

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

**PLAN COMMISSION MEETING
MONDAY AUGUST 17, 2020 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

THE CITY OF LAKE GENEVA IS HOLDING ALL MEETINGS VIRTUALLY AS WELL AS IN PERSON TO HELP PROTECT OUR COMMUNITY FROM THE CORONAVIRUS (COVID-19) PANDEMIC. IN-PERSON ATTENDANCE WILL BE LIMITED TO NO MORE THAN 13 PEOPLE, ON A FIRST COME FIRST SERVED BASIS. IF YOU WISH TO LISTEN OR WATCH THE MEETING YOU MAY DO SO BY USING THE FOLLOWING:

1. Livestream at the City of Lake Geneva Vimeo Channel found here www.vimeo.com/lakegeneva
2. Television: Watch live broadcast of the meeting on Spectrum Cable Channel 25
3. Listen to audio via phone: (602) 333-2017 (Long distance rates may apply) (888) 204-5987 (Toll Free)
Access Code: 9746153
4. You can provide public comment on agenda items by emailing your comments to the City Clerk at cityclerk@cityoflakegeneva.com or you may deliver your written comments to the City of Lake Geneva City Hall, 626 Geneva Street, Lake Geneva, WI 53147. All written comments must be provided to the City Clerk by 5:00 P.M. on the date of the meeting. All written comments will be read aloud during the agenda item when public comments are allowed during the meeting.
5. REGISTER BUT DO NOT SPEAK: You can register your support or opposition to an agenda item without speaking by emailing the Building and Zoning Clerk at bzclerk@cityoflakegeneva.com by 5:00 PM on the date of the meeting. Support or opposition to an agenda item will be read during the public hearing.
6. REGISTER AND SPEAK: If you wish to speak at the virtual meeting on an agenda item, you must register by sending an email to bzclerk@cityoflakegeneva.com and providing the agenda item you wish to speak on, your name and telephone number where you can be reached during the meeting. You will be contacted by phone to provide your comments when the public hearing on the agenda item you wish to speak on is heard.

If you are disabled and need assistance, please call (262) 248-3673 before this meeting to make arrangements for reasonable accommodation.

CITY HALL WILL NOT BE OPEN TO THE PUBLIC DURING THE MEETING. YOU CAN OBSERVE OR LISTEN TO THE MEETING VIA THE ABOVE LISTED COMMUNICATIONS.

Agenda

1. Meeting called to order by Charlene Klein.
2. Roll Call.
3. Approve Minutes of the July 20, 2020 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. Application for Amendment to the Comprehensive Plan conceptual discussion only:
 - a. Letitia Bennett Erdman d.b.a. FYF LLC N3102 Grandview Dr. Lake Geneva, with a request to the Future Land Use Map from Multi-family Residential – 8 (MR-8) to Planned Business (PB) for the property located at 429 S. Lake Shore Dr. Tax Key No. ZOP00363.
 - b. Bethany Souza 997 S. Lake Shore Dr. with a request to the Future Land Use Map from Single Family - 4 (SR-4) to General Business (GB) for the property located at 930 Marshall St. Tax Key No. ZRA00031.
7. Downtown Design Review:
 - a. Application by Audrey Lowe 245 Country Club Dr. 2B, request to install an on building sign and paint the exterior of the building located at 259 Broad St., in the Central Business (CB) zoning district, Tax Key No. ZOP00263.
 - b. Application by Dimitrius Anagnos 148 Cass St, request to install an outdoor rotisserie pit and server station, located at 811 Wrigley Dr., in the Central Business (CB) zoning district, Tax Key No. ZA483300003.
8. Review and Recommendation of a Certified Survey Map (CSM) for Karen Layng d.b.a. 273 Maplewood LLC. 238 Maxwell St, to create 2 newly dimensioned lots CSM in the Single Family – 4 (SR-4) zoning classification as identified on the certified survey dated 7/06/20 Job # 20361 for Tax Key Nos. ZOP00201, ZOP00202 & ZOP 00204A.
9. Public Hearing and Recommendation of a Conditional Use Permit filed by John & Susan Gullicksen, 1096 LaGrange Dr., for the request to allow the new installation of a 62' Pier with boat 2 slips located at 1096 LaGrange Dr., situated within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZLE00001.
10. Public Hearing and Recommendation of a “Limited” Conditional Use Permit filed by Samantha Strenger, 615 Center St, for the request to allow for Commercial Indoor Lodging on the second floor of the property located at 703 W. Main St., within the Central Business (CB) zoning district, Tax Key No. ZA276000001.
11. Public Hearing and Recommendation to amend the existing Precise Implementation Plan (PIP) filed by McMurr II, LLC. 351 W. Hubbard, Suite 610, Chicago IL.60654, for a request to complete phase III of the Summerhaven subdivision to include the Planned Development (PD) zoning district the construction of 23 Single Family Homes, Tax Key No. ZSUM00002.

12. Public Hearing and Recommendation - (Applicant is requesting this item be continued to the September Plan Commission Meeting) of a Conditional Use Permit filed by Thomas Keefe d.b.a. Northern Waters LLC., 751 Geneva Pkwy, for the request to allow the Bed and Breakfast Land Use in the Neighborhood Business (NB) zoning district, located at 816 Wisconsin St. Tax Key No. ZOP00164.
13. Future agenda items suggested by Plan Commission members.
 - a. Training possibilities for Plan Commission Member
 - i. 4 session proposal from Vandewalle and Associates
 - ii. Zoning Live Webinars via UW Stevens Point
14. 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 8/12/2020