

CITY OF LAKE GENEVA
PLAN COMMISSION MEETING
MONDAY, OCTOBER 17, 2016 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

Minutes

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

2. Roll Call

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

3. Approve Minutes of September 19, 2016 Plan Commission meeting as distributed.

MOTION #1

Hartz/Hill moved to approve the minutes of September 19, 2016 Plan Commission meeting as distributed with once correction. Item #9, motion #5, the third line down is to change to "including constructing a 5 foot sidewalk."
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 Germaine Laing for Germaine's, 818 Kendall Lane, Lake Geneva, WI 53147 for an exterior awning with sign and door sign on the storefront at 706 W Main Street, Tax Key No. ZOP 00307.

DISCUSSION

Applicant gave an overview of the application details and there was a brief discussion with the Commission. Germaine is back in the same place where they had the awning. This is the same exact awning. The door address should be moved up to the top of the door, but viewable from under the awning.

MOTION #2

Hartz/Esarco moved to approve the application by Germaine Laing for Germaine's, 818 Kendall Lane, Lake Geneva, WI 53147 for an exterior awning with sign and door sign on the storefront at 706 W Main Street, Tax Key No. ZOP 00307, including moving the address numbers on the door up high enough to be visible from the street and staff recommendations. The motion carried unanimously.

7. Public Hearing and Recommendation on a Conditional Use Application filed by Robert & Christine Jankowski, 1004 Tolman Street, Lake Geneva, WI 53147 to construct a fence in the street yard setback in excess of three feet (six) at 1004 Tolman Street, Lake Geneva, WI 53147, Tax Key No. ZWB 00020.

DISCUSSION

Applicant gave an overview of the application details and there was a brief discussion with the Commission. Rob Jankowski, 1004 Tolman Street proposed removal of a chain link fence and replace with a privacy fence. Building Inspector Robers stated there is currently a 6 foot high chain link fence. The applicant has 2 dogs that bark. There are concerns the fence will block the view around the corner, but that is where they park their cars. He does not feel it will block the view.

No Public Speakers appeared before the Plan Commission.

MOTION #3

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

MOTION #4

Hill/Skates moved to approve the recommendation on a Conditional Use Application filed by Robert & Christine Jankowski, 1004 Tolman Street, Lake Geneva, WI 53147 to construct a fence in the street yard setback in excess of three feet (six) at 1004 Tolman Street, Lake Geneva, WI 53147, Tax Key No. ZWB 00020, to include all staff recommendations and findings of fact. The motion carried unanimously.

- 8. Public Hearing and recommendation on a Conditional Use Application filed by FYF, LLC, 43 South Water Street East, Fort Atkinson, WI 53538 to operate a Commercial Indoor Lodging facility at an existing Commercial Building in the Central Business (CB) zoning district, including a fence in the Street Yard Setback and Downtown Design Review, located at 640 W Main Street, Tax Key No. ZOP 00306.**

DISCUSSION

Brian Schultz on behalf of FYF LLC gave an overview of the application details and there was a detailed discussion with the Commission. The intention is to convert the existing indoor sales to commercial indoor use for vacation rental, one tenant at a time. Inspector Robers stated one space for every bedroom, proposing 5 spaces, but noted that they also own Roses B&B and will be using 3 of those spaces. This is allowable in the Central Business District. Staff learned the first 3 spaces are considered to be a loading area, will have to find 3 more spaces elsewhere or will have to reduce the amount of bedrooms. Those spaces have remained open for emergency access and loading/unloading. There are 14 spaces at the other site with 6 bedrooms. Will have an access of 8 so could use those for the other 3 spaces. Mr. Slavney clarified it would be the space that's around the corner in the back of the building and the space at the very end of the driveway are available as onsite parking. Schultz stated they would have to do grading back there.

Hartz asked for clarification of what they are approving. Slavney discussed several points beginning with the required Downtown Design approval that is needed. He clarified that the Downtown Design District includes everything from the bottom of the hill from West Main Street to Cook Street, all the way to the lake and several blocks to the North. He stated that the Commission has complete review of the exterior of the building, but the store front design requirements on Main Street do not extend that far to the East. Therefore some of those requirements do not apply. However, Mr. Slavney noted that he has concerns of the appearance of the building as it is proposed. He mentioned his concerns about the proposed fence, stating that it should not be solid because it obstructs the view when coming into the downtown area. He recommends open fencing as it is now, a metal picket fence that you can see the trail and park through.

In addition to the fence concerns, Slavney stated that this new perspective is a pretty jarring change from what we have now. He would prefer more traditional materials and colors. Not a store front, but something that isn't so starkly modern. As it is proposed now, he is uncomfortable with the appearance and materials. Slavney was also disappointed that there were not actual samples of the materials proposed.

Commissioner Hill restated Hartz's question about what is being approved tonight? Is it the use, materials, visual or all three? She also commented on the visual being similar to Oakfire's new renovations. Slavney stated that Oakfire is not on Main Street where as this building is at the forefront of the entry into the downtown area. He also commented that perhaps this may be the tipping point for a modernization for downtown Lake Geneva and that would be something for the Plan Commission to discuss. The Commissioners and Mr. Slavney complemented the applicant for having one of the best most complete application's they have seen. Slavney stated that he is fine with the "use" standpoint but has concerns about it's esthetic's.

Alderman Skates felt it also looked a lot like Oakfire until he looked at the materials. This will be stained cedar paneling. The fence is similar to wood treatment, stained cedar. He stated his disappointment in the building now and he is glad to see a facelift coming. However, he is concerned that semi transparent stain will only look good for a couple years.

There was further discussion on the target audience that the applicant is looking for. As well as, more discussions regarding the concerns with the chosen materials, esthetics, design and timing.

PUBLIC SPEAKERS - None

MOTION #5

Hill/Hartz moved to close the public hearing. Motion carried unanimously.

MOTION #6

Kupsik/Hill moved to approve the recommendation on a Conditional Use application filed by FYF, LLC, 43 South Water Street East, Fort Atkinson, WI 53538 to operate a Commercial Indoor Lodging facility at an existing Commercial Building in the Central Business (CB) zoning district, including a fence in the Street Yard Setback and Downtown Design Review, located at 640 W Main Street, Tax Key No. ZOP 00306, including the fact finding, staff recommendations, offsite parking, site plan, building envelope, landscaping clad and material used for the building envelope to be reviewed at the next Plan Commission meeting, limiting the Conditional Use to the operator. Motion carried unanimously.

9. Public Hearing and recommendation on Zoning Text Amendment, to Section 98-206 Commercial Land Uses, pertaining to Tattooing, filed by the City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147.

DISCUSSION

Building Inspector Robers gave a brief overview of the recommendation and the three options provided to the Commission. There was a discussion related to the differences between the options. Slaveny stated that option #5b does remove that stigma and it gives you the ability to review each proposal and provides flexibility and control that the other alternatives don't do.

PUBLIC SPEAKER #1 –Elizabeth Chappell, 513 Broad Street, LG

Sexual land use is the ordinance tattooing is under currently. This change is trying to remove it out of that ordinance and create its own separate ordinance with tattooing.

As a licensed cosmetologist, if I would want to provide this type of service, under the Wisconsin Administrative code for cosmetology, code # 2.03, #8, a licensee may not provide the following services unless both the licensee and the establishment are properly licensed by the Department of Health Services.

- a. body piercing, except piercing of ears
- b. tattooing, including permanent cosmetic
- c. operating of a tanning booth

Therefore please note that a salon or spa would still need to get a license by the State of Wisconsin.

MOTION #7

Hill/Skates moved to close the public hearing. Motion carried unanimously.

MOTION #8

Hartz/Skates motion to accept option 5b as the recommended Zoning Text Amendment, to Section 98-206 Commercial Land Uses, pertaining to Tattooing, filed by the City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147.

Motion carried 5 to 1 with Sarah Hill "abstaining."

10. Adjournment

MOTION #9

Skates/Hill moved to adjourn the meeting at 7:49 pm. Motion carried unanimously.

/s/Sabrina Waswo, City Clerk

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION