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

CITY OF LAKE GENEVA PLAN COMMISSION
MONDAY, MARCH 18, 2024 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL

Members:

Mayor Charlene Klein, Alderperson Joan Yunker, Commissioners: John Gibbs, Joel Hoiland, Cindy Forster Fueredi, James Marquardt, and Kyle Cary

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. Meeting called to order by Charlene Klein.
2. Roll Call.
3. Approve Minutes of the December 18, 2023 Plan Commission meeting as distributed.
4. 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 five (5) minutes.
5. Acknowledgment of Correspondence.
6. Conceptual review of a proposed development by Geneva Square – GS Outlot 3, LL.2737 Central Street, Evanston. IL 60201 for the property currently located on the Geneva Square Property zoned Planned Development (PD) at 80 East Geneva Square Tax Key No. ZYUP00137C1.
7. Conceptual review of a proposed development by Canyon Development Group 937 Tarrant Dr. Fontana WI 53125 for the property located at 817 N. Knoll Ln. zoned Planned Development (PD) Tax Key Nos. ZA442700001 & ZA442700002.
8. Review and Recommendation for a Site Plan submittal for the Memorial and Donation application received for the Gygax Memorial Fund, Inc. PO Box 197, Elkhorn, WI. to allow for the donation of the proposed memorial of Gary Gygax to be located in the park on the westerly portion of the City Park along the lake.
9. Public Hearing and Recommendation for a Conditional Use Permit (CUP) for 772 W. Main St. for Kurt Jennison N3382 County Rd. H, Lake Geneva for a proposed Indoor Commercial

Entertainment land use to operate a Pool Hall facility at 772 W. Main St suites 01 - 02 at the property zoned Central Business (CB) zoning district Tax Key No. ZOP00321.

10. Public Hearing and Recommendation for a Conditional Use Permit (CUP) for 1633 Lake Shore Dr. for Daniel and Jennifer Lites 1633 Lake Shore Dr. Lake Geneva for a proposed home renovation to the property located in the Estate Residential – 1 (ER-1) zoning district Tax Key No. ZLM00020.

11. Public Hearing and Recommendation to amend the Precise Implementation Plan (PIP), applicant Golden Years Living, 270 Ridge Rd. Walworth WI 53184 to allow for the construction of a pergola in the Planned Development (PD) zoning district located at 611 Harmony Dr. Tax Key Nos. ZA47500001.

12. Review to amend the existing Zoning Code section 98-726 regarding Murals.

13. Conceptual review only of 4 proposed Mural locations within the downtown.

14. Adjournment.

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

Requests from persons with disabilities, who need assistance in order to participate in this meeting, should be made to the City Clerk's office, in order for appropriate Accommodations.

CITY OF LAKE GENEVA PLAN COMMISSION MINUTES
MONDAY, DECEMBER 18, 2023 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL

Members: Mayor Charlene Klein, Alderperson Joan Yunker, Commissioners: John Gibbs, Joel Hoiland, Cindy Forster Fueredi, James Marquardt, and Kyle Cary

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

Roll Call.
Present: Klein, Yunker, Marquardt, Hoiland, Cary
Absent: Gibbs (excused), Foster-Fueredi

Approve Minutes of the November 13, 2023, Joint City Council and Plan Commission meeting as distributed.
Motion by Hoiland to approve, second by Cary. Motion carried. 5-0

Approve Minutes of the November 20, 2023, Plan Commission meeting as distributed.
Motion by Hoiland to approve, second by Cary. Motion carried. 5-0

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 five (5) minutes.
No pubic comments

Acknowledgment of Correspondence.
No correspondence.

Public Hearing and Recommendation for a Conditional Use Permit (CUP) for Michael Burton Trust / Anna McNamara Burton Trust; 1438 Pleasant Ln. Glenview Lane 60025, for a building addition to the home at **890 Maytag Rd**. located in the Estate Residential – 1 (ER-1) zoning district tax key no. ZCE00010.
Don Rudat, McCormack, Etten Architects representative, was present. Applicant & City Planner Vareldzis presented details and answered commission member's questions related to the application. Supporting documents are included on pages 9-39 of the packet.
No public comments.
Motion by Klein to close public hearing, second by Yunker. No discussion. Motion carried. 5-0.
Motion by Hoiland to approve, second by Yunker. No discussion. Motion carried. 5-0.

Adjournment.
Mayor Klein states the January Plan Commission meeting is canceled due to a lack of an agenda.
Motion by Yunker to adjourn, second by Hoiland. Motion carried 5-0. The meeting adjourned at 6:07 p.m.

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 18, 2024

Agenda Item #6

Applicant:
Geneva Square

Request:
Tax Key No. ZYUP 00137C1
Concept Review

Description:
Geneva Square is submitting a concept review, which is step 2 of the Planned Development Process. Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the Applicant or the City, but should be considered as informal, nonbinding basis for proceeding to the next step. The preferred procedure is for *one or more iterations of Plan Commission review* of the concept plan to occur prior to introduction of the formal rezoning petition which accompanies GDP application.

The Applicant is proposing a multi-tenant commercial building on a vacant property near the Hwy 120 Interchange. The property proposed for development was part of the Planned Development that allowed for the "Geneva Square" development which resulted in construction of the Piggly Wiggly and other developments. The Planned Development zoning was approved around 1999. According to the ordinance which governs Planned Development procedures, if all parts of a Planned Development General Development Plan are not constructed within five years of approval, no additional development under the Planned Development is allowed without further zoning action.

The applicant has requested approval of a new GDP to allow for flexibility from the PB (Planned Business) base zoning district. The potential flexibilities are detailed in their application materials and are summarized as follows:

- Allow planters instead of foundation plantings around building foundation.
- Reduce paved surface setback on the east property line.
- Share parking with the Geneva Square development.
- An access point closer to the intersection (20-foot reduction).
- Reduced width of driveways on site.

Additional detailed site plan review comments will be provided with the General Development Plan.

Sonja Kruesel, AICP
City Planning Consultant
Vandewalle & Associates

GENEVA SQUARE
80-168 East Geneva Square
Lake Geneva, WI 53147

February 29, 2024

City of Lake Geneva
Community Development Committee

Re: 80 East Geneva Square Outlot
General Project Description

Dear Committee Members:

80 East Geneva Square is part of the original development of the Geneva Square Shopping Center. As one of the original four outlots, this site is at the north entrance to the shopping center off Highway 120. As you pull in from Hwy 120, the area to be developed is on the west side before you reach the Piggly Wiggly.

As had been the plan all along, we are looking to develop the site with a one-story retail building. The site is approximately 44,100 sq. ft and the building would be approximately 4,020 sq. ft. The building would be built with a similar updated style and use similar architectural features of the main center, so as to become a cohesive part of Geneve Square. The space will be divided into two or three possible units, although we already are working with a prospective tenant who wants to take 2,520 sq. ft. The remaining 1,500 sq. ft. would not have any drive-thru component. There would also be limited outside seating.

Between the site and the main center, we would like to ask for some flexibilities with items like parking, parking & sidewalk setbacks, and building landscaping. But there will be ample parking, and we intend to incorporate many landscaping features that have been used in the main center. We want to maximize the green space and limit paved surfaces by including landscaped dividers for sections of the parking areas and large planters around the building itself.

Geneva Square has always been a focal point for the community, and we intend to maintain that appearance and style for the residents and patrons from Lake Geneva and surrounding communities.

Thank you for considering our request.

Gregory Hughes
Managing Agent

APPLICATION FOR GENERAL DEVELOPMENT PLAN OR AMENDMENT

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
80 East Geneva Square - Lake Geneva, WI
ZYUP 00137C1 - see attached

Name and Address of Current Owner: Geneva Square - GS Outlot 3, LLC
2737 Central Street, Evanston, IL 60201

Telephone No. with area code & Email of Current Owner: 847-869-4200
Greg@Schermerhorn-RealEstate.com

Owner Signature: _____

Name and Address of Applicant:
Gregory Hughes - Managing Agent
2737 Central Street, Evanston, IL 60201

Telephone No. with area code & Email of Applicant: _____
-Same as above -

Proposed Use: Commercial Retail Building
Approximately 4,000 sq.ft.
two - three spaces

Zoning District in which land is located: PD

Names and Addresses of architect, professional engineer and contractor of project:
Architect - Hundt Architecture - Milwaukee, WI
Engineer - Ellena Engineering Consultants, LLC - Wales, WI
General Contractor - KJN Builders - Delafield, WI

Short statement describing activities to take place on site:
Build a small outlot retail / commercial building to be a part of the Geneva Square Center. Design & Build a high quality attractive architecture to compliment the existing buildings at Geneva Square.

GDP fee $400.00, payable upon filing application

2/2/24
Date

Signature of Applicant — Managing Agent

_____ _____ Cost Recovery # _____

Petitioner Name Project Address

OFFICE USE ONLY Description of Request _____

Agreement for Services

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

Gregory Hughes, as applicant/petitioner for

Project: Geneva Square

Project Address: 80 East Geneva Square

Parcel No. ZYUP 00137C1

Name: Gregory Hughes - Managing Agent

Address: 2737 Central Street

Evanston, IL 60201

Cell Phone: (847) - 626 - 4325 Phone: (847) - 869 - 4200

Email: Greg@Schermerhorn-RealEstate.com

Dated this 2nd Day of February, 2024

_____

Printed Name of Applicant / Petitioner

Gregory Hughes

Signature of Applicant/Petitioner

Greg Hughes - MANAGING AGENT 2/2/24

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

Section 98-935 Fees:

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

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

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

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

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

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

Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator) *Date:* _____ *by:* _____
⇓ *Draft Final Packet (8 Copies and 1 Digital Copy to Zoning Administrator)* *Date:* _____ *by:* _____
⇓

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

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

____ (2) **A <u>map of the subject property</u>** for which the PD is proposed:
- ____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
- ____ Map and all its parts clearly reproducible with a photocopier;
- ____ Map size of 11" x 17" and map scale not less than one inch equals 800 feet;
- ____ All lot dimensions of the subject property provided;
- ____ Graphic scale and north arrow provided.

____ (3) **A <u>general written description</u>** of proposed PD including:
- ____ General project themes and images;
- ____ The general mix of dwelling unit types and/or land uses;
- ____ Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
- ____ The general treatment of natural features;
- ____ The general relationship to nearby properties and public streets;
- ____ The general relationship of the project to the Master Plan,
- ____ A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.

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

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

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

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

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

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

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

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

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

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

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

____ Project identification signs;

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

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

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

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

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

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

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

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

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

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

Development Review Committee (DRC) Application

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

Applicant Information

Property Address 80 East Geneva Square
Applicant name Gregory Hughes
Applicant email Greg@Schermerhorn-RealEstate.com Phone Number 847-869-4200

Architect/Contractor/Designer Name Hundt Architecture
Architect/Contractor/Designer Email Ryan@HundtArchitecture.com Phone Number 414-554-3853

Type of Construction: New X Addition _____ Remodel _____
Type of Development: Single-family _____ Multi-family _____ Commercial X Industrial _____
Type of Business Commercial - Retail

Engineering

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

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

- Estimated Traffic impacts_____
    - Traffic Study Required YES/NO
    - Traffic Control Plan Required YES/NO
    - Will construction affect street parking or intersections? YES / NO

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

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

- Water service size requirement_____
- Estimated daily water usage in gallons per day_____
- Estimated maximum water flow in gallons per minute_____
- Number of bathrooms_____
- Brief description of process (if Industrial)_____

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

- Number of units_____
- Number of bedrooms in each unit_____
- Water service size requirement_____

LETTER OF TRANSMITTAL

To:	Sonja Kruesel, AICP	CC:	Fred Walling
From:	Gregory Hughes & Mark R. Ellena	Date:	February 23, 2024
Re:	PB Requested Flexibilities @ 80 Geneva Sqaure		
Attached:	Site Plan		

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☒ As Requested

Sonja,

Please include the following in your review for placing the proposed PD on the next available Plan Commission agenda.

(1) General Project Description:

(2) List of Requested Flexibilities:

a) 98-206 (4)(c)3: Parking Regulations: one space per three persons. REQUEST: Parking regulations shall be determined by Retail use as 1 stall/300sf.

b) 98-604 (1)-(4) Landscaping Requirements for Building Foundations: minimum amount of landscaping placed near the building foundation. REQUEST: Landscaping requirements be reduced to placement of large planters at 25' on center at the perimeter of the proposed building.

c) 98-702 (6) Access Near Street Intersections: At its intersection with the street right-of-way line on an arterial or nonresidential collector street, no access point shall be located closer than 100 feet from the intersection of any two street rights-of-way unless such street is the only available frontage on the subject property. In all cases, access points shall be located as far from an intersection as the lot size permits. REQUEST: The north access point to the subject parcel be approximately 80', due to the only available frontage.

d) 98-702 (10) Width of Driveways: All access drives shall have a minimum width of 10 feet for one- and two-family dwellings, and 18 feet for all other land uses. All curb openings for access drives shall have a maximum width of 25 feet for all residential uses, and 35 feet for all nonresidential uses, as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a maximum of five additional feet. REQUEST: 12' wide for one-way entry and 32' wide for two way easterly access.

e) 98-105(3)(d)4.b.I Planned Business (PB) District I: Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street: REQUEST: 8' minimum paved surface setback due to east property line excessive distance from existing roadway.

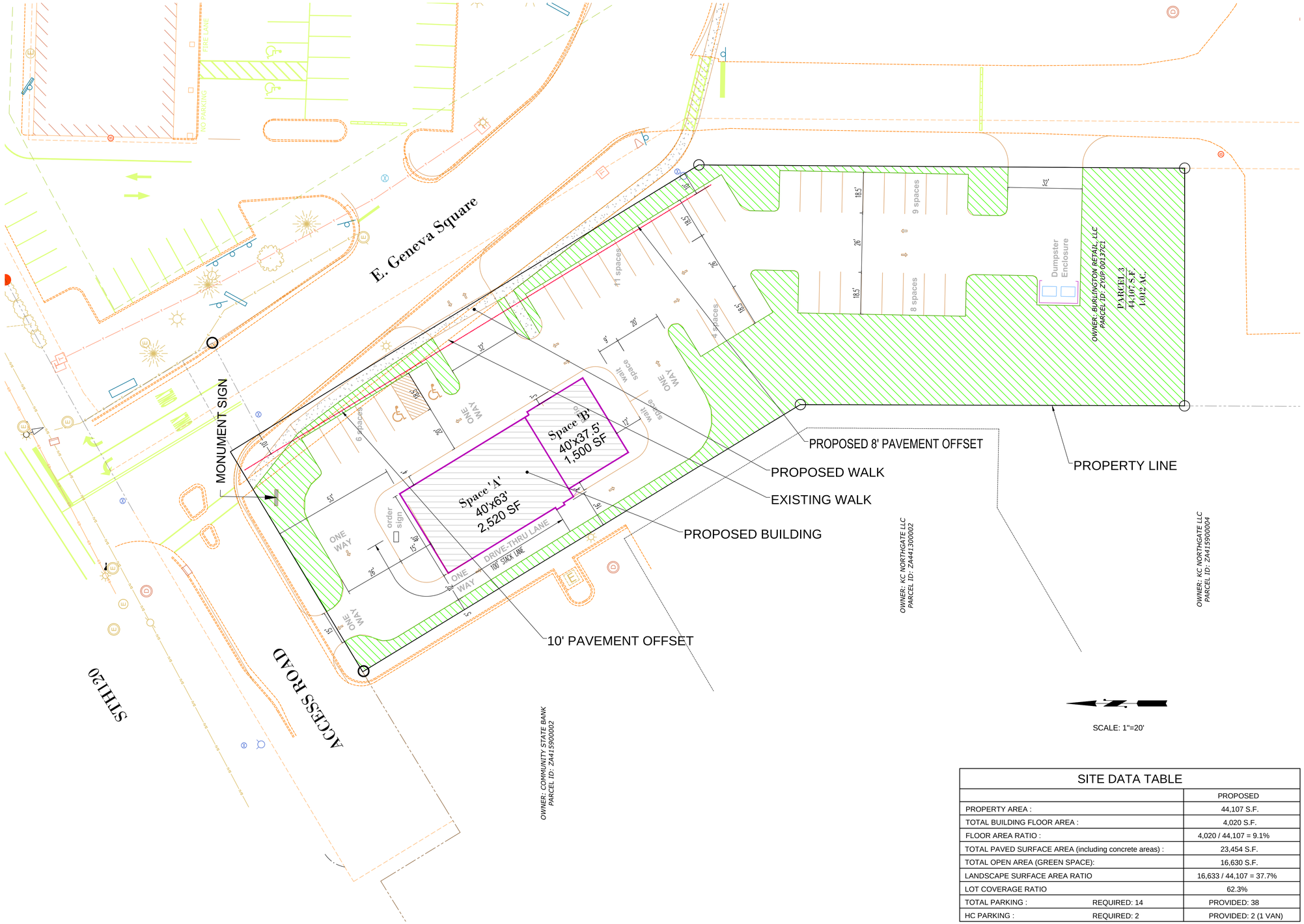
f) STORMWATER MANAGEMENT: The site will disturb less than 1 acre and be tributary to the regional storm water basin in Geneva Square. Local erosion control review & permitting to follow.

I believe this contains our complete list of the requests for site flexibility as a justification for PD zoning.

Thank you, Mark

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT

Mark R. Ellena, PE
Ellena Engineering Consultants, LLC
700 Pilgrim Parkway, Suite 100
Elm Grove, WI 53122
Phone: (262) 719-6183
Email: mellena@eeceng.com



SCALE: 1"=20'

SITE DATA TABLE

		PROPOSED
PROPERTY AREA :		44,107 S.F.
TOTAL BUILDING FLOOR AREA :		4,020 S.F.
FLOOR AREA RATIO :		4,020 / 44,107 = 9.1%
TOTAL PAVED SURFACE AREA (including concrete areas) :		23,454 S.F.
TOTAL OPEN AREA (GREEN SPACE):		16,630 S.F.
LANDSCAPE SURFACE AREA RATIO		16,633 / 44,107 = 37.7%
LOT COVERAGE RATIO		62.3%
TOTAL PARKING :	REQUIRED: 14	PROVIDED: 38
HC PARKING :	REQUIRED: 2	PROVIDED: 2 (1 VAN)

DATE	DESCRIPTION

EEC
ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Fax: 866-457-2584 Email: mellena@eeceng.com

GENEVA SQUARE – PARCEL 3 OUTLOT

LAKE GENEVA, WI

SITE PLAN

WISCONSIN
MARK R. ELLENA
E-24090
WALES, WI
PROFESSIONAL ENGINEER

DATE: 02-22-24

BY: MARK R. ELLENA,PE

SCALE: 1"=20'

SHEET NUMBER

C100

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 18, 2024

Agenda Item #7

Applicant:
Canyon Development Group
937 Tarrant Dr.
Fontana WI 53125

Request:
817 N Knoll Lane
Tax Key Nos. ZA442700001 & ZA442700002
Concept Review

Description:
Canyon Development Group is submitting a concept review, which is step 2 of the Planned Development Process. Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the Applicant or the City, but should be considered as informal, nonbinding basis for proceeding to the next step. The preferred procedure is for *one or more iterations of Plan Commission review* of the concept plan to occur prior to introduction of the formal rezoning petition which accompanies GDP application.

The subject property includes two nonconforming lots at 817 N Knoll Lane. One contains a single family home, and the other is undeveloped/vacant. Neither lot is accessed by a public street; rather they are accessed by a private street known as "Raymond Avenue." This road is not paved and is essentially a gravel driveway.

The subject property is currently zoned PD, which was approved in 2011. That PD approved the construction of one house on each of the two lots. A condition of that approval was that if the second house were to be constructed, the property owner would need to improve the Raymond Avenue to City standards. The first house was constructed and still stands today. The second house was never constructed, and Raymond Avenue has not been improved.

Today, the applicant proposes a new PD to replace the 2011 approval. The applicant proposes to demolish the existing home and build one new home on the two lots. The City's Development Review Team feels that one house is appropriate without improving Raymond Avenue, as that would be the same as current conditions. Proposed setbacks are similar to those approved in the 2011 Planned Development, and Staff feels they are reasonable and appropriate for the unique shape of the lot.

The proposed house is straddling the shared lot line, with the expectation that the two lots would be combined into one lot. however, planning staff notes that combining the two lots would trigger the need to improve "Raymond Ave" as a public street, per City code. As an alternative to combining the lots and improving the street, the City could consider granting a setback flexibility to allow the house to straddle the lot line. As this is a Planned Development, the City may consider such flexibility.

The applicant has requested approval of a new GDP to allow for flexibility from the ER-1 (Estate Residential) base zoning district. The potential flexibilities are summarized as follows:

- Allow a front yard setback of 20 feet (versus 25 feet required)
- Allow a rear yard setback of 15.9 feet (versus 30 feet required)
- Allow for interior/shared lot line setback of 0 feet (versus 30 feet required for side setbacks)

Additional detailed site plan review comments will be provided with the General Development Plan.

Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates

APPLICATION TO INITIATE PLANNED DEVELOPMENT PROCESS

City of Lake Geneva

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

817 N Knoll Lane

CURRENT OWNER: Manju Goyal
TAX ID: ZA442700001

West Lot: Lot 1, Certified Survey Map No.: 4427, being a part of the Northeast ¼ of the Northwest ¼ of Section 1, Township 1 North, Range 17 East, located in the City of Lake Geneva, Walworth County, Wisconsin.

East Lot: Lot 2, Certified Survey Map No.: 4427, being a part of the Northeast ¼ of the Northwest ¼ of Section 1, Township 1 North, Range 17 East, located in the City of Lake Geneva, Walworth County, Wisconsin.

Name and Address of Current Owner: Natvan Goyal 817 N Knoll Lane

Telephone No. with area code & Email of Current Owner: 312-961-0905

Owner Signature: _____

Name and Address of Applicant:
Bryan and Mary Durkin - 736 Pine Tree Lake Geneva

Telephone No. with area code & Email of Applicant: 312-340-7955 / greenpiano1960@gmail.com

Proposed Use: PUD - single family Residence

Zoning District in which land is located: ER-1

Names and Addresses of architect, professional engineer and contractor of project:
Midwest Design Group Lynch Engineering
Canyon Development Group

Short statement describing activities to take place on site:
Remove existing structure and rebuild using the PUD as approved by the Planning Commission in 2011.

3/13/24
Date

Stephen Greenberg, Pres
Signature of Applicant

_____ _____ Cost Recovery # _____

Petitioner Name Project Address

OFFICE USE ONLY Description of Request _____

Agreement for Services

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

Canyon Development, as applicant/petitioner for

Project: Durkin Residence

Project Address: 817 N Knoll Lane

Parcel No. ZA442700001

Name: Canyon Development

Address: 937 Tarrant Dr

Fontana, WI 53125

Cell Phone: (815) - 451 - 2276 Phone: (____) - _____- _____

Email: Steve@cdgrp.net

Dated this 13th Day of March, 2024

Stephen Greenberg

Printed Name of Applicant / Petitioner

Stephen Greenberg, Pres

Signature of Applicant/Petitioner

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

Section 98-935 Fees:

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

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

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

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

Development Review Committee (DRC) Application

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

Applicant Information

Property Address _____
Applicant name _____
Applicant email _____ Phone Number _____

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

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

Engineering

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

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

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

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

- Water service size requirement_____
- Estimated daily water usage in gallons per day_____
- Estimated maximum water flow in gallons per minute_____
- Number of bathrooms_____
- Brief description of process (if Industrial)_____

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

- Number of units_____
- Number of bedrooms in each unit_____
- Water service size requirement_____

February 29, 2024

PLAT OF SURVEY

Survey No. 24.6009.1

LOCATION: 817 N Knoll Lane, Lake Geneva, Wisconsin
PREPARED FOR: Steve Greenberg
PROPERTY DESCRIPTION: As Surveyed

West Lot: Lot 1, Certified Survey Map No.: 4427, being a part of the Northeast ¼ of the Northwest ¼ of Section 1, Township 1 North, Range 17 East, located in the City of Lake Geneva, Walworth County, Wisconsin.

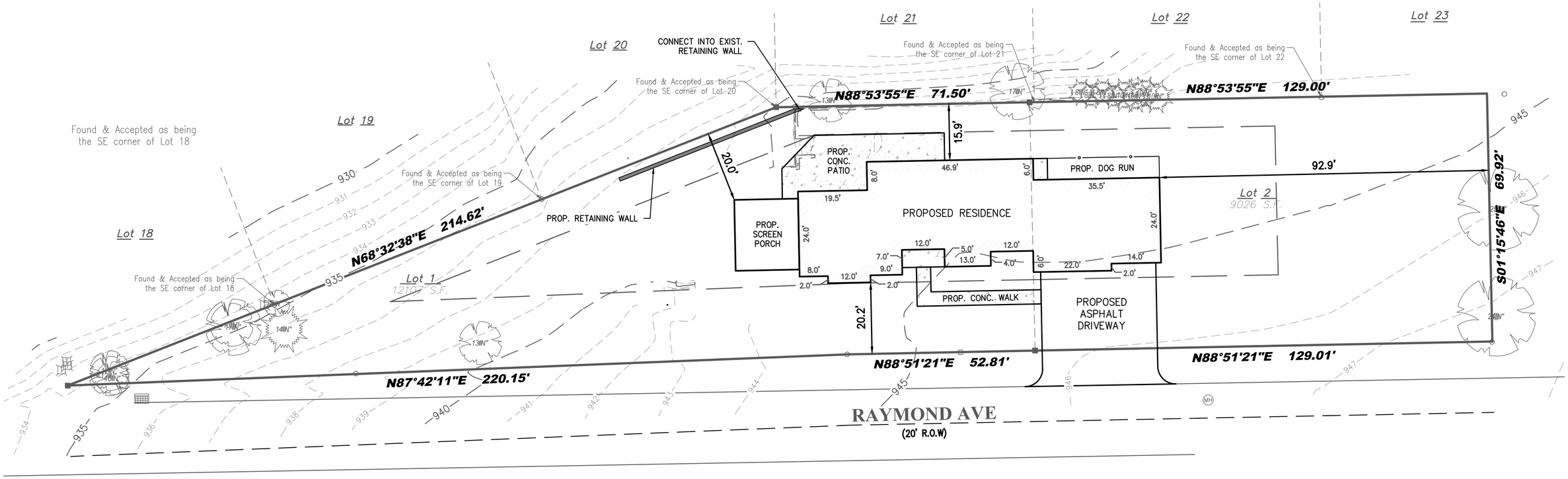
East Lot: Lot 2, Certified Survey Map No.: 4427, being a part of the Northeast ¼ of the Northwest ¼ of Section 1, Township 1 North, Range 17 East, located in the City of Lake Geneva, Walworth County, Wisconsin.

CURRENT OWNER: Manju Goyal
TAX ID: ZA442700001

Legend:

- Found Iron Rod
- Found 1" Iron Pipe
- Telephone Pedestal
- Utility Manhole
- Storm Inlet – Curb
- Set ¾" Iron Rod

SCALE: 1" = 20'



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

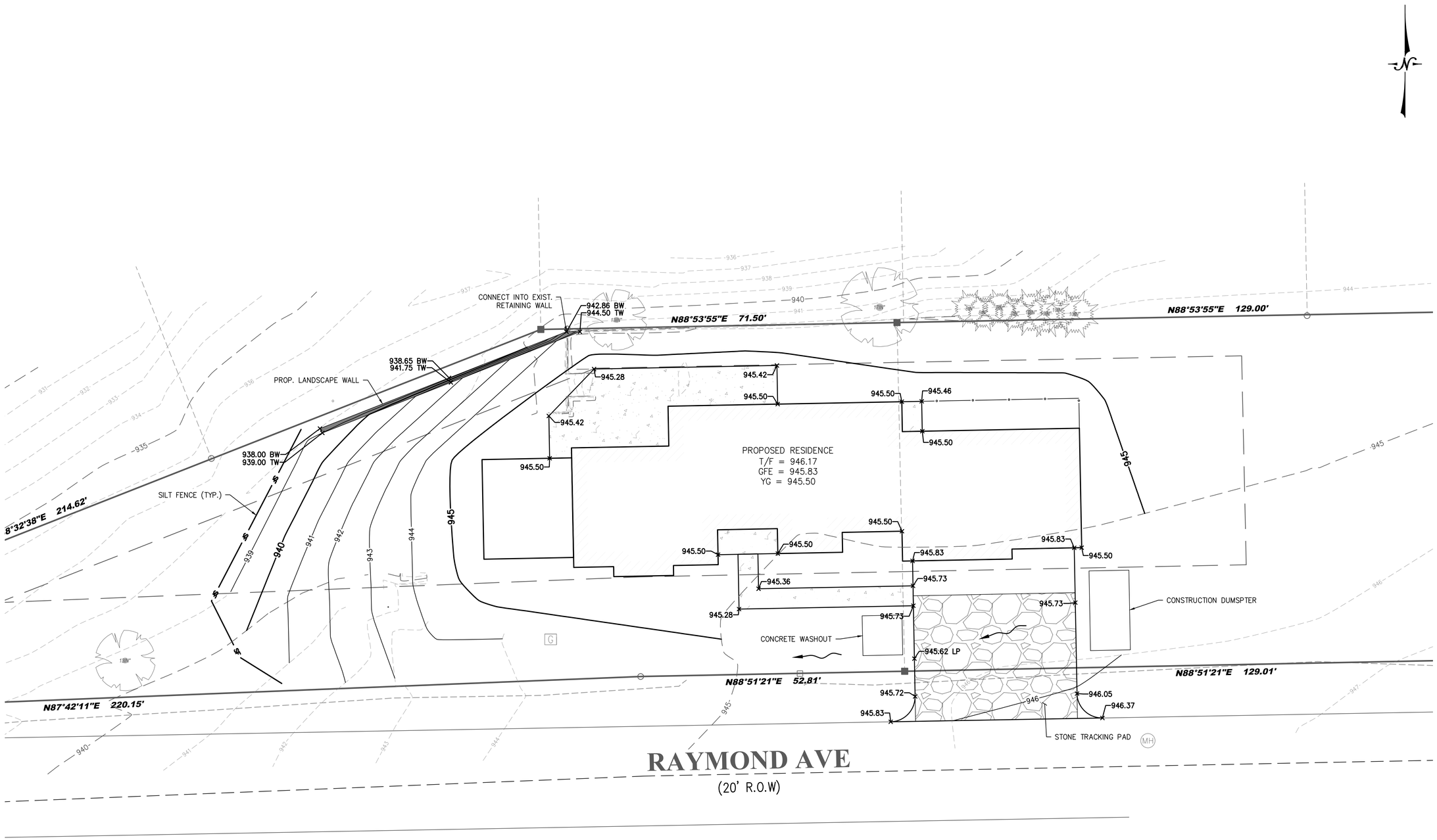
WISCONSIN
RICK R HILLMANN
S-3005
NEW BERLIN
WI
LAND SURVEYOR

I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

Rick R. Hillmann, Professional Land Surveyor, S-3005

P:\Shared\1 – Projects\2024\24.6009 – Canyon Development\24.6009.01 – Goyal Residence – 817 N. Knoll Ln – Lk Geneva\CAD\Design\24.6009.01 E.dwg



SITE IMPROVEMENT PLANS FOR
817 N. KNOLL ROAD
LAKE GENEVA, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

GRADING & EROSION CONTROL PLAN

NO.	REVISIONS	BY	DATE

ISSUED FOR REVIEW

PLAN DATE 02.26.24
DESIGNED BY TCL

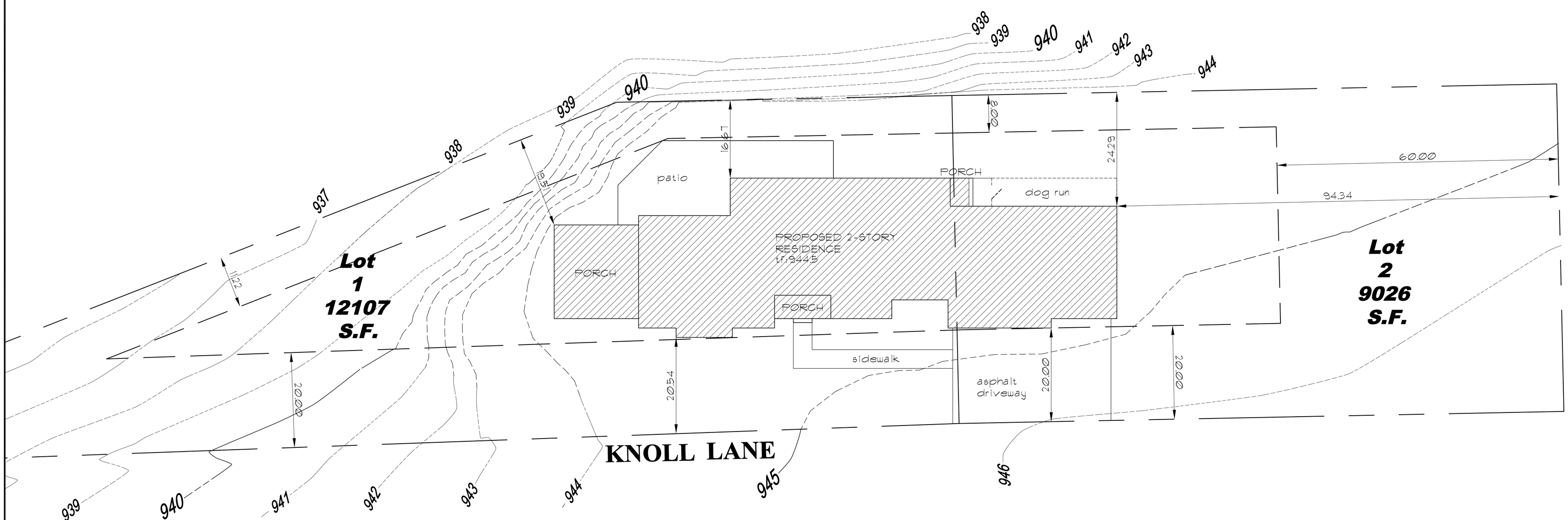
0 10'
SCALE

PROJECT NO.
24.6009.01

SHEET NO.
C200

FILENAME: P:\Shared\1 - Projects\2024\24.6009 - Canyon Development\24.6009.01 - Goyal Residence - 817 N. Knoll Ln - Lk Geneva\CAD\Sheets\24.6009.01 GP.dwg

PLOT DATE: 2/27/2024 11:25 AM



SITE PLAN

SCALE: 3/32" = 1'-0"

MIDWEST DESIGN GROUP

DESIGNERS

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

CANYON DEVELOPMENT GROUP

931 TARRANT DR.
FONTANA WI.

NEW SINGLE FAMILY RESIDENCE FOR:
THE DURKIN RESIDENCE
817 N. KNOLL ROAD
LAKE GENEVA WI 53147

DATE	REV#	DESCRIPTION OF REVISION
2-20-24	1	PRELIMINARY PLANS FOR REVIEW
2-29-24	2	PROGRESS SET FOR REVIEW

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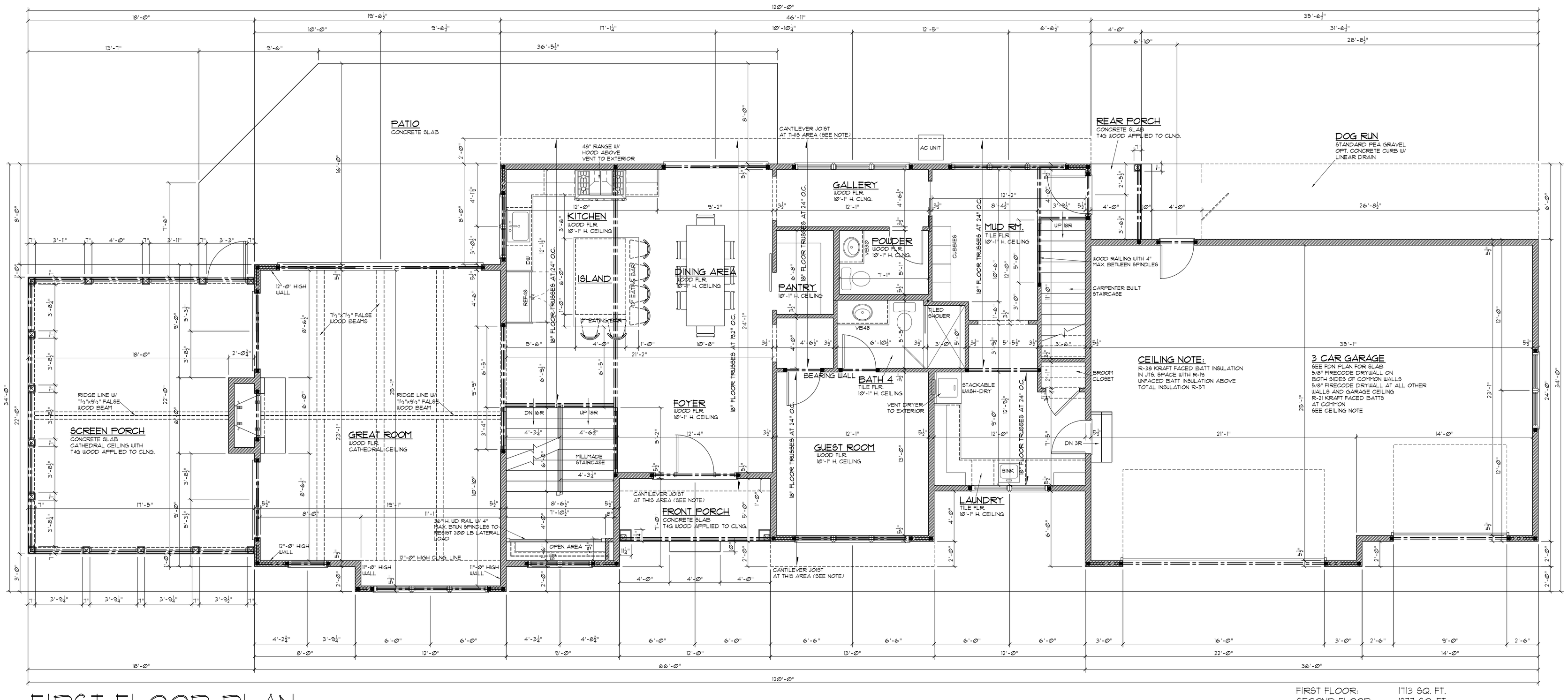

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" 10'-1" HIGH CEILING

FIRST FLOOR:	1713 SQ. FT.
SECOND FLOOR:	1277 SQ. FT.
TOTAL:	2990 SQ. FT.
BUNK ROOM:	470 SQ. FT.
GARAGE:	893 SQ. FT.
FRONT PORCH:	60 SQ. FT.
SCREEN PORCH:	360 SQ. FT.
REAR PORCH:	24 SQ. FT.

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A1

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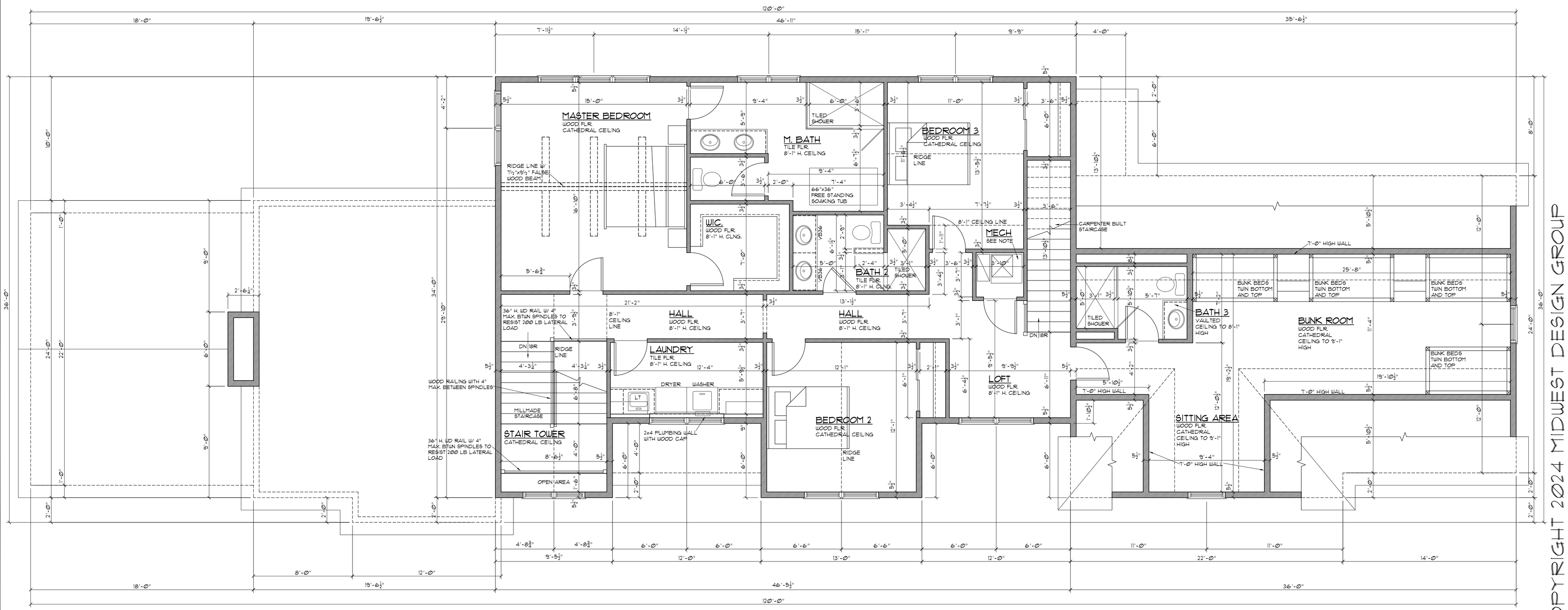

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 8'-1" HIGH CEILING

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A2

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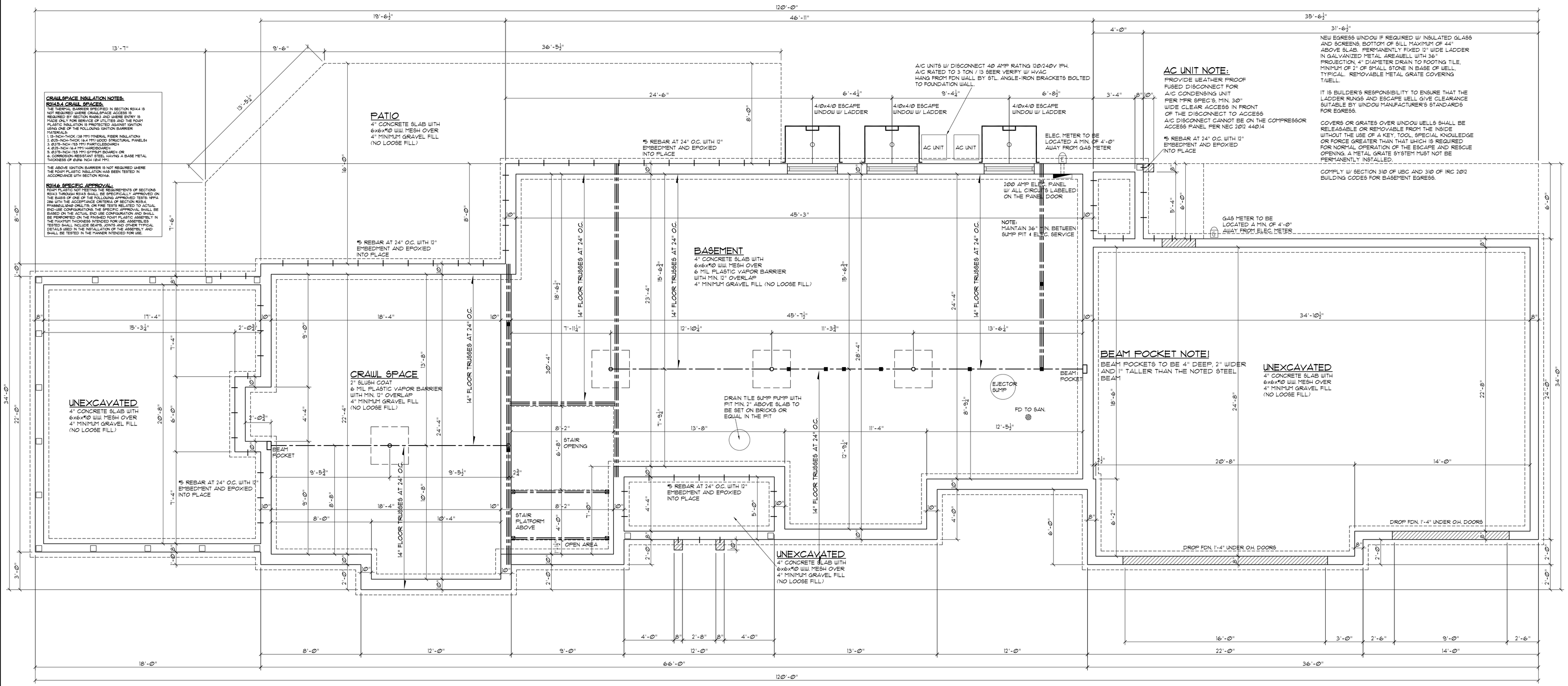

CRAWLSPACE INSULATION NOTES:

R314.5.4 CRAWL SPACES.
THE THERMAL BARRIER SPECIFIED IN SECTION R314.4 IS NOT REQUIRED WHERE CRAWLSPACE ACCESS IS REQUIRED BY SECTION R408.3 AND WHERE ENTRY IS MADE ONLY FOR SERVICE OF UTILITIES AND THE FOAM PLASTIC IS PROTECTED AS REQUIRED BY SECTION R314 USING ONE OF THE FOLLOWING IGNITION BARRIER MATERIALS:
1. 1.5-INCH-THICK (38 MM) MINERAL FIBER INSULATION
2. 0.25-INCH-THICK (6.4 MM) WOOD STRUCTURAL PANELS
3. 0.25-INCH-THICK (6.4 MM) HARDBOARD
4. 0.25-INCH (6.4 MM) HARDBOARD
5. 0.375-INCH (9.5 MM) GYPSUM BOARD; OR
6. CORROSION-RESISTANT STEEL, HAVING A BASE METAL THICKNESS OF 0.016 INCH (0.41 MM).

THE ABOVE IGNITION BARRIER IS NOT REQUIRED WHERE THE FOAM PLASTIC INSULATION HAS BEEN TESTED IN ACCORDANCE WITH SECTION R314.

R314.6 SPECIFIC APPROVAL:
FOAM PLASTIC NOT MEETING THE REQUIREMENTS OF SECTIONS R314.3 THROUGH R314.5 SHALL BE SPECIFICALLY APPROVED ON THE BASIS OF ONE OF THE FOLLOWING APPROVED TESTS: NFPA 286 WITH THE ACCEPTANCE CRITERIA OF SECTION R314.2.2; FM 4880; UL 1040; UL 1715; CAN/ULC-S102; OR ANY ASTM, FM, UL, OR ULC FIRE TESTS RELATED TO ACTUAL END-USE CONFIGURATIONS. THE SPECIFIC APPROVAL SHALL BE BASED ON THE ACTUAL END USE CONFIGURATION, AND SHALL BE PERFORMED ON THE FINISHED FOAM PLASTIC ASSEMBLY IN THE MAXIMUM THICKNESS INTENDED FOR USE. ASSEMBLIES TESTED SHALL ADEQUATELY DEMONSTRATE THE ACCEPTABILITY OF DETAILS USED IN THE INSTALLATION OF THE ASSEMBLY, AND SHALL BE TESTED IN THE MANNER INTENDED FOR USE.

BASEMENT & FOUNDATION PLAN

SCALE: 1/4" = 1'-0" 9'-0" CONCRETE POUR

AC UNIT NOTE:

PROVIDE WEATHER PROOF FUSED DISCONNECT FOR A/C CONDENSING UNIT PER MFR SPEC'S. MIN. 30" WIDE CLEAR ACCESS IN FRONT OF THE DISCONNECT TO ACCESS A/C DISCONNECT CANNOT BE ON THE COMPRESSOR ACCESS PANEL PER NEC 2012 440.14

*5 REBAR AT 24" O.C. WITH 12" EMBEDMENT AND EPOXIED INTO PLACE

NEW EGRESS WINDOW IF REQUIRED W/ INSULATED GLASS AND SCREENS. BOTTOM OF SILL MAXIMUM OF 44" ABOVE SLAB. PERMANENTLY FIXED 17" WIDE LADDER IN GALVANIZED METAL AREAWELL WITH 36" PROJECTION. 4" DIAMETER DRAIN TO FOOTING TILE, MINIMUM OF 2' OF SMALL STONE IN BASE OF WELL. TYPICAL. REMOVABLE METAL GRATE COVERING TAWELL.

IT IS BUILDER'S RESPONSIBILITY TO ENSURE THAT THE LADDER RUNGS AND ESCAPE WELL GIVE CLEARANCE SUITABLE BY WINDOW MANUFACTURER'S STANDARDS FOR EGRESS.

COVERS OR GRATES OVER WINDOW WELLS SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING. A METAL GRATE SYSTEM MUST NOT BE PERMANENTLY INSTALLED.

COMPLY W/ SECTION 310 OF UBC AND 310 OF IRC 2012 BUILDING CODES FOR BASEMENT EGRESS.

MIDWEST DESIGN GROUP

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A3

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FRONT ELEVATION

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

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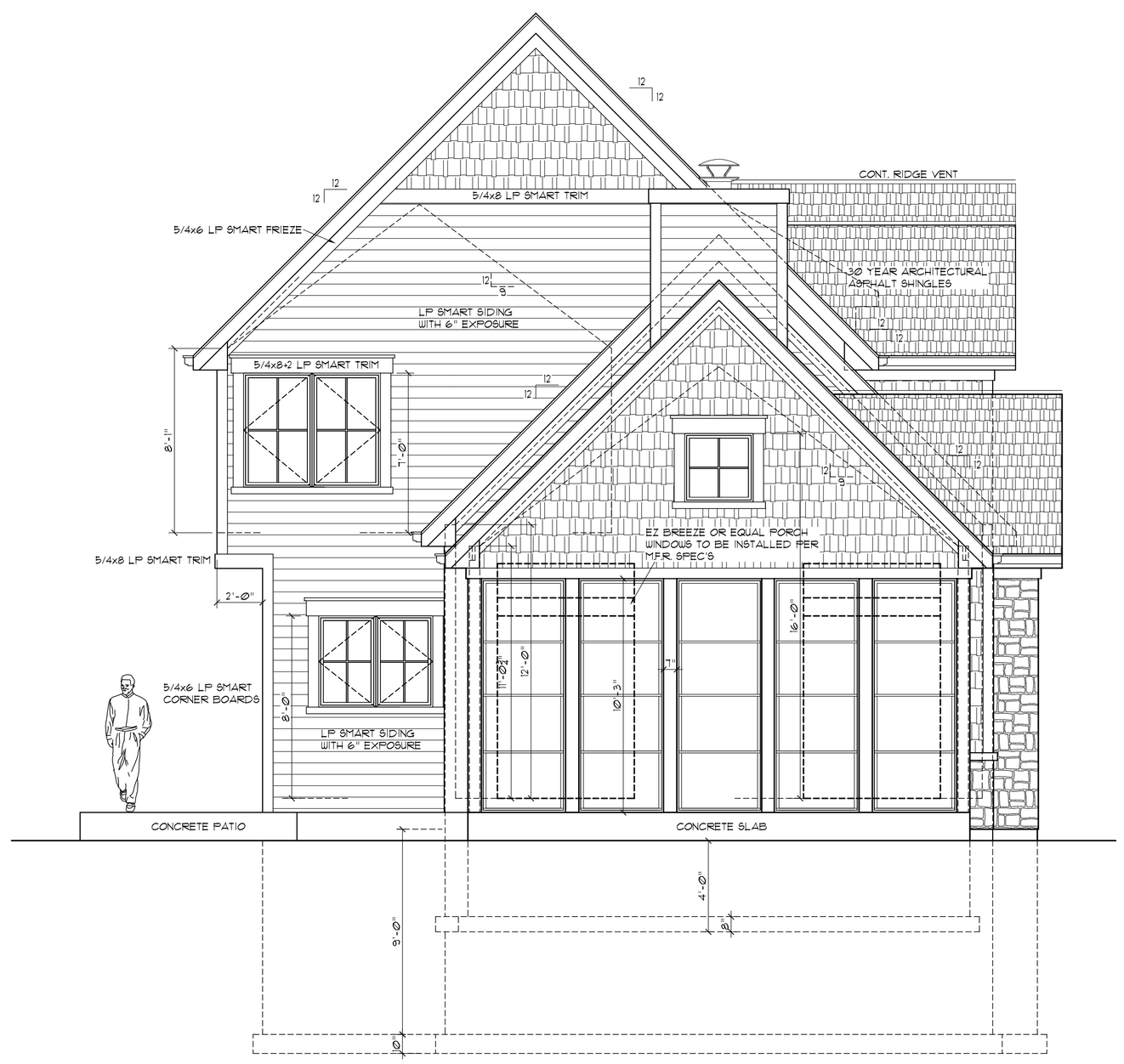
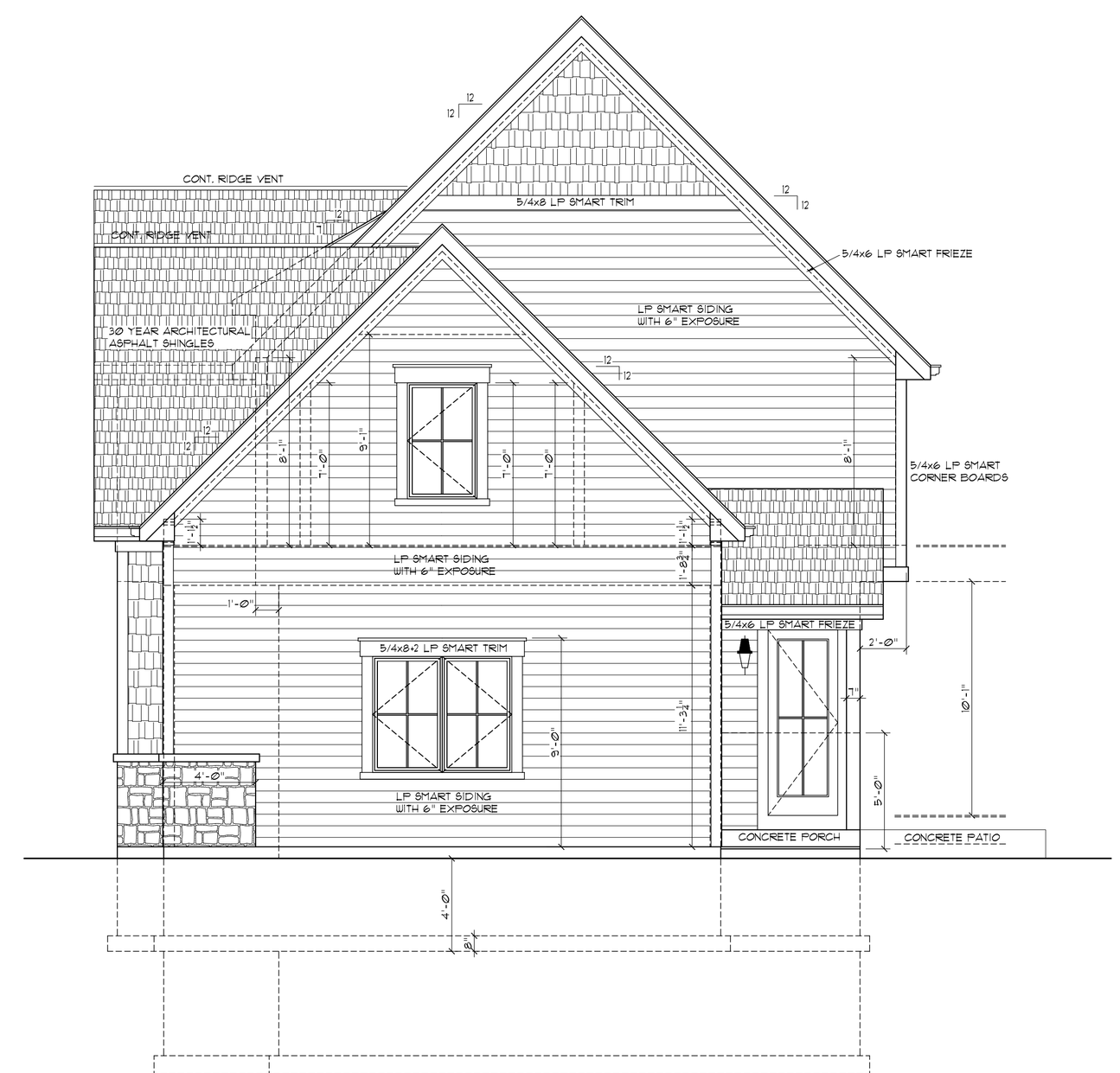


LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

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REAR ELEVATION

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

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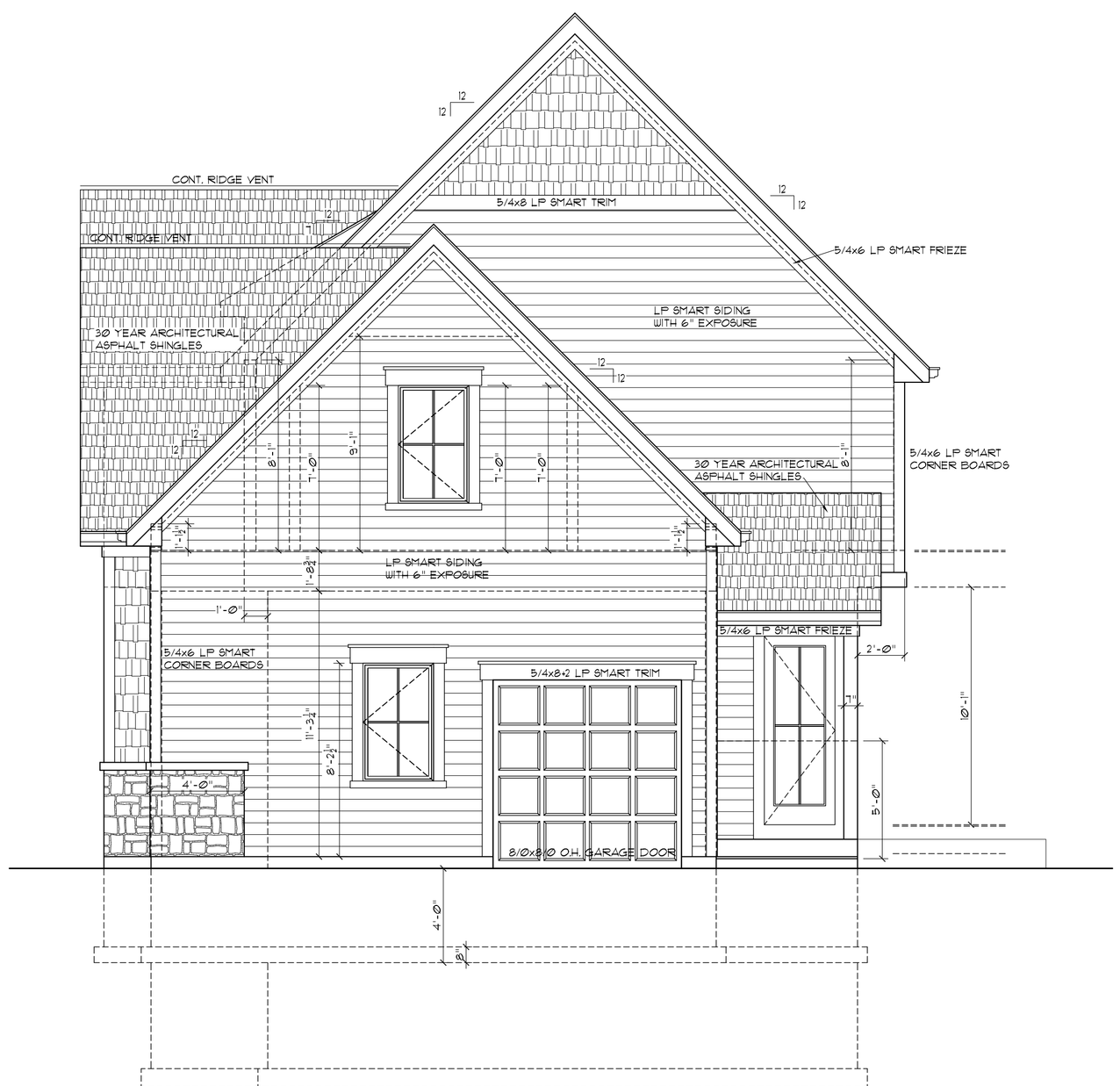
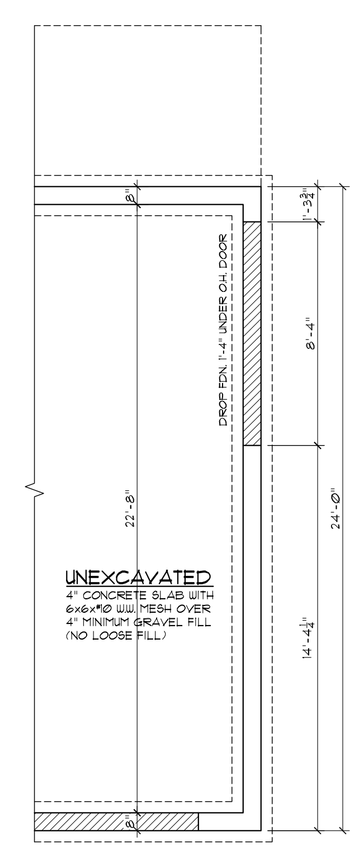


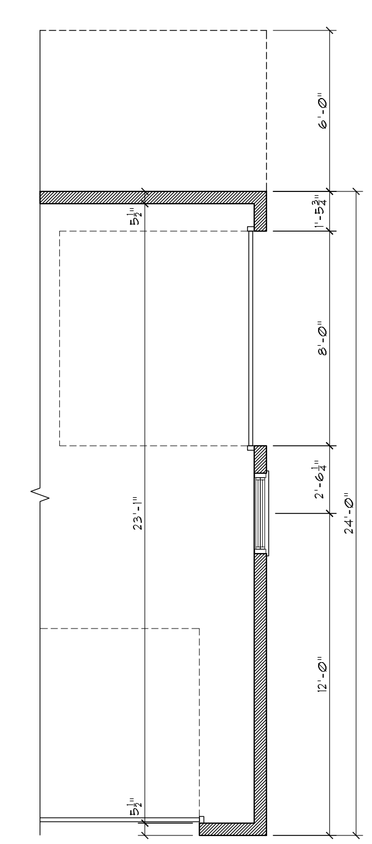
RIGHT ELEVATION W/ OPT. O.H.D.

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



GARAGE FDN.
W/ OPT. 8'-0" OHD.

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



GARAGE W/ OPT.
8'-0" OHD.

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

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CERTIFIED SURVEY MAP NO. _____

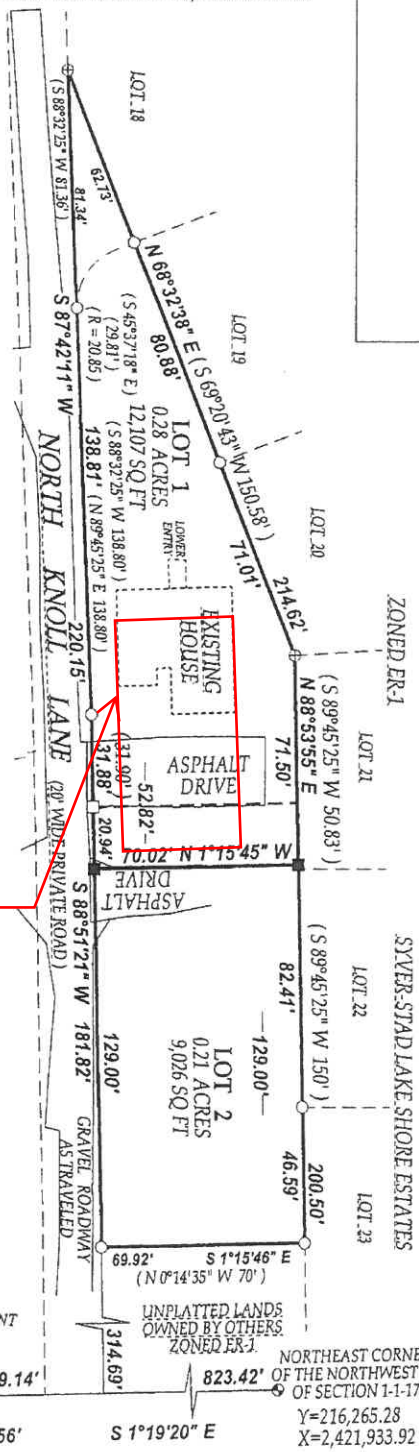
A PARCEL OF LAND LOCATED IN GOVERMENT LOT 1 IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST WALWORTH COUNTY, WISCONSIN.

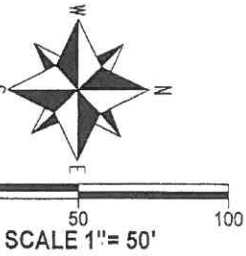
OWNER
NATVAR GOYAL
9300 LINDEN AVE.
MORTON GROVE IL 60053

SURVEYOR
KROTT SURVEYING INC.
N3705 WILLOW BEND LANE
LAKE GENEVA WI. 53147

ZONED ER-1

VACINITY MAP





NOTE: BEARINGS REFRENCED TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 1-1-17

NOTE: BEARINGS HEREON RELATED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD-27)

Proposed house within existing setbacks

LEGEND

- ○ *FOUND 1" DIA. IRON PIPE*
- □ *FOUND 3/4" DIA. IRON BAR*
- ■ *SET 3/4" DIA. IRON BAR 18" IN LENGTH WEIGHING 1.5 LBS PER/LIN FT.*
- ◐ *FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP*
- ⊕ *FOUND 6" DIA. CONCRETE MONUMENT*
- (XX) *RECORDED AS*

DATED THIS 13th DAY OF JUNE 2012

JOHN P. KROTT, S-2258

JOB# 11-082

INSTRUMENT DRAFTED BY JOHN P. KROTT R.L.S. 2258

SHEET 1 OF 3

CITY OF LAKE GENEVA
PLAN COMMISSION MEETING

MONDAY, SEPTEMBER 19, 2011 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

Agenda

1. Meeting called to order by Mayor Connors.

2. Roll Call.

3. Approve Minutes of August 15th, 2011 Plan Commission meeting as distributed.

4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items and agenda items 6,7&8. Comments will be limited to five (5) minutes.

5. Acknowledgment of Correspondence.

6. Continued Public Hearing and action on a Zoning Map Amendment from (ER-1) Estate Residential to (PD) Planned Development for approval of a General Development Plan and Precise Implementation Plan filed by John Matustik of Matustik Builders, 2413 W. Algonquin Rd. Suite 145, Algonquin, IL 60102 on behalf of Natvar Goyal, 817 N. Knoll Lane, Lake Geneva, WI 53147 to build two homes on two separate but substandard lots in the ER-1 zoning district at 817 N. Knoll Lane Lake Geneva, WI 53147 Tax Key Nos. ZYUP 00106D and ZYUP 00106C.

7. Public Hearing on a Conditional Use Application filed by Nick Cimeno, 750 Wild Oats Drive, Freeport, IL 60232, for a Restaurant (Commercial Indoor Entertainment) at 131 Wells Street, Lake Geneva, Tax Key Number ZA896 00001.

8. Public Hearing on a Conditional Use Application filed by Andrea Strand, 2910 Moelter Drive, Lake Geneva, WI 53147, for a fitness studio (Indoor Commercial Entertainment) at 116-118 E. Geneva Square, Lake Geneva, Tax Key Number ZA1100 00004.

9. Public Hearing on a Conditional Use Application filed by Lowell Management Services, Inc, PO Box 926, Lake Geneva, WI 543147 for Tom Ryan, 9 Hillside Drive, Lake Geneva, WI 53147, for an alteration to an existing deck for the addition of a screen house to an existing single-family residence in the ER-1 District and a dormer using the setback requirements of the SR-4 District located at 9 Hillside Drive, Lake Geneva, Tax Key Number ZA1341 00001.

10. Public Hearing on a Conditional Use Application filed by Kurt Carlson, 10940 Partridge Trail, Richmond, IL 60071, for a Frozen yogurt establishment (Commercial Indoor Entertainment) at 253 Center Street, Lake Geneva, Tax Key Number ZOP 00282.

11. Continued Review and recommendation on a Certified Survey Map application submitted by Doug Olson of Jensen & Olson Land Surveying PO Box 322, Elkhorn, WI 53121 on behalf of Harold Hartshorne Jr., W3601 Hartshorne Lane, Lake Geneva, WI 53147 for land located in the Town of Linn that is within the City's Extra-territorial review jurisdiction.

12. Review and recommendation on a Certified Survey Map application submitted by Keith Garecht and Larry Roche, W3871 Maclean Road, Elkhorn, WI 53121 for land located in the Town of Geneva that is within the City's Extra-territorial review jurisdiction.

13. Downtown Design Review.

14. Adjournment.

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

Requests from persons with disabilities, who need assistance in order to participate in this meeting, should be made to the City Clerk's office, in order for appropriate accommodations to be made. Posted 9/16/11 9:00 a.m.

CITY PLAN COMMISSION
MONDAY, SEPTEMBER 19, 2011 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

Meeting called to order by Mayor Connors at 6:30pm.

Roll Call: Commissioners Skates, Flower, Poetzinger, Alderman Hartz and Commissioner Hill. Also Present: Mayor Connors, City Attorney Draper, Building/Zoning Administrator Brugger, Administrative Assistant Special and City Administrator Jordan (arrived at 6:34pm). City Planner Slavney and Commissioner Olson were excused.

Skates/Poetzinger motion to approve minutes of August 15th, 2011 Plan Commission meeting. Motion carried.

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 five (5) minutes. Applicants will be allowed when their item is discussed.
None.

Correspondence.
None.

Continued Public Hearing and action on a Zoning Map Amendment from (ER-1) Estate Residential to (PD) Planned Development for approval of a General Development Plan and Precise Implementation Plan filed by John Matustik of Matustik Builders, 2413 W. Algonquin Rd. Suite 145, Algonquin, IL 60102 on behalf of Natvar Goyal, 817 N. Knoll Lane, Lake Geneva, WI 53147 to build two homes on two separate but substandard lots in the ER-1 zoning district at 817 N. Knoll Lane Lake Geneva, WI 53147 Tax Key Nos. ZYUP 00106D and ZYUP 00106C. John Matustik approached the podium and explained some of the changes that have been made to the project. They have come up with a plan to address the storm water and the road access on N. Knoll Lane. The plan is to consolidate and contain the rain water on site. (Administrator Jordan arrived 6:34pm.) They also plant to improve the drainage to the rear property owners (to the North and to the West). Matustik explains how the road will have changes made to it to bring it up to a better standard. It is planned to be re-graded and leveled off with additional gravel. The overgrown tree canopies will be trimmed back. Brugger asks if the neighborhood has had a chance to get together with Mr. Matustik to try and come to a joint plan on the road. Matustik stated that he did get some packets out to some neighbors who requested them. He also spoke to Mr. Tebbe and told him that he would look at options for different types of road surfaces to improve the road. Mr. Matustik has sent out several emails out to Mr. Tebbe but has not received an email response. He also passed out additional letters in all the neighbors' mailboxes or front doors on both N. Knoll and S. Knoll and Pinetree Lane asking if they had any additional concerns and what has been changed since the last Plan Commission meeting. Hill reiterates Brugger staff report position that if that road is not bought up to minimum street standards in order to provide city services whether it stays a private or becomes a public road, then only one home on the two lots (as no change to it's current use) is what is recommended. Brugger concurs. Administrator Jordan explains that the private roads in the city will be brought up at the Public Works meeting on Tuesday this week and some sort of an agreement can be made how to bring these roads up to a minimum street standard. Brugger also states that the fire chief will allow a twenty foot width as there is only a twenty foot right of way on that street. It's not desirable but it will work. Hartz asked about the liability issue on the City in terms of fire and police if they can't get down a private drive. Attorney Draper stated that it is an existing circumstance so he is not sure the liability would change. We are guided by the guidelines in section 98-905 which sets the standards for us being able to approve a Conditional Use. The liability issue exists now as it is. It's a private road so it's not a liability on the city's part. Flower asked about the

different pieces of the road construction and who is going to monitor that to make sure that the road construction will not deteriorate to its current condition again. Matustik explained how he will accommodate that and Brugger stated the City will not monitor a private road. Jordan states that he agrees that the City should have input in monitoring the road if the residents are going to provide the city services. Mayor Connors asks if the current home will be remodeled. Matustik stated that the intent is to clean up the neighborhood. The house is inhabitable. The house will be torn down when the new house is finished. It is in terrible condition. Skates asked why this is one of the only gravel roads in the City. Brugger stated that he cannot answer this as Somerset was done a long time ago and that the quality of that development wouldn't have permitted a gravel road. Skates also asks if the City is maintaining this road. Brugger stated that he is not claiming that the City maintains it, only to keep it able to be plowed during the winter.

Larry Colvi, 794 N. Knoll Lane. He does not have a problem with the project presented. He is concerned with who is responsible for the cost of the upgrade of the road and other city services that have been provided.

Hartz/Skates motion to close the public hearing. Motion carried. Discussion followed on the private/public road standards for N. Knoll Lane. Flower comments on the drainage issues on each of the lots and reiterates that Staff will take care of the easements. Brugger concurs. **Hill/ Hartz approval on a Zoning Map Amendment from (ER-1) Estate Residential to (PD) Planned Development for approval of a General Development Plan and Precise Implementation Plan filed by John Matustik of Matustik Builders, 2413 W. Algonquin Rd. Suite 145, Algonquin, IL 60102 on behalf of Natvar Goyal, 817 N. Knoll Lane, Lake Geneva, WI 53147 to build two homes on two separate but substandard lots in the ER-1 zoning district at 817 N. Knoll Lane Lake Geneva, WI 53147 Tax Key Nos. ZYUP 00106D and ZYUP 00106C including staff recommendations.** Discussion followed. **Motion carried unanimously.**

Connors/Hartz motion to suspend the rules and go to item 11. Motion carried.

Continued Review and recommendation on a Certified Survey Map application submitted by Doug Olson of Jensen & Olson Land Surveying PO Box 322, Elkhorn, WI 53121 on behalf of Harold Hartshorne Jr., W3601 Hartshorne Lane, Lake Geneva, WI 53147 for land located in the Town of Linn that is within the City's Extra-territorial review jurisdiction. Doug Olson approached the podium and explained the change in the project from last month. Brugger explains the concern that the City Engineer had was an issue with no reference to the easement. Mr. Olson stated that the easement was created in 1947 and there is documentation on a revised CSM. There was a misunderstanding between the surveyor and Zoning Administrator as to which easement they were talking about. Mr. Olson then explains that the easement that is being referenced to in the Crispell Snyder letter is shown in CSM 100. Brugger asked if Mr. Olson can reference that CSM as a note on the current CSM in reference to the easement that Crispell Snyder is having an issue with. **Hartz/ Hill motion to approve the Certified Survey Map application submitted by Doug Olson of Jensen & Olson Land Surveying PO Box 322, Elkhorn, WI 53121 on behalf of Harold Hartshorne Jr., W3601 Hartshorne Lane, Lake Geneva, WI 53147 for land located in the Town of Linn that is within the City's Extra-territorial review jurisdiction including Staff recommendations and the City Engineer's recommendation on adding a note to explain the easement in question as referenced in the letter from Crispell Snyder dated September 15, 2011.** Discussion followed on the land only having one dwelling per parcel and whether the applicant has a problem with that. Mr. Olson stated that he believes the prospective buyer may have a concern over deed restrictions but he believes that these zoning districts will only allow for one dwelling per lot. **Hartz/Hill motion to amend the motion to remove the recommendation of the deed restriction from the Staff recommendations.** Motion carried unanimously.

Public Hearing on a Conditional Use Application filed by Nick Cimeno, 750 Wild Oats Drive, Freeport, IL 60232, for a Restaurant (Indoor Commercial Entertainment) at 131 Wells Street, Lake Geneva, Tax Key Number ZA896 00001. Nick Cimeno approached the podium and explained his project. Skates stated that when he talked with Mr. Cimeno about making a delineated area for pedestrians, Mr. Cimeno contacted the landlord who stated that he has contracted someone to get this done within the next few days. Hartz asked what was in that space before. Quiznos was in that space. Hartz asked if Mr. Cimeno would have his own vehicles for people to make deliveries. Mr. Cimeno stated no, the drivers will use their own vehicles and the vehicles will not be in the parking lot over night. Discussion occurred over the possibility of having a drive through installed. The applicant explained that this could be considered in the future. Skates/Flower motion to close the public hearing. Motion carried. Skates/ Flower motion to approve the Conditional Use Application filed by Nick Cimeno, 750 Wild Oats Drive, Freeport, IL 60232, for a Restaurant (Indoor Commercial Entertainment) at 131 Wells Street, Lake Geneva, Tax Key Number ZA896 00001 including staff recommendations. Motion carried unanimously.

Public Hearing on a Conditional Use Application filed by Andrea Strand, 2910 Moelter Drive, Lake Geneva, WI 53147, for a fitness studio (Indoor Commercial Entertainment) at 116-118 E. Geneva Square, Lake Geneva, Tax Key Number ZA1100 00004. Andrea Strand approached the podium and explained the project of bringing an Anytime Fitness into a space at the Geneva Square Shopping Center. Brugger asked about the entrance into the facility by emergency services after the person is locked in the facility after hours. Ms. Strand indicates that a Knox box is an option and could be used. Hill asks about the security between the facility and the parking lot. Ms. Strand shares several security features that Anytime Fitness provides. The next closest facility is one in Delavan that will be opening soon. Skates asks about the volume. Ms. Strand indicates that is can only be altered when staff is around. Skates/ Flower to close the public hearing. Motion carried. Hartz/ Connors motion to approve the Conditional Use Application filed by Andrea Strand, 2910 Moelter Drive, Lake Geneva, WI 53147, for a fitness studio (Indoor Commercial Entertainment) at 116-118 E. Geneva Square, Lake Geneva, Tax Key Number ZA1100 00004 including all staff recommendations and the installation of a Knox box. Discussion followed. Motion carried unanimously.

Public Hearing on a Conditional Use Application filed by Lowell Management Services, Inc, PO Box 926, Lake Geneva, WI 543147 for Tom Ryan, 9 Hillside Drive, Lake Geneva, WI 53147, for an alteration to an existing deck for the addition of a screen house to an existing single-family residence in the ER-1 District and a dormer using the setback requirements of the SR-4 District located at 9 Hillside Drive, Lake Geneva, Tax Key Number ZA1341 00001. Todd Cauffman from Lowell Management approached the podium and explained the project. This is the second part of a large renovation that Mr. Ryan is doing. Other items were approved not so long ago. Skates asks if the tree on the Southside will be affected at all? It won't. He also asks if there is already a retractable canopy/awning attached to the house. There is. Hartz wants to make sure that this is out of the Lake shore 75' setback. Brugger stated that he didn't believe that the screen porch is out of that area. It is a modification to his existing passive recreation area. The screen porch and the dormer are located within 100' of the lake. Hartz asks what it means to improve the headroom as stated on the application. Mark Dellevar, architect for the project, explains the documentation of improving the headroom in the entryway. Mr. Dellevar explains that at the entry of the home there is a brick arch and that the sides come down at the porch and is a low head height. The owner is very tall and it is not very friendly. Hill/Flower motion to close the public hearing. Motion carried. Flower/ Skates motion to approve the Conditional Use Application filed by Lowell Management Services, Inc, PO Box 926, Lake Geneva, WI 543147 for Tom Ryan, 9 Hillside Drive, Lake Geneva, WI 53147, for an alteration to an existing deck for the addition of a screen house to an existing single-family residence in the ER-1 District and a dormer using the setback requirements of the SR-4 District located at 9 Hillside Drive, Lake Geneva,

Tax Key Number ZA1341 00001 including staff recommendations. Discussion followed. Motion carried unanimously.

Public Hearing on a Conditional Use Application filed by Kurt Carlson, 10940 Partridge Trail, Richmond, IL 60071, for a Frozen yogurt establishment (Commercial Indoor Entertainment) at 253 Center Street, Lake Geneva, Tax Key Number ZOP 00282. Kurt Carlson approached the podium to explain his project. Mr. Carlson also explains his sign. He didn't have a name or colors decided before the packet submission. The colors are proposed to be mandarin orange and magenta. It is to be a projecting sign and will not exceed 3 square feet. The sign will go above the canopy. According to the owners of the building, the front of the entire building will be renovated and if the canopy's come down, this projecting sign will be lowered. He also anticipates the name of the store and the word frozen yogurt on the edge of the valence. The inside of the store will be mostly white with accent colors of magenta and mandarin. The upholstery will be colored as well. Skates asks if deliveries can be made from the back of the building. Yes it will and will come down the hall and into the kitchen directly. Mayor Connors asks if any music will be playing. Mr. Carlson explained that there will be light music playing inside and will not be heard outside. It will be background music only. Hartz asked if there will be manufacturing on site. Mr. Carlson explains that they will be obtaining deliveries of different mixes and then put into the machines to get unique/specialty flavors. This will not be considered manufacturing. Hartz/ Skates motion to close the public hearing. Motion carried. Skates/ Poetzinger motion to approve the Conditional Use Application filed by Kurt Carlson, 10940 Partridge Trail, Richmond, IL 60071, for a Frozen yogurt establishment (Commercial Indoor Entertainment) at 253 Center Street, Lake Geneva, Tax Key Number ZOP 00282 including Staff recommendations, no seating outside on the sidewalk and no music be heard outside. Discussion followed. Motion carried unanimously.

Review and recommendation on a Certified Survey Map application submitted by Keith Garecht and Larry Roche, W3871 Maclean Road, Elkhorn, WI 53121 for land located in the Town of Geneva that is within the City's Extra-territorial review jurisdiction. Keith Garecht approached the podium and explained the application. Mr. Roche lives in the current house on the front two acres and then Mr. Garecht will reside in a home to be built on the back two acres off of Schofield Road. Hartz asked about the requirement that the City Engineer wanted to be completed and whether it was. Brugger briefly spoke about the recommendations on documenting the monument locations and a typo change in the legal description of the *section* number. Mayor Connors/ Hill motion to recommend approval on a Certified Survey Map application submitted by Keith Garecht and Larry Roche, W3871 Maclean Road, Elkhorn, WI 53121 for land located in the Town of Geneva that is within the City's Extra-territorial review jurisdiction including the recommendations made by Crispell Snyder in a letter dated September 15, 2011 and corrections made as suggested by the Department of Administration in a letter dated August 11, 2011. Motion carried unanimously.

Downtown Design Review
253 Center Street. Yogeeze. Mayor Connors/ Hartz motion to approve the sign as submitted only as a 3 square foot sign with the colors as Mandarin orange and Magenta. If any other sign is to be put up, it will need to come to the Commission for approval. Motion carried unanimously.

Skates/ Flower motion to adjourn at 8:05 pm. Motion carried.

s/ Jennifer Special, Building/Zoning Administrative Assistant

These minutes are not official until approved at the next Planning Commission meeting.

PLANNING STAFF MEETING

AGENDA

September 19th 2011 – 1:30 PM

CANCELLED

1. Appearances:
   a.
   b.
   c.
   d.

2. Review Plan Commission agenda for September 19th, 2011

3. Review potential items for Plan Commission agenda for October 17th, 2011.

4. Any other business

A QUORUM OF CITY COUNCIL MEMBERS MAY BE IN ATTENDANCE

STAFF REPORT
To Lake Geneva Plan Commission

Meeting Date: September 19, 2011

Agenda Item #6

Applicant:

John Matustik
2413 W. Algonquin Rd. Suite 145
Algonquin, IL 60102

Request:

Zoning map amendment from ER-1 to PD and GDP and PIP approval for Natvar Goyal, 817 N. Knoll Lane, Lake Geneva, WI 53147 ZYUP 00106C&D.

Description: The applicant would like to re-develop two existing substandard lots in the ER-1 zoning district to construct two new single family dwellings. The current use of the property is a single family dwelling and detached garage. Due to the orientation of the lots, with the applicant needs flexibility with lot area and setback and road standards.

Staff Recommendation: This matter was continued to allow the applicant to demonstrate that storm water runoff will not cause adverse impacts to neighboring property and to allow the neighborhood an opportunity to discuss the possibility of making road improvements. The applicant has submitted a storm water management plan that the City Engineer has found to be acceptable. The applicant has also submitted a plan for road maintenance and restoration during construction which the City Engineer has also found to be acceptable. Staff is not aware of any neighborhood consensus on the potential for upgrading the road. Therefore, staff feels that if the road is only going to be maintained in its current substandard state staff would recommend that the number of dwellings that the road serves be maintained in its current state. Therefore, staff would recommend a condition of approval that the PD/PIP be approved but with the condition that only the dwelling for westerly parcel, which currently has a dwelling, be allowed to be constructed with the current road being maintained as described and that before the dwelling for the easterly parcel is built, provisions to upgrade the road to a standard acceptable to the City Engineer for a private street, including a developer's agreement for the installation of those improvements, shall be provided. Staff would also recommend that this PD be subject to all other ER-1 zoning district restrictions not specifically modified herein and that future conforming accessory uses (such as sheds or fences) be permitted without PIP review.

If, after the public hearing, the Commission wishes to recommend approval the appropriate fact finding would be:

1. In general, the proposed zoning map amendment and GDP/PIP are in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

2. Specific to this site, the proposed zoning map amendment and GDP/PIP are in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning

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

3. The proposed zoning map amendment and GDP/PIP in its proposed location and as depicted on the required site plan, does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed zoning map amendment and GDP/PIP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

5. The proposed amended zoning map amendment and GDP/PIP are located in an area that will be adequately served by, and will not impose an undue burden on, any improvements, facilities, utilities or services provided by public agencies serving the subject property.

6. The potential public benefits of the proposed zoning map amendment and GDP/PIP outweigh all potential adverse impacts of the proposed zoning map amendment and GDP/PIP after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be:

1. In general, the proposed zoning map amendment and GDP/PIP is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

2. Specific to this site, the proposed zoning map amendment and GDP/PIP is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

3. The proposed zoning map amendment and GDP/PIP in its proposed location and as depicted on the required site plan, does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed zoning map amendment and GDP/PIP does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

5. The proposed amended zoning map amendment and GDP/PIP is located in an area that will be adequately served by, and will not impose an undue burden on, any improvements, facilities, utilities or services provided by public agencies serving the subject property.

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

Agenda Item #7

Applicant:

Nick Cimeno
750 Wild Oats Drive
Freeport, IL 60232

Request:

Conditional use approval for a restaurant (Commercial Indoor Entertainment) at 131 Wells Street.

Description: The applicant would like to open a restaurant that will cater to dining in, carry out and delivery. The former use of the property was also indoor commercial entertainment (Quiznos).

Staff Recommendation: Staff has no objection to the business being in this location. It is a similar use to what was in the building before. The Commissioners should note that the applicant is applying for the conditional use of commercial indoor entertainment because it has technically been more than 12 months since the last business was operating under that zoning definition. The restaurant will be in the south half of the building. The applicant will have 30 seats for patrons and according to the parking requirement of 1 stall for every three seats; the applicant will need to have 10 stalls. The applicant has documented more than enough stalls to accommodate this requirement. However, there was previously a requirement for a five foot space delineated between the curb and where the parking stalls begin to accommodate for a pedestrian walkway along Wells Street. This area was eliminated when the lot was recently recoated and staff would like a condition that it be restored.

If, after the public hearing, the Commission wishes to recommend approval, then the appropriate fact finding would be:

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

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

3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now

exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed 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 improvements, facilities, utilities or services provided by public agencies serving the subject property.

6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be:

1. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

2. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

4. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

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

Agenda Item #8

Applicant:

Andrea Strand
2910 Moelter Drive
Lake Geneva, WI 53147

Request:

Conditional use approval for a fitness studio (Commercial Indoor Entertainment) at 116-118 E. Geneva Square.

Description: The applicant would like to open a fitness studio in an existing commercial storefront located in Geneva Square.

Staff Recommendation: Staff has no objection for a fitness studio to be located in Geneva Square. There is more than adequate parking for this location and staff believes that this location is remote enough to accommodate a 24 hr. business without creating any adverse impacts.

If, after the public hearing, the Commission wishes to recommend approval, then the appropriate fact finding would be:

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

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

3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed 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 improvements, facilities, utilities or services provided by public agencies serving the subject property.

6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be:

1. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

2. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

4. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

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

Agenda Item #9

Applicant:

Lowell Management Services for Tom Ryan
PO Box 926 / 9 Hillside Drive
Lake Geneva, WI 53147

Request:

Conditional Use for an alteration to an existing deck for the addition of a screen house to an existing single-family residence in an ER-1 District and a Dormer using the setback requirements of the SR-4 District at 9 Hillside Drive.

Description: The applicant would like alter the existing deck on the house to make a screened in room. The applicant would also like to add a dormer to the third story of the house. The current use of the property is a single family dwelling with an attached garage.

Staff Recommendation: Staff has no objection to the addition of a screen house. The deck is already within the passive recreation area and building the screen room will not cause any additional harm within that area. The addition of a dormer on the third floor roof will not cause the building to become any more nonconforming than it already is due to it being on an ER-1 District lot. It will not increase the height of the home. This plan was approved two years ago however the home owner did not build it therefore he is back for re-approval.

If, after the public hearing, the Commission wishes to recommend approval, then the appropriate fact finding would be:

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

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

3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed 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 improvements, facilities, utilities or services provided by public agencies serving the subject property.

6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be:

1. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

2. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

4. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

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

Agenda Item #10

Applicant:	Request:
Kurt Carlson 10940 Partridge Trail Richmond, IL 60071	Conditional Use approval for a frozen yogurt establishment (Commercial Indoor Entertainment) at 253 Center Street.

Description: The applicant would like to open a frozen yogurt store classified as commercial indoor entertainment in an existing commercial building on Center Street.

Staff Recommendation: Staff has no objection to the use of a frozen yogurt establishment. There appears to be plenty of seating, a restroom and prep/storage space. It is recommended that the music be maintained to a volume only heard within the establishment and that no music be piped to the outdoors.

If, after the public hearing, the Commission wishes to recommend approval, then the appropriate fact finding would be:

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

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

3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed 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 improvements, facilities, utilities or services provided by public agencies serving the subject property.

6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be:

1. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

2. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

4. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

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

Agenda Item #11

Applicant:

Doug Olson / Harold Hartshorne Jr.
PO Box 322/ W3601 Hartshorne Dr.
Elkhorn, WI 53121 / Lake Geneva, WI 53147

Request:

Certified Survey Map approval for land located in the Town of Linn located within the extra-territorial platting jurisdiction of the City.

Description: The applicant would like to re-divide his existing parcels to create two additional buildable lots. The previous submittal was requesting three additional lots. One objective of the re-division is to create lots which conform to the existing zoning district boundaries.

Staff Recommendation: Staff feels that with the revision that was made, the Certified Survey Map as submitted meets the City's requirements of the Subdivision ordinance relating to lot size and density and have no objection to a recommendation for approval. Since the City does not have zoning control over these parcels the City Attorney would recommend a condition that all of the parcels within the CSM boundary and the owner's remnant parcel be covered with a deed restriction to the benefit of the City that no more than one dwelling unit will be located on each parcel as well as the condition that the comments from the City Engineer be addressed prior to Council action.

Agenda Item #12

Applicant:

Keith Garecht and Larry Roche
W3871 Maclean Road
Elkhorn, WI 53121

Request:

Certified Survey Map approval for land located in the Town of Geneva located within the extra-territorial platting jurisdiction of the City.

Description: The applicant would like to divide their existing four acre parcel into two separate parcels, two acres each, with an easement placed on Lot 1 to allow for ingress and egress to Lot 2. There is currently only one house and it is on Lot 1, the parcel abutting Schofield Road.

Staff Recommendation: The applicant has submitted evidence that the lot is surrounded by other subdivisions and minor subdivisions and therefore should be considered infill development in accordance with Section 66-15(2). Staff has no objection to that determination and finds that the Certified Survey Map as submitted meets the City's requirements of the Subdivision ordinance and have no objection to a recommendation for approval with the condition that the comments from the City Engineer be addressed prior to Council action.

Staff may provide additional comment on the above items and will comment on remaining agenda items at the meeting.

Zoning Administrator

CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS

September 15, 2011

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

Attn: Mr. Barney Brugger
Zoning Administrator

Re: Hartshorne: Proposed (Revised) Certified Survey Map Review
Project No. R11-0014-107

Dear Barney,

We have completed our review of the above referenced Certified Survey Map (CSM) prepared by Jensen & Olson Land Surveying, LLC and signed and sealed by Douglas Olson, R.L.S. on May 3, 2011, and last revised on August 24, 2011. In our previous review letter dated July 18, 2011, we made the following comments:

Sheet 2:

- *Regarding the found monuments near the beginning and end of the following course "S89°20'41"E 406.88'"; these monuments should either be accepted as correctly identifying their respective corners and the bearings and distances of the lines on either side adjusted accordingly, or new monuments should be installed at the corners as presently described.*

- *Regarding the 50' Wide Ingress & Egress Easement shown in the southwest quadrant of proposed Lot 2 (now shown as Lot 1 on the latest revised CSM); if the easement is being created by the proposed CSM, additional dimensions should be added so the easement can be accurately located on the ground. If the easement is pre-existing, we recommend referencing the source document which created the easement.*

The first comment has been addressed. The second comment has not. The direction for this comment comes from State Statute 236.20(2)(c).

Based on our review we recommend extraterritorial approval of the proposed CSM contingent on the above-comment being addressed.

Submitted data has been reviewed for conformance with generally accepted surveying practices and City policies. Although this data has been reviewed, the surveyor is responsible for the thoroughness and accuracy of survey and supplemental data and for their compliance with all

Lake Geneva
700 Geneva Pkwy.
P.O. Box 550
Lake Geneva, WI 53147
262.348.5600
FAX 262.348.9979

Milwaukee Regional
W175 N11081 Stonewood Dr.
Suite 103
Germantown, WI 53022
262.250.8000
FAX 262.250.8011

Madison
5315 Wall Street
Suite 165
Madison, WI 53718
608.244.6277

Racine
6011 Durand Ave.
Suite 500
Racine, WI 53406
262.554.8530
FAX 262.554.1503

Fox Valley
P.O. Box 10
Bear Creek, WI 54922
715.752.4620
FAX 715.752.4595

state and local codes, ordinances, and procedures. Modification to the survey, etc. may be required should errors or changed conditions be found at a future date.

Should you have any questions, please feel free to contact me at our Lake Geneva office.

Sincerely,

CRISPELL-SNYDER, INC.

Michael W. Rubendall
Senior Designer

cc: Douglas Olson, R.L.S., Jensen & Olson Surveying, LLC
Susan Barker, P.E., Crispell-Snyder, Inc.

CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS

September 15, 2011

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

Attn: Mr. Barney Brugger
Zoning Administrator

Re: Garecht & Roche: Proposed Certified Survey Map Review
Project No. R11-0014-110

Dear Barney,

We have completed our review of the above referenced Certified Survey Map (CSM) prepared by Krott Surveying, Inc., signed and sealed by John P. Krott, R.L.S. on June 10, 2011, and last revised on September 12, 2011. We have the following comments:

Sheet 1:

- Per State Statute 236.15(1)(c), monuments are required to be set at the northwest corner and southwest corner of proposed Lot 1. These corners also correspond to the northeast and southeast corners of the 30-foot wide roadway dedication for Schofield Road.

Sheet 2:

- In the sixth line of the SURVEYOR'S CERTIFICATE, "Section 35" should be changed to "Section 34".

Please see the enclosure for the location of the above comments.

Based on our review we recommend extraterritorial approval of the proposed CSM contingent on the above-comments being addressed.

Submitted data has been reviewed for conformance with generally accepted surveying practices and City policies. Although this data has been reviewed, the surveyor is responsible for the thoroughness and accuracy of survey and supplemental data and for their compliance with all state and local codes, ordinances, and procedures. Modification to the survey, etc. may be required should errors or changed conditions be found at a future date.

Lake Geneva
700 Geneva Pkwy.
P.O. Box 550
Lake Geneva, WI 53147
262.348.5600
FAX 262.348.9979

Milwaukee Regional
W175 N11081 Stonewood Dr.
Suite 103
Germantown, WI 53022
262.250.8000
FAX 262.250.8011

Madison
5315 Wall Street
Suite 165
Madison, WI 53718
608.244.6277

Racine
6011 Durand Ave.
Suite 500
Racine, WI 53406
262.554.8530
FAX 262.554.1503

Fox Valley
P.O. Box 10
Bear Creek, WI 54922
715.752.4620
FAX 715.752.4595

Should you have any questions, please feel free to contact me at our Lake Geneva office.

Sincerely,

CRISPELL-SNYDER, INC.

Michael W. Rubendall
Senior Designer

Encl: As Noted

cc: John P. Krott, R.L.S., Krott Surveying, Inc., w/encl.
Susan Barker, P.E., Crispell-Snyder, Inc.

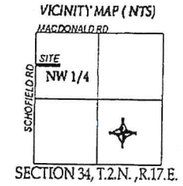
CRISPELL-SNYDER, INC. Received SEP 15 LAKE GENEVA, WI

Via e-mail from John Krott

CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN.

VICINITY MAP (NTS)



SECTION 34, T.2.N. ,R.17.E.

NOTE: BEARINGS REFRENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 34-2-17

NOTE: BEARINGS HEREON RELATED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD-27)

OWNER : KEITH A. GARECHT & LARRY W. ROCHE
W3871 MACLEAN RD.
ELKHORN, WI 53121

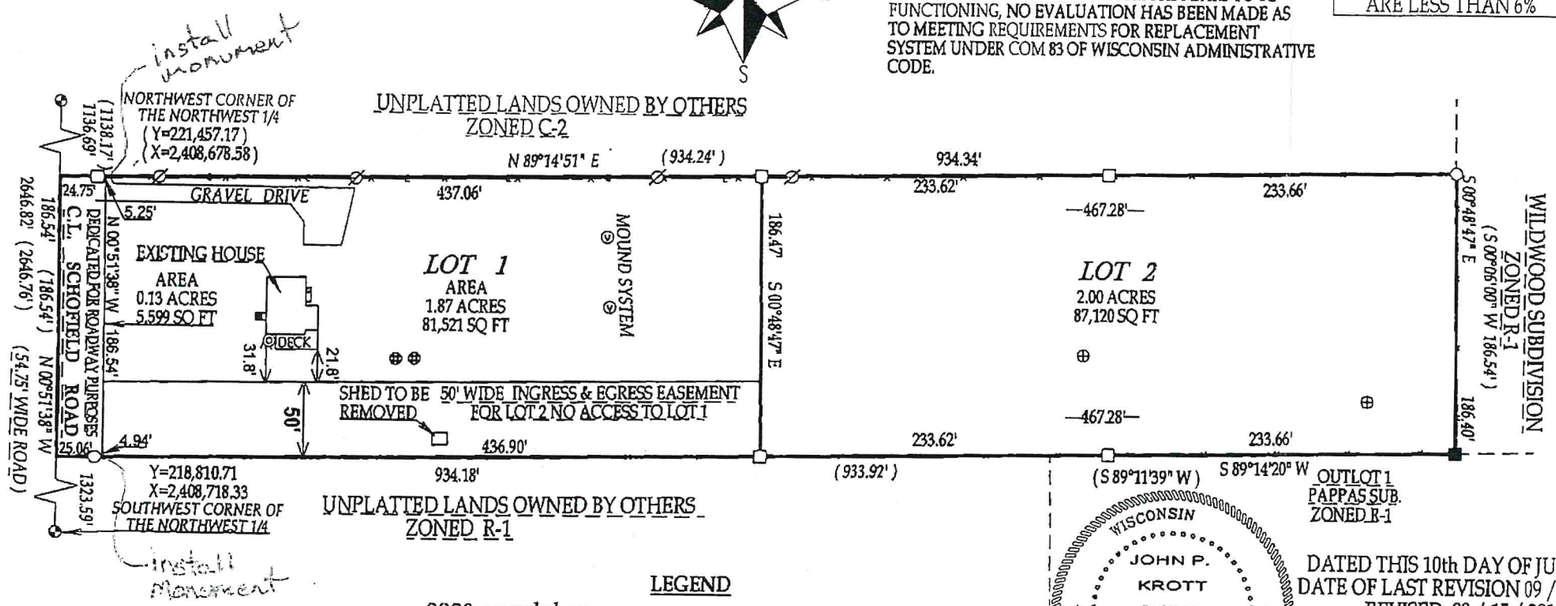
ZONED R-1

SURVEYOR : JOHN P. KROTT
KROTT SURVEYING INC.
N3705 WILLOW BEND LANE
LAKE GENEVA WI. 53147
PHONE # (262)248-3697
FAX # (262)249-0639

SOIL TYPES:FsB , MyB AND MyC2

SLOPE STATEMENT
SLOPES IN AREA OF SOIL BORINGS ARE LESS THAN 6%

NOTE : EXISTING SANITARY SYSTEM APPEARS TO BE FUNCTIONING, NO EVALUATION HAS BEEN MADE AS TO MEETING REQUIREMENTS FOR REPLACEMENT SYSTEM UNDER COM 83 OF WISCONSIN ADMINISTRATIVE CODE.



LEGEND

(XXX) recorded as
found 6"x9" concrete monument with brass cap
found 5/8" dia. iron rod
found 1" dia. iron pipe
found 3/4" dia. iron rod
overhead utilities
utility pole
well
vent
concrete acess cover
soil borings

SCALE 1" = 100'

0 100 200 300

JOB # 05-030

WISCONSIN JOHN P. KROTT S-2258 LAKE GENEVA WIS. LAND SURVEYOR

DATED THIS 10th DAY OF JUNE 2011.
DATE OF LAST REVISION 09 / 12 / 2011
REVISED 08 / 15 / 2011.

JOHN P. KROTT R.L.S. 2258

INSTRUMENT DRAFTED BY JOHN P. KROTT R.L.S. 2258 SHEET 1 OF 4

CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 34, TOWN 2 NORTH , RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, JOHN P. KROTT REGISTERED LAND SURVEYOR , HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING LAND BOUNDED AND DESCRIBED AS FOLLOWS ;

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE S 00°51'38" E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION ~~35~~ 34 A DISTANCE OF 1136.69 FEET TO THE POINT OF BEGINNING; THENCE N 89°14'51" E 934.34 FEET TO THE WESTERLY BOUNDRY OF WILDWOOD SUBDIVISION; THENCE S 00°48'47" E ALONG THE WESTERLY LINE OF SAID SUBDIVISION 186.40 FEET TO A POINT IN THE NORTHERLY LINE OF PAPPAS SUBDIVISION; THENCE S 89°14'20" W 934.18 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE N 00°51'38" W ALONG SAID WEST LINE 186.54 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 4.00 ACRES , 174240 SQUARE FEET MORE OR LESS.

I FUTHER CERTIFY THAT I HAVE MADE THIS SURVEY AND MAP IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 236.34 OF THE STATE STATUTES AND THE SUBDIVISION CONTROL ORDINANCE , WALWORTH COUNTY, WISCONSIN AND BY THE DIRECTION OF THE OWNER'S AND SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT.

DATED THIS 10th DAY OF JUNE 2011
DATE OF LAST REVISION 8 / 15 / 2011

WISCONSIN
JOHN P.
KROTT
S-2258
LAKE GENEVA
WIS.
LAND SURVEYOR

JOHN P. KROTT, S-2258

OWNERS CERTIFICATE:

" AS OWNER'S, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE TOWN OF GENEVA, CITY OF LAKE GENEVA AND WALWORTH COUNTY FOR APPROVAL "

KEITH A. GARECHT

LARRY W. ROCHE

STATE OF WISCONSIN)
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS _____DAY OF_____2011, THE ABOVE NAMED, TO ME KNOWN TO BE THE PERSONS WHO EXCUTED THE FOREGOING INSTURMENT AND ACKNOWLEDGE THE SAME.

_____

_____
MY COMMISSION EXPIRES

NOTARY PUBLIC_____, WISCONSIN

KROTT SURVEYING INC.
N3705 WILLOW BEND LANE
LAKE GENEVA WI. 53147
PHONE # (262)248-3697
FAX # (262)249-0639

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 18, 2024

Agenda Item 8

Applicant:
Paul J. Stormberg
PO Box 197
Elkhorn WI

Request:
Gygax Memorial Donation

Description:
The applicant is submitting a Site Plan Proposal for the Gary Gygax memorial to be located on the west end of the City Library Park between the walking path and public restrooms.

City of Lake Geneva

Department of Public Works

Park System - Memorial and Donation Application

Name of Donor: Gygax Memorial Fund, Inc., a 501(c)3 corporation

Address of Donor:

Gygax Memorial Fund Inc. c/o Duick & Company, CPAs,

PO Box 197, Elkhorn, WI, United States, Wisconsin

Phone Number: (402) 639-0133 (President Paul J. Stormberg)

Home: (402) 639-0133 (President Paul J. Stormberg)

Other: _____

E-mail: gygaxmemorialfundinc@gmail.com

Description of Donation:

A stone table with stone benches along either side and a bronze statue of Gary Gygax at one end on a throne-like chair with a dragon wrapped around it's base. Atop the table will be a bronze map covering the surface. The base will be a 12 by 14 foot patio made up of 1,148 granite pavers with donors names engraved upon them. A short concrete sidewalk will connect to the existing sidewalk. (See attached documents for details.)

Wording on Memorial Acknowledgement:

A special integral plaque will be on the back of the throne-like chair with a dedication and list of top donors. (See attached documents for details.)

My signature below indicates that I have received a copy of the Memorial and Donations Policy and agree to all the provisions and procedures as outlined.

Requested by:

Gail Gygax, Chairman, Gygax Memorial Fund

(Please Print)

Gail Gygax 2/29/2024

Signature of Donor Date

Staff Use Only. Date Received _____ Staff Initials _____

Staff Recommendation to City's Board of Park Commissioners: Approve/Deny

Council Review Date: _____ Approved/Denied

Order Date: _____

Installation Date: _____

GYGAX MEMORIAL PROJECT

Presented by the Gygax Memorial Fund, LLC., a 501(c)(3) Corporation in the State of Wisconsin
Contact: President Paul J. Stormberg, Email: gygaxmemorialfundinc@gmail.com, Phone: (402) 639-0133
Website: www.gygaxmemorialfund.org

Gary Gygax and Lake Geneva

(Photo courtesy of Ian Livingstone.)

Gary Gygax (1938-2008) was a novelist, game designer, entrepreneur, and visionary who lived in Lake Geneva, Wisconsin and was the co-creator of the **Dungeons & Dragons®** game in 1974. The game, **D&D®** for short, was the first role-playing game ever and, as such, was only the seventh type table-top game created by humanity.

Can we say who created chess? Or dice? No, of course not, but we can name the person who authored **Dungeons & Dragons®**, and he did it in our lifetime, in the United States, in the little town of Lake Geneva, Wisconsin.

The game itself was born in Gary's little house at 330 Center Street in 1974. Since that time the game has become a truly global phenomenon. An estimated 50 million people have played the game since it was created and it's been translated into dozens of languages. Sales indicate that 14 million people are currently playing it and 9 million people watch livestreams of other people playing it.

The first company ever to produce roleplaying games was also started by Gary in Lake Geneva in 1973. Tactical Studies Rules (TSR) started out of Gary's co-founder Don Kaye's house at 542 Sage St. first, then to Gary's home at 330 Center Street and, in 1976, moved to 723 Williams Street with 10 employees. The wild success of **D&D®** grew the company until they moved into the Hotel Clair building on Broad Street and Main with 100 employees. Ultimately, TSR employed over 400 people and resided in the business complex on Sheridan Springs Road for the next several years.

Gary also founded the largest tabletop gaming convention in North America, naming it Geneva Convention or GEN CON. He ran the very first GEN CON at Horticultural Hall in 1968, again in his hometown of Lake Geneva. As it grew it expanded to the American Legion Hall, then to the Lake Geneva Playboy Club in 1977, until it grew beyond the little town. It now has an annual attendance of 60,000 gamers and is a major source of income for the city of Indianapolis every summer.

Gary was an avid science fiction and fantasy reader and aspired to become a writer himself. He actively encouraged the publication of fiction from very early on at his company, TSR. Eventually, TSR would become a major publisher of fantasy and science-fiction, publishing over 360 novels and 260 short stories over the next three decades by such notable authors as Alan Dean Foster, Andre Norton, Ben Bova, Clark Ashton Smith, Fritz Leiber, Gardner Fox, George R. R. Martin, L. Sprague de Camp, Lynn Abbey, Terry Brooks, and over 400 other authors. While tens of millions of people have played Gary's game, **D&D®**, hundreds of millions of fans worldwide have read novels published in Lake Geneva thanks to his vision.

Gary himself became a NY Times best selling author in the mid-1980s and did his writing in Stone Manor, where he resided at the time.

Can a game change the world?

Why is **Dungeons & Dragons®** important to humanity? From the moment **D&D®** was created it spawned a legacy of imagination and creativity. It provided a cooperative environment where a group of players work together in a shared experience within a world realized by their immersion in it. It was not bounded by winning and losing, there were no limits to the reality of the environment, physical and social limitations did not apply.

Gary recognized the power of games to transcend age, gender, race, culture, language, religion, and even class. Even as a child, that power drew him to games like chess, dice, tiles, board-games. But all those games were based on competition. For a millennia of game design, that's the single paradigm. Victory or defeat.

But for the first time in thousands of years, **D&D®** gives us something different. It brings together into a single game all these disparate elements: the unstructured play of children, the concept of a referee as an adjudicator, a story-teller, and the probabilities of dice. Gary Gygax and his co-creator, Dave Arneson, codified it into **D&D®**. And together, they created this entirely new kind of table-top game – a game that doesn't involve winning or losing. It's a game whose only boundary is the imagination of everyone sitting around the table playing it. So it's bigger than the sum of its parts.

Dungeons & Dragons® is a truly global phenomenon. An estimated 50 million people have played the game since it was created and it's been translated into dozens of languages. The sales tells us that 14 million people play it currently, and 9 million people watch livestreams of other people playing it.

This phenomenon created an entire global fan-base for fantasy that wasn't seen before. Now there's an audience for Lord of the Rings movies, Harry Potter books, and the Game of Thrones TV series and all the movies and shows those inspired too.

And even the way those stories are told comes from **D&D®**. In Game of Thrones, we accept that any character can die at any time. George R. R. Martin learned that playing role playing games, because in role playing games main characters can be killed. Anything is possible.

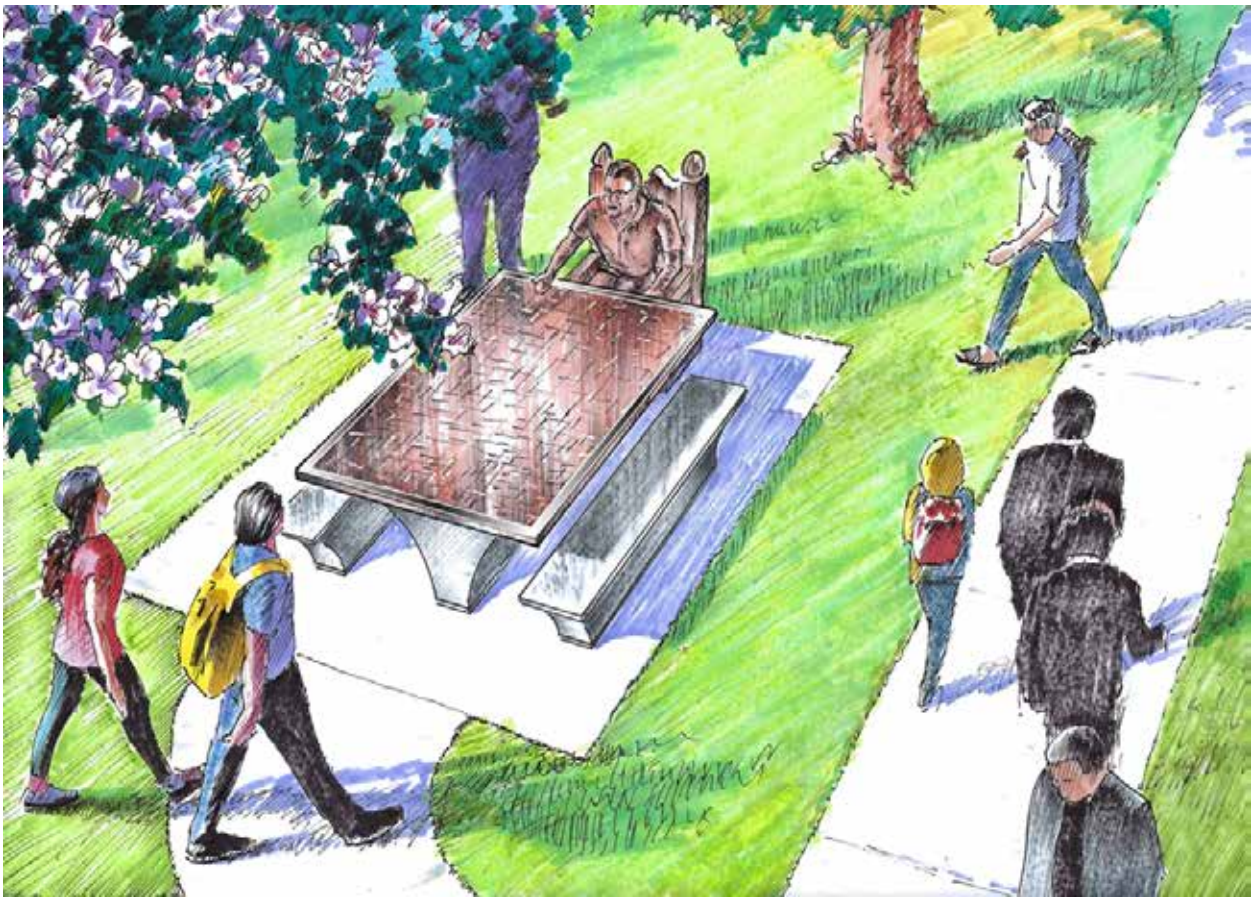
And, of course, its impact on the entire video game industry is obvious, but much more immediate than people realize. Less than one year after **D&D®** was released, computer programmers were already incorporating what they were doing in the table-top game into the first computer adventure games. So, today, practically every video game that has elements like classes, experience points, hit points, levels, player characters or avatars – those games owe their existence to **D&D®**. So, World of Warcraft, Never Winter Nights, Borderlands – all those games.

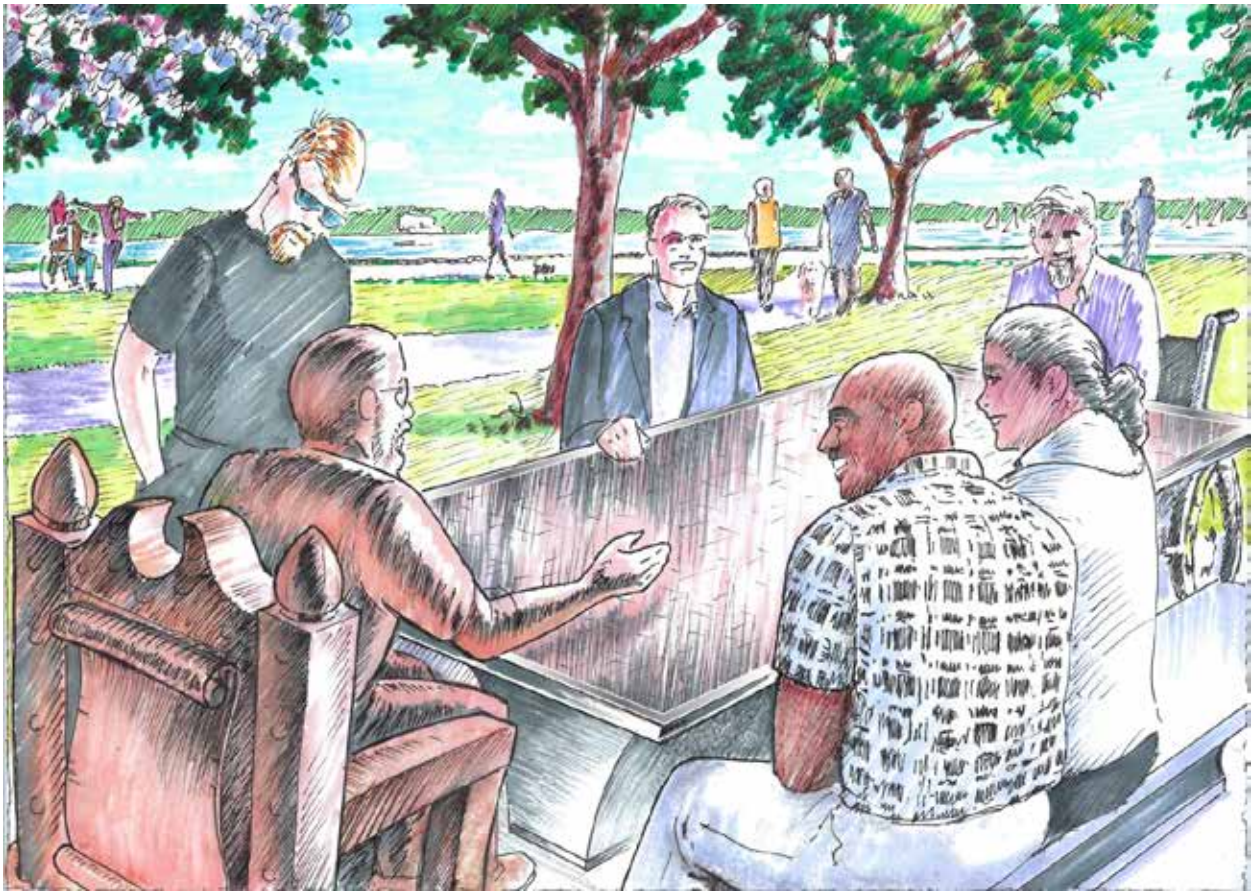
The game unleashed a wave of creativity that manifests itself in our popular culture. Countless directors, writers, comedians, actors, show hosts, scientists, and even politicians, grew up with this game – and this game developed their imaginations. And so with **D&D®**, its legacy is that it inspired all those creative thinkers and dreamers.

So it's not a stretch to say that so much of what we see in popular culture today was forged in role-playing games. And the main figure at the center of the phenomena of role-playing games is, of course, Gary Gygax.

More than anything the world needs this game right now. All games before this were based on competition. A winner and a loser. In millennia of game design, thousands of years of human history, no one had broken this paradigm of us vs. them, victory or defeat. The purposes of games were to win and losing meant failure. **D&D®** gave us a different path, a better path.

And that's why it's such an important game for humanity. The world of the game is only realized when the players share in its creation together. That makes it the ultimate game of cooperation, inclusion, mutual respect, and collaboration – and those are the qualities that make us better human beings. That's why this game changed the world for the better.





Overview of the Project

The memorial will be a stone table with Gary seated at it, a bronze map of Gary's 1st level of his castle dungeon on top of the table, a base of pavers with donors names, stone benches along each side, and an accessible sidewalk and space at the end of the table opposite Gary. Thus people will be able to visit, gather around seated at the table, and play **Dungeons & Dragons®** with Gary at the head of the table.

Some points on the design:

1) Gary's statue, the throne he is seated on, and the table-top map are all bronze. The table and benches will be of gray, polished granite.
2) The statue of Gary appears to be talking (running a game of **D&D®**) and gesturing to the map before him—that will let players roll dice off of Gary's hand for luck, take photos holding their dice, or actually have Gary roll dice for them during play.
3) Gary and the throne are one piece. The throne will have 20-sided dice for finials, will be embossed with dragons and polyhedral dice (4, 6, 8, 12, and 20-sided dice), and there will be a small dragon coiled around the base, guarding a treasure chest.
4) The back of the throne will have an integral, scroll-like plaque that states:

E. Gary Gygax (1938-2008)

Hometown, City of Lake Geneva, Wisconsin

Award Winning Game Designer & NY Times Best Selling Author,
Founder of adventure gaming hobby & industry,
Founder of GEN CON gaming convention,
Founder of TSR Hobbies, Inc., game company, and
Co-creator of Dungeons & Dragons®,
The world's first role-playing game.

"I would like to be known as the guy who really enjoyed playing games and sharing his knowledge and fun pastimes with everybody else." — Gary Gygax

Dedicated with loving devotion by His Wife, Gail Gygax

And loving affection by his children: Alex, Luke, Cindy, Heidi, Elise, and Ernie

This monument made possible by devoted fans who's names appear on our online Wall of Honor, the Walk of Honor pavers below, and the High Level Donors listed hereafter:

Honor to the Lords of Gygax: <Names of 7th-10th Top Donors>

Special Honor to the Dragonlords of Gygax: <Names of 4th-6th Top Donors>

High honor to the Paladins of Gygax: <Names of 2nd-3rd Top Donors>

Great honor to the Lord Paladin of Gygax: <Name of Top Donor>

Your dedication to Gary's legacy endures.

5) The 5 by 7 foot map itself will depict the original 1st level of Gary's castle dungeon and will be numbered or keyed. We will have online content for this, including Gary's own original key, and fan made keys for the dungeon. Thus, people will be able to create their own keys to the dungeon and play something different every time they gather at the table.
6) The 6 by 8 foot table will be of polished granite and have two polished granite benches along either side. The end of the table opposite Gary will be left open for wheelchair and other accessibility.
7) The 12 by 14 foot base beneath the table is made of 1,148 granite pavers (each 8 x 4 x 2 inch) and it has a 6 inch concrete apron to hold the pavers together. The pavers will be engraved with donors names. This allows for a wheelchair accessible, 36 inch walkway around the entirety of the monument.
8) Our desired location is in the area to the west end of Library Park (aka, Elm Park).
9) At this location are some blossoming trees around the area and our intent is to incorporate them into the memorial landscaping without impacting them.
10) A sidewalk at the end, opposite Gary's statue, will connect the memorial to the main sidewalk that already exists, allowing wheelchair and other access.
11) Finally, the site is accessible with little modification, has nearby, metered parking, and is located near the public restrooms. These factors will increase the number of people able to access the memorial and the time they are able to spend enjoying the memorial and thus benefit the city with the associated parking meter funds.

The above elements are to be provided by several companies. The stone table, benches, and granite pavers by Archie Monuments of Watertown and the bronze pieces by either James Nance Sculpture Studio of Loveland, Colorado or Martino Studios out of Lacrosse, Wisconsin. Both sculptors are celebrated artists, Jim Nance having been selected to create the Desert Storm Memorial on the National Mall in Washington, D.C.

In addition to sculptors and artists we have also retained an architect, general contractor, and engineer to oversee the overall design and installation of the various elements, including concrete footings for the table, benches, and statue, a patio of granite pavers with a concrete apron, and a concrete sidewalk to tie the existing sidewalk into the base of the memorial.

On February 20th, 2024 the City of Lake Geneva's Board of Park Commissioners voted unanimously in favor of the placement of the Gygax Memorial at the west end of Library Park (see the approximate location below). A place where Gary would spend his days reading books and dreaming of becoming a fantasy novelist.

Aerial Photo of Approximate Size & Location of Gygax Memorial at West End of Library Park

Gygax Memorial Reference Photo Showing Approximate Placement & Size of Memorial

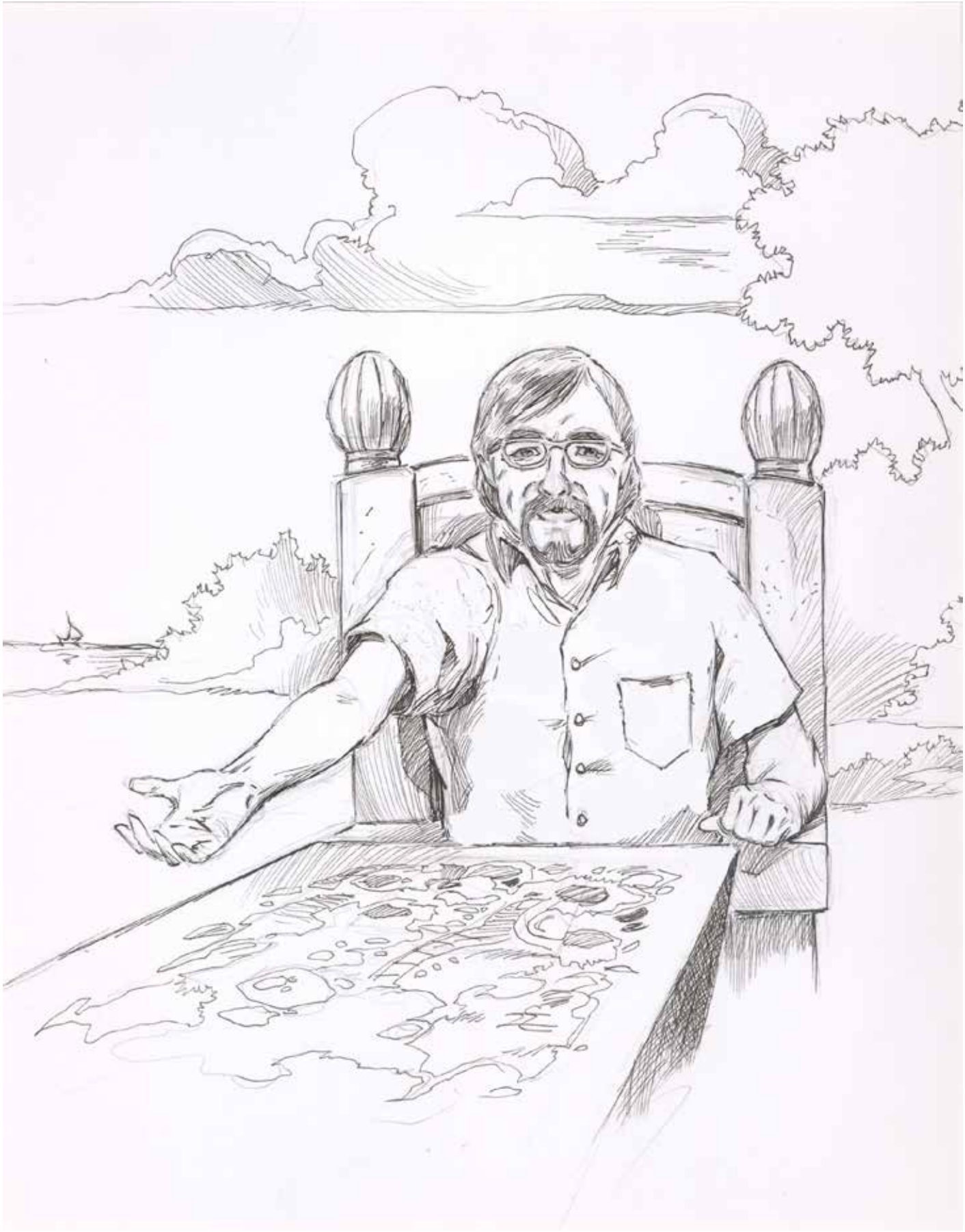
Gygax Memorial Reference Photo Showing Approximate Placement & Size of Memorial

Gygax Memorial Reference Photo Showing Approximate Placement & Size of Memorial

Gygax Memorial Reference Photos Showing Perspective View of Lake and Stone Manor

Gygax Memorial Reference Photos Showing Perspective View of Lake

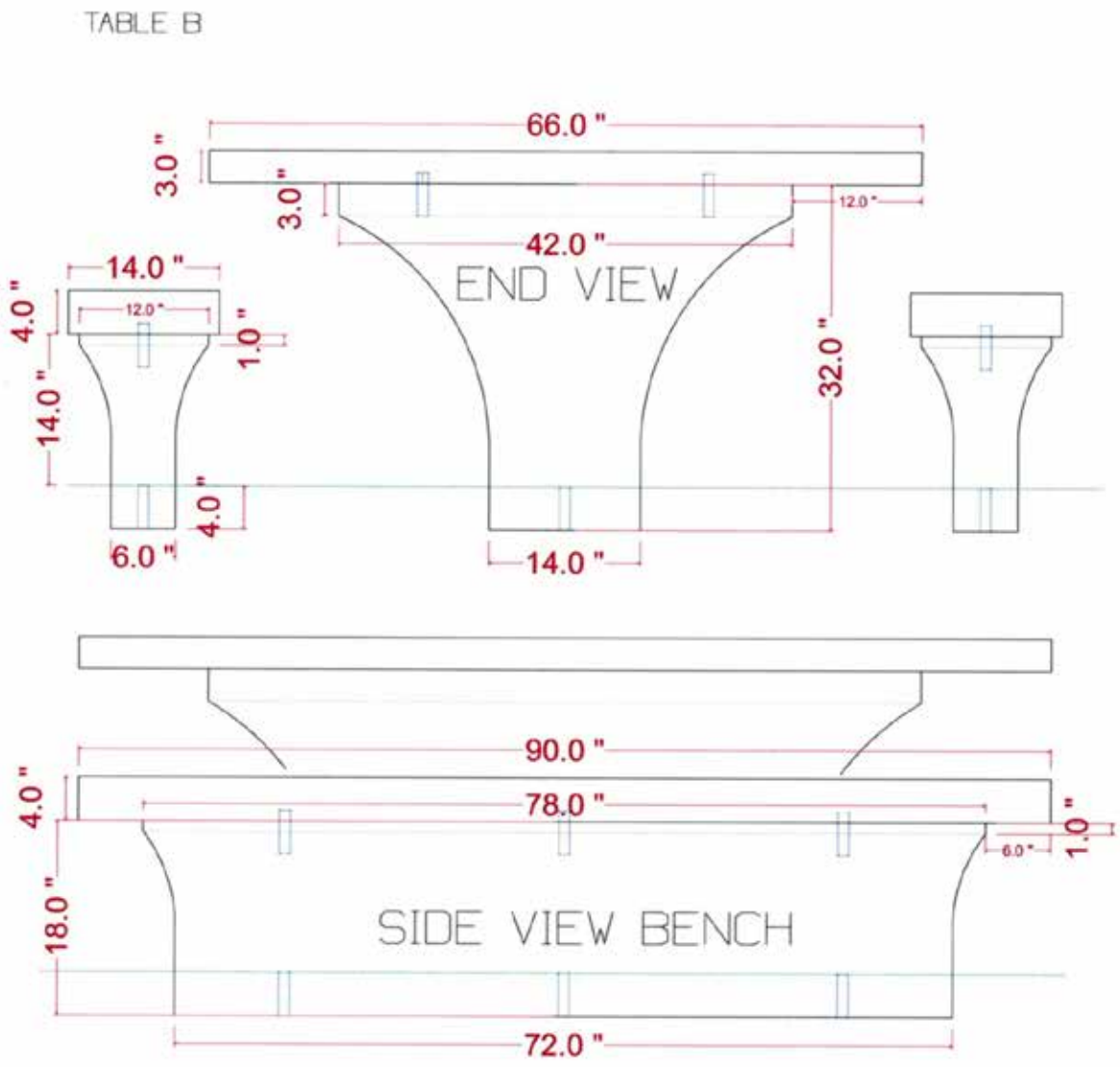
Artistic Rendering of Gygax Memorial by Jeff Easley



Gygax Memorial Concept Models by Martino Studio

Gygax Memorial Concept Models by Martino Studio

Renderings of Stone Table by Archie Monuments

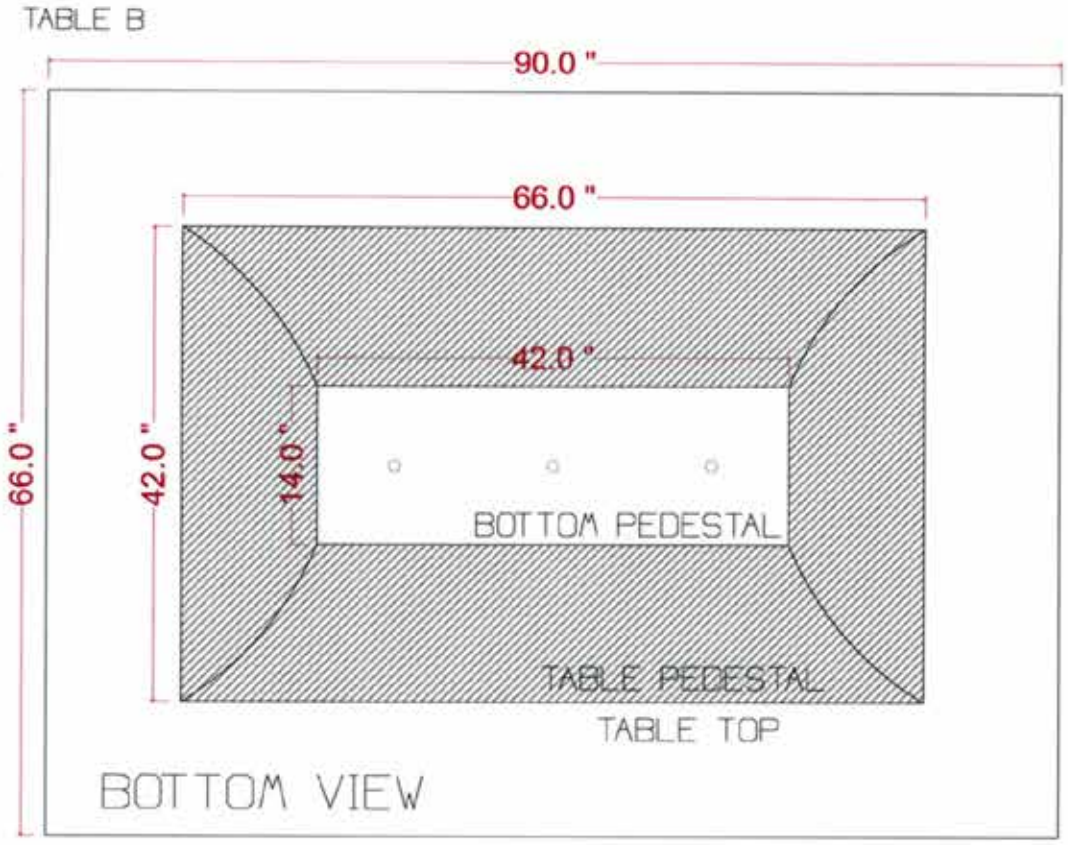


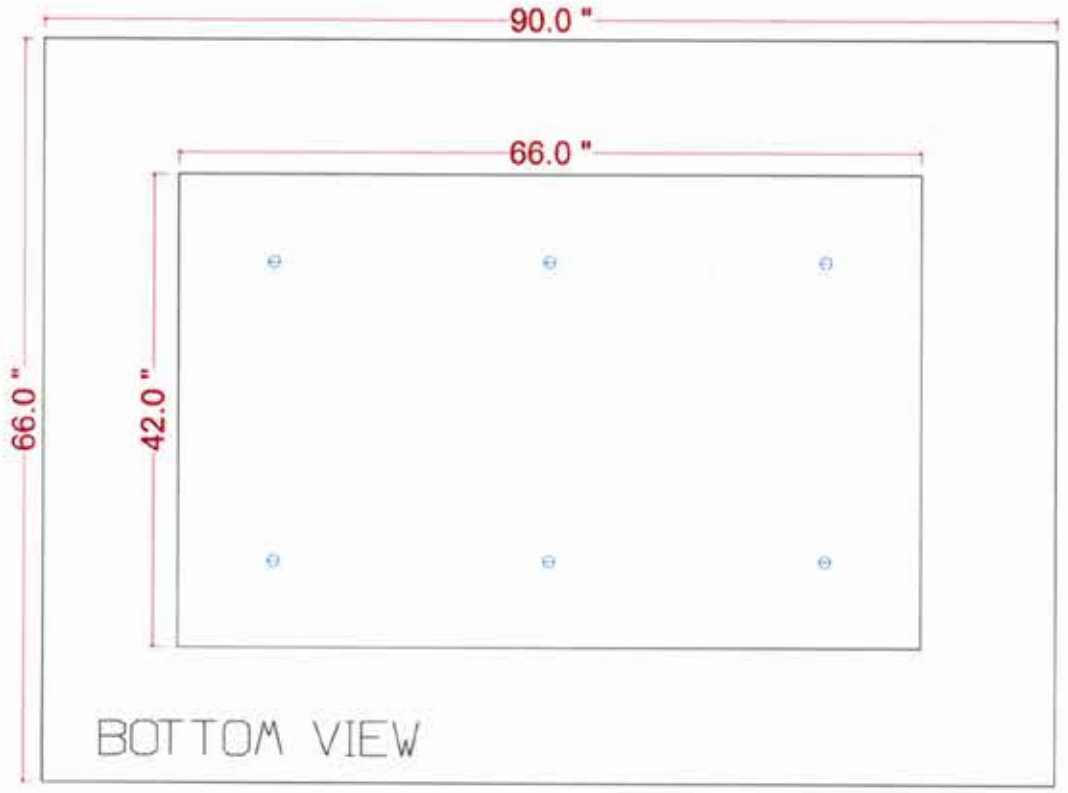
GREEN LINE
CONCRETE LEVEL

BLUE LINES
HOLES FOR SUPPORT PINS
1 IN UP AND 3 IN DOWN

GREY LINES
SURFACE CHANGE

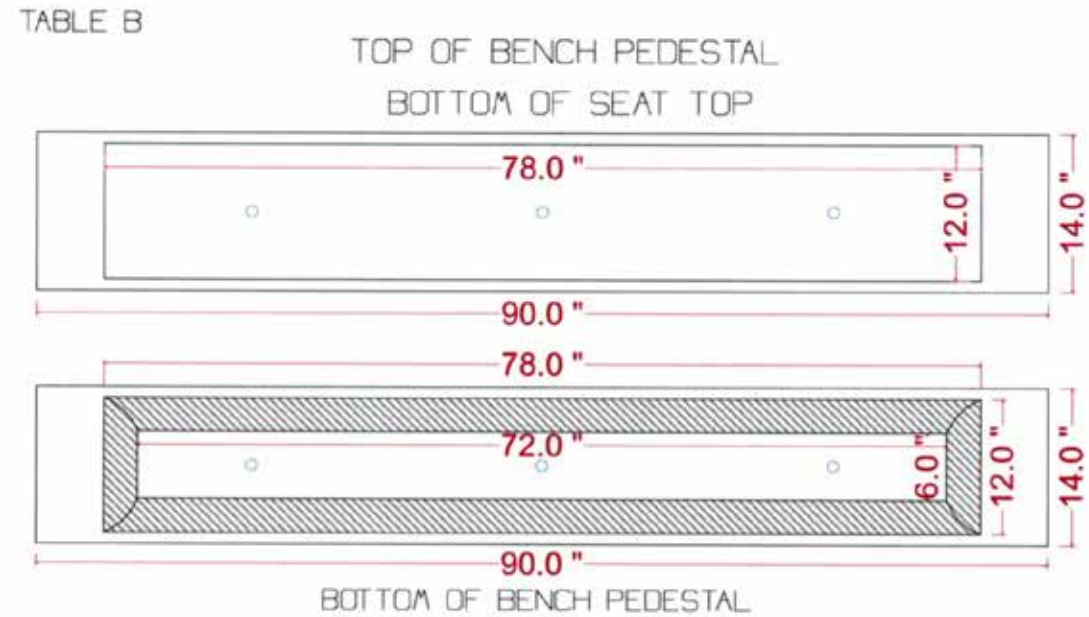
Renderings of Stone Table by Archie Monuments

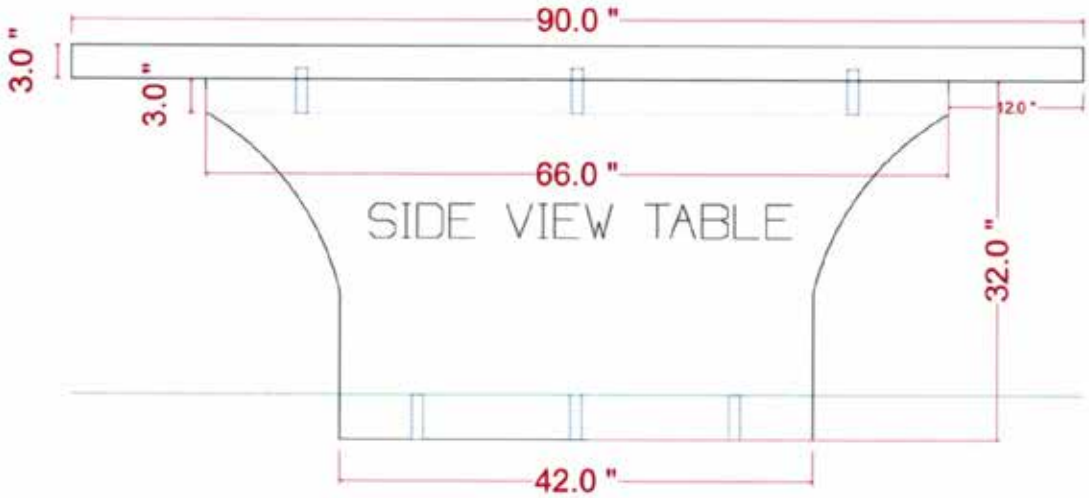




PIN PLACEMENT FOR BOTTOM TABLE AND TOP OF PEDESTAL

Renderings of Stone Table by Archie Monument.





James Nance Sculpture Studio
4617 Lonetree Drive, Loveland, Co 80537
www.jamesnancesculpture.com / Jim@jamesnancesculpture.com
970-669-5507 studio / 970-685-0840 cell
7 February 2020

Gary Gygax Figure Sculpture Proposal ver2 :

Hi Paul,

I read your letter with interest and for every project I undertake, my goal is to satisfy the client's needs. I am sensitive to the realities of fund raising and understand that you are exploring every possible option. However, to be true to you, I must offer my strong recommendation to not try to develop the sculpture one piece at a time or pare down your concept; I fear that approach might result in an end product with which you would not be happy.

What drew me to your project was the creative concept you envisioned with Gary in the throne with a dragon. This is something special which does not come along often. Around the world there are millions of statues some good, most mediocre, some bad, some so bad they make your teeth hurt. In my business, when I design a memorial, I always try to look for that "Hook," something special, something which will set the sculpture far above the vast sea of mediocrity. Something which will help ensure a lasting and meaningful tribute to Gary. I am very impressed with your instinct, and feel it would be a shame to let that magic slip through your fingers for the sake of fund raising or expediency.

To better explain myself, please allow me to pontificate on who I believe your target audience should be. It goes without saying that you first wish to create a tribute to Gary for his family, friends, and fellow gamers who admire his contribution. But I always ask myself, what about those who do not know who he is? More importantly, what about the generations to come in 50 years, 100 years or even 1,000 years. Designing a successful memorial requires addressing these questions, because it is successfully capturing this infinite audience which will ensure his immortality.

What I am getting at, is a single bronze figure sitting on a stone bench is not very unique, no matter how well modeled, and can be found everywhere. While that may be enough for his family and admirers, we need to consider the visitor who does not know him. Yes, there will be a bronze plaque, but frankly few, other than your immediate audience, will read it unless the sculpture first "Hooks" their curiosity. I guarantee that your creative composition will do just that. People will see the sculpture and be naturally drawn to it, admire the art, smile at the dragon, and even read the plaque. This need for an enduring 'Hook" will become more and more important as the years, decades, and centuries pass by. In my humble opinion the best way to honor Gary and ensure his legacy is to give the public something extraordinary not common place. You have found that.

Another problem with creating the memorial piecemeal is one of artistic compatibility. The three components really do need to be developed and sculptured simultaneously to ensure each component interacts with one another.

Sculpting a bronze figure and placing it on a stone bench will look awkward and amateurish like assembling Lego pieces. A sitting figure does not just sit independent of the chair but is integral with the chair, they both have a presence. Consider the Lincoln Memorial. As I mentioned if one's hand was grasping the chair arm, the flesh will bend and distort from his grasp and the hand and chair arm will become a single piece to be cast together. I have never seen a sculpture which is cast and then placed on a chair or bench that looks good. An added drawback is that the difference in bronze and stone will intensify the disjointed impression.

This is especially important with sculptural figure groups of several individuals. It is critical that there be interaction and relationship between the figures so that if one were removed something would seem out of place. The same is true with Gary's composition. The figure, dragon, and throne must all be interrelated and must reinforce one another to define the subliminal message.

Looking at this from another point of view is that if we planned on adding elements later, we would lose the opportunity to make all three compatible and each addition would need to be mutated unnaturally to fit the existing. It is similar to folks who add an addition to their house. It might be very functional but almost always it looks like an add on. In sculpture that would make it awkward and piecemeal.

These are some of the considerations which separate a work of "fine art" from ordinary commemorative sculpture. Throughout history it is the subtle nuances of fine art which have made some exceptional works survive the cruel anonymity of time and make them just as interesting today as they were the day they were dedicated. Without a special connection to the viewer, a common statue in the park may become invisible over time.

OK, sorry, enough of the opinion segment of tonight's show. . .

As to your questions.

1. For bidding purposes I calculated the figure at $225K, the Dragon at $175k, and the throne at $95k

2. I will need to obtain an accurate estimate for a stone veneer maquette table form my supplier and will drop by early next week.

3. The maquette will be approximately half scale. I will make the figure 36 inches tall.

4. For portrait works, I normally ask for a dual copyright with the family retaining the copyright for Gary's reputation, likeness, and name, and the art work for me. This seems to be the most fair. For example if smaller bronze editions were planned I would ask for them to be cast by me. Or if someone contacted me and wanted to duplicate the monument I would need the permission and participation of the family.

5. For small 3d printed versions, scans, photographs, keychains etc., or anything similar used for fund raising, I would not ask for anything.

6. We can make as many bronze editions of the maquette as you like with a nice wooden base and nameplate.

Half scale 36 inch figure if it were standing :

- Maquette (Gary, dragon, throne) $25,000
- map 32”x 44”; $15,000
- Total $40,000

Quarter scale 18 inches tall if standing

- Maquette $10,000
- Map 16” x 22” $2,500
- Total $12,500

One Sixth scale 12 inches tall if standing

- Maquette $3,500
- Map 8” x 11“ $1,500
- Total $5,000

To create the smaller editions I would need to first complete the half scale maquette by hand, then scale it down. There would be a one-time development charge for each scale down size for scanning, printing, finishing and mold.

I hope this information is useful. Again please call or write at any time.

Best Regards

Jim Nance

James Nance Sculpture Studio
4617 Lonetree Drive, Loveland, Co 80537
www.jamesnancesculpture.com / Jim@jamesnancesculpture.com
970-669-5507 studio / 970-685-0840 cell
5 February 2020

Dungeons and Dragons Bronze Map Sculpture Proposal :

Overview

The proposed sculpture will consist of a bronze, low relief, game map measuring 5 feet 4 inches wide by 7 ft 4 inches long. The map will contain certain details, sculpted relief and engraved images pertaining to the game of Dungeons and Dragons. The patina will include color.

The bronze map will be engineered to lie flat upon the surface of a larger stone table which measures 7 ft 4 inches by 9 ft 4 inches and will provide a 12 inch border around the bronze map. The table will be manufactured by another source

The proposed sculpture of Gary Gygax, submitted in a separate bid, will sit at the head of the table, posed to be interactive with the table and with visitors who may sit around the table on stone benches.

Process:

Phase One:

1a. The first step will be to coordinate with the client on the features of the map, desired style, and artistic treatment. Drawings will be produced to guide this design,

1b. Next a half scale maquette will be produced which measures 32 inches by 44 inches and will contain as much detail as possible. During this phase we will be able to refine the initial design and allow the map to evolve in content and appearance.

1c. The approved map maquette will be cast in bronze for display with the figure sculpture maquette.

Phase Two: After the client has approved the maquette, and when funding allows, the map maquette will be scanned and an enlargement foam will be CNC milled in a hard foam with a stiff steel reinforcement to keep it flat. The foam enlargement is then covered in clay upon which the artist will resculpt the full size map.

Phase Three: Once the full size clay is approved, and when funding allows, the clay will be molded and sent to the foundry for casting, supervised by the artist. Casting at the foundry will take 5 months.

Phase Four: Once the bronze is complete it will be photographed, crated, an shipped to the client. The artist will supervise installation

Changes:

Reasonable and normal modifications in the course of development and approval are expected and included in the bid. However in the event there are major changes or additions, which significantly increases time required, it may require a renegotiation of the bid.

Estimated Labor required by the artist:
The Maquette will require approx. 400 hours of artistic labor
The Enlargement will require approximately 700 hours.
Total artistic labor hours would be **1,100 hours.**

Timeline:
Phase One for the maquette involves artistic creativity and sensitivity and progressive development of the composition which involves many hours of study, sculpting, and revision until the composition evolves. Estimate 18 to 24 months

Phase Two is the physical hard work of sculpting a larger work and refining the composition. Estimate 18 o 24 months

Phase Three Casting the sculpture 5 months

Phase Four: Crating and shipping 1 month

Total Time: required 42 to 54 months.

Cost:
Phase One:
Maquette
Includes maquette, research, development of composition, sculpting, casting a bronze model, shipping of model to client.

$80,000 due at contract signing

Phase Two:
Enlargement in clay to full size
phase two initiation at client's discretion when funds available.

$80,000 due at start of phase two

Phase Three
Molding and Casting of full size sculpture
phase three initiation at client's discretion when funds available.

$30,000 due at start of phase three

Phase Four:
Photography, crating, and shipping and installation of completed sculpture

$10,000 due when ready to be shipped

Total Cost: $200,000

Optional Table Maquette:
For display and fund raising purposes the maquette of Gary and the Table should be displayed as a complete collection. For display the bronze map could be set on an appropriately sized wooden table. However for maximum impact and to give the donor a clear visualization of the entire memorial, I would recommend having a model half scale table produced.

My suggestion would be to make the table and benches out of wood with a granite veneer to give a pleasing visual impression of the final memorial. I believe the extra step would be a great help in creating a polished and professional model which will instill confidence in prospective donors.

The table could be produced locally in Wisconsin; or if desired, there are a number of shops here in Loveland which make sculpture bases and could easily perform this task.

Paul, Thank you for the opportunity to submit this bid. When and if you decide to move ahead, I would love to help you achieve your vision and help honor Gary's memory. Please call or write at any time if you wish to discuss anything.

Respectfully submitted,

Jim Nance

Martino Studios-PROPOSAL

phone 608-785-7096

1640 Redfield Street
La Crosse, WI 54601-5758

www.martinostudios.com
martinosculpture@gmail.com

To: Gygax Memorial Fund
Lake Geneva, WI

February 17, 2020

Martino Studios proposes to create a cast bronze sculpture based on an approved scale model which will be created after final details have been decided by the board. Since details of the sculpture such as Gary's age and clothing, copy on the plaque and additional decoration on the chair have not been decided, this proposal is for a rough estimate. The final bid may be more or less depending on the decisions made by the Gygax Memorial Fund board. The proposal is presented in stages to accommodate the "stretch goals" in the fund raising campaign. There are two choices for thickness of the map surface. sides will be added. (see image #2) The board will be responsible for any required permits and for creating the concrete foundation for the sculpture.

Plaque.....$5,000.00

Game Map 1/8" thickness with sides added.....$8,000.00
or 3/16" thickness with sides added see image #2 .....$10,000.00

Figure of Gary seated on a chair with low relief image of dragon
and treasure chest on chair base.instead of 3D dragon and chest
Dice can be deposited into sculpture through hole in top of
keyhole which will nave weighted door that
will open when pushed $152,000.00

SUB TOTAL.....$165,000.00 or $167,000.00

Delivery and install.....$7,000.00

TOTAL first stage.....**$172,000.00** or $**174,000.00**

Figure of Gary seated in a chair with 3D sculpture
of sleeping dragon and treasure chest
Dice can be deposited into sculpture through
hole in top of keyhole which will nave weighted door that will open when pushed.
SUB TOTAL.....$200,000.00 or $202,000

Delivery and install.....$7,000.00

TOTAL.....**$207,000.00** or **$209,000.00**

THANK YOU for considering Martino Studios for this project,
Michael Martino

APPLICATION FOR SITE PLAN REVIEW

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
The far west end of Library Park (1200 West Main St., City of Lake Geneva, WI 53147)--see attached document for details.

Name and Address of Current Owner: City of Lake Geneva, 627 Geneva St., Lake Geneva WI 53147

Telephone No. with area code & Email of Current Owner: 1-262-248-3673 & cityadmin@cityoflakegeneva.com

Owner Signature: _____

Name and Address of Applicant:
Gygax Memorial Fund Inc. c/o Duick & Company, CPAs,
PO Box 197, Elkhorn, WI, United States, Wisconsin, 53121

Telephone No. with area code & Email of Applicant: (402) 639-0133 (GMF President, Paul J. Stormberg),
gygaxmemorialfundinc@gmail.com

Proposed Use: Site of a memorial sculpture and base.

Zoning District in which land is located: Rural Holding, GAP Land

Names and Addresses of architect, professional engineer and contractor of project:
Etten + McCormack Architects (400 Broad St, Lake Geneva, WI 53147), Etten + McCormack Engineer (400 Broad St, Lake Geneva, WI 53147), Scherrer Construction (601 Blackhawk Drive, Burlington, WI 53105)

Short statement describing activities to take place on site:
Placing a memorial consisting of a stone table with stone benches along either side and a bronze statue of Gary Gygax at one end on a throne-like chair with a dragon wrapped around it's base. Atop the table will be a bronze map covering the surface. The base will be a 12 by 14 foot patio made up of 1,148 granite pavers with donors names engraved upon them. A short concrete sidewalk will connect to the existing sidewalk. (See attached documents for details.)

Site Plan Review Fee: $400.00, payable upon filing application

3/13/2024
Date

Signature of Applicant

Gygax Memorial Fund, LLC 1200 W. Main St., Lake Geneva, WI 53147 Cost Recovery # _____

Petitioner Name Project Address

OFFICE USE ONLY Description of Request _____

Agreement for Services

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

Gygax Memorial Fund, LLC, as applicant/petitioner for

Project: Gygax Memorial

Project Address: 1200 W. Main St., Lake Geneva, WI 53147

Parcel No. None (GAP Land Encompassed by west end of Library Park)

Name: Gygax Memorial Fund, LLC c/o Duick & Company, CPAs,

Address: PO Box 197, Elkhorn, WI, United States, Wisconsin, 53121

Cell Phone: (402) - 639 - 0133 Phone: (402) - 639 - 0133

Email: gygaxmemorialfundinc@gmail.com

Dated this 13th Day of March, 20 24

Gail Gygax, Chairman, Gygax Memorial Fund, LLC

Printed Name of Applicant / Petitioner

Gail Gygax

Signature of Applicant/Petitioner

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

Section 98-935 Fees:

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

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

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

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

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

Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator) *Date: _____ by: _____*

⇓ *Draft Final Packet (8 Copies and 1 Digital Copy to Zoning Administrator)* *Date: _____ by: _____*

⇓

____ ____ (a) **A <u>written description</u> 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 <u>Small Location Map</u>** 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 <u>Property Site Plan</u> 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 <u>Detailed Landscaping Plan</u> 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 <u>Grading and Erosion Control Plan</u>:**

____ 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) **<u>Elevation Drawings</u> of proposed buildings or remodeling of existing buildings:**

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

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

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

III. FINAL APPLICATION PACKET INFORMATION

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

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

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

Development Review Committee (DRC) Application

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

Applicant Information

Property Address _____
Applicant name _____
Applicant email _____ Phone Number _____

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

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

Engineering

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

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

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

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

- Water service size requirement_____
- Estimated daily water usage in gallons per day_____
- Estimated maximum water flow in gallons per minute_____
- Number of bathrooms_____
- Brief description of process (if Industrial)_____

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

- Number of units_____
- Number of bedrooms in each unit_____
- Water service size requirement_____

GYGAX MEMORIAL PROJECT

Presented by the Gygax Memorial Fund, LLC., a 501(c)(3) Corporation in the State of Wisconsin

Contact: President Paul J. Stormberg, Email: gygaxmemorialfundinc@gmail.com, Phone: (402) 639-0133
Website: www.gygaxmemorialfund.org

Gary Gygax and Lake Geneva

(Photo courtesy of Ian Livingstone.)

Gary Gygax (1938-2008) was a novelist, game designer, entrepreneur, and visionary who lived in Lake Geneva, Wisconsin and was the co-creator of the **Dungeons & Dragons®** game in 1974. The game, **D&D®** for short, was the first role-playing game ever and, as such, was only the seventh type table-top game created by humanity.

Can we say who created chess? Or dice? No, of course not, but we can name the person who authored **Dungeons & Dragons®**, and he did it in our lifetime, in the United States, in the little town of Lake Geneva, Wisconsin.

The game itself was born in Gary's little house at 330 Center Street in 1974. Since that time the game has become a truly global phenomenon. An estimated 50 million people have played the game since it was created and it's been translated into dozens of languages. Sales indicate that 14 million people are currently playing it and 9 million people watch livestreams of other people playing it.

The first company ever to produce roleplaying games was also started by Gary in Lake Geneva in 1973. Tactical Studies Rules (TSR) started out of Gary's co-founder Don Kaye's house at 542 Sage St. first, then to Gary's home at 330 Center Street and, in 1976, moved to 723 Williams Street with 10 employees. The wild success of **D&D®** grew the company until they moved into the Hotel Clair building on Broad Street and Main with 100 employees. Ultimately, TSR employed over 400 people and resided in the business complex on Sheridan Springs Road for the next several years.

Gary also founded the largest tabletop gaming convention in North America, naming it Geneva Convention or GEN CON. He ran the very first GEN CON at Horticultural Hall in 1968, again in his hometown of Lake Geneva. As it grew it expanded to the American Legion Hall, then to the Lake Geneva Playboy Club in 1977, until it grew beyond the little town. It now has an annual attendance of 60,000 gamers and is a major source of income for the city of Indianapolis every summer.

Gary was an avid science fiction and fantasy reader and aspired to become a writer himself. He actively encouraged the publication of fiction from very early on at his company, TSR. Eventually, TSR would become a major publisher of fantasy and science-fiction, publishing over 360 novels and 260 short stories over the next three decades by such notable authors as Alan Dean Foster, Andre Norton, Ben Bova, Clark Ashton Smith, Fritz Leiber, Gardner Fox, George R. R. Martin, L. Sprague de Camp, Lynn Abbey, Terry Brooks, and over 400 other authors. While tens of millions of people have played Gary's game, **D&D®**, hundreds of millions of fans worldwide have read novels published in Lake Geneva thanks to his vision.

Gary himself became a NY Times best selling author in the mid-1980s and did his writing in Stone Manor, where he resided at the time.

Can a game change the world?

Why is **Dungeons & Dragons®** important to humanity? From the moment **D&D®** was created it spawned a legacy of imagination and creativity. It provided a cooperative environment where a group of players work together in a shared experience within a world realized by their immersion in it. It was not bounded by winning and losing, there were no limits to the reality of the environment, physical and social limitations did not apply.

Gary recognized the power of games to transcend age, gender, race, culture, language, religion, and even class. Even as a child, that power drew him to games like chess, dice, tiles, board-games. But all those games were based on competition. For a millennia of game design, that's the single paradigm. Victory or defeat.

But for the first time in thousands of years, **D&D®** gives us something different. It brings together into a single game all these disparate elements: the unstructured play of children, the concept of a referee as an adjudicator, a story-teller, and the probabilities of dice. Gary Gygax and his co-creator, Dave Arneson, codified it into **D&D®**. And together, they created this entirely new kind of table-top game – a game that doesn't involve winning or losing. It's a game whose only boundary is the imagination of everyone sitting around the table playing it. So it's bigger than the sum of its parts.

Dungeons & Dragons® is a truly global phenomenon. An estimated 50 million people have played the game since it was created and it's been translated into dozens of languages. The sales tells us that 14 million people play it currently, and 9 million people watch livestreams of other people playing it.

This phenomenon created an entire global fan-base for fantasy that wasn't seen before. Now there's an audience for Lord of the Rings movies, Harry Potter books, and the Game of Thrones TV series and all the movies and shows those inspired too.

And even the way those stories are told comes from **D&D®**. In Game of Thrones, we accept that any character can die at any time. George R. R. Martin learned that playing role playing games, because in role playing games main characters can be killed. Anything is possible.

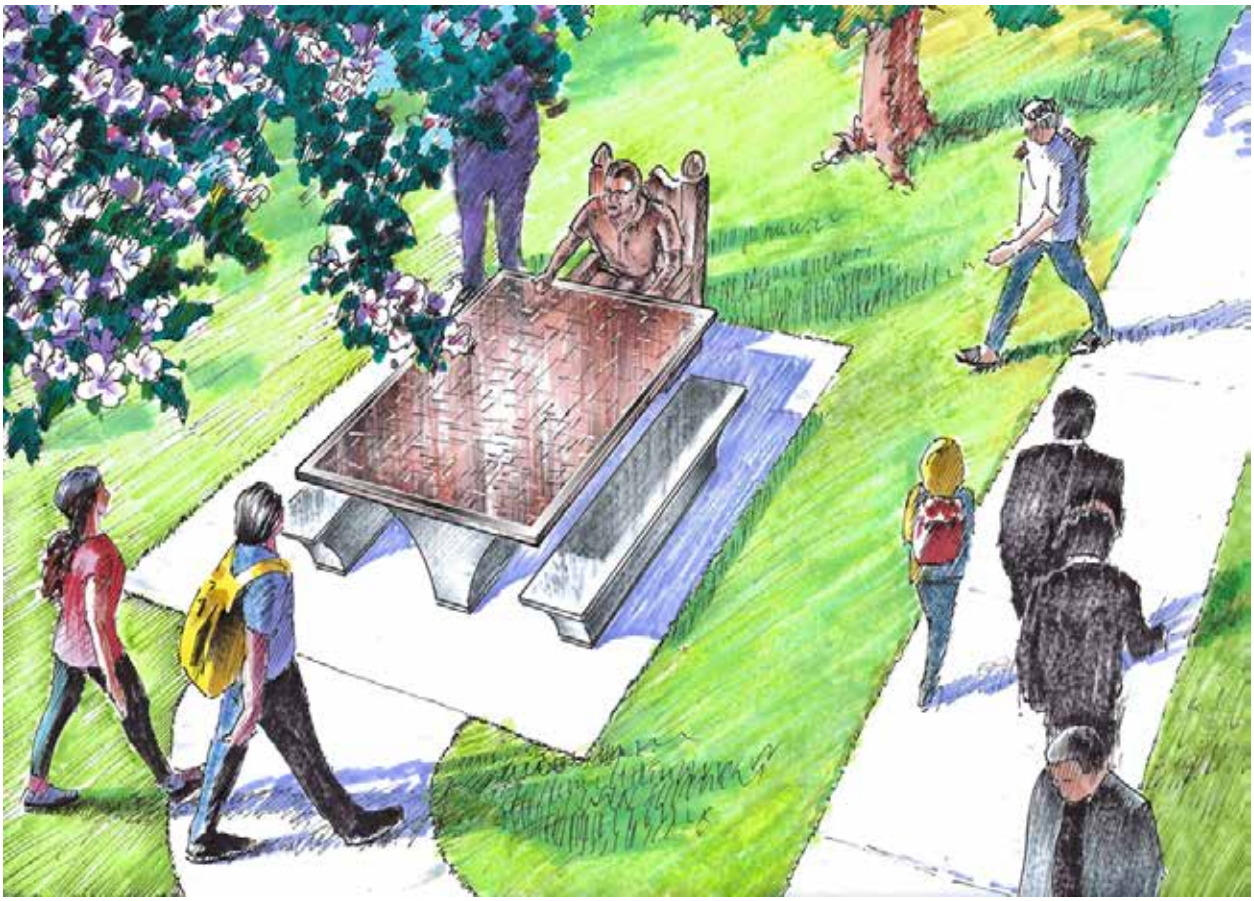
And, of course, its impact on the entire video game industry is obvious, but much more immediate than people realize. Less than one year after **D&D®** was released, computer programmers were already incorporating what they were doing in the table-top game into the first computer adventure games. So, today, practically every video game that has elements like classes, experience points, hit points, levels, player characters or avatars – those games owe their existence to **D&D®**. So, World of Warcraft, Never Winter Nights, Borderlands – all those games.

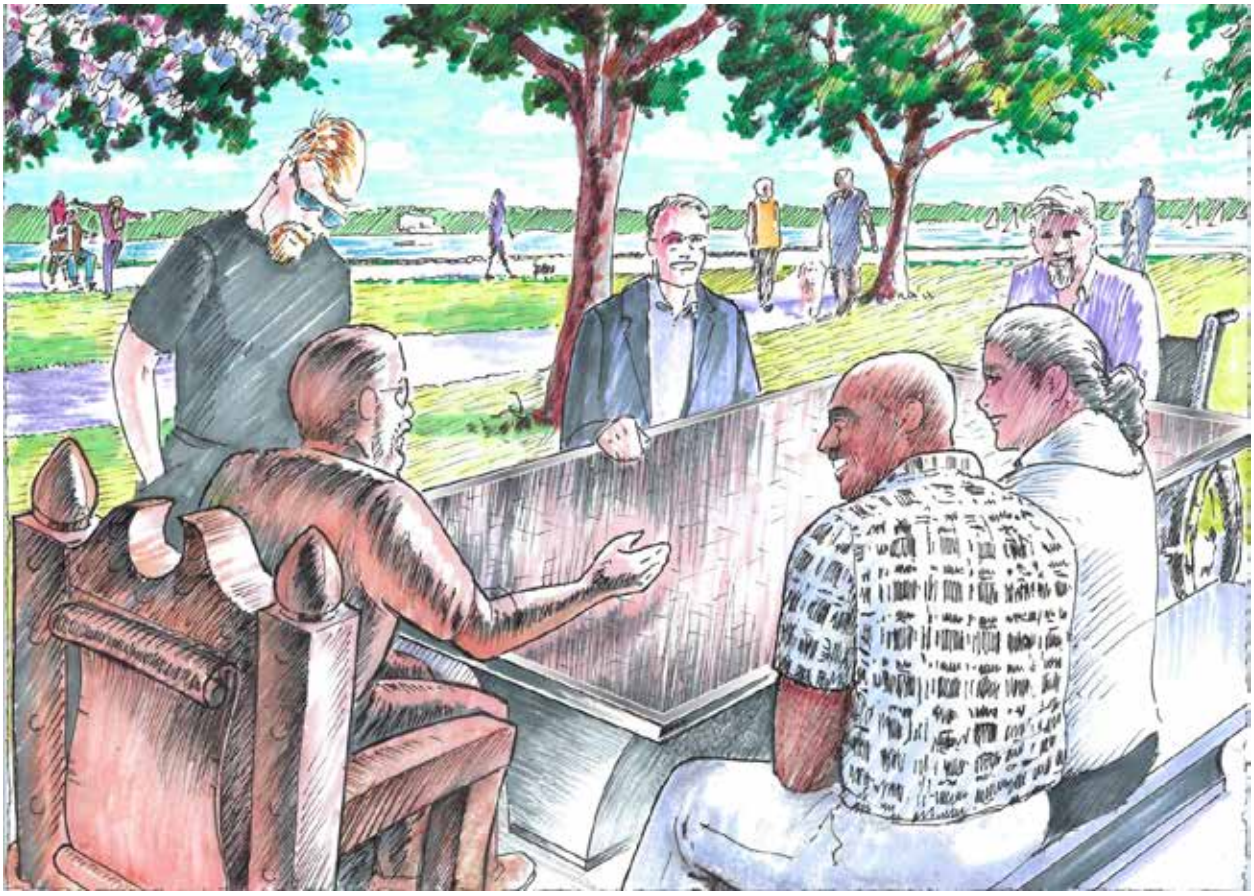
The game unleashed a wave of creativity that manifests itself in our popular culture. Countless directors, writers, comedians, actors, show hosts, scientists, and even politicians, grew up with this game – and this game developed their imaginations. And so with **D&D®**, its legacy is that it inspired all those creative thinkers and dreamers.

So it's not a stretch to say that so much of what we see in popular culture today was forged in role-playing games. And the main figure at the center of the phenomena of role-playing games is, of course, Gary Gygax.

More than anything, the world needs this game right now. All games before this were based on competition. A winner and a loser. In millennia of game design, thousands of years of human history, no one had broken this paradigm of us vs. them, victory or defeat. The purposes of games were to win and losing meant failure. **D&D®** gave us a different path, a better path.

And that's why it's such an important game for humanity. The world of the game is only realized when the players share in its creation together. That makes it the ultimate game of cooperation, inclusion, mutual respect, and collaboration – and those are the qualities that make us better human beings. That's why this game changed the world for the better.





Overview of the Project

The memorial will be a stone table with Gary seated at it, a bronze map of Gary's 1st level of his castle dungeon on top of the table, a base of pavers with donors names, stone benches along each side, and an accessible sidewalk and space at the end of the table opposite Gary. Thus people will be able to visit, gather around seated at the table, and play **Dungeons & Dragons®** with Gary at the head of the table.

Some points on the design:

1) Gary's statue, the throne he is seated on, and the table-top map are all bronze. The table and benches will be of gray, polished granite.
2) The statue of Gary appears to be talking (running a game of **D&D®**) and gesturing to the map before him—that will let players roll dice off of Gary's hand for luck, take photos holding their dice, or actually have Gary roll dice for them during play.
3) Gary and the throne are one piece. The throne will have 20-sided dice for finials, will be embossed with dragons and polyhedral dice (4, 6, 8, 12, and 20-sided dice), and there will be a small dragon coiled around the base, guarding a treasure chest.
4) The back of the throne will have an integral, scroll-like plaque that states:

E. Gary Gygax (1938-2008)

Hometown, City of Lake Geneva, Wisconsin

Award Winning Game Designer & NY Times Best Selling Author,
Founder of adventure gaming hobby & industry,
Founder of GEN CON gaming convention,
Founder of TSR Hobbies, Inc., game company, and
Co-creator of Dungeons & Dragons®,
The world's first role-playing game.

"I would like to be known as the guy who really enjoyed playing games and sharing his knowledge and fun pastimes with everybody else." — Gary Gygax

Dedicated with loving devotion by His Wife, Gail Gygax

And loving affection by his children: Alex, Luke, Cindy, Heidi, Elise, and Ernie

This monument made possible by devoted fans who's names appear on our online Wall of Honor, the Walk of Honor pavers below, and the High Level Donors listed hereafter:

Honor to the Lords of Gygax: <Names of 7th-10th Top Donors>

Special Honor to the Dragonlords of Gygax: <Names of 4th-6th Top Donors>

High honor to the Paladins of Gygax: <Names of 2nd-3rd Top Donors>

Great honor to the Lord Paladin of Gygax: <Name of Top Donor>

Your dedication to Gary's legacy endures.

5) The 5 by 7 foot map itself will depict the original 1st level of Gary's castle dungeon and will be numbered or keyed. We will have online content for this, including Gary's own original key, and fan made keys for the dungeon. Thus, people will be able to create their own keys to the dungeon and play something different every time they gather at the table.
6) The 6 by 8 foot table will be of polished granite and have two polished granite benches along either side. The end of the table opposite Gary will be left open for wheelchair and other accessibility.
7) The 12 by 14 foot base beneath the table is made of 1,148 granite pavers (each 8 x 4 x 2 inch) and it has a 6 inch concrete apron to hold the pavers together. The pavers will be engraved with donors names. This allows for a wheelchair accessible, 36 inch walkway around the entirety of the monument.
8) Our desired location is in the area to the west end of Library Park (aka, Elm Park).
9) At this location are some blossoming trees around the area and our intent is to incorporate them into the memorial landscaping without impacting them.
10) A sidewalk at the end, opposite Gary's statue, will connect the memorial to the main sidewalk that already exists, allowing wheelchair and other access.
11) Finally, the site is accessible with little modification, has nearby, metered parking, and is located near the public restrooms. These factors will increase the number of people able to access the memorial and the time they are able to spend enjoying the memorial and thus benefit the city with the associated parking meter funds.

The above elements are to be provided by several companies. The stone table, benches, and granite pavers by Archie Monuments of Watertown and the bronze pieces by either James Nance Sculpture Studio of Loveland, Colorado or Martino Studios out of Lacrosse, Wisconsin. Both sculptors are celebrated artists, Jim Nance having been selected to create the Desert Storm Memorial on the National Mall in Washington, D.C.

In addition to sculptors and artists we have also retained an architect, general contractor, and engineer to oversee the overall design and installation of the various elements, including concrete footings for the table, benches, and statue, a patio of granite pavers with a concrete apron, and a concrete sidewalk to tie the existing sidewalk into the base of the memorial.

On February 20th, 2024 the City of Lake Geneva's Board of Park Commissioners voted unanimously in favor of the placement of the Gygax Memorial at the west end of Library Park (see the approximate location below). A place where Gary would spend his days reading books and dreaming of becoming a fantasy novelist.

Aerial Photo of Approximate Size & Location of Gygax Memorial at West End of Library Park

Gygax Memorial Reference Photo Showing Approximate Placement & Size of Memorial

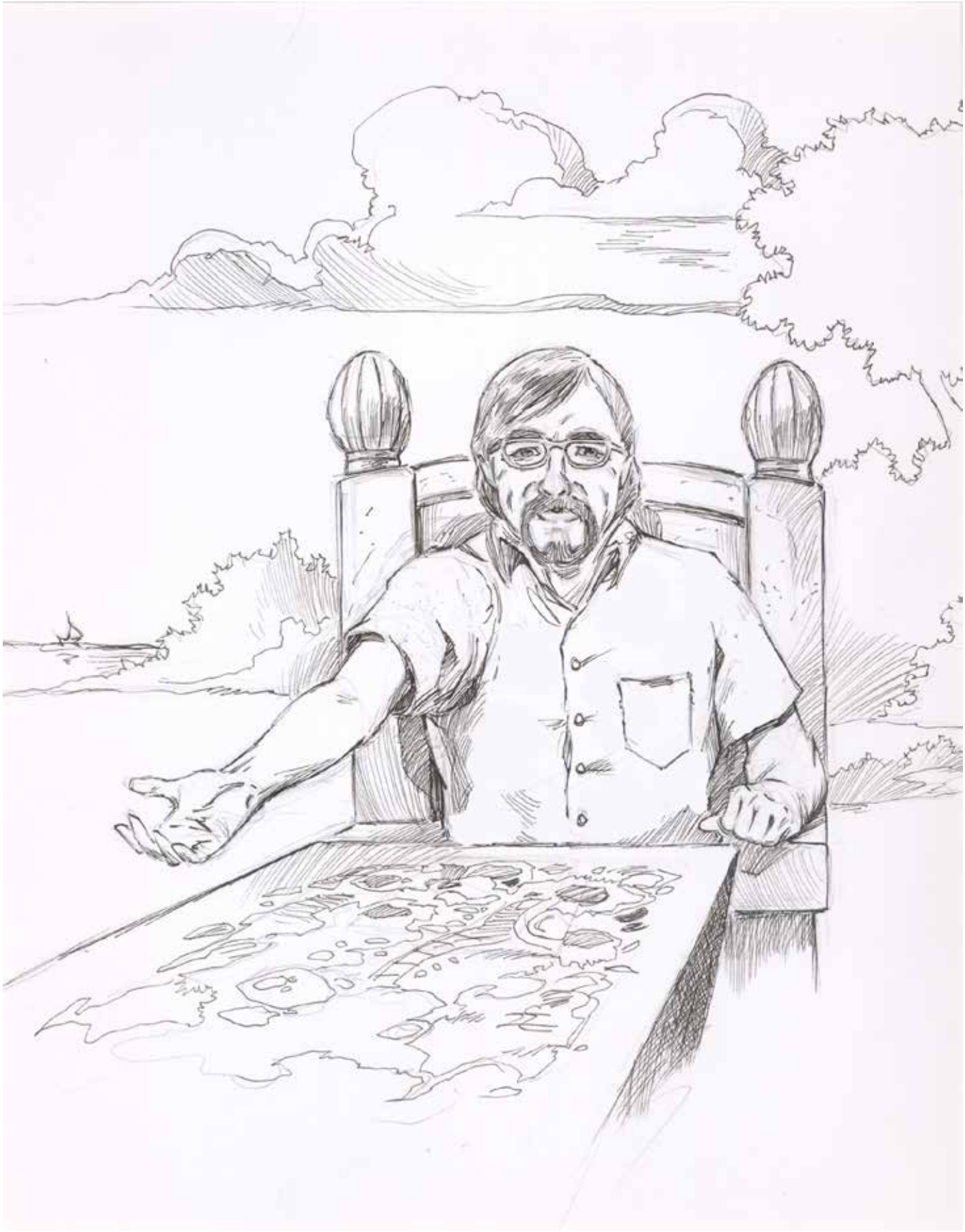
Gygax Memorial Reference Photo Showing Approximate Placement & Size of Memorial

Gygax Memorial Reference Photo Showing Approximate Placement & Size of Memorial

Gygax Memorial Reference Photos Showing Perspective View of Lake and Stone Manor

Gygax Memorial Reference Photos Showing Perspective View of Lake

Artistic Rendering of Gygax Memorial by Jeff Easley

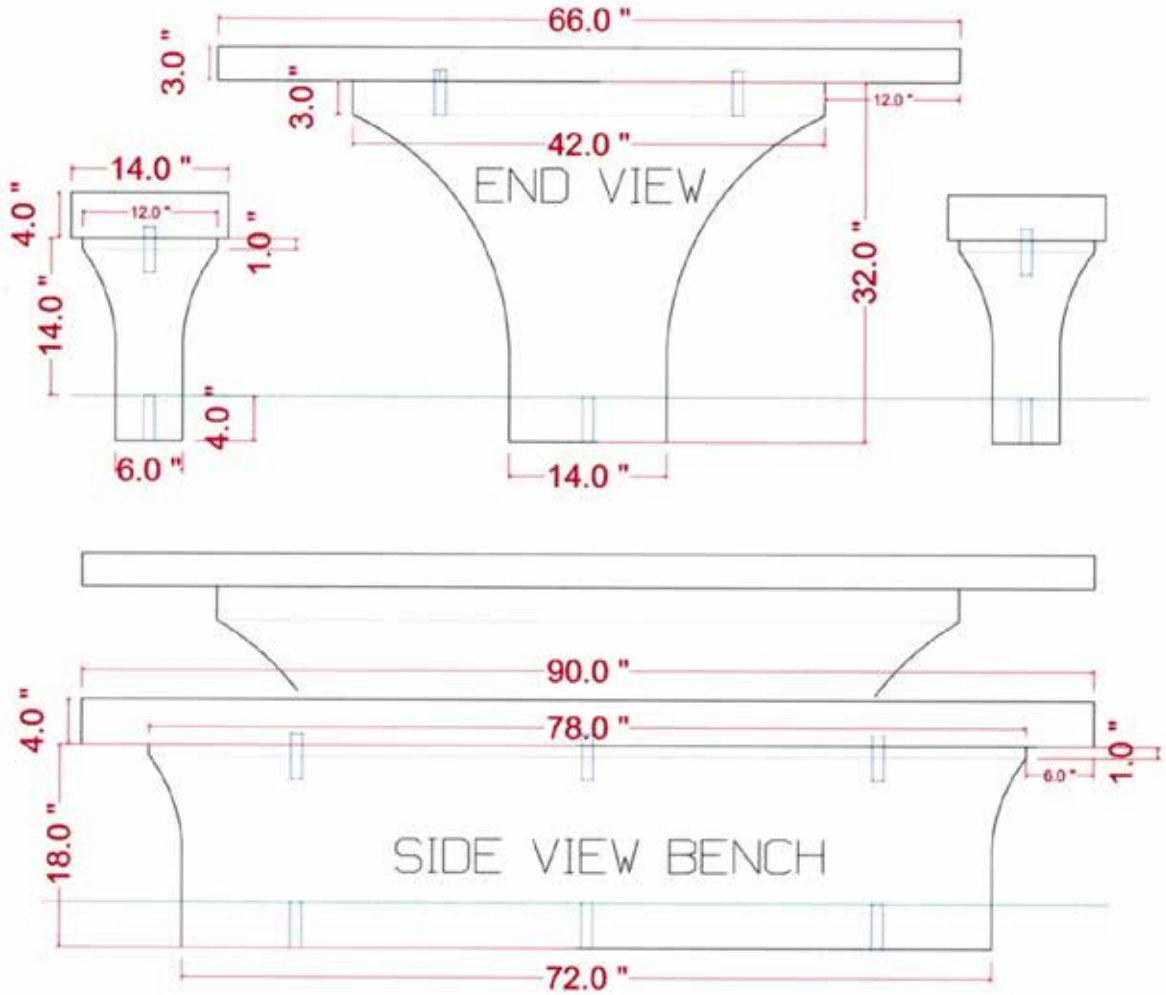


Gygax Memorial Concept Models by Martino Studio

Gygax Memorial Concept Models by Martino Studio

Renderings of Stone Table by Archie Monuments

TABLE B

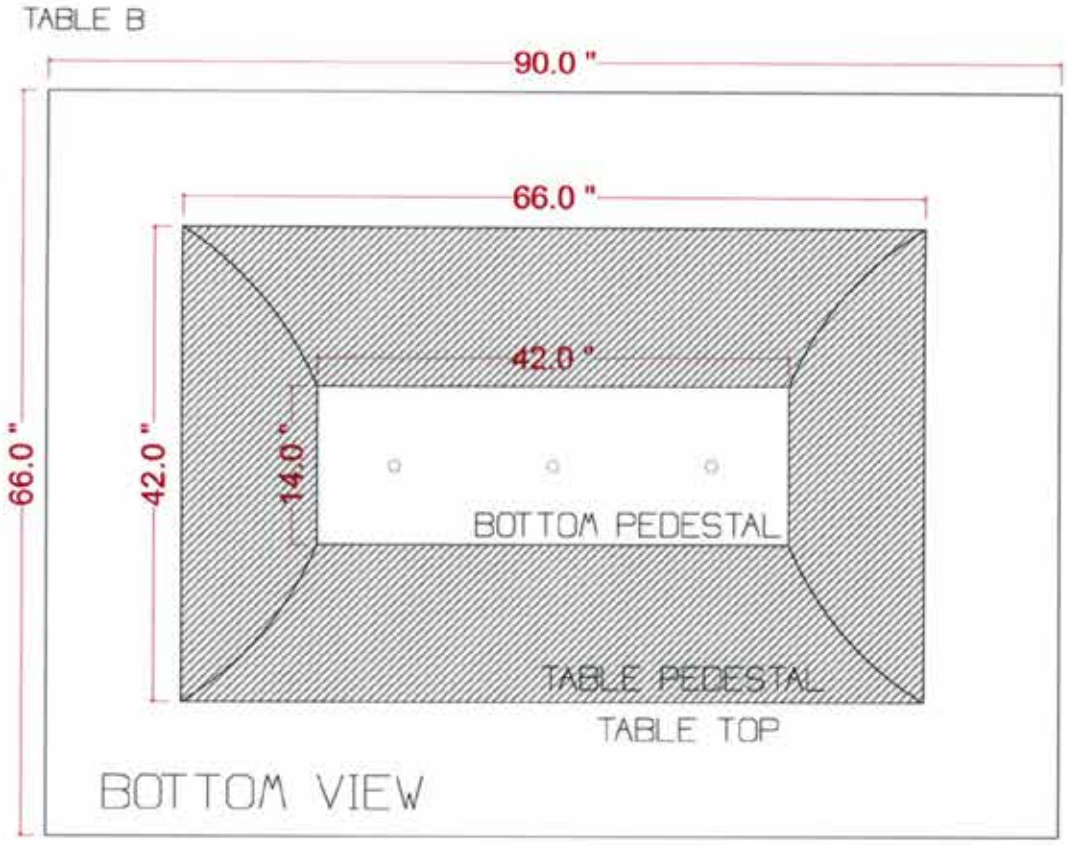


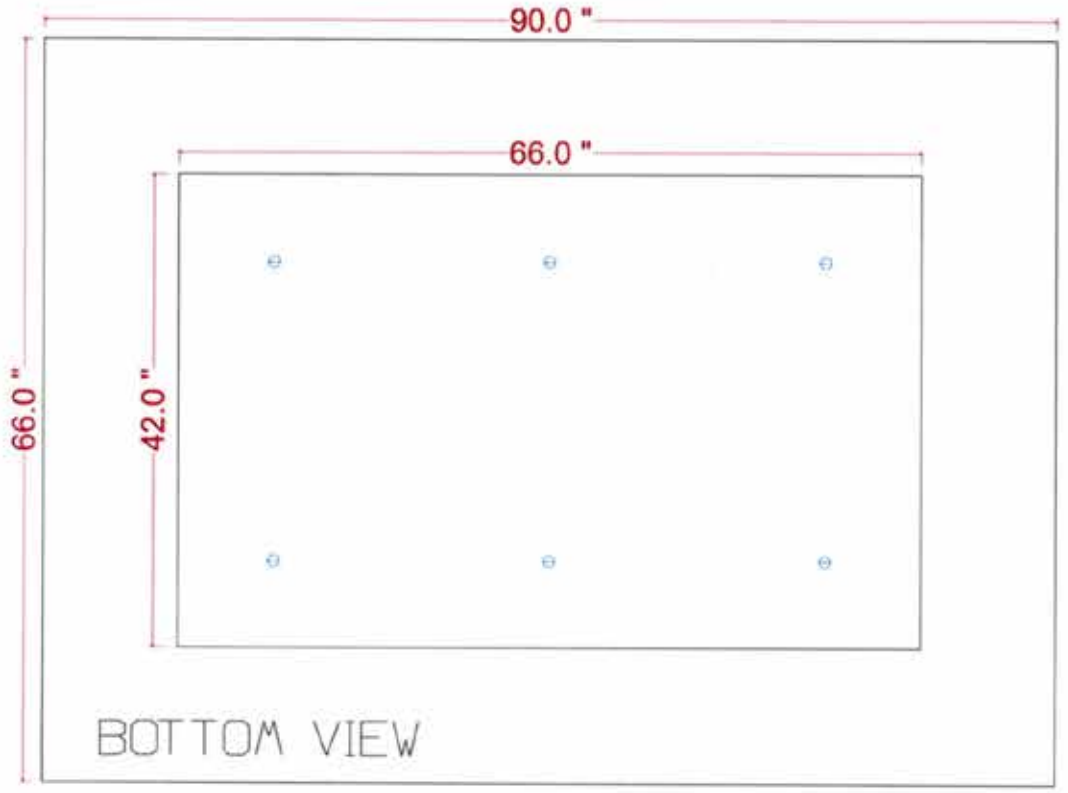
GREEN LINE
CONCRETE LEVEL

BLUE LINES
HOLES FOR SUPPORT PINS
1 IN UP AND 3 IN DOWN

GREY LINES
SURFACE CHANGE

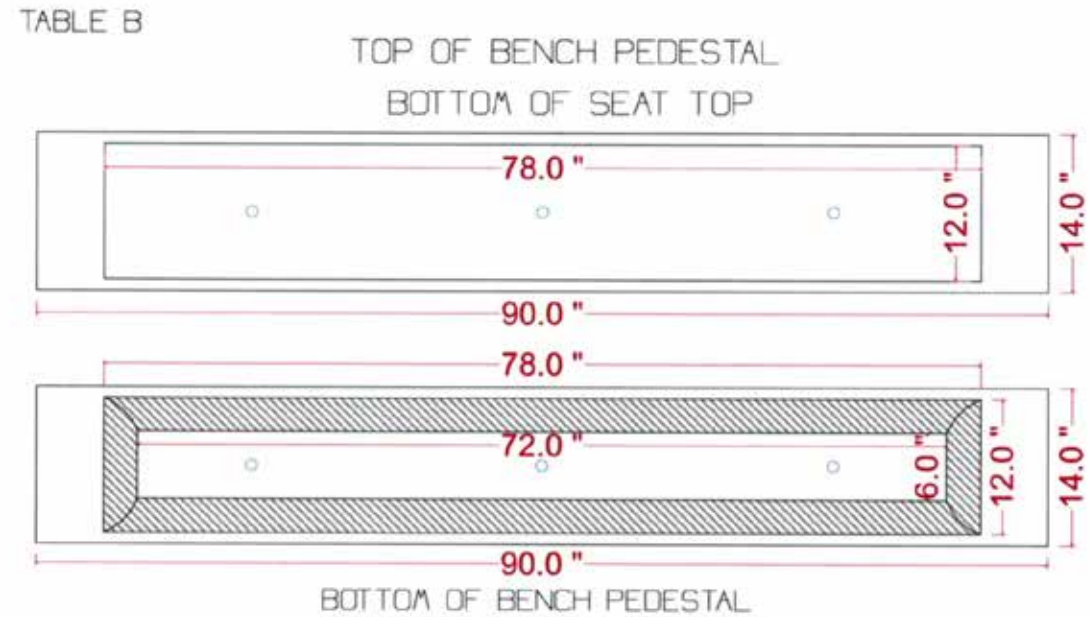
Renderings of Stone Table by Archie Monuments

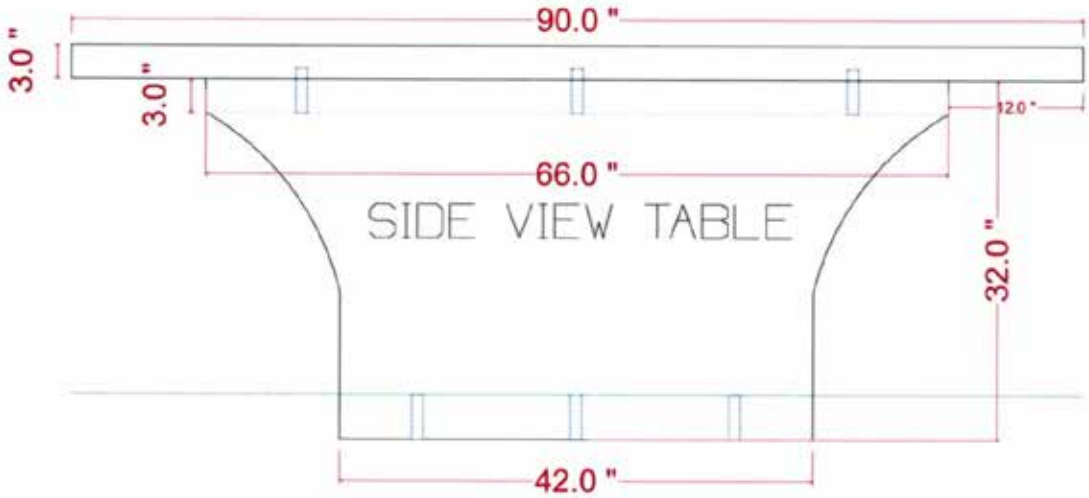




PIN PLACEMENT FOR BOTTOM TABLE AND TOP OF PEDESTAL

Renderings of Stone Table by Archie Monument.





James Nance Sculpture Studio
4617 Lonetree Drive, Loveland, Co 80537
www.jamesnancesculpture.com / Jim@jamesnancesculpture.com
970-669-5507 studio / 970-685-0840 cell
7 February 2020

Gary Gygax Figure Sculpture Proposal ver2 :

Hi Paul,

I read your letter with interest and for every project I undertake, my goal is to satisfy the client's needs. I am sensitive to the realities of fund raising and understand that you are exploring every possible option. However, to be true to you, I must offer my strong recommendation to not try to develop the sculpture one piece at a time or pare down your concept; I fear that approach might result in an end product with which you would not be happy.

What drew me to your project was the creative concept you envisioned with Gary in the throne with a dragon. This is something special which does not come along often. Around the world there are millions of statues some good, most mediocre, some bad, some so bad they make your teeth hurt. In my business, when I design a memorial, I always try to look for that "Hook," something special, something which will set the sculpture far above the vast sea of mediocrity. Something which will help ensure a lasting and meaningful tribute to Gary. I am very impressed with your instinct, and feel it would be a shame to let that magic slip through your fingers for the sake of fund raising or expediency.

To better explain myself, please allow me to pontificate on who I believe your target audience should be. It goes without saying that you first wish to create a tribute to Gary for his family, friends, and fellow gamers who admire his contribution. But I always ask myself, what about those who do not know who he is? More importantly, what about the generations to come in 50 years, 100 years or even 1,000 years. Designing a successful memorial requires addressing these questions, because it is successfully capturing this infinite audience which will ensure his immortality.

What I am getting at, is a single bronze figure sitting on a stone bench is not very unique, no matter how well modeled, and can be found everywhere. While that may be enough for his family and admirers, we need to consider the visitor who does not know him. Yes, there will be a bronze plaque, but frankly few, other than your immediate audience, will read it unless the sculpture first "Hooks" their curiosity. I guarantee that your creative composition will do just that. People will see the sculpture and be naturally drawn to it, admire the art, smile at the dragon, and even read the plaque. This need for an enduring 'Hook" will become more and more important as the years, decades, and centuries pass by. In my humble opinion the best way to honor Gary and ensure his legacy is to give the public something extraordinary not common place. You have found that.

Another problem with creating the memorial piecemeal is one of artistic compatibility. The three components really do need to be developed and sculptured simultaneously to ensure each component interacts with one another.

Sculpting a bronze figure and placing it on a stone bench will look awkward and amateurish like assembling Lego pieces. A sitting figure does not just sit independent of the chair but is integral with the chair, they both have a presence. Consider the Lincoln Memorial. As I mentioned if one's hand was grasping the chair arm, the flesh will bend and distort from his grasp and the hand and chair arm will become a single piece to be cast together. I have never seen a sculpture which is cast and then placed on a chair or bench that looks good. An added drawback is that the difference in bronze and stone will intensify the disjointed impression.

This is especially important with sculptural figure groups of several individuals. It is critical that there be interaction and relationship between the figures so that if one were removed something would seem out of place. The same is true with Gary's composition. The figure, dragon, and throne must all be interrelated and must reinforce one another to define the subliminal message.

Looking at this from another point of view is that if we planned on adding elements later, we would lose the opportunity to make all three compatible and each addition would need to be mutated unnaturally to fit the existing. It is similar to folks who add an addition to their house. It might be very functional but almost always it looks like an add on. In sculpture that would make it awkward and piecemeal.

These are some of the considerations which separate a work of "fine art" from ordinary commemorative sculpture. Throughout history it is the subtle nuances of fine art which have made some exceptional works survive the cruel anonymity of time and make them just as interesting today as they were the day they were dedicated. Without a special connection to the viewer, a common statue in the park may become invisible over time.

OK, sorry, enough of the opinion segment of tonight's show. . .

As to your questions.

1. For bidding purposes I calculated the figure at $225K, the Dragon at $175k, and the throne at $95k

2. I will need to obtain an accurate estimate for a stone veneer maquette table form my supplier and will drop by early next week.

3. The maquette will be approximately half scale. I will make the figure 36 inches tall.

4. For portrait works, I normally ask for a dual copyright with the family retaining the copyright for Gary's reputation, likeness, and name, and the art work for me. This seems to be the most fair. For example if smaller bronze editions were planned I would ask for them to be cast by me. Or if someone contacted me and wanted to duplicate the monument I would need the permission and participation of the family.

5. For small 3d printed versions, scans, photographs, keychains etc., or anything similar used for fund raising, I would not ask for anything.

6. We can make as many bronze editions of the maquette as you like with a nice wooden base and nameplate.

Half scale 36 inch figure if it were standing :

- Maquette (Gary, dragon, throne) $25,000
- map 32”x 44”; $15,000
- Total $40,000

Quarter scale 18 inches tall if standing

- Maquette $10,000
- Map 16” x 22” $2,500
- Total $12,500

One Sixth scale 12 inches tall if standing

- Maquette $3,500
- Map 8” x 11“ $1,500
- Total $5,000

To create the smaller editions I would need to first complete the half scale maquette by hand, then scale it down. There would be a one-time development charge for each scale down size for scanning, printing, finishing and mold.

I hope this information is useful. Again please call or write at any time.

Best Regards

Jim Nance

James Nance Sculpture Studio
4617 Lonetree Drive, Loveland, Co 80537
www.jamesnancesculpture.com / Jim@jamesnancesculpture.com
970-669-5507 studio / 970-685-0840 cell
5 February 2020

Dungeons and Dragons Bronze Map Sculpture Proposal :

Overview

The proposed sculpture will consist of a bronze, low relief, game map measuring 5 feet 4 inches wide by 7 ft 4 inches long. The map will contain certain details, sculpted relief and engraved images pertaining to the game of Dungeons and Dragons. The patina will include color.

The bronze map will be engineered to lie flat upon the surface of a larger stone table which measures 7 ft 4 inches by 9 ft 4 inches and will provide a 12 inch border around the bronze map. The table will be manufactured by another source

The proposed sculpture of Gary Gygax, submitted in a separate bid, will sit at the head of the table, posed to be interactive with the table and with visitors who may sit around the table on stone benches.

Process:

Phase One:

1a. The first step will be to coordinate with the client on the features of the map, desired style, and artistic treatment. Drawings will be produced to guide this design,

1b. Next a half scale maquette will be produced which measures 32 inches by 44 inches and will contain as much detail as possible. During this phase we will be able to refine the initial design and allow the map to evolve in content and appearance.

1c. The approved map maquette will be cast in bronze for display with the figure sculpture maquette.

Phase Two: After the client has approved the maquette, and when funding allows, the map maquette will be scanned and an enlargement foam will be CNC milled in a hard foam with a stiff steel reinforcement to keep it flat. The foam enlargement is then covered in clay upon which the artist will resculpt the full size map.

Phase Three: Once the full size clay is approved, and when funding allows, the clay will be molded and sent to the foundry for casting, supervised by the artist. Casting at the foundry will take 5 months.

Phase Four: Once the bronze is complete it will be photographed, crated, an shipped to the client. The artist will supervise installation

Changes:

Reasonable and normal modifications in the course of development and approval are expected and included in the bid. However in the event there are major changes or additions, which significantly increases time required, it may require a renegotiation of the bid.

Estimated Labor required by the artist:
The Maquette will require approx. 400 hours of artistic labor
The Enlargement will require approximately 700 hours.
Total artistic labor hours would be **1,100 hours.**

Timeline:
Phase One for the maquette involves artistic creativity and sensitivity and progressive development of the composition which involves many hours of study, sculpting, and revision until the composition evolves. Estimate 18 to 24 months

Phase Two is the physical hard work of sculpting a larger work and refining the composition. Estimate 18 o 24 months

Phase Three Casting the sculpture 5 months

Phase Four: Crating and shipping 1 month

Total Time: required 42 to 54 months.

Cost:
Phase One:
Maquette
Includes maquette, research, development of composition, sculpting, casting a bronze model, shipping of model to client.

$80,000 due at contract signing

Phase Two:
Enlargement in clay to full size
phase two initiation at client's discretion when funds available.

$80,000 due at start of phase two

Phase Three
Molding and Casting of full size sculpture
phase three initiation at client's discretion when funds available.

$30,000 due at start of phase three

Phase Four:
Photography, crating, and shipping and installation of completed sculpture

$10,000 due when ready to be shipped

Total Cost: $200,000

Optional Table Maquette:
For display and fund raising purposes the maquette of Gary and the Table should be displayed as a complete collection. For display the bronze map could be set on an appropriately sized wooden table. However for maximum impact and to give the donor a clear visualization of the entire memorial, I would recommend having a model half scale table produced.

My suggestion would be to make the table and benches out of wood with a granite veneer to give a pleasing visual impression of the final memorial. I believe the extra step would be a great help in creating a polished and professional model which will instill confidence in prospective donors.

The table could be produced locally in Wisconsin; or if desired, there are a number of shops here in Loveland which make sculpture bases and could easily perform this task.

Paul, Thank you for the opportunity to submit this bid. When and if you decide to move ahead, I would love to help you achieve your vision and help honor Gary's memory. Please call or write at any time if you wish to discuss anything.

Respectfully submitted,

Jim Nance

Martino Studios-PROPOSAL

phone 608-785-7096

1640 Redfield Street
La Crosse, WI 54601-5758

www.martinostudios.com
martinosculpture@gmail.com

To: Gygax Memorial Fund
Lake Geneva, WI

February 17, 2020

Martino Studios proposes to create a cast bronze sculpture based on an approved scale model which will be created after final details have been decided by the board. Since details of the sculpture such as Gary's age and clothing, copy on the plaque and additional decoration on the chair have not been decided, this proposal is for a rough estimate. The final bid may be more or less depending on the decisions made by the Gygax Memorial Fund board. The proposal is presented in stages to accommodate the "stretch goals" in the fund raising campaign. There are two choices for thickness of the map surface. sides will be added. (see image #2) The board will be responsible for any required permits and for creating the concrete foundation for the sculpture.

Plaque.....$5,000.00

Game Map 1/8" thickness with sides added.....$8,000.00
or 3/16" thickness with sides added see image #2 .....$10,000.00

Figure of Gary seated on a chair with low relief image of dragon
and treasure chest on chair base.instead of 3D dragon and chest
Dice can be deposited into sculpture through hole in top of
keyhole which will nave weighted door that
will open when pushed $152,000.00

SUB TOTAL.....$165,000.00 or $167,000.00

Delivery and install.....$7,000.00

TOTAL first stage.....**$172,000.00** or $**174,000.00**

Figure of Gary seated in a chair with 3D sculpture
of sleeping dragon and treasure chest
Dice can be deposited into sculpture through
hole in top of keyhole which will nave weighted door that will open when pushed.
SUB TOTAL.....$200,000.00 or $202,000

Delivery and install.....$7,000.00

TOTAL.....**$207,000.00** or **$209,000.00**

THANK YOU for considering Martino Studios for this project,
Michael Martino

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 18, 2024

Agenda Item 9

Applicant:
Kurt Jennison
N3382 County Road H
Lake Geneva, WI 53147

Request:
772 W. Main Street, Suites 01-02
Lake Geneva, WI 53147
Tax Key No. ZOP 00321

Proposed Conditional Use Permit for Large-Scale Indoor Commercial Entertainment

Description:
The applicant is submitting a proposal for a Conditional Use Permit (CUP) for the expansion of a previously approved a Large-Scale Indoor Commercial Entertainment land use for the property located at 772 W. Main Street, Suite 01. The proposed use is subject to the requirements of Section 98-206(4)(i) pertaining to Large-Scale Indoor Commercial Entertainment land uses, which consist of indoor commercial services such as restaurants, taverns, theaters, bowling alleys, arcades, and similar uses.

The subject property is zoned Central Business (CB) and all surrounding properties are also zoned CB. The property currently contains a multi-tenant building. Suite 01, located on the lower level of the building with access through a first-floor entrance off of Broad Street, operates as a pool hall called Lake Geneva Billiard Club that serves beer, wine, and limited food options (appetizers and frozen pizzas). The establishment operates under Class B and Class C liquor licenses and is staffed by 3-4 employees. The existing pool hall operation in Suite 01 accommodates approximately 30-34 patrons and operates between the hours of 2:00 p.m. to 2:00 a.m. Mondays through Thursdays and 11: 00 a.m. through 2:00 a.m. on Fridays through Sundays.

This proposal is for expansion of the use and operation into the adjoining Suite 02 within the building. Suite 02 will feature a lounge sitting area, portable bar, additional pool tables and dart boards. Anticipated maximum capacity for Suite 02 is 49 persons, however the space will primarily be used for hosting planned parties and events and will generally be limited to a 30-person maximum. There will be no exterior modifications, and the occupant will use existing signage space provided by the Landmark Center Building.

Staff Review:

The proposed use complies with all applicable requirements of 98-206(4)(i) pertaining to Large-Scale Indoor Commercial Entertainment land uses. Because this property is located within the CB zoning

district, it is exempt from minimum parking requirements and no additional parking will be required for the expansion.

Action by the Plan Commission:

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

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

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

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

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

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

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

   3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

   4. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

   6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:

   1. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

Staff Recommendation:

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

Suggested Motions:

- *Approve*: I recommend approval of the proposed *Conditional Use Permit for Kurt Jennison, N3382 County Road H, Lake Geneva, WI 53147 for a proposed Large-Scale Commercial Indoor Entertainment land use expansion into Suite 02 at the property located at 772 W. Main Street, in the Central Business (CB) zoning district, Tax Key No. ZOP 00321,* including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny*: I recommend denial of the proposed *Conditional Use Permit for Kurt Jennison, N3382 County Road H, Lake Geneva, WI 53147 for a proposed Large-Scale Commercial Indoor Entertainment land use expansion into Suite 02 at the property located at 772 W. Main Street, in the Central Business (CB) zoning district, Tax Key No. ZOP 00321,* 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):
772 W. Main St. Lake Geneva, WI. 53147 Suite 302

Name and Address of Current Owner: Al Paas
1720 Marquette Court Lake Forest, IL. 60045

Telephone No. with area code & Email of Current Owner: 312-270-4478
AAPAAS@gmail.com

Owner Signature:

Name and Address of Applicant:
Kurt Jennison
N3382 County Rd H Lake Geneva, WI. 53147

Telephone No. with area code & Email of Applicant: 262-745-6893
Kurt.Jennison@gmail.com

Proposed Conditional Use: Suite 302 will offer an Extension to Lake Geneva Billiard Club. Providing more Pool tables and a room to Host Specific Events.

Zoning District in which land is located: City of Lake Geneva

Names and Addresses of architect, professional engineer and contractor of project:
None - No architectural, Professional Engineering or Construction is needed. The Room/space is ready and Equipped in it's Current State.

Short statement describing activities to take place on site:
The room will be designed to Host Events for Private Parties, Billiard Training/coaching Sessions, Pool after School, and additional Tournament Tables. Offering Beer, wine, Pizzas for Planned Events, Parties, Etc...

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

2-2-2024
Date

Signature of Applicant

_____ _____ Cost Recovery # _____

Petitioner Name Project Address

OFFICE USE ONLY Description of Request _____

Agreement for Services

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

Kurt Jennison, as applicant/petitioner for

Project: _____

Project Address: 772 W. Main St. Lake Geneva, WI. 53147 Suite 302

Parcel No. _____

Name: Kurt Jennison

Address: N3382 County Rd H
Lake Geneva, WI. 53147

Cell Phone: (262) - 745 - 8893 Phone: (___) - _____ - _____

Email: Kurt.Jennison@gmail.com

Dated this 2nd Day of February, 20 24

Kurt Jennison

Printed Name of Applicant / Petitioner

Signature of Applicant/Petitioner

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

Section 98-935 Fees:

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

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

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

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

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

Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator) *Date:* _____ *by:* _____

⇓ *Draft Final Packet (8 Copies and 1 Digital Copy to Zoning Administrator)* *Date:* _____ *by:* _____

⇓

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

- ____ Showing all lands for which the conditional use is proposed;
- ____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
- ____ Map and all its parts are clearly reproducible with a photocopier;
- ____ Map size of 11" by 17" and map scale not less than one inch equals 800 ft:
- ____ All lot dimensions of the subject property provided;
- ____ Graphic scale and north arrow provided.

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

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

____ ____ (d) **A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.**

____ ____ (e) **Written justification for the proposed conditional use:**

____ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. *(See below)*

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

_____

_____

_____

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

_____

_____

_____

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

_____

_____

_____

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

_____

_____

_____

_____

_____

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

_____
_____
_____
_____

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

_____
_____
_____
_____

IV. FINAL APPLICATION PACKET INFORMATION

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

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

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

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

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

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

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

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

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

Follow-up pre-submittal staff meetings scheduled for:

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

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II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator) *Date:* _____ *by:* _____

⇓ *Draft Final Packet (8 Copies and 1 Digital Copy to Zoning Administrator)* *Date:* _____ *by:* _____

⇓

____ ____ (a) **A <u>written description</u> 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 <u>Small Location Map</u>** 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 <u>Property Site Plan</u> 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 <u>Detailed Landscaping Plan</u> 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 <u>Grading and Erosion Control Plan</u>:**

____ 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) **<u>Elevation Drawings</u> of proposed buildings or remodeling of existing buildings:**

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

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

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

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

Development Review Committee (DRC) Application

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

Applicant Information

Property Address 772 W. Main St Lake Geneva, WI. 53147 Suite 202
Applicant name Kurt Jennison
Applicant email Kurt.Jennison@gmail.com Phone Number 262-745-8893

No Architectural

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

No Contractor

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

Engineering

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

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

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

Water/Sewer Utilities

If an existing structure please circle the following:

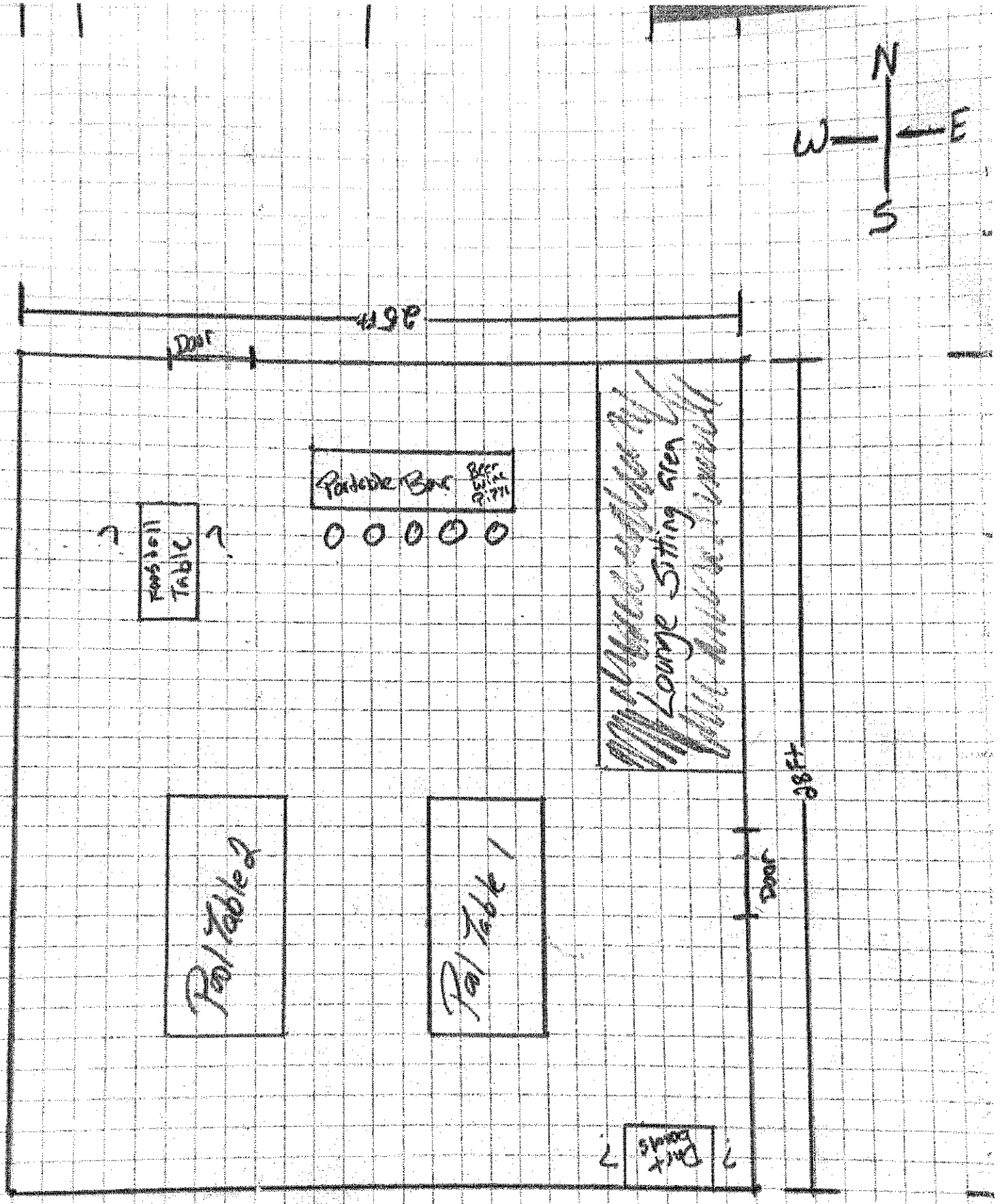
- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO

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

- Water service size requirement_____
- Estimated daily water usage in gallons per day_____
- Estimated maximum water flow in gallons per minute_____
- Number of bathrooms_____
- Brief description of process (if Industrial)_____

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

- Number of units_____
- Number of bedrooms in each unit_____
- Water service size requirement_____


N
W
E
S
41 ft
Door
Portable Bar
Beer Dispensing
Pool Table
Table
Lounge Sitting area
Pool Table 2
Pool Table 1
Door
Dart Board
Sitting area
98 ft

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 18, 2024

Agenda Item #10

Applicant:
Daniel Lites
25W176 Arrow Glen Court
Wheaton, IL 60189

Request:
1633 Lake Shore Drive
Proposed Conditional Use Permit for deck and second-story building additions utilizing SR-4 Zoning District requirements in the ER-1 Zoning District

Description:
The applicant is submitting a proposal for a Conditional Use Permit (CUP) to utilize the Single-Family Residential SR-4 zoning district requirements for an addition and alterations to an existing single-family home at the property located at 1633 Lake Shore Drive. The property is located in the Estate Residential ER-1 zoning district and is seeking use of certain SR-4 zoning standards, per Section 98-407(3). All surrounding properties are also zoned ER-1.

Proposed changes include the addition of a new front entryway, the remodeling of the existing front first floor roof section, the addition of a second floor to the existing house that will contain two bedrooms, a full bathroom, loft space, and veranda balcony on the front façade of the house. The second story addition will feature LP smartside trim to match the first-floor siding and will feature an architectural asphalt shingled roof. The project will also include the expansion of the first floor on the northeast side of the house, which will add 31.6 square feet of space to the existing first floor building footprint. New windows will be installed to match the existing window types and style. The existing elevated deck will be removed and replaced with a new, expanded deck that wraps around the northeastern side of the house to its front, where it will connect to the primary entrance to the house. The front entrance and staircase will also be redesigned and replaced. The final proposed exterior renovation will consist of the replacement of the existing back patio in its same size and shape but with permeable pavers. Interior renovations include the demolition of walls, removal of doors, and replacement of these components along with new windows.

Staff Review:

The proposed building additions maintain the house's existing front, rear, and southwest side setbacks. The proposed northeast façade expansion will result in a slightly decreased side yard setback compared to existing conditions. The proposed second story addition will be a maximum 31 feet 6 inches from grade, which complies with the ER-1 Zoning District's maximum height standard of 35 feet.

The proposed project seeks the use of the following SR-4 Zoning District Standards:

- Side lot line setback: The project proposes a side lot line setback of 9'7", which does not meet the standards of the ER-1 Zoning District (30 feet) but complies with the minimum side yard setback of 6 feet and combined 15 feet in the SR-4 District.
- Minimum dwelling unit separation: The project does not meet the minimum 60-foot separation between dwelling units established by the ER-1 Zoning District, but it does meet the minimum 12 feet of separation established by the SR-4 District.

The existing house does not meet the minimum Landscape Surface Ratio of 60% established for the ER-1 Zoning District, as it provides only 43.9% landscaped surface area. As a legal nonconforming site, this situation may be continued as-is, or it can be modified to better comply with the Zoning Code. The submitted plan's calculations indicate that there will be a slight increase in landscaped surface coverage. The project will reduce impervious surface coverage from 3,980.4 square feet to 3,970.9 square feet. The net loss of 9.5 square feet of impervious surface area was primarily achieved by removing the paved area on the southwest side of the garage. As no net impervious surface is being added, a stormwater study will not be required.

With the exception of the minimum Landscape Surface Ratio, the proposed project complies with all applicable requirements of Section 98-206(1) pertaining to Residential land uses, Table 98-402: Residential Bulk Standards, and the requirements of Section 98-407(3) pertaining to the use of SR-4 Zoning Standards in the ER-1 Zoning District.

Staff has included a condition of approval that the Manor Subdivision's review and approval must be obtained prior to building permit issuance.

Action by the Plan Commission:

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

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

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

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

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

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

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

   3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the

neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:

1. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

2. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

4. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

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

Staff Recommendation:

1. Staff recommends that the Plan Commission recommend denial of the proposed conditional use as submitted, with the findings under B.1-6., above.
2. Staff recommends the Plan Commission adopt the *dissenting set of findings* provided above.
3. Staff recommends the following *additional condition of approval* be attached:
    a. **The Manor Subdivision's review and approval must be obtained prior to building permit issuance.**

Suggested Motions:

- *Approve*: I recommend approval of the proposed *Conditional Use Permit for Daniel Lites, 25W176 Arrow Glen Court, Wheaton, IL, for the proposed use of the SR-4 zoning standards in the ER-1 Zoning District per Section 98-407(3) for an addition and alterations to single-family residence at the property located at 1633 Lake Shore Drive in the ER-1 Zoning District,* including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny*: I recommend denial of the *Conditional Use Permit for Daniel Lites, 25W176 Arrow Glen Court, Wheaton, IL, for the proposed use of the SR-4 zoning standards in the ER-1 Zoning District per Section 98-407(3) for an addition and alterations to single-family residence at the property located at 1633 Lake Shore Drive in the ER-1 Zoning District,* including the dissenting set of findings, and any additional conditions of recommended by staff, 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):
1633 Lake Shore Drive/LOT 10 BLK14 Lake Geneva Manor (Track #17) CITY OF LAKE GENEVA/ASSESSOR'S PARCEL # ZLM 00020

Name and Address of Current Owner: Daniel & Jennifer Lites

Telephone No. with area code & Email of Current Owner: Daniel - 630-890-5500
dlites@crosscominc.com

Owner Signature:

Name and Address of Applicant: SAME AS ABOVE

Telephone No. with area code & Email of Applicant:

Proposed Conditional Use: Adding 2ND story and deck

Zoning District in which land is located:

Names and Addresses of architect, professional engineer and contractor of project:
ALA ARCHITECTS & PLANNERS, INC - Dave Dolby
Crystal Lake, IL/Lake Geneva, WI

Short statement describing activities to take place on site:
Adding 2ND story @ rear of house, foundation apx 2'x17; adding a deck to the Right Elv. and Front Elevation within setbacks and remodelling interior

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

01-24-24
Date

Signature of Applicant

Daniel Lites 1633 Lake Shore Dr. Cost Recovery # _____

Petitioner Name Project Address

OFFICE USE ONLY Description of Request _____

Agreement for Services

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

Daniel Lites, as applicant/petitioner for

Project: Residential Remodel & Addition

Project Address: 1633 Lake Shore Dr.

Parcel No. Lot 10 Blk 14 Lake Geneva Manor

Name: Daniel Lites

Address: 1633 Lake Shore Dr.
Lake, Geneva, WI

Cell Phone: (630) - 890 - 5500 Phone: (___) - _____ - _____

Email: dlites@crosscomine.com

Dated this 24 Day of January, 20 24

Daniel Lites

Printed Name of Applicant / Petitioner

Signature of Applicant/Petitioner

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

Section 98-935 Fees:

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

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

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

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

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

Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator) *Date:* _____ *by:* _____

⇓ *Draft Final Packet (8 Copies and 1 Digital Copy to Zoning Administrator)* *Date:* _____ *by:* _____

⇓

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

- ____ Showing all lands for which the conditional use is proposed;
- ____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
- ____ Map and all its parts are clearly reproducible with a photocopier;
- ____ Map size of 11" by 17" and map scale not less than one inch equals 800 ft:
- ____ All lot dimensions of the subject property provided;
- ____ Graphic scale and north arrow provided.

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

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

____ ____ (d) **A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.**

____ ____ (e) **Written justification for the proposed conditional use:**

____ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. *(See below)*

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

   We believe it is

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

   We believe it is

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

   NO

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

   We belive it is and follows the desired consistency of land uses, land use intensities and land use impacts

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?

It will not impose on any undue burden on the above.

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?

There are no potential adverse impacts of the purposed conditional use.

IV. FINAL APPLICATION PACKET INFORMATION

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

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

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

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

Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator) *Date:* _____ *by:* _____

⇓ *Draft Final Packet (8 Copies and 1 Digital Copy to Zoning Administrator)* *Date:* _____ *by:* _____

⇓

____ ____ (a) **A <u>written description</u> 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 <u>Small Location Map</u>** 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 <u>Property Site Plan</u> 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 <u>Detailed Landscaping Plan</u> 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 <u>Grading and Erosion Control Plan</u>:**

____ 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) **<u>Elevation Drawings</u> of proposed buildings or remodeling of existing buildings:**

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

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

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

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

Development Review Committee (DRC) Application

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

Applicant Information

Property Address 1633 Lake Shore Dr.
Applicant name Daniel Lites
Applicant email dlites@crosscominc.com Phone Number 630-890-5500

Architect/Contractor/Designer Name ALA Architects and Planners, Inc.
Architect/Contractor/Designer Email info@alaarchitects.com Phone Number 815-788-9200

Type of Construction: New _____ Addition X Remodel X
Type of Development: Single-family X Multi-family _____ Commercial _____ Industrial _____
Type of Business _____

Engineering

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

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

- Paving Materials, Typical Sections? YES / NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
- Watermain extension required? YES / NO
- Sanitary sewer extension required? YES / NO
- SEWRPC Service Area Amendment needed? YES / NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / NO
- Proposed building/expansion dimensions Apx 30'x28'
- Will there be signage? YES / NO type (mounted, freestanding) _____
- Exterior lighting plans? YES / NO
- What kind of noise or level of noise will the business have? N/A
- Detailed property Site Plan? YES / NO Date of Plan: 01-23-24
- Green Space Calculations (Existing vs. Proposed) YES / NO
- Are landscape plans provided? YES / NO
- Is a Land Division required? YES / NO

Water/Sewer Utilities

If an existing structure please circle the following: N/A

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

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

- Water service size requirement_____
- Estimated daily water usage in gallons per day_____
- Estimated maximum water flow in gallons per minute_____
- Number of bathrooms_____
- Brief description of process (if Industrial)_____

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

- Number of units_____
- Number of bedrooms in each unit_____
- Water service size requirement_____

1224 South Pine Street
Burlington, WI 53105
T: 262.767.2747 • F: 262.767.2750

Memo to City of Lake Geneva

To: **Fred Walling, Zoning Administrator** **Date:** **February 26, 2024**

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

CC: **Dan Lite**
Dave Nord – City Administrator
Amanda Rotondi – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: **SITE PLAN RECOMMENDED APPROVAL –1633 Lake Shore Drive CUP**
Kapur Project #24.0167 Phase 04

BACKGROUND AND REQUEST:

A Conditional Use Permit application was submitted by Mr. Dan Lite for the construction of a 2nd Story Addition, replacement of existing patio with permeable pavers, and proposed deck at 1633 Lake Shore Drive (PIN ZLM00020). The plans indicate the amount of impervious surface will not be increased with the proposed improvements.

The following plan and calculations were submitted for review:

- **Lites Residence**, prepared by ALA Architects and Planners, sheets 1-10 of 10, last revised 2-16-2024.

Comments:

Kapur recommends approval of the CUP application for the addition to the single family home based on the information reviewed above. This approval is subject to the following conditions:

1. The proposed improvements have met the stormwater provisions of the municipal code by not increasing the existing impervious surface on the site. Existing drainage patterns shall be maintained.
2. The proposed permeable pavers must be installed consistent with Wisconsin Department of Natural Resources Technical Standard 1008 and manufacturer recommendations. It is the responsibility of the property owners to properly maintain permeable pavers as noted on the above referenced plan set.
3. Perimeter erosion control, site fence, must be appropriately installed downstream of proposed improvements prior to land disturbance and must remain in place until final stabilization of the site.
4. Tracking of construction sediment and debris on Lake Shore Drive is prohibited. Should tracking occur it is the responsibility of the property owner to remove debris and sediment. Inlet protection must be provided in the two nearest storm sewer inlets on Lake Shore Drive to protect against any sediment from entering the storm sewer system and discharging to the lake.

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

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

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

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 18, 2024

Agenda Item #11

Applicant:
Golden Years
270 Ridge Road
Walworth, WI 53184

Represented by:
Jon Stankevitz
270 Ridge Road
Walworth, WI 53184

Request:
Golden Years Planned Development – Phase 2, Skilled Nursing and Rehabilitation Services Facility

Precise Implementation Plan (PIP) Amendment

Description:

The applicant is submitting an amendment to the Precise Implementation Plan (PIP) application for Phase 2 of the Golden Years development, a skilled and assisted living senior campus located on the north side of N. Bloomfield Road, approximately 500 feet east of Edwards Boulevard. The proposed amendment is for the development of an accessory gazebo structure on the grounds to serve as an amenity for residents. The gazebo is planned to be constructed just south of the main entry to the facility to provide an outdoor space with shade that is easily accessible for residents. A new paved pathway is proposed to ensure ease of access, and benches will be included along the pathway. The intent of the gazebo's design is to match the existing building's architectural style with the use of similar building materials.

The Golden Years originally received GDP approval in 2017 and GDP reapproval in 2022. The project has obtained PIP approvals to complete the build outs of both Phase 1 and Phase 2. The existing phase 1 includes a one-story senior care facility totaling 31,500 sf. Phase 2 development included two one-story additions for skilled care totaling 15,500 square feet of added space to expand the operations' healthcare services. At this time, construction of Phase 2 is nearing completion.

The 11.5-acre Golden Years development provides continuum of care services (rehabilitation, independent living, assisted living, memory care and long-term care). It includes a 58-unit senior apartment complex, a 44-bed CBRF licensed assisted living residence, and 30-bed skilled nursing facility. The Phase 2 project application indicated that the project will continue to be implemented in multiple phases totaling 175 units and 202,000 square feet.

Relationship to Base Zoning Standards:

The addition of the gazebo is consistent with the approved GDP.

Relationship to Base Zoning Standards:

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

1. Number of Accessory Structures: Request to exceed the maximum number of one accessory structure on site in order to provide a gazebo structure as an amenity for residents.
2. Accessory Land Use Regulations (Sec. 98-206(8)): Accessory structures are not permitted to be located between a principal building and a street frontage on the same lot. The applicant requests flexibility to locate an accessory structure in between the principal structures on site and the adjacent public streets.

Staff Review Comments:

The proposed project meets maximum height (15 feet) and side and rear setback requirements for accessory structures. The proposed cupola is permitted to exceed maximum height regulations for accessory structures by up to 10 feet higher per Sec. 98-406. The proposed walkway will provide ADA accessible access to the gazebo, which will be located to provide views of the grove of mature trees in the southeast corner of the site along N. Bloomfield Road.

Overall, staff finds the project appropriate given the need to provide amenities for residents and visitors to the senior continuum of care facilities. Allowing zoning flexibility to locate the gazebo between the principal building and the street is appropriate considering that the principal building is set back from the street considerably and that the gazebo will be an attractive architectural feature that improves the appearance of the site, rather than detracts from it. Overall, the project maintains the desired consistency of land uses, land use intensities, and land use impacts as a transition between planned residential and institutional development to the east and northeast and planned commercial development to the west.

Action by the Plan Commission:

As part of the consideration of a requested Planned Development - Precise Implementation Plan (PIP) step, the Plan Commission is required to:

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

Required Plan Commission Findings on the PIP for Recommendation to Common Council:
A proposed PIP amendment must undergo the review standards for all Conditional Use Permits, below:

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

3. The proposed PIP amendment, in its proposed location and as depicted on the required site plan (see (3)(d), above), does not result in a substantial or undue adverse impact on nearby property, the character of the development or neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
4. The proposed PIP amendment maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. The proposed PIP is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed PIP amendment outweigh all potential adverse impacts of the proposed PIP amendment (as identified in Items 1. through 5., above), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

B. If, after the public hearing, the Commission wishes to recommend *denial*, then the appropriate fact finding would be in disagreement with at least one of Factors 1-6 listed above.

Staff Recommendation:

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

Suggested Motions:

- *Approve*: I recommend approval of the *amendment to the Precise Implementation Plan for Golden Years, 270 Ridge Road, Walworth, WI 53184 to allow for the construction of a gazebo structure and paved pathway at the Golden Years development for the property located in the Planned Development (PD) zoning district, Tax Key No. ZA475600001* including the affirmative set of findings, and any additional conditions of approval recommended by staff.

- *Deny*: I recommend denial of the *amendment to the Precise Implementation Plan for Golden Years, 270 Ridge Road, Walworth, WI 53184 to allow for the construction of a gazebo structure and paved pathway at the Golden Years development for the property located in the Planned Development (PD) zoning district, Tax Key No. ZA475600001* based on the following finding of fact, because *[provide rationale for denial, based on disagreement with at least one of Items 1 through 6 above]*

Conditions of Approval:

1. None

Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates

GOLDEN · YEARS
WALWORTH • LAKE GENEVA

Dear Plan Reviewers,

As you may all be aware, we are nearing the construction completion of Phase 2 in the development of our senior living campus on Harmony Drive in Lake Geneva. This second phase has added nearly 15,000 square feet worth of new space allowing us to expand our healthcare services, and enabling us to continue to serve our seniors to the best of our abilities. It is with that goal in mind that brings us before you once again. As is further explained in our packet, we are requesting approval to build a detached gazebo.

While we've worked to ensure plentiful sitting areas and common spaces within our building, our desire is to also provide a space outside that is easily accessible by individuals in wheelchairs or by those that use walkers. We wish to create a space where our residents and their families can enjoy some fresh air together and have a "destination" to walk to, while also providing a place to rest and receive protection from the sun.

Our request outlines our design intent, which is to match our existing building's architectural style, and continue the use of similar building materials.

We appreciate your consideration of this request, and your ongoing support as we seek to best serve our community's seniors!

Sincerely,

Jeff Austin and Jon Stankevitz

Walworth Campus
270 Ridge Road
Walworth, WI 53184
P: 262.275.6103
F: 262.275.6106

Continuing to Care • Privileged to Serve
goldenyearswi.com

Lake Geneva Campus
611 Harmony Drive
Lake Geneva, WI 53147
P: 262.249.1960
F: 262.249.1962

APPLICATION FOR PRECISE IMPLEMENTATION PLAN OR AMENDMENT

City of Lake Geneva

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

LOT 1 CERTIFIED SURVEY NO 4756 AS RECORDED IN VOL 31 OF CS ON PAGE 261 WCR. LOCATED IN NE1/4 SEC 6 T1N R18 E. 500828 SQ FT, CITY OF LAKE GENEVA, OMITS ZSF-74 AND ZSF-85 611 HARMONY DRIVE, LAKE GENEVA, WI 53147

Name and Address of Current Owner:

JON STANKEVITZ. 270 RIDGE ROAD, WALWORTH, WI 53184

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

(262) 275-6103

jstankevitz@goldenyearswi.com

Owner Signature:

Name and Address of Applicant:

JON STANKEVITZ

270 RIDGE ROAD, WALWORTH, WI 53184

Telephone No. with area code & Email of Applicant: (262) 275-6103

jstankevitz@goldenyearswi.com

Proposed Use:

Use of the existing building and property is unchanged. The existing skilled nursing care facility will be maintained. The project will add a detached gazebo in the area south and east of the main entry.

Zoning District in which land is located: Planned Development

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

Architect: GROTH Design Group. 600 W. Virginia Street, Suite 602, Milwaukee, WI 53204

Contractor: Scherrer Construction. 601 Blackhawk Drive, Burlington, WI 53105

Short statement describing activities to take place on site:

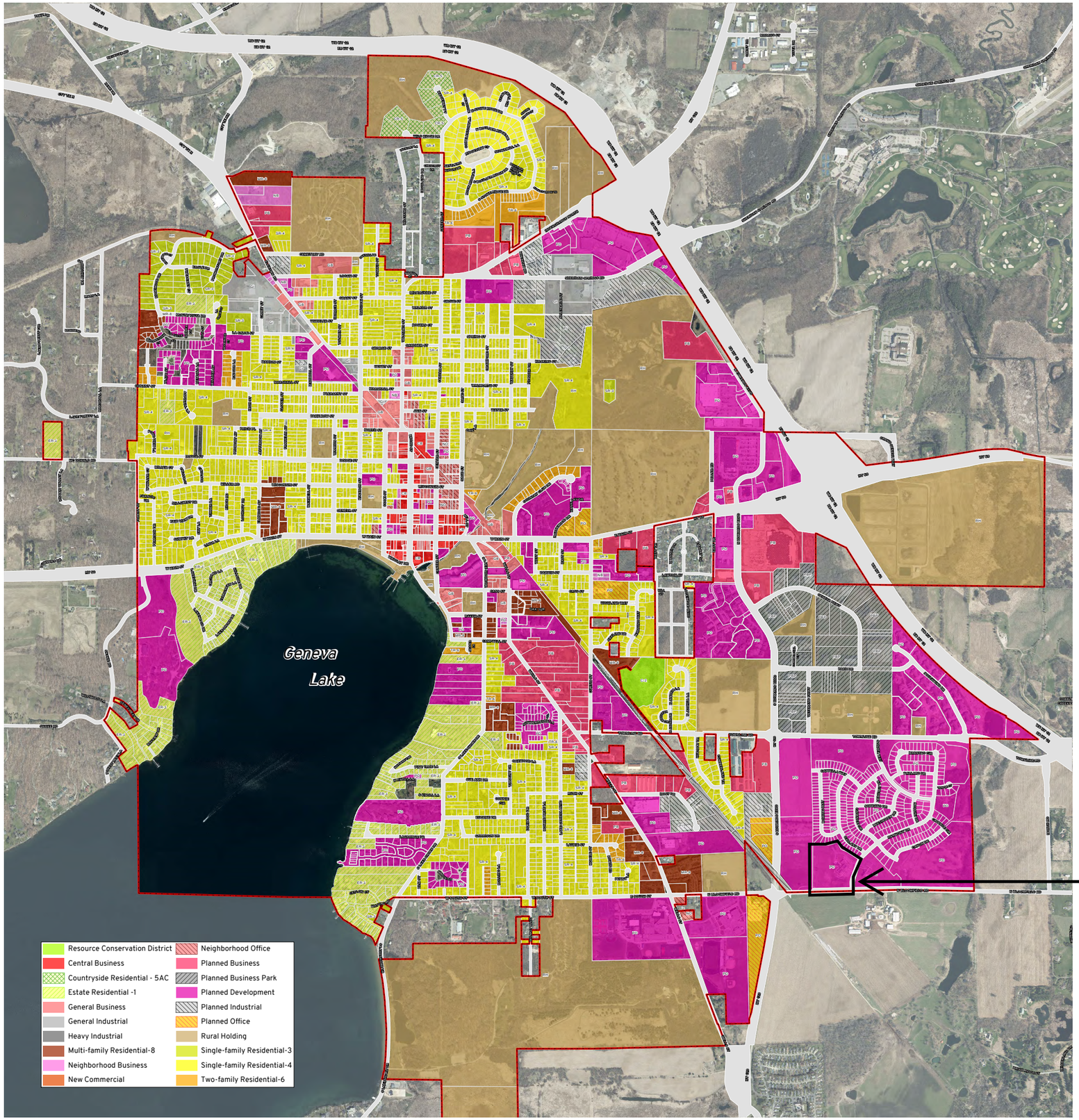
A new gazebo will be built in the area just south and east of the main entry to the facility. Design and material use of the gazebo is to mimic the front entry of the facility. A new sidewalk path will be provided with areas to locate benches for seating.

PIP fee $400.00, payable upon filing application.

12-21-2023

Date

Signature of Applicant



City of Lake Geneva

Zoning Map on Aerial Background

LAKE GENEVA

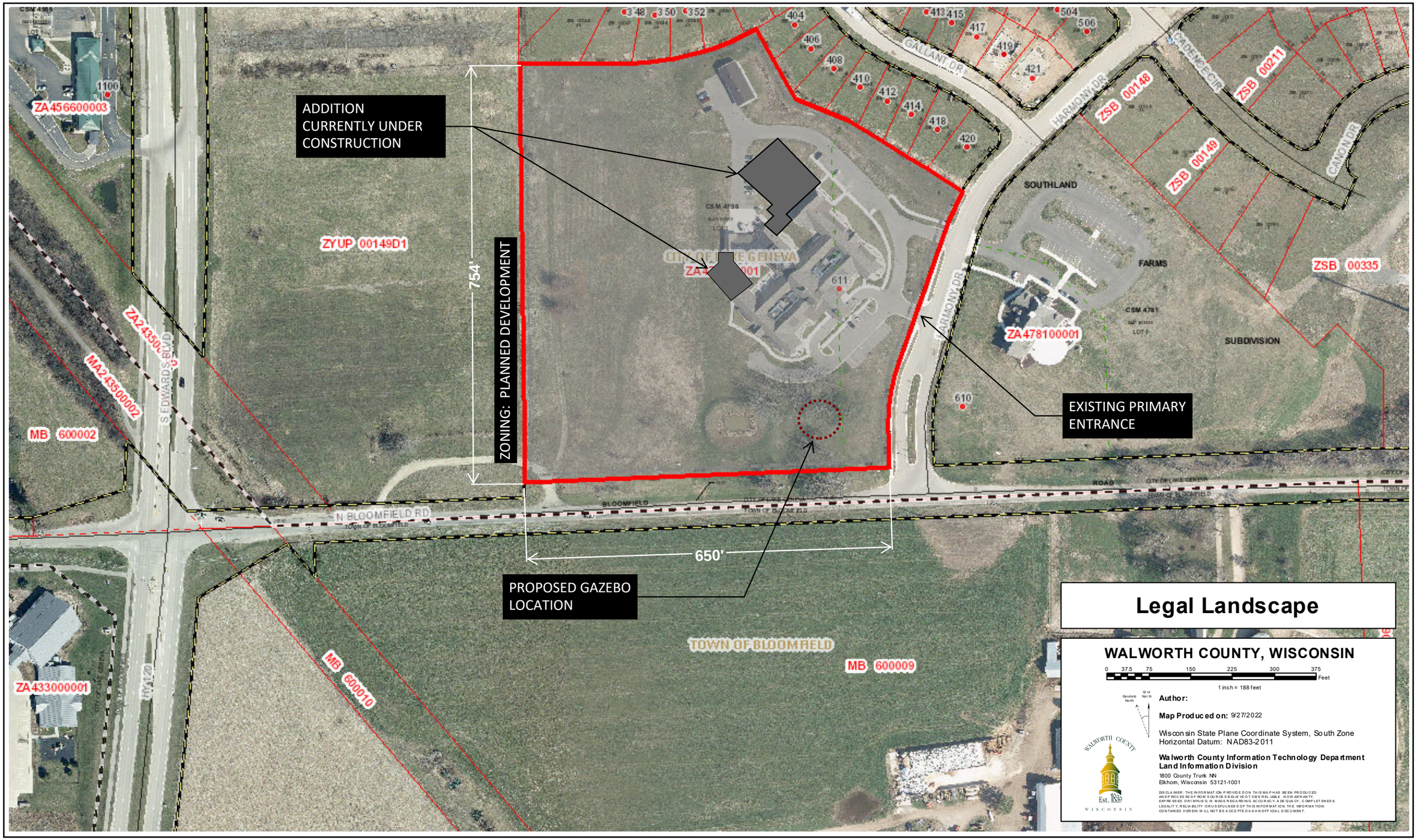
kapur

GROTH Design Group

GOLDEN YEARS LAKE GENEVA - GAZEBO

Location Map - Zoning

01.05.2024



Location Map - Property Map
01.05.2024

GOLDEN YEARS LAKE GENEVA - GAZEBO

GROTH Design Group

GOLDEN · YEARS
WALWORTH • LAKE GENEVA

GROTH Design Group

Golden Years

Lake Geneva Development for Senior Living – Gazebo

Precise Implementation Plan Project Narrative

******Note: All summary information applies to the approved General Development Plan and information or calculations specific to the Phase 1 and Phase 2 Precise Implementation Plan.*

Owner History & Vision & Timeline

Golden Years began as an idea created by a gentleman named Mr. Vic Carbrey. In 1960, at the age of 80, he began building his nursing home in Walworth, Wisconsin where older folks could live, be cared for and respected. Upon completion in November 1965, the first residents were welcomed, and Mr. Carbrey's dream became reality. On June 1, 1969, having completed his goal, Vic, at the age of 89, decided to retire and sold the Golden Years Nursing Home to Eugene and Margaret Anne Austin. Their son, Richard, began with them and on January 1, 1980, he and his wife, Linda, purchased the facility from Rich's parents. Now in its third generation of family ownership, the Golden Years continues to be operated today as a privately-owned business. In 2016 Rich and Linda's son and son-in-law, Jeff Austin and Jon Stankevitz, began a multi-year process of purchasing the Golden Years – a process that culminated on July 1, 2020.

With campuses in Walworth and Lake Geneva, the Golden Years offers three distinct levels of care that together provides the most comprehensive and highest quality senior living options in the area.

The Golden Years of Walworth contains a 58-unit senior apartment complex, and after significant renovations completed in late 2022, will also include a 44-bed CBRF licensed Assisted Living Residence.

The Golden Years of Lake Geneva contains a 30-bed skilled nursing facility providing healthcare and rehabilitation services to seniors in Lake Geneva and the surrounding communities. An additional 24-bed addition is currently under construction as part of phase 2. This is scheduled to be completed later this winter. The amendment being proposed to the PIP is to add a detached gazebo to the property to offer residents and families a destination to walk to for fresh air and protection from the sun. The location was selected to nestle the gazebo amongst the existing oak trees to provide a beautiful setting for sitting or having a small gathering. The oak trees are not to be disturbed with this project.

As was outlined in the General Development Plan (GDP) previously approved by the City of Lake Geneva in 2017, the need for quality senior care continues to grow in Walworth County, and Golden Years' goal is to continue to grow to meet these needs. It was with that mind that the Golden Years originally purchased the approximately 11.5 acres in the redevelopment efforts at the former Lake Geneva Raceway and outlined the future plan to develop a new senior living campus in Lake Geneva offering a continuum of care including: rehabilitation services, independent living, assisted living options, memory care and long-term care. The project will continue be implemented in multiple phases and progressively provide new job opportunities in the Lake Geneva community and significantly increase the tax base value for the property.

The construction being submitted under this Precise Implementation Plan request is consistent with the approval granted under the GDP for a senior living campus.

Project Goals

- Provide a state-of-the-art senior living campus to serve the Lake Geneva community.
- Maintain a similar business model to the Walworth, Wisconsin campus that has been owned and operated successfully for over 53 years by Golden Years
- Continue to develop the unused vacant portion of the property.
- To grow the Golden Years business and reinforce the Golden Years reputation as a good neighbor and business partner in Walworth County

Project Schedule

The project schedule will be developed in multiple phases over an anticipated 10-15 year period. The milestone schedule below outlines the implementation of detached Gazebo structure.

Design & Approval Schedule

1. The project is currently in the design phase.
    a. January 2024:
        i. Submit Precise Implementation Plan (PIP) amendment to City of Lake Geneva
        ii. Completion of Design Development
            1. Contractor Bidding Documents
    b. March 2024
        i. Pip Approval from Plan Commission and City Council

Construction Schedule

1. The construction schedule is still being determined. Desire is to proceed with the project in the Spring/Summer of 2024.

A(1) – Location Map of Subject Property

Please see the attached maps

A(2) – Map of Subject Property

Please see the attached maps

A(3) – General Written Description

Project Themes and Images

This original project has been carefully planned to complement the positive characteristics of the proposed surrounding neighborhood and the architecture of the community. The character was a blend of "Prairie" design style and "Agrarian" design found throughout Lake Geneva and southeastern Wisconsin. The new gazebo is intended to continue the look of the original and mimic the design of the existing front entry car port to a smaller scale. Building materials will consist of residential products from masonry to panel siding trim to shingles. The color scheme will stay within the earth tone palette. The gazebo will provide a destination for residents and their families to get outside to enjoy fresh air while also providing protection from the sun. Walking paths will be provided to the gazebo with benches to stop at along the way.

***NOTE**: All information provided depicts the phase 2 project, currently under construction, as existing. This amendment to the PIP is not changing any of the numbers for the facility.*

General Mix of Dwelling Unit Types and Land Use

The envisioned project will create a state-of-the-art senior living campus. The campus will provide various levels of care to meet all needs for seniors in the community Levels of care include:

- Independent Living Apartments (55-65 units) ***(Existing = 0)***
- Assisted Living Apartments (30-36 units) ***(Existing = 0)***
- Memory Care (Alzheimer's / Dementia) Assisted Living Apartments (15-20 units) ***(Existing = 0)***
- Rehabilitation Services ***(Existing)***
- Skilled Nursing Care (54 beds) ***(Existing = 54)***
- TOTAL UNITS: 175 units ***(Existing = 54)***

Specific Residential Densities and Intensities

All zoning requirements, standards and bulk regulation calculations and comparisons are based on a proposed Planned Development with a base zoning of Planned Office (PO). The Planned Office district best fits the Institutional Residential Use that is proposed.

The project approximate square footage will be all new construction per the following:

- Independent Living (70,000 square feet) and will be three stories tall. ***(Existing = 0 sf)***
    - Under Building Parking / Basement (28,000 square feet)
- Assisted Living (36,000 square feet) and will be two story ***(Existing = 0 sf)***
- Memory Care Assisted Living (20,000 square feet) and will be one story ***(Existing = 0 sf)***
- Skilled Nursing (45,000 square feet) and is one story. ***(Existing = 43,050 sf)***
- Maintenance Building (3,000 square feet) and is one story ***(Existing = 2,200 sf)***
- TOTAL: 202,000 square feet

<u>General Develop. Plan – Project Data (Existing)</u>

Site Area:	11.5 acres	***(Existing = 11.5 acres)***
Total # of Units Existing & Proposed:	175 max.	***(Existing = 54)***
Dwelling Unit Density:	15.2 du/acre	***(Existing = 4.3)***
Building Floor Area:	202,000 sq ft.	***(Existing = 43,050 sf)***
Floor Area Ratio:	0.40	***(Existing = 0.08)***
Impervious Surface Area Ratio:	0.40	***(Existing = 0.14)***

Specific Treatment of Natural Features:

The property has a natural grade change from east to west (high to low) that is consistent with the rolling prairies of southern Wisconsin. The project design will utilize this grade change to step the buildings down the slope to keep the overall building height low and flowing with the grade. There are approximately a dozen existing hardwood trees that create a presence on the southeast corner of the parcel due to their size and character. The project goal is to keep these trees as a natural feature and cornerstone for the development as they are located on the main boulevard entrance of North Bloomfield Road and Harmony Drive.

Relationship to Nearby Properties and Public Streets

South – The subject site is bounded on the south by North Bloomfield Road. The 131.98-acre parcel directly across North Bloomfield Road is owned by Maple Glen LLC and is not a zoning district.

West – The subject site is bounded on the west by an undeveloped 15.96-acre parcel owned by Greg Baird. The parcel is zoned PD – Planned Development.

North – The subject site is bounded on the north by Symphony Bay Residential lots.

East – The subject site is bounded on the east by Harmony Way. The 2.28-acre parcel directly across Harmony Way is owned by Geneva Lakes Christian Church. The parcel is zoned PD – Planned Development.

Primary Entry into the site will be maintained on Harmony Way. Resident drop off and visitor parking will occur at the existing major entry point into the building. A secondary access point into the site is planned to occur on North Bloomfield Road in a future phase but is not applicable for this PIP request. At the time that this drive is necessary in the future phases, Golden Years will conduct a traffic study and review with the city an appropriate location and need for this drive. Deliveries, employees, emergency response, and apartment residents with vehicles will utilize this access point.

Relationship of the Project to the Master Plan

The Golden Years senior living community is located in the southwest corner of the Symphony Bay planned development community. The subject parcel is zoned as a PD – Planned Development and is located within the jurisdiction limits of the City of Lake Geneva.

The City's Future Land Use Map (comprehensive plan) indicates the areas to the north, east and south of the subject site as Planned Neighborhood use. The area to the west is proposed as Planned Business use.

Rationale as to Why PD Zoning is Proposed

Golden Years senior living community is proposed for PD Zoning due to the previously approved general development plan for PD zoning overlay and due to the unique nature of the senior housing functions and services that the proposed community will provide. The housing functions and services for this community; apartments, assisted living, memory care, skilled nursing care, and rehabilitation services qualify for several different and distinct underlying zoning categories. It is therefore the unique nature of the proposed senior living campus uses that necessitates a planned development approach. The project's principal benefit is that it offers superior quality care and alternative care needs for the community's senior population, thereby affording older residents of Lake Geneva the opportunity to stay within the community.

Zoning Standards Comparison (based on Planned Office underlying zoning)

Regulations Applicable to Planned Residential Zoning District with Institutional Residential Uses:

Residential Density and Intensity Requirements:

1. Minimum Zoning District Area
    a. Required: 40,000 sf
    b. Proposed: 500,856 sf
2. Maximum Gross Density (MGD) (Exemption Required – See Potential Exemption Section)
    a. Required: up to 50.00 per limits of the conditional use permit
    b. Proposed: 15.2 units per acre ***(Existing = 4.6)***
3. Minimum Landscape Surface Ratio (LSR)
    a. Required: 50%
    b. Proposed: 60% ***(Existing = 78%)***
4. Maximum Building Coverage:
    a. Required: 40%
    b. Proposed: 20% ***(Existing = 10%)***
5. Maximum Accessory Building Cover:
    a. Required: 10%
    b. Proposed: 1% maximum ***(Existing = <1%)***

Residential Bulk Requirements:

A. Minimum Lot Area
    a. Required: 20,000 sf
    b. Proposed: 500,828 sf
B. Minimum Lot Width
    a. Required 100 feet
    b. Proposed: 653 +/- feet
C. Minimum Street Frontage
    a. Required: 50 feet
    b. Proposed: 515 +/- feet
D. Minimum Setbacks
    a. Front or Street Lot Line to Building
        i. Required: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet.
        ii. Proposed: >80 feet
    b. Front or Street Lot Line to Garage
        i. Required: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet.
        ii. Proposed: >300 feet
    c. Side Lot Line to Building or Garage:
        i. Required: 10 feet
        ii. Proposed: >30 feet
    d. Total of Both Sides, Lot Lines to Building/Garage
        i. Required: 20 feet
        ii. Proposed: >50 feet
    e. Rear Lot Line to Building or Garage
        i. Required: 30 feet
        ii. Proposed: >30 feet
    f. Side Lot Line to Accessory Structure:
        i. Required: 3 feet from property line
        ii. Proposed: >30 feet
    g. Rear Lot Line to Accessory Structure
        i. Required: 3 feet from property line
        ii. Proposed: >30 feet
    h. Minimum Paved Surface Setback

i. Required: 5 feet from side or rear; 10 feet from street
ii. Proposed: >20 feet from side or rear; >30 feet from street

i. Minimum Dwelling Unit Separation
   i. N/A

j. Maximum Height of Building
   i. Required: 35 feet, great with conditional use permit
   ii. Proposed: 42 feet, 54 feet to basement garage floor ***(Existing = < 35 feet)***

k. Maximum Height of Accessory Structure:
   i. Required: 15 feet
   ii. Proposed: 20 feet ***(Existing = 20 with existing exception)***

l. Minimum Number of Off-Street Parking Spaces Required on the Lot
   i. Required: 169 stalls
      1. Independent Living Bedrooms: 55-94 bedrooms @ 1 stall per 1 bedroom = 55-94 stalls ***(Existing = 0)***
      2. Assisted Living Bedrooms: 30-40 bedrooms @ 1 stall per 3 bedrooms = 10-14 stalls ***(Existing = 0)***
      3. Skilled Nursing / Memory Care Units: 45-64 units @ 1 stall per 6 units = 8-11 stalls ***(Existing = 9) units @ 1 stall per 6 units***
      4. Staffing: 50 maximum employees at one time @ 1 stall per employee = 50 stalls ***(Existing = 45 max employees at one time @ 1 stall per employee)***
      5. Total: 123 – 169 stalls ***(Existing = 45)***
   ii. Proposed: 134 stalls ***(Existing = 58)***
      1. Underbuilding parking structure: 50 stalls ***(Existing = 0)***
      2. Surface parking: 84 stalls ***(Existing = 58)***
      3. Total: 134 ***(Existing = 58)***

m. Minimum Dwelling Core Dimensions:
   i. Required: 20’ x 40’
   ii. Proposed: >20’ x 40’

n. Minimum Roof Pitch
   i. Required: 3:12
   ii. Proposed: The building will have mainly sloped roofs with some small areas that will not meet the required minimum of 3:12. These areas will be minimized and hidden from view as much as possible.

o. Minimum Eave Width:

i. Required: 18 inches
ii. Proposed: 18 inches

Description of Potential Exemptions

1. Land Use Exemption
    a. None existing or for Phase 2
2. Density and Intensity Exemptions
    a. None existing or for Phase 2
3. Bulk Requirement Exemption
    a. Existing included the approval of the Accessory Structure height for the maintenance/garage building. This was approved to allow for the parking of a small bus used by Golden Years to provide transportation for residents of the facility.
    b. None for Phase 2
4. Landscape Exemptions
    a. None existing or for Phase 2
5. Parking and Loading Requirement Exemptions
    a. None existing or for Phase 2

A(4) – Precise Implementation Plan Drawings

Please see the attached plan.

A(5) – Property Site Plan

Please see the attached plan.

A(6) – Landscaping Plan

No additional landscaping as part of this project. Just restoration of anything disturbed as part of this project.

A(7) – Building Elevations

Please see the attached plans.

A(8) – General Signage Plan

General signage for the property was provided as part of Phase 1 and is to remain existing. No additional exterior signage is planned for this project.

A(9) – Outline of the Intended Organizational Structure

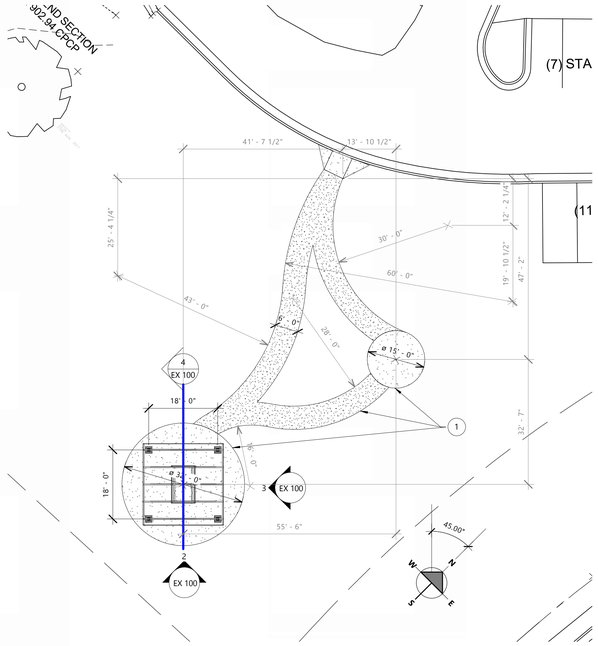
This facility will be under a single private ownership and therefore will not have a property owners association, deed restrictions, or provisions for common services.

A(10 & 11) – Consistency with the GDP

This Precise Implementation Plan is consistent with the approved General Development Plan. There are no variations between the requirements of the approved GDP and the proposed PIP development.

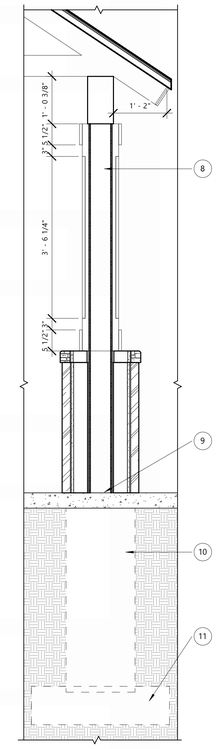
A(12) – Proof of Financing Capability

There are no public works elements within the proposed Golden Years development. All construction, maintenance, and operation of public works elements are associated with the adjacent subdivision and will be constructed, maintained, and/or operated by the sub-divider.



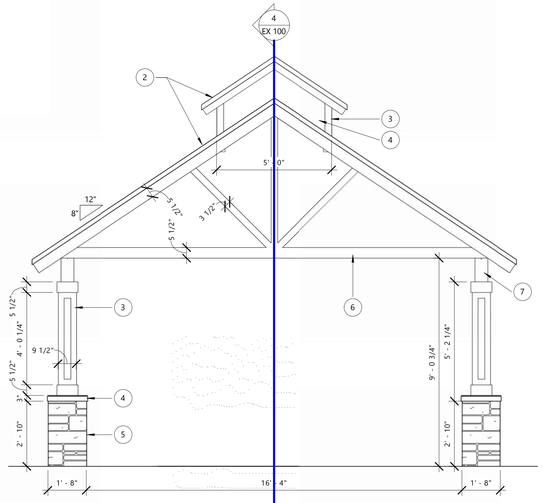
1 EX 100 SITE PLAN - GAZEBO

1/16" = 1'-0"



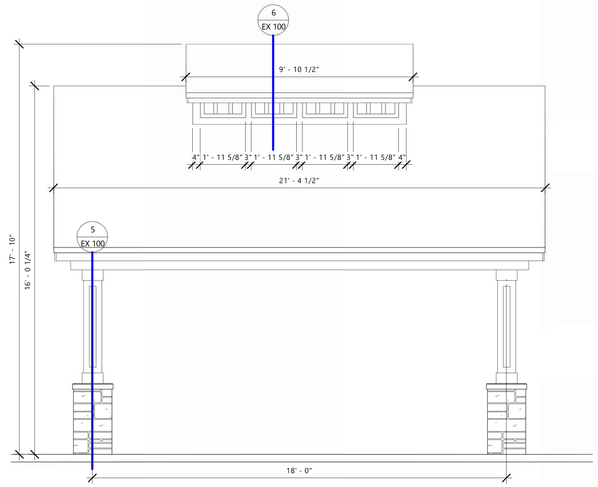
5 EX 100 COLUMN SECTION

3/4" = 1'-0"



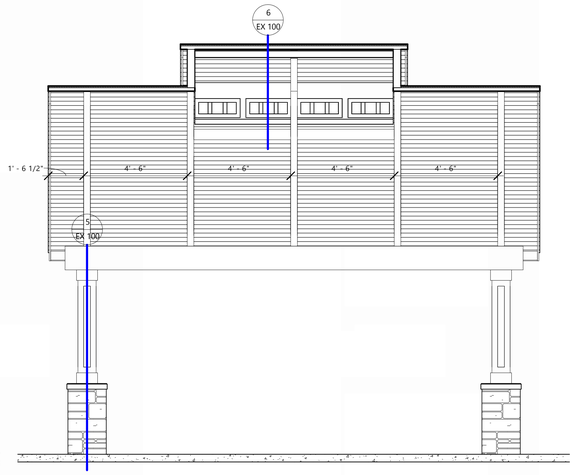
2 EX 100 GAZEBO - SOUTH ELEVATION

3/8" = 1'-0"



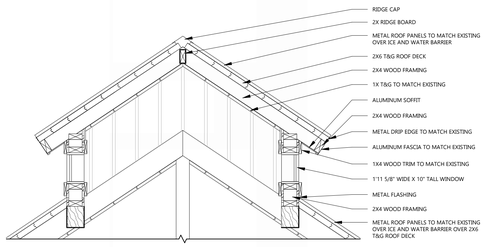
3 EX 100 GAZEBO - EAST ELEVATION

3/8" = 1'-0"



4 EX 100 GAZEBO - SECTION

3/8" = 1'-0"



6 EX 100 CUPOLA SECTION

3/4" = 1'-0"

KEY PLAN

KEYED GAZEBO NOTES	
TAG #	DESCRIPTION
1	4" THICK POURED CONCRETE W/ FIBER MESH REINFOCING OVER 6" COMPACTED AGGREGATE BASE COURSE MATERIAL
2	STANDING SEAM METAL ROOF TO MATCH EXISTING
3	LP SMARTSIDE TRIM BOARDS
4	LP SMARTSIDE SIDING TO MATCH EXISTING BUILDING
5	HALQUIST THIN SIMULATED STONE VENEER TO MATCH EXISTING BUILDING
6	4X4 / 4X6 TIMBER TRUSSES @ 4'6" O.C. CONNECTS SIMILAR TO ENTRY CANOPY INCLUDING 1/4" SIDE PLATES & 5/8" DIAMETER BOLTS
7	MAIN BEAM SOUTHERN PINE TREATED GLULAM. 6 3/4" X 12 3/8"
8	HSS 5X5X3/8 STEEL TUBE
9	12"X12"X3/4" BASE PLATE W/ (4) 3/4" DIAMETER ANCHOR BOLTS
10	18"X18"X48" TALL CONCRETE PIER W/ (8) #5 VERTICAL AND #3 TIES AT 12" O.C.
11	3'X3'X10" CONCRETE FOOTING WITH (3) #5 EACH WAY, BOTTOM

GROTH Design Group

N58 W6181 COLUMBIA RD.
P.O. BOX 332
CEDARBURG, WISCONSIN 53012

PH. (262) 377-8001
FX. (262) 377-8003

PROJECT

GOLDEN YEARS
LAKE GENEVA
GAZEBO

611 HARMONY DR.
LAKE GENEVA, WI
53147

ISSUE

NO. REV. DATE DESCRIPTION

PROJECT INFO

Date
09.15.2023

Project No.
21.132.03

SHEET TITLE

GAZEBO DRAWINGS

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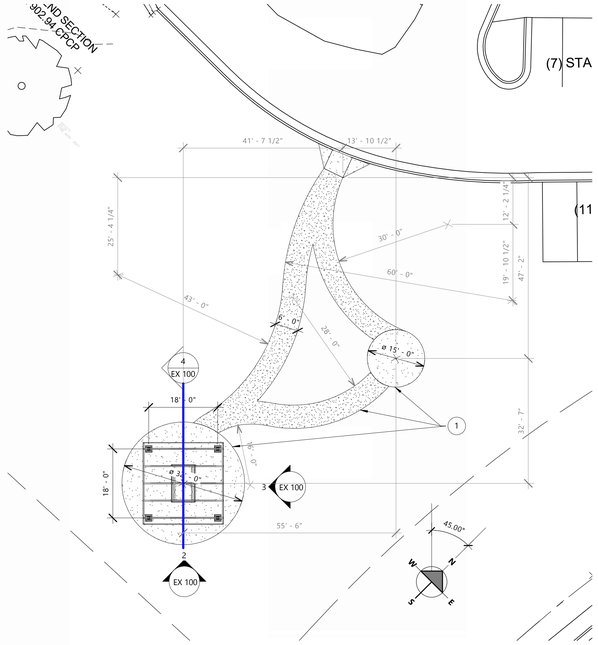

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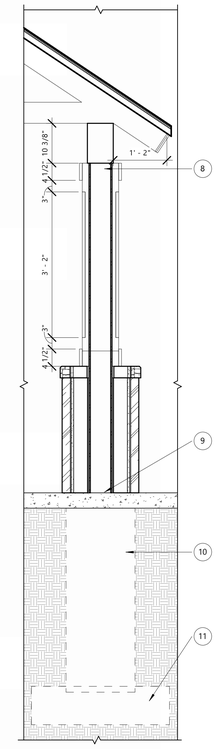

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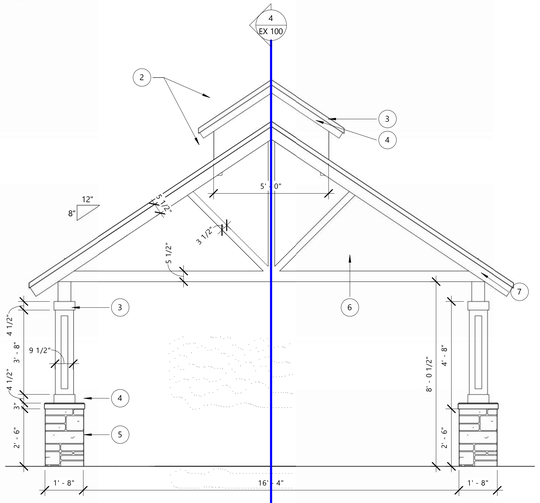

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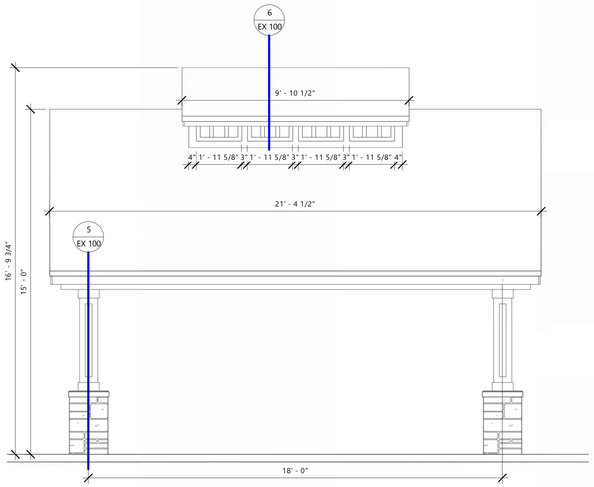

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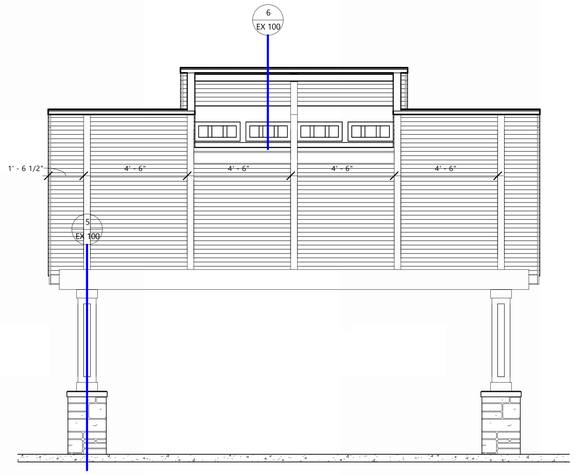
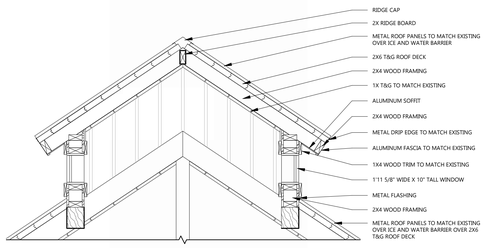


4 EX 100 GAZEBO - SECTION

3/8" = 1'-0"



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PROJECT

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GAZEBO

611 HARMONY DR.
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53147

ISSUE

NO.	REV. DATE	DESCRIPTION
	02/21/2024	REVISION 1

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date
09.15.2023

Project No.
21.132.03

SHEET TITLE

GAZEBO DRAWINGS

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STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 18, 2024

Agenda Item 12

Request:
Potential amendment to Section 98-726, Murals.

Description:
The BID has suggested an amendment to the City's mural ordinance to allow for murals on walls that face primary streets. The current ordinance prohibits murals on front façades (i.e., façades facing the primary street). The intention was to maintain the commercial and historic look of front façades and protect architectural features and character. However, there are some walls facing primary streets that could be appropriate for murals.

An example would be the wall that screens parking for Geneva Towers. That wall is considered a front façade, as it faces Broad Street, but it is a blank wall with no windows, architectural details, or building entrance. Putting a mural on a blank wall with no windows, architectural details, or building entrance could be desirable in some situations. However, staff feels that the decision should be made on a case-by-case basis and should be left up to the Plan Commission. Staff notes that the Geneva Towers parking wall is just an *example*, and staff is not making a recommendation on a mural in that location,

Staff has drafted an amendment to the mural ordinance that would allow the Plan Commission to determine what a "front façade" is for the purpose of locating murals.

Potential Amendment to Sec. 98-726 Murals.

(1) Purpose. This section is intended to enable the installation of murals in the City of Lake Geneva. Murals contribute to a livable and aesthetically pleasing community and support a unique, pedestrian-oriented built environment.

(2) Definitions. As used in this section, the following terms shall have the meanings indicated:

MURAL

Any picture, scene, or diagram painted or mounted on any exterior wall that does not contain a commercial message or otherwise meet the definition of a "sign" in Section 98-803. Signs as defined by this article shall be included in the calculations of allowable sign area.

(3) Procedure. Proposals for murals shall follow the procedures for site plan review and approval in Section 98-908.

(4) Location and placement.

(a) Murals may ~~shall~~ be located on side walls, rear walls, alley walls, or other walls without frontage on the primary street.

(b) Murals shall not be located on:

1. Front façades (i.e., façades ~~facing~~ with frontage on the primary street).

a. Murals be located on walls with frontage on a primary street, provided that said walls do not include the primary building entrance, are visually distinct from the primary façade, and are subordinate to the primary building façade. The Plan Commission shall make this determination.

2. Walls with historic details (cornices, decorative sills, lintels, dentils, moldings, frames, brackets, and modillions, etc.) or decorative masonry work.

3. Over windows, doors, awnings, cornices, or other architectural elements.

4. Walls of wood siding with surface detail, such as bevel siding, board and batten siding.

5. Fences.

6. Preventative boarding.

(c) Painted murals. No mural shall be painted on unpainted brick, natural stone, or stucco. Murals on such surfaces should instead be painted on removable materials, such as durable wood panels or another suitable outdoor material, as determined by the Zoning Administrator. Anchoring shall be placed into masonry joints or other nondamaging areas of the walls. Framing shall be done so as not to trap water between the mural and the wall. Hanging or anchoring shall be reversible. Murals on panels shall be flush with the building exterior and shall not project beyond the edges or corners of the wall.

1. Murals may be painted on previously painted brick, nondecorative concrete block, or other nondecorative surfaces as determined by the Zoning Administrator.

(d) No mural shall be permitted on a building that has had masonry cleaning or major repointing, nor shall a mural be used in lieu of cleaning, repointing, or other needed maintenance.

(e) With the exception of murals in the Business Improvement District, no mural shall exceed 50% of the total area of the wall on which it is placed.

(f) Murals shall be confined to one wall of a building and not wrap around to other sides, nor shall any building have more than one mural.

(5) Maintenance and removal.

(a) If mural is peeling, faded, or damaged, the mural must be repainted, repaired, or removed by the property owner.

(b) Murals may be removed at any time at the property owner's discretion.

(c) Upon removal, any materials used to adhere the mural shall be removed at the same time. This includes, but is not limited to, brackets, mounting hardware, caulk or grout, and adhesive glues. The surface shall be returned to its original condition.

Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 18, 2024

Agenda Item 13

Applicant:
Alethea Salgado

Request:
4 Downtown Murals
233 Center St; 120 Broad St.; 234 Broad St.; 858 W. Main St;

Description:
The applicant is submitting a set of 4 possible Mural locations in conjunction with the proposed amendments to the Mural ordinance.

The proposed locations are:

233 Center St.
120 Broad St.
234 Broad St.
858 W. Main St.

233 Center Street

- south-facing wall
- 10' x 20' mural (approximately)
- mural painted directly on wall

120 Broad Street

- north-facing wall
- 16' x 16' mural (approximately)
- mural painted on wood panels
- installed securely on brick
- includes a frame to finish the piece

234 Broad Street

- north-facing wall
- 16' x 32' mural (approximately)
- mural painted on wood panels
- installed securely on brick
- includes a frame to finish the piece

858 W Main Street

- west-facing wall
- 16' x 65' mural (approximately)
- actual art will be very similar but
  with a different layout
- mural painted directly on cinder blocks
- artist to work around windows and shutters

APPLICATION FOR SITE PLAN REVIEW

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
858 W Main Street (West side of building) Commercial Building
Parcel: 20 P 00331e

Name and Address of Current Owner: Paul S. Pappas
PO Box 701 Lake Geneva WI 53147

Telephone No. with area code & Email of Current Owner: 262-745-8774
goldcoastart@gmail.com

X Owner Signature:

Name and Address of Applicant:
Paul S Pappas
PO Box 701 Lake Geneva WI 53147

Telephone No. with area code & Email of Applicant: 262-745-8774
goldcoastart@gmail.com

Proposed Use: Mural Installation

Zoning District in which land is located: C-1

Names and Addresses of architect, professional engineer and contractor of project:
BID PO Box 910 Lake Geneva WI 53147

Short statement describing activities to take place on site:
Painting wall which will require scissor lift and/or scaffolding. To be installed in May or June pending weather

Site Plan Review Fee: $400.00, payable upon filing application

3-1-24
Date

X
Signature of Applicant

_____ _____ Cost Recovery # _____

Petitioner Name Project Address

OFFICE USE ONLY Description of Request _____

Agreement for Services

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

Paul S Pappas, as applicant/petitioner for

Project: Mural Installation

Project Address: 858 W Main Street

Parcel No. 20P 00336

Name: Paul S. Pappas

Address: PO Box 701

Lake Geneva WI 53147

Cell Phone: (___) - _____ - _____ Phone: (262) - 748 - 8774

Email: goldcoastart@gmail.com

Dated this 1st Day of March, 2024

_____

Printed Name of Applicant / Petitioner

X _____

Signature of Applicant/Petitioner

MURAL INSTALLATION AND MAINTENANCE AGREEMENT

This MURAL INSTALLATION AND MAINTENANCE AGREEMENT (the "Agreement") made between Lake Geneva Business Improvement District, a municipal commission located in Walworth County, Wisconsin ("BID"), and Paul S. Pappas ("Owner"), as of the final date executed below (MARCH 1, 2024 DATE SIGNED).

WITNESSETH:

WHEREAS, BID understand the value and importance of public art and the role murals play in the development of identity, tourism, preservation of culture, beautification of the city, and advancing the arts; and

WHEREAS, Owner recognizes the Mural shall not be designed in such a manner as to constitute a "sign", as that term is defined in Section 98-803 of the City of Lake Geneva Municipal Code; and

WHEREAS, Owner recognizes that the purpose of the project, which is to enhance the community and encourage tourism and commerce in the City of Lake Geneva, is mutually beneficial to the BID and the Owner and therefore desires to have a mural painted on the side of his or her building; and

WHEREAS, Owner and BID desire to execute an agreement establishing each parties' rights and responsibilities with respect to site preparation installation, maintenance, and ownership of the mural,

NOW, THEREFORE, in consideration of the premises and the mutual covenants contained in this agreement and for other good and valuable consideration, the receipt and adequacy of which hereby acknowledged, the parties hereto agree as follows:

Article 1
Definitions

1.1 "Permitted Site" means **Westward Facing Wall Adjacent to Parking Lot for 870 & 880 W Main Street** located at **858 W. Main Street, Lake Geneva, WI.**

1.2 "Mural" means the previously agreed upon design concept to be installed on the Permitted Site.

1.3 "Materials" means equipment, medium, or other supplies needed to construct and/or create the Mural.

1.4 "Artist" means person, or people, commissioned to design, install, and paint the Mural on the Permitted Site.

Article 2
Term, Preparation, Funding

2.1 Authorization. Owner authorizes BID to permit the Artist to install the Mural at the Permitted Site.

2.2 Term. The owner hereby agrees to maintain the mural in place for a period of not less than five (5) years from the Effective Date, unless terminated pursuant to Section 3.2 below or extended by the parties in writing.

(i) Effective Date. The Effective Date for this agreement to commence on **MAY 1, 2024**

2.3 Preparation. Owner will grant BID permission to a) allow the Artist to prepare the Permitted Site for installation and/or b) inspect and repair the Permitted Site of any structural damage and potential hazards. Structural damage and potential hazards includes, but is not limited to, the following:

- Loose or peeling paint
- Loose or broken concrete
- Cracked stucco material
- Signs of water leaks (new or old)
- Staining or rusting
- The ability to remove metal screws, anchors, or nails
- Foreign material, such as plant or synthetic material growing through or being deposited from an adjacent or nearby source
- Bird or bat droppings, insects, etc.
- Electrical wiring or other nearby safety and access hazards

2.4 Funding. BID shall cover the cost of all materials, in addition to an artist's stipend to install the Mural at the Permitted Site.

Article 3
Installation, Termination, Extension

3.1 Owner's Termination. Owner may choose to terminate this Agreement without any liability to BID if Artist a) fails to install the Mural as specified in this Agreement; or b) fails to complete the installation of the Mural by the designated completion date.

3.2 BID's Termination. BID may choose to terminate the Agreement without any liability to Owner.

3.3 Extension. All parties may mutually agree in writing to extend the term of this Agreement.

Article 4
Maintenance and Repairs, Alteration, Removal

4.1 Maintenance and Repairs. Owner shall be responsible for reporting to BID any major or minor damage inflicted on the Mural. BID is responsible for removal of graffiti on or near Mural. BID shall be responsible for any other cosmetic maintenance or repairs needed to be done on the Mural.

4.2 Grounds for Removal. Owner may remove the Mural at Owner's expense if Owner reasonably determines that the Mural is harming the permitted site, or limiting Owner's ability to use the permitted site for what it was intended for.

4.3 Necessary Artistic Repairs. BID will compensate the Artist for such work on a time and materials basis as is appropriate.

4.4 Removal Post Contractual Obligation. Renegotiation of contract is required after 5 years in the maintenance of the Mural for continued BID liability. After the 5 year term, if Owner should opt to terminate agreement with BID or let contract expire without renegotiation, Owner is responsible for removal of Mural or maintenance in accordance with the City of Lake Geneva ordinance guidelines.

Article 5
Mural Specifications

5.1 Artist Selection. The BID will select the Artists to paint the Mural. The Mural will not be commercial, offensive, indecent, or obscene.

5.2 Commercial Content. The Mural shall not include an advertisement or be commercial in nature, or be designed as to constitute a "sign", defined in Section 98-803 of the City of Lake Geneva Municipal Code. Mural shall not contain copy, lettering, symbols or references directly to the promotion of any product, business, brand, organization, service, cause or place. Mural may contain limited commercial elements so long as they are not included for the purpose of promoting a commercial transaction.

5.3 Offensive, Obscene and Indecent Content. Mural shall not contain iconography, or allude to activity that displays or promotes indecency, obscenity or offensive subject matter. The terms in the prior sentence shall be interpreted in the sole discretion of the BID or the Owner.

Article 6
Intellectual Property

6.1 Ownership. BID, its successors and assigns, shall own all rights in the Mural except as specified below.

6.2 Copyright. Subject to the restrictions and usage rights and licenses granted to Owner hereunder, and unless otherwise agreed to by the parties in writing, Artist shall retain all 17 U.S.C. §106 copyrights in all original works produced under this Agreement. If Artist is comprised of two or more individual persons, the individual persons shall be deemed joint creators of the Mural.

6.3 Publicity. Owner and BID shall have the right to use Artist's name, likeness, and biographical information, in connection with the display or reproduction and distribution of the Mural.

6.4 Owner's Intellectual Property License. Artist hereby grants to Owner, and to Owner's agents, authorized contractors and assigns, and to BID, an unlimited and irrevocable license to do the following with respect to the Mural:

(i) Owner may use and display the Mural on the Property only.

(ii) Owner and BID may make, display, and distribute, and authorize the making, display, and distribution of photographs and other reproductions of the Mural. Owner and BID may use such reproductions for any Owner-related or BID-related purpose, including advertising, educational and promotional materials, brochures, books, flyers, postcards, print, broadcast, film, electronic, and multimedia publicity. Owner and BID shall ensure that such reproductions are made in a professional and tasteful manner, in their sole and reasonable judgment. Owner and BID shall make reasonable efforts to ensure that such reproductions include the following credit line and copyright notice where practicable: "_____" © _____ by _____." Failure to include such credit line and notice in any reproductions shall not constitute a breach of this agreement. Neither Owner nor BID may license or sublicense its rights for any private or commercial purpose. The license granted hereunder does not include the right to sell photographs or reproductions of the Mural or to market reproductions as standalone items for sale or use by others.

6.5 Waiver of Artist's Rights. With respect to the Mural produced under this Agreement, and in consideration of the procedures and remedies specified in this Agreement, Artist hereby waives any and all claims, arising at any time and under any circumstances, against Owner and BID, its officers, agents, employees, successors and assigns, arising under the federal Visual Artists Rights Act (17 U.S.C. §§106A and 113(d)) , and any other local, state, federal or international laws that convey rights of the same nature as those conveyed under 17 U.S.C. §106A, or any other type of moral right protecting the integrity of works of art. Specifically, Artist hereby waives any and all such claims against Owner or any future owners of the Property, and its agents, officers and employees, and BID. Artist hereby represents and warrants that the Artist is authorized to sign this waiver.

Article 7
Insurance, Indemnification

7.1 Third Party Infringement. Neither Owner nor BID is responsible for any third party infringement of Artist's copyright or for protecting Artist's intellectual property rights.

7.2 Indemnification and Coordination. Artist represents and warrants that the Mural is the sole work of the Artist and does not infringe the intellectual property rights of any third parties. Artist agrees to indemnify Owner and/or BID against any claims brought against Owner or BID alleging that the Mural infringes the intellectual property rights of any third parties.

Article 8
Notices and Other Communications

8.1 Requirements. Unless otherwise specifically provided herein, all notices, consents, directions, approvals, instructions, requests and other communications hereunder shall be in writing, shall be addressed to the person and address set forth below and shall be (a) deposited in the U.S. mail, first class, certified with return receipt requested and with appropriate postage, (b) hand delivered or (c) sent via facsimile (if a facsimile number is provided below):

Owner: Paul S. Pappas
858 W. Main Street
Lake Geneva, WI 53147
262.248.3500
goldcoastart@gmail.com

BID: Lake Geneva Business Improvement District
PO BOX 910
Lake Geneva, WI 53147
Executive Director
director@downtownlakegeneva.org

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the last date specified herein.

Owner

3 - 1 - 24

PAUL S. PAPPAS
OWNER

DATE

BID

3·1·24

ALEXANDRIA BINANTI – EXECUTIVE DIRECTOR
DOWNTOWN LAKE GENEVA BUSINESS IMPROVEMENT DISTRICT

DATE

Approved as to Form and Execution:

APPLICATION FOR SITE PLAN REVIEW

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
234 Broad Street (Alleyway between Avant & Geneva Stage) Parcel - 20P 00257

Name and Address of Current Owner: Richard Hermann Properties LLC
W4920 Oakwood Drive, East Troy WI 53120

Telephone No. with area code & Email of Current Owner: 262-745-3392
treasurehut@charter.net

X Owner Signature:

Name and Address of Applicant:
Richard Hermann Properties LLC
W4920 Oakwood Drive, East Troy WI 53120

Telephone No. with area code & Email of Applicant: 262-745-3392
treasurehut@charter.net

Proposed Use: Using North facing wall for installation of a mural on panels. (12x32ft)

Zoning District in which land is located: C-1

Names and Addresses of architect, professional engineer and contractor of project:
Contracted by Lake Geneva BID - PO Box 910 Lake Geneva WI 53147

Short statement describing activities to take place on site:
Will need alleyway closed for May 13 - May 19th. 12x32 ft of wood panels will be installed with masonry drill in mortar to anchor hook & screw. These pre-primed panels will then be canvas for painted mural. A weather/graffiti proof sealant will be installed over art to preserve.

Site Plan Review Fee: $400.00, payable upon filing application

2-13-2024 X
Date Signature of Applicant

_____ _____ Cost Recovery # _____

Petitioner Name Project Address

OFFICE USE ONLY Description of Request _____

Agreement for Services

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

Richard Hermann Properties LLC, as applicant/petitioner for

Project: Mural Installation

Project Address: 234 Broad Street

Parcel No. 20P 00257

Name: Richard Hermann Properties LLC

Address: W4920 Oakwood Drive

East Troy WI 53120

Cell Phone: (___) - _____ - _____ Phone: (262) - 745 - 3392

Email: treasurehut@charter.net

Dated this 13 Day of February, 2024

Kevin Hermann

Printed Name of Applicant / Petitioner

Signature of Applicant/Petitioner

Development Review Committee (DRC) Application

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

Applicant Information

Property Address 234 Broad Street
Applicant name Richard Hermann Properties LLC
Applicant email treasurehut@charter.net Phone Number 262-745-3392

Architect/Contractor/Designer Name Lake Geneva BID
Architect/Contractor/Designer Email director@downtownlakegeneva.org Phone Number 262-716-9529

Type of Construction: New _____ Addition _____ Remodel _____
Type of Development: Single-family _____ Multi-family _____ Commercial X Industrial _____
Type of Business _____

Engineering

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

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

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

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

- Water service size requirement_____
- Estimated daily water usage in gallons per day_____
- Estimated maximum water flow in gallons per minute_____
- Number of bathrooms_____
- Brief description of process (if Industrial)_____

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

- Number of units_____
- Number of bedrooms in each unit_____
- Water service size requirement_____

APPLICATION FOR SITE PLAN REVIEW

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
233 Center Street (South facing exterior) Commercial property.
Parcel: ZOP 00284

Name and Address of Current Owner: Melges Property Holdings LLC
1100 S Edwards Blvd Lake Geneva WI 53147

Telephone No. with area code & Email of Current Owner: 262-745-3755
hm@melgesrealestate.com

X Owner Signature: Hans Melges / gh

Name and Address of Applicant:
Melges Property Holdings LLC
1100 S Edwards Blvd Lake Geneva WI 53147

Telephone No. with area code & Email of Applicant: 262-745-3755
hm@melgesrealestate.com

Proposed Use: Mural installation

Zoning District in which land is located: C-1

Names and Addresses of architect, professional engineer and contractor of project:
Contracted by Lake Geneva BID
PO Box 910 Lake Geneva WI 53147

Short statement describing activities to take place on site:
Painting exterior with ladder possible use of scaffolding. Painting to take place in May or potentially June based on rain occurance.

Site Plan Review Fee: $400.00, payable upon filing application

3/1/24 X Hans Melges / gh
Date Signature of Applicant

_____ _____ Cost Recovery # _____

Petitioner Name Project Address

OFFICE USE ONLY Description of Request _____

Agreement for Services

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

Melges Property Holdings LLC, as applicant/petitioner for

Project: Mural Installation

Project Address: 233 Center Street

Parcel No. ZOP 00284

Name: Melges Property Holdings LLC

Address: 1100 S. Edwards Blvd.

Lake Geneva WI 53147

Cell Phone: (____) - _____ - _____ Phone: (262) - 745 - 3755

Email: hmmelgesrealestate.com

Dated this 1st Day of March, 20 24

_____

Printed Name of Applicant / Petitioner

X Hans Melges

Signature of Applicant/Petitioner