONS INC:				3,445.00
UNITED LABORATORIES				
INV350958	06/07/2022	WEED KILLER	11-52-00-53620 GROUNDS FERTILIZER/WEED CONTR	433.90
Total UNITED LABORATORIES:				433.90
VANDEWALLE & ASSOCIATES INC				
202205015	05/18/2022	TAP GRANT	43-52-00-53100 TAP GRANT CAPITAL PROJECTS	360.00
202205015	05/18/2022	COST RECOVERY	11-00-00-13910 A/R BILL OUTS	2,377.50
202205015	05/18/2022	VANDEWALLE ZONING	11-69-30-52180 ZONING CODES	746.25
Total VANDEWALLE & ASSOCIATES INC:				3,483.75
VILLAGE OF WILLIAMS BAY PD				
SCHEITHE,SU	06/03/2022	WRNT-21019 SCHEITHE,SUMM	11-12-00-24280 COURT FINES-OTHER	124.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total VILLAGE OF WILLIAMS BAY PD:				124.00
WALWORTH COUNTY SHERIFF				
127911	06/03/2022	PRISONER CONFINEMENT-MAY	11-12-00-53810 MUNICIPAL COURT OPERATIONS	45.00
Total WALWORTH COUNTY SHERIFF:				45.00
WAUKESHA COUNTY				
WARRANT-PA	06/03/2022	WRNT-BH2947991 PATERSON,	11-12-00-24280 COURT FINES-OTHER	499.00
Total WAUKESHA COUNTY:				499.00
WI DEPT OF AG, TRADE &				
115-000002603	05/31/2022	2022 ANNUAL WEIGHTS/MEASU	11-24-00-52180 CONTRACTS-WEIGHTS & MEASURES	4,800.00
Total WI DEPT OF AG, TRADE &:				4,800.00
WI DEPT OF TRANSPORTATION				
395-00002626	06/01/2022	HWY 50 ROAD IMP	43-32-10-17010 2021/2022 STREET IMP PROGRAM	404.35
395-00002626	06/01/2022	SOUTH ST TRL-TAP GRT	43-52-00-53000 PARKS AND REC CAPITAL PROJECTS	94.93
395-00002627	06/01/2022	SIGNAL LIGHTING-BLOOMFIEL	43-32-10-17020 DPW CAPITAL PROJECTS	17,069.20
Total WI DEPT OF TRANSPORTATION:				17,568.48
WIPFLI				
2053156	05/18/2022	CITY AUDIT 2021	11-15-10-52130 INDEPENDENT AUDIT FEES	5,600.00
Total WIPFLI:				5,600.00
WISCONN VALLEY MEDIA GROUP				
130-60070077	05/01/2022	JAZZ FESTIVAL	47-70-00-57150 PROMOTIONAL GRANT	10,000.00
5/14/2022	05/14/2022	TOURISM GRANT-BACONFEST	47-70-00-57150 PROMOTIONAL GRANT	10,000.00
87920-1	01/19/2022	BRIDAL GUIDE AD	40-55-10-53160 PUBLICATIONS & PROMOTIONS	305.00
95621-1	05/29/2022	NOTICE- FINANCE DIR POSITIO	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	52.57
Total WISCONN VALLEY MEDIA GROUP:				20,357.57
Grand Totals:				179,521.36

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
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Dated:

June 21, 2022

Mayor:

City Council:

City Recorder:

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "06222022","06222022A"

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

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

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 20, 2022

Agenda Item: 7

Applicant:
Vistas of Lake Geneva LLC.
77 N. 1st St.
Geneva, IL.

Request: CSM review creating a single
buildable lot from outlot parcels Tax Key No.
ZA424800001.

Description:

This request is to approve a Certified Survey Map (CSM) by creating 1 buildable lot located on LaSalle Ct. Tax Key No. ZA424800001.

This request is to approve the proposed Certified Survey Map identified as Job No. 22319 prepared by Paul Van Henkelum which is included in this request.

The newly created lot will have an area of 15,582 square feet (0.35 acres).

Action by the Plan Commission:

Recommendation to the Common Council on the proposed (CSM)

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

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

Staff Recommendation on the proposed

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

Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator **Date:** June 13, 2022

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

CC: Paul Van Henkelum – Cardinal Engineering LLC
Ryan Cardinal, P.E. – Cardinal Engineering LLC
Dave Nord – City Administrator
Brenda Follensbee – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director
Greg Governatori P.E. – Kapur & Associates, Inc.

Subject: CSM REVIEW – VISTA's CSM OUTLOT 1 – RECOMMENDED APPROVAL
Kapur Project #22.0160 Phase 08

BACKGROUND AND REQUEST: We have completed a review of a Certified Survey Map prepared by Paul Van Henkelum of Cardinal Engineering. Our review was conducted to determine compliance with Chapter 236 of the Wisconsin State Statutes, Chapter 66 of the City of Lake Geneva Municipal Code, and good surveying practices.

The following plan and calculations were submitted for review:

- **CERTIFIED SURVEY MAP NO. _____**, A redivision of Lot 1 of CSM No. 4248 prepared by **Cardinal Engineering** one sheet dated **05/25/2022**.

Based on the information provided above we recommend approval of the proposed CSM. Although the material has been reviewed, the surveyor is ultimately responsible for the thoroughness and accuracy of the Certified Survey Map with state statutes and municipal city code.

Please contact me if you have any questions or comments pertaining to this project at (262) 758-6011 or gsplinter@kapurinc.com.



City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

☒

CERTIFIED SURVEY MAP or

☐

SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Vistas of Lake Geneva LLC

77 N 1st St

Geneva IL

TELEPHONE NUMBER OF CURRENT OWNER:

(630) 262-8181

OWNER SIGNATURE: D. A. F. J. E. T.

EMAIL ADDRESS: dave@shodeen.com

PROJECT ADDRESS Lot 1 CSM4248 LaSalle Ct

TAX KEY NUMBER: ZA424800001

NAME AND ADDRESS OF APPLICANT:

Same as Owner

TELEPHONE NUMBER OF APPLICANT:

()

EMAIL ADDRESS:

NAME AND ADDRESS OF SURVEYOR:

Paul VanHenkelum - Cardinal - Plan. Survey. Engineer

1200 LaSalle Street

Lake Geneva, WI 53147

TELEPHONE NUMBER OF SURVEYOR:

(262) 757-8776

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Existing lot with stormwater easement for stormwater BMP of Vistas Subdivision.

CSM to divide stormwater easement as Outlot from remainder of Lot

SUBMITTAL CHECKLIST

- X LOCATION MAP SHOWING LOCATION OF PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED WITH TOWN OR TOWNS, AND PARCELS WITHIN 1,000-FT OF BOUNDARY OF SUBJECT PROPERTY.
- X SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.
- X CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES.
- X PROVIDE 1 FULL SET AND 8 - 11" X 17" COPIES OF CSM OR PLAT PRIOR TO PLACEMENT ON PLAN COMMISSION AGENDA.
- X PROVIDE 1 DIGITAL COPY OF THE FULL APPLICATION PACKET TO THE LAKE GENEVA BUILDING AND ZONING DEPARTMENT AT BZADMIN@CITYOFLAKEGENEVA.COM OR BZCLERK@CITYOFLAKEGENEVA.COM

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

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



6/6/22

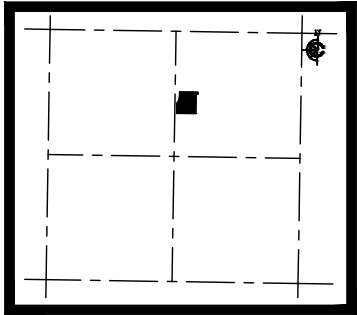
DATE

SIGNATURE OF APPLICANT

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CSM NO. 4248. BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

LOCATION MAP

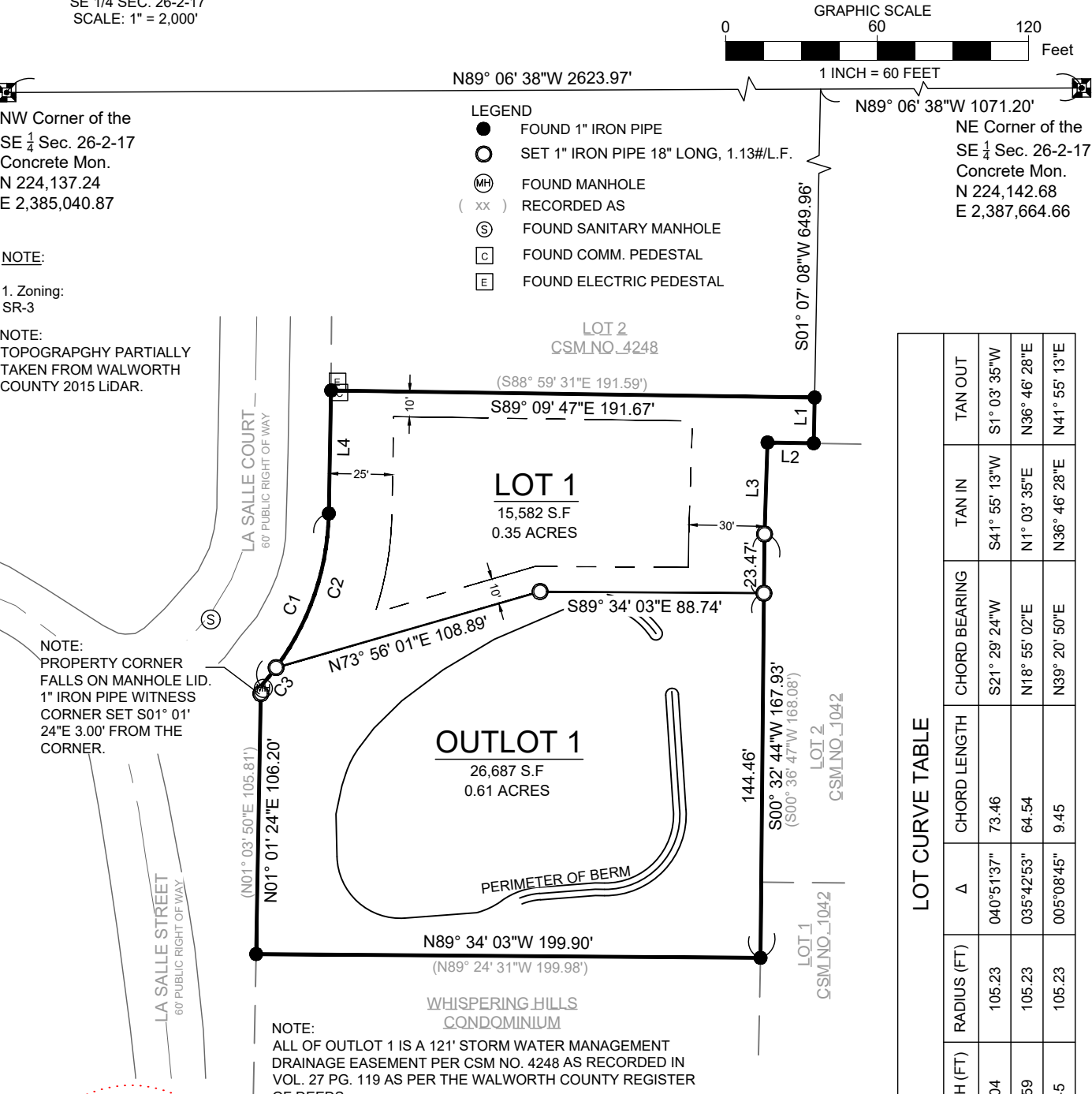


SE 1/4 SEC. 26-2-17
SCALE: 1" = 2,000'

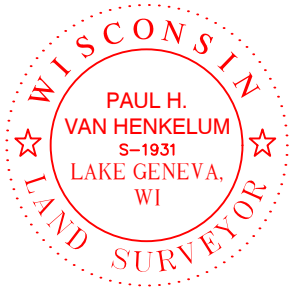
OWNERS/SUBDIVIDERS:
VISTAS OF LAKE GENEVA LLC
77 N 1ST ST GENEVA, IL 60134

SURVEYOR:
PAUL H. VAN HENKELUM
CARDINAL ENGINEERING LLC
1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776

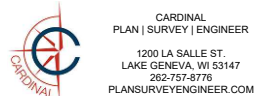
BASIS OF BEARING:
ALL BEARING ARE REFERENCED TO THE NORTH LINE
OF THE SOUTHEAST 1/4 OF SECTION 26, T2N, R17E
RECORDED AS: N89° 06' 38"W



LOT CURVE TABLE					
CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	Δ	CHORD LENGTH	CHORD BEARING
C1	75.04	105.23	040°51'37"	73.46	S21° 29' 24"W
C2	65.59	105.23	035°42'53"	64.54	N18° 55' 02"E
C3	9.45	105.23	005°08'45"	9.45	N39° 20' 50"E
		TAN IN	TAN OUT		
		S41° 55' 13"W	S1° 03' 35"W		
		N1° 03' 35"E	N36° 46' 28"E		
		N36° 46' 28"E	N41° 55' 13"E		



PARCEL LINES			
LINE NUMBER	LENGTH (FT)	DIRECTION	RECORDED AS
L1	18.13	S01° 07' 08"W	(S00° 44' 29"W 18.00')
L2	18.33	N89° 02' 14"W	(N89° 22' 13"W 18.47')
L3	36.28	S01° 52' 42"W	(S01° 16' 42"W 36.24')
L4	48.77	N01° 03' 35"E	(N01° 00' 29"E 49.28')



CARDINAL
PLAN | SURVEY | ENGINEER
1200 LA SALLE ST.
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

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

SHEET 1 OF 2
DATE 05 / 24 / 2022
JOB No. 22319

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CSM NO. 4248. BEING PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

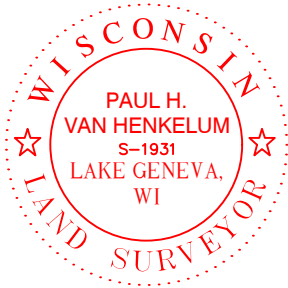
SURVEYOR'S CERTIFICATE:

I, PAUL H. VAN HENKELUM, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND HEREIN DESCRIBED:
SAID LAND IN THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS: A REDIVISION OF LOT 1 OF CSM NO. 4248 AS RECORDED IN VOL. 27 PG. 119 AS PER THE WALWORTH COUNTY REGISTER OF DEEDS. CONTAINING 42,269 SQ. FT. MORE OR LESS.
I FURTHER CERTIFY THAT I HAVE MADE SAID MAP BY THE DIRECTION OF VISTAS OF LAKE GENEVA LLC, OWNER OF SAID LAND. THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND OF THE LAND DIVISION ORDINANCES OF THE CITY OF LAKE GENEVA IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20____

PAUL H. VAN HENKELUM,
PROFESSIONAL LAND SURVEYOR #1931



OWNER'S CERTIFICATE

AS OWNER, VISTAS OF LAKE GENEVA LLC, HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON.

AS OWNER OF SAID LAND, I FURTHER CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

1.) CITY OF LAKE GENEVA

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 20____
Vistas of Lake Geneva, L.L.C., a Wisconsin limited liability company
By: Shodeen Group, L.L.C., a Delaware limited liability company
Its: Manager

By: _____
David A. Patzelt; Senior Vice President

STATE OF _____) ss
COUNTY OF _____)

THE ABOVE NAMED David A. Patzelt; Senior Vice President, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NO MORTGAGE ON THE PROPERTY AT THE TIME OF RECORDING.

CERTIFICATE OF PLAN COMMISSION APPROVAL:

APPROVED BY THE PLAN COMMISSION OF THE CITY OF LAKE GENEVA
ON THIS _____ DAY OF _____, 20____.

CHARLENE KLEIN
CHAIRWOMAN

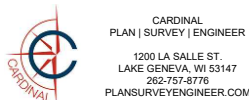
LANA KROPF
CITY CLERK

CERTIFICATE OF COMMON COUNCIL APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP, IN THE CITY OF LAKE GENEVA, WISCONSIN,
IS HEREBY APPROVED BY THE CITY BOARD ON THIS _____ DAY OF _____, 20____.

CHARLENE KLEIN
MAYOR

LANA KROPF
CITY CLERK



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

SHEET 2 OF 2
DATE 05 / 24 / 2022
JOB No. 22319

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 20, 2022

Agenda Item: 8

Applicant:

Fairwyn SB, Inc.
875 Townline Rd.
Lake Geneva

Request: CSM review reconfiguring 6 buildable lots in the Symphony Bay subdivision.

Description:

This request is to approve Certified Survey Maps (CSM) by creating 6 reconfigured buildable lots located Symphony Bay Subdivision.

This request is to approve the proposed 6 Certified Survey Maps which are included in this request.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed (CSM)

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

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

Staff Recommendation on the proposed

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

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

FARWYN SB, INC.

875 TOWNLINE RD, UNIT 103

LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER:

(262) 248-5010

EMAIL ADDRESS:

RICK ZIRK

PROJECT ADDRESS

SEE ATTACHED

TAX KEY NUMBER: SEE ATTACHED

NAME AND ADDRESS OF APPLICANT:

SAME AS OWNER

TELEPHONE NUMBER OF APPLICANT:

()

EMAIL ADDRESS:

NAME AND ADDRESS OF SURVEYOR:

KAPUR AND ASSOCIATES

1224 SOUTH PINE ST

BURLINGTON, WI 53105

TELEPHONE NUMBER OF SURVEYOR:

(262) 758-6009

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

CREATE INDIVIDUAL LOTS & TAX KEY NUMBERS FOR

EACH UNIT OF A DUPLEX BUILDING. THIS APPLICATION

REPRESENTS 6 LOTS WITHIN SYMPHONY BAY PHASE 6

SUBMITTAL CHECKLIST

X

LOCATION MAP SHOWING LOCATION OF PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED WITH TOWN OR TOWNS, AND PARCELS WITHIN 1,000-FT OF BOUNDARY OF SUBJECT PROPERTY.

X

SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.

X

CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES.

X

PROVIDE 5 FULL SETS AND 20 - 11" X 17" COPIES OF CSM OR PLAT PRIOR TO PLACEMENT ON PLAN COMMISSION AGENDA.

X

PROVIDE AN ELECTRONIC COPY OF THE FULL APPLICATION PACKET TO THE LAKE GENEVA BUILDING AND ZONING DEPARTMENT AT BZADMIN@CITYOFLAKEGENEVA.COM OR BZCLERK@CITYOFLAKEGENEVA.COM

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5/09/22
DATE

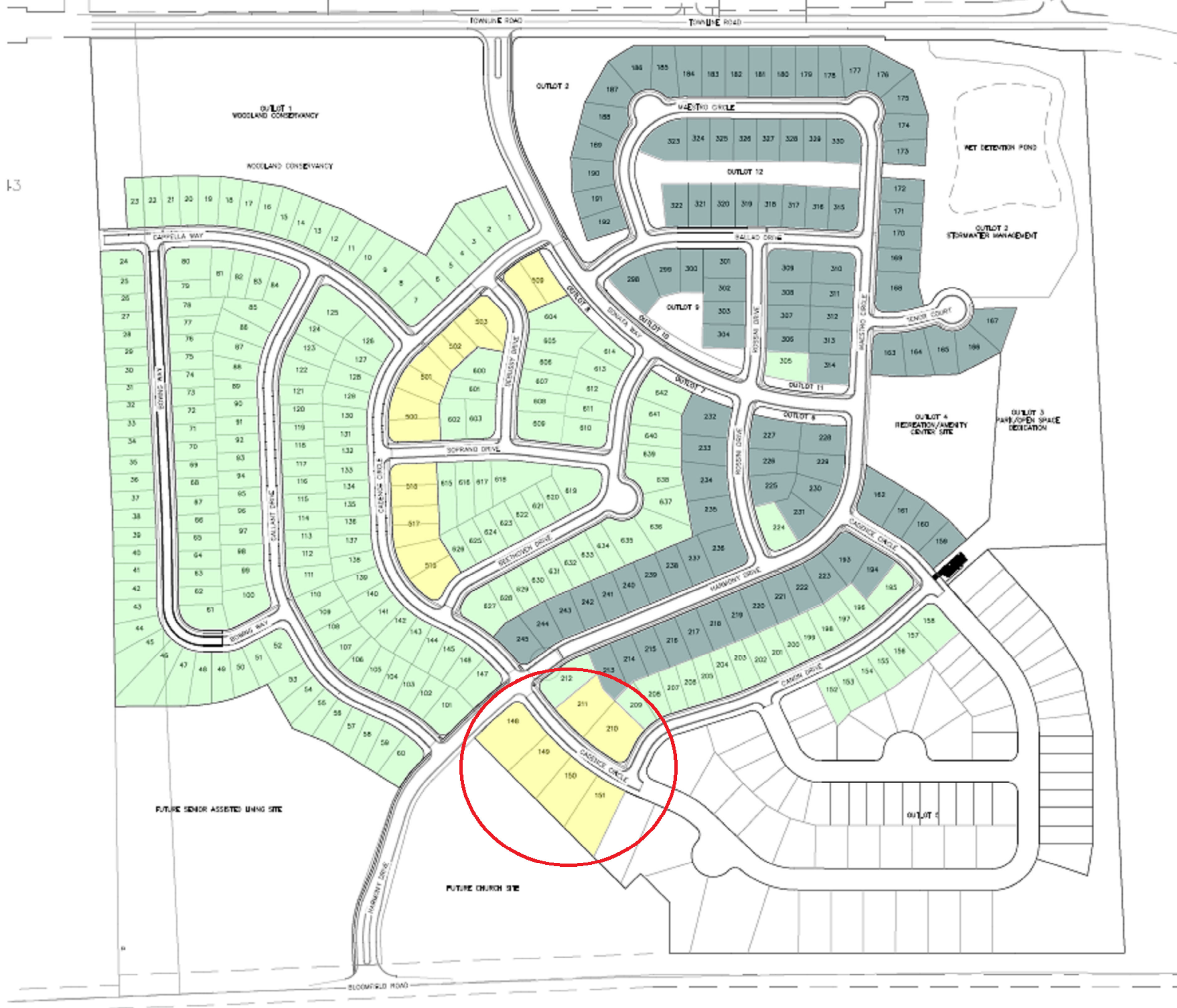

SIGNATURE OF APPLICANT

SYMPHONY BAY ADDRESS AND PIN LIST
Phase 6 CSM Application

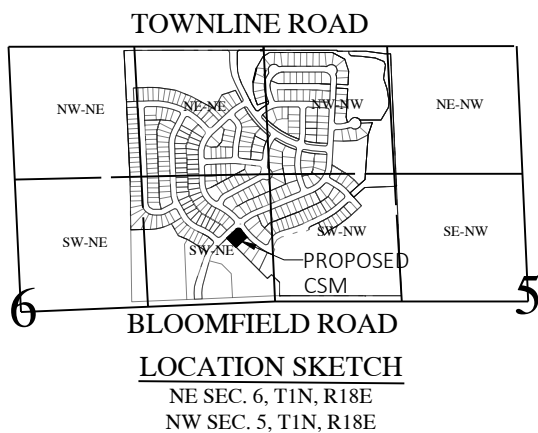
<u>Lot</u>	<u>Address</u>	<u>PIN</u>	<u>Drive Hand</u>
148-1	600 Cadence Circle	ZSB 00148	L
148-2	602 Cadence Circle	ZSB 00148	R
149-1	604 Cadence Circle	ZSB 00149	L
149-2	606 Cadence Circle	ZSB 00149	R
150-1	608 Cadence Circle	ZSB 00150	L
150-2	610 Cadence Circle	ZSB 00150	R
151-1	612 Cadence Circle	ZSB 00151	L
151-2	614 Cadence Circle	ZSB 00151	R
210-1	607 Cadence Circle	ZSB 00210	L
210-2	609 Cadence Circle	ZSB 00210	R
211-1	603 Cadence Circle	ZSB 00211	L
211-2	605 Cadence Circle	ZSB 00211	R

- 50' SINGLE FAMILY
- 65' SINGLE FAMILY
- DUPLEX

13

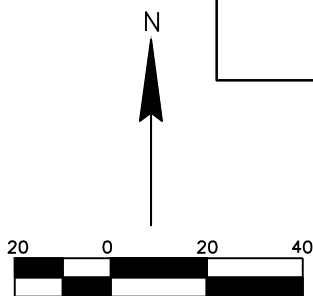


BEING A RE-DIVISION OF LOT 148 OF THE ORIGINAL PLAT OF
SYMPHONY BAY, AS DOCUMENT 926074, IN THE NORTHEAST 1/4 OF
SECTION 6, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF
LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

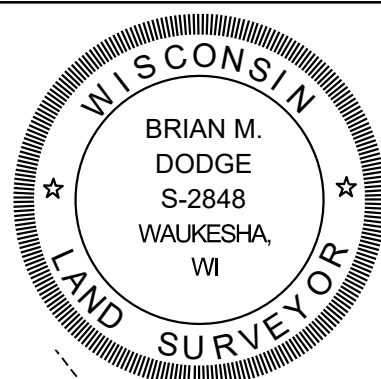


LEGEND:

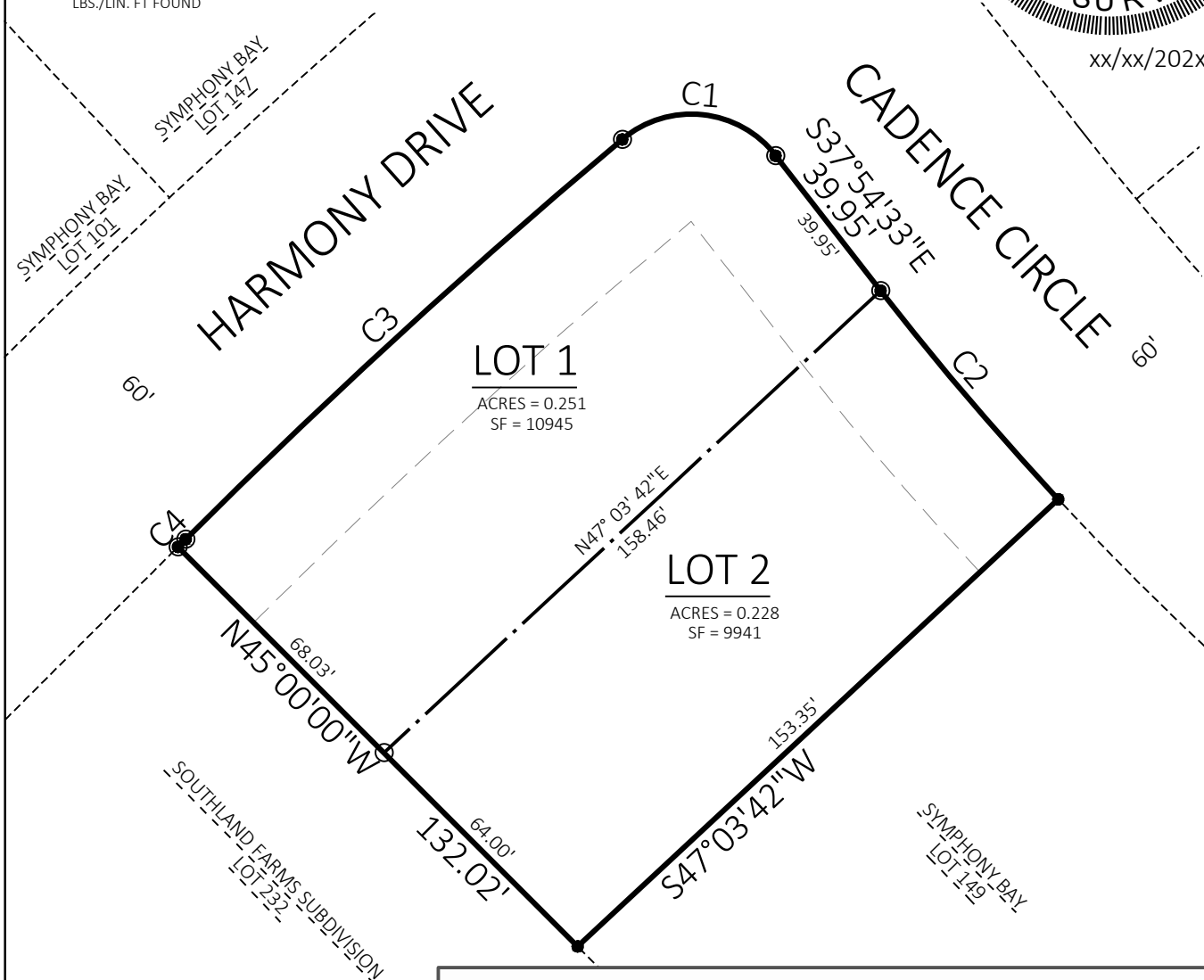
- DENOTES 1" (O.D.) IRON PIPE FOUND
- DENOTES 1-1/4" (O.D.) x24" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot
- ⦿ DENOTES 2.375" O.D. X 30" IRON PIPE 3.65 LBS./LIN. FT FOUND



NORTH REFERENCED TO THE WISCONSIN
COORDINATE SYSTEM SOUTH ZONE, NAD 27, THE
NORTH LINE OF THE NW 1/4 OF SEC. 05-18-01,
ASSUMED TO BEARS N 89°57'27" E.



xx/xx/202x



Curve Table							
Curve #	Length	Radius	Chord Bearing	Chord	Delta	Tangent In	Tangent Out
C1	40.16'	25.00'	N83° 55' 50"W	35.98'	092° 02' 35"	N37° 54' 33"W	S50° 02' 53"W
C2	64.04'	730.00'	S40° 25' 30"E	64.02'	005° 01' 35"	S37° 54' 43"E	S42° 56' 18"E
C3	140.86'	1570.00'	N47° 28' 40"E	140.81'	005° 08' 26"	N44° 54' 27"E	N50° 02' 53"E
C4	140.86'	1570.00'	S47° 28' 40"W	140.81'	005° 08' 26"	S50° 02' 53"W	S44° 54' 27"W



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

CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 148 OF THE ORIGINAL PLAT OF SYMPHONY BAY, AS DOCUMENT 926074, IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
)SS
WAUKESHA COUNTY)

I, BRIAN M. DODGE, PROFESSIONAL LAND SURVEYOR S-2848, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF ALL OF LOT 148 OF SYMPHONY BAY, AS DOCUMENT 926074, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6 TOWNSHIP 1 NORTH, RANGE 18 EAST, LOCATED IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

SAID LANDS AS DESCRIBED CONTAINING 18,108 SQUARE FEET OR 0.480 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF SOUTHLAND FARMS LLC, OWNERS OF SAID LAND, THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE, THAT I HAVE FULLY COMPLIED WITH S. 236.34 OF THE WISCONSIN STATUTES AND THE CITY LAKE GENEVA LAND DIVISION ORDINANCES.

BRIAN M. DODGE S-2848
DATE



CORPORATE OWNER'S CERTIFICATE

SOUTHLAND FARMS, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS PLAT. IN WITNESS WHEREOF, THE SAID SOUTHLAND FARMS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SOUTHLAND FARMS, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF LAKE GENEVA
BRIAN POLLARD, ITS PRESIDENT, AND COUNTERSIGNED BY _____, ITS SECRETARY, AT LAKE GENEVA, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS ____ DAY OF _____, 2022.

IN THE PRESENCE OF:
SIGNED : _____
PRESIDENT
COUNTERSIGNED: _____
SECRETARY

STATE OF WISCONSIN) SS
WALWORTH COUNTY)
PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2022 BRIAN POLLARD, PRESIDENT, AND _____, SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, _____, WISCONSIN
MY COMMISSION EXPIRES _____.

CITY OF LAKE GENEVA APPROVAL

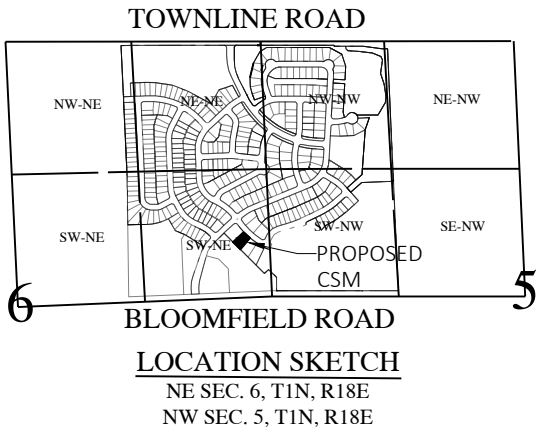
THE LAND DIVISION, AS REPRESENTED ON THIS CERTIFIED SURVEY MAP, IS HEREBY APPROVED BY THE CITY OF LAKE GENEVA ON
THIS ____ DAY OF _____, 2022.

LANA KROPF, CLERK
CHARLENE KLEIN, MAYOR



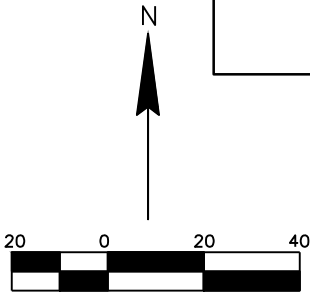
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LEGEND:

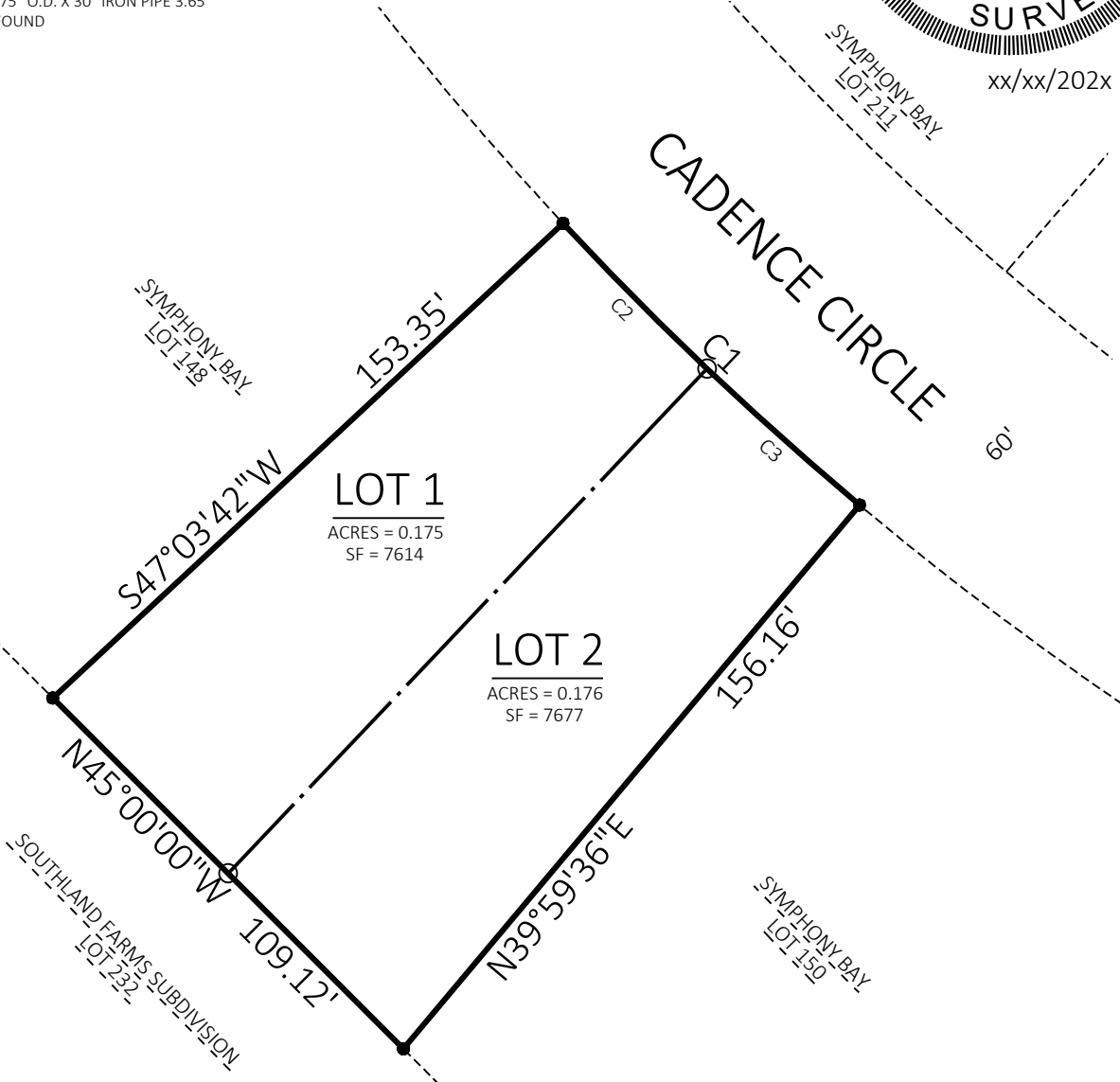
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- ⦿ DENOTES 2.375" O.D. X 30" IRON PIPE 3.65 LBS./LIN. FT FOUND



NORTH REFERENCED TO THE WISCONSIN COORDINATE SYSTEM SOUTH ZONE, NAD 27, THE NORTH LINE OF THE NW 1/4 OF SEC. 05-18-01, ASSUMED TO BEARS N 89°57'27" E.



xx/xx/202x



Curve Table							
Curve #	Length	Radius	Chord Bearing	Chord	Delta	Tangent In	Tangent Out
C1	90.06'	730.00'	S46° 28' 21"E	90.00'	007° 04' 06"	S42° 56' 18"E	S50° 00' 24"E
C2	45.03'	730.00'	N44° 42' 19"W	45.02'	003° 32' 03"	N46° 28' 21"W	N42° 56' 18"W
C3	45.03'	730.00'	N48° 14' 22"W	45.02'	003° 32' 03"	N50° 00' 24"W	N46° 28' 21"W



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

CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
)SS
WAUKESHA COUNTY)

I, BRIAN M. DODGE, PROFESSIONAL LAND SURVEYOR S-2848, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF ALL OF LOT 148 OF SYMPHONY BAY, AS DOCUMENT 926074, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6 TOWNSHIP 1 NORTH, RANGE 18 EAST, LOCATED IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.
SAID LANDS AS DESCRIBED CONTAINING 18,108 SQUARE FEET OR 0.480 ACRES MORE OR LESS.
I FURTHER CERTIFY THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF SOUTHLAND FARMS LLC, OWNERS OF SAID LAND, THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE, THAT I HAVE FULLY COMPLIED WITH S. 236.34 OF THE WISCONSIN STATUTES AND THE CITY LAKE GENEVA LAND DIVISION ORDINANCES.

BRIAN M. DODGE S-2848
DATE



CORPORATE OWNER'S CERTIFICATE

SOUTHLAND FARMS, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS PLAT. IN WITNESS WHEREOF, THE SAID SOUTHLAND FARMS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SOUTHLAND FARMS, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:
CITY OF LAKE GENEVA
BRIAN POLLARD, ITS PRESIDENT, AND COUNTERSIGNED BY _____, ITS SECRETARY, AT LAKE GENEVA, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS ____ DAY OF _____, 2022.
IN THE PRESENCE OF:
SIGNED : _____
PRESIDENT
COUNTERSIGNED: _____
SECRETARY
STATE OF WISCONSIN) SS
WALWORTH COUNTY)
PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2022 BRIAN POLLARD, PRESIDENT, AND _____, SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, _____, WISCONSIN
MY COMMISSION EXPIRES _____.

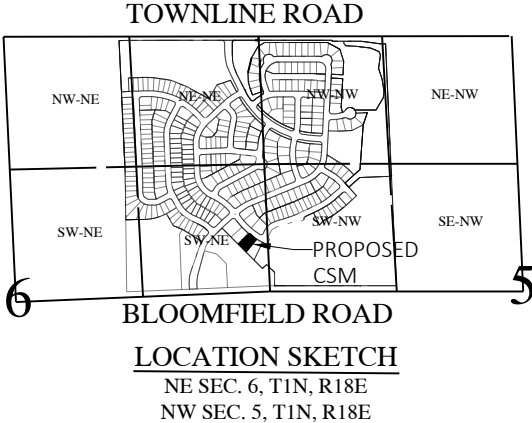
CITY OF LAKE GENEVA APPROVAL

THE LAND DIVISION, AS REPRESENTED ON THIS CERTIFIED SURVEY MAP, IS HEREBY APPROVED BY THE CITY OF LAKE GENEVA ON
THIS ____ DAY OF _____, 2022.
LANA KROPF, CLERK
CHARLENE KLEIN, MAYOR



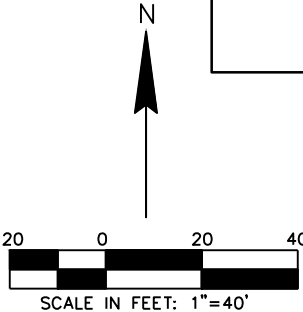
CERTIFIED SURVEY MAP NO.

BEING A RE-DIVISION OF LOT 150 OF THE ORIGINAL PLAT OF
SYMPHONY BAY, AS DOCUMENT 926074, IN THE NORTHEAST 1/4 OF
SECTION 6, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF
LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

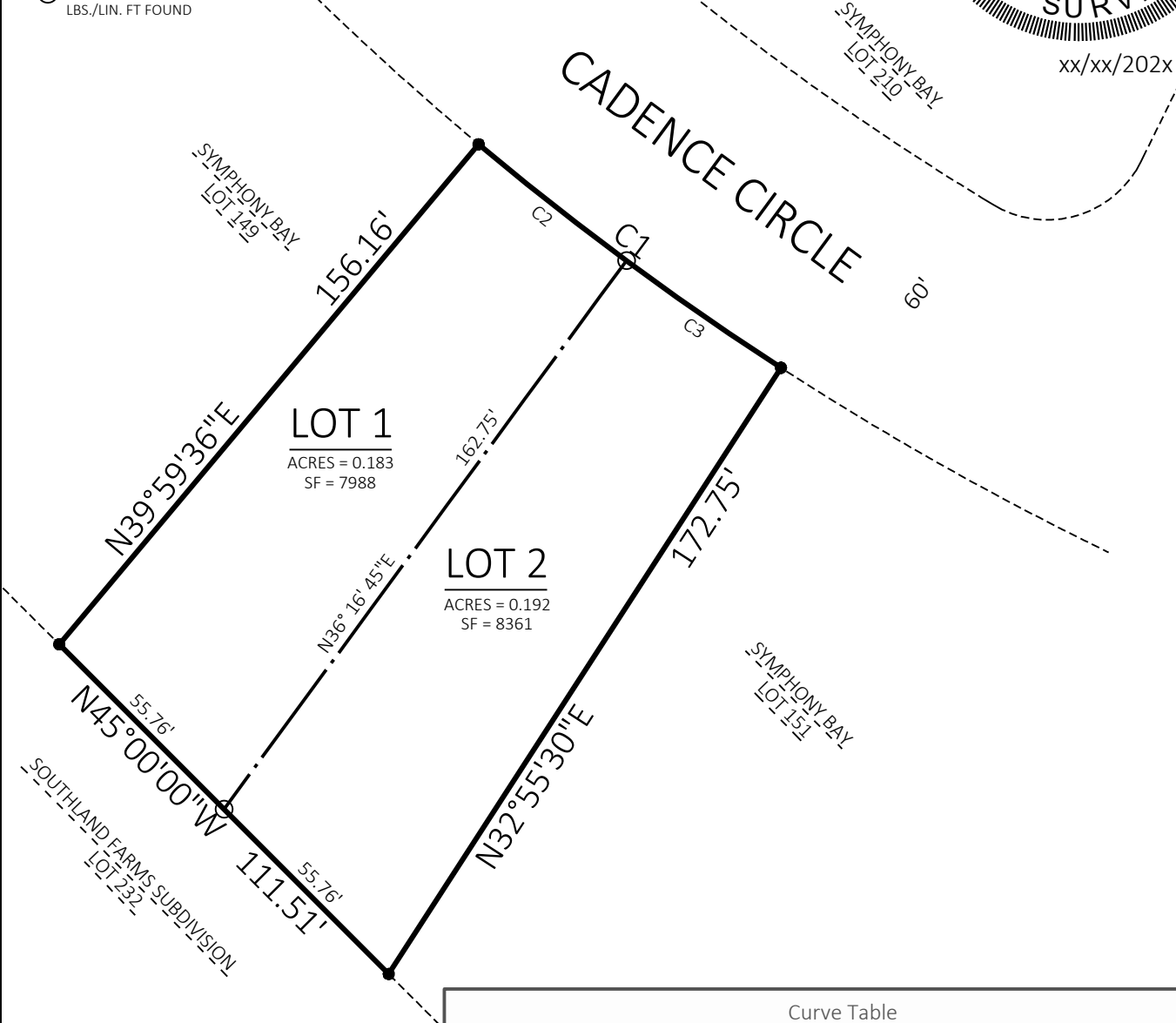


LEGEND:

- DENOTES 1" (O.D.) IRON PIPE FOUND
- DENOTES 1-1/4" (O.D.) x24" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot
- DENOTES 2.375" O.D. X 30" IRON PIPE 3.65 LBS./LIN. FT FOUND



xx/xx/202x



Curve Table							
Curve #	Length	Radius	Chord Bearing	Chord	Delta	Tangent In	Tangent Out
C1	90.06'	730.00'	S53° 32' 27"E	90.00'	007° 04' 06"	S50° 00' 24"E	S57° 04' 30"E
C2	45.03'	730.00'	N51° 46' 25"W	45.02'	003° 32' 03"	N53° 32' 27"W	N50° 00' 24"W
C3	45.03'	730.00'	N55° 18' 28"W	45.02'	003° 32' 03"	N57° 04' 30"W	N53° 32' 27"W



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

CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 150 OF THE ORIGINAL PLAT OF SYMPHONY BAY, AS DOCUMENT 926074, IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN))SS
WAUKESHA COUNTY)

I, BRIAN M. DODGE, PROFESSIONAL LAND SURVEYOR S-2848, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF ALL OF LOT 150 OF SYMPHONY BAY, AS DOCUMENT 926074, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6 TOWNSHIP 1 NORTH, RANGE 18 EAST, LOCATED IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

SAID LANDS AS DESCRIBED CONTAINING 16,349 SQUARE FEET OR 0.375 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF SOUTHLAND FARMS LLC, OWNERS OF SAID LAND, THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE, THAT I HAVE FULLY COMPLIED WITH S. 236.34 OF THE WISCONSIN STATUTES AND THE CITY LAKE GENEVA LAND DIVISION ORDINANCES.

BRIAN M. DODGE S-2848

DATE



CORPORATE OWNER'S CERTIFICATE

SOUTHLAND FARMS, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS PLAT. IN WITNESS WHEREOF, THE SAID SOUTHLAND FARMS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SOUTHLAND FARMS, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF LAKE GENEVA

BRIAN POLLARD, ITS PRESIDENT, AND COUNTERSIGNED BY _____, ITS SECRETARY, AT LAKE GENEVA, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS ____ DAY OF _____, 2022.

IN THE PRESENCE OF:

SIGNED : _____
PRESIDENT

COUNTERSIGNED: _____
SECRETARY

STATE OF WISCONSIN) SS
WALWORTH COUNTY)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2022 BRIAN POLLARD, PRESIDENT, AND _____, SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____.

CITY OF LAKE GENEVA APPROVAL

THE LAND DIVISION, AS REPRESENTED ON THIS CERTIFIED SURVEY MAP, IS HEREBY APPROVED BY THE CITY OF LAKE GENEVA ON

THIS ____ DAY OF _____, 2022.

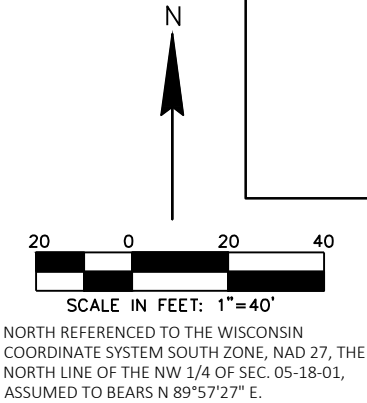
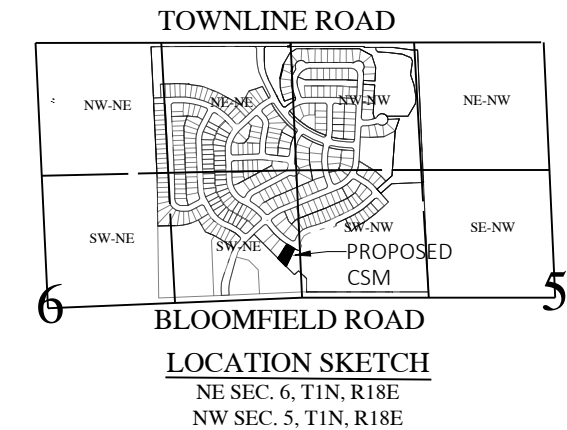
LANA KROPF, CLERK

CHARLENE KLEIN, MAYOR

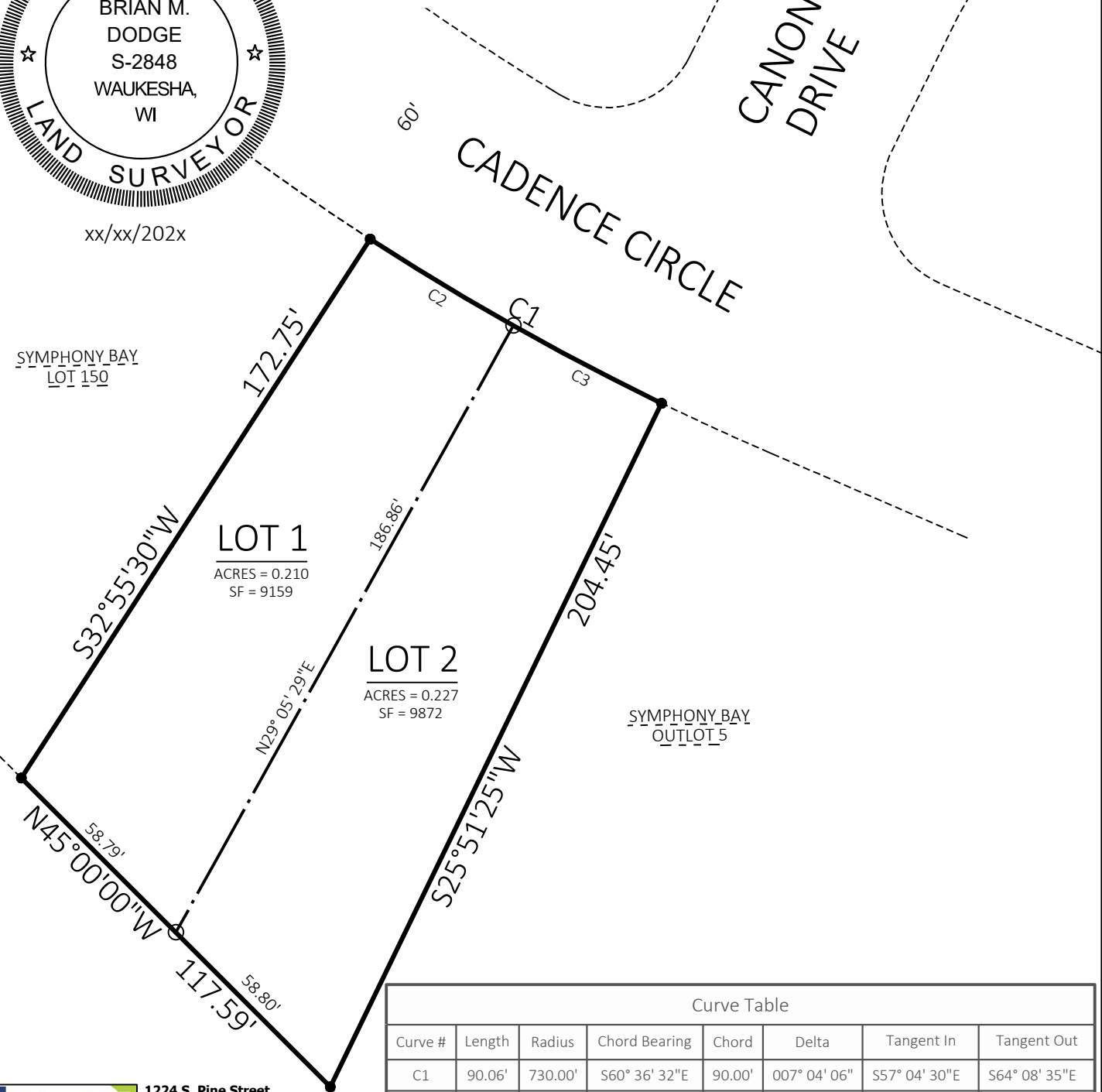


CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 151 OF THE ORIGINAL PLAT OF SYMPHONY BAY, AS DOCUMENT 926074, IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



- LEGEND:
- DENOTES 1" (O.D.) IRON PIPE FOUND
 - DENOTES 1-1/4" (O.D.) x24" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot
 - ⦿ DENOTES 2.375" O.D. X 30" IRON PIPE 3.65 LBS./LIN. FT FOUND



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

CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 151 OF THE ORIGINAL PLAT OF SYMPHONY BAY, AS DOCUMENT 926074, IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
)SS
WAUKESHA COUNTY)

I, BRIAN M. DODGE, PROFESSIONAL LAND SURVEYOR S-2848, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF ALL OF LOT 151 OF SYMPHONY BAY, AS DOCUMENT 926074, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6 TOWNSHIP 1 NORTH, RANGE 18 EAST, LOCATED IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

SAID LANDS AS DESCRIBED CONTAINING 19,031 SQUARE FEET OR 0.437 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF SOUTHLAND FARMS LLC, OWNERS OF SAID LAND, THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE, THAT I HAVE FULLY COMPLIED WITH S. 236.34 OF THE WISCONSIN STATUTES AND THE CITY LAKE GENEVA LAND DIVISION ORDINANCES.

BRIAN M. DODGE S-2848
DATE



CORPORATE OWNER'S CERTIFICATE

SOUTHLAND FARMS, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS PLAT. IN WITNESS WHEREOF, THE SAID SOUTHLAND FARMS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SOUTHLAND FARMS, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF LAKE GENEVA
BRIAN POLLARD, ITS PRESIDENT, AND COUNTERSIGNED BY _____, ITS SECRETARY, AT LAKE GENEVA, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS ____ DAY OF _____, 2022.

IN THE PRESENCE OF:
SIGNED : _____
PRESIDENT
COUNTERSIGNED: _____
SECRETARY

STATE OF WISCONSIN) SS
WALWORTH COUNTY)
PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2022 BRIAN POLLARD, PRESIDENT, AND _____, SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, _____, WISCONSIN
MY COMMISSION EXPIRES _____.

CITY OF LAKE GENEVA APPROVAL

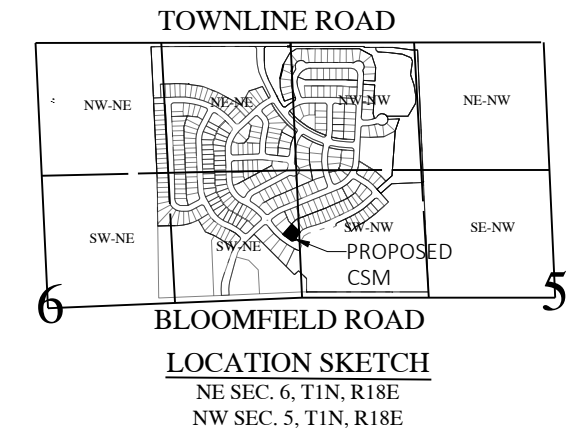
THE LAND DIVISION, AS REPRESENTED ON THIS CERTIFIED SURVEY MAP, IS HEREBY APPROVED BY THE CITY OF LAKE GENEVA ON
THIS ____ DAY OF _____, 2022.

LANA KROPF, CLERK
CHARLENE KLEIN, MAYOR



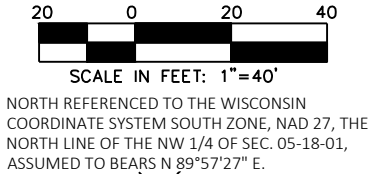
CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 210 OF THE ORIGINAL PLAT OF SYMPHONY BAY, AS DOCUMENT 926074, IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

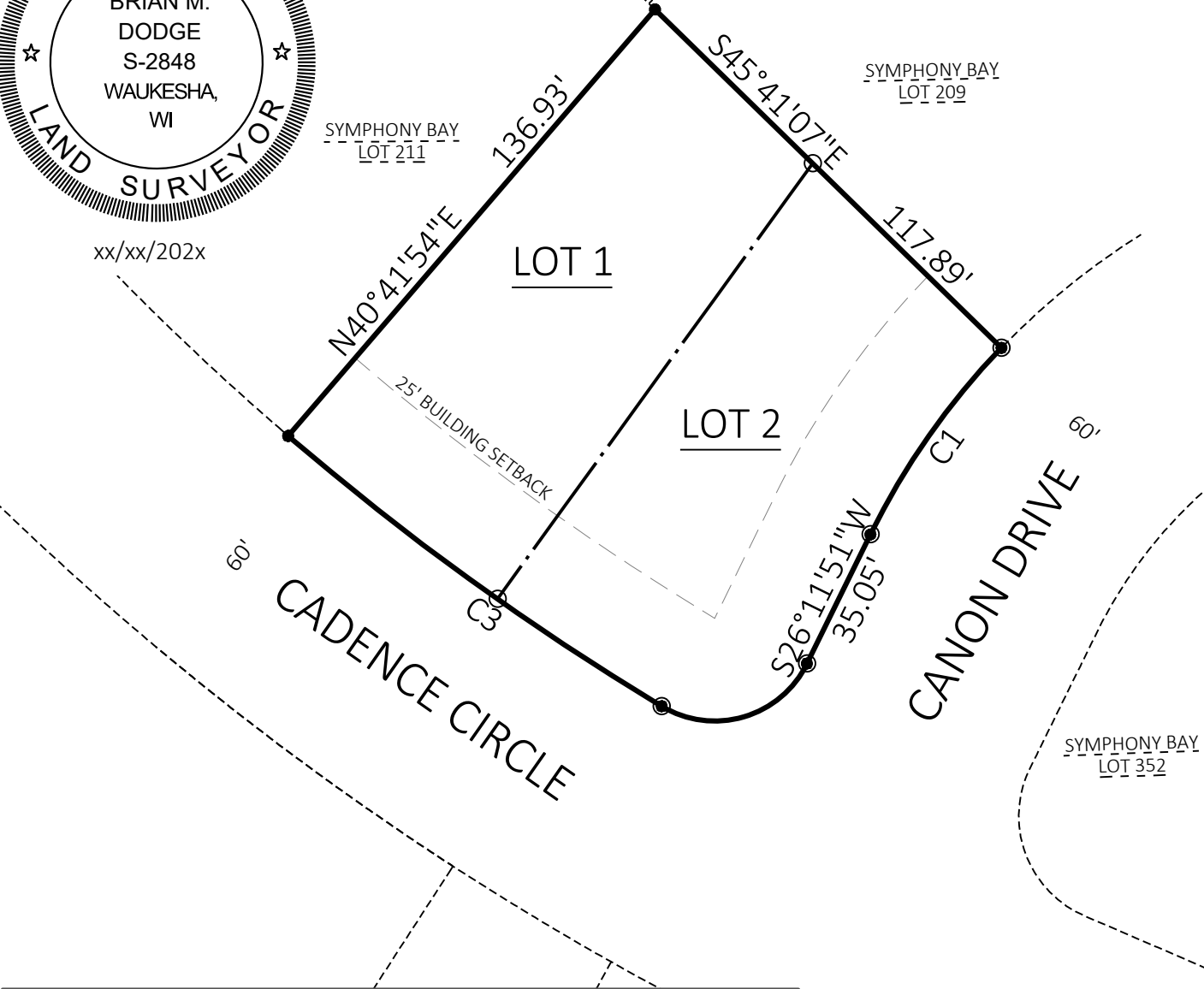


xx/xx/202x

SYMPHONY BAY
LOT 211



- LEGEND:
- DENOTES 1" (O.D.) IRON PIPE FOUND
 - DENOTES 1-1/4" (O.D.) x24" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot
 - ⦿ DENOTES 2.375" O.D. X 30" IRON PIPE 3.65 LBS./LIN. FT FOUND



Curve Table							
Curve #	Length	Radius	Chord Bearing	Chord	Delta	Tangent In	Tangent Out
C1	55.75'	180.00'	S35° 04' 10"W	55.52'	017° 44' 39"	S43° 56' 30"W	S26° 11' 51"W
C3	112.37'	670.00'	N54° 06' 23"W	112.24'	009° 36' 34"	N58° 54' 40"W	N49° 18' 06"W

CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 210 OF THE ORIGINAL PLAT OF SYMPHONY BAY, AS DOCUMENT 926074, IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
)SS
WAUKESHA COUNTY)

I, BRIAN M. DODGE, PROFESSIONAL LAND SURVEYOR S-2848, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF ALL OF LOT 210 OF SYMPHONY BAY, AS DOCUMENT 926074, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6 TOWNSHIP 1 NORTH, RANGE 18 EAST, LOCATED IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

SAID LANDS AS DESCRIBED CONTAINING 16,009 SQUARE FEET OR 0.368 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF SOUTHLAND FARMS LLC, OWNERS OF SAID LAND, THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE, THAT I HAVE FULLY COMPLIED WITH S. 236.34 OF THE WISCONSIN STATUTES AND THE CITY LAKE GENEVA LAND DIVISION ORDINANCES.

BRIAN M. DODGE S-2848

DATE



CORPORATE OWNER'S CERTIFICATE

SOUTHLAND FARMS, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS PLAT. IN WITNESS WHEREOF, THE SAID SOUTHLAND FARMS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SOUTHLAND FARMS, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF LAKE GENEVA

BRIAN POLLARD, ITS PRESIDENT, AND COUNTERSIGNED BY _____, ITS SECRETARY, AT LAKE GENEVA, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS ____ DAY OF _____, 2022.

IN THE PRESENCE OF:

SIGNED : _____
PRESIDENT

COUNTERSIGNED: _____
SECRETARY

STATE OF WISCONSIN) SS
WALWORTH COUNTY)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2022 BRIAN POLLARD, PRESIDENT, AND _____, SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____.

CITY OF LAKE GENEVA APPROVAL

THE LAND DIVISION, AS REPRESENTED ON THIS CERTIFIED SURVEY MAP, IS HEREBY APPROVED BY THE CITY OF LAKE GENEVA ON

THIS ____ DAY OF _____, 2022.

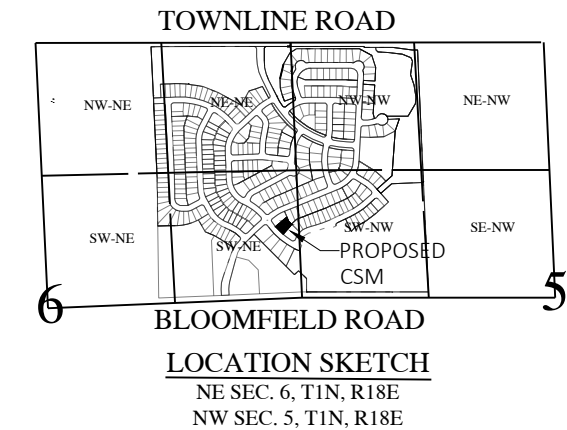
LANA KROPF, CLERK

CHARLENE KLEIN, MAYOR

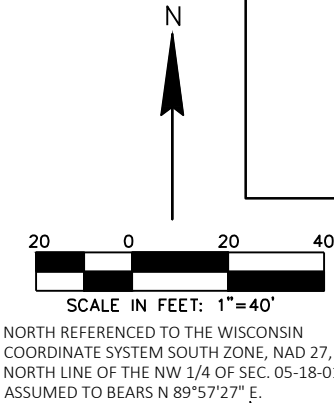


CERTIFIED SURVEY MAP NO. _____

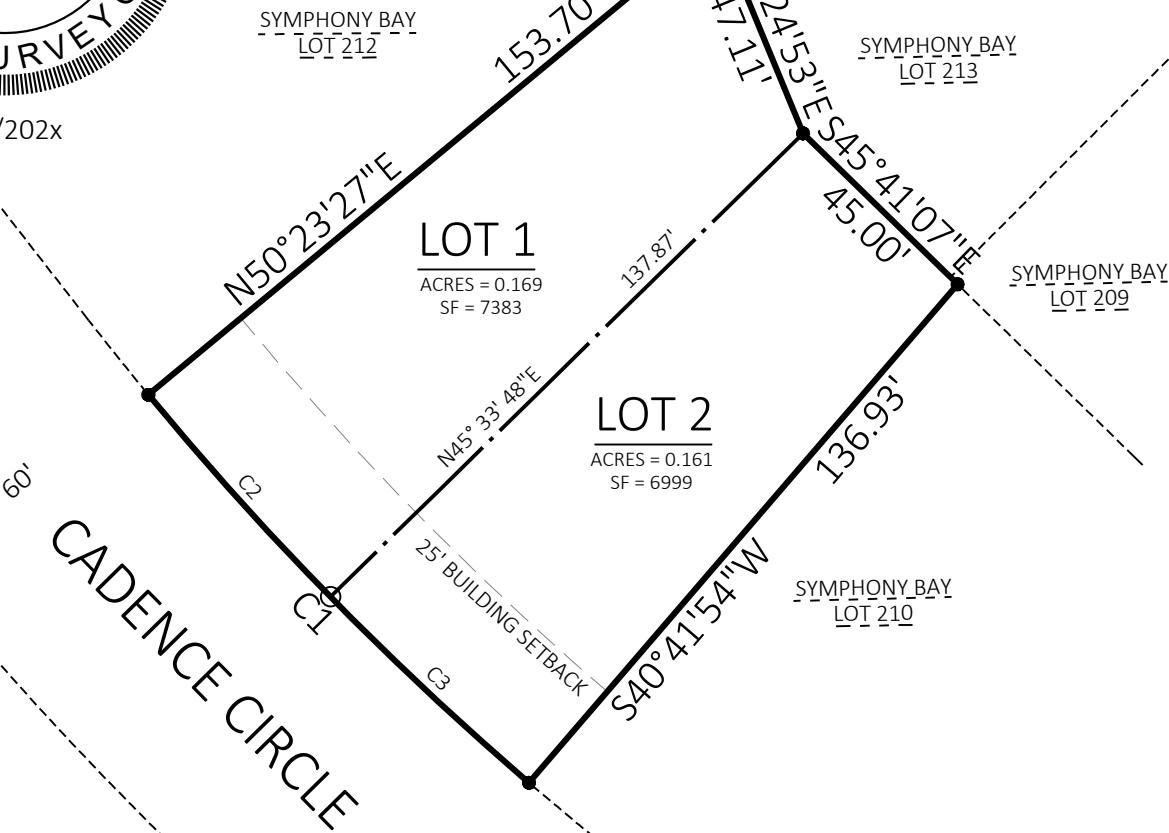
BEING A RE-DIVISION OF LOT 211 OF THE ORIGINAL PLAT OF SYMPHONY BAY, AS DOCUMENT 926074, IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



xx/xx/202x



- LEGEND:
- DENOTES 1" (O.D.) IRON PIPE FOUND
 - DENOTES 1-1/4" (O.D.) x24" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot
 - ⦿ DENOTES 2.375" O.D. X 30" IRON PIPE 3.65 LBS./LIN. FT FOUND



Curve Table							
Curve #	Length	Radius	Chord Bearing	Chord	Delta	Tangent In	Tangent Out
C1	113.34'	670.00'	N44° 27' 19"W	113.21'	009° 41' 33"	N49° 18' 06"W	N39° 36' 33"W
C2	56.67'	670.00'	N42° 01' 56"W	56.65'	004° 50' 46"	N44° 27' 19"W	N39° 36' 33"W
C3	56.67'	670.00'	N46° 52' 42"W	56.65'	004° 50' 46"	N49° 18' 06"W	N44° 27' 19"W

CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
)SS
WAUKESHA COUNTY)

I, BRIAN M. DODGE, PROFESSIONAL LAND SURVEYOR S-2848, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF ALL OF LOT 211 OF SYMPHONY BAY, AS DOCUMENT 926074, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6 TOWNSHIP 1 NORTH, RANGE 18 EAST, LOCATED IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

SAID LANDS AS DESCRIBED CONTAINING 14,382 SQUARE FEET OR 0.330ACRES MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF SOUTHLAND FARMS LLC, OWNERS OF SAID LAND, THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE, THAT I HAVE FULLY COMPLIED WITH S. 236.34 OF THE WISCONSIN STATUTES AND THE CITY LAKE GENEVA LAND DIVISION ORDINANCES.

BRIAN M. DODGE S-2848

DATE



CORPORATE OWNER'S CERTIFICATE

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BRIAN POLLARD, ITS PRESIDENT, AND COUNTERSIGNED BY _____, ITS SECRETARY, AT LAKE GENEVA, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS ____ DAY OF _____, 2022.

IN THE PRESENCE OF:

SIGNED : _____
PRESIDENT

COUNTERSIGNED: _____
SECRETARY

STATE OF WISCONSIN) SS
WALWORTH COUNTY)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2022 BRIAN POLLARD, PRESIDENT, AND _____, SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____.

CITY OF LAKE GENEVA APPROVAL

THE LAND DIVISION, AS REPRESENTED ON THIS CERTIFIED SURVEY MAP, IS HEREBY APPROVED BY THE CITY OF LAKE GENEVA ON

THIS ____ DAY OF _____, 2022.

LANA KROPF, CLERK

CHARLENE KLEIN, MAYOR



RESOLUTION OF THE COMMON COUNCIL			
Resolution to amend the existing Conditional Use Permit (CUP) filed by Leigh Gignilliat, 3 N. Walworth Ave. Williams Bay for a request to utilize the SR – 4 zoning setbacks for the property located at 978 N. Knoll Ln. in the Estate Residential - 1 (ER-1) zoning district. Tax Key No. ZYUP00106J			
Committee:	Plan Commission approved June 20, 2022		
Fiscal Impact:	N/A		
File Number:	22-R34	Date:	June 27, 2022

WHEREAS, the City Plan Commission has considered the application of by Leigh Gignilliat, 3 N. Walworth Ave. Williams Bay for a request to utilize the SR – 4 zoning setbacks for the property located at 978 N. Knoll Ln. in the Estate Residential - 1 (ER-1) zoning district.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on June 9, 2022.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, is hereby authorized, to issue a Conditional Use Permit filed by Leigh Gignilliat, 3 N. Walworth Ave. Williams Bay for a request to utilize the SR – 4 zoning setbacks for the property located at 978 N. Knoll Ln. in the Estate Residential - 1 (ER-1) zoning district,

Tax Key No. ZYUP00106J

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

Granted by action of the Common Council of the City of Lake Geneva this 27th day of June, 2022.

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

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

Charlene Klein, Mayor

Date

Attest:

Lana Kropf, City Clerk

Date

Resolution 22-R34

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 20, 2022

Agenda Item #9

Applicant:

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

Request:

978 N Knoll Lane
Lake Geneva, WI 53147
Tax Key No. ZYUP00106J
Amend Conditional Use Permit
SR-4 Setbacks in ER-1 Zoning District – Modify
Approved Plans

Description:

The applicant is submitting a proposal to amend an approved Conditional Use Permit (CUP) for a new residence at 978 N Knoll Lane. The applicant proposes to add a balcony at the rear of third floor of the residence. Because new development is being proposed for a residence using SR-4 setbacks in the ER-1 zoning district, the CUP must be amended. The proposed balcony is 15 feet by 4 feet for a total of 60 square feet.

Action by the Plan Commission:

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

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

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

Staff Review:

The proposed balcony does not impact impervious area, and so there are no additional stormwater requirements. The proposed rear balcony meets all required setbacks, including the 30-foot rear setback and 100-foot lakeshore setback.

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

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

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:

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

- e. The proposed conditional use is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
- f. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation:

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

Suggested Motions:

- *Approve: I recommend approval of the proposed Conditional Use Permit amendment filed by Leigh Gignilliat, 3 N Walworth Ave., Williams Bay, for a request that would add a balcony to the single family residence to at 978 Knoll Lane, in the Estate Residential-1 (ER-1) zoning district, Tax Key No. ZYUP00106J, including the affirmative set of findings, and any additional conditions of approval recommended by staff.*
- *Deny: I recommend denial of the proposed Conditional Use Permit amendment filed by Leigh Gignilliat, 3 N Walworth Ave., Williams Bay, for a request that would add a balcony to the single family residence to at 978 Knoll Lane, in the Estate Residential-1 (ER-1) zoning district, Tax Key No. ZYUP00106J, because [provide rationale for denial, based on substantial evidence]*

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

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

①

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

978 Knowl, Lake Geneva, Cal

Name and Address of Current Owner:

Lakeview Realty Inc

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

312-671-1878

CRDdevelop@aol.com

Owner Signature:

[Signature]

Name and Address of Applicant:

1546 R LEMING

312 WILSON AVE. LEMING BAY CA 92038

Telephone No. with area code & Email of Applicant:

312-671-1878

CRDdevelop@aol.com

Proposed Conditional Use:

PUT BALCONY OFF LAKE FRONT
SIDE (REAR) OF 3RD FLOOR OF
RESIDENCE

Zoning District in which land is located:

SE-4

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

Scott K Dexter & ASS. Arch.

500 Oakwood Ave, Lake Forest Ill

Short statement describing activities to take place on site:

APPLICANT SEEKS CUP TO PUT BALCONY
OFF OF 3RD FLOOR OF RESIDENCE
FACING THE LAKE FRONT

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

Date

4/11/22

Signature of Applicant

[Signature]

120

Attachment to Conditional Use Permit Application for Pier Addition 978 N. Knoll Lane

1. The proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards if the City of Lake Geneva Comprehensive Plan as the proposed conditional use is to add a balcony to the rear of the house to as to add to the use and enjoyment of the lake front at the rear of the property.
2. The proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of The City of Lake Geneva comprehensive plan as the plan contemplates that there are other lake front properties that have balconies at the rear along the lake fron.
3. The proposed conditional use of a balcony (see attached pier plan) does not result in any adverse impact on nearby properties, the character of the neighborhood, the environment, traffic along the lake or detrimental to the public health, safety if general welfare.
4. The proposed conditional use is consistent with land uses of other neighboring properties as other properties have balconies overlooking the lakefront.
5. The proposed conditional use is located in an area that will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities services provided by public agency serving the 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 of the Applicant's proposal.

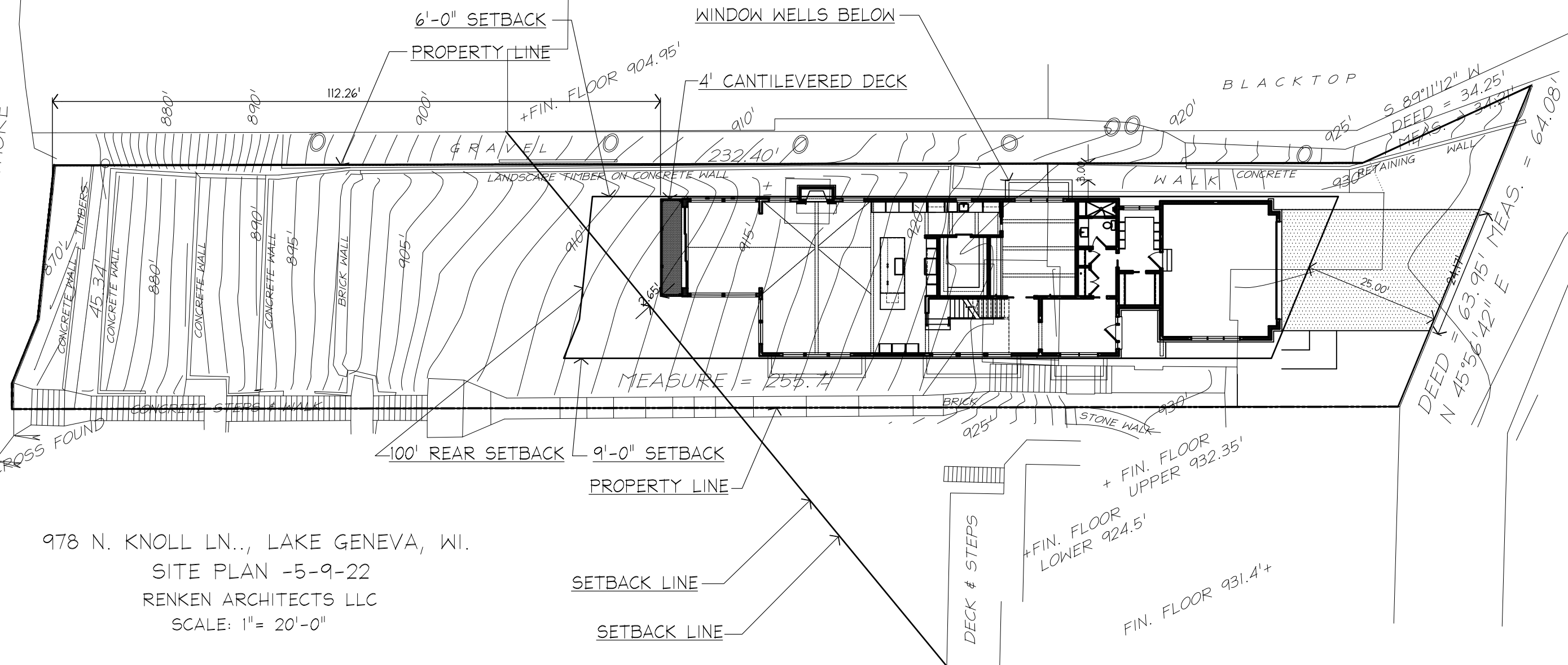
Legal Description of The Property: Part of the NW ¼ of Section 1, Township 1 N, Range 17 E
Described as: Commencing at the N ¼ Corner of Section 1, South 1192.62 feet, North 89
degrees 48 Minutes 27 Seconds, East 42.40 feet, North 00 Degrees, 03 minutes 47 Seconds,
West 439.25 feet, South 89 Degrees 45 minutes, 25 seconds, West 550.83 feet, South 69 Degrees
20 Minutes 43 Seconds, West 214.69 feet, South 89 Degrees 11 Minutes 12 Seconds, West 67.65
Feet, South 0 Degrees 48 Minutes 48 Seconds, East 6 Feet, South 45 Degrees 56 Minutes 42
Seconds, West 63.95 Feet, North 66 Degrees 25 Minutes 18 Seconds, West 241.67' to the point
of beginning, South 66 Degrees 25 Minutes 18 Seconds East 241.67 Feet, North 45 Degrees 56
Minutes 42 Seconds East 63.9

PIN: ZYUP 00106J

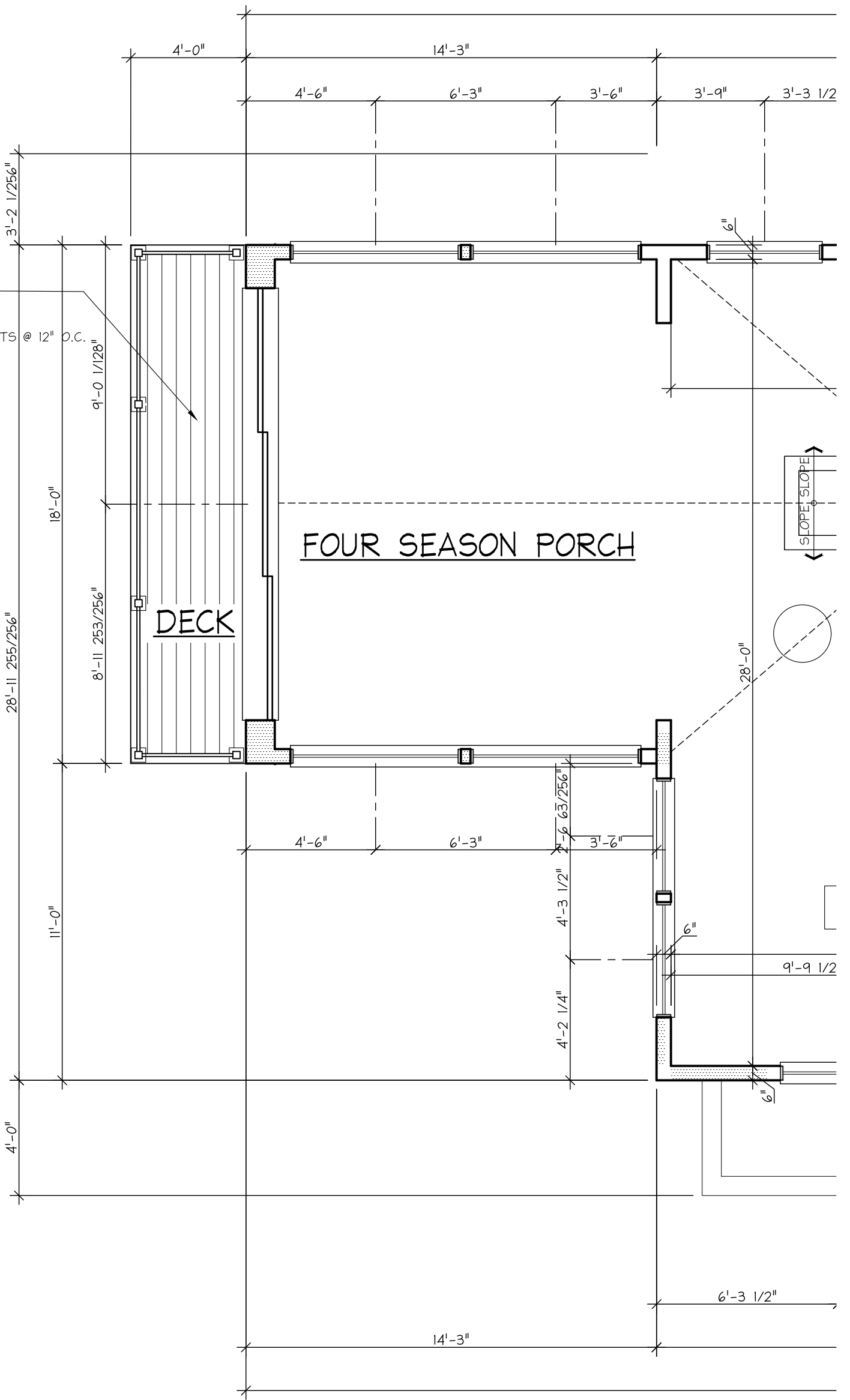
GENEVA LAKE

CUT STONE SEAWALL ALONG SHORE

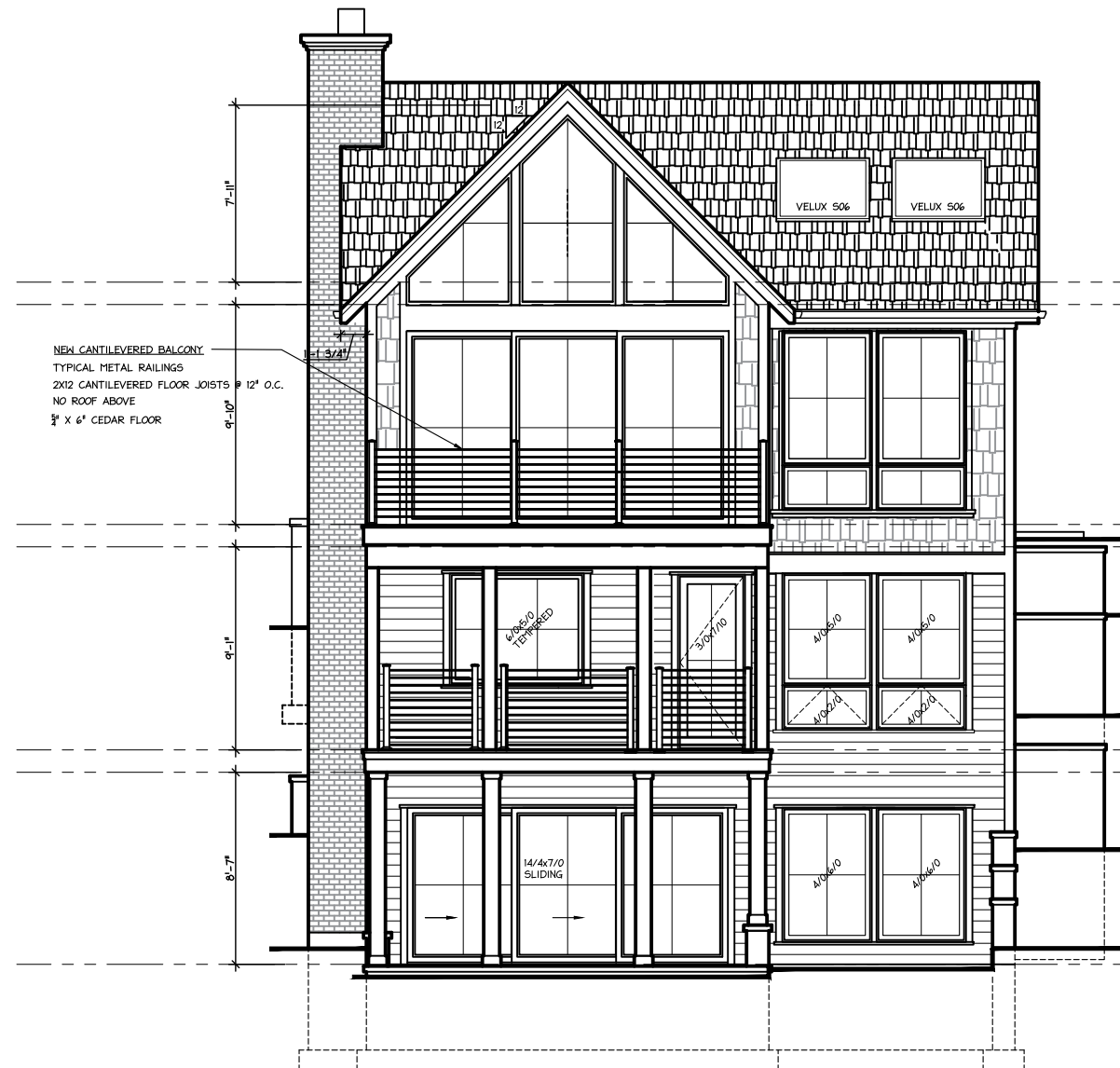
978 N. KNOLL LN., LAKE GENEVA, WI.
SITE PLAN -5-9-22
RENKEN ARCHITECTS LLC
SCALE: 1" = 20'-0"



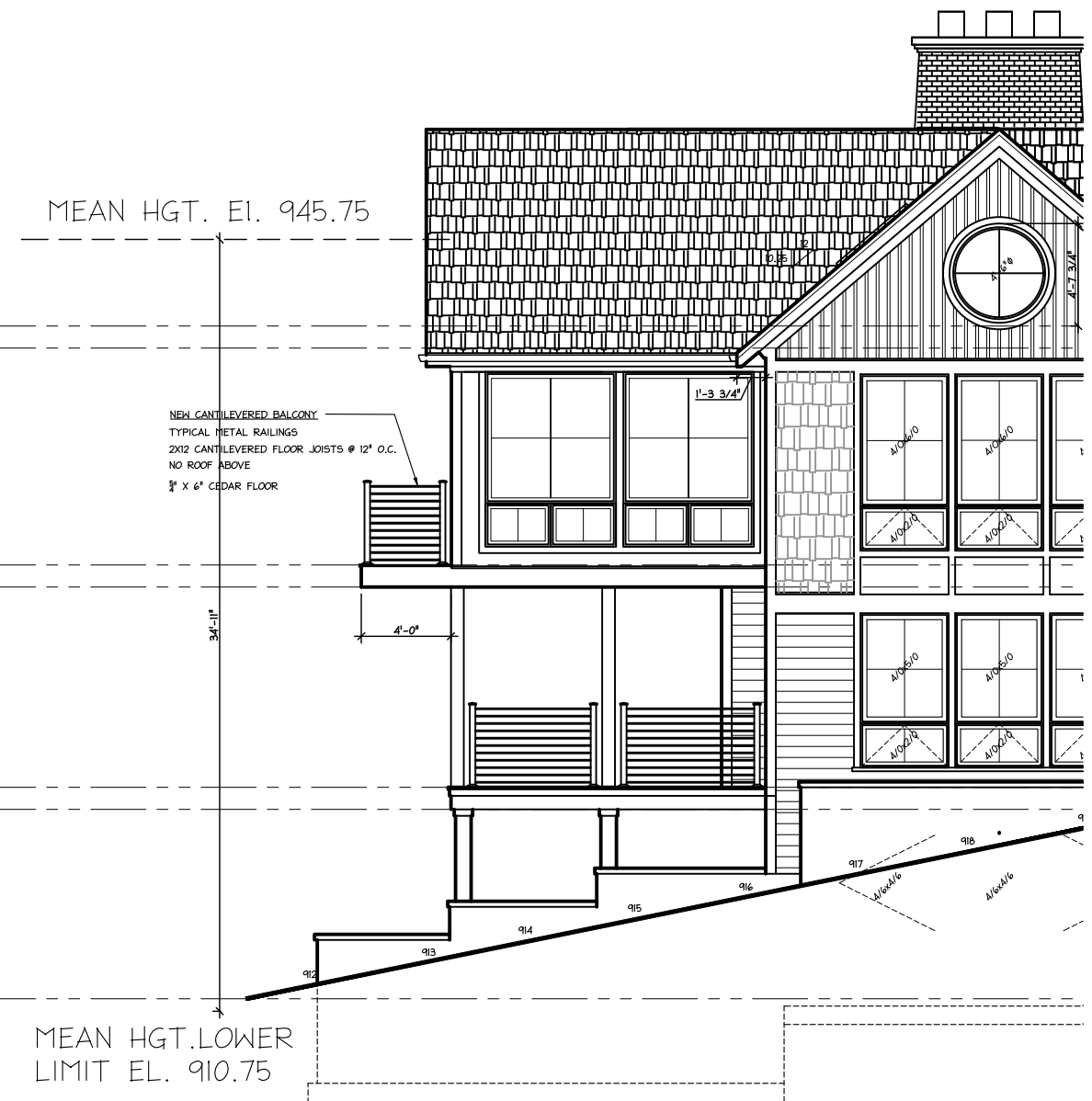
NEW CANTILEVERED BALCONY
TYPICAL METAL RAILINGS
2X12 CANTILEVERED FLOOR JOISTS @ 12" O.C.
NO ROOF ABOVE
5/4" X 6" CEDAR FLOOR



978 N. KNOLL LN., LAKE GENEVA, WI.
PARTIAL SECOND FLOOR PLAN - 5-9-22
RENKEN ARCHITECTS LLC
SCALE: 1/4" = 1'-0"



978 N. KNOLL LN., LAKE GENEVA, WI.
 REAR ELEVATION - 5-9-22
 RENKEN ARCHITECTS LLC
 SCALE: 1/8" = 1'-0"



978 N. KNOLL LN., LAKE GENEVA, WI.
 LEFT SIDE ELEVATION - 5-9-22
 RENKEN ARCHITECTS LLC
 SCALE: 1/8" = 1'-0"

RESOLUTION OF THE COMMON COUNCIL			
Resolution to amend the existing Conditional Use Permit (CUP) filed by Lowell Custom Homes 401 Geneva National Ave. for a request to utilize the SR – 4 zoning setbacks for a 2 nd floor addition at 1554 Lake Shore Dr. in the Estate Residential - 1 (ER-1) zoning district. Tax Key No. ZLM00049.			
Committee:	Plan Commission approved June 20, 2022		
Fiscal Impact:	N/A		
File Number:	22-R35	Date:	June 27, 2022

WHEREAS, the City Plan Commission has considered the application of by Lowell Custom Homes 401 Geneva National Ave. for a request to utilize the SR – 4 zoning setbacks for a 2nd floor addition at 1554 Lake Shore Dr. in the Estate Residential - 1 (ER-1) zoning district.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on June 9, 2022.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, is hereby authorized, to issue a Conditional Use Permit filed by Lowell Custom Homes 401 Geneva National Ave. for a request to utilize the SR – 4 zoning setbacks for a 2nd floor addition at 1554 Lake Shore Dr. in the Estate Residential - 1 (ER-1) zoning district.,

Tax Key No. ZLM00049

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 27th day of June, 2022.

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

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

Charlene Klein, Mayor

Date

Attest:

Lana Kropf, City Clerk

Date

Resolution 22-RXX

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 20, 2022

Agenda Item #10

Applicant:

Tom Cauffman
Lowell Custom Homes
401 Geneva National Ave
Lake Geneva, WI

Request:

1554 Lake Shore Drive
Lake Geneva, WI 53147
Tax Key No. ZLM00049
Amend Conditional Use Permit
SR-4 Setbacks in ER-1 Zoning District

Description:

The applicant is submitting a proposal to amend an approved Conditional Use Permit (CUP) for an existing residence at 1554 Lake Shore Drive. The applicant proposes to add a second story above the garage. Because new development is being proposed for a residence using SR-4 setbacks in the ER-1 zoning district, the CUP must be amended.

Action by the Plan Commission:

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

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

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

Staff Review:

With 48.4% landscape surface area, this property is currently *below* the minimum required landscape surface ratio of 50% within the SR-4 zoning district. (In other words, it currently exceeds the maximum allowable impervious surface area.) This limits the amount of additional development that is possible on this lot, as no new impervious surface may be added. For this reason, the applicant is proposing development only above the garage, within the footprint of the existing residence. No new impervious surface is proposed. The gazebo is proposed to be removed.

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

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

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:

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

- e. The proposed conditional use is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
- f. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation:

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

Suggested Motions:

- *Approve: I recommend approval of the proposed Conditional Use Permit amendment filed by Lowell Custom Homes, 401 Geneva National Ave, Lake Geneva, for a request that would add a second-story addition to an existing residence at 1554 Lake Shore Drive, in the Estate Residential-1 (ER-1) zoning district, Tax Key No. ZLM00049, including the affirmative set of findings, and any additional conditions of approval recommended by staff.*
- *Deny: I recommend denial of the proposed Conditional Use Permit amendment filed by Lowell Custom Homes, 401 Geneva National Ave, Lake Geneva, for a request that would add a second-story addition to an existing residence at 1554 Lake Shore Drive, in the Estate Residential-1 (ER-1) zoning district, Tax Key No. ZLM00049, because [provide rationale for denial, based on substantial evidence]*

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

APPLICATION FOR CONDITIONAL USE
City of Lake Geneva

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

1554 LAKE SHORE DR. LAKE GENEVA, WI 53147.
PARCEL - ZLM 00049, LOT 4, BLOCK 19 LAKE GENEVA MANOR
(TRACT 17) CITY OF LAKE GENEVA.

Name and Address of Current Owner: CDS INVESTMENTS II, LLC

1840 INTERNATIONAL PARKWAY, WOODRIDGE, IL 60517

Telephone No. with area code & Email of Current Owner: 630-755-4232

TCM@CHAMPAININC.COM

Owner Signature: _____

Name and Address of Applicant:

LOWELL CUSTOM HOMES
401 GENEVA NATIONAL AVES, LAKE GENEVA, WI 53147

Telephone No. with area code & Email of Applicant: 262-245-9030

TCAUFFMAN@LOWELLCUSTOMHOMES.COM

Proposed Conditional Use: SR-4 USE IN FR-1 ZONING DISTRICT

Zoning District in which land is located: FR-1

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

ARCHITECT - MIDWEST DESIGN GROUP - HUNTLEY IL
ENGINEER - LYNCH ASSOCIATES, CONTRACTOR - LOWELL CUSTOM HOMES

Short statement describing activities to take place on site:

ADDITION TO 2ND FLOOR ABOVE GARAGE. MAIN HOUSE
STRUCTURE TO REMAIN. INTERIOR RENOVATION.

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

Date

04/12/22

Signature of Applicant



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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: ___ by: ___

↓ Draft Final Packet (1 Copy to Zoning Administrator)

Date: ___ by: ___

↓

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

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

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

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

THE EXISTING STRUCTURE IS NON-CONFORMING IN THE
ER-1 ZONING DISTRICT BUT CONFORMS MORE CLOSELY TO THE
SR-4 ZONING UNDER THE LAKE GENEVA ZONING ORDINANCE WITH
LOT 7180 SF (REQ'D 9000 SF).

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?

THE PROPOSED STRUCTURE MORE CLOSELY CONFORMS TO SR-4
ZONING UNDER THE LAKE GENEVA ZONING ORDINANCE

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 NEGATIVE IMPACTS OF PROPOSED RENOVATION/ADDITIONS WILL
FOLLOW CURRENT ZONING AND ARCHITECTURAL REQUIREMENTS.
NO CHANGE IN LOT SIZE, BUILDING SIZE, SETBACKS, PUBLIC PROPERTY
OR RIGHTS-OF-WAY?

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

LOT SIZE IS CURRENTLY NON-CONFORMING PER ER-1 ZONING
DISTRICT. LOT 7180 SF (REQ'D ER-1 40000 SF) PER POLICIES
AND STANDARDS OF THE CITY OF LAKE GENEVA COMPREHENSIVE PLAN
PROPOSED STRUCTURE MORE CLOSELY CONFORMS TO AN SR-4
ZONING LOT

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

THE IMPROVEMENTS, FACILITIES, UTILITIES AND SERVICES PROVIDED BY PUBLIC AGENCIES SERVING THE SUBJECT PROPERTY WILL REMAIN UNCHANGED. THE RENOVATION AND ADDITION OF THE SUBJECT PROPERTY WILL RESULT IN THE SAME FOOTPRINT OF THE EXISTING SINGLE FAMILY RESIDENCE

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

THE PROPOSED ADDITION AND NEW WORK ON THE EXISTING STRUCTURE WILL IMPROVE THE LOOK OF THE HOUSE AND THIS IMPROVES THE LOOK OF THE NEIGHBORHOOD. THERE ARE NO KNOWN ADVERSE IMPACTS OF THE PROPOSED CONDITIONAL USE.

IV. FINAL APPLICATION PACKET INFORMATION

- ____ Receipt of 5 full scale copies in blue/line or black/line of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline. Date: _____ by: _____
- ____ Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice published on _____ and _____ by: _____
- ____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

↓ *Draft Final Packet (1 Copy to Zoning Administrator)*

Date: _____ by: _____

↓

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

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

___ Land use plan map designation(s);

___ Current land uses present on the subject property;

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

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

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

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

- ___ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;
 - ___ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";
 - ___ Exterior building and fencing materials (Sections 98-718 and 98-720);
 - ___ Possible future expansion and related implications for points above;
 - ___ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
- ___ (b) A **Small Location Map** at 11" x 17" showing the subject property, all properties within 300 feet, and illustrating its relationship to the nearest street intersection. (A photocopy of the pertinent section of the City's Official Zoning Map with the subject property clearly indicated shall suffice to meet this requirement.)
- ___ (c) A **Property Site Plan** drawing which includes:
- ___ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;
 - ___ The date of the original plan and the latest date of revision to the plan;
 - ___ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);
 - ___ A reduction of the drawing at 11" x 17";
 - ___ A legal description of the subject property;
 - ___ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
 - ___ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
 - ___ All required building setback lines;
 - ___ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
 - ___ The location and dimension (cross-section and entry throat) of all access points onto public streets;
 - ___ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;
 - ___ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
 - ___ The location of all outdoor storage areas and the design of all screening devices;
 - ___ The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;
 - ___ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;
 - ___ All engineering requirements for utilities, site designs, etc;
 - ___ The location and type of any permanently protected green space areas;
 - ___ The location of existing and proposed drainage facilities for storm water;

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

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

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

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

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

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

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

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

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

1554 Lake Shore Drive –

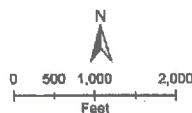
Surrounding Neighbors within 300' of the Subject Property –

ZA134100001	Summer Wind VII LLC c/o Tom Ryan 763 N Mayflower Rd Lake Forest, IL 60045-2311
ZLM 00025	Michael G Culhane Sally A Culhane 166 Liberty Pl Princeton, NJ 08540
ZLM 00026	Thomas W Schwartz Katherine G Schwartz 1550 Evergreen Ln Lake Geneva, WI 53147
ZLM 00027	Joseph F Piscioti Cheryl A Piscioti 6554 W Archer Ave Chicago, IL 60638
ZLM 00028	Jacquelyn E Getzen Trust 15 Lakeview Dr Lake Geneva, WI 53147
ZLM 00029	JLB Maintenance LLC 14040 Boxwood Lane Orland Park, IL 60462
ZLM 00030	Reuter Family Trust 1002 Ingraham Ave #3 Delray Beach, FL 33483
ZLM 00031	Jay H Kleiman Georgianna M Kleiman 60 E Monroe St #3101 Chicago, IL 60603
ZLM 00032	James M Wojcik Sharon L Wojcik 12 Debbie Ln Streamwood, IL 60107
ZLM 00033	Bruce Gold Sarah Gold 2901 Kingston Dr Buffalo Grove, IL 60089
ZLM 00046	Roy Kaiser 51 Warwick Rd Winnetka, IL 60093
ZLM 00047	Douglas Powell Trust 1014 W Altgeld St Chicago, IL 60614

ZLM 00049	1554 Lake Shore LLC 6006 Hazelwood Dr Crystal Lake, IL 60012
ZLM 00050	Megan McNerney Richard M Longnecker 1562 Lake Shore Dr Lake Geneva, WI 53147
ZLM 00051	Gregory M Licht 3517 Majestic Oaks Dr St Charles, IL 60174
ZLM 00087	Lake Geneva Manor Association c/o Catherine Green 1615 Lakeshore Dr Lake Geneva, WI 53147
ZLM 00088	Paul N Sepe Susan Y Sepe 16 Lakeview Dr Lake Geneva, WI 53147
ZLM 00089	Marya F Gibbons Trust 211 S Sunnyside Elmhurst, IL 60126
ZLM 00089A	Catherine T Green 1615 Lake Shore Dr Lake Geneva, WI 53147
ZYUP 00094J	James W Owens Jr Trust 497 S Arlington Ave Elmhurst, IL 60126

City of Lake Geneva Zoning Map

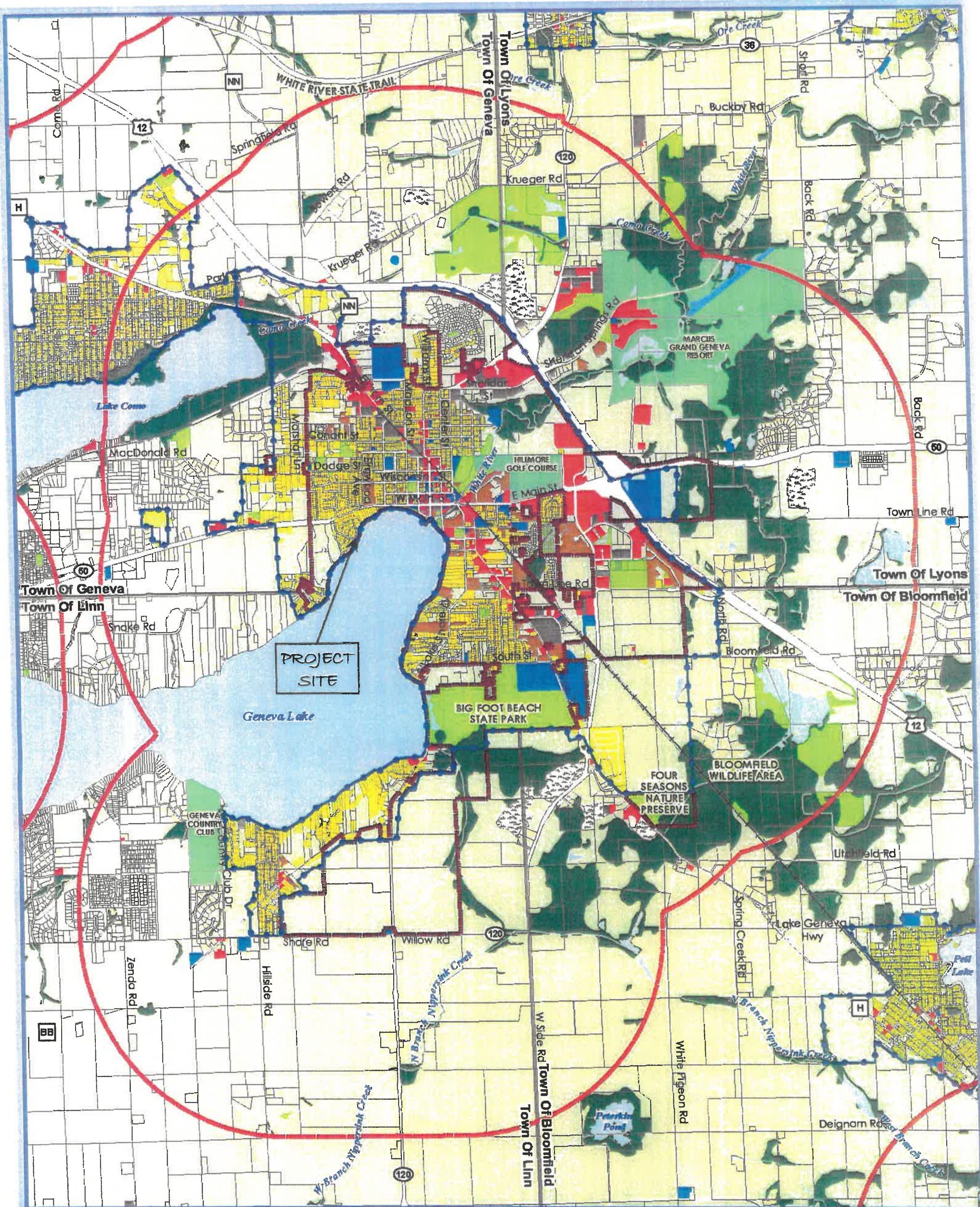
December 10, 2008



CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS

PROJECT SITE
ER-1 ZONING

	CR-5	Rural Residential Areas for agricultural uses, agricultural support businesses, schools, parks, churches, or very low-density single-family residential at a density of less than one dwelling unit per 30 acres.
	ER-1	Executive Residential - 180 Areas for very low-density single-family development at maximum densities of one dwelling unit per acre, and support institutional uses such as schools, parks, and churches.
	SR-3	Single-Family Residential - 3 Areas for low-density single-family development at maximum densities of one dwelling unit per acre, and support institutional uses such as schools, parks, and churches.
	SR-4	Single-Family Residential - 4 Areas for moderate density single-family development at maximum densities of four dwelling units per acre, and support institutional uses such as schools, parks, and churches.
	PD	Planned Development Areas approved for planned development zoning unique to the subject property.
	TR-6	Transitional Residential - 6 Areas for single-family detached and two-family residential development at densities up to six dwelling units per acre, and support institutional uses such as schools, parks, and churches.
	MR-8	Medium Density Residential - 8 Areas for medium density detached and two-family, and multi-family residential development at densities up to eight dwelling units per acre, and support institutional uses.
	C-2	Business Center/Office Areas for medium density office and office-support commercial uses in urban, transitional, and suburban areas, and support institutional uses such as schools, parks, and churches.
	NO	Neighborhood Office Areas for high-quality office and office-support commercial uses in urban, transitional, and suburban areas, and support institutional uses such as schools, parks, and churches.
	PO	Planned Office Areas for office and office-support commercial and service uses. Overlaid landscaping and limited signage are an attractive, high quality character.
	NB	Neighborhood Business Areas for small-scale, neighborhood-oriented service and retail uses, which shall not exceed the adjacent residential areas. (Geneva landscaping and limited signage)
	PB	Planned Business Areas for high-quality office and office-support commercial, office, and institutional uses. (Geneva landscaping and limited signage)
	GB	General Business Areas for a full complement of commercial, office, and institutional uses (includes all types of landscaping and signage)
	CB	Central Business Areas for a full complement of downtown and high-density neighborhood commercial, office, and institutional uses. (includes all types of landscaping and signage)
	PI	Planned Industrial Areas for a full complement of light, medium, and heavy industrial uses, and support institutional uses. (includes all types of landscaping and signage)
	GI	General Industrial Areas for a full complement of light, medium, and heavy industrial uses, and support institutional uses. (includes all types of landscaping and signage)
	HI	Heavy Industrial Areas for primary outdoor and/or heavy industrial production, storage, distribution and disposal uses.
	PBP	Planned Business Park Areas approved for planned development zoning unique to the subject property.
		Primary Environmental Corridor
		Woodlands Overlay
		Lakeshore Overlay
		City Boundary
		Downtown Design Review
		Design Veto
		Slopes (2% or greater)
		Shorelines, Ponds and Streams



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

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

Land Use Categories

- Agricultural, Open Lands, & Vacant
- Single Family Residential (Unsewered)
- Single Family Residential (Sewered)
- Two-Family/Townhouse Residential
- Multi-Family Residential
- Commercial
- Government & Institutional
- Airport

- Private Recreation Facilities
- Public Park & Open Space
- Industrial
- Extraction
- Wetland
- Right of Way

0 0.25 0.5 1 Miles

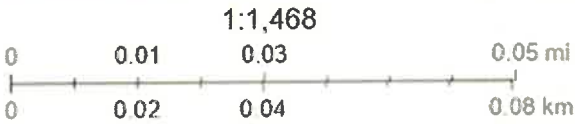
VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Date: December 14, 2009
Source: SEWRPC, WIDNR,
Walworth County LIO, V&A

Parcel Ownership Viewer



April 8, 2022



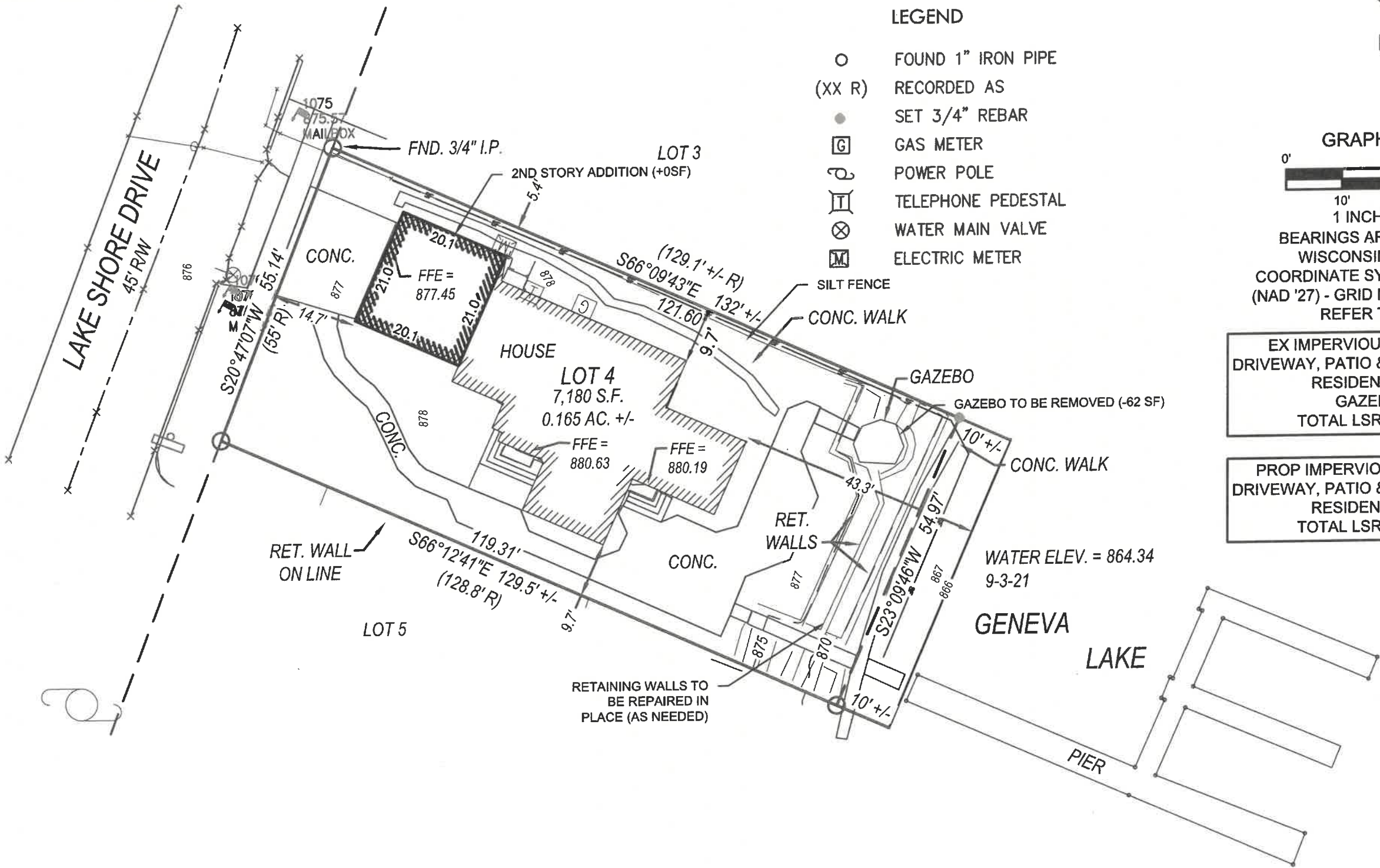
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Walworth County GIS

April 8, 2022

SITE PLAN

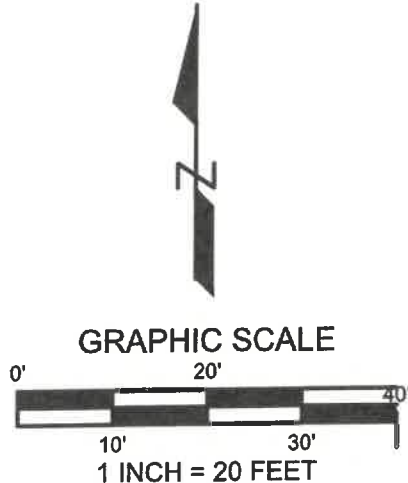
Survey No. 21-6001.18

LOCATION: 1554 Lake Shore Drive, Lake Geneva, Wisconsin
PREPARED FOR: Todd Caufmann - Lowell Management
LEGAL DESCRIPTION:
Lot 4 of Block 19, Lake Geneva Manor, a Subdivision located in the City of Lake Geneva, Walworth County, Wisconsin.
CURRENT OWNER: CDS Investments II, LLC
TAX ID: ZLM 00049



LEGEND

- FOUND 1" IRON PIPE
- (XX R) RECORDED AS
- SET 3/4" REBAR
- Ⓜ GAS METER
- Ⓜ POWER POLE
- Ⓜ TELEPHONE PEDESTAL
- ⊗ WATER MAIN VALVE
- Ⓜ ELECTRIC METER

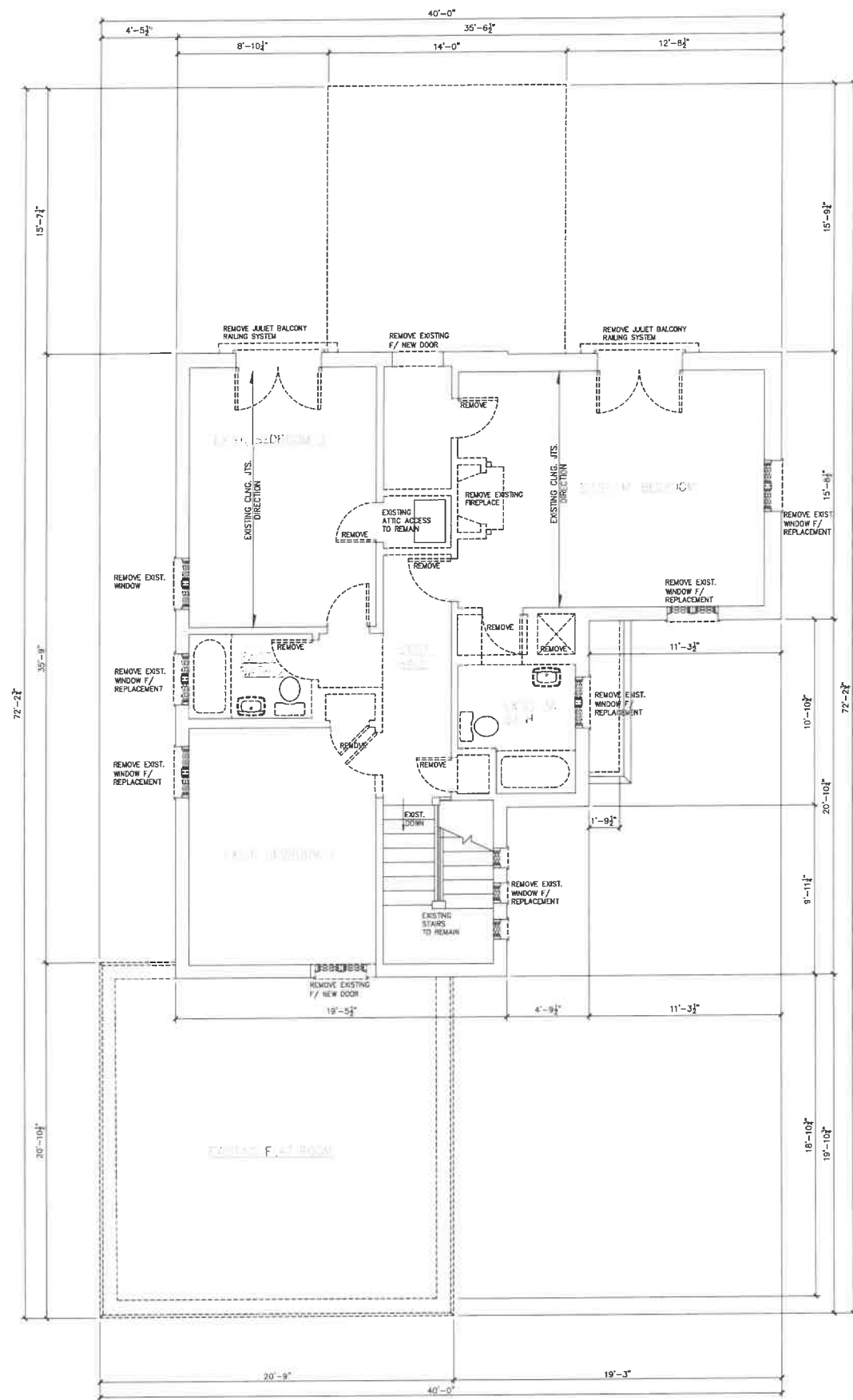


BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONR (NAD '27) - GRID NORTH. ELEVATIONS REFER TO NAVD '88.

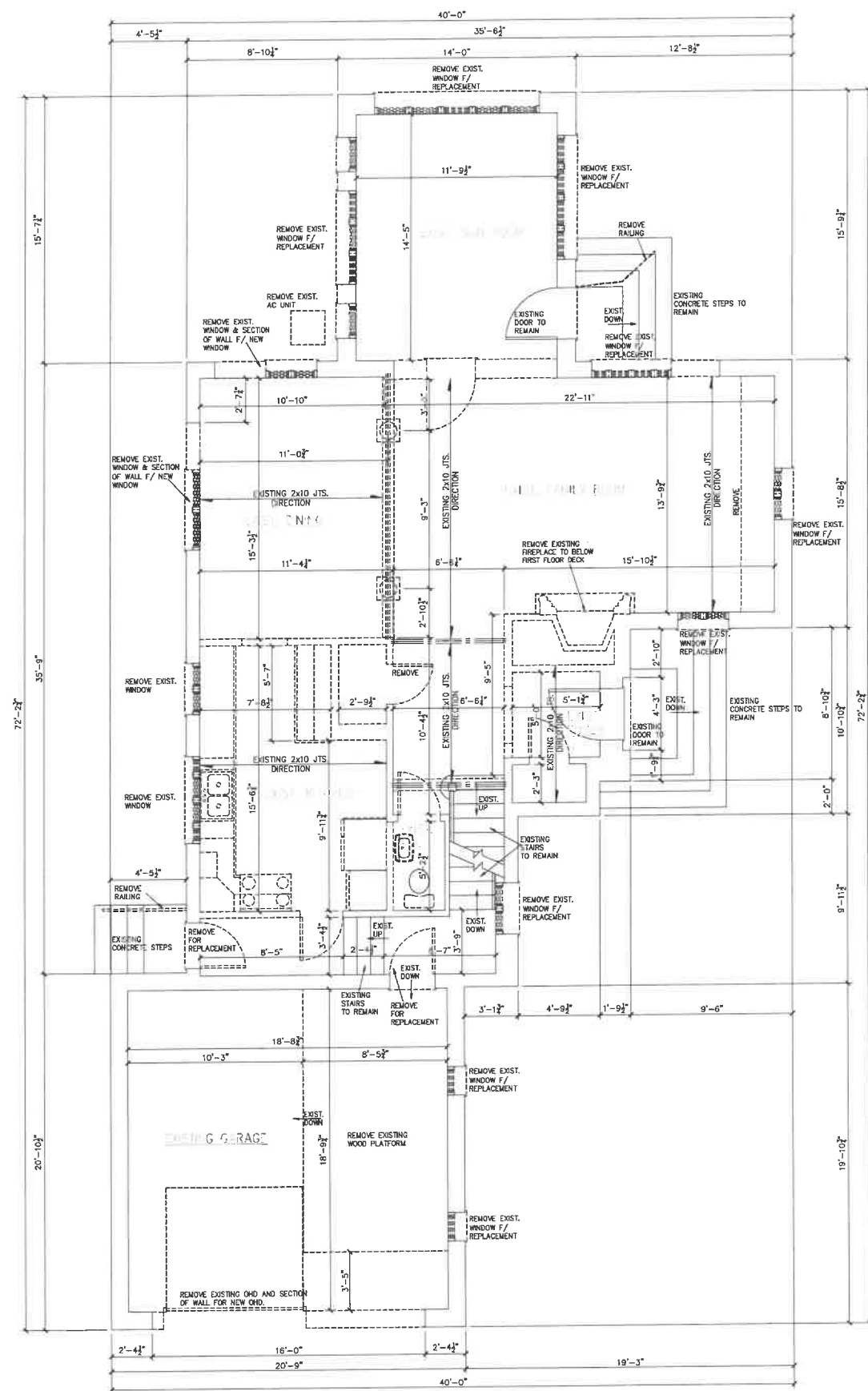
EX IMPERVIOUS SURFACE CALCS
DRIVEWAY, PATIO & WALKWAYS = 1,732 SF
RESIDENCE = 1,677 SF
GAZEBO = 62 SF
TOTAL LSR = 3,474 (48.4%)

PROP IMPERVIOUS SURFACE CALCS
DRIVEWAY, PATIO & WALKWAYS = 1,732 SF
RESIDENCE = 1,677 SF
TOTAL LSR = 3,412 (47.5%)

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040



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



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



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

LOWELL
—CUSTOM HOMES—

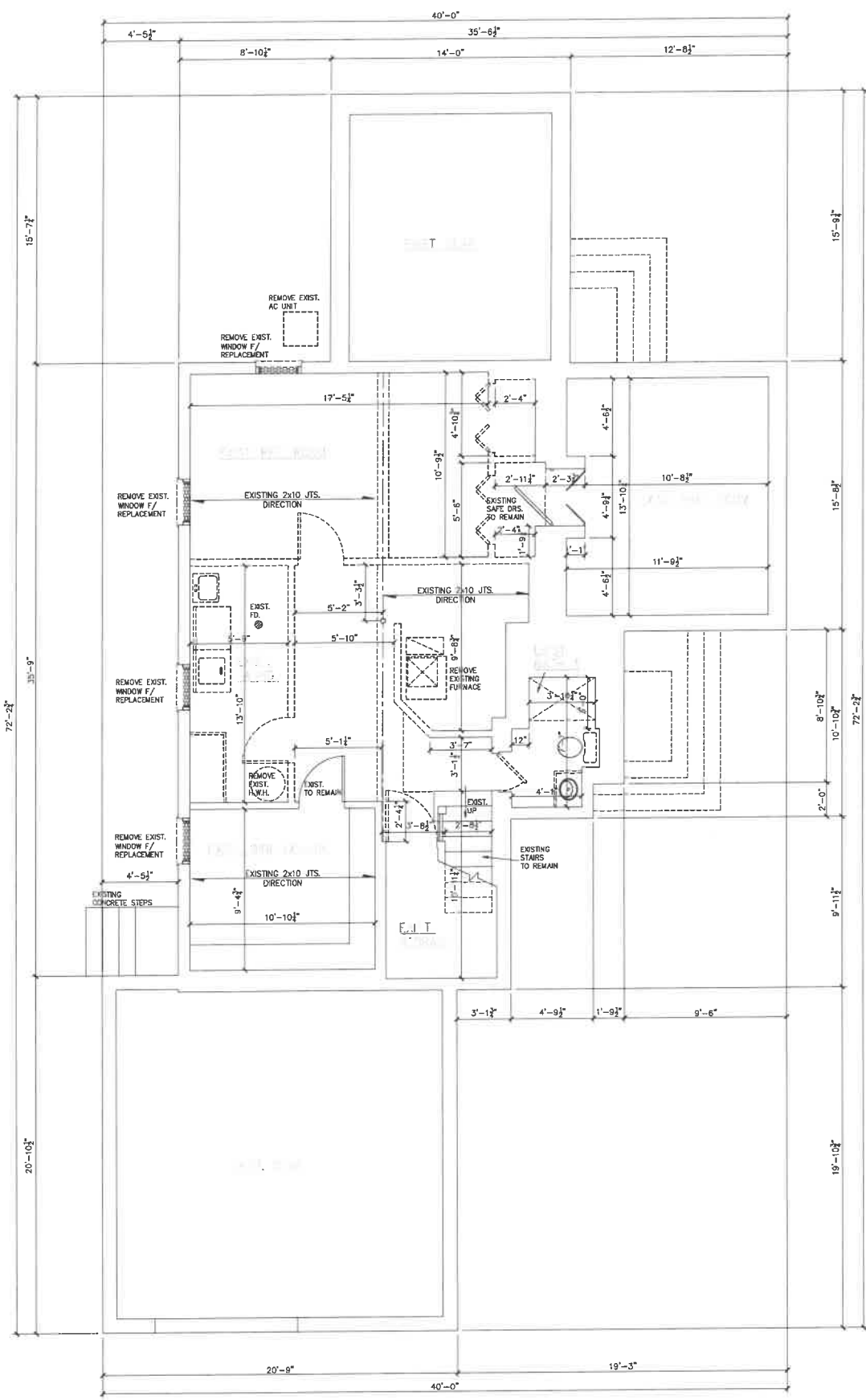
**ADDITION & RENOVATION TO:
THE PECORA RESIDENCE
1554 LAKE SHORE DRIVE
LAKE GENEVA, WI.**

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DATE	REV#	DESCRIPTION OF REVISION
8-30-21	1	PRELIMINARY PLANS FOR REVIEW
9-28-21	2	PROGRESS SET FOR REVIEW
10-19-21	3	REVISED PRELIMINARY PLANS
11-22-21	4	REVISED PRELIMINARY PLANS

A1

X-PECORA ADDITION
- Lowell.dwg



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

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A2
X-PECORA ADDITION
- Lowell.dwg

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—CUSTOM HOMES—

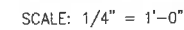
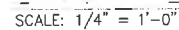
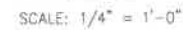
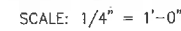


LOWELL
—CUSTOM HOMES—

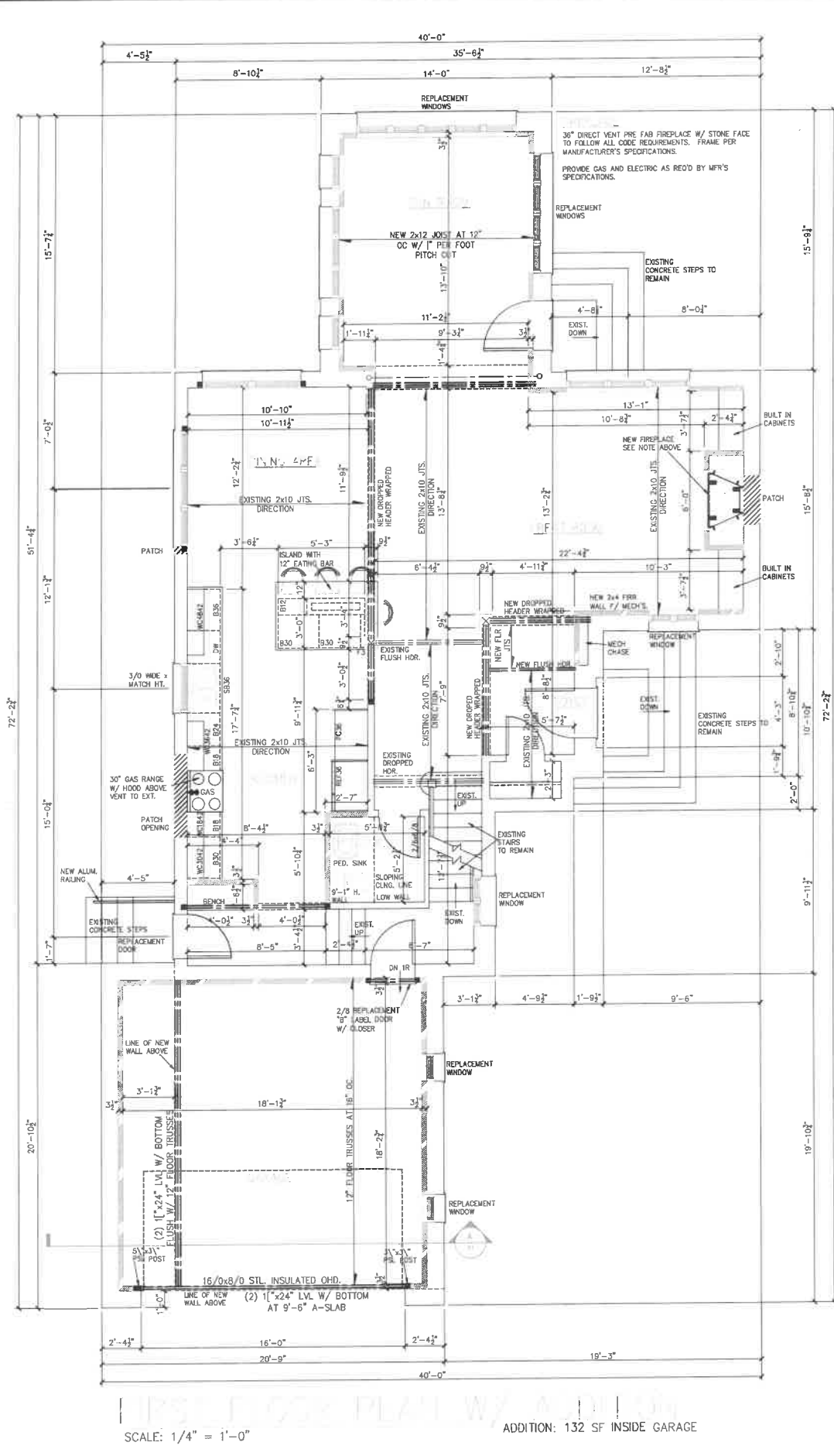
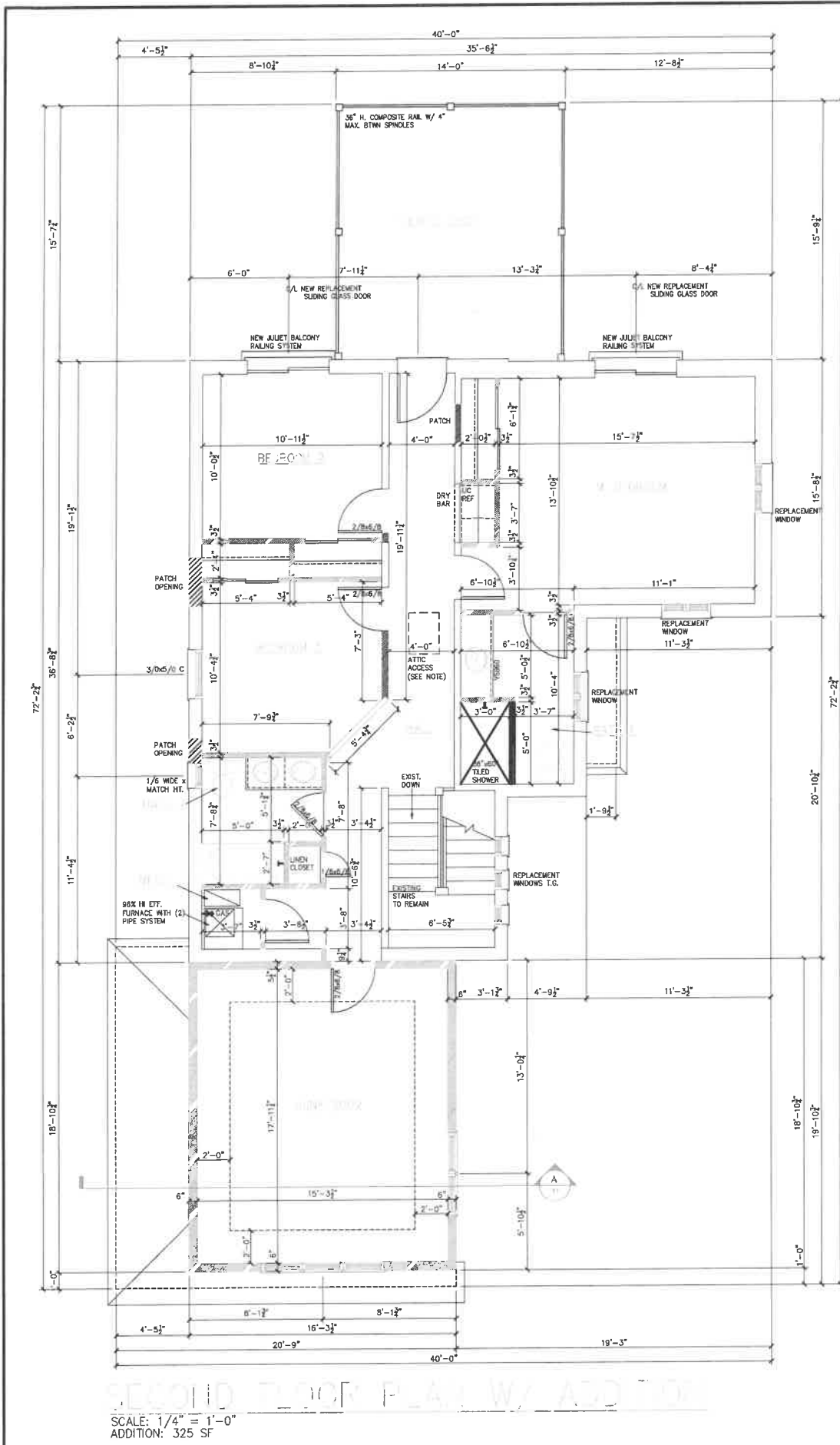
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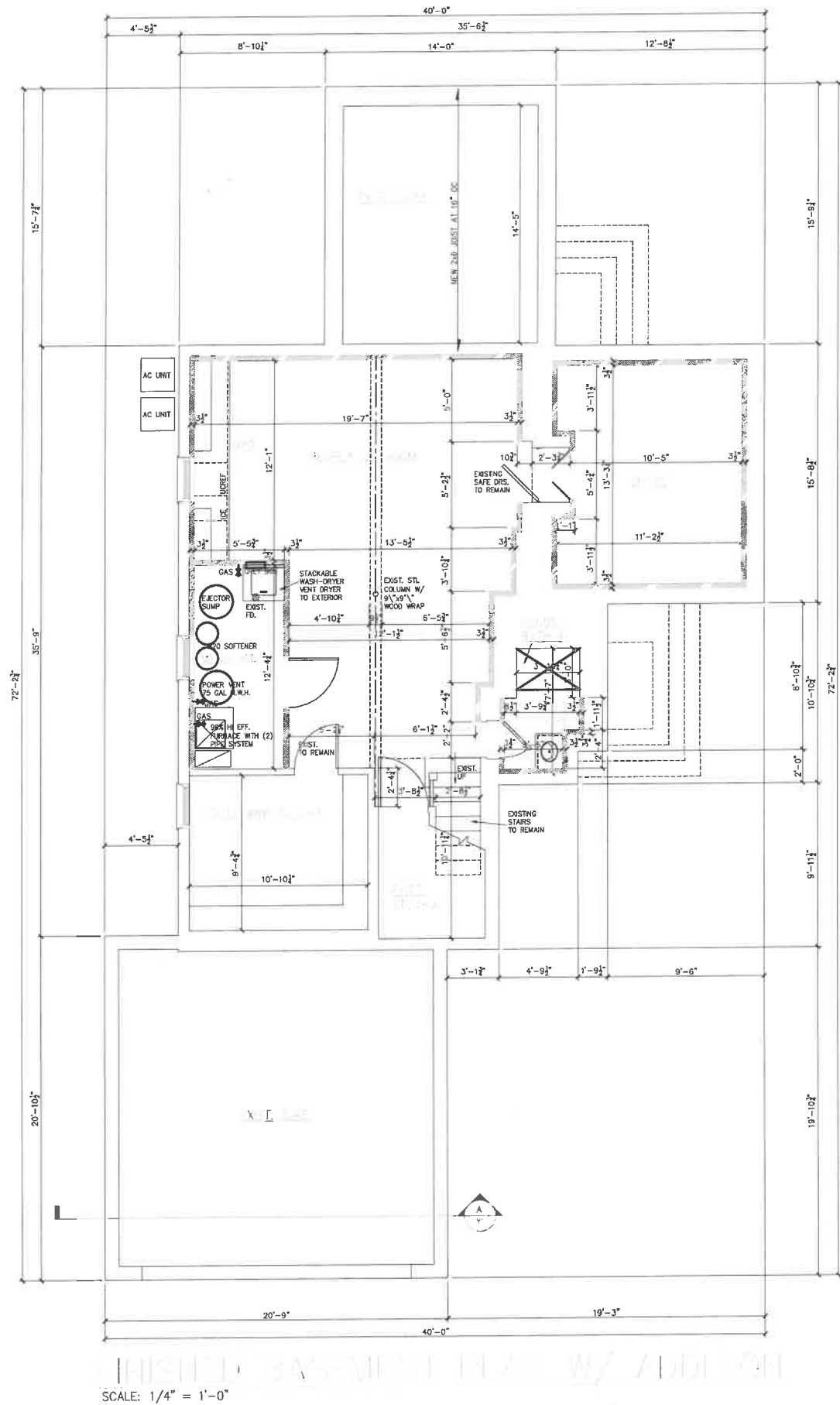
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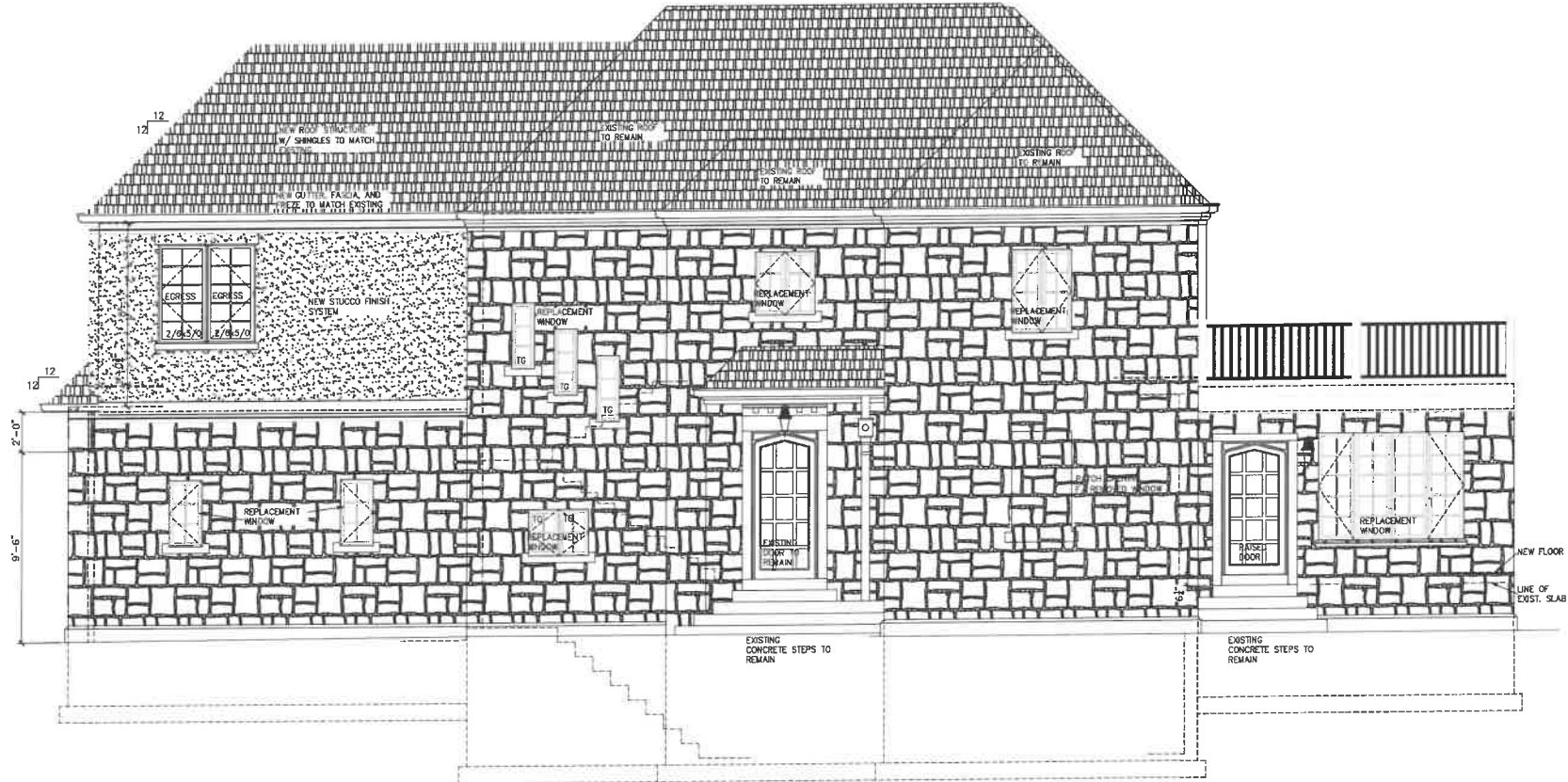
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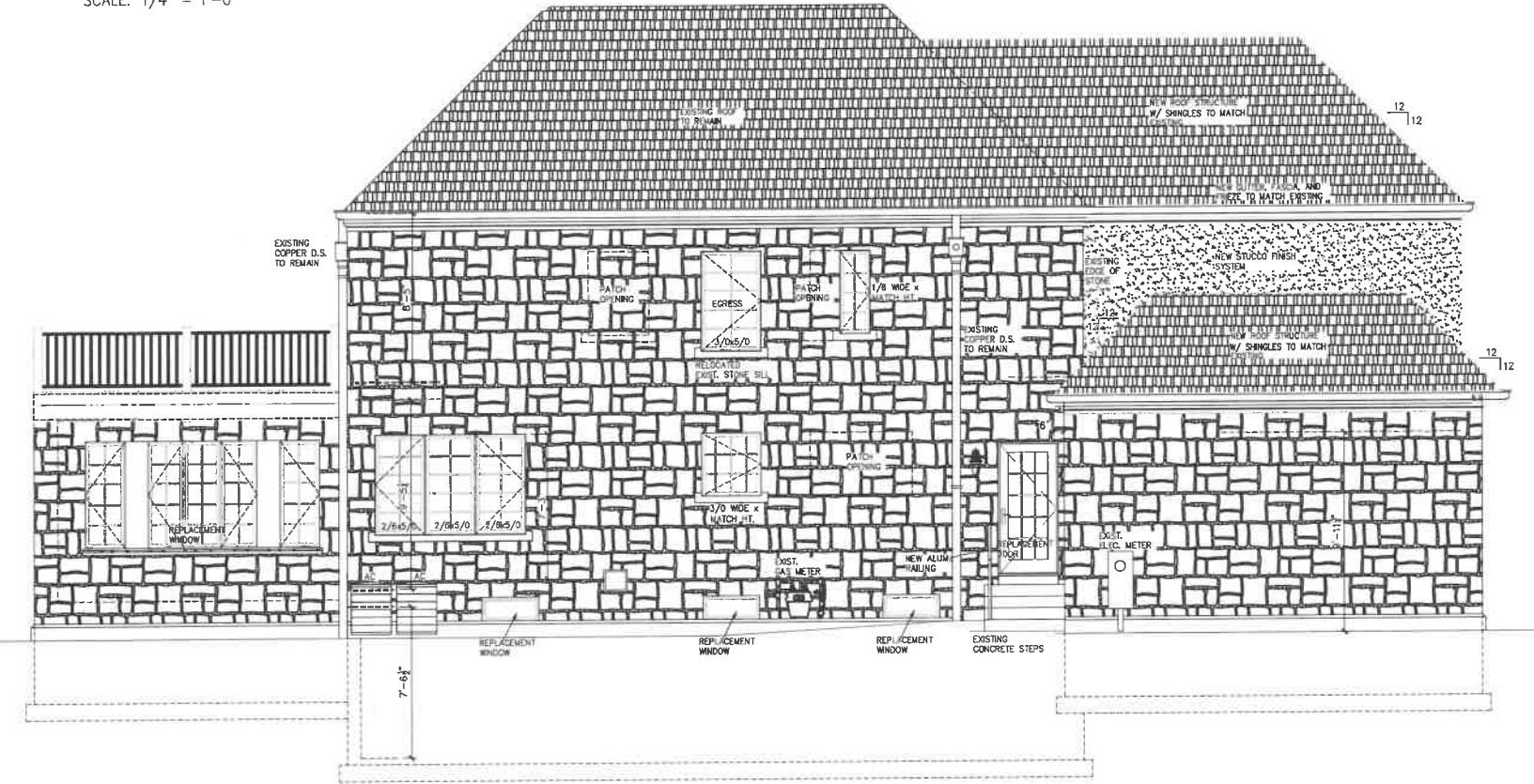
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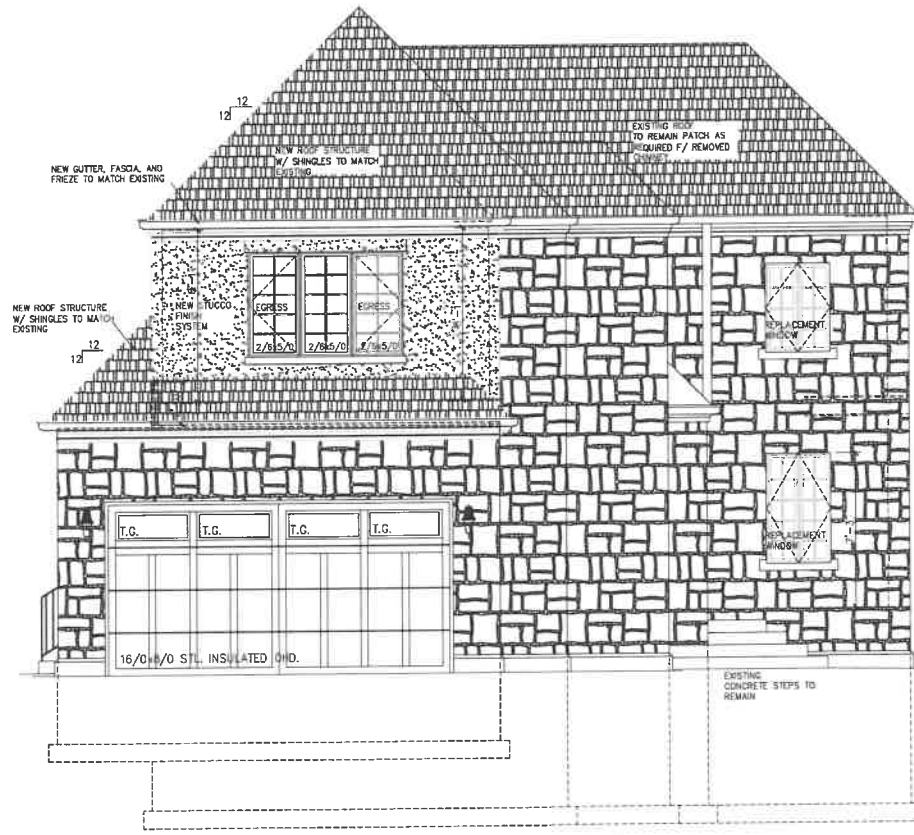
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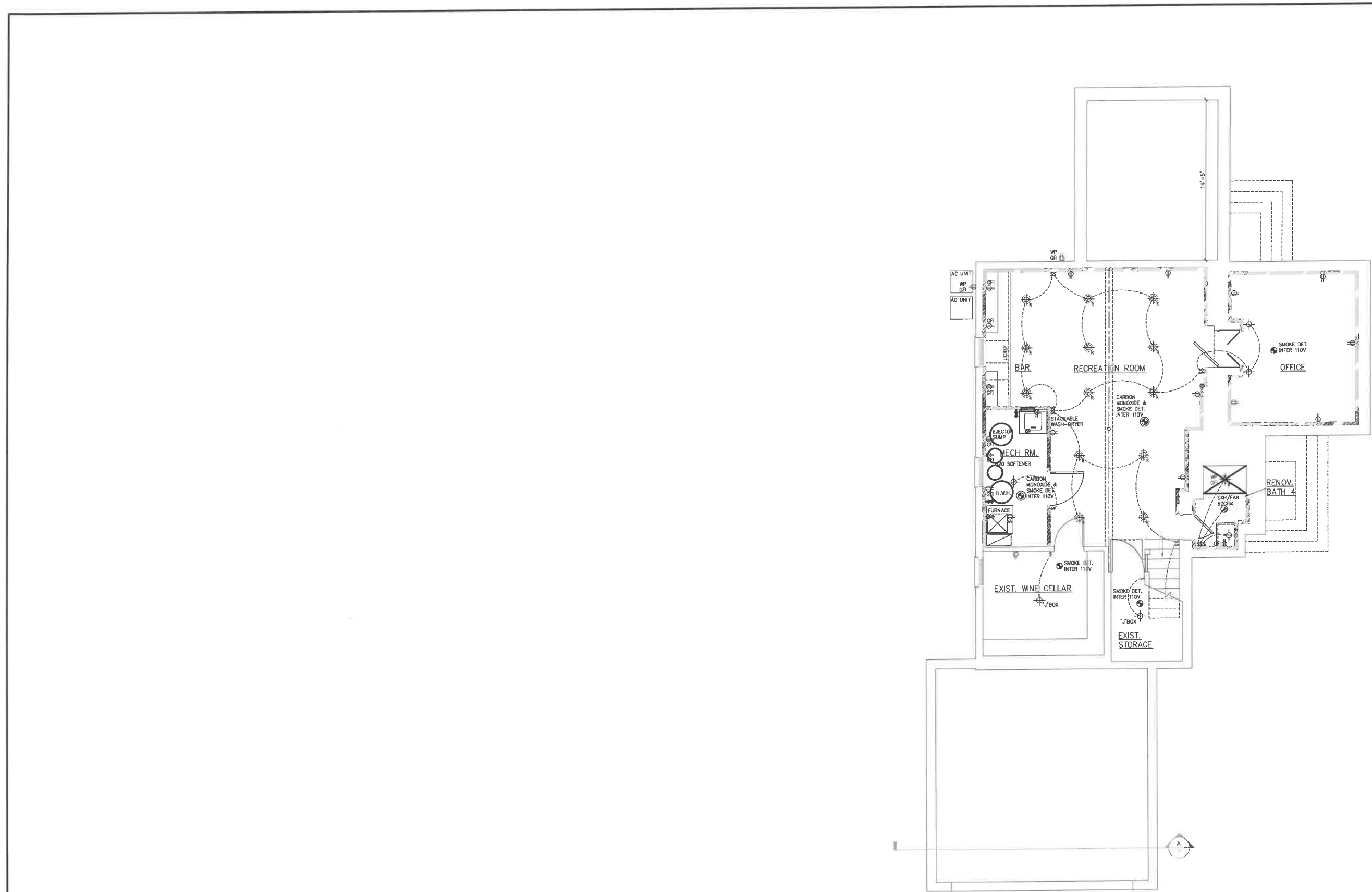
SCALE: 1/4" = 1'-0"



REAR ELEVATION W/ ADDITION
SCALE: 1/4" = 1'-0"



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



FINISHED BASEMENT
ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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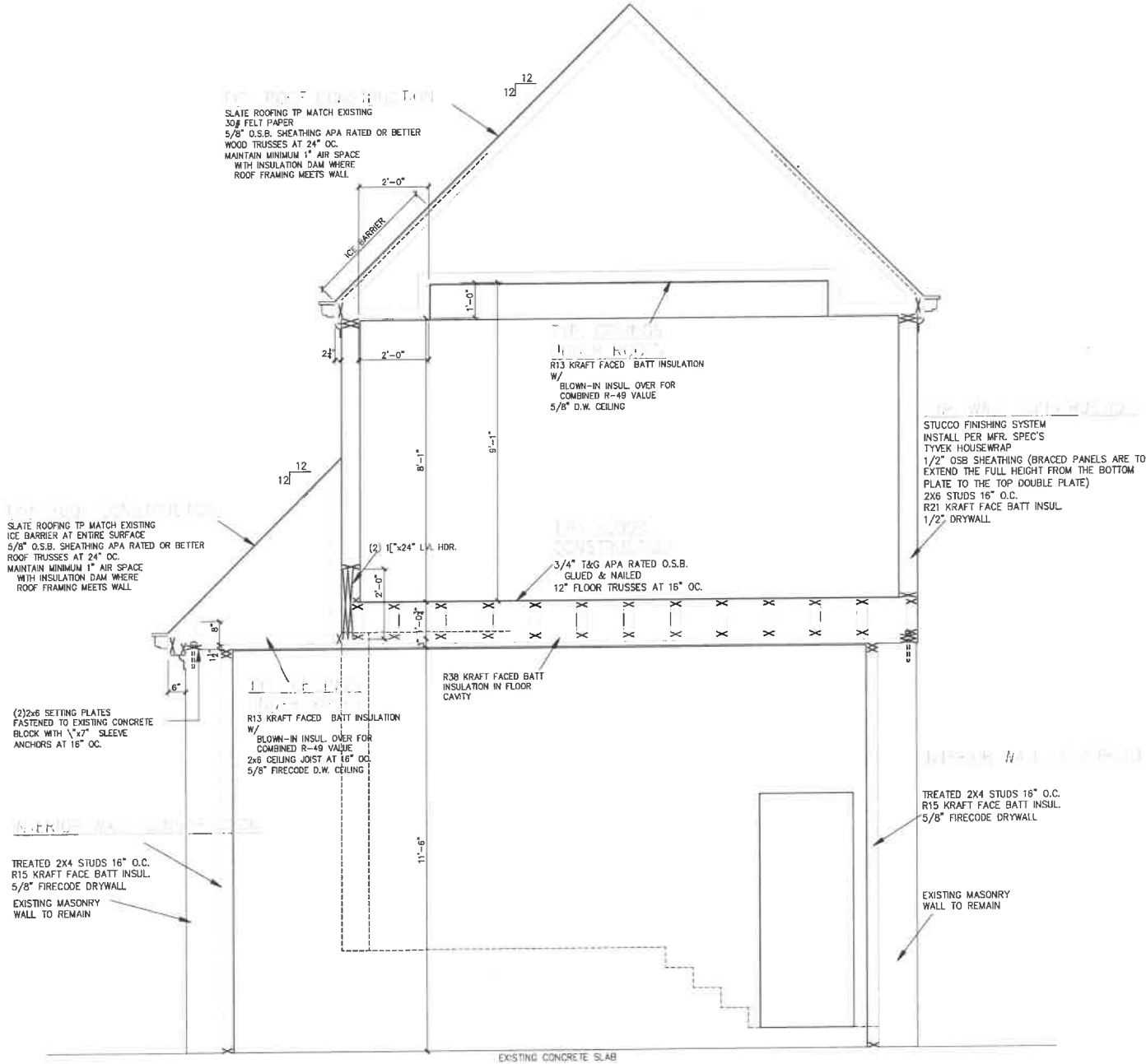
CUSTOM HOMES

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