

**CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI**

**PLAN COMMISSION MEETING
MONDAY JULY 20, 2020 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

THE CITY OF LAKE GENEVA IS HOLDING ALL MEETINGS VIRTUALLY AS WELL AS IN PERSON TO HELP PROTECT OUR COMMUNITY FROM THE CORONAVIRUS (COVID-19) PANDEMIC. IN-PERSON ATTENDANCE WILL BE LIMITED TO NO MORE THAN 13 PEOPLE, ON A FIRST COME FIRST SERVED BASIS. IF YOU WISH TO LISTEN OR WATCH THE MEETING YOU MAY DO SO BY USING THE FOLLOWING:

1. Livestream at the City of Lake Geneva Vimeo Channel found here www.vimeo.com/lakegeneva
2. Television: Watch live broadcast of the meeting on Spectrum Cable Channel 25
3. Listen to audio via phone: (602) 333-2017 (Long distance rates may apply) (888) 204-5987 (Toll Free)
Access Code: 9746153
4. You can provide public comment on agenda items by emailing your comments to the City Clerk at cityclerk@cityoflakegeneva.com or you may deliver your written comments to the City of Lake Geneva City Hall, 626 Geneva Street, Lake Geneva, WI 53147. All written comments must be provided to the City Clerk by 5:00 P.M. on the date of the meeting. All written comments will be read aloud during the agenda item when public comments are allowed during the meeting.
5. REGISTER BUT DO NOT SPEAK: You can register your support or opposition to an agenda item without speaking by emailing the Building and Zoning Clerk at bzclerk@cityoflakegeneva.com by 5:00 PM on the date of the meeting. Support or opposition to an agenda item will be read during the public hearing.
6. REGISTER AND SPEAK: If you wish to speak at the virtual meeting on an agenda item, you must register by sending an email to bzclerk@cityoflakegeneva.com and providing the agenda item you wish to speak on, your name and telephone number where you can be reached during the meeting. You will be contacted by phone to provide your comments when the public hearing on the agenda item you wish to speak on is heard.

If you are disabled and need assistance, please call (262) 248-3673 before this meeting to make arrangements for reasonable accommodation.

CITY HALL WILL NOT BE OPEN TO THE PUBLIC DURING THE MEETING. YOU CAN OBSERVE OR LISTEN TO THE MEETING VIA THE ABOVE LISTED COMMUNICATIONS.

Agenda

1. Meeting called to order by Charlene Klein.
2. Roll Call.
3. Approve Minutes of the June 15, 2020 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. Application for Amendment to the Comprehensive Plan conceptual discussion only:
 - a. Letitia Bennett Erdman d.b.a. FYF LLC N3102 Grandview Dr. Lake Geneva, with a request to the Future Land Use Map from Multi-family Residential – 8 (MR-8) to Planned Business (PB) for the property located at 429 S. Lake Shore Dr. Tax Key No. ZOP00363.
 - b. Bethany Souza 997 S. Lake Shore Dr. with a request to the Future Land Use Map from Single Family - 4 (SR-4) to General Business (GB) for the property located at 930 Marshall St. Tax Key No. ZRA00031.
7. Downtown Design Review:
 - a. Application by Kathy & Thomas George 3389 S. Shore Dr., Delavan, request to install an on building sign on the west and north sides of the building located at 832 Geneva St, in the Central Business (CB) zoning district, Tax Key No. ZOP00252.
 - b. Application by Daniel Schuld 281 Keyes Ave Hampshire, IL 60140, request to install an outdoor tap bar at the exterior patio location, located at 727 Geneva St, in the Central Business (CB) zoning district, Tax Key No. ZOP00157.
 - c. Application by Unique Surface, LLC PO box 964 Lake Geneva, request to install an on building sign of the building located at 726 Geneva St, in the Central Business (CB) zoning district, Tax Key No. ZOP00262.
8. Public Hearing and Recommendation to amend the existing Precise Implementation Plan filed by Southwind Prairie LLC, 751 Geneva Pkwy Lake Geneva, for a request to enlarge the site plan and patio area of the communal pool facilities. Located in the Planned Development zoning district located at 775 Southwind Dr., Tax Key No. ZSWP00001.
9. Public Hearing and Recommendation for an amendment of the Zoning Ordinance section 98-704 restricting off street parking to paved surfaces only.
10. 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.

Posted 7/15/2020

**PLAN COMMISSION MEETING
MONDAY, JUNE 15, 2020 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL – VIRTUAL MEETING VIA ZOOM**

Mayor Klein called the meeting to order 6:01 p.m.

Roll Call. Present: Mayor Klein, Alderman Tim Dunn, John Gibbs, William Catlin, Joseph Zimmer, Michael Krajovic. Also Present: City Attorney Draper, Building and Zoning Administrator Walling, City Administrator Nord, Building & Zoning Administrative Assistant Follensbee.

Approve Minutes of the May 18, 2020 Plan Commission Meetings as distributed.

Dunn/Krajovic motion to approve. Motion carried unanimously.

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

Acknowledgement of Correspondence. None.

Downtown Design Review:

Application by Daniel Schuld 281 Keyes Ave, Hampshire IL 60140, request to install signs on the front of the building and on the fence enclosing the exterior patio located at 727 Geneva St, in the Central Business (CB) zoning district, Tax Key No. ZOP00157.

Zoning Administrator Walling presented the request. Walling identified the top elevation of the oval sign will be located below the top of fence. Walling stated the signs meet the standard requirements. Commissioner Zimmer asked if there is any outdoor lighting. Walling said there was none submitted with this request. Commissioner Gibbs asked about the black and white signage on the edge of the tower shown in the drawing. Walling said that sign is included in the amount of signage permitted.

Klein/Dunn motion to recommend the installation of signs on the front of building and fence enclosing the patio and include all staff recommendations.

Roll Call: Klein, Dunn, Gibbs, Catlin, Zimmer, Krajovic “yes.” Motion carried unanimously.

Public Hearing and Recommendation of a Conditional Use Permit filed by Pete & Holly Krug, 417 S. Columbia St. Naperville IL 60540, for a request to utilize the Single Family – 4 (SR-4) setbacks for a raze of the existing dwelling and New Single Family Home construction in the Estate Residential -1 (ER-1) zoning district located at 870 Maytag Rd, Tax Key No. ZCE00011.

Brad Drendel, developer for applicant presented the request. Holly Krug, owner, was also present.

Zimmer likes the pervious paving and asked why this property couldn't be rezoned as SR-4. Attorney Draper said ER-1 is set up like a conservation district, with other requirement besides setbacks, which need to be preserved in the ER-1 District. Walling said the site plan shows the home being moved away from the lake with new alignment parallel to the shoreline to improve the neighborhood.

Dunn/ Krajovic motion to close the Public Hearing. Motion carried unanimously.

Dunn/Krajovic motion to utilize SR-4 Setbacks for new home construction and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Catlin, Zimmer, Krajovic “yes.” Motion carried unanimously.

Public Hearing and Recommendation of a Conditional Use Permit filed by Brian Nelson 21605 N. Tiffany Ct. Kildeer IL 60047, for a request to utilize the Single Family – 4 (SR-4) setbacks for an addition to the existing Single Family Home construction in the Estate Residential -1 (ER-1) zoning district located at 1640 Lake Shore Dr., Tax Key No. ZLM00039.

John Matustik, builder for applicant, presented the request. Brian Nelson, owner, was also present.

Krajovic/Catlin motion to close the Public Hearing. Motion carried unanimously.

Krajovic/Dunn motion to utilize SR-4 Setbacks for an addition to an existing home and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Catlin, Zimmer, Krajovic “yes.” Motion carried unanimously.

Public Hearing and Recommendation of a Conditional Use Permit filed by Leigh Ann Myers 420 S. Lake Shore Dr. d.b.a. The Candle Mercantile, LLC. 870 W. Main St., Lake Geneva, for a request to allow Outdoor Commercial Entertainment land use located at 870 W. Main St. in the Central Business (CB) zoning district, Tax Key No. ZOP00337.

Leigh Ann Myers, business owner, presented her request. Zimmer asked if this request affects parking spaces and if there are any requirements regarding the alcohol license. Walling stated there is no parking impact since the Central Business zoning district has no parking requirements. He said the alcohol license goes through the clerk’s office. Draper stated the Plan Commission is not approving the sale of alcohol but would need to be approved by the City Council to expand their premises to include the outdoor area as well. Myers stated they submitted this expansion to the Council when they sent in their renewal.

Dunn/Zimmer motion to close the Public Hearing. Motion carried unanimously.

Krajovic/Catlin motion to allow Outdoor Commercial Entertainment land use and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Catlin, Zimmer, Krajovic “yes.” Motion carried unanimously.

Public Hearing and Recommendation of a Conditional Use Permit filed by John Sherman Lindsey W3741 Fir Ct. Lake Geneva, WI 53147, for a request to allow Outdoor Display land use located at 529 W. Main St located in the Central Business (CB) zoning district, Tax Key No. ZOP00301.

Sherm Lindsey, business owner, presented his request. Walling asked the applicant to clarify the scooter rentals. Lindsey said the scooters would be on display at the Main Street property to promote rentals but the actual rental would take place at their location at Grand Geneva. Commissioner Krajovic asked if there are any limitations on the classic cars: would the cars will be kept there permanently and maintained. Lindsey said 4-6 cars will be parked there over night with uniform covers until the end of October. Zimmer asked for clarification of the zoning district. Walling said this property is located in the General Business district, not the Central Business district as stated on the agenda and the General Business district does have parking restrictions. Zimmer asked if the 10 remaining spaces meet the requirements for parking spaces for this building other than the 6 spaces used for the classic cars. Krajovic verified the classic cars will be for rent at this location. A discussion continued.

Gibbs/Krajovic motion to close the Public Hearing. Motion carried unanimously.

Zimmer/Gibbs motion to allow Outdoor Display land use located in the General Business district and include all staff recommendations and fact finding in the affirmative and the condition to review this Conditional Use Permit for maintenance of the outdoor display items in one year from this date.

Roll Call: Klein, Dunn, Gibbs, Catlin, Zimmer, Krajovic “yes.” Motion carried unanimously.

Adjournment. Klein/Zimmer motion to adjourn at 6:47 p.m. Motion carried unanimously.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE PLAN COMMISSION

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 20, 2020

Agenda Item: 6a

Applicant:

Letitia Bennett Erdman
N3102 Grandview Dr.
Lake Geneva

Request:

429 S. Lake Shore Dr.
Proposed Amendment to the
Comprehensive Plan
Tax Key No. ZOP00363

Description:

The applicant is submitting an application for proposed change to the Comprehensive Plan.

Currently at this stage of the request this is a “Conceptual Discussion” for the proposed future land use map change.

The process to Amendment of the Comprehensive Plan is a multi-hearing event to provide the Plan Commission members to evaluate if this is the proper direction for the property in conjunction with compliance to the future land use map and surrounding neighboring properties should the request be approved in the future.

The applicant’s ultimate request “if approved” will be to then change the zoning map to allow Commercial Indoor Lodging at this location.

Staff Recommendations:

Staff recommends evaluate the request in detail with the future land use intent as identified on the application for Commercial Indoor Lodging.

CITY OF LAKE GENEVA
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN

NOTE: All applications for amendments to the Comprehensive Plan must be submitted to the City Clerk on or before June 30th.

PART A: AMENDMENT REQUEST

I, LETITIA BENNETT ERDMAN, HEREBY REQUEST THE CITY OF LAKE GENEVA PLAN COMMISSION AND COMMON COUNCIL TO HOLD A PUBLIC HEARING ON THE FOLLOWING REQUEST FOR AMENDMENT TO THE LAKE GENEVA COMPREHENSIVE PLAN:

Please check all that apply:

- Amendment to the Future Land Use Map
- Amendment to the Community Facilities & Utilities Map
- Amendment to Other Maps
- Text Amendment (policies, programs, etc.)
- Other

PART B: CONTACT INFORMATION

APPLICANT:

Name (Person OR Firm): FYF LLC Address: N3102 GRANDVIEW DR. L.G. 5314
Email Address: lakegenexapremiumrentals@gmail.com Daytime Telephone: 920-723-1317

PROPERTY OWNER: (if different from Applicant) MY SIGNATURE INDICATES THAT I AUTHORIZE AND AGREE WITH ALL ASPECTS OF THIS REQUEST:

Name: LETITIA BENNETT ERDMAN Signature: [Signature]

PART C: BRIEF DESCRIPTION OF THIS PROPERTY AND PROPOSED LAND USE:

(IF request is NOT linked to a particular property, skip to PART D.)

Parcel Number: ZOP 00363 Address: 429 S. LAKESHORE DR. LAKE GENEVA, WI 53147

BRIEF DESCRIPTION OF THE PROPOSED AMENDMENT REQUEST:

TO CHANGE ZONING TO OBTAIN COMMERCIAL LODGING LICENSE

CURRENT ZONING:

Zoning District: MR8

FUTURE PROPOSED USE (be specific)

PB

PART D: The Plan Commission and Common Council consider the following criteria when making recommendations regarding amendments to the Comprehensive Plan. Please respond to the following questions: (If you need additional space for your response, please attach to the back of this application form.)

1. How will the proposed amendment to the Comprehensive Plan benefit the public, City, and/or surrounding neighbors or neighborhoods? I have been a responsible operator of a Bed: Breakfast since 2016 w/o complaints from neighbors or guests. I do not want to continue as a B:B but change to commercial lodging. The location is perfect with only one next door residence and restaurant behind.
2. How does the request advance the Comprehensive Plan vision, and the goals, objectives and policies for the chapter within which the amendment affects? Tourists will always want to visit and stay in LG and are increasingly looking for alternatives to hotel stays. This property offers that with little to no negative impact on neighbors and I have a strict contract with guests to ensure that peaceful.
3. As it affects the amendment request, what circumstances have changed or what new information is now available since the original adoption of the City's Comprehensive Plan, or in the case of a previously requested amendment, what circumstances have changed since the last amendment process? I apologize but not sure how this question applies to me.

4. Is there any additional information that the City of Lake Geneva should consider in its evaluation of this request? Please consider my 4 years of unblemished business at this location. I am completely invested in this community with another vacation tourist rooming house (THE DOWNTOWNER) on Main St and (HOUSE IN THE WOOD

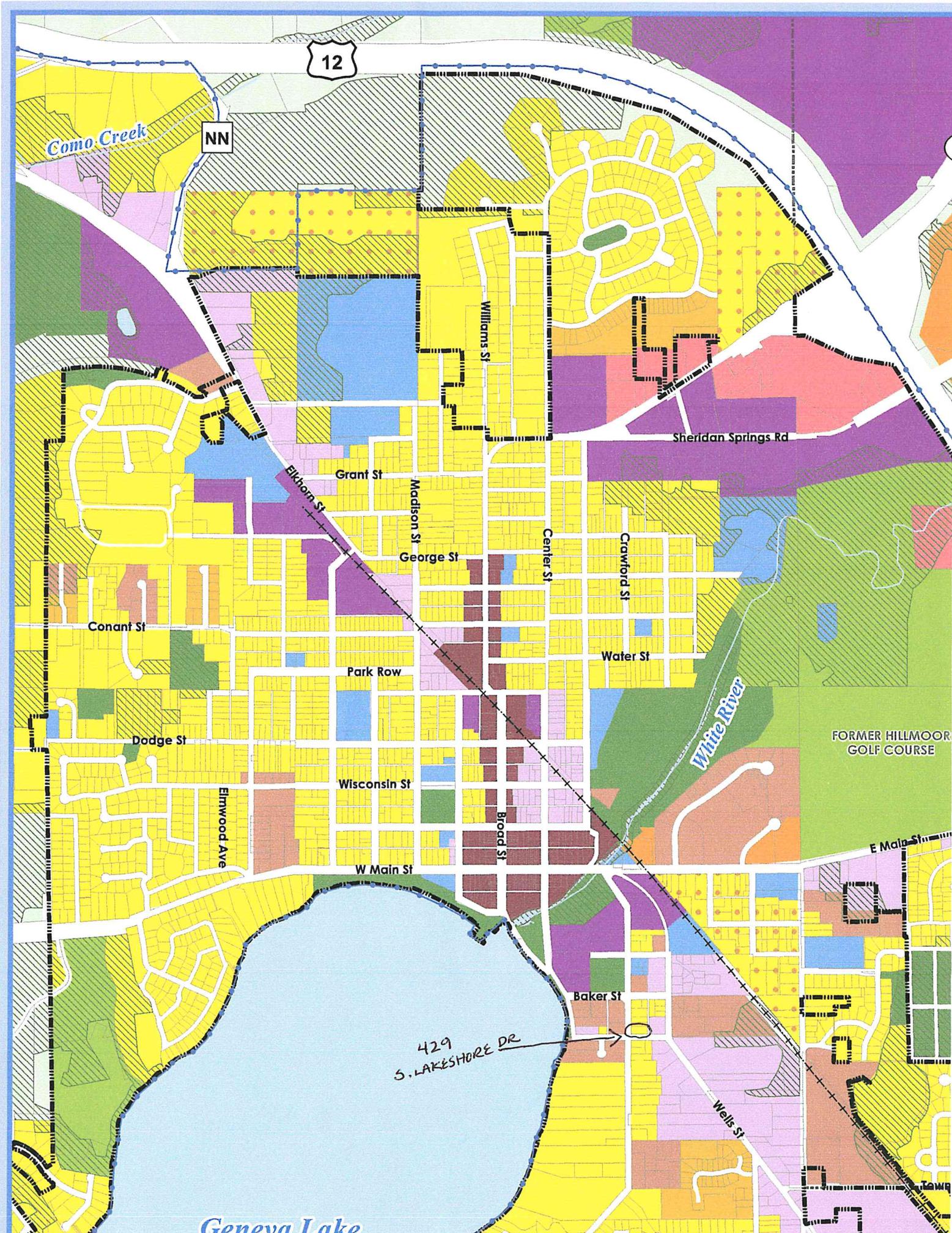
PART E: Please describe below (or on a separate sheet) what your specific request for a Comprehensive Plan amendment is. Provide any necessary maps, charts, or other supporting data as needed, including conceptual development plans (if applicable). Applicant also MUST ATTACH a redline/strikeout of the proposed text amendment and/or a clearly labeled and marked-up version of the proposed Map Amendment.

Signature of Applicant(s)
L. Berman

Date 6/26/20

#2 and respectful stays are maintained. There is also a large parking lot to prevent overcrowded street parking. This property is directly adjacent to a large area of neighborhood mixed use.

#4 on Hwy 50. This property (South Shore House) paid over \$5000 in lodging tax to the city of Lake Geneva in 2019 and if allowed to change the zoning to PB and acquire the proper commercial license, I would expect that figure to increase.



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 20, 2020

Agenda Item: 6b

Applicant:

Bethany Souza
997 S. Lake Shore Dr
Lake Geneva

Request:

930 Marshall St
Proposed Amendment to the
Comprehensive Plan
Tax Key No. ZRA00031

Description:

The applicant is submitting an application for proposed change to the Comprehensive Plan.

Currently at this stage of the request this is a “Conceptual Discussion” for the proposed future land use map change.

The process to Amendment of the Comprehensive Plan is a multi-hearing event to provide the Plan Commission members to evaluate if this is the proper direction for the property in conjunction with compliance to the future land use map and surrounding neighboring properties should the request be approved in the future.

The applicant’s ultimate request “if approved” will be to then change the zoning map to allow Commercial Indoor Lodging at this location.

Staff Recommendations:

Staff recommends evaluate the request in detail with the future land use intent as identified on the application for Commercial Indoor Lodging.

CITY OF LAKE GENEVA
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN

NOTE: All applications for amendments to the Comprehensive Plan must be submitted to the City Clerk on or before June 30th.

PART A: AMENDMENT REQUEST

I, BETHANY SOUZA, HEREBY REQUEST THE CITY OF LAKE GENEVA PLAN COMMISSION AND COMMON COUNCIL TO HOLD A PUBLIC HEARING ON THE FOLLOWING REQUEST FOR AMENDMENT TO THE LAKE GENEVA COMPREHENSIVE PLAN:

Please check all that apply:

- Amendment to the Future Land Use Map
 Amendment to the Community Facilities & Utilities Map
 Amendment to Other Maps CURRENT COMPREHENSIVE PLAN
 Text Amendment (policies, programs, etc.)
 Other

PART B: CONTACT INFORMATION

APPLICANT:

Name (Person OR Firm): BETHANY SOUZA Address: 997 S. LAKE SHORE DR.
Email Address: BETHANY@HISTORICINNOVATORS.COM Daytime Telephone: 815-482-2782

PROPERTY OWNER: (if different from Applicant) MY SIGNATURE INDICATES THAT I AUTHORIZE AND AGREE WITH ALL ASPECTS OF THIS REQUEST:

Name: BETHANY SOUZA Signature: 

PART C: BRIEF DESCRIPTION OF THIS PROPERTY AND PROPOSED LAND USE:

(IF request is NOT linked to a particular property, skip to PART D.)

Parcel Number: ZRA 00031 Address: 930 MARSHALL ST.

BRIEF DESCRIPTION OF THE PROPOSED AMENDMENT REQUEST:

TO CHANGE CURRENT COMPREHENSIVE PLAN ZONING TO REFLECT NEIGHBORING AND CONTIGUOUS PROPERTIES WHICH ARE CURRENTLY GB - 930 MARSHALL IS STILL SR4
CURRENT ZONING:
Zoning District: SR4

FUTURE PROPOSED USE (be specific)

Winter Residence + Summer Vacation Rental

PART D: The Plan Commission and Common Council consider the following criteria when making recommendations regarding amendments to the Comprehensive Plan. Please respond to the following questions: (If you need additional space for your response, please attach to the back of this application form.)

1. How will the proposed amendment to the Comprehensive Plan benefit the public, City, and/or surrounding neighbors or neighborhoods?

It will be conforming to neighboring + contiguous properties and the improvements to the property will improve the neighborhood

2. How does the request advance the Comprehensive Plan vision, and the goals, objectives and policies for the chapter within which the amendment affects?

it makes the CURRENT Comprehensive Plan Cohesive to neighboring + contiguous properties

3. As it affects the amendment request, what circumstances have changed or what new information is now available since the original adoption of the City's Comprehensive Plan, or in the case of a previously requested amendment, what circumstances have changed since the last amendment process?

4. Is there any additional information that the City of Lake Geneva should consider in its evaluation of this request?

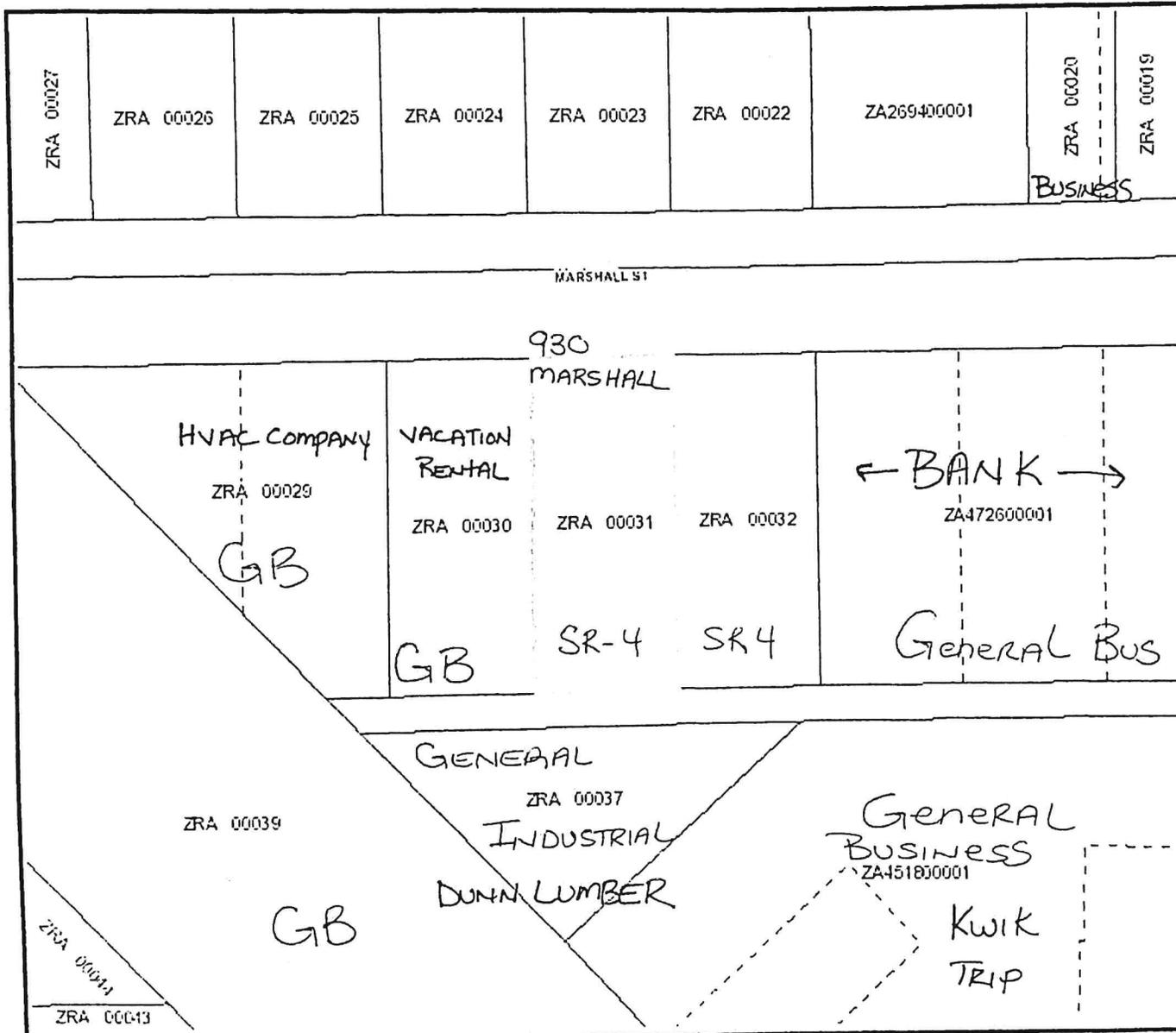
PLEASE Review the MAP AND SURROUNDING PARCELS USE Residential property contiguous to WEST + South both GB AS well AS Kwik TRIP which BORDERS the CORNER of my Property

PART E: Please describe below (or on a separate sheet) what your specific request for a Comprehensive Plan amendment is. Provide any necessary maps, charts, or other supporting data as needed, including conceptual development plans (if applicable). Applicant also MUST ATTACH a redline/strikeout of the proposed text amendment and/or a clearly labeled and marked-up version of the proposed Map Amendment.

930 MARSHALL IS CURRENTLY SR-4 it IS SURROUNDED BY commercial property INCLUDING Kwik TRIP, DUNN LUMBER + VACATION Rental my Request IS for it to Conform to SURROUNDING PARCELS and Be Changed to GB

[Signature]
Signature of Applicant(s)

6-30-20
Date



Municipal
Parcel Numb
School Distr
Zoning Distr

Owner Nan
Owner Name
Mailing Addre

2018 Valuation Information

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 20, 2020

Agenda Item: 7a

Applicant:

Kathy & Thomas George
3389 South Shore Dr.
Delavan, WI 53115

Request:

832 Geneva St Downtown Design Review
for Exterior Sign
Tax Key No. ZOP00252

Description:

The applicant is submitting an application for Downtown Design Review on the request to install on building signs to the exterior of the building located at 832 Geneva St., Tax Key No. ZOP00252.

The City reviews all exterior alteration in the CB zoning district to confirm that they conform to the Downtown Design standards, particularly quantity, size, and color requirements.

Staff Recommendations:

Staff recommends *approval* of the Alteration and installation request as submitted.



City of Lake Geneva
 Building and Zoning
 626 Geneva Street
 Lake Geneva, WI 53147

Permit Number _____
 City use only

ZONING PERMIT APPLICATION

Property located at:

Address: 832 Geneva Street
 Tenant Space _____

Tax ID / Parcel Number(s): 246 ZOP 00252

Owner Kathy + Thomas George
 Address: 3389 South Shore Dr
Delavan, WI 53115
 Phone: 805-886-5263
 Email: Kathy@estreet2.com

Applicant Same
 Address: _____
 Phone: _____
 Email: _____

TO THE ZONING ADMINISTRATOR: The undersigned hereby applies for a permit to do work herein described and located as shown on this application. The undersigned agrees that all work done will be in accordance with the zoning ordinance and all other ordinances of the **City of Lake Geneva** and with all laws of the State of Wisconsin, applicable to said premises. I expressly grant the zoning administrator, or the zoning administrator's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

Signed *Thomas George* Agent/ Owner

Work consists of: (check)

- | | | | | |
|----------------------------------------------|----------------------------------------|---------------------------------------|------------------------------------------|------------------------------------------|
| <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Alteration | <input type="checkbox"/> Deck | <input type="checkbox"/> Driveway |
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Fence | <input checked="" type="checkbox"/> Sign | <input type="checkbox"/> Home Occupation |
| <input type="checkbox"/> Erosion Control | <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Tree Cutting | <input type="checkbox"/> Other _____ | |

Site Development Plan: The site development plan shall be submitted as a part of the permit application and should contain the following information drawn to scale:

- Provide survey showing dimensions and area of the lot,
 - Location of all existing and proposed structures with distances measured from the lot lines,
 - Location of the ordinary high watermark or any abutting navigable waterways, boundaries of all wetlands, floodplains and floodways,
 - Existing and proposed topographic and drainage features and vegetative cover,
 - Location of existing or future access roads or driveways,
 - Description of the type of structure; existing and proposed operation or use of the structure or site
- BRICK HOUSE / RETAIL Sign will be affixed to Horseon
COOK Street SIDE + PARKING lot SIDE off Geneva Street

Estimated Cost of Proposed Site Improvements \$ 5000.00

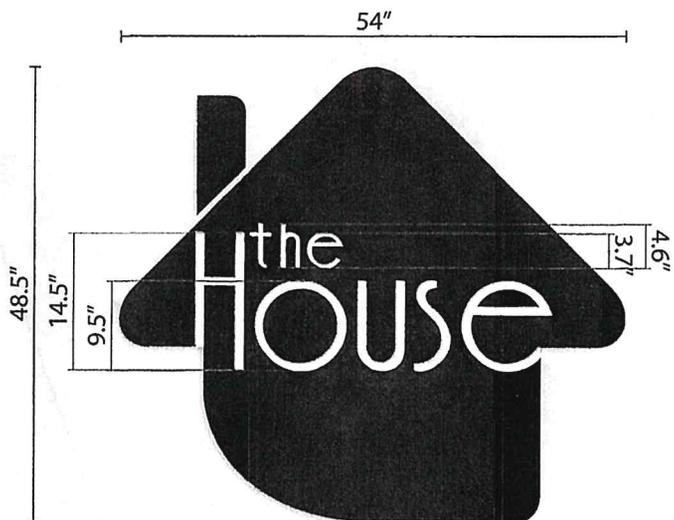
Building Inspector Approval: _____ Date: _____ Fees: _____



2500 South 170th
New Berlin, Wisconsin
Proudly Made in the USA!

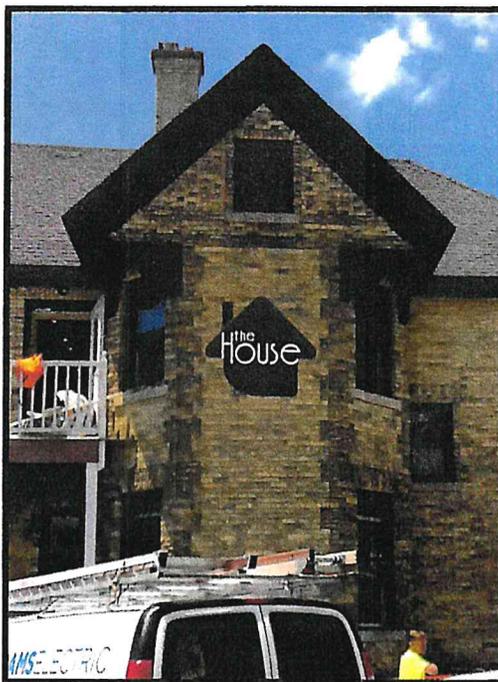
Web: www.bauersignusa.com
Phone: 262-784-0500
Fax: 262-787-6675

File	House (The)
Location	Lake Geneva
Client	Thomas George
Sales rep	Bob Hacker
Date	cb 06/30/20
Revision	cb 07/01/20

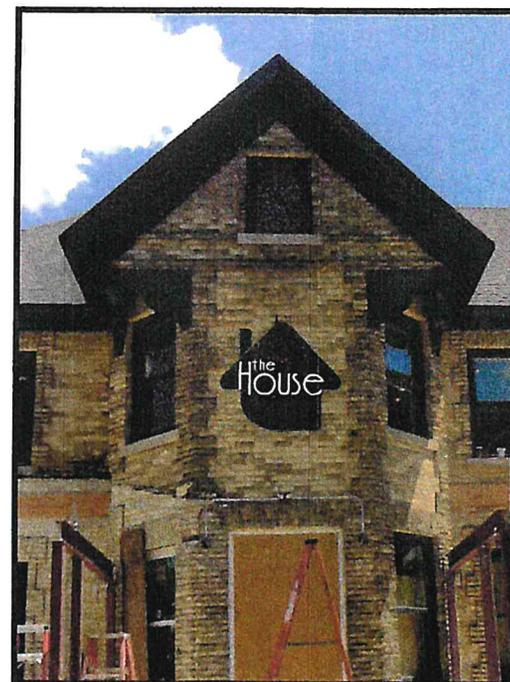


The House

- Fabricate and Install two identical pan face signs
- Pans to be black aluminum with 1" return
- Letters to be white acrylic
- Non-Illuminated
- Surface mount to wall



Location 1



Location 2

Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples.

These drawings are the exclusive property of Bauer Sign Company. Not to be duplicated in any way without expressed written permission!

FINAL ELECTRICAL
CONNECTION IS CLIENT'S
RESPONSIBILITY



our products are certified by:
Underwriters Laboratories, Inc.

This sign shall be manufactured in accordance with the Article 600 of the National Electrical Code and/or the applicable local codes. This includes proper grounding and bonding of the sign. Sign shall bear UL Label.

Scale: 3/4" - 1'



the
HOUSE

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 20, 2020

Agenda Item: 7b

Applicant:

Daniel Schuld
281 Keyes Ave
Hampshire, IL 60140

Request:

727 Geneva St Downtown Design Review
for Exterior Tap Bar
Tax Key No. ZOP00157

Description:

The applicant is submitting an application for Downtown Design Review on the request to install an exterior beer tap bar on building in the patio area located at 727 Geneva St. Tax Key No. ZOP00157.

The City reviews all exterior alteration in the CB zoning district to confirm that they conform to the Downtown Design standards, particularly quantity, size, and color requirements.

Staff Recommendations:

Staff recommends *approval* of the Alteration and installation request as submitted.



City of Lake Geneva
 Building and Zoning
 626 Geneva Street
 Lake Geneva, WI 53147

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

727 Geneva St. ZOP00157

Name & Address of Current Building Owner:

Daniel Schuld / Fontana Holdings LLC
 281 Keyes Ave, Hampshire, IL 60140

Telephone Number of Current Building Owner: 847-778-7070

Email Address:

Name & Address of Applicant:

Daniel Schuld
 281 Keyes Ave
 Hampshire, IL 60140

Telephone Number of Applicant: 847-778-7070

Email Address: Daneschuld@gmail.com

Proposed Design Change:

outdoor locking bar

Zoning District: central business

Names & Address of Architect, Engineer, and/or Contractor of Project:

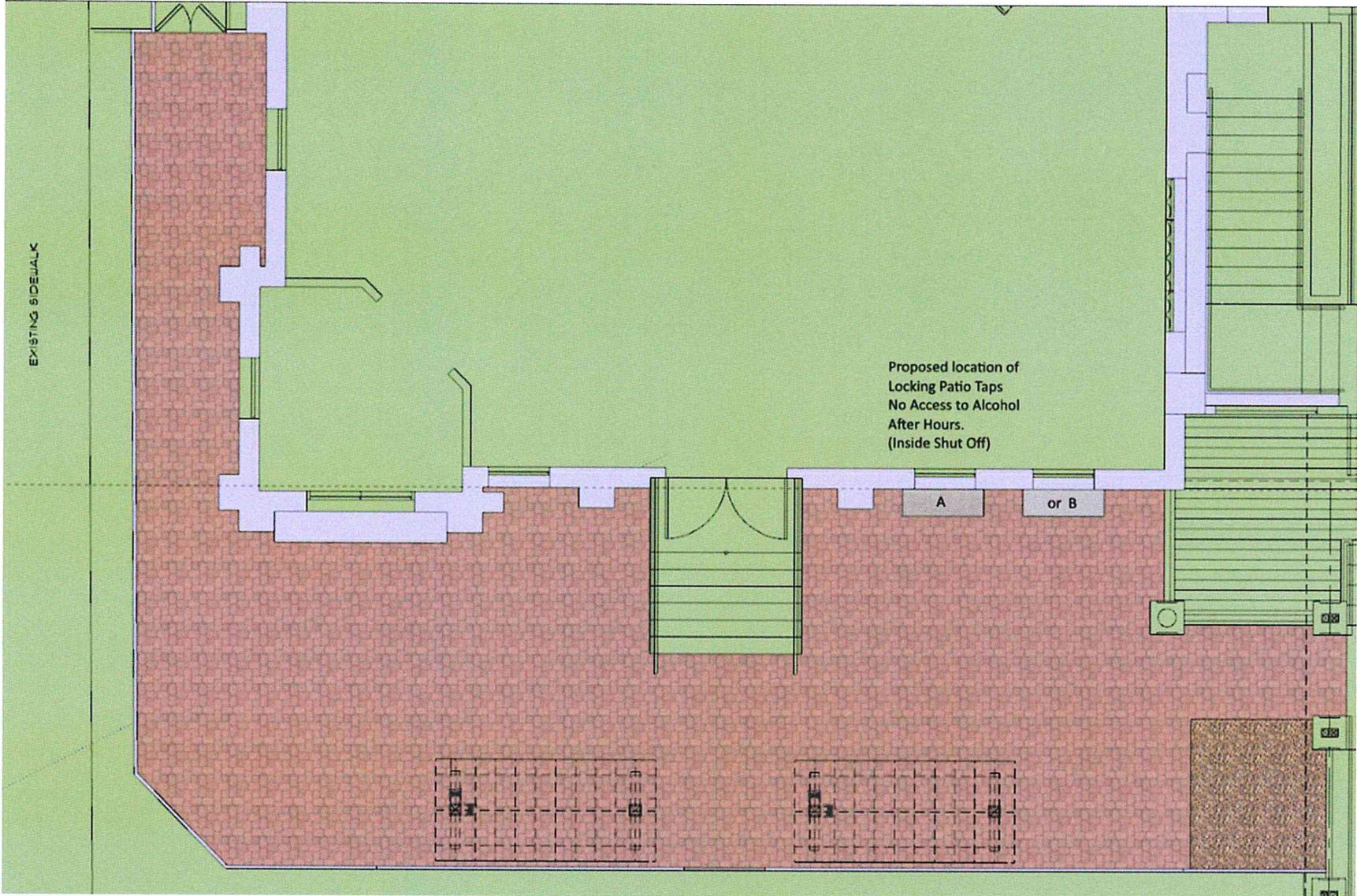
Contractor - Fontana Holdings, Daniel Schuld, 281 Keyes Ave, Hampshire,
 IL 60140

Description of Project:

Build in outdoor tap bar. It will lock after hours
 and be shut off inside. No beer will be able to be dispensed
 after hours even if they break the lock.

Date: 7/10/20

Signature of Applicant: *[Signature]* (General manager)

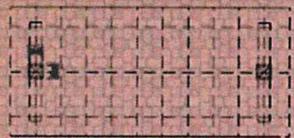
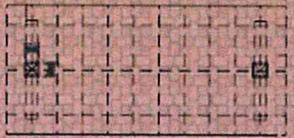


EXISTING SIDEWALK

Proposed location of
Locking Patio Taps
No Access to Alcohol
After Hours.
(Inside Shut Off)

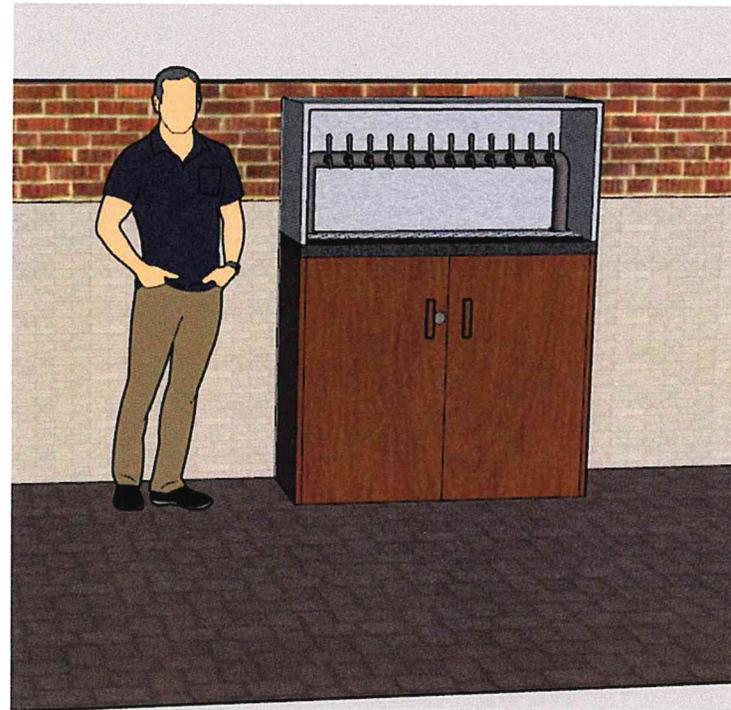
A

or B





LOCKED



OPEN

Approximate end dimensions 48" long, 16" deep and 64" tall

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 20, 2020

Agenda Item: 7c

Applicant:
Unique Surfaces LLC
PO Box 964
Lake Geneva

Request:
726 Geneva St Downtown Design Review
for Exterior Sign
Tax Key No. ZOP00262

Description:
The applicant is submitting an application for Downtown Design Review on the request to install on building signs to the exterior of the building located at 726 Geneva St. Tax Key No. ZOP00262.

The City reviews all exterior alteration in the CB zoning district to confirm that they conform to the Downtown Design standards, particularly quantity, size, and color requirements.

Staff Recommendations:

Staff recommends *approval* of the Alteration and installation request as submitted.



City of Lake Geneva
Building and Zoning
626 Geneva Street
Lake Geneva, WI 53147

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

726 Geneva St. Lake Geneva, WI

ZOP00262

Name & Address of Current Building Owner:

Kocourek Property Holdings (Mike Kocourek)

PO Box 126 Lake Geneva, WI 53147

Telephone Number of Current Building Owner: 847-525-9060

Email Address: MKocourek@midoaks.com

Name & Address of Applicant:

Unique Surface, LLC

PO Box 964 Lake Geneva, WI 53147

Telephone Number of Applicant: 262-729-4032

Email Address: jeff@uniquesurface.com

Proposed Design Change:

Removing existing 3' x 10' "Line Honors" sign. Adding a sign that reads "Unique Surface" in black lettering on a white background, sized 4'4" x 10'

Zoning District: Business Central

Names & Address of Architect, Engineer, and/or Contractor of Project:

Todd Peterson Construction

33023 Clarence Street, Burlington, WI 53105

262-210-4111

Description of Project:

Adding a sign to the front of our storefront with our business name and logo - Unique Surface.

Date: 5/27/2020

Signature of Applicant:

120 inches

52 inches

US

UNIQUE
SURFACE

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 16, 2020

Agenda Item: 8

Applicant:

Southwind Prairie IV LLC
751 Geneva Pkwy
Lake Geneva

Request:

775 Southwind Dr.
Amend Precise Implementation Plan (PIP)
Planned Development (PD)
Tax Key No. ZSWP00001

Description:

The applicant is submitting a proposal to amend the existing Precise Implementation Plan (PIP) the request is to reconfigure the exterior on site seating areas and pool patio area.

Project Details from (PIP) Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance.

Action by the Plan Commission:

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

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

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

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

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

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

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

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

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

Staff Recommendation on the proposed Precise Implementation Plan (PIP):

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

ZSWP 00001

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):

775 Southwind Drive, Lake Geneva WI 53147

Name and Address of Current Owner:

Southwind Prairie II LLC, 751 Geneva Pkwy North,
LAKE GENEVA WI 53147

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

(262) 903-3222
Roger Wolff

Name and Address of Applicant:

Southwind Prairie II, LLC, 751 Geneva Pkwy North
LAKE GENEVA WI 53147

Telephone No. with area code & Email of Applicant:

(262) 903-3222
Roger Wolff

Proposed Use:

Recreational, expansion of existing
outdoor area for seasonal tenant entertaining
at multi-family residential apartment homes.

Zoning District in which land is located:

PUD / AMEND PIP

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

CONTRACTOR: BK PROPERTY MANAGEMENT, TIM BAE
16734 WI PARKWAY, DELAWARE WI-53111

Short statement describing activities to take place on site:

- Fenced-in recreational grilling and
conversation patio for residents

PIP fee \$400.00, payable upon filing application.

6/2/20
Date

[Signature] for
Signature of Applicant
Southwind Prairie II+III, LLC

Paid
6/3/20
BJF

**APPLICATION SUBMITTAL REQUIREMENTS
PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)**

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

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

Date: _____ by: _____

____ A. After the effective date of the rezoning to PD/GDP, the Applicant may file an application for the proposed PIP with the Plan Commission. This submittal packet shall contain the following items, prior to its acceptance by the Zoning Administrator and placing the item on the Plan Commission agenda for PIP review.

EXHIBIT A
(ATTACHED)

X

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

X

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

- ____ Showing all lands within 300 feet of the boundaries of the subject property;
- ____ Referenced to a list of the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
- ____ 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" by 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.

EXHIBIT B
(ATTACHED)

X

(3) A general written description of proposed PIP including:

- ____ Specific project themes and images;
- ____ The specific mix of dwelling unit types and/or land uses;
- ____ Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
- ____ The specific treatment of natural features;
- ____ The specific relationship to nearby properties and public streets.
- ____ A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.
- ____ A complete list of zoning standards which will not be met by the proposed PIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PIP 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.

- X (4) A Precise Implementation Plan Drawing at a minimum scale of 1"=100' (and reduced to 11" x 17") of the proposed project showing at least the following information in sufficient detail: *(See following page)*
- ___ A PIP site plan conforming to all requirements of Section 98-908(3). If the proposed PD is a group development (per Section 98-208) also provide a proposed preliminary plat or conceptual plat;
 - ___ Location of recreational and open space areas and facilities 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 precise areas of all 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 (3), above to specific areas on the GDP Drawing.

X (5) A Property Site Plan drawing which includes:

- ___ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;
- ___ The date of the original plan and the latest date of revision to the plan;
- ___ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);
- ___ A reduction of the drawing at 11" x 17";
- ___ A legal description of the subject property;
- ___ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
- ___ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
- ___ All required building setback lines;
- ___ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
- ___ The location and dimension (cross-section and entry throat) of all access points onto public streets;
- ___ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;

EXHIBIT A
(ATTACHED)

EXHIBIT D-1
EXISTING SITE PLAN
(ATTACHED)

- _____ 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.

~~X~~ (6) A landscaping plan for subject property, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.

~~NONE~~ (7) A series of building elevations for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.

~~NONE~~ (8) A general signage plan including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from City standards or common practices.

~~NONE~~ (9) A general outline of the intended organizational structure for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.

~~X~~ (10) A written description which demonstrates the full consistency of the proposed PIP with the approved GDP.

~~X~~ (11) A written description of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed PIP development; and,

N/A

(12) Proof of financing capability pertaining to construction and maintenance and operation of public works elements of the proposed development.

**FINAL APPLICATION PACKET INFORMATION
PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)**

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/PIP 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 5 full scale copies in blue/line or black/line of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- X _____ Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: 6-3-20 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 775 Southwind Drive, Lake Geneva WI 53147
Applicant name Roger Wolff for Southwind Prairie II, LLC
Applicant email Roger@RogerWolff.com Phone Number 262-903-3222
Architect/Contractor/Designer Name BK PROPERTY MANAGEMENT
Architect/Contractor/Designer Email _____ Phone Number 262-215-8945
Type of Construction: New _____ Addition X Remodel _____
Type of Development: Single-family _____ Multi-family X Commercial _____ Industrial _____
Type of Business Multi family residential

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 NONE
 - Traffic Study Required YES/NO (NO)
 - Traffic Control Plan Required YES/NO (NO)
 - Will construction affect street parking or intersections? YES/NO (NO)
- Paving Materials, Typical Sections? YES/NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES/NO (NO)
- Watermain extension required? YES/NO (NO)
- Sanitary sewer extension required? YES/NO (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 (YES)
- 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 (YES)
- Are landscape plans provided? YES/NO (YES)
- Is a Land Division required? YES/NO (NO)

Water/Sewer Utilities

If an existing structure please circle the following:

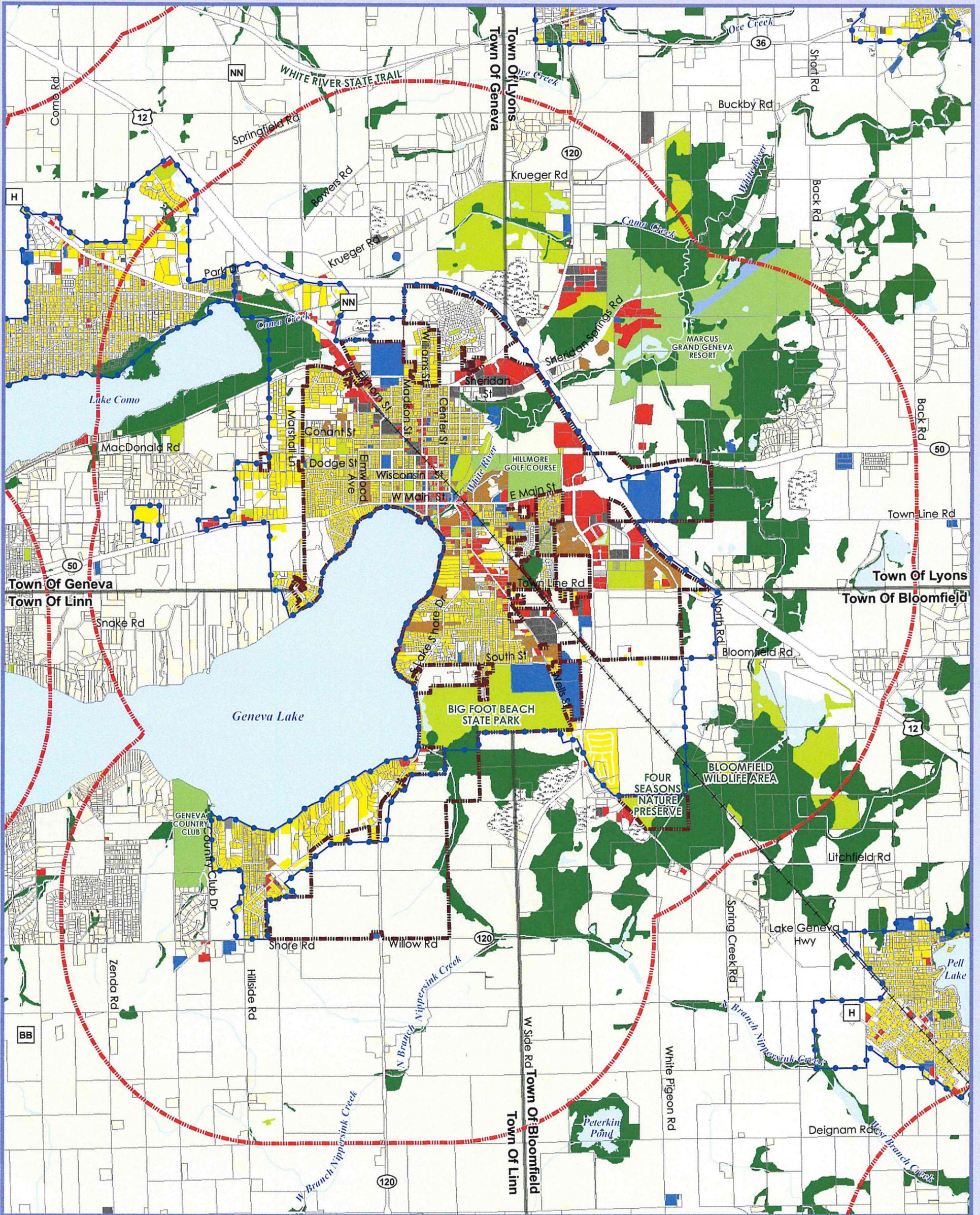
- Will existing sewer & water connections be used? YES/NO
- Will your project require the installation of a grease interceptor? YES/NO

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

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

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

- Number of units 228
- Number of bedrooms in each unit 2
- Water service size requirement _____



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

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

Land Use Categories

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

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

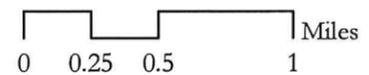


EXHIBIT C

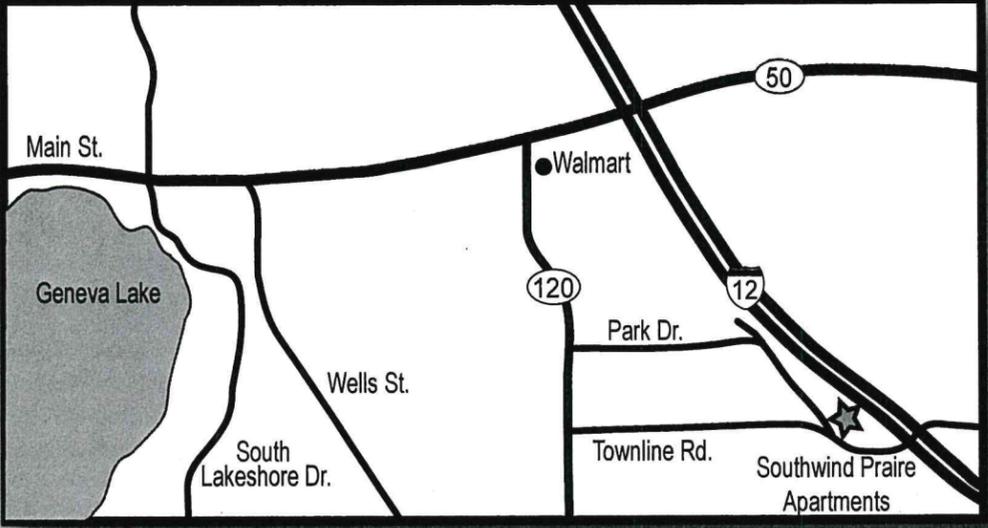
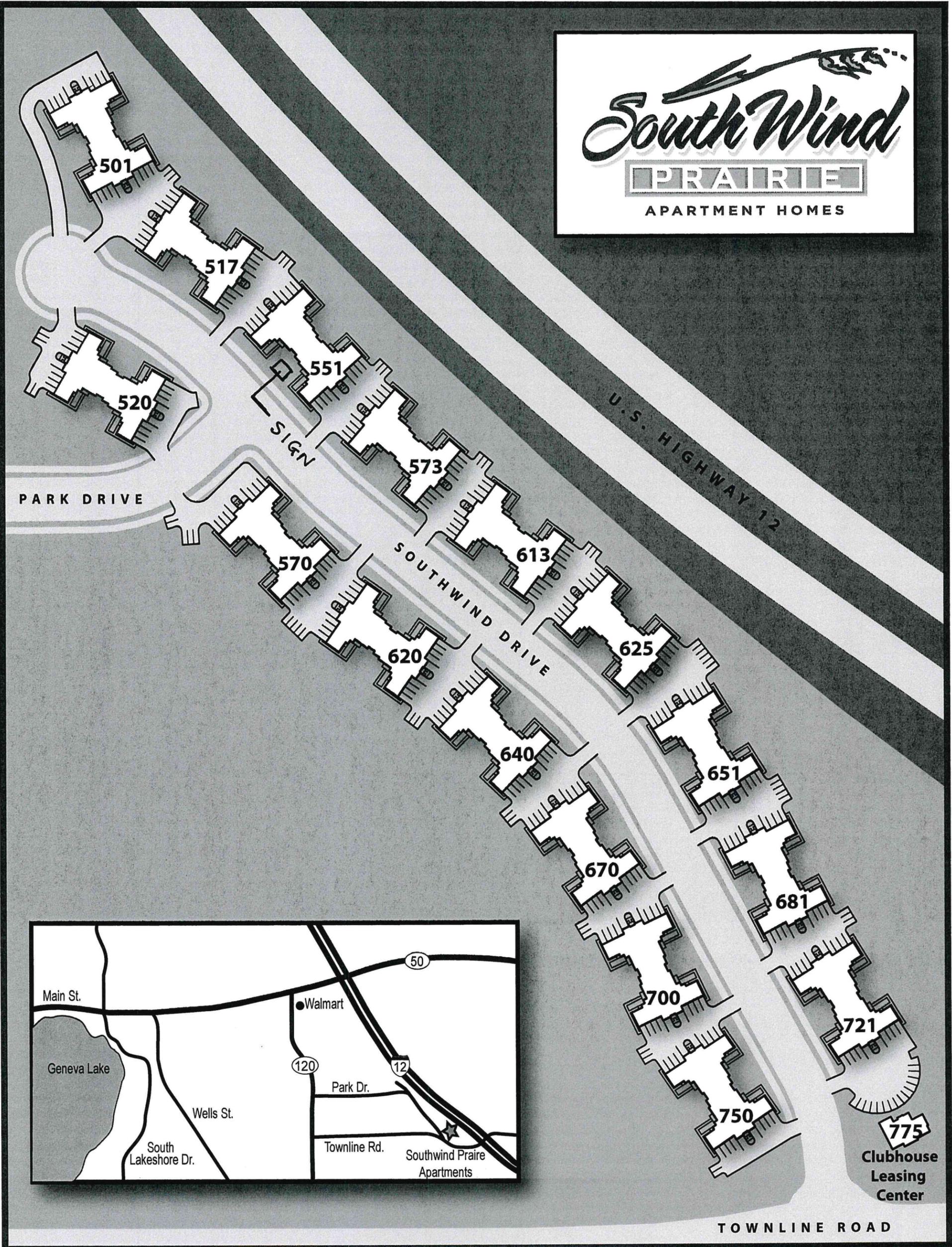


EXHIBIT D

NOTES AND SPECIFICATIONS

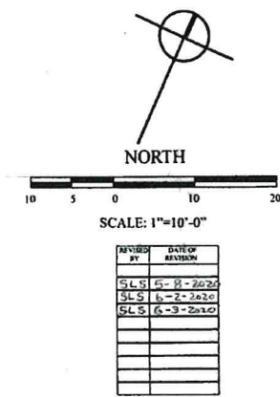
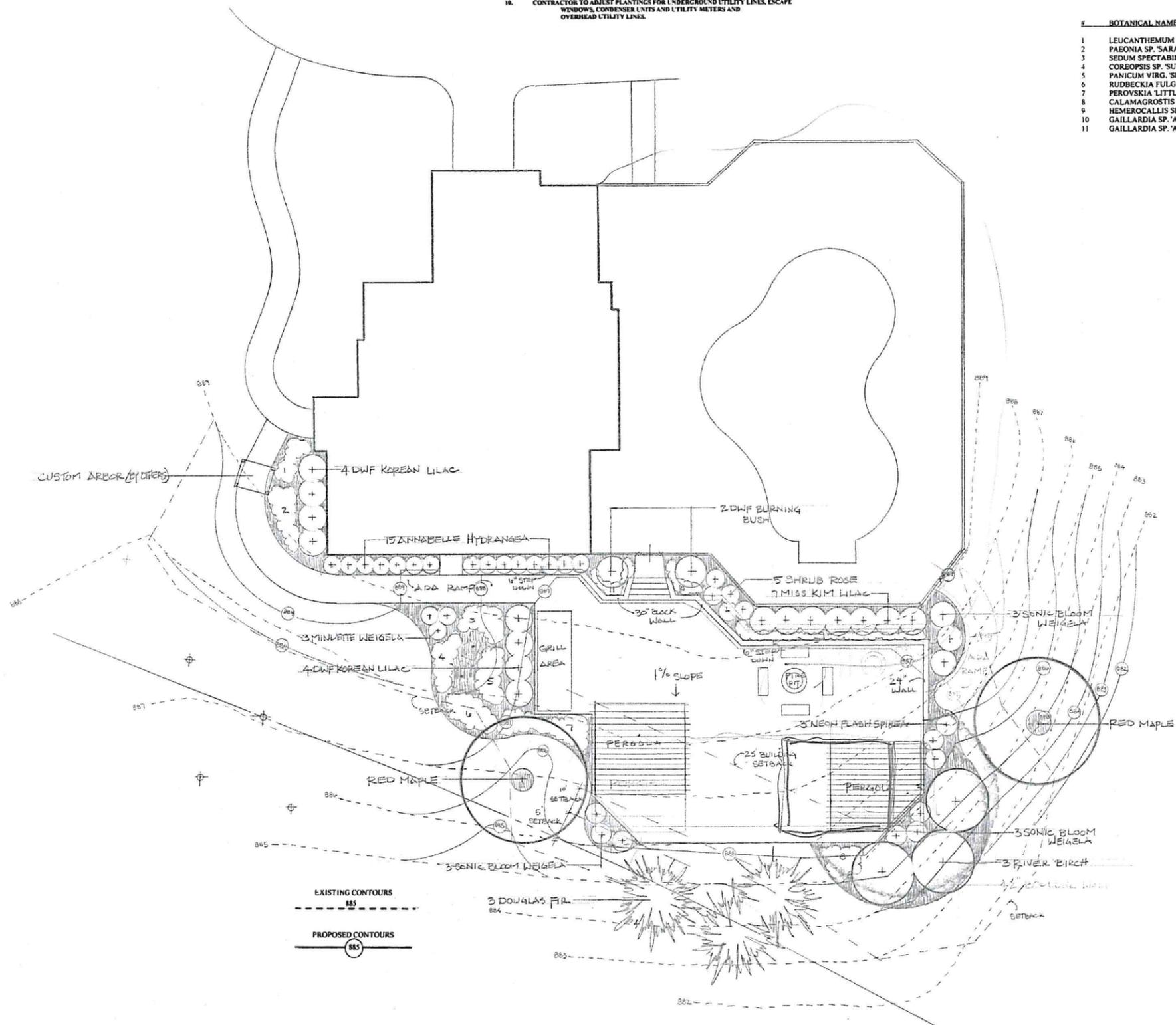
1. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH CITY, VILLAGE OR OTHER LOCAL LANDSCAPING OR CONSTRUCTION SPECIFICATIONS
2. ALL INDIVIDUAL TREES TO RECEIVE 3" CLEAN SHREDED HARDWOOD BARK MULCH IN 4' DIAMETER MOW RING.
3. ALL PLANTING BEDS TO RECEIVE 3" MIN. SHREDED BARK MULCH.
4. ALL PLANTING BEDS TO BE SPADE EDGED.
5. ALL PLANT MATERIAL TO BE OF SPECIMEN QUALITY AND MEET THE AMERICAN STANDARDS FOR NURSERY STOCK, WHICH IS PUBLISHED BY THE ANA (AMERICAN ASSOCIATION OF NURSERYMEN).
6. ALL PLANTS (UNLESS OTHERWISE SPECIFIED) ARE TO BE BALLED & BURLAPED OR APPROVED CONTAINER STOCK.
7. CONTRACTOR TO SUBMIT IN WRITING TO PROPERTY OWNERS, A ONE YEAR-100% PLANT GUARANTEE TO COMMENCE ON THE DAY OF PROJECT COMPLETION.
8. CONTRACTOR RESPONSIBLE FOR CALLING DIGGERS HOTLINE 1-800-242-8511 TO LOCATE ALL UTILITIES PRIOR TO STARTING PROJECT ALL UTILITIES PRIOR TO STARTING PROJECT.
9. CONTRACTOR RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS REQUIRED FOR PROJECT INSTALLATION.
10. CONTRACTOR TO ADJUST PLANTINGS FOR UNDERGROUND UTILITY LINES, ESCAPE WINDOWS, CONDENSER UNITS AND UTILITY METERS AND OVERHEAD UTILITY LINES.

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE
2	ACER FRESMANII 'MARMO'	RED MAPLE	3"
3	BETULA NIGRA	RIVER BIRCH	8-10"
2	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	42"
15	HYDRANGEA ARBOR 'ANNABELLE'	ANNABELLE HYDRANGEA	24"
3	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8-10"
5	ROSA SP. 'KNOCK OUT DOUBLE PINK'	SHRUB ROSE	POTTED
3	SPIREA X BIMALDA 'NEON FLASH'	NEON FLASH SPIREA	24"
8	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	36"
15	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	4"
3	WEIGELA FLORIDA 'MINUETTE'	MINUETTE WEIGELA	24"
9	WEIGELA FLORIDA 'SONIC BLOOM PINK'	WEIGELA	30"

PERENNIAL SCHEDULE

#	BOTANICAL NAME	COMMON NAME	QTY	SIZE
1	LEUCANTHEMUM SP. 'DAISY MAY'	DAISY	15	1 GAL.
2	PABONIA SP. 'SARAH BERNHARDT'	PEONY	6	POTTED
3	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	15	1 GAL.
4	COREOPSIS SP. 'SUN RAY'	SUN RAY COREOPSIS	20	1 GAL.
5	PANICUM VIRG. 'SHENANDOAH'	RED SWITCH GRASS	8	2 GAL.
6	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACKEYED SUSAN	20	1 GAL.
7	PEROVSKIA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	10	1 GAL.
8	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	6	2 GAL.
9	HEMEROCALLIS SP. 'KOSY RETURNS'	DAY LILY	30	1 GAL.
10	GAILLARDIA SP. 'ARIZONA SUN'	BLANKET FLOWER	12	1 GAL.
11	GAILLARDIA SP. 'ARIZONA SUN'	BLANKET FLOWER	12	1 GAL.



SOUTHWIND PRAIRIE
 PATIO ADDITION
 SOUTHWIND DRIVE
 LAKE GENEVA, WI

MAY 7, 2020

BY: SLS



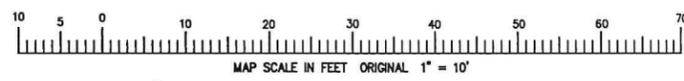
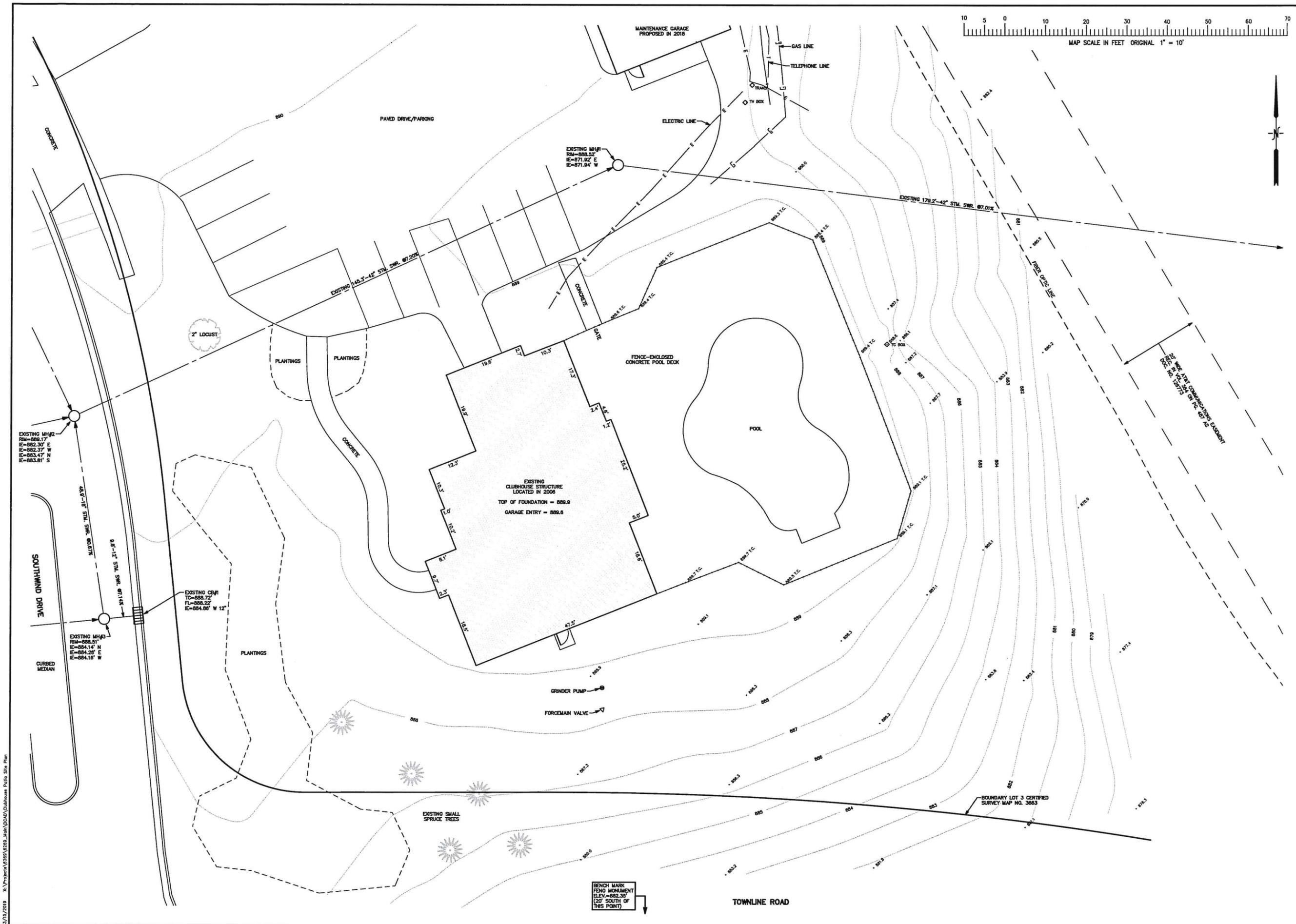
LANDSCAPE
 CONSTRUCTION
 LANDSCAPE
 MAINTENANCE

262-215-8545

www.BKPropertyManagementllc.com

© BK Property Management LLC 2020

EXHIBIT D-1



SOUTHWIND PRAIRIE COMMUNITY CLUBHOUSE PATIO
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

SITE PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2088 FAX: (262) 723-5888

REVISIONS

PROJECT NO. 6269.MAIN
DATE 03/15/2019
SHEET NO. 1 OF 1

3/15/2019 X:\Projects\031519\031519 Main\031519 Clubhouse Patio Site Plan

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 20, 2020

Agenda Item: 9

Applicant:
City of Lake Geneva

Request:
Request to amend the Zoning Ordinance
98-704 that regulates Off-Street Parking

Description:
Staff has been asked to generate an amendment the zoning ordinance 98-704 that would allow parking on the unpaved portions of lots for not for profit organizations.

Currently the ordinance reads all off-street parking shall be paved surface.

This was first heard in November of 2019 and did not receive the formal approval, therefore this is before you to review and provide a recommendation to approve for the Common Council to amend the Zoning Ordinance 98-704 which would allow Tax Exempt facilities to allow parking on their properties during public events.

Section 98-704 Off-Street Parking and Traffic Circulation Standards

(6) Off-Street Parking and Traffic Circulation Design Standards

(a) **Surfacing and Marking:** All off-street parking and traffic circulation areas (including all residential driveways -- except those within the RH District) shall be paved with a hard all-weather surface, to the satisfaction of the Director of Public Works. Said surfaces intended for 6 or more parking stalls shall be marked in a manner which clearly indicates required parking spaces.

(b) Exceptions. The prohibitions of Section (a) above shall not apply to the following:

Not for profit organizations may utilize their unpaved lots for parking (regardless of zoning classification) after applying for and obtaining a temporary permit from the Building and Zoning Department City. Application must be made at least 4 weeks in advance of the event. A separate permit application must be filled out for each event and would need to be received at least 4 weeks prior to the event for proper approval.

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