

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

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

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

Skates/Olson motion to approve the June 18th 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.

None.

Public Hearing and recommendation on a request of a Zoning Map Amendment from (PB) Planned Business) to (PD) Planned Development and for the approval of a General Development Plan and Precise Implementation Plan filed by Excel Engineering, 100 Camelot Drive, fond du Lac, I 54935 to build two commercial retail buildings on a vacant lot between Home Depot and Target along N. Edwards Boulevard more precisely identified as Tax Key Numbers ZYUP 00187, ZYUP 00188 and ZYUP 00189. Bill Hoch from Excel Engineering approached the podium and explained the project proposed. The parking has been modified from a previous presentation of the plan. They have asked for an additional exception. By moving some parking more to the north, it will gain more parking for the front tenant per their request. It will also make the connection easier to the outlot to the north of the property. The same developer has acquired the rights to the outlot as well. There were three trees added along the front of each building (per the request of the City Planner). The overall development was considered to the potential of an electric parking stall. This would allow the retailer a chance to install a charging station if they choose. The remainder of the site has pretty much remained the same. There is an additional outbound turn lane until the Turkey Farm road change takes place. This is one of the exceptions that they are asking for. They are within the ten foot pavement setback there. This is a temporary solution until the Turkey Farm Road construction takes place. Then that whole intersection/drive will come out. Flower asks about normal truck delivery times. Hoch stated the deliveries would happen prior to store openings for the day. Deliveries will vary with different seasons. The trucks would come down the street and back in to the westerly building. The easterly building will be a bit more difficult and will have to turn around at the end of the street and then back into the loading dock. However, semi trucks typically will not be delivering to this store; it would be smaller truck types. There is no loading dock there. It loads to the on-grade door. Hougen asked if when the Edwards Boulevard entrance is closed off, and the entrance just to the south of that is established, will that alter the truck pattern at all. Hoch stated that it will alter it as the trucks will be entering in off of Turkey Farm Road but the pattern will be pretty much the same. Curb and gutter with landscaping will be placed along the Turkey Farm Road with the access points integrated as planned. Hougen asked if Turkey Farm Road will become a residential feeder and will that violate any zoning ordinance? Brugger responds that Commercial zoning surrounds Turkey Farm Road and will not be considered a residential feeder. Someday there might be a residential feeder that feeds into Turkey Farm Road but that doesn't seem to be a concern at this time. Turkey Farm Road may never go in either. Flower asks about the water coming off into Edwards Boulevard and if that will be collected before it exits the site. Hoch explains that per the City Engineer, they have designed a space to collect the water before it goes into the street. Brugger talks about the potential walk from Target from the rear store that goes right up the hill. Hoch stated that after further review, it doesn't look feasible. Brugger asks if that sidewalk could be turned to the west and taking it down to the existing cross access easement, on the west end and relocating it up along that drive. Hoch says they can discuss it with the owner. Easements could be provided for both location for a potential sidewalk and see what one will work best. Hoch doesn't believe that the westerly cross access easement will be wide enough for a sidewalk. Flower comments about the future access points that will be coming off of Turkey Farm Road and steep grades between Home Depot and this site where the road will be going. Hoch agrees it is a steep grade and that they have limited ability in

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changing the grade due to the water line that run through the property. Brugger states that the staff comments from the City Engineer makes a note to have issues resolved so that re-grading is not necessary for the roadway going in. Slavney suggests that the cost of Turkey Farm Road be funded by a special assessment as per state statutes. Attorney Draper explains further that the assessments are based upon who receive the benefits. The property owners are given the opportunity to express themselves in a public hearing. Discussion followed. Flower asks about the access to the north and the steep terrain. Hoch says there is going to be about a 5% grade to get to another parking lot on another parcel. The development of the parking lots has been done to accommodate this difference. Hoch then talks about signage flexibility. Hoch explains that the easterly building is ok with current signage regulations, however, the westerly building asks for flexibility due to the distance from Edwards Boulevard. Hougen states that we haven't been very flexible in the last 15 years with our signage and doesn't believe that now is a good time to start. Slavney states that the calculation for the signage is incorrect and suggests that the Commission either moves forward without any signage or move forward using the signage ordinance as is. Attorney Draper states that the signage is not one of the listed options to ask for flexibility in the Planned Development district. The building materials are the same as was proposed at an earlier meeting and approved with the former Applebee's developments (Split face masonry).

No public comment. Hougen/Olson motion to close the public hearing. Motion carried. **Skates/ Hougen motion to approve the Zoning Map Amendment from (PB) Planned Business) to (PD) Planned Development and for the approval of a General Development Plan and Precise Implementation Plan filed by Excel Engineering, 100 Camelot Drive, Fond du Lac, WI 54935 to build two commercial retail buildings on a vacant lot between Home Depot and Target along N. Edwards Boulevard more precisely identified as Tax Key Numbers ZYUP 00187, ZYUP 00188 and ZYUP 00189 including staff recommendations including (City Engineer letter dated 7/5/12, City Planner letter dated 7/6/12 and from the Building Inspector, letter dated 7/16/12).** Discussion followed about the project coming back to Plan Commission for review of all corrections/modifications before officially approved. Mayor Connors reads an excerpt from the Comprehensive Plan and how this development is what will conform to that plan. Roll Call : Aye: Hougen, Olson, Skates, Flower and Connors. No: None. Motion carries 5-0.

Review and action on a Certified Survey Map submitted by Core Commercial, 4450 W. Greenville Drive, Appleton, WI 53911 to combine three parcels into one on vacant lots between Home Depot and Target along N. Edwards Boulevard and Turkey Farm Road, more precisely identified as Tax Key numbers ZYUP 00187, ZYUP 00188 and ZYUP 00189. Brugger explains the plan. He states that Staff would like to see the pedestrian cross easements be incorporate into the CSM. Connors/ Skates motion to approve the Certified Survey Map submitted by Core Commercial, 4450 W. Greenville Drive, Appleton, WI 53911 to combine three parcels into one on vacant lots between Home Depot and Target along N. Edwards Boulevard and Turkey Farm Road, more precisely identified as Tax Key numbers ZYUP 00187, ZYUP 00188 and ZYUP 00189 including Crispell Snyder letter of 7/12/12 and documenting of the cross lot easement to the outlot. Motion carries unanimously.

Review and action on a Certified Survey Map submitted by Natvar Goyal, 817 N. Knoll Lane, Lake Geneva, WI 53147 to adjust the lot line in accordance with the approved PIP as was approved by the Plan Commission and City Council August of 2011 for land located at 817 N Knoll Lane Tax Key Number ZYUP 00106C and ZYUP 00106D. Brugger explains that this is a lot line adjustment to bring the lots in conformity with the Development Plan that was approved last year. Skates/ Flower motion to approve the Certified Survey Map submitted by Natvar Goyal, 817 N. Knoll Lane, Lake Geneva, WI 53147 to adjust the lot line in accordance with the approved PIP as was approved by the Plan Commission and City Council August of 2011 for land located at 817 N Knoll Lane Tax Key Number ZYUP 00106C and ZYUP 00106D including the Crispell Snyder letter dated 7/6/12. Motion carried unanimously.

Review and recommendation on a Certified Survey Map submitted by Attorney Richard Torhorst on behalf of Doris Hanny for land partially located in the City limits and land partially located outside the City, in the Town of Geneva, within extraterritorial plat review jurisdiction. Brugger states that at a time when what is now being identified as "Lot 2" was annexed into the City, they did not at that time do a CSM to formally split the lot from the larger parcel which would have been Lot 1 and Lot 2 (at that time). Since that time, they have sold these two lots separately believing that the city limit boundary created a lot boundary and apparently that is not the case. Now the parcels would like to actually be split along the City limit boundary to a certain degree. If you will notice, between Lot 2 and a small lot that also fronts Mc Donald Road, there is a small area with a dotted line carving it out of a corner with an arrow pointing to an area stating SR-4 zoning. Subsequent to the annexation, the owners of what is not Lot 2 sold a little piece of their property (16 feet) to the neighbor to the west to square off the lot. It doesn't entirely follow the City limit boundary

exactly but it is pretty close. It (the 16' x 60' chunk) is not part of this CSM as it is not owned by the current owner at this time. The unplatted land section is mostly not in the City but not all and is not owned by the current owner. Fred Gelderman, representing Ms. Hanny approached the podium to explain that this transaction was done in the late 1970's and in the 1980's it was missed and they are now trying to correct everything. Skates/ Olson motion to approve Certified Survey Map submitted by Attorney Richard Torhorst on behalf of Doris Hanny for land partially located in the City limits and land partially located outside the City, in the Town of Geneva, within extraterritorial plat review jurisdiction including the Crispell Snyder letter dated 7/6/12. Motion carried unanimously.

Downtown Design Review.

410 Broad Street. (M&I Bank) to *BMO Harris Bank*. Dennis from Burli-Signs approached the podium to explain the change. The colors would match the building and differ from corporate colors. The colors will be gray, white and off white. The letter/copy will be in a semi-gloss black. There will be some goose-neck lighting on the building. A packet was handed out to show all the signage proposed. Brugger says that he will review bulk restrictions when the sign permit is issued. Connors/Hougen motion to approve the signage as presented including staff recommendation on the overall bulk of the sign. Motion carried.

252 Center Street. *Lake Geneva Spice Company*. Burgundy outline of the sign, with a dark gray middle with a ships wheel located in the center and black lettering. This is a multi-tenant sign. Skates/ Flower motion to approve the signage as presented. Motion carried.

235 Broad Street. *Mia Faccia*. This is a projecting sign under the canopy. Olson/ Hougen motion to approve the signage as presented. Motion carried.

237 Broad Street. *C Berger Gallery*. Building was white with a dark blue awning. The owner wanted the rest of the building to match the awning. Hougen/ Flower motion to approve the signage and color as presented. Motion carried.

728-732 Main Street. *Abbellimento* will be changing to a brown themed scheme and the *Harborwear* will be changing to a blue theme scheme. Flower/Skates motion to approve the color schemes as presented for both buildings. Motion carried.

Skates asks if someone gets approval for a full project but only does part of it (due to labor intensive work) would it need to come before the Commission for approval. Barney believes that it is a change from what was approved so it should come before the Commission again.

Skates/Hougen motion to adjourn at 7:53pm. Motion carried.

/s/ Jennifer Special, Building/Zoning Administrative Assistant

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