

# CITY OF LAKE GENEVA

## PLAN COMMISSION MEETING

MONDAY, APRIL 21, 2014 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL

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### MINUTES

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

**2. Roll Call**

*Present* Kupsik, Gibbs, Flower, Skates, Poetzinger, Robers, Connors  
*Also Present* Administrator Jordan, Planner Slavney, Attorney Draper, Gregoles

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

MOTION #1

Poetzinger/Skates moved to approve the Minutes of 3/17/14 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.**

PUBLIC SPEAKER #1 Jim Fuss – 1150 Park Drive, Unit #1106, Lake Geneva

COMMENTS (*Comments made regarding item #10 which is a public hearing item – must speak at that time.*)

Mr. Fuss discussed his concerns regarding Item #8 & 9 regarding McMurr / Prairiewind Condominiums. Specifically concerns of reaching their cap of 30% per the Freddy Mack / Fannie Mae guidelines, with the additional units proposed. Also, Mr. Fuss wanted it to be clear that these units are to be sold and occupied by owner and not used as investments. He also commented on concerns about the common ground landscaping, sprinkler system, etc. being uniform with the existing units and not becoming a burden on the association members. His last item of concern was to see that the practice of having a new owner buying from the developer pay the association a three month upfront initiation fee. They would like that to stay in place.

PUBLIC SPEAKER #2 Spyro Condos – 1760 Hillcrest Drive, Lake Geneva

COMMENTS Mr. Condos has concerns that item #12 should come before item #11 on the agenda.

The Mayor confirmed that it was discussed at the Staff meeting and there will be a change in the proceedings on these items.

PUBLIC SPEAKER #3 Terry O'Neil – 954 George Street, Lake Geneva

COMMENTS Mr. O'Neil has concerns and comments regarding item #7 & 8.

He commented on his concerns of the growth and development destroying our small town.

**5. Acknowledgment of Correspondence.**

Gregoles – A letter from Diane Muzzy was received today 4/21/14 regarding 421 Baker Street agenda items. A copy was distributed to the Plan Commission members and is on file with the clerk for anyone who wishes to see it. Also regarding the same agenda items there is a letter from the Ahnert's that was already included in the packets.

**6. Downtown Design Review. – None**

**7. Review and recommendation to extend the General Development Plan (GDP) and the Precise Implementation Plan (PIP) for Southwind Prairie II, LLC for an additional five years through April 2019.**

DISCUSSION

Robers – Southwind asked for a 5-year extension to finish out their previously approved development.

MOTION #2

Kupsik/Skates moved to extend the General Development Plan (GDP) and the Precise Implementation Plan (PIP) for Southwind Prairie II, LLC for an additional five years through April 2019. The motion carried unanimously.

**8 Review and recommendation to extend the Planned Development (PD) and the Precise Implementation Plan (PIP) with revisions for Prairie Wind Condominium for an additional five years through April 2019.**

DISCUSSION

Robers/Mayor Connors – This is the same infrastructure with no additional load and a possible reduction in number of units that will be built. This will allow them to continue to build out the remainder of this project. It meets all the conditions, as does Item #7 on the agenda.

MOTION #3

Skates/Gibbs moved to extend the Planned Development (PD) and the Precise Implementation Plan (PIP) with revisions for Prairie Wind Condominium for an additional five years through April 2019. The motion carried unanimously.

DISCUSSION

Skates/Robers – Clarification on six unit to a five unit option.

Kupsik – How many times can a developer come back and extend their plan? Do we have a limit?

Attorney Draper – They can come back and do it several times.

❖ **SUSPEND THE RULES AND GO TO ITEM #10 → MOTION #4**

Mayor Connors/Skates - moved to suspend the rules and move to item #10.

The motion carried unanimously.

**Go to Item #10, and then back to Item #9.**

**9. Review and recommendation on a Land Division Review Application filed by McMurr I, LLC, 351 W. Hubbard St., Suite 610, Chicago, IL, 60654 to amend the Condominium Plat for Prairie Wind Condominiums, Tax Key No. ZPRW 00054A.**

DISCUSSION

Slavney stated that he is very comfortable with the recommendation.

MOTION #7

Kupsik/Skates moved to approve the Land Division Review Application filed by McMurr I, LLC, 351 W. Hubbard St., Suite 610, Chicago, IL, 60654 to amend the Condominium Plat for Prairie Wind Condominiums, Tax Key No. ZPRW 00054A.

The motion carried unanimously.

❖ **SUSPEND THE RULES AND GO TO ITEM #12 → MOTION #8**

Kupsik/Gibbs moved to suspend the rules and move to item #12. The motion carried unanimously.

**Go to Item #12, and then back to Item #11.**

**10. Public Hearing and recommendation on a Precise Implement Plan (PIP) Amendment filed by McMurr I, LLC, 351 W. Hubbard St., Suite 610, Chicago, IL, 60654 for Prairie Wind Condominium to allow for an initial five unit building instead of the approved six unit building and to allow either a five unit or six unit building for the remainder of the building pads, Tax Key No. ZPRW 00054A.**

SPEAKER #1 Jim Howe – Attorney at Godfrey Law Firm, Elkhorn, WI

DISCUSSION

Presentation by Mr. Howe regarding the principle parts of the PIP amendment as stated in Item #10.

**AGENDA ITEM #10 CONT.**

DISCUSSION Cont.

Mr. Howe also addressed some concerns stated by the public regarding the road issues. A discussion ensued between Mr. Howe and the Plan Commission members regarding number of units, parking, etc.

PUBLIC SPEAKER #1 Jim Fuss – 1150 Park Drive, Unit #1106, Lake Geneva

COMMENTS

Mr. Fuss, President of the Condominium Association, voiced his concerns regarding the proposed 2 car side by side garages in relation to the main water lines that go through that courtyard and potential future plumbing issues. Mr. Howe came forward and clarified that the curb cuts are going to be modified, however, the existing outline of the curb and gutter would remain unchanged. Mr. Fuss then asked what would happen to the 'construction' road, if the developer pulled the plug on the project. Would it be converted to a permanent road? Mr. Howe confirmed that a Developer's Agreement will be worked out with the City (at a later time), to assure that the road is completed as a finished road for you.

MOTION #5

Flower/Poetzinger moved to close the public hearing. The motion carried unanimously.

RECOMMENDATIONS

Slavney – I like the idea of the Developer's Agreement to require the completion of the road. I would suggest we talk to Mr. Winkler to see if any other changes within Townline Road may also be necessary for this extra access point, such as a turn lane.

MOTION #6

Mayor Connors/Kupsik moved to approve the Precise Implement Plan (PIP) Amendment filed by McMurr I, LLC, 351 W. Hubbard St., Suite 610, Chicago, IL, 60654 for Prairie Wind Condominium to allow for an initial five unit building instead of the approved six-unit building and to allow either a five unit or six unit building for the remainder of the building pads, Tax Key No. ZPRW00054A. To include a satisfactory Developers Agreement and satisfaction between the developer and the City engineer regarding the specifics on the road engineering and also staff recommendations. The motion carried unanimously.

**Go back to Item #9 now.**

**11. Review and recommendation on a Land Division Review Application filed by McMurr II, LLC, 351 W. Hubbard St., Suite 610, Chicago, IL, 60654 to amend the Condominium Plat for phase 1 of the Summerhaven of Lake Geneva Condominium Development, Legal Description as follows:**

SUMMERHAVEN OF LAKE GENEVA CONDOMINIUM –  
THAT PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, AND THE NORTHEAST ¼ OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE ORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS, SAID POINT LOCATED S 89DEG 31MIN 36SEC W, 733.28 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36 (T2N, R17E); THENCE S 01DEG 33MIN 07SEC E, ALONG THE WEST LINE OF SAID LOT 1 CSM 754, 65.01 FEET; THENCE S 89DEG 38MIN 02SEC W, 340.89 FEET; THENCE S 04DEG 56MIN 22SEC E, 161.61 FEET; THENCE N 89DEG 41MIN 51SEC W, 124.31 FEET; THENCE N 06DEG 43 MIN 55 SEC W, 226.04 FEET; THENCE S 89DEG 55MIN 25SEC W, 103.47 FEET; THENCE N 00DEG 11MIN 05SEC W, 311.51 FEET; THENCE N 88DEG 58MIN 07SEC E, 199.39 FEET; THENCE S 86DEG 27MIN 48SEC E, 126.62 FEET; THENCE N 88DEG 41MIN 15SEC E, 42.80 FEET; THENCE N 01DEG 12MIN 03SEC W, 16.91 FEET; THENCE N 89DEG 31MIN 07SEC E, 24.01 FEET; THENCE N 01DEG 55MIN 11SEC W, 134.92 FEET; THENCE N 00DEG 41MIN 12SEC W, 50.00 FEET; THENCE N 89DEG 18MIN 48SEC E, 239.56 FEET TO THE SOUTHWEST LINE OF WELLS STREET; THENCE S 37DEG 55MIN 32SEC E ALONG WELLS STREET, 202.94 FEET TO THE WEST LINE OF LAKE GENEVA BOULEVARD; THENCE S 01DEG 34MIN 47SEC E, ALONG SAID BOULEVARD, 348.82 FEET TO THE NORTH LINE OF SAID CSM 754; THENCE S 89DEG 37MIN 23SEC W, 90.50 FEET; THENCE CONTINUE ALONG SAID CSM, S 89DEG 38MIN 40SEC W, 89.98 FEET TO THE POINT OF BEGINNING. CONTAINING 8.00 ACRES OF LAND MORE OR LESS. (END OF LEGAL DESCRIPTION) - 750 LAKE GENEVA BOULEVARD

AGENDA ITEM #11 CONT.

MOTION #10

Kupsik/Flower moved to continue the Land Division Review Application filed by McMurr II, LLC, 351 W. Hubbard St., Suite 610, Chicago, IL, 60654 to amend the Condominium Plat for phase 1 of the Summerhaven of Lake Geneva Condominium Development, Legal Description as stated above, to the May Plan Commission meeting. The motion carried unanimously.

**Go to Item #13 now.**

**12. Public Hearing and recommendation on a Precise Implement Plan (PIP) Amendment filed by McMurr II, LLC, 351 W. Hubbard St., Suite 610, Chicago, IL, 60654 to allow the developer to reduce the number of condominium dwelling units from thirty-four (34) to twenty-nine (29), Legal Description as follows:**

SUMMERHAVEN OF LAKE GENEVA CONDOMINIUM –

THAT PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, AND THE NORTHEAST ¼ OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE ORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS, SAID POINT LOCATED S 89DEG 31MIN 36SEC W, 733.28 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36 (T2N, R17E); THENCE S 01DEG 33MIN 07SEC E, ALONG THE WEST LINE OF SAID LOT 1 CSM 754, 65.01 FEET; THENCE S 89DEG 38MIN 02SEC W, 340.89 FEET; THENCE S 04DEG 56MIN 22SEC E, 161.61 FEET; THENCE N 89DEG 41MIN 51SEC W, 124.31 FEET; THENCE N 06DEG 43 MIN 55 SEC W, 226.04 FEET; THENCE S 89DEG 55MIN 25SEC W, 103.47 FEET; THENCE N 00DEG 11MIN 05SEC W, 311.51 FEET; THENCE N 88DEG 58MIN 07SEC E, 199.39 FEET; THENCE S 86DEG 27MIN 48SEC E, 126.62 FEET; THENCE N 88DEG 41MIN 15SEC E, 42.80 FEET; THENCE N 01DEG 12MIN 03SEC W, 16.91 FEET; THENCE N 89DEG 31MIN 07SEC E, 24.01 FEET; THENCE N 01DEG 55MIN 11SEC W, 134.92 FEET; THENCE N 00DEG 41MIN 12SEC W, 50.00 FEET; THENCE N 89DEG 18MIN 48SEC E, 239.56 FEET TO THE SOUTHWEST LINE OF WELLS STREET; THENCE S 37DEG 55MIN 32SEC E ALONG WELLS STREET, 202.94 FEET TO THE WEST LINE OF LAKE GENEVA BOULEVARD; THENCE S 01DEG 34MIN 47SEC E, ALONG SAID BOULEVARD, 348.82 FEET TO THE NORTH LINE OF SAID CSM 754; THENCE S 89DEG 37MIN 23SEC W, 90.50 FEET; THENCE CONTINUE ALONG SAID CSM, S 89DEG 38MIN 40SEC W, 89.98 FEET TO THE POINT OF BEGINNING. CONTAINING 8.00 ACRES OF LAND MORE OR LESS. (END OF LEGAL DESCRIPTION) - 750 LAKE GENEVA BOULEVARD

SPEAKER #1 Jim Howe – Attorney at Godfrey Law Firm, Elkhorn, WI

Presentation by Mr. Howe regarding the principle parts of the PIP amendment as stated in Item #12.

Mr. Howe also addressed some staff recommendations regarding the build out of a road to Lake Geneva Blvd., and abandon the Wells Street access due to poor angle/traffic. The City would like to see it used for Utilities and that is fine with Mr. Howe.

DISCUSSION

Kupsik commented on concerns that the existing utilities, for example the retention ponds, drainage systems, etc. are still operational and functional after sitting idle for so many years. Mr. Howe confirmed that it would be the developer's responsibility until the construction is done and then it would be turned over to the association and would become a common element expense of the association.

Slavney commented that several members of City staff inspected the storm water facilities and feel that they need to be cleaned at this point in time. I suggest that this be part of a Developer's Agreement that is going to be needed to move forward on this proposed project. Further discussion continued by Mr. Howe and members of the Plan Commission regarding the Wells Street access and fencing concerns.

PUBLIC SPEAKER #1 Bruce Jaloszynski – 914 Lake Geneva Blvd., Lake Geneva

COMMENTS Mr. Jaloszynski voiced his concerns about the hours and days that the construction would be going on and who will enforce them? He also expressed concerns about the entrance at Wells Street which was originally agreed upon, back in 2004) that it would NOT be a through street.

PUBLIC SPEAKER #2 Laura Wall – 245 Summerhaven Lane, Lake Geneva

**AGENDA ITEM #12 CONT.**

COMMENTS Ms. Wall voiced concerns regarding the need for a meeting with the home owners before the Home Owners Association by-laws are changed, confusion regarding the roads/drainage and clarity of plans for the existing Manor House / Club House and pool.

PUBLIC SPEAKER #3 John Billings – 808 Lake Geneva Blvd., Lake Geneva

COMMENTS Mr. Billings has concerns about who is responsible for the road and deteriorating fencing that needs repair.

PUBLIC SPEAKER #4 Spyro Condos – 1760 Hillcrest Drive & also a property owner in Summerhaven, Lake Geneva

COMMENTS Concerns about the Home Owners Association itself. As an owner for 1 ½ years now he has never been to a meeting or seen the minutes from a meeting. He also has concerns of the drainage and road / traffic issues. Mr. Condos also brought the letter that the home owners were sent asking for a signature prior to any meetings being held. Mr. Condos suggests tabling or continuing this until the developer and association have time to meet and discuss all important facts and questions.

*The letter referenced is from the Association President and sent to the members of the association. It was not dated but said a response was needed before the Plan Commission meeting on 4-28-14.*

RESPONSE: Mr. Howe responded to the comments of the public and addressed all of their issues. He assured them that they are trying to schedule a meeting with the association to discuss all issues of concern.

PUBLIC SPEAKER #4 Cont. Spyro Condos - 1760 Hillcrest Drive, Lake Geneva

COMMENTS Mr. Condos stated his additional concerns about the club house plans after everything has been completed. He stated that he would like to see the original paperwork/minutes from 2004 with regards to concerns about congestion. Mr. Howe Responded and then Mr. Condos at which point the Mayor interjected as the time limit had exceeded five minutes.

Skates/Slavney - Clarification of staff discussion regarding Fire Dept. turn around.

PUBLIC SPEAKER #1 Cont. Bruce Jaloszynski – 914 Lake Geneva Blvd., Lake Geneva

COMMENTS Mr. Jaloszynski stated that he was at all the meetings and it was originally to be a gated community. He expressed his concerns of the major changes being discussed at tonight's meeting and desire to see the minutes from the past Plan Commission meetings.

PUBLIC SPEAKER #3 Cont. John Billings – 808 Lake Geneva Blvd., Lake Geneva

COMMENTS Mr. Billings also expressed his concerns of the major changes being discussed at tonight's meeting. It is his understanding that they are going to put a Club House and pool right next to his house and a road. He would like to know who is going to be responsible for this property as well.

RESPONSE Mr. Howe responded to the concerns voiced and stated that they would take responsibility now.

PUBLIC SPEAKER #4 Cont. Spyro Condos - 1760 Hillcrest Drive, Lake Geneva

COMMENTS What are they planning to do with the Club house when done using it for their sales?

RESPONSE Mr. Howe stated that they would sell it, but not until after they build the Club house and the pool.

DISCUSSION

Mayor Connors and the Plan Commissioners would like to see the minutes from 2004.

Kupsik stated that he thinks there are a lot of questions that need to be answered and the association needs to get with the developer before moving forward on this. He suggested that it be continued.

**AGENDA ITEM #12 CONT.**

**MOTION #9**

Mayor Connors/Skates moved to continue, including the public hearing, to the May Planning Commission and to pull the original minutes regarding the Precise Implement Plan (PIP) Amendment filed by McMurr II, LLC, 351 W. Hubbard Street, Suite 610, Chicago, IL, 60654 to allow the developer to reduce the number of condominium dwelling units from thirty-four (34) to twenty-nine (29), Legal Description as stated above, to include concerns about drainage and staff recommendations.

The motion to continue carried unanimously.

***Go back to Item #11 now***

**13. Public Hearing and recommendation on a Conditional Use Application filed by Stop-N-Go of Madison, Inc., 2934 Fish Hatchery Road, Madison, WI 53713, to install an electronic message board displaying LED fuel prices at 896 Wells Street, Tax Key No. ZLB 00008.**

**SPEAKER #1** Andrew Bowman, President of Stop-N-Go Stores – 2934 Fish Hatchery Road, Madison, WI 53713

Mr. Bowman is present to answer any questions that the Commission may have.

**DISCUSSION**

Mayor Connors/Kupsik/Slavney briefly discussed the ideas and layout of the proposed signage with Mr. Bowman, including landscaping.

**PUBLIC COMMENT – None**

**MOTION #11**

Skates/Kupsik moved to close the public hearing re the Conditional Use Application filed by Stop-N-Go of Madison, Inc., 2934 Fish Hatchery Road, Madison, WI 53713, to install an electronic message board displaying LED fuel prices at 896 Wells Street, Tax Key No. ZLB 00008. The motion carried unanimously.

**MOTION #12**

Kupsik/Gibbs moved to approve the Conditional Use Application filed by Stop-N-Go of Madison, Inc., 2934 Fish Hatchery Road, Madison, WI 53713, to install an electronic message board displaying LED fuel prices at 896 Wells Street, Tax Key No. ZLB 00008, including the recommendation by Mr. Slavney to install six Rug Junipers rather than the proposed landscaping.

The motion carried unanimously.

**DISCUSSION**

Mayor Connors, Slavney and Skates had a brief discussion regarding monument sign issues and also suggested landscaping.

**14. Public Hearing and recommendation on a Conditional Use Application filed by Phillip Bona, N1749 East Beach Drive, Lake Geneva, WI 53147, to open an Indoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 848 Main Street, Tax Key No. ZOP 00335.**

**SPEAKER #1** Phillip Bona – 848 W. Main Street, Lake Geneva, WI

Mr. Bona gave a brief overview of the proposal.

**DISCUSSION**

Mayor Connors and the Plan Commission requested more details and clarification on the layout, which Mr. Bona provided. Discussion also revolved around a letter from the Fire Dept. regarding installation of a sprinkler system at some point. Robers discussed some further details on the signage as well.

*Mayor Connors Noted: The applicant will need to come back for approval via Downtown Design Review on the signage.*

**PUBLIC COMMENT - None**

**MOTION #13**

Kupsik/Poetzinger moved to close the public hearing re the Conditional Use Application filed by Phillip Bona, N1749 East Beach Drive, Lake Geneva, WI 53147, to open an Indoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 848 Main Street, Tax Key No. ZOP 00335. The motion carried unanimously.

AGENDA ITEM #14 CONT.

MOTION #14

Kupsik/Skates moved to approve the Conditional Use Application filed by Phillip Bona, N1749 East Beach Drive, Lake Geneva, WI 53147, to open an Indoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 848 Main Street, Tax Key No. ZOP 00335; including staff recommendations and also the finding of facts noted in the staff report. The motion carried unanimously.

- 15. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted on by Ronald J. Amann, W3430 Park Drive, Lake Geneva, WI 53147 for land located in the extra-territorial plat review area at W3430 Park Drive, and being in the Town of Geneva.**

DISCUSSION

ROBERS stated that this has already been approved by Geneva Town Board and the County; and our City engineer has also reviewed and any corrections have been made.

MOTION #15

Kupsik/Gibbs moved to approve the Application for Land Division Review for a Certified Survey Map submitted on by Ronald J. Amann, W3430 Park Drive, Lake Geneva, WI 53147 for land located in the extra-territorial plat review area at W3430 Park Drive, and being in the Town of Geneva. The motion carried unanimously.

DISCUSSION

Flower requested some clarification of packet information.

❖ **SUSPEND THE RULES AND GO TO ITEM #17 → MOTION #16**

Mayor Connors/Skates moved to suspend the rules to move to Item #17. The motion carried unanimously.

*Go to Item #17, and then back to Item #16.*

- 16. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Geneva Bay Club, 327 Wrigley Drive, Lake Geneva, WI 53147 to combine the properties at 421 Baker Street and 304 Wells Street, Tax Key No's ZOP 00352 and ZOP 00352A.**

DISCUSSION

Robers commented on the CSM reviewed by Mr. Slavney.

Flower requested some clarification of property surrounding proposed location.

MOTION #19

Mayor Connors/Skates moved to approve the Application for Land Division Review for a Certified Survey Map submitted by Geneva Bay Club, 327 Wrigley Drive, Lake Geneva, WI 53147 to combine the properties at 421 Baker Street and 304 Wells Street, Tax Key No's ZOP 00352 and ZOP 00352A and the CSM to match the City engineer's letter.

The motion carried unanimously.

❖ **SUSPEND THE RULES AND GO TO ITEM #18 → MOTION #20**

Mayor Connors/Skates moved to suspend the rules to move to Item #18. The motion carried unanimously.

*Go to Item #18 now.*

- 17. Public Hearing and recommendation on a Conditional Use Application filed by Geneva Bay Club, 327 Wrigley Drive, Lake Geneva, WI 53147 for a Group Development in the General Business (GB) zoning district on a CSM created by the combining of Tax Key No's ZOP 00352 and ZOP 00352A.**

SPEAKER #1 Bethany Suza & Andrew Fritz – 327 Wrigley Drive, Lake Geneva

Bethany gave a brief presentation regarding the proposed group development.

DISCUSSION

Flower/Robers/Skates commented on some details of the recommendation for clarification.

AGENDA ITEM #17 CONT.

**PUBLIC COMMENT - None**

MOTION #17

Flower/Poetzinger moved to close the public hearing re the Conditional Use Application filed by Geneva Bay Club, 327 Wrigley Drive, Lake Geneva, WI 53147 for a Group Development in the General Business (GB) zoning district on a CSM created by the combining of Tax Key No's ZOP 00352 and ZOP 00352A. The motion carried unanimously.

DISCUSSION

Slavney stated that the applicant did a very good job of presentation; he saw no complications and recommended the approval. Mayor Connors/Robers commented on some staff meeting notes.

MOTION #18

Kupsik/Flower moved to approve the Conditional Use Application filed by Geneva Bay Club, 327 Wrigley Drive, Lake Geneva, WI 53147 for a Group Development in the General Business (GB) zoning district on a CSM created by the combining of Tax Key No's ZOP 00352 and ZOP 00352A, to include finding of fact as listed in the Staff report. The motion carried unanimously.

***Go back to Item #16 now.***

**18. Review and Recommendation on an Application for Site Plan Review for landscape and parking lot alteration filled by Geneva Bay Club, 327 Wrigley Drive, Lake Geneva, WI 53147 for land located on a CSM created by the combining of Tax Key No's ZOP 00352 and ZOP 00352A.**

SPEAKER #1 Bethany Suza – 327 Wrigley Drive, Lake Geneva

Ms. Suza gave a brief presentation regarding the proposed site plan.

Ms. Suza also discussed comments and a letter from the Fire Dept. as shown on a map she handed around for the Plan Commission to review.

DISCUSSION

Flowers/Skates and Ms. Suza discussed clarification on items such as dumpsters/garbage disposal method, as well as signage, landscaping and color scheme. Mayor Connors/Robers discussed sidewalks and tree issues briefly.

MOTION #21

Skates/Flower moved to approve the Application for Site Plan Review for landscape and parking lot alteration filed by Geneva Bay Club, 327 Wrigley Drive, Lake Geneva, WI 53147 for land located on a CSM created by the combining of Tax Key No's ZOP 00352 and ZOP 00352A including the staff recommendations, the City engineer's comments dated April 10, 2014 and a Fire Dept. letter dated April 1, 2014, and a further note that if trees were ever lost a sidewalk be considered to be placed in the area. The motion carried unanimously.

**19. Public Hearing and recommendation on a Conditional Use Application filed by Paul Lauterbach, 914 Bennett Ct. Walworth, WI 53184 on behalf of Lake Geneva Tennis Club, to operate and Indoor Tennis Club (Physical Activity Studio) in the Planned Business Park (PBP) zoning district in a proposed building on Veterans Parkway Tax Key No's ZLGBP 200029 & ZLGBP 200030.**

SPEAKER #1 Thomas Connelly (representing Lake Geneva Tennis LLC and Mr. Paul Lauterbach) - 914 Bennett Ct., Walworth, WI

COMMENTS Mr. Connelly gave a brief presentation regarding the proposed recommendation and also submitted a letter dated April 21, 2014 from Lake Geneva Economic Development Corp. endorsing the LG Tennis LLC plans and recommends approval to the Commission. *\*The letter will be on file with the Clerk for any further review.*

DISCUSSION

Mr. Connelly and the Plan Commission discussed clarification of the lots and floor/site plan.

SPEAKER #2 Paul Lauterbach - 914 Bennett Ct., Walworth, WI

COMMENTS Mr. Lauterbach spoke on tournaments and what type of draw they would get. In general the number of participants would range from 32 - 50 participants with varying start times. Individuals would come from all over the Midwest area.

**AGENDA ITEM #19 CONT.**

Flower/Skates requested samples and clarification of the materials for façade. Samples were submitted to the Commission to view.

SPEAKER #3 Andy Demure, Director of the development corporation  
Mr. Demure clarified the details of the building exterior.

Attorney Draper asked who owns the property.  
Mr. Connelly responded that it is leased and then purchased by end of 5<sup>th</sup> year.

Flower/Thomas Connelly discussed the acoustics and the roof material.  
Flowers commented that she doesn't fit within the architecture of the other buildings in the area and would like to see some dormers and better landscaping added.

Mayor Connors/Slavney discussed ways to break-up the exterior with some landscaping.  
Slavney also suggested connecting the sidewalks along Edwards Blvd.

**PUBLIC COMMENT - None**

MOTION #22  
Kupsik/Skates moved to close the public hearing. The motion carried unanimously.

DISCUSSION  
Attorney Draper commented on owner responsibilities.  
Skates, Robers and Flowers commented on and clarified details of the application.

MOTION #23  
Kupsik/Gibbs moved to approve the Conditional Use Application filed by Paul Lauterbach, 914 Bennett Ct. Walworth, WI 53184 on behalf of Lake Geneva Tennis Club, to operate and Indoor Tennis Club (Physical Activity Studio) in the Planned Business Park (PBP) zoning district in a proposed building on Veterans Parkway Tax Key No's ZLGBP 200029 & ZLGBP 200030, including staff recommendations specifically that the state of Wisconsin building approval be acquired, also that they meet the City engineer's letter dated April 10, 2014, that they meet the attorney's requests that the Lake Geneva Economic Development Corporation being responsible as long as they are in control of the property, and that a bike rack be added.  
The motion carried 5/1(Flowers against).

**20. Public Hearing and recommendation to establish new Zoning Code Amendments regarding Nonconforming Situations.**

DISCUSSION  
Slavney gave a brief review and presentation of the recommended proposal.  
He, the Mayor and the Plan Commission discussed and clarified the items in the shaded areas on page 7.

PUBLIC SPEAKER #1 Terry O'Neil – 954 George Street, Lake Geneva

COMMENTS  
Mr. O'Neil stated that he believes this is an excellent proposal and he is in favor of it.  
He also pointed out a small error in the verbiage that should be corrected.

MOTION #24  
Skates/Kupsik moved to close the public hearing. The motion carried unanimously.

DISCUSSION  
Kupsik/Slavney discussed situations where this would have a negative effect, as well as any down sides to the proposal.

**AGENDA ITEM #20 CONT.**

MOTION #25

Mayor Connors/Kupsik moved to approve the recommendation to establish new Zoning Code Amendments regarding Nonconforming Situations, including the modification under proposed item #7 dealing with vertical expansion, it could be applied for with a conditional use. The motion carried unanimously.

**21. Adjournment**

MOTION #26

Skates/Flower motion to adjourn the meeting at 9:46 pm. Motion carried unanimously.

/s/ Jackie Gregoles, Building & Zoning Administrative Assistant

**THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION**