

CITY OF LAKE GENEVA PLAN COMMISSION MINUTES
MONDAY, MARCH 20, 2023 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL

Members: Mayor Klein, Alderperson Fesenmaier, Commissioners: John Gibbs, Joel Hoiland, Cindy Forster Fueredi, James Marquardt, and Kyle Cary

Meeting called to order by Charlene Klein.

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

Roll Call.

Present: Klein, Fesenmaier, Hoiland, Cary, and Gibbs

Absent: Marquardt and Fueredi

Approve Minutes of the January 16, 2023 Plan Commission meeting as distributed.

Motion by Hoiland to approve the minutes, second by Cary. 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.

Tony Rinella - 997 S Lake Shore Dr: Requested tabling agenda item #8 for concerns about drainage problems and a request for time to review the ultimate plans. Rinella states the previous proposal was not in alignment with the Comprehensive Plan or in compliance with Section 98-205(9) of the Lake Geneva Municipal Code.

Alexis Rinella - 997 S Lake Shore Dr: Requested tabling agenda item #8, referencing Section 66-362, for a city engineer to review. Also requested City Arborist to visit the location because of concerns about tree destruction and drainage problems.

John Dreffin - 1070 S Lake Shore Dr #92-A: Spoke on behalf of the 62 unit owners in Vista Del Lago, in opposition to any multi-family dwellings proposed on agenda item #8. Requesting having only a single family home.

Jerry Orf - 1006 S Lake Shore Dr: Spoke about drainage concerns on agenda item #8.

Patricia Solheim - 636 Sue Ann Dr: Stated concerns about drainage and flooding on agenda item #8.

Tom Reed, Interstate Insurance Group, - 100 W Main St: Spoke in opposition to items 4-7 on agenda item #12.

Frank Guske, Lake Geneva Lane, - 192 E Main St: Spoke in opposition to agenda item #12, items 4-7.

Bill Henry - N2165 Wilderland Dr: Requesting preliminary drawings be made available to better assess the impact of the HWY 50 project and any proposed ordinance changes along that corridor. Agenda Item #12.

Spryo Condos, 1760 Hillcrest Dr & 100 Broad St: Spoke on behalf of the Business Improvement District, in opposition to items 4-7 on agenda item #12. Request to remove 4-7, make an amendment to the ordinance and remove them from the ordinance.

Stephanie Klett, Visit Lake Geneva - 527 Center St: Requests we hold an open meeting on agenda item #12, before any direction is given to staff for next steps. Also, they offered to host the meeting to bring together Visit Lake Geneva & The Business Improvement District members.

Acknowledgment of Correspondence.

Cary noted there were eighteen items of correspondence received from eighteen homeowners within Vista Del Lago homeowners association in opposition to the proposed new build on 999 S Lake Shore Dr. and we received continued correspondence from Claire, Thompson & Pollard in opposition to proposed changes to Zoning Code 98.

Downtown Design Review:

Application by MC Property Management INC; 123 Center Street, for a request to change the exterior colors of the building in the Central Business (CB) Downtown Design Overlay Zoning District, Tax Key Nos. ZMIL00001 - 00034

Representatives from Mill Creek Hotel presented their color choices for the exterior of their building from the historical color swatch. Administrator Walling confirmed their color choice, Whiffle Blue, is an approved Plan

Commission color.

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

Application by Denise and Jeff Podhajsky; W303510577 Phantom Woods Road, Mukwonago WI for a request to change the exterior awnings of the building located at 264 Center Street, in the Central Business (CB) Downtown Design Overlay Zoning District, Tax Key No. ZOP00259

Denise & Jeff, business owners of 262 & 264 Center St. presented/discussed their submission for changing the exterior awnings.

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

Review and Recommendation for a proposed land division condominium conversion request submitted by Younquist-Nading LLC; 255 Havenwood Drive, to create a 2-unit condominium building as identified in the documents generated by Farris, Hansen & Associates dated 12/14/2022 Job No. 10807 for Tax Key No. ZOP00002E

Dale Thrope, Esq. spoke on behalf of Dr. Youngquist proposed land division @ 255 Havenwood Dr. Fesenmaier asked about how the storm water runoff is managed. Dr. Youngquist addresses the question. The property is well sloped and drained and there are no current water issues.

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

Review and Recommendation for a proposed land division creating a Certified Survey Map (CSM) request submitted by John Engerman d.b.a. Woodley Assets; W3411 Linton Road. Lake Geneva, to create 2 buildable single family lots, as identified in the documents generated by Paul H. Van Henkelum, dated 03/02/2023 Job No. 22460 for Tax Key No. ZA206600002

John Engerman addressed the commission regarding the proposed planned development. The revised proposal is now for creating two totally conforming SR-4 lots. No multi-family homes, there will be two single family residences. Jackie Mich, City Planner, verified this is correct and permitted. Hoiland asked Administrator Walling how many SR-4's had been broken up into 2 or 3 lots. Walling provided an example of a property on Dodge St. that was broken into 7 lots and was zoned SR-4. This project does not have to come back to the Plan Commission. Fesenmaier asked for confirmation if it was a single family house, that there would not be a need to go to the Plan Commission. Jackie Mich, City Planner, confirmed no Plan Commission would be required. Fesenmaier states concerns pertaining to Chapter 66.362 and the location of the water shed. Fesenmaier would like to continue this item. Administrator Walling confirmed these items are in the staff report. Gibbs, asked John if anyone took him up on his offer to meet with him. They did meet. John confirmed this would be a spec home and no short-term rentals.

Motion by Gibbs to approve, second by Cary. Motion carried 3-2.

Review and Recommendation for a proposed land CSM request submitted by Avalon Property LLC; 875 Geneva Parkway, to create 1 single commercial lot by combining 4 tax parcels, as identified in the documents generated by Farris, Hansen & Associates dated, 11/17/2022 for Tax Key Nos. ZLGBP00010A; ZYUP00157; ZYUP00158; & NLY3100002

Peter Jergan - N2629 Sunset Blvd: Peter is the agent for Avalon Properties. He presented the proposal. Sonja, confirming this is a land division request. Reconfiguration of parcels and achieving what we would like to see on that land, 4 parcels combined into one 5 acre parcel. At the southern end of the parcel is being platted for an outlet. The staff report recommended approval. Peter confirmed that an addition would be made in the future.

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

Public Hearing and Recommendation for a Zoning Map Amendment submitted by Avalon Property LLC; 875 Geneva Parkway, to allow for the zoning designation of Planned Business Park (PBP) from the current Planned Business (PB) zoning classification Tax Key Nos. ZYUP00157; ZYUP00158; & NLY3100002

Peter Jergan - N2629 Sunset Blvd: Peter is the agent for Avalon Properties. Peter presented their request for a zoning change.

Staff recommendation for approval.

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

Public Hearing and Recommendation for a Conditional Use Permit to allow for a Husbandry land use (goat grazing) in the Rural Holding (RH) zoning district at the Hillmoor property located at 333 E. Main Street; Tax Key No. ZYUP00131

Jackie Mich, City Planner; presenting an overview of the proposed Conditional Use request. Recommendation for approval.

Motion by Klein to close the public hearing, second by Cary. Motion carried 5-0.
Discussion follows between the Commission and City Planner regarding location in the property.
Motion by Hoiland to approve to include the entire property of 333 E Main St, including the affirmative set of findings and additional conditions of approval recommended by staff, second by Gibbs. Motion carried 5-0.

Discussion and direction to staff on next steps for enhanced building and site design standards

Mayor Klein noted that she would like the commissioners to come together in a workshop type setting to discuss the design standards that have been adapted from the previously proposed gateway ordinance.

City Planner Mich stated that she would like the Commission to identify which items from the previously proposed ordinance to explore further. She added that items 4-7 of the proposed gateway ordinance were the most problematic for the public. A suggestion was made that those standards only be applied to a new development and leave the existing as is. Mich encouraged the commission to identify how the workshop should be structured and what the end goal is.

Administrator Walling noted the budget for this item has been exhausted and voiced concern over the ability to fund the review of comprehensive plan amendments. Gibbs stated that he is not in favor of the proposed gateway ordinance as relates to existing businesses, but that the standards could be applied to any new construction. General discussion regarding the possible creation/implementation of a gateway design standard continued.

The Plan Commission recommended that the City Planner review sections one through three of the previously proposed gateway ordinance and prepare communication to the possible affected business owners. No action taken.

Adjournment

Motion by Hoiland to adjourn, second by Klein. Motion carried 5-0. Meeting adjourned at 8:07 p.m.