

**PLAN COMMISSION MEETING
MONDAY, SEPTEMBER 18, 2017 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Mayor Kupsik called the meeting to order at 6:00 p.m.

Roll Call. Present: Mayor Kupsik, John Gibbs, Sarah Hill, Ann Esarco, Tyler Frederick, Ted Horne. Absent (Excused): Alderman Doug Skates. Also Present: City Planner Slavney, City Attorney Draper, City Administrator Oborn. Building and Zoning Administrator Walling, Building & Zoning Administrative Assistant Follensbee.

Approve the Minutes of August 21, 2017 Plan Commission meeting as distributed.

Gibbs/Horne motion to approve. Motion carried 6 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 to be limited to 5 minutes.

No Public Comments.

Acknowledgement of Correspondence.

Downtown Design Review

Application by Ida Tarczinski, 727 Geneva Street, Lake Geneva, WI 53147, to replace the sign face of an existing monument sign at 727 Geneva Street, Ida's Salon, Tax Key No. ZOP00157.

Zoning Administrator Walling stated the applicant wants to use the same sign from a former location in the city for her new location which was approved by the Plan Commission in the past.

Gibbs/Frederick motion to approve the sign.

Roll Call: Kupsik, Gibbs, Hill, Esarco, Frederick, Horne voting "yes." Motion carried 6 to 0.

Public Hearing and Recommendation on a Conditional Use filed by Kevin Sychowski, 830 Clover Street, Lake Geneva, WI 53147, to allow for the construction of an accessory structure of 1,950 square feet, at 830 Clover Street, Tax Key No. ZCL200008.

Kevin Sychowski presented his request for a larger garage for storage. Zoning Administrator Walling stated the applicant submitted a drawing showing the dimensions of the garage along with proposed renderings of the structure.

Speaker 1: Larry Hicks, 1318 Marion Street, Lake Geneva, opposes the proposed garage.

Speaker 2: Matt Mergener, 826 Clover Street, Lake Geneva, opposes the proposed garage.

Speaker 3: Robert Furlow, 1243 Pleasant Street, Lake Geneva, opposes the proposed garage.

Speaker 4: Nathan Nelson, 835 Clover Street, Lake Geneva, supports the proposed garage.

Kupsik/Hill motion to close the public hearing. Motion carried 6 to 0.

Commissioner Frederick asked Zoning Administrator Walling to clarify the percentages of the lot usage. Planner Slavney stated it was about 8% of the site. Walling said it was well under the 40 % maximum build out.

Horne/Hill motion to approve and include all staff recommendations and fact finding.

Roll Call: Kupsik, Gibbs, Hill, Esarco, Frederick, Horne voting "yes. Motion carried 6 to 0.

Public Hearing and Recommendation on a Conditional Use filed by Frank Klepitsch, 420 Sunrise Avenue, Lake Bluff, IL 60044, on behalf of Francis Beidler III & Elizabeth Tisdahl, for SR-4 Setbacks in ER-1 Zoning District to allow the addition of a new screened porch located at 698 S Lake Shore Drive, Tax Key No. ZBB00006.

Frank Klepitsch, architect for project, presented the request for a one story screened porch.

Hill/Horne motion to close the public hearing. Motion carried 6 to 0.

Kupsik/Hill motion to approve the Conditional Use and include all staff recommendations and fact finding.
Roll Call: Kupsik, Gibbs, Hill, Esarco, Frederick, Horne voting “yes.” Motion carried 6 to 0.

Review and Recommendation of a Plat of Condominium for Prairie Townhome Condominium filed by McMurr I, LLC, 351 W. Hubbard, Site 610, Chicago, IL 60654, to review the proposed development at Tax Key No. ZPRW00054A.

Item 9.A. has been withdrawn from this evening's meeting agenda at the applicant's request.

Hill/Horne motion to continue public hearing item 9.A. to the next meeting.

Roll Call: Kupsik, Gibbs, Hill, Esarco, Frederick, Horne voting “yes.” Motion carried 6 to 0.

Public Hearing and Recommendation on an amendment to a Precise Implementation Plan filed by McMurr I, LLC, 351 W. Hubbard, Site 610, Chicago, IL 60654, to allow for the development of condominium/townhome units at Tax Key No. ZPRW00054A.

Speaker 1: Lydia Chartre, attorney at Hush-Blackwell, representing Prairie Wind Townhomes Condominium Association which is next to this proposed development, discussed the concerns of the owners based on the amendment to the Precise Implementation Plan. Owners and board members of the association were also present.

Speaker 2: Jim Fuss, 1150 Park Drive, Unit #1106, Lake Geneva, former board president, shared his apprehensions and opposes this project.

Speaker 3: Doug Bartz, 1150 Park Drive, Unit #1104, Lake Geneva, stated his concerns and opposes this project.

Speaker 4: John Swanson, 1150 Park Drive, Unit #701, discussed his concerns and questions the future of this project and how it will affect their association.

Kupsik/Horne motion to continue public hearing item 9.B. to the next meeting.

Roll Call: Kupsik, Gibbs, Hill, Esarco, Frederick, Horne voting “yes.” Motion carried 6 to 0.

Review and Recommendation of Step 2 of the Concept Plan for the General Development Plan and Precise Implementation Plan, filed by Steve Bieda, Mau & Associates, LLP, 400 Security Blvd, Green Bay, WI 54313, on behalf of Himansu Dhyani, at 1150 Wells Street, Tax Key No. ZYUP00142B.

Jon LeRoy, Mau & Associates, LLP, 400 Security Blvd, Green Bay, on behalf of the developer, Northern Management, and the owner, Himansu Dhyani, presented the Concept Plan for this project. Zoning Administrator Walling and Planner Slavney stated this meeting is for discussion and encouraged the Plan Commission to ask questions or give suggestions to help the applicant move forward toward the GDP and PIP process. Slavney also explained the process of moving from the Concept Plan to GDP/PIP steps. Commissioners Hill, Esarco, Horne said this project would be a welcomed addition to the city.

Adjournment. Hill/Horne motion to adjourn at 6:56 pm. Motion carried 6 to 0.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

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