

**PLAN COMMISSION MEETING
MONDAY, NOVEMBER 19, 2018 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Mayor Hartz called the meeting to order at 6:00 p.m.

Roll Call. Present: Mayor Hartz, Alderman Doug Skates, John Gibbs, Sarah Hill, Ted Horne, Ann Esarco, Michael Krajovic. Also Present: City Planner Slavney, City Attorney Draper, Building and Zoning Administrator Walling, Building & Zoning Administrative Assistant Follensbee.

Approve Minutes of the October 15th Plan Commission meeting as distributed.

Horne/Skates motion to approve. Motion carried unanimously.

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 5 minutes.

Acknowledgement of Correspondence.

Correspondence was received from Barbara Schuld, of Lake Geneva, opposing the GDP Application for 832 Geneva Street. Correspondence was also received from Charlene Klein, 817 Wisconsin Street, opposing the GDP Application for 832 Geneva Street. All correspondence has been distributed to the Plan Commission and the City Council.

Downtown Design Review

6.a. Application filed by Stephanie Horne, for a request to install a 3 square foot projection sign and awnings on the exterior of the business, at 875 W. Main Street, located in the Business Central (BC) zoning district, Tax Key No. ZOP00253.

Stephanie Horne, 12414 N Madero Drive, Mequon, WI, presented her request. Zoning Administrator Walling stated the sign meets all standards of the Downtown Design Overlay.

Hill/Krajovic motion to approve the sign and awning and include all staff recommendations and fact finding.

Roll Call: Hartz, Skates, Gibbs, Hill, Horne, Esarco, Krajovic “yes.” Motion carried unanimously.

7. Public Hearing and Recommendation of a Conditional Use Permit (CUP) filed by Randall Shaf, 2064 Tennyson, Highland Park, IL 60035, to install a 90’ pier at 932 Mariane Terrace, Lake Geneva, located in the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZSY00012.

Larry Quist, W6489 N Walworth Road, representing Randall Shaf, presented the request. Mayor Hartz asked for clarification of the request.

Speaker #1: Donald Pike, 924 Mariane Terrace, neighbor, shared his concerns for the site which he stated is out of compliance per the DNR. He also stated that the DNR was short staffed and enforcement was suspended. Pike also stated 7 pieces of equipment were placed on the water which moved into the neighboring properties on either side. Pike said the owner rents out to many different people throughout the year with different boats.

Hill/Skates motion to close the Public Hearing. Motion carried unanimously.

Walling stated the DNR approval letter in this application is good through November 11, 2019. Commissioner Gibbs asked how infractions would be handled. Attorney Draper said the Conditional Use can be revoked.

Hartz/Skates motion to approve the Conditional Use Permit with the additional condition to allow only 2 boats and 2 jet skis on the pier and include all staff recommendations and fact finding.

Roll Call: Hartz, Skates, Gibbs, Hill, Horne, Esarco, Krajovic voting “yes.” Motion carried unanimously.

8. Public Hearing and Recommendation on an application for the General Development Plan (GDP) filed by Daniel E. Schuld, 281 Yerkes Ave, Hampshire, IL 60140, requesting the change of use for the building at 727 Geneva St, for a Brewery, Tap Room, & Gift Shop, to include a building addition, and renovations to the existing exterior deck and patio, located in the Planned Development (PD) zoning district, Tax Key No. ZOP00157.

Ken Etten, 400 Broad Street, representing Daniel Schuld, presented the request. Daniel Schuld, 281 Yerkes Avenue, Hampshire, IL 60140, stated he plans to make much needed updates to the building and open a brewery and a few unique stores in this space. In addition to the brewery, the plan includes a tasting room and retail store for sales of promotional items such as clothing and packaged goods. A discussion of the Plan Commission followed.

Speaker #1: Mary Jo Fesenmaier, 1085 S Lakeshore Drive, asked if the applicant has contacted the church across the street. The owner has not contacted the church but plans to do so. Hartz stated the licensing for this establishment will be discussed in the Finance, License & Regulation Committee.

Speaker #2: Beverly Leonard, 1504 Dodge Street, shared her support for this proposal.

Speaker #3: Ted Harig, owner of 821 Geneva Street, shared his support for this proposal.

Speaker #4: Bridget Leech, N3202 Highland Drive, and executive director of the Business Improvement District, shared her support for this proposal.

Speaker #5: Dick Malmin, N1991 S Lakeshore Drive, shared his support of fixing up the building but stated there is a restriction on a location near a church or school which could be waived by the governing body if needed.

Speaker #6: Thomas George, 3389 S Shore Drive, Delavan, share his support for this proposal.

Hill/ Gibbs motion to close the Public Hearing. Motion carried unanimously.

Hill/Horne motion to approve the General Development Plan and include all staff recommendations and fact finding and to include a request for the City Council to waive the 300' rule if needed.

Roll Call: Hartz, Skates, Gibbs, Hill, Horne, Esarco, Krajovic voting "yes." Motion carried unanimously.

9. Public Hearing and Recommendation on an application for the General Development Plan (GDP) filed by Omega Homes, 201 O'Connor Dr. Suite 101, Elkhorn, WI 53121, requesting a Planned Development of 58 Single Family Homes at the property on LaSalle Street, also known as the Vistas of Lake Geneva (formerly Regent Hills subdivision), located in the Multi-Family – 8 (MR-8) zoning district, Tax Key No. ZA424700001.

Chad Pollard, 900 S Lake Shore Drive, representing John Giampoli, Omega Homes, presented the request. Also present Ryan Cardinal and Paul Van Henkelum of Cardinal Engineering. Cardinal said improvements would be needed on the current storm water management and the water tower, and laterals. Planner Slavney stated the requested exemption under the architectural section of this application shall be changed to allow a garage to be a maximum of 50% of façade width. Commissioner Hill asked about sidewalks in this development. Slavney said the applicant is proposing a trail system instead of sidewalks. Commissioner Esarco asked if there is a park area in the development. Walling said there is no access to a park area. Slavney stated the area is very steep and cannot be readily reached. Staff asked for the impact fee instead of dedicating an area for a park.

Speaker #1: Rob Lambert, 1230 Edgewood Drive, asked where the construction traffic would enter the site. Cardinal said traffic would be restricted to LaSalle Street.

Hill and Skates shared concerns regarding the utilities. Slavney stated the GDP process creates the vested rights of land use and maybe the Plan Commission needs to wait until a solution for funding the utilities is reached since this project presents some unique challenges.

Hartz/Hill motion to continue the Public Hearing until the Utility Commission reaches an agreement with Omega Homes regarding the supply of all utilities and would be on the agenda for the next Plan Commission Meeting. Motion carried unanimously.

10. Public Hearing and Recommendation on an application for the General Development Plan (GDP) filed by House Around the Corner LLC., 3389 South Shore Dr., Delavan, WI 53115, requesting a Planned Development to construct a 5600 square foot commercial building at 832 Geneva Street, Lake Geneva, WI 53147, located in Central Business (CB) zoning district, Tax Key No. ZOP00252.

Commissioner Hill abstained from this agenda item & discussion.

Scott Lowell, 602 Trevino Drive, representing Thomas George, presented the request with an option to construct a new building under the Downtown Design Overlay requirements.

Speaker #1: Ken Etten, 1109 Wisconsin Street, shared concerns for existing building.

Speaker #2: Gary Dunham, 614 Sage Street, shared ideas to move the existing building.

Speaker #3: Grace Hanny, 311 Oakwood Lane, commended Thomas George & Scott Lowell for their efforts and suggested finding ways to market the existing building.

Speaker #4: Trish Schaefer, 403 Center Street, voiced her confusion and asked for a clear explanation of this request.

Slavney explained 3 options which could move a proposed building forward in the process.

Speaker #5: Thomas George, 3389 S Shore Drive, Delavan, asked for answers regarding his permit request and referenced a parallel option.

Speaker #6: Charlene Klein, 817 Wisconsin Street, shared her objection to the Planned Development zoning changes.

Speaker #7: Ted Hartig, owner of Building at 821 Geneva Street, asked for clarification of the Public Notice sent out for this application. Draper explained the notice and the agenda item.

Speaker #8: Beverly Leonard, 1504 Dodge Street, owner of Delaney Street Mercantile, shared her support for the zoning change to Plan Development.

Speaker #9: Brian Yunker, 311 Cook Street, shared his support to save the existing building and urged the Plan Commission to carefully consider the development on this parcel.

Thomas George asked for clarification of the Plan Commission feedback on the proposed building. Hartz asked Slavney to describe an appropriate replacement building if the present house was no longer there. Slavney shared pictures of various residential styles described in the Downtown Overlay District Ordinance and are found in the Maple Park Neighborhood. Slavney said it is possible that a commercial building of this size can be designed to look like one of the architectural styles. The current proposal can be improved by designing a building which looks similar to one of the mentioned designs. A discussion of the Plan Commission followed.

Skates/Esarco motion to continue the Public Hearing to the next Plan Commission meeting. Motion carried unanimously.

11. Discussion by the Plan Commission for the proposed Tourist Rooming House (TRH) ordinance amendments.

Walling explained the proposed amendments to the ordinance. A discussion of the Plan Commission followed.

Skates/Gibbs motion to make the Tourist Rooming House ordinance changes and set a Public Hearing. Motion carried unanimously.

12. Adjournment. Gibbs/Hill motion to adjourn at 9:21 p.m. Motion carried unanimously.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

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