

**CITY OF LAKE GENEVA
PLAN COMMISSION MEETING**

**MONDAY, DECEMBER 15, 2014 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL**

MINUTES

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

2. Roll Call

Present: Al Kupsik, John Gibbs, Cindy Flower, Doug Skates, Sara Adams, Inspector Ken Robers
Also Present: Planner Mike Slavney, Atty. Dan Draper, Mayor Connors, Assistant Gregoles
Not Present:

3. Approve Minutes of November 17, 2014 Plan Commission meeting as distributed.

MOTION #1

Kupsik/Skates moved to approve the Minutes of 11/17/14 Plan Commission meeting as distributed.
The motion carried unanimously.

4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes. None

5. Acknowledgment of Correspondence. None

6. Downtown Design Review.

A. Application by Roger Wolff for Venture Investment Partners LLC, 751 Geneva Parkway, Lake Geneva, WI 53147 for a change in exterior appearance, at a currently vacant storefront at 719 W. Main Street, Tax Key No. ZOP 00277.

DISCUSSION - Roger Wolff

Wolff and members of the commission discussed the details of the application and clarified colors and materials. Inspector Robers stated that color samples should be provided on the materials to be used and if approved should be contingent on seeing these samples, as none are provided at tonight's meeting.

MOTION #2

Kupsik/Gibbs moved to approve the application by Roger Wolff for Venture Investment Partners LLC, 751 Geneva Parkway, Lake Geneva, WI 53147 for a change in exterior appearance, at a currently vacant storefront at 719 W. Main Street, Tax Key No. ZOP 00277, contingent upon the provision of the actual color samples on the material. The motion carried unanimously.

B. Application by Rock Central, Inc, 26 W. Geneva Blvd., Williams Bay, WI 53191 for a two signs at their new location located at 529 W Main Street, Tax Key No. ZOP 0000301.

DISCUSSION

Ms. Sharp – General Mgr of Rock Central

Ms. Sharp and the commissioners discussed the details of the application and clarified colors, materials and location of the signs. A 1 page image was also distributed to the commission for reference of the signs look and design. (Copy attached to the minutes.)

MOTION #3

Kupsik/Flowers moved to approve the application by Rock Central, Inc, 26 W. Geneva Blvd., Williams Bay, WI 53191 for a two signs at their new location located at 529 W Main Street, Tax Key No. ZOP 0000301.
The motion carried unanimously.

- 7. Public Hearing and recommendation on a Precise Implement Plan (PIP) Amendment filed by Ken Wenz, 1131 Wisconsin Street, Lake Geneva, WI 53147 for Bistro 220 Restaurant to convert from a restaurant to a Commercial Apartment at 220 Cook Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00243.**

DISCUSSION Ken Wenz

Wenz and the commissioners discussed the details of the PIP recommendation.

Inspector Robers stated that at Staff meeting earlier the Fire Department stated that the building needs a pull style fire alarm in it and should have been done at an earlier time. Sprinkler system is not needed at this time. It is the Fire Department's decision as to how many alarms will be required.

MOTION #4

Kupsik/Flowers moved to approve closing the Public Hearing.
The motion was carried unanimously.

MOTION #5

Kupsik/Flowers moved to approve the recommendation on a Precise Implement Plan (PIP) Amendment filed by Ken Wenz, 1131 Wisconsin Street, Lake Geneva, WI 53147 for Bistro 220 Restaurant to convert from a restaurant to a Commercial Apartment at 220 Cook Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00243; including staff recommendations and contingent upon meeting the fire code. The motion carried unanimously.

*NOTE: Mayor Connors stated for the record that the Staff Report that the proposed Conditional Use maintains the desired consistency of land use, land use intensities and land use impacts related to the environment of subject property.

- 8. Public Hearing and recommendation to modifying Section 98-707, Exterior Lighting Standards.**

DISCUSSION Planner Slavney

Planner Slavney addressed the commission on the details of the modification for Section 98-707 regarding Exterior Lighting Standards. Slavney also clarified all questions and concerns brought forward by the commissioners.

MOTION #6

Kupsik/Skates moved to approve closing the Public Hearing.
The motion was carried unanimously.

MOTION #7

Mayor Connors/Kupsik moved to approve the recommendation to modifying Section 98-707, Exterior Lighting Standards. The motion carried unanimously.

Minutes Continued on the next page...

9. **Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Richard W Torhorst, PO Box 1300, Lake Geneva, WI 53147 on behalf of Edwin C Meltzer Art Foundation, Inc., 101 Broad Street, Lake Geneva, WI 53147 for land located in the extra-territorial plat review area at Tax Key # JG 1300010A, and being in the Town of Geneva.**

DISCUSSION Richard Torhorst

Torhorst addressed the commission with brief details on the application as well as handing out a 5 page correspondence from Sal Dimiceli Sr. in regards to the application. (Original copy filed with the minutes.) Inspector Robers stated that our City Engineers have looked over the application and survey map's and find no issues with the request.

MOTION #8

Kupsik/Gibbs moved to approve the lot line adjustment. The motion carried unanimously.

MOTION #9

Mayor Connors/Flower moved to approve the plat regarding the recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Richard W Torhorst, PO Box 1300, Lake Geneva, WI 53147 on behalf of Edwin C Meltzer Art Foundation, Inc., 101 Broad Street, Lake Geneva, WI 53147 for land located in the extra-territorial plat review area at Tax Key # JG 1300010A, and being in the Town of Geneva. The motion carried unanimously.

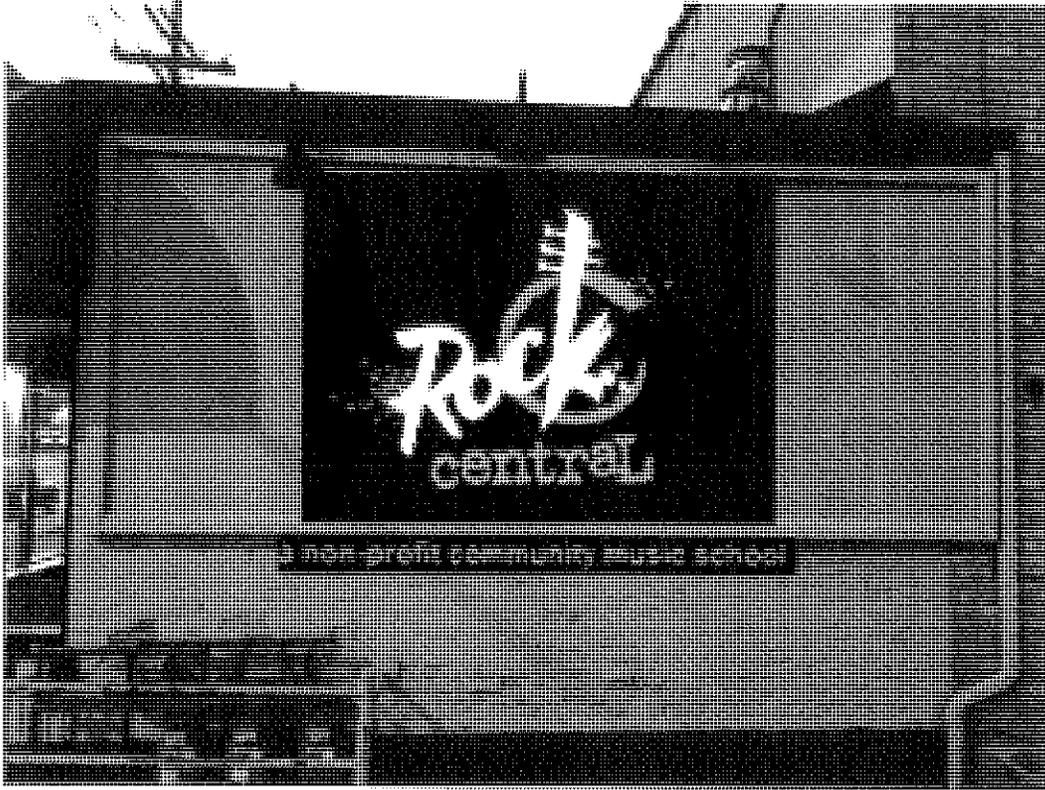
10. Adjournment

MOTION #10

Skates/Gibbs moved to adjourn the meeting at 7:09 pm. The motion carried unanimously.

ROCK CENTRAL – PROPOSED #2

529 W. MAIN STREET



LARGE SIGN: 62" X 48"

SMALL SIGN: 88" X 7"

Trinity Mt. Estates

Town of Geneva
101 Broad St. Suite C3
Lake Geneva, WI 53147

To Whom It May Concern:

In regards to adding 3, five acre parcels to Trinity Mt. Estates, we the property owners would like to add the 3, five acre lots.

Due to the parcel of land being adjacent/contiguous to Trinity Mt. Estates, we have been concerned for years that this land does not get developed with a higher density than five acres, per lot, like the Heatheridge subdivision on the other side of this property. Please see accompanying aerial view with tax keys.

The 3, five acre parcels run alongside our private road, Trinity Lane. As you can see by the aerial there is a natural flow of the 3, five acre parcels into Trinity Mt. Estates.

I thank you for your consideration

Health & Happiness,

God Bless,

Sal Dimiceli Sr.

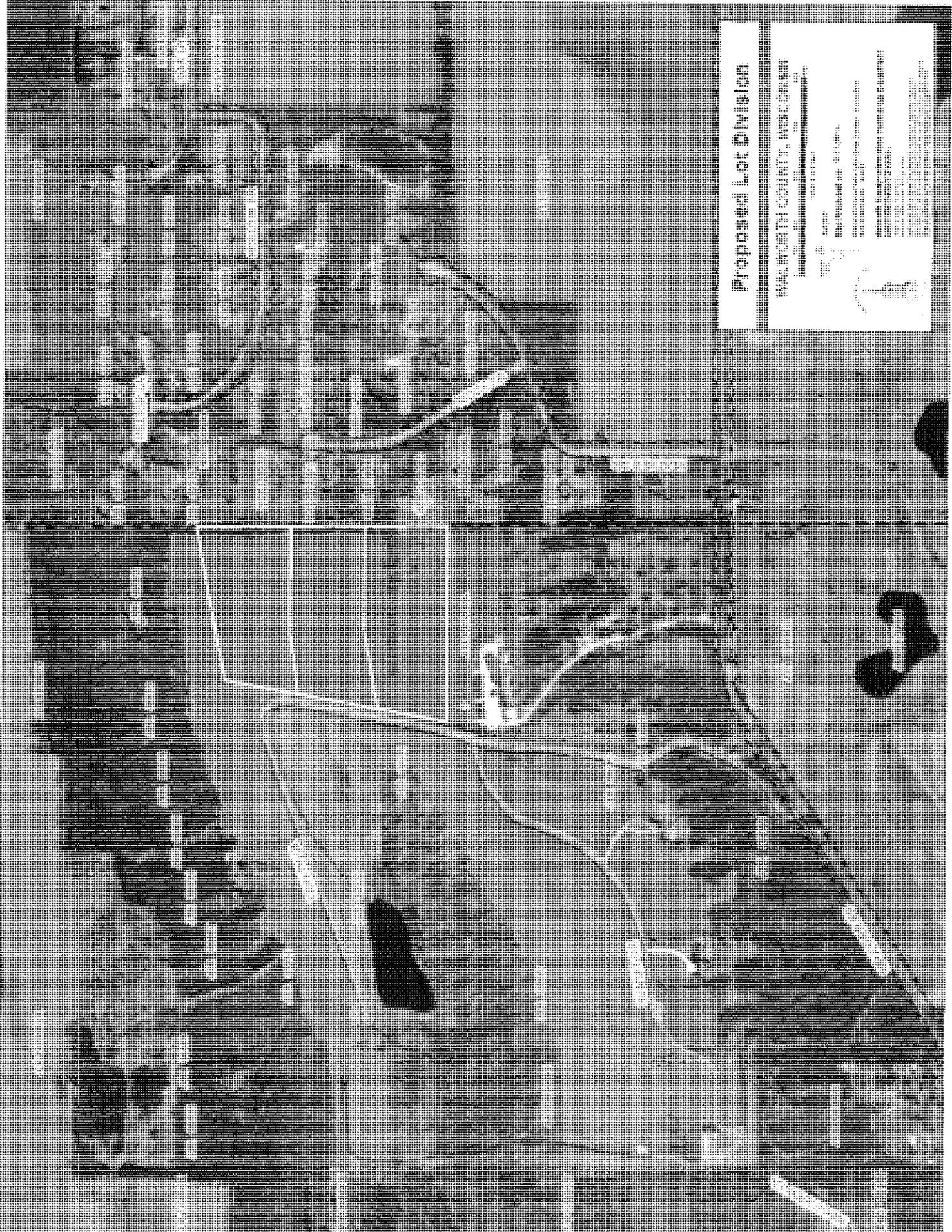
Sal Dimiceli Sr.

President

Phone: 262-903-500

Fax: 262-249-3001

Email: sal@sal21.com



Proposed Lot Division

MALHEUR COUNTY, OREGON

Date: _____
 Title: _____
 Prepared by: _____
 Malheur County Planning Department
 1000 NE Oregon Street
 Prineville, Oregon 97670
 Phone: (530) 575-2200
 Fax: (530) 575-2201

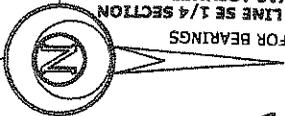
CERTIFIED SURVEY MAP NO. _____

A CERTIFIED SURVEY MAP OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 13, TOWN 2 NORTH, RANGE 17 EAST, GENEVA TOWNSHIP, WALWORTH COUNTY, WISCONSIN.

OWNER:
 EDWARD C. MELTZER
 ART FOUNDATION INC.
 SALVATORE J. DIMICIELI, PRESIDENT
 101 BRAOD ST, SUITE C3
 LAKE GENEVA, WI 53147

ZONED C-2

BASIS FOR BEARINGS
 THE EAST LINE SE 1/4 SECTION
 13-2-17 WAS ASSUMED
 5 00°46'52" E AS PLATTED



SCALE 1 INCH = 150 FEET

Mark L. Miritz
 MARK L. MIRITZ
 WI PROFESSIONAL
 SURVEYOR S-2582
 DECEMBER 7, 2014

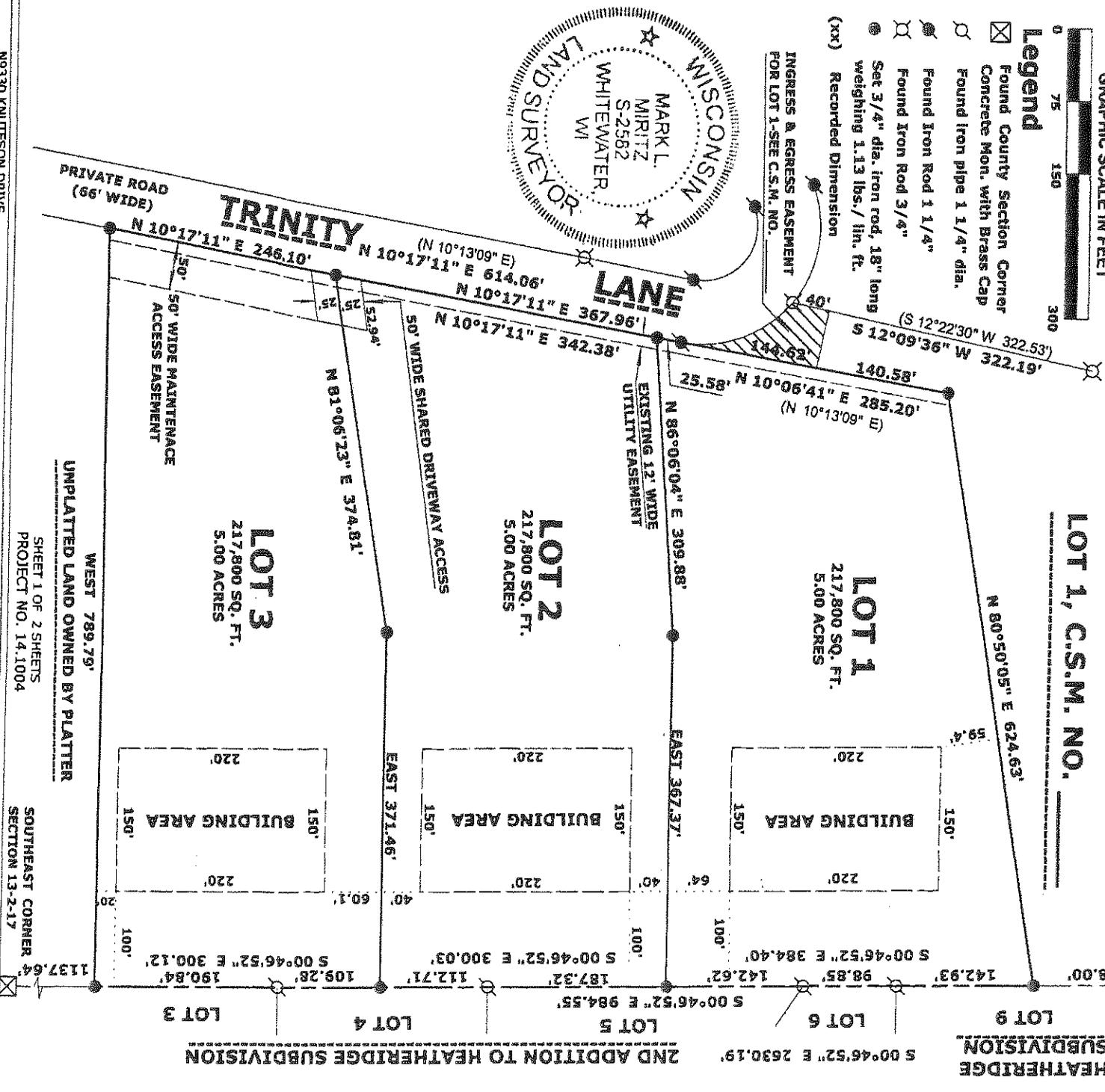
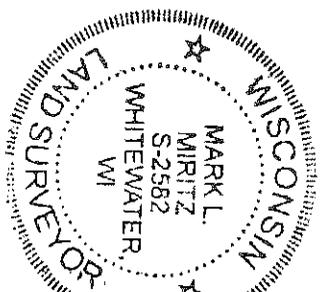
EAST 1/4 CORNER
 SECTION 13-2-17

reserved for Walworth County register of Deeds



Legend

- ☒ Found County Section Corner Concrete Mon. with Brass Cap
- Found iron pipe 1 1/4" dia.
- ⊗ Found Iron Rod 1 1/4"
- ⊗ Found Iron Rod 3/4"
- ⊗ Set 3/4" dia. iron rod, 18" long weighing 1.13 lbs./lin. ft.
- ⊗ Recorded Dimension
- (xx) Ingress & Egress Easement for Lot 1-See C.S.M. NO.



N9330 KNUTERSON DRIVE
 WHITEWATER, WI 53190

LAND-MARK SURVEYING
 www.Land-MarkSurveying.com

PHONE: (262) 495-3284
 CELL: (262) 949-1239

UNPLATTED LAND OWNED BY PLATTER
 SHEET 1 OF 2 SHEETS
 PROJECT NO. 14.1004

SOUTHEAST CORNER
 SECTION 13-2-17

HEATHERIDGE SUBDIVISION

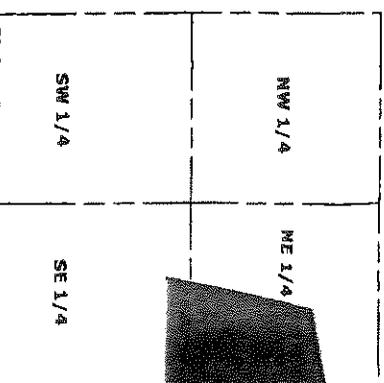
2ND ADDITION TO HEATHERIDGE SUBDIVISION

CERTIFIED SURVEY MAP NO. _____

VOL. _____, PAGES _____

A CERTIFIED SURVEY MAP OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 13, TOWN 2 NORTH, RANGE 17 EAST, GENEVA TOWNSHIP, WALWORTH COUNTY, WISCONSIN.

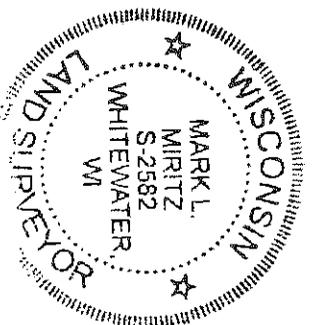
LOCATION SKETCH



SURVEYOR'S CERTIFICATE:

I, MARK L. MIRITZ, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF EDWARD C. MELTZER ART FOUNDATION, INC., OWNER, I HAVE SURVEYED THE PROPERTY HERON DESCRIBED AND THAT THE CERTIFIED SURVEY MAP HERON SHOWN IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATE STATUTES, AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN.

A CERTIFIED SURVEY MAP OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 13, TOWN 2 NORTH, RANGE 17 EAST, GENEVA TOWNSHIP, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 13; THENCE S 00°46'52" E 508.00 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13 TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE S 00°46'52" E 984.55 FEET; THENCE WEST 789.79 FEET TO THE EASTERLY RIGHT-OF-WAY OF TRINITY LANE (A PRIVATE ROAD); THENCE N 10°17'11" E ALONG SAID TRINITY LANE 614.06 FEET TO A FOUND IRON ROD; THENCE N 10°06'41" E 285.20 FEET; THENCE N 80°50'05" E 624.63 FEET TO THE POINT OF BEGINNING, AND CONTAINING 653,400 SQUARE FEET OR 15,000 ACRE(S) OF LAND, MORE OR LESS.



Mark L. Miritz
MARK L. MIRITZ
WI PROFESSIONAL LAND SURVEYOR S-2582
DECEMBER 7, 2014

OWNER'S CERTIFICATE:

AS OWNER, EDWARD C. MELTZER ART FOUNDATION, INC., WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HERON.

SALVATORE J. DIMICELI (PRESIDENT)
STATE OF WISCONSIN) SS
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 201_____
THE ABOVE NAMED SALVATORE J. DIMICELI, TO ME KNOWN TO BE THE PERSON
WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____, COUNTY, WISCONSIN.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

GENEVA TOWNSHIP APPROVAL:

APPROVED BY THE TOWN BOARD OF THE TOWN OF GENEVA ON THIS _____ DAY OF _____, 2014

JOSEPH F. KOPECKY, TOWN CHAIRPERSON

WALWORTH COUNTY APPROVAL:

APPROVED BY THE WALWORTH COUNTY ZONING AGENCY THIS _____ DAY OF _____, 2014

RICK STACEY, CHAIRPERSON

CITY OF LAKE GENEVA APPROVAL:

RESOLVED, THAT THE CERTIFIED SURVEY MAP HERON, BEING LOCATED IN THE EXTRATERRITORIAL PLAT JURISDICTION AREA FOR THE CITY OF LAKE GENEVA, WISCONSIN IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF LAKE GENEVA, WISCONSIN.

DATED THIS _____ DAY OF _____, 2014.

CITY CLERK _____

MAYOR
THIS INSTRUMENT DRAFTED BY MARK L. MIRITZ

N5330 KNUTSON DRIVE
WHITEWATER, WI 53190

LAND-MARK SURVEYING

PHONE: (262) 495-3384
CELL: (262) 949-1239
MarkMiritz@Land-MarkSurveying.com

SHEET 2 OF 2 SHEETS
PROJECT NO. 14.1004

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 12, TRINITY MOUNTAIN ESTATES AND A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, ALL LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 17 EAST, GENEVA TOWNSHIP, WALWORTH COUNTY, WISCONSIN.

OWNERS:
 RUSSELL BOWMAN
 BARBARA BOWMAN
 2754 HAMPDEN COURT
 UNIT 408
 CHICAGO, IL 60614

ZONED C-2

THIS IS A LOT LINE ADJUSTMENT
 THIS LOT LINE ADJUSTMENT IS FOR THE PURPOSE OF A SALE OR EXCHANGE OF LAND BETWEEN ADJOINING LAND OWNERS THAT DOES NOT CREATE ADDITIONAL LOTS AND THE ORIGINAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE WALWORTH COUNTY CODE OF ORDINANCES (ZONING/SHORELAND ZONING).

SCALE 1 INCH = 150 FEET



THE EAST LINE SE 1/4 SECTION
 13-2-17 WAS ASSUMED
 S 00°46'52" E AS PLATTED
 BASIS FOR BEARINGS

reserved for Walworth County register of Deeds

GRAPHIC SCALE IN FEET



Legend

- ☒ Found County Section Corner Concrete Mon. with Brass Cap
- Found Iron pipe 1 1/4" dia.
- Found Iron Rod 1 1/4"
- ⊗ Found Iron Rod 3/4"
- ⊙ Set 3/4" dia. Iron rod, 18" long weighing 1.13 lbs./lin. ft.
- (xx) Recorded Dimension

UNPLATTED LAND OWNED BY OTHERS

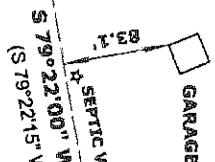
EAST 1/4 CORNER SECTION 13-2-17

N 89°07'18" E 490.64'

LOT 12
5.653 ACRES



LOT 1
333,782 SQ. FT.
7.663 ACRES

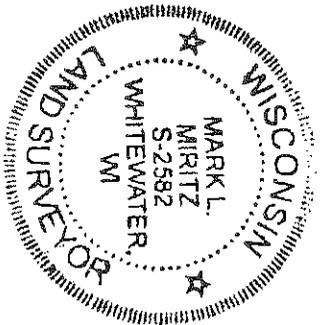
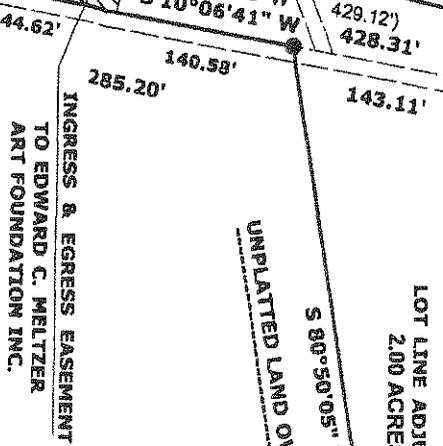
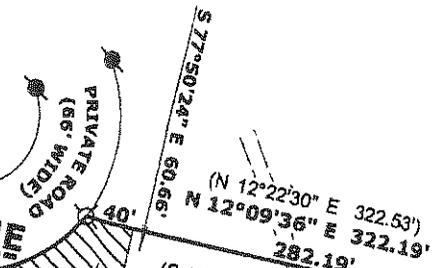


LOT LINE ADJUSTMENT
2.00 ACRES

UNPLATTED LAND OWNED BY OTHERS

HEATHERIDGE SUBDIVISION

LOT 13
TRINITY MOUNTAIN ESTATES



Mark L. Miritz
 MARK L. MIRITZ
 WI PROFESSIONAL SURVEYOR S-2582
 NOVEMBER 25, 2014

EXISTING 12' WIDE UTILITY EASEMENT

SOUTHEAST CORNER SECTION 13-2-17

SHEET 1 OF 2 SHEETS
 PROJECT NO. 14.1004

N9330 KNUTTESON DRIVE
 WHITEWATER, WI 53190

LAND-MARK SURVEYING
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