

**PLAN COMMISSION MEETING  
MONDAY, JUNE 17, 2019 – 6:00 PM  
COUNCIL CHAMBERS, CITY HALL**

Mayor Hartz called the meeting to order 6:00 p.m.

**Roll Call.** Present: Mayor Hartz, John Gibbs, William Catlin, Ann Esarco, Michael Krajovic. Absent (Excused) Alderman Doug Skates, Ted Horne. Also Present: City Planner Slavney, City Attorney Draper, Building and Zoning Administrator Walling. Building & Zoning Administrative Assistant Follensbee.

**Approve Minutes of the May 20<sup>th</sup> 2019 Plan Commission meeting as distributed.**  
Gibbs/Esarco motion to approve. Motion carried unanimously.

**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 5 minutes.**

Speaker #1: Maureen Marx, 834 Dodge Street, shared her opposing thoughts for the Ice Castle Concept.

Speaker #2: Stan Redmer, 1155 Lake Geneva Blvd, shared his thoughts on the Ice Castle Concept and concerns for the city infrastructure.

Speaker #3: Charlene Klein, 817 Wisconsin Street, shared her concerns and ideas regarding the Feasibility Analysis for Hillmoor.

Speaker #4: Mary Jo Fesenmaier, 1085 S Lake Shore Drive, shared her opposing thoughts on the Ice Castle Concept, the Plan Amendment Process, and Hillmoor Feasibility Study.

Speaker #5: Dick Malmin, N1991 S Lake Shore Drive, shared his opposing concerns and is not in favor of the proposed Feasibility Analysis for Hillmoor.

**Acknowledgement of Correspondence.** Correspondence was received from Sonya Dailey, 531 Warren Street, sharing her thoughts regarding environmental concerns in the city. Correspondence was also received by Christina Clements, 949 Madison Street, sharing her concerns for the dog boarding facility at 846 Madison Street. All correspondence has been distributed to the Plan Commission and the City Council.

**Downtown Design Review**

**Application by Brick & Mortar, Thomas and Kathy George, 3389 S. Shore Dr., Delavan WI 53115, for the request to alter the exterior of the building by bringing the glass enclosed porches to grade on the property located at 832 Geneva St., in the Business Central (BC) zoning district, Tax Key No. ZOP00252.**

Thomas George, 3389 S Shore Drive, Delavan, presented his request. Zoning Administrator Walling stated the George's prefer Plan "A" of their submittal which presents a basic roof line for the porches which are at grade. Planner Slavney stated the outdoor seating for coffee or ice cream will require a separate approval as an outdoor commercial entertainment use. Slavney commended the applicant on their new design for their building. Mayor Hartz approved of the design on Cook Street which appears to align with the neighboring property.

Gibbs/Esarco motion to approve the Plan "A" design and include all staff recommendations.

Roll Call: Hartz, Gibbs, Catlin, Esarco, Krajovic "yes." Motion carried unanimously.

**Application by Jodeen Mikkelsen, 217 S. Washington St, Elkhorn WI 53121 for the request to install an on Building Sign to the exterior of the property, located at 512 Broad St., in the Business Central (BC) zoning district, Tax Key No. ZGD00005.**

Jodie Mikkelsen, 217 S Washington Street, Elkhorn, presented her request. Walling said the color and size of sign meets all city requirements.

Krajovic/Catlin motion to approve the sign and include all staff recommendations.

Roll Call: Hartz, Gibbs, Catlin, Esarco, Krajovic "yes." Motion carried unanimously.

**Application by Erin Sasak, 772 W. Main St., Lake Geneva, WI 53147, for the request to install an on Building Sign to the exterior of the property, located at 772 W. Main St., in the Business Central (BC) zoning district, Tax Key No. ZOP00321.**

Erin Sasak, 772 W Main St, owner of Geneva Jakes, presented her request. Walling said the submittal meets the color and sizes requirements of the city.

Hartz/Gibbs motion to approve the sign and include all staff recommendations.

Roll Call: Hartz, Gibbs, Catlin, Esarco, Krajovic “yes.” Motion carried unanimously.

**Application by Leanne Sanders Ieronimo, N2341 Shore View Dr., Lake Geneva, WI 53147, for the request to install an on Building Sign and a Blade Sign to the exterior of the property, located at 235 Broad St., in the Business Central (BC) zoning district, Tax Key No. ZOP00321.**

Leanne Ieronimo, N2341 Shore View Drive, presented her request. Walling said the sign reflects colors in the historic pallet and meets the size requirements.

Esarco/Krajovic motion to approve the signs and include all staff recommendations

Roll Call: Hartz, Gibbs, Catlin, Esarco, Krajovic “yes.” Motion carried unanimously.

**Public Hearing and Recommendation to amend the existing Conditional Use Permit filed by Tristan Crist, 100 Skyline Dr., Lake Geneva, WI 53147, to allow Commercial Outdoor Entertainment land use for the patio area which would allow the service of alcohol outside of the building. The property is located at 100 N Edwards Blvd., located within the Planned Business (PB) zoning district, Tax Key No. ZA196100004.**

Walling presented the request, stating the applicant had asked for the ability to serve food and drinks outside of the building in the original Conditional Use Permit but it was not identified in the motion. Walling said the applicant intends to use the outdoor patio area for a gathering space prior to the show. Hartz stated the Plan Commission cannot authorize the use of alcohol since it is an alcohol license item.

Speaker #1: John Koons, 7243 Lawton Avenue, asked if bands, music or outside entertainers would be allowed with this permit. Hartz said the noise ordinance for outdoor entertainment would have to be met.

Gibbs/Krajovic motion to close the Public Hearing. Motion carried unanimously.

Hartz/Krajovic motion to approve the amendment of the Conditional Use to include two conditions: 1.) No music will be played on the patio and 2.) Alcohol will only be served with an approved license by the city and include all staff recommendations and fact finding in the affirmative.

Esarco/Hartz amended the previous motion to approve the amendment of the Conditional Use to include the following conditions: no music will be played on the patio, alcohol will only be served with an approved license by the city and limiting the hours of outdoor entertainment to 9:00 pm.

Roll Call: Hartz, Gibbs, Catlin, Esarco, Krajovic “yes.” Motion carried unanimously.

**Public Hearing and Recommendation on an application for a Conditional Use Permit filed by Elizabeth Tomas, 1142 Cypress Point, Twin Lakes, WI 53181 for the property located at 617 W. Main St to allow outdoor music this request is for a Commercial Outdoor Entertainment land use, located in the Central Business (CB) zoning district. Tax Key No. ZOP00291.**

Beth Tomas, 1142 Cypress Point, Twin Lakes, present her request. Walling asked about amplified sound. Tomas suggested a small amp is needed for customers in the back of patio due to the noise on the street. Slavney asked about hours of operation. Tomas said the hours of operation are 11:00am - 8:00pm and the music on the patio ends at 7:00 pm.

Speaker #1: Alice Ogden, 108 Evelyn Lane Unit D, suggested giving the permit a time limit.

Speaker #2: Trish Schaefer, 403 Center Street, shared her support for this establishment and its ambiance.

Speaker #3: Jonathan Voinovich, 104 Evelyn Lane, shared his thoughts about acoustic sound and suggested limiting the volume.

Krajovic/Esarco motion to close the Public Hearing. Motion carried unanimously.

Hartz/Gibbs motion to approve the Conditional Use Permit and include all staff recommendations and fact finding in the affirmative and with the following conditions: 1.) music is projected to the back of the patio, 2.) the music will not exceed the city sound ordinance and 3.) the patio closes by 8:00pm.

Roll Call: Hartz, Gibbs, Catlin, Esarco, Krajovic “yes.” Motion carried unanimously.

**Public Hearing and Recommendation of a Conditional Use Permit (CUP) filed by Tom and Denise Pecora, 911 Mason Ln., Lake in the Hills, IL 60156, for the installation of 90’ long 6’ wide pier and one boat slip located at 1550 Lake Shore Dr., within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZLM00048.**

Larry Quist, W4689 N Walworth Road, Walworth, on behalf of applicant, presented the request. Walling stated the DNR approval for this project was received today.

Gibbs/Esarco motion to close the Public Hearing. Motion carried unanimously.

Krajovic/Gibbs motion to approve the Conditional Use Permit and include all staff recommendations and fact finding in the affirmative and with the approved DNR Permit which includes 21 conditions.

Roll Call: Hartz, Gibbs, Catlin, Esarco, Krajovic “yes.” Motion carried unanimously.

**Public Hearing and Recommendation of a Conditional Use Permit (CUP) filed by SCH Lake LLC, 131 Dearborne St., Chicago, IL 60603 for the installation of 100’ long 8’ wide pier and two boat slip located at 700 S. Lake Shore Dr., within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZBB00007A.**

Larry Quist, W4689 N Walworth Road, Walworth, on behalf of applicant, presented the request. Walling asked if the pier was centered on the property’s shoreline since the setback is 12.5’ from the riparian property line.

Speaker #1 Dick Malmin, N1991 S Lake Shore Drive, asked about the width of the main pier. Quist stated the DNR allows the main pier to be up to a width of 8 feet and the catwalks cannot exceed a 6 foot width.

Gibbs/Krajovic motion to close the Public Hearing. Motion carried unanimously.

Hartz/Krajovic motion to approve the Conditional Use Permit and include all staff recommendations and fact finding in the affirmative and with the following conditions: 1.) dock is not located within 12.5’ of the riparian property line, 2.) applicant meets the 12 conditions of the DNR Permit, 3.) the dock widths do not exceed the DNR limits.

Roll Call: Hartz, Gibbs, Catlin, Esarco, Krajovic “yes.” Motion carried unanimously.

**Public Hearing and Recommendation on an application for a Conditional Use Permit (CUP) filed by Samantha Strenger, 615 Center St., Lake Geneva WI, 53147 to operate a Commercial Indoor Lodging at 695 Wells Street, located in the Planned Business District (PB) zoning, Tax Key No. ZOP00399C.**

Samantha Strenger, 615 Center Street, presented her request. Walling said this property meets the zoning and parking requirements and interior floor plans are adequate and meet the fire code for 1<sup>st</sup> and 2<sup>nd</sup> floors. Slavney asked about the first floor spaces. Strenger said the 3 tenant spaces in the floor plan will be used as a commercial space with an additional apartment in the back.

Speaker #1: Zakia Pizada, owner of Lake Geneva Motel, shared her objections to all short term rental applications since it affects her business and said some overnight guests from other properties decide it is okay to use the Lake Geneva Motel swimming pool or to park on their property.

Hartz stated this property is located between the Wesley Inn and the Car Dealership so adjacent neighbors are not residential.

Gibbs/Esarco motion to close the Public Hearing. Motion carried unanimously.

Esarco/Gibbs motion to approve the Conditional Use Permit and include all staff recommendations and fact finding in the affirmative.

Roll Call: Hartz, Gibbs, Catlin, Esarco, Krajovic “yes.” Motion carried unanimously.

**Public Hearing and Recommendation on an application for the Conditional Use Permit (CUP) filed by Sarah Schultz, 448 McHenry St., Burlington, WI, 53105, Rachael Thornton, 3406 Harrison St, Kansasville, WI, 53139 requesting to amend the existing CUP to increase the allowance of 10 dogs to 40 dogs at the existing building located at 846 Madison Street, Lake Geneva, WI 53147, located in General Industrial (GI) zoning district, Tax Key No. ZYUP00033.**

Sarah Schultz, 448 McHenry St., Burlington and Rachael Thornton, 3406 Harrison St., Kansasville, presented their requests. Walling stated this property falls within the animal zoning. Slavney said the proposed hours of operation are 7am-6pm Monday – Sunday with no day care services on Sunday. Applicant offered further information explaining their reasons for buying the facility and changing the way they work with the dogs under their care. Gibbs asked how the extra dogs would be handled especially since there are complaints now for less dogs. The applicant stated the number of dogs at night would be 15 but the amount of dogs during the day would increase. They are looking at soundproofing options. Hartz asked to have the owner’s signature on the application since the owner ends up with the Conditionally Use Permit.

Speaker #1: Gerry Kuroghlian, 526 Maxwell Street, shared his opposition to increasing the number of dogs at this facility.

Speaker #2: Maureen Marx, 834 Dodge Street, shared her thoughts favoring the business and increasing the number of dogs at this facility.

Speaker #3: Terry O’Neill, 954 George Street, lives 250’ from the facility, shared his thoughts opposing the request for more dogs at this facility.

Speaker #4: Sherri Ames, 603 Center Street, asked how many dogs would be lodged in the facility at night. Slavney asked for their proposed limit of dogs for overnight stay. The applicant said they could accommodate up to 15 dogs at night.

Speaker #5: Ellen Kuroghlian, 526 Maxwell Street, shared her opposition to increasing the number of dogs at this business.

Speaker #6: Christina Clements, 949 Madison Street, who lives across the street from the business, shared her concerns about the barking, suggesting it happens all day long. Clements asked who enforces the nuisance dog barking ordinance. Mayor Hartz said the police enforce the ordinance.

Speaker #7: Sarah Hill, 1024 George Street, lives 50’ from the business, shared her thoughts in favor of the facility and increasing the number of dogs allowed at the facility.

Speaker #8: Dick Malmin, N1991 S Lake Shore Drive, referenced the nuisance laws and shared his opinion opposing the request for more dogs at this facility.

Speaker #9: Don Ogden, 108 Evelyn Lane Unit D, shared comments opposing the dog barking.

Speaker #10: Mary Jo Fesenmaier, 1085 S Lake Shore Drive, asked if this Conditional Use Permit could have a yearly review.

Hartz/Gibbs motion to continue this Public Hearing to the July Plan Commission meeting and to allow the applicants to get the owners signature on the application and consider ways to cut back on the dog barking. Motion carried unanimously.

Roll Call: Hartz, Gibbs, Catlin, Esarco, Krajovic “yes.” Motion carried unanimously.

**Public Hearing and Recommendation to amend an application for a Precise Implementation Plan (PIP) filed by Brian Dalton, 353 S. Lake St., Grayslake, IL 60030, requesting to allow Commercial Indoor Lodging at 406 Wells St. The originally approved PIP in 2013 limited the Commercial Indoor Lodging to 50 days (per the original applicant’s request). This request is to allow the land use as currently written in the zoning ordinances. The property is located at 406 Wells St., situated in Neighborhood Business (NB) zoning district Tax Key No. ZOP00353.**

Brian Dalton, 353 S Lake Street, Grayslake, IL, 60030, presented his request. Walling explained the existing PIP issued in 2013 for this property allowing for 50 days. Slavney stated this property location was seen as acceptable even with the Neighborhood Business zoning back in 2013. Walling said this particular zoning allows for 365 days of rental.

Speaker #1: Zakia Pizada, owner of Lake Geneva Motel, shared her opposition to Commercial Indoor Lodging and Tourist Rooming House which affects her business. Slavney described the difference between Commercial Indoor Lodging and Tourist Rooming House and explained the Tourist Rooming House State Law which was forced on all cities in the state of Wisconsin last year.

Speaker #2: Chris Pawluk, 415 Wells Street, Unit 103, asked if there was a guest limit and how many cars could park at the property. Dalton stated they allow up to 12 guests and offer 8 parking spaces.

Speaker #3: Joseph Zimmer, 415 S Wells Street Unit 105, shared his knowledge of Commercial Indoor Lodging, DSPS rules and asked for a condition of a yearly review for this permit.

Gibbs/Esarco motion to close the Public Hearing. Motion carried unanimously.

A discussion of the Plan Commission followed.

Hartz/Esarco motion to approve the amendment of the Precise Implementation Plan and include all staff recommendations and fact finding in the affirmative with the following conditions: the PIP amendment is limited to the current owner/applicant, the house will be rented to a single renter and guests, a yearly review will be conducted and the Lake Geneva Tourist Rooming House rules will apply: to include the site guidelines found in section 98-206(8)(y)(1)(d), not to include (8)(y)(1)(b); (8)(y)(1)(c); (8)(y)(1)(d)(v); (8)(y)(1)(e); & (8)(y)(1)(f) of the Tourist Rooming House program relating to the site guidelines and property operational standards.

Roll Call: Hartz, Gibbs, Catlin, Esarco, Krajovic “yes.” Motion carried unanimously.

**Public Hearing and Recommendation on an application for a General Development Plan (GDP) filed by Omega Homes – Vistas LLC., 210 E. O’Connor Dr, Suite 101, Elkhorn, WI 53121, requesting to allow the development 17.26 acre parcel to construct 58 single family lots which includes the installation of roads and infrastructure to accommodate the proposed development. The property is located on LaSalle St., situated in Multi-Family Residential – 8 (MR-8) zoning district, Tax Key No. ZA424700001.**

Applicant has requested to continue the Public Hearing.

Hartz/Gibbs motion to continue the Public Hearing to the July Plan Commission meeting at the request of the owner. Motion carried unanimously.

**Discussions on Sign Display to review the reduction from 60 seconds to a 15 second change to the messages interval being displayed.**

Slavney introduced the request from the Lake Geneva Library Board, asking to reduce the period of time in which a message is displayed. Slavney also explained the current regulation for a sign display. Emily Kornak, Library Director, presented her request.

A discussion of the Plan Commission followed.

**Discussion on the Ice Castle concept plan and future event location.**

Jesse Stone, 285 W Main St, Midway, UT, presented his request to consider Dunn Field as a new location for the Ice Castles. Stone spoke about their Ice Castle experiences on the beach near the Riviera for the 2018-2019 year. Stone would request temporary permits for Ice Castles and an inflatable summer water park with picnic tables and areas for families. Slavney had concerns regarding the possibility of an early thaw and a contingency plan; the inflatable water park with families walking around on the grass, tearing up the turf; erosion and sedimentation into the river; night lighting for both events; water park proximity to neighboring homes. Slavney stated in Wisconsin navigable waters belong to the people and cannot be fenced off and suggested they begin conversations with the DNR regarding the White River if the project gets a green light. Slavney referenced a concern with Waverly Street not being a public street for the entire length of the road as well as the logistics of the parking for this area. Hartz stated the next step is for staff to meet to determine what will be required. Hartz said submittals would be needed for a Concept Plan, General Development Plan and Precise Implementation Plan. The GDP and PIP will be Public Hearings.

**Discussion regarding opening the annual plan amendment process in conjunction with the ten-year update of the City of Lake Geneva’s Comprehensive Plan.**

Slavney explained the opening of the annual plan amendment process which will fold into the ten-year plan review, referencing the process timeline in the packet. Public notices would be in the newspaper about 6 weeks prior to the Joint City Council & Plan Commission Public Hearing and Adoption of the Comprehensive Plan on December 9th. Map Amendments would not take place in October this year but would be delayed until December due to the ten-year update. Slavney further explained the integrated process for the yearly plan amendment for Future Land Use Map and the ten-year update which allows the City Council and Plan Commission time to address current issues in the community. The Plan Commission acknowledges the nominations period has begun and will continue until July 31<sup>st</sup>.

**Discussion/Action regarding recommendation for the Vandewalle and Associates feasibility analysis proposal dated June 11, 2019 to assist the City in preparing its vision for the future use of the Hillmoor Property.**

Mayor Hartz spoke to Vandewalle & Associates about this Feasibility Analysis proposal to develop a future plan for the Hillmoor Property as the City of Lake Geneva. Slavney said it would help discover what the city wants to see, what the public will support, and put together a plan which depicts a future plan. Hartz said this analysis was initiated by the city separate from the owner. Slavney said it is an opportunity to create a vision for the city and incorporate it onto the Future Land Use Map which would be the plan for the property. Hartz reminded the Plan Commission the focus is on planning, not zoning. Gibbs asked for clarification on the labels: Rural Holding and Private Recreation. Attorney Draper stated Rural Holdings is the zoning designation and Private Recreation is the land use designation. Krajovic suggested more public input to capture the vision of the community. Further Plan Commission discussion followed.

Krajovic/Hartz motion to recommend to City Council to hire Vandewalle to complete tasks 1, 2, and 3 from their proposal, including the addition of section 3.15 to add a public input category and for a price not to exceed \$53,000. Roll Call: Hartz, Catlin, Esarco, Krajovic voting “yes.” Gibbs voting “no.” Motion carried.

**Adjournment.** Esarco/Gibbs motion to adjourn at 10:23 p.m. Motion carried unanimously.

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/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

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