

**PLAN COMMISSION MEETING
MONDAY, JUNE 18, 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, Ann Esarco, Michael Krajovic. 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.

Approve Minutes of the May 21st Plan Commission meeting as distributed.

Skates/Gibbs 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 to be limited to 5 minutes.

None.

Acknowledgement of Correspondence.

None.

Downtown Design Review

6.a. Application by Oakfire Properties LLC, for the Oakfire Restaurant, a request to install a server window on the east wall to assist with staff access, located in the Business Central (BC) zoning district at 831 Wrigley Dr, Tax Key No. ZOP00340.

Pete Juergens, 2689 Sunset Blvd, Lake Geneva, on behalf of Oakfire, presented the request.

Hill/Skates motion to approve the server window on the east wall of building and include all staff recommendations and fact finding.

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

6. b. Application by Daniel Caravette, to install a building sign located in the Business Central (BC) zoning district for the property at 642 W. Main St, Lake Geneva, WI 53147, Tax Key No. ZOP00305.

Applicant not present. Zoning Administrator Walling presented the request.

Skates/Esarco motion to approve the sign and include all staff recommendations and fact finding.

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

6.c. Application by The Hive – Tara Pippin, 33601 Franklin St, Burlington, WI 53105 to install an on building sign that extends over the public sidewalk for the property located at 755 W. Main St, located in Business Central (BC) zoning district, Tax Key No. ZOP000269.

Rodney Wetlow, 725 ½ W Main Street, on behalf of the owners of The Hive, was present to answer questions. Walling stated the sign meets the maximum area for signs of this type.

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

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

6.d. Application by Elizabeth Chappell, 513 Broad St, Lake Geneva, WI 53147, to install a building sign that extends over the public sidewalk located in Business Central (BC) zoning district Tax Key No. ZOP00029.

Applicant not present. Walling said the sign meets the zoning ordinance as submitted. The planters shown in the packet are not a part of this request but have been discussed with Public Works.

Esarco/ Skates motion to approve the sign and include all staff recommendations and fact finding.

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

7. Public Hearing and Recommendation on an application for a Conditional Use Permit filed by Letitia Erdman, 5455 Steele Rd, Burlington, WI 53105, to install a fence which exceeds the allowable heights for the Downtowner property located at 640 W. Main St. in the Central Business (CB) zoning. Tax Key No. ZOP00306.

Letitia Erdman, 5877 Alvin Howe Rd, Burlington, WI 53105, owner of The Downtowner, presented her request which allows a taller fence, but shall remove the top 26" of wooden fence and replace with open cable.

Gibbs/Hill motion to close the public hearing. Motion carried unanimously.

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

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

8. Public Hearing and Recommendation of a Conditional Use Permit filed by Serendipity & Sunsets LLC, P.O. Box 649, Cary, IL 60013, for the installation and addition of a 100' pier located at 962 Mariane Terrace, property is located within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZSY00016.

Keith Rozolis, PO Box 649, Cary, IL, owner of Serendipity & Sunsets LLC, present to answer questions. Alderman Skates asked about DNR approval. Jeff from Reid's Construction said this project is approved by the DNR. Mayor Hartz asked about the lengths of the piers on either side of this property and if there are buoys.

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

Skates/Gibbs motion to approve the pier and include all staff recommendations and fact finding.

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

9. Public Hearing and Recommendation on an application for a Conditional Use Permit filed by Greg Anagnos, N1567 Clover Rd, Lake Geneva, WI 53147, to operate an Commercial Indoor Lodging land use for the property located at 501 ½ Broad St, Lake Geneva, WI 53147, located in the Central Business (CB) zoning, Tax Key No. ZOP00032.

Greg Anagnos, N1567 Clover Rd, Lake Geneva, owner of Medusa, presented his request. Walling stated the Commercial Indoor Lodging requires 1 parking stall per bedroom and this property meets the parking standards. Planner Slavney stated all properties operating as Commercial Indoor Lodging shall comply with the Zoning Ordinance, Section 98-206 (k) Commercial Indoor Lodging.

Speaker #1: Bob Limazoni, owner of 503 Broad St, supports the proposed request.

Speaker #2: Amy Odette, business owner at 507 Broad St, supports the proposed request.

Krajovic/Skates motion to close the public hearing. Motion carried unanimously.

Hill/Skates motion to approve a limited CUP for Commercial Indoor Lodging land use and include all staff recommendations and fact finding.

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

10. Public Hearing and Recommendation of a Conditional Use Permit filed by Robert D. Larson Trust, 2403 Comstock Ct, Naperville, IL 60564, for the demolition and new construction of a single family residence located at 905 Bayview Dr, located within the Estate Residential – 1 (ER-1) zoning district and requests to utilize the Single Family-4 (SR-4) zoning. Tax Key No. ZGB00005.

Applicant not present.

Skates/Gibbs motion to continue the Public Hearing & Recommendation of a Conditional Use Permit to the next Plan Commission Meeting.

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

- 11. Public Hearing and Recommendation of a Conditional Use Permit filed by Robert D. Larson Trust, 2403 Comstock Ct, Naperville, IL 60564, for the installation and addition of a 100' pier located at 905 Bayview Dr. Property, located within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZGB00005.**
Jeff from Reid's Construction was present to answer questions.

Esarco/Skates motion to continue the Public Hearing & Recommendation of a Conditional Use Permit to the next Plan Commission Meeting.

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

- 12. Public Hearing and Recommendation on an application to amend the General Development Plan (GDP) for the Lake Geneva 50120 LLC, located at 281 N. Edwards Blvd, filed by GMX Real Estate Group LLC, to expand the building 2 footprint by 465 square feet. Located in the Planned Development (PD) zoning district, Tax Key Nos. ZA297300001.**

Andrew Goodman, GMX Real Estate Group LLC, 3000 Dundee Rd, Suite 408, Northbrook, IL and Michael Columbo, JTS Architects, 450 E Higgins Rd, Elk Grove Village, IL, presented their request. Revised building plans have been submitted to the state for approval. Slavney stated the pervious pavers used for sidewalks and pavers will work for this site. An embellished elevation exhibit was presented to the Plan Commission this evening. Walling acknowledged the revised state approved construction plans are needed before final approval is given. If the revised plans are not approved, the developer still has approval for the original plans.

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

Skates/Krajovic motion to approve the amendment to the GDP, to include all staff recommendations and fact finding And contingent on the state plan approval for plans submitted.

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

- 13. Public Hearing and Recommendation of an amendment to the Precise Implementation Plan (PIP) for the Lake Geneva 50120 LLC, located at 281 N. Edwards Blvd, filed by GMX Real Estate Group LLC, to expand the building 2 footprint by 465 square feet. Located in the Planned Development (PD) zoning district, Tax Key Nos. ZA297300001.**

Michael Columbo and Andrew Goodman were present for questions.

Gibbs/Skates motion to close the public hearing. Motion carried unanimously.

Krajovic/Hill motion to approve the amendment to the PIP, to include all staff recommendations and fact finding and revised landscape plans, improved elevations drawings, pervious pavers for walkways.

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

- 14. Adjournment.** Hill/Gibbs motion to adjourn at 7:10 pm. Motion carried unanimously.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE PLAN COMMISSION