

**CITY OF LAKE GENEVA
PLAN COMMISSION MEETING**

**MONDAY, MAY 18, 2015 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL**

MINUTES

1. Meeting called to order at 6:32 pm by Mayor Connors.

2. Roll Call

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

3. Approve Minutes of April 20, 2015 Plan Commission meeting as distributed.

MOTION #1

Flower/Skates moved to approve the minutes of April 20, 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.

PUBLIC SPEAKER #1 – Penny Roar - 951 S. Lake Shore Drive, LG

She stated her concerns and suggestions regarding agenda item #13 Hillmore Lake Development proposal.

PUBLIC SPEAKER #2 – Terry O’Neil - 954 George Street, LG

He stated his concerns regarding agenda item #13 Hillmore Lake Development proposal.
Furthermore stating ‘we’ do not need or want an artificial lake in the heart of Lake Geneva to facilitate Housing Development and he feels it does not agree or fit with the Master Plan as a “Recreation Facility”.

PUBLIC SPEAKER #3 – Mary-Jo Fesenmeyer – 955 George Street, LG

She stated her concerns regarding agenda item #13 Hillmore Lake Development proposal.
She pointed out that people of this community wanted this land preserved as rural holding and people voted for saving the property as rural holding.

PUBLIC SPEAKER #4 – Richard Mellman – N1991 S Lake Shore Drive, LG

Speaking as a member of the community organization Care For Lake Geneva.
He stated his concerns regarding agenda item #13 Hillmore Lake Development proposal.
He is against the rezoning of this property.

5. Acknowledgment of Correspondence - NONE

6. Downtown Design Review.

A. Application by Roger Steiner for Bangles and Bags, 708 Main Street, Lake Geneva, WI 53147 for a new exterior sign at the storefront at Tax Key No. ZOP 00307.

MOTION #2

Kupsik/Adams moved to approve the application by Roger Steiner for Bangles and Bags, 708 Main Street, Lake Geneva, WI 53147 for a new exterior sign at the storefront at Tax Key No. ZOP 00307.
The motion carried unanimously.

B. Application by Michael Keefe for Keefe Realty, 703 Main Street, Lake Geneva, WI 53147, for new exterior signs and awning at Tax Key No. ZA276000001.

DISCUSSION

Brief discussion by the Commissioners regarding the details of the application.

MOTION #3

Kupsik/Flower moved to approve the application by Michael Keefe for Keefe Realty, 703 Main Street, Lake Geneva, WI 53147, for new exterior signs and awning at Tax Key No. ZA276000001.
The motion carried unanimously.

C. Application by Robin Scott, 1695 Geneva Nation Avenue N, Lake Geneva, WI 53147, for Popcorn Peddlers for a new exterior monument signs at 220 Cook Street, Tax Key No. ZOP 00243.

DISCUSSION

Flower suggested the sign be cream with pink polka dots to look more like the other signs.

MOTION #4

Kupsik/Skates moved to approve the application by Robin Scott, 1695 Geneva Nation Avenue N, Lake Geneva, WI 53147, for Popcorn Peddlers for a new exterior monument signs at 220 Cook Street, Tax Key No. ZOP 00243.
The motion carried 6/1 with Flower voting No.

D. Application by Peter Juergens for Kocourek Properties Holdings, LLC, 880 S Lake Shore Drive, Lake Geneva, WI 53147 for the property at 270 Broad Street, for a new exterior storefront design at Tax Key No. ZOP 00244.

DISCUSSION - Peter Jergens (agent) – 133 Darwin, LG

Peter Jergens addressed the commission regarding details of the application.

He passed around samples of materials for review. There was a brief discussion amongst Jergens and the commissioners to clarify some of the details of the application.

MOTION #5

Skates/Gibbs moved to approve the application by Peter Jergens for Kocourek Properties Holdings, LLC, 880 S Lake Shore Drive, Lake Geneva, WI 53147 for the property at 270 Broad Street, for a new exterior storefront design at Tax Key No. ZOP 00244. The motion carried unanimously.

E. Application by Philip Sassano, 8817 Ferris Road, Harvard, IL 60033, for The Design Coach, for new exterior signs and awning at 725 W. Main Street, Tax Key No. ZOP 00276.

MOTION #6

Flower/Adams moved to approve the application by Philip Sassano, 8817 Ferris Road, Harvard, IL 60033, for The Design Coach, for new exterior signs and awning at 725 W. Main Street, Tax Key No. ZOP 00276.
The motion carried unanimously.

F. Application by Ronald R Stocking Jr., 32 Orchard Street, Williams Bay, WI 53191, for Urban Cloud Factory, for a new exterior sign at 772 W. Main Street, Tax Key No. ZOP 00321.

DISCUSSION

Inspector Robers and Slavney gave a brief overview of the details of the application.

Slavney stated he would much prefer the reversal of colors as discussed with the Inspector and the applicant.

Flower stated that she does not think that it matches with the downtown design in Lake Geneva.

Design of the signage does not sit well with many of the commissioners. It looks like a factory or smog.

It should match in color and style to neighboring downtown businesses and perhaps they should drop the logo image. Commissioner Adams suggested just the cloud and not the building images.

MOTION #7

Flower/Skates moved to deny the application for a new exterior sign at 772 W. Main Street, Tax Key No. ZOP 00321. The motion to deny was carried unanimously.

G. Application by Michelle and David Bergsma, 2632 Echo Lane, Burlington, WI 53147, for Paws for Treats, for a new exterior sign at 851 W. Main Street, Tax Key No. ZOP 00254.

MOTION #8

Flower/Mayor Connors moved to approve the application by Ronald R Stocking Jr., 32 Orchard Street, Williams Bay, WI 53191, for Urban Cloud Factory, for a new exterior sign at 772 W. Main Street, Tax Key No. ZOP 00321. 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

Inspector Robers stated that the applicant has redesigned to have completely on his property. Requesting to continue to the next meeting.

MOTION #9

Skates/Mayor Connors moved to continue the Public Hearing and 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 – to the June Planning Meeting. The motion carried unanimously.

- 8. Continued 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 - Paul Ochalek (agent) N53W34959 Road B, Okauchee, WI 53069

Ochalek addressed the commission regarding the details of the application. Inspector Robers confirmed that the Fire Department has no issues with the approval of this application.

PUBLIC SPEAKERS - None

MOTION #10

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

MOTION #11

Kupsik/Gibbs moved to approve the 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, to include staff recommendations, finding of facts and letter from the Fire Department dated 4-29-15. The motion carried unanimously.

9. Continued 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 Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 721 Geneva Street, Tax Key No. ZOP 00159.

DISCUSSION – Samantha Strenger (agent) – 721 Geneva Street, LG

Strenger addressed the commission briefly regarding the details of the application. Inspector Robers also addressed the commission to clarify details further.

PUBLIC SPEAKERS - None

MOTION #12

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

MOTION #13

Kupsik/Skates moved to approve the recommendation on a Conditional Use Application filed by Re-Vive, Samantha Strenger agent, 721 Geneva Street, Lake Geneva, WI 53147, to open an Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 721 Geneva Street, Tax Key No. ZOP 00159 to include the following: staff recommendations, Finding of facts, Fire Department recommendations, the inclusion of a rear gate and a fence. The motion carried unanimously.

10. Public Hearing and recommendation on a Conditional Use Application filed by Francis Beidler III and Elizabeth Tisdahl, 698 S. Lake Shore Drive, Lake Geneva, WI 53147, to construct an addition (Garage with Second Level Bedrooms) to a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 698 S. Lake Shore Drive, Tax Key No. ZBB 00006.

DISCUSSION – Frank Clepitch(agent/architect)

He gave a brief presentation regarding the details of the application and history of the property.

Slavney addressed the commission with further details regarding zoning history and requirements for zoning related to this application. There was also some discussion amongst the Inspector and the commissioners to clarify what is being requested.

PUBLIC SPEAKERS - None

MOTION #14

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

MOTION #15

Kupsik/Flower moved to approve the recommendation on a Conditional Use Application filed by Francis Beidler III and Elizabeth Tisdahl, 698 S. Lake Shore Drive, Lake Geneva, WI 53147, to construct an addition (Garage with Second Level Bedrooms) to a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 698 S. Lake Shore Drive, Tax Key No. ZBB 00006, to include staff recommendations and Finding of facts. The motion carried unanimously.

11. Public Hearing and recommendation on a Conditional Use Application filed by Basso Builders, 405 Skyline Drive, Lake Geneva, WI 53147, for a Group Development to construct two (2) six (6) unit and two (2) eight (8) unit Townhome apartments in a Multi-family Residential District (MR-8) at the parcel created from the following Tax Key No's: ZMEA 00052 and ZYUP 00130C.

DISCUSSION – Josh Basso (Basso Builders) and Warren Hansen (Farris & Hansen)

There was general discussion amongst the commission and applicants regarding the details of the application.

Elimination of one building has been done, reducing 30 units to 28 units. Grading was discussed. Parking will accommodate 97 cars (3 per unit) including stalls and garages. Storm Water basins were discussed. Vacation rental is NOT approved.

Material Samples were brought in by Josh Basso and passed around to the commissioners. A Speed Table is being utilized to deter traffic from the Manning Way exit and also written into the lease that Manning Way is to be used only as an emergency exit.

Green space increased by 59%. There was some discussion regarding the landscape buffering along the property line of the Caboose'. They will be building in a wooded area thereby maintaining as many of the existing trees and vegetation as possible. Slavney stated all landscaping requirements have been met.

There was extensive discussion about issues with driving onto the Bike Path. It was pointed out that this has been a concern for some time not just with this development and perhaps the Police Department needs to be involved in the growing issues of safety related to the Bike Path.

Flower had safety concerns with the western driveway and Slavney suggested that they make it an "IN" entry only. Flower agreed this would help.

PUBLIC SPEAKER #1 - Manford Boos – 301 E. Townline Road, LG (Caboose Owner)

Boos thanked Basso for the changes they have already made but voiced his concerns regarding building #2 specifically. He is concerned that the Basso residents will be able to look down onto the Caboose properties due to a height difference and feels this is a big concern. He is also concerned about density, proximity of building #2 to the Caboose' properties etc.

PUBLIC SPEAKER #2 - Cheryl Ryan – 795 Curtis Street, LG

She voiced her concerns and questions regarding the BASSO Development project.

Concerns: Property Value Concerns, Pets Running Loose
Outdoor Storage/Garbage/Personal Belongings Unkempt

Questions: Month to Month? Adults only? How many people will reside in each unit?
Parking – where will excess cars be parked? Pet Policy? Etc.

PUBLIC SPEAKER #3 - Bernice Filler - 505 Manning Way, LG

She stated that she is devastated that this is happening and voiced her concerns regarding the BASSO Development project, specifically the effect on Nature, bike path, property values, Manning Way exit, traffic issues etc.

PUBLIC SPEAKER #4 - Maureen Ziggenhorne – 301 E. Townline Road, LG (Caboose owner)

She voiced her concerns regarding the BASSO Development project, specifically density and proximity of building #2, water runoff, Manning Way etc.

PUBLIC SPEAKER #5 - Jan Peterson – 721 S. Curtis Street, LG

She voiced her concerns regarding the BASSO Development project and will be very sad to see the bike path gone.

PUBLIC SPEAKER #6 - Sheila Campbell – 301 E. Townline Road, LG (Caboose Owner)

She voiced her concerns regarding the BASSO Development project and would like to know what 'existing' and new vegetation means? She also has concerns regarding the bike path as it relates to safety and traffic issues on Curtis Street.

PUBLIC SPEAKER #7 - Penny Roar - 951 S. Lake Shore Drive, LG

She voiced her concerns regarding the BASSO Development project as it relates to the effect on nature and the conservation area.

PUBLIC SPEAKER #8 - Tim Dunn - 499 Manning Way, LG

Regarding the BASSO Development project, he asked if there will be any basements? He also voiced his concerns regarding parking and loss of property value.

PUBLIC SPEAKER #9 - Caboose D Owner (Name not given)

She voiced her concerns regarding the BASSO Development project related to noise and loss of property value etc.

DISCUSSION/RESPONSE – Warren Hanson (Farris & Hansen)

Hanson responded briefly to some of the public speaker's concerns.

PUBLIC SPEAKER #10 – Manford Boos – 301 E townline Road, LG (Caboose Owner)

What is the difference in elevation from caboose to building #2?

DISCUSSION/RESPONSE – Warren Hanson (Farris & Hansen)

Hanson responded briefly to some of the public speaker's concerns.

MOTION #16

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

DISCUSSION

There was general discussion amongst the commission regarding the details of the application.

Mayor Connors requested the densities of the surrounding properties. Inspector Robers stated that the Caboose Condominiums were about 13.1 units per acre and single family is 4 units per acre (SR4 zoning).

Attorney Draper commented that if there is no motion to approve or disapprove (by the Plan Commission), then the City Council can have a public hearing and they can then take a vote on it.

MOTION #17

Kupsik/Mayor Connors moved to approve the recommendation on a Conditional Use Application filed by Basso Builders, 405 Skyline Drive, Lake Geneva, WI 53147, for a Group Development to construct two (2) six (6) unit and two (2) eight (8) unit Townhome apartments in a Multi-family Residential District (MR-8) at the parcel created from the following Tax Key No's: ZMEA 00052 and ZYUP 00130C, to include all of the staff recommendations, the report from the GIA consultants and finding of facts. The item was approved 5/2 (Gibb and Flower).

***PLEASE NOTE:**

Staff had no objection to this request. The development will act as a buffer between the single family development to the North and the Multi Family Planned Development to the South West. The Developer has worked with staff to alleviate most of the concerns that were brought up in previous meetings and staff requirements. The density requirement falls well below the allowable standards within the Multi Family residential district - MR8 zoning district. Therefore staff recommends approval of the group development with any Plan Commission requirements.

DISCUSSION

Commissioner Kupsik and Adams stated that they feel Basso has done a good job addressing the issues of concern. Commissioner Flower still has concerns regarding the safety, parking and density issues.

**** AMENDMENT MOTION # 1 –** Mayor Connor/Kupsik moved to amend the motion to include a speed table with border of Manning Way, to assign the Western driveway for entry only and to make sure the concrete pads are adequately sized for the refuse containers. In addition, there should be some sort of bollards or obstacle placed at both ends across the bike trail. The AMENDMENT motion carried unanimously.

DISCUSSION

There was extended conversation by the Commissioners regarding the bike path safety.

Kupsik concluded that perhaps because this has been an on-going issue, it may be time for the Police Department to review and get more involved in the clean up and patrol of the bike path. Further discussion related to the bike path safety issue in relation to the Manning Way exit and grading contours related to the wetlands.

12. Review and discussion of a Conceptual Design for the Re-Development of Southland Farms by Brian Pollard of Fairwyn Development in conjunction with Orleans Homes, 875 E Townline Road, Lake Geneva WI, 53147.

DISCUSSION - Brian Pollard - Fairwyn Development/SEE TAPE 2:25

(Southland Farms – Old Raceway Park)

Pollard gave a brief overview of the conceptual Design and re-development.

DISCUSSION - Rick Zurk (agent) – Orleans Homes

Zurk gave a Power Point presentation and discussed the conceptual Design and re-development details.

There was discussion amongst the Commissioners, Presenters, Slavney, Administrator Jordan and Attorney Draper clarifying different aspects of the presentation and conceptual design of the re-development. An EMS impact report was requested by City Administrator Jordan.

13. Review and discussion of a Preliminary Conceptual Design for a Planned Development of Hillmore Lake Development by John M Ford of Tempo Development Inc., 11921 S. Hubbard Street, Palos Park, IL 60464.

DISCUSSION - Chuck Platz & Mike Ford (presenters)

There was a general discussion and overview of the preliminary conceptual design for a planned development of Hillmore Lake. Ford addressed the commission with his presentation on the Hillmore Lake project, creating a 40 acre lake and housing development.

GUEST SPEAKER - Jim Gaugart – Center Street, LG (Former Owner of Hillmore)

Gaugart addressed the Commission regarding the struggles of running a stand-alone Golf Course today, stating that it is brutal. He mentioned several local area courses that have now closed down. He stated that it is just cost prohibitive. He is open and willing to share his 40 yrs in the golfing industry if anyone has any further questions. He also pointed out that there are at least 25 very nice courses within a 10-12 mile radius of Lake Geneva.

DISCUSSION Cont'

There was continued discussion about the proposed lake. The lake concept is that it would be 10 – 12 ft deep in the center and gradually come back up to shore line. The ground water and well would supply it and then cap off. It would maintain itself. They discussed putting a traffic light in at the entry on Highway 50. There would be no motorized boats – only sail and paddle boats and kayaks. The presenters stated that there is a pipeline running down the middle that Wisconsin Gas has agreed to move.

Zoning and rezoning was discussed in conjunction with our Master Plan.

Traffic impact and soil boring requirements were discussed as well as other general details.

14. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted on behalf of Tri-State Farms, LLC by Margaret G. Lass Gardiner, Trustee of the Clarence Trust, N1208 State Road 120, Lake Geneva, WI 53147 for land located in the extra-territorial plat review area at State Road 120, Lake Geneva, WI 53147.

DISCUSSION

There was a brief overview and discussion by the commission.

MOTION #18

Kupsik/Gibbs moved to approve the recommendation on an Application for Land Division Review for a Certified Survey Map submitted on behalf of Tri-State Farms, LLC by Margaret G. Lass Gardiner, Trustee of the Clarence Trust, N1208 State Road 120, Lake Geneva, WI 53147 for land located in the extra-territorial plat review area at State Road 120, Lake Geneva, WI 53147, all staff recommendation and engineering recommendations.

The motion carried unanimously.

15. Adjournment

MOTION #19

Skates/Gibbs moved to adjourn the meeting at 10:19 pm. The motion carried unanimously.

/s/Jackie Gregoles, B&Z Administrative Assistant

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