

PLAN COMMISSION MEETING
MONDAY, APRIL 18, 2022 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL – VIRTUAL MEETING VIA ZOOM/IN PERSON

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

Roll Call. Present: Mayor Klein, Alderman Tim Dunn, John Gibbs, Joel Hoiland, Cindy Forster Fueredi, James Marquardt. Absent (Excused) Kyle Cary. Also Present: City Planner Mich, City Planner Kruesel, City Attorney Draper, City Administrator Nord, Building & Zoning Administrator Walling, Building & Zoning Administrative Assistant Follensbee.

Approve Minutes of the March 21, 2022 Plan Commission Meeting as distributed.

Hoiland/Gibbs 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.

Acknowledgement of Correspondence. None.

6:03 pm Commissioner Fueredi joined meeting via Zoom.

Downtown Design Review:

Application by Veronica Anagnos, 1001 Wisconsin St. Lake Geneva, WI 53147, and requesting review for the proposed exterior color change to the builds for the property located at 811 Wrigley Dr. in the downtown overlay zoning district, Tax Key Nos. ZA48330001, ZA48330002, & ZA48330003.

Dimitri Anagnos, 148 Cass Street, presented his request to repaint Popeyes restaurant & sign with historic colors. Commissioner Hoiland asked if any construction would be done. Anagnos said no.

Hoiland/Dunn motion to approve the proposed building color change and include all staff recommendations.
Roll Call: Klein, Dunn, Gibbs, Hoiland, Fueredi and Marquardt “yes.” Motion carried unanimously. 6-0.

Application by Roger Wolff of Venture Investments Partners, LLP 775 Southwind Dr., Lake Geneva, requesting review for the proposed exterior signage, for the property located at 703 W. Main St. in the downtown overlay zoning district, Tax Key No. ZA276000001.

Dalia Villarreal, Poblocki Sign Company, representing the applicant, represented the request for 4 signs, 2 on-building signs and 2 signs to be placed on the corner pillar of the building structure.

Hoiland/Gibbs motion to approve the proposed exterior signage and include all staff recommendations.
Roll Call: Klein, Dunn, Gibbs, Hoiland, Fueredi and Marquardt “yes.” Motion carried unanimously. 6-0

Zoning Administrator Walling requested that agenda item #6.c. be removed from the agenda. Walling said the non-conforming sign is not permitted to be re-used. The applicant has been notified.

Application by Michael Seick, N3240 Violet Rd, Lake Geneva, and requesting review for the proposed Pylon Signage for the property located at 500 Broad St. in the downtown overlay zoning district, Tax Key No. ZGD00006.

Klein/Hoiland motion to remove item #6.c. from the agenda.

Roll Call: Klein, Dunn, Gibbs, Hoiland, Fueredi and Marquardt “yes.” Motion carried unanimously. 6-0
Commissioner Gibbs asked Walling if the sign needs to be taken down. Walling said the non-conforming pylon sign needs to be removed from the property. Pylon signs are no longer permitted in the City. A 10 year allowance was granted for a pylon sign at this property through a Conditional Use which now has expired so the sign has to be removed.

Review and Recommendation of a proposed Certified Survey Map (CSM) for Kwik Trip, Inc., 1626 Oak St. La Crosse, WI 54602 to create a Single lot combining 4 existing lots at 896 & 898 Wells St. as identified on certified survey Project order #33621 prepared by Batterman for Tax Key Nos. ZBL00006, ZBL00006A, ZBL00008, ZBL00058.

City Planner Kruesel, presented the staff report for this request for a Certified Survey Map to combine 4 existing lots into 1 parcel which has been reviewed by the City Planner & City Engineer. The recommendation is for approval.

Gibbs asked Walling if it is typical to submit a Certified Survey Map after the approval of the GDP & PIP. Walling said the staff discussed this item with the applicant and it was suggested the applicant should go through the CSM process after the GDP & PIP was approved.

Hoiland/Dunn motion to approve the proposed Certified Survey Map (CSM) to create a single parcel by combining 4 existing lots and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Hoiland, Fueredi and Marquardt “yes.” Motion carried unanimously. 6-0

Public Hearing and Recommendation of a Conditional Use Permit filed by Bjorn Schweinsberg, 5117 N. Palisades Rd. Whitefish Bay, WI 53217 for a request that would allow for Commercial Indoor Lodging land use in the General Business (GB) zoning district for the property located at 831 Dodge St., Tax Key No. ZGD00013.

Bjorn Schweinsberg, 5117 N Palisades Road, Whitefish Bay, WI, presented his request. Hoiland asked if it was a single family home. Schweinsberg said originally, it was a duplex with an upper living space and a lower living space but would like to use the whole living space which would provide 4 bedrooms. Hoiland asked if there is adequate parking. Schweinsberg said there is a garage on-site and he has acquired a lease with a neighbor for 2 tandem spaces on their driveway. Planner Mich said it would be a Limited Conditional Use Permit which is limited to the owner, not the property. Mich said the application was complete and easy to review. Mich added there is no adjacent residential zoning which means no additional buffering or fencing is needed. Adequate parking is available for the 4 bedrooms in this application but if applicant wanted to add more bedrooms and acquire more parking, they would be required to come back to Plan Commission for review.

Speaker #1: Maureen Marks, 834 Dodge Street, shared her thoughts in favor of this CUP application.

Klein/Hoiland motion to close the Public Hearing. Motion carried unanimously.

Hoiland/Gibbs motion to approve the Limited Conditional Use Permit to allow for Commercial Indoor Lodging and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Hoiland, Fueredi and Marquardt “yes.” Motion carried unanimously. 6-0

Public Hearing and Recommendation of a Precise Implementation Plan for Covenant Harbor Bible Camp and Retreat Center, 1724 W. Main St., Lake Geneva, to allow for the construction of the proposed Twins Lodging units, for the property located in the Planned Development (PD) zoning district, Tax Key No. ZYUP00096 & ZYUP00096A.

Eric Anderson, 611 Sage Street, executive director at Covenant Harbor Bible Camp & Retreat Center, presented his request. Brad Auguston, project manager, Jason Fisher, associate director, Matt Kinny, facilities director are also present to answer the technical questions. Anderson explained the function of Covenant Harbor in the community which will celebrate 75 years in Lake Geneva. Anderson said Covenant Harbor is a year round, non-profit, church-owned, camp and conference center which serves the youth, families, schools and other non-profit organizations. Covenant Harbor wants to demolish (3) one-story cabins due to safety issues & building codes and construct (2) two-story cabins in approximately the same location. Hoiland asked if these buildings would be used year round. Anderson said yes. Hoiland asked about water run-off on the site. Anderson said Kapur reviewed the plans, including erosion control and explained the impervious surfaces are similar to the buildings which have been there for 70 years and meets all the requirements for run-off.

Klein/Hoiland motion to close the Public Hearing. Motion carried unanimously.

Hoiland/Klein motion to approve the Precise Implementation Plan to amend the existing Planned Development to allow for the proposed Twins Lodging units and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Hoiland, Fueredi and Marquardt “yes.” Motion carried unanimously. 6-0

Public Hearing and Recommendation on Ordinance Amendments regarding conditional use permit procedures and allowances in the zoning code, specifically to repeal and recreate Section 98-905, Conditional Use Review and Approval, repeal and recreate Section 98-203 Tables of Land Uses, and creating Section 98-105(j) regarding a new Extraction/Disposal Zoning District and related amendments to Chapter 98 including renumbering of amended sections as necessary.

City Planner Kruesel explained the topic of Conditional Uses listed in the Zoning Code and how review of the Conditional Uses has been limited by recent State Statute. Kruesel highlighted the discussion from the March 21st Plan Commission Meeting. The new State Legislation requires that anything which is listed as a Conditional Use is something which needs to be approved but can be limited with conditions. Any conditions which are applied or denied Conditional Uses need to be supported by substantial evidence, rather than public opposition. Because of the new legislation, municipalities are advised to amend their Zoning Codes by shortening up the list of Conditional Uses and clarify the rules for property owners and applicants.

Kruesel discussed the six main changes suggested.

- 1.) **Procedures** (Section 98-905) Steps in the application process, clarifying what is included in the application, addressing the new definition for substantial evidence and requirements needed to complete the application.
- 2.) **Land Use Categories** outlined on page 3 of the staff memo. **Indoor Commercial Entertainment** would be split into small scale and large scale land use categories.
- 3.) **Personal or Professional Service involving tattoos and permanent cosmetics above the clavicle** to be permitted in all the same zoning districts.
- 4.) **Indoor Storage or Wholesaling** to be changed from conditional to a prohibited use in Planned Business (PB) and General Business (GB) Zoning Districts.
- 5.) **Personal Storage Facility** to be changed from conditional to prohibited use in the General Business (GB) Zoning District. The use is currently prohibited in all other business zoning districts.

6.) **Creation of New “High Impact Zoning Districts”** would allow the City to maintain a more discretionary control of where and when this land use might be appropriate to establish, while going through a legislative process.

Kruesel said the action needed at this meeting is a recommendation from the Plan Commission for approval, including any modifications, which would go to the City Council for final action.

Klein/Hoiland motion to close the Public Hearing. Motion carried unanimously.

Hoiland/Dunn motion to repeal and recreate Section 98-905 Conditional Use Review & Approval; repeal and recreate Section 98-203 Table of Land Uses; creating Section 98-105(j) regarding a new Extraction/Disposal Zoning District and related amendments to Chapter 98 including renumbering of amended sections as necessary and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Hoiland, Fueredi and Marquardt “yes.” Motion carried unanimously. 6-0

Findings from the Zoning Board of Appeals hearing on March 1, 2022 denying the request for 1815 Conant St.

Walling reported that a Zoning Board of Appeals application request for 1815 Conant Street was been denied. Walling explained that according to the Zoning Code requirements, a Zoning Board of Appeals application which has been heard and denied shall be reported to the Plan Commission with the results and action to the applicant.

Adjournment. Klein/Hoiland motion to adjourn at 6:54 p.m. Motion carried unanimously.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE PLAN COMMISSION