

**CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI**

PLAN COMMISSION MEETING
MONDAY APRIL 16, 2018 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL

Agenda

1. Meeting called to order by Mayor Kupsik.
2. Roll Call.
3. Approve Minutes of the March 19th Plan Commission meeting as distributed.
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.
5. Acknowledgment of Correspondence.
6. Downtown Design Review:
 - a. Application by Harbor Shores Resort, to replace the existing balcony railings with a change to the existing color at 300 Wrigley Drive. Tax Key Nos. ZHC00101 – ZHC00526.
 - b. Application by Tara Pippin, 33601 Franklin Street, Burlington, WI, to recover an awning frame above the entrance of the business, The Hive, located in the lower level, at 755 W Main Street. Tax Key No. ZOP00269.
 - c. Application by Michael Cohen, 214 Broadway, Wisconsin Dells, WI, to change an awning store front for the T-Shirt Center at 756 W Main Street. Tax Key No. ZOP00320.
7. Review and Recommendation on a Condominium Plat, for a Land Division to create two condominium lots at an existing duplex building currently located at 530 & 532 South Stone Ridge Drive, situated in the Two-Family Residential – 6 (TR-6) zoning, filed by Judith E. Castleman, 530 South Stone Ridge Drive, Lake Geneva, WI 53147. Tax Key No. ZSR00066.
8. Review and Recommendation of a Certified Survey Map (CSM) for a Land Division for Kim Pischke of Core Commercial Inc. on the property located at 751 Geneva Parkway, to create three Lots that are 1.54, 1.51 acres and 2.54 acres, respectively with required easements on Tax Key Nos. ZGBC00001, ZGBC00001A, ZGBC00002.
9. Review and Recommendation on a site plan review for Lot 1 that is 1.54 acres with required easements on a Certified Survey Map (CSM) proposed by Kim Pischke of Core Commercial Inc. on the property located at 751 Geneva Parkway, Tax Key Nos. ZGBC00001, ZGBC00001A, ZGBC00002.
10. Review and Recommendation on a site plan review for Lot 2 that is 1.51 acres with required easements on a Certified Survey Map (CSM) proposed by Kim Pischke of Core Commercial Inc. on the property located at 751 Geneva Parkway, Tax Key Nos. ZGBC00001, ZGBC00001A, ZGBC00002.

11. Review and Recommendation on a site plan review for Lot 3 that is 2.54 acres with required easements on a Certified Survey Map (CSM) proposed by Kim Pischke of Core Commercial Inc. on the property located at 751 Geneva Parkway, Tax Key Nos. ZGBC00001, ZGBC00001A, ZGBC00002.
12. Review and Recommendation of a Certified Survey Map (CSM) for Serendipity and Sunsets LLC, PO Box 649, Cary, IL 60013, c/o R.W. Torhorst to make a lot line adjustment for the property located at 962 Mariane Terrace. Tax Key No. ZSY00016.
13. Public Hearing and Recommendation on a Conditional Use Permit filed by Serendipity and Sunsets LLC. PO Box 649, Cary, IL, 60013, c/o R.W. Torhorst, for the demolition and new construction of a single family residence located at 962 Mariane Terrace. Property is located within the Estate Residential – 1 (ER-1) zoning district and applicant requests to utilize the Single Family–4 (SR-4) zoning. Tax Key No. ZSY00016.
14. Public Hearing and Recommendation to amend the existing Precise Implementation Plan filed by Geneva Theater, 244 Broad Street, Lake Geneva, WI, 53147, to allow for the installation of an exterior walkup concessions and ticket sales, hanging sign, & sandwich board sidewalk sign located in the Central Business (CB) zoning district. Tax Key No. ZOP00246, ZOP000247, & ZOP000248.
15. Public Hearing and Recommendation on a Conditional Use Permit filed by Austin Pier Services Inc., applicant Darrell Frederick, for the owner Peggy Roth Trust 837 Bayview Drive located in the Estate Residential (ER-1) zoning, Lake Geneva, WI 53147, to construct a new Pier for George & Peggy Roth located at 837 Bayview Drive. Tax Key No. ZGR00007.
16. Public Hearing and Recommendation on a Conditional Use Permit amending an existing site plan for the Farmers Market for the Horticultural Hall located at 330 Broad Street, applicant Sean Payne, 127 Summer Street, Genoa City, WI 53128. The proposed site plan to include the use of the public alley located in the Central Business (CB) zoning from April to October every Thursday and allow for the sales of homemade, home grown products: cheese vegetables, bread, fruit, flowers, hummus, oils, crapes, empanadas, sauces, desserts, popcorn, seafood, coffee, and crafts. Tax Key No. ZOP000163.
17. Public Hearing and Recommendation on a Zoning Map Amendment for the property located at 100 North Edward Blvd. for TC Productions LLC. The request is to change the current zoning from Planned Development (PD) to Planned Business (PB). Tax Key No. ZA196100004.
18. Public Hearing and Recommendation on a Conditional Use Permit by TC Productions LLC for the property located at 100 North Edwards Blvd., to construct a new commercial building to be used as a Commercial Indoor Entertainment (Magic Theater) land use classification section 98-206(4)(h). Tax Key No. ZA196100004.
19. Public Hearing and Recommendation of a proposed Ordinance Regulating Tourist Rooming Houses / Residential Short Term Rentals.
20. Adjournment.

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

Requests from persons with disabilities, who need assistance in order to participate in this meeting, should be made to the City Clerk's office, in order for appropriate Accommodations.

Posted 4/12/2018