

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

**3. Approve Minutes of February 15, 2016 Plan Commission meeting as distributed.**

**MOTION #1**

Kupsik/Skates moved to approve the minutes of February 15, 2016 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. - None**

**5. Acknowledgment of Correspondence.**

3-21-16 - Email received from Andy Loughlin – Against Agenda Item # 7 Milliette Pier

**6. Downtown Design Review.**

**A. Application by Nancy Gissendaner & Kim Davidson for Queen Bee Artisan Market, 755 Main Street - Lower, Lake Geneva, WI 53147 for a new exterior sign and awning on the storefront at Tax Key No. ZOP 00269.**

**DISCUSSION – Nancy Gissendaner – 755 Main St, Lower - LG**

The applicant gave an overview of the application details and there was a brief discussion with the Commission.

**MOTION #2**

Kupsik/Flower moved to approve the application by Nancy Gissendaner & Kim Davidson for Queen Bee Artisan Market, 755 Main Street - Lower, Lake Geneva, WI 53147 for a new exterior sign and awning on the storefront at Tax Key No. ZOP 00269.  
The motion carried unanimously.

**B. Application by Lake Geneva Party Rental, 706 Geneva Street, Lake Geneva, WI 53147 for a new exterior sign on the storefront at Tax Key No. ZOP 00259.**

**DISCUSSION – Steve Rader – Lake Geneva Party Rental**

The applicant gave an overview of the application details and there was a brief discussion with the Commission.

**MOTION #3**

Kupsik/Flower moved to approve the application by Lake Geneva Party Rental, 706 Geneva Street, Lake Geneva, WI 53147 for a new exterior sign on the storefront at Tax Key No. ZOP 00259, including all comments regarding border around the sign.  
The motion carried unanimously.

- 7. 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.**

**DISCUSSION – Gary Milliette (Representing the Milliette Family)**

The applicant gave an overview of the application details and there was a brief discussion with the Commission. There was considerable discussion regarding the DNR website still showing this as pending and no response from the contact at the DNR for an update. There is some concern about the new configuration of the pier and the City Attorney will need to do some more research on it.

**PUBLIC SPEAKER #1 – Andy Loughlin, 600 Campbell Street - LG**

Mr. Loughlin stated his objections to the new configuration of the proposed pier, requesting that it stay in its current location and configuration. He would like to speak to the city Attorney once it has been researched.

**MOTION #4**

Kupsik/Gibbs moved to continue the recommendation and the public hearing to the May Planning meeting. The motion carried unanimously.

- 8. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map to combine two parcels submitted by Jeffrey Kimps, agent for Carrie Kielty Trust, P.O. Box 322, Lake Geneva, WI 53147, for land located at 411 Center Street, Tax Key Nos. ZOP 00127 & ZXRR 00005.**

**DISCUSSION - Art Kielty – PO Box 322, LG**

The applicant gave an overview of the application details and there was a brief discussion with the Commission. Inspector Robers stated that if there is an easement it would need to be included and shown on the revised recorded survey Document going forward.

**MOTION #5**

Kupsik/Flower moved to approve the Recommendation on an Application for Land Division Review for a Certified Survey Map to combine two parcels submitted by Jeffrey Kimps, agent for Carrie Kielty Trust, P.O. Box 322, Lake Geneva, WI 53147, for land located at 411 Center Street, Tax Key Nos. ZOP 00127 & ZXRR 00005, including staff recommendations and easements for the utilities to be identified on the survey. The motion carried unanimously.

- 9. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map to clarify and correct the overlapping legal descriptions submitted by David & Cheryl Hawkins, 1205 W. Main Street and Barbara Lucksinger, 222 Maxwell Street, Lake Geneva, WI 53147, Tax Key Nos. ZOP 00209 and ZOP 00211.**

**DISCUSSION – David & Cheryl Hawkins and Barbara Lucksinger, LG**

The applicants gave an overview of the application details and there was a brief discussion with the Commission.

**MOTION #6**

Skates/Kupsik moved to approve the Recommendation on an Application for Land Division Review for a Certified Survey Map to clarify and correct the overlapping legal descriptions submitted by David & Cheryl Hawkins, 1205 W. Main Street and Barbara Lucksinger, 222 Maxwell Street, Lake Geneva, WI 53147, Tax Key Nos. ZOP 00209 and ZOP 00211. The motion carried unanimously.

- 10. Review and Recommendation on an Application for Land Division Review for a Removal of Restriction submitted by Salvatore & Donna DeSimone, 184 South Street, Elmhurst, IL 60126, for land located in the Town of Linn Extra-territorial Jurisdiction Boundary, at N1769 Wildwood Drive, Lake Geneva, WI 53147, Tax Key Nos. ITE 00034A.**

**DISCUSSION – Richard Torhorst, 500 Commercial Ct., LG (representing applicant)**

Torhorst gave an overview of the application details and there was a brief discussion with the Commission.

**MOTION #7**

Mayor Connors/Kupsik moved to approve the Recommendation on an Application for Land Division Review for a Removal of Restriction submitted by Salvatore & Donna DeSimone, 184 South Street, Elmhurst, IL 60126, for land located in the Town of Linn Extra-territorial Jurisdiction Boundary, at N1769 Wildwood Drive, Lake Geneva, WI 53147, Tax Key Nos. ITE 00034A. The motion carried unanimously.

- 11. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Lake Geneva Development Corp., c/o Richard W. Torhorst, P.O. Box 1300, Lake Geneva, WI 53147 for land located at Tax Key Nos. ZOP 00154 & ZOP 00155.**

**DISCUSSION – Richard Torhorst, 500 Commercial Ct., LG (representing applicant)**

Torhorst gave an overview of the application details and there was a brief discussion with the Commission.

**MOTION #8**

Mayor Connors/Kupsik moved to approve the Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Lake Geneva Development Corp., c/o Richard W. Torhorst, P.O. Box 1300, Lake Geneva, WI 53147 for land located at Tax Key Nos. ZOP 00154 & ZOP 00155, contingent on approval of the Planned Development. The motion carried unanimously.

- 12. Public Hearing and recommendation on a Planned Development (PD), Precise Implementation Plan (PIP) submitted by Richard W. Torhorst, P.O. Box 1300, Lake Geneva, WI for the Lake Geneva Development Corp., on behalf of Paul and Allison Page at 726 Wisconsin Street, current Tax Key No. ZOP 00154.**

**DISCUSSION – Richard Torhorst, 500 Commercial Ct., LG (representing applicant)**

Torhorst gave an overview of the application details and there was a brief discussion with the Commission. He also noted, with apologies, that the North Lot should have been Lot #1 and the South Lot should have been Lot #2, however, on the application paperwork it is flip flopped.

Slavney clarified they are looking for a motion to recommend approval of the proposed General Development Plan (GD) and Implementation Plan (PIP) for lot 2 which would grant 3 flexibilities (not variances) as listed in the text of the submittal.

**PUBLIC SPEAKER #1 – Ed Gillman, 722 Wisconsin Street, LG**

Gillman stated his concerns regarding the proposed project and how it would affect his family's property.

**MOTION #9**

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

**MOTION #10**

Kupsik/Gibbs moved to approve the Recommendation on a on a Planned Development (PD), Precise Implementation Plan (PIP) submitted by Richard W. Torhorst, P.O. Box 1300, Lake Geneva, WI for the Lake Geneva Development Corp., on behalf of Paul and Allison Page at 726 Wisconsin Street, current Tax Key No. ZOP 00154, to include staff recommendations, finding of facts and the 3 flexibilities. The motion carried unanimously.

Kupsik noted that staff has no problems with granting the (PIP) for the Planned Development as all of the uses are currently grandfathered and this procedure will allow them to be consistent with the current zoning code.

- 13. Public Hearing and recommendation on a Conditional Use Application filed by Paul Lauterbach, 914 Bennett Ct. Walworth, WI 53184 on behalf of Lake Geneva Tennis Club, to operate and Indoor Tennis Club (Physical Activity Studio) in the Planned Business Park (PBP) zoning district in a proposed building on Veterans Parkway Tax Key No's ZLGBP 200029.**

**DISCUSSION – Thomas Connelly, Autumnwood Financial Corp., Walworth, WI (Agent for LG Tennis)**

The applicant gave an overview of the application details and there was a discussion with the Commission and Planner Slavney gave an overview of the process.

**PUBLIC SPEAKER #1 – Sandy Derrick/Derrick Funeral Home, 700 Park Drive - LG**

She had some concerns regarding the proximity of the new building to her building.

**MOTION #11**

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

**MOTION #12**

Kupsik/Skates moved to approve the Recommendation on a on a Conditional Use Application filed by Paul Lauterbach, 914 Bennett Ct. Walworth, WI 53184 on behalf of Lake Geneva Tennis Club, to operate and Indoor Tennis Club (Physical Activity Studio) in the Planned Business Park (PBP) zoning district in a proposed building on Veterans Parkway Tax Key No's ZLGBP 200029, including staff recommendations and findings of fact. The motion carried unanimously.

**14. Public Hearing and recommendation on a General Development Plan (GDP) Application filed by Paul Lauterbach, 914 Bennett Ct. Walworth, WI 53184 on behalf of Lake Geneva Tennis Club, for a new commercial building (Tennis Club)in the Planned Business Park (PBP) zoning district in a proposed building on Veterans Parkway Tax Key No's ZLGBP 200029.**

**DISCUSSION – Thomas Connelly, Autumnwood Financial Corp., Walworth, WI (Agent for LG Tennis)**

The applicant gave an overview of the application details and there was a brief discussion with the Commission.

Connelly gave a handout to the Commissioners and stated that there were two things that have changed (see handout).

#1 – On the Northside the setback was originally 10 ft and is now 9ft 6 in. to allow for the addition of a curve to make sure cars stay in their proper lane and easier for snow maintenance etc.

#2 – The addition of the entrance relative from the path to the parking (as requested) and the little pod for the bike rack.

There was additional discussion on the roof and siding materials etc.

**PUBLIC SPEAKERS** – None

**MOTION #13**

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

**MOTION #14**

Kupsik/Gibbs moved to approve the Recommendation on a on a General Development Plan (GDP) Application filed by Paul Lauterbach, 914 Bennett Ct. Walworth, WI 53184 on behalf of Lake Geneva Tennis Club, for a new commercial building (Tennis Club) in the Planned Business Park (PBP) zoning district in a proposed building on Veterans Parkway Tax Key No's ZLGBP 200029 and to include all staff recommendations and identification of the bike rack and path. The motion carried unanimously.

**15. Adjournment**

**MOTION #15**

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

*/s/Jackie Gregoles, B&Z Administrative Assistant*

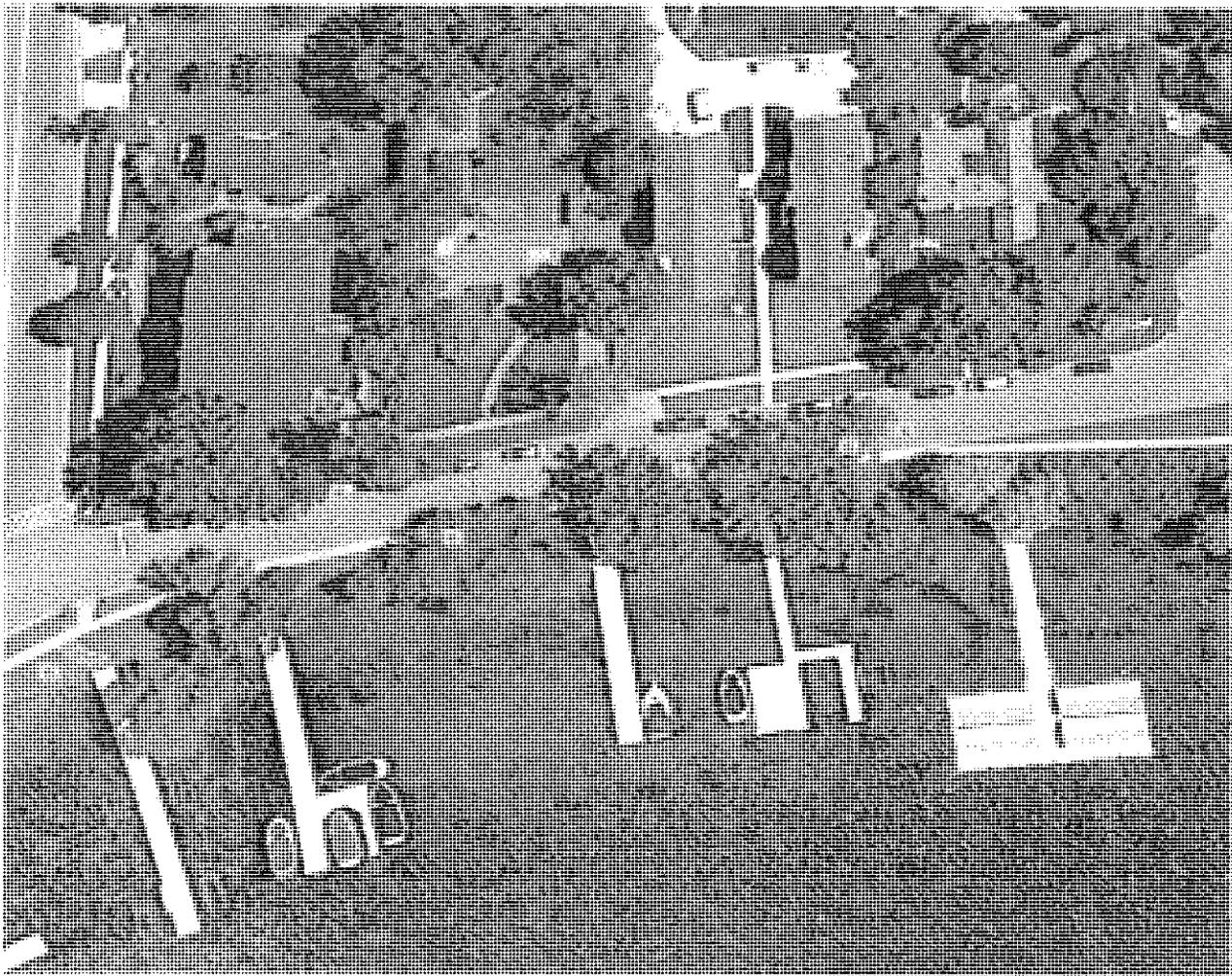
**THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION**



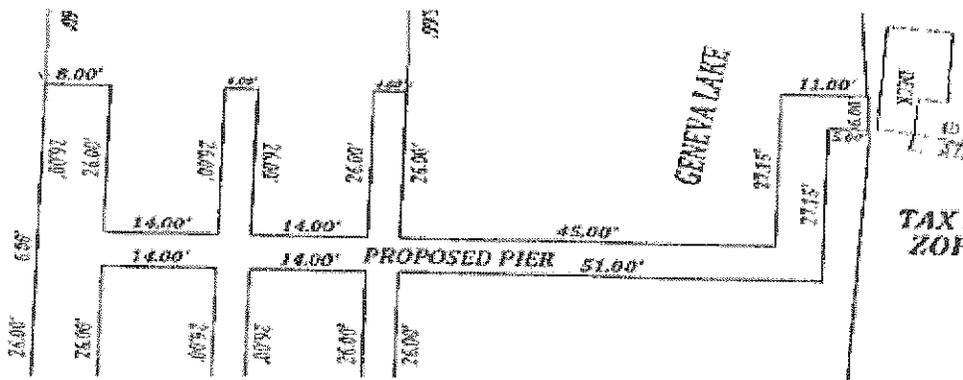
1...we object to the placement of the above pier because it violates city ordinance SEC. 90-143, paragraph (e)... which requires that any wharf or pier placed in the bed of Lake Geneva must be contained inside a minimum distance of 12 ½ feet from either side of the riparian proprietor's extended property lines....into the riparian zone.

- (e) Location of wharves and piers. No wharf or pier shall be located, built, constructed or maintained on a lot or parcel within a distance of 12 1/2 feet from a riparian proprietor's property line, where such property line intersects the shoreline, as defined in Section 90-142. This restriction shall not apply to permissible preexisting wharves or piers as defined in Subsection (c) of this section.

2...we object to the SIZE of the above proposed pier since....on its face....the scale of the new pier is so wide that it is impossible to construct the pier within the requirements of the city ordinance SEC. 90-143, paragraph (e). without centering it exactly in the middle of the applicants riparian enabled area. Please see the sketched in relative size of the proposed pier below....inserted into this high traffic and congested navigation area to enable one to envision the size of the construction.



3...we object to the relocation of the applicants existing pier centerline arm....the applicant requests that the existing pier centerline be relocated more than 30 feet to the south....causing the proposed south slip entrances to be located directly ON the applicants south riparian line, extended, in violation of the 12 ½ foot minimum setback required.....in violation of the city ordinance SEC. 90-143, paragraph (e).

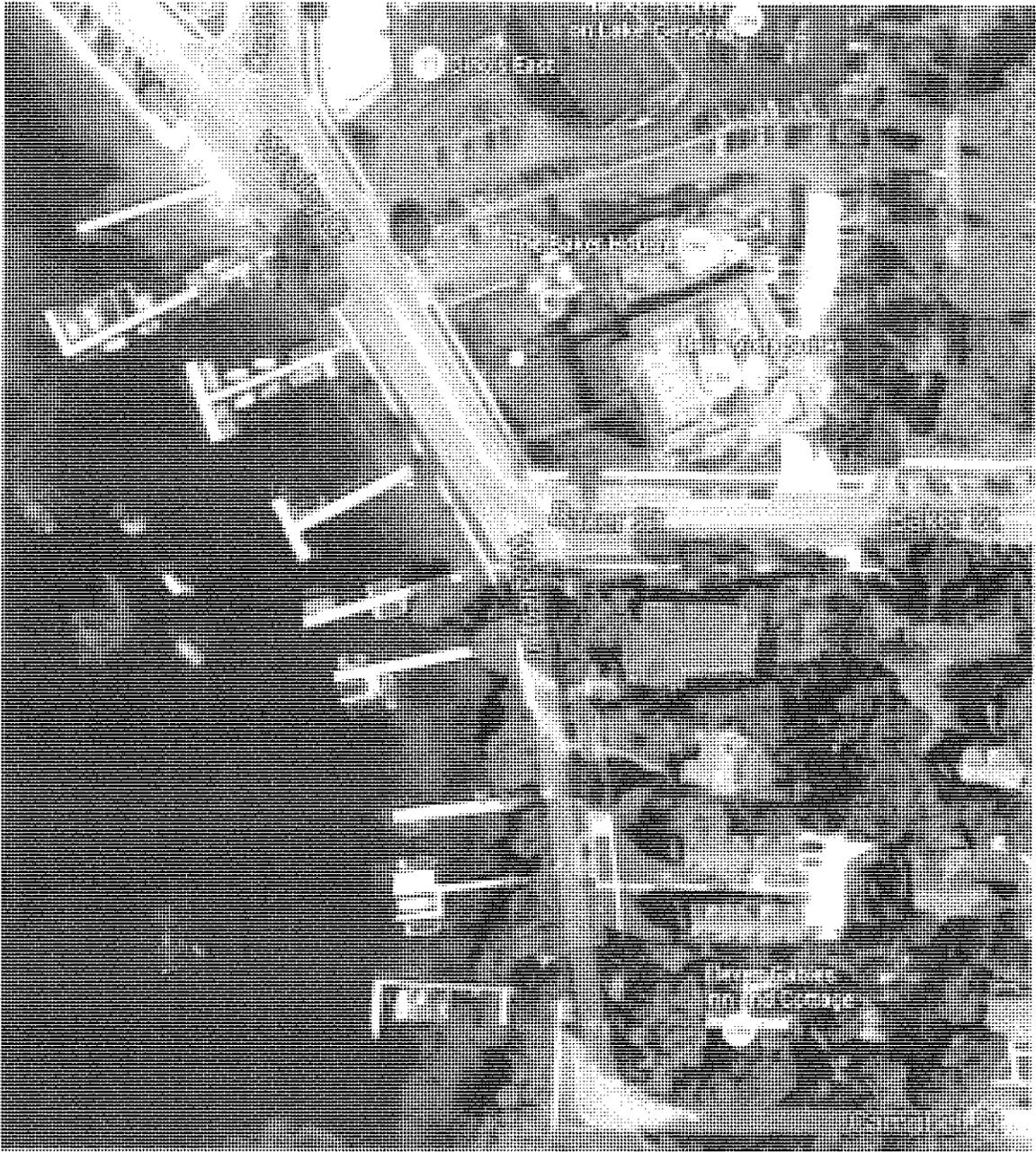


4...we object to the applicants requested relocation of TWO of the four existing slips..... from the currently approved and acceptable narrower/smaller pier configuration of all four slips now all positioned on ONE side of the main pier center arm....( see photo below )...applicant now requesting approval of the much wider configuration of TWO 26 foot slips to be constructed on each of BOTH sides of the 100 foot long pier center arm.



5...we object to the construction of such a large wooden pier of approximately 58 feet wide by 100 feet long in front of a riparian enabled property of only 85 feet.

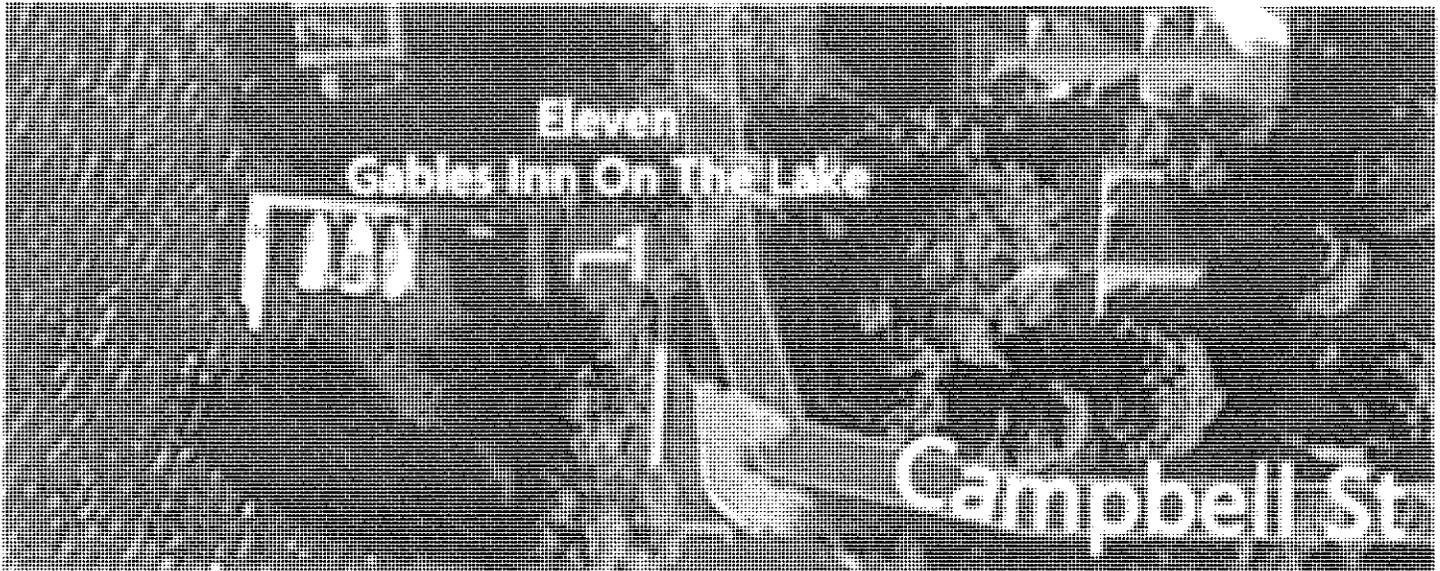
6...we object to the applicants planned disruption of the typical and customary already approved configurations of all of the existing BAKER PARK piers.... in an intensive riparian area where the density of boats and commercial and condominium population is high....where there are boat rental and jet ski rental operations concentrated nearby.....and where the applicant operates a bed and breakfast with frequent transient weekend boaters visiting....in this high density boating/kayaking/water-ski area of the lake....the best slip configurations is already well established in such a grandfathered dense zone is a STRAIGHT IN centerline..... and slips that are also configured EAST-WEST rather than north-south.....or..... all slips located on one side. ( see photo below to visualize how all existing Baker Park piers are now configured ).



7...We object to any relocation .....or enlarging ....or the reconfiguration of any aspect of the pier that changes the navigation of boating or jet skis or kayaks in and around the applicant's pier....or neighboring piers. The commercial business interest at the applicants' location is an advertised pet friendly Bed and Breakfast...where all four slips are rented/leased to non-residents.....and where highly transient and typically weekend visitors and boaters occupy the pier and nearby waters. The likely occasion of such transient weekend visitors are holiday or wedding or other celebrations where a higher level of noise and activity and excitement...day and night...including boating....is to be expected. Adding to typical transient pier activity is an unusually high volume of continuing barking dogs.... visiting on weekends and other occasions....generally triggering a greater than normal noise nuisance level in the abutting residential locations. Leaving the pier smaller and more northerly ....and leaving the slips where they are .....and leaving noisy transient guests and barking dogs where they now are.....would be best for the residential areas to the south and the north.

8...We object to the Lake Geneva planning commission allowing an exception to any of the applicable ordinances relating to this pier application for ANY reason.

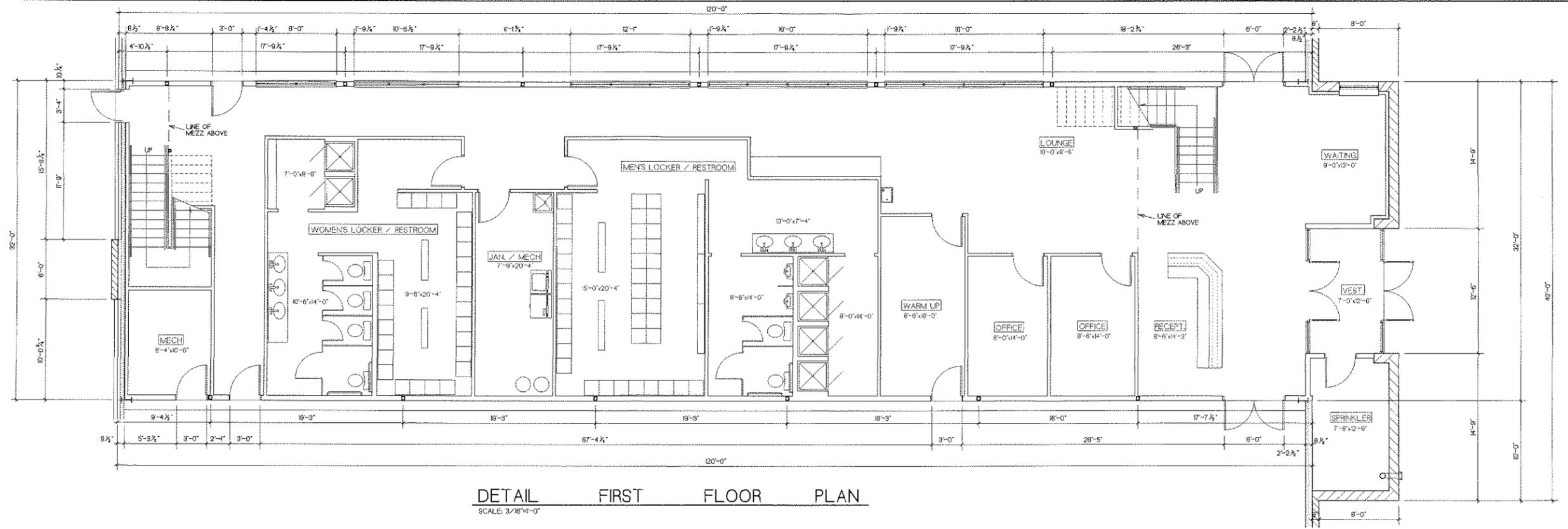
9...The applicants' current 4-slip pier configuration and its size and location.....( see photo below ).....is acceptable to us.....without change....except that we will surely welcome the proposed upgraded construction materials..... from the current rusted and irregular shaped non-linear metal pipes and plywood.... to the upgraded more LAKE GENEVA conventional white wood painted more sturdy wood construction.....and would be welcomed by all....it would be substantially smaller.....would accommodate the requested four slips for rental.....and satisfy the DNR's desire to assist fish procreation and reduce impediments to safe navigation with the smallest pier over the bed of the lake.



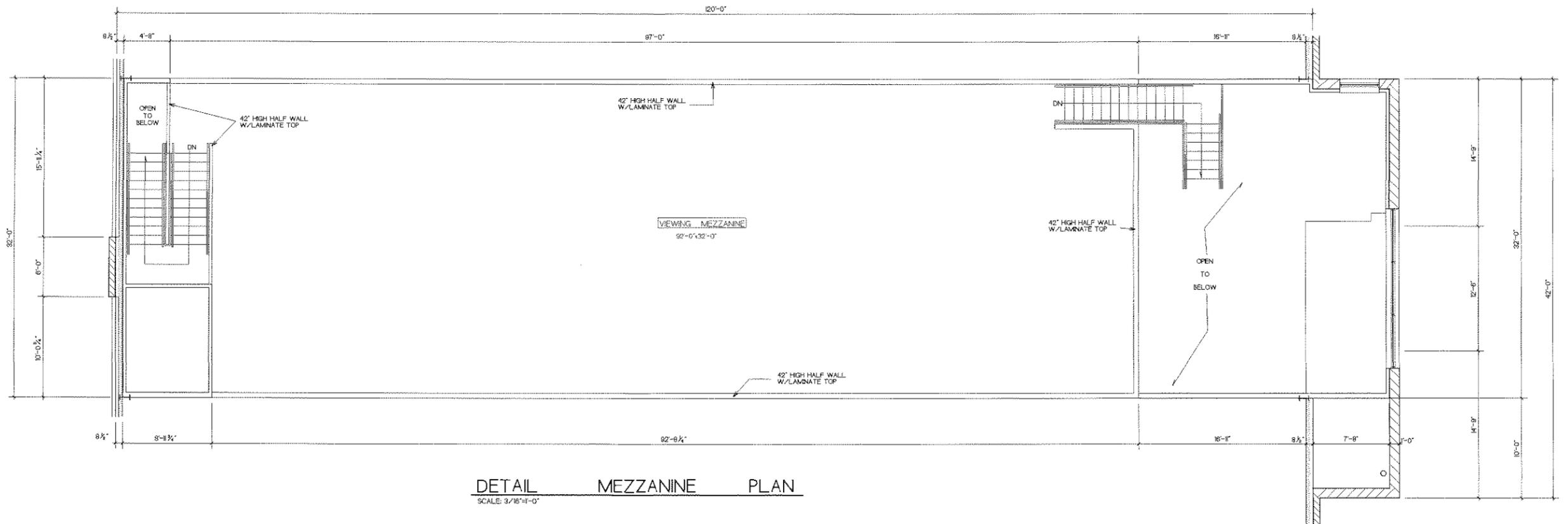
10...As of today...a check of the DNR website lists the applicants' pier application current status as 'pending'. In verbal discussions with DNR specialist Travis Schroeder last year.....he indicated that such a large pier was unlikely to be approved as it would discourage normal fish procreation and its size would be a limitation to riparian navigation in the area.

Sincerely,

Andy Loughlin  
Linda Selman Learn



DETAIL FIRST FLOOR PLAN  
SCALE: 3/16"=1'-0"



DETAIL MEZZANINE PLAN  
SCALE: 3/16"=1'-0"

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 3/7/2016 10:58:00 AM  
 FARRIS, HANSEN & ASSOCIATES, INC.

**LAKE GENEVA TENNIS**  
 LOT 48 OF LAKE GENEVA BUSINESS PARK PHASE II  
 CITY OF LAKE GENEVA  
 WALWORTH COUNTY, WISCONSIN

DETAIL FIRST FLOOR PLAN  
 DETAIL MEZZANINE PLAN

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REVISIONS

PROJECT NO.	9368
DATE	3/7/2016
SHEET NO.	5 OF 5