

**CITY OF LAKE GENEVA
PLAN COMMISSION MEETING**

MONDAY, AUGUST 17, 2015- 6:30 PM
COUNCIL CHAMBERS, CITY HALL

MINUTES

1. Meeting called to order by Mayor Connors at 9:09 PM.

2. Roll Call

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

3. Approve Minutes of July 19, 2015 Plan Commission meeting as distributed.

MOTION #1

Kupsik/Gibbs moved to approve the minutes of July 19, 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.

PUBLIC SPEAKER #1 – Charlene Klein -817 Wisconsin Street, LG

Re Item #12 – Klein feels that the City is missing a huge opportunity with relation to the Hillmoor property. She suggests a visitors center with a shuttle bus to and from the downtown area. She believes two Sr. Housing projects at one time is too many. (Hillmoore Estates / Symphony Bay)

5. Acknowledgment of Correspondence.

Same correspondence presented at the earlier Joint meeting, goes along with this agenda item #7 for this meeting. *(Scan copies of documents can be found with the minutes from the Joint meeting or hard copies are on file with these minutes.)*

Correspondence received prior to the meeting against the Comp Plan Amendment – Related to Agenda Item #7:

- 8-14-15 Protest Petitions received from James McIntosh, Maureen A. Marks and Mark Immer with a total of 132 signatures
- 8-17-15 Received handout – “Chapter 34 Historical Preservation”
- 8-17-15 Received handout – “Wisconsin State Statute 120.12 (21)”
- 8-17-15 Received a letter from Kris Kukla against the comp plan amendment
- 8-17-15 Protest Petition received from Virgil & Sharon Wuttke with 9 signatures
- 8-17-15 Received 3 photographs of the alley area across from the comp plan amendment area
- 8-17-15 Received optional new parking lot plan located on school property

Correspondence received prior to the meeting in support the Comp Plan Amendment:

- 8-17-15 Received a letter in support of the comp plan amendment from David C Williams

Additional packets of letters in support of the Agenda item #7.

6. Downtown Design Review.

A. Application by Jeff Liberman for Verve Art Gallery, 223 Cook Street, Lake Geneva, WI 53147 for a new exterior sign on the storefront at Tax Key No. ZOP 00253.

DISCUSSION – Jeff Liberman

Liberman gave a brief overview of his sign.

MOTION #2

Kupsik/Flower moved to approve the application by Jeff Liberman for Verve Art Gallery, 223 Cook Street, Lake Geneva, WI 53147 for a new exterior sign on the storefront at Tax Key No. ZOP 00253.

The motion carried unanimously.

B. Application by Elizabeth Tumas for The Bottle Shop, 617 W. Main Street, Lake Geneva, WI 53147 for two new exterior signs on the storefront at Tax Key No. ZOP 00291.

DISCUSSION – Elizabeth Tumas

Tumas gave a brief overview of her sign.

MOTION #3

Kupsik/Adams moved to approve the application by Elizabeth Tumas for The Bottle Shop, 617 W. Main Street, Lake Geneva, WI 53147 for two new exterior signs on the storefront at Tax Key No. ZOP 00291.

The motion carried unanimously.

C. Application by Shannon Levitt for Broadway Academy of Art & Dance, 709W. Main Street, Lake Geneva, WI 53147 for a new exterior sign at the storefront at Tax Key No. ZA276000001.

MOTION #4

Kupsik/Skates moved to approve the Application by Shannon Levitt for Broadway Academy of Art & Dance, 709 W. Main Street, Lake Geneva, WI 53147 for a new exterior sign at the storefront at Tax Key No.

ZA276000001. The motion carried unanimously.

D. Application by Michael Keefe for Venture Investment Partners, 703 W. Main Street, Lake Geneva, WI 53147 for a new exterior façade and signage at Tax Key No.ZA276000001.

DISCUSSION – Michael Keefe

Keefe gave a brief overview of his new exterior façade and signage. There was brief discussion about upper level windows being done at a later time.

MOTION #5

Kupsik/Flower moved to approve the Application by Michael Keefe for Venture Investment Partners, 703 W. Main Street, Lake Geneva, WI 53147 for a new exterior façade and signage at Tax Key No.ZA276000001.

The motion carried unanimously. To include all staff recommendations including window repair.

MOTION #6

Kupsik/Mayor Connors moved to suspend the rules and go to item #10. The motion carried unanimously.

7. Public Hearing and recommendation for a Planned Development (PD) including the General Development Plan (GDP) and the Precise Implementation Plan (PIP) filed by William Henry, for the Lake Geneva Joint 1 School District, 208 South Street, Lake Geneva, WI 53147 on behalf of Michael & Kathleen Sebastian, to allow for a Parking Lot at 833 Wisconsin Street, Tax Key No. ZOP 00100.

DISCUSSION – Mr Bill Henry

Mr. Henry presented a power point with handouts and briefly addressed the commission. There was some back and forth general discussion related to needed traffic studies, signage, drainage and landscaping for the proposed parking lot.

PUBLIC SPEAKER #1 –Charlene Klein -817 Wisconsin St, LG

Speaker voiced their concerns and opposition to agenda item #7.

*Referencing her previous comments from the Joint meeting (*See Joint meeting minutes*)
She also inquired who is going to monitor who is parking in a teacher/staff parking lot?

PUBLIC SPEAKER #2 – Gail Gygax -Address, LG

Speaker voiced their concerns and opposition to agenda item #7.

She would like to see a study done on traffic from school, tourists and residents.

PUBLIC SPEAKER #3 - Perez -, LG (*He is the son of mother who lives there*)

He voiced his concerns and opposition to agenda item #7.

PUBLIC SPEAKER #4 – Maureen Marks – 834 Dodge St, LG

Speaker voiced their concerns and opposition to agenda item #7.

Sebastian told her that the school board approached him.

Concerned about the exceptions ... at least 10 of them...

PUBLIC SPEAKER #5 – Mark Immer – 821 Wisconsin St, LG

Speaker voiced their concerns and opposition to agenda item #7.

Not looked into all options.

PUBLIC SPEAKER #6 – Richard Melman – S Lake Shore Dr, LG

Speaker voiced their concerns and opposition to agenda item #7.

Switch the schools and have the older kids go to Dennison and young ones go to LGMS.

MOTION #8

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

DISCUSSION

Inspector Robers clarified that there are 3 units in the existing property and no building permits have been pulled on The property, if they are doing any remodeling it is being done without City permits. The property owner submitted a signed letter with the application granting permission for the application.

MOTION #10 TO AMEND

Mayor Connors/Skates moved to amend the recommendation with the following additions:

- Add a Stop sign at the North exit with the alley and a left turn only sign
- Stop Sign at the alley along with a crosswalk
- Detection field on the sidewalk
- Landscaping be preserved as noted in the plan and any damaged trees be replaced by the same species
- Length of the fence along the East side be cut off even with the angle on the Northern most parking stall to protect vision
- City engineers review and approval of all drainage

The amendment passed 6/1 (Gibbs against).

MOTION #11

Kupsik/Skates moved to approve the recommendation for a Planned Development (PD) including the General Development Plan (GDP) and the Precise Implementation Plan (PIP) filed by William Henry, for the Lake Geneva Joint 1 School District, 208 South Street, Lake Geneva, WI 53147 on behalf of Michael & Kathleen Sebastian, to allow for a Parking Lot at 833 Wisconsin Street, Tax Key No. ZOP 00100. To include finding of fact and all staff recommendations and amendment items listed below and contingent upon council approval of the Comprehensive Plan change.

- Add a Stop sign at the North exit with the alley and a left turn only sign
- Stop Sign at the alley along with a crosswalk
- Detection field on the sidewalk
- Landscaping be preserved as noted in the plan and any damaged trees be replaced by the same species
- Length of the fence along the East side be cut off even with the angle on the Northern most parking stall to protect vision
- City engineers review and approval of all drainage

The motion passed 5/2 (Gibbs/Frederick against).

- 8. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted on behalf of Potter's Self Storage LLC, by Farris Hansen & Associates, PO Box 437, Elkhorn, WI 53121 for land located in the extra-territorial plat review area at W2285 Townline Road, Lake Geneva, WI 53147.**

MOTION #10

Mayor Connors/Kupsik moved to approve the recommendation on an Application for Land Division Review for a Certified Survey Map submitted on behalf of Potter's Self Storage LLC, by Farris Hansen & Associates, PO Box 437, Elkhorn, WI 53121 for land located in the extra-territorial plat review area at W2285 Townline Road, Lake Geneva, WI 53147; including engineering review of the CSM. The motion passed 6/1 (Flower against)

- 9. Public Hearing and recommendation on a Conditional Use Application filed by Elizabeth & Jeffery Iverson, 365 Elm Street, Elgin, IL, to operate a Bed & Breakfast establishment at 421 Madison Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00091.**

DISCUSSION

Elizabeth Iverson spoke to the commission with a brief overview of the proposed recommendation. There was a brief discussion of the application for clarification purposes.

PUBLIC SPEAKER - None

MOTION #11

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

MOTION #12

Kupsik/Adams moved to approve the recommendation on a Conditional Use Application filed by Elizabeth & Jeffery Iverson, 365 Elm Street, Elgin, IL, to operate a Bed & Breakfast establishment at 421 Madison Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00091. To include all staff recommendations, findings of fact, no outside storage and the location of the parking stalls, two on the alley and balance on the driveway. The motion carried unanimously.

- 10. Public Hearing and recommendation for a Planned Development (PD), General Development Plan (GDP) filed by Kim Pischke for Core Commercial, Inc., PO Box 1154, Appleton, WI, 54912, to allow for a multi-tenant commercial building at 351 Peller Road, Lake Geneva, WI 53147, Tax Key No. ZA 76100001.**

DISCUSSION – Grant (Fondu Lac)

He gave a brief overview of the PD and GDP for Core Commercial. There are two tenants lined up, Noodles Inc and QDoba and two more will be general retail. There was a brief discussion of the application for clarification purposes.

PUBLIC SPEAKER - None

MOTION #7

Connors/Flower moved to continue the item to the September meeting including the public hearing. The motion carried unanimously.

- 11. Review and Recommendation on an Application for Site Plan Review for landscape and parking lot alteration filled by City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147 for parking lot located at 255/275 Mill Street, Tax Key No's ZA312100001 and ZOP 00298.**

DISCUSSION

ROBERS gave a brief overview of what is proposed.

MOTION #13

Kupsik/Flower moved to approve the recommendation on an Application for Site Plan Review for landscape and parking lot alteration filled by City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147 for parking lot located at 255/275 Mill Street, Tax Key No's ZA312100001 and ZOP 00298. To include all staff recommendations. The motion carried unanimously.

- 12. Review and recommendation for an Application for a Comprehensive Plan Amendment submitted by John Michael Ford for Tempo Development, Inc., 11921 S. Hobart Street, Palos Park, IL 60464 to change the land use for parcels located at Tax Key No's. ZOP 00001, ZYUP 00001C, ZYUP 00131 & ZYUP 00153 from Private Recreation Facilities to Neighborhood Mixed Use, to start the Public Review process, and set a Public Hearing on said matter before a joint meeting of the Plan Commission and City Council.**

DISCUSSION

There was a brief overview of what is proposed.

MOTION #14

Mayor Connors/Kupsik moved to approve the recommendation for an Application for a Comprehensive Plan Amendment submitted by John Michael Ford for Tempo Development, Inc., 11921 S. Hobart Street, Palos Park, IL 60464 to change the land use for parcels located at Tax Key No's. ZOP 00001, ZYUP 00001C, ZYUP 00131 & ZYUP 00153 from Private Recreation Facilities to Neighborhood Mixed Use, to start the Public Review process, and set a Public Hearing on said matter before a joint meeting of the Plan Commission and City Council. Including notification recommendations for 300 ft. (To be on agenda of October 19th meeting.) The motion carried unanimously.

- 13. Review and acceptance of an Application for a Petition for Direct Annexation submitted by 120 Properties, LLC, PO Box 935, Lake Geneva, WI 53147 for vacant land located in the town of Lyons, on the Northwest corner of the intersection of South Edwards Boulevard and Townline Road, Tax Key No. NLY 3100013A and set a Public Hearing on said matter before the Plan Commission.**

MOTION #15

Kupsik/Gibbs moved to approve the acceptance of an Application for a Petition for Direct Annexation submitted by 120 Properties, LLC, PO Box 935, Lake Geneva, WI 53147 for vacant land located in the town of Lyons, on the Northwest corner of the intersection of South Edwards Boulevard and Townline Road, Tax Key No. NLY 3100013A and set a Public Hearing on said matter before the Plan Commission. (For the September meeting.)
The motion carried unanimously.

14. Adjournment

MOTION #16

Gibbs/Skates moved to adjourn the meeting. The motion carried unanimously.
The meeting adjourned at 12:06 am.

/s/Jackie Gregoles, B&Z Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE CITY COUNCIL.