

**CITY OF LAKE GENEVA
PLAN COMMISSION MEETING**

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

Agenda

1. Meeting called to order by Mayor Connors.
2. Roll Call.
3. Approve Minutes of November 17, 2014 Plan Commission meeting as distributed.
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
5. Acknowledgment of Correspondence.
6. 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.
 - 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.
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.
8. Public Hearing and recommendation to modifying Section 98-707, Exterior Lighting Standards.
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.
10. Adjournment

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

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

Posted 12/12/14

**CITY OF LAKE GENEVA
PLAN COMMISSION MEETING**

MONDAY, NOVEMBER 17, 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, Cindy Flower, Doug Skates, Sara Adams, Inspector Ken Robers
Also Present: Planner Mike Slavney, Atty. Dan Draper, Mayor Connors, Assistant Gregoles
Not Present: John Gibbs

3. Approve Minutes of October 20, 2014 Plan Commission meeting as distributed.

MOTION #1

Skates/Flower moved to approve the Minutes of 10/20/14 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 BMHO Properties, LLC for a change in awning, door, and light shade color from the previous approved colors to red, at Brick and Mortar Home and Outdoor located at 222 Center Street, Tax Key No. ZA276000002.**

MOTION #2

Kupsik/Mayor Connors moved to approve the application by BMHO Properties, LLC for a change in awning, door, and light shade color from the previous approved colors to red, at Brick and Mortar Home and Outdoor located at 222 Center Street, Tax Key No. ZA276000002. The motion carried unanimously.

- B. Application by Chris Cronin, JNB Signs, 1221 Venture Drive, Suite 1, Janesville, WI 53545 for a replacement sign at Starbucks located at 685 Main Street, Tax Key No. ZOP 00285.**

MOTION #3

Kupsik/Skates moved to approve the application by Chris Cronin, JNB Signs, 1221 Venture Drive, Suite 1, Janesville, WI 53545 for a replacement sign at Starbucks located at 685 Main Street, Tax Key No. ZOP 00285. The motion carried unanimously.

7. Discussion and recommendation to modifying Section 98-707, Exterior Lighting Standards and setting a public hearing.

DISCUSSION

Planner Mike Slavney gave a brief overview of what the recommendation would consist of, elaborating on the information given in the packet. The commissioners and Slavney discussed how existing non-conforming lighting would be handled, changing the current Electrical permit to include the new recommendations, etc.

MOTION #4

Skates/Flower moved to set the public hearing for December 15, 2014.

The motion carried unanimously.

8. Adjournment

MOTION #5

Skates/Flower moved to adjourn the meeting at 6:50 pm. The motion carried unanimously.

STAFF REPORT
To Lake Geneva Plan Commission

Meeting Date: December 15, 2014

Agenda Item #6A

Applicant:
Roger Wolff for Venture Investment Partners
751 Geneva Parkway
Lake Geneva, WI 53147

Request:
Exterior modifications
Tax Key No. ZOP 00277

Description:

The applicant proposes to install an open lattice awning and repaint the front façade of the structure. The designs meet not only the Downtown Design Overlay District requirements, but also comply with the Main Street requirements.

Staff Recommendation:

It is the staff's opinion that the proposed exterior design blends in with the current buildings along Main Street and improves the appearance of the current façade. Staff's recommendation is that the modifications be approved with any Commission amendments.

Agenda Item #6B

Applicant:
Rock Central, Inc
26 W Geneva Street
Williams Bay, WI 53191

Request:
Exterior signs at new location at 529 W Main Street,
Lake Geneva, WI, 53147 Tax Key No. ZOP 00301

Description:

The applicant proposes to install signs on the East and West facades of the building. The designs meet not only the Downtown Design Overlay District requirements, but also comply with the Main Street requirements.

Staff Recommendation:

It is the staff's opinion that the proposed exterior signs meet the standards of downtown design. Enclosed picture shows a pinkish color that will really be a muted burgundy. Sign will not exceed 25 square feet. Staff's recommendation is that the signs be approved with any Commission amendments. A new rendition will be brought to the Plan Commission meeting.

Agenda Item #7

Applicant:

Ken Wenz for Bistro 220

1131 Wisconsin Street

Lake Geneva, WI 53147

Request:

Amendment to the Precise Implementation Plan

(PIP) for Bistro 220 at 220 Cook Street, Tax Key

No. ZOP 00243

Description:

The applicant would like to convert the existing restaurant at the location into a Commercial Apartment.

Staff Recommendation:

Staff has no objection to the request as it will ease some of the parking in the downtown area as the location currently has two off street parking places to meet the requirements of the Commercial Apartment Zoning. It will also alleviate some of the impact on the City's infrastructure for sewer and water.

- A. 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.
- B. 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:

Richard W Torhorst for Edwin C Meltzer Art
Foundation, Inc.
PO Box 1300
Lake Geneva, WI 53147

Request:

Certified Survey Map approval for land located in
the Town of Geneva within the City's extra
territorial plat review jurisdiction area.

Description:

The applicant would like to split three five acre parcels off of the existing parcel with frontage along Trinity Lane.

Staff Recommendation:

Staff has no objection to a recommendation for approval and the City Engineer has reviewed and has no objections to proceeding with CSM.

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

Zoning Administrator

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

719 W. MAIN ST., LAKE GENEVA, WI TAX # Z0P00277

LEGAL: EAST 21 FEET OF THE WEST ONE HALF, OF LOT 11, BLOCK 27
OF THE ORIGINAL PLAT OF THE CITY OF LAKE GENEVA.

NAME AND ADDRESS OF CURRENT OWNER:

VENTURE INVESTMENT PARTNERS, LLP

PO BOX 460, LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: 262-903-3222

NAME AND ADDRESS OF APPLICANT:

SAME AS OWNER

TELEPHONE NUMBER OF APPLICANT:

SAME

PROPOSED CONDITIONAL USE:

DOWNTOWN DESIGN REVIEW

ZONING DISTRICT IN WHICH LAND IS LOCATED: CENTRAL BUSINESS DISTRICT

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

ARCHITECT: KEN FITTEN, 400 BROAD ST., LAKE GENEVA, WI

CONTRACTOR: JOHN ENGERMAN, 340 LINTON ROAD, LAKE GENEVA, WI

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

EXTERIOR RENOVATION

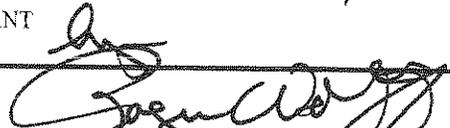
CONDITIONAL USE FEE PAYABLE UPON FILING APPLICATION: \$400.00 [\$100 FOR APPLICATIONS UNDER SEC. 98-407(3)]

11-18-14

DATE

Venture Investment Partners, LLP

SIGNATURE OF APPLICANT





APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

529 W. Main Street - Legal Description attached

NAME AND ADDRESS OF CURRENT OWNER:

The Sowers House, Inc Attn: Joan Scialabba

1500 S. Ardmore Ave #512 PO Box 5700 Villa Park, IL 60181

TELEPHONE NUMBER OF CURRENT OWNER: 630-712-1677

NAME AND ADDRESS OF APPLICANT:

Rock Central, Inc

26 W. Geneva Street Williams Bay, WI 53191

TELEPHONE NUMBER OF APPLICANT: 262-245-6333

PROPOSED CONDITIONAL USE:

The building will be used for private music lessons and group music band rehearsals.

ZONING DISTRICT IN WHICH LAND IS LOCATED: Business

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

Architect - McCormack + Ethen 400 Broad Street Lake Geneva

Builder - The Peter Scherrer Group 448 Falcon Ridge Drive Suite B
Burlington, WI 53105

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

We are a non profit music school for kids of all ages and ability and income levels. We provide performance based music instruction

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

Dec 5, 2014

DATE

Brian Sharpe - General Manager

SIGNATURE OF APPLICANT

**Walworth County
Tax Parcel Information**

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

Tax Year: 2012

Parcel Information	Owner Name & Mailing Address
ZOP 00301 CITY OF LAKE GENEVA 2884-UHS LAKE GENEVA-GENOA CIT	JOAN C MIKRUT, TRUSTEE JOAN C MIKRUT TRUST PO BOX 5700 VILLA PARK IL 60181-0000

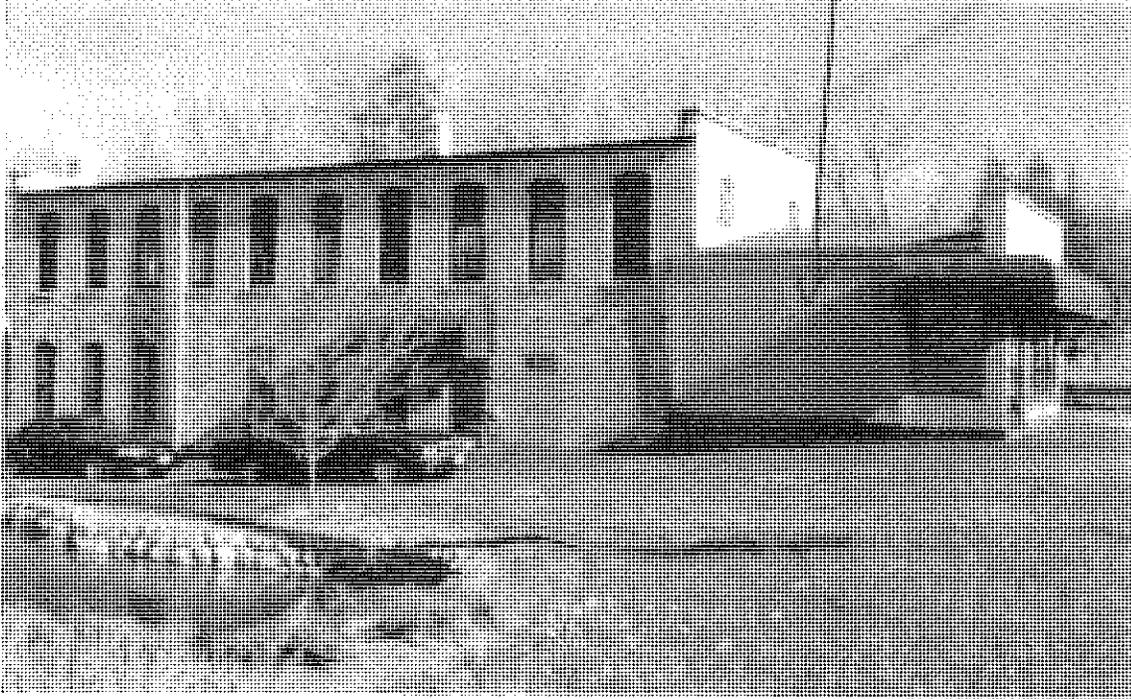
Valuation Information			
Land:	\$225,000	Acres:	0.34
Improvements:	\$301,100	Fair Market Value:	\$578,625
Total:	\$526,100	Assessment Ratio:	0.90922
		Mill Rate:	0.0241460

Tax Information	
Gross Tax:	\$13,796.87
School Credit:	\$1,013.23
First Dollar Credit	\$80.44
Lottery Credit:	\$0.00
Special Assessments:	\$0.00
Special Charges:	\$0.00
Delinquent Utility Charges:	\$0.00
Private Forest Crop Taxes:	\$0.00
Managed Forest Land Taxes:	\$0.00
Woodland Tax Law Taxes:	\$0.00
Total Billed:	\$12,703.20

Taxing Jurisdiction	Special Assessments/Charges
STATE OF WISCONSIN	\$97.21
GATEWAY TECHNICAL COLLEGE	\$891.75
CITY OF LAKE GENEVA	\$3102.61
UHS LAKE GENEVA-GENOA CITY	\$1865.86
SCH LAKE GENEVA J 1	\$4270.58
COUNTY OF WALWORTH	\$2555.63

Legal Description
COM IN N LN MAIN ST 250' W OF W LN RR, N0D55' W 114.2', N46D 55' E TO CTR WHITE RIVER, SLY ALG SAME TO N LN MAIN ST, W 90' TO POB. ALSO THAT PORTION OF VACATED MAIN ST BY CITY. ORIGINAL PLAT CITY OF LAKE GENEVA

Location of
Sign - Same on other
side of Bldg.





Will not be this
"Bright" Rock
More Muted

© 2014 SIGNS OF THE TIMES

SIGNS <i>of the times</i> EST. 1990 1049 Ann Street, Delavan, WI 262-728-4499	DESIGNED EXCLUSIVELY FOR: ROCK CENTRAL		PHONE:
	ADDRESS:	DATE: 12/05/2014	
<small>The prices, specifications, and conditions as described are satisfactory and are hereby accepted. You are authorized to do the work as specified.</small>			<small>This design is the property of the designer, and may not be reproduced in any manner without written permission.</small>
SIGNATURE		DATE	

APPLICATION FOR PRECISE IMPLEMENTATION PLAN AMENDMENT

City of Lake Geneva

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

220 Cook St. (ZOP00243) Lot 12 BLK 25
Except the south 89.67 ft original plat of the City
of Lake Geneva

Name and Address of Current Owner:

Ken Wenz
1131 Wisconsin

Telephone No. of Current Owner including area code: 815-543-7474

Name and Address of Applicant:

Ken Wenz
1131 Wisconsin

Telephone No. of Applicant including area code: 815-543-7474

Proposed Use:

Commercial Apartment on Upper Level

Zoning District in which land is located: planned Development

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

N/A

Short statement describing activities to take place on site:

I will be living on the upper floor in
place of the restaurant. No changes will occur
to the building itself. Shops will remain on lower
level. I have my personal parking spots behind building.

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

Ken Wenz
Signature of Applicant

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before a City Plan Commission Meeting on Monday, April 21, 2014, at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, for approval of a Precise Implementation Plan (PIP) Amendment for Ken Wenz, 1131 Wisconsin Street, Lake Geneva, WI 53147 to convert the Bistro 220 restaurant into a Commercial Apartment at the following location:

Tax Key Nos. ZOP 00243, 220 COOK STREET

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, December 15, 2014, at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 4th day of December, 2014.

Mayor James R. Connors
City Plan Commission
City of Lake Geneva, WI

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

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

Please Publish as small Legal on December 4th and 11th.

Brian G Yunker
311 Cook Street
Lake Geneva, WI 53147

Joseph A Railton III
930 Geneva Street
Lake Geneva, WI 53147

Mary Jane Jaros
927 W Main Street
Lake Geneva, WI 53147

Wilken Enterprises LLC
404 First Street
West Dundee, IL 60118-1800

House Around the Corner LLC
45 Oxford Drive
Lincolnshire, IL 60069

Kocourek Property Holding LLC
88 S Lake Shore Drive
Lake Geneva, WI 53147

Lake Geneva United
Methodist Church
912 Geneva Street
Lake Geneva, WI 53147

Cynthia J Nafziger
932 Geneva Street
Lake Geneva, WI 53147

Sara Binor
2251 Sable Oaks Drive
Naperville, IL 60564

Kenneth M Wenz
1131 Wisconsin Street
Lake Geneva, WI 53147

Venture Investment Partners
751 Geneva Parkway
Lake Geneva, WI 53147

Paul S Pappas
N2488 Eldorado Drive
Lake Geneva, WI 53147

James A McCullough
Ann H McCullough
920 Geneva Street
Lake Geneva, WI 53147

James Mercurio
6581 N Hiawatha Avenue
Chicago, IL 60646

Richard H Tanner Trust
915 Main Street
Lake Geneva, WI 53147

Jeffrey M Leonard Trust
Beverly Leonard Trust
1504 Dodge Street
Lake Geneva, WI 53147

Lake Geneva Retail Dst.
PO Box 3666
Oak Brook, IL 60523-2300

Key Investment Group
C/O Richard Kehoe
1230 N Western Ave, UT 202
Lake Forest, IL 60045-4500

PREPARED FOR :

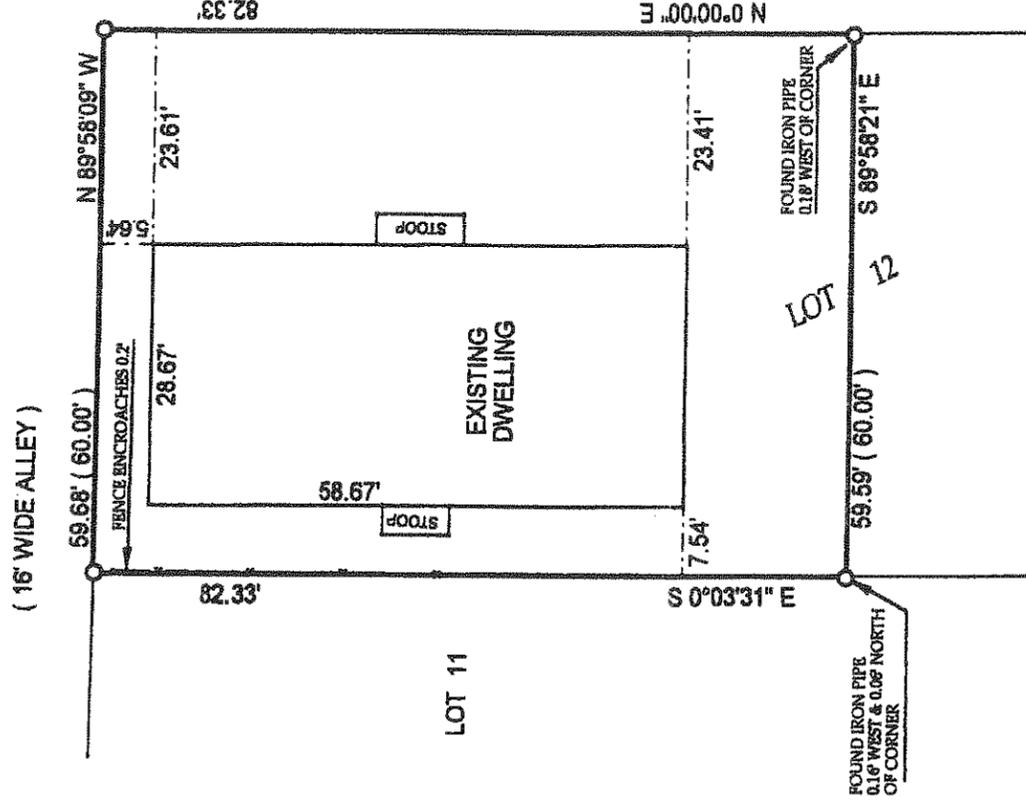
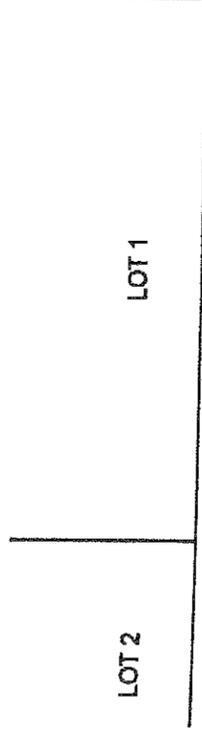
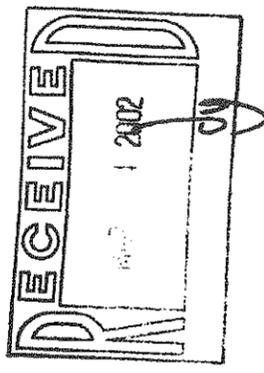
COLDWELL BANKERS PRIMUS
c/o LINDA TRESTER
226 BROAD STREET
LAKE GENEVA WI
53147

PLAT OF SURVEY

- OF -

LOT 12, BLOCK 25 ORIGINAL PLAT OF THE CITY
OF LAKE GENEVA, WALWORTH COUNTY WISCONSIN.
EXCEPT THE SOUTH 89.67 FEET THEREOF.

I.K. SURVEYING INC.
N3705 WILLOWBEND LANE
LAKE GENEVA, WI, 53147
262-248-3697



- () = recorded as
 - = found iron bar
 - = found iron pipe
 - = set iron pipe
 - = set iron bar
- SCALE 1" = 20'

JOB # 01-520

TAX ID # ZOP 00243

COMPARE LEGAL DESCRIPTION ABOVE AND DRAWING WITH DEED. FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN REFER TO DEED, ABSTRACT, SOURCES AND LOCAL MUNICIPAL CODES. NOTIFY THE SURVEYOR IMMEDIATELY OF ANY DISCREPANCY.

"I hereby certify that I have surveyed the above described property and that the above map 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 21 TH, DAY OF NOVEMBER 20 01



John P. Krott

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

ZOP-243

Lake Geneva

SECTION 98-707 EXTERIOR LIGHTING STANDARDS

- (1) Purpose: The purpose of this Section is to regulate the spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity of a light source in order to promote traffic safety and prevent the creation of nuisances. A further purpose of this Section is to regulate outdoor night lighting fixtures to preserve and enhance the area's dark sky while promoting safety, conserving energy, and preserving the environment for astronomy.
- (2) Applicability: The requirements of this Section apply to all private exterior lighting within the jurisdiction of this Chapter, except for lighting within public rights of way and/or lighting located on public property. For the purpose of this Section, "Exterior lighting" means an outdoor artificial illuminating device, whether permanent or portable used for illumination or advertisement, including general lighting fixtures, searchlights, spotlights and floodlights, whether for architectural lighting, parking lot lighting, landscape lighting, signage or other purposes. "Shielded" means a fixture that is shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected at least fifteen degrees below a horizontal plane running through the lowest point on the fixture where light is emitted.
- (3) Depiction on Required Site Plan: Any and all exterior lighting shall be depicted as to its location, orientation and configuration on the site plan required for the development of the subject property. (Refer to Section 98-908).
- (4) Requirements:
 - (a) Orientation of Fixture: all exterior lighting shall be shielded, except for UL-rated fixtures of 1,600 lumens or less. In no instance shall an exterior lighting fixture be oriented so that the lighting element (or a transparent shield) is visible from a property located within a residential zoning district, except where a clear glass, decorative/ornamental fixture is used with a UL-rated fixture of 1,600 lumens or less. The use of shielded luminaires and careful fixture placement is required so as to facilitate compliance with this requirement. All floodlighting and spotlighting fixtures shall be shielded.
 - (i) Exceptions are as follows:
 - (1) Landscape Lighting: Unshielded landscape lighting is permitted and is not required to be angled downward, provided that the lighting element or transparent shield is not visible from adjoining properties and that each UL-rated fixture has a light output of 1,600 lumens or less.
 - (2) Driveway/Walkway, Identity Sign or Decorative Lighting: Unshielded lighting at entryways, including driveways and walkways and lighting for property identity signs, gates, fences, and post top entrances is permitted, and the fixture is not required to be angled downward, provided that each UL-rated fixture has a light output of 1,600 lumens or less.
 - (3) Architectural Lighting: All architectural lighting shall use UL-rated fixtures of 1,600 lumens or less. All exterior lighting during such period shall have a minimum of 90 percent of their light fall onto the illuminated structure, rather than into sky or space beyond the structure. Under no circumstances shall the illumination of architecture be permitted between 11 P.M. and 7 A.M.
 - (b) Intensity of Illumination and Filtering: In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.50 footcandies above ambient lighting conditions on a cloudless night. In addition to this requirement, all exterior lighting fixtures

permit has been granted under Section 98-906. The Zoning Administrator may permit security lighting or lighting for after-hours and maintenance employees, provided such lighting is on separate circuits, and provided that the areas to remain lighted are located or screened in such a way to reduce impact substantially from the normal lighting.

- (iii) Landscape Lighting: Landscape lighting shall not be operated between the hours of 11 P.M. to dawn, except solar-powered landscape lighting lacking an on/off switch may be operated between the hours of 11 P.M. to dawn, provided that such lighting does not exceed 0.1 footcandle of illumination, subject to Subsections 4(a)(i)(1) and (4)(c) of this Section.

(5) Exempt Lighting: The following are exempt from the provisions of this section:

- (a) Security lighting.
- (b) Doorway lighting within residential zoning districts.
- (c) All temporary emergency lighting necessary to ensure public safety as determined by the City of Lake Geneva Police Department, Fire Department, or other emergency service providers.
- (d) Lighting used in the undertaking of municipal road construction, emergency repair or maintenance of utility lines, sewer, water mains or similar public infrastructure.
- (e) Holiday lighting between October 20 and January 31 of the following year.
- (f) Upward lighting of flags in the form of a single, ground mounted, narrow cone spotlight located at the base of the flagpole which confines the illumination to the flag itself.
- (g) Underwater lighting used for swimming pools, provided such lighting meets all relevant electrical codes.
- (h) Temporary lighting reviewed and approved in connection with a permit issued by the City provided that the lighting is extinguished and removed according to the permit.
- (i) Lighting for radio, communication and navigation towers, provided that the owner or occupant demonstrates to the satisfaction of the City that Federal Aviation Administration (FAA) regulations can only be met through the use of lighting that does not comply with this Section, and that the provisions of this Section are otherwise met to the fullest extent possible. Lighting for any wireless communications facility shall not be permitted unless required by the FAA; in which case, required lighting shall be of the lowest allowed intensity that meets FAA requirements.
- (j) Lighting for outdoor activities, including: pool areas, tennis courts, paddle courts, hockey and/or skating rinks, horse arenas; provided such lighting shall be extinguished by 11 P.M.
- (k) Lighting that is used for a specified period of time which is necessary for a specific task or purpose while said task or purpose is actively being performed.

(6) Prohibited Lighting: The following lighting shall not be permitted within the City:

- (a) Mobile or ground mounted searchlights, except those used for governmental or emergency purposes.
- (b) Strobe lights and laser lights, including laser light shows and aerial laser lights.
- (c) Rope lighting, except by conditional use permit.
- (d) Neon lights.

Lake Geneva

SECTION 98-707 EXTERIOR LIGHTING STANDARDS

- (1) Purpose: The purpose of this Section is to regulate the spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity of a light source in order to promote traffic safety and prevent the creation of nuisances. A further purpose of this Section is to regulate outdoor night lighting fixtures to preserve and enhance the area's dark sky while promoting safety, conserving energy, and preserving the environment for astronomy.
- (2) Applicability: The requirements of this Section apply to all private exterior lighting within the jurisdiction of this Chapter, except for lighting within public rights of way and/or lighting located on public property. For the purpose of this Section, "Exterior lighting" means an outdoor artificial illuminating device, whether permanent or portable used for illumination or advertisement, including general lighting fixtures, searchlights, spotlights and floodlights, whether for architectural lighting, parking lot lighting, landscape lighting, signage or other purposes. "Shielded" means a fixture that is shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected at least fifteen degrees below a horizontal plane running through the lowest point on the fixture where light is emitted.
- (3) Depiction on Required Site Plan: Any and all exterior lighting shall be depicted as to its location, orientation and configuration on the site plan required for the development of the subject property. (Refer to Section 98-908).
- (4) Requirements:
 - (a) Orientation of Fixture: all exterior lighting shall be shielded, except for ~~incandescent fixtures of 150 watts~~ UL-rated fixtures of 1,600 lumens or less, and other lighting types of 70 watts or less. In no instance shall an exterior lighting fixture be oriented so that the lighting element (or a transparent shield) is visible from a property located within a residential zoning district, except where a clear glass, decorative/ornamental fixture is used with ~~incandescent lighting source~~ a UL-rated fixture of 1,600 lumens or less. The use of shielded luminaries and careful fixture placement is required so as to facilitate compliance with this requirement. All floodlighting and spotlighting fixtures shall be shielded.
 - (i) Exceptions are as follows:
 - (1) Landscape Lighting: Unshielded landscape lighting is permitted and is not required to be angled downward, provided that the lighting element or transparent shield is not visible from adjoining properties and that each UL-rated fixture has a light output of 1,600 lumens or less.
 - (2) Driveway/Walkway, Identity Sign or Decorative Lighting: Unshielded lighting at entryways, including driveways and walkways and lighting for property identity signs, gates, fences, and post top entrances is permitted, and the fixture is not required to be angled downward, provided that each UL-rated fixture has a light output of 1,600 lumens or less.
 - (3) Architectural Lighting: All architectural lighting shall use UL-rated fixtures of 1,600 lumens or less. All exterior lighting during such period shall have a minimum of 90 percent of their light fall onto the illuminated structure, rather than into sky or space beyond the structure. Under no circumstances shall the illumination of architecture be permitted between 11 P.M. and 7 A.M.
 - (b) Intensity of Illumination and Filtering: In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.50 footcandles above ambient

lighting conditions on a cloudless night. In addition to this requirement, all exterior lighting fixtures shall not exceed the illumination levels recommended by the Illuminating Engineering Society of America (IES) as given in Appendix A. All metal halide fixtures shall be filtered by a smoke, tinted, or frosted glass or acrylic enclosure. Quartz glass shall not be considered as meeting this requirement.

- (c) Maximum Light Output: For all residential uses, the maximum light output of all nonexempt exterior lighting shall not exceed a total on any given property under single ownership equal to 10,000 lumens multiplied by the total number of acres of such property. For all nonresidential uses, the maximum light output of all nonexempt exterior lighting shall not exceed a total on any given property under single ownership equal to 50,000 lumens multiplied by the total number of acres of such property. Lighting beneath a gas station canopy shall be exempted from this total; however, such lighting may not exceed a maximum light output of 25 footcandles.
- (d) Maximum Height: The maximum fixture mounting height shall be as follows:
 - (i) CR-5ac, ER-1, SR-3, SR-4, and TR-6 districts: 8 feet
 - (ii) MR-8, NB, and NO districts: 12 feet
 - (iii) PL, GI, and HI districts: 30 feet
 - (iv) All other districts: 20 feet
 - (v) For sports lighting, see Section 98-707(7).
- (e) Location: Light fixtures shall not be located within required bufferyards.
- ~~d) Flashing, Flickering and Other Distracting Lighting: Flashing, flickering and/or other lighting which may distract motorists are prohibited. (Refer to Section 98-804(1)(c). (Relocated)~~
- (f) Minimum Lighting Standards: All areas designated on required site plans for vehicular parking, loading, or circulation and used for any such purpose after sunset shall provide artificial illumination in such areas at a minimum intensity as recommended in the Lighting Tables of Appendix A.
- (g) Lamp Types: In an effort to foster sustainability, the City requires energy-efficient exterior light sources. High-pressure sodium, fluorescent, low-pressure sodium lamps, light emitting diodes (LED), or metal halide shall be used for all light fixtures UL-rated to be lamped greater than 1,800 lumens. All light bulbs and fixtures not in compliance with this regulation may continue to be used, but replacement light bulbs and fixtures must conform to the requirements of this Section.
- (h) Nonconforming Lighting: All lighting fixtures existing prior to the effective date of this Chapter shall be considered as legal conforming structures, (see Section 98-207). However, such nonconforming fixtures are encouraged to be extinguished by 11 P.M. All replacement fixtures shall fully comply with the requirements of this Section.
- (i) Special Events Lighting: Any temporary use using exterior lighting which is not in complete compliance with the requirements of this Section shall secure a temporary use permit. Refer to Section 98-906.
- (j) Hours of Operation:
 - (i) Display Lot Lighting: Display lot lighting shall be extinguished within 30 minutes after closing of the business. Under no circumstances shall the illumination of display lots be permitted

between 11 P.M. and 7 A.M. All exterior lighting during such period shall be at LOW levels for security purposes only.

- (ii) Lighting of Commercial and Industrial Uses: Lighting shall be extinguished within 30 minutes after closing of the business, except in the case of a special event in which a temporary use permit has been granted under Section 98-906. The Zoning Administrator may permit security lighting or lighting for after-hours and maintenance employees, provided such lighting is on separate circuits, and provided that the areas to remain lighted are located or screened in such a way to reduce impact substantially from the normal lighting.
- (iii) Landscape Lighting: Landscape lighting shall not be operated between the hours of 11 P.M. to dawn, except solar-powered landscape lighting lacking an on/off switch may be operated between the hours of 11 P.M. to dawn, provided that such lighting does not exceed 0.1 footcandle of illumination, subject to Subsections 4(a)(1)(1) and (4)(c) of this Section.
- ~~(k) Architectural Lighting: All architectural lighting shall be of 150 watts or less in incandescent, and shall be of 70 watts or less for other lighting types. All exterior lighting during such period shall have a minimum of 90 percent of their light fall onto the illuminated structure, rather than into sky or space beyond the structure. Under no circumstances shall the illumination of architecture be permitted between 11 P.M. and 7 A.M. (Relocated)~~
- (5) Exempt Lighting: The following are exempt from the provisions of this section:
 - (a) Security lighting.
 - (b) Doorway lighting within residential zoning districts.
 - (c) All temporary emergency lighting necessary to ensure public safety as determined by the City of Lake Geneva Police Department, Fire Department, or other emergency service providers.
 - (d) Lighting used in the undertaking of municipal road construction, emergency repair or maintenance of utility lines, sewer, water mains or similar public infrastructure.
 - (e) Holiday lighting between October 20 and January 31 of the following year.
 - (f) Upward lighting of flags in the form of a single, ground mounted, narrow cone spotlight located at the base of the flagpole which confines the illumination to the flag itself.
 - (g) Underwater lighting used for swimming pools, provided such lighting meets all relevant electrical codes.
 - (h) Temporary lighting reviewed and approved in connection with a permit issued by the City provided that the lighting is extinguished and removed according to the permit.
 - (i) Lighting for radio, communication and navigation towers, provided that the owner or occupant demonstrates to the satisfaction of the City that Federal Aviation Administration (FAA) regulations can only be met through the use of lighting that does not comply with this Section, and that the provisions of this Section are otherwise met to the fullest extent possible. Lighting for any wireless communications facility shall not be permitted unless required by the FAA; in which case, required lighting shall be of the lowest allowed intensity that meets FAA requirements.
 - (j) Lighting for outdoor activities, including: pool areas, tennis courts, paddle courts, hockey and/or skating rinks, horse arenas; provided such lighting shall be extinguished by 11 P.M.
 - (k) Lighting that is used for a specified period of time which is necessary for a specific task or purpose while said task or purpose is actively being performed.

- (6) Prohibited Lighting: The following lighting shall not be permitted within the City:
- (a) Mobile or ground mounted searchlights, except those used for governmental or emergency purposes.
 - (b) Strobe lights and laser lights, including laser light shows and aerial laser lights.
 - (c) Rope lighting, except by conditional use permit.
 - (d) Neon lights.
 - (e) Flashing, blinking, flickering, scrolling, rotating, pulsating, tracing lights or revolving lighting, unless temporarily triggered by a security system and extinguished within 30 minutes after the time of security response. Refer to Section 98-804(1)(c).
 - (f) Lighting which is used to outline a building, structure, or window, including but not limited to rope, neon, and fluorescent tube lighting.
 - (g) Any light fixture that may be construed as or confused with a traffic signal, traffic control device or maritime navigational markers.
 - (h) Lighting that is determined by the City of Lake Geneva Police Department to contribute to a condition of disabling or distracting glare into a public roadway.
 - (i) Lighting used to illuminate property other than that on which the fixture is located and which constitutes light trespass.
 - (j) Mercury vapor exterior lighting fixtures installed after August 14, 2000.
- (7) Sports Lighting: "Sports lighting" refers to light fixtures used to illuminate courts, arenas, riding arenas, fields, tracks and other recreational areas generally utilizing high light output fixtures, higher light levels and are mounted on higher than average freestanding poles. For sports lighting the following shall apply:
- (a) Light fixtures shall be shielded as designed and installed.
 - (b) Light levels shall not exceed the appropriate Illuminating Engineering Society of America (IES) recommended level of spectator/play for the activity.
 - (c) Sports lighting shall be set to automatically shut off when there is no scheduled play and shall be extinguished no later than 11 P.M. Lower light levels for off the field lighting may be provided for an additional 30 minutes for safe egress.
 - (d) The mounting height for sports lighting shall be no greater than one-fourth the distance to the nearest property line from where the sports lighting is located.
 - (e) Sports lighting trespass shall not exceed 0.5 footcandle of illumination at any point on the property line.
 - (f) Designs for all sports lighting shall be submitted to the City prior to installation to assure that the requirements of this Section are satisfied.
- ~~(8) Use of Mercury Vapor Fixtures: No new mercury vapor exterior lighting fixtures shall be installed following the effective date of this Ordinance amendment.~~

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, December 15, 2014, at 6:30 p.m. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Zoning Text Amendment to Sec. 98-707 to revise the Exterior Lighting Standards Zoning Ordinance in the City of Lake Geneva. The full proposed text of Sec. 98-707 is available at the City Clerk's office for review.

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, December 15, 2014 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 4th day of December 2014.

Mayor James Connors
City Plan Commission
City of Lake Geneva, WI

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on December 4th and 11th.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Edwin C Meltzer Art Foundation, Inc
101 Broad St.
Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER:

(262) 903-5000

NAME AND ADDRESS OF APPLICANT:

Richard W Torhorst, Attorney
P.O. Box 1300
Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT:

(262) 248-3333

NAME AND ADDRESS OF SURVEYOR:

Mark L. Miritz
N9330 Knutson Dr
White Water WI 53190

TELEPHONE NUMBER OF SURVEYOR:

(262) 445-3284

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Owner is creating three (3) five (5) acre lots to be incorporated into Trinity Estates and a lot line adjustment to Lot 12 of Trinity Estates. This is a fill in between two subdivisions. Need extrajurisdictional plat approval



Malheur Land

WALNORTH COUNTY, OREGON

1800 1st St. SE
 Prineville, OR 97670
 Phone: (503) 433-1111
 Fax: (503) 433-1112
 Website: www.malheurland.com

Malheur Land is a leading provider of land acquisition services in the Pacific Northwest. We have a proven track record of successful land acquisition for a wide range of clients, including government agencies, private landowners, and developers. Our experienced staff and comprehensive services ensure a smooth and efficient land acquisition process.

CERTIFIED SURVEY MAP NO. _____

BASIS FOR BEARINGS
THE PLATT LONG 88 1/4 SECTION
11 1/2 W 1/4 SEC 13
S 00°46'52" E AS PLATTED



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. DIMIGELI, PRESIDENT
101 BRAOD ST., SUITE C3
LAKE GENEVA, WI 53147

ZONED C-2

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

EAST 1/4 CORNER
SECTION 13-2-17

SCALE 1 INCH = 150 FEET

reserved for Walworth County register of Deeds



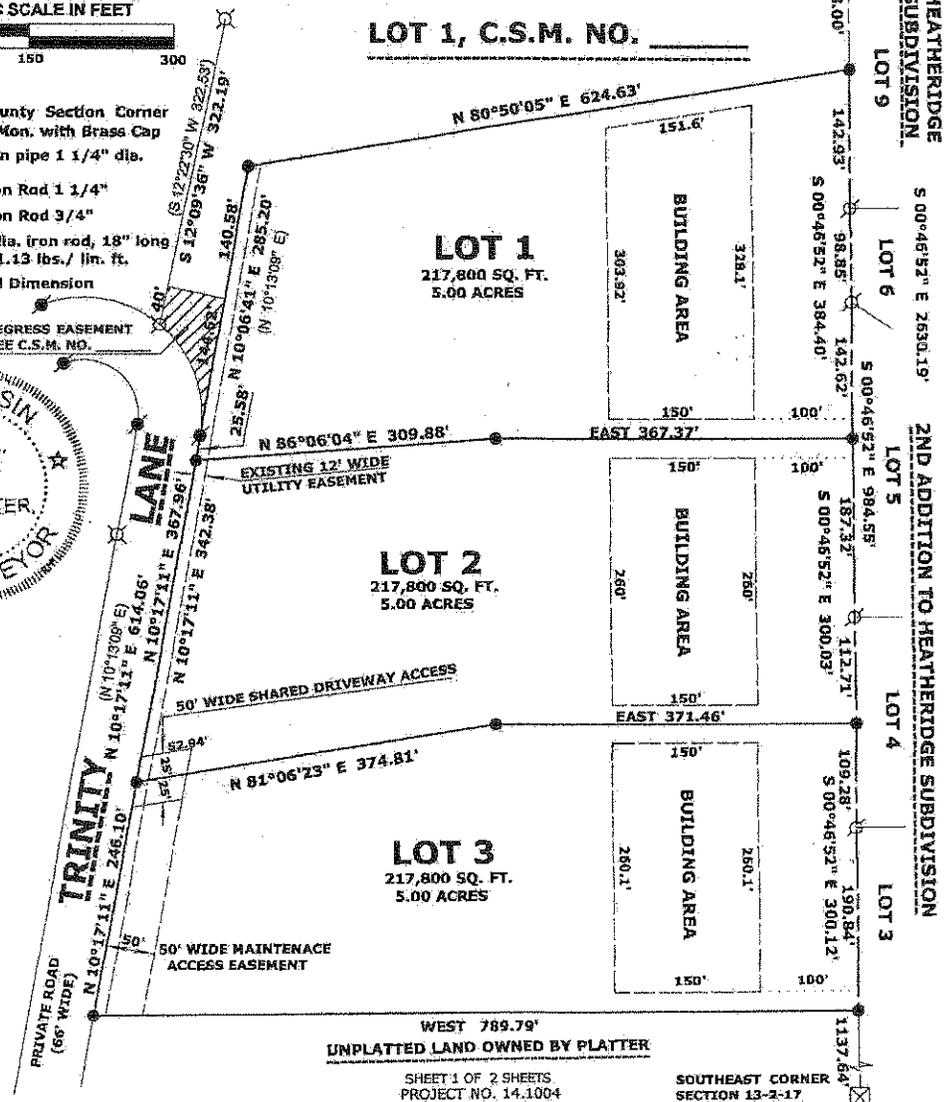
Legend

- ⊠ 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.
- (xx) Recorded Dimension

INGRESS & EGRESS EASEMENT FOR LOT 1-SEE C.S.M. NO. _____



LOT 1, C.S.M. NO. _____



WEST 789.79'
UNPLATTED LAND OWNED BY PLATTER

SHEET 1 OF 2 SHEETS
PROJECT NO. 14.1004

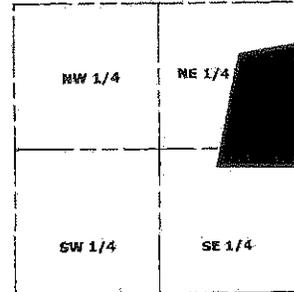
SOUTHEAST CORNER
SECTION 13-2-17

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



SE 1/4 SECTION 13-2-17

SURVEYOR'S CERTIFICATE:

I, MARK L. MIRITZ, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT BY THE DELECTION OF EDWARD C. MELTZER ART FOUNDATION, INC., OWNER, I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE DESCRIBED PROPERTY ALSO DESCRIBED HEREON IS A CORRECT REPRESENTATION OF ALL EXISTING EASEMENTS, RIGHTS OF THE LAND SURVEYED AND THE POSITION OF IT AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 100.14 OF THE WISCONSIN STATE STATUTES, AND THE WISCONSIN CENTRAL CONFERENCE, MILWAUKEE 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
NOVEMBER 25, 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 HEREON.

SALVATORE J. DIMICELI (PRESIDENT)

STATE OF WISCONSIN) SS
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2014
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 HEREON, 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

SHEET 2 OF 2 SHEETS
PROJECT NO. 14.1004

9330 KNUTESON DRIVE
WHITEWATER, WI 53190

LAND-MARK SURVEYING

PHONE: (262) 498-3884
CELL: (262) 949-1239
MarkMiritz@Land-MarkSurveying.com

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

SCALE 1 INCH = 150 FEET

EXISTING SEWAGE SYSTEM ON LOT 1 APPEARS TO BE FUNCTIONING. NO EVALUATION AS TO MEETING THE REQUIREMENTS FOR REPLACEMENT SYSTEM UNDER "SPS 383" OF THE WISCONSIN ADMINISTRATIVE CODE.

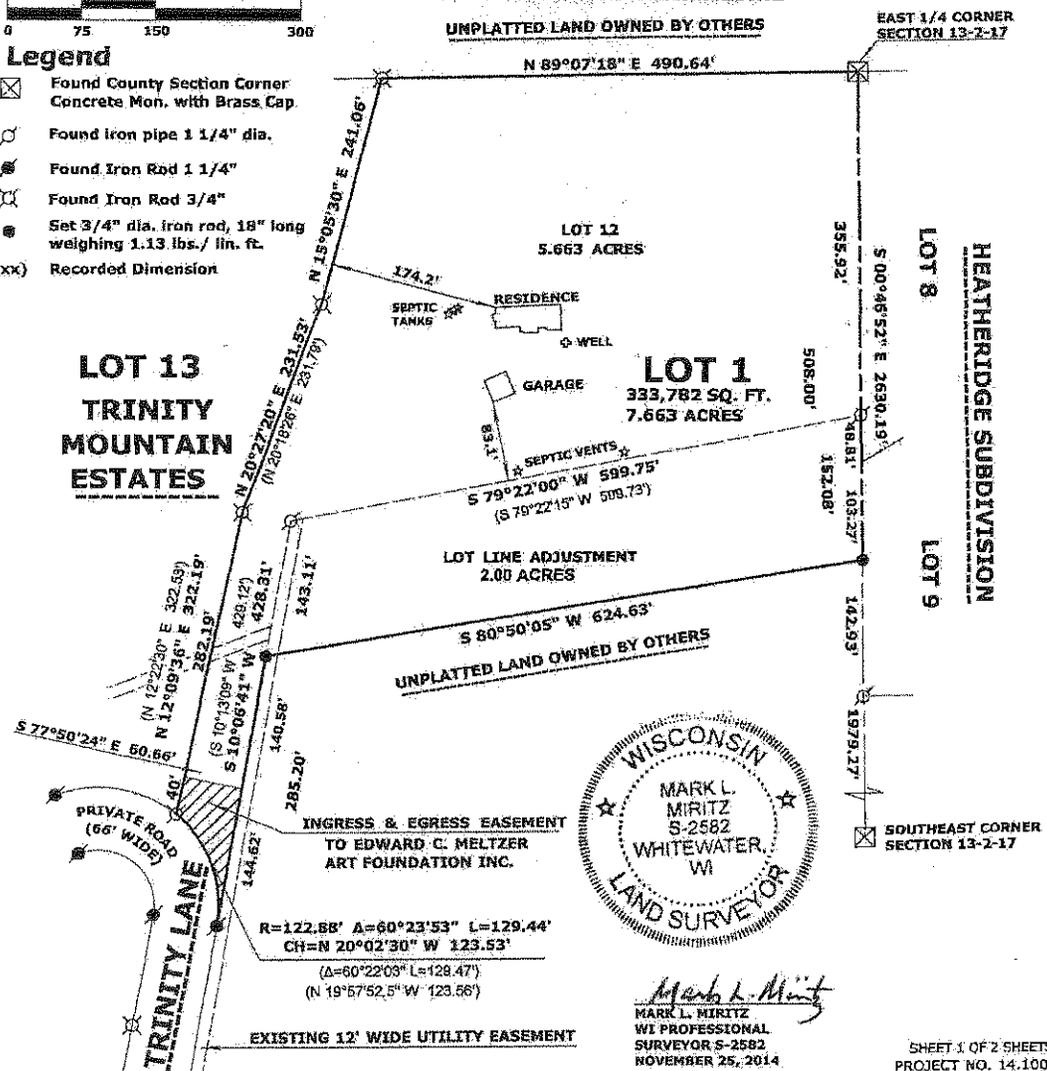
reserved for Walworth County register of Deeds

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.
- Recorded Dimension



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

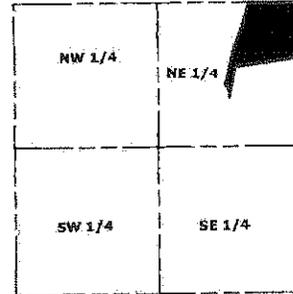
SHEET 1 OF 2 SHEETS
 PROJECT NO. 14.1004

CERTIFIED SURVEY MAP NO. _____

VOL. _____ PAGES _____

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.

LOCATION SKETCH



SURVEYOR'S CERTIFICATE:

I, MARK L. MIRITZ, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE REQUEST OF RUSSELL BOWMAN AND BARBARA BOWMAN, JOINTLY, I HAVE REVISITED THE PROPERTY HEREON DESCRIBED AND THAT THE CERTIFIED SURVEY MAP HEREON IS A CORRECT REPRESENTATION OF ALL INTERESTS AND EVIDENCE OF THE LAND IDENTIFIED AND THE DIVISION OF IT AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 23.04 OF THE WISCONSIN STATE STATUTES, AND THE WISCONSIN ZONING ORDINANCE, WALWORTH COUNTY, WISCONSIN.

A REDIVISION OF LOT 12, TRINITY MOUNTAIN ESTATES AND A PART OF THE NORTHEAST 1/4 SE 1/4 SECTION 13-2-17 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, DESCRIBED AS FOLLOWS: BEGIN 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; THENCE S 80°50'05" W 624.63 FEET; THENCE S 10°06'41" W 285.20 FEET TO THE NORTHERLY RIGHT-OF-WAY OF TRINITY LANE, A PRIVATE ROAD; THENCE ON SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 122.88 FEET, A DELTA OF 60°23'53", AN ARC LENGTH OF 125.44 FEET, AND A CHORD WHICH BEARS N 20°02'30" W HAVING A CHORD DISTANCE OF 123.53 FEET; THENCE N 12°09'36" E 322.19 FEET; THENCE N 20°27'20" E 231.53 FEET; THENCE N 15°05'30" E 241.09 FEET; THENCE N 89°07'18" E 490.64 FEET TO THE POINT OF BEGINNING, AND CONTAINING 333,782 SQUARE FEET OR 7.663 ACRE(S) OF LAND, MORE OR LESS.

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



OWNER'S CERTIFICATE:

AS OWNERS, RUSSELL BOWMAN AND BARBARA BOWMAN, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON.

RUSSELL BOWMAN

BARBARA BOWMAN

STATE OF WISCONSIN) SS
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 201_____
THE ABOVE NAMED RUSSELL BOWMAN AND BARBARA BOWMAN, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

COUNTY, WISCONSIN.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

"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)."

GENEVA TOWNSHIP APPROVAL:

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

JOSEPH F. KOPECKY, TOWN CHAIRPERSON

CITY OF LAKE GENEVA APPROVAL:

RESOLVED, THAT THE CERTIFIED SURVEY MAP HEREON, BEING LOCATED IN THE EXTRATERRITORIAL PLAT JURISDICTION AREA FOR THE CITY OF LAKE GENEVA, WISCONSIN, RUSSELL BOWMAN AND BARBARA BOWMAN, OWNERS, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF LAKE GENEVA, WISCONSIN.

DATED THIS _____ DAY OF _____, 2014.

CITY CLERK

MAYOR

SHEET 2 OF 2 SHEETS
PROJECT NO. 14.1004

THIS INSTRUMENT DRAFTED BY MARK L. MIRITZ

N9330 KMLTESON DRIVE
WHITEWATER, WI 53190

LAND-MARK SURVEYING

PHONE: (262) 495-3204
CELL: (262) 949-1239
Mark.Miritz@Land-Mark-Surveying.com

SUBMITTAL CHECKLIST

- LOCATION MAP SHOWING LOCATION OF PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED WITH TOWN OR TOWNS, AND PARCELS WITHIN 1,000-FT OF BOUNDARY OF SUBJECT PROPERTY.

- SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.

- CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES.

- PROVIDE 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.

12/4/14
DATE


SIGNATURE OF APPLICANT