

CITY OF LAKE GENEVA PLAN COMMISSION MINUTES
MONDAY, JULY 17, 2023 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL

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

Meeting called to order by Charlene Klein.
Mayor Klein called the meeting to order at 6:10 p.m.

Roll Call.

Present: Klein, Yunker, Hoiland, Marquardt, Gibbs

Absent: Cary (excused), Feuredi

Approve Minutes of the April 17, 2023 & June 19, 2023 Plan Commission meeting as distributed.
Motion by Yunker to approve, second by Hoiland. 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.

Mayor Klein states that Item #10 & Item #11 were withdrawn from the agenda by the applicant.

Commissioner Feuredi joined the meeting at 6:27pm.

Barry Mess, 1010 Mobile Street - Spoke in opposition relative to Item #10.

Michael Kaske, 1066 Mobile Street - Spoke in opposition relative to Item #10.

Mary Kloster, 1140 Mobile Street - Spoke in opposition relative to Item #10.

Susan Raia, 1120 Mobile Street - Spoke in opposition relative to Item #10.

Drew Aspinall, 1005 Mobile Street - Spoke in opposition relative to Item #10.

Terrie Mess, 1010 Mobile Street - Spoke in opposition relative to Item #10.

Jeanne McDonald, 1020 Mobile Street - Submitted correspondence in opposition relative to Item #10.

Acknowledgment of Correspondence.

There were 16 items of correspondence received, in opposition relative to Item #7 & Item #8. All items were distributed to the members of the Plan Commission.

Downtown Design Review:

Application by Bronson Trebbi 4350 Glendale Milford Ave. Cincinnati OH (Anthony Silvestri), for a request of an application for Downtown Design Review for a proposed exterior building change request for 104 Broad St. - Tax Key No. ZOP00253

Silvestri presented the application for an exterior building change request, included on pages 8-15 of the packet, and answered commission member's and city planner's questions. In the future, the applicant will need to return for signage.

Motion by Hoiland to approve, second by Gibbs. No discussion. Motion carried. 5-0.

Public Hearing and Recommendation for a General Development Plan (GDP), 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 & Units 28 – 31, Tax Key Nos. ZCNS00001 – ZCNS00004 & ZCNS00028 – ZCNS00031

Applicant Steve Greenberg, Lakeside Living, 937 Tarrant Drive, Fontana, WI. Presented the GDP application details, included on pages 16-112 of the packet.

Warren Hansen, Farris Hansen & Associates - Presented the GDP application (included on pages 16-112 of the packet) details and answered commission member's questions.

Administrator Walling states these parcels are zoned for Plan Development (PD).

Bill Koertner, Somerset Condominium Association's President & Director, 1120 S Lake Shore Drive #18 - Spoke in opposition to Items 7 & 8.

Bill Henry, Kehoe-Henry & Associates, spoke and presented items on behalf of Somerset Condominium Association, in opposition to Items 7 & 8.

Larry Happ, 1120 S Lake Shore Drive #13 - Spoke in opposition to Items 7 & 8.

Kristen Freytag, Board Member of the Geneva Lake Conservancy - Read a statement from the Geneva Lake Conservancy, in opposition to Items 7 & 8.

Michael Lynch, 1084 Lagrange Drive - Spoke in opposition to Items 7 & 8.

Dennis Habenicht, 1120 S Lake Shore Drive #9 - Spoke in opposition to Items 7 & 8.

Pete Eckardt, 1120 S Lake Shore Drive #20 - Spoke in opposition to Items 7 & 8.

Teresa McNulty, 1120 S Lake Shore Drive #32 - Spoke in opposition to Items 7 & 8.

Bill Elwood, 1120 S Lake Shore Drive #24 - Spoke in opposition to Items 7 & 8.

Dennis Kulak, 1120 S Lake Shore Drive #23 - Spoke in opposition to Items 7 & 8.

John Dreffin, 1070 S Lake Shore Drive #A2 - Spoke in opposition to Items 7 & 8.

Ray Egan, 819 Lagrange Drive - Spoke in opposition to Items 7 & 8.

Vlad Eydelman, 775 Lagrange Drive - Spoke in opposition to Items 7 & 8.

Susan & John Gullicksen, 1096 Lagrange Drive - Spoke in opposition to Items 7 & 8.

Kyle Stokien, 1120 S Lake Shore Drive #26 - Spoke in opposition to Items 7 & 8.

Edward Cox, 735 Lagrange Drive - Spoke in opposition to Items 7 & 8.

Francis Moran, 805 Lagrange Drive - Spoke in opposition to Items 7 & 8.

Commissioner Feuredi left the meeting at 8:53pm.

Applicant Steve Greenberg rebuts public hearing comments.

Tim Lynch, Lynch & Associates, rebuts public hearing comments.

Motion by Mayor Klein to close public hearing, second by Hoiland. No discussion. Motion carried. 5-0

City Engineer Rausch addressed the Commission regarding drainage and storm water management & erosion control concerns.

City Planner Mich presented an overview of the Plan Review and answered commission member's questions.

Attorney Draper addresses commission member's questions and recommends tabling this topic, until he can provide an opinion for the Commission and staff can provide a supplemental report.

Motion by Hoiland to continue the GDP discussion until the next Plan Commission meeting, second by Marquardt.

Attorney Draper suggests the Commission ask staff to communicate with the applicant and the engineers to get additional information they may need.

Gibbs requested more information from the staff about Bioretention for Infiltration.

Motion carried. 5-0

Public Hearing and Recommendation for a 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 & Units 28 – 31, Tax Key Nos. ZCNS00001 – ZCNS00004 & ZCNS00028 – ZCNS00031

Motion by Major Klein to continue the PIP discussion until the next Plan Commission meeting, second by Hoiland. Motion carried. 5-0

Public Hearing and Recommendation for a Conditional Use Permit (CUP) request for an In-vehicle Sales or Service land use for the property located at 567 Broad St., applicant representative Jason Lohman for a proposed

new construction of a 10,750 square foot building in the Central Business (CB) zoning district. Tax Key No. ZFI00001.

Administrator Wallings states this item is being continued by the applicant to the August Commission meeting.

Review and Recommendation of a Conceptual Review (Step 2) of a Planned Development for Basso Builders, 405 Skyline Dr. Lake Geneva for a possible request to construct 8 duplex homes with a total of 16 units on Wells St. The current property is located within the Town of Bloomfield. Tax Key No. MA56400002.

Item #10 & Item #11 were withdrawn from the agenda by the applicant.

Discuss request for an Amendment to the Comprehensive Plan from Wisconsin Power and Light Company to relocate the energy substation.

Item #10 & Item #11 were withdrawn from the agenda by the applicant.

Consider a resolution to recommend adoption of a public participation plan for the annual Comprehensive Plan amendment process.

City Planner Mich confirmed this item was approved at a past meeting and no action that is taken at this time.

Adjournment.

Motion by Yunker to adjourn, second by Gibbs. Motion carried 5-0. The meeting adjourned at 9:27 p.m.