

**CITY PLAN COMMISSION
MONDAY, MAY 21, 2012 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL**

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

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

Skates/Poetzinger motion to approve the April 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.

None.

Public Hearing and recommendation on a Conditional Use Application filed by Reeds Construction LLC, W3199 S. Lake Shore Drive, Lake Geneva, WI 53147 for Antoinette Sottrel, 5N501 Curling Pond Road, Wayne, IL 60184, to construct a new pier at 1084 La Grange Drive, Lake Geneva, WI 53147 Tax Key Number ZLE 00003.

Frank Sottrel, 849 Seminary Circle, Glen Ellyn, IL 60137, approached the podium to explain the project. This will be a replacement pier for the one that is currently there. Skates asked about the existing pier. Mr. Sottrel stated that what was there in the past is much larger than what is allowed and also currently proposed. It currently is about 85-90 feet out in distance from the shore. They are proposing 100 feet from the shore. Mr. Sottrel also explains that they are more than the 121/2 foot setback from the new riparian rights line that was recently documented by the recent lot line adjustment. Flower/Hougen to close the public hearing. Motion carried. Connors/ Poetzinger motion to recommend approval the Conditional Use Application filed by Reeds Construction LLC, W3199 S. Lake Shore Drive, Lake Geneva, WI 53147 for Antoinette Sottrel, 5N501 Curling Pond Road, Wayne, IL 60184, to construct a new pier at 1084 La Grange Drive, Lake Geneva, WI 53147 Tax Key Number ZLE 00003, pending DNR approval, verification of riparian rights and including all staff recommendations. Motion carried unanimously.

Public Hearing and recommendation on a Conditional Use Application filed by Reeds Construction LLC, W3199 S. Lake Shore Drive, Lake Geneva, WI 53147 for John and Barbara Salyer, 1900 E. Golf Rd. Suite 1030, Schaumburg, IL 60173 for an addition to their existing pier, to extend the pier and add an additional slip at 845 Bayview Drive, Lake Geneva, WI 53147, Tax Key Number ZGB 00006. Jeff Reed, Reeds Construction approached the podium on behalf of the applicant. Connors asked how many boats and personal watercrafts will be included on this pier.

There will be one boat and two wave runners on the pier. Mr. Reed states that the top of the boat needs to be in deeper water and that is why the canopy will be moved out further. There is a pad for rafts but Mr. Reed doesn't know if it is even utilized. Hougen asked if this addition to the pier will impede any additional raft traffic or make more congestion. Mr. Reed stated that there is a raft already out there and this addition will only be 28 feet longer than is currently there. Connors asked about the total amount of boats that they will be allowed. Brugger explained his belief of the interpretation of the DNR in regards to the number of watercrafts allowed. He believed that there are two boats allowed for the first 50 feet and one for each additional 50 feet after that. With a 100 feet plus frontage, they would be allowed three boats. Mr. Reed stated that he believed the same. If the canoes and kayaks are not registered they may not count. In order to use the City rack though, they must be registered. Skates/Hougen motion to close the public hearing. Motion carried. Skates/Poetzinger motion to recommend approval on a Conditional Use Application filed by Reeds Construction LLC, W3199 S. Lake Shore Drive, Lake Geneva, WI 53147 for John and Barbara Salyer, 1900 E. Golf Rd. Suite 1030, Schaumburg, IL 60173 for an addition to their existing pier, to extend the pier and add an additional slip at 845 Bayview Drive, Lake Geneva, WI 53147, Tax Key Number ZGB 00006 including all staff recommendations, DNR approval and also conforming with the DNR regulated number of boats allowed at this location. Discussion followed. Motion carried unanimously.

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Public Hearing and recommendation on a Conditional Use Application filed by Deborah Dalzell, W3274 S. Lake Shore Drive, Lake Geneva, WI 53147 to modify an existing non-conforming pole sign by replacing the faces with new signage located at 880 W. Main Street, Lake Geneva, WI 53147, Tax Key Number ZOP 00337. Bill Dalzell, and Barry Rawson, B&B Signs LLC, approached the podium to explain the project. Flower asked how the sign would be located if it were to be conforming. Mr. Dalzell explains that this sign would have to be located to the middle of the parking lot. Skates clarifies that this approval would just be to replace the faces of the sign and it could, but wouldn't have to be, to reset the 10 year sunset date to make the sign conforming. Connors asked if the applicant would consider the change from red to burgundy. It was stated that they wanted to keep the sign in the patriotic colors and would have no problem altering it a bit. Poetzinger/Skates motion to close the public hearing. Motion carried. Hougen/ Skates motion to recommend approval on a Conditional Use Application filed by Deborah Dalzell, W3274 S. Lake Shore Drive, Lake Geneva, WI 53147 to modify an existing non-conforming pole sign by replacing the faces with new signage located at 880 W. Main Street, Lake Geneva, WI 53147, Tax Key Number ZOP 00337 including all staff recommendations specifically the change of the red color of the sign to burgundy. Poetzinger asks about the ten year time limit. Brugger explained it. Motion carried.

Public Hearing and recommendation on a Conditional Use Application filed by Chad Steen, 602 E. Market Street, Elkhorn, WI, 53121, for a coffee shop and Deli (Indoor and Outdoor Commercial Entertainment) at 835 Wrigley Drive, Lake Geneva, WI 53147, Tax Key Number ZOP 00339. Brugger explained the project on behalf of the applicant. He says there will be little to no cooking due to the type of building and the potential for nuisances should be pretty low. Skates/Poetzinger motion to close the public hearing. Motion carried. Skates/ Flower motion to recommend approval on a Conditional Use Application filed by Chad Steen, 602 E. Market Street, Elkhorn, WI, 53121, for a coffee shop and Deli (Indoor and Outdoor Commercial Entertainment) at 835 Wrigley Drive, Lake Geneva, WI 53147, Tax Key Number ZOP 00339 including all staff recommendations. Flower asks if they have to comply with ADA requirements. Brugger states not necessarily but they have to comply with the accessibility requirements of the building code which can be substantially different. They are currently still working on a ramp. Discussion followed. Positive comments were made on the changes to that area of town. Motion carried unanimously.

Review and recommendation on a Site Plan application filed by the American Legion, 735 Henry Street, Lake Geneva, WI 53147 to construct a fence on the property located at 735 Henry Street. Skates would like to recuse himself. Hougen asks if the future paved parking area is within the perimeters of the drainage area. Brugger explains that the parking was approved in a previous site plan approval and to this approval will have it renewed. Part of the original approval was that a drainage analysis be done by the City Engineer and that some landscape islands be installed. He believes that the intent is that if they can get the money together to put this in in the next five years that they will only have to comply with the conditions and not spend the application fee again to get the Site Plan approved. Connors/ Hougen motion to recommend approval on a Site Plan application filed by the American Legion, 735 Henry Street, Lake Geneva, WI 53147 to construct a fence on the property located at 735 Henry Street including staff recommendations for landscaping and also for the City Engineer to review the drainage plan. Mr. Manny Kirchoff approached the podium on behalf of the Legion and explained the reasoning behind the chain link fence. They feel this is better than the pink temporary fence that they have been putting up for many years. Poetzinger asks if they are planning to put gates on at this time. Mr. Kirchoff states not at this time, but it is a plan for the future. Motion carries 5-0 with Skates abstaining (and Brugger voting).

Review and recommendation on a Certified Survey Map, filed by Lael Vandeburgh, N2365 Bonnie Brae, Lake Geneva, WI 53147 for land located at N2365 Bonnie Brae, Lake Geneva, WI 53147 in the Town of Linn which is also with the City's extra territorial plat review area. Lael Vandeburgh approached the podium and explained her project. Connors asked if Ms. Vandeburgh had received the recommendation given by the Department of Administration. She believes it has been corrected. Hougen/Skates motion to recommend approval on a Certified Survey Map, filed by Lael Vandeburgh, N2365 Bonnie Brae, Lake Geneva, WI 53147 for land located at N2365 Bonnie Brae, Lake Geneva, WI 53147 in the Town of Linn which is also with the City's extra territorial plat review area including the recommendation made by the Department of Administration in a letter dated May 14, 2012. Motion carried unanimously.

Review and recommendation on a Certified Survey Map, filed by Jeanne Allis, W3691 Snake Road, Lake Geneva, WI 53147 for land located at W3691 Snake Road, Lake Geneva, WI 53147 in the Town of Linn which is also with the City's extra territorial plat review area. Jeanne Allis approached the podium to explain her project. Connors asked if she had received the recommendation made by the Department of Administration. She explains that she had, the surveyor has received the recommendations and has already made the changes and resubmitted to the county. Flower asks how Ms. Allis' lot line will line up with Ms. Vandenburg's. Ms. Allis explained that they are on two different side roads and each one will line up with its respective adjoining neighbors. The Town of Linn approved both the entrances on Snakes Road and Alta Vista. Hougen/ Poetzinger motion to recommend approval on a Certified Survey Map, filed by Jeanne Allis, W3691 Snake Road, Lake Geneva, WI 53147 for land located at W3691 Snake Road, Lake Geneva, WI 53147 in the Town of Linn which is also with the City's extra territorial plat review area subject to the Department of Administration recommendations in a letter dated May 17, 2012 letter, a recommendation by the City Engineer in a letter dated May 16th, 2012 and all staff recommendations. Skates ask Brugger to explain the right of way dedication that was suggested in the Staff recommendations. Motion carried unanimously.

Discussion and review of a Concept Plan Pan for a proposed Planned Development filed by Excel Engineering Inc. 100 Camelot Drive, Fond du Lac, WI 54935 on behalf of PHRE Lake Geneva LLC, 10930 W. Potter Road, Suite A, Wauwatosa, WI 53226 for land located on N. Edwards Blvd., north of Home Depot. Bill Hoch, Engineer from Excel Engineering and Kim Pischke, Core Commercial approached the podium and explained the revisions that were updated as of today and handed out by Ms. Pischke for a retail development. In the original site plan, there was an access drive off of Edwards Boulevard and the main traffic lane driving through the parking lot. The recent change is now the change of the traffic drive to the south side and put all the parking to the north of the lot. This will allow for a larger landscape area in front of the loading dock and the front tenant and this will allow for more green space on the site overall. They are also asking for group development on this site as part of the Planed Development process so they don't have to come back for an additional Conditional Use process. Hoch has also added future access points once Turkey Farm Road is fully developed. They would like to have larger access points to help the trucks make turns easier. They are proposing 39,000 square feet of retail space on site. All of the underlying zoning requirements have been met for the Planned Business zoning district except for the few items mentioned tonight. When the Turkey Farm Road has been developed, they would propose moving the access point from this site to Edwards and replacing it with the access points on Turkey Farm Road. Hougen appreciates the green space that is proposed. He also asks if the islands can be put together to put a bigger green space instead of spreading out all the islands. Brugger stated that the purpose of the internal islands is to hopefully acid visually and impactfully mass asphalt area for heat generation and mostly visually. This is the City's ordinance more than the developers plan. Connors reiterates that the delivery trucks would pull into the development and go to the back to turn around and then back up into the first building. That is correct. Poetzinger asks if there is a timeline on Turkey Farm Road? Brugger says no, that it will be driven probably by development on the Hillmoor site. Skates asks if Peller Road could be utilized. Brugger says not until Turkey Farm is developed. Mr. Hoch stated that this plan is in compliance with the cross easement with Target. The idea is to make the dumpster the same material as the building so it is somewhat concealed. Flower asks about the access most to the east, it goes off to nothing. Is it for something in the future? There is an accepted offer on the property so this is future planning to connect the two parcels together. Flower also asks if the Turkey Farm Road is a separate development so connection to the home Depot would not be related to this at all. Brugger states that the terrain would not permit it; there is an eight foot drop from Turkey Farm Road. Flower questions the woodland area. Brugger explains that it is not mapped woodland area, there is a fence line of trees that makes is a wooded area but it is not a documented woodland area. SEWRPC has not designated this area as woodlands so no additional site survey needs to be done. There are two sets of numbers on the plan to show the greenspace, the smaller number is without the Turkey Farm Road dedication. The abandoned properties would then be razed when the project goes forward. Skates asks about the number of access points onto the lot. There is talk about the sidewalk connecting to the Target parcel and the bike trail which would have to yet be approved by Target but it is a thought. There was talk about the time frame for Turkey Farm Road, it is hard to absorb cost of the full street on the parcel of land that it is. Discussion occurred on parking and different layouts. The main building facades will be facing Edwards Blvd. The utilities right now are planned to be on the northwest side of the building. Flower wants the City of be cautious of the same building material that Target used, as she has seen it falling off of another building. Positive feedback was given, pending some tweaking. Hougen suggests putting in a charging station for electric vehicles.

Downtown Design Review.

220 Cook Street. When the outdoor dining was approved, the owner thought landscaping would help to control the people on the property. After looking at this particular corner, he thought that the fence would help give him more control on the property. This is different than the bushes so it is back before the Commission for approval. Skates/ Flower motion to approve the fencing as presented. Motion carried unanimously.

Skates/Poetzinger motion to adjourn at 8:03pm. Motion carried.

/s/ Jennifer Special, Building/Zoning Administrative Assistant

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