

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

PLAN COMMISSION MEETING

MONDAY MAY 18, 2020 - 6:00 PM

COUNCIL CHAMBERS, CITY HALL

THE CITY OF LAKE GENEVA IS HOLDING ALL MEETINGS VIRTUALLY TO HELP PROTECT OUR COMMUNITY FROM THE CORONAVIRUS (COVID-19) PANDEMIC. YOU CAN CALL-IN OR WATCH THE MEETING IN SEVERAL WAYS:

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 April 20, 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. Review and Recommendation of a Certified Survey Map (CSM) for Salvatore J. Dimiceli Sr. Trust, 101 Broad St. to create a new 60,076 Single Lot CSM in the Town of Geneva as identified on the certified survey generated by surveyor Mark Miritz and dated Feb 20, 2020 and revised April 15, 2020 Project #18.1108, Tax Key No. JA361000001.
7. Public Hearing and Recommendation of a Conditional Use Permit filed by Brian Nelson, 21605 N. Tiffany Ct. Kildeer, IL 60047, for the request to allow the new installation of a 100' Pier with 3 boat slips located at 1640 Lake Shore Dr., situated within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZLM00039.
8. Public Hearing and Recommendation of a Conditional Use Permit filed by Patrick Lynch, 30715 Cedar Dr. Burlington, WI 53115, for the request to allow the new installation of a 90' Pier with boat 2 slips located at 940 Maytag Rd., situated within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZCE00005.
9. Discussion review and action regarding amendment to our short term rental ordinance 98-206(8)(y).
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 5/13/2020

**PLAN COMMISSION MEETING
MONDAY, APRIL 20, 2020 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL – VIRTUAL MEETING VIA ZOOM**

Mayor Hartz called the meeting to order 6:02 p.m.

Mayor Hartz read the protocol for the City of Lake Geneva Plan Commission Virtual Meetings due to the Covid-19 pandemic.

Roll Call. Present: Mayor Hartz, Alderman Doug Skates, John Gibbs, William Catlin, Brett Stanczak, Ann Esarco, Michael Krajovic. Also Present: City Attorney Draper, City Planner Slavney, Building and Zoning Administrator Walling, City Administrator Nord, Building & Zoning Administrative Assistant Follensbee.

Approve Minutes of the March 16, 2020 Plan Commission Meetings as distributed.

Skates/Catlin 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 Brad Gramly W7560 Ethelyn Dr., Delavan, WI 53115, request to install awnings on the front of the building located at 152 Center St, in the Central Business (CB) zoning district, Tax Key No. ZOP00308.

Zoning Administrator Walling contacted applicant to be available if the Plan Commission had questions.

Walling presented the request and said the proposed awning meets all the standards required by the City. Alderman Skates asked if the applicant was aware of blade signs used to identify individual stores. Walling said the applicant is aware but only asked for the awning at this time.

Skates/Gibbs motion to recommend the installation of an awning on front of the building and include all staff recommendations.

Roll Call: Hartz, Skates, Gibbs, Catlin, Stanczak, Esarco, Krajovic “yes.” Motion carried unanimously.

Application by Ron & Sharon Smith, 2021 Old Mill Ln, McHenry, IL 66050, requesting to change the exterior façade to the storefront of the property located at 729 W. Main St, in the Central Business (CB) zoning district, Tax Key No. ZOP00275.

Sharon Smith presented their request to return the façade of their business back to the original appearance when first built.

Walling agreed the restoration of the exterior would be a nice addition to the downtown.

Hartz/Stanczak motion to recommend a change in the façade of the building and include all staff recommendations.

Roll Call: Hartz, Skates, Gibbs, Catlin, Stanczak, Esarco, Krajovic “yes.” Motion carried unanimously.

Public Hearing and Recommendation of a “Limited” Conditional Use Permit filed by Cassandra Kordecki & Michael Strong d.b.a. Lake Geneva Home Rental LLC, W3437 Royal Glen Ct., Lake Geneva, for a request to allow Commercial Indoor Lodging land use located at 715 North St, within the Single Family – 4 (SR-4) zoning district, Tax Key No. ZF00054.

Hartz/Skates made a motion to continue this item to the next Plan Commission meeting.

Roll Call: Hartz, Skates, Gibbs, Catlin, Stanczak, Esarco, Krajovic “yes.” Motion carried unanimously.

Public Hearing and Recommendation of a “Limited” Conditional Use Permit filed by Timothy Reuss, 4262 Dorchester Ave., Gurnee, IL 60031, for a request to allow Commercial Indoor Lodging land use located at 940 Marshall St, within the General Business (GB) zoning district, Tax Key No. ZRA00030.

Tim Reuss presented his request. Planner Slavney said the application was complete and meets all requirements.

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

Skates/Gibb motion to recommend a Limited Conditional Use Permit and include all staff recommendations and fact finding in the affirmative.

Roll Call: Hartz, Skates, Gibbs, Catlin, Stanczak, Esarco, Krajovic “yes.” Motion carried unanimously.

Public Hearing and Recommendation of a Conditional Use Permit filed by Ann Esarco, 1051 Mobile St., Lake Geneva, for a request to utilize the Single Family – 4 setbacks for a New Single Family Home in the Estate Residential -1 land use located at 960 S. Lake Shore Dr., Tax Key No. ZSY00027.

Commissioner Esarco recused herself from this agenda item.

Walling explained the project, said it meets all requirements and spoke to neighbors who agree it will be a nice addition to the neighborhood. Slavney said 2 calculations were missing from the application: calculations of impervious surface percentage on site and green space percentage on the site. Slavney said asked the builder to send these calculations to the City before the Council meeting. Walling will relay request to builder.

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

Krajovic/Skates motion to recommend a Conditional Use Permit to utilize the Single Family – 4 setbacks for a New Single Family Home in the Estate Residential -1 land use, to include calculations for percentages of green space and impervious surface and include all staff recommendations and fact finding in the affirmative.

Roll Call: Hartz, Skates, Gibbs, Catlin, Stanczak, Krajovic “yes.” Motion carried unanimously.

Public Hearing and Recommendation of a Conditional Use Permit filed by Bruce & Sarah Gold, 2910 Kingston Dr., Buffalo Grove, IL 60089, for a request to utilize the Single Family – 4 setbacks for an addition to the single family home in the Estate Residential -1 land use located at 10 Hillside Dr., Tax Key No. ZLM00033.

Jacob Addis, Doomis Builders, representing Bruce & Sarah Gold, presented the request. Hartz asked if the pitch of the screen porch is the same as the house. Addis said the pitch will be shorter. Sarah Gold, the owner, said they wanted to make a better use of the house.

Hartz read comments from Speaker #1 while trying to reach him by phone. Slavney asked the builder for the percentage calculations for green space and impervious surface.

Speaker #1: David Frost, 1556 Orchard Lane, shared his concerns and history of building projects in The Manor.

Slavney explained how the City setbacks have evolved as ER-1 zoning and how the green space percentage needs to comply with the City standards. Walling worked with the applicant so the proposed addition worked with the setback requirements.

Skates/Stanczak motion to close the Public Hearing. Motion carried unanimously.

Skates/Stanczak motion to recommend a Conditional Use Permit to utilize the Single Family – 4 setbacks for an addition to the single family home in the Estate Residential -1 land use, to include calculations for percentages of green space and impervious surface and include all staff recommendations and fact finding in the affirmative.

Roll Call: Hartz, Skates, Gibbs, Catlin, Stanczak, Esarco, Krajovic “yes.” Motion carried unanimously.

Public Hearing and Recommendation – (Applicant is requesting this item be continued to a later date) - on an application for a Precise Implementation Plan (PIP) filed by Omega Homes, 210 O’Connor Dr. Elkhorn WI. 53121, requesting a Planned Development to build 58 single family homes in 3 phases. The property is 17.26 acres located at LaSalle St and Edgewood Dr., in the Multi-family Residential - 8 (RM-8) zoning district, Tax Key No. ZA424700001.

Hartz/Gibbs motion to continue this item until the next Plan Commission Meeting.

Roll Call: Hartz, Skates, Gibbs, Catlin, Stanczak, Esarco, Krajovic “yes.” Motion carried unanimously.

Skates thanked the Plan Commission Members and Planner Slavney for their continued service.

Members also thanked Alderman Skates for his years of service on the Plan Commission and Council.

Mayor Hartz thanked everyone on the Plan Commission.

Adjournment. Skates/ Esarco motion to adjourn at 7:02 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: May 18, 2020

Agenda Item: 6

Applicant:

Salvatore J. Dimiceli Sr. Trust
101 Broad St.
Lake Geneva, WI 53147

Request: CSM review in the Town of Geneva
creating 1 additional lot from Tax Key No.
JA00000001

Description:

This request is to approve a Certified Survey Map (CSM) by creating 1 buildable lot located in the Town of Geneva at Tax Key No. JA00000001.

This request is to approve the proposed Certified Survey Map dated 2/20/20 and revised 4/15/20 for the property located on Krueger Rd. The land separation will create an additional buildable lot with this request.

The newly created lot will have an area of 60,070 square feet (1.38 acres).
This request has already been approved by the Town of Geneva.

The parcel included in this request does not currently have any buildings on the property.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed (CSM)

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

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

Staff Recommendation on the proposed

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

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

CERTIFIED SURVEY MAP or

SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Salvatore J. Dimiceli Sr Trust

101 Broad Street

Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 249-3000

EMAIL ADDRESS: sal@sal21.com

PROJECT ADDRESS Krueger Road TAX KEY NUMBER: JA361000001

NAME AND ADDRESS OF ~~XXXXXX~~ AGENT:

Richard W. Torhorst

500 Commercial Court

Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: (262) 248-3333

EMAIL ADDRESS: torhorstlaw@genevaonline.com

NAME AND ADDRESS OF SURVEYOR:

Mark L. Miritz

N9330 Knuteson Drive

Whitewater, WI 53190

TELEPHONE NUMBER OF SURVEYOR: (262) 949-1239

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

To create a single lot on Krueger Road as a fill-in lot. Remnant parcel 29.52 acres.

No rezoning required. The Town of Geneva has approved.

SUBMITTAL CHECKLIST

- LOCATION MAP SHOWING LOCATION OF PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED WITH TOWN OR TOWNS, AND PARCELS WITHIN 1,000-FT OF BOUNDARY OF SUBJECT PROPERTY.
- SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.
- CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES.
- PROVIDE ²⁰5 FULL SETS AND 20 - 11" X 17" COPIES OF CSM OR PLAT PRIOR TO PLACEMENT ON PLAN COMMISSION AGENDA.
- PROVIDE AN ELECTRONIC COPY OF THE FULL APPLICATION PACKET TO THE LAKE GENEVA BUILDING AND ZONING DEPARTMENT AT BZADMIN@CITYOFLAKEGENEVA.COM OR BZCLERK@CITYOFLAKEGENEVA.COM

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

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

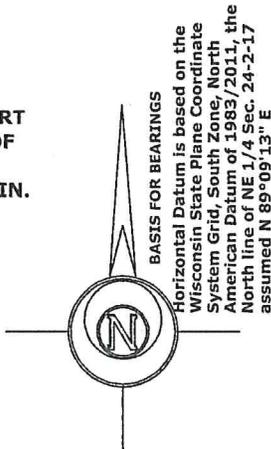
4/15/2020
DATE


SIGNATURE OF APPLICANT

CERTIFIED SURVEY MAP NO. _____

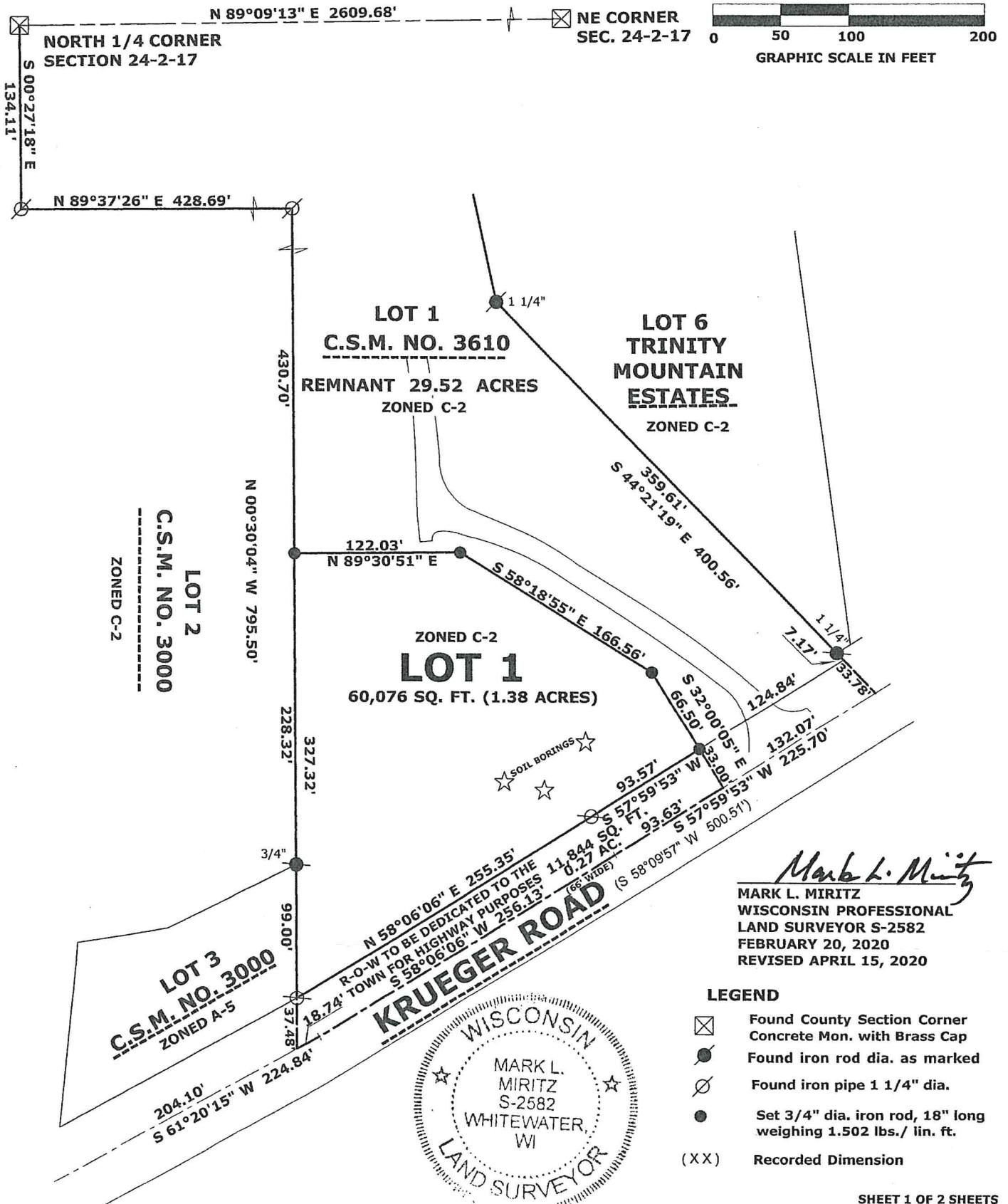
A CERTIFIED SURVEY MAP OF PART OF CERTIFIED SURVEY MAP NO. 3610, RECORDED IN VOLUME 21 OF WALWORTH COUNTY CERTIFIED SURVEYS, PAGE 208, DOCUMENT NO. 577441, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN.

OWNER:
SALVATORE J. DIMICELI SR. TRUST
 101 BROAD STREET, UNIT C3
 LAKE GENEVA, WI 53147



SCALE 1" = 100 FEET

reserved for Walworth County register of Deeds



SHEET 1 OF 2 SHEETS
 PROJECT NO. 18.1108

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: May 18, 2020

Agenda Item: 7

Applicant:
Brian Nelson
21605 N. Tiffany Ct.
Killdeer, IL 60047

Request: 1640 Lake Shore Dr.
Conditional Use Permit (CUP)
Pier Installation Tax Key No. ZLM00039

Description:

The applicant is submitting a request for a Conditional Use Permit (CUP) that would allow for the candidate to install a 100 foot pier and 3 boat slip in the Estate Residential – 1 (ER-1) zoning district, for the residence located at 1640 Lake Shore Dr.

The application has been submitted to the DNR for approval, albeit we do not know if it has been approved as of this staff report.

The riparian setbacks meets the “12.5 feet required setback”, the applicants identify 13 feet as proposed.

Action by the Plan Commission:

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

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

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

Staff Review Comments:

No impacts to neighboring properties are anticipated.

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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 Conditional Use Permit (CUP):

1. Staff recommends that the Plan Commission recommend *approval* of the proposed Conditional Use Permit (CUP) as submitted, with the findings under A.1-6., above. If they are in agreement with the above finding.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

1640 Lake Shore Drive
Lake Geneva, WI 53147

Name and Address of Current Owner:

Brian Nelson
21605 N. Tiffany Ct., Kildeer, IL 60047

Telephone No. with area code & Email of Current Owner: 773-230-8401

bnelson@lapmaster-walters.com

Name and Address of Applicant:

Reeds Construction, LLC - Jeff Reed
W3199 S. Lake Shore Drive, Lake Geneva, WI 53147

Telephone No. with area code & Email of Applicant: 262-248-2934

michele@reedsconstructionllc.com

Proposed Conditional Use: New Pier

Zoning District in which land is located: _____

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

Reeds Construction, LLC
W3199 S. Lake Shore Drive, Lake Geneva, WI 53147

Short statement describing activities to take place on site:

Build new pier on property 8 x 100'

new L - 10' x 12'

2 Steps 12' x 33'

1 Step 14' x 33'

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

3/31/30

Date

Michele Reed
Signature of Applicant

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)



Draft Final Packet (1 Copy to Zoning Administrator)



Date: _____ by: _____

Date: _____ by: _____

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

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

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

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

main pier will be 8'x100' with a 10'x12' L to the left of pier on right will be 3 slips total, 1-14'x33', 2-12'x33'. There will be a 4'x50' 5 1/2 walkway in front of slips + 3-4'x33' walkways to create slips
2. How is the proposed conditional use, in its specific location, in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

Going to be used as loading dock area for boats
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, this is all on private property. It is just a pier like all the other piers on the lake.
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?

Used for private boat dock.

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?

This is done on the water and the home owner is responsible for repair & up keep. It is made at the shop and then hauled in to be installed. It is stored on private property when removed in the winter.

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?

Public does not benefit. This is a private pier used for private lease only. Will not cost the public anything

IV. FINAL APPLICATION PACKET INFORMATION

___ Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

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

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

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

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

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

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

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

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

↓

Date: _____ by: _____

Date: _____ by: _____

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

- ___ Existing zoning district(s) (and proposed zoning district(s) if different);
- ___ Land use plan map designation(s);
- ___ Current land uses present on the subject property;
- ___ Proposed land uses for the subject property (per Section 98-206);
- ___ Projected number of residents, employees, and daily customers;
- ___ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;
- ___ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

- ___ Receipt of 5 full scale copies in blue line or black line of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ___ Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ___ A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline. Date: _____ by: _____

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 _____

Waterway Individual Permit Application- General Information

PROJECT: Nelson, Brian

Format Documents : If you submitted an application in hard copy with documents that are larger than 11x17, WDNR staff may request that you submit a copy of the document in electronic format, either as an email attachment, or on digital media, such as a CD

The information included in this checklist is necessary for a complete application. A complete submittal with detailed drawings will help us make a decision about your permit application. Any applicable statutory review times do not begin until the application is received by the Department and is determined to be complete.

Please recognize that you are responsible for obtaining all necessary local (e.g. city, town, village or county) and U.S. Army Corps of Engineer permits or approvals in addition to any applicable state permits prior to commencing any work at the project site.

To help us make a decision in the shortest amount of time possible, the following information must be submitted:

Dam - Abandonment and Removal

Miscellaneous

Piers, docks and wharves

1. Review the following links for more information: [Instructions](#)
2. Attach a copy of your deed or similar proof of ownership.
3. Attach a good photo that clearly shows the existing project area.
4. Attach a narrative description of your proposal.
5. Attach a site map based on the following format: [Blank Site Map](#).
6. Complete all displayed forms and fee sheets.
7. Pay fee online
8. Sign and Submit form.

Please review the following links for additional county and Corps of Engineering requirements:

Army Corps of Engineers: <https://mvp.usace.afpims.mil/Portals/57/docs/regulatory/PM%20County%20Assignments%20WI%20January%202013.pdf>

County Zoning: <http://dnr.wi.gov/topic/shorelandzoning/contacts/county.html>

Notice: Pursuant to chs. 30 and 31, Wis. Stats., ch. 281, Wis. Stats., and s. 283.33, Wis. Stats., this form is used to apply for coverage under the state construction site storm water runoff general permit, and to apply for a state or federal permit or certification for waterway and wetland projects or dam projects. This form and any required attachments constitute the permit application. Failure to complete and submit this application form may result in a fine and/or imprisonment or forfeiture under the provisions of applicable laws including s. 283.91, Wis. Stats. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records Laws (ss. 19.31-19.39, Wis. Stats.). This form is required for U.S. Army Corps of Engineers (ACOE) regulatory purposes pursuant to 33 CF 325.

Read all instructions provided before completing

Section 1: Landowner Information

Organization, Entity or Name Brian Nelson	Authorized Representative (Last Name, First Name) Nelson, Brian		
Mailing Address 21605 N. Tiffany Ct..	City Kildeer	State IL	Zip Code 60047
Email bnelson@lapmaster-wolters.com	Phone Number (incl. area code) 773-230-8401	Alternative Phone Number	

Section 2: Applicant/Information Select if same as landowner

Organization, Entity or Name Brian Nelson	Contact Person (Last Name, First Name) Nelson, Brian		
Mailing Address 21605 N. Tiffany Ct..	City Kildeer	State IL	Zip Code 60047
Email bnelson@lapmaster-wolters.com	Phone Number (incl. area code) 773-230-8401	Alternative Phone Number	

Section 3: Primary Project Contact Select if same as landowner

Consultant or Plan Preparer Contractor Agent Other - specify: _____

Name (Organization or Entity) Reed's Construction, LLC	Contact Person (Last Name, First Name) Reed, Jeff		
Mailing Address W3199 S. Lake Shore Drive	City Lake Geneva	State WI	Zip Code 53147
Email michele@reedsconstructionllc.com	Phone Number (incl. area code) 262-248-2934	Alternative Phone Number 262-248-9403	

Section 4: Project or Site Location:

Project Name Nelson, Brian	County Walworth	<input checked="" type="radio"/> City <input type="radio"/> Township <input type="radio"/> Village of LAKE GENEVA;C
-------------------------------	--------------------	--

Location Address / Description
1640 Lake Shore Drive, Lake Geneva, WI 53147

Public Land Survey System (PLSS) – Provide the section, range, township information and latitude and longitude in decimal degrees, if available.

_____ of _____ of Section _____ Township _____ Range _____ E
 _____ ¼ _____ ¼ _____ N W Latitude _____ Longitude _____

If this site is not wholly contained in the quarter-quarter section, more description:

Lots 7 * 8 Blk, 18 Lake Geneva Manor (Tract #17)

Waterways: Provide the name(s) of closest water bodies

Geneva Lake

Section 5: Wetlands

If a wetland is present at a project site and permit approvals are sought through the waterway and wetland program, storm water program, or concentrated animal feeding operations (CAFO) program, the department requires that a wetland delineation that accurately shows the location of a wetland is submitted with an application. A wetland delineation needs to be verified/concurred with before the application can be submitted or be considered a complete application. See the department "[Wetland screening and delineation procedures](http://dnr.wi.gov/topic/waterways/construction/wetlands.html)" at <http://dnr.wi.gov/topic/waterways/construction/wetlands.html> for more information for more information.

Is a wetland present in the project area? Yes No

If yes, select all sources of information used and attach supporting report or documentation

- a. A copy of your wetland delineation and a [Wetland Confirmation Service](#) concurrence letter (wetland boundary verification service offered for a fee from the department)
- b. An [assured delineator's](#) wetland delineation report
- c. A copy of your wetland delineation and an Army Corps of Engineers concurrence letter
- d. A copy of your correspondence with a [WDNR Office of Energy Water Management Specialist](#) or [WDNR Transportation Liaison](#) regarding your wetland review/ concurrence.

If no, please select one of the following items showing that a wetland is not present within the project boundaries:

- a. A copy of your wetland determination and a letter from the department's [Wetland Identification Program](#) stating wetlands are not present or the activity proposed in the wetland is exempt under NR 103.06(4)
- b. A letter from an assured delineator stating wetlands are not present
- c. Documentation showing that each of these resources were reviewed for wetland absence on the [Surface Water Data Viewer](#):
 - i. Surface Water Data Viewer- Wisconsin Wetland Inventory
 - ii. Surface Water Data Viewer- Wisconsin Indicator layer
 - iii. Surface Water Data Viewer- Digital Topographic map layer or aerial photo indicating if waterways, drainage ways, ditches, depressions, or standing water are within project boundary
- d. Show that the project limits are entirely in existing paved, graveled, or concrete areas
- e. A copy of your correspondence with a [WDNR Office of Energy Water Management Specialist](#) or [WDR Transportation Liaison](#) regarding your wetland review/concurrence

(Please note that if the information provided is incorrect or incomplete, the overall permit application may be considered incomplete and may be returned to the applicant.)

Section 6: Endangered or Threatened Resources

Has the presence of endangered or threatened resources been evaluated according to protocols developed by the DNR Bureau of National Heritage Conservation (BNHC) <http://dnr.wi.gov/topic/ERReview> Yes No

If Yes, select how the evaluation was completed and attach supporting report or documentation:

- a. Endangered Resources Preliminary Assessment from the Public Portal
- b. Certified ER Review Letter - specify: ERR- (example ERR-15-123)
- c. Broad Incidental Take Permit /Authorization -specify (e.g. No / Low Impact Activities, Grassland & Savanna Management, etc.):
- d. Other:

Section 7: Project Information (Attach additional sheets as necessary)

Anticipated Project Start Date: <input type="text" value="6/8/2020"/>	Projected Project End Date: <input type="text" value="7/4/2020"/>
Photos: Provide photographs of the "before" condition.	Date of Photographs: <input type="text"/>

Narrative of the Project:

Provide a one to two paragraph description of the proposed project, including land and water alterations and intended use(s) of the project. Include this in the attachment section.

Section 8: Certification and Permissions

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or imprisonment or forfeiture under the provisions of applicable laws.

Permission: I hereby give the Department permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Signed Electronically

Signature of Landowner / Authorized Representative – For **Stormwater applications**,
signature of landowner is required. Authorized representative is not sufficient.

Date Signed

Payment Confirmation

<u>Fee Type</u>	<u>Number of Activities</u>	<u>Subtotal</u>
Waterway Permit	<input type="text" value="1"/>	\$603.00
Wetland Permit	<input type="text" value="0"/>	\$0.00
Boathouse Certification	<input type="text" value="0"/>	\$0.00
New Dam Construction	<input type="text" value="0"/>	\$0.00
Expedited Decision (# of counties)	<input type="text" value="0"/>	\$0.00
WDNR publishes all required class 1 public notices <input type="checkbox"/>		<input type="text" value="\$0.00"/>

After-the-fact application for permits or approvals submitted after work has been commenced or completed. Fee is twice the usual fee.

Total Paid

US Bank Transaction Number WS2WT1004332197

WDNR Invoice Number WP-00021492

Questions about fees ? [Click Here](#)

Your total payment should be the SUM of ALL application fees and supplemental fees for EACH permitted activity for which you are applying.

For example, if you are applying for individual permits and a) your project involves a wetland fill that requires a wetland Individual permit; and b) involves the installation of a culvert in a waterway along with some dredging in a waterway; then your fee would be calculated as follows:

Wetland IP = (1 activity or \$800)

Waterway IP (Culvert) = \$600

Waterway IP (Dredging) = \$600 (2 activities or \$1200)

A supplemental Fee is assessed for Waterway Permits (\$3 for each waterway activity) = \$6

Total Application Fees for project = \$2006 (ALL of these permit fees added together)

Electronic Signature

Terms and Conditions

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or imprisonment or forfeiture under the provisions of applicable laws.

Permission: I hereby give the Department permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

NOTE: For security purposes the email will be sent to the address you used when registering your WAMS ID. This may be a different email than that provided in the application. For information on your WAMS account click [HERE](#).

Authorized Signature

I accept the above terms and conditions.

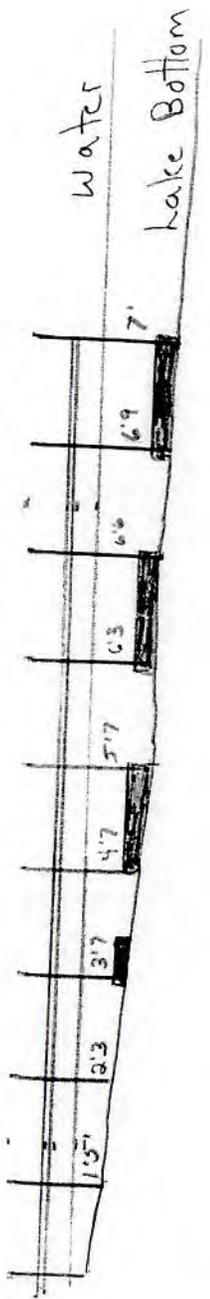
Signed by : i:0#.f|wamsmembership|z48vppy1 on 2020-02-06T13:29:42

After providing the final authorized signature, the system will send an email to the authorized party and any agents. This email will include a copy to the final read only version of this application. Either party may cancel the signature process and make further updates.

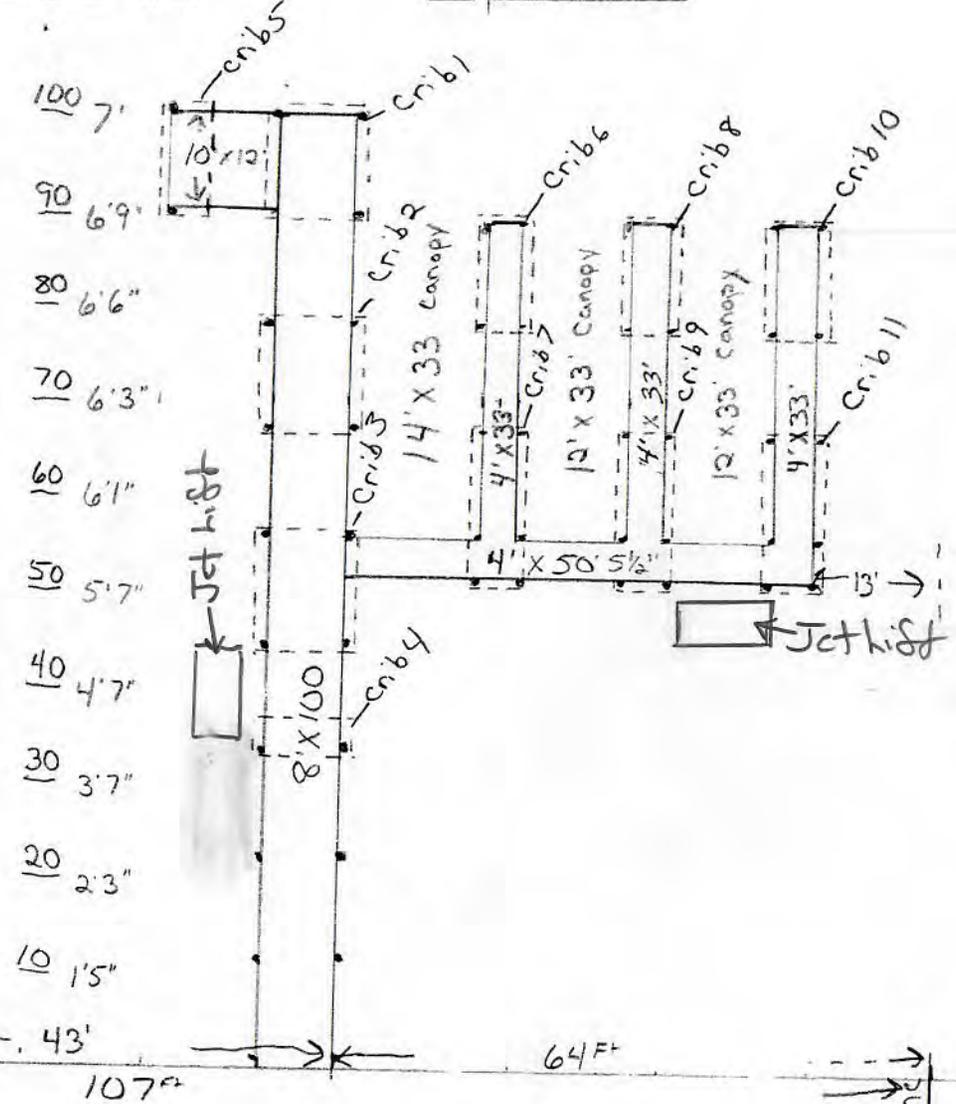
← N

Scale
1" = 20'

Cross Section

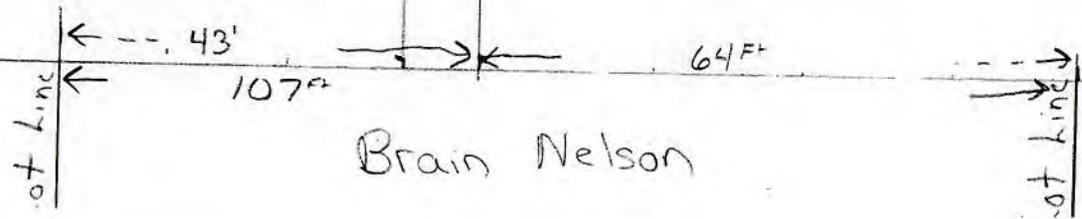


Water Dept Top View



Crib sq Ft

Crib 1	$9'10\frac{3}{4} \times 11'10\frac{3}{4} = 120$
Crib 2	$9'10\frac{3}{4} \times 12'2\frac{1}{2} = 120$
Crib 3	$9'10\frac{3}{4} \times 12'2\frac{1}{2} = 120$
Crib 4	$9'10\frac{3}{4} \times 6' = 60$
Crib 5	$11'10\frac{3}{4} \times 6' = 72$
Crib 6	$5'10\frac{3}{4} \times 12'2\frac{1}{2} = 72$
Crib 7	$5'10\frac{3}{4} \times 16'8'' = 96$
Crib 8	$5'10\frac{3}{4} \times 12'2\frac{1}{2} = 72$
Crib 9	$5'10\frac{3}{4} \times 16'8'' = 96$
Crib 10	$5'10\frac{3}{4} \times 12'2\frac{1}{2} = 72$
Crib 11	$5'10\frac{3}{4} \times 16'8'' = 96$
	996
	996 Total sq Ft



Brain Nelson

Description of the pier work to be done for Brian Nelson Pier

Would like to build a new pier with 3 slips with canopy. The main pier will be 8' wide x 100' long. There will be three slips, two will be 12' x 33" and one will be 14' x 33'. We will have a 4' x 50' 5 1/2" catwalk with three 4' x 33' catwalks that will create the three slips. There will be 11 new cribs added to the lakebed. All wood will be Doug fir, 6 x 6 posts and Jacks, 4 x 6 stringers, 2 x 8 decking. We will use fieldstone to fill in the cribs and hold them down.

The project is to give access for installation of pier for use of private property and that they may access their boat.

The project will be completed from the lake using barges and guys in waders. All jacks, stringers and cribs are built at the shop and brought in from the launch ramps.

The construction schedule is dependent upon the weather. We would like to start installing the new pier sometime after Memorial Day and it usually takes about a week to complete once we get started.

We will not be using erosion control as we will not be disturbing the lakefront.

We will use field stone to fill in the cribs to hold them down in the lake.

We will not be impacting the waterways.

The main pier will be 8' wide x 100' long. There will be three slips, two will be 12' x 33" and one will be 14' x 33'. We will have a 4' x 50' 5 1/2" catwalk with three 4' x 33' catwalks that will create the three slips.



February 7, 2020

IP-SE-2020-65-00411

Brian Nelson
21605 N. Tiffany Ct.
Kildeer, IL 60047

Dear Brian Nelson:

This acknowledges receipt of your application to place a pier/wharf on the bed of Geneva Lake, City of Lake Geneva in Walworth County.

Our field staff are currently evaluating your proposal. Depending on the amount of information you provided and the complexity of your project, you may be asked to provide additional information so that a complete evaluation can be made. We will notify you of the final disposition of your application as soon as we complete our review.

If you have not already done so, please contact the Walworth County and local municipal zoning offices to determine if a local permit is also required for your project. I have forwarded a copy of your application to the U.S. Army Corps of Engineers. They will advise you directly as to whether their regulations apply to your project.

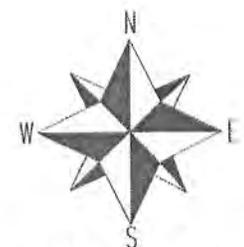
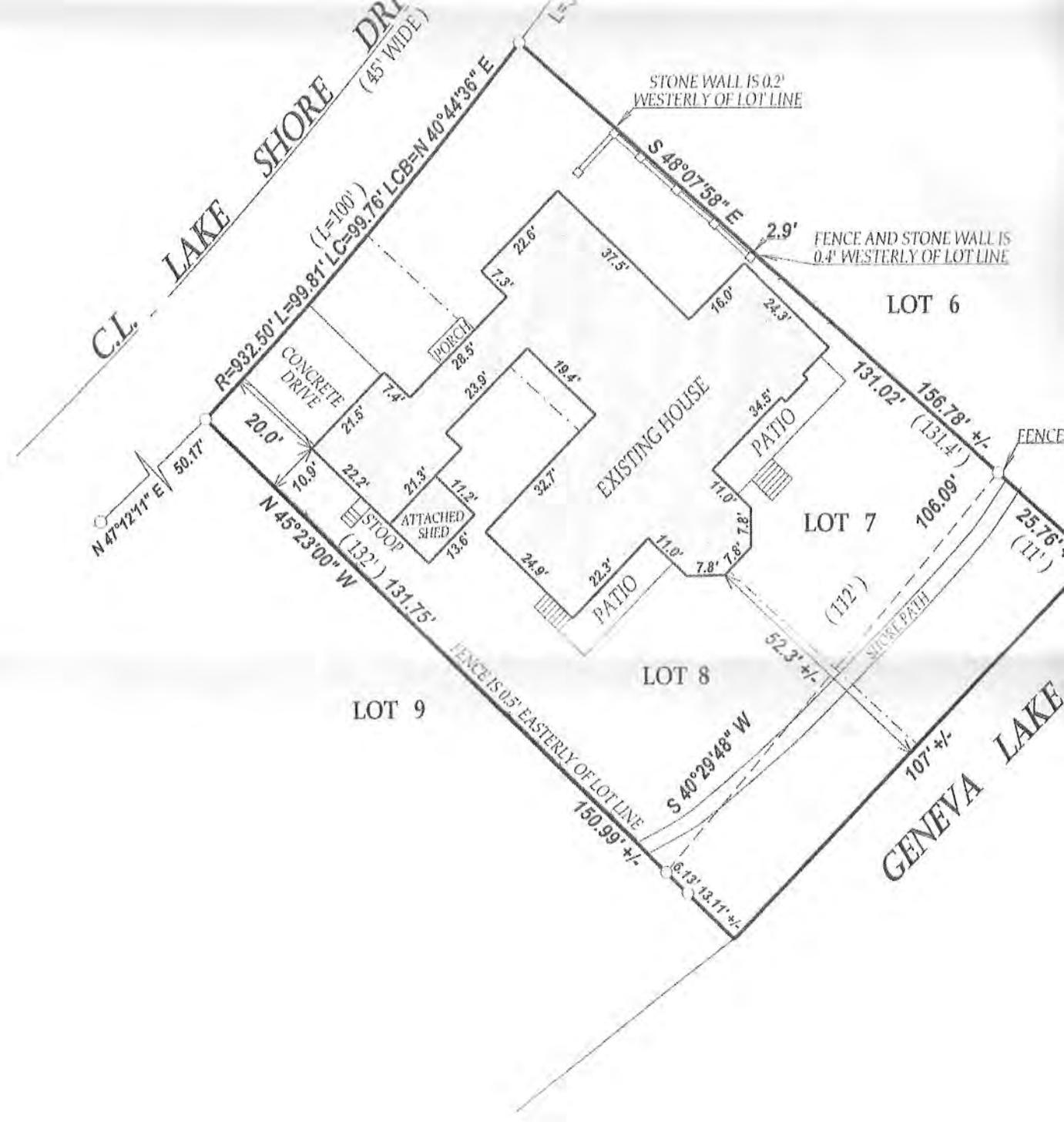
If you would like to know more about this project or would like to see the application and plans, please visit the Department's permit tracking website at <https://permits.dnr.wi.gov/water/SitePages/Permit%20Search.aspx> and search for WP-IP-SE-2020-65-X02-06T13-29-43.

If you have any questions, please contact your local Water Management Specialist, Theresa Szabelski at (414) 263-8670 or email Theresa.Szabelski@wisconsin.gov.

Sincerely,

Sarah Rhodes
Waterway and Wetland Permit Intake Specialist

cc: Theresa Szabelski, Water Management Specialist
U.S. Army Corps of Engineers
Jeff Reed, Reed's Construction LLC



SCALE 1" = 30'



NOTE: BEARINGS ARE REFERENCED TO PREVIOUS SURVEY RECORDS

LEGEND

○ FOUND IRON PIPE

(XX) RECORDED AS

I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences apparent easements and roadways and visible encroachments, if any.

DATED TH

This survey is made for the exclusive use of the present owners of

LAKE GENEVA CITY TREASURER
 626 GENEVA ST
 LAKE GENEVA, WI 53147

**WALWORTH COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2019
 REAL ESTATE**

1640 LAKESHORE DRIVE LLC



**Parcel Number: ZLM 00039
 Bill Number: 450776**

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

450776/ZLM 00039 3857
 1640 LAKESHORE DRIVE LLC
 21605 N TIFFANY CT
 KILDEER IL 60047

Location of Property/Legal Description

1640 LAKE SHORE DR

LOTS 7 & 8 BLK 18 LAKE GENEVA MANOR (TRACT #17)
 CITY OF LAKE GENEVA

0.316 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 1,660,000	ASSESSED VALUE IMPROVEMENTS 713,000	TOTAL ASSESSED VALUE 2,373,000	AVERAGE ASSMT. RATIO 0.953164976	NET ASSESSED VALUE RATE 0.01928353 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 45684.70
ESTIMATED FAIR MARKET VALUE LAND 1,741,600	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 748,000	TOTAL ESTIMATED FAIR MARKET VALUE 2,489,600	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 4,981.57	
TAXING JURISDICTION	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2018 NET TAX	2019 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
WALWORTH COUNTY	237,032	269,851	9,509.30	9,432.88	-0.8%
City of Lake Geneva	757,502	821,145	13,189.93	12,870.01	-2.4%
Lake Geneva J1 School Dist	3,827,458	4,138,281	13,835.25	13,031.06	-5.8%
Lake Geneva-Genoa City UHS	1,104,975	1,085,433	8,445.44	8,430.91	-0.2%
Gateway Technical	1,264,339	1,317,278	1,954.57	1,994.95	2.1%
TOTAL	7,191,306	7,631,988	46,934.49	45,759.81	-2.5%
FIRST DOLLAR CREDIT			-79.18	-75.11	-5.1%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			46,855.31	45,684.70	-2.5%

TOTAL DUE: \$45,684.70
 FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:
JANUARY 31, 2020
 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
---------------------	------------------------	--	--------------------	---------------------	------------------------	--	--------------------

PAY 1ST INSTALLMENT OF: \$22,842.36

PAY 2ND INSTALLMENT OF: \$22,842.34

PAY FULL AMOUNT OF: \$45,684.70

BY JANUARY 31, 2020

BY JULY 31, 2020

BY JANUARY 31, 2020

AMOUNT ENCLOSED _____

AMOUNT ENCLOSED _____

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

MAKE CHECK PAYABLE AND MAIL TO:

MAKE CHECK PAYABLE AND MAIL TO:

LAKE GENEVA CITY TREASURER
 626 GENEVA ST
 LAKE GENEVA, WI 53147

WALWORTH COUNTY TREASURER
 100 W WALWORTH PO BOX 1001
 ELKHORN, WI 53121

LAKE GENEVA CITY TREASURER
 626 GENEVA ST
 LAKE GENEVA, WI 53147

PIN# ZLM 00039
 1640 LAKESHORE DRIVE LLC
 BILL NUMBER: 450776

PIN# ZLM 00039
 1640 LAKESHORE DRIVE LLC
 BILL NUMBER: 450776

PIN# ZLM 00039
 1640 LAKESHORE DRIVE LLC
 BILL NUMBER: 450776



INCLUDE THIS STUB WITH YOUR PAYMENT



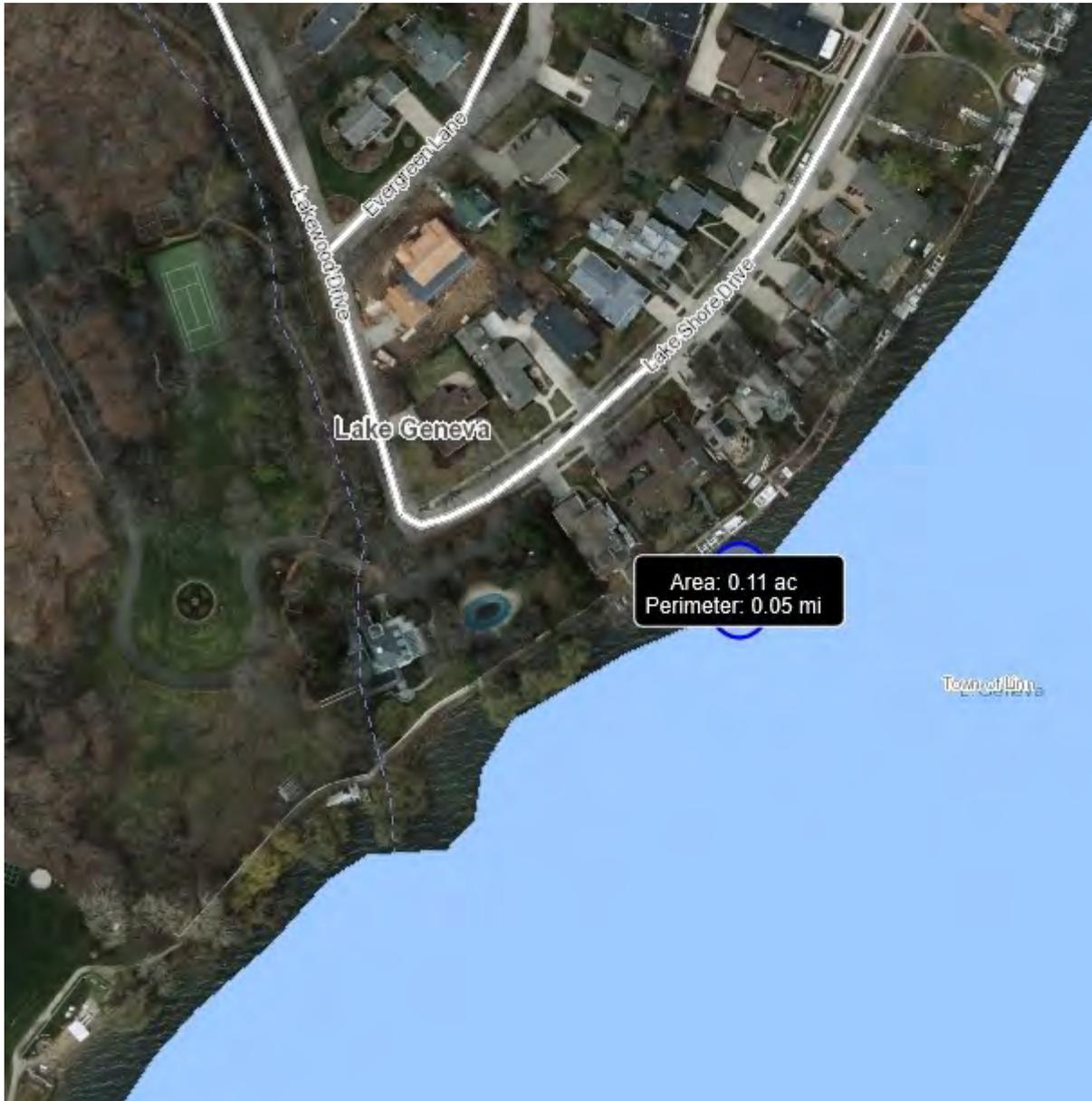
INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



Surface Water Data Viewer Map



Legend

-  NRCS Wetspots
-  Maximum Extent Wetland Indicators
-  Wetland Restorations
-  Index to EN_Image_Basemap_Leaf_Off

0.1 0 0.03 0.1 Miles



NAD_1983_HARN_Wisconsin_TM

1: 1,980

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes

Nelson, Brian – Neighbors

Matustik Family LP

Attn: Nancy Cooney

706 Warwick Dr.

Carol Stream, IL 60188-0000

Paul Lederer Trust

Joanne K Lederer Trust

1632 N. Lake Shore Drive

Lake Geneva, WI 53147



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
180 FIFTH STREET EAST, SUITE 700
ST. PAUL, MN 55101-1678

02/10/2020

Regulatory File No. MVP-2020-00244-MMG

THIS IS NOT A PERMIT

Jeff Reed
Reed's Construction, LLC
W3199 South Lake Shore Drive
Lake Geneva, WI 53147

Dear Mr. Reed:

We have received your submittal described below. You may contact the Project Manager with questions regarding the evaluation process. The Project Manager may request additional information necessary to evaluate your submittal.

File Number: MVP-2020-00244-MMG

Applicant: Brian Nelson

Project Name: Nelson / Pier

Project Location: Section 35 of Township 2 N North, Range 17 E, Walworth County, Wisconsin (Latitude: 42.5867207; Longitude: -88.4473087)

Received Date: 02/07/2020

Project Manager: Matthew Groshek
(651) 290-5732 X 5732
Matthew.M.Groshek@usace.army.mil

Additional information about the St. Paul District Regulatory Program, including the new Clean Water Rule, can be found on our web site at <http://www.mvp.usace.army.mil/missions/regulatory>.

Please note that initiating work in waters of the United States prior to receiving Department of the Army authorization could constitute a violation of Federal law. If you have any questions, please contact the Project Manager.

Thank you.

U.S. Army Corps of Engineers
St. Paul District
Regulatory Branch



State of Wisconsin

e-Payment Services

Your last visit was Thu 02/06/2020 12:54 PM CST

Confirmation

You must click the "Continue" button below in order to return to the state agency's website.

Please keep a record of your Confirmation Number, or [print this page](#) for your records.

Confirmation Number **WS2WT1004332197**

Payment Details

Description DNR Finance
DNR - Water Div Volume Permits
<http://dnr.wi.gov/epay/>

Payment Amount \$603.00

Payment Date 02/07/2020

Status SCHEDULED

Invoice Number WP-00021492

Reference Number WP-00021492

Payment Method

Account Nickname BMO checking

Bank Routing Number 071025661

Bank Name BMO HARRIS BANK, N.A.

Bank Account Number *3088

Bank Account Type Checking

Bank Account Category Business

Confirmation Email michele@reedsconstructionllc.com



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: May 18, 2020

Agenda Item: 8

Applicant:
Patrick Lynch
30715 Cedar Dr.
Burlington, WI 53115

Request: 940 Maytag Rd.
Conditional Use Permit (CUP)
Pier Installation Tax Key No. ZCE00005

Description:

The applicant is submitting a request for a Conditional Use Permit (CUP) that would allow for the candidate to install a 90 foot pier and 2 boat slip in the Estate Residential – 1 (ER-1) zoning district, for the residence located at 940 Maytag Rd.

The application has been submitted to the DNR for approval, albeit we do not know if it has been approved as of this staff report.

The riparian setbacks meets the “12.5 feet required setback”, the applicants identify 13 feet as proposed.

Action by the Plan Commission:

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

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

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

Staff Review Comments:

No impacts to neighboring properties are anticipated.

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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 Conditional Use Permit (CUP):

1. Staff recommends that the Plan Commission recommend *approval* of the proposed Conditional Use Permit (CUP) as submitted, with the findings under A.1-6., above. If they are in agreement with the above finding.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

940 Maytag Road, Lake Geneva, WI 53147

Name and Address of Current Owner:

Patrick Lynch

30715 Cedar Drive, Burlington, WI 53115

Telephone No. with area code & Email of Current Owner: 262-206-9292

plynch@shoplynch.com

Name and Address of Applicant:

Reeds Construction, LLC - Jeff Reed

W3199 S. Lake Shore Drive, Lake Geneva, WI 53147

Telephone No. with area code & Email of Applicant: 262-248-2934

michele@reedsconstructionllc.com

Proposed Conditional Use: new pier 8x90 with a * 11'x11' L along with 2 - 12x40 slips.

Zoning District in which land is located: _____

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

Reeds Construction, LLC

W3199 S. Lake Shore Drive, Lake Geneva, WI 53147

Short statement describing activities to take place on site:

Build a new pier that is 8'x90' with 2 slips that are 12'x40' there will be 1 4'x32' 5 1/2" that goes in front of slips and 2-4'x40' walkways to create the 2 slips there will also be a 11'x11' L.

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

3/31/20
Date

Michele Bai
Signature of Applicant

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

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

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ *by:* _____

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

Date: _____ *by:* _____



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

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

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

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

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

___ (e) Written justification for the proposed conditional use:

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

main pier will be 8' x 90' with an 11' x 11' L to the right.
on the left of main pier will be 2 - 12' x 40' slips that consist
of 1 - 4' x 32' 5/2" walkway + 2 - 4' x 40' walkways

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

Going to be used as a loading dock area for boats

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, this is all on private property. It is a pier just like
all the other piers on the lake.

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?

Used for private boat dock.

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?

This is down on the water and the homeowner is responsible for repair + up keep. It is made at the shop and then hauled in to be installed. It is stored on private property when removed in the winter

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?

Public does not benefit. This is a private plot used for private use only. Will not cost the public anything

IV. FINAL APPLICATION PACKET INFORMATION

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

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

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

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

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

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

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

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

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

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ *by:* _____

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

Date: _____ *by:* _____

↓

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

- ___ Existing zoning district(s) (and proposed zoning district(s) if different);
- ___ Land use plan map designation(s);
- ___ Current land uses present on the subject property;
- ___ Proposed land uses for the subject property (per Section 98-206);
- ___ Projected number of residents, employees, and daily customers;
- ___ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;
- ___ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III. FINAL APPLICATION PACKET INFORMATION

___ **Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator:** Date: _____ by: _____

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

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

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 _____

Waterway Individual Permit Application- General Information

PROJECT: Lynch, Patrick

Format Documents : If you submitted an application in hard copy with documents that are larger than 11x17, WDNR staff may request that you submit a copy of the document in electronic format, either as an email attachment, or on digital media, such as a CD

The information included in this checklist is necessary for a complete application. A complete submittal with detailed drawings will help us make a decision about your permit application. Any applicable statutory review times do not begin until the application is received by the Department and is determined to be complete.

Please recognize that you are responsible for obtaining all necessary local (e.g. city, town, village or county) and U.S. Army Corps of Engineer permits or approvals in addition to any applicable state permits prior to commencing any work at the project site.

To help us make a decision in the shortest amount of time possible, the following information must be submitted:

Dam - Abandonment and Removal

Miscellaneous

Piers, docks and wharves

1. Review the following links for more information: [Instructions](#)
2. Attach a copy of your deed or similar proof of ownership.
3. Attach a good photo that clearly shows the existing project area.
4. Attach a narrative description of your proposal.
5. Attach a site map based on the following format: [Blank Site Map](#).
6. Complete all displayed forms and fee sheets.
7. Pay fee online
8. Sign and Submit form.

Please review the following links for additional county and Corps of Engineering requirements:

Army Corps of Engineers: <https://mvp.usace.afpims.mil/Portals/57/docs/regulatory/PM%20County%20Assignments%20WI%20January%202013.pdf>

County Zoning: <http://dnr.wi.gov/topic/shorelandzoning/contacts/county.html>

Notice: Pursuant to chs. 30 and 31, Wis. Stats., ch. 281, Wis. Stats., and s. 283.33, Wis. Stats., this form is used to apply for coverage under the state construction site storm water runoff general permit, and to apply for a state or federal permit or certification for waterway and wetland projects or dam projects. This form and any required attachments constitute the permit application. Failure to complete and submit this application form may result in a fine and/or imprisonment or forfeiture under the provisions of applicable laws including s. 283.91, Wis. Stats. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records Laws (ss. 19.31-19.39, Wis. Stats.). This form is required for U.S. Army Corps of Engineers (ACOE) regulatory purposes pursuant to 33 CF 325.

Read all instructions provided before completing

Section 1: Landowner Information

Organization, Entity or Name Patrick Lynch Property	Authorized Representative (Last Name, First Name) Lynch, Patrick		
Mailing Address 30715 Cedar Drive	City Burlington	State WI	Zip Code 53105
Email plynch@shoplynch.com	Phone Number (incl. area code) 262-206-9292	Alternative Phone Number	

Section 2: Applicant/Information Select if same as landowner

Organization, Entity or Name Patrick Lynch Property	Contact Person (Last Name, First Name) Lynch, Patrick		
Mailing Address 30715 Cedar Drive	City Burlington	State WI	Zip Code 53105
Email plynch@shoplynch.com	Phone Number (incl. area code) 262-206-9292	Alternative Phone Number	

Section 3: Primary Project Contact Select if same as landowner

Consultant or Plan Preparer Contractor Agent Other - specify: _____

Name (Organization or Entity) Reeds Construcion, LLC	Contact Person (Last Name, First Name) Reed, Jeff		
Mailing Address W3199 S. Lake Shore Drive	City Lake Geneva	State WI	Zip Code 53147
Email michele@reedsconstructionllc.com	Phone Number (incl. area code) 262-248-2934	Alternative Phone Number 262-248-9403	

Section 4: Project or Site Location:

Project Name Lynch, Patrick	County Walworth	<input checked="" type="radio"/> City <input type="radio"/> Township <input type="radio"/> Village of LAKE GENEVA,C
--------------------------------	--------------------	--

Location Address / Description
 940 Maytag Road, Lake Geneva, WI 53147

Public Land Survey System (PLSS) – Provide the section, range, township information and latitude and longitude in decimal degrees, if available.

_____ of _____ of Section _____ Township _____ Range _____ E
 _____ $\frac{1}{4}$ _____ $\frac{1}{4}$ _____ N W Latitude _____ Longitude _____

If this site is not wholly contained in the quarter-quarter section, more description:

Lot 5 Ceylon Court Estates, City of Lake Geneva

Waterways: Provide the name(s) of closest water bodies

Geneva Lake

Section 5: Wetlands

If a wetland is present at a project site and permit approvals are sought through the waterway and wetland program, storm water program, or concentrated animal feeding operations (CAFO) program, the department requires that a wetland delineation that accurately shows the location of a wetland is submitted with an application. A wetland delineation needs to be verified/concurred with before the application can be submitted or be considered a complete application. See the department "[Wetland screening and delineation procedures](http://dnr.wi.gov/topic/waterways/construction/wetlands.html)" at <http://dnr.wi.gov/topic/waterways/construction/wetlands.html> for more information for more information.

Is a wetland present in the project area? Yes No

If yes, select all sources of information used and attach supporting report or documentation

- a. A copy of your wetland delineation and a [Wetland Confirmation Service](#) concurrence letter (wetland boundary verification service offered for a fee from the department)
- b. An [assured delineator's](#) wetland delineation report
- c. A copy of your wetland delineation and an Army Corps of Engineers concurrence letter
- d. A copy of your correspondence with a [WDNR Office of Energy Water Management Specialist](#) or [WDNR Transportation Liaison](#) regarding your wetland review/ concurrence.

If no, please select one of the following items showing that a wetland is not present within the project boundaries:

- a. A copy of your wetland determination and a letter from the department's [Wetland Identification Program](#) stating wetlands are not present or the activity proposed in the wetland is exempt under NR 103.06(4)
- b. A letter from an assured delineator stating wetlands are not present
- c. Documentation showing that each of these resources were reviewed for wetland absence on the [Surface Water Data Viewer](#):
 - i. Surface Water Data Viewer- Wisconsin Wetland Inventory
 - ii. Surface Water Data Viewer- Wisconsin Indicator layer
 - iii. Surface Water Data Viewer- Digital Topographic map layer or aerial photo indicating if waterways, drainage ways, ditches, depressions, or standing water are within project boundary
- d. Show that the project limits are entirely in existing paved, graveled, or concrete areas
- e. A copy of your correspondence with a [WDNR Office of Energy Water Management Specialist](#) or [WDR Transportation Liaison](#) regarding your wetland review/concurrence

(Please note that if the information provided is incorrect or incomplete, the overall permit application may be considered incomplete and may be returned to the applicant.)

Section 6: Endangered or Threatened Resources

Has the presence of endangered or threatened resources been evaluated according to protocols developed by the DNR Bureau of National Heritage Conservation (BNHC) <http://dnr.wi.gov/topic/ERReview> Yes No

If Yes, select how the evaluation was completed and attach supporting report or documentation:

- a. Endangered Resources Preliminary Assessment from the Public Portal
- b. Certified ER Review Letter - specify: ERR- (example ERR-15-123)
- c. Broad Incidental Take Permit /Authorization -specify (e.g. No / Low Impact Activities, Grassland & Savanna Management, etc.):
- d. Other:

Section 7: Project Information (Attach additional sheets as necessary)

Anticipated Project Start Date: <input type="text" value="6/8/2020"/>	Projected Project End Date: <input type="text" value="6/29/2020"/>
Photos: Provide photographs of the "before" condition.	Date of Photographs: <input type="text"/>

Narrative of the Project:

Provide a one to two paragraph description of the proposed project, including land and water alterations and intended use(s) of the project. Include this in the attachment section.

Section 8: Certification and Permissions

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or imprisonment or forfeiture under the provisions of applicable laws.

Permission: I hereby give the Department permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Signed Electronically

Signature of Landowner / Authorized Representative – For **Stormwater applications**,
signature of landowner is required. Authorized representative is not sufficient.

Date Signed

Payment Confirmation

<u>Fee Type</u>	<u>Number of Activities</u>	<u>Subtotal</u>
Waterway Permit	<input type="text" value="1"/>	\$603.00
Wetland Permit	<input type="text" value="0"/>	\$0.00
Boathouse Certification	<input type="text" value="0"/>	\$0.00
New Dam Construction	<input type="text" value="0"/>	\$0.00
Expedited Decision (# of counties)	<input type="text" value="0"/>	\$0.00
WDNR publishes all required class 1 public notices <input type="checkbox"/>		<input type="text" value="\$0.00"/>

After-the-fact application for permits or approvals submitted after work has been commenced or completed. Fee is twice the usual fee.

Total Paid

US Bank Transaction Number WS2WT1004331977

WDNR Invoice Number WP-00021489

Questions about fees ? [Click Here](#)

Your total payment should be the SUM of ALL application fees and supplemental fees for EACH permitted activity for which you are applying.

For example, if you are applying for individual permits and a) your project involves a wetland fill that requires a wetland Individual permit; and b) involves the installation of a culvert in a waterway along with some dredging in a waterway; then your fee would be calculated as follows:

Wetland IP = (1 activity or \$800)

Waterway IP (Culvert) = \$600

Waterway IP (Dredging) = \$600 (2 activities or \$1200)

A supplemental Fee is assessed for Waterway Permits (\$3 for each waterway activity) = \$6

Total Application Fees for project = \$2006 (ALL of these permit fees added together)

Electronic Signature

Terms and Conditions

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or imprisonment or forfeiture under the provisions of applicable laws.

Permission: I hereby give the Department permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

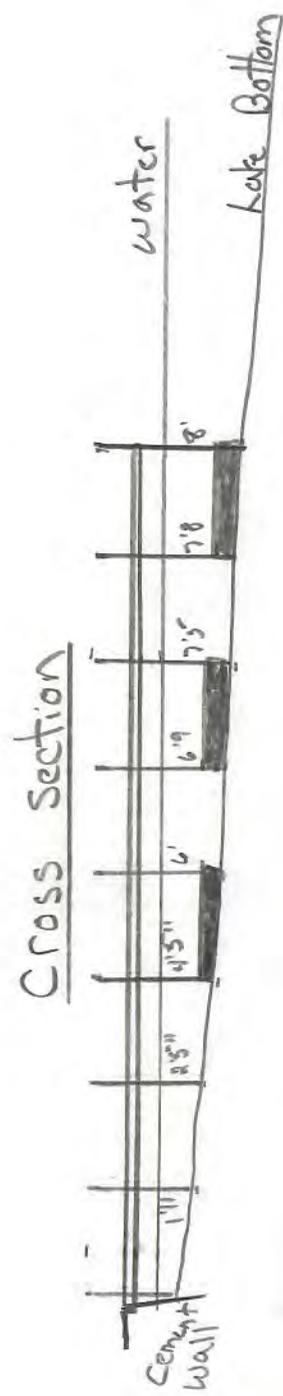
NOTE: For security purposes the email will be sent to the address you used when registering your WAMS ID. This may be a different email than that provided in the application. For information on your WAMS account click [HERE](#).

Authorized Signature

I accept the above terms and conditions.

Signed by : i:0#.f|wamsmembership|z48vppy1 on 2020-02-06T12:56:38

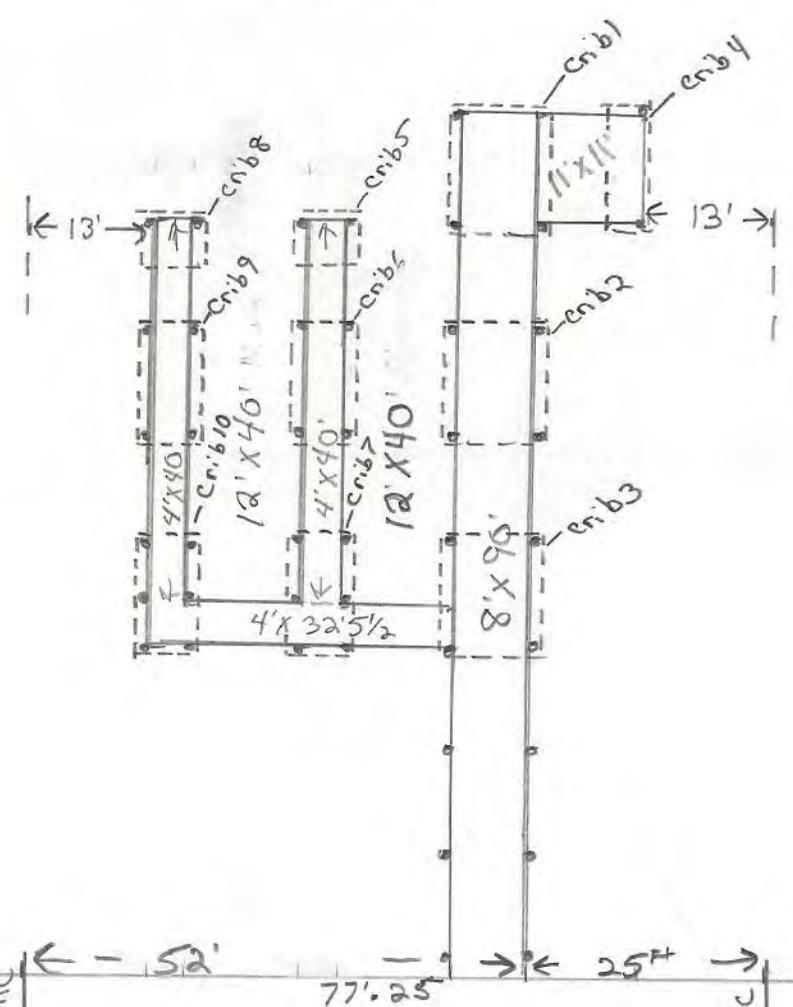
After providing the final authorized signature, the system will send an email to the authorized party and any agents. This email will include a copy to the final read only version of this application. Either party may cancel the signature process and make further updates.



Scale
1" = 20'±

N →

Top View



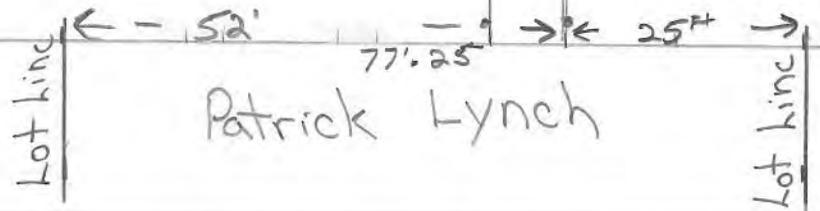
Water Dept.

- 100' 8' 2"
- 90' 8'
- 80' 7' 8"
- 70' 7' 5"
- 60' 6' 9"
- 50' 6' 4"
- 40' 6'
- 30' 4' 4 1/2"
- 20' 2' 5 1/2"
- 10' 1' 11"

crib Total sq Ft

- crib 1 9' 10 3/4 x 12' 2 1/2 120
- crib 2 9' 10 3/4 x 12' 2 1/2 120
- crib 3 9' 10 3/4 x 12' 2 1/2 120
- crib 4 12' 10 3/4 x 6' 72
- crib 5 5' 10 3/4 x 6' 36
- crib 6 5' 10 3/4 x 12' 2 1/2 72
- crib 7 5' 10 3/4 x 12' 2 1/2 72
- crib 8 5' 10 3/4 x 6' 36
- crib 9 5' 10 3/4 x 12' 2 1/2 72
- crib 10 5' 10 3/4 x 12' 2 1/2 72

792 Total sq Ft



Description of the pier work to be done for Patrick Lynch Pier

Would like to build a new pier with 2 slips with canopies. The main pier will be 8' wide x 90' long. There will be two 12' x 40' slips that will be created by a 4' x 32' 5 1/2" with two 4' x 40' catwalks to create slips. There will be 10 new cribs added to the lakebed. All wood will be Doug fir, 6 x 6 posts and Jacks, 4 x 6 stringers, 2 x 8 decking. We will use fieldstone to fill in the cribs and hold them down.

The project is to give access for installation of pier for use of private property and that they may access their boat.

The project will be completed from the lake using barges and guys in waders. All jacks, stringers and cribs are built at the shop and brought in from the launch ramps.

The construction schedule is dependent upon the weather. We would like to start installing the new pier sometime after Memorial Day and it usually takes about a week to complete once we get started.

We will not be using erosion control as we will not be disturbing the lakefront.

We will use field stone to fill in the cribs to hold them down in the lake.

We will not be impacting the waterways.

The main pier will be 8' wide x 90' long. There will be two 12' x 40' slips that will be created by a 4' x 32' 5 1/2" with two 4' x 40' catwalks to create slips.



February 13, 2020

IP-SE-2020-65-00410

Patrick Lynch Property
Patrick Lynch
30715 Cedar Drive
Burlington, WI 53105

Dear Mr. Lynch:

This acknowledges receipt of your application to place a pier/wharf on the bed of Geneva Lake, City of Lake Geneva in Walworth County.

Our field staff are currently evaluating your proposal. Depending on the amount of information you provided and the complexity of your project, you may be asked to provide additional information so that a complete evaluation can be made. We will notify you of the final disposition of your application as soon as we complete our review.

If you have not already done so, please contact the Walworth County and local municipal zoning offices to determine if a local permit is also required for your project. I have forwarded a copy of your application to the U.S. Army Corps of Engineers. They will advise you directly as to whether their regulations apply to your project.

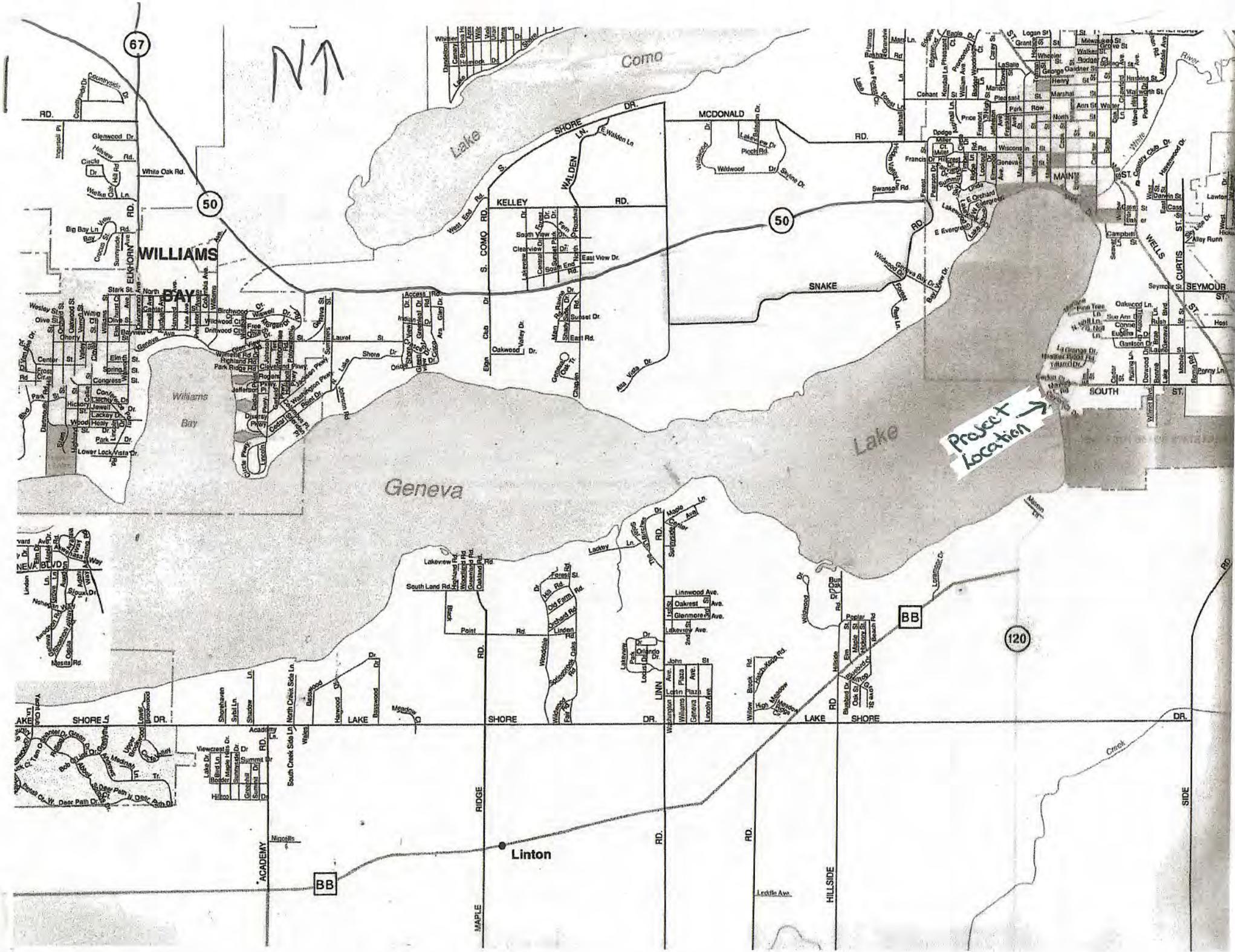
If you would like to know more about this project or would like to see the application and plans, please visit the Department's permit tracking website at <https://permits.dnr.wi.gov/water/SitePages/Permit%20Search.aspx> and search for WP-IP-SE-2020-65-X02-06T12-56-39.

If you have any questions, please contact your local Water Management Specialist, Theresa Szabelski at (414) 263-8670 or email Theresa.Szabelski@wisconsin.gov.

Sincerely,

Eric Eikenberry
Waterway and Wetland Permit Intake Specialist

cc: Theresa Szabelski, Water Management Specialist
U.S. Army Corps of Engineers
Jeff Reed, Reeds Construction, LLC



NA

67

50

WILLIAMS BAY

50

Project Location →

NEV BLVD

120

BB

Linton

BB

SHORE 5 DR

ACADEMY RD

RIDGE DR

RD

RD

HILLSIDE

SIDE DR

NEV BLVD

SHORE 5 DR

ACADEMY RD

RIDGE DR

RD

RD

HILLSIDE

SIDE DR

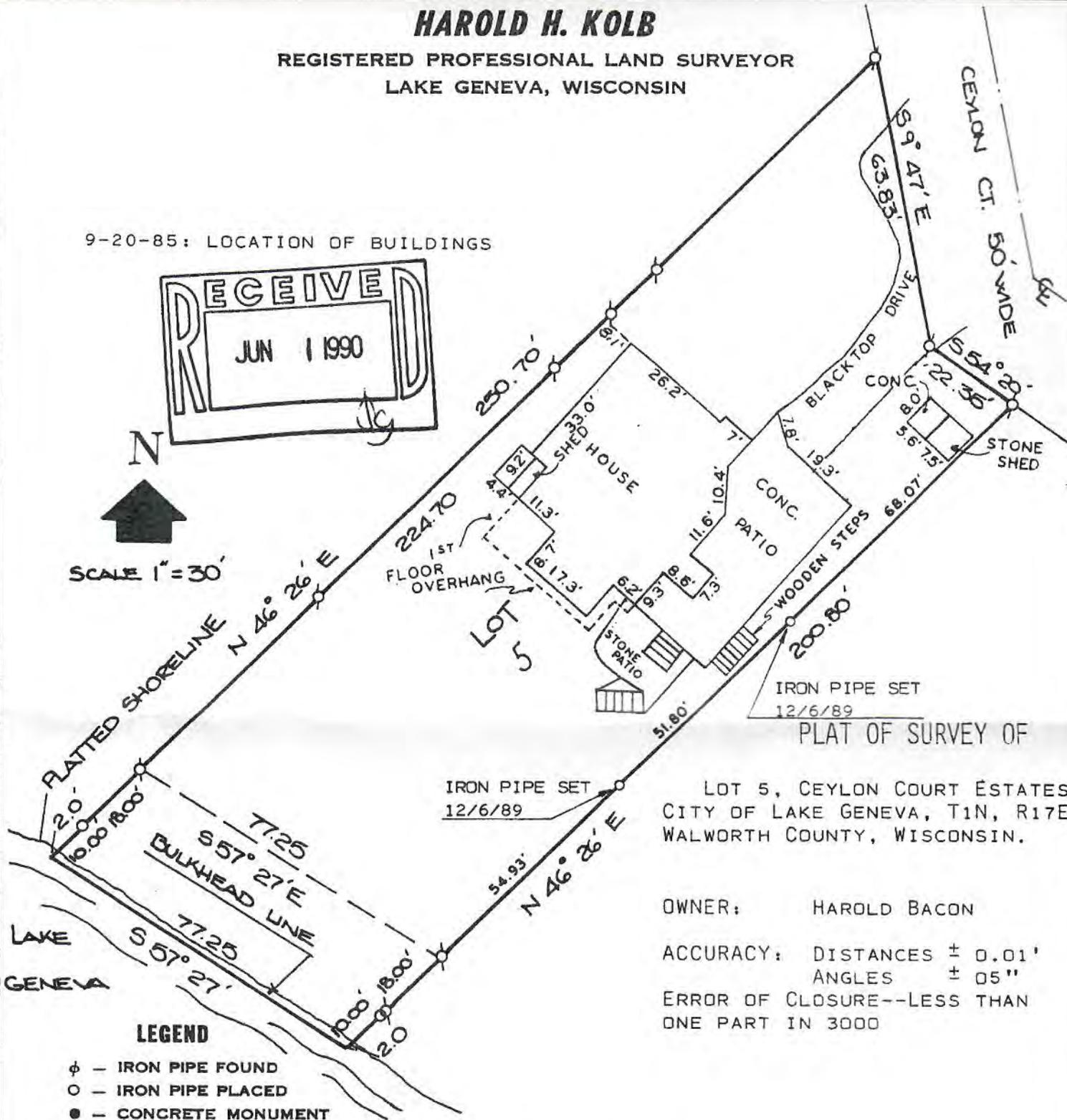
HAROLD H. KOLB

REGISTERED PROFESSIONAL LAND SURVEYOR
LAKE GENEVA, WISCONSIN

9-20-85: LOCATION OF BUILDINGS



SCALE 1" = 30'



PLAT OF SURVEY OF

LOT 5, CEYLON COURT ESTATES,
CITY OF LAKE GENEVA, T1N, R17E,
WALWORTH COUNTY, WISCONSIN.

OWNER: HAROLD BACON
ACCURACY: DISTANCES ± 0.01'
 ANGLES ± 05"
ERROR OF CLOSURE--LESS THAN
 ONE PART IN 3000

LEGEND

- φ - IRON PIPE FOUND
- - IRON PIPE PLACED
- - CONCRETE MONUMENT
- x - SPIKE



I, HAROLD H. KOLB, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED ACCORDING TO THE OFFICIAL RECORDS, AND THAT THE PLAT HEREON IS A CORRECT REPRESENTATION OF THE LOT LINES.

Harold H. Kolb
HAROLD H. KOLB
WISCONSIN REGISTERED LAND SURVEYOR, S-187
DATE Aug. 27, 1976

REVISED: SEPT. 20, 1985
REVISED: DECEMBER 11, 1989

LAKE GENEVA CITY TREASURER
626 GENEVA ST
LAKE GENEVA, WI 53147

WALWORTH COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2019
REAL ESTATE

LYNCH, PATRICK J
LYNCH, RACHEL E

Parcel Number: 246 ZCE 00005
Bill Number: 449010

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
940 MAYTAG RD

LOT 5 CEYLON COURT ESTATES CITY OF LAKE GENEVA
0.398 ACRES

449010/246 ZCE 00005
PATRICK J LYNCH
RACHEL E LYNCH
30715 CEDAR DR
BURLINGTON WI 53105

Please inform treasurer of address changes.

ASSESSED VALUE LAND 1,610,000	ASSESSED VALUE IMPROVEMENTS 265,000	TOTAL ASSESSED VALUE 1,875,000	AVERAGE ASSMT. RATIO 0.953164976	NET ASSESSED VALUE RATE 0.01928353 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 36081.50
ESTIMATED FAIR MARKET VALUE LAND 1,689,100	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 278,000	TOTAL ESTIMATED FAIR MARKET VALUE 1,967,100	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 3,936.13	
TAXING JURISDICTION	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2018 NET TAX	2019 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
WALWORTH COUNTY	237,032	269,851	8,002.96	7,453.28	-6.9%
City of Lake Geneva	757,502	821,145	11,100.55	10,169.10	-8.4%
Lake Geneva J1 School Dist	3,827,458	4,138,281	11,643.64	10,296.35	-11.6%
Lake Geneva-Genoa City UHS	1,104,975	1,085,433	7,107.62	6,661.59	-6.3%
Gateway Technical	1,264,339	1,317,278	1,644.95	1,576.29	-4.2%
TOTAL	7,191,306	7,631,988	39,499.72	36,156.61	-8.5%
FIRST DOLLAR CREDIT			-79.18	-75.11	-5.1%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			39,420.54	36,081.50	-8.5%

TOTAL DUE: \$36,081.50
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:
JANUARY 31, 2020
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends

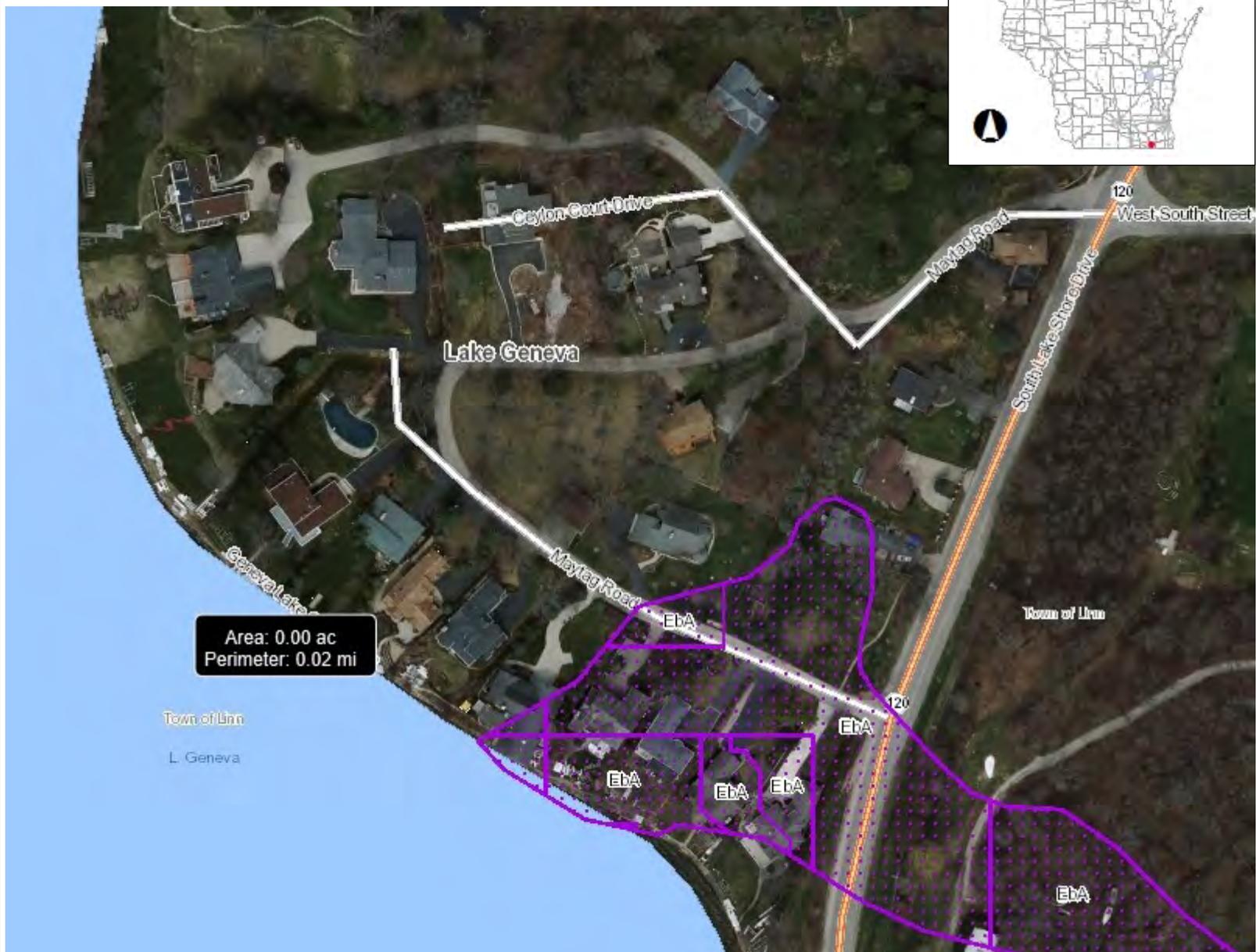
PAY 1ST INSTALLMENT OF: \$18,040.76 BY JANUARY 31, 2020 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: LAKE GENEVA CITY TREASURER 626 GENEVA ST LAKE GENEVA, WI 53147 PIN# 246 ZCE 00005 LYNCH, PATRICK J BILL NUMBER: 449010	PAY 2ND INSTALLMENT OF: \$18,040.74 BY JULY 31, 2020 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: WALWORTH COUNTY TREASURER 100 W WALWORTH PO BOX 1001 ELKHORN, WI 53121 PIN# 246 ZCE 00005 LYNCH, PATRICK J BILL NUMBER: 449010	PAY FULL AMOUNT OF: \$36,081.50 BY JANUARY 31, 2020 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: LAKE GENEVA CITY TREASURER 626 GENEVA ST LAKE GENEVA, WI 53147 PIN# 246 ZCE 00005 LYNCH, PATRICK J BILL NUMBER: 449010
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Surface Water Data Viewer Map



- Legend**
- NRCS Wetspots
 - Maximum Extent Wetland Indicators
 - Wetland Restorations
 - Index to EN_Image_Basemap_Leaf_Off



Area: 0.00 ac
Perimeter: 0.02 mi

Town of Linn
L. Geneva



NAD_1983_HARN_Wisconsin_TM

1: 1,980

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes

Neighbors to Patrick Lynch:

Chatka Ruggiero

814 Ashland Ave.

River Forest, IL 60305-1432

Lake Geneva Trust

PO Box 5919

Buffalo Grove, IL 60089-0000



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
180 FIFTH STREET EAST, SUITE 700
ST. PAUL, MN 55101-1678

02/14/2020

Regulatory File No. MVP-2020-00291-MMG

THIS IS NOT A PERMIT

Jeff Reed
Reed's Construction, LLC
W3199 South Lake Shore Drive
Lake Geneva, WI 53147

Dear Mr. Reed:

We have received your submittal described below. You may contact the Project Manager with questions regarding the evaluation process. The Project Manager may request additional information necessary to evaluate your submittal.

File Number: MVP-2020-00291-MMG

Applicant: Patrick Lynch

Project Name: Lynch / Pier

Project Location: Section 1 of Township 1 N North, Range 17 E, Walworth County, Wisconsin (Latitude: 42.5734684; Longitude: -88.439504)

Received Date: 02/13/2020

Project Manager: Matthew Groshek
(651) 290-5732 X 5732
Matthew.M.Groshek@usace.army.mil

Additional information about the St. Paul District Regulatory Program, including the new Clean Water Rule, can be found on our web site at <http://www.mvp.usace.army.mil/missions/regulatory>.

Please note that initiating work in waters of the United States prior to receiving Department of the Army authorization could constitute a violation of Federal law. If you have any questions, please contact the Project Manager.

Thank you.

U.S. Army Corps of Engineers
St. Paul District
Regulatory Branch



State of Wisconsin

e-Payment Services

Your last visit was Wed 02/05/2020 11:52 AM CST

Confirmation

You must click the "Continue" button below in order to return to the state agency's website.

Please keep a record of your Confirmation Number, or [print this page](#) for your records.

Confirmation Number **WS2WT1004331977**

Payment Details

Description DNR Finance
DNR - Water Div Volume Permits
<http://dnr.wi.gov/epay/>

Payment Amount \$603.00

Payment Date 02/07/2020

Status SCHEDULED

Invoice Number WP-00021489

Reference Number WP-00021489

Payment Method

Account Nickname BMO checking

Bank Routing Number 071025661

Bank Name BMO HARRIS BANK, N.A.

Bank Account Number *3088

Bank Account Type Checking

Bank Account Category Business

Confirmation Email michele@reedsconstructionllc.com



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: May 18, 2020

Agenda Item: 9

Applicant:
City of Lake Geneva

Request: Tourist Rooming House ordinance
changes

Description:

This request is to review for action on the amended Short Term Rental ordinances found in section 98-206(8)(y).

Proposed changes to Short Term Rental Ordinance: 98-206(8)(y)1 c xii:

As I explained in our meeting, the City has a concern with making sure that people comply with the short term rental ordinance as restricted by state statute. i.e. that short term rental units are only rented for 180 days of a 365-day period. Further, under the room tax ordinances and state statutes, the City is authorized to perform audits to ensure that the proper amount of room taxes are being remitted. I would therefore propose that your xiii provision be changed to read as follows:

“xii. To ensure compliance with section 1 b and c above, or pursuant to an audit as authorized under Sec. 66.0615(2)(a), *Wis. Stats.*, the Designated Operator hereunder shall upon written request demand by the City, which must specify the reason for the request and provide at least seven days to comply, provide a copy of the Business Record described above.”

With respect to your amendments to “e. Access and Inspections” the City would propose the following language to subsection i:

“The City shall be authorized at all reasonable times upon reasonable notice to the owner, and with either the owner’s consent or a special inspection warrant under Wis. Stat. Sec. 66.0119, except in cases of emergency where no special inspection warrant is required, and as provided in Sec. 66.0119(2), Wis. Stats., to enter and examine any building, structure, or premises, for the purpose of ensuring compliance with this ordinance. If the owner declines to consent to an inspection without a warrant, the City may not conduct an inspection under this section without first obtaining a special inspection warrant under Wis. Stat. Sec. 66.0119 except in cases of emergency where no special inspection warrant is required, and as provided in Sec. 66.0119(2), Wis. Stats. The owner, agent or occupant of any such premises who refuses to permit, or prevents or interferes with any entry into or upon the premises by any such inspector with a special inspection warrant or in cases of emergency where no inspection warrant is required and as provided in Sec. 66.0119(2), Wis. Stats., shall be in violation of this section. It is not a violation of this section to refuse to grant voluntary consent to an inspection without a special inspection warrant.”

With respect to Knox Boxes, under “e. Access and Inspections” under subsections ii and iii, I would propose the following changes:

ii. The City has adopted the Knox Box key box system ~~requiring~~ providing for the installation of miniature vaults ~~be~~ that are placed upon the exterior buildings, gateposts or other applicable locations. Contained ~~with~~ in the vault are the keys that will allow access to the Short-Term Rental in emergency situations.

iii. ~~Knox boxes shall be placed on the building for emergency entry into the building. The City may require more boxes dependent on the size of the structure or facility.~~ Designated Operators and owners are encouraged, but not required to install the Knox Box Systems on their short term rentals. Designated Operators and Owners of short term rentals acknowledge that the City shall not be obligated for damages occurring to short term rentals in the event emergency access to a short term rentals is required and there is no Knox Box System installed on the property.

ORDINANCE 19-XX

AN ORDINANCE AMENDING SUB-SUB-SUBSECTION 1a, LAND USE REQUIREMENT OF SUB-SUBSECTION (Y), TOURIST ROOMING HOUSE, OF SUBSECTION (8) ACCESSORY LAND USES, OF SECTION 98-206, DETAILED LAND USE DESCRIPTIONS AND REGULATIONS OF CHAPTER 98: ZONING ORDINANCE, OF THE CITY OF LAKE GENEVA ZONING ORDINANCE TO CLARIFY TERMINOLOGY FOR SHORT TERM RENTALS

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

1. Sub-subsection (y) ~~Tourist Rooming House~~ Short-Term Rental, of Subsection (8) **Accessory Land Uses** of Section 98-206 Detailed Land Use Descriptions and Regulations of Chapter 98: Zoning Ordinance of the City of Lake Geneva Zoning Ordinance is amended to read as follows:

(y) ~~Tourist Rooming House~~ Short-Term Rental

Description: Includes all lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists and transients for more than 6 but fewer than 29 consecutive days. It does not include private boarding houses or rooming houses not accommodating tourists or transients, or bed and breakfast establishments regulated under ACTP 73.

1. Permitted by Right: All zoning districts where “residential dwellings” are permitted as that term is defined in Section 66.1014, Wis. Stats.

a. Land Use Requirement:

~~Tourist Rooming House~~ A Short-Term Rental shall only be located as an Accessory Land Use zoning in districts that allow “residential dwellings” as that term is defined in Section 66.1014 Wis. Stats

b. Annual City License Required:

~~Each Tourist Rooming House~~ Short-Term Rental shall operate only during the valid period of an Annual City of Lake Geneva ~~Tourist Rooming House~~ Short-Term Rental License (hereinafter “annual license”) for each consecutive 365-day period. If the ~~Tourist Rooming House~~ Short-Term Rental is transferred or there is any change of ownership of the ~~Tourist Rooming House~~ Short-Term Rental during the valid period of an annual license, the license may only be assumed by the Transferee for the remaining period of the license. Operating a ~~Tourist Rooming House~~ Short-Term Rental without a current version of a valid annual license shall be considered a violation of this Zoning Ordinance, and subject to the penalties of Section 98-936. The following information shall be provided on an annual basis, prior to issuance of said annual license.

- i. Completed City of Lake Geneva ~~Tourist Rooming House~~ Short-Term Rental Application, which includes the property owner name, address, and phone number; the designated operator's name, address, and phone number; the period of operation of up to 180 days in a 365-day period, which must be consecutive;
- ii. A current floor plan for the ~~Tourist Rooming House~~ Short-Term Rental at a minimum scale of one-inch equals 4 feet, and Site Plan of the property at a minimum scale of one inch equals ten feet showing on-site parking spaces and trash storage areas;
- iii. General Building Code Inspection by City, and submittal of Official Building Code Inspection Report with no outstanding compliance orders remaining;
- iv. Fire Code Inspection by City, and submittal of Official Fire Code Inspection Report with no outstanding_____.
- v. Proof of valid property and liability insurance for the dwelling unit;
- vi. State of Wisconsin Tourist Rental House License;
- vii. Seller's Permit issued by the Wisconsin Department of Revenue;
- viii. City of Lake Geneva Room Tax Permit;
- ix. City of Lake Geneva General Business License;
- ~~ix.~~ x. Payment of an Administrative Fee, set by City Council resolution, to cover the costs to the City of administering the above.

The City of Lake Geneva ~~Tourist Rooming House~~ Short-Term Rental License shall be issued with the completion of the above requirements and compliance with the City's Room Tax Ordinance.

c. Property Management Requirements:

Each ~~Tourist Rooming House~~ Short-Term Rental shall be managed consistent with the following requirements:

- i. The total number of days of operation within any 365-day period of an annual license shall not exceed 180 consecutive days. This period of ~~Tourist Rooming House~~ Short-Term Rental Operation shall be specified by the property owner in the required Lake Geneva ~~Tourist Rooming House~~ Short-Term Rental Application.
- ii. The Minimum Rental Period shall be a minimum of seven consecutive days by anyone party.

- iii. The Maximum Rental Period within a 365-day period of an annual license shall be no more than 180 consecutive days.
- iv. Similar facilities in which single-family detached homes are available for less than seven days, more than 180 days, or throughout the year, are a different land use that falls within the Indoor Commercial Lodging land use category.
- v. The Maximum Number of Occupants shall not exceed the total number licensed by the State of Wisconsin or two per bedroom plus two additional occupants, whichever is less.
- vi. The ~~Tourist Rooming House~~ s Short-Term Rental shall be operated by the property owner or by a property manager explicitly designated in the valid Lake Geneva ~~Tourist Rooming House~~ Short-Term Rental Application as the "Designated Operator".
- vii. The property owner's and the Designated Operator's names, addresses, and 24-hour phone numbers shall be provided in the City of Lake Geneva ~~Tourist Rooming House~~ Short-Term Rental Application and shall be updated within 24 hours upon any change in the property manager or the property manager contact information.
- viii. The Designated Operator must reside within, or have their business located within, 25 miles of the ~~Tourist Rooming House~~ Short-Term Rental parcel.
- ix. The Designated Operator must be available by phone 24 hours, seven days a week, during the period of operation designated in the Lake Geneva ~~Tourist Rooming House~~ Short-Term Rental Application.
- x. Each ~~tourist rooming house~~ Short-Term Rental shall provide and maintain a Guest Register and shall require all guests to register their true names and addresses before allowing occupancy. The Guest Register shall be kept intact and available by the Designated Operator for inspection by representatives of the City for at least one year from the day of the conclusion of the period of operation.
- xi. Each ~~tourist rooming house~~ Short-Term Rental shall maintain the following written Business Record for each rental of the ~~tourist rooming house~~ Short-Term Rental: the true names and addresses of any person renting the property, the dates of the rental period (which must be a minimum of seven consecutive days), and the monetary amount or consideration paid for the rental. The Business Record shall be kept intact and available by the Designated Operator for inspection by representatives of the City for at least one year from the day of the conclusion of the period of operation.

- xii. ~~Tourist Rooming House~~ Short-Term Rental License and emergency contact information must be posted in a conspicuous area within the property at all time.

d. Property Operational Requirements:

Each ~~Tourist Rooming House~~ Short-Term Rental shall be operated per the following requirements:

- i. The "Requirements for ~~Tourist Rooming House Guests~~ Short-Term Rental " form provided by the City of Lake Geneva to summarize City requirements for ~~Tourist Rooming Houses~~ Short-Term Rental, and the Site Plan for the subject property clearly depicting guest parking spaces and the rear yard, shall be posted on the inside of the front door of each ~~tourist rooming house~~ Short-Term Rental throughout its period of operation.
- ii. Parking Requirements:
 - [a] A minimum of two off-street parking spaces shall be provided on the subject property for each ~~Tourist Rooming House~~ Short-Term Rental. If the ~~Tourist Rooming House~~ Short-Term Rental provides three or more bedrooms, an additional on-site parking space is required for each additional bedroom over two, plus one space for each employee on the largest shift if applicable.
 - [b] All guest parking for vehicles and trailers shall be within a parking space designated on the Site Plan, on an area paved with concrete or asphalt.
 - [c] All guest vehicles and trailers may only park on-site. Street parking for guests is not permitted.
 - [d] No parking is permitted on gravel, lawn, or planter bed areas.
- iii. Site Appearance Requirements:
 - [a] Aside from a changing mix of guests and their vehicles, there shall be no evidence of the property being used as a ~~Tourist Rooming House~~ Short-Term Rental visible on the exterior of the subject property.
 - [b] No exterior sign age related to the ~~Tourist Rooming House~~ Short-Term Rental is permitted, other than the property address.
 - [c] No outdoor storage related to the ~~Tourist Rooming House~~ Short-Term Rental land use is permitted, except for typical residential recreational equipment, seating, and outdoor cooking facilities which are permitted only within the rear yard.
 - [d] No recreational vehicle, camper, tent, or other temporary lodging arrangement shall be permitted to accommodate guests.

iv. Neighborhood Impact Requirements:

- [a] No outdoor activity shall occur between the hours of 10:00 p.m. and 7:00 a.m.
- [b] At all times, no noise, lighting, odor or other impacts from the subject property shall be detectable at the property line at levels exceeding the requirements of Article VII of the Lake Geneva Zoning Ordinance.
- [c] No vehicular traffic shall be generated by the ~~Tourist Rooming House~~ Short-Term Rental at levels exceeding those typical for a detached single-family dwelling unit.

v. ~~Tourist Rooming House~~ Short-Term Rental Advertising:

- [a] No outdoor advertising is allowed on the subject property.
- [b] The ~~Tourist Rooming House~~ Short-Term Rental shall not be advertised for availability in any form of media unless the required City of Lake Geneva ~~Tourist Rooming House~~ Short-Term Rental License has been issued.

e. Access and Inspections

- i. The City shall be authorized at all reasonable times upon reasonable notice to the owner to enter and examine any building, structure, or premises, for the purpose of ensuring compliance with this ordinance. The owner, agent or occupant of any such premises who refuses to permit, or prevents or interferes with any entry into or upon the premises by any such inspector shall be in violation of this section.
- ii. The City has adopted the Knox Box key box system requiring the installation of miniature vaults be placed upon the exterior buildings, gateposts or other applicable locations. Contained within the vault are the keys that will allow access to the ~~Tourist Rooming House~~ Short-Term Rental in emergency situations.
- iii. Knox boxes shall be placed on the building for emergency entry into the building. The City may require more boxes dependent on the size of the structure or facility.

f. Penalties and License Revocation

- i. Violations of the requirements for ~~Tourist Rooming Houses~~ Short-Term Rental, the provisions of the ~~Tourist Rooming House~~ Short-Term Rental License, and all other of this subsection (y) are subject to separate daily fines per Section 98-936. Citations for violations of this ordinance will be issued to, and will be the responsibility of, the property owner.

ii. The Annual ~~Tourist Rooming House License~~ Short-Term Rental may be revoked for more than two violations of the requirements specific to ~~Tourist Rooming Houses~~ Short-Term Rental, the License, or the remainder of this Zoning Code. ~~Tourist Rooming House~~ Short-Term Rental operators found non-compliant with the terms of this subsection (y) shall be considered in violation and shall be subject to all applicable penalties up to and including revocation of their ~~Tourist Rooming House~~ Short-Term Rental License.

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

Adopted, passed, and approved by the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, this ____ day of _____, 2019.

TOM HARTZ, Mayor

Attest:

LANA KROPF, City Clerk

First Reading:
Second Reading:
Adoption:
Published: