

**CITY OF LAKE GENEVA
PLAN COMMISSION MEETING**

MONDAY, DECEMBER 16, 2013 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

Minutes

1. Meeting called to order by Mayor Connors at 6:30pm.

2. Roll Call.

Present: Hougen, Gibbs, Robers, Connors, Skates, Poetzinger
Also Present: Clerk Neubeck

3. Approve Minutes of November 18, 2013 Plan Commission meeting as distributed.

Motion #1: Alderman Hougen moved to approve Minutes of November 18, 2013 Plan Commission meeting as distributed, Commissioner Skates seconded, and the motion passed unanimously.

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.

None

5. Acknowledgment of Correspondence.

None

6. Downtown Design Review. Application by Brett Karson and Associates for Thomas George C/O Brick and Mortar Home, 832 Geneva Street to modify the exterior of the I Love Funky's building located at 222 E. Center Street, Tax Key No. ZA276000002.

Brett Karson explained he is the architect for the project and the building will be repurposed for retail furniture sales. He said three new windows will be put on the second floor to add more light and decorative appearance for the building. He added Mr. George owns several buildings in the area. He said there will be a continuing of the stairway in the building to the roof for access to the machinery as well as adding a sprinkler system into the building. He said the colors of the building will be a taupe green color with a white trim. Awnings will be charcoal gray. The interior of the building will be reorganized with railings added. He then passed around examples of the exterior material as well as color scheme.

Commissioner Skates asked how much higher the parapets will be off the current building.

Mr. Karson explained it will be an additional 18 inches off the current height of the building.

Commissioner Skates asked how much the balcony sticks out.

Mr. Karson explained it is a Juliet balcony and decorative; thus, not meant to be stood on. It is to let light into the seconded floor.

Mayor Connors asked if the speaker on the North side of the building will be used.

Mr. Karson replied the speakers will be removed.

Motion #2: Alderman Hougen moved to approve the Application by Brett Karson and Associates for Thomas George C/O Brick and Mortar Home, 832 Geneva Street to modify the exterior of the I Love Funky's building located at 222 E. Center Street, Tax Key No. ZA276000002 per staff recommendations including color schemes, and Commissioner Skates seconded.

Alderman Hougen said the proposed modifications are keeping up with current buildings downtown and the proposed color scheme is contemporary.

The motion carries unanimously

7. Public Hearing and recommendation on a Conditional Use Application filed by Scott & Milisa O’Sullivan, 513 Monroe Ave, Fox Lake, IL 60020 on behalf of Roman Gabriel LLC to install a four foot high fence in the street yard of the property along Sage Street and Walworth Street, to meet the State of Wisconsin Requirements for Day Care Facilities, located at 601 Walworth Street, Tax Key No. ZGC 00089.

Mr. O’Sullivan explained he and his wife are seeking this per Wisconsin Department for Children and Family guidelines

Motion #3: Commissioner Skates moved to close the public hearing, Commissioner Gibbs seconded, and the motion passed unanimously.

Motion #4: Alderman Hougen moved to recommend the City Council approve a Conditional Use Application filed by Scott & Milisa O’Sullivan, 513 Monroe Ave, Fox Lake, IL 60020 on behalf of Roman Gabriel LLC to install a four foot high fence in the street yard of the property along Sage Street and Walworth Street, to meet the State of Wisconsin Requirements for Day Care Facilities, located at 601 Walworth Street, Tax Key No. ZGC 00089, and Commissioner Gibbs seconded.

Alderman Hougen explained it is currently zoned SR-4 and in line with the Comprehensive Plan. He said he does not feel it will cause a hardship on the City infrastructure as well as will not cause any problems with nearby properties.

Mayor Connors agreed as day cares have been on that property for some time and will not impose a hardship on surrounding neighbors.

The motion passed unanimously.

8. Public Hearing and recommendation on a Conditional Use Application filed by Kelly C. Frazier of McCormack + Etten / Architects, LLP, 400 Broad Street, Lake Geneva, WI 53147 on behalf of Frank Sottrel / Antoinette Sottrel Trust, 5N501 Curling Pond Road, Wayne, IL 60184, for a second story addition and first floor remodeling to an existing single family residence in the ER-1 Zoning District using the setback and height requirements of the SR-4 Zoning District, located at 927 Bayview Drive, Tax Key No. ZGB 00002.

Kelly C. Frazier explained the project.

Mayor Connors asked what the new materials will be.

Ms. Frazier explained the current materials are brick and mortar but will be most likely wood shingles on the second floor. The first floor will remain painted brick.

Alderman Hougen asked if it will be LEED certified.

Ms. Frazier replied it is not in the specifications but care will be taken to ensure building materials are environmentally friendly.

Alderman Hougen said the home is in a unique area and care should be taken to emphasize the fit with nature in light of its proximity to the Lake.

Bob Ryan, 930 Bayview Drive, said he is contemplating doing similar work to his home as he is adjacent to the property in question and was curious as to the process in doing such work.

Motion #5: Alderman Hougen moved to close the public hearing, Commissioner Poetzinger seconded, and the motion passed unanimously.

Motion #6: Mayor Connors moved to recommend the City Council approve a Conditional Use Application filed by Kelly C. Frazier of McCormack + Etten / Architects, LLP, 400 Broad Street, Lake Geneva, WI 53147 on behalf of Frank Sottrel / Antoinette Sottrel Trust, 5N501 Curling Pond Road, Wayne, IL 60184, for a second story addition and first floor remodeling to an existing single family residence in the ER-1 Zoning District using the setback and

height requirements of the SR-4 Zoning District, located at 927 Bayview Drive, Tax Key No. ZGB 00002 including any staff recommendation, and Commissioner Gibbs seconded.

Mayor Connors said the project is consistent with adjacent properties and feels it would be a good addition to the neighborhood and not cause any hardships to the surrounding area.

Mayor Connors said he had a point of clarification that pertaining to the staff recommendation specifically the fact finding as follow:

“1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan program, or ordinance adopted, or under consideration pursuant to official notice by the City.

2. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or lights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

5. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on any of improvements, facilities, utilities or services provided by public agencies serving the subject property.

6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be:

I. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

2. Specific to this site, the, proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

3. The proposed conditional use in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public

improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

5. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on any of improvements, facilities, utilities or services provided by public agencies serving the subject property.

6. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.”

Ms. Frazier said she agreed and said work can be done in a way to not harm the area.

The motion passed unanimously.

9. Review of a Conditional Use Permit issued on February 25, 2013, to allow outdoor music and live entertainment (Outdoor Commercial Entertainment) to Daniel Caravette, for the property at 642 Main Street, Tax Key No. ZOP 00305 to comply with the requirements of Conditional Use Resolution 13-R09.

Administrator Jordan said no complaints were received and the Police Chief approves of the continuing use.

Motion #7: Mayor Connors moved to allow the Conditional use to continue, and Commissioner Skates seconded.

Alderman Hougen said he found the sound levels to be quite an improvement over previous years as a result of this permit being granted.

The motion passed unanimously.

10. Adjournment.

11. Motion #8: Commissioner Skates moved to adjourn, Alderman Hougen seconded, and the motion passed unanimously.

The meeting adjourned at 7:10pm.

Tim Neubeck, City Clerk.

**THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED
BY THE PLAN COMMISSION**