

**CITY PLAN COMMISSION  
MONDAY, AUGUST 20, 2012 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL**

Meeting called to order by Mayor Connors at 6:30pm.

**Roll Call:** Commissioners Olson, Skates, Flower and Poetzing. Also Present: Mayor Connors, City Attorney Draper, Building/Zoning Administrator Brugger, City Administrator Jordan, and Administrative Assistant Special. Alderman Hougren and City Planner Slavney were excused.

Skates/Olson motion to approve the July 16th 2012 minutes. Motion carried.

**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. Applicants will be allowed when their item is discussed.**

**None.**

**Correspondence.**

A letter was received from the Architectural Review Committee in the Lake Geneva Manor Association discussing some issues that they are not happy with. The letter will be on record in the Clerk's office.

A letter was received from the Architectural Review Committee in the Lake Geneva Manor Association stating their approval of the project listed as #9 this evening. The letter will also be on record in the Clerk's office.

**Public Hearing and recommendation on a petition for Direct Annexation by Unanimous Approval on behalf of the Property Owners of territory located in the Town of Bloomfield, Walworth, County, WI to the City of Lake Geneva, Walworth county, Wisconsin, pursuant to Section 66.0217(2), Wisconsin Statutes, and Temporary Zoning (PB-Planned Business) filed by James E Gottinger on behalf of the Lake Geneva Joint School District #1, 208 South Street, Lake Geneva, WI 53147, as the sole owner of record of the real property in the territory sought to be annexed, such territory being more particularly described as A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼ OF SECTION 6, T1N, R18E, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF SECTION 6, THENCE NORTH 2 DEGREES 29' WEST 728 FEET, THENCE SOUTH 86 DEGREES 4' 5" WEST TO THE NORTHEAST CORNER OF GENEVA MEADOWS APARTMENTS, THENCE SOUTH 3 DEGREES 3'55" EAST 894.07 FEET, THENCE EAST TO THE PLACE OF BEGINNING. TAX KEY NUMBER MB 600007A.** Attorney Richard Torhorst approached the podium and explained the project. This property is located north of the middle school. Brugger comments on why the petition asks for Planned Business zoning. Attorney Torhorst stated that he chose that based on the allowable uses and how Planned Development didn't seem appropriate. Brugger suggests that Rural Holding be placed on the property as many of the annexations are, or that a MR-8 Multi family be placed to match the zoning adjacent to the property. Brugger also stated that typically within 6 months a hearing is held for a permanent zoning classification of the property. The use is 80% crop usage right now and Rural Holding zoning seems the most appropriate at this time. No public comment. Flower/Skates motion to close the public hearing. Motion carried. **Flower/ Skates motion to recommend direct annexation by Unanimous Approval on behalf of the Property Owners of territory located in the Town of Bloomfield, Walworth County, WI to the City of Lake Geneva, Walworth county, Wisconsin, pursuant to Section 66.0217(2), Wisconsin Statutes, filed by James E Gottinger on behalf of the Lake Geneva Joint School District #1, 208 South Street, Lake Geneva, WI 53147, as the sole owner of record of the real property in the territory sought to be annexed, such territory being more particularly described as A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼ OF SECTION 6, T1N, R18E, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF SECTION 6, THENCE NORTH 2 DEGREES 29' WEST 728 FEET, THENCE SOUTH 86 DEGREES 4' 5" WEST TO THE NORTHEAST CORNER OF GENEVA MEADOWS APARTMENTS, THENCE SOUTH 3 DEGREES 3'55" EAST 894.07 FEET, THENCE EAST TO THE PLACE OF BEGINNING. TAX KEY NUMBER MB 600007A, including the recommendation of temporary zoning as Rural Holding.** Discussion followed. Motion carried unanimously.

August 20, 2012 Plan Commission

Public Hearing and recommendation on a petition for Direct Annexation by Unanimous Approval on behalf of the Property Owners of territory located in the Town of Bloomfield, Walworth County, WI, to the City of Lake Geneva, Walworth County, Wisconsin, pursuant to Section 66.0217(2), Wisconsin Statutes, and Temporary Zoning (PB-Planned Business) filed by Immanuel Lutheran Church, 1229 Park Row, Lake Geneva, WI 53147, as the sole owner of record of the real property in the territory sought to be annexed, such territory being more particularly described as BEING PART OF OUTLOT 1 CERTIFIED SURVEY MAP NO. 3187 LOCATED IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ AND THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 6, TOWN 1 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO-WIT COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 6 THENCE N 87 DEGREES 39' 39'' E 2691.74' TO THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 6; THENCE S 02 DEGREES 20' 13'' E ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 6, 32.98' TO THE PLACE OF BEGINNING; THENCE N 87 DEGREES 39' 45'' E 204.91'; THENCE S 01 DEGREES 38' 43'' E 20.13 FEET; THENCE N 87 DEGREES 15' 40'' E 92.22 FEET; THENCE S 52 DEGREES 00' 46'' E 153.26 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 9770.34 FEET A CENTRAL ANGLE OF 05 DEGREES 19' 27'', AND A CHORD OF 907.58' BEARING S 07 DEGREES 13' 49'' W; THENCE SOUTH ALONG SAID CURVE, A DISTANCE OF 907.91'; THENCE S 09 DEGREES 53' 48'' W 1053.90 FEET; THENCE S 17 DEGREES 11' 57'' W 118.31 FEET TO A POINT IN THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 6; THENCE N 02 DEGREES 20' 13'' W ALONG SAID WEST LINE 2155.08 FEET TO THE PLACE OF BEGINNING; SAID PARCEL OF LAND CONTAINING 506,305 SQUARE FEET, MORE OR LESS. TAX KEY NUMBER MA4330 00001. Brugger explained the project and also commented on the request of Planned Business for temporary zoning is not what Staff would recommend. They would also recommend Rural Holding as the temporary zoning. Tom Sullivan, N2132 CTH H, Lake Geneva, Town of Bloomfield comments if any additional traffic control at the intersection once it is annexed in. Brugger explains that the only access off that piece of land is onto Bloomfield Road. Traffic is something that would be reviewed at the time of development but now that it is brought to our attention, perhaps we could take a look at it. Skates/Poetzinger motion to close the public hearing. Motion carried. Administrator Jordan explains that traffic signals are based off of traffic warrants and we haven't had enough to warrant traffic signals by the state. **Skates/Poetzinger motion to recommend approval of a petition for Direct Annexation by Unanimous Approval on behalf of the Property Owners of territory located in the Town of Bloomfield, Walworth County, WI, to the City of Lake Geneva, Walworth County, Wisconsin, pursuant to Section 66.0217(2), Wisconsin Statutes, filed by Immanuel Lutheran Church, 1229 Park Row, Lake Geneva, WI 53147, as the sole owner of record of the real property in the territory sought to be annexed, such territory being more particularly described as BEING PART OF OUTLOT 1 CERTIFIED SURVEY MAP NO. 3187 LOCATED IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ AND THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 6, TOWN 1 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO-WIT COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 6 THENCE N 87 DEGREES 39' 39'' E 2691.74' TO THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 6; THENCE S 02 DEGREES 20' 13'' E ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 6, 32.98' TO THE PLACE OF BEGINNING; THENCE N 87 DEGREES 39' 45'' E 204.91'; THENCE S 01 DEGREES 38' 43'' E 20.13 FEET; THENCE N 87 DEGREES 15' 40'' E 92.22 FEET; THENCE S 52 DEGREES 00' 46'' E 153.26 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 9770.34 FEET A CENTRAL ANGLE OF 05 DEGREES 19' 27'', AND A CHORD OF 907.58' BEARING S 07 DEGREES 13' 49'' W; THENCE SOUTH ALONG SAID CURVE, A DISTANCE OF 907.91'; THENCE S 09 DEGREES 53' 48'' W 1053.90 FEET; THENCE S 17 DEGREES 11' 57'' W 118.31 FEET TO A POINT IN THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 6; THENCE N 02 DEGREES 20' 13'' W ALONG SAID WEST LINE 2155.08 FEET TO THE PLACE OF BEGINNING; SAID PARCEL OF LAND CONTAINING 506,305 SQUARE FEET, MORE OR LESS. TAX KEY NUMBER MA4330 00001 including the temporary zoning of Rural Holding. Motion carried unanimously.**

**Public Hearing and recommendation on a Conditional Use Application filed by Lowell Management LLC on behalf of Lyle and Lisa Fitterer, 1040 San Jose Drive, Elm Grove, WI 52122 for the construction of a new single-family residence in the ER-1 Zoning District using the lot area and setback requirements of the SR-4 Zoning District and a Conditional Use application to install an accessory structure (swimming pool) between the lake and the principal structure, in accordance with Sec. 98-409(2) Lake Shore lots, at 63 Hillside Drive, Tax Key Number ZYUP 00094I.** Scott Lowell, Lowell Management approached the podium on behalf of the applicants and explained the project. There is a slight change to the front elevation since the packet submittal. There is a dormer on the front where a bathroom was added. Everything is behind the 100' setback on the lakeside. Brugger asked for Mr. Lowell to mark up his copy to show where the dormer will go. It will be streetside not lakeside. It will look similar to the dormers on the back of the house. Connors asks about the retaining wall and whether or not a fence will be put up. Mr. Lowell explains that it will be graded/landscaped as to have a natural transition into that area. Mayor Connors asks about the landscaping along the lakepath area/lakepath easement on the rear of the home. They haven't fully discussed it with the property owners yet but it will keep as natural as it can.

Dana Breckridge, 1555 Orchard Lane. He asks if there are any variances on this home. Brugger explains that everything is within the normal requirements of the SR-4 allowed zoning for this parcel.

Poetzinger/Olson motion to close the public hearing. Motion carried. **Skates/Poetzinger motion to recommend approval of a Conditional Use Application filed by Lowell Management LLC on behalf of Lyle and Lisa Fitterer, 1040 San Jose Drive, Elm Grove, WI 52122 for the construction of a new single-family residence in the ER-1 Zoning District using the lot area and setback requirements of the SR-4 Zoning District and a Conditional Use application to install an accessory structure (swimming pool) between the lake and the principal structure, in accordance with Sec. 98-409(2) Lake Shore lots, at 63 Hillside Drive, Tax Key Number ZYUP 00094I. Motion carried unanimously.**

**Public Hearing and recommendation on a Conditional Use Application filed by Tom and Mary Myers, 670 Vernon Place, Elm Grove, WI 52122 for the construction of a new single-family residence in the ER-1 Zoning District using the lot area and setback requirements of the SR-4 Zoning District at 1600 Orchard Lane, Tax Key Number ZLM 00003.** John Matustik, Matustik Builders, approached the podium on behalf of the applicants and explained the project. Mayor Connors asked if the low spot is the southeast corner. That is correct. Mayor Connors also explains that a letter was included in the packet that addresses the drainage issues. Flower asks if Matustik knows if the infiltration will work. Matustik stated that he has comments back from two engineers that state that it will.

David Frost, 1556 Orchard Lane, Lake Geneva. He states that on behalf of the Architectural Review Committee there is general support and thanks Mr. Matustik for getting the new neighbors together with the current neighbors.

Bob Schorsch, 61 Lakeview Drive. He stated that he would like to see soil borings and perk testing. He also has a concern that the house is too tall. He would also like to see the parkway trees protected during construction and that no construction takes place on the weekend.

Olson/Skates motion to close the public hearing. Motion carried. Mayor Connors asked if the parkway trees are depicted on the plan. There are two trees shown on Lakeview. Brugger stated that every effort would be made to stay away from the tree root system when laying out the water and sewer lines. Mayor Connors asks to explain the measurement of the roof. Brugger explains. The height measurement is taken off the side with the most exposed foundation area. The entire height of the wall system to the roof line is measured in full and the ordinance only requires a measurement of half the roof height on a pitched roof such as this. The roof heights for this project are pretty spelled out. The average roof height is about 27'8" which is well under the 35' allowed by the ordinance. Flower asks if the Engineer actually looked at values with this specific drainage system. Brugger stated that they have. **Flower/Olson motion to approve the Conditional Use Application filed by Tom and Mary Myers, 670 Vernon Place, Elm Grove, WI 52122 for the construction of a new single-family residence in the ER-1 Zoning District using the lot area and setback requirements of the SR-4 Zoning District at 1600 Orchard Lane, Tax Key Number ZLM 00003 including all staff recommendations.** Discussion followed. **Motion carried unanimously.**

**Public Hearing and recommendation on an amendment to the Official Zoning Map and adoption of the Flood Insurance Study report and Flood Insurance Rate Map which was revised by a Letter of Map Revision for the Edwards Boulevard Frontage extension project over the White River. The revised FIS and FIRM became effective June 4<sup>th</sup>, 2012.** Administrator Jordan explained some of the background of this project. Brugger also commented. It appears that this flood profile is getting smaller on these maps. This is what the National Flood Program says is the flood profile. Our ordinance needs to be current and this is why this is here before the Plan Commission. No comment from the

public. Flower/Poetzinger to close the public hearing. Motion carried. **Mayor Connors/ Skates motion to recommend approval on an amendment to the Official Zoning Map and adoption of the Flood Insurance Study report and Flood Insurance Rate Map which was revised by a Letter of Map Revision for the Edwards Boulevard Frontage extension project over the White River. The revised FIS and FIRM became effective June 4<sup>th</sup>, 2012. Motion carried unanimously.**

**Discussion on possible Planned Development Amendment for the property located at 1200 La Salle Street and 942 Maxwell Street currently owned by Jody Mikkelsen, Tax Key Number ZCL2 00014.** Ken Etten, Mc Cormack and Etten Architects approached the podium to explain the proposal. The idea is to split the parcel and have a building on each parcel. Before this came before the Commission formally, the property owner wanted to bring this forward to see if there are any questions or concerns. The property itself is a little over 76,000 square feet, a little under two acres. Brugger states that the uses Mr. Etten mentions comes from several areas. Before this parcel was Planned Development, this was a Planned Industrial area. Much of the property around it is still Planned Industrial. The Comprehensive Plan calls for Planned Mixed Use and therefore Brugger suggested to Mr. Etten taking uses from Planned Office, Planned Business, and other uses that would make sense from those districts. This is to move away from strictly industrial but not to take away from Industrial all together. Brugger gave a background on the uses for those buildings when Trostels was using them. Discussion on parking and loading areas followed. Flower asks about the access onto La Salle and Maxwell. Etten states that they line up with existing curb cuts. Brugger stated that he thought that one of those was fork lift only but that we could take a look at it further in depth. Jordan asks if any environmental concerns have been addressed. Flower asks what kind of storm water retention may have to be done. Brugger says that is will be up to the City Engineer. Mayor Connors asks what the elevation difference from La Salle Street to the southeast corner (to the bottom of the easement). Etten thought about a 9-10 foot drop. There is a concern of where the water will drain. Positive comments for the proposed project were given.

**Downtown Design Review.**

None.

Skates/Flower motion to adjourn at 7:44 pm. Motion carried.

/s/ Jennifer Special, Building/Zoning Administrative Assistant

*These minutes are not official until approved at the next Planning Commission meeting.*