

CITY OF LAKE GENEVA PLAN COMMISSION MINUTES
MONDAY, JANUARY 16, 2023 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL

Members: **Members:** Mayor Charlene Klein, Alderperson Mary Jo Fesenmaier, John Gibbs, Joel Hoiland, Cindy Forster Fueredi, James Marquardt, and Kyle Cary

Meeting called to order by Mayor Klein

Commissioner Cary chaired the meeting and called the meeting to order at 6:00 p.m.

Roll Call

Present: Klein, Fesenmaier, Hoiland, Marquardt, Cary

Absent: Gibbs and Feuredi

Approve Minutes of the December 19, 2022 Plan Commission meeting as distributed

Motion by Hoiland to approve the minutes, second by Cary. Fesenmaier noted that there were some discrepancies on the votes taken due to the absence of Commissioner Feuredi.

Motion by Hoiland to approve with corrections, second by Marquardt. No discussion. Motion carried 5-0

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 five (5) minutes

Alexis Rinella; 997 S Lake Shore Drive; Spoke in opposition of the proposed Planned Development located at 999 S Lake Shore Drive

Patricia Solheim; 636 Sue Ann Drive; Spoke in opposition of the proposed Planned Development located at 999 S Lake Shore Drive

Sharon Meister- Jolly; 1028 Lake Shore Drive; Spoke in opposition of the proposed Planned Development located at 999 S Lake Shore Drive

Jim Strauss; N1517Meadow Ridge Circle; Spoke in opposition of the proposed Planned Development located at 999 S Lake Shore Drive

Acknowledgment of Correspondence

Clerk Kropf noted that there were two items of correspondence received. One was received of Chad Pollard speaking in opposition of the proposed changes to Zoning Code Chapter 98. The other was received of Constatine Trambas speaking in opposition of the proposed GDP and PIP for 1120 S Lake Shore Drive; Both items were distributed to the members of the Plan Commission.

Review the request of the application to initiate a Planned Development received by John Engerman for the property located at 999 S. Lake Shore Dr. to develop and construct 3 single family homes Tax Key No. ZA206600002

John Engerman addressed the commission regarding the proposed planned development. He explained the scope of the project and addressed some of the concerns that were brought up during the public comment period. He stated that he has no plans to remove any of the mature trees and that this will not be used as a short-term rental property. Zoning Administrator Walling stated that this is a four-step process and this is step two, which is the conceptual plan review of the Plan Commission. if they agree with the Plan, then it would move to a public hearing and a final precise implementation would be considered.

Engerman offered to meet with the neighbors to talk about the density of the Plan.

No action was taken.

Public Hearing and Recommendation for a Precise Implementation Plan for Fairwyn SB, Inc. to allow for the acceptance of the Phase 7 of Symphony Bay in the Planned Development (PD) zoning district, Tax Key No.

ZSB00335 (Continued from December 19, 2022 Plan Commission)

Rick Zirk, on behalf of Symphony Bay, addressed the Plan Commission regarding the PIP for Symphony Bay Phase 7. He noted that the plan is consistent with all of the requirements of the Zoning code and that the City

Engineer confirmed that it is.

City Engineer Naomi Rausch addressed the Commission regarding the plan. Brian Pollard stated that he had attempted to meet with the adjoining church regarding the stormwater plan and had little luck.

Bill Henry, Kehoe-Henry & Associates; Addressed the Plan Commission and is in agreement with the plan as presented. He added that any issues that arise during phase 6 or 7 will be addressed with the church during construction.

Paul Vankelum, Cardinal Engineering; He noted that he completed the stormwater plan for the church back in 2017-2018. He felt that the pond was sufficient to handle any run off that might occur.

Motion by Hoiland to close the public hearing, second by Cary. Motion carried 5-0.

Motion by Hoiland to approve, second by Marquardt. Motion carried 5-0.

Public Hearing and Recommendation for a Conditional Use Permit for CMA Arron Stranton, 4015 80th St, Kenosha WI, to allow the construction of 2 new Commercial Office Buildings in the Business Park located at 800 – 820 Geneva Pkwy. Located in the Planned Business Park (PBP) zoning district, Tax Key Nos. ZUN00007A & ZUN00007B

Aaron Stranton, Construction Management Associates (CMA); Introduced proposal. There are several parcels on the property that have not been completed, and the property owner would like to complete them. They would like to re-permit to move forward in spring with two new Commercial Office Buildings in the Planned Business Park (PBP).

City Engineer, Naomi Rausch, addressed the Commission regarding a Memo dated 12/29/22; Recommending approval for a Conditional Use Permit (CUP); Subject to Conditions;

1. Soil erosion and sediment control measures shall be installed prior to upland disturbance and remain in place until final stabilization is achieved. The applicant is responsible for installing and maintaining erosion control measures as shown on the construction plans. Sediment shall not be allowed to enter either the existing storm sewer along Geneva Parkway or the adjacent detention facility (Fermano Pond).

2. Sediment and/or construction debris shall not be tracked onto Geneva Parkway. Should tracking occur, the applicant is responsible for removal of debris.

3. Utility easements shall be provided so that the separate parcels have maintenance access to the existing water and sewer mains from their private laterals to the connection at Geneva Parkway. Please provide a draft of the easement documents for City Staff review and approval.

Zoning Administrator Walling stated that the fire department had identified a T-turnaround in the back of the building and had added to their plans. The fire department has accepted their submittal.

Aaron Stranton, Construction Management Associates (CMA); Agrees to comply with all conditions. This will be used for standard office space. Alderperson Fesenmaier; Requests that the street be swept every day for removal of the debris.

Motion by Hoiland to close the public hearing, second by Cary. Motion carried 5-0.

Motion by Hoiland to approve, second by Fesenmaier. Motion carried 5-0.

Public Hearing and Recommendation for a Conditional Use Permit for John Law, 1017 Geneva St. Apt. #2 Lake Geneva, to allow for the request to convert commercial space to a residential Commercial Apartment land use in the Central Business (CB) zoning district located at 101 Broad St., Tax Key Nos. ZCNG00001 thru ZCNG00041

John Law; 1017 Geneva Street #2; John & Tina Law own 101 Broad St #205 historically and has been used as a real estate office. John had a concern about his packet submittal not being included in this meetings packet.

Zoning Administrator Walling stated his assistant had submitted her letter to retire on January 3rd and during this transition, John's submittal land use items were left out in error.

John Law; Makes reference to the Staff Report, his proposal is harmonious and does not create any issues for the community. He has found in recent years, second floor office space has become less in demand. The Geneva Towers Board approved his request and needs the city's approval to move forward. He plans on converting the space into a 1 bedroom apartment and it will meet state standards. They have submitted plans to install an individual sprinkler system.

Zoning Administrator Walling addresses the one concern the fire department had about this project. The Towers building does not have a sprinkler system. With the land use/code changes over the years, per the fire department, we recommend and reflect their concerns, that this is conditionally approved upon state approved sprinkler plans.

Zoning Administrator Walling states the building & entry doors are firewall protected.

John Law; The Geneva Towers permits short-term rentals and he does not plan on making this unit a short-term rental. He and his wife are going to move into the unit.

Alderperson Fesenmaier questioned if the conditional use permit would stay with the property or would be limited to the current owner.

City Attorney Draper, states there isn't any need to make it a limited conditional use.

Motion by Hoiland to close the public hearing, second by Fesenmaier Motion carried 5-0.

Motion by Hoiland to approve the conditional use with the provision that all sprinkler systems and fire codes are approved by the State of Wisconsin, second by Fesenmaier. Motion carried 5-0.

Public Hearing and Recommendation for a Precise Implementation Plan (PIP) to allow for Phase 2 development of the Golden Years Planned Development (PD) located at 611 Harmony Dr., Tax Key No. ZA475600001

Nathan Pamprein, Groth Design Group; 600 W Virginia Street, Milwaukee WI; Representing the owners. Phase 2 would add 24 skilled nursing beds to the existing facility. Additions to be in 2 locations on the building. Phase 2 will mimic the look & materials of Phase 1. They had met last week with City Engineer, Naomi Rausch & Zoning Administrator Walling about the staffing plans.

Naomi Rausch, City Engineer, addressed the Commission regarding a meeting with Groth Design Group & Zoning Administrator Walling. Discussions about construction plans, based on clarification that needs to happen with the Stormwater Management Report. Discussed and provided information on the stormwater management plan shall be updated to include all Phase 1 and Phase 2 improvements, cleanup, landscaping, an outstanding easement, and ADA accessibility. As outlined in the packet; memo dated 12/28/22. It will be subject to approval by conditions of the staff report.

Motion by Hoiland to close the public hearing, second by Cary. Motion carried 5-0.

Motion by Hoiland to approve, second by Mayor Klein. Motion carried 5-0.

Public Hearing and Recommendation for a General Development Plan (GDP) & Precise Implementation Plan (PIP), applicant Lakeside Living LLC., to allow for the construction of 4 duplex units on each of the 2 tax parcels in the Planned Development (PD) zoning district located at 1120 S. Lake Shore Dr. Units 1 – 4 & Tiffany Dr., Tax Key Nos. ZCNS00028 – ZCNS00031 & ZCNS00001 – ZCNS00004

Agenda item was removed and will be considered at a later date.

Presentation by Jackie Mich, Vandewalle & Associates, on proposed zoning ordinance amendments to establish enhanced building and site design standards for new nonresidential and multi-family development (Gateway Ordinance)

Jackie Mich, City Planner; presenting an overview of proposed zoning ordinance amendments to establish enhanced building and site design standards for new nonresidential and multi-family development (Gateway Ordinance), as outlined in the packet.

Fesenmaier inquired whether EV charging stations are being incorporated, and in reference to the diversity of native plants and if we could tie any of the standards to the DNR list of specific native plants, rather than requiring plantings. Jackie Mich, City Planner, stated both items would be outside the scope of the update and separate from the design standard. Both items could be scheduled for future agendas.

Hoiland asks about existing properties that have been sold and demolished. Jackie Mich, City Planner, stated new complete redevelopment would be required to comply with the new standard.

Public Hearing and Recommendation on proposed amendments to Chapter 98: Zoning that would establish enhanced building and site design standards for new nonresidential and multi-family development (Gateway Ordinance), specifically to amend Section 98-110 (Entry Corridor Design Overlay Zoning District), Section 98-111 (Community Gateway Design Overlay Zoning District), Section 98-707 (Exterior Lighting Standards), Section 98-718 (Exterior Construction Material Standards), and Section 98-720 (Fencing Standards)

Tom Reed; Interstate Insurance Group, 100 E Main Street; Spoke in opposition of the proposed Gateway Ordinance.

Frank Guske; W3470 Royal Glen Court - Lake Geneva Lanes, 192 E Main Street; Spoke in opposition of the proposed Gateway Ordinance.

Tom Gardner, representing Evergreen BP & owner Dave Schwartz, 300 Peller Road; Spoke in opposition of the proposed Gateway Ordinance.

Jason Gill; Lake Geneva Plaza, 190 E Main Street; Spoke in opposition of the proposed Gateway Ordinance.

Stephanie Klett; Visit Lake Geneva, 527 Center Street; Spoke in opposition of the proposed Gateway Ordinance.

Mike Seick; 923 Williams Street & 500 Broad Street; Spoke in opposition of the proposed Gateway Ordinance.

Spyro Condos; 100 Broad Street; Spoke in opposition of the proposed Gateway Ordinance.

Sharon Jolly; 1028 S Lake Shore Drive; Spoke in opposition of the proposed Gateway Ordinance.
Bill Henry; Keho-Henry & Associates; Spoke in opposition of the proposed Gateway Ordinance.
Troy Migut; 1152/1148/1149 Elkhorn Road; & 1148/1151 Grant Street; Spoke in opposition of the proposed Gateway Ordinance.
Rajesh Sachdeva; Geneva Liquors, 797 S Wells Street & 105 Townline Road; Spoke in opposition of the proposed Gateway Ordinance.
Chad Pollard with Clair Law, 617 E Walworth Ave, Delevan WI. Representing Guske Family - Lake Geneva Lanes; Spoke in opposition of the proposed Gateway Ordinance.
Motion by Hoiland to close the public hearing, second by Cary. Motion carried 5-0.
Hoiland moves to continue this proposal for further consideration, collaboration & communication with the public, second by Mayor Klein. Motion carried 5-0.

Public Hearing and Recommendation on proposed amendments to Chapter 98: Zoning that would update the list of zoning district abbreviations in Tables (1) through (9) in Section 98-203 and correct a cross-reference in Section 98-905(5)(d)

Jackie Mich, City Planner, presenting a brief overview on proposed amendments to Chapter 98: Zoning, as outlined in the packet.

Motion by Hoiland to close the public hearing, second by Mayor Klein. Motion carried 5-0.

Motion by Cary to approve, second by Mayor Klein. Motion carried 5-0.

Discussion regarding monthly staff report: building permits for new single family homes (83 new homes in 2022), short-term rentals & Commercial Indoor Lodging property list

Motion by Fesenmaier to suspend the rules to allow public comments, second by Cary. Motion carried 5-0

Sherri Ames; 603 Center Street; Spoke in opposition to short-term rentals.

Sharon Jolly; 1028 S Lake Shore Drive; Spoke in opposition to short-term rentals.

No action taken.

Adjournment

Motion by Hoiland to adjourn, second by Cary. Motion carried 5-0. Meeting adjourned at 9:01 p.m.