

**CITY OF LAKE GENEVA
PLAN COMMISSION MEETING**

MONDAY, JUNE 15, 2015 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

MINUTES

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

2. Roll Call

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

3. Approve Minutes of May 18, 2015 Plan Commission meeting as distributed.

MOTION #1

Flower/Skates moved to approve the minutes of May 18, 2015 Plan Commission meeting as distributed.
The motion carried 6/0.

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 – Mary Jo Fesenmaier – 955 George St, LG

Fesenmaier read the City's mission statement and then stated her concerns regarding the notification process for Comprehensive Plan or Zoning changes. She suggested the rules of notification be changed to expand the area of notification and/or to post signage on a property that will be changing and impacting a specific neighborhood. She stated that she is not against agenda item #11 but feels that now would be a good time to make this change with regards to agenda item #11's request for recommendation to change the Comprehensive Plan.

5. Acknowledgment of Correspondence.

An Email from person for item #10 – asking to be continued to July.

6. Downtown Design Review.

- A. Application by Halvar Petersen for Geneva Java, 252 Center Street, Lake Geneva, WI 53147 for a new exterior sign at the storefront at Tax Key No. ZOP 00258.**

DISCUSSION

Applicant gave brief overview of sign details and there was a brief discussion amongst the Commission to clarify those details.

MOTION #2

Kupsik/Skates moved to approve the application by Halvar Petersen for Geneva Java, 252 Center Street, Lake Geneva, WI 53147 for a new exterior sign at the storefront at Tax Key No. ZOP 00258.
The motion carried 6/0.

- B. Application by Venture Investment Partners, LLP, PO Box 460, Lake Geneva, WI 53147, for new exterior siding and colors at 251 Cook Street, Tax Key No. ZOP00252A.**

DISCUSSION – Roger Wolff (applicant)

Applicant gave brief overview of the details and there was a brief discussion amongst the Commission to clarify those details.

MOTION #3

Flower/Skates moved to approve the application by Venture Investment Partners, LLP, PO Box 460, Lake Geneva, WI 53147, for new exterior siding and colors at 251 Cook Street, Tax Key No. ZOP00252A. The motion carried 6/0.

- C. Application by Kinga Miceusz for @Properties, 239 Cook Street, Lake Geneva, WI 53147, for new exterior awnings and signage at 880 W Main Street, Tax Key No. ZOP 00337.**

DISCUSSION - Mr Shay (applicant)

Applicant gave brief overview of sign details and there was a brief discussion amongst the Commission to clarify those details.

MOTION #4

Kupsik/Skates moved to approve the application by Kinga Miceusz for @Properties, 239 Cook Street, Lake Geneva, WI 53147, for new exterior awnings and signage at 880 W Main Street, Tax Key No. ZOP 00337. The motion carried 6/0.

- D. Application by Michelle Woolard N3169 Acacia Road, and Samantha Strenger, 721 Geneva Street, Lake Geneva, WI 53147 for Good Vibes, for new exterior storefront colors and signage for the property at 234 Broad Street, at Tax Key No. ZOP 00257.**

DISCUSSION – Michelle Woolard (applicant)

Applicant gave brief overview of sign details and there was a brief discussion amongst the Commission to clarify those details.

MOTION #5

Flower/Gibbs moved to approve the application by Michelle Woolard N3169 Acacia Road, and Samantha Strenger, 721 Geneva Street, Lake Geneva, WI 53147 for Good Vibes, for new exterior storefront colors and signage for the property at 234 Broad Street, at Tax Key No. ZOP 00257.

The motion carried 6/0.

- E. Application by Sarah Hamick, for JAYNE, for new exterior signs 771 W. Main Street, Tax Key No. ZOP 00267.**

DISCUSSION

Applicant was not at the meeting.

Inspector Robers lead a brief discussion of the details of this application with the Commission.

MOTION #6

Kupsik/Skates moved to approve the application by Sarah Hamick, for JAYNE, for new exterior signs 771 W. Main Street, Tax Key No. ZOP 00267. The motion carried 6/0.

- F. **Application for reconsideration by Ronald R Stocking Jr., 32 Orchard Street, Williams Bay, WI 53191, for Urban Cloud Factory, for a new exterior sign at 772 W. Main Street, Tax Key No. ZOP 00321.**

DISCUSSION

Applicant gave a brief overview of sign details, logo history and design changes. There was a brief discussion amongst the Commission to clarify those details and to express their desires for change. The city attorney gave some clarification on the logo issues. Flower commented on the location of the sign on the railing. City attorney Draper read from the zoning ordinance for clarification.

MOTION #7

Kupsik/Gibbs moved to approve the application for reconsideration by Ronald R Stocking Jr., 32 Orchard Street, Williams Bay, WI 53191, for Urban Cloud Factory, for a new exterior sign at 772 W. Main Street, Tax Key No. ZOP 00321 with the inclusion of a border. The motion carried 4/3 Flower, Skates, Frederick.

7. **Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Kathleen B. King Trust, Patricia A Weitz, Trustee, 15509 S. Duncan Road, Oak Forest, IL 60452 for the parcel at 406 Curtis Street, Tax Key No. ZA124300002.**

DISCUSSION – Patricia A Weitz- Trustee/Applicant, 15509 S. Duncan Road, Oak Forest, IL

Weitz gave a brief overview of the details of this land division application. There was a brief discussion amongst the Commission to clarify those details.

MOTION #8

Kupsik/ Gibbs moved to approve the recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Kathleen B. King Trust, Patricia A Weitz, Trustee, 15509 S. Duncan Road, Oak Forest, IL 60452 for the parcel at 406 Curtis Street, Tax Key No. ZA124300002 and to include minor staff & City engineer recommendations. The motion carried 6/0.

8. **Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Philip & Kay Barrett, 234 W. Main Street, Lake Geneva, WI 53147 for the parcel at 234 W. Main Street, Tax Key No. ZPI 00013.**

DISCUSSION - Philip Barrett, 234 W. Main Street, LG

Applicant gave a brief overview of the land division application. There was a brief discussion amongst the Commission to clarify those details.

MOTION #9

Skates/Flower moved to approve the recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Philip & Kay Barrett, 234 W. Main Street, Lake Geneva, WI 53147 for the parcel at 234 W. Main Street, Tax Key No. ZPI 00013, including staff and engineering recommendations. The motion carried 6/0.

9. **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.**

**Note this application was removed by the applicant for consideration until DNR approval is obtained.*

**Note there were no Public Speakers etc.*

- 10. Public Hearing and recommendation on a Conditional Use Application filed by Scott DeParvine & Ashlee Box agents for Mariane E Weigley, 38137 N. Bolton Place, Antioch, IL 60002, to construct a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at a vacant lot on Pine Tree Lane, Tax Key No. ZSY 00025.**

Public Hearing – No Comments

MOTION #10

Kupsik/Skates moved to continue to the July meeting, the recommendation on a Conditional Use Application filed by Scott DeParvine & Ashlee Box agents for Mariane E Weigley, 38137 N. Bolton Place, Antioch, IL 60002, to construct a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at a vacant lot on Pine Tree Lane, Tax Key No. ZSY 00025. The motion carried 6/0.

- 11. Review and Recommendation on an Application for a Comprehensive Plan Amendment to change from Single-Family Residential Urban to Institutional and Community Services, and 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, submitted by James Gottinger, for Lake Geneva Joint 1 School District, 208 South Street, Lake Geneva, WI 53147 for the parcel at 833 Wisconsin Street, Tax Key No. ZOP 00100.**

MOTION #11

Kupsik/Skates moved to suspend the rules to allow Mr. Flitcroft to speak.
The motion carried 6/0.

DISCUSSION – Warren Flitcroft, Business Mgr for Lake Geneva Schools

Flitcroft addressed the Commission regarding the details of this application recommendation. There was a brief discussion amongst the Commission and applicant to clarify those details. There was additional discussion regarding the steps in the process for this recommendation and notification process.

MOTION #12

Kupsik/Skates moved to approve the recommendation on an Application for a Comprehensive Plan Amendment to change from Single-Family Residential Urban to Institutional and Community Services, and 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, submitted by the Superintendent of Schools for Lake Geneva Joint 1 School District, 208 South Street, Lake Geneva, WI 53147 for the parcel at 833 Wisconsin Street, Tax Key No. ZOP 00100. Including all staff recommendations and public notice to all properties within 300 ft. when the public participation plan is adopted.
The motion carried 6/0.

- 12. Adjournment**

MOTION #13

Skates/Flower moved to adjourn the meeting at 7:46 pm.
The motion carried 6/0.

/s/Jackie Gregoles, B&Z Administrative Assistant

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