

**PLAN COMMISSION MEETING
MONDAY, AUGUST 20, 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, Ted Horne, Ann Esarco, Michael Krajovic. Absent (Excused): City Planner Slavney, Sarah Hill, John Gibbs. Also Present: City Planner Assistant Mich, City Attorney Draper, Building and Zoning Administrator Walling, Building & Zoning Administrative Assistant Follensbee.

Approve Minutes of the July 16th Plan Commission meeting as distributed.

Skates/Horne 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.

None.

Acknowledgement of Correspondence.

None.

Downtown Design Review

6.a. Application filed by Thomas George, for a request to install an awning on the building, located in the Central Business (CB) zoning district at 741 W. Main Street, Tax Key No. ZOP00272.

Thomas George, 741 Main Street, presented his request. Zoning Administrator Walling verified the awning meets the zoning requirements.

Horne/Skates motion to approve the awning and include all staff recommendations.

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

6.b. Application filed by Venture Investment Partners LLP, 751 Lake Geneva Pkwy, Lake Geneva, WI 53147, for a request to install an awning on the building, located in the Central Business (CB) zoning district at 201 Broad Street, Tax Key No. ZOP00267.

Roger Wolff, 751 Geneva Pkwy, presented his request. Walling said the awning meets all zoning requirements.

Krajovic/Esarco motion to approve the awning and include all staff recommendations.

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

6.c. Application filed by Carrie Casper, 483 W. South Street, Lake Geneva, WI 53147, for a request to install on building signage, located in the Central Business (CB) zoning district at 647 W. Main Street, Tax Key No. ZOP00287.

Carrie Casper, 483 W. South Street, presented her request. Walling said both signs comply with the zoning requirements.

Skates/Horne motion to approve the awning and include all staff recommendations.

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

6.d. Application filed by Mellisa Todd, W1385 Oakwood Rd Genoa City WI 53128, for a request to install an on building sign, located in the Central Business (CB) zoning district at 253 Center Street Suite #700 for the Geneva Hair Lounge, Tax Key No. ZOP00282.

Mellisa Todd, W1385 Oakwood Rd, Genoa City, and Meghann Bybee, 606 Water St, Lyons, presented their request. Walling stated the sign meets the ordinance requirements

Skates/Horne motion to approve the sign and include all staff recommendations.

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

7. Public Hearing and Recommendation of a Conditional Use Permit filed by Lake Geneva 50120 LLC, 3000 Dundee Rd #408, Northbrook, IL 60062, for the proposed Indoor Commercial Entertainment Land Use that would allow for the Mod Pizza to be located at 281 Edwards Blvd, Unit C, in the Planned Development (PD) zoning district Tax Key No. ZA297300001.

Andrew Goodman, 3000 Dundee Road #408, Northbrook, IL and Mike Colombo, 450 North Higgins Road, Elk Grove Village, IL presented the request. Skates clarified this building footprint was extended by 6’ in a prior Plan Commission meeting.

Krajovic/Esarco motion to close the Public Hearing. Motion carried unanimously.

Esarco/Krajovic motion to approve the Conditional Use Permit and include all staff recommendations and fact finding.

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

8. Comprehensive Plan Application & Amendment Process:

a. 120 Properties LLC, request to change the Future Land Use Map (Maps 5a Full Planning Area View and 5b Central City View) to designate Tax Key No. ZYUP00198 from the Rural Holding Land Use category, to the Planned Mixed Use Land Use category which can be found in the 2011 Lake Geneva Comprehensive Plan; for the property located on the north side of Town Line Road, west of Edwards Boulevard.

Mayor Hartz stated the present Land Use category for this parcel is Planned Neighborhood and the applicant is requesting to change to Multi-Family Residential category. Walling added the request is for a 12 acre portion of the parcel, not the entire parcel. Planner Mich explained the Comprehensive Plan Amendment process. Mich also explained the present and future Land Use category for this parcel. Esarco asked for clarification of what could be developed on this parcel with the proposed Future Land Use category. Walling verified the 12 acre request is located in the southwest quadrant of this parcel. Krajovic asked if the density change to the 38 acres was analyzed. Hartz explained the density of the housing would not affect what is going on around this area. Skates noted the timing of this Land Use change would allow the Plan Commission to discuss options for the rest of the parcel next year.

b. Plan Commission Recommends Setting Public Hearing by Council.

Skates/Horne motion to recommend the City Council establish a Joint Meeting with City Council and Plan Commission for October 15, 2018, at 5:00 pm which will include a Public Hearing for a Comprehensive Plan Amendment.

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

Skates/Horne motion to schedule a Public Workshop regarding a proposed Comprehensive Plan Amendment on September 5, 2018, from 6-8 pm in the Police Training Room at City Hall. Neighbors will be noticed regarding the parcel, Tax Key No. ZYUP 00198.

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

9. Conceptual Plan request for the property located at Tax Key No. ZYUP00198 for 120 Properties LLC & Roger Wolff to improve approximately 12 acres of Tax Key No. ZYUP00198, for Copper Circle Apartment Homes that would allow the installation of 15 6-unit dwellings. The conceptual plan review that has been submitted is the preliminary site plan for a future request.

Walling stated the site plan in the packet has been revised and the new site plan will be included in the final request. Roger Wolff, 751 Geneva Pkwy, presented his conceptual plan. This plan would be a fully managed apartment property which consists of 6-unit buildings with a clubhouse, leasing office & maintenance staff. Wolff will give the city of Lake Geneva a 20’ easement around the 12 acre property for a future bike path. The roadway in the complex will be private. A Plan Commission discussion followed. Planner Mich stated this item will be on the September 17th Plan Commission Agenda for further discussion.

- 10. Conceptual Plan request for the property located at Tax Key No. ZSUM0001 & ZSUM0002. The conceptual plan request is for the Summerhaven Development of Phases II & III. This would allow for the construction and buildout of the remaining new Single Family dwelling units for the property located in the Planned Development (PD) zoning district, located on Lake Geneva Boulevard. The conceptual plan review is the step 2 of the Planned Development Process.**

Jim Howe, Godfrey Law Firm, Elkhorn, on behalf of McMurr II LLC, presented the request. Phase 2 consists of 4 planned units on the north end of the property near the cul de sac. Phase 3 is located south of the existing Phase 1 development and will consist of 23 single family units. The proposed easement agreement would share the cost of the private roads, pool and pool house and storm water management systems. This application asks for a 2nd access point to the subdivision from Lake Geneva Blvd. Krajovic asked about the demographics for this development, especially a common area such as a park or field. Howe will speak to the developer regarding this topic.

- 11. Adjournment.** Skates/Horne motion to adjourn at 7:18 pm. Motion carried unanimously.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

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