

**PLAN COMMISSION MEETING  
MONDAY, MARCH 18, 2019 – 6:00 PM  
COUNCIL CHAMBERS, CITY HALL**

Mayor Hartz called the meeting to order at 6:00 p.m.

**Roll Call.** Present: Mayor Hartz, Sarah Hill, Ted Horne, Ann Esarco, Michael Krajovic. Absent (Excused) Alderman Doug Skates, John Gibbs and Building and Zoning Administrator Walling. Also Present: City Planner Slavney, City Attorney Draper, Building & Zoning Administrative Assistant Follensbee

**Approve Minutes of the February 18<sup>th</sup> Plan Commission meeting as distributed.**

Horne/ Esarco 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.**

Correspondence was received from Doug & Kristie Powell, 1540 Lake Shore Drive, sharing their concerns for the zoning change at 1550 Lake Shore Drive. Correspondence was also received from Georgianna Kleiman, 60 East Monroe St, Chicago IL, sharing concerns for the zoning change at 1550 Lake Shore Drive. All correspondence has been distributed to the Plan Commission.

**Review and Recommendation of an Extraterritorial Jurisdiction (ETJ) CSM for the applicant, Chestnut Acres LLC, Mark Larkin, 500 Stone Ridge Drive, Lake Geneva, WI 53147, for the property Tax Key No. JG2500004 to create 3 buildable lots. The property is located at the north end of Williams Street and Hickory Lane in the Town of Geneva as identified on the certified survey map dated 7/6/2018 with revisions dated 1/25/19 for Tax Key No. JG2500004.**

No applicant was present. Planner Slavney said the land division for 3 lots meet the requirements for the city of Lake Geneva and city staff has spoken to the surveyor, Paul VanHenkelum, asking for modifications on the CSM and the signature page before going to the City Council meeting.

Hill/ Horne motion to approve the Extraterritorial Jurisdiction CSM contingent upon the corrections needed on the CSM with the Town Signatures and include all staff recommendations.

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

**Review and Recommendation of a Certified Survey Map (CSM) for Fairwyn SB, Inc., 875 Townline Road, Unit 103, Lake Geneva, WI 53147, for the duplex lot separation in the Planned Development zoning classification to create individual lots for units 101 & 103 Cadence Circle as identified on the certified survey dated 1/17/19 for Tax Key No. ZB00509-1 & ZB00509-2.**

Brian Pollard, 875 Townline Road, Suite 103, Lake Geneva, presented his request. Slavney said the code allows the separation of a twin house when a lot line goes down the common wall and is owner occupied. Slavney stated this request is consistent with our zoning requirements.

Esarco/ Krajovic motion to approve the CSM for duplex lot separation and include all staff recommendations and fact finding in the affirmative.

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

**Public Hearing and Recommendation on an application for a Conditional Use Permit (CUP) filed by Geneva Properties, LLC, 612 Wells Street, Suite F, Lake Geneva, WI 53147, requesting to allow the addition of a mechanical room to the exterior of the multi-family structure located at 695 S. Lake Shore Drive, located in Two-Family Residential – 6 (TR-6) zoning district, Tax Key No. ZA134700001.**

Matt Kuehl, 615 Wells Street, Suite F, presented his request. Mayor Hartz asked if boiler room would be within the required setback. Mr. Kuehl verified it would be within the setback. Commissioner Esarco asked if the boiler room would be hidden by shrubs. Kuehl confirmed there is a tree line and shrubs. The entire building will be resided with same material.

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

Hill/Horne motion to approve the CUP to allow the addition of a mechanical room within the current setback and include all staff recommendations and fact finding in the affirmative.

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

**Public Hearing and Recommendation on an application for a Conditional Use Permit filed by CDS Investments, LLC, for the property located at 1550 Lake Shore Drive, to utilize the Single Family – 4 (SR-4) zoning in the Estate Residential – 1 (ER-1) zoning, to raze and rebuild a portion of the Single Family Residence, and small addition to the front entry Tax Key No. ZLM00048.**

Todd Cauffman, Lowell Custom Homes, 401 Geneva National Avenue, presented the request. Slavney was concerned with the cantilevered addition and explained the policy the city has followed regarding impervious surfaces and building coverage. Cauffman addressed the letters of concern from the Powell’s and Georgi Kleinman.

Speaker #1: Denise Pecora, 1550 Lake Shore Drive, shared her thoughts, stating they only want to make the property better.

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

Hartz/Krajovic motion to approve the CUP to allow the razing and rebuild of a portion of a Single Family home and a small entry addition with SR-4 zoning in an ER-1 zoning district, to include maintenance of the front and side setbacks, the removal of the 2’ cantilevered overhang and all staff recommendations and fact finding in the affirmative.

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

**Continuation of the Public Hearing and Recommendation on an application for the Conditional Use Permit (CUP) filed by House Around the Corner LLC., 3389 South Shore Dr., Delavan, WI 53115, requesting a (CUP) to Raze or Remove the existing building located at 832 Geneva Street, Lake Geneva, WI 53147, located in Central Business (CB) zoning district, Tax Key No. ZOP00252.**

Applicant has requested to continue the Public Hearing.

Hartz/Hill motion to continue the Public Hearing to the April Plan Commission meeting. Motion carried unanimously.

**Continuation of the Public Hearing and Recommendation on an application for the General Development Plan (GDP) filed by House Around the Corner LLC., 3389 South Shore Dr., Delavan, WI 53115, requesting a Planned Development to construct a 5600 square foot commercial building at 832 Geneva Street, Lake Geneva, WI 53147, located in Central Business (CB) zoning district, Tax Key No. ZOP00252.**

Applicant has requested to continue the Public Hearing.

Hartz/Horne motion to continue the Public Hearing to the April Plan Commission meeting. Motion carried unanimously.

**Adjournment.** Hill/Horne motion to adjourn at 6:45 p.m. Motion carried unanimously.

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/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

**THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE PLAN COMMISSION**