

TOWN OF GENEVA  
PLANNING COMMISSION  
N3496 COMO ROAD  
LAKE GENEVA, WI 53147  
December 19, 2016

Chairman Joe Kopecky called the monthly meeting for the Town of Geneva Plan Commission to order at 6:31 p.m. He asked everyone present to stand and say the pledge of allegiance. Roll call was taken. Present were the Chairman, Jim Anton, Dave Van Lue, Phyllis Olson, Pauline Malsch, Gary Cocroft, and Jim Thometz. Attorney Torhorst and Mary Van Lue were present. A quorum was declared.

Pauline Malsch made a motion to approve the minutes from the November 28, 2016 meeting. Jim Anton seconded the motion. The motion passed unanimously 7-0. Jim Thometz made a motion to approve the amended agenda for the December 19, 2016 meeting as posted. Phyllis Olson seconded the motion. The motion passed unanimously 7-0.

Communications and Reports- There was nothing.

B&J Tree Service, Inc. W2795 Krueger Road will be presenting information regarding the review of the conditional use that was approved for contractor storage yard for landscaping, firewood, tree nursery, and plowing business. Attorney Ted Johnson presented the information. Attorney Johnson stated that B&J Landscaping is appearing before the Plan Commission for reviewing the conditional use that was approved a year ago. A neighbor had written a letter to Walworth County Zoning complaining there is not enough screening completed between B&J's property and their house. Attorney Johnson had compiled a packet for each Commission member to review before the meeting. In the packet were pictures of berms that were built to keep noise, dust and shining lights and tall trees were planted as a screen to protect the neighbors. Dave Van Lue made a motion to recommend to the Town Board to approve B&J Tree Service, Inc. W2795 Krueger Road is in compliance with the conditional use and has completed all of the required conditions as required by Walworth County Zoning. Gary Cocroft seconded the motion. The motion passed 6-0-1 with Chairman Kopecky abstaining. This request will be on the Town Board agenda on January 9, 2017 for a decision.

Alice Winn W3804 Lake View Drive is requesting a conditional use for The Gardening Artist's House Bed & Breakfast. The current zoning is R-2. Alice presented pictures of the inside of the house. She also received a letter from one neighbor approving of the Bed & Breakfast. She will continue to reside in the house when it is rented. She plans to give art lessons to the people staying in the B&B. There will only be a maximum number of 4 people staying at any time. Chairman Kopecky advised her to not say short term rental in her advertising. Gary Cocroft will post a sign on the property. Alice will be at the January 23, 2017 Plan Commission meeting for a recommendation.

Gary Duffy is requesting a rezone and a variance for property located at N4767 Bowers Road. He is requesting to separate 1-acre from 14.3-acres that would contain an old farmhouse and two out buildings. The current zoning is A-1. He is requesting a rezone to A-5 with a variance to save a corn crib from destruction. The zoning on the remaining land would be A-1. A variance would also be needed on the A-1 land. Gary stated his mother wants to keep the old corn crib with the farmhouse. She plans to live in the farmhouse. Gary and his family plan to build a new house by the barn. The remaining land would be farmed. Gary Cocroft will post a sign on the property. Gary will receive a recommendation at the January 23, 2017 Plan Commission meeting.

Anthony Sanberg is requesting information for property located next to Como Church on Palmer Road. The property is zoned C-2 and A-1 and is 76-acres. Anthony said he is proposing a Fire Arms Range with indoor and outdoor shooting. He talked to Walworth County Zoning and was advised if a shooting is allowed the 2035 Land Use Plan would have to be changed. The zoning on the property would be B-1, or B-2, or B-4. He was advised to find another location. He will let Mary know if he plans to come back to the Town for more information.

Robyn Smith is requesting information regarding operation of a mobile food truck on property at the House of Music on County Highway H. She said she is certified by the State Health Code. She travels to special events in Lake Geneva, and Alpine Valley and anywhere there is a need for food service. If she can serve food by the House of Music her hours of operation would be 8:00 am to 2:00 pm. She would like to serve dinner on weekends.

Eventually she would like to be a permanent café. She was advised to go to Town Board on January 9, 2017. She talked to Mary after the New Year and told her she has not discussed anything with Walworth County Zoning. Robyn now has an appointment with Walworth County. She called to say she will come back to Plan Commission on January 23, 2017 to let them know what she needs from Walworth County and from the Town of Geneva.

Tree Cutting Permits-There are no requests.

Public Comments-Hank Zbierski W2835 Krueger Road was inquiring about constructing a new office building on his property out of stacked shipping containers. He would need a conditional use for utility construction. He said he would contact Mary when he has finalized plans.

ETZ with Williams Bay and or Elkhorn-There is nothing to discuss.

Building Inspector's Report-The November report was reviewed.

Pauline Malsch made a motion to adjourn the meeting at 8:20 pm. Phyllis Olson seconded the motion. The motion passed unanimously 7-0.

Respectfully submitted,

Mary Van Lue