

**CITY PLAN COMMISSION**  
**MONDAY, MAY 20, 2013 - 6:30PM**  
**COUNCIL CHAMBERS, CITY HALL**

Prior to the meeting, Mayor Connors appointed Alderman Hougen as temporary chairperson in the mayor's absence.

Alderman Hougen called the meeting to order at 6:30 p.m.

**Roll Call.** Alderman Hougen, Commissioners Gibbs, Flower, Olson and Skates. Absent: Mayor Connors and Commissioner Poetzinger. Also Present: City Attorney Draper, Building/Zoning Administrator Brugger, City Administrator Jordan and City Clerk Hawes.

**Approval of Minutes**

Flower/Olson motion to approve Plan Commission meeting minutes of April 15, 2013, as distributed. Motion carried 5 to 0.

**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. Applicants will be allowed when their item is discussed.**

Richard Malmin, N1991 S. Lakeshore Dr., Town of Linn, expressed support for the downtown design review application submitted by The Backyard.

Vern Magee, 1120 Mobile St., Lake Geneva, spoke about the dedication of land from Trostel, Ltd., suggesting the Plan Commission consider beautifying the property once it is dedicated.

Donna Karavidas, 944 Henry St., Lake Geneva, asked the Commission consider adding park amenities on the piece of land dedicated by Trostel, Ltd.

**Correspondence.**

City Clerk Hawes reported the City received an e-mail on May 16, 2013 from Michael and Kerry Sherman, 8 Hillside Dr., Lake Geneva expressing opposition to the application for conditional use permit filed by Lowell Management Services, Inc. for the property at 63 Hillside Dr.

The City also received a letter on May 19, 2013 from Dana and Cheryl Breckridge, 1555 Orchard Ln., Lake Geneva, objecting to the proposal for a 6 ft. wood fence as part of the conditional use permit application filed for 63 Hillside Dr.

The City received a letter on May 20, 2013 from Don and Jackie Getzen, 15 Lakeview Dr., Lake Geneva, asking the commissioners to vote "no" for the conditional use permit application filed by Lowell Management Services, Inc. for the property at 63 Hillside Dr.

Mr. Hawes said copies of correspondence were distributed to members of the Plan Commission and the originals are maintained on file in the Building and Zoning Department.

**Public Hearing and recommendation on a Conditional Use Application filed by Lake Geneva Food Services, Inc. d/b/a Rosati's Pizza, 595 Birch Hollow Dr., Antioch, IL, 60002, for indoor and outdoor commercial entertainment (dining) in the Planned Business (PB) zoning district at 240 N Edwards Blvd., Tax Key No. ZA21840002**

Joe Kopecky, architect from Kopecky and Associates, presented the application on behalf of the applicant. Commissioner Skates asked if the applicant would be changing the canopy on the façade of the building. Mr. Kopecky commented that the canopy will be updated. The commissioners discussed the applicant's proposal as it related to accessibility and the access road around the building.

Skates/Gibbs motion to close the public hearing. Motion carried 5 to 0.

Flower/Olson motion to approve the Conditional Use Application filed by Lake Geneva Food Services, Inc. d/b/a Rosati's Pizza, 595 Birch Hollow Dr., Antioch, IL, 60002, for indoor and outdoor commercial entertainment (dining) in the Planned Business (PB) zoning district at 240 N Edwards Blvd., Tax Key No. ZA21840002, including all staff recommendations. Commissioner Flower commented that the proposed use fits well with the area and is a welcome addition to the City. Motion carried 5 to 0.

**Public Hearing and recommendation on a Conditional Use Application filed by John Consolino on behalf of MWFLGS Inc., 501 Interchange N, Lake Geneva, WI 53147, to modify an existing non-conforming sign in the Planned Business (PB) zoning district at 501 Interchange N., Tax Key No. ZYUP 00140B**

John Consolino presented the request to modify the sign due to the gas station's rebranding and to bring the sign closer to conformance with the City's code.

Flower/Olson motion to close the public hearing. Motion carried 5 to 0.

Skates/Flower motion to approve the Conditional Use Application filed by John Consolino on behalf of MWFLGS Inc., 501 Interchange N, Lake Geneva, WI 53147, to modify an existing non-conforming sign in the Planned Business (PB) zoning district at 501 Interchange N., Tax Key No. ZYUP 00140B, including all staff recommendations. Commissioner Skates said he supported the idea of bringing the sign closer to conformance. Motion carried 5 to 0.

**Public Hearing and recommendation on a Conditional Use Application filed by Dave Hills on behalf of Hawk's View Golf Club, W7377 Krueger Rd., Geneva, WI, 53147, for Indoor Commercial Entertainment – golf simulator and beer sales for on-premises consumption in the Central Business (CB) zoning district at 728 W. Main St., Tax Key No. ZOP 00314**

David Hills, General Manager for Hawk's View Golf Club, presented the application. Alderman Hougen noted the application is for food and beverage service and the alcohol license would ultimately require approval from the City Council. Mr. Hills commented that there would not be music or food sales except for snacks.

Skates/Olson motion to close the public hearing. Motion carried 5 to 0.

Hougen/Skates motion to approve the Conditional Use Application filed by Dave Hills on behalf of Hawk's View Golf Club, W7377 Krueger Rd., Geneva, WI, 53147, for Indoor Commercial Entertainment – golf simulator and beer sales for on-premises consumption in the Central Business (CB) zoning district at 728 W. Main St., Tax Key No. ZOP 00314, including all staff recommendations. Alderman Hougen said the proposed use would complement the business district nicely. Motion carried 5 to 0.

**Public Hearing and recommendation on a Conditional Use Application filed by Lowell Management Services, Inc., P.O. Box 926, Lake Geneva, WI, 53147, for fence and landscaping (lawn care) in the lake shore overlay district and modification to a previously approved accessory structure (swimming pool) located between the house and the lake shore in the Estate Residential (ER-1) zoning district at 63 Hillside Dr., Tax Key No. ZYUP 000941**

Scott Lowell, Lowell Management Services, Inc., presented the request on behalf of the applicant. Mr. Lowell said the applicant agreed to comply with a neighbor's request to construct an aluminum fence instead of a solid wood fence. Steve Scheel, landscape architect, distributed revised plans to the Plan Commission, reflecting the change from the wood to aluminum. Mr. Scheel commented that the project also includes a new landscape design and expansion of the hardscape area of the outdoor swimming pool area.

David Frost, 1556 Orchard Ln., Lake Geneva, distributed pictures of fences in the surrounding neighborhood. He asked the commissioners to make sure an attractive fence is built.

Mr. Lowell commented that the applicant has no problem changing the height and material of the fence. Building/Zoning Administrator Brugger asked what color the aluminum fence would be. Mr. Lowell said it would be black and would resemble a black, cast-iron fence.

Mr. Scheel said the purpose of the fence is to help prevent people from cutting the yard as they walk the lake path. Commissioner Skates asked about the proposed viburnum plants. Mr. Scheel said they can get anywhere from 8 to 10 feet high and they would serve as a buffer from the lake path.

Kerry Sherman, 8 Hillside Dr., Lake Geneva, identified herself as the neighbor to the south of the subject property. She said she preferred more natural plantings were used instead of constructing a fence. She further commented that she didn't believe there was a problem with people cutting through the yard due to the existing trees.

Joan Thompson, 1561 Evergreen Ln., Lake Geneva, said she preferred the aluminum fence to the solid board fence that was originally proposed.

Olson/Flower motion to close the public hearing. Motion carried 5 to 0.

Skates/Flower motion to approve the Conditional Use Application filed by Lowell Management Services, Inc., P.O. Box 926, Lake Geneva, WI, 53147, for fence and landscaping (lawn care) in the lake shore overlay district and modification to a previously approved accessory structure (swimming pool) located between the house and the lake shore in the Estate Residential (ER-1) zoning district at 63 Hillside Dr., Tax Key No. ZYUP 000941, including all staff recommendations, and specifically, with the aluminum fence as presented in the revised plans. Commissioner Skates expressed support for the landscape design; he said the fence did not appear to have an adverse effect on the property or neighborhood. Alderman Hougen said the proposed land use is similar to the surrounding land uses. Motion carried 5 to 0.

**Public Hearing and recommendation on an Application for Precise Implementation Plan Amendment filed by Tom Romano on behalf of Tuscan Tavern and Grille, 430 Broad St., Lake Geneva, WI 53147, for seasonal outdoor dining (commercial outdoor entertainment) in the Planned Development (PD) zoning district at 430 Broad St., Tax Key No. ZOP 00093**

Ken Etten, architect from McCormack and Etten, presented the Precise Implementation Plan amendment on behalf of the applicant. He explained the project involves building an outdoor dining area along Broad St., located on the applicant's property.

Skates/Gibbs motion to close the public hearing. Motion carried 5 to 0.

Skates/Gibbs motion to approve Application for Precise Implementation Plan Amendment filed by Tom Romano on behalf of Tuscan Tavern and Grille, 430 Broad St., Lake Geneva, WI 53147, for seasonal outdoor dining (commercial outdoor entertainment) in the Planned Development (PD) zoning district at 430 Broad St., Tax Key No. ZOP 00093. Commissioner Skates said he was pleased with how well other businesses have handled outside dining and he was confident it would be also be managed well at Tuscan. Motion carried 5 to 0.

**Review and Action on a Site Plan Review filed by Jeremy Cynkar on behalf of PH Real Estate Holdings, LLC., 2120 Pewaukee Rd., Suite 200, Waukesha, WI 53158 for modifying the main entrance, adding a walk-in freezer, replacing the exterior materials and minor site work at Pizza Hut restaurant at 801 Williams St., Tax Key No. ZF 00027**

Hougen/Skates motion to approve the Site Plan filed by Jeremy Cynkar on behalf of PH Real Estate Holdings, LLC., 2120 Pewaukee Rd., Suite 200, Waukesha, WI 53158 for modifying the main entrance, adding a walk-in freezer, replacing the exterior materials and minor site work at Pizza Hut restaurant at 801 Williams St., Tax Key No. ZF 00027.

Jeremy Cynkar, architect from Destree Architecture and Design, explained the project would involve updating the exterior to match new corporate landscaping and design standards.

Motion carried 5 to 0.

**Acceptance of dedication of land owned by Trostel, Ltd. located near 901 Maxwell St.**

Administrator Jordan said he spoke to Joe Cardiff, executive director for the Lake Geneva Economic Development Corporation, who expressed support for the dedication of land owned by Trostel, Ltd.

Mr. Jordan said the City would work with Trostel to square off the alley from Maxwell St. to Madison St. He noted the land dedication was previously approved by the City Council but it was recently determined it should have first been considered by the Plan Commission. City Attorney Draper said the City Council will need to reconsider this item with the Plan Commission's recommendation.

Skates/Olson motion to accept the dedication of land owned by Trotel, Ltd. located near 901 Maxwell St., with the recommendation to explore the potential for landscaping. Alderman Hougen acknowledged that once the dedication is approved by the Council, the Board of Park Commissioners would have the opportunity to make a recommendation on landscaping. Motion carried 5 to 0.

**Downtown Design Review.**

Building/Zoning Administrator Brugger presented a signage proposal submitted by The Backyard, 252 Center St. Skates/Olson motion to approve the signage as presented. Motion carried 5 to 0.

Bob Schmaling, manager of The Backyard, 252 Center St., presented new alternatives for the proposed grill cooker. Mr. Schmaling said the grease hood that was originally presented was not a requirement of the cooker because it uses indirect heat and does not emit smoke or grease. Mr. Schmaling added that he is interested in making the cooker a more permanent-looking fixture than what was originally submitted. Hougen/Skates motion to approve the revised cooker design as presented, subject to the applicant working with the building/zoning administrator on final plans and that the cooker and site designs be reviewed by the Plan Commission in July. Hougen/Skates motion an amendment that the grease hood be excluded from the current design. Amendment carried 5 to 0. Original motion, as amended, carried 5 to 0.

Building/Zoning Administrator Burgger presented a signage proposal submitted for Lake Geneva Harley Davidson, 704 Main St. Skates/Gibbs motion to approve the signage. Motion carried 5 to 0.

**Adjournment**

Skates/Gibbs motion to adjourn at 8:03 p.m. Unanimously carried.

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/s/ Michael D. Hawes, City Clerk

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