

**CITY PLAN COMMISSION  
MONDAY, JANUARY 16, 2012 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL**

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

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

Hartz/Skates motion to approve the Dec 19th 2011 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 Jason Bernard in regards to item #6 on the agenda tonight and the applicants desire to postpone this item until the next Plan Commission meeting.

A letter was received from David Frost, chairman of Architectural Review Committee in the Manor, in support of the project proposed by Michael Raymond Custom Homes.

**Continued Public Hearing and recommendation on a Conditional Use Application filed by Wrigley Drive LLC, PO Box 460, Lake Geneva, WI, 53147, for a commercial indoor lodging facility in the Central Business zoning district at 835 Wrigley Drive, Tax Key No. ZOP 00339.** Jason Bernard approached the podium on behalf of 835 Wrigley Drive LLC and would like to postpone the discussion for the project until the next Plan Commission meeting. Hill/Flower motion to continue the public hearing until the Feb 20th 2012 Plan Commission meeting. Motion carried.

**Public Hearing and recommendation on a Conditional Use Application filed by Mrs. Christine Purich, 6916 Waterford Drive, Mc Henry, IL 60050, for a Creperie, Gelato and Panini Café (Indoor Commercial Entertainment) at 234 Broad Street, Tax Key No. ZOP 00257.** Christine Purich 6916 Waterford Drive, McHenry, IL 60050 approached the podium to explain her project. She explained Gelato, Panini's and the Crepes that are proposed to be served. Hartz asked about the operational plan. She stated that she would open closer to lunch and maybe stay open until after dusk. She proposes to be closed on Mondays. Ms. Purich stated that the employees would be about 4-6 in number, mostly family, and could increase if the need comes about. She stated there would be only about 9 tables. Brugger explains that this sign is almost identical to last sign that was up at that location and it didn't warrant a new downtown design review. Mayor Connors asks if the deliveries will be made in the rear. They will be. Skates asked if the rear could also serve as an additional entrance. Ms. Purich stated that it could. Skates/ Hill to close the public hearing. Motion carried. Hartz/Hill motion to approve the Conditional Use Application filed by Mrs. Christine Purich, 6916 Waterford Drive, Mc Henry, IL 60050, for a Creperie, Gelato and Panini Café (Indoor Commercial Entertainment) at 234 Broad Street, Tax Key No. ZOP 00257 including all staff recommendation and also serve as approval of the downtown design review. Discussion followed. Motion carried unanimously.

**Public Hearing and recommendation on a Conditional Use Application filed by Michael Raymond Custom Homes, 2000 W. Main Street E., St. Charles, IL 60174 for construction of a new single family residence in the ER-1 District using the setback requirements of the SR-4 District at 1641 N. Lake Shore Drive, Lake Geneva, Tax Key No. ZLM 00019.** Ray Schaffer approached the podium to explain the project. He explained that there was approval a year ago but realized that the plan that was presented was not practical so there is a smaller version of a similar plan proposed tonight for the City's approval. There will be no modification to the shared driveway as there was proposed in the past. Poetzingler asked how much smaller this design is. This one is almost half the size. To rehab the original building isn't practical and that is why they are proposing to raze the current house and build new. Hill asks if the existing garage will be razed. It will not be. The garage will remain detached. They are looking to have some sort of connection (trellis like) between the house and the garage. There are several people in that neighborhood that have this sort of structure. Flower/Olson motion to close the public hearing. Motion carried. Skates/Hill motion to approve the Conditional Use Application filed by Michael Raymond Custom Homes, 2000 W. Main Street E., St. Charles, IL 60174 for construction of a new single family residence in the ER-1 District using the setback requirements of the SR-4 District at 1641 N. Lake Shore Drive, Lake Geneva, Tax Key No. ZLM 00019 including Staff recommendations. Discussion followed on how the homes are approved; do they get approved by the Architectural review committee and then come to the city for approval. Brugger tried to explain. Motion carried unanimously.

**Public Hearing and recommendation on a Conditional Use Application filed by U.S. Cellular, 3545 N. 124<sup>th</sup> Street, Brookfield, WI 53005 for a communications tower to be located on land located East of Highway 12 and South of Highway 50 in a Rural Holding zoning district more precisely located on tax parcel ZYUP 00159.** Ron Zechel approached the podium on behalf of US Cellular to explain the project. Flower asked what the physical change is that would occur to allow up to four additional carriers on this pole. Additional racks would be attached but there would be minimal change and would probably not even notice. There is a large berm that conceals much of the building. The pole will be seen from Hwy 12 but probably not the building. The landscaping can always be modified to screen it. This would be fiber optic fed. Skates reiterated that they won't need any lighting as deemed from FAA. Mr. Zechel stated he was surprised that they didn't require lighting as well. Poetzingler asked if more poles will go up in the future. Mr. Zechel stated that this pole would hold up to four additional carriers. This is not four more poles. This pole will be enclosed by a fence. Flower asked questions about markings on the pole. Hill asked if Mr. Zechel has contacted Grand Geneva's airport for any concern. Mr. Zechel stated that the FAA would have notified them and heard any issues. Flower/Olson to close the public hearing. Motion carried. Hartz/Flower motion to approve the Conditional Use Application filed by U.S. Cellular, 3545 N. 124<sup>th</sup> Street, Brookfield, WI 53005 for a communications tower to be located on land located East of Highway 12 and South of Highway 50 in a Rural Holding zoning district more precisely located on tax parcel ZYUP 00159 including Staff recommendations. Discussion followed. Skates/ Hartz friendly amendment to add lighting to the proposed tower. Discussion followed. Roll call vote on amendment: Hartz: Yes, Hill: No, Olson: Yes, Skates: Yes, Flower: Yes, Poetzingler: No, Mayor Connors: Yes. Friendly amendment motion carries 5-2. Original motion carried unanimously.

**Step 1 Discussion on a possible Planned Development presented by Ned Sutherland on behalf of Anchor Covenant Church for land located at 630 Williams Street, Lake Geneva, WI 53147.** Ned Sutherland 1132 Wheeler Street Lake Geneva approached the podium to explain the project presented. They would like to utilize the building at 630 Williams Street as a church and community center. They would like to utilize the building 7 days a week. Mr. Sutherland passed out a packet that illustrates the immediate desire/need of the church and then possible future needs in the adjacent buildings. They church plans to modify the exterior as well. The muffler shop would be removed and landscaping would be added. Mayor Connors asks if the Pat's Places to Travel would remain. It would remain. Brugger stated that he understood that the remaining unused parts of the building would remain as rentable storage spaces. Sutherland stated that they have discussed maybe some heated boat storage. Brugger asks about if there are about 150 seats in the sanctuary. It appears that way. He

also then asks if additional classed will be going on at the same time of the worship service. Brugger is asking what the occupancy would be at its highest time. He wants to make sure that the parking need is met appropriately. Mr. Sutherland stated that there are an additional 40 spaces in front of the Dunn lumber spaces that he has had verbal agreement that would be available. Plus, on street parking, there is parking on both sides of the street in this area that would be available. Brugger asks if Mr. Dunn would be able to have a written agreement to be able to allow church use of his parking spaces. Mr. Sutherland stated that Mr. Dunn said he could put something in writing. Flower asks if they take the muffler shop down, will the church have good visibility. Mr. Sutherland stated that the office space in the part of the building they are looking to use right away has already been constructed. Hartz asked if Mr. Sutherland knew the disposition of the muffler shop. Mr. Sutherland stated that the owner of the business has been given notice and is carrying his notice from month to month. Mr. Sutherland also states that he has seen the paperwork from the EPA showing that there are no major issues. Hartz asked about the zoning and this development is a planned development zoning. Hartz talked about adding landscaping in the oval traffic island. Mr. Sutherland stated that any good attention will be sought out. More discussion followed about the power pole behind the muffler shop. Phase 1 on the buildings toward the north end will be exterior improvements. There will be painted cement block and a blue stripe to make it uniform. No striping on the brick exterior. Hill asked for more explanation on other community activities. Mr. Sutherland talks about a place for after school tutoring, gathering for kids on Friday nights, kid drop off for shopping parents in the summer, a clothing exchange and so on. There are lots of possibilities.

### **Downtown Design Review**

233-235 and 237 Broad Street. This will encompass updating the façade to compliment the historic downtown district and also the removal of the existing vestibule and having a more direct access to the rented spaces. The materials will be new wood trim (band), stucco and then two signs attached to the outside. The awning will be an existing metal. Open lattice pergola. The base of the column will be cut limestone. Mr. Bernard actually walked samples of the materials around. The 237 building will be included only to repaint the bottom of the panels under the window. This will be a darker tone. No additional exterior change. Hill/Flower motion to approve the changes as submitted. Motion carried unanimously.

731 Main Street. Lake Geneva Antiques and Art Bizarre. Awning change for a new business. The lettering will be the darkest of the colors. Hill/Skates motion to approve the awning as presented. Motion carried unanimously.

Skates/ Flower motion to adjourn at 7:50 pm. Motion carried.

/s/ Jennifer Special, Building/Zoning Administrative Assistant

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