

**PLAN COMMISSION MEETING
MONDAY, JULY 16, 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, City Administrator Oborn, Building and Zoning Administrator Walling, Building & Zoning Administrative Assistant Follensbee.

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

Esarco/Krajovic 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.

Speaker #1: Jeremy Kinsey, clarified his address, 928 Clover Street, for agenda item #8.

Acknowledgement of Correspondence.

Correspondence was received from Jeffrey and Beverly Leonard, Delaney Street Mercantile, 905 W Main St, Lake Geneva, in favor of the Public Library Conditional Use Permit for a monument sign with LED messaging display. Correspondence has been distributed to the Plan Commission and the City Council.

Downtown Design Review

6.a. Application filed by Crown Dominion Properties LLC, for a request to install siding on the exterior of the newly renovated business, at 623 W. Main Street, located in the Business Central (BC) zoning district, Tax Key No. ZOP00290.

Pete Juergens, N2689 Sunset Blvd, representing Crown Dominion, presented the request and brought samples for the Plan Commission's review.

Skates/Horne motion to approve the installation of siding and include all staff recommendations and fact finding.

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

6.b. Application filed by Mohammad Kaid, 313 W. Summerhill Pl., Oak Creek, WI 53154, requests the sign installations for a Fro Zone business at 270 Broad St, located in the Central Business (CB) zoning district, Tax Key No. ZOP00244.

Mohammad Kaid, 313 W Summerhill Place, Oak Creek, presented his request. Zoning Administrator Walling said the sign is designed with corporate colors which are exempt from the Downtown Historic colors and the sign meets all standards of the City.

Hill/Horne motion to approve sign installations, contingent on the approval of item #9 and include all staff recommendations and fact finding.

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

7. Review and Recommendation of a Site Plan Review filed by Jim and Lynette Heimann, 2429 Ridgewood Ct., Aurora, IL 60502, to renovate an existing lakeshore landscaped area in conjunction with the newly constructed home at 620 S. Lake Shore Dr., located in the Estate Residential (ER-1) zoning district, Tax Key No. ZA315600001.

Joe Valentine, 342 Dean St, Woodstock, IL, on behalf of Midwest Arbor Corp, landscaping company, presented the request. Skates asked if there would be an impact on people using the lakeshore path. Mayor Hartz asked if low or no phosphorous fertilizers could be used in regards to the water quality.

Skates/Horne motion to approve the Site Plan Review and include all staff recommendations and fact finding.

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

8. **Review and Recommendation of a Land Division filed by Jeremy Kinsey, 928 Clover St., Lake Geneva, WI 53147, to create a Certified Survey Map (CSM) for the property located at 401 Host Dr. and to generate two individual lots for the property in the Planned Business (PB) zoning district, Tax Key No. ZA163000003.**
Jeremy Kinsey, 928 Clover St, presented his request for the property at 401 Host Dr.

Gibbs/Hill motion to approve the CSM Land Division and include all staff recommendations and fact finding.
Roll Call: Hartz, Skates, Gibbs, Hill, Horne, Esarco, Krajovic voting “yes.” Motion carried unanimously.

9. **Public Hearing and Recommendation of a Conditional Use Permit filed by Mohammad Kaid, 313 W. Summerhill Pl., Oak Creek, WI 53154, to utilize the property as Indoor Commercial Entertainment, for a Fro Zone business at 270 Broad St, located in the Central Business (CB) zoning district Tax Key No. ZOP00244.**
Mohammad Kaid, 313 W Summerhill Pl, Oak Creek, presented his request. Aldermen Skates asked how product would be delivered. Kaid stated deliveries would be to the front door.

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

Hill/Gibbs motion to approve the Conditional Use Permit and include all staff recommendations and fact finding.
Roll Call: Hartz, Skates, Gibbs, Hill, Horne, Esarco, Krajovic voting “yes.” Motion carried unanimously.

10. **Continuation of a 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 and requests to utilize the Single Family-4 (SR-4) zoning, at 905 Bayview Dr., which is located within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZGB00005.**
Anthony Osnotch, 340 Frost Dr, Williams Bay & Troy Wise, 938 George St, South Shore Custom Homes, on behalf of Robert Larson, presented the request. Wise stated the aggregate side setbacks are slightly reduced and the 2nd driveway will be eliminated from their proposed plan. Planner Slavney stated the red line on the plan represents the 100’ setback requirement from the lake and all improvements will be done outside of the 100’ setback. Walling said the elevation height of 34’ is within the guidelines for this property.

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

Krajovic/Esarco motion to approve the Conditional Use Permit and include all staff recommendations and fact finding.
Roll Call: Hartz, Skates, Gibbs, Hill, Horne, Esarco, Krajovic voting “yes.” Motion carried unanimously.

11. **Continuation of a 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.**
Michele Batz, Reed’s Construction, 2080 Ridge Dr, on behalf of Robert Larson, presented the request. Walling said their DNR approval has already be received.

Krajovic/Skates 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, Gibbs, Hill, Horne, Esarco, Krajovic voting “yes.” Motion carried unanimously.

12. **Public Hearing and Recommendation of a Conditional Use Permit filed by Lawrence & Pamela Frankel, 1240 Dolphin Bay Apt. 402, Sarasota, FL. 34242, for the demolition and new construction of a single family residence, and requests to utilize the Single Family-4 (SR-4) zoning, at 75 Hillside Dr., located within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZYUP00094E.**
Jeff Leeson, 2831 Ware Road, Rockford, IL, representing the Lawrence & Pamela Frankel, presented the request. Walling stated this property is not part of the Manor Association and does not fall under the architectural review

guidelines of the Association. Slavney verified the roof height and said the proposed home fits the height requirements of the City.

Speaker #1: Cully Pillman, N1445 State Hwy 120, Lake Geneva, said the neighbor views will be impacted and asked how the ER-1 zoning can be changed so easily to SR-4 zoning. Slavney stated prior to the late 1990's, all lake front properties were zoned for a minimum lot size of 9000 square ft. and SR-4 setbacks. In the late 1990's, all lake front lots were zoned as 1 acre lots but allowed rezoning back to the previous setbacks and heights with a Conditional Use Permit.

Speaker #2: Walter Goes, 1504 W Main St, directly north of the Frankel's home, shared his opposition of the Conditional Use and zoning change to SR-4 setbacks.

Speaker #3: Dr. Donald Adams, 1506 W Main St, shared his opposition of the Conditional Use Permit & height of 35'. Slavney stated the 35' requirement is the maximum height in all single family districts so the proposed Conditional Use does not affect the 35' height which is being proposed. Walling said the 35' height is measured to the mean elevation and not the ridge of the house as shown on the plans, which is lower than what is permitted. Attorney Draper stated the Ordinance authorizes the use of SR-4 zoning for ER-1 districts. There is no need to show hardship.

Speaker #4: Mary Farwell-Goes, 1504 W Main, shared her opposition of the Conditional Use Permit and asked if the house could be moved 15' towards the street.

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

Skates recommended the neighbors should communicate with each other. Walling had concerns about the request to move the new house back 15'. Draper shared the new State mandate, stating if an applicant complies with conditions for the Conditional Use and there is no substantial evidence against the particular application, the city is required to approve it.

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

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

13. Public Hearing and Recommendation of a Conditional Use Permit filed by Lake Geneva Public Library, 918 W. Main St., to install a new Community Information Sign for the property located in the Estate Residential - 1 (ER-1) zoning district, Tax Key No. ZOP00348.

Emily Kornak, Library Director of the Lake Geneva Public Library, presented the request. Walling stated a Conditional Use Permit is needed for a changeable sign in the central business zoning district. Walling said the sign falls within the guidelines and will be a great informational sign for the community.

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

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

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

14. Annual Comprehensive Plan schedule and review of applications requesting amendments to the Comprehensive Plan.

Slavney explained the annual Comprehensive Plan process and time frame. Slavney said the Future Land Use Map shows the possibilities for future development. Applicants seeking Zoning Map Amendments have to be consistent with the Future Land Use Map.

- 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 a portion of Tax Key No. ZYUP00198 from the Planned Neighborhood land Use category to the Multi-Family Residential land use category; for property located on the north side of Town Line Road, west of Edwards Boulevard.**

Slavney stated this parcel is currently zoned for Planned Neighborhood Land Use which requires a minimum of 60% of units to be Single-Family, a maximum of 25% of units to be Multi-Family and a maximum of 15% of units to be Two-Family. The request is to designate a portion of the parcel to be Multi-Family Residential Land Use.

The Plan Commission will continue to discuss this project at the August and September Plan Commission meetings.

- b. **Plan Commission recommends approval of the Public Participation Plan process.**

Draper discussed the Public Participation Plan process and suggested having a workshop with the public and the developer to discuss the application before the Public Hearing. Slavney suggested using this particular request to understand how the residential balance policy is designed to work in detail and if there is a desire to adjust the residential balance policy, it could be a focus point for the 10 year Plan Update, giving the city a year to consider amendments or significant changes to the policy.

Skates/Hill motion to approve the Public Participation Plan process, including a direction for the City Planner to adopt a Resolution for the City Council which includes the elements from the 2014 Public Participation Plan memo and to include at least one Public Participation Workshop.

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

15. Adjournment. Hill/Horne motion to adjourn at 8:06 pm. Motion carried unanimously.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE PLAN COMMISSION