

CITY OF LAKE GENEVA PLAN COMMISSION MINUTES
MONDAY, SEPTEMBER 18, 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 meeting to order at 6.p.m.

Roll Call

Present: Klein, Yunker, Gibbs, Hoiland, Foster-Fueredi, Marquardt, Cary
Absent: None

Approve Minutes of the August 21, 2023 Plan Commission meeting as distributed
Motion by Hoiland to approve, second by Cary. No discussion. Motion carried. 7-0

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

Susan Lewis, 1145 Mobile Street, on behalf of herself & the below, spoke in opposition to Item #12

- 1154 Mobile St, Rae Ann Halati; opposition to Item #6
- 1120 Mobile St, Susan Raia; opposition to Item #6
- 1163 Mobile St, John Mueller; opposition to Item #6
- 1170 Mobile St, Laura & Camal Hibbler; opposition to Item #6.
- 1139 Mobile St, Elinor Swenson; opposition to Item #6
- 1140 Mobile St, Jim & Mary Kloster; opposition to Item #6
- 1130 Mobile St, Sandra Ghandehari; opposition to Item #6
- 1150 Mobile St, Rob & Denise Ocker; opposition to Item #6

Bill Henry, Kehoe-Henry & Associates: Spoke supporting Item #12.

Sherri Ames, 603 Center Street: Spoke in opposition to Item #6. #11 & #12.

Jim Gee, 330 S Boulder Ridge Drive, Representative of Geneva Lake Museum: Spoke in opposition to Item #11; stated the museum would like to be included in the discussion/decision on item #11.

Dennis Kulak, 1120 S Lake Shore Drive #23: Spoke in opposition to Item #12.

Bill Elwood, 1120 S Lake Shore Drive #24: Spoke in opposition to Item #12.

Pete Eckardt, 1120 S Lake Shore Drive #20: Spoke in opposition to Item #12.

Larry Happ, 1120 S Lake Shore Drive #13: Spoke in opposition to Item #12.

Kelley Happ, 1120 S Lake Shore Drive #13: Spoke in opposition to Item #12.

Michael Lynch, 1084 LaGrange Drive: Spoke in opposition to Item #12.

Acknowledgment of Correspondence

There were two items of correspondence received, in opposition relative to Item #11. All items were distributed to the members of the Plan Commission.

Conceptual review of a proposed development by Basso Builders for the property currently located in the Town of Bloomfield Tax Key No. MA56400002

City Planner Mich & City Engineer Rausch provided an overview and answered Commission members' questions (included on pages 5-7 of the packet).

Applicant not present. Commission members express the importance of having applicants attending Plan Commission Meetings.

City staff encourage a Concept Review. This is on a piece of land that is not in the City of Lake Geneva. The required next steps would be to be annexed, re-zoning, & site plan review before permits could be issued; this is a non-binding discussion

Public Hearing and Recommendation for a Conditional Use Permit (CUP) request for an Outdoor Display land use for the property located at **300 Wrigley Dr.**, applicant representative Tammie Carstensen for a proposed request of Harbor Shores in the General Business (GB) zoning district. Tax Key No. ZSR00170

Janine Osborne, representative for Harbor Shores, 300 Wrigley Drive & Mike Seydlitz, W3620 Linnwood Ave, Owner of Lake Geneva Cart Rental, presented the application for Conditional Use Permit (CUP) details and answered Commission members' questions (located on pages 8-16 in the packet). Commission members expressed concern about the proposed location, due to the busy traffic at the Harbor Shoes entrance (only entrance). The Plan Commission asked applicants if the site of the cart rentals could be relocated to the north parking lot on Center Street. Applicant states they cannot commit without approval from the CEO; the parking lot is leased to Gino's East.

Public Hearing: Sherri Ames, 603 Center Street: Spoke in support of an alternative location.
Motion by Mayor Klein to close public hearing, second by Cary. Motion carried 7-0.

The Plan Commission expresses the support of small businesses and partnerships. The proposed intersection is perceived as dangerous.

Motion by Hoiland for denial of the request for CUP located at 300 Wrigley Drive, second by Cary. Motion carried 7-0.

Public Hearing and Recommendation for a Conditional Use Permit (CUP) for CDS Investments II LLC. Mason Ln. Lake in The Hills, IL 60156 to Raze and rebuild a New Single-Family home at **1626 Evergreen Ln.** located in the Estate Residential – 1 (ER-1) zoning district tax key no. ZLM00016

Scott Wolfe, 1617 Woodland Drive, representative for CDS Investments, 911 Mason Lane, Lake in the Hills, IL presented an overview and answered Commission members' questions related to a Public Hearing (located on pages 17-33 in the packet).

No Public Comment

Motion by Mayor Klein to close the public hearing, second by Gibbs. No discussion. Motion carried 7-0
Motion by Cary to approve, second by Yunker. No discussion. Motion carried 7-0.

Public Hearing and Recommendation for a Conditional Use Permit (CUP) request for an Commercial Indoor Lodging land use for the property located at **822 Williams St.**, applicant Signature Investments, LLC, 4796 E Clayton Rd, Fitchburg, Wisconsin, located in the Central Business (CB) zoning district. Tax Key No. ZA269400002

A representative for Signature Investments, 4796 E Clayton Road, Fitchburg, WI, presented an overview and answered Commission members' questions related to the Public Hearing application (located on pages 44-61 of the packet).

City Planner Mich provides clarification for Conditional Use vs Short Term Rental.

City Attorney Draper stated this is a group development, meaning two buildings are located on the same parcel.

No Public Comment

Motion by Mayor Klein to close public hearing, second by Hoiland. No discussion. Motion carried. 7-0
Motion by Mayor Klein to approve, second by Hoiland. No discussion. Motion carried. 7-0

Recommendation on petition for direct annexation by unanimous approval for the property located at N3219 County Highway H in the Town of Geneva, applicant Ron Ammon, Tax Key No. JA54900001

Ron Amman, 827 Dodge Street, presented an overview and answered Commission members' questions related to the petition for direct annexation of the property located at N\3219 County Highway H in the Town of Geneva (located on pages 62-74 in the packet).

City Mich provides an overview of the application. This is not a "Town Island".

Attorney Draper states require the petitioner to pay 5 years worth of the taxes as a condition of the annexation.

Motion by Hoiland to approve and pay 5 years worth of the Town's taxes and assign temporary zoning of planned office; second by Gibbs . No discussion. Motion carried. 7-0.

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

Jessica Bahr & Greg Audrey, representatives for Wisconsin Power & Light Co., presented the request for an Amendment to the Comprehensive Plan for the proposed property for the relocation of downtown Lake Geneva Electrical Distribution Substation (located on pages 75-96 in the packet) and answered Commission members' questions; general discussion followed between Wisconsin Power & Light Co. representatives and Plan Commission members.

Discuss request for an Amendment to the Comprehensive Plan from Lakeside Living LLC., for the property located at 1120 S. Lake Shore Drive

Steve Greenberg, representative for Lakeside Living, LLC, 937 Tarrant Drive, Fontana, WI, presented the request for an Amendment to the Comprehensive Plan for the property located at 1120 S Lake Shore Drive (located on pages 96-137 in the packet) and answered Commission members' questions; general discussion followed between Lakeside Living representative, Plan Commission members and City Planner.

The applicant has been at the table for over a year now and if City Staff informed them that they needed a Comprehensive Plan Addendum, they would have met the deadline. The City Staff did not realize there was an issue with the Comprehensive Plan not showing Two Family in that location. The City staff identified that they had been missed along the way. The City Planner's recommendation is to allow them to come into this Comprehensive Plan Cycle, to right that wrong. If this was a new project that came today, we would have them go into the next cycle for next year.

Attorney Draper informs members of the Plan Commission that the next step is on the agenda; setting a date for a public hearing for public participation and providing input on whether the Comprehensive Plan should be changed. The only requirement under the statutes is that the City Council conducts a public hearing; it will be conducted jointly with the Plan Commission so they can hear all comments, and what the next step would be for the Plan Commission to make a change to the Comprehensive Plan map and to present an ordinance for the City Council to pass or not pass. The Plan Commission has the duty of changing the Comprehensive Plan and the City Council will determine if it will be approved or disapproved. The City Council cannot make changes to the ordinance. The most the City Council can do is to vote it down or refer back to the Plan Commission.

The reason for the need to change the Comprehensive Plan: There is a provision in the Plan Development Ordinance that states that after the full development of the whole General Development Plan is not done within five years, it expires; then there is a procedure to follow to go through.

Review and recommendation for Common Council to set a public hearing for the requested amendment to the Comprehensive Plan

City Planner Mich provided background and next steps for the recommendation for Common Council to set up a public hearing for this year's Comprehensive Plan amendments. The state lays out a specific process for amending the Comprehensive Plan; part of the requirement involves 30 day notice before the public hearing. A notice in the newspaper is required 30 days prior to the public hearing takes place. The next earliest date to conduct a joint meeting (City Council & Plan Commission) would be Monday, November 13, 2023.

Motion by Mayor Klein to recommend a joint public hearing with the City Council and Plan Commission to be set for November 13, 2023; second by Hoiland. No discussion. Motion carried 7-0.

Adjournment

Motion by Mayor Klein to adjourn, second by Cary. Motion carried 7-0. The meeting adjourned at 8:48p.m.