

**CITY OF LAKE GENEVA
PLAN COMMISSION MEETING**

MONDAY, APRIL 20, 2015 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

MINUTES

1. Meeting called to order by Mayor Connors at 6:33 PM.

2. Roll Call

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

3. Approve Minutes of March 16, 2015 Plan Commission meeting as distributed.

MOTION #1

Flowers/Kupsik moved to approve the minutes of March 16, 2015 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

ACKNOWLEDGEMENT #1

Letter from the Lake Geneva Fire Department concerning item # 8 Great Eggs and item # 9 at 721 Geneva Street.

ACKNOWLEDGEMENT #2

An email letter was received from Beverly & Jeffrey Leonard giving their full support for approval to Great Eggs (item #8).

6. Downtown Design Review.

A. Continued Application by Angela Durkin for KD Vape Shop, 252 Center Street, Lake Geneva, WI 53147 for four new exterior signs at the storefront at Tax Key No. ZOP 00258.

DISCUSSION - Commissioner Flower stated concerns over the bright colors saying she feels it looks neon and very bright and does not feel that it fits with our downtown. She also stated her concerns about the sizing of the sign. Ken confirmed that the colors do meet the City standards and stated they have a store in Paddock Lake with the same signage.

MOTION #2

Kupsik/Gibbs moved to approve the application by Angela Durkin for KD Vape Shop, 252 Center Street, Lake Geneva, WI 53147 for four new exterior signs at the storefront at Tax Key No. ZOP 00258, contingent upon property owner's approval. Motion carried 5 to 1 with Flower voting no.

B. Application by Anthony & Lynn Diedrich for Tres Belle Boutique, 233 Broad Street, Lake Geneva, WI 53147 for new exterior sign at the storefront at Tax Key No. ZA110300001.

DISCUSSION - Robers stated the sign is the same, however, they are moving two doors down.

MOTION #3

Kupsik/Mayor Connors moved to approve the application by Anthony & Lynn Diedrich for Tres Belle Boutique, 233 Broad Street, Lake Geneva, WI 53147 for new exterior sign at the storefront at Tax Key No. ZA110300001. Motion carried unanimously.

C. Application by Linda Longwell for Leather Accents, 717 Main Street, Lake Geneva, WI 53147 for a new exterior storefront design at Tax Key No. ZOP 00278.

DISCUSSION - Flower stated it fits in well with the surrounding signs. Connors agreed and felt it would be a nice enhancement to Main street.

MOTION #4

Flower/Adams moved to approve the application by Linda Longwell for Leather Accents, 717 Main Street, Lake Geneva, WI 53147 for a new exterior storefront design at Tax Key No. ZOP 00278. Motion carried unanimously.

D. Application by Linda Williams for Cobblestone Peddler, 728 Main Street, Lake Geneva, WI 53147 for new exterior sign at the storefront at Tax Key No. ZOP 00314.

DISCUSSION - None

MOTION #5

Kupsik/Flower moved to approve the application by Linda Williams for Cobblestone Peddler, 728 Main Street, Lake Geneva, WI 53147 for new exterior sign at the storefront at Tax Key No. ZOP 00314. Motion carried unanimously.

E. Application by Roger Wolff for Venture Investment Partners, LLP, PO Box 460, Lake Geneva, WI 53147 for the property at 737 Main Street, for a new exterior storefront design at Tax Key No. ZOP 00273.

DISCUSSION - Mr. Wolff gave a presentation stated that his plan would remove the roof and picked two primary and accent colors for the awning and presented the Benjamin Moore color numbers. Flower stated she likes how they pulled the lighting and coloring together throughout the building. Mayor Connors stated he felt it would work well.

MOTION #6

Kupsik/Flower moved to approve the application by Roger Wolff for Venture Investment Partners, LLP, PO Box 460, Lake Geneva, WI 53147 for the property at 737 Main Street, for a new exterior storefront design at Tax Key No. ZOP 00273. Motion carried unanimously.

7. Continued Public Hearing and Recommendation on a Conditional Use Application filed by Milliette Family LP, 493 Wrigley Drive, Lake Geneva, WI 53147, to install an accessory structure (Pier) closer to the lake shore than the primary structure, within Lakeshore Overlay Zoning District located at 493 Wrigley Drive, Lake Geneva, WI 53147, Tax Key No. ZOP 00369.

DISCUSSION - City Attorney stated that they met with Mr. Milliette and his attorney and they have revamped the plans. Therefore they would request that we continue the public hearing on this item.

MOTION #7

Kupsik/Gibbs motion to continue to the May plan commission meeting. Motion was unanimously carried.

8. Public Hearing and recommendation on a Conditional Use Application filed by Great Eggs Lake Geneva, Paul Ochalek agent, N53W34959 Road B, Okauchee, WI 53069, to open an Indoor & Outdoor Commercial

Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 220 Cook Street, Tax Key No. ZOP 00243.

DISCUSSION - Inspector Robers stated that he spoke to the petitioner and he has also asked to continue this to the May plan commission meeting, due to some concerns from the Fire Department.

MOTION #8

Mayor Connors/Kupsik move to continue this to the May plan commission meeting. Motion carried unanimously.

9. Public Hearing and recommendation on a Conditional Use Application filed by Re-Vive, Samantha Strenger agent, 721 Geneva Street, Lake Geneva, WI 53147, to open an Indoor & Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 721 Geneva Street, Tax Key No. ZOP 00159.

DISCUSSION

Samantha Strengner, 721 Geneva Street (Upper), LG

Ms. Strengner addressed the commission stating that their plan is to continue as Revive Art Gallery and they would like to offer and put up a cold press juicer (Juice Bar) and light fair possibly in the future.

Mother (Samantha Strenger's), Lake Geneva

She stated she feels it would be a fine addition to downtown Lake Geneva and will help promote business for the Art Gallery.

The applicants addressed the concerns of Mayor Connors and Plan Commissioners regarding current and future plans, as well as discussing the letter from the Fire Department and their recommendations.

Shane Markeson, 606 Madison Street, LG

Mr. Markeson stated he owns a general construction company and will be doing most of the remodeling. He stated concept was an indoor juice bar with outdoor seating if possible. Stated it would be a deck that is completely surrounded, cut off from public access because if applying for potential beer license. Specific designs for fence and deck have not been done. Samantha stated a six foot white fence is desired. Slavney and Markeson discussed potential fence styles.

The Commissioners, Inspector and applicants discussed the indoor vs outdoor approval and timelines.

No comments from the public hearing.

MOTION #9

Mayor Connors /Kupsik moved to close the Public Hearing as related to the interior portion and continue on the exterior portion to the May Plan Commission meeting. The motion was unanimously carried.

MOTION #10

Kupsik/Gibbs moved to approve the recommendation for the interior portion on a Conditional Use Application filed by Re-Vive, Samantha Strenger agent, 721 Geneva Street, Lake Geneva, WI 53147, to open an Indoor & Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 721 Geneva Street, Tax Key No. ZOP 00159 to include the four stipulations by the Fire Department (Occupancy of less than 10 people, updating Exit lights, installation of egress lighting and installation of a fire door separating the business on the lower level and the residence on the upper level), continue the exterior portion to the May Plan Commission meeting and to include staff recommendations and finding of facts. The motion carried unanimously.

10. Public Hearing and recommendation on a Precise Implement Plan (PIP) Amendment filed by Jill Perry, Manager for Mill Creek Hotel, 123 Center Street, Lake Geneva, WI 53147 to reconstruct the front entranceway from concrete to a wooden deck, Tax Key No. ZMIL 00001 – ZMIL 00034.

DISCUSSION

Jill Perry, 3146 Lockwood Blvd, LG

Ronald Nordman, Lyle, IL

Leon Andross, W1143 Bloomfield Rd, LG

The applicants gave a brief presentation of what the project would entail. Including great detail from Andross on how he sees the project coming together, materials to be used, dimensions, etc. There was discussion to address concerns regarding the stairs, landscaping, setbacks, railing requirements, etc.

MOTION #11

Kupsik/Gibbs moved to close the Public Hearing. The motion carried unanimously.

DISCUSSION

Setbacks were discussed regarding the existing sidewalk and the proposed porch/deck.

MOTION #12:

Kupsik/Adams moved to approve the recommendation on a Precise Implement Plan (PIP) Amendment filed by Jill Perry, Manager for Mill Creek Hotel, 123 Center Street, Lake Geneva, WI 53147 to reconstruct the front entranceway from concrete to a wooden deck, Tax Key No. ZMIL 00001 – ZMIL 00034 to include all staff recommendations, to have staff review the grade on the ramp to make sure it's ADA compliant and include the siding material painted to match the building exterior and to include finding of fact from the Staff report, and that the applicant will replace any City sidewalk squares that are damaged due to this project.

The motion carried unanimously.

11. Adjournment

MOTION #13

Gibbs/Flower move to adjourn the meeting at 7:31 PM. The motion carried unanimously.

/s/Jackie Gregoles, B&Z Administrative Assistant

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

Jackie Gregoles

From: Jim Connors
Sent: Wednesday, April 15, 2015 11:20 AM
To: Jackie Gregoles
Subject: FW: Public Hearing/City Plan Commission/April 20.2015

For correspondence.

From: Beverly Leonard [beverly@delaneystreet.com]
Sent: Tuesday, April 14, 2015 7:30 PM
To: Alan Kupsik; Jim Connors
Subject: Public Hearing/City Plan Commission/April 20.2015

City Plan Commission

We will not be able to be in attendance on April 20,2015 for the Public Hearing/City Plan Commission meeting.

We ask that it would go on record that we wholeheartedly support Mr. Paul Ochalek in his efforts to open an Indoor & Outdoor Commercial Restaurant, Great Eggs at the 220 Cook Street, Lake Geneva location.

We welcome him as a neighboring business and wish him great success.

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Beverly and Jeffrey Leonard
Delaney Street Mercantile
905 W Main St
Lake Geneva, WI 53147
(262) 248-8008

City of Lake Geneva Fire Department
730 Marshall Street Lake Geneva, WI 53147
Non-Emergency Phone Number 262-248-7228
Fire Prevention Bureau 262-248-6075
Fax 262-248-2264
E-mail lgfd@sbcglobal.net

Lake Geneva Plan Commission

Reference: Planning Meeting 4/20/15, agenda items #8 & #9

Commissioners,

Upon review of the agenda for April 20, 2015 I present the following comments and recommendations;

Item #8- Public Hearing and recommendation on a Conditional Use Application filed by Great Eggs Lake Geneva, Paul Ochalek agent, N53W34959 Road B, Okauchee, WI 53069, to open an Indoor & Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 220 Cook Street, Tax Key No. ZOP 00243

Department position/recommendation- DENIAL.

The building owner, Ken Wenz, has failed to follow through with the Commissions requirements, as approved at the December 15, 2015 meeting. Specifically, "MOTION #5- Kupsik/Flowers moved to approve the recommendation on a Precise Implement Plan (PIP) Amendment filed by Ken Wenz, 1131 Wisconsin Street, Lake Geneva, WI 53147 for Bistro 220 Restaurant to convert from a restaurant to a Commercial Apartment at 220 Cook Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00243; including staff recommendations and contingent upon meeting the fire code. The motion carried unanimously."

The department has met with Mr. Wenz and presented him with options and our desire to work with him to fulfill the fire code requirements. This included our willingness to accept a "phased" approach in regards to the installation of a fire alarm. To date he has not presented the department with any plans to fulfill this requirement.

Item #9- Public Hearing and recommendation on a Conditional Use Application filed by Re-Vive, Samantha Strenger agent, 721 Geneva Street, Lake Geneva, WI 53147, to open an Indoor & Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 721 Geneva Street, Tax Key No. ZOP 00159

I have had the opportunity to meet with the business owner and survey the site and proposed use. It is my understanding the use of the building is not changing. There is an existing seating area (couches and chairs, end tables) rather than traditional "restaurant style" seating. This area seats less than 10 persons.

It is my belief that the use is still mercantile however now they offer juice squeezed on site for sale in addition to fine art.

The department Position/recommendation- APPROVAL contingent upon the following

- Occupancy load remains less than 10 persons
- Installation of updated exit lights
- Installations of egress lighting
- Installation of a rated fire door separating the business on the lower level from the residence on the second floor.

Please feel free to contact me at any time should you require further assistance or clarification.

Respectfully,



Brent Connelly
Fire Chief

262-248-6075 Ext 10

bconnelly@lakegenevafire.org

cc: Building Department, Planning Commission