

**CITY PLAN COMMISSION
MONDAY, DECEMBER 17, 2012 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL**

Meeting called to order by Mayor Connors at 6:34pm.

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

Hougen/Olson motion to approve the November 19th 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.

An email received from William Henry asking for item #10 to be postponed until the January Plan Commission meeting.

An email received from the City Engineer in regards to item #9 on tonight's agenda.

Both items will be on record with the Clerk's office.

Public Hearing on an amendment to the existing General Development Plan filed by Jodeen Mikkelsen, N1595 E Lakeside Lane, Lake Geneva, WI 53147, to allow for division of the property and to establish additional permitted uses at 942 Maxwell Street and 1200 La Salle Street, Tax Key numbers ZCL2 00014A and ZCL2 00014 respectively. Ken Etten, Mc Cormack and Etten Architects approached the podium and explained the project. Etten explained the splitting of the two buildings into two parcels. There are two buildings on the property. They were zoned Planned Industrial but are currently Planned Development. The Plan would be to divide the parcels into two portions (one building per parcel). The current parcel is 77,156 square feet in area (1.74 acres). It is desired to break it into roughly two equal parts. The zoning would still remain Planned Development as it even currently doesn't meet all the setbacks for Planned Industrial zoning. The uses would still be in line with other Planned Industrial uses as well as Group Development.

Hougen questions the uses for the building facing La Salle Street and how it could be an issue for nearby residential properties. Etten stated that the building itself has been there for a number of years and has been utilizing Industrial uses. He also stated that during a PIP phase of the amendment process is when the Commission would be told of any new uses that could have an effect on nearby properties. Flower asks if there will continue to be easements for the docks on the south and the north end of the building. Etten explained how it could be difficult to maneuver the access off of La Salle Street to get to the south end of the that building so an easement would be preferred to access off of Maxwell Street and come to the south end of the La Salle Street building. Flower asked for more specifics on the parking. Etten said it would be more defined in the PIP stage of this project. Flower asks about access points. Brugger stated that tonight's approval is the general approval and that we would discuss more of the site design at a later stage. Discussion followed. Connors asked for Etten to show how a delivery truck will utilize the loading area on the La Salle Street building. Etten showed how the small truck would enter off of Maxwell Street, come across the Maxwell Street proposed parking area and back up to the La Salle Street building. The dock is really just a door access to the lower part of the building. This area will not accommodate a semi truck and probably never did. More discussion occurred on why the lots are proposed to be split. No public comments were made. Hougen/Skates to close the public hearing. Motion carried. Skates asked if the approval tonight is based off the lot division that was proposed tonight. Brugger stated in a general way but it could change slightly when the actual Certified Survey Map approval comes before the Commission. Discussion followed on the access approvals and whether that happens now or at a later time (with the CSM and/or the PIP approval). Brugger gave an explanation. Etten showed the pictures up close. **Hougen/ Skates motion to approve an amendment to the existing General Development Plan filed by Jodeen Mikkelsen, N1595 E Lakeside Lane, Lake Geneva, WI 53147, to allow for division of the property and to establish additional permitted uses at 942 Maxwell Street and 1200 La Salle**

Street, Tax Key numbers ZCL2 00014A and ZCL2 00014 respectively including appropriate accommodations to be made for traffic flow and deliveries and to also include all staff recommendations. Hougen confirms that his decision is based off of the interpretation of the ordinance definition. The ordinance provides for future evolution of the business enterprise and its desire to have it occur in a place that has been lacking in redevelopment in former years. Skates also agrees. Mayor Connors states that our Comprehensive Plan promotes infill development and redevelopment where opportunities exist. Motion carried unanimously.

Review and Recommendation on a Conditional Use Permit that was granted to Geneva Bay Market and Gifts, 252 Center Street, Lake Geneva for an outdoor grilling area. This was desired by the Plan Commission to be reviewed at the end of November 2012. Patrick Kavanaugh approached the podium and explained the grill project. Brugger asked if the grill has been in operation. Patrick stated it had been tested and has been in use a few times and works well. Hougen asks if the locals were still enthusiastic as they were in the approval stage. Kavanaugh stated yes and he has gained new patrons as well. Brugger stated that aesthetically it looks nice however Staff has not seen it in use. Skates stated he would like to still see this grill in operation. Hougen stated that he hasn't been informed of any problems with this use. **Skates/Hougen motion to extend this review to revisit the use of the outdoor grill at the July 15, 2013 Plan Commission. Motion carried unanimously.**

Review and Action on an Architectural Design for Core Commercial on the Target Outlot on North Edwards Blvd. (Tax Key number ZA3997 00003). Bill Hoch representing Excel Engineering and Kim Pischke of Core Commercial approached the podium and explained the proposal for the architectural review. Hoch stated that Target is now imposing new restrictions which include flipping the tenants (buildings) from the original approval. Brugger stated that in regards to the buildings being relocated, the ordinance is pretty specific and will need to have a Precise Implementation Plan Amendment done. The final building plans need to be precise. In regards to the Architectural review, regarding the new single tenant building location, the south side is the first thing you will see when you come around Edwards Boulevard. Staff wanted to see a little something on that side of the building perhaps some faux windows with an awning to tie it in and give it a bit of a building front look. If you need additional parapets to screen the HVAC equipment (as Staff doesn't want to see the metering equipment, HVAC equipment, etc.) That was pretty much the only thing Staff had a comment on (the elevations). Everything else seemed to be ok. Brugger clarifies that on the loading area of the medical building will not have a semi parked there the majority of the time. Hoch stated that it is a loading area only (deliveries). Flower asked for clarification regarding the orientation of Edwards Boulevard and also the determination of which building is which. Hougen asked if a 3-dimensional concept can be brought forward for review. Hoch stated that it could but it would be done at a cost. This was not done in a specific CAD system for review. Flower commented that without seeing the site plan determining the proper orientation of these buildings in relation to its surrounding. **Hougen/ Skates motion to approve the Architectural Design for Core Commercial on the Target Outlot on North Edwards Blvd. (Tax Key number ZA3997 00003) in order to move into the Precise Implementation Plan Amendment process to be determined at the next Plan Commission meeting.** The colored photos labeled with a November revision date is the most current plans. Hoch and Pischke asked if an approval can be made on the old versions so an approval can be made tonight. Flower commented that she has a problem with the roof variations or lack thereof from the Edwards Blvd. elevation that was asked of them from the last meeting. Brugger recommends that a parapet similar to the one corner be added to the southeast corner and a couple faux windows and awning be added to make it look less like the back of a building. **Motion fails 0-5 with Alderman Hougen abstaining.**

Flower would prefer awnings and more roof variations. Brugger stated that the new elevations can be approved for the buildings in the PIP approved locations. Barney also stated that on the south end of the first building on this outlot, the first thing that you will see on as you come around the corner on Edwards Blvd. will present the whole Target complex and suggests some faux windows and perhaps an awning to dress up that side of the building. **Connors/Hougen motion to approve the elevation plans for A2.0a dated Oct 18 2012 (multi-tenant building) to include an awning on the south elevation and on A2.0b dated Nov 15 2012 to approve the elevations (on the south) for the single tenant building to work with staff to add either faux windows and awnings and/or combination parapet. Motion to also include proper screening for HVAC equipment and meters (reviewed by Staff). Motion carried unanimously.** The new locations of the buildings will still need to come back for approval.

Discussion and Recommendation on a request to recommend a modification of the developers agreement with Core Commercial for two commercial retail buildings on the vacant lot between Home Depot and Target along N. Edwards Boulevard and more precisely identified at Tax Key Numbers ZYUP 00187, ZYUP 00188 and ZYUP 00189.

Bill Hoch and Kim Pischke approached the podium and explained the project. Hoch asks that the condition (for a grading plan/profile be developed for Turley Farm Road) that was imposed by the City, be removed at this time until further information is received to develop the road. Hoch doesn't believe that he has been given enough parameters to design the road at this point. He would like more direction by the City as to the specifications for that road. Connors explains that the City wants to know what the elevations for the two buildings are going to be so that the determinations for whether or not a road can actually be put in. Brugger explains what is being requested so that further determinations can be made regarding Turkey Farm Road. He also asked if Hoch ever asked for the parameters in order to make his determinations. Discussion followed about what the City is asking specifically stating the minutes including memos from the City Engineer, City Planner and the Zoning Administrator. The City Engineer's letter dated 7.5.12 was read (item #2) regarding Turkey Farm Road. Brugger read the email from today (Dec 17, 2012) from the City Engineer regarding the specifications that were sent to Core Commercial's engineer. Sandy Golden from Core Commercial approached the podium to ask where this development stands. Brugger stated that it is an approved plan with conditions. Golden stated that the open item (condition) is whether or not a road can be built if it could be built in the future. She goes on to say that the City wants verification for a road as she has heard members of the community describe as the "road to nowhere", for no purpose, that will probably not get done, and letting that stand in the way of a 7.5 million dollar development with hundreds of jobs. Brugger stated that if the land behind this property ever gets developed this will not be a road to nowhere. Discussion followed about the communication back and forth between the developers and City Staff. Connors asked for a plan with a road for a 30' road to be submitted to the City Engineer. If the plan satisfies the City Engineer's desire then the developer's agreement that was approved by the Council will be valid. Brugger left his seat to review a possible email at his desk. Administrator Jordan stated that the reason there was a 3 hour Staff meeting today was because there is a want for this project and people are not just sitting back doing nothing. Brugger returned to his seat with an email. Mayor Connors read the email specifying the parameters needed for Turkey Farm Road. The general design parameters to be used in providing a preliminary roadway design for Turkey Farm Road is as follows:

1. 30' wide roadway; back of curb to back of curb (30'' type D)
2. The ground 2' behind curb shall slope to the curb.
3. On the north side of the roadway provide for a 5' wide sidewalk; 2% max cross slope
4. Eastbound left turn lane at Edwards Boulevard
5. Pavement cross slope = 4 % maximum
6. Driveway maximum slope: 0.10% (rather have 8%)
7. Street grade: 0.40% min / 7% maximum
8. Appropriate curb radii at Edwards Boulevard to accommodate semi-trailer truck traffic

Hoch explains his initial concern with the curb radii at Edwards Boulevard and the 30' wide roadway in a 49' right of way. He's not sure he could ever meet that without drawing it out. Hoch is also concerned about the 7% maximum grade. He said that there is a chance that the grade out at the site it already higher than 7%. Hoch stated that he will show the profiles for a 30' road meeting the requested parameters or documenting why they cannot be met. Pischke asks if the Developers Agreement that was submitted in August is acceptable. Draper stated that overall things have been acceptable other than the specific item regarding the construction of Turkey Farm Road. If that item can be satisfied then the Developer's Agreement can be completed. Connors/Skates motion to take no action on this request. Motion carried unanimously.

Preliminary discussion for a Proposed Planned Development at East view School, 535 Sage Street, Tax Key Number ZOP 00003A. Item was asked to be tabled until the January Plan Commission meeting.

Downtown Design Review.

231 Cook Street. Bejeweled. Flower/ Olson motion to approve the signage as presented. Motion carried unanimously.

Skates/ Poetzinger motion to adjourn at 8:34pm. Motion carried.

/s/ Jennifer Special, Building/Zoning Administrative Assistant

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

December 17, 2012 Plan Commission