

**CITY OF LAKE GENEVA  
PLAN COMMISSION MEETING**

MONDAY, APRIL 20, 2015 - 6:30 PM

COUNCIL CHAMBERS, CITY HALL

**MINUTES**

**1. Meeting called to order by Mayor Connors at 6:33 PM.**

**2. Roll Call**

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

**3. Approve Minutes of March 16, 2015 Plan Commission meeting as distributed.**

MOTION #1

Flowers/Kupsik moved to approve the minutes of March 16, 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. -NONE-**

**5. Acknowledgment of Correspondence**

ACKNOWLEDGEMENT #1

Letter from the Lake Geneva Fire Department concerning item # 8 Great Eggs and item # 9 at 721 Geneva Street.

ACKNOWLEDGEMENT #2

An email letter was received from Beverly & Jeffrey Leonard giving their full support for approval to Great Eggs (item #8).

**6. Downtown Design Review.**

**A. Continued Application by Angela Durkin for KD Vape Shop, 252 Center Street, Lake Geneva, WI 53147 for four new exterior signs at the storefront at Tax Key No. ZOP 00258.**

DISCUSSION - Commissioner Flower stated concerns over the bright colors saying she feels it looks neon and very bright and does not feel that it fits with our downtown. She also stated her concerns about the sizing of the sign. Ken confirmed that the colors do meet the City standards and stated they have a store in Paddock Lake with the same signage.

MOTION #2

Kupsik/Gibbs moved to approve the application by Angela Durkin for KD Vape Shop, 252 Center Street, Lake Geneva, WI 53147 for four new exterior signs at the storefront at Tax Key No. ZOP 00258, contingent upon property owner's approval. Motion carried 5 to 1 with Flower voting no.

**B. Application by Anthony & Lynn Diedrich for Tres Belle Boutique, 233 Broad Street, Lake Geneva, WI 53147 for new exterior sign at the storefront at Tax Key No. ZA110300001.**

DISCUSSION - Robers stated the sign is the same, however, they are moving two doors down.

MOTION #3

Kupsik/Mayor Connors moved to approve the application by Anthony & Lynn Diedrich for Tres Belle Boutique, 233 Broad Street, Lake Geneva, WI 53147 for new exterior sign at the storefront at Tax Key No. ZA110300001. Motion carried unanimously.

- C. **Application by Linda Longwell for Leather Accents, 717 Main Street, Lake Geneva, WI 53147 for a new exterior storefront design at Tax Key No. ZOP 00278.**

DISCUSSION - Flower stated it fits in well with the surrounding signs. Connors agreed and felt it would be a nice enhancement to Main street.

MOTION #4

Flower/Adams moved to approve the application by Linda Longwell for Leather Accents, 717 Main Street, Lake Geneva, WI 53147 for a new exterior storefront design at Tax Key No. ZOP 00278. Motion carried unanimously.

- D. **Application by Linda Williams for Cobblestone Peddler, 728 Main Street, Lake Geneva, WI 53147 for new exterior sign at the storefront at Tax Key No. ZOP 00314.**

DISCUSSION - None

MOTION #5

Kupsik/Flower moved to approve the application by Linda Williams for Cobblestone Peddler, 728 Main Street, Lake Geneva, WI 53147 for new exterior sign at the storefront at Tax Key No. ZOP 00314. Motion carried unanimously.

- E. **Application by Roger Wolff for Venture Investment Partners, LLP, PO Box 460, Lake Geneva, WI 53147 for the property at 737 Main Street, for a new exterior storefront design at Tax Key No. ZOP 00273.**

DISCUSSION - Mr. Wolff gave a presentation stated that his plan would remove the roof and picked two primary and accent colors for the awning and presented the Benjamin Moore color numbers. Flower stated she likes how they pulled the lighting and coloring together throughout the building. Mayor Connors stated he felt it would work well.

MOTION #6

Kupsik/Flower moved to approve the application by Roger Wolff for Venture Investment Partners, LLP, PO Box 460, Lake Geneva, WI 53147 for the property at 737 Main Street, for a new exterior storefront design at Tax Key No. ZOP 00273. Motion carried unanimously.

7. **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.**

DISCUSSION - City Attorney stated that they met with Mr. Milliette and his attorney and they have revamped the plans. Therefore they would request that we continue the public hearing on this item.

MOTION #7

Kupsik/Gibbs motion to continue to the May plan commission meeting. Motion was unanimously carried.

8. **Public Hearing and recommendation on a Conditional Use Application filed by Great Eggs Lake Geneva, Paul Ochalek agent, N53W34959 Road B, Okauchee, WI 53069, to open an Indoor & Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 220 Cook Street, Tax Key No. ZOP 00243.**

DISCUSSION - Inspector Robers stated that he spoke to the petitioner and he has also asked to continue this to the May plan commission meeting, due to some concerns from the Fire Department.

MOTION #8

Mayor Connors/Kupsik move to continue this to the May plan commission meeting. Motion carried unanimously.

**9. Public Hearing and recommendation on a Conditional Use Application filed by Re-Vive, Samantha Strenger agent, 721 Geneva Street, Lake Geneva, WI 53147, to open an Indoor & Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 721 Geneva Street, Tax Key No. ZOP 00159.**

DISCUSSION

*Samantha Strengner, 721 Geneva Street (Upper), LG*

Ms. Strengner addressed the commission stating that their plan is to continue as Revive Art Gallery and they would like to offer and put up a cold press juicer (Juice Bar) and light fair possibly in the future.

*Mother (Samantha Strenger's), Lake Geneva*

She stated she feels it would be a fine addition to downtown Lake Geneva and will help promote business for the Art Gallery.

The applicants addressed the concerns of Mayor Connors and Plan Commissioners regarding current and future plans, as well as discussing the letter from the Fire Department and their recommendations.

*Shane Markeson, 606 Madison Street, LG*

Mr. Markeson stated he owns a general construction company and will be doing most of the remodeling. He stated concept was an indoor juice bar with outdoor seating if possible. Stated it would be a deck that is completely surrounded, cut off from public access because if applying for potential beer license. Specific designs for fence and deck have not been done. Samantha stated a six foot white fence is desired. Slavney and Markeson discussed potential fence styles.

The Commissioners, Inspector and applicants discussed the indoor vs outdoor approval and timelines.

No comments from the public hearing.

MOTION #9

Mayor Connors /Kupsik moved to close the Public Hearing as related to the interior portion and continue on the exterior portion to the May Plan Commission meeting. The motion was unanimously carried.

MOTION #10

Kupsik/Gibbs moved to approve the recommendation for the interior portion on a Conditional Use Application filed by Re-Vive, Samantha Strenger agent, 721 Geneva Street, Lake Geneva, WI 53147, to open an Indoor & Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 721 Geneva Street, Tax Key No. ZOP 00159 to include the four stipulations by the Fire Department (Occupancy of less than 10 people, updating Exit lights, installation of egress lighting and installation of a fire door separating the business on the lower level and the residence on the upper level), continue the exterior portion to the May Plan Commission meeting and to include staff recommendations and finding of facts. The motion carried unanimously.

**10. Public Hearing and recommendation on a Precise Implement Plan (PIP) Amendment filed by Jill Perry, Manager for Mill Creek Hotel, 123 Center Street, Lake Geneva, WI 53147 to reconstruct the front entranceway from concrete to a wooden deck, Tax Key No. ZMIL 00001 – ZMIL 00034.**

DISCUSSION

*Jill Perry, 3146 Lockwood Blvd, LG*

*Ronald Nordman, Lyle, IL*

*Leon Andross, W1143 Bloomfield Rd, LG*

The applicants gave a brief presentation of what the project would entail. Including great detail from Andross on how he sees the project coming together, materials to be used, dimensions, etc. There was discussion to address concerns regarding the stairs, landscaping, setbacks, railing requirements, etc.

MOTION #11

Kupsik/Gibbs moved to close the Public Hearing. The motion carried unanimously.

## DISCUSSION

Setbacks were discussed regarding the existing sidewalk and the proposed porch/deck.

### MOTION #12:

Kupsik/Adams moved to approve the recommendation on a Precise Implement Plan (PIP) Amendment filed by Jill Perry, Manager for Mill Creek Hotel, 123 Center Street, Lake Geneva, WI 53147 to reconstruct the front entranceway from concrete to a wooden deck, Tax Key No. ZMIL 00001 – ZMIL 00034 to include all staff recommendations, to have staff review the grade on the ramp to make sure it's ADA compliant and include the siding material painted to match the building exterior and to include finding of fact from the Staff report, and that the applicant will replace any City sidewalk squares that are damaged due to this project.

The motion carried unanimously.

## **11. Adjournment**

### MOTION #13

Gibbs/Flower move to adjourn the meeting at 7:31 PM. The motion carried unanimously.