

MINUTES

1. Meeting called to order by Mayor Kupsik at 6:37 pm.

2. Roll Call

Present: Doug Skates, John, Gibbs, Ann Esarco, Tom Hartz, Tyler Frederick
Not Present: (1 Vacant Spot)
Also Present: Planner Mike Slavney, Atty. Dan Draper, Mayor Kupsik, Administrator Oborn,
Inspector Robers and Assistant Gregoles

3. Approve Minutes of April 18, 2016 Plan Commission meeting as distributed.

MOTION #1

Skates/Gibbs moved to approve the minutes of April 18, 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. - None

6. Downtown Design Review.

A. Application by Karlee Mann for Lefty's Too, W5244 Cty. Rd. ES, Elkhorn, WI 53121 for two exterior signs on the storefront at 223 Cook Street, Tax Key No. ZOP 00253.

DISCUSSION

Applicants Dona & Karlee Mann gave an overview of the application details and there was a brief discussion with the Commission.

MOTION #2

Skates/Hartz moved to approve the application by Karlee Mann for Lefty's Too, W5244 Cty. Rd. ES, Elkhorn, WI 53121 for two exterior signs on the storefront at 223 Cook Street, Tax Key No. ZOP 00253, contingent upon approval of agenda item #9. The motion carried unanimously.

B. Application by Barbara Krause for Nei-Turner Media Group, 400 Broad Street, Lake Geneva, WI 53147 for new exterior signage on the storefront at 400 Broad Street, Tax Key No. ZOP 00106.

DISCUSSION

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

MOTION #3

Hartz/Skates moved to approve the application by Barbara Krause for Nei-Turner Media Group, 400 Broad Street, Lake Geneva, WI 53147 for new exterior signage on the storefront at 400 Broad Street, Tax Key No. ZOP 00106. The motion carried unanimously.

C. Application by Pete Jurgens for Oakfire, 831 Wrigley Drive, Lake Geneva, WI 53147 a retractable awning on the storefront at 831 Wrigley Drive, Lake Geneva, WI, Tax Key No. ZOP 00340.

DISCUSSION

Mayor Kupsik stated that this item has been withdrawn by the applicant.

D. Application by Reed Andrew for Rootbeer Revelry, E10295 Forest Road, Baraboo, WI 53147, for new exterior Signage on the storefront awning at 729 Main Street, Tax Key No. ZOP 00275.

DISCUSSION

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

MOTION #4

Kupsik/Skates moved to approve the application by Reed Andrew for Rootbeer Revelry, E10295 Forest Road, Baraboo, WI 53147, for new exterior Signage, choice #1, on the storefront awning at 729 Main Street, Tax Key No. ZOP 00275. The motion carried unanimously.

E. Application by Bauer Sign Company for @properties, 880 Main Street new exterior monument sign at 880 Main Street, Tax Key No. ZOP 00337.

DISCUSSION

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

MOTION #5

Gibbs/Skates moved to approve the application by Bauer Sign Company for @properties, 880 Main Street new exterior monument sign at 880 Main Street, Tax Key No. ZOP 00337. The 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 – Gary Milliette, applicant

Applicant gave an overview of the application details and a brief history of Baker Park. There was a brief discussion with the Commission as well as some clarification from attorney Draper (see below).

PUBLIC SPEAKER #1 –Dwayne Clark, Campbell Street, LG

Clark stated that he is in favor for the new pier and cannot understand why the commission would not approve it. The new pier would be nicer than what is there now.

MOTION #6

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

DISCUSSION – Attorney Draper

Attorney Draper gave a brief overview of the email document that was sent to the commissioners on May 13, 2016. In the configuration that was submitted with the application, if the pier is moved 12 ½ ft to the right/North it would then comply with the ordinance. In addition, there must be no navigability issues and the DNR must approve the application. No letter has been received from the DNR as of yet. Whatever the Plan Commission does tonight will be contingent upon the DNR approval. In summary, stating that in order to make this pier work the applicant needs to comply with the set back requirements by moving the pier 12 ½ ft to the right/North, must meet all the criteria of Baker Park and is subject to Navigability and must have DNR approval.

MOTION #7

Kupsik/Skates moved to approve the 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, contingent upon complying with the set back requirements by moving the pier 12 ½ ft to the right/North and must have a written letter of approval from the DNR. The motion carried unanimously.

8. **Continued Public Hearing and recommendation on a Conditional Use Permit to use the Single Family Residential (SR-4) zoning requirements in an Estate Residential (ER-1) zoning district for a new home filed by Lake Geneva Architects, 201 Broad Street, Lake Geneva, WI 53147 on behalf of Quint & Rishy Studer, 1919 E Larua Street, Pensacola, FL 32501 at 1408 W Main Street, Tax Key No. ZYUP 00094K.**

DISCUSSION

This application has been withdrawn by the owners.

9. **Public Hearing and Recommendation on a Conditional Use Application filed by Karlee Mann, W5244 Cty. Rd. ES, Elkhorn, WI 53121, for Lefty's Too to operate a Commercial Indoor Entertainment facility (Restaurant) at 223 Cook Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00253.**

DISCUSSION – Dona & Karlee Mann, Applicant

Applicants Dona & Karlee Mann gave an overview of the application details and there was a brief discussion with the Commission.

PUBLIC SPEAKERS – None

MOTION #8

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

MOTION #9

Gibbs/Hartz moved to approve the recommendation on a Conditional Use Application filed by Karlee Mann, W5244 Cty. Rd. ES, Elkhorn, WI 53121, for Lefty's Too to operate a Commercial Indoor Entertainment facility (Restaurant) at 223 Cook Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00253, they will comply with the Fire Department and State Health Department and including all finding of facts and staff recommendations. The motion carried unanimously.

10. **Public Hearing and Recommendation on a Conditional Use Application filed by Carolyn Sue Gifford to operate Family Daycare Home (Four to Eight Children) in a Single Family (SR-4) zoning district at 191 W South Street, Lake Geneva, WI 53147, Tax Key No. ZA160800001.**

DISCUSSION – Carolyn Gifford, 191 W South Street, LG

Applicant gave an overview of the application details and there was a brief discussion with the Commission. Parking and drop off was discussed. Esarco/Skates suggested a sidewalk or pathway for people to utilize rather than the grass.

PUBLIC SPEAKERS - None

MOTION #10

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

MOTION #11

Hartz/Skates moved to approve the Recommendation on a Conditional Use Application filed by Carolyn Sue Gifford to operate Family Daycare Home (Four to Eight Children) in a Single Family (SR-4) zoning district at 191 W South Street, Lake Geneva, WI 53147, Tax Key No. ZA160800001, including finding of fact and staff recommendations. The motion carried unanimously.

11. Public Hearing and recommendation on a Conditional Use Application filed by Steven Johansen for Maple Park Inn, N4590 Ostrander Road, New London, WI to operate a Bed & Breakfast establishment at 920 Geneva Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00235.

DISCUSSION – Sue Johansen, applicant

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

PUBLIC SPEAKER #1 –Joe Railton, 930 Geneva Street, LG

Railton expressed his concerns about having a transient business next door to his home for various reasons, including resale depreciation of his home and safety concerns for his grandchildren. He also pointed out that he did not know how they will meet the requirements to even have a B&B (i.e. two exits, 5 bathrooms, etc.) He stated that there is no prevailing necessity for this use. If they are allowed to have 4 people per room that means they could potentially have 20 people at one time staying in this building next door to his home.

PUBLIC SPEAKER #2 –Carol Railton, 930 Geneva Street, LG

Railton voiced her opposition to this item, agreeing with comments made by her husband Joe Railton. In addition she brought up a safety concern with regards to the daycare service that is also in the neighborhood. Stating that having many visitors to this property is a safety concern for the neighboring residents.

PUBLIC SPEAKER #3 –Wendy Smith, 1004 Geneva Street, LG

Stated her opposition to the recommendation of this item and urged the commission to consider the residential area and protect it.

PUBLIC SPEAKER #4 –Cindy Fueredi, 1010 Geneva Street, LG

Stated her opposition to the recommendation of this item and urged the commission to consider the residential area and protect it.

MOTION #12

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

DISCUSSION

Inspector Robers stated that the applicants will be coming forth to get permits to add a bathroom and the home does have two exits on it. Slavney stated that since 1989 the western edge of downtown has been a consistent source of discussion and concern. Confirming that the neighborhood has been consistently opposed to businesses going beyond the Cook Street frontage. Skates stated that in another location this applicant would do a great job. However, having a daycare so close is a concern and also stated his concerns for setting a bad precedence and feels it is important not to head in the wrong direction, because then where do you stop?

MOTION #13

Hartz/Skates moved to deny the recommendation on a Conditional Use Application filed by Steven Johansen for Maple Park Inn, N4590 Ostrander Road, New London, WI to operate a Bed & Breakfast establishment at 920 Geneva Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00235, including finding of facts for denial. The motion carried unanimously.

12. Public Hearing and recommendation on a Planned Development (PD), Precise Implementation Plan (PIP) submitted by Leslie N Scherrer Pella for PSG, Inc., 448 Falcon Ridge Drive, Suite B, Burlington, WI 53105 for property located at 414 & 416 Baker Street, Tax Key Nos. ZBS 00001 & 00002.

DISCUSSION – Leslie Scherrer Pella, applicant

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

PUBLIC SPEAKERS –None

MOTION #14

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

MOTION #15

Skates/Gibbs moved to approve the recommendation on a Planned Development (PD), Precise Implementation Plan (PIP) submitted by Leslie N Scherrer Pella for PSG, Inc., 448 Falcon Ridge Drive, Suite B, Burlington, WI 53105 for property located at 414 & 416 Baker Street, Tax Key Nos. ZBS 00001 & 00002, including finding of fact and staff recommendations. The motion carried with 5 Yes votes and 1 Abstained (Kupsik).

13. Public Hearing and recommendation on a General Development Plan (GDP) Application filed by Lake Geneva 50120, LLC c/o GMX Real Estate Group, LLC, 3000 Dundee Rd, Northbrook, IL 60062 for two new commercial buildings in the Planned Business zoning district at 281 N Edwards Blvd., Tax Key No. ZA297300001.

DISCUSSION – Andrew Goodman, GMX Real Estate (applicant)

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

PUBLIC SPEAKERS –None

MOTION #16

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

MOTION #17

Hartz/Gibbs moved to approve the recommendation on a General Development Plan (GDP) Application filed by Lake Geneva 50120, LLC c/o GMX Real Estate Group, LLC, 3000 Dundee Rd, Northbrook, IL 60062 for two new commercial buildings in the Planned Business zoning district at 281 N Edwards Blvd., Tax Key No. ZA297300001, including finding of fact and staff recommendations. The motion carried unanimously.

14. Public Hearing and recommendation on a General Development Plan (GDP) Application filed by Geneva Lakes Dream Homes c/o Ernie Truchscherer, PO Box 259, Lake Geneva, WI 53147 for three new commercial buildings in the Planned Business Park zoning district at lots #49 – 52 Tax Key Nos. ZLGBP200030 - 200033.

DISCUSSION – Warren Hansen & Ernie Truchscherer (applicants)

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

PUBLIC SPEAKERS –None

MOTION #18

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

MOTION #19

Kupsik/Fredrick moved to approve the recommendation on a General Development Plan (GDP) Application filed by Geneva Lakes Dream Homes c/o Ernie Truchscherer, PO Box 259, Lake Geneva, WI 53147 for three new commercial buildings in the Planned Business Park zoning district at lots #49 – 52 Tax Key Nos. ZLGBP200030 – 200033, including finding of fact and staff recommendations. The motion carried unanimously.

15. Public Hearing and recommendation on a Precise Implementation Plan (PIP) Application filed by Geneva Lakes Dream Homes c/o Ernie Truchscherer, PO Box 259, Lake Geneva, WI 53147 for three new commercial buildings in the Planned Business Park zoning district at lots #49 – 52 Tax Key Nos. ZLGBP200030 - 200033.

DISCUSSION – Warren Hansen & Ernie Truchscherer (applicants)

Hanson and Truchscherer gave an overview of the application details and there was a brief discussion with the Commission. Additional monument signage was discussed at length.

PUBLIC SPEAKERS –None

MOTION #20

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

MOTION #21

Skates/Gibbs moved to approve the recommendation on a Precise Implementation Plan (PIP) Application filed by Geneva Lakes Dream Homes c/o Ernie Truchscherer, PO Box 259, Lake Geneva, WI 53147 for three new commercial buildings in the Planned Business Park zoning district at lots #49 – 52 Tax Key Nos. ZLGBP200030 – 200033, finding of fact and staff recommendations including providing shrubs along the bike path and City staff to approve, provide dark colored retaining wall and overhead doors to closely match the building colors, provide soldier course on the top of the trash enclosures, Parking lot light fixture mounting height at 20ft, bike racks in u shape for 10 bikes, to provide a Bike Path in NW corner (eliminate 2 parking stalls and add bike rack) and approval of both monument signs. The motion carried unanimously.

16. Adjournment

MOTION #22

Skates/Gibbs moved to adjourn the meeting at 8:58 pm. The motion carried unanimously.

/s/Jackie Gregoles, B&Z Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION