

Under a Class "B" Storm alert, the Street Department begins to plow routes by dispatching plow trucks to each of the four zones. The plow trucks with spreaders first plow and spread sand on the arterial and collector streets before beginning to clear residential streets. Two plow trucks begin windrowing the snow downtown. Windrow streets include Main, Wrigley, Cook, Center, Broad, Williams, Dodge, and Geneva.

Winter storms occur under a multitude of circumstances and each situation needs to be considered and approached a little differently in the downtown area depending upon weather conditions as follow:

**Storm Occurring DDuring normal Normal business Business hours Hours (Sunday through Thursday)**

Cars are parked throughout the downtown and the plows may have to push the snow to the backs of parked cars if there isn't enough room in the center of the roadway or if the snow accumulation isn't large enough to begin the windrowing procedure. The businesses have 24 hours to push their snow into the street, but should push the snow into the street by late evening. The Street employees may be called in during early morning of the next day to bring this snow to the center of the road. Some parking places are blocked off in this type of operation. As soon as possible after the snow has been windrowed, the blower and a minimum of two plow trucks with snow boxes, either street trucks or contractor, are dispatched to downtown to start removing the windrows. Every effort is made to keep open as many parking places open as possible. When the blower has started picking up windrows this operation will continue until all snow has been removed from the downtown area. If the snow storm continues into the daylight hours the next day, the Street Department may leave the windrows in the center of the road throughout the day, and at times adding to the windrows by plowing more snow to the center of the street.

**Storm Occuring During Normal Business Hours (Friday , Saturday or Holidays)**

Cars are parked throughout the downtown and the plows may have limited access due to traffic congestion. In this scenario, they push the snow to the backs of parked cars. If the accumulation of snow to the backs of parked cars is trapping vehicles, snow may be windrowed to the center of the roadway. During this time, the businesses have should clear pathways for shoppers and push their snow into the street but in any event make every effort to push the snow into the street by late evening. The Street employees may be called in during early morning of the next day to bring this snow to the center of the road. As soon as possible after the snow has been windrowed, the blower and a minimum of two plow trucks with snow boxes, either street trucks or contractor, are dispatched to downtown to start removing the windrows. When the blower has started picking up

windrows this operation will continue until all snow has been removed from the downtown area. If the snow storm continues into the daylight hours the next day, the Street Department may leave the windrows in the center of the road throughout the day, and at times adding to the windrows by plowing more snow to the center of the street. On weekends, it is the intent of the plan to make every effort to open up as many parking spaces for Saturday and Sunday as possible. To supplement this operation, the Street Department may push snow into piles at mid-block or other non-obstructed areas for pick up at first reasonable opportunity.

#### **Storm Occuring During Late Night/Early Morning Hours (Sunday through Thursday)**

Cars in the downtown have vacated parking spaces and the plows may push the snow to the gutter if snow accumulation isn't large enough to begin the windrowing procedure. The businesses have 24 hours to push their snow into the street, but should push the snow into the street by day break the next morning. Depending upon the total snow accumulation at the curb and how long the snow storm continues into the day, the Street employees may be called in during early morning of the next day to bring this snow to the center of the road. Some parking places are blocked off in this type of operation. As soon as possible after the snow has been windrowed, the blower and a minimum of two plow trucks with snow boxes, either street trucks or contractor, are dispatched to downtown to start removing the windrows. Every effort is made to keep open as many parking places open as possible. When the blower has started picking up windrows this operation will continue until all snow has been removed from the downtown area. If the snow storm continues into the daylight hours the next day, the Street Department may leave the windrows in the center of the road throughout the day, and at times adding to the windrows by plowing more snow to the center of the street. The Street employees are called in the early morning hours the following day to windrow any remaining snow and collect the snow with blower and trucks.

#### **Storm Occuring During Late Night/Early Morning Hours (Friday, Saturday or Holidays)**

Cars in the downtown have vacated parking spaces and the plows may push the snow to the gutter if snow accumulation volume isn't large enough to begin the windrowing procedure. The businesses have 24 hours to push their snow into the street, but should push the snow into the street by day break the next morning. Depending upon the total snow accumulation at the curb and how long the snow storm continues into the day, the Street employees will be called in during early morning of the next day to bring this snow

to the center of the road. As soon as possible after the snow has been windrowed, unless the storm has an extended duration, the blower and a minimum of two plow trucks with snow boxes, either street trucks or contractor, are dispatched to downtown to start removing the windrows. Every effort is made to keep open as many parking places open as possible. When the blower has started picking up windrows this operation will continue until all snow has been removed from the downtown area. If the snow storm is forecast to continue well into the daylight hours the next day, the Street Department may leave the windrows in the center of the road throughout the day, and at times adding to the windrows by plowing more snow to the center of the street. The Street employees are called in the early morning hours the following day to windrow any remaining snow and collect the snow with blower and trucks.

downtown the plows may have to plow the snow to the backs of parked cars if there isn't enough room on the roadway. In this event, employees will be called in during early morning of the next day to bring this snow to the center of the road. Some parking places are blocked off in this type of operation. As soon as possible after the snow has been windrowed, the blower and a minimum of two plow trucks with snow boxes, either street trucks or contractor, are dispatched to downtown to start removing the windrows. Every effort is made to keep open as many parking places as possible. When the blower has started picking up windrows this operation will continue until all snow has been removed from the downtown area.

If other methods of handling snow in the downtown are ineffective, the Street Department may open up parking spaces by pushing snow into piles at locations as to not obstruct visibility for traffic. These piles will be picked up with front end loader and truck concurrently with opening up parking in the City lots.

After all the windrows have been picked up downtown, the plow trucks are sent to assist the drivers with the ongoing clean up in the four zones. The blower operator returns the blower to the garage and then takes the bobcat, snow bully or other required equipment and begins to clear parking lots and sidewalks.

During an early call-in, an employee will take a one-ton truck to clear alleys and a loader to clear parking lots. This shall be done before cars start using them for parking to the extent possible. This snow is moved into piles or pushed into windrows for removal later as the situation dictates. The 4-wheel drive pickup with plow may assist in the operations depending upon availability of drivers.

Residential streets will always be the last to be plowed. As drivers clear their zones they are instructed to pull off the residential streets from time to time to check the arterial and collector streets for buildup and then return to residential streets. Drivers shall rotate the beginning location of their zones from storm to storm; one storm they shall start in sub-zone "A" and the next storm start first clearing sub-zone "B." If a driver starts on the north side of his sub-zone on a snow storm, he/she is to start on the south side on the next storm. This will reduce complaints that certain streets are always the last to be plowed.

Drivers are furnished with a color coded map of the zone they have been assigned. The arterial and collector streets are highlighted. Drivers are instructed to plow and sand their arterial and collector streets first before entering residential areas. Drivers are to return to the arterial and collector streets from time to time to check if they are still clear. The Street Superintendent may assign a driver to keep arterial and residential streets clear. This action would allow zone drivers to continue plowing on residential streets.

The Street Superintendent will be on patrol to watch out for build up on different areas. He/She will call drivers off of residential streets when he/she feels that the arterial and collector streets need immediate attention. He/She will remain in contact with the Police Department to relay messages to drivers of trouble spots. The Director of Public Works may also reclassify a storm as appropriate. He/She will remain aware of the forecasted weather and work with the Street Superintendent to call in employees as needed. Employees from other Departments may also be called in as needed.

A Class "B" Storm should be able to be handled by City of Lake Geneva employees, but if the need arises, the Street Superintendent or Director of Public Works can authorize outside contractors to assist. All streets, parking lots, alleys, and municipal building sidewalks should be cleared in about 10-12 hours for a Class "B" Storm. During storms of this class some employees may be sent home to rest with directions to return at a set time to clear downtown windrows, parking lots, and alleys. In this case, two drivers may be kept back after normal hours to keep arterial and collector streets open and sanded. These employees will then come in the next day at their normal time. Every attempt will be made to make sure for safety purposes that no employee works more than sixteen (16) consecutive hours without eight (8) hours rest. If needed, employees from other Departments may be called in to supplement Street Department employees.

### **Class "C" Storm (8" or more total accumulation)**

This storm is extremely heavy snowfall, eight (8) inches or more in depth, occurring in a period of twenty-four hours or less. In this storm, life threatening situations can arise as emergency vehicles can become bogged down and stranded. When existing conditions and weather forecasts indicate a Class "C" Storm event is imminent, the Street Superintendent and Director of Public Works will maintain close communication with drivers and Police Department. The Street Superintendent or Director of Public Works may arrange for outside contractors to assist City Employees.

## **SECTION 5: SNOW REMOVAL PRIORITIES**

### **Snow Zones**

Zones have been established to divide the City into approximately four equally sized snow removal routes. These geographic areas have been chosen to provide a balance between mileage and travel time. Each zone in turn is further divided into an "A" and the next storm start in sub-zone shall be given alternate priority by snow storm. For example a plowing crew will start in sub-zone "B." Before the zones are entered, arterial and collector streets are cleared from end to end, sometimes using two trucks running in tandem. Equipment and staffing issues are addressed later in this policy.

### **Appropriate Level of Service**

Matching the level of service to roadway classification and vehicular volume will effectively provide a high quality winter travel-way for our citizens. The priorities are as follows:

- 1) Arterial roadways
- 2) Major and minor collectors
- 3) Local residential streets
- 4) Cul-de-sacs and dead end streets
- 5) Alleys and parking lots. Alleys and parking lots may be cleared during regular working hours.
- 6) Sidewalks in front of City property

The extreme cost and negative environmental impacts of a "bare pavement" policy at all times for each and every roadway is not feasible. If a citizen drives carefully for 1-2 blocks on their local street to a collector or major roadway with a higher level of service, then travel throughout Lake Geneva is easy and safe. Balancing level of service with resources is the more efficient use of Lake Geneva tax dollars and minimizes damage to our environment and vehicles. Local streets will not generally be sanded during the plowing

operation (except maybe certain intersections) but will receive a sand/salt mixture during freezing rain and where the forecast is for continued low temperatures. However, hills curves, and stop sign intersections will receive a sand/salt mixture in each of the Class A, B, or C Storm. Straight salt will only be spread during a severe ice storm to break the bond between the ice and the pavement. When this bond has been broken, the remaining ice will be plowed off the pavement. Snow and Ice Control Plan flow charts for Class "A" and Class "B" Storms appear in Exhibit "E" because frequency and duration storms occur during morning, daytime, and evening hours.

### **Cul-de-sacs and Dead Ends**

Cul-de-sacs and dead ends require special equipment and are difficult to clear; therefore they are last on the street cleaning list. Drivers shall plow past cul-de-sacs and dead ends if they intersect with a through street. When a driver has completed all arterial, collector, and through residential streets, he then returns and plows cul-de-sacs and dead ends. Other drivers who have completed their zones will assist in any other zone with cul-de-sacs and dead ends.

### **Parking Lots and Alleys**

Alleys and parking lots shall be plowed soon after the snow stops to allow residents, shoppers, and employees to park their vehicles off-street. This operation is completed by using the front end loader with "snow bully" bucket. The half-ton four wheel drive pickup may also be used in the smaller parking lots. The parking lot plow list is as follows:

- 1) Fire House
- 2) City Lot in 700 block of Geneva Street
- 3) City Hall
- 4) City Lot in 800 block of Geneva Street
- 5) Center Street (2 Lots)
- 6) Chamber of Commerce
- 7) Riviera Lot
- 8) Sage Street Lots by Museum
- 9) Dunn Field Parking Lot (If City agrees to assist the School District)

## Sidewalks

The Street Department is responsible for snow removal on sidewalks adjacent to City owned buildings and property. After the City parking lots and alleys are plowed, a Street Department employee will transfer from a front end loader to either tractor with the broom or the bob-cat tractor with the front mount snow blower to clear sidewalks. The tractor selected will depend upon the depth and the wetness of the snow. Priorities are as follows:

- 1) Fire Station
- 2) City Hall
- 3) Library Park
- 4) Riviera Ballroom
- 5) Select/School Cross-walk Corners
- 6) Bridges
- 7) Moss Park
- 8) Dodge Street Cemetery
- 9) Flat Iron Park
- 10) Seminary Park
- 11) Designated Bike Trail Routes
- 12) City sidewalk snow removal plan are those sidewalks adjacent to private property which, under City ordinance, are the responsibility of the abutting property owner for snow removal. City ordinance authorized the City to initiate sidewalk snow removal for public safety and welfare if the snow and/or ice have remained on the sidewalk surface for a period in excess of 24 hours after the termination of the storm. The procedure is set forth under the Public Notice section of the policy.

NOTE: In any storm event, sidewalks will not be done until all streets are passable.

**Private Streets (We are not providing any plowing for private streets. This section should be eliminated) All plowing of private drives will cease April 1, 2012.**

Snow removal from private streets shall not be provided unless as an agreement between the adjoining property owners and the City has been executed. The agreement shall provide for the reimbursement to the City for all costs associated with the snow and ice control services. Said costs may include: labor and fringe benefits; equipment rental (based on rates established by the state); sand, salt, and other supplies; fleet, property, and liability insurance; etc.

#### Private Streets Currently Being Plowed:

- 1) Ceylon Court
- 2) Knoll Lane N.
- 3) Knoll Lane S.
- 4) LaGrange Drive
- 5) Maytag Drive
- 6) Shore Acres (1121 S. Lake Shore Dr.)
- 7) Windsor (Somerset)

### SECTION 6: SAFETY AND TRAINING PROCEDURES

#### **Purpose**

The purpose of Safety and Training Procedures is to protect and provide safe conditions for city personnel, motorists, and pedestrians. To that extent, City operations shall do the following:

- 1) Always check the equipment before entering the vehicle.
- 2) Report all mechanical problems to the Supervisor immediately.
- 3) Obey all traffic laws. Do not use excessive speed and be certain to stop for all stop signs and traffic signals.
- 4) Be as courteous as possible to those who are stranded or stuck in the snow. Notify the Police Department by radio for assistance. Do not get involved unless somebody is injured or it is otherwise a dangerous situation.
- 5) As a matter of policy, Street Department plowing operators shall not work longer than sixteen (16) hours in a twenty-four (24) hour period without having at least eight (8) hours off for rest.
- 6) All employees shall be familiar with the City Safety Manual and adhere to its guidelines.

#### **Personnel Training**

At the direction of the Street Superintendent, a four (4) hour training session may be scheduled during the months of the October or November for the snow removal crews. The training session will emphasize the following:

- 1) Route and Zone changes (additions and/or deletions)
- 2) Supervisor's Role
- 3) Operator's Role
- 4) Updates on new equipment
- 5) Preparation of snow equipment (plow hook-up, maintenance check, maintenance repairs, etc.)

- 6) Vehicle running of routes and zones.
- 7) Feedback from drivers on conditions of route, ideas and suggestions

It will be the policy of the Street Department that all personnel should take a snow fighting course or a refresher course at least once every five (5) years. No new personnel will be allowed to operate a vehicle until they are qualified and have been adequately trained to the satisfaction of the Street Superintendent.

All drivers are instructed to drive their assigned routes prior to the first snowstorm to look for obstructions like raised manholes and water shut off boxes. These obstructions shall be repaired as soon as possible, but if an early storm hits, the drivers will proceed cautiously in these areas. New employees are trained in plowing operations and proper snow fighting techniques. They shall also initially be given less critical routes and zones. A more experienced driver will ride with the newer employee on their preseason drive. The newer driver will be instructed on proper snow fighting techniques and what obstructions to watch for during emergency snow plowing operations.

Drivers are instructed to respect private property. They are to plow around any stranded or disabled vehicles and then radio their location to the Police Dispatcher. Any driver finding a vehicle completely blocking a street will radio the Police Dispatcher or Street Superintendent for immediate removal. Drivers are instructed to continue plowing their routes or zone until they are sure that all roads are passable. Drivers shall not stop to assist any motorist or pedestrian unless an emergency exists which threatens public safety. Drivers shall not plow or sand any private property unless assisting ambulance or fire department response personnel. Drivers are instructed to continue to plow past any driveway even if the accumulated snow from their plow blocks the end of the driveway. It is the responsibility of the private property owner to clear any snow from their driveway. Drivers shall not stop to clear any sidewalks.

## SECTION 7: MATERIALS AND EQUIPMENT

### **Preparation of Equipment**

Each year during the month of September, the Street Department staff will inspect all snow removal equipment and accessories and prepare them for installation on the vehicles during the month of October and early November. Spreaders shall be attached to the trucks and tested no later than November 1 of each year. Plows shall be positioned in the Street Department garage so as to allow the rapid connection of the plow to the truck in the event of a snow storm not later than November 15. Once all the equipment has been mounted, tested, and presumably ready for operation, the operators assigned to the vehicle should make a trial run over their routes. All equipment should be tested on dry runs during good weather. Any mechanical failures shall be reported immediately to the Street Superintendent who will arrange for immediate repair or replacement.

Annually, not later than November 1, each spreader shall be calibrated by the assigned employee and a listing of the calibration be prepared for each unit. A copy of this listing should be placed inside the truck for the driver's reference during snow operations. The Director of Public Works or Street Superintendent will report to the City Administrator when all equipment is ready for snow fighting operations. The overtime call-in list will be updated by October 31 to show updated phone numbers of all City Employees involved in snow removal.

### **Calibration of Spreaders**

The Street Department repair shop shall, prior to the start of each season, adjust the spreader settings to the same application rate, at 20 M.P.H. to spread a uniform width of twelve (12) feet. This pattern will typically be offset from the vehicle centerline by two feet (2) toward the driver's side. All of the city's snow removal trucks shall be equipped with spreaders.

### **Winter Street Sweeping**

The street sweeper may be sent out whenever "above freezing temperature" opportunities allow removal of accumulated sand and salt on bare pavement streets.

## **Operator Check List**

Before leaving the Street Garage for a snow fighting assignment, each piece of equipment shall be thoroughly inspected by the assigned operator. The operator is responsible for its condition and should report any items which are broken or may break to the Street Superintendent. Arrangements can then be made to repair or replace the piece of equipment. The operator, each time he/she leaves the truck or equipment, for lunch, a rest period, or at the end of a day, shall walk around the truck and do an exterior inspection. The operator shall also check all fluid levels and lights each time he/she enters the vehicle. During snow and ice control, the following inspections shall be made prior to the start of a shift and as required:

- 1) Inspect the condition of the mold board and cutting edge of all snow plows. Inspect plow blades frequently. If blade wear reaches back plate, it will be very costly to replace. Any blades which are wearing to this critical point shall be reported immediately so the proper repairs can be made.
- 2) Inspect snow plow hoists. Check all air and hydraulic hoses and other crucial parts of the power units.
- 3) Inspect all vehicle lighting and warning lights.
- 4) Check all spreaders, hoses, and fittings. Check the spinners, augers, controls, and attachments to see that all are functioning properly. All plow assemblies, shoes and shoe assemblies should also be checked on a frequent basis.
- 5) Check all brakes, steering, clutches, transmissions, and engines so that all are in proper working condition.
- 6) Check operation of the vehicle's heater, windshield wipers, window washer, head lights; both high and low beams; plow lights, and marker lights.
- 7) Check all safety equipment, fire extinguishers, flashing lights, radio and First Aid Kits in the trucks and other equipment.

## **Use of Abrasives**

Abrasives do not prevent nor do they remove build up of snow pack. They can be an advantage instead of chemicals where traffic is light or where temperatures are extremely low. However, they must be mixed with rock salt in about 5:1 ratio in the salt shed to prevent stockpile caking and freezing. This material shall be cleaned from the streets and storm sewers in the winter as time allows and in the spring.

## Calcium Chloride

Studies have shown that a straight salt or salt treated with calcium chloride is more economical to use, with better results than abrasives. Abrasives can damage vehicles because of "sand blasting" effect as the sand is thrown up off the tires onto the body of the vehicle. It has been proven that one ton of salt can give the same results as three tons of sand. Even better results have been accomplished by pre-treating the salt with calcium chloride. This starts the salt working as soon as it hits the pavement. Because it is wet, calcium chloride is not thrown to the side of the road by the spreader or traffic. Several Wisconsin counties are using this combination, and consideration should be given to this product application in the future. Until then, the Street Crews will continue to generally apply a sand/salt mixture.

## SECTION 8: ACCIDENTS

(This section should also include a reference to the WDOT regulations regarding accidents; e.g. drug testing, etc.)

There will be times during snow emergencies when an employee will be involved in an accident. If, while driving a City vehicle, an employee is involved in an accident, the employee shall initiate the following procedure:

- 1) The Police Department shall be immediately contacted by radio.
- 2) The Police shall be given the location of the accident and whether an ambulance is needed.
- 3) Make sure that, if injuries have occurred, all persons are comfortable until the emergency personnel arrive. Do not make any statement to anybody until the Police, Street Superintendent or Public Works Director arrives. A complete accident report must be filed, as well as an in-house report to the Director of Public Works which outlines the circumstances under which the accident occurred. Any time parked cars are struck, the same procedure shall apply.
- 4) Contact the Director of Public Works or Street Superintendent. The Director of Public Works or Street Superintendent will make an immediate investigation of the accident and send the employee for blood and alcohol testing in accordance with WDOT Commercial Driver Licensing requirements..

### **Property Damage**

If garbage cans, mailboxes, or other such small items are damaged by plow or snow rolled from the plow blade, you should notify Police Dispatch and the Street Superintendent immediately, via radio or cell phone, with the address, when and where the damage occurred. A notation of the incident must be recorded and turned into the supervisor by the end of the storm.

If questioned by a property owner about damage to mailboxes, the City will by policy pay the property owner \$50.00 to replace damaged mailboxes if the plow struck the box or post. If the damage occurred because the box was not installed in accordance with Post Requirements (see Exhibit C) or because it was damaged by snow from a plow, then repairs will be the responsibility of the property owner.

### **On the Job Injuries**

Injuries must be immediately reported to the Street Superintendent who will assist the employee with completing an Accident Investigation Report and also report the incident to City Administration for filing of an Accident Insurance Claim.

**CITY PLAN COMMISSION  
MONDAY, FEBRUARY 20, 2012 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL**

Meeting called to order by Alderman Hartz at 6:30pm.

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

Flower/Poetzinger motion to approve the January 16th 2012 minutes. Motion carried.

**Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes. Applicants will be allowed when their item is discussed.**

None.

**Correspondence.**

None.

**Continued Public Hearing and recommendation on a Conditional Use Application filed by Wrigley Drive LLC, PO Box 460, Lake Geneva, WI 53147, for a commercial indoor lodging facility in the Central Business zoning district at 835 Wrigley Drive, Tax Key No. ZOP 00339.** Jason Bernard, architect for the project, approached the podium and explained the project of remodeling the old book store. They would like to have a tenant before the summer begins. Flower asks if the raised patio would need a railing. Brugger states that if it less than 30 inches off the ground, they do not need a railing. Poetzinger asks about the current setbacks of the patio. Without a current renter on the first floor, would they need to come forward for approval before they rent it out? Brugger states they would not need your approval for the tenant unless the use requires a conditional use for that zoning district. Bernard states that they do have a buffer between the patio and the property line. Flower/Olson motion to close the public hearing. Motion carried. Hill asks what the "neighborhood amenity" specification refers to. Brugger stated it would refer to a place where someone could just sit on a bench as they pass by, or if someone is shopping inside and another person with them doesn't want to be inside, they could go outside and sit down. That kind of use would not require a Conditional Use approval. **Hill/ Poetzinger motion to approve the Conditional Use Application filed by Wrigley Drive LLC, PO Box 460, Lake Geneva, WI 53147, for a commercial indoor lodging facility in the Central Business zoning district at 835 Wrigley Drive, Tax Key No. ZOP 00339 including all staff recommendations including the need to make a determination that the proposed setbacks for the patio is "an essential component of the site design". Motion carried unanimously.**

**Public Hearing and recommendation on a Precise Implementation Plan (PIP) filed by Ryan Companies US, Inc., 111 Shuman Blvd, Suite 400, Naperville, IL 60563, to create two lots in accordance with the approved GDP for the property located to the east of the Target Co. property parking lot more precisely identified as Tax Key Number ZA3997 00003. (withdrawn by the applicant).**

**Public Hearing and recommendation on a Conditional Use Application filed by filed by East Shore Estates Property Owners Association C/O Mark Kammermeier (President), 727 La Grange Drive, Lake Geneva, WI 53147, to amend the existing Conditional Use granted to Fairwyn, Ltd. on behalf of the property owner Antoinette Sottrel on November 9, 2010 and August 30, 2011, to reduce the site area of 1084 La Grange by 579 square feet for a lot line adjustment to comply with the riparian zone boundary requirements for the pier on the adjoining property. The Conditional Use Application amended is for the property located at 1084 La Grange Drive, Tax Key Number ZLE 00003.** Attorney Jim Howe approached the podium on behalf of the Property Owners Association and explained the project. Howe stated that if you look at the plat of survey included with the Conditional Use Application, the northern most lot is the lot owned by the Association. It is 50 feet wide and the association pier extends out on this lot. This has been there they believe since the 1970's. Recently, someone has a riparian boundary map drawn and it disclosed that a couple of the southernmost slips off the association pier were encroaching on the neighboring property. The current owner of the property (that is being encroached upon) has been approached to contract to purchase 30 feet of shorefront to eliminate the riparian encroachment. There will be no addition slips, and no more boat will be moored at this location. The

lot from which the land is being reduced will still more than meet the required area for this ER-1 zoned lot. Hill/Flower motion to close the public hearing. Motion carried. **Poetzinger/ Olson motion to approve the Conditional Use Application filed by filed by East Shore Estates Property Owners Association C/O Mark Kammermeier (President), 727 La Grange Drive, Lake Geneva, WI 53147, to amend the existing Conditional Use granted to Fairwyn, Ltd. on behalf of the property owner Antoinette Sottrel on November 9, 2010 and August 30, 2011, to reduce the site area of 1084 La Grange by 579 square feet for a lot line adjustment to comply with the riparian zone boundary requirements for the pier on the adjoining property. The Conditional Use Application amended is for the property located at 1084 La Grange Drive, Tax Key Number ZLE 00003 including all staff recommendations.** Hartz asks if the signature (by the Property owners association) is legal in order to carry forward with this request. Attorney Howe states that as the contract purchaser they are allowed to do this. They also have Ms. Sottrel's signature on file. **Motion carried unanimously.** Brugger explains that essentially the Conditional Use approval is to allow for the lot line adjustment to occur, therefore there is no need to approve the lot line adjustment separately unless the Commission wants to. **Flower/Hill motion to approve the lot line adjustment as submitted. Motion carried unanimously.**

**Public Hearing and recommendation on a Conditional Use Application filed by filed by Michael and Nancy McCabe, PO Box 203, Fontana, WI 53125 for the construction of a single family residential home in an ER-1 District using SR-4 District requirements per Sec. 98-407 at Tax Key Number ZCE 00031 located on Maytag Road.** Ken Etten, architect for the project, approached the podium on behalf of the property owners and explained the project. Hartz asked if there was a landscape plan in the packet. Brugger stated that it is not necessary to have one in the ER-1 district nor the SR-4 district. There was some discussion about the trees on the lot. Flower asks if there was a grading plan for the lot. Etten explains that there wasn't one in the packet but there would be something provided to the building inspector when the plans are submitted. **Flower/Hill motion to close the public hearing. Motion carried. Flower/ Poetzinger motion to approve the Conditional Use Application filed by filed by Michael and Nancy McCabe, PO Box 203, Fontana, WI 53125 for the construction of a single family residential home in an ER-1 District using SR-4 District requirements per Sec. 98-407 at Tax Key Number ZCE 00031 located on Maytag Road including all staff recommendations.** Discussion followed on drainage review for the parcel. **Flower/Poetzinger friendly amendment to allow for staff review of the drainage and grading plan. Motion carried unanimously on amendment to original motion and also on original motion as stated.**

**Public Hearing and recommendation on a Conditional Use Application filed by Rick Bittner on behalf of Bittner's Bakery, 259 Sky Lane, Lake Geneva, WI 53147, for a light industrial use (bakery) incidental to retail sales at 495 Interchange North, Tax Key number ZYUP 00140B.** Rick Bittner, 259 Sky Lane, Lake Geneva, approached the podium and explained the project. The Conditional Use of this project is the light industrial use for which the bakery will provide wholesale goods baked on site. Bittner explains the short term as well as the long range goals for the building. They would like to be operating by the end of April. Olson asked about the future outdoor area and wanted more of an explanation. Bittner explains there is a small green space there and would like to utilize it, but that would be another Conditional Use. There is plenty of parking there. Flower asks about the drive thru. Bittner explains that it was left over from a previous plan; he does not envision a drive thru to happen at this location. Hartz asks if the U-haul trucks are in this location. Brugger stated that the trucks are located on the other end of the building. Flower asks if a review of the exterior would have to come before the Commission. Brugger stated that they don't have to. **Olson/ Flower motion to close the public hearing. Motion carried. Hill/ Flower motion to approve the Conditional Use Application filed by Rick Bittner on behalf of Bittner's Bakery, 259 Sky Lane, Lake Geneva, WI 53147, for a light industrial use (bakery) incidental to retail sales at 495 Interchange North, Tax Key number ZYUP 00140B including staff recommendations.** Discussion followed. **Motion carried unanimously.**

**Public Hearing and recommendation on a Precise Implementation Plan filed by Anchor Covenant Church, PO Box 351, Lake Geneva, WI 53147, to allow for an Indoor Institutional Use (Church) at 630 Williams Street Tax Key Numbers ZA1776 00001, ZA1776 00002, ZA1776 00003 and ZA1776 00004.** Ned Sutherland, 1132 Wheeler Street, Lake Geneva, approached the podium on behalf of the Anchor Covenant Church and explained the project more in detail. Sutherland passed around a larger material specimen to show in larger detail. Sutherland did explain that he received written documentation today stating that he could utilize additional parking from Dunn Lumber after working hours and also on Sundays. Brugger asked if the exterior façade changes to the building and the parking lot/landscaping would all be installed prior to opening the use a church. Sutherland stated it would be Phase I. Sutherland would like to occupy a part of the building, for church services, prior to the parking lot being finished. They would like to begin church services as

soon as they can. They would plan to work on the parking lot during the summer time and have the parking lot finished before the asphalt plants close next fall. Hill asks if the intention on the exterior is to bring a consistent looking feel across all of the buildings. Sutherland said yes and explained the look of the building looking more uniform from a short distance away. Hill reiterated that the purchase of the property will include the large building and the muffler shop. Yes.

Sutherland stated that there are 173 street parking spaces in the blocks around the building. There are actually 12 spaces right on Williams Street. Brugger asked what the time frame is with removing the muffler shop. Sutherland explains that it is a touchy subject and that they will give the business 60-90 days. Apparently he has been on a 30 notice for removal for the past couple years. Sutherland says they would like to get going as quickly as possible but also be as fair as they can with the removal of the business that has been operating there. Hill asks how long the property has been for sale. Mr. Tom Landgraf, owner of the property currently residing in New Berlin, states that he has owned the property for 15 years. It has been available for sale for a "very long time". He states that the muffler shop has been aware of this situation for closer to ten years. Brugger asks if there is anyone renting any storage space in the building right now. Not that Sutherland is aware of. Hartz asked if the only change to the general development plan is to put a circle drive in front of the building. Hartz also asked if the sign that was passed around (dimensions mentioned in the packet) was part of the approval tonight. It is. The little roof over the sign is to facilitate down lights for the sign without polluting the neighborhood. Brugger stated that if the Plan Commission goes forward with approval, that the sign be approved with an electronic message center and not have to come forward for another Conditional Use. Hartz asked if the existing easement around the Travel building and the main building (proposed for the church) is still being maintained. It is. The Church is proposing to put a walkway between the Travel building and the church instead of a driveway as a former applicant had asked for. There is still an area from Williams street to the travel center to allow for cars to travel in and out. He believes that it has to be 28' wide. Hartz asked what will happen to the part of the building that will not be worked upon at this time. Sutherland stated they are not sure, but it could be a potential boat storage facility. Flower asks for clarification of the access to the Travel building. Discussion followed. Rick Hammer, member of the church, approached the podium to clarify some parking issues. Sutherland went over some of the kinds of uses that they considering in correlation with the potential parking increase. Bruce Bruns pastor at Anchor Covenant Church approached the podium to explain that on a good day, they have 80 people. The parking lot is something they are going to want to grow into. He also comments that he wants to cooperate with the neighbors. The Travel building is for sale and after the first newspaper story came out, they were approached by the owner of the Travel building to buy the building. The church said they would have to wait and see and potentially purchase the large building first and see what happens with that. Since the owners of the travel building do not know who they are going to be dealing with as an owner/renter, it's hard for the church to know how to work with that area. Brugger explains that the City Planner has sent correspondence to suggest a provision in development in an existing area that would have some issues with current requirements (i.e. parking requirements). Alderman Hartz read the suggestion. Brugger continued to explain that in order for this building to develop into anything, there is going to have to be some flexibility in parking and the Commission is going to have to find a way to consider that. Flower asked for clarification on the movement of the power poles that are on the property. Sutherland stated that they have already contacted the power company on that movement of the poles and they will be moved.

Alderman Ellyn Kehoe, 222 Warren Street, approached the podium and asks if they building needs to be sprinkler-ed. Brugger stated it already is sprinkler-ed. Kehoe also suggests some other local businesses that she believes should be asked to utilize their parking lots.

Sutherland stated that he has asked other businesses but because he is not the owner of the building, they said they would get back to him. Once they are owners, they can indemnify the owners of the parking lot. Hill/Olson to close the public hearing. Motion carried. Discussion followed on traffic and easements on the Travel business parcel. **Hill/Poetzinger motion to approve the Precise Implementation Plan filed by Anchor Covenant Church, PO Box 351, Lake Geneva, WI 53147, to allow for an Indoor Institutional Use (Church) at 630 Williams Street Tax Key Numbers ZA1776 00001, ZA1776 00002, ZA1776 00003 and ZA1776 00004 as submitted (limited to the current floor plan as depicted), the applicants come forward for any other additional uses other than the current storage use and including all staff recommendations as well as the electronic message center of the sign will not need to come forward for an addition Conditional Use.** Flower asks if they would be coming forward with additional uses for more Precise Implementation plans. Brugger explains how it would come forward each time a new use would commence. The parking could be revisited each time they come forward. Brugger would like to clarify the time frame for the parking lot completion as a condition as well as other exterior improvements. Hill stated she did not see a need to put that time frame in the motion for approval, that they have a very ambitious project ahead of them and it seems that they want to get going as soon as possible. Discussion followed. Roll call vote: Hill: Aye, Olson: Aye, Flower: Aye, Poetzinger: Aye, Hartz: Aye. **Motion carried unanimously.**

**Discussion on a Concept Plan for Delaney Street Mercantile 905 W. Main Street, Lake Geneva, WI 53147 for a possible Planned Development.** Jeff and Beverly Leonard, 1504 Dodge Street and Owners of Delaney Street Mercantile approached the podium and explained their project. They would like to complete the beautification of the property by adding this conservatory. They would like to achieve this by making a zoning change to Planned Development. Flower asks where the dumpster will be moved to. It will be put behind the conservatory. Brugger wants to know what will be in the new area. Leonard explains they will put statues in there. Leonard also asks to have outdoor display like many of his neighbors already have because of their zoning and will be able to with the new zoning. Discussion followed on the neighboring land uses. Brugger asks if they would consider a conditional use for the temporary outdoor display versus thru the planned development. Leonard said they could consider it in addition to the conservatory. Hill asks how many other properties to the West are in the Neighborhood Office zoning district. There are two more properties (in addition to Delaney Street store) to the West. Brugger explains that the packets will probably not change much since he did such a complete job on this packet. Flower asks how close to the property line will this addition is. Brugger states that is why they are asking for a Planned Development. Otherwise they would have to adhere to a 25' rear yard setback and a minimum 6' side yard in that district. That is why he is asking for flexibility for setbacks. He is also asking for flexibility on parking as he would be required to add a stall with the increase in square footage with the addition. It would be detrimental for him to have to add another space due to his location and lack of onsite parking available. Hill showed positive feedback. She wants to know what the neighbors think about the transition to PD. Poetzingler showed positive feedback as well. Olson also showed positive feedback and favors the statues to be moved inside. Flower showed positive feedback, but would like to see the distances to the lot line and more dumpster information. Hartz says that the addition fits in with the Comprehensive Plan with the mixed use and provides a good transition to the residential area. He also has positive feedback.

**Discussion on outdoor entertainment for "Summer Stock" theater within the 300 feet of residential dwellings.** Bethany Souza and Andrew Fritz, 327 Wrigley Drive approached the podium to discuss the idea of having outdoor entertainment within 300 feet of residential dwellings. Ms. Souza read a description of Summer Stock Theater written in a recent Wisconsin publication. They are looking to bring theatre back to Lake Geneva. They are soon to be acquiring the Golden Oaks Mansion and are looking to have this summer stock under a tent in the parking area of the property at 421 Baker Street. Brugger explains that this project came up and then the patio at 835 Wrigley Street, both would have to be 300 feet (approximately 1 city block) away from residential lots. Brugger has spoken with the City Planner to discuss how other cities have re-defined their commercial outdoor entertainment and separated the larger more activity based uses out. This would be more for the sedate outdoor uses like dining and other assembly like uses. The current restrictions force them to be at least 300 feet away from residential properties and with the proposed revision, they would not have to adhere to that. Slavney also thought that the amount of buffering could be lowered. If you are across the street (from residential) there would be enough distance separation (i.e. obstructing lake views from patios). Brugger explains that the Commission would need to amend the ordinance to remove the restriction of being 300 feet away from residential properties. A Conditional Use would still be needed and potential nuisances could be addressed at that time. Hill reiterates that the ordinance be changed and then a Conditional Use would still need to be applied for on a case by case basis. Hill supports the idea but stresses making sure that all the details are taken care of. Poetzingler also supports this idea and likes the idea of theater for kids, adults and guests of the city. Olson supports the idea but expresses the concern for the parking. Souza expects that many guests will walk from the Theater area to the hundreds of hotel room's downtown. The parking requirements will be addressed. The running of the Golden Oaks will continue as it has been except many renting only about three rooms versus the six rooms that have been rented (and changing the name of the mansion). Flower likes the idea of live theater in this community and fully supports the idea. The only issue Flower foresees is a noise issue. Souza states that nothing will be occurring after 9:00pm. Flower asks if the food and beverage would be served outdoors. Brugger states that the serving would be part of the Conditional Use. Hartz states that there is Music in the Park on Thursday nights in the summer. He feels that this theater would compliment the event and hopes that they can have a very detailed plan when it comes forward. Hartz is not worried about the 300 feet versus the 75 feet. He thinks the neighbors would like to be a part of everything. Attorney Draper feels that this process can be

initiated by the Plan Commission to begin the amendment process. Flower/ Olson motions to direct staff to begin the amendment process and set a public hearing for the March meeting. Motion carried.

**Downtown Design Review.**

727 Geneva Street. Bread Loaf Book Store. They would like to move their sign from the former location on Wrigley to the current location on Geneva Street. Hill/ Olson motion to approve the sign as presented. Motion carried.

101 Broad Street. Braden Dental Center. They would like to add an awning to Broad Street and Wrigley Street 2<sup>nd</sup> floor awnings. They are permitted the awnings but not the signage according to the ordinance. Flower/Poetzinger motion to approve the green awnings as presented. Motion carried.

755 Main Street. Refined Rustic. They would like to have an awning with signage. It will be a tan awning with black thin stripes. Hill/ Olson motion to approve the awning with signage as presented. Motion carried.

812 Geneva Street. Former Wild Birds Unlimited building. The stucco will be the pure earth, trim will be divine wine and the columns and window/door framing will be pure bliss. Signage will come at a later date. Flower/ Hill motion to approve as presented. Motion carried.

521 Broad Street. Sweet House of Madness. They would like to change out the awning for an orange color and also include metal brackets as presented. Flower asked if anyone wanted to motion. Olson/Poetzinger motion to approve as presented. Motion carried with 1 abstention (Hartz).

Poetzinger/Hill motion to adjourn at 9:14 pm. Motion carried.

/s/ Jennifer Special, Building/Zoning Administrative Assistant

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

**STAFF REPORT**  
To Lake Geneva Plan Commission

Meeting Date: February 20, 2012

Agenda Item #6
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Applicant:

Wrigley Drive LLC  
PO Box 460  
Lake Geneva, WI 53147

Request:

Conditional Use to allow for a commercial indoor lodging facility in the Central Business zoning district at 835 Wrigley Drive, Lake Geneva, WI 53147  
Tax Key No. ZOP 00339.

Description: The applicant would like to convert the existing commercial apartment at this location to a commercial indoor lodging facility.

Staff Recommendation: Staff has no objection to approval of this conditional use. Staff feels the proposed use of a commercial indoor lodging unit is far more compatible in this location than the existing residential use. Staff feels the existing single parking stall will be adequate. Staff also has no objection to the proposed patio with the understanding that if the patio is to be utilized other than a passive recreation area for the commercial lodging facility or as a neighborhood amenity a conditional use approval will be required. Staff has no objection to its use as a. It may not be used as an outdoor entertainment. Also, the Plan Commission needs to make a determination that the proposed setbacks for the patio are "an essential component of site design". Paved surface setbacks in the CB district are not permitted without that determination. Finally staff would point out that the proposed site monument sign does not conform to setback requirements as depicted and the sign location will be revised prior to permit issuance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Agenda Item #8

Applicant:

East Shore Estates Property Owners Assn.  
727 La Grange Dr. (Attn. M. Kammermeier)  
Lake Geneva, WI 53

Request:

Conditional Use approval for an amendment to an existing Conditional Use Permit for A. Sottrel at 1084 La Grange Dr. Tax Key No. ZLE 00003 for an adjustment to the lot line for riparian zone boundaries for a pier.

Description: The applicant would like to purchase a piece of the adjoining lot to resolve an issue with their existing pier encroaching the riparian space of the adjoining lot. The lot in question is currently covered by a conditional use to construct a new single family dwelling utilizing the lot size and setbacks of the SR-4 District. The applicant is proposing to amend the conditional use site plan to exclude this portion of the lot so that the lot line adjustment can be completed without violating the currently approved conditional use.

Staff Recommendation: Staff has no objection to this proposed conditional use amendment as the resulting lot and site plan still conform to the SR-4 district requirements.

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

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

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

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

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

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

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

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

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

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

Agenda Item #9

Applicant:

Michael and Nancy Mc Cabe  
PO Box 203  
Fontana, WI 53125

Request:

Conditional Use approval the construction of a single family home in the ER-1 district using SR-4 district setback requirements.

Description: The applicant would like to construct a new single family dwelling on an existing substandard lot.

Staff Recommendation: Staff has no objection as the submitted plans conform to the SR-4 District requirements.

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

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

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

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

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

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

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

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

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

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

3. The proposed conditional use in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or

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

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

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

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

Agenda Item #10

Applicant:

Rick Bittner / Bittner's Bakery  
259 Sky Lane  
Lake Geneva, WI 53147

Request:

Conditional Use approval for a light industrial  
use (bakery) incidental to retail sales at 495  
Interchange North, Tax Key Number ZYUP 140B

Description: The applicant would like to open a bakery shop but would also like to be able to do wholesale bakery business necessitating the light industrial conditional use.

Staff Recommendation: Staff has no objection to this application. The application conforms to ordinance requirements as the light industrial area (bakery kitchen) is well within the allowable percentage of the total building area and staff feels this is an appropriate site for this use. The applicant is aware that the proposed future outdoor seating area is subject to a future conditional use approval.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Agenda Item #11

**Applicant:**

Anchor Covenant Church  
PO Box 351  
Lake Geneva, WI 53147

**Request:**

Precise Implementation Plan approval for an indoor  
Institutional use (Church) at 630 Williams Street  
Tax Key Numbers ZA1776 00001, ZA1776 00002,  
ZA1776 00003 and ZA1776 00004.

Description: The applicant would like to renovate and utilize this existing former factory building as a church in conformity with the approved GDP for this Planned Development.

Staff Recommendation: Staff has no objection to approval of this proposed use and PIP. The application conforms to the approved GDP with the exception of installing a circular drive for drop off access in an area designated as a landscaped courtyard on the GDP. Most of the requested flexibility of zoning requirement are due to the existing non-conforming status of the building prior to being zoned PD.

Staff would remind the Plan Commission that the GDP approval, which recognized the need for flexibility of parking requirements, anticipated that the redevelopment of the building would include office and retail uses that would typically generate parking demand potentially eight to twelve hours a day seven days a week. This particular use will likely generate parking demand for a few hours a day for a few days a week (depending on the demand for use of the facility as a Community Center). The applicant has requested that the parking requirement be waived. Staff would object to that request but rather the PIP should request that the provided on-site parking be deemed adequate for the currently proposed uses. Whether it is adequate for future expansion should be a topic of discussion at the public hearing.

Finally, staff is still working with the applicant on the photometric plans for site lighting. If the Plan Commission is ready to make a recommendation for approval after the public hearing, staff would recommend a condition that staff review and approve the lighting plans.

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

1. In general, the proposed PIP is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
2. Specific to this site, the proposed PIP is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
3. The proposed PIP in its proposed location and as depicted on the required site plan, does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they

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

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

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

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

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

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

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

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

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

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

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

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

  
\_\_\_\_\_  
Zoning Administrator

## CONDITIONAL USE RESOLUTION 12-R12

A Resolution authorizing issuance of a Conditional Use Permit for a commercial indoor lodging facility in the Central Business zoning district at 835 Wrigley Drive, Tax Key No. ZOP 00339

WHEREAS, the City Plan Commission has considered the application filed by Wrigley Drive LLC, PO Box 460, Lake Geneva, WI 53147; and

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on February 20, 2012.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit to Wrigley Drive LLC, PO Box 460, Lake Geneva, WI 53147, for a commercial indoor lodging facility in the Central Business zoning district at 835 Wrigley Drive, Tax Key No. ZOP 00339, including all staff recommendations and, specifically, that the proposed setbacks for the patio be an essential component of the site design.

Granted by action of the Common Council of the City of Lake Geneva this 27th day of February, 2012.

\_\_\_\_\_  
James R. Connors, Mayor

ATTEST:

\_\_\_\_\_  
Michael D. Hawes, City Clerk

1/26/12  
2/8/12

**APPLICATION FOR CONDITIONAL USE**  
*City of Lake Geneva*

SITE ADDRESS/PARCEL NO. AND FULL LEGAL DESCRIPTION REQUIRED (ATTACH SEPARATE SHEET IF NECESSARY):

835 Wrigley Drive                      ZOP 00339

Legal on Survey Attached

NAME AND ADDRESS OF CURRENT OWNER:

Wrigley Drive LLC

P.O. Box 460, Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: 262-248-4492

NAME AND ADDRESS OF APPLICANT:

Michael Keefe

P.O. Box 460, Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: 2620248-4492

PROPOSED CONDITIONAL USE:

Commercial Indoor Lodging

ZONING DISTRICT IN WHICH LAND IS LOCATED: Central Business District

NAMES AND ADDRESSES OF ARCHITECT, PROFESSIONAL ENGINEER AND CONTRACTOR OF PROJECT:

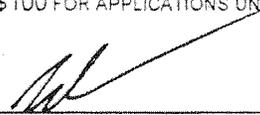
SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Short term apartment vacation rental

CONDITIONAL USE FEE PAYABLE UPON FILING APPLICATION: \$400.00 [\$100 FOR APPLICATIONS UNDER SEC. 98-407(3)]

November 7, 2011

DATE



SIGNATURE OF APPLICANT

AGREEMENT FOR SERVICES

REIMBURSABLE BY THE PETITIONER / APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any finance charges that may accrue. The City may apply the charges for these services to the Petitioner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner and which are not paid, may be assigned by the City as a special assessment to the subject property. Petitioner hereby expressly waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. Petitioner further authorizes the City Treasurer or City Clerk to levy and collect review fees and additional fees upon the affidavit of the City Administrator or the Zoning Administrator stating that such fees are reasonable and that payment is overdue. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the development application:

Michael Keefe \_\_\_\_\_, as applicant/petitioner for:

Name: 835 Wrigley Drive \_\_\_\_\_
Address: P.O. Box 460 \_\_\_\_\_
Lake Geneva, WI 53147 \_\_\_\_\_
Phone: 262-248-4492 \_\_\_\_\_

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

Dated this 7th day of November, 2011.

Michael Keefe
Printed name of Applicant/Petitioner
Signature of Applicant/Petitioner

## II (a)

The Conditional Use Application is for the building at 835 Wrigley Drive. This historic building currently is used as retail on the first floor and a two bedroom apartment on the second floor.

The Conditional Use is being requested for the second floor apartment to be approved for Commercial Indoor Lodging. The subject property is zoned Central Business District.

The usage for the apartment will be similar to the rental units at the Baker House and Cove, etc. We expect and will try to keep the use at a multi-day minimum and expect most rentals to be weekly or at least weekend. Guests will be informed that there is parking for one car only. This will be administered through our resort rental department. Room tax will be paid and maid service provided. There is room on the site for one car to park adjacent to the north side of the house where the garage formerly was located. The unit has two bedrooms and is useable for 4-6 people at a time. It should be noted that the property has seen many combinations of use from two-family rental to weekend rental to rental plus restaurant, coffee house and more.

We are requesting permission to build a patio without any specific tenant in mind. For now, the patio will be a landscape amenity for the property and patrons. Once rented, if the tenant chooses to use the patio to conduct business, a conditional use application will be submitted for approval. At this point, we are requesting the permission to build the patio without knowing the specifics of the future tenant.

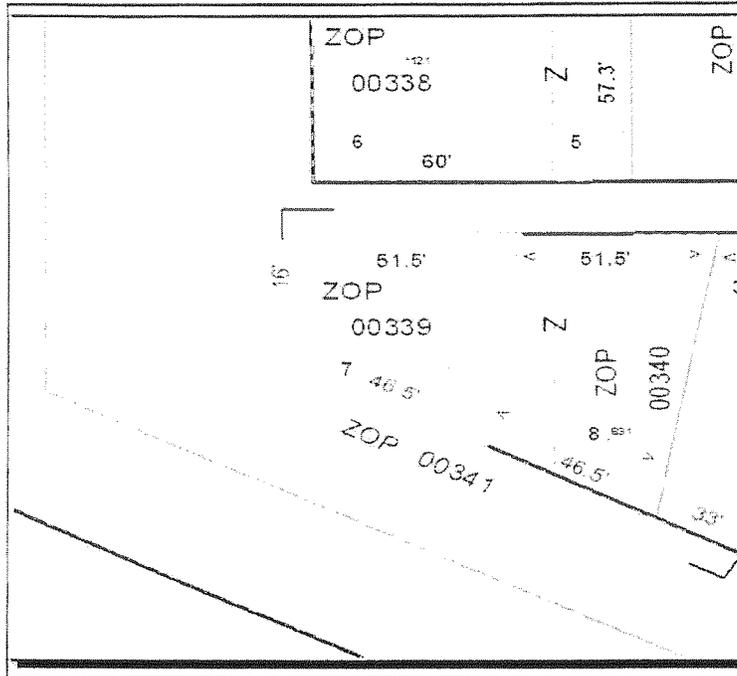
There will be very little traffic impact, people rent in a location like this to be car free and able to easily walk to restaurants, shops and bars. The neighbors are all mercantile and beach so there will be essentially no impact on any residential resident.

A major reason for this request is to allow me to create value with occupancy such as this rather than try to put regular apartment rental in a high activity location. This use will facilitate my ability to afford to restore this historic building.

### III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

1. This use is in the main business area of downtown LG and is consistent with many other of the downtown properties designated for hospitality use such as the Cove, Harbor Shores & Mill Street Inn.
2. The specific location is in the heart of the recreation area of downtown LG and would be highly desirable to vacation visitors looking for a convenient and unique experience in the heart of our town.
3. The use will help allow me to preserve this historic structure in the heart of our town and thereby add to the charm and beauty of our lakefront amenities. There is parking on site and I would anticipate very little auto use by an occupant after arrival as the location is the attraction and access to beach, shopping and restaurants could not be more convenient. Renters will be informed there is parking for only one car. Our rental department sees no issue with this. There are no immediate neighbors that I can think of that would be impacted by this; in fact, having more 24 hour presence there may be a plus by keeping additional "eyes" on the area.
4. This has no effect on land use intensity as it has been an apartment for as long as I can remember, in fact, not long ago it was used as a two-family rental, one two bedroom on the first floor and one two bedroom on the second floor. The ability to have short term use will allow a more attractive occupancy than year around as the area is so commercial and busy that a apartment use will not attract the conventional tenant but short term opportunity, on the other hand will attract a high end, family or friend group desirous of being in the center of activity.
5. No impact.
6. No adverse impact.

Mike Keefe



**Walworth County, WI  
Land Information Division**

**Property Details**

Municipality: CITY OF LAKE GENEVA  
 Parcel Number: ZOP 00339  
 School District: 2684-UHS LAKE GENEVA-GENOA CI  
 Zoning District: CITY OF LAKE GENEVA

**Owner Information**

Owner Name: 835 WRIGLEY DRIVE LLC  
 Owner Name 2:  
 Mailing Address: PO BOX 460

LAKE GENEVA WI. 531470000

**2010 Valuation Information**

Land: \$161,700.00  
 Improvements: \$142,700.00  
 Total: \$304,400.00  
 Acres: 0.0800  
 Fair Market Value: \$330,762.00  
 Assessment Ratio: 0.9203  
 Mill Rate: 0.0213482

**Tax Information**

Gross Tax: \$7,101.35  
 First Dollar Credit: \$73.98  
 Special Assessment: \$382.93  
 Delinquent Utility Charge: \$0.00  
 Managed Forest Land Taxes: \$0.00  
 Total Billed: \$6,881.33  
 School Credit: \$528.97  
 Lottery Credit: \$0.00  
 Special Charges: \$0.00  
 Private Forest Crop Taxes: \$0.00  
 Woodland Tax Law Taxes: \$0.00

**Tax Jurisdictions**

STATE OF WISCONSIN \$56.13  
 GATEWAY TECHNICAL COLLEGE \$460.13  
 CITY OF LAKE GENEVA \$1675.84  
 UHS LAKE GENEVA-GENOA CITY \$923.95  
 SCH LAKE GENEVA J 1 \$2093.20  
 COUNTY OF WALWORTH \$1363.13

**Elected Officials / Voting Districts**

Supervisory District: Nancy Russell (D11)  
 State Representative: Thomas A. Lothian (32nd District)  
 State Senator: Neal Kedzie (11th District)  
 US Representative: Paul Ryan (1st District)  
 US Senator: Ron Johnson (R) & Herb Kohl (D)

**Special Assessments / Charges**

BUS IMP DIST \$382.93

**Soil Classification**

Soil Type	Soil Name	Acres
FsB	FOX SILT LOAM, 2 TO 6 PERCENT SLOPES	0.0590

**Property Address**

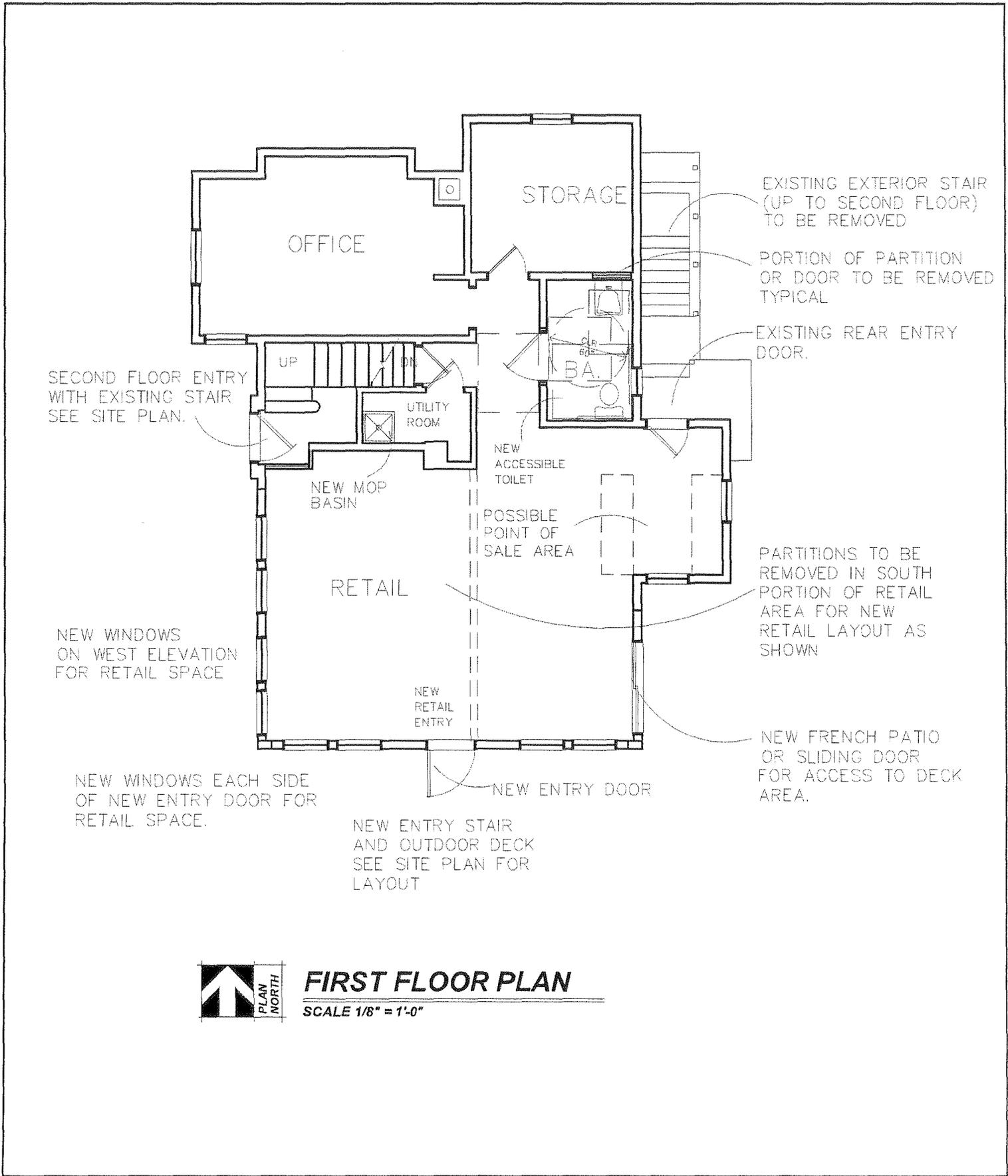
835 WRIGLEY DR LAKE GENEVA

**Legal Description**

**Disclaimer**

The information provided in this property information page is not official information. All official tax information is recorded in the Walworth County Treasurer's Office. To verify tax payment/payoff status, contact the Walworth County Treasurer's Office at 262-741-4251.

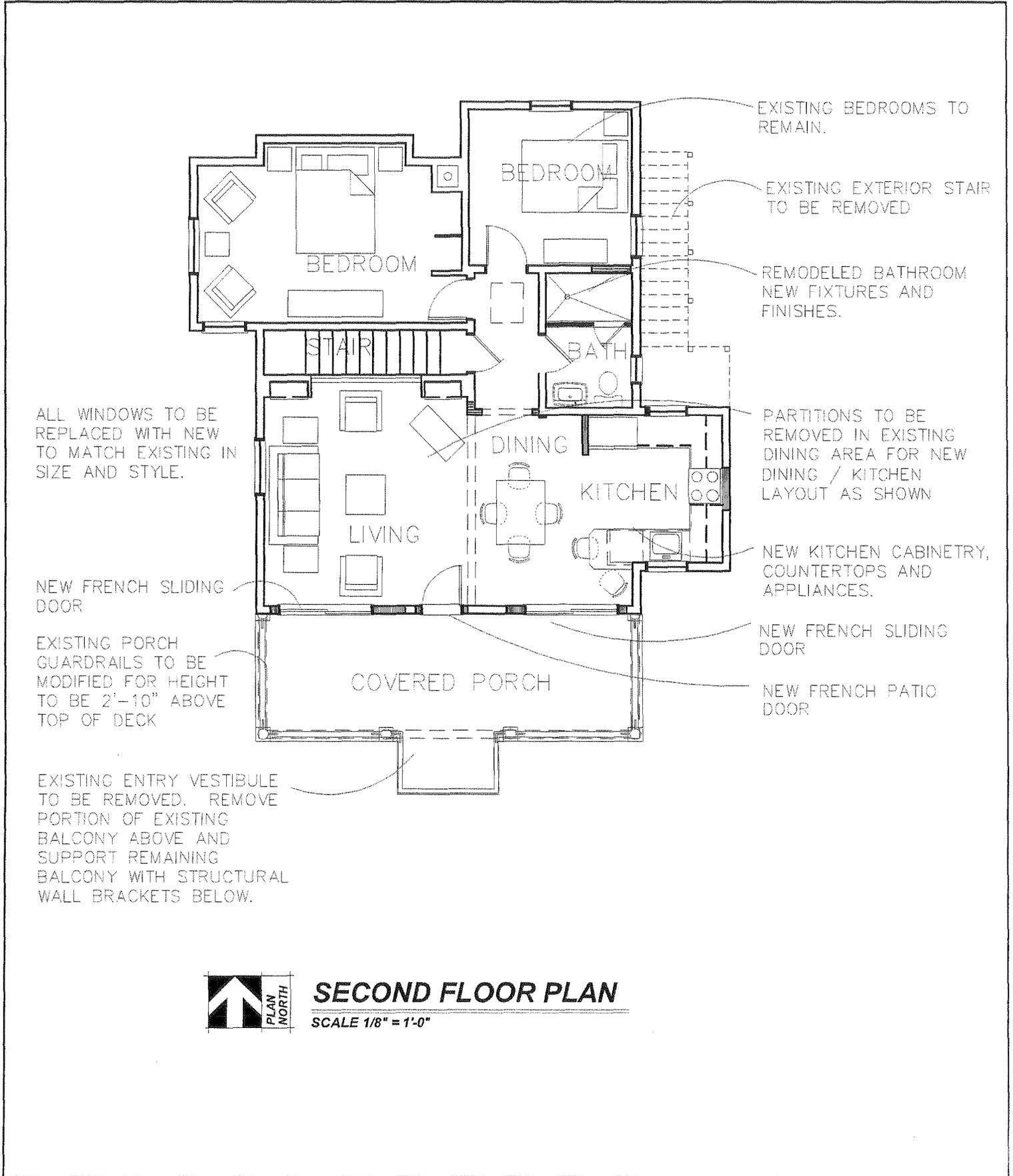




**FIRST FLOOR PLAN**

SCALE 1/8" = 1'-0"

DATE: 1.26.12	REMODEL OF EXISTING BUILDING AT:	JASON R.
<b>SK-2</b>	<b>835 WRIGLEY DR.</b> LAKE GENEVA, WI. 53147	<b>BERNARD</b> ARCHITECT 201 BROAD STREET LAKE GENEVA, WI. 53147 PH:262.248.1400 Lake Geneva Architect . com



DATE: 1.26.12	REMODEL OF EXISTING BUILDING AT:	JASON R.	201 BROAD STREET
<b>SK-3</b>	<b>835 WRIGLEY DR.</b>	<b>BERNARD</b>	LAKE GENEVA, WI. 53147
	LAKE GENEVA, WI. 53147	ARCHITECT	PH:262.248.1400
		Lake Geneva Architect . com	



Front Perspective View Looking Northwest

DATE: 2.9.2012

Partial Building Remodeling and Deck:

SK-4

835 Wrigley Drive

LAKE GENEVA, WI. 53147

JASON R.

**BERNARD**  
ARCHITECT

201 Broad Street  
Lake Geneva, WI  
262.248.1400

LakeGenevaArchitect.com

## CONDITIONAL USE RESOLUTION 12-R13

A Resolution authorizing issuance of a Conditional Use Permit to amend the existing Conditional Use granted to Fairwyn, Ltd. on behalf of the property owner Antoinette Sottrel on November 9, 2010 and August 30, 2011, to reduce the site area of 1084 La Grange by 579 square feet for a lot line adjustment to comply with the riparian zone boundary requirements for the pier on the adjoining property. The Conditional Use Application amended is for the property located at 1084 La Grange Drive, Tax Key Number ZLE 00003

WHEREAS, the City Plan Commission has considered the application filed by East Shore Estates Property Owners Association C/O Mark Kammermeier (President), 727 La Grange Drive, Lake Geneva, WI 53147; and

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on February 20, 2012.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit to East Shore Estates Property Owners Association C/O Mark Kammermeier (President), 727 La Grange Drive, Lake Geneva, WI 53147, to amend the existing Conditional Use granted to Fairwyn, Ltd. on behalf of the property owner Antoinette Sottrel on November 9, 2010 and August 30, 2011, to reduce the site area of 1084 La Grange by 579 square feet for a lot line adjustment to comply with the riparian zone boundary requirements for the pier on the adjoining property. The Conditional Use Application amended is for the property located at 1084 La Grange Drive, Tax Key Number ZLE 00003, including all staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 27th day of February, 2012.

\_\_\_\_\_  
James R. Connors, Mayor

ATTEST:

\_\_\_\_\_  
Michael D. Hawes, City Clerk

/AMENDED  
**APPLICATION FOR CONDITIONAL USE**  
*City of Lake Geneva*

SITE ADDRESS/PARCEL NO. AND FULL LEGAL DESCRIPTION REQUIRED (ATTACH SEPARATE SHEET IF NECESSARY):

1084 LaGrange Drive, Lake Geneva, WI 53147  
Lot 3, Lake Geneva East Shore Estates Subdivision, Parcel No. ZLE 00003

NAME AND ADDRESS OF CURRENT OWNER:

Antoinette L. Sottrel  
5N401 Curling Pond Road, Wayne, IL 60184

TELEPHONE NUMBER OF CURRENT OWNER: 847-404-9139

NAME AND ADDRESS OF APPLICANT:

Property Owners Association E.S.E., Inc., c/o Mark Kammermeier, President  
727 LaGrange Drive, Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: 815-338-0075

PROPOSED CONDITIONAL USE:

Applicant applies to amend the existing Conditional Use Permit granted to Fairwyn, Ltd., dated November 9, 2010, to reduce the Site area by 579 square feet to effect a lot line adjustment as depicted in the attached Plat of Survey incorporated herein as Exhibit 1. See attached Narrative incorporated herein as Exhibit A

ZONING DISTRICT IN WHICH LAND IS LOCATED: Estate Residential-1 (ER-1) District.

NAMES AND ADDRESSES OF ARCHITECT, PROFESSIONAL ENGINEER AND CONTRACTOR OF PROJECT:

N/A

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Applicant, as Contract-Purchaser of approximately 579 square feet of the Site, applies to effect a lot line adjustment to comply with the riparian zone boundary requirements for the pier on Applicant's adjoining property.

CONDITIONAL USE FEE PAYABLE UPON FILING APPLICATION: \$400.00 [\$100 FOR APPLICATIONS UNDER SEC. 98-407(3)]

1-31, 2012

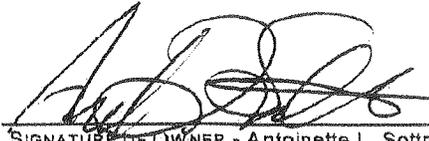
DATE

PROPERTY OWNERS ASSOCIATION E.S.E., Inc.

By: Mark Kammermeier President  
SIGNATURE OF APPLICANT

02/10/12

DATE



SIGNATURE OF OWNER - Antoinette L. Sottrel

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

CERTIFIED SURVEY MAP or  SUBDIVISION PLAT  
 LOT LINE ADJUSTMENT

NAME AND ADDRESS OF CURRENT OWNER:

Antoinette L. Sottrel

5N401 Curling Pond Road

Wayne, IL 60184

TELEPHONE NUMBER OF CURRENT OWNER: ( 847 ) 404-9139

NAME AND ADDRESS OF APPLICANT:

Property Owners Association E.S.E., Inc.

c/o Mark Kammermeier, President

727 LaGrange Drive, Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: ( 815 ) 338-0075

NAME AND ADDRESS OF SURVEYOR:

Douglas G. Olson

Jensen & Olson Land Surveying, LLC

45 South Wisconsin Street, Elkhorn, WI 53121

TELEPHONE NUMBER OF SURVEYOR: ( 262 ) 723-3434

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Applicant requests a lot line adjustment to attach 579 square feet to

Lot 3 of Lake Geneva East Shore Estates Subdivision, City of Lake Geneva,  
Walworth County, Wisconsin, Tax Parcel No. ZLE 00017, as set forth on

the Plat of Survey prepared by Douglas G. Olson, attached hereto and  
as incorporated herein as Exhibit 1. See Narrative.



SUBMITTAL CHECKLIST

- X   LOCATION MAP SHOWING LOCATION OF PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED WITH TOWN OR TOWNS, AND PARCELS WITHIN 1,000-FT OF BOUNDARY OF SUBJECT PROPERTY.
- X   SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.
- N/A   CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES.
- X   PROVIDE 5 FULL SETS AND 20 11" X 17" COPIES OF CSM OR PLAT PRIOR TO PLACEMENT ON PLAN COMMISSION AGENDA.

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.

PROPERTY OWNERS ASSOCIATION E.S.E., INC.

\_\_\_\_\_  
DATE

By: \_\_\_\_\_  
SIGNATURE OF APPLICANT Mark Kammermeier, Pres.

02/01/12  
\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
Antoinette L. Sottrel, Owner

## EXHIBIT A

### CONDITIONAL USE / LOT LINE ADJUSTMENT NARRATIVE

1 Applicant, Property Owners Association E.S.E., Inc., a Wisconsin non-stock corporation  
2 (“Association”), and Owner, Antoinette L. Sottrel (“Sottrel”), request a Lot Line Adjustment of  
3 approximately five hundred seventy-nine (579) square feet (“Lot Line Adjustment Parcel”) of Lot  
4 3 of Lake Geneva East Shores Estates Subdivision (“Sottrel Lot”), City of Lake Geneva, Walworth  
5 County, Wisconsin as set forth on the Plat of Survey prepared by surveyor, Douglas G. Olson,  
6 attached as Exhibit 1. The Lot Line Adjustment Parcel will be attached to a parcel contiguous to the  
7 north boundary of the Sottrel Lot owned by the Association, fifty (50) feet in width on the  
8 subdivision plat for East Shores Estates, sometimes referred to as “The Parkway” (“Association  
9 Parcel”). Before the Lot Line Adjustment, the Sottrel Lot measures eighteen thousand three hundred  
10 six (18,306) square feet, or 0.421 acres, and the Association Parcel measures eleven thousand seven  
11 hundred eighty-five (11,785) square feet, or 0.271 acres.

12  
13 Applicant is purchasing the Lot Line Adjustment Parcel from Sottrel to adjust the riparian  
14 zone between the Sottrel Lot and the Association Parcel to eliminate any encroachment of the  
15 existing pier long installed by the Association on the Association Parcel with such riparian zone.

16  
17 The Sottrel Lot and the Association Parcel are zoned Estate Residential-1 (ER-1) District  
18 because of their proximity to Geneva Lake. Both parcels are existing substandard lots as they do not  
19 meet the forty thousand (40,000) square feet minimum for the district. The proposed Lot Line  
20 Adjustment would make a substandard lot even more substandard in size; however, the Sottrel Lot,  
21 under its existing Conditional Use Permit, is authorized by the City to use the Single-Family  
22 Residential (SR-4) District standards under Article IV: Bulk Regulations, Section 98-407,  
23 Substandard Lot Regulations. The Residential Bulk Requirements for the Single-Family Residential-  
24 4 (SR-4) District imposes a minimum lot area of nine thousand (9,000) square feet. The Sottrel Lot,  
25 reduced in size five hundred seventy-nine (579) square feet by the removal of the Lot Line  
26 Adjustment Parcel, will still measure seventeen thousand seven hundred twenty-seven (17,727)  
27 square feet, almost twice the minimum lot size for the applicable Single-Family Residential-4 (SR-4)  
28 District.

29  
30 Concurrently herewith, Owner and Applicant ask that the existing Conditional Use Permit  
31 granted to Fairwyn Ltd., dated November 9, 2010, be amended to reduce the square footage of the  
32 Sottrel Lot from eighteen thousand three hundred six (18,306) square feet to seventeen thousand  
33 seven hundred twenty-seven (17,727) square feet, still almost twice the minimum lot size for the  
34 applicable Single-Family Residential (SR-4) District, so that Owner and Applicant can make the Lot  
35 Line Adjustment. The lots will be similar in size as comparable surrounding lots.

**RIDER TO APPLICATION FOR CONDITIONAL USE PERMIT**

1 This Rider is attached to, incorporated in, and expressly made part of that certain Application for  
2 Conditional use and the City of Lake Geneva Procedural Checklist for Conditional Use Review and  
3 Approval concerning Modification to Existing Conditional Use Permit granted to Fairwyn, Ltd.,  
4 dated November 9, 2010, for Tax Key No. ZLE 00003.  
5

6 The following is provided in response to the Checklist for Conditional Use Review and Approval:  
7

8 I. **RECORDATION OF ADMINISTRATIVE PROCEDURES:** Applicant does not  
9 submit anything in connection with this section of the review and approval process.  
10 This section is to be completed by the City of Lake Geneva Building Inspector.  
11

12 II. **APPLICATION SUBMITTAL PACKET REQUIREMENTS:**

13 (a) Attached hereto and incorporated herein are the following:  
14

- 15 (1) Aerial Map showing properties within 300 feet of the boundaries of  
16 the Lot Line Adjustment Parcel.  
17
- 18 (2) List of names and addresses of the owners of lands within 300 feet of  
19 the Lot Line Adjustment Parcel.  
20
- 21 (3) Map showing the current zoning of the Lot Line Adjustment Parcel  
22 and the surrounding properties as Estate Residential-1 (ER-1)  
23 District.  
24
- 25 (4) Plat of Survey for Lot Line Adjustment Parcel, the Sottrel Lot and the  
26 Association Parcel after the reduction of five hundred seventy-nine  
27 (579) square feet.  
28

29 (b) We are not changing the Land Use of this property, so no map is attached.  
30

31 (c) Owner and Applicant are requesting that the existing Conditional Use Permit  
32 granted to Fairwyn Ltd., dated November 9, 2010, be amended to reduce the  
33 square footage of the Sottrel Lot from eighteen thousand three hundred six  
34 (18,306) square feet to seventeen thousand seven hundred twenty-seven  
35 (17,727) square feet, to allow a Lot Line Adjustment Parcel of five hundred  
36 seventy-nine (579) square feet to be attached to the Association Parcel.  
37

38 (d) See Plat of Survey for Lot Line Adjustment Parcel.  
39

- 40  
41 (e) Applicant believes the proposed amendment of the existing Conditional Use  
42 Permit is appropriate and permitted under the Single-Family Residential-4  
43 (SR-4) District standards under Article IV: BULK REGULATIONS, Section  
44 98-407, Substandard Lot Regulations. After the Lot Line Adjustment, the  
45 Sottrel Lot will still be almost twice the minimum size required under the  
46 CUP.  
47

48 **III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE:**  
49

50 1. How is the proposed conditional use (the use in general, independent of its location)  
51 in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva  
52 Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or  
53 under consideration pursuant to official notice by the City?  
54

55 *The CUP for the Sottrel Lot, zoned Estate Residential-1 (ER-1) District, applies*  
56 *the Single-Family Residential-4 (SR-4) District requirements to the Sottrel Lot. This proposed*  
57 *amendment to the CUP and attendant lot line adjustment reduces the size of the Sottrel Lot by*  
58 *only five hundred seventy-nine (579) square feet, leaving the Sottrel Lot approximately seventeen*  
59 *thousand seven hundred twenty-seven (17,727) square feet in size, almost twice the minimum*  
60 *square footage of nine thousand (9,000) square feet required under the CUP. This slight*  
61 *reduction in size does not conflict with the subject purposes, goals, objectives, policies, or*  
62 *standards. Rather, this minor CUP amendment and lot line adjustment eliminate a riparian zone*  
63 *encroachment between the owners of adjoining lakefront properties in the City of Lake Geneva,*  
64 *which elimination is in harmony with such purposes, goals, objectives, policies, and standards.*  
65

66 2. How is the proposed conditional use, in its specific location, in harmony with the  
67 purposed, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan,  
68 the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration  
69 pursuant to official notice by the City?  
70

71 *The City has granted the CUP to apply the SR-4 District standards to the ER-1*  
72 *District-zoned Sottrel Lot. The slight reduction in size, limited to a portion of the lake frontage*  
73 *of the Sottrel Lot under the proposed CUP amendment and attendant lot line adjustment, does*  
74 *not conflict with the subject purposes, goals, objectives, policies, or standards. Rather, this minor*  
75 *CUP amendment and lot line adjustment eliminate a riparian zone encroachment between the*  
76 *owners of adjoining lakefront properties in the City of Lake Geneva, which elimination is in*  
77 *harmony with such purposes, goals, objectives, policies, and standards.*  
78

79 3. Does the proposed conditional use, in its proposed location and as depicted on the  
80 required site plan (see Section 98-905(3)(d)), result in any substantial or undue adverse impact on  
81 nearby property, the character of the neighborhood, environmental factors, traffic factors, parking,  
82 public improvements, public property or rights-of-way, or other matters affecting the public health,  
83 safety, or general welfare, either as they now exist or as they may in the future be developed as a

84 result of the implementation of the provisions of the Zoning ordinance, the Comprehensive Plan, or  
85 any other plan, program, map ordinance adopted or under consideration pursuant to official notice  
86 by the City or other governmental agency having jurisdiction to guide development?  
87

88 *No. The proposed CUP amendment and attendant lot line adjustment between the*  
89 *Sottrel Lot and the adjoining Association Parcel to add the Lot Line Adjustment Parcel to the*  
90 *Association Parcel only alters a portion of the boundary between the two parcels at and near the*  
91 *lakefront. There is no resulting change to the use, character, or nature of either property, and*  
92 *no impact on neighboring properties or other matters affecting the public health, safety, or*  
93 *general welfare, now or in the future.*  
94

95 4. How does the proposed conditional use maintain the desired consistency of land uses,  
96 land use intensities, and land use impacts as related to the environs of the subject property?  
97

98 *The proposed CUP amendment and attendant lot line adjustment between the*  
99 *Sottrel Lot and the adjoining Association Parcel to add the Lot Line Adjustment Parcel to the*  
100 *Association Parcel only alters a portion of the boundary between the two parcels at and near the*  
101 *lakefront. The desired consistency of land uses, land use intensities, and land use impacts for the*  
102 *environs remains unaffected by the CUP amendment and lot line adjustment.*  
103

104 5. Is the proposed conditional use located in an area that will be adequately served by,  
105 and will not impose an undue burden on, any of the improvements, facilities, utilities or services  
106 provided by public agencies serving the subject property?  
107

108 *The proposed CUP amendment and attendant lot line adjustment between the*  
109 *Sottrel Lot and the adjoining Association Parcel to add the Lot Line Adjustment Parcel to the*  
110 *Association Parcel only alters a portion of the boundary between the two parcels at and near the*  
111 *lakefront. There is no impact on any of the improvements, facilities, utilities or services provided*  
112 *by public agencies serving either property. No expansion of the Association pier from the*  
113 *Association Parcel, unchanged since the 1970s, will result from the CUP amendment or lot line*  
114 *adjustment; rather, the riparian zone encroachment by the Association pier will be eliminated.*  
115 *No greater intensity of use of Geneva Lake, the lakefront, or either property will result.*  
116

117 6. Do the potential public benefits of the proposed conditional use outweigh all potential  
118 adverse impacts of the proposed conditional use (as identified in Subsections 908-905(4)(b)1.-5.),  
119 after taking into consideration the Applicant's proposal and any requirements recommended by the  
120 Applicant to ameliorate such impacts?  
121

122 *Yes. A potential dispute between adjoining lakefront owners in the City over a*  
123 *riparian zone encroachment will be averted, with no adverse impact on Geneva Lake, the subject*  
124 *properties, the neighboring properties, or the public.*

# Plat of Survey

of  
**Tax Parcel ZLE 00017** being part of the plat of  
**Lake Geneva East Shore Estates Subdivision,**  
 located in Government Lot 2 in the Northwest 1/4 of Section 1, Town 1 North, Range 17 East,  
 City of Lake Geneva, Walworth County, Wisconsin.

Surveyed for: **Property Owners Association**  
 840 Lagrange Drive  
 Lake Geneva, Wisconsin 53127



Directional reference to the side of Lake Geneva East Shore Estates subdivision.

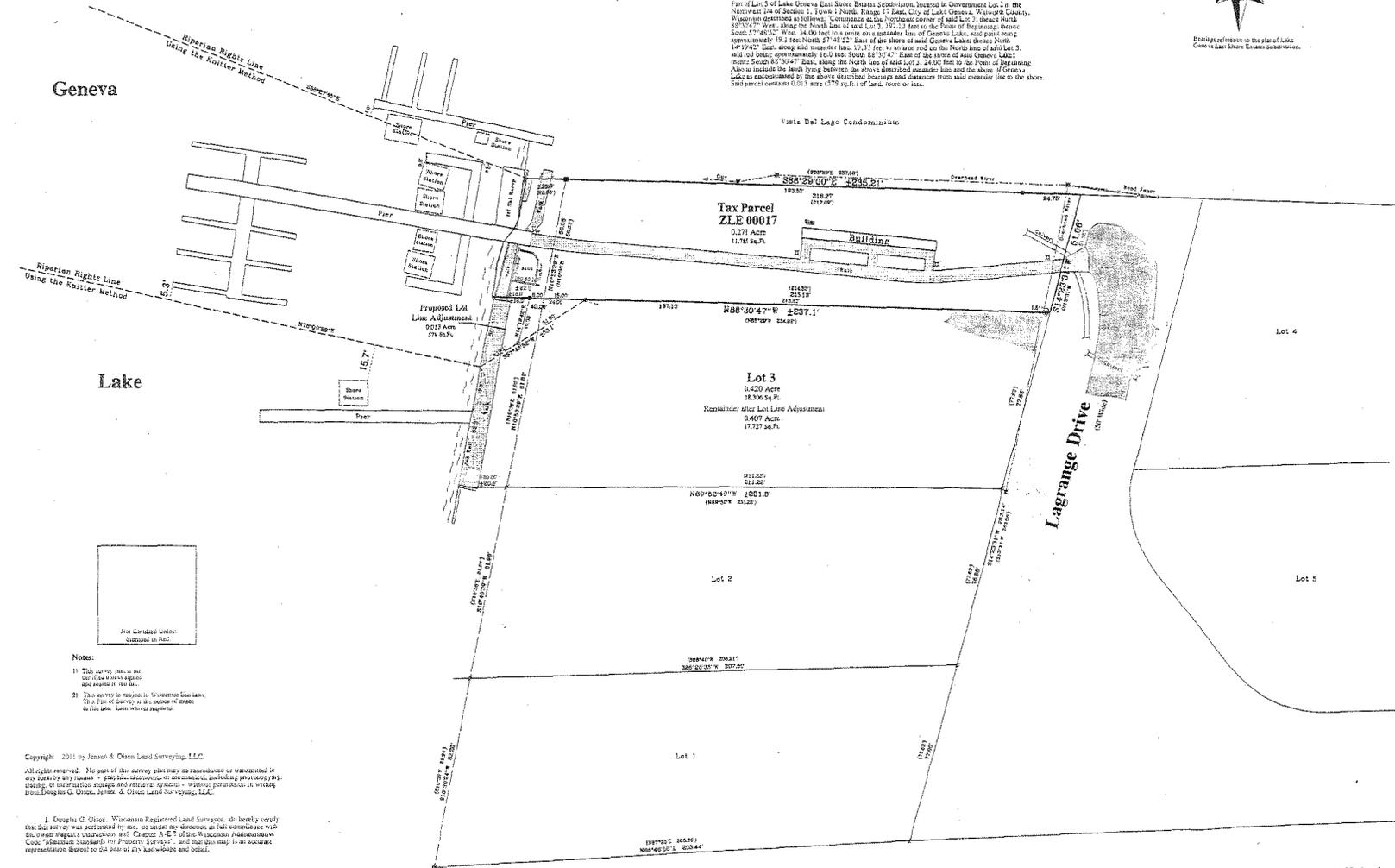
## Proposed Lot Line Adjustment

Part of Lot 3 of Lake Geneva East Shore Estates Subdivision, located in Government Lot 2 in the Northwest 1/4 of Section 1, Town 1 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin, is described as follows: Commence at the Northwest corner of said Lot 1, thence North 89°30'47" West, along the North line of said Lot 2, 137.72 feet to the Point of Beginning; thence South 27°46'22" West, 14.00 feet to a point on a southerly line of Geneva Lake, said point being approximately 19.3 feet North 27°46'22" East of the shore of said Geneva Lake; thence North 14°29'22" East, along said southerly line, 11.31 feet to a new rock on the North line of said Lot 3, said rock being approximately 10.0 feet South 88°30'47" East of the shore of said Geneva Lake; thence South 88°30'47" East, along the North line of said Lot 3, 24.00 feet to the Point of Beginning. Also to include the lands lying between the above described southerly line and the shore of Geneva Lake as encompassed by the above described southerly and westerly lines from said southerly line to the shore. Said parcel contains 0.273 acre 1579 sq.ft. of land, more or less.

Vista Del Lago Condominiums

Geneva

Lake



- Notes:**
- 1) This survey, plan, or map contains neither a title nor a warranty of any kind.
  - 2) This survey is subject to Wisconsin law. This plan of survey is an accurate representation of the land shown on the map.

Copyright © 2011 by Jensen & Olson Land Surveying, LLC.  
 All rights reserved. No part of this survey may be reproduced or transmitted in any form or by any means - graphic, electronic, or mechanical, including photocopying, recording, or by any information storage and retrieval system - without permission in writing from Jensen & Olson, Jensen & Olson Land Surveying, LLC.

J. Douglas G. Olson, Wisconsin Registered Land Surveyor, do hereby certify that this survey was performed by me, or under my direction, in full accordance with the laws and regulations governing the practice of the profession of Land Surveying in the State of Wisconsin, and that this map is an accurate representation thereof to the best of my knowledge and belief.

J. Douglas G. Olson  
 Wisconsin Registered Land Surveyor - 2091

Survey date: July 26, 2011.  
 Revision: No. 00 - Original Line Adjustment



**Jensen & Olson Land Surveying, LLC**  
 45 South Wisconsin Street • P.O. Box 432 • Elkhorn, Wisconsin, 53121  
 Telephone: (262) 724-3434 • Facsimile: (262) 724-8044  
 Email: jensen.olson@earthlink.net

**Legend**  
 Faded (Original Document)  
 Surveyed (This Survey)  
 Riparian Rights Line  
 Utility Pole  
 Proposed Pier  
 Proposed Shore Station

Sheet 1 of 1 Sheets  
 Job Reference Number  
 2011-050

2011.050

Exhibit 1

## CONDITIONAL USE RESOLUTION 12-R14

A Resolution authorizing issuance of a Conditional Use Permit for the construction of a single family residential home in an ER-1 District using SR-4 District requirements per Sec. 98-407 at Tax Key Number ZCE 00031 located on Maytag Road

WHEREAS, the City Plan Commission has considered the application filed by Michael and Nancy McCabe, PO Box 203, Fontana, WI 53125; and

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on February 20, 2012.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit to Michael and Nancy McCabe, PO Box 203, Fontana, WI 53125, for the construction of a single family residential home in an ER-1 District using SR-4 District requirements per Sec. 98-407 at Tax Key Number ZCE 00031 located on Maytag Road, including all staff recommendations and, specifically, that staff review the drainage and grading plan.

Granted by action of the Common Council of the City of Lake Geneva this 27th day of February, 2012.

\_\_\_\_\_  
James R. Connors, Mayor

ATTEST:

\_\_\_\_\_  
Michael D. Hawes, City Clerk

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

SITE ADDRESS/PARCEL NO. AND FULL LEGAL DESCRIPTION REQUIRED (ATTACH SEPARATE SHEET IF NECESSARY):

LOT 31 MOYTAG ROAD, LAKE GENEVA, WI 53147, TAX KEY # ZCE 00031

LOTS 30+31 CEYLON COURT ESTATES, A SUBDIVISION LOCATED IN SECTION 1,  
TOWN 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPLE MERIDIAN, CITY OF LAKE GENEVA,  
VALVOORTH CO., WISCONSIN

NAME AND ADDRESS OF CURRENT OWNER:

MICHAEL + NANCY McCABE

P.O. BOX 203, FONTANA, WI 53129

TELEPHONE NUMBER OF CURRENT OWNER:

(262) 203. 6999

NAME AND ADDRESS OF APPLICANT:

MICHAEL + NANCY McCABE

P.O. BOX 203, FONTANA, WI 53129

TELEPHONE NUMBER OF APPLICANT:

(262) 203. 6999

PROPOSED CONDITIONAL USE:

THE APPLICANT WISHES TO OBTAIN A CONDITIONAL USE APPROVAL  
AS ALLOWED UNDER ZONING ORDINANCE 98.407(3) TO USE THE  
STANDARD REQUIREMENTS OF THE SR-4 SINGLE FAMILY ZONING DISTRICT  
ON AN EXISTING SUBSTANDARD ER-1 ESTATE RESIDENTIAL LOT.

ZONING DISTRICT IN WHICH LAND IS LOCATED:

ER-1 ESTATE RESIDENTIAL DISTRICT

NAMES AND ADDRESSES OF ARCHITECT, PROFESSIONAL ENGINEER AND CONTRACTOR OF PROJECT:

MCCORMACK + ETTEN ARCHITECTS LLP, 400 BROAD ST., LAKE GENEVA, WI 53147

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

THE APPLICANT WISHES TO CONSTRUCT A NEW SINGLE FAMILY  
RESIDENCE ON LOT 31.

CONDITIONAL USE FEE PAYABLE UPON FILING APPLICATION: \$400.00 [\$100 FOR APPLICATIONS UNDER SEC. 98-407(3)]

1/9/2012

DATE

Mike McCabe

SIGNATURE OF APPLICANT

AGREEMENT FOR SERVICES

REIMBURSABLE BY THE PETITIONER / APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any finance charges that may accrue. The City may apply the charges for these services to the Petitioner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner and which are not paid, may be assigned by the City as a special assessment to the subject property. Petitioner hereby expressly waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. Petitioner further authorizes the City Treasurer or City Clerk to levy and collect review fees and additional fees upon the affidavit of the City Administrator or the Zoning Administrator stating that such fees are reasonable and that payment is overdue. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the development application:

MICHAEL MCLADE, as applicant/petitioner for:

Name: MICHAEL + NANCY MCLADE

Address: P.O. BOX 203

FANTANA, WI 53129

Phone: (262) 203. 6999

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

Dated this 9th day of January, 2012

MICHAEL MCLADE  
Printed name of Applicant/Petitioner

[Signature] X  
Signature of Applicant/Petitioner

January 5, 2012



Mr. Barney Brugger  
Building Inspector / Zoning Administrator  
City of Lake Geneva  
626 Geneva Street  
Lake Geneva, WI 53147

RE: APPLICATION FOR CONDITIONAL USE  
TO ALLOW SR-4 ZONING REQUIREMENTS IN ER-1 DISTRICT  
FOR A PROPOSED NEW RESIDENCE  
MR. MICHAEL McCABE  
LOT 31 MAYTAG ROAD  
LAKE GENEVA, WISCONSIN 53147

Dear Mr. Brugger and Members of the Plan Commission

Michael McCabe recently purchased the property at Lot 31 Maytag Road in the Ceylon Court Estates Subdivision in the City of Lake Geneva and wishes to construct a New Residence for his own use. *The property is currently zoned ER-1 Estate Residential Zoning under the City of Lake Geneva Zoning Ordinance.*

The Property is Lot 31 of the Ceylon Court Estates Subdivision and is designated as Tax Key #ZCE 00031. The irregular lot is 89.18' wide at the street (south) lot line, 107.36' wide at the rear (north) lot line and 125.15' long at the north side lot line for an average lot width of 98.27'. Under the Lake Geneva Zoning Ordinance, the property is zoned ER-1, Estate Residential District. The minimum Lot Width under ER-1 is 150' and the minimum Lot Area is 40,000 square feet. *This lot is substandard under the bulk requirements of the ER-1 District in that the lot width is only an average of 98.27' wide and the lot area is approximately 16,192 square feet (0.37 acres).* In addition, the minimum required Street Setback under ER-1 is 25' and the Side Yard Setback is 30'. *Given the unusual lot configuration and topography, Mr. McCabe requests a Conditional Use Approval to allow him to construct a New Home within the setback requirements allowed under the SR-4, Single Family Residential Zoning District.*

Under a previously adopted change in the Zoning Ordinance 98.407(3), Existing Single Family Residences on legal substandard lots within the ER-1 zoning district can be remodeled as a Conditional Use using the lot width, lot frontage and setback requirements of the SR-4 Zoning District. *The SR-4 Zoning District allows for a minimum Lot Area of 9,000 square feet, a minimum Lot Width of 75', a minimum Street Frontage of 50', Street Setback of 25', Rear Lot Line Setback of 30', and Side Lot Line Setback of 6' minimum with a total combined Sideyard Setback of 15'.*

McCormack + Etten / Architects

400 Broad Street, Lake Geneva, WI 53147  
Email: mne@mccormacketten.com

Ph (262) 248-8391 Fax (262) 248-8392  
<http://www.mccormacketten.com>

*The proposed New House would meet the City setback requirements under the SR-4 Single Family Zoning District requirements.*

Included within this packet are the following:

- **Application for Conditional Use** and required fee.
- **Copy of Lake Geneva Zoning Map** showing location of subject property, zoning district and lands within 300' of property.
- **Copy of Survey of Subject Property** showing graphic scale, north arrow, all lot dimensions and setbacks as per the **ER-1** and **SR-4** requirements.
- **Written Justification** of the proposed **Conditional Use**.
- **Prints of the Preliminary Floor Plans and Elevations** of the proposed addition.

Thank you for your consideration of our project. Please let me know if you need additional information or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth L. Etten". The signature is fluid and cursive, with a large initial "K" and "E".

Kenneth L. Etten  
McCormack + Etten / Architects

**PROPOSED NEW RESIDENCE  
MR. & MRS. MICHAEL McCABE  
LOT 31 MAYTAG ROAD  
LAKE GENEVA, WISCONSIN 53147**

**JUSTIFICATION OF THE PROPOSED CONDITIONAL USE**

---

1. The **Subject Property** is **Lot 31** of the **Ceylon Court Estates Subdivision** and was originally part of the famous **Ceylon Court** estate that was subdivided many years ago and existed long before the current **Lake Geneva Zoning Ordinance** requirements were adopted. As a result, many of the existing lots do not meet the current **ER-1 Residential Bulk Requirements**. The proposed **Conditional Use** is intended to allow the **Applicant** to construct a **New Single-family Residence** within a district that is currently zoned for that use. *Aside from lot size and setback limitations, this use is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva.*

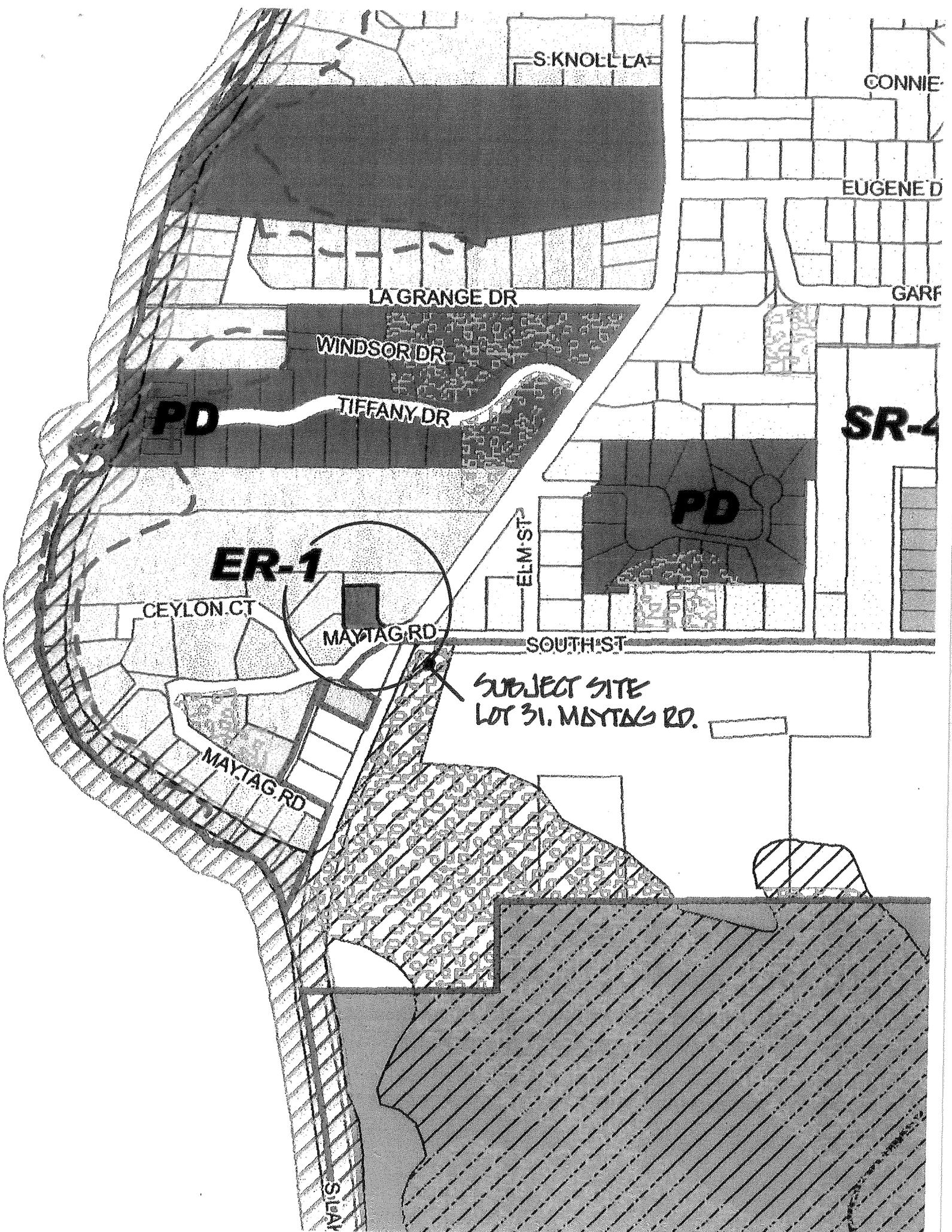
2. The original intent of the creation of the **ER-1 Estate Residential Zoning District** was to restrict the development of lakeshore property and property with lake rights by limiting the subdivision of existing lots to create new buildable lots. We do not believe it was the intention of the City to penalize the owners of existing legal residential lots or prevent them from constructing **New Single-family Residences**. *Under the Conditional Use provisions, the proposed New Residence would comply with the allowable requirements of the SR-4 district.*

3. The granting of this proposed **Conditional Use** would *not* be a substantial detriment to the adjacent properties in that the proposed new construction would meet or exceed the requirements of the **SR-4 Single Family Residential District** and would be no closer to the neighboring houses than many of the existing homes. **Due to the location of this property within the Ceylon Court Estates Subdivision, the proposed New Residence would not block any of the lake views that currently exist from the adjacent properties.** *The proposed New Residence would be in keeping with the single-family character of the neighborhood, would not adversely affect the health, safety or general welfare of the public, or the provisions of the Zoning Ordinance or Comprehensive Master Plan.*

4. The proposed **Conditional Use** would be in compliance with the long range plans of the City in that it would maintain this property as a high quality single family residential use. New homes have been built in this area in recent years and others have been remodeled and upgraded. *As stated in Item No. 2, maintaining quality single family residences at the current density was the original intention in the creation of the ER-1 District in these lakeshore and lake access areas.*

5. The **Subject Property** is currently served by City sanitary sewer and water. *This project would not impose an undue burden on any improvements, utilities or services provided by public agencies serving the subject property.*

6. **Single Family Detached Residences** are a permitted use within the **ER-1 Estate Residential District** and are in keeping with the intent of the **Master Plan of the City of Lake Geneva**. This lot, like many of the properties in this neighborhood, does not now meet the lot width and area requirements of the **ER-1 District**. This is the reason for the requested **Conditional Use**. *The approval of the Conditional Use would allow for the construction of a quality New Single Family Residence and would meet the required setbacks of the SR-4 Zoning District. In this context, we believe that the nonconforming portions of this Conditional Use would be minimal and would be far outweighed by the long-range benefits.*



S. KNOLL LA

CONNIE

EUGENE D

LA GRANGE DR

GARF

WINDSOR DR

TIFFANY DR

PD

SR-4

PD

ER-1

ELM ST

CEYLON CT

MAYTAG RD

SOUTH ST

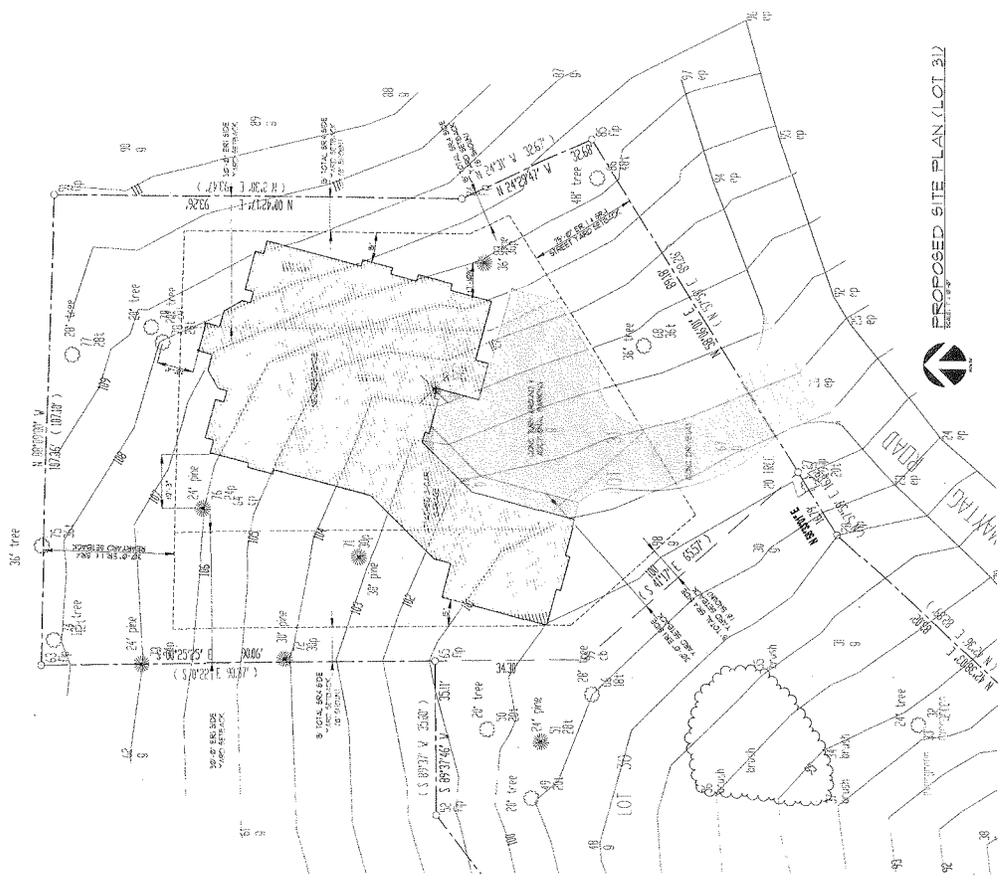
SUBJECT SITE  
LOT 31, MAYTAG RD.

MAYTAG RD

SLAY

SHEET INDEX:	
NO.	DESCRIPTION
1	PROPOSED SITE PLAN
2	PROPOSED SITE PLAN (LOT 31)
3	PROPOSED SITE PLAN (LOT 32)
4	PROPOSED SITE PLAN (LOT 33)
5	PROPOSED SITE PLAN (LOT 34)
6	PROPOSED SITE PLAN (LOT 35)
7	PROPOSED SITE PLAN (LOT 36)
8	PROPOSED SITE PLAN (LOT 37)
9	PROPOSED SITE PLAN (LOT 38)
10	PROPOSED SITE PLAN (LOT 39)
11	PROPOSED SITE PLAN (LOT 40)
12	PROPOSED SITE PLAN (LOT 41)
13	PROPOSED SITE PLAN (LOT 42)
14	PROPOSED SITE PLAN (LOT 43)

PROPOSED SITE PLAN (LOT 31)



DATE: 08/14/2013  
 DRAWN BY: J. H. HARRIS  
 CHECKED BY: J. H. HARRIS  
 PROJECT NO.: 13-001

NEW RESIDENCE FOR  
**MIKE & NANCY McCABE**  
 121 S. HAZEL RD.  
 LAKE GEORGE, WASHINGTON STATE

© McCorrack + Elton Architects, LLP

**McCorrack + Elton Architects, LLP**  
 400 Broad Street  
 Lake George, NH 05047  
 TEL: 603.248.8288  
 FAX: 603.248.8289  
 WWW.MCCORRACKELTON.COM



## CONDITIONAL USE RESOLUTION 12-R15

A Resolution authorizing issuance of a Conditional Use Permit for a light industrial use (bakery) incidental to retail sales at 495 Interchange North, Tax Key number ZYUP 00140B

WHEREAS, the City Plan Commission has considered the application filed by Rick Bittner on behalf of Bittner's Bakery, 259 Sky Lane, Lake Geneva, WI 53147; and

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on February 20, 2012.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit to Rick Bittner on behalf of Bittner's Bakery, 259 Sky Lane, Lake Geneva, WI 53147, for a light industrial use (bakery) incidental to retail sales at 495 Interchange North, Tax Key number ZYUP 00140B, including all staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 27th day of February, 2012.

\_\_\_\_\_  
James R. Connors, Mayor

ATTEST:

\_\_\_\_\_  
Michael D. Hawes, City Clerk

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

SITE ADDRESS/PARCEL NO. AND FULL LEGAL DESCRIPTION REQUIRED (ATTACH SEPARATE SHEET IF NECESSARY):

495 INTERCHANGE NORTH, LAKE GENEVA, WI 53147

NAME AND ADDRESS OF CURRENT OWNER:

JOHN CONSOLINO - MWFLGS INC.  
501 INTERCHANGE N LAKE GENEVA WI. 53147

TELEPHONE NUMBER OF CURRENT OWNER: 262-749-8136

NAME AND ADDRESS OF APPLICANT:

RICK BITTNER (for BITTNER'S BAKERY LLC)  
259 SKYLANE, LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF APPLICANT: 262-248-2606

PROPOSED CONDITIONAL USE:

CAKE & PASTRY MANUFACTURING FACILITY &  
RETAIL STORE

ZONING DISTRICT IN WHICH LAND IS LOCATED:

NAMES AND ADDRESSES OF ARCHITECT, PROFESSIONAL ENGINEER AND CONTRACTOR OF PROJECT:

JOHN CONSOLINO (building owner)  
MECHANICALS BY PECK & WEISS, (ELECTRIC, GAS,  
PLUMBING)

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

MANUFACTURING OF BAKERY PRODUCTS & SALES

CONDITIONAL USE FEE PAYABLE UPON FILING APPLICATION: \$400.00 [\$100 FOR APPLICATIONS UNDER SEC. 98-407(3)]

Jan 17, 2012  
DATE

  
SIGNATURE OF APPLICANT

**AGREEMENT FOR SERVICES**

REIMBURSABLE BY THE PETITIONER / APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any finance charges that may accrue. The City may apply the charges for these services to the Petitioner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner and which are not paid, may be assigned by the City as a special assessment to the subject property. Petitioner hereby expressly waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. Petitioner further authorizes the City Treasurer or City Clerk to levy and collect review fees and additional fees upon the affidavit of the City Administrator or the Zoning Administrator stating that such fees are reasonable and that payment is overdue. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the development application.

*Richard R. Bittner*, as applicant/petitioner for:

Name: *BITTNER'S BAKERY LLC*  
Address: *495 INTERCHANGE NORTH*  
*LAKE GENEVA, WI 53147*  
Phone: *262-248-2606*

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

Dated this *17<sup>th</sup>* day of *January*, 201*2*.

*RICHARD R BITTNER*  
Printed name of Applicant/Petitioner

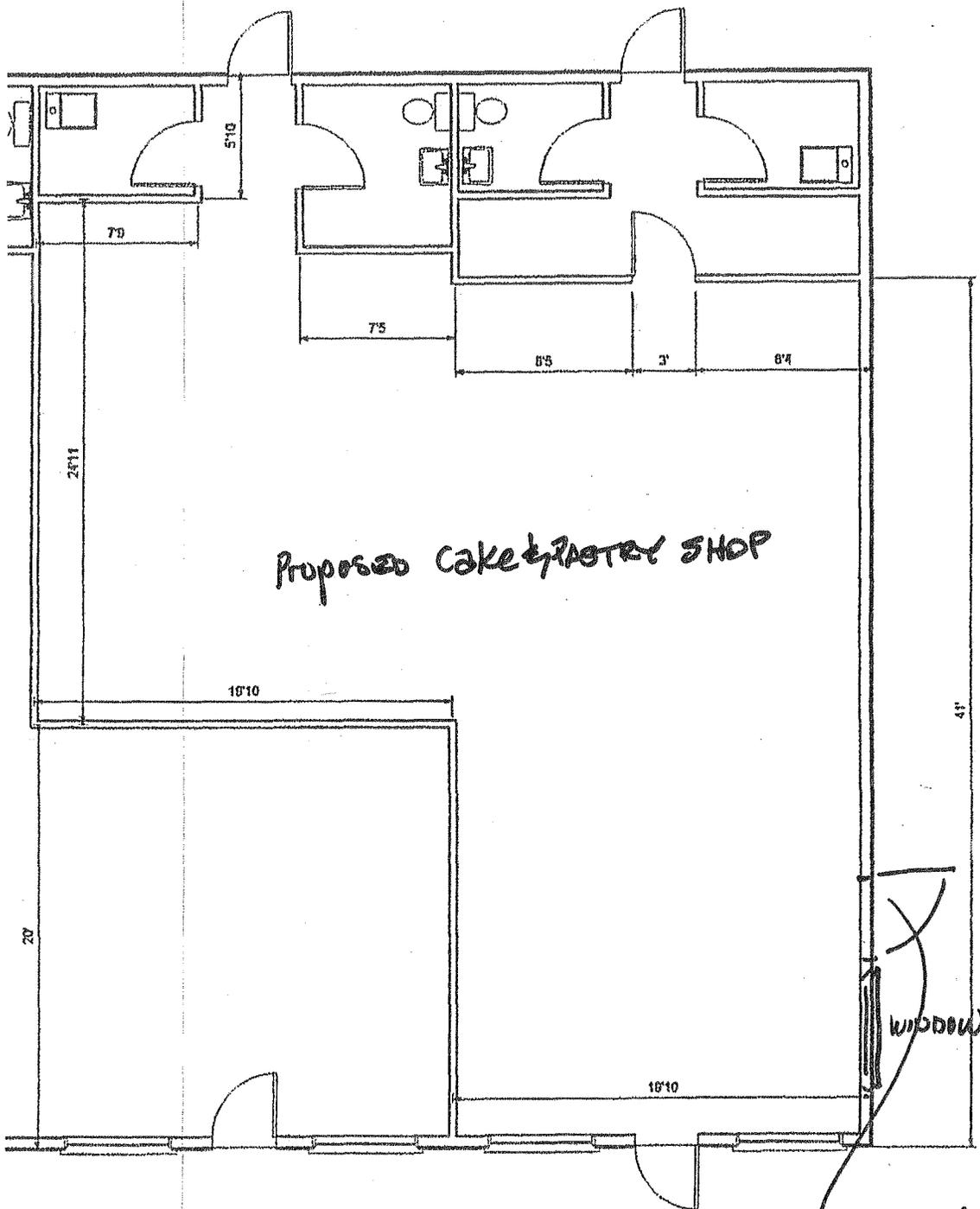
*Richard R. Bittner*  
Signature of Applicant/Petitioner

January 17<sup>th</sup>, 2012

Written profile of Condition Use Justification for Bittner's Bakery, LLC dba as Bittner's Cakes and Pastries, 495 Interchange North in Lake Geneva WI.

Our plan is to take a 2+ year vacant building that is attached to the Lake Geneva Shell Plaza and create a locally owned cake and pastry shop. Points of interest for consideration of this application include:

- The primary ownership will be Chad and Amy Bittner with a minority interest from Rick and Millie Bittner.
- Although there is no legal ownership, Greg Nettekoven, former owner of Lakeland Bakery in Elkhorn, WI will be retained as the Bakery's Production Manager with the primary product production responsibilities.
- Rick Bittner's responsibilities will be limited in production, but primarily responsible for product line creation. The general management will be the responsibility of the primary owners.
- Product line selection will focus on cake and pastry type products. Several product lines that are within the skill sets of the management team will be avoided or limited in an attempt to have minimal impact on other existing locally based businesses.
- There will be some wholesale marketing of cakes and desserts for resale to other area businesses. In addition, this business will support a common ownership restaurant (Next Door Pub and Pizzeria) with some product needs.
- Although it can change, the intention is to have limited hours and days of service, probably 4 or 5 days per week for 8 hours per day.
- Our target market will be the local area residents and the business will be positioned to achieve the goal of exceeding quality and value expectations.
- The building will undergo exterior renovation that will be carried across the entire building to upgrade the look of the entire property; included will be some landscaping enhancements.
- This business will also have a positive impact on the entire Interchange North area as it will help bring potential customers into the area. It will also be a nice upgrade visually to the surrounding area. In addition, it is right on target with the master plan for the surrounding area and sensitive to residential development that is nearby.
- This business will add to the local economy, not one that might be thousands of miles away. Our city character and its ability to survive long term needs to be based on its continued effort to make it different and a unique place to live and visit.



Proposed cake & PASTRY SHOP

addition entry

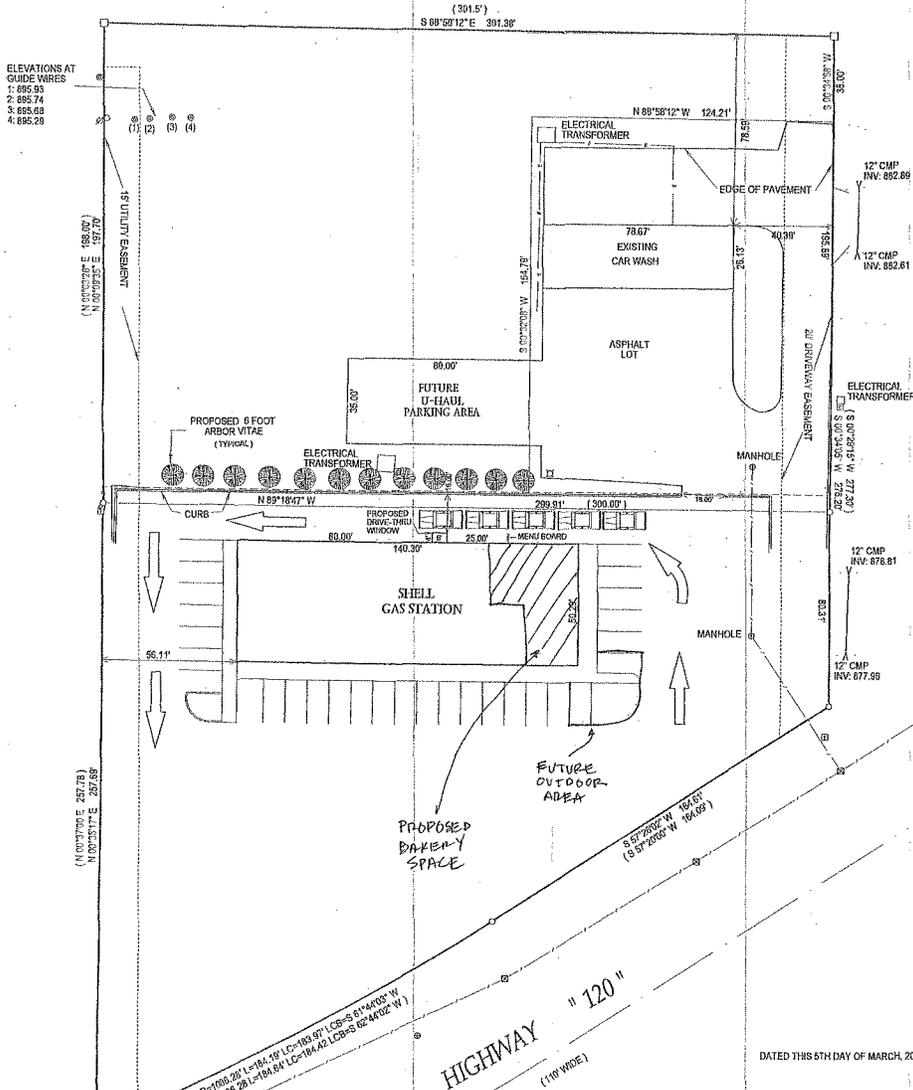
PREPARED FOR:  
LAKEWOOD CONSTRUCTION

# CONCEPT PLAN

J.K. SURVEYING INC.  
16705 WILLOW/BROAD LANE  
LAKE GENEVA, WI 53147  
(262) 248-3697

-OF-

PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 2 NORTH, RANGE 17 EAST, COUNTY OF WALWORTH, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE WEST ALONG SAID SECTION LINE, 1696.00 FEET TO A POINT; THENCE S 1°30'00" W, 2016.0 FEET, MORE OR LESS, TO AN IRON PIPE; THENCE WEST 400.0 FEET TO AN IRON PIPE; THENCE SOUTH 472.70 FEET TO AN IRON PIPE ON THE NORTHERLY LINE OF STATE TRUNK HIGHWAY 120; AND THE PLACE OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL: THENCE N00°03'00" E, 257.78 FEET TO AN IRON PIN FOUND; THENCE N 0°03'20" E, 108.00 FEET TO AN IRON PIN FOUND; THENCE S 85°58'12" E, 301.50 FEET TO AN IRON PIN; THENCE S 00°29'15" W, 277.30 FEET TO AN IRON PIPE AND TO ITS INTERSECTION WITH THE NORTHERLY LINE OF SAID STATE TRUNK HIGHWAY 120; THENCE S 87°20'00" W, ALONG SAID NORTHERLY LINE, 164.00 FEET TO AN IRON PIPE; THENCE SOUTH-WESTERLY ALONG SAID NORTHERLY LINE AND ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1068.28 FEET AND WHOSE CENTER LIES TO THE NORTH, AN ARC DISTANCE OF 184.42 FEET TO THE POINT OF BEGINNING (THE CORD ACROSS THE LAST DESCRIBED CIRCULAR CURVE COURSE BEARS S 62°44'02" W, 184.42 FEET); SUBJECT TO THE RIGHTS OF THE PUBLIC AND THE STATE OF WISCONSIN IN AND TO THOSE PORTIONS THEREOF TAKEN, USED OR DEDICATED FOR PUBLIC ROAD PURPOSES, SITUATED IN THE COUNTY OF WALWORTH AND THE STATE OF WISCONSIN, CONTAINING 3.5741 ACRES.



ELEVATIONS AT  
GUIDE WIRES  
1. 895.50  
2. 895.74  
3. 895.63  
4. 895.28



- ☒ = CATCH BASIN
  - ⊕ = MAN HOLE
  - ⊙ = POWER POLE
  - ⊙ = GUIDE WIRE
  - ( ) = RECORDED AS
  - = FOUND IRON BAR
  - = FOUND IRON PIPE
  - = SET IRON PIPE
  - = SET IRON BAR
  - = LIGHT POLE
  - ⊞ = TELEPHONE PEDISTAL
  - ⊞ = CABLE PEDISTAL
  - = BURIED ELECTRIC/CABLE
  - = BURIED ELECTRIC
  - = BURIED CABLE
  - = STORM WATER
  - X = BACK OF CURB ELEVATION
- SCALE: 1" = 30'

JOB #: 05-091 (REF 04-633)  
TAX ID #:

COMPARE LEGAL DESCRIPTION AREAS AKA DRAWING WITH USER, FOR BOUNDARY RESTRICTIONS AND EASEMENTS TO BE SHOWN TO AFFECT ADJACENT PROPERTIES AND LOCAL MUNICIPAL ORDINANCES TO BE SHOWN FOR MINIMUMS OF ANY EASEMENT.

I hereby certify that I have surveyed the above described property and that the above map, to the best of my knowledge and belief, is a true representation thereof and shows the size and location of all visible structures, apparent easements and encroachments if any.  
This survey is made for the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof.

DATED THIS 6TH DAY OF MARCH, 2007.



JEFFREY L. KIMPS  
Wisconsin Registered Land Surveyor  
(original if signed in red)  
DATED THIS 14TH DAY OF MARCH, 2008.

February 16, 2012

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

Attn: Mr. Barney Brugger  
Zoning Administrator

Re: Anchor Covenant Church  
Project No. R12-0014-101

Dear Barney,

We have reviewed the submitted site for the above referenced project, dated January 31, 2012, prepared by McCormack + Etten Architects LLP.

The proposed site consists of infill development, has slightly less impervious area than the existing condition, and maintains the previous overall drainage pattern. Erosion control is provided through inlet protection. Based on our review, we recommend approval of the plans.

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

Should you have any questions, please feel free to call me.

Sincerely,

CRISPELL-SNYDER, INC.



Susan C. Barker, P.E.  
Senior Project Manager

SCB/

cc: Ned Sutherland, Anchor Covenant Church

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

**Milwaukee Regional**  
W175 N111081 Stonewood Dr.  
Suite 100  
Germantown, WI 53022  
262.250.8000  
FAX 262.250.8011

**Madison**  
5315 Wall Street  
Suite 165  
Madison, WI 53718  
608.244.6277

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

**Fox Valley**  
P.O. Box 182  
Clintonville, WI 54929  
715.752.4620  
FAX 715.752.4595

APPLICATION FOR PRECISE IMPLEMENTATION PLAN AMENDMENT

City of Lake Geneva

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

630 WILLIAMS ST., LAKE GENEVA, WI 53147 / MAP NO. 1776 / LOT 1 TO 4

TAX KEY # ZAIT76 00001, ZAIT76 00002, ZAIT76 00003, + ZAIT76 00004

Name and Address of Current Owner:

TAM LANDGRAF / MAIV PROPERTIES, INC. + T.N.L. LLC  
14105 WEST FIELDPOINTE DRIVE, NEWBERLIN, WI 53151

Telephone No. of Current Owner including area code: (6) (414) 630-0033

Name and Address of Applicant:

ANCHOR COVENANT CHURCH  
P.O. BOX 351, LAKE GENEVA, WI 53147

Telephone No. of Applicant including area code: (262) 903-6888

Proposed Use:

INITIALLY TO CREATE A PLACE OF WORSHIP FOR THE  
ANCHOR COVENANT CHURCH AND TO ESTABLISH  
A COMMUNITY CENTER.

Zoning District in which land is located: CURRENTLY PD. PLANNED DEVELOPMENT  
GD. GENERAL BUSINESS

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

MCGORMACK + ETTEN ARCHITECTS LLP, 400 BROAD ST., LAKE GENEVA, WI  
53147

Short statement describing activities to take place on site:

AS NOTED ABOVE, THE FIRST PHASE WOULD BE TO  
CREATE A WORSHIP SPACE AND OFFICES AND MEETING  
SPACE FOR THE ANCHOR COVENANT CHURCH. THE NEXT  
PHASE WOULD BE TO CREATE A COMMUNITY CENTER  
TO PROVIDE A WIDE RANGE OF SERVICES AND RESOURCES  
TO ASSIST THOSE IN NEED.

PIP Amendment fee \$400.00, payable upon filing application.



Signature of Applicant

NED SUTHERLAND / ANCHOR COVENANT  
CHURCH

AGREEMENT FOR SERVICES

REIMBURSABLE BY THE PETITIONER / APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any finance charges that may accrue. The City may apply the charges for these services to the Petitioner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner and which are not paid, may be assigned by the City as a special assessment to the subject property. Petitioner hereby expressly waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. Petitioner further authorizes the City Treasurer or City Clerk to levy and collect review fees and additional fees upon the affidavit of the City Administrator or the Zoning Administrator stating that such fees are reasonable and that payment is overdue. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the development application:

NED SUTHERLAND, as applicant/petitioner for:

Name: ANCHOR COVENANT CHURCH

Address: P.O. BOX 351

LAKE GENEVA, WI 53147

Phone: (262) 903-6888

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

Dated this 26TH day of JANUARY, 2012.

NED SUTHERLAND / ANCHOR COVENANT CHURCH

Printed name of Applicant/Petitioner

[Handwritten Signature]

Signature of Applicant/Petitioner

January 31, 2012



Mr. Barney Brugger  
Building Inspector / Zoning Administrator  
City of Lake Geneva  
626 Geneva Street  
Lake Geneva, WI 53147

Re: **APPLICATION FOR PD – PLANNED DEVELOPMENT**  
**PD PROCESS STEP 4: PRECISE IMPLEMENTATION PLAN FOR**  
**REMODELING OF AN EXISTING COMMERCIAL BUILDING FOR**  
**INDOOR INSTITUTIONAL USE AS A CHURCH/COMMUNITY CENTER**  
**630 WILLIAMS STREET**  
**LAKE GENEVA, WI 53147**

Dear Mr. Brugger:

The **Anchor Covenant Church** respectfully requests approval of the **PRECISE IMPLEMENTATION PLAN** for the property at **630 Williams Street, Lake Geneva, WI** to allow for the conversion of the **Existing Commercial Building for Indoor Institutional Use** as a **Church & Community Center** within **PD - PLANNED DEVELOPMENT** zoning as described below.

The **Property** is located in the **City of Lake Geneva** at **630 Williams Street** and includes the former **Arrow Products Building** plus a small **Auto Repair Building**. The larger **Existing Main Building** is a one-story concrete block structure of approximately **36,700 sq. ft.** and is currently vacant. Of the **36,700 sq. ft.**, approximately **4,239 sq. ft.** is **Office Space** and the rest its open **Factory / Warehouse**. The **Existing Auto Repair Building** is approximately **1,250 sq. ft.** The overall site consists of **68,141 sq. ft.** or approximately **1.56 acres**. **Anchor Covenant Church** has an offer to purchase on the property with the intention of converting the **Existing Main Building** for use as a **Church & Community Center**. The property is located in a transitional use area with **Retail / Commercial Uses** to the east, south and west plus some **Residential** properties to the north and directly across Williams Street to the east. Approximately **2/3** of the **Property** was previously zoned **GI General Industrial** and the remaining **1/3** was **GB General Business**. *The Property was previously approved for rezoning as PD – PLANNED DEVELOPMENT zoning. Anchor Covenant Church is requesting that they be allowed to remodel the Existing Building for use as a Church & Community Center. The proposed mix of uses within the Building would be Permitted by Right under the previous GB General Business Zoning. Given the unique location and configuration of the site, we believe approval of the proposed PRECISE IMPLEMENTATION PLAN within the PD – PLANNED DEVELOPMENT ZONING is a reasonable option for adaptive reuse of this property.*

McCormack + Etten / Architects

400 Broad Street, Lake Geneva, WI 53147  
Email: mne@mccormacketten.com

Ph (262) 248-8391 Fax (262) 248-8392  
<http://www.mccormacketten.com>

1. The vacant **Existing Main Building** is a one-story concrete block and brick masonry structure with a “footprint” of approximately **36,700 sq. ft.** of which approximately **4,239 sq. ft.** is existing **Office** space and the balance **Factory / Warehouse** space. The **Existing Auto Service Building** is approximately **1,250 sq. ft.** and would be razed as part of this project. *Anchor Covenant Church wishes to remodel the Existing Main Building for a Church & Community Center and make several other modifications to the exterior of the building:*

- *Complete the remodeling of the Existing Office space at the south end of the Main Building.* The remodeling that was previously begun on the **Existing Office** space would be completed for use by the **Church**, including a new HVAC system, upgrading of the existing bathrooms, and installation of new ceiling, wall and floor finishes.
- *The balance of the Main Building would be remodeled in a phased program for use as a Church & Community Center.* The **Existing Office** space and the area immediately to the north of it would be remodeled in phases for a **New Church** and related **Community Center** spaces. *The balance of the Main Building would be developed by the Church as part of a phased program as funds become available.*
- *The remodeled Office space at the south end of the Main Building and the exterior of the balance of the Main Building would be remodeled and repainted as noted on the New Elevations.* New window and doors would be installed, new decorative accent trim and canopies would be added, and the exterior concrete block walls facing Williams Street would be repainted. *Additional exterior upgrades may take place in the future and would be brought back to the Plan Commission for approval.*
- *The Existing Auto Service Building would be removed.* The **Existing Auto Service Building** would be removed to allow for upgrades of the east façade of the larger **Main Building**, *including reconfiguration of the open space between the Williams Street and the Main Building for a New Parking Lot and Landscaping.*

2. The **Existing Main Building** has been vacant for some time and, given the location and the character of the neighborhood, we believe this project would provide a major upgrade to the area and potentially generate additional development and increased tax revenue for the City. *We feel this could be a “win – win” situation by recycling an existing vacant structure for a viable use while providing necessary services to the neighborhood and the community.*

3. Zoning Standards Under the previous *GI General Industrial* and/or *GB General Business* Zoning (Nonresidential Uses) That Would Be Met:

Max. Number of Floors	4 Floors / Permitted 1 Floor / Actual
Max. Floor Area Ratio	<i>GI General Industrial</i> / Max. FAR = 1.00 FAR = .56 / Actual
Min. Lot Area	<i>GI General Industrial &amp; GB General Business</i> 9,000 s.f. / Required 68,141 s.f. / Actual
Min. Lot Width	75' Lot Width / 50' Street Frontage / Required 270' / Actual
Min. Street Setback	25' / Required 80' / Actual
Max. Bldg. Height	35' Max. / Permitted 20' +/- / Actual
Min. Landscape Surface Ratio (LSR)	15% / Required 15.3% / Actual

4. Zoning Standards Under the previous *GI General Industrial* and/or *GB General Business* Zoning (Nonresidential Uses) That Would Not Be Met:

Max. Floor Area Ratio:	<i>GB General Business</i> / Max. FAR = .40 Permitted. FAR = 0.56 / Actual
Min. Side Lot Line Setback	<i>GI General Industrial</i> / 20' Non-Resd. Reqd. 1' +/- / Actual
Min. Side Lot Line Set Back	<i>GB General Business</i> / 10' Non-Resd. Reqd. 1' +/- / Actual
Min. Rear Lot Line Set Back	<i>GI General Industrial</i> / 30' Non-Resd. Reqd. 2' +/- / Actual
Min. Rear Lot Line Set Back	<i>GB General Business</i> / 25' Non-Resd. Reqd. 2' +/- / Actual

<b>Min. Paved Surface Setback</b>	<i>GI General Industrial &amp; GB General Business</i> <b>5' Rear &amp; Side / Required</b> <b>10' from Street / Required</b> <b>2' +/- Rear &amp; Side / Actual</b> <b>5' +/- Street / Actual</b>
<b>Min. Number of Off-Street Parking Stalls:</b>	<i>For Warehouse Space / 30,968 s.f.</i> <b>1 per 2,000 s. f. Gross Floor Area / Required</b> <b>30,968 s. f. / 2,000 s. f. per Stall = 15 Stalls Reqd.</b>
	<i>For Church Space / 5,732 s.f.</i> <b>1 Stall per 5 Seats at maximum capacity</b> <b>120 Seats / 1 Stall per 5 Seats = 24 Stalls Reqd.</b> <b>35 Stalls Provided / Actual</b>

The following documents are enclosed to facilitate the approval of the proposed ***PRECISE IMPLEMENTATION PLAN*** for the ***PD – PLANNED DEVELOPMENT*** property at **630 Williams Street for Anchor Covenant Church:**

- 1. A Location Map of the Subject Site** in relation to the City of Lake Geneva.
- 2. A Map of the Subject Property** noting the current zoning and that of adjoining properties, and a **Certified Survey Map** which depicts the dimensions of the subject property.
- 3. A Written Description** and a **Statement of Rationale** of the proposed **Precise Implementation Plan** within the **PD - Planned Development**.
- 4. Precise Implementation Plan Drawings**, including a **Site Plan, Floor Plans, and Elevations** of the proposed subject development.
- 5. Landscaping Plan, Lighting Plan and Signage Plan.**

Thank you for your consideration of the above project. Please let me know if you need additional information or have any questions.

Sincerely,



Kenneth L. Etten A.I.A.  
 McCormack + Etten / Architects LLP

## **GENERAL WRITTEN DESCRIPTION OF *PROPOSED PRECISE IMPLEMENTATION PLAN* WITHIN *PD-PLANNED DEVELOPMENT***

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The **Anchor Covenant Church** respectfully requests approval of the ***PRECISE IMPLEMENTATION PLAN*** within a ***PD – PLANNED DEVELOPMENT*** zoning district to allow for the remodeling of the **Existing Commercial Building for Indoor Institutional Use as a Church & Community Center** as described herein:

**A.** The **Property** is located in the **City of Lake Geneva** at **630 Williams Street** and is presently occupied by a one story masonry **Existing Commercial Building**. With ***GB General Business*** zoning to the east, south and three ***SR-4 Single Family Residential*** lots across the alley to the north, *we believe that the redevelopment of the Existing Building for Indoor Institutional Use as a Church & Community Center is a reasonable option.*

**B.** The **Site** consists of approximately **68,141 sq. ft.** or approximately **1.56 acres** and is zoned ***PD – Planned Development***. Under the previous ***GI General Industrial*** and ***GB General Business*** zoning, the **Minimum Lot Area** is **9,000 sq. ft.** The **Existing Building** is approximately **36,700 sq. ft.** *The proposed redevelopment would be primarily within the Existing Building footprint except for minor alterations to the east façade facing Williams Street and the development of a Parking Lot for the Church.*

**C.** The **Existing Main Building** would be remodeled for use by the **Anchor Covenant Church** for a **Worship Area** and for a **Community Center** to provide community services. The specific uses and interior layouts are yet to be determined but would be subject to approval by City of Lake Geneva. *The Applicant requests approval of the Precise Implementation Plan within a PD – Planned Development zoning district to allow an Indoor Institutional Use, including a Church & Community Center, as Permitted by Right under the previous GB General Business Zoning and subject to Plan Commission approval of an operational plan.*

**D.** The **Exterior Finish Materials** of the proposed **Remodeled Main Building** would be consistent with those on the **Existing Buildings** in the area with a combination of existing brick, painted concrete block, painted hardboard siding, wood columns and trim, and asphalt shingles. *The intention is to create a first-class Church and Community Center Building that would enhance the neighborhood and to bring an existing vacant structure back to life. Material and color samples will be submitted to the Plan Commission for approval.*

**E.** The **Overall Height** from the grade on the east to the peak of the new gable roof would be approximately 20', well within the 35' maximum height allowable in both the previous ***GI General Industrial*** and ***GB General Business Zoning Districts***.

## STATEMENT OF RATIONALE FOR REQUESTING APPROVAL OF A *PRECISE IMPLEMENTATION PLAN* WITHIN THE *PD-PLANNED DEVELOPMENT ZONING DISTRICT*

There are several reasons for requesting that the approval of this *PRECISE IMPLEMENTATION PLAN* within the *PD – PLANNED DEVELOPMENT* zoning under the Lake Geneva Zoning Ordinance, including the following items:

**1. DEVELOPMENT OF AN EXISTING NONCONFORMING PROPERTY:** Under the previous *GI General Industrial* and *GB General Business Zoning Districts*, there are significant side and rear yard setbacks which the **Existing Building** did not meet which is why it was rezoned to *PD Planned Development*. *The Applicant requests flexibility to be allowed to use a Land Use Permitted by Right under the previous GB General Business zoning to create a Church & Community Center subject to Plan Commission approval of an operational plan.*

**2. BUILDING & PAVING SETBACKS:** Under both the previous *GI General Industrial* and *GB General Business Zoning Districts*, the required setback to a Street Side Lot Line be 25', to a Residential or Nonresidential Rear Side Lot Line is 30', and to a Residential or Nonresidential Side Lot Line is 6'. *In its existing configuration, the Existing Building is noncompliant for most of these setbacks which is why it was rezoned to PD Planned Development.* The remodeling would be done within the footprint of the **Existing Buildings**. Future new Sidewalks and Paving may encroach into required paved surface Setbacks. *Under the Precise Implementation Plan within the PD Planned Development zoning, we would request flexibility to allow for the reduced Building Setbacks and for reduced Paved Surface Setbacks for the Sidewalks and Parking Areas.*

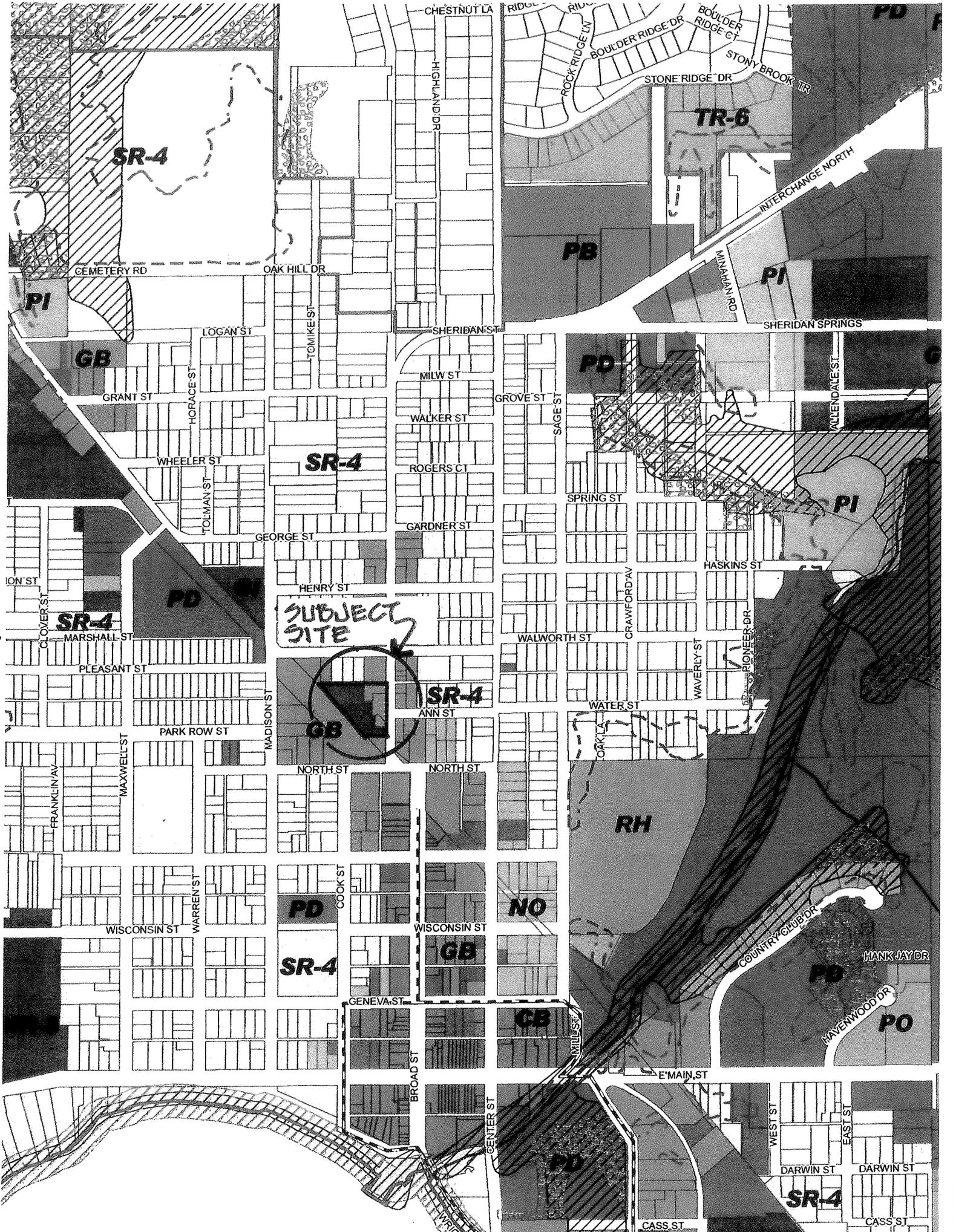
**3. FLOOR AREA RATIO:** Under the previous *GB General Business Zoning*, Nonresidential Uses are required to have a maximum Floor Area Ratio of .40. The **Existing Building** currently contains approximately 36,700 s.f. on a 68,141 s.f. site for a FAR of .56. *Under the Precise Implementation Plan within the PD Planned Development zoning we would request flexibility to allow for a higher FAR than was allowed under the previous GB General Business Zoning but still under the 1.00 FAR allowed under the previous GI General Industrial.*

**4. OFF STREET PARKING SPACES:** The Proposed Project would create a **Church & Community Center** under Indoor Institutional section of the Zoning Ordinance. The current plan shown would provide 35 Parking Stalls on the Site including 2 Handicapped Stalls. The potential mix of uses would include a **Church** which requires 1 stall per 5 seats, a **Community Center** which requires 1 stall per 250 s.f. of gross floor area or 1 stall per four patrons to maximum capacity plus one space per employee, and unfinished Warehouse Space which requires 1 stall per 2,000 s.f. of gross floor area. *Given the limited Existing Lot, the square footage of Existing Building, the irregular hours of operation for a Church & Community Center, and the*

*proximity to public parking lots and street parking, we would request flexibility under the PD Planned Development Zoning to waive the off street parking requirements.*

**5. SPECIFIC PERFORMANCE STANDARDS:** The Existing Property is currently zoned PD – Planned Development and includes a vacant, underutilized Building that fronts on the main north-south thoroughfare (Williams Street) through the City. *Given the Property's location and the commercial and nonresidential nature of the majority of the property immediately adjacent to it, the Applicant's plan to develop the Existing Building as an Indoor Institutional Use with a Church & Community Center is a reasonable one within the flexibility allowed under PD Planned Development Zoning. It would significantly improve the overall appearance of the area and provide long-term public benefits for adjoining property owners. It is also in keeping with the "City of Lake Geneva Comprehensive Plan" recommendation that this property be developed as Planned Mixed Use.*

*Anchor Covenant Church requests the cooperation of the Plan Commission and the City Council in approving this Precise Implementation Plan and helping to make this project a reality.*



**SR-4**

**TR-6**

**PI**

**GB**

**SR-4**

**PB**

**PI**

**PD**

**SR-4**

**SUBJECT SITE**

**SR-4**

**GB**

**RH**

**PD**

**NO**

**SR-4**

**GB**

**GB**

**PB**

**PO**

**PD**

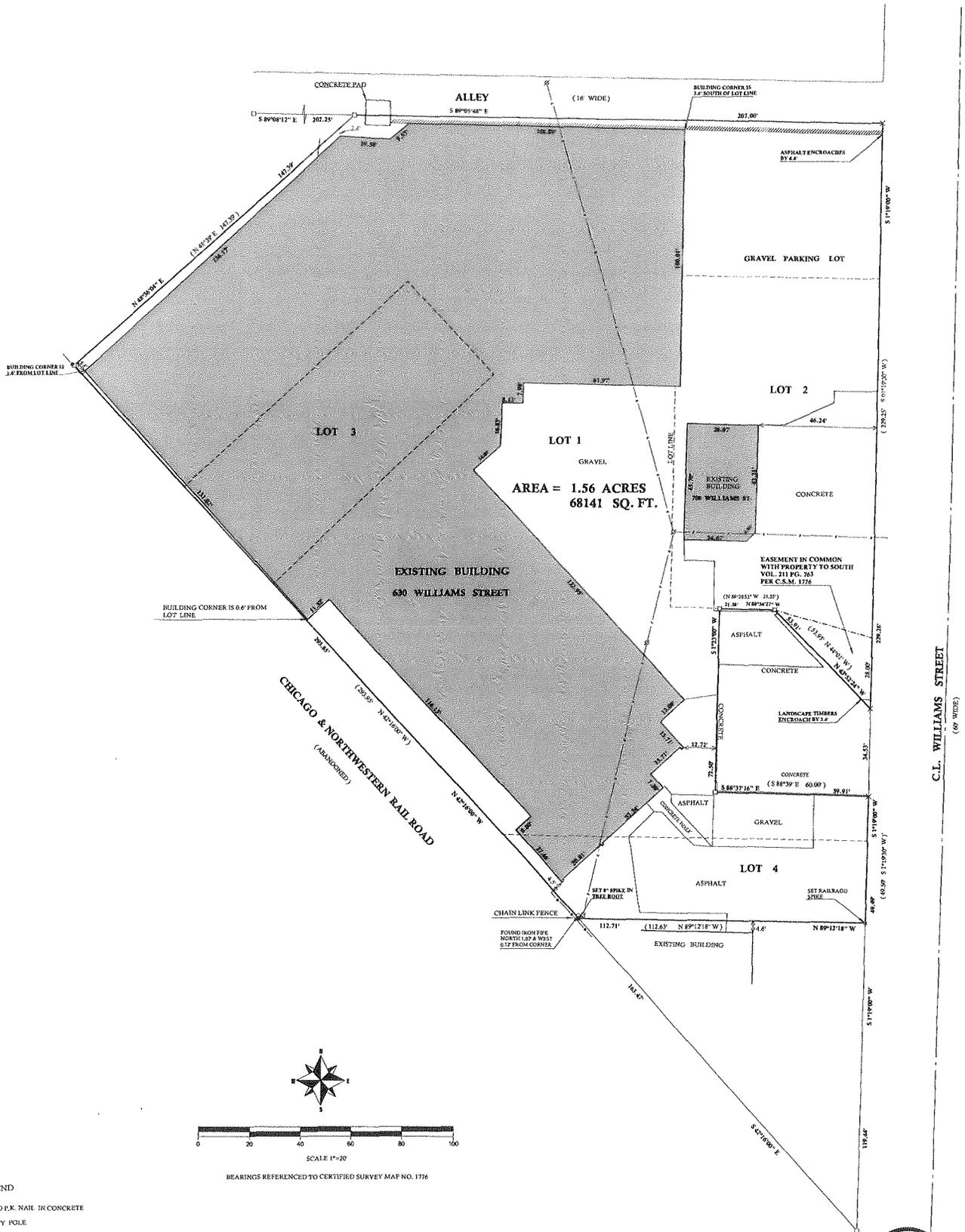
**SR-4**

**CASS ST**

**CASS ST**

# PLAT OF SURVEY

LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 1776, LOCATED IN THE  
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWN 2 NORTH,  
RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.



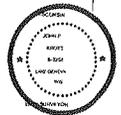
BEARINGS REFERENCED TO CERTIFIED SURVEY MAP NO. 1776

- LEGEND**
- ⊠ FOUND P.K. NAIL IN CONCRETE
  - ⊗ UTILITY POLE
  - CHAIN LINK FENCE
  - OVER HEAD UTILITIES
  - ||||| EDGE OF ASPHALT
  - × CHISELED CROSS IN SIDE WALK
  - FOUND IRON PIPE
  - FOUND IRON BAR
  - SET IRON BAR
  - (XX) RECORDED AS

JOB # 09-171  
TAX ID # ZAT77600001, 2, 3, & 4

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 easements thereon, fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title therein within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.



DATED THIS 20th, DAY OF NOVEMBER, 2009

JOHN KROTT 5-2258  
Wisconsin Registered Land Surveyor  
(original if signed in red)

**EXISTING SITE PLAN**



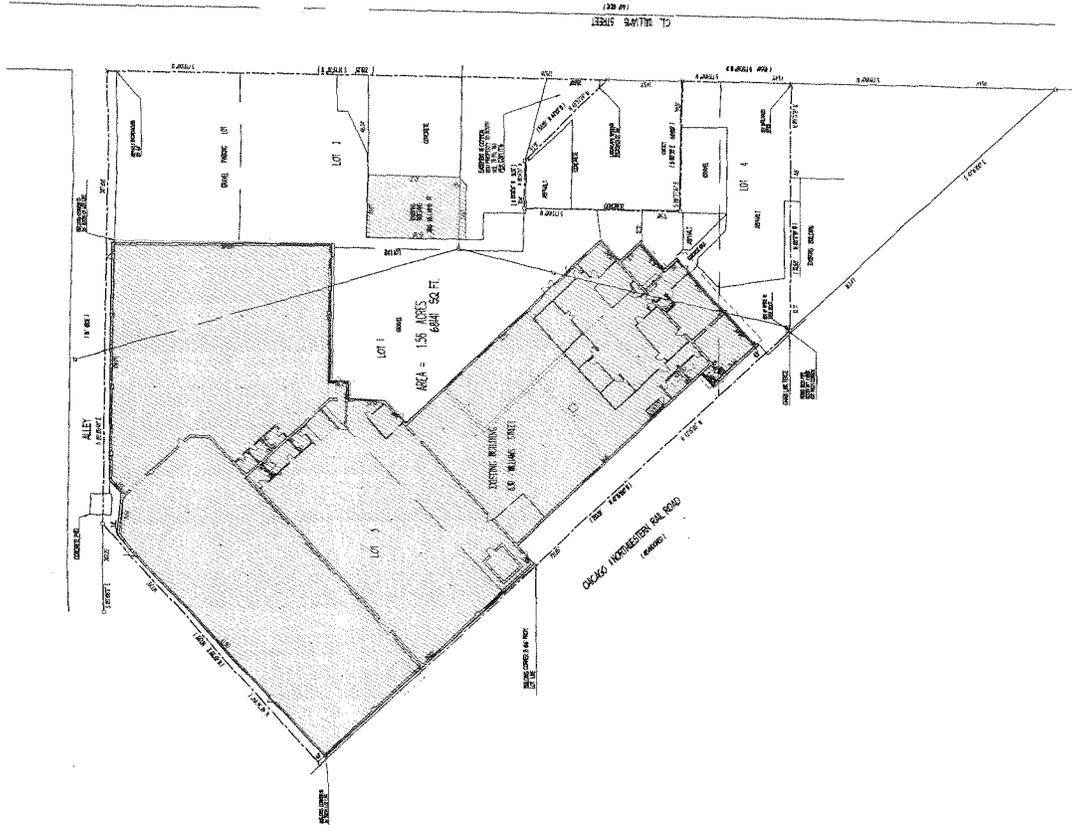
SHEET INDEX	
NO.	DESCRIPTION
1	EXISTING SITE PLAN
2	PROPOSED SITE PLAN
3	PROPOSED ELECTRICAL

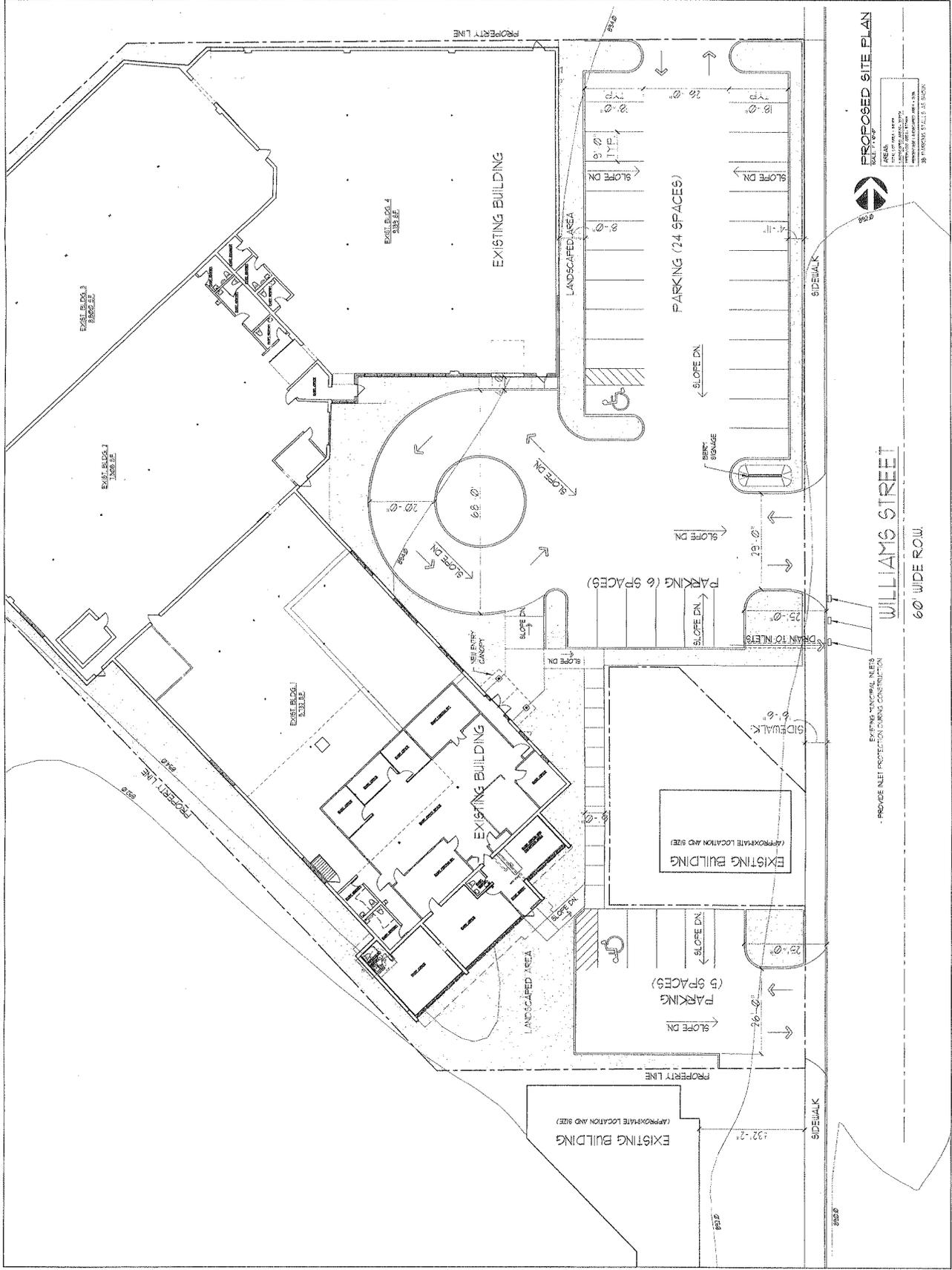
DATE: 11/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

PROJECT NO: 11-0000  
 SHEET NO: 0000

ADDITIONS AND ALTERATIONS TO THE  
**630 WILLIAMS STREET BUILDING**  
 630 WILLIAMS STREET  
 LAKE DENN VA BRICKSHIM 23044  
 © McCormick + Ethen Architects, LLP

McCormick + Ethen Architects, LLP  
 1000 BROAD STREET  
 SUITE 200  
 LAKE DENN VA BRICKSHIM  
 VA 23044  
 WWW.MCCORMICK+ETHEN.COM

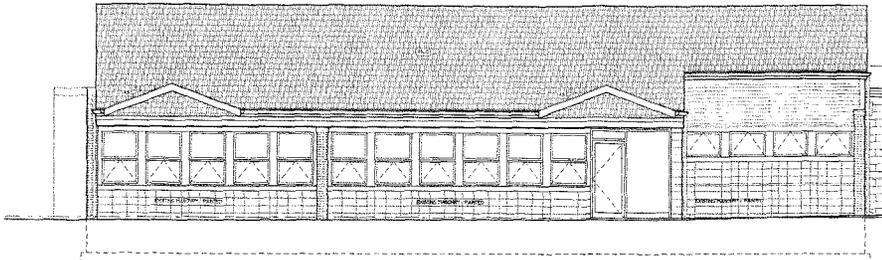




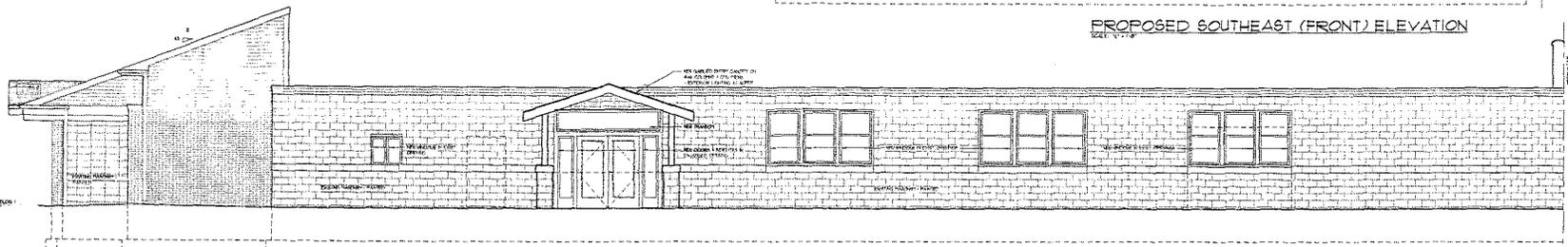
**PROPOSED SITE PLAN**  
 SCALE: 1/8" = 1'-0"  
 AREA: 1.5 ACRES  
 PROJECT NO. 17-001  
 SHEET NO. 5-2  
 DATE: 03/17  
 DRAWN BY: J. H.

**WILLIAMS STREET**  
 60' WIDE ROW

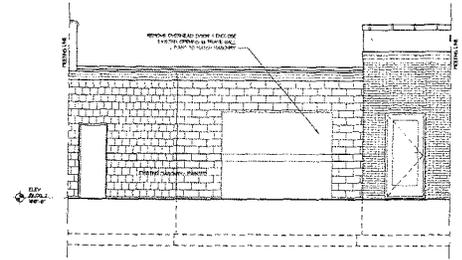
EXISTING EXISTENTIAL NILETS  
 PROVIDE NET PROTECTION CURB CONSTRUCTION



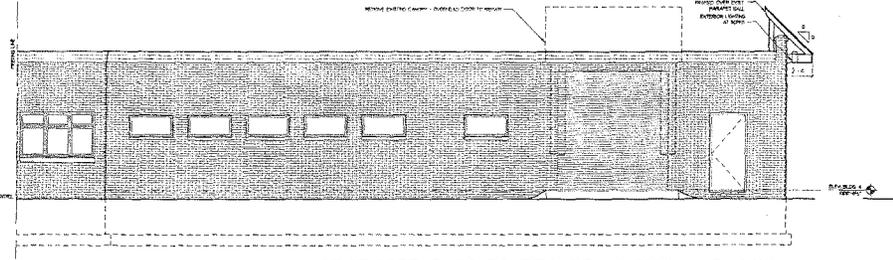
PROPOSED SOUTHEAST (FRONT) ELEVATION  
SCALE: 1/4" = 1'-0"



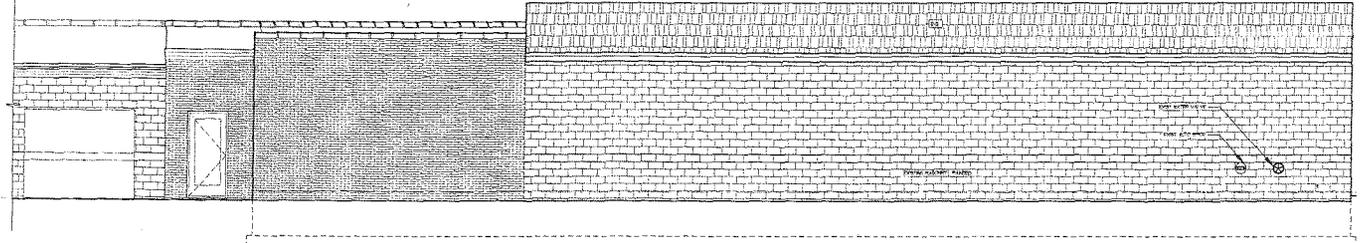
PROPOSED EAST COURTYARD - SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



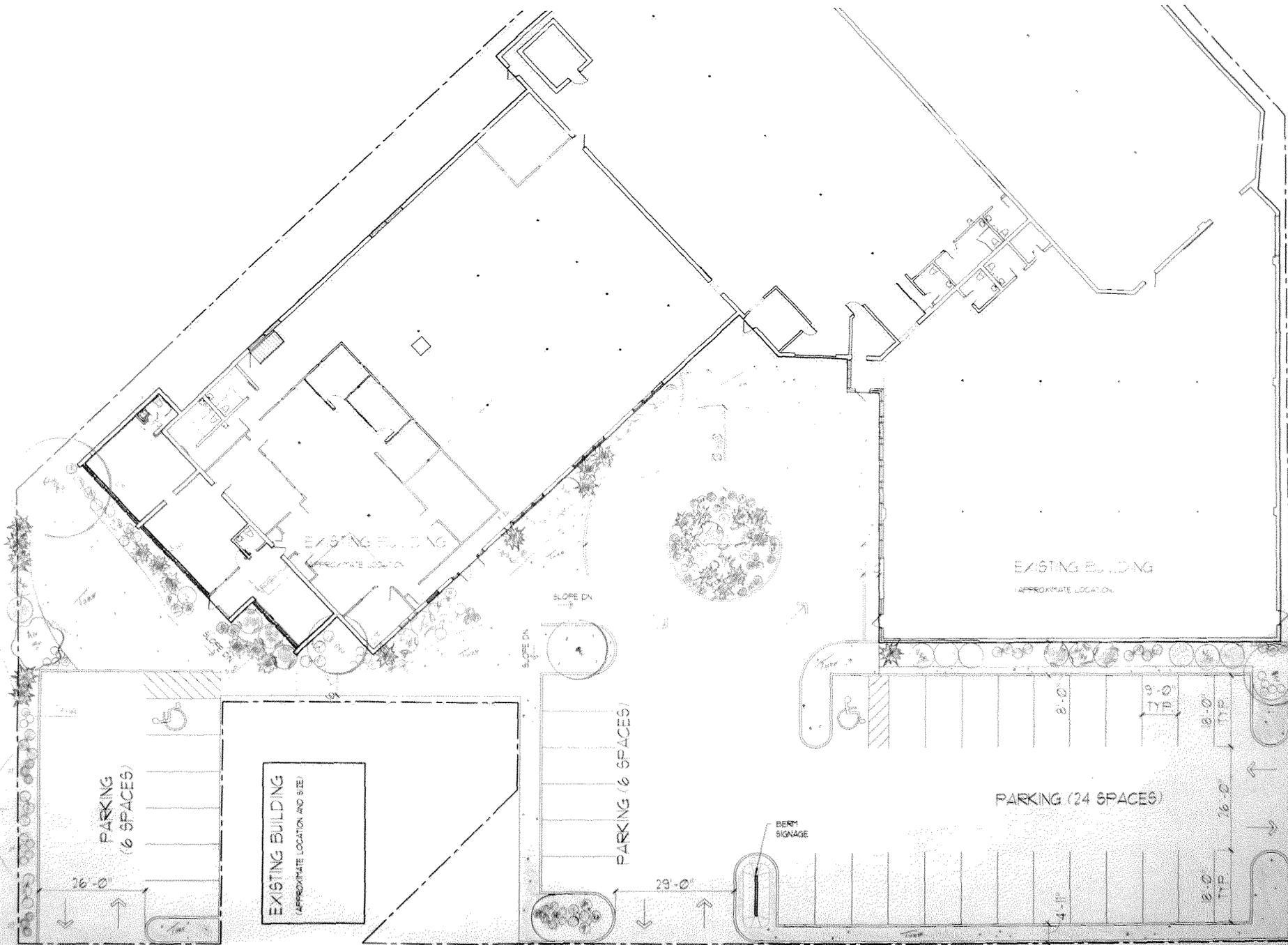
PROPOSED EAST COURTYARD - WEST ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED EAST COURTYARD - NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED EAST (WILLIAMS STREET) ELEVATION (PARTIAL)  
SCALE: 1/4" = 1'-0"



WILLIAMS STREET

**KRUEGER LANDSCAPE & MAINTENANCE**  
 Complete Landscape Service  
 3000 W. 10th St.  
 Milwaukee, WI 53233  
 (414) 224-1234 Fax: (414) 224-1234

certified

PROJECT: \_\_\_\_\_  
 CONTRACT NUMBER: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 200 WILLIAMS ST., LAKE KENOSHA, WI 53152

**PROPOSED SITE PLAN**  
 SCALE: 1" = 10'-0"

AREAS:  
 TOTAL LOT AREA - 1.88 AC  
 UNDEVELOPED AREA - 0.50 AC  
 PROPOSED AREA - 0.88 AC  
 TOTAL PARKING AREA - 0.18 AC  
 24 PARKING STALLS - 40' SPACING





Proposed sign two sided with narrow edge facing Williams ST

Approximately 18" wide (thick)  
6 to 7 feet tall (ground up)  
8 to 9 feet deep (front to back)

Roof flat, with overhang to accommodate down lights  
Mid section to accommodate LED message sign  
(Would change as events change, times etc.)

Painted to match building colors, off white top, slate blue base, and overhang shingles to match building. Message sign, letter colors, to be determined as found available (looking for blue)

Construction cement block, (roof) wood framing, with shingles, LED sign set in to be flush with surface. Set back 10 to 11 feet from curb. Basic location as shown on parking layout.

February 17, 2012

Mayor Jim Connors  
City of Lake Geneva  
626 Geneva St.  
Lake Geneva, WI 53147

Dear Mayor Connors:

At the Downtown Business Improvement District (BID) Board Meeting on Thursday, February 16, 2012, it was decided by the Board to remove Mr. Roger Wolff, The Bootery, 771 W. Main St., Lake Geneva, WI from the BID Board and replace him with Ms. Tammie Carstensen, Harbor Shores, 300 Wrigley Dr., Lake Geneva, WI.

The legislation which allowed the creation of BID's, State Statute 66.608 requires, under (3)(a), that the Chief Executive Officer (of the municipality) appoint members to the Board, subject to also being confirmed by the local legislative body (the City Council).

Thank you for your consistent and enthusiastic support of our vibrant downtown area.

If you have any questions, please don't hesitate to call me at 262-248-4637.

Sincerely,

A handwritten signature in cursive script that reads "Kevin Fleming". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Kevin Fleming, Chairman  
Downtown Business Improvement District

**City of Lake Geneva  
Council Meeting  
2/27/2012**

**Prepaid Checks - 2/10/12 through 2/22/12**

**\$7,671,592.99**

**CITY OF LAKE GENEVA  
ACCOUNTS PAYABLE PREPAID ITEMS OVER \$5,000**

**COUNCIL MEETING DATE OF: 2/27/2012**

<b>TOTAL PREPAID ACCOUNTS PAYABLE - 2/10/12 through 2/22/12</b>	<b>\$ 7,671,592.99</b>
<b><u>ITEMS &gt; \$5,000</u></b>	
Lake Geneva Joint School - Tax Settlement	2,868,019.74
Badger High School - Tax Settlement	2,005,985.10
Walworth County Treasurer - Tax Settlement	1,994,618.53
Gateway Technical College - Tax Settlement	657,093.85
Lake Geneva Business - Tax Settlement	136,466.09
<b>BALANCE OF OTHER ITEMS</b>	<b>9,409.68</b>

DATE: 02/23/2012  
TIME: 10:39:29  
ID: AP450000.WOW

CITY OF LAKE GENEVA  
PAID INVOICE LISTING

FROM 02/10/2012 TO 02/13/2012

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
TOTAL --- ALL INVOICES:									0.00

DATE: 02/23/2012  
 TIME: 10:39:50  
 ID: AP450000.WOW

CITY OF LAKE GENEVA  
 PAID INVOICE LISTING

FROM 02/15/2012 TO 02/22/2012

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
ABILE	ABILENE MACHINE INC								
	990736	01 DOOR FRAME-JD TRACTOR	1132105250	01/04/12		53019	02/22/12	438.69	438.69 438.69
								VENDOR TOTAL:	438.69
BID	LAKE GENEVA BUSINESS								
	TAX SETTLE-2/12	01 FEB TAX SETTLEMENT	8900002470	02/15/12		53011	02/16/12	136,466.09	136,466.09 136,466.09
								VENDOR TOTAL:	136,466.09
DUNN	DUNN LUMBER & TRUE VALUE								
	464015	01 VETS PARK BUILDING REPAIRS	1152015350	12/21/11		53010	02/15/12	593.51	721.82 721.82
	464016	01 VETS PARK BUILDING REPAIRS	1152015350	12/21/11		53010	02/15/12	593.51	18.01 18.01
	464017	01 VETS PARK BUILDING REPAIRS	1152015350	12/21/11		53010	02/15/12	593.51	139.20 139.20
	464018	01 RETURN CEDAR-VETS	1152015350	12/21/11		53010	02/15/12	593.51	-227.92 -227.92
	464019	01 RETURN CEDAR-VETS	1152015350	12/21/11		53010	02/15/12	593.51	-57.60 -57.60
								VENDOR TOTAL:	593.51
GATEK	GATEWAY TECHNICAL COLLEGE								
	TAX SETTLE-2/12	01 FEB TAX SETTLEMENT	8900002462	02/15/12		53012	02/16/12	657,093.85	657,093.85 657,093.85
								VENDOR TOTAL:	657,093.85
GRITZNER	ED GRITZNER								
	REIMB-2/12	01 MEALS-CPM SCHOOL	1121005331	02/14/12		53020	02/22/12	18.00	18.00 18.00
								VENDOR TOTAL:	18.00
JTSCH1	LAKE GENEVA JOINT SCHOOL								
	TAX SETTLE-2/12	01 FEB TAX SETTLEMENT	8900002460	02/15/12		53013	02/16/12	2,868,019.74	2,868,019.74 2,868,019.74
								VENDOR TOTAL:	2,868,019.74

FROM 02/15/2012 TO 02/22/2012

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
LGHS		LAKE GENEVA/GENOA CITY UNION							
	TAX SETTLE-2/12			02/15/12		53014	02/16/12	2,005,985.10	2,005,985.10
	01	FEB TAX SETTLEMENT	8900002461						2,005,985.10
								VENDOR TOTAL:	2,005,985.10
LGUTI		LAKE GENEVA UTILITY COMMISSION							
	70164.00			02/20/12		53018	02/20/12	14.75	14.75
	01	WATER BILL FINAL BALANCE	1117105226						14.75
	TAX SETTLE-2/12			02/15/12		53015	02/16/12	4,952.99	4,952.99
	01	FEB TAX SETTLEMENT	8900002452						4,952.99
								VENDOR TOTAL:	4,967.74
LINNJ		LINN JOINT 4 SCHOOL DISTRICT							
	TAX SETTLE-2/12			02/15/12		53016	02/16/12	498.45	498.45
	01	FEB TAX SETTLEMENT	8900002463						498.45
								VENDOR TOTAL:	498.45
PCP		PETTY CASH - POLICE DEPT							
	2/12			02/21/12		53021	02/22/12	136.88	136.88
	01	USPS-VARIOUS MAILINGS	1121005312						74.63
	02	CITY OF MADISON-PARKING	1121005330						28.05
	03	LOWES-SHELVES	1121005399						3.08
	04	WALMART-FRAME	1121005399						2.39
	05	WALGREENS-SOAP	1121005399						3.15
	06	OFFICE MAX-8-TAB DIVIDERS	1121005399						5.58
	07	MADISON-CREDIT CARD HOLDERS	1121005399						20.00
								VENDOR TOTAL:	136.88
USBANK		US BANK							
	3341-2/12			02/10/12		53022	02/22/12	2,756.41	2,756.41
	01	OFFICE MAX-FILE BOXES	1121005310						10.00
	02	DOVER FLAG & MAP-FLAGS	1121005399						25.87
	03	LOWES-WOOD	1121005342						83.82
	04	WALGREENS-PHOTOS	1121005399						11.89
	05	MONKS BAR & GRILL-MEAL	1121005331						11.69
	06	EXXONMOBILE-10.902 GAL GAS	1121005341						35.97
	07	MADISON HOTEL-BRADEN LODGING	1121005331						228.00
	08	O'CHARLEY'S-MEAL	1121005331						14.84
	09	FRED PRYOR-TASCH SEMINAR	1121005410						199.00
	10	FOX VALLEY-MEAL	1121005331						9.95

DATE: 02/23/2012  
TIME: 10:39:50  
ID: AP450000.WOW

CITY OF LAKE GENEVA  
PAID INVOICE LISTING

FROM 02/15/2012 TO 02/22/2012

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
	3341-2/12			02/10/12		53022	02/22/12	2,756.41	2,756.41
		11 WENDY'S-MEAL	1121005331						13.30
		12 CHARLEY'S-MEAL	1121005331						8.06
		13 MIKE CRIVELLO-NIKON CAMERA	1121005380						1,157.53
		14 MIKE CRIVELLO-CAMERA BAG	1121005380						46.74
		15 TOPPERS PIZZA-MEAL	1121005331						14.00
		16 KATO'S CAJUN-MEAL	1121005331						7.95
		17 KWIK TRIP-4.466 GAL GAS	1121005341						15.00
		18 FAMOUS DAVE'S-MEAL	1121005331						15.17
		19 CHIPOTLE-MEAL	1121005331						8.66
		20 COMFORT-HINZPETER LODGING	1121005331						350.00
		21 SUBWAY-SWAT TRAINING MEALS	1121005331						31.38
		22 EXXONMOBILE-MEAL	1121005331						11.15
		23 UW-MADISON-WARD CONFERENCE	1121005410						375.00
		24 EXXONMOBILE-GAS	1121005341						30.01
		25 SUBWAY-SWAT TRAINING MEALS	1121005331						30.96
		26 WALGREENS-PHOTOS	1121005399						10.47
								VENDOR TOTAL:	2,756.41
WALCO	WALWORTH COUNTY TREASURER								
	TAX SETTLE-2/12			02/15/12		53017	02/16/12	1,994,618.53	1,994,618.53
		01 FEB TAX SETTLEMENT-STATE	8900002420						83,237.57
		02 FEB TAX SETTLEMENT-COUNTY	8900002430						1,911,380.96
								VENDOR TOTAL:	1,994,618.53
								TOTAL --- ALL INVOICES:	7,671,592.99

**City of Lake Geneva  
Council Meeting  
2/27/2012**

**Accounts Payable Checks - through 2/22/12**

	<u>Fund #</u>	
1. General Fund	11	<u>\$ 38,249.12</u>
2. Debt Service	20	<u>\$ 922.84</u>
3. TID #4	34	<u>\$ 35,666.45</u>
4. Lakefront	40	<u>\$ 4,701.17</u>
5. Capital Projects	41	<u>\$ -</u>
6. Parking Meter	42	<u>\$ 91.31</u>
7. Library Fund	99	<u>\$ 1,209.48</u>
8. Impact Fees	45	<u>\$ -</u>
9. Tax Agency Fund	89	<u>\$ -</u>
<b>Total All Funds</b>		<b><u><u>\$80,840.37</u></u></b>

**CITY OF LAKE GENEVA  
ACCOUNTS PAYABLE UNPAID ITEMS OVER \$5,000**

**COUNCIL MEETING DATE OF: 2/27/2012**

**TOTAL UNPAID ACCOUNTS PAYABLE - THROUGH 2/22/12 80,840.37**

**ITEMS > \$5,000**

Big Foot Construction Inc - Final Gazebo Payment	20,325.00
Alliant Energy - January Invoices	20,252.87
Walworth County Public Works - Sand/Salt Mix	12,580.82
Elkhorn Chemical Company Inc - 22 Hand Dryers	7,429.40
Geneva Lakes Electric Inc - Installation of Hand Dryers	5,400.00

**Balance of Other Items 14,852.28**

DATE: 02/23/12  
TIME: 14:17:25  
ID: AP441000.WOW

CITY OF LAKE GENEVA  
DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 02/28/2012

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
A+	A+ GRAPHICS & PRINTING						
930	02/07/12	01	OLD TIME NEWSLETTER	1170005720		02/28/12	60.00
						INVOICE TOTAL:	60.00
942	02/13/12	01	SKATE PARK PLAN COPIES	3430009124		02/28/12	234.80
						INVOICE TOTAL:	234.80
953	02/15/12	01	SPEC BOOKS	3430009124		02/28/12	52.25
						INVOICE TOTAL:	52.25
						VENDOR TOTAL:	347.05
AAANDER	A.A. ANDERSON INC						
43075	02/13/12	01	GEAR BOX,SEALS-MOWER	1152005250		02/28/12	20.54
						INVOICE TOTAL:	20.54
43076	02/13/12	01	SLEEVE-MOWER	1152005250		02/28/12	8.45
						INVOICE TOTAL:	8.45
43135	02/16/12	01	STUMP JUMPER-MOWER	1152005250		02/28/12	221.06
						INVOICE TOTAL:	221.06
						VENDOR TOTAL:	250.05
ACKMAN	ACKMAN GLASS & MIRROR CO INC						
65746	02/11/12	01	EXTRA PINION GEARS	4055105360		02/28/12	80.00
						INVOICE TOTAL:	80.00
						VENDOR TOTAL:	80.00
ALLIANT	ALLIANT ENERGY						
RE021712	02/17/12	01	INV 101952-010-SNAKE RD/HWY 50	1134105222		02/28/12	10.34
		02	INV 106985-010-STREET LIGHTS	1134105223			6,948.87
		03	INV 114980-010-HWY 12/WHEELER	1134105222			9.77
		04	INV 124743-010-S LAKE SHORE DR	1152005222			20.23

DATE: 02/23/12  
TIME: 14:17:25  
ID: AP441000.WOW

CITY OF LAKE GENEVA  
DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 02/28/2012

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
ALLIANT	ALLIANT ENERGY						
RE021712	02/17/12	05	INV 127818-010-W HWY 50 BLOCK	1134105222		02/28/12	10.34
		06	INV 140837-010-S LAKE SHORE DR	1134105222			7.43
		07	INV 147744-014-1070 CAREY	1132105222			171.27
		08	INV 178856-010-GEORGE ST	1134105222			7.43
		09	INV 184924-010-COBB PARK	1152005222			7.53
		10	INV 188965-013-1065 CAREY	1132105222			649.05
		11	INV 216918-010-CITY HALL	1116105222			2,403.52
		12	INV 239783-010-CENTRAL SCHOOL	1152005222			7.53
		13	INV 243947-013-1055 CAREY	1132105222			227.82
		14	INV 268954-010-FLAT IRON PK	1152005222			421.56
		15	INV 279779-010-918 MAIN ST	9900005222			923.01
		16	INV 292807-010-WELLS ST	1134105222			75.04
		17	INV 302769-011-DUNN BASEBALL	1152005222			65.74
		18	INV 308751-011-120 SHER SPRING	1117105222			62.95
		19	INV 315792-010-W MAIN/CENTER	1134105222			42.68
		20	INV 318816-010-HWY 50/HWY 12	1134105222			10.35
		21	INV 335773-010-WELLS ST	1134105222			9.95
		22	INV 336765-010-FLAT IRON PK	1152005222			7.80
		23	INV 355867-010-DODGE ST	1134105222			7.43
		24	INV 375931-010-RIVIERA	4055305222			1,599.97
		25	INV 392817-010-LIBRARY PK	1152005222			24.37
		26	INV 426987-010-RR3 BLK FLASHER	1134105222			10.35
		27	INV 433829-010-FIRE HOUSE	1122005222			754.77
		28	INV 433906-010-HAVENWOOD	1134105222			7.13
		29	INV 434743-010-HWY 12/HWY 36	1134105222			15.17
		30	INV 489578-003-MUSEUM	1151105222			476.54
		31	INV 492771-003-GENEVA SQ	1134105223			37.77
		32	INV 514311-001-BAKER/SEMINARY	1152005222			20.95
		33	INV 517852-001-SAGE ST/DUNN	1129005222			5.04
		34	INV 544872-001-VETS PK/TOWNLIN	1152015222			199.25
		35	INV 560544-002-1003 HOST DR	1122005222			429.83
		36	INV 589078-001-RUSH ST	1152005222			25.12
		37	INV 589905-001-BEACH HOUSE	4054105222			459.24
		38	INV 590084-001-DONIAN PK	1152005222			278.82

DATE: 02/23/12  
 TIME: 14:17:25  
 ID: AP441000.WOW

CITY OF LAKE GENEVA  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 02/28/2012

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
ALLIANT ALLIANT ENERGY							
RE021712	02/17/12	39	INV 594309-001-STREET LIGHTS	1134105223		02/28/12	299.51
		40	INV 605259-001-GENEVA ST LOT	1134105223			438.62
		41	INV 614948-001-VETS PK SCOREBO	1152015222			62.18
		43	INV 621606-001-WELLS ST	1134105222			8.71
		44	INV 621825-001-S WELLS	1134105222			9.28
		46	INV 626232-001-HWY 50/HWY 12	1134105222			38.39
		47	INV 627270-001-730 MARSHALL ST	1129005222			19.19
		48	INV 628749-001-W COOK SIREN	1129005222			9.91
		49	INV 640082-001-201 EDWARDS SIR	1129005222			10.05
		50	INV 652115-002-WALMART	1134105223			100.90
		51	INV 653994-001-HWY 120/TOWNLIN	1134105222			125.21
		52	INV 654168-001-HWY 50 SIGNAL	1134105223			176.14
		53	INV 656566-001-HWY 120/BLOOMFI	1134105223			96.07
		54	INV 657276-002-389 EDWARDS	1134105223			101.58
		55	INV 675414-001-VETS PK PAVILN	1152015222			199.25
		56	INV 679833-001-LOT LITE	1134105223			431.04
		57	INV 696255-001-SHARED SAVINGS	2081005663			22.50
		58	INV 696255-001-SHARED SAVINGS	2081005623			805.50
		59	INV 696255-001-SHARED SAVINGS	9900005663			18.24
		60	INV 696255-001-SHARED SAVINGS	9900005623			121.58
		61	INV 696255-001-SHARED SAVINGS	2081005664			12.79
		62	INV 696255-001-SHARED SAVINGS	2081005625			82.05
		63	INV 699860-001-IMPOUND	1121005222			27.49
		64	INV 703098-001-LIB PK RESTROOM	1152005222			85.82
		65	INV 703615-001-MAIN ST LIGHTS	1134105223			428.29
		66	INV 710858-001-INTRCHG N SIGNL	1134105223			70.62
						INVOICE TOTAL:	20,252.87
						VENDOR TOTAL:	20,252.87
ALLIE ALLIED GLOVE & SAFETY PRODUCTS							
1/928740	02/03/12	01	GLOVES	1132105340		02/28/12	163.60
						INVOICE TOTAL:	163.60
1/928930	02/07/12	01	JACKET-JON FOSTER	1132105138		02/28/12	39.00
						INVOICE TOTAL:	39.00
						VENDOR TOTAL:	202.60

DATE: 02/23/12  
TIME: 14:17:25  
ID: AP441000.WOW

CITY OF LAKE GENEVA  
DETAIL BOARD REPORT

PAGE: 4

INVOICES DUE ON/BEFORE 02/28/2012

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
AMHYD	AMERICAN HYDRAULICS INC						
19888	02/15/12	01	FORK LIFT CYLINDER REBUILD	1132105250		02/28/12	515.00
						INVOICE TOTAL:	515.00
						VENDOR TOTAL:	515.00
AT&T81	AT&T						
RE021712	02/13/12	01	262-R428188663-1 - CITY HALL	1116105221		02/28/12	254.68
		02	262-R428188663-1 - POLICE	1121005221			254.69
		03	262-R428188663-1 - COURT	1112005221			63.67
		04	262-R428188663-1 - METER	4234505221			63.67
		05	262-2484715125-4 - CITY HALL	1116105221			183.81
		06	262-2484715125-4 - MUN COURT	1112005221			36.06
		07	262-2480403367-7 - POLICE MAIN	1121005221			113.16
		10	262-2482264368-9 - FIRE	1122005221			162.71
		11	262-2484913601-4 - STREET SHOP	1132105221			135.63
		12	262-2495299313-5 - 7 LIB LINES	9900005221			86.12
		13	262-2495299313-5 - 1 ST LINE	1132105221			12.30
		14	262-2495299313-5 - 4 CH LINES	1116105221			49.21
		15	262-2495299313-5 - 2 LOWER RIV	4055205221			24.60
		16	262-2495299313-5 - 2 UPPER RIV	4055105221			24.60
		17	262-2495299313-5 - 2 POLICE	1121005221			24.60
		18	262-2495299313-5 - 1 FIRE LINE	1122005221			12.30
						INVOICE TOTAL:	1,501.81
						VENDOR TOTAL:	1,501.81
BFCNST	BIG FOOT CONSTRUCTION INC						
FINAL DRAW	02/17/12	01	FINAL PYMT-GAZEBO	3430007110		02/28/12	20,325.00
						INVOICE TOTAL:	20,325.00
						VENDOR TOTAL:	20,325.00
BOTTS	BOTTS WELDING & TRK SERV INC						
524781	02/21/12	01	BACK-UP SWITCH-TRK 21	1132105351		02/28/12	66.20
						INVOICE TOTAL:	66.20
						VENDOR TOTAL:	66.20

DATE: 02/23/12  
TIME: 14:17:25  
ID: AP441000.WOW

CITY OF LAKE GENEVA  
DETAIL BOARD REPORT

PAGE: 5

INVOICES DUE ON/BEFORE 02/28/2012

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
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BUMPL	BUMPER TO BUMPER AUTO PARTS						
662-227788	02/14/12	01	THREADLOCKER	1132105351		02/28/12	5.19
						INVOICE TOTAL:	5.19
662-227821	02/14/12	01	GEAR OIL	1132105351		02/28/12	15.27
						INVOICE TOTAL:	15.27
						VENDOR TOTAL:	20.46
DUNN	DUNN LUMBER & TRUE VALUE						
468134	02/02/12	01	NUTS,BOLTS-SAND PRO	1152005250		02/28/12	2.97
						INVOICE TOTAL:	2.97
468407	02/06/12	01	MIRROR-SWEEPER	1132105351		02/28/12	10.00
						INVOICE TOTAL:	10.00
468546	02/07/12	01	TOP PLATE,BALL TOP FYPON	1170005720		02/28/12	118.64
						INVOICE TOTAL:	118.64
468589	02/08/12	01	SAWSALL BLADE	1132105340		02/28/12	8.50
						INVOICE TOTAL:	8.50
468790	02/09/12	01	SCREW EYES	1132105350		02/28/12	3.58
						INVOICE TOTAL:	3.58
468995	02/13/12	01	RAKES,NUTS,BOLTS	1132135430		02/28/12	33.45
						INVOICE TOTAL:	33.45
469079	02/13/12	01	V-BELTS,SCRAPER BARS,PLATES	1132125351		02/28/12	115.88
						INVOICE TOTAL:	115.88
469182	02/14/12	01	BOLTS	1132105351		02/28/12	5.52
						INVOICE TOTAL:	5.52
469394	02/16/12	01	KEROSENE-PWR WASHER	1132105399		02/28/12	41.90
						INVOICE TOTAL:	41.90

DATE: 02/23/12  
TIME: 14:17:25  
ID: AP441000.WOW

CITY OF LAKE GENEVA  
DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 02/28/2012

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
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DUNN	DUNN LUMBER & TRUE VALUE						
469627	02/20/12	01	LIGHTBULBS	1132105350		02/28/12	54.28
						INVOICE TOTAL:	54.28
						VENDOR TOTAL:	394.72
EBC	EMPLOYEE BENEFITS CORPORATION						
1221439	02/15/12	01	MAR FLEX ADMIN	1110205132		02/28/12	142.50
						INVOICE TOTAL:	142.50
1221440	02/15/12	01	MAR COBRA ADMIN	1110205132		02/28/12	69.30
						INVOICE TOTAL:	69.30
1221441	02/15/12	01	MAR BENNYCARD ADMIN	1110205132		02/28/12	43.50
						INVOICE TOTAL:	43.50
						VENDOR TOTAL:	255.30
ELKHO	ELKHORN CHEMICAL COMPANY INC						
518137	01/31/12	01	HAND DRYERS-22	3430001202		02/28/12	7,429.40
						INVOICE TOTAL:	7,429.40
518720	02/14/12	01	BLUEPRINT STORAGE TUBES	1132105399		02/28/12	66.02
						INVOICE TOTAL:	66.02
						VENDOR TOTAL:	7,495.42
GLELE	GENEVA LAKES ELECTRIC INC						
744	02/08/12	01	FIX BATHROOM HEATERS	1152005241		02/28/12	196.26
						INVOICE TOTAL:	196.26
745	02/08/12	01	LIGHT SENSORS	1152005241		02/28/12	296.34
						INVOICE TOTAL:	296.34
748	02/12/12	01	INSTALL HAND DRYERS	3430001202		02/28/12	5,400.00
						INVOICE TOTAL:	5,400.00

DATE: 02/23/12  
TIME: 14:17:25  
ID: AP441000.WOW

CITY OF LAKE GENEVA  
DETAIL BOARD REPORT

PAGE: 7

INVOICES DUE ON/BEFORE 02/28/2012

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
GLELE	GENEVA LAKES ELECTRIC INC						
750	02/15/12	01	EXIT/EMERGENCY LIGHTS	4054105362		02/28/12	687.22
						INVOICE TOTAL:	687.22
						VENDOR TOTAL:	6,579.82
HARRIS	HARRIS COMPUTER SYSTEMS						
XT00002959	01/23/12	01	W-2 ENVELOPES	1115105310		02/28/12	53.80
						INVOICE TOTAL:	53.80
						VENDOR TOTAL:	53.80
ITU	ITU INC						
5477536	02/17/12	01	MOPS,MATS	1132105360		02/28/12	71.26
						INVOICE TOTAL:	71.26
5477537	02/17/12	01	MATS	1116105360		02/28/12	75.82
						INVOICE TOTAL:	75.82
						VENDOR TOTAL:	147.08
JORDA	DENNIS JORDAN						
MILEAGE-2/12	02/10/12	01	MILEAGE-386 MILES	1114205330		02/28/12	214.23
						INVOICE TOTAL:	214.23
REIMB-2/13/12	02/13/12	01	COSTCO-PAPER PLATES	1116105310		02/28/12	16.49
						INVOICE TOTAL:	16.49
						VENDOR TOTAL:	230.72
LAKEW	LAKEWOOD FILTERS INC						
105731	02/09/12	01	FILTERS CHGD	1116105350		02/28/12	299.95
						INVOICE TOTAL:	299.95
						VENDOR TOTAL:	299.95
LANGE	LANGE ENTERPRISES INC						

DATE: 02/23/12  
TIME: 14:17:25  
ID: AP441000.WOW

CITY OF LAKE GENEVA  
DETAIL BOARD REPORT

PAGE: 8

INVOICES DUE ON/BEFORE 02/28/2012

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
LANGE	LANGE ENTERPRISES INC						
43440	02/09/12	01	SIGN POST DRIVER	3430001208		02/28/12	2,225.00
						INVOICE TOTAL:	2,225.00
						VENDOR TOTAL:	2,225.00
LETTE	LETTENBERGER & GLASBRENNER						
10065	01/31/12	01	ATTY FEES-CONFLICTS	1113105214		02/28/12	285.00
						INVOICE TOTAL:	285.00
						VENDOR TOTAL:	285.00
NAPAE	ELKHORN NAPA AUTO PARTS						
838767	02/08/12	01	AIR FILTERS-SWEEPER	1132105351		02/28/12	47.12
						INVOICE TOTAL:	47.12
839715	02/16/12	01	AIR FILTER	1132105351		02/28/12	30.71
						INVOICE TOTAL:	30.71
839741	02/17/12	01	FILTERS-AIR/OIL	1132105351		02/28/12	108.60
						INVOICE TOTAL:	108.60
						VENDOR TOTAL:	186.43
OFFICE	OFFICE DEPOT						
596092096001	01/30/12	01	CHAIR MATS	1115105310		02/28/12	77.74
						INVOICE TOTAL:	77.74
596313878001	01/31/12	01	CHAIR MAT	1115105310		02/28/12	38.87
						INVOICE TOTAL:	38.87
596371345001	02/14/12	01	RETURN CHAIR MAT	1115105310		02/28/12	-38.87
						INVOICE TOTAL:	-38.87
						VENDOR TOTAL:	77.74
PNC	PNC BANK						

DATE: 02/23/12  
 TIME: 14:17:25  
 ID: AP441000.WOW

CITY OF LAKE GENEVA  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 02/28/2012

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
PNC	PNC BANK						
0032-2/12	02/07/12	01	MADISON-WPELRA CONF LODGING	1114205331		02/28/12	70.00
		02	GO DADDY-DOMANIN HOSTING	1115105450			89.99
						INVOICE TOTAL:	159.99
0354-2/12	02/07/12	01	ISA MEMBERSHIP-FOSTER	1132135410		02/28/12	165.00
		02	ISA MEMBERSHIP-CLAPPER	1132135410			165.00
		03	OFFICEMAX-INK, PAPER, MARKERS	1132105399			114.04
		04	AERATION POWER-AERATORS	4055205350			1,094.00
		05	HYATT-ISA CONFERENCE	1132135410			198.00
						INVOICE TOTAL:	1,736.04
						VENDOR TOTAL:	1,896.03
ROTE	ROTE OIL COMPANY						
107872	02/07/12	01	29.2 GALS CLEAR DIESEL	1132105341		02/28/12	104.83
		02	220.5 GALS DYED DIESEL	1132105341			723.46
						INVOICE TOTAL:	828.29
236068	02/14/12	01	OIL, HYDRAULIC FLUID	1132105341		02/28/12	820.00
						INVOICE TOTAL:	820.00
						VENDOR TOTAL:	1,648.29
SCHMI	SCHMIDT IMPLEMENT CO INC						
283362	02/15/12	01	WIPER BLADES-JD TRACTOR	1152005250		02/28/12	48.20
						INVOICE TOTAL:	48.20
						VENDOR TOTAL:	48.20
SHERIFF	WALWORTH COUNTY SHERIFF						
1/12	01/31/12	01	JAN PRISONER CONFINEMENT	1112005290		02/28/12	60.00
						INVOICE TOTAL:	60.00
						VENDOR TOTAL:	60.00
SUN	SUN LIFE FINANCIAL						

DATE: 02/23/12  
TIME: 14:17:25  
ID: AP441000.WOW

CITY OF LAKE GENEVA  
DETAIL BOARD REPORT

PAGE: 10

INVOICES DUE ON/BEFORE 02/28/2012

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
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SUN	SUN LIFE FINANCIAL						
RE021712	02/20/12	01	CEM DISABILITY-FEB	1100001634		02/28/12	26.84
		03	LIB DISABILITY-FEB	9900005137			60.53
		04	PD DISABILITY-FEB	1110205134			465.18
		05	STREET DISABILITY-FEB	1110205134			189.68
		06	WATER DISABILITY-FEB	1100001634			121.06
		07	WWTF DISABILITY-FEB	1100001634			87.77
		08	C HALL DISABILITY-FEB	1110205134			134.23
						INVOICE TOTAL:	1,085.29
						VENDOR TOTAL:	1,085.29
T0000513	ANN VENTURELLI						
REFUND	02/14/12	01	VENTURELLI-SETUP/SEC GRD 2/11	4055104674		02/28/12	-289.00
		02	VENTURELLI-RIV SD REFUND 2/11	4055102353			1,000.00
						INVOICE TOTAL:	711.00
						VENDOR TOTAL:	711.00
USCELL	US CELLULAR						
RE021712	02/12/12	01	HARBORMASTER CELL-FEB	4055105221		02/28/12	16.03
		02	MAYOR'S CELL-FEB	1116105221			12.38
		03	BLDG INSP CELL-FEB	1124005262			19.63
		05	CITY ADMIN CELL-FEB	1116105221			53.60
		07	BEACH CELL-FEB	4054105221			4.51
		08	PARKING MTR 1 CELL-FEB	4234505221			6.08
		09	PARKING MTR 2 CELL-FEB	4234505221			5.17
		10	CITY HALL CELL-FEB	1116105221			7.96
		11	CEMETERY CELL-FEB	1100001391			9.54
		12	PARKING SUPERVISOR-FEB	4234505221			16.39
						INVOICE TOTAL:	151.29
						VENDOR TOTAL:	151.29
VERIZON	VERIZON WIRELESS						
2691725206	01/23/12	01	CELL CHGS-JAN	1122005221		02/28/12	53.23
						INVOICE TOTAL:	53.23

DATE: 02/23/12  
TIME: 14:17:25  
ID: AP441000.WOW

CITY OF LAKE GENEVA  
DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 02/28/2012

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
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VERIZON VERIZON WIRELESS							
2691725207	01/23/12	01	CELL CHGS-JAN	1121005221		02/28/12	371.91
						INVOICE TOTAL:	371.91
2694373301	02/01/12	01	AIR CARD-FEB	1129005221		02/28/12	39.99
						INVOICE TOTAL:	39.99
2695442500	02/03/12	01	AIR CARDS-JAN	1121005221		02/28/12	281.30
						INVOICE TOTAL:	281.30
						VENDOR TOTAL:	746.43
WALCOP WALWORTH COUNTY PUBLIC WORKS							
1199026S	01/28/12	01	JAN SAND/SALT MIX	1132125340		02/28/12	12,580.82
						INVOICE TOTAL:	12,580.82
						VENDOR TOTAL:	12,580.82
WELDE WELDERS SUPPLY CO							
151252	02/14/12	01	YEARLY O2 TANK RENTAL	1132105399		02/28/12	76.00
						INVOICE TOTAL:	76.00
						VENDOR TOTAL:	76.00
WMCA WMCA							
2012-438	12/30/11	01	2012 MEMBERSHIP DUES	1114305332		02/28/12	45.00
						INVOICE TOTAL:	45.00
						VENDOR TOTAL:	45.00
						TOTAL ALL INVOICES:	80,840.37