

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

**PLAN COMMISSION MEETING
MONDAY JUNE 17, 2019 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Agenda

1. Meeting called to order by Tom Hartz.
2. Roll Call.
3. Approve Minutes of the May 20, 2019 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 Brick & Mortar, Thomas and Kathy George, 3389 S. Shore Dr., Delavan WI 53115, for the request to alter the exterior of the building by bringing the glass enclosed porches to grade on the property located at 832 Geneva St., in the Business Central (BC) zoning district, Tax Key No. ZOP00252.
 - b. Application by Jodeen Mikkelsen, 217 S. Washington St, Elkhorn WI 53121 for the request to install an on Building Sign to the exterior of the property, located at 512 Broad St., in the Business Central (BC) zoning district, Tax Key No. ZGD00005.
 - c. Application by Erin Sasak, 772 W. Main St., Lake Geneva, WI 53147, for the request to install an on Building Sign to the exterior of the property, located at 772 W. Main St., in the Business Central (BC) zoning district, Tax Key No. ZOP00321.
 - d. Application by Leanne Sanders Ieronimo, N2341 Shore View Dr., Lake Geneva, WI 53147, for the request to install an on Building Sign and a Blade Sign to the exterior of the property, located at 235 Broad St., in the Business Central (BC) zoning district, Tax Key No. ZA110300002.
7. Public Hearing and Recommendation to amend the existing Conditional Use Permit filed by Tristan Crist, 100 Skyline Dr., Lake Geneva, WI 53147, to allow Commercial Outdoor Entertainment land use for the patio area which would allow the service of alcohol outside of the building. The property is located at 100 N Edwards Ave., located within the Planned Business (PB) zoning district, Tax Key No. ZA196100004.
8. Public Hearing and Recommendation on an application for a Conditional Use Permit filed by Elizabeth Tomas, 1142 Cypress Point, Twin Lakes, WI 53181 for the property located at 617 W. Main St to allow outdoor music this request is for a Commercial Outdoor Entertainment land use, located in the Central Business (CB) zoning district. Tax Key No. ZOP00291.

9. Public Hearing and Recommendation of a Conditional Use Permit (CUP) filed by Tom and Denise Pecora, 911 Mason Ln., Lake in the Hills, IL 60156, for the installation of 90' long 6' wide pier and one boat slip located at 1550 Lake Shore Dr., within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZLM00048.
10. Public Hearing and Recommendation of a Conditional Use Permit (CUP) filed by SCH Lake LLC, 131 Dearborne St., Chicago, IL 60603 for the installation of 100' long 8' wide pier and two boat slip located at 700 S. Lake Shore Dr., within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZBB00007A.
11. Public Hearing and Recommendation on an application for a Conditional Use Permit (CUP) filed by Samantha Strenger, 615 Center St., Lake Geneva WI, 53147 to operate a Commercial Indoor Lodging at 695 Wells Street, located in the Planned Business District (PB) zoning, Tax Key No. ZOP00399C.
12. Public Hearing and Recommendation on an application for the Conditional Use Permit (CUP) filed by Sarah Schultz, 448 McHenry St., Burlington, WI 53105, Rachael Thornton 3406 Harrison St, Kansasville, WI 53139 requesting to amend the existing CUP) to increase the allowance of 10 dogs to 40 dogs at the existing building located at 846 Madison Street, Lake Geneva, WI 53147, located in General Industrial (GI) zoning district, Tax Key No. ZYUP00033.
13. Public Hearing and Recommendation to amend an application for a Precise Implementation Plan (PIP) filed by Brian Dalton, 353 S. Lake St., Grayslake, IL 60030, requesting to allow Commercial Indoor Lodging at 406 Wells St. The originally approved PIP in 2013 limited the Commercial Indoor Lodging to 50 days (per the original applicant's request). This request is to allow the land use as currently written in the zoning ordinances. The property is located at 406 Wells St., situated in Neighborhood Business (NB) zoning district Tax Key No. ZOP00353.
14. Public Hearing and Recommendation on an application for a General Development Plan (GDP) filed by Omega Homes – Vistas LLC., 210 E. O'Connor Dr, Suite 101, Elkhorn, WI 53121, requesting to allow the development 17.26 acre parcel to construct 58 single family lots which includes the installation of roads and infrastructure to accommodate the proposed development. The property is located on LaSalle St., situated in Multi-Family Residential – 8 (MR-8) zoning district, Tax Key No. ZA424700001.
15. Discussions on Sign Display to review the reduction from 60 seconds to a 15 second change to the messages interval being displayed.
16. Discussion on the Ice Castle concept plan and future event location.
17. Discussion regarding opening the annual plan amendment process in conjunction with the ten-year update of the City of Lake Geneva's Comprehensive Plan.
18. Discussion/Action regarding recommendation for the Vandewalle and Associates feasibility analysis proposal dated June 11, 2019 to assist the City in preparing its vision for the future use of the Hillmoor Property.
19. 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 6/13/2019