

**PLAN COMMISSION MEETING
MONDAY, JANUARY 15, 2018 – 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, Ann Esarco, Tyler Frederick. Absent (Excused) Ted Horne, Also Present: City Planner Slavney, City Attorney Draper, City Administrator Oborn, Building and Zoning Administrator Walling, Building & Zoning Administrative Assistant Follensbee, and City Engineer Greg Governatori, Kapur & Associates.

Approve Minutes of the December 18th Plan Commission meeting as distributed.

Skates/Gibbs motion to approve. Motion carried 6 to 0.

Mayor Kupsik stated items 12 and 13 were removed from the agenda by the applicant.

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.

None.

Acknowledgement of Correspondence.

Correspondence received opposing construction of a proposed gas station at 190 E Main Street:

Charlene Klein 817 Wisconsin Street, Lake Geneva, WI

Maureen Marks, 834 Dodge St, Lake Geneva, WI

Penny Roehrer

Downtown Design Review

6. Application by Tom Konopacki for “CR Goodfinds”, 2819 Weaver Ln., Batavia, IL 60510 to install an awning structure and sign at 731 W Main Street, Tax Key No. ZOP000274.

Tom Konopacki, 2819 Weaver Lane, Batavia, IL, owner, moving CR Goodfinds from the Fancy Mall to 731 W Main Street, presented his request. Zoning Administrator Walling stated the awning will line up with neighboring awnings and the awning meets the height and sign dimension requirements.

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

Roll Call: Kupsik, Skates, Gibbs, Hill, Esarco, Frederick voting “yes.” Motion carried 6 to 0.

7. Public Hearing and Recommendation of a Conditional Use Permit filed by Reeds Construction LLC, W3199 S Lake Shore Drive, Lake Geneva, WI 53147, to construct a new boat slip for Lynette M. Heimann Trust located at 620 S. Lake Shore Drive, Tax Key No. ZA315600001.

Jeff Reed, of Reeds Construction, W3199 S Lake Shore Drive, Lake Geneva, on behalf of the Lynette M. Heimann Trust, presented the request for a pier with 2 slips. Zoning Administrator Walling verified the application meets all the setback requirements.

Kupsik/Hill motion to close the public hearing. Motion carried 6 to 0.

Skates/Esarco motion to approve and include all staff recommendations and fact finding and subject to DNR approval.

Roll Call: Kupsik, Skates, Gibbs, Hill, Esarco, Frederick voting “yes.” Motion carried 6 to 0.

8. Public Hearing and Recommendation of a Conditional Use Permit filed by Reeds Construction LLC, W3199 S Lake Shore Drive, Lake Geneva, WI 53147, to construct a new boat slip for Pete & Holly Krug located at 870 Maytag Road, Tax Key No. ZCE00011.

Jeff Reed, of Reeds Construction, W3199 S Lake Shore Drive, Lake Geneva, on behalf of the Lynette M. Heimann Trust, presented the request to change the pier. Zoning Administrator Walling verified the application meets all the setback requirements.

Kupsik/Hill motion to close the public hearing. Motion carried 6 to 0.

Kupsik/Gibbs motion to approve and include all staff recommendations and fact finding and subject to DNR approval. Roll Call: Kupsik, Skates, Gibbs, Hill, Esarco, Frederick voting “yes.” Motion carried 6 to 0.

9. 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.

Jon LeRoy, Mau & Associates, LLP, on behalf of the developer, Northern Management, and the owner, Himansu Dhyani, presented their request. Leroy also passed building materials around to the Plan Commissioners. Zoning Administrator Walling stated communications between Mau & Associates and the City Staff has been helpful throughout the process and they have met zoning requirements for the City. Greg Governatori, Kapur & Associates, City Engineer, has reviewed the project and all comments have been addressed. Slavney said the revised plans reflect the comments from the Plan Commission. Alderman Skates asked for stone and brick samples. Leroy stated he had the colors but not the actual sample at this time.

Hill/Skates motion to close the public hearing. Motion carried 6 to 0.

Esarco/Frederick motion to approve and include all staff recommendations and fact finding. Roll Call: Kupsik, Skates, Gibbs, Hill, Esarco, Frederick voting “yes.” Motion carried 6 to 0.

Alderman Skates appreciates the willingness of Mau & Associates to work with City Staff and the neighbors, stating the feedback from the neighbors has been positive.

10. Public Hearing and recommendation to amend the existing General Development Plan (GDP), Application filed by Southwind Prairie IV, LLC, 751 Geneva Parkway, to allow for the alteration of Building Locations, Building Exteriors, and site Design, located at 755 Southwind Drive, Lake Geneva Tax Key No. ZPRW00054A.

Roger Wolff, 751 Geneva Parkway, Lake Geneva, presented his modified plan. Mr. Wolff presented the break-away barrier document to the Plan Commission. Walling asked Wolff if the revised plan was shared with the association. Mr. Wolff stated this plan was shown to the president of the association previous to this meeting.

- Speaker 1: Jim Fuss, 1150 Park Dr, #1106, shared his concerns with signage, extra traffic, and construction truck traffic.
Speaker 2: Mike Sedonas, 1150 Park Dr. #801, shared his concerns regarding insurance and liability with extra vehicles during construction and would like to keep the properties separate.
Speaker 3: John Swanson, 1150 Park Dr #701, said there are 4 parking spots for buildings 8 and 11 which Mr. Wolff will move onto their property. He also shared concerns about keeping the two properties separate.
Speaker 4: Carol Nevin, 1150 Park Dr #1102, shared her concerns about how this project will affect her property value.

Mr. Wolff addressed the questions from the speakers.

Kupsik/Hill motion to close the public hearing. Motion carried 6 to 0.

Kupsik/Hill motion to approve and include all staff recommendations and fact finding. Roll Call: Kupsik, Skates, Gibbs, Hill, Esarco, Frederick voting “yes.” Motion carried 6 to 0.

11. Public Hearing and recommendation to amend the existing Precise Implementation Plan (PIP) Application filed by Southwind Prairie IV, LLC, 751 Geneva Parkway, to allow for the alteration of Building Locations, Building Exteriors, and site Design, located at 755 Southwind Drive, Lake Geneva, Tax Key No.ZPRW00054A. Roger Wolff, 751 Geneva Parkway, Lake Geneva, was present to answer questions. Alderman Skates clarified the parameters of the application. Planner Slavney stated the landscaping plan is very good.

Hill/Skates motion to close the public hearing. Motion carried 6 to 0.

Hill/Gibbs motion to approve and include all staff recommendations and fact finding.

Roll Call: Kupsik, Skates, Gibbs, Hill, Esarco, Frederick voting “yes.” Motion carried 6 to 0.

12. Public Hearing and Recommendation of a Condition Use Permit request filed by Neal Gill W3323 Lake Forest Lane, Lake Geneva WI 53147 to establish an In-Vehicle Sales or Services commercial land use at 190 E. Main Street, Lake Geneva, WI 53147 Tax Key No. ZA370600001.

Item 12 has been withdrawn from this evenings meeting agenda at the applicant’s request.

13. Conceptual Review to establish a gas station, convenience store, Dunkin Donut with detached carwash located at 190 E. Main Street, Lake Geneva, WI 53147 Tax Key No. ZA370600001.

Item 13 has been withdrawn from this evenings meeting agenda at the applicant’s request.

Adjournment. Hill/Skates motion to adjourn at 6:40 pm. Motion carried 6 to 0.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE PLAN COMMISSION