

**PLAN COMMISSION MEETING
MONDAY, NOVEMBER 20, 2017 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Mayor Kupsik called the meeting to order at 6:01 p.m.

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

Approve Minutes of the October 16th Joint City Council & Plan Commission Meeting and the October 16th Plan Commission meeting as distributed.

Skates/Hill motion to approve. Motion carried 5 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.

Acknowledgement of Correspondence. None.

Review and Recommendation of a CSM Lot Division filed by Paul Van Henkelum, Cardinal Engineering, on behalf of Mark Larkin, 500 Stone Ridge Drive, Lake Geneva, WI 53147, to divide a 6 acre parcel into 4 lots on the north side of Dodge Street, Tax Key No. ZYUP00053.

Ryan Cardinal, of Cardinal Engineering, on behalf of Mark Larkin, presented the request.

Zoning Administrator Walling stated all lots meet the zoning classification and is a simple land division CSM.

Skates/Hill motion to approve the CSM to comply with technical review comments by the city's consulting engineer.

Roll Call: Kupsik, Skates, Gibbs, Hill, Frederick voting "yes." Motion carried 5 to 0.

Review and Recommendation of a CSM Lot Combination filed by Paul Van Henkelum, Cardinal Engineering, on behalf of Chris Law, Geneva Lakes Christian Church, W2906 Willow Road, Lake Geneva, WI 53147, to combine 2 parcels at the SE corner of Bloomfield Road & Harmony Drive, Tax Key Nos. ZSF00232 and ZSF00231.

Ryan Cardinal, of Cardinal Engineering, on behalf of Geneva Lakes Christian Church, presented the request.

Zoning Administrator Walling said part of the agreement was to combine the 2 parcels into one lot.

Kupsik/Gibbs motion to approve the CSM to include all fact finding and staff recommendations.

Roll Call: Kupsik, Skates, Gibbs, Hill, Frederick voting "yes." Motion carried 5 to 0.

Review and Recommendation of a CSM Lot Combination filed by Paul Van Henkelum, Cardinal Engineering, on behalf of Golden Years, to combine 2 parcels on the SW corner of Bloomfield Road & Harmony Drive, Tax Key Nos. ZSF00074 & ZSF00085.

Ryan Cardinal, of Cardinal Engineering, on behalf of Golden Years, presented the request. Zoning Administrator Walling stated this agreement also required the combination of 2 parcels into one lot.

Kupsik/Skates motion to approve the CSM.

Roll Call: Kupsik, Skates, Gibbs, Hill, Frederick voting "yes." Motion carried 5 to 0.

Review and Recommendation of an Extraterritorial Jurisdiction (ETJ) CSM Lot Division in the Town of Geneva, filed by Douglas Olson, Olson Land Surveying, LLC, on behalf of Millard Properties, LLC, W6362 Dunham School Road, Elkhorn, WI, to divide a parcel at W2970 Springfield Road, Tax Key No. JG 1400001.

Bob Cook, Millard Properties, W6362 Dunham School Road, Elkhorn, presented his request.

Mr. Walling verified this request meets the Walworth County zoning requirements for a 5 acre parcel.

Skates/Hill motion to approve the CSM with all staff recommendations and fact finding.

Roll Call: Kupsik, Skates, Gibbs, Hill, Frederick voting “yes.” Motion carried 5 to 0.

Public Hearing and Recommendation for an amendment to an existing Conditional Use Permit (CUP) filed by Alan & Kathi Bosworth, 23 Windsor Drive, Elmhurst, IL, 60126 to add a landscape retaining wall at 1224 Main Street, Tax Key No. ZYUP 00094A.

John Forehand, architect, 914 Monroe, River Forrest, IL, and Al Bosworth, owner, presented their request. Mr. Walling clarified the fence would a maximum of 6’ from the mean average grade and asked Mr. Forehand to provide a rendering of the landscaping will look like from an at grade view. City Administrator Oborn said the Public Works director has a concern about snow removal for the driveway next to this proposed retaining wall and fence.

Hill/Kupsik motion to close the public hearing. Motion carried 5 to 0.

Gibbs/Frederick motion to approve the amendment to an existing Conditional Use Permit to include all staff recommendations and affirmative findings of fact.

Roll Call: Kupsik, Skates, Gibbs, Hill, Frederick voting “yes. Motion carried 5 to 0.

A. Public Hearing and Recommendation of the General Development Plan (GDP) filed by Steve Bieda, Mau & Associates, LLP, 400 Security Blvd, Green Bay, WI 54313, on behalf of Himansu Dhyani/Northern Management, to construct (4) four (8) eight unit multi-family buildings at 1150 Wells Street, Tax Key No. ZYUP00142B.

John Leroy, Mau and Associates, 400 Security Blvd, Green Bay, WI, presented their request with some modifications to the layout. Mr. Walling stated after meeting with staff and working through the issues of its layout, this project requires a couple exceptions which were stated but it does fall within the allowances. Mr. Walling said the engineering will continue on this project provided the GDP gets approved.

Speaker 1: Gerald Fischer, 250 Penny Lane, Lake Geneva, asked about the landscaping for the project.

Kupsik/Skates motion to close the public hearing. Motion carried 5 to 0.

Kupsik/Skates motion to approve the GDP to include all staff recommendations and fact finding with agreement to items 1 & 3. 1. The proposed GDP furthers the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA). 3. The proposed GDP amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

Roll Call: Kupsik, Skates, Gibbs, Hill, Frederick, Horne voting “yes. Motion carried 5 to 0.

B. Public Hearing and Recommendation of the Precise Implementation Plan (PIP), filed by Steve Bieda, Mau & Associates, LLP, 400 Security Blvd, Green Bay, WI 54313, on behalf of Himansu Dhyani/Northern Management, to construct (4) four (8) eight unit multi-family buildings at 1150 Wells Street, Tax Key No. ZYUP00142B.

John Leroy, Mau and Associates present the PIP request. Discussion indicated our city engineers need to verify the site works. Alderman Skates stated the application was lacking a landscaping plan, a lighting plan and building samples.

Skates/Gibbs motion to continue the Public Hearing & Recommendation for the PIP for 1150 Wells Street at the next Plan Commission meeting. Motion carried 5 to 0.

Public Hearing and Recommendation for a request to rezone the property currently zoned Planned Business Park to zoning classification of Planned Development, filed by Core Commercial Inc., for the property located at 753 Geneva Parkway to construct 2 Commercial structures, Tax Key Nos. ZGBC 0001A & ZLGBP 00002.

Kim Pischke, Core Commercial & Sandy Gulden CBRE Commercial Realtor, presented their request. Mr. Walling & City Attorney Draper clarified this request is for rezoning only.

Speaker 1: Andy Dammeir, 908 Wells Street, Lake Geneva, executive director of the Lake Geneva Economic Development Corporation, stated LGEDC board has concerns regarding their revised plans such as the traffic and change in the size of the plan which could impact the business park.

Speaker 2: Charlene Klein, 817 Wisconsin Street, Lake Geneva, asked for clarification of this request and questioned the need for additional big box stores in Lake Geneva.

Kupsik/Hill motion to close the public hearing. Motion carried 5 to 0.

Hill/Skates motion to approve and include all staff recommendations and fact finding in the affirmative.

Roll Call: Kupsik, Skates, Gibbs, Hill, Frederick, Horne voting "yes. Motion carried 5 to 0.

Adjournment. Skates/Hill motion to adjourn at 6:49 pm. Motion carried 5 to 0.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE PLAN COMMISSION