

**CITY PLAN COMMISSION
MONDAY, NOVEMBER 19, 2012 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL**

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

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

Flower/Olson motion to approve the October 15th 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.

Joe Cardiff, 725 Pine Tree Lane, Executive Director of the Lake Geneva Development Corporation approached the podium to endorse the proposal by R&L Spring Co. on the agenda tonight and that the Corporation has approved it within their organization.

Correspondence.

A packet of information from Patrick Kavenaugh regarding 252 Center Street and the outdoor grill that was approved. The approval was asked to be reviewed in 6 months (at the November Plan Commission meeting). It will be placed on the December Plan Commission agenda.

Continued Public hearing and recommendation on a Conditional Use Application filed by Ken Etten, Mc Cormack & Etten Architects on behalf of Scott and Gretchen Matzelle, 532 W. 8th Street, Hinsdale, IL 60521, for a second floor addition to an existing single family residence in the ER-1 District using the setback requirements of the SR-4 District at 911 Bayview Drive, TAX KEY NUMBER: ZGB 00004. Ken Etten, Mc Cormack and Etten Architects approached the podium to explain the proposal. The garage as it exists encroaches slightly into the street yard setback. The rear yard encroaches into the 100' shore yard setback however; it was constructed before that rule was enforced. The proposed modification will be within the existing footprint and will be less encroaching both in the front over the garage and in the back of the home. Skates reiterated that the 2nd floor addition will not be closer than the 25' setback. Etten confirmed that. No comments from the public. Skates/Hougan to close the public hearing. Motion carried. **Skates/Flower motion to approve the Conditional Use Application filed by Ken Etten, Mc Cormack & Etten Architects on behalf of Scott and Gretchen Matzelle, 532 W. 8th Street, Hinsdale, IL 60521, for a second floor addition to an existing single family residence in the ER-1 District using the setback requirements of the SR-4 District at 911 Bayview Drive, TAX KEY NUMBER: ZGB 00004 including all staff recommendations specifically that the new upper addition fall within the 25' street yard setback.** Mayor Connors also states that he finds the project fitting and that the proposed Conditional Use maintains the desired consistency of land use and intensities and does not impact the environs surrounding it. It is also located in an area that will be adequately served and will not impose an undue burden on any improvements, facilities, utilities or services provided by the public agencies serving the subject property. Motion carried unanimously.

Public hearing and recommendation on a Conditional Use Application filed by Austin Pier Service on behalf of Syverstad Property Owners Association c/o Joe Malecki 731 Pine Tree Lane, Lake Geneva, WI 53147, for an addition to the end of the existing pier (8'x5' "L" section) for the property located along Mariane Terrace and the lake more precisely identified as Tax Key Number ZSY 00029. Brugger explained the proposal and that staff had no objection to this item. No public comment. Hougan/Poetzinger motion to close the public hearing. Motion carried. Hougan asked about the existing pier slightly encroaching within the riparian rights. Attorney Draper stated that the pier was actually reconstructed to fit within the appropriate riparian rights which was done many years ago. **Hougan/Olson motion to approve the Conditional Use Application filed by Austin Pier Service on behalf of Syverstad Property Owners Association c/o Joe Malecki 731 Pine Tree Lane, Lake Geneva, WI 53147, for an addition to the end of the existing pier (8'x5' "L" section) for the property located along Mariane Terrace and the lake more precisely identified as Tax Key Number ZSY 00029 including staff recommendations.** Motion carried unanimously.

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Public hearing and recommendation on a Conditional Use Application filed by the City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147, to add 10 more slips to the southeast end of the West End Pier located in front of the restrooms located in Library Park at 1200 W. Main Street. City Administrator Jordan explained that this project was forwarded from the Piers and Harbors committee. The buoys are becoming less popular and the slips are more desired. They also stated (per the DNR) that when they add 10 slips they will remove 10 buoys. Skates asked if we are maxed out on the number we are allowed. Jordan stated that we could trade again (buoys for slips) but no additional spaces are allowed. Hougan/Flower motion to close the public hearing. Motion carried. **Hougan//Flower to approve the Conditional Use Application filed by the City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147, to add 10 more slips to the southeast end of the West End Pier located in front of the restrooms located in Library Park at 1200 W. Main Street including staff recommendations.** Favorable comments were made by several commissioners. Mayor Connors also comments that the proposed Conditional Use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan as adopted and also that this area is adequately served by public utilities. Motion carried unanimously.

Public hearing and recommendation on a Precise Implementation Plan, filed by Ian Van Handel on behalf of Trostels Ltd., 901 Maxwell Street, Lake Geneva, WI 53147, to raze a portion of the existing building and build a new addition in its place at 901 Maxwell Street, Tax Key Number ZCL2 00015. Ian Van Handel approached the podium and explained the project. The current loading docks face Maxwell Street and the trucks actually encroach the road. The new proposal will allow the docks to move back and allow for trucks to access the facility without being in the roadway while loading/unloading. Hougan asked if the parking lot will be de-constructed. Van Handel stated that it would be a phase II part of the project but not right away. Hougan also asked that with the landscaping along Maxwell Street if there has been a consideration for the addition of a sidewalk for employees that may wish to walk around the property at lunchtime. Van Handel stated that they have not thought about that however, they have put a preliminary landscape design together. Their main concern is to convert as much back to green space as possible at this time. Brugger asked if any colors have been decided upon yet. Van Handel stated that they have not fully decided but they want to be as close to the brick color as they can. Hougan asked if the back tree line will remain. It will. Connors asks if truck traffic plans to come in from the east, go along the north end of the building and then back in to the dock. Van Handel stated he believes so and utilize the northwest dock.

Joe Cardiff, 725 Pine Tree Lane, approached the podium and explains that the Corporation supports the proposed modifications to the building and thinks that this will also benefit the community as well. Hougan/Skates motion to close the public hearing. Motion carried. **Hougan/ Olson motion to approve the Precise Implementation Plan, filed by Ian Van Handel on behalf of Trostels Ltd., 901 Maxwell Street, Lake Geneva, WI 53147, to raze a portion of the existing building and build a new addition in its place at 901 Maxwell Street, Tax Key Number ZCL2 00015 including staff recommendation and approval of color choices and materials approved by the Building/Zoning department.** Mayor Connors states that the PIP is in harmony with the purposes, goal, objectives, policies and standards of the City's Comprehensive Plan and its location does not result in substantial or undue adverse impact on neighboring properties or the character of the neighborhood. Motion carried unanimously.

Review and action on a Certified Survey Map application submitted by Attorney Richard Torhorst on behalf of Andria Hart, 401 S. Curtis Street, Lake Geneva, WI 53147 for land located on recently annexed property at the rear of the 401 S. Curtis Street property. Brugger stated that Staff has no objection and that the only requirement was that an easement was recorded and added to the CSM as it was recorded. **Connors/Skates motion to approve the Certified Survey Map application submitted by Attorney Richard Torhorst on behalf of Andria Hart, 401 S. Curtis Street, Lake Geneva, WI 53147 for land located on recently annexed property at the rear of the 401 S. Curtis Street property including staff recommendations specifically and that the easement be recorded and that number be noted on the Certified Survey when recorded.** Motion carried unanimously.

Review and action on a Certified Survey Map application submitted by Ralph Morocco, 980 Hudson Trail, Lake Geneva, WI 53147 for a lot line adjustment to combine two lots at 980 Hudson Trail and also Lot 12 on Hudson Trail. Brugger stated that no objections were had by Staff or the City Engineer. Flower reiterated that the structure will be detached and that the utility easement was not being built upon. Brugger confirms that. **Flower/ Skates motion to approve the Certified Survey Map application submitted by Ralph Morocco, 980 Hudson Trail, Lake Geneva, WI 53147 for a lot line adjustment to combine two lots at 980 Hudson Trail and also Lot 12 on Hudson Trail.** Motion carried unanimously.

Site Plan Review and action on a loading dock addition to the new proposed addition for R&L Spring Company for property located at 1097 Geneva Parkway, Lake Geneva, WI 53147. Brugger explains that the addition was approved last month and subsequent to that approval they need to add a loading dock to their facility. That is what is before the Commission tonight. This will make three loading docks (adjacent to two existing loading docks) on the north side of the building. This dock did eliminate an earth berm area and did not affect any parking areas. Hougan/ Skates motion to approve the Site Plan Review for a loading dock addition to the new proposed addition for R&L Spring Company for property located at 1097 Geneva Parkway, Lake Geneva, WI 53147 Tax Key Number ZLGBP2 00019. Motion carried unanimously.

Discussion on proposed Planned Development at 831 Dodge Street. Rodney Whetlow approached the podium to explain the project. He represents Dr. Julie Osbourne who was previously with a local medical group and has now gone out on her own. They are looking to take an existing structure and utilize it for a doctor's office and also maintain a residential apartment on the second story. Brugger states that he forwarded this parking plan to the City Planner who does not recommend any cars backing out to a public street. If they try to tear the garage down they will only really accommodate one extra stall due to needing a handicapped stall. Brugger says the only way this will really work for commercial use is if the parking requirement will be waived and the parking that is there be considered adequate for the residents as we don't allow on street parking during the winter.

Brugger states that the discussion is to allow for a Planned Development and allow flexibility for the parking on the commercial part of the structure. They want to keep the residential use of the property as well and except for no street parking in the winter, there doesn't seem to be a problem. It is currently a two flat. Whetlow states that the doctor intends to utilize the residential portion herself. The parking requirements are 1 space per 300 square feet. There is 1600 square feet on the first floor. Plus two spaces for residential would be seven required spaces. If they tore down the garage and got some flexibility on the side yard setbacks, they could have a small turn around area before going out into the street. The garage would not be suitable for the commercial parking. Flower asks if the Bed and Breakfast across the street has adequate parking. It does. Connors asks if it is possible to put a Handicapped stall in the street. Discussion followed. Parking Commission would need to approve on street parking for the customers which would include the handicapped space. Concerns continued with proper parking for her patients. Connors states that if some agreement can be made with staff on how parking can work then it would be a favorable project. It appeared that the parking "pickup" at Central Dennison doesn't appear to make a problem. Connors asks if the garage could be razed and moved to accommodate better parking. Brugger states that it would still require backing out into the street.

Downtown Design Review.

511 Broad Street. Americuts. They would like to add an awning in Mediterranean Blue. The banner was removed. Connors/ Hougan motion to approve the Americuts awning on 511 Broad Street. Motion carried.

225 Broad Street. Bonne Nuit. It is a teal color with white lettering and a white bow above the lettering. Flower/Olson motion to approve the signage as presented. Motion carried.

233 and 235 Broad Street. Nancy's and Mia Faccia. This is the signage to fill in the panels. Also the proposed lighting was distributed. Hougan/ Flower to approve the signage at 233 and 235 Broad Street as presented including the light fixtures. Motion carried.

Skates/Flower motion to adjourn at 7:47 pm. Motion carried.

/s/ Jennifer Special, Building/Zoning Administrative Assistant

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

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