

**PLAN COMMISSION MEETING
MONDAY, SEPTEMBER 17, 2018 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Mayor Hartz called the meeting to order at 6:01 p.m.

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

Approve Minutes of the August 20th Plan Commission meeting as distributed.

Horne/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 St, shared his concerns and opposition to item #8, the razing of the building at 832 Geneva Street. Mr. Etten is the chairman of the Lake Geneva Historic Preservation Commission which strongly recommends the Plan Commission not approve the demolition of the building at 832 Geneva Street. Etten suggested the building could be sold and relocated to another site in the city.

Speaker #2: Charlene Klein, 817 Wisconsin St, shared her concerns and opposition to item #8, the razing of the building at 832 Geneva Street.

Speaker #3: Ted Harig, owner of building at 821 Geneva St, shared his concerns and alternative idea to move the building at 832 Geneva Street.

Speaker #4: Grace Hanny, 311 Oakwood Lane, shared her interests in historic preservation in Lake Geneva and asked the Plan Commission to consider historic preservation and what it means to all who live here.

Acknowledgement of Correspondence.

None.

Downtown Design Review

6.a. Application filed by Eric Dawson, 39230 93rd St., Genoa City, WI 53128, for a request to renovate the front exterior façade of the business located at 260 Broad Street, in the Central Business (CB) zoning district, Tax Key No. ZOP00245.

Applicant, Eric Dawson, owner of Thumbs Up, presented his request. Alderman Skates asked about the upper north side of the building which needs some care. Mr. Dawson explained the future plans to update. Mayor Hartz confirmed with the owner that the top 3 sections of windows would be awning style windows.

Skates/Horne motion to approve the renovation of front exterior façade and include all staff recommendations.

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

6.b. Application filed by 503 Broad Street LLC, Lake Geneva, WI 53147, to paint the front of the building located at 503 Broad St, in the Central Business (CB) zoning district, Tax Key No. ZOP00030.

Bob Limosani, W6725 N Lake Shore Dr, Elkhorn, owner of 503 Broad St, presented his request.

Hill/Krajovic motion to approve painting the front of building and include all staff recommendations.

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

7. **Public Hearing and Recommendation of a Precise Implementation Plan (PIP) filed by 1111 N. Edwards Blvd LLC, 5701 Weatherstone Way, Johnsburg, IL 60050, for the new construction of a 4 story Marriott Fairfield Hotel, located at the South East corner of the Sheridan Springs Rd and North Edwards Blvd intersection adjacent to the State Highway 12 corridor, located in the Planned Industrial (PI) zoning district, Tax Key Nos. ZA46800003 & ZA46800004.**

Jim Howe, Attorney at Godfrey Law Firm in Elkhorn, representing 1111 N Edwards Blvd LLC, presented the request. Also present, Jim Rous, consultant to client, Tomas Torro, engineer at Ramaker & Associates, Jason Conrad, principal of 1111 N Edwards Blvd LLC. The applicant has received Plan Commission approval for the GDP of a Hampton Inn. The franchise has changed to a Fairfield Inn but the GDP has not changed significantly excepting that the building will have 4 floors instead of 5 floors. The landscape plan has been revised at the request of city staff. Commissioner Krajovic asked what the difference in elevation would be going from a 5 story to 4-story building. Torro stated 12' lower. Skates asked about providing a cover for the bike parking. Mr. Howe will speak to Marriot about a canopy. Planner Slavney stated the flexibilities granted under the previous GDP carry forward to this property as mentioned. This project is not identical to the approved GDP but substantially the same and the change in landscaping is an upgrade from the concept shown in the GDP. Attorney Draper said the Developer's Agreement will include a recapture provision for the oversized water main proposed for this property which allows the developer to recover costs when other properties tie into the new water main.

Speaker #1: Charlene Klein, 817 Wisconsin St, shared her concerns & opposition to the hotel.

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

Slavney explained the 2 purposes to extend N Edwards Blvd: 1- an alternative route for local residents and 2 - open up properties to the development of businesses along the bypass.

Skates/Krajovic motion to approve the Precise Implementation Plan and include all staff recommendations and fact finding.

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

8. **Discussion Only Item: Applicant, House Around the Corner LLC, 3389 South Shore Dr. Delavan, WI, 53115, proposes to raze the existing building at 832 Geneva St and construct a new 5,154 square foot, 2-story, commercial building, located within the Central Business (CB) zoning district, Tax Key No. ZOP000252.**

Scott Lowell, 602 Torino Dr, representing the applicant, presented the conceptual plan. The owners continue to look for individuals who would like to move the house to another location. This building is located in the Maple Park Historic District. The owners would like to raze the building and build a structure with green space, set back from the sidewalk, which does not fit the Central Business zoning so the zoning would need to be changed. It is located in the Downtown Design Overlay Zoning District. The building would consist of 5600 sq ft, 2 floors, open loft, and post and beam structure. The green space would be 44% of the lot.

Hill/Skates motion to suspend the rules to allow Ken Etten to join the conversation. Motion carried unanimously.

Ken Etten explained that the building at 832 Geneva St, as an individual building, is not on the National Register but it is a contributing structure within the Historic District. Maple Park was the original platted residential portion of the Village of Geneva which included Pioneer Cemetery. Maple Park was the Town Square.

Slavney stated the building is a residential structure located in a commercial zoned area for commercial use. Slavney and Zoning Administrator Walling suggested the applicant bring the concept plan to the Plan Commission to exchange ideas and explore possibilities. Thomas George, 3389 South Shore Dr., Delavan, owner of the building at 832 Geneva Street, explained their improvements to the current building, the challenges of this building and their willingness to donate it to someone who would like to move it. Mr. George presented details for their proposed building. Commissioner Hill has received much feedback opposing the razing of the building. Hill shared the challenges of this proposal. Slavney said to erect a new building, two distinct approvals are needed. 1. Significantly modify the existing building which includes relocation or demolition. 2. New Building proposal should reflect what is legal to go up under the standard zoning district. A proposed building for this parcel is a downtown building at the

corner without front or side yard and resembling a building from the 1920's. Since this is not the desire of the applicant, a Planned Development process is necessary when flexibility away from the Downtown zoning district is being requested. Mayor Hartz stated the city is bound by federal, state and local laws, that if a building is demolished, the building replacing it must meet certain criteria. Hartz referenced Slavney suggestion that it should have a residential look. Hill agreed it should reflect more residential elements and said this proposed building doesn't match the neighboring structures. Mr. George further explained his proposal and is willing to modify the building with more residential components and move forward.

Hill/Esarco motion to continue this concept discussion to the next Plan Commission Meeting.

Roll Call: Skates, Hill, Esarco, Krajovic voting "yes." Hartz, Horne voting "no." Motion carried.

9. Summary of September 5, 2018 Public Workshop on Comprehensive Plan Amendments.

Planner Slavney said 50 persons attended with 27 registering with our staff. Site Plans were available which showed the conceptual layout of the proposed apartment complex. Attendees labeled dots with the number of the comment to which it pertains and placed it on the map. Slavney summarized the concept plan for the property in regards to the Comprehensive Plan Amendment and gave an update of the Public Workshop.

Commissioner Hill left Council Chambers at 8:15 pm and returned at 8:16 pm.

Mayor Hartz said the participants felt heard, asked questions, stated concerns and thoughtful comments. Slavney said Mr. Wolff, the developer, responded to individual questions and comments and contributed to the success of this workshop. Skates applauded Planner Slavney and Mich for their organization and facilitation of this workshop as well as Mr. Wolff's participation.

10. Mayoral notice of the October 15th meeting will be a Joint Meeting with City Council and Plan Commission to occur at 5 p.m. The regular Plan Commission Meeting will commence after the Joint Meeting ends or 6 p.m.

11. Adjournment. Hill/Horne motion to adjourn at 8:23 pm. Motion carried unanimously.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

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