

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
Also Present: Planner Mike Slavney, Atty. Dan Draper, Mayor Connors, Administrator Oborn,
Inspector Robers and Assistant Gregoles
Not Present: Tyler Frederick and Sarah Adams

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

MOTION #1

Gibbs/Kupsik moved to approve the minutes of October 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 – Dick Melmann /N1991 S Lake Shore Drive, LG

Melmann voiced his concerns regarding Symphony Bay supposed advertisement of lake rights and also gave the Commissioners a handout regarding the same. He had many concerns that the development was taking a new direction that what was originally proposed and wants to know if an 'In and Out' boat slip service is being added to the project?
(Handout copy attached to these minutes.)

5. Acknowledgment of Correspondence. - None

6. Downtown Design Review.

A) Application by Michelle Bergsma for Paws for Treats, 851 W Main Street, Lake Geneva, WI 53147 for a new exterior sign on the storefront at Tax Key No. ZOP 00254.

DISCUSSION

Applicant was not present at the meeting. Inspector Robers gave brief overview of the application and sign details and there was a brief discussion amongst the Commission regarding the details.

MOTION #2

Kupsik/Skates moved to approve the application by Michelle Bergsma for Paws for Treats, 851 W Main Street, Lake Geneva, WI 53147 for a new exterior sign on the storefront at Tax Key No. ZOP 00254. The motion carried unanimously.

B) Application by Julie Selby, for Board & Brush, 252 Center Street, Lake Geneva, WI 53147 for a new exterior signs on the monument, storefront and rear at Tax Key No. ZOP 00258.

DISCUSSION - Julie Selby (owner/applicant)

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

MOTION #3

Kupsik/Flower moved to approve the application by Julie Selby, for Board & Brush, 252 Center Street, Lake Geneva, WI 53147 for a new exterior signs on the monument, storefront and rear at Tax Key No. ZOP 00258.
The motion carried unanimously.

- 7. Public Hearing and Recommendation on an a Conditional Use Application for Indoor Commercial Entertainment submitted by Julie Selby for Board & Brush, 800 Blue Spruce Circle, Hartland, WI 53029, for tenant space at 252 Center Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00258.**

DISCUSSION – Julie Selby (owner/applicant)

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

PUBLIC SPEAKERS - None

MOTION #4

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

MOTION #5

Kupsik/Gibbs moved to approve the application for Indoor Commercial Entertainment submitted by Julie Selby for Board & Brush, 800 Blue Spruce Circle, Hartland, WI 53029, for tenant space at 252 Center Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00258. The motion carried unanimously.

- 8. Public Hearing and Recommendation on an a Conditional Use Application for a Physical Activity Studio (Yoga Studio) submitted by Samantha Strenger, 721 Geneva Street, Lake Geneva, WI 53147 for an upper level space at Good Vibes, at 234 Broad Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00257.**

DISCUSSION

Applicant was not present. Inspector Robers gave brief overview of the application details and there was a brief discussion amongst the Commission to clarify the details.

PUBLIC SPEAKERS - None

MOTION #6

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

MOTION #7

Kupsik/Flower moved to approve the application for a Physical Activity Studio (Yoga Studio) submitted by Samantha Strenger, 721 Geneva Street, Lake Geneva, WI 53147 for an upper level space at Good Vibes, at 234 Broad Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00257, to include the findings of fact and staff recommendations. The motion carried unanimously.

- 9. Review and recommendation for a Site Plan Amendment filed by Basso Builders, 405 Skyline Drive, for property at the corner of Skyline Drive and Curtis Street, Lake Geneva, WI 53147, Tax Key No. ZA459300001.**

DISCUSSION – Josh Basso / Basso Builders

Applicant gave brief overview of the application details and there was a brief discussion amongst the Commission to clarify the details. There was a brief discussion of pool details, walkway to, planned fencing, landscaping plans and pool hours.

MOTION #8

Kupsik/Skates moved to approve the recommendation for a Site Plan Amendment filed by Basso Builders, 405 Skyline Drive, for property at the corner of Skyline Drive and Curtis Street, Lake Geneva, WI 53147, Tax Key No. ZA459300001. To include staff recommendations, 2 Spruce trees planted to the West of the pool, staff to work with Basso to select an attractive fence and to add a walkway to the pool between buildings 2 & 3 to the parking lot. The motion carried unanimously.

10. Review and recommendation for a Preliminary Plat filed by Kapur & Associates, Inc. for Symphony Bay, for property located South of Townline Road, North of Bloomfield Road and East of Edwards Blvd. Lake Geneva, WI 53147, formally known as Southland Farms Subdivision, Tax Key No's to be assigned.

DISCUSSION – Brian Pollard/Fairwyn Development and Steve Batchesson/Taylor Morrison

Applicant gave brief overview of the application details and there was a brief discussion amongst the Commission to clarify the details. Commissioner Flower suggested there may be a conflict of interest with their engineer being Kapur & Associates, which is also the City's engineer company. Atty. Draper confirmed that the Plan Commission has the right to request a second engineer's review. Inspector Robers suggested that perhaps it is better to have an independent engineer's review done during the final plat review which will encompass more detail (elevations, drainage, complete engineering for the whole subdivision). Slavney agreed and added that the independent engineer should also review the traffic study.

MOTION #9

Flowers/Mayor Connors moved to approve the recommendation for a Preliminary Plat filed by Kapur & Associates, Inc. for Symphony Bay, for property located South of Townline Road, North of Bloomfield Road and East of Edwards Blvd. Lake Geneva, WI 53147, formally known as Southland Farms Subdivision, Tax Key No's to be assigned. To include staff recommendations, extension of the trail on the SE corner with Bloomfield Road and an independent engineer to be brought on to do a review of all pertinent engineering details at the Final Plat. The motion carried unanimously.

11. Public Hearing and recommendation on a Conditional Use Application filed by Kelly C. Frazier of McCormack + Etten / Architects, LLP, 400 Broad Street, Lake Geneva, WI 53147 for Bruce & Joy Irucci, 13481 Edgewater Drive, Lakewood, OH 44107, to construct an addition to a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 145 Lakeview Drive, Tax Key No. ZLM 00074.

DISCUSSION – Kelly C. Frazier / McCormack & Etten (agent for applicant)

Frazier gave brief overview of the application details and there was a brief discussion amongst the Commission to clarify the details. There was significant discussion regarding the existing neighborhood drainage issues and drainage issues for this new project and how they will affect each other. Specific drainage studies and documents were not available in time for review prior to this meeting but are now available per Frazier. Inspector Robers stated that no building permits would be created until the City engineer had approved their drainage plan. Mayor Connors/Flower stated that they would like to have the City engineer approve the drainage first before going any further with this request.

PUBLIC SPEAKER #1 –Dawn Marie Mancusso /1575 Orchard Lane, LG

Mancusso is a neighbor to the applicant's site address and voiced serious concerns regarding drainage and flooding. She already has existing water drainage issues and fears this will add to those issues.

PUBLIC SPEAKER #2 = Hugh Connelly/1589 Orchard, LG

Connelly is a neighbor to the applicant's site address and voiced serious concerns regarding drainage and flooding. He already has existing water drainage issues and fears this will add to those issues. He feels they are channeling it into a smaller area than it is going to now and when the proposed basin overflows it has no-where to go.

PUBLIC SPEAKER #3 – David Frost/1556 Orchard Lane, LG

Association Board Member / Founder of the Architectural Review Commission

The board does not have a formal opinion on this yet because there is nothing binding yet.

However, he would like to see better communication from the applicant to the board and prefers to see this project done right and not rushed into in any way.

PUBLIC SPEAKER #4 – Jackie Getzen, 15 Lakeview Drive, LG

Getzen is in the neighborhood of the applicant's site address and voiced her concerns regarding drainage and flooding.

PUBLIC SPEAKER #5 – Jim Wilkins / 1650 N Lake Shore Drive, LG

Wilkins is in the neighborhood of the applicant's site address and voiced serious concerns regarding drainage and flooding.

MOTION #10

Mayor Connors/Skates moved to continue to the December 21, 2015 meeting, the public hearing and the application filed by Kelly C. Frazier of McCormack + Etten / Architects, LLP, 400 Broad Street, Lake Geneva, WI 53147 for Bruce & Joy Irussi, 13481 Edgewater Drive, Lakewood, OH 44107, to construct an addition to a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 145 Lakeview Drive, Tax Key No. ZLM 00074. The motion carried unanimously.

12. Adjournment

MOTION #11

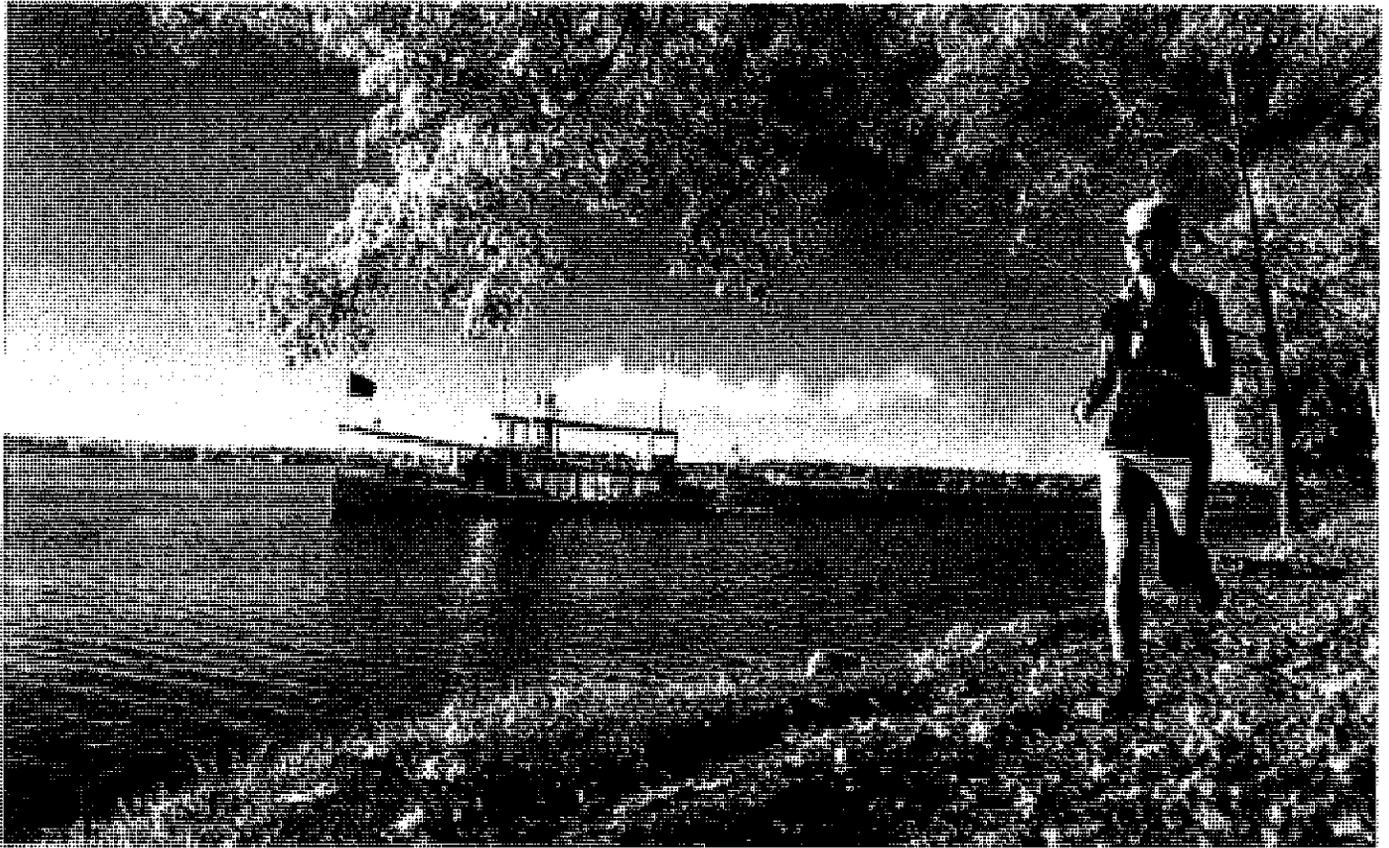
Skates/Gibbs moved to adjourn the meeting at 8:22 pm.
The motion carried unanimously.

/s/Jackie Gregoles, B&Z Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION

(POLLARD'S SYMPHONY BAY DEVELOPMENT Offers Lake Geneva Access)

Chicago Tribune Advertising. New Homes Marketplace Nov. 9, 2015 **Chicago**
area builders offer recreationally-rich living options



Illinois homebuilders, Shodeen Homes, L.L.C and Taylor Morrison Homes, are offering affordable, low-maintenance living in the recreationally-rich Lake Geneva, Wisconsin area. Less than two hours from the city of Chicago, Lake Geneva has long been a vacation destination for Illinois-natives with its 5,500-acre lake, beaches, restaurants, resorts and golf courses.

Taylor Morrison Homes is in the final approval process with the City of Lake Geneva for Symphony Bay, a community of 425 maintenance-free homes located between Bloomfield and East Townline Roads in Lake Geneva. An 8,000-square-foot recreation center that includes an outdoor pool, bocce and pickleball courts and putting green will serve as the center of the community. Residents will enjoy highly sought-after lake access with boat slips available.

"We are in the final approval process with the City of Lake Geneva and are very excited to offer maintenance-free homes in this popular vacation area starting this summer," says Bob Meyn, vice president of Sales and Marketing for the Chicago Division of Taylor Morrison Homes. Chicago. "The boat slip access, recreation center and all that Lake Geneva has to offer, in conjunction with the maintenance-free lifestyle provided by Symphony Bay, is sure to be a hit with Chicago area buyers who are looking for year-round resort-style living."

Symphony Bay will include 425 single-family homes and duplexes all of which are ranch plans that include basements and two-car garages. The single-family homes, in two series, will range from 1,500 to 2,900 square feet and will start in the mid-\$200,000s. The duplexes will range from 1,200 to 1,800 square feet in size and will be priced from the low \$200,000s.

Sales at Symphony Bay are expected to begin in June of 2016 and interested buyers are encouraged to add their name to a VIP list by calling 847-232-8480.

Shodeen Homes, L.L.C., a respected, family-owned builder for nearly 55 years, is offering low-maintenance homes at the Rowhomes of Fontana, just off of Highway 67 and within walking distance of the lake and downtown Fontana. Homes range from 1,923 to 1,980 square feet in size with three bedrooms, 2.5 baths, balconies, two-garages and are introductory priced from \$374,900. "Owning a lake home is no longer a dream," says Anna Harmon, director of Marketing and Public Relations for Shodeen Homes. "The Rowhomes of Fontana offer an affordable opportunity to own the vacation home you've always dreamed of having. A quick walk up Third Avenue takes you to the lake, Fontana Beach and Municipal Pier, Chuck's Lakeshore Inn and much more. The Abbey Resort, Spa and Golf Course is also within walking distance. The community is truly in the heart of every possible amenity, making year-round vacationing a delight."

To truly embrace the lifestyle offered at the Rowhomes of Fontana, Shodeen Homes is including a one-year boat club membership with home purchase.

"What better way for residents to enjoy and appreciate vacation living on the lake than with a boat club membership," Harmon adds.

The Rowhomes of Fontana are located at 138 Fontana Blvd. in Fontana, Wisconsin, just off Highway 67. The sales center is open Monday through Saturday from 10 a.m. to 5 p.m. and Sunday from noon to 5 p.m. For more information, call 262-394-5650 or visit shodeenhomes.com.

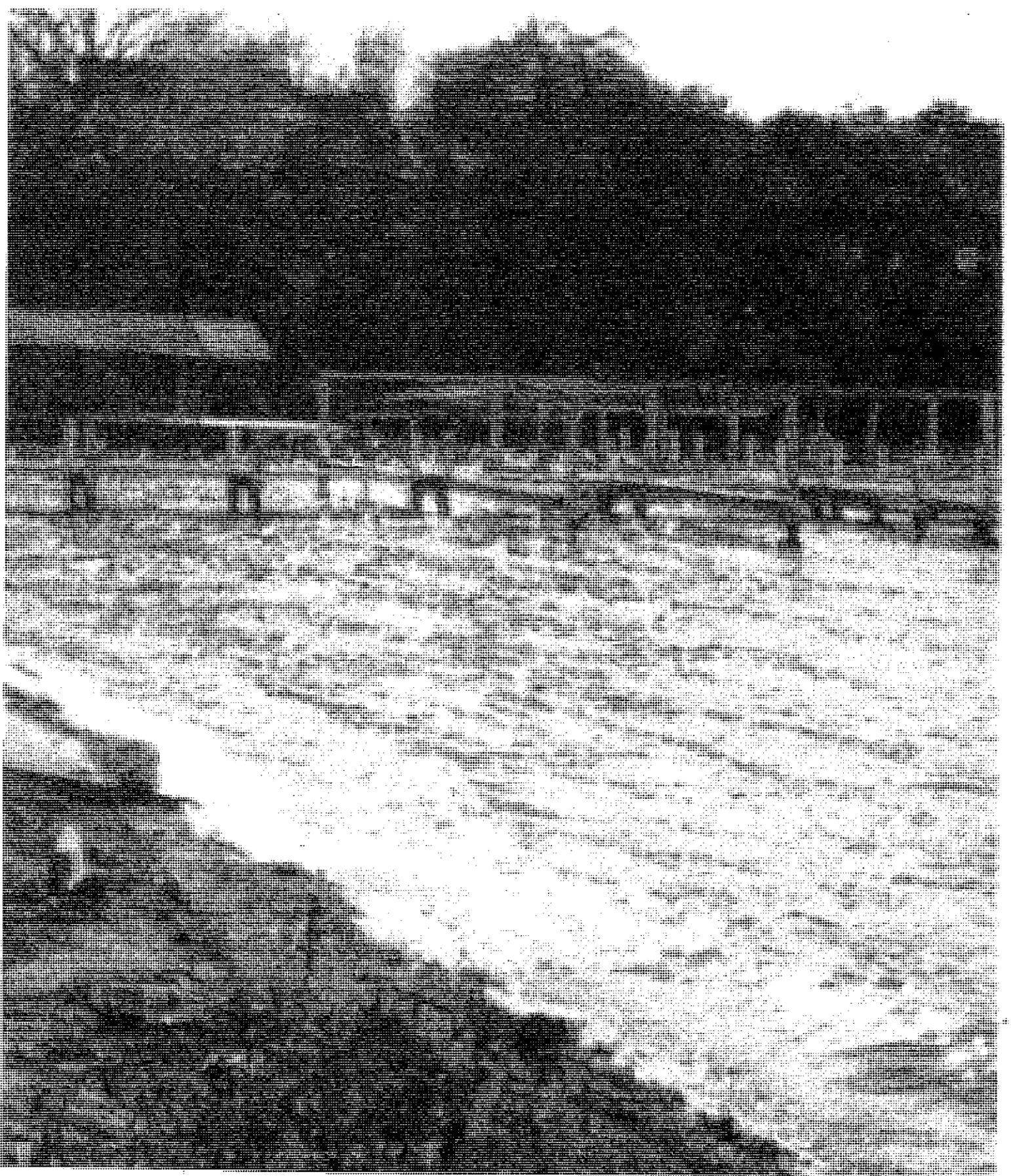
Symphony Bay Development

To replace Pollard's Southland Farms Development previously approved in 2007

7 27 15 Council Minutes = Brian Pollard, Fairwyn Development, 870 Townline Road, Lake Geneva, stated they already have a 2007 approved plat showing 145 acres of the 171 acres with approximately 145 acres of the 171 acres 441 units. They are going through the process again as they would like to reduce the number of homes. Alderman Chappell questioned the study showing minimal impact. Mr. Pollard stated they based the study off of similar 55 and older projects within a 30 mile radius of Lake Geneva. Rick Zirk, 1834 Walden Office Court, Schaumburg, Illinois, stated the original approved plan had a perceived impact on the fire, police and schools. This is an opportunity to create an age targeted community for an active adult environment. He stated their goal is not to have children and will obtain his by controlling the product with certain amenities and the price point. They are designing a 4 million dollar amenity center, the houses will have minimal outside yard space and fences and swing sets will not be allowed. He stated there will not be as much demand on the school but noted that age group may impact Fire and EMS services. They spoke with the City of Mundeline's Administrator regarding their new Del Webb community. That administrator put together a summary of calls before, during, and after the community was built. They found there was more call as the City was bigger, however, they did not have a remarkably higher percentage of ambulance calls as compared to a normal neighborhood.

Resolution 15-R39, to vacate, assign, transfer, and convey to the Owner all of the City's right, title, and interest into all park land, walkway, alley, and street rights-of-way within approximately 145 acres of the 171 acres under the previous Plat for Southland Farms to accommodate the revised lot, park land, walkway, alley and street rights-of-way configurations under the amended General Development Plan for the Symphony Bay development,

Mayor Connors stated the dwelling has been slightly reduced and the homes are to be designed in a fashion to attract people who are roughly 50 years and older. It is not anticipated that families will be moving into these homes.



POLLARD'S MARINA IN BUTTONS BAY

POLLARD PLAN FOR BUTTONS BAY???

