

## **MINUTES**

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

**2. Roll Call**

Present: Al Kupsik, John, Gibbs, Doug Skates, Cindy Flower, Tyler Frederick, Tom Hartz  
Also Present: Planner Mike Slavney, Atty. Dan Draper, Mayor Connors, Administrator Oborn,  
Inspector Robers and Assistant Gregoles

**3. Approve Minutes of March 21, 2016 Plan Commission meeting as distributed.**

**MOTION #1**

Flower/Skates moved to approve the minutes of March 21, 2016 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**

4-14-16 Letter from Jim Willett Re: 1408 W Main Street/ZYUP00094K  
4-14-16 Letter from Edith Andrew Re: 1408 W Main Street/ZYUP00094K  
4-14-16 Letter from Jay and Gale Gottlieb Re: 1408 W Main Street/ZYUP00094K  
4-15-16 Letter from Nicholas Egert Re: 1408 W Main Street/ZYUP00094K

**6. Downtown Design Review.**

**A. Application by Eric Lundstrom, 33800 Dream Street, Burlington, WI 53105 for an exterior wall mounted ATM on the storefront at 804 Main Street, Tax Key No. ZOP 00326.**

**DISCUSSION**

Inspector Robers gave an overview of the application details and there was a brief discussion with the Commission.

**MOTION #2**

Kupsik/Skates moved to approve the application by Eric Lundstrom, 33800 Dream Street, Burlington, WI 53105 for an exterior wall mounted ATM on the storefront at 804 Main Street, Tax Key No. ZOP 00326, to include any staff recommendations.  
The motion carried unanimously.

**B. Application by William Briggs, 1002 Bayside Drive, Palatine, IL 60074 for Sterling Works for new exterior signage on the storefront at 227 Broad Street, Tax Key No. ZOP 00266.**

**DISCUSSION**

Inspector Robers gave an overview of the application details and there was a brief discussion with the Commission.

**MOTION #3**

Kupsik/Mayor Connors moved to approve the application by William Briggs, 1002 Bayside Drive, Palatine, IL 60074 for Sterling Works for new exterior signage on the storefront at 227 Broad Street, Tax Key No. ZOP 00266.  
The motion carried unanimously.

**C. Application by Kathy Simes, W5005 Paddock Drive, Elkhorn, WI 53121 for Chatty Kathy's for new exterior signage on the storefront at 510 Broad Street, Tax Key No. ZGD 00005.**

**DISCUSSION** - Kathy Simes, W5005 Paddock Dr, Elkhorn

The applicant gave an overview of the application details and there was a brief discussion with the Commission.

**MOTION #4**

Hartz/Gibbs moved to approve the application by Kathy Simes, W5005 Paddock Drive, Elkhorn, WI 53121 for Chatty Kathy's for new exterior signage on the storefront at 510 Broad Street, Tax Key No. ZGD 00005. The motion carried unanimously.

**D. Application by Sandra Skibitzki for Le Cookery for new exterior awning with signage on the storefront at 812 Main Street, Tax Key No. ZOP 00332.**

**DISCUSSION**

Inspector Robers gave an overview of the application details and there was a brief discussion with the Commission.

**MOTION #5**

Kupsik/Flower moved to approve the application by Sandra Skibitzki for Le Cookery for new exterior awning with signage on the storefront at 812 Main Street, Tax Key No. ZOP 00332 and to include all staff recommendations. The motion carried unanimously.

**E. Application by John Engerman, Engerman Contracting, W3411 Linton Road, Lake Geneva, WI 53147 for The Design Coach for new exterior storefront at 725 Main Street, Tax Key No. ZOP 00276.**

**DISCUSSION** – John Engerman- W3411 Linton Rd, LG

The applicant gave an overview of the application details and there was a brief discussion with the Commission.

**MOTION #6**

Kupsik/Skates moved to approve the application by John Engerman, Engerman Contracting, W3411 Linton Road, Lake Geneva, WI 53147 for The Design Coach for new exterior storefront at 725 Main Street, Tax Key No. ZOP 00276, to include all staff recommendations. The motion carried unanimously.

**F. Application by David Scotney, 1551 Orchard Lane, Lake Geneva, WI 53147 for Oakfire Restaurant for new exterior site seating, entrance, and handicap ramp on the storefront at 831 Wrigley Drive, Tax Key No. ZOP 00340.**

**DISCUSSION** – Peter Jergens (for applicant)

The applicant gave an overview of the application details and there was a brief discussion with the Commission.

**MOTION #7**

Mayor Connors/Flower moved to approve the application by David Scotney, 1551 Orchard Lane, Lake Geneva, WI 53147 for Oakfire Restaurant for entrance, and handicap ramp on the storefront at 831 Wrigley Drive, Tax Key No. ZOP- 00340 and to include any staff recommendations. Note that the applicant must come back for additional outdoor seating. The motion carried unanimously.

**G. Application by Wheels PC LLC, 880 Main Street, Lake Geneva, WI 53147 for new exterior sign on the storefront at 880 Main Street, Tax Key No. ZOP 00337.**

**DISCUSSION**

Inspector Robers gave an overview of the application details and there was a brief discussion with the Commission.

**MOTION #8**

Kupsik/Skates moved to approve the application by Wheels PC LLC, 880 Main Street, Lake Geneva, WI 53147 for new exterior sign on the storefront at 880 Main Street, Tax Key No. ZOP 00337 and to include all staff recommendations. The motion carried unanimously.

7. **Public Hearing and Recommendation on a Conditional Use Application filed by Murphspeak Entertainment Enterprises, LLC, 6 Forest Ridge Ct, Lutherville, MD 21093 to operate a Commercial Indoor Entertainment facility (Live escape game) at 772 Main Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00321.**

**DISCUSSION – Kathy Speaker, Richmond, IL (Co-owner)**

Speaker gave an overview of the application details and there was a brief discussion with the Commission. A flyer was passed out to the Commissioners for review.

**PUBLIC SPEAKER #1 – Jay Kleiman, 1551 Lake Shore Drive, LG**

What is the typical age of clientele? Is there any alcohol restriction?

Speaker Replied: Ages 8 to 80. No food or drink is allowed in the facility and our website states that we reserve the right to refuse admittance if clients appear intoxicated or that type of thing.

**MOTION #9**

Kupsik/Gibbs moved to close the public hearing. The motion carried unanimously.

**MOTION #10**

Kupsik/Hartz moved to approve the Recommendation on a on a Conditional Use Application filed by Murphspeak Entertainment Enterprises, LLC, 6 Forest Ridge Ct, Lutherville, MD 21093 to operate a Commercial Indoor Entertainment facility (Live escape game) at 772 Main Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00321, including finding of fact and staff recommendations. The motion carried unanimously.

8. **Review and Recommendation on an Application for Land Division Review for a Certified Survey Map to combine two parcels submitted by United Methodist Church, 912 Geneva Street, Lake Geneva, WI 53147, for land located at 912 Geneva Street, Tax Key Nos. ZOP 00233 & ZOP 00234.**

**DISCUSSION – Larry Kundert, LG**

Applicant gave an overview of the application details and there was a brief discussion with the Commission.

**MOTION #11**

Mayor Connors/Kupsik moved to approve the Recommendation on an Application for Land Division Review for a Certified Survey Map to combine two parcels submitted by United Methodist Church, 912 Geneva Street, Lake Geneva, WI 53147, for land located at 912 Geneva Street, Tax Key Nos. ZOP 00233 & ZOP 00234, contingent on the final approval of the CSM by the City Engineer. The motion carried unanimously.

9. **Public Hearing and recommendation on a Conditional Use Permit to use the Single Family Residential (SR-4) zoning requirements in an Estate Residential (ER-1) zoning district for an partially enclosed deck within the 100 foot shore land setback, submitted by Justin Woods, N3241 Beach Road, Lake Geneva, WI 53147 on behalf of Roy Kaiser, 51 Wadwick Road, Winnetka, IL 60093 at 1530 Lake Shore Drive, Tax Key No. ZLM 00046.**

**DISCUSSION – Justin Woods, N2341 Beach Road, LG**

Woods gave an overview of the application details and there was a brief discussion with the Commission.

**PUBLIC SPEAKER #1 – Jay Kleiman 1551 Lake Shore Drive, LG**

Kliman stated his concerns regarding this specific permit as well as the precedence this may set for larger and larger homes to be built in the future.

**PUBLIC SPEAKER #2 – Georgianna Kleiman, 1551 Lake Shore Drive, LG**

Kliman agreed with her husband Jay's concerns and stated she also had concerns regarding the setbacks and the lack of architectural drawings.

**PUBLIC SPEAKER #3 – Doug Powell, 1540 Lake Shore Drive, LG**

Powell stated his concerns about the pine trees that could come down and lack of communication with the neighbors regarding this project. He is also curious as to how the deck gains square footage if it is in the same footprint as the former deck?

**PUBLIC SPEAKER #4** – Jeannine Kaiser, 1530 Lake Shore Drive, LG

Kaiser clarified they only intend to take out one tree that is directly on their property, the footprint will remain the same.

**MOTION #12**

Kupsik/Gibbs moved to close the public hearing. The motion carried unanimously.

**MOTION #13**

Kupsik/Hartz moved to approve the Recommendation on a Conditional Use the Single Family Residential (SR-4) zoning requirements in an Estate Residential (ER-1) zoning district for an partially enclosed deck within the 100 foot shore land setback, submitted by Justin Woods, N3241 Beach Road, Lake Geneva, WI 53147 on behalf of Roy Kaiser, 51 Wadwick Road, Winnetka, IL 60093 at 1530 Lake Shore Drive, Tax Key No. ZLM 00046; to include all staff recommendations, the findings of fact and limiting the removal of the one tree touching the deck. The motion carried unanimously.

**AMENDMENT #1**

Mayor Connors/Skates amend the motion by adding the limiting of the removal of only the one tree.

The amendment carried unanimously.

**10. Public Hearing and recommendation on a Precise Implementation Plan (PIP) Application filed by Lake Geneva Tennis Club, 914 Bennett Ct. Walworth, WI 53184 for a new commercial building (Tennis Club) in the Planned Business Park (PBP) zoning district in a proposed building on Veterans Parkway Tax Key No's ZLGBP 200029.**

**DISCUSSION – Thomas Connally & Warren Hanson/ representing LG Tennis LLC**

Connally & Hanson gave an overview of the application details and there was a brief discussion with the Commission. Samples of building materials were shown to the Commissioners.

**PUBLIC SPEAKER #1** – None

**MOTION #14**

Gibbs/Kupsik moved to close the public hearing. The motion carried unanimously.

**DISCUSSION**

Flower stated concerns about the parking requirements needed for this facility for tournaments etc. Planner Slavney stated that he is comfortable with the parking as it is proposed.

**MOTION #15**

Mayor Connors/Kupsik moved to approve the Recommendation on a Precise Implementation Plan (PIP) Application filed by Lake Geneva Tennis Club, 914 Bennett Ct. Walworth, WI 53184 for a new commercial building (Tennis Club) in the Planned Business Park (PBP) zoning district in a proposed building on Veterans Parkway Tax Key No's ZLGBP 200029 including staff recommendations and the finding of facts. Also to include the Fire Dept. letter dated 4-10-16, the Kapur letter dated 4-15-16 and limiting grading the bike path to 10% and contingent upon state approval. The motion carried unanimously.

**11. Public Hearing and recommendation on a Conditional Use Permit to use the Single Family Residential (SR-4) zoning requirements in an Estate Residential (ER-1) zoning district for a new home filed by Lake Geneva Architects, 201 Broad Street, Lake Geneva, WI 53147 on behalf of Quint & Rishy Studer, 1919 E Larua Street, Pensacola, FL 32501 at 1408 W Main Street, Tax Key No. ZYUP 00094K.**

**PUBLIC SPEAKER #1** – None

**MOTION #16**

Mayor Connors/Flower moved to continue to the May Planning meeting, the Recommendation on a Conditional Use Permit to use the Single Family Residential (SR-4) zoning requirements in an Estate Residential (ER-1) zoning district for a new home filed by Lake Geneva Architects, 201 Broad Street, Lake Geneva, WI 53147 on behalf of Quint & Rishy Studer, 1919 E Larua Street, Pensacola, FL 32501 at 1408 W Main Street, Tax Key No. ZYUP 00094K. The motion carried unanimously.

**12. Public Hearing and recommendation on a Conditional Use Permit to repair an restore the landscaping in the 100 foot shore land setback, submitted by Tony Panozzo and the Vista del Lago Homeowners Association, 1070 S Lake Shore Drive, PO Box 803, Lake Geneva, WI 53147 at 1070 S Lake Shore Drive, Tax Key No. ZCNV00001 - 00058.**

**DISCUSSION – Bill Henry, LG**

Henry gave an overview of the application details and there was a brief discussion with the Commission.

**PUBLIC SPEAKER #1 – None**

**MOTION #17**

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

**MOTION #18**

Kupsik/Flower moved to approve the Recommendation on a Conditional Use Permit to repair an restore the landscaping in the 100 foot shore land setback, submitted by Tony Panozzo and the Vista del Lago Homeowners Association, 1070 S Lake Shore Drive, PO Box 803, Lake Geneva, WI 53147 at 1070 S Lake Shore Drive, Tax Key No. ZCNV00001 – 00058 including staff recommendations, finding of facts and the City Engineer’s review and monitoring of the project. The motion carried unanimously.

**13. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by the City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147 for land located at Tax Key No. ZYUP 00152.**

**DISCUSSION**

Inspector Robers gave an overview of the application details and there was a brief discussion with the Commission. Administrator Oborn stated there is one additional change on the first page. He stated that the City will be widening or increasing the right of way on Sheridan Springs Road.

**MOTION #19**

Kupsik/Mayor Connors moved to approve the Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by the City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147 for land located at Tax Key No. ZYUP 00152. Staff recommendations, finding of facts and that the staff is working to remove the Western Development. The motion carried unanimously.

**14. Adjournment**

**Thank you from the Mayor for**

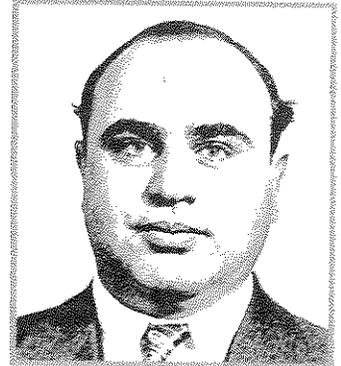
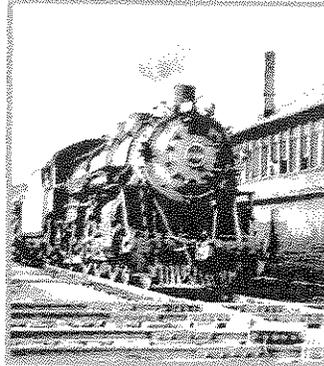
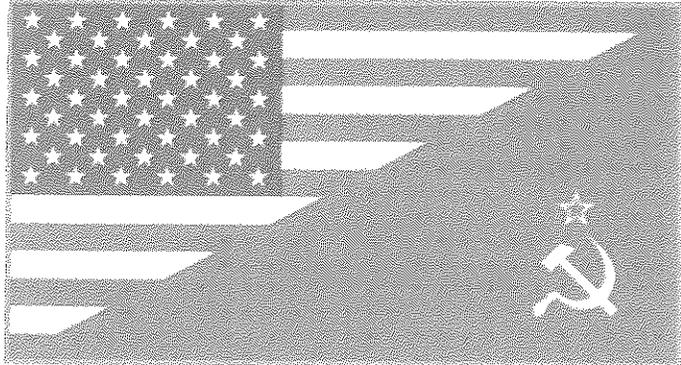
**MOTION #20**

Skates/Gibbs moved to adjourn the meeting at 8:21 pm. The motion carried unanimously.

*/s/Jackie Gregoles, B&Z Administrative Assistant*

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

# Lake Geneva Clue Room



## Can you Escape?

Bring your friends, family, or colleagues for this fun and challenging experience where you are "locked" in a room and must solve the puzzles to make your escape. You have just 60 minutes to escape the room.

- › Search for clues
- › Solve the puzzles
- › Find keys or lock combinations
- › Unlock boxes, trunks, drawers

Anticipated Opening: Memorial Day Weekend

Where: 172 Main Street  
Units 107 & 108  
Lake Geneva, WI

Time: 10am - 10pm

Other: 8 Sessions daily—per room  
 8 People per room max  
 3 Rooms available  
 Cold War Clash  
 C & NW Railroad  
 Al Capone

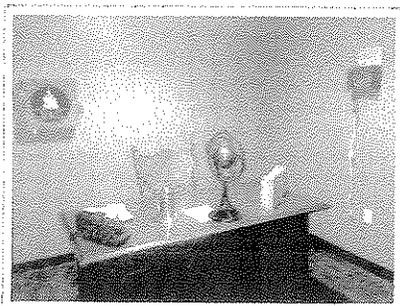
Great for: Families, friends, team building, bachelorette/bachelor parties, birthday parties

Cost: \$29pp (Group rates available)

Contact information:

[www.lakegenevaclueroom.com](http://www.lakegenevaclueroom.com)

262-325-4071



# FREQUENTLY ASKED QUESTIONS

**Will we really be locked in?**

No. Our games do not require the door to be physically locked. You will still need to unravel the mystery to make your escape!

**Can I do the same room twice?**

Because the puzzles will not change, you may only do each room once. Otherwise, you would ruin the experience of any participant playing the room for the first time.

**Will you ever change the puzzles so we can play again?**

We will refresh the rooms periodically and present a new set of challenges.

**What time should we arrive?**

You should arrive no later than 15 minutes prior to your game time to receive instructions.

**What if my group is late?**

Because our games are set at regular intervals, yours must start on time. Your clock will start counting down at your game time. The same rule will apply to the group ahead of you to ensure your game starts on schedule.

**What if my group is early?**

The doors may be locked if you arrive more than 30 minutes prior to your game time. If that is the case, we are simply busy administering the game before yours, and will open them up for you shortly.

**What's the fewest number of participants recommended to play?**

The game can be played with as few as 2 players.

**Can we have more than 8 participants in the room?**

Eight is the maximum number of participants, for both comfort and enjoyment reasons.

**How old do you have to be to play?**

Kids as young as 8 can participate and enjoy the game with adult supervision. Young eyes often see and process things differently than we do.

**Can I bring my margarita from the bar with me?**

Food and drinks are not allowed in the game rooms. We also reserve the right to prohibit entry by anyone who is intoxicated.

**Will we get locked in with people we don't know?**

Smaller, unacquainted groups could book for the same time slot if there are still openings available in the room. Have fun, and meet some new people!

**Can my group get the room all to ourselves?**

If you would like to ensure only your group is participating in your game, you can simply book all 8 slots for that game.