

**PLAN COMMISSION MEETING
MONDAY, OCTOBER 15, 2018 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Mayor Hartz called the meeting to order at 6:13 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, Building and Zoning Administrator Walling, Building & Zoning Administrative Assistant Follensbee.

Approve Minutes of the September 17th Plan Commission meeting as distributed.
Krajovic/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: Ken Etten, 1109 Wisconsin Street, neighbor & chairman of the Lake Geneva Preservation Commission, shared his concerns & opposition to the razing of the building at 832 Geneva Street.

Speaker #2: Emily Hummel, 509 Madison Street, neighbor & president of the Maple Park Home Owners Association, shared history of Maple Park & her concerns & opposition to the razing of the building at 832 Geneva Street.

Speaker #3: Greg Schroeder, 534 Madison Street, shared his concerns & opposition to the razing of the building at 832 Geneva Street.

Speaker #4: Jackie Getzen, 15 Lake View Drive, spoke about the character and flavor of Maple Park & shared her concerns & opposition to the razing of the building at 832 Geneva Street.

Speaker #5: Louise Rayppy, 548 Sage Street, neighbor & member of Historic Preservation Commission, shared her experiences with young people coming to Lake Geneva because of the History & opposition to the razing of the building at 832 Geneva Street.

Speaker #6: Stan Redmer, 1155 Lake Geneva Blvd, shared his concerns & opposition to the razing of the building at 832 Geneva Street.

Speaker #7: Ted Harig, owner of building at 821 Geneva St, shared his concerns & opposition to the razing of the building at 832 Geneva Street.

Speaker #8: Cindy Fueredi, 1010 Geneva Street, neighbor & treasurer of the Maple Park Home Owners Association, shared the pride taken to promote the Maple Park neighborhood and her concerns & opposition to the razing of the building at 832 Geneva Street.

Speaker #9: Shelly Befort, 416 Warren Street, shared the character of the Maple Park neighborhood and her concerns & opposition to the razing of the building at 832 Geneva Street.

Acknowledgement of Correspondence.

Correspondence was received from Charlene Klein on September 17th and October 15th, opposing the razing of the building at 832 Geneva Street. Correspondence was received from Grace Hanny, 311 Oakwood Lane, opposing the razing of the building at 832 Geneva Street. All correspondence has been distributed to the Plan Commission and the City Council.

6. Public Hearing and Recommendation of a Conditional Use Permit (CUP) filed by Ken and Michelle Shields, N2838 Hidden Valley Ln, Lake Geneva, WI 53147, requesting to use the Indoor Commercial Lodging land use at 726 Wisconsin St., located in the Planned Development (PD) zoning district, Tax Key Nos. ZA464600001.

Applicant Michelle Shields was present. Zoning Administrator Walling gave a summary of the request. Skates asked if parking was addressed. Fred said the applicants have been notified about the restrictions for recreational vehicles and floatation devices which shall not be visible from the street and parked accordingly.

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

Esarco/Horne motion to approve the limited Conditional Use Permit with the restriction of no outdoor storage of recreational vehicles and include all staff recommendations and fact finding.

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

7. Review a Conceptual Plan by House Around the Corner LLC., Delavan WI, 53115, to raze existing building and construct a new 5,154 square foot, 2-story, commercial building at 832 Geneva Street, located within the Central Business (CB) zoning district, Tax Key No. ZOP000252.

Commissioner Hill abstained from all discussion of this request.

Scott Lowell, 602 Trevino Drive, Lake Geneva, representing Thomas George, presented the conceptual plan. Thomas George, 3389 S Shore Drive, Delavan, shared his vision for this parcel. There are some options for moving this building but it has some challenges and can be expensive. Horne said it looks like a good plan. Krajovic asked Walling about cleaning the brick. Walling referred to their request for painting this building which was denied. Skates agreed and had suggested cleaning the brick. Skates would like to exhaust all discussions for the opportunity to move the house. Esarco asked if razing the building could be stopped. Slavney said the zoning code states demolition needs approval. Esarco said she does like this design better than the first submittal. Hartz stated he would like the house to be saved and see the project move ahead. Hartz said the design is a mix between commercial and residential but he is concerned about losing the existing building. Attorney Draper stated the Downtown Design Overlay District requires the Plan Commission to be a Downtown Design Commission to determine if the house should be altered or razed and then act as the Plan Commission once the parcel is a vacant lot or not.

8. Review and Recommendation of a Conceptual Plan by the applicants, looking at the possibility of a Brewery type facility in a portion of the existing building, to be utilized for Indoor Commercial Entertainment at 727 Geneva Street, located in the underlying Business Central zoning of a Planned Development (PD) land use, Tax Key No. ZOP000157.

Ken Etten, representing applicant, Dan Schuld, presented the conceptual plan. Etten said the main floor would be used as a brewery with a taproom. Updates would include rebuilding and extending the outside deck with pergola for serving beer and use courtyard in back as a beer garden, razing the garage and building an addition to existing building for supply deliveries, with additional bathrooms in the lower level, more shops or space for the taproom, add diagonal stairs leading to the deck and grain tanks for signage.

With the additional Indoor and Outdoor Commercial Uses, Mr. Schuld would like to come to Plan Commission with an amendment to the General Development Plan. Schuld would like some outside music so a Conditional Use Permit would be needed. Hartz said the overall use is fine. Skates asked about the tanks and if they were located within the setbacks. Etten said the tanks were located on the property. Hill said she likes the plan, the use of the space and will continue the traffic flow and development up north Broad Street.

9. Adjournment. Hill/Skates motion to adjourn at 8:12 p.m. Motion carried unanimously.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

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