

**CITY OF LAKE GENEVA  
PLAN COMMISSION MEETING**

MONDAY, AUGUST 18, 2014 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL

**MINUTES**

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

**2. Roll Call**

*Present* Kupsik, Flower, Skates, Adams, Robers, Connors, Draper  
*Not Present* Gibbs  
*Also Present* Administrator Jordan, Planner Slavney, Gregoles

**3. Approve Minutes of July 21, 2014 Plan Commission meeting as distributed.**

MOTION #1

Kupsik/Skates motion to approve the Minutes of 7/21/14 Plan Commission meeting as distributed.  
The motion carried 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.**

PUBLIC SPEAKER #1

Kathy George, Brick and Mortar Home & Outdoor store Owner

The following statement was read into record by Kathy George on behalf of herself and her husband.

“I’m here tonight because of the color we have chosen for the design of our building. The ordinance was made to stop the city from becoming the “Dells”, as it was explained to us. That was nearly 20 years ago. The world has changed and the ordinance needs to change as well. In place of it, it needs to encourage investment and maintenance of the city’s buildings and reflect the beauty and lifestyle of the lake areas. The result should be that the locals want to shop the town they live in, not ignore and go to another big box store on the highway. Tourists should come to enjoy a small town that has moved forward to compete and welcome them with new fresh special and attainable shops and restaurants. People should be motivated to raise their children, open new businesses or plan retirement in a community rich with activity and enjoyment and opportunity. We want to thank all who have come in support, who have signed, spoke out, called or wrote to the City. We appreciate the overwhelming positivity expressed to us on a daily basis by all. It is a true statement that we have not had one negative comment to our beautiful addition to the city. We thank council woman Hill for her efforts and support. We thank the Mayor for his agreement on our building and the olive branch that he threw to us in an attempt to have us stay open – have a stay of time to open. We thank the Building Inspector for giving us occupancy permit approving the great cover up. We thank this Board for putting the issue on the Agenda tonight and we are in support of the change because we believe it will make and be of great value for all businesses in the city of Lake Geneva. Thomas and I do look forward to the day we can have our grand opening in a building that will represent the beauty of the city and the lake region. Thank you.”

**5. Acknowledgment of Correspondence. – NONE**

**6. DOWNTOWN DESIGN REVIEW**

**A. Application by Jayson Rishling for a sign at The Board Shop located at 269 Broad Street, Tax Key No. ZOP 00262.**

DISCUSSION

Inspector Robers gave a brief overview of the application.

MOTION # 2

Kupsik/Skates moved to approve the application by Jayson Rishling for a sign at The Board Shop located at 269 Broad Street, Tax Key No. ZOP 00262. The motion carried unanimously.

**7. Public Hearing and recommendation on a Conditional Use Application filed by Gerald Sommers, 930 Maytag Road, Lake Geneva, WI 53147, to construct an Addition to a Single Family Residence on an existing lot using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 930 Maytag Road, Tax Key No. ZCE 00006.**

PUBLIC SPEAKER #1 John Swarp, President of DDCI Architects (agent for owner)  
Mr. Swarp gave a brief overview of the application and clarified questions from the Commissioners.

MOTION # 3  
Kupsik/Flower moved to close the public hearing. The motion carried unanimously.

MOTION # 4  
Kupsik/Skates move to approve the recommendation on a Conditional Use Application filed by Gerald Sommers, 930 Maytag Road, Lake Geneva, WI 53147, to construct an Addition to a Single Family Residence on an existing lot using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 930 Maytag Road, Tax Key No. ZCE 00006, including staff recommendations and the finding of facts from the staff report. The motion carried unanimously.

**8. Public Hearing and recommendation on a request filed by Immanuel Lutheran Church, 700 Bloomfield Road, Lake Geneva WI, 53147 for a Zoning Map Amendment to change the zoning on a parcel from Rural Holding Zoning District (RH) to Planned Office Zoning District (PO) at 700 Bloomfield Road, Tax Key No. ZA433000001.**

PUBLIC SPEAKER #1 Peter Jergens, 131 Darwin (agent for the church)  
Jergens briefly discussed the details of the request.

MOTION # 5  
Kupsik/Flower moved to close the public hearing. The motion carried unanimously.

DISCUSSION  
Brief comments and clarification made by Planner Slavney regarding the details of the request in general and also specific to a possible future food pantry location.

MOTION # 6  
Kupsik/Adams move to approve the recommendation on a request filed by Immanuel Lutheran Church, 700 Bloomfield Road, Lake Geneva WI, 53147 for a Zoning Map Amendment to change the zoning on a parcel from Rural Holding Zoning District (RH) to Planned Office Zoning District (PO) at 700 Bloomfield Road, Tax Key No. ZA433000001, including the finding of facts from the staff report. The motion carried unanimously.

**9. Public Hearing and recommendation on a Conditional Use Application filed by Immanuel Lutheran Church, 700 Bloomfield Road, Lake Geneva WI, 53147, to operate a Group Day Care Center (9+ Children) in a Planned Office Zoning District (PO) at 700 Bloomfield Road, Tax Key No. ZA433000001.**

PUBLIC SPEAKER #1 Peter Jergens, 131 Darwin (agent for the church)  
Jergens briefly discussed the details of the request.

MOTION # 7  
Skates/Flower moved to close the public hearing. The motion carried unanimously.

MOTION # 8  
Kupsik/Adams move to approve the recommendation on a Conditional Use Application filed by Immanuel Lutheran Church, 700 Bloomfield Road, Lake Geneva WI, 53147, to operate a Group Day Care Center (9+ Children) in a Planned Office Zoning District (PO) at 700 Bloomfield Road, Tax Key No. ZA433000001, including the finding of facts and contingent upon receiving State approval. The motion carried unanimously.

**10. Discussion and recommendation to modifying Section 98-913, Exterior Colors within the Downtown Design Overlay Zoning District and setting a public hearing.**

DISCUSSION

A detailed discussion was held by the Commissioners, Planner Slavney and Attorney Draper. Attorney Draper stated that the requirements to amend the zoning regulation found in section 98-902 is that you have to identify language that you want to change in a particular regulation, provide proposed changes for that section that you are addressing and then set up a public hearing 45 days once everything has been turned in.

The discussion centered on how this change would take place, how other communities handle this in their area's, how to define a primary color and/or removing the term primary from the ordinance altogether. In addition they discussed taking the term Black out of the ordinance and keeping the restriction of neon colors the same. Some of the suggestions offered were to have a sample of the material with the chosen color submitted to the commission prior to approval, clarification of color shades, clarification of accents or % of color is needed, and if you are using a natural material that varies in color in a fine grained kind of way, such as a brick or granite or marble, that would only count as one of the colors.

Planner Slavney commented that Lake Geneva ranks in the middle as far as comparison to other communities and what standards are required. Flowers requested Down Town District area clarification. Flower also pointed out a spelling error found on page 281 - Item #1 – fifth row down on the far right side.

MOTION #9

Flower/ Skates motion to instruct staff to draft changes to Section 98-913 with the following points:

- \*Page 281 - Spelling Error / Typo
- \*Page 283 - To include providing samples with actual color on the actual material
- \*Page 291 – Remove the word black (Item 10A)
- \*Offer the option of the natural materials that can be used as one color of the three different colors
- \*Find new wording for primary colors
- \*Criteria for % of bright colors that can be used as accents

The motion carried unanimously.

**11. Continued Review of Amendment Requests for the Lake Geneva Comprehensive Plan.**

DISCUSSION

Robers stated that the Basso plan is the only one that has been submitted at this point.

MOTION #10

Mayor Connors/Kupsik motion to forward a request to Council to set a joint public hearing date for the Basso amendment request to the Lake Geneva Comprehensive Plan. The motion carried unanimously.

**12. ADJOURNMENT**

MOTION # 11

Skates/Flower moved to adjourn the meeting at 7:37 pm. Motion carried unanimously.

**QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT**