

Minutes

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

2. Roll Call

Present: Doug Skates, Ann Esarco, Tom Hartz, Tyler Frederick
Not Present: John Gibbs and Sarah Hill
Also Present: Planner Mike Slavney, Atty. Dan Draper, Mayor Kupsik, Administrator Oborn,
Inspector Robers and Assistant Gregoles

3. Approve Minutes of July 18, 2016 Plan Commission meeting as distributed.

MOTION #1

Hartz/Skates moved to approve the minutes of July 18, 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. - None

6. Downtown Design Review.

A. Application by Nikki Marsicano for Geneva Lakes Art Foundation – Gallery 223 for a new exterior signage on the storefront at 223 Broad Street, Tax Key No. ZOP 00266.

DISCUSSION – Nikki Marsicano, applicant

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

MOTION #2

Hartz/Skates moved to approve the application by Nikki Marsicano for Geneva Lakes Art Foundation – Gallery 223 for a new exterior signage on the storefront at 223 Broad Street, Tax Key No. ZOP 00266.
The motion carried unanimously.

B. Application by Peter Juergens for Kocourek Property Holdings for a new exterior colors on the storefront at 647 Main Street, Tax Key No. ZOP 00287.

DISCUSSION-Peter Juergens, applicant

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

MOTION #3

Skates/Fredricks moved to approve the application by Peter Juergens for Kocourek Property Holdings for a new exterior colors on the storefront at 647 Main Street, Tax Key No. ZOP 00287. The motion carried unanimously.

7. Public Hearing and recommendation on a Precise Implementation Plan Amendment Application filed by Ted and Terri Harig, 6597 Deerpath Road, Lake Geneva, WI 53147 to operate a Commercial Indoor Lodging facility at an existing Commercial Business in a Planned Development (PD) zoning district located at 821 Geneva Street, Tax Key No. ZOP 00171.

DISCUSSION – Ted Harig, applicant

Applicant gave an overview of the application details and there was a brief discussion with the Commission. The existing garage on the property will be retained for their personal storage use.

PUBLIC SPEAKER #1 – Terry O’Neil, 954 George Street, LG

O’Neil had questions regarding the parking that would be required for the property.

Inspector Robers stated that the parking is required. If they were to lose the leased parking with the church, then this “USE” would be revoked if new parking was not supplied in another fashion.

MOTION #4

Hartz/Skates moved to close the public hearing. The motion carried unanimously.

MOTION #5

Hartz/Skates moved to approve the recommendation on a Precise Implementation Plan Amendment Application filed by Ted and Terri Harig, 6597 Deerpath Road, Lake Geneva, WI 53147 to operate a Commercial Indoor Lodging facility at an existing Commercial Business in a Planned Development (PD) zoning district located at 821 Geneva Street, Tax Key No. ZOP 00171, must have 2 parking spaces at the church or on their own property, onsite parking must be on a paved surface and not in the yard, no outdoor storage, including all other staff recommendations and findings of fact. The motion carried unanimously.

8. 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 Orren Pickell Design Group, 550 Frontage Road, Ste 3800, Northfield, IL 60093, Lake Geneva, WI 53147 on behalf of Alan and Kathi Bosworth, 267 E South Street, Elmhurst, IL 60126 at 1224 W Main Street, Tax Key No. ZYUP 00094P.

DISCUSSION – Alan and Kathi Bosworth, applicants and John Forhand, architect

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

There were several conditions discussed at the Staff meeting that will need to be included in the motion. With these potential conditions, the proposed Site Plan must be revised and well as the Landscaping site plan must be revised.

PUBLIC SPEAKER #1 –Robert Hogan, 1300 W Main Street, LG

Hogan stated his full approval of the plans for this home of his neighbors.

MOTION #6

Fredericks/Skates moved to close the public hearing. The motion carried unanimously.

MOTION #7

Skates/Hartz moved to approve 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 Orren Pickell Design Group, 550 Frontage Road, Ste 3800, Northfield, IL 60093, Lake Geneva, WI 53147 on behalf of Alan and Kathi Bosworth, 267 E South Street, Elmhurst, IL 60126 at 1224 W Main Street, Tax Key No. ZYUP 00094P, to include all staff recommendations, fact findings and the conditions stated by staff below:

- Limit the terrace 50ft set back (covered porch)
- In the City right of way, the sidewalk needs to be replaced to City standards
- No access to the City driveway from the residence
- No access to the City driveway during construction or demolition
- No trees, landscaping or permanent fencing on the sanitary line or the right of way
(Temporary fencing or a gate would be sufficient/permmissible and grass is okay.)
- Chapter 30 DNR permit is required because it is over 10,000 square ft.
(This must be filed with DNR and City needs proof and verification of their approval.)
- Sanitary line that runs along property needs to be identified on the Site and Landscaping plans and Plat
(A color overhead map showing the sanitary line is attached to these minutes.)
- Allow their existing 6 ft high fence along the eastern boundary

Staff will confirm and follow up with these conditions. The motion carried unanimously.

9. Review and Recommendation on an Application for Site Plan Review for a parking lot filled by Lake Geneva United Methodist Church, 912 Geneva Street, Lake Geneva, WI 53147 Tax Key No. ZA464800001.

DISCUSSION

Adam St Marie, 1444 Dodge St., LG & Larry Kunderdt, N1279 White Pigeon Rd, LG – Representatives for the Church

St Marie gave an overview of the application details and there was a brief discussion with the Commission. Discussion related to concerns of overflow water onto the sidewalk. The applicant was directed to work with the City Engineer. Kunderdt stated that there will be signage stating private property and towing for non-church members.

MOTION #8

Hartz/Fredericks moved to approve the recommendation on an Application for Site Plan Review for a parking lot filled by Lake Geneva United Methodist Church, 912 Geneva Street, Lake Geneva, WI 53147 Tax Key No. ZA464800001. This is subject to the City Engineer and applicant's engineer, reaching an agreement, to include all other staff recommendations and fact findings. The motion carried unanimously.

10. Public Hearing and recommendation on Zoning Text Amendment for Section 98-206 Commercial Land Uses.

DISCUSSION

Inspector Robers gave an overview of the application details and there was a brief discussion with the Commission. Planner Slavney recommends Option #3. Commissioner Hartz recommends Option #5b.

PUBLIC SPEAKER #1 – Terri O'Neil, 954 George Street, LG

O'Neil stated his concerns regarding the way this was noticed. It was too vague.

PUBLIC SPEAKER #2 – Deb Ott Lewis, 1305 W Main Street, LG

Lewis stated her agreement with the vagueness of the notices.

MOTION #9

Mayor Kupsik/Skates move to continue the item and public hearing to the next Plan Commission meeting to be posted with more description. The motion carried unanimously.

11. Adjournment

MOTION #10

Skates/Frederick moved to adjourn the meeting at 7:58 pm. The motion carried unanimously.

/s/Jackie Gregoles, B&Z Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION

