

**PLAN COMMISSION MEETING
MONDAY, MAY 20, 2019 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

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

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

Approve Minutes of the April 15th Plan Commission meeting as distributed.
Gibbs/Skates 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.

Speaker #1: Jill Rodriguez, Lake Geneva resident, attended the Public Participation Workshop and shared her thoughts about the Workshop and hopes there are more opportunities to learn about the city's Comprehensive Plan.

Speaker #2: Sarah McConnell, Lake Geneva resident, was unable to attend the meeting but encourages the city to have more meetings available for public input.

Speaker #3: Karen Gallow, Lake Geneva resident, asked for more opportunities for citizens to give input about the city's Comprehensive Plan.

Speaker #4: Scott Gelzer, Lake Geneva resident, attended the Public Participation Workshop, and shared his thoughts regarding the Workshop.

Speaker #5: Carol Zimmerman, Lake Geneva resident, was unable to attend meeting but is in favor of having more meetings to build consensus for the city's Comprehensive Plan.

Speaker #6: Pete Peterson, 1601 Evergreen Lane, attended the Public Participation Workshop, shared his opinion regarding the Focus Groups and the Public Workshop, and encourages meetings for the residents.

Speaker #7: Dick Malmin, N1991 S Lakeshore Drive, shared his opinion on the need for the Public Participation Workshops and emphasized the importance of updating the maps.

Acknowledgement of Correspondence. Correspondence was received from Patrick Lynch, 940 Maytag Road, regarding his PIP Applications for this evening. Correspondence has been distributed to the Plan Commission and the City Council.

Downtown Design Review

Application by The Board Shop/ Jason Rishling, 269 Broad St. Lake Geneva, for the request to install a Blade Sign to the exterior of the property, located at 269 Broad St., in the Business Central (BC) zoning district, Tax Key No. ZOP00262.

Jason Rishling, owner of The Board Shop, presented his request.
Zoning Administrator Walling said the sign meets the standards for Downtown Design.

Skates/Gibbs motion to approve the sign and include all staff recommendations.
Roll Call: Hartz, Skates, Gibbs, Catlin, Esarco "yes." Motion carried unanimously.

Application by Candle Mercantile LLC., Elizabeth Doyle 1425 Rockbridge Ln. Lake Geneva & Leigh Ann Myers 721 Governor Morrison St, Charlotte, NC 28211 for the request to install an on Building Sign and an Awning to the exterior of the property, located at 870 W. Main St., in the Business Central (BC) zoning district, Tax Key No. ZOP00337.

Elizabeth Doyle and Leigh Ann Myers, business owners, resented their request. Walling stated the sign and awning meets the standards for Downtown Design.

Esarco/Skates motion to approve the signs and include all staff recommendations.

Roll Call: Hartz, Skates, Gibbs, Catlin, Esarco “yes.” Motion carried unanimously.

Application by Christopher Springer, 125 S. Kane St., Burlington, WI 53105, for the request to install an on Building Sign to the exterior of the property, located at 720 W. Main St. and to remove the existing awning and repaint the exterior of the building, in the Business Central (BC) zoning district, Tax Key No. ZOP00313.

Christopher Springer, 125 S Kane St, Burlington, WI, presented his request. Walling said the sign and exterior color meets the Downtown Design Standards.

Esarco/Skates motion to approve the signs and include all staff recommendations.

Roll Call: Hartz, Skates, Gibbs, Catlin, Esarco “yes.” Motion carried unanimously.

Application by Dimitrius Anagnos, 811 Wrigley Dr. Lake Geneva, for the request to install an employee only entrance to the exterior of the property, located at 811 Wrigley Dr., in the Business Central (BC) zoning district, Tax Key No. ZA483300003.

Dimitrius Anagnos, 811 Wrigley Dr, presented his request. Mayor Hartz asked if the steps shown in the plan layout were on the inside of building and Anagnos answered yes.

Hartz/Catlin motion to approve the signs and include all staff recommendations.

Roll Call: Hartz, Skates, Gibbs, Catlin, Esarco “yes.” Motion carried unanimously.

Review and Recommendation of an application for Land Division Review – Plat of Condominium for McMurr II, LLC. 351W. Hubbard, suite 610. Chicago, IL 60654. To file the declaration and Plat of Condominium for the property located in the Summer Haven Subdivision on Lake Geneva Blvd. for the 4 dwelling units on Murry Dr., to create 4 buildable lots as identified on the certified survey map dated 4/2/2019 project no. 8868 prepared by Farris, Hansen & Associates Inc. for Tax Key No. ZSUM00001.

Jim Howe, Godfrey Law Firm, representing McMurr II, presented the request. Attorney Draper asked if the use of road costs will be shared by both condo associations. Howe stated the use and cost of the roads will be shared by both associations. Howe said the 50-50 cost sharing will include maintenance of the roads, pool, pool house and any other amenities or common elements in the subdivision.

Skates/Gibbs motion to approve the Plat of Condominium and include all staff recommendations.

Roll Call: Hartz, Skates, Gibbs, Catlin, Esarco “yes.” Motion carried unanimously.

Public Hearing and Recommendation of a Conditional Use Permit filed by Douglas Powell, 1014 W. Altgeld St., Chicago, IL 60614, for the installation and addition of 20’ long section of pier for a total length of 83’ located at 1540 Lake Shore Dr., located within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZLM00047.

Jeff, from Reed’s Construction, representing Douglas Powell, presented the request. Walling stated the request meets all setback requirements.

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

Skates/Esarco motion to approve the Conditional Use Permit contingent on DNR Approval and include all staff recommendations and fact finding in the affirmative.

Roll Call: Hartz, Skates, Gibbs, Catlin, Esarco “yes.” Motion carried unanimously.

Public Hearing and Recommendation on an application for a General Development Plan (GDP) filed by Patrick & Rachel Lynch, 30715 Cedar Drive, Burlington, WI 53105, requesting to allow the razing and reconstruction of a new Single Family Home and to rebuild the structure closer to the lakeshore than the existing foundation. This request in addition would allow the new structure to be in-line with the neighboring dwellings. The property is located at 940 Maytag Rd., situated in Estate Residential (ER- 1) zoning district and to utilize the Single Family – 4 (SR-4) setbacks, Tax Key No. ZCE00005.

Hartz stated the City Council sent this request back to the Plan Commission with instructions to review the 4 homes to the northwest of 940 Maytag Road. Jason Bernard, Lake Geneva Architects, 201 Broad Street, representing Patrick & Rachel Lynch, presented additional information for the 4 homes northwest of the Lynch property. A discussion followed. Draper stated the Plan Commission uses a Planned Development process to look at each individual property and situation.

Speaker #1: Dick Malmin, N1991 S Lakeshore Drive, shared his opinion on the state law and shoreline averaging.

Speaker #2: Jerry Sommers, 930 Maytag Road, shared his concerns about water run-off and setbacks.

Speaker #3: Patrick Lynch, 30715 Cedar Drive, Burlington, WI, shared information about WI law for averaging.

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

Skates/Gibbs motion to approve the General Development Plan and include all staff recommendations and fact finding in the affirmative. Roll Call: Hartz, Skates, Gibbs, Catlin voted “yes”, Esarco “abstained.” Motion carried.

Public Hearing and Recommendation on an application for a Precise Implementation Plan (PIP) filed by Patrick & Rachel Lynch, 30715 Cedar Drive, Burlington, WI 53105, requesting to allow the razing and reconstruction of a new Single Family Home and to rebuild the structure closer to the lakeshore than the existing foundation. This request in addition would allow the new structure to be in-line with the neighboring dwellings. The property is located at 940 Maytag Rd., situated in Estate Residential (ER- 1) zoning district and to utilize the Single Family – 4 (SR-4) setbacks, Tax Key No. ZCE00005.

Jason Bernard, Lake Geneva Architects, representing Patrick & Rachel Lynch, presented their request. Alderman Skates asked about the trees being removed and Hartz asked about the landscaping near shoreline. Bernard identified the trees and addressed the natural filter zone on the lakeside portion of property. Owner, Patrick Lynch, said he would work with the neighbors regarding the water drainage.

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

Gibbs/Catlin motion to approve the Precise Implementation Plan and include all staff recommendations and fact finding in the affirmative.

Roll Call: Hartz, Skates, Gibbs, Catlin, Esarco “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/Skates motion to continue the Public Hearing to the June Plan Commission meeting at the request of the owner. 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/Gibbs motion to continue the Public Hearing to the June Plan Commission meeting at the request of the owner. Motion carried unanimously.

Discuss the Public Participation Plan options for this process.

Hartz/Esarco motion to recommend the City Council to approve additional funds to facilitate a second Comprehensive Plan Vision Workshop, Comprehensive Plan workshops with the aldermanic districts, and Comprehensive Plan focus groups with Spanish speaking citizens in an amount not to exceed \$6,716.

Roll Call: Hartz, Skates, Gibbs, Catlin, Esarco “yes.” Motion carried unanimously.

Skates/Gibbs motion to approve the draft Public Participation Strategy and Procedures for the Lake Geneva Comprehensive Plan 2019 with the additional four items discussed and recommend to the City Council. Motion carried unanimously.

Consider resolution to adopt Public Participation Plan for Comprehensive Plan Update.

Skates/Gibbs motion to recommend the adoption of Plan Commission Resolution 2019-1 of a Public Participation Plan for the Update of the Comprehensive Plan for the City of Lake Geneva, Wisconsin. Motion carried unanimously.

Adjournment. Gibbs/Esarco motion to adjourn at 7:52 p.m. Motion carried unanimously.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE PLAN COMMISSION