

CITY OF LAKE GENEVA

PLAN COMMISSION MEETING

MONDAY, JULY 21, 2014 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

MINUTES

1. **Meeting called to order by Mayor Connors 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 June 16, 2014 Plan Commission meeting as distributed.**

MOTION #1

Flower/Skates motion to approve the Minutes of 6/16/14 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. - NONE**

5. **Acknowledgment of Correspondence.**

Concerning item #10 – two letters were given to Inspector Robers at the start of tonight’s meeting.

Letter #1 from Tom Frattinger – see attached

Letter #2 from Geneva Bay Estates Homeowners Association – see attached

6. **DOWNTOWN DESIGN REVIEW**

A. Application by Tim McGrath c/o Lemberg Electric (agent) for 2 signs at Peet’s Coffee and Tea located at 883 Main Street, Tax Key No. ZOP 00253.

DISCUSSION

Inspector Robers gave a brief overview of the application including comments from the earlier Staff meeting suggestions.

MOTION # 2

Kupsik/Skates moved to approve the application by Tim McGrath c/o Lemberg Electric (agent) for 2 signs at Peet’s Coffee and Tea located at 883 Main Street, Tax Key No. ZOP 00253, noting that the lights cannot be black and agent will work with staff on an acceptable color. The motion carried unanimously.

B. Application by Bob Hillier for a sign at Line Honors located at 269 Broad Street, Tax Key No. ZOP 00262.

DISCUSSION

Inspector Robers gave a brief overview of the application.

MOTION # 3

Kupsik/Flower moved to approve the application by Bob Hillier for a sign at Line Honors located at 269 Broad Street, Tax Key No. ZOP 00262. The motion carried unanimously.

7. **Review and Discussion of a request by Howard Basso agent for Basso Builders, LLC to change the Comprehensive Plan zoning on properties at Curtis & Skyline, Tax Key No’s ZYUP 00130C and ZMEA 00052 from Single Family District to Multi-family residential – 8 (MR-8) District.**

***NOTE: Two images were supplied to the Building & Zoning department electronically prior to tonight's meeting. They were used for digital display during the discussion of item #7-9 and are attached to these minutes.**

MOTION # 4

Mayor Connors/Kupsik moved to combine items 7 – 8 and 9 on this Agenda. The motion carried unanimously.

Speaker #1 Howard Basso / Basso Builders

Speaker #2 Warren Hanson/ Eng for the project (Primary speaker)

DISCUSSION

A general preliminary discussion and review ensued between the applicant(s) and the Commission.

8. **Review and Discussion of a proposal by Howard Basso agent for Basso Builders, LLC for a Parcel combination and Group Development to allow for a Condominium style apartment complex at Curtis & Skyline, Tax Key No's ZYUP 00130C and ZMEA 00052. (See DISCUSSION under Item #7.)**
9. **Review and Discussion of a preliminary site plan by Howard Basso agent for Basso Builders, LLC for a Condominium style apartment complex at Curtis & Skyline, Tax Key No's ZYUP 00130C and ZMEA 00052. (See DISCUSSION under Item #7.)**
10. **Public Hearing and recommendation on a Conditional Use Application filed by Kelly C. Frazier of McCormak + Etten / Architects, LLP, 400 Broad Street, Lake Geneva, WI 53147, on behalf of Frank Sottrel / Oak Birch LLC, 5N501 Curling Pond Road, Wayne, IL 60184 to construct a raised patio and open air pergola on an existing Single Family Residential lot in the 100' shoreland setback in an Estate Residential Zoning District (ER-1) located at 927 Bayview Drive , Tax Key No. ZGB 00002.**

***Acknowledgment of Correspondence.**

Concerning this item #10 – two letters were given to Inspector Robers at the start of tonight's meeting.

Letter #1 from Tom Frattinger – see attached

Letter #2 from Geneva Bay Estates Homeowners Association – see attached

DISCUSSION – Kelly Frasier / Architect (agent for owner)

Frasier addressed the Commission with a brief overview of the project.

The Commission and the agent for applicant discussed the drainage concerns raised in the submitted correspondence in detail. There were additional discussions between Slavney, the Commission and the agent regarding the landscaping and general review and clarification of the project.

Public Speaker #1 Sara Boffman – on the board of Geneva Bay Estates

Boffman stated that they are pleased with the work being done and is confident that the applicant will continue to work with them regarding any current or forthcoming issues.

MOTION # 5

Kupsik/Skates moved to close the public hearing. The motion carried unanimously.

MOTION # 6

Kupsik/Skates moved to approve the recommendation on a Conditional Use Application filed by Kelly C. Frazier of McCormak + Etten / Architects, LLP, 400 Broad Street, Lake Geneva, WI 53147, on behalf of Frank Sottrel / Oak Birch LLC, 5N501 Curling Pond Road, Wayne, IL 60184 to construct a raised patio and open air pergola on an existing Single Family Residential lot in the 100' shoreland setback in an Estate Residential Zoning District (ER-1) located at 927 Bayview Drive, Tax Key No. ZGB 00002, to include staff review of the drainage and to include a plan to add 400 sq ft of plants. The motion carried unanimously.

11. **Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by James F Mullen, 1200 Pheasant Court, Lake Geneva, WI 53147 to split his property into two parcels. Current Tax Key No. ZA293700001.**

DISCUSSION – James Mullen (applicant), 1200 Pheasant Court, Lake Geneva

Mayor Connors, Administrator Jordan, Slavney, the Commission and the agent discussed issues regarding the storm siren location and general review and clarification of the project.

MOTION # 7

Mayor Connors/Kupsik moved to approve the recommendation and application for Land Division Review for a Certified Survey Map submitted by James F Mullen, 1200 Pheasant Court, Lake Geneva, WI 53147 to split his property into two parcels. Current Tax Key No. ZA293700001. Contingent on the CSM including the current location of the siren, the location of the easement and that the access would be restricted to LaSalle Court and the front of the house would face LaSalle Court. The motion carried unanimously.

12. Public Hearing and recommendation on a Conditional Use Application filed by George Kenessey & Meri Vallin, 4341 N Oakley Ave. Chicago, IL 60618, to construct a Single Family Residence on an existing lot using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 1630 Evergreen Lane, Tax Key No. ZLM 00017.

DISCUSSION – George Kenessey & Meri Vallin, Chicago, IL
Applicants addressed the Commission with a brief overview of the project.

Inspector Robers, Slavney, the Commission and the agent discussed further requirements needed in respect to the width of the driveway, drainage for the pool and general review and clarification of the project. In addition there was a request by the homeowners association to have some authority to review and have final say prior to any permits being issued on several issues.

MOTION # 8

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

DISCUSSION

Atty Draper clarified that the home owners association may offer their input but has no authority over the Plan Commission and decisions that will be made.

MOTION # 9

Kupsik/Skates moved to approve the recommendation on a Conditional Use Application filed by George Kenessey & Meri Vallin, 4341 N Oakley Ave. Chicago, IL 60618, to construct a Single Family Residence on an existing lot using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 1630 Evergreen Lane, Tax Key No. ZLM 00017, including \107\907 contingent upon staff review of drainage and landscaping and also the driveway width/angle and all staff recommendations. The motion carried unanimously.

13. Review and possible recommendation on the Public Participation Plan for the City of Lake Geneva Comprehensive Plan Update.

DISCUSSION

Slavney addressed the Commission in detail on the recommendation regarding the Public Participation Plan for the City's Comprehensive Plan. Slavney recommends it for approval.

MOTION # 10

Kupsik/Skates moved to approve recommendation on the Public Participation Plan for the City of Lake Geneva Comprehensive Plan Update. The motion carried unanimously.

14. Adjournment.

MOTION #11

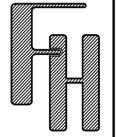
Skates/Flower moved to adjourn the meeting at 8:07 pm. Motion carried unanimously.

/s/ Jackie Gregoles, Building & Zoning Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION

GENERAL DEVELOPMENT PLAN WHITETAIL PRESERVE

BEING OUTLOT 4 OF MEADOWLAND SUBDIVISION & UNPLATTED LANDS
LOCATED IN PART OF THE NW 1/4 & SW 1/4 OF THE SW 1/4 OF
SECTION 31, TOWN 2 NORTH, RANGE 18 EAST,
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



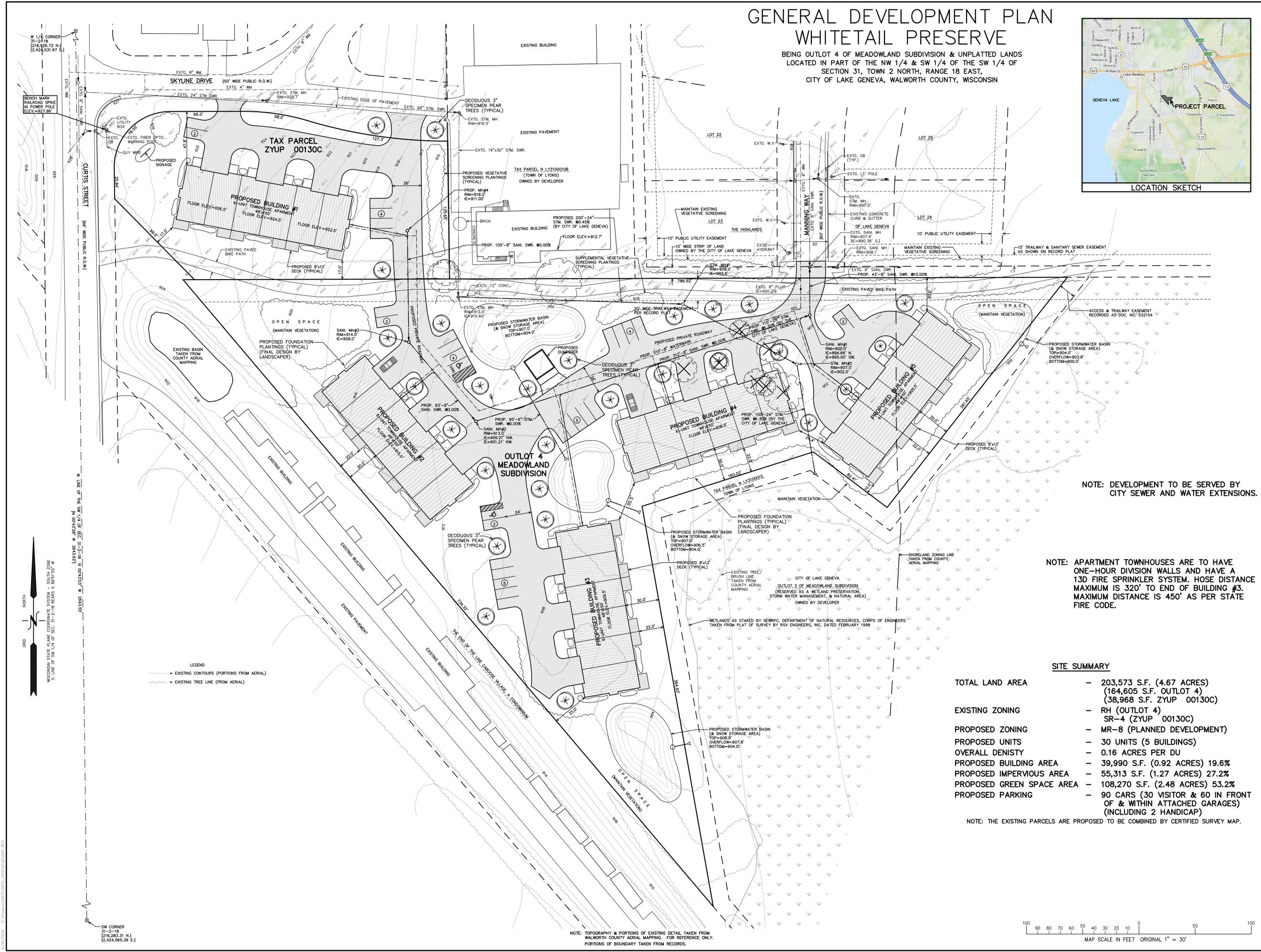
GENERAL DEVELOPMENT PLAN
WHITETAIL PRESERVE
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

WORK ORDERED BY -
BASSO BUILDERS
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
6/11/2014-KB
ADJUST BUILDING TO
30' SETBACK
6/13/2014-KB
ADD STORMWATER &
SNOW STORAGE AREAS
6/24/2014-KB
ADD HANDICAP PARKING
& EXISTING UTILITIES

PROJECT NO.
5970.2014
DATE
5/7/2014
SHEET NO.
1 OF 1



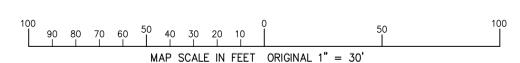
NOTE: DEVELOPMENT TO BE SERVED BY
CITY SEWER AND WATER EXTENSIONS.

NOTE: APARTMENT TOWNHOUSES ARE TO HAVE
ONE-HOUR DIVISION WALLS AND HAVE A
13D FIRE SPRINKLER SYSTEM. HOSE DISTANCE
MAXIMUM IS 320' TO END OF BUILDING #3.
MAXIMUM DISTANCE IS 450' AS PER STATE
FIRE CODE.

SITE SUMMARY

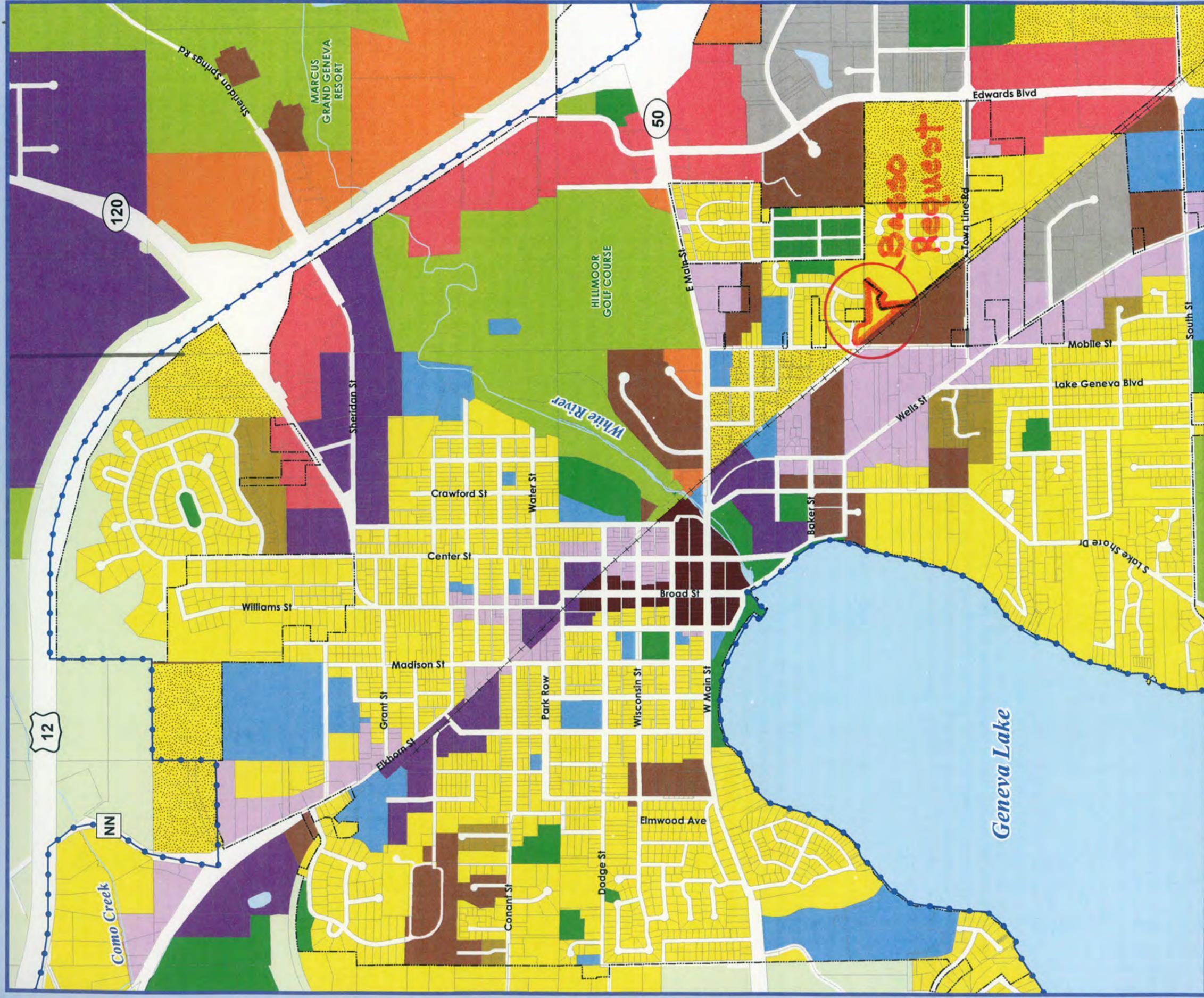
TOTAL LAND AREA	- 203,573 S.F. (4.67 ACRES) (164,605 S.F. OUTLOT 4) (38,968 S.F. ZYUP 00130C)
EXISTING ZONING	- RH (OUTLOT 4) SR-4 (ZYUP 00130C)
PROPOSED ZONING	- MR-8 (PLANNED DEVELOPMENT)
PROPOSED UNITS	- 30 UNITS (5 BUILDINGS)
OVERALL DENSITY	- 0.16 ACRES PER DU
PROPOSED BUILDING AREA	- 39,990 S.F. (0.92 ACRES) 19.6%
PROPOSED IMPERVIOUS AREA	- 55,313 S.F. (1.27 ACRES) 27.2%
PROPOSED GREEN SPACE AREA	- 108,270 S.F. (2.48 ACRES) 53.2%
PROPOSED PARKING	- 90 CARS (30 VISITOR & 60 IN FRONT OF & WITHIN ATTACHED GARAGES) (INCLUDING 2 HANDICAP)

NOTE: THE EXISTING PARCELS ARE PROPOSED TO BE COMBINED BY CERTIFIED SURVEY MAP.



NOTE: TOPOGRAPHY & PORTIONS OF EXISTING DETAIL TAKEN FROM
WALWORTH COUNTY AERIAL MAPPING, FOR REFERENCE ONLY.
PORTIONS OF BOUNDARY TAKEN FROM RECORDS.

6/7/2014 X:\Projects\5970\5970_2014\DWG\GP_814



Map 5b: Future Land Use - City of Lake Geneva Comprehensive Plan

Land Use Categories

- Agricultural & Rural
- Single Family Residential - Exurban
- Single Family Residential - Urban
- Two-Family/Townhouse Residential
- Multi-Family Residential
- Planned Neighborhood
- Single Family - Urban (predominate land use)
- Two-Family/Townhouse
- Multi-Family Residential
- Institutional & Community Services
- Neighborhood Mixed Use
- Public Park & Recreation
- Neighborhood Mixed Use
- Planned Office
- Planned Business

- Central Business District
- Planned Mixed Use
- *Each "Planned Mixed Use Area" may include mix of:
 - 1. Planned Office
 - 2. Multi-Family Residential
 - 3. Institutional & Community Services
 - 4. Planned Business
- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor
- Long Range Exurban Growth Area

- City of Lake Geneva
- Township Boundary
- Urban Service Area Boundary
- Extraterritorial Jurisdiction Boundary
- Parcels
- Surface Water
- Abandoned Railroad



Adopted: December 14, 2009
 Corrected: November 15, 2010
 Source: SEWRPC, WIDNR,
 Walworth County LIO, V&A

GENEVA BAY ESTATES HOMEOWNERS' ASSOCIATION

July 21, 2014

Re: Conditional Use Permit Application by Frank Sottrel
927 Bayview Drive, Lake Geneva, WI

The board of the Geneva Bay Estates Homeowners' Association would like to request that drainage of be considered prior to approval of this permit.

The Sottrel home is located adjacent to the Geneva Bay Estates Association Park. This park provides lake access for the association members.

The association is concerned with the addition of a non-porous patio the size of 20 feet by 26 feet, and additional grading for this patio that will be elevated to a height that any drainage from this property will drain into the association park.

We ask that the permit be modified to include some type of drainage for any run-off from the property.

Thank you for your consideration of this matter.

Geneva Bay Estates Homeowners' Association Board
Doug Lellbach
Ron Bender
Sara Baughman
Carol Gilhooley
Lynn Zak

(No Subject)

Tom Fraughton

From: **Tom** (tafratt@aol.com)

Sent: Mon 7/21/14 8:36 AM

To: Sara Baughman (sarabaughman@msn.com)

I am also concerned about water coming toward the house, we are wet enough, sump pumps run a lot, do not need their run off.

Tom

Sent from my iPhone