

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

**PLAN COMMISSION MEETING  
MONDAY, AUGUST 20, 2018 - 6:00 PM  
COUNCIL CHAMBERS, CITY HALL**

**Agenda**

1. Meeting called to order by Tom Hartz.
2. Roll Call.
3. Approve Minutes of the July 16<sup>th</sup> 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 filed by Thomas George, for a request to install an awning on the building, located in the Central Business (CB) zoning district at 741 W. Main Street, Tax Key No. ZOP00272.
  - b. Application filed by Venture Investment Partners LLP, 751 Lake Geneva Pkwy, Lake Geneva, WI 53147, for a request to install an awning on the building, located in the Central Business (CB) zoning district at 201 Broad Street, Tax Key No. ZOP00267.
  - c. Application filed by Carrie Casper, 483 W. South Street, Lake Geneva, WI 53147, for a request to install on building signage, located in the Central Business (CB) zoning district at 647 W. Main Street, Tax Key No. ZOP00287.
  - d. Application filed by Mellisa Todd W1385 Oakwood Rd Genoa City WI 53128, for a request to install an on building sign, located in the Central Business (CB) zoning district at 253 Center Street Suite #700 for the Geneva Hair Lounge, Tax Key No. ZOP00282.
7. Public Hearing and Recommendation of a Conditional Use Permit filed by Lake Geneva 50120 LLC, 3000 Dundee Rd #408, Northbrook, IL 60062, for the proposed Indoor Commercial Entertainment Land Use that would allow for the Mod Pizza to be located at

281 Edwards Blvd, Unit C, in the Planned Development (PD) zoning district Tax Key No. ZA297300001.

8. Comprehensive Plan Application & Amendment Process:
  - a. 120 Properties LLC, request to change the Future Land Use Map (Maps 5a Full Planning Area View and 5b Central City View) to designate Tax Key No. ZYUP00198 from the Rural Holding Land Use category, to the Planned Mixed Use Land Use category which can be found in the 2011 Lake Geneva Comprehensive Plan; for the property located on the north side of Town Line Road, west of Edwards Boulevard.
  - b. Plan Commission Recommends Setting Public Hearing by Council.
9. Conceptual Plan request for the property located at Tax Key No. ZYUP00198 for 120 Properties LLC & Roger Wolff to improve approximately 12 acres of Tax Key No. ZYUP00198, for Copper Circle Apartment Homes that would allow the installation of 15 6-unit dwellings. The conceptual plan review that has been submitted is the preliminary site plan for a future request.
10. Conceptual Plan request for the property located at Tax Key No. ZSUM0001 & ZSUM0002. The conceptual plan request is for the Summerhaven Development of Phases II & III. This would allow for the construction and buildout of the remaining new Single Family dwelling units for the property located in the Planned Development (PD) zoning district, located on Lake Geneva Boulevard. The conceptual plan review is the step 2 of the Planned Development Process.
11. 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 8/15/2018*