

**CITY OF LAKE GENEVA
PLAN COMMISSION MEETING**

MONDAY, OCTOBER 20, 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, John Gibbs, Doug Skates, Sara Adams, Inspector Ken Robers
Also Present: Planner Mike Slavney, Atty. Dan Draper, Mayor Connors, Assistant Gregoles

3. Approve Minutes of September 15, 2014 Plan Commission meeting as distributed.

MOTION #1

Kupsik/Flower moved to approve the Minutes of 9/15/14 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. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Richard W Torhorst, P.O. Box 1300, Lake Geneva, WI 53147 for Liquid Capital, LLC, 951-7 S Lake Shore Drive, Lake Geneva, WI 53147 to split a current parcel into three parcels. Current Tax Key Nos. ZYUP 00149D1.

DISCUSSION

Richard Torhorst addressed the commissioners with a brief overview of the above application. It was noted by the Mayor that a corrected copy of the CSM was handed out that noted the Storm Water detention easement to benefit lots 1, 2, & 3. (A copy will be included in the final minutes of this meeting.)

MOTION #2

Kupsik/Skates moved to approve recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Richard W Torhorst, P.O. Box 1300, Lake Geneva, WI 53147 for Liquid Capital, LLC, 951-7 S Lake Shore Drive, Lake Geneva, WI 53147 to split a current parcel into three parcels. Current Tax Key Nos. ZYUP 00149D1, including corrected notes regarding the storm water detention easement to benefit lots 1, 2, & 3. Motion carried unanimously.

7. Public Hearing and recommendation to modifying Section 98-913, Exterior Colors within the Downtown Design Overlay Zoning District and setting a public hearing.

DISCUSSION

Brief discussion by Planner Slavney and the commissioners regarding the recommended modifications for the Section 98-913 stated above, specifically related to the Downtown Design Overlay Zoning District.

PUBLIC SPEAKER #1 Peter Jergens / 133 Darwin Street, Lake Geneva (Local Builder)
Mr. Jergens addressed the commission regarding the details of the modifications, voicing his concerns with the 5% factor, stating that it may not be adequate for businesses in the Downtown Design area.

PUBLIC SPEAKER #2 Thomas George / Business Owner
Mr. George asked the commission if this change will be retroactive, to bring properties up to standard, for replacement, repaint, renew etc. He also stated his concerns that as a small business owner, there are times that he cannot be in full control of some items materials/sheens etc., which makes it difficult to compete with the multi-billion dollar establishments. He has concern for any small business being relegated to only a certain color base available.

MOTION #3
Kupsik/Flower moved to close the public hearing. Motion carried unanimously.

DISCUSSION
Planner Slavney responded to the concerns voiced by the citizens during the Public Hearing. He again gave a brief overview of what this change would include and stated that this will not be retroactive and any change would need to come in front of the Plan Commission for approval. He elaborated on the color wheel choices and that previously it was 75% and now will be expanded to 85% color choices available. Planner Slavney and the commissioners also discussed the reasoning behind choosing 5% as the cut off.

MOTION #4
Kupsik/Flower moved to approve the recommendation to modify Section 98-913, Exterior Colors within the Downtown Design Overlay Zoning District. The motion carried unanimously.

8. Adjournment

MOTION #5
Skates/Flower move to adjourn the meeting at 7:08 pm. The motion carried unanimously.

FARRIS, HANSEN & ASSOC. INC.

7 RIDGWAY COURT- P.O. BOX 437
 ELKHORN, WISCONSIN 53121
 PHONE (262) 723-2098
 FAX (262) 723-5886

CERTIFIED SURVEY MAP NO. _____

OWNER: LIQUID CAPITAL, LLC
 951-7 SOUTH LAKESHORE DRIVE
 LAKE GENEVA, WI. 53147

PART OF THE SW 1/4 OF THE NE 1/4
 SECTION 6, TOWN 1 NORTH, RANGE 18 EAST
 CITY OF LAKE GENEVA
 WALWORTH COUNTY, WISCONSIN

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT AT THE DIRECTION OF LIQUID CAPITAL, LLC, HANS MELGES, MANAGING MEMBER, OWNERS, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF WISCONSIN STATUTES, AND THE SUBDIVISION ORDINANCE FOR THE CITY OF LAKE GENEVA, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED LANDS AND THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE MAP AND OF THE DIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF: A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6 (T1N, R18E); THENCE S 87DEG 40MIN 04SEC W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6, 2198.25 FEET; THENCE N 00DEG 00MIN E, 465.23 FEET TO THE POINT OF BEGINNING ON THE WESTERLY LINE OF STATE TRUNK HIGHWAY 120 AND THE NORTHERLY LINE OF CERTIFIED SURVEY MAP NO. 2435; THENCE ALONG SAID CSM 2435, N 39DEG 57MIN 04SEC W, 613.56 FEET; THENCE CONTINUE ALONG SAID CSM 2435, N 02DEG 38MIN 41SEC W, 366.19 FEET; THENCE CONTINUE ALONG SAID CSM 2435, N 87DEG 44MIN 13SEC E, 391.07 FEET TO THE WEST LINE OF SAID S.T.H. 120 ; THENCE ALONG SAID HIGHWAY, S 02DEG 50MIN 10SEC E, 233.70 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, 618.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 9770.32 FEET AND A CHORD WHICH BEARS S 00DEG 47MIN 36SEC E, 618.24 FEET TO THE POINT OF BEGINNING. CONTAINING 239,215 SQUARE FEET OF LAND (5.49 ACRES) MORE OR LESS.

DATED: JUNE 26, 2014

REVISED 0919-2014

 PETER S. GORDON RLS 2101

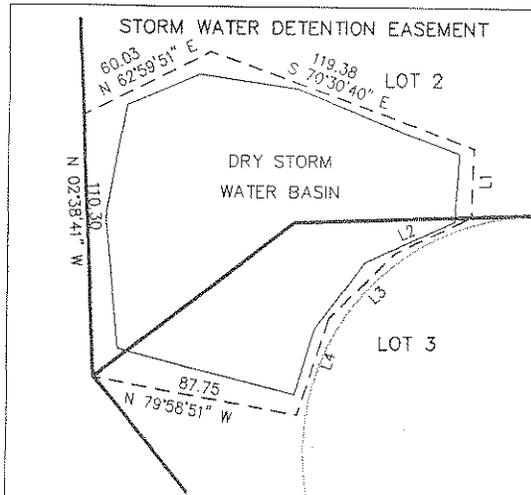
CITY OF LAKE GENEVA APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH IS LOCATED IN THE CITY OF LAKE GENEVA, IS HEREBY APPROVED THIS _____ DAY OF _____, 2014.

 CITY MAYOR

LINE	BEARING	DISTANCE
L1	S 01°29'50" W	29.06
L2	S 64°46'08" W	36.06
L3	S 45°16'18" W	38.83
L4	S 18°14'48" W	43.30

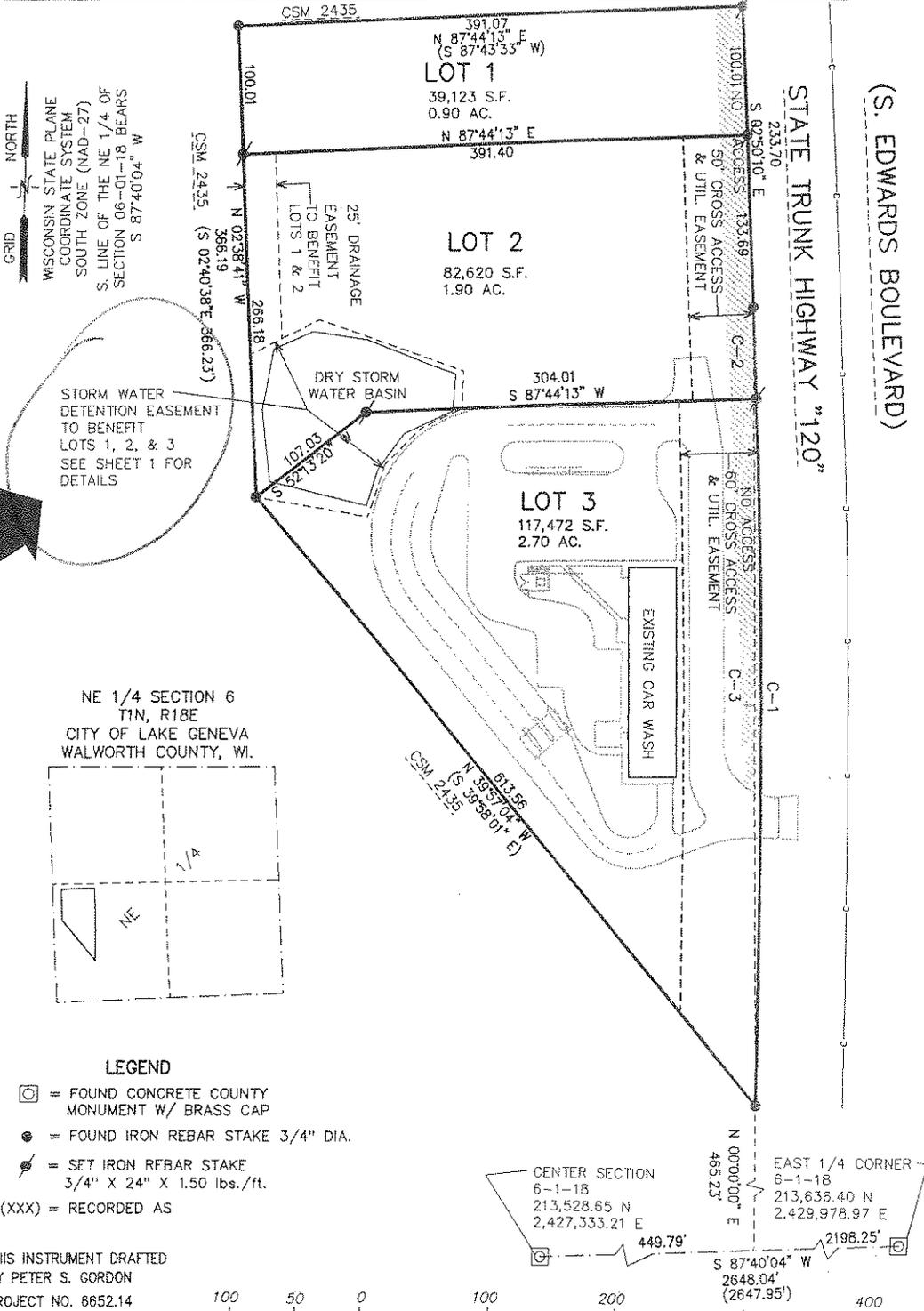
THIS INSTRUMENT DRAFTED
 BY PETER S. GORDON
 PROJECT NO. 6652.14
 DATED: 05-21-2014
 SHEET 1 OF 3 SHEETS



PART OF THE SW 1/4 OF THE NE 1/4
SECTION 6, TOWN 1 NORTH, RANGE 18 EAST
CITY OF LAKE GENEVA
WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO. _____

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	618.34	03°37'34"	9770.32	618.24	S 00°47'36" E	S 02°36'23" E	S 01°01'11" W
C2	70.31	00°24'44"	9770.32	70.31	S 02°24'01" E	S 02°36'23" E	S 02°11'39" E
C3	548.03	03°12'50"	9770.32	547.95	S 00°35'14" E	S 02°11'39" E	S 01°01'11" W



PART OF THE SW 1/4 OF THE NE 1/4
SECTION 6, TOWN 1 NORTH, RANGE 18 EAST
CITY OF LAKE GENEVA
WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO. _____

OWNERS CERTIFICATE

AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED,
DIVIDED, AND MAPPED AS REPRESENTED ON THIS MAP. I ALSO CERTIFY THAT THIS MAP IS REQUIRED BY
S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.
CITY OF LAKE GENEVA

HANS MELGES MANAGING MEMBER
LIQUID CAPITAL, LLC

STATE OF WISCONSIN)

COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2014, THE ABOVE NAMED, HANS
MELGES, MANAGING MEMBER, FOR LIQUID CAPITAL, LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC _____, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

HARVARD BANK, A COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF
ILLINOIS, MORTGAGEE OF THE ABOVE DESCRIBED LANDS, DOES HEREBY CONSENT TO SURVEYING, DIVIDING, AND
MAPPING AS REPRESENTED ON THIS PLAT AND DO HEREBY CONSENT TO THE CERTIFICATE OF HANS MELGES,
MANAGING MEMBER FOR LIQUID CAPITAL LLC, OWNERS.
IN WITNESS WHEREOF, THE SAID HARVARD BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____
ITS OFFICER, AT _____, ILLINOIS AND ITS CORPORATE SEAL TO BE AFFIXED HERETO THIS
_____ DAY OF _____, 2014.

STATE OF ILLINOIS)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2014, THE ABOVE
NAMED _____ OF HARVARD BANK, TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE
DEED OF SAID CORPORATION BY ITS AUTHORITY.

MY COMMISSION EXPIRES

NOTARY PUBLIC, _____, ILLINOIS

THIS INSTRUMENT DRAFTED
BY PETER S. GORDON
PROJECT NO. 6652.14
DATED: 05-21-2014
SHEET 3 OF 3 SHEETS