

MINUTES

1. Meeting called to order at 7:21 pm by Mayor Connors.

2. Roll Call

Present: Al Kupsik, John Gibbs, Doug Skates, Cindy Flower, Tyler Frederick
Also Present: Planner Mike Slavney, Atty. Dan Draper, Mayor Connors, Administrator Oborn, Inspector Robers,
Assistant Gregoles
Not Present: Sarah Adams

3. Approve Minutes of September 21, 2015 Plan Commission meeting as distributed.

MOTION #1

Gibbs/Skates moved to approve the minutes of September 21, 2015 Plan Commission meeting as distributed.
The motion carried unanimously.

4. 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. None

5. Acknowledgment of Correspondence. - None

6. Downtown Design Review. - None

7. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted on behalf of Home Depot USA Inc., by Key Development Partners, LLC, 515 N State Street, Suite 2260, Chicago, IL 60654, for an outlot at 550 N. Edwards Blvd., Lake Geneva, WI 53147, Tax Key No. ZPW00001.

DISCUSSION –Chris Perry – Engineer – Oakbrook Terrace, IL (agent for Key Development/Home Depot)

Applicant gave brief overview of the application details and there was a brief discussion amongst the Commission to clarify those details. Planner Slavney stated that staff is recommending approval upon the dedication of an additional 20 ½ ft for the right of way dedicated to the public, on the North side of the parent property. Perry requested separating the 20 ½ ft of dedication from the CSM review and it was declined.

Home Depot Consultant – David Behrans (architect) – agent for Home Depot

Behrans addressed the commission regarding the dedication requirement as well as potential Turkey Road and proposed development issues. Behrans stated Home Depot would pass on this development if they are required to donate the 20 ½ ft.

MOTION #2

Kupsik/Flowers moved to approve the application for Land Division Review for a Certified Survey Map submitted on behalf of Home Depot USA Inc., by Key Development Partners, LLC, 515 N State Street, Suite 2260, Chicago, IL 60654, for an outlot at 550 N. Edwards Blvd., Lake Geneva, WI 53147, Tax Key No. ZPW00001; conditional on a dedication of 20 ½ ft of right of way along the north side, staff recommendations and the City engineer’s letter dated October 13, 2015. The motion carried unanimously.

8. Public Hearing and recommendation for a Planned Development (PD), Conceptual and General Development Plan (GDP) filed by Key Development Partners, LLC, 515 N State Street, Suite 2260, Chicago, IL 60654, to allow for a multi-tenant commercial building at an outlot created from 550 N. Edwards Blvd., Lake Geneva, WI 53147, Tax Key No. ZPW00001.

DISCUSSION –Chris Perry – Engineer – Oakbrook Terrace, IL (agent for Key Development/Home Depot)

Applicant gave brief overview of the Planned Development & Conceptual GDP details and there was a brief discussion amongst the Commission to clarify those details. The discussion covered various details regarding the drive thru, drive thru sign, landscaping, driveway issues, parking stalls, deliveries etc.

PUBLIC SPEAKER #1 – Charlene Klein, 817 Wisconsin Street, LG

Klein had questions regarding the parking for the proposed facility. She stated her concerns regarding safety.

Planner Slavney commented in reply to Klein’s inquiry about parking safety. He stated utilization of the North driveway will need to be reported and studied and discussion continued regarding the parking spaces.

MOTION #3

Kupsik/Flowers moved to close the public hearing. The motion carried unanimously.

MOTION #4

Kupsik/Flowers moved to approve the application for a Planned Development (PD), Conceptual and General Development Plan (GDP) filed by Key Development Partners, LLC, 515 N State Street, Suite 2260, Chicago, IL 60654, to allow for a multi-tenant commercial building at an outlot created from 550 N. Edwards Blvd., Lake Geneva, WI 53147, Tax Key No. ZPW00001, to include all staff recommendations and conditional on the approval of the CSM, to have staff look at the parking concerns at the North side and the City engineer’s letter dated October 13, 2015. The motion carried unanimously.

9. Adjournment

MOTION #5

Skates/Flower moved to adjourn the meeting at 8:21 pm. The motion carried unanimously.

/s/Jackie Gregoles, B&Z Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION