

**CITY PLAN COMMISSION
MONDAY, JANUARY 17, 2011 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL**

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

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

Hartz/Skates motion to approve minutes of December 20th, 2010 Plan Commission meeting. 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 David Frost on behalf of the Manor's Architectural Review Committee asking for the Michael Raymond Custom Home project to be tabled to the next meeting due to not enough time to review the latest set of plans.

A letter was received from Barb and Joe Spiegelhoff in opposition to the Conditional Use Application for a electronic message center sign at 797 Wells Street.

A letter was received from Don and Jackie Getzen asking for the Michael Raymond Custom Homes project to be continued to the next Plan Commission meeting.

A letter was received from Ed Schwinn of the Cheese Box in opposition to the electrical message sign being proposed at 797 Wells Street.

(All pieces of correspondence will be on file in the Clerk's office)

Continued Public Hearing 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, WI 53147 Tax Key Number ZLM 00019.

David Frost 1556 Orchard Lane. Approached the podium and explained that only one other person on the Board and no one else on the Architectural Review Committee has had a chance to look at the plans.

Jean Heffernan, lives next to house that is being proposed and encourages the commission to postpone their decision until next month.

Ray Shaffer from Michael Raymond Custom Homes approached the podium to be able to answer any questions that there may be regarding this project.

Commissioner Flower asked how the neighbor will be accommodated since it is a shared driveway. Mr. Shaffer doesn't believe that anything shared is a good real-estate option. He proposes to re-evaluate this option and provide more green space and look at how they can provide the neighbor with the kinds of access she is interested in having. Commissioner Flower asks how the neighbor's garage is accessed. Mr. Shaffer explained that it is accessed off of Lake Shore Drive from the South. Ms. Heffernan explained

again that she would like this postponed as she has an easement for this shared driveway. Mayor Connors asks about the cantilevers and setbacks. Mr. Shaffer states that everything will fall within the setbacks and there will be no cantilevers. Commissioner Flower suggests that the grading and contours of the land be looked at as to not direct excess water to the proposed green space near the current driveway and to redirect it toward Lake Shore Drive. Hartz/Skates motion to continue the public hearing to the February 21st Plan Commission meeting. Motion carried.

Public Hearing on a Conditional Use Application filed by Benny Singh, 1840 Prestwick Drive, Lake Geneva, WI 53147 to allow for a sign with electrical message center at 797 Wells Street, Tax Key Number ZOP 00399. Bobby Singh approached the podium and explained the project, specifically that the sign will be similar to the Culver's sign but smaller. Brugger stated that the applicant has been informed of the timing of the sign changes. Hartz asks what kind of message the applicant is looking to display. Ms. Singh stated the prices and any specials/specialties that will be offered. Mayor Connors asks if it will be one line or two lines. Ms. Singh stated that both are available. Commissioner Poetzinger asked if they have a manufacturer in mind. Ms. Singh stated that Signtronics is going to custom make the sign due to the size of the gable. Commissioner Flower asked if there are residential units across the street from the shop. Brugger stated that there is a paint shop across the street and a commercially zoned duplex and single family next to it. they are not considered residential. Mayor Connors asks what hours the sign is proposed to be operated. Ms. Singh stated from 9am - 9pm the same as the shop is open.

Cheryl Ryan 795 Curtis Street approached the podium and explained that she is not in favor of the application. Brugger wanted to reiterate that the sign will not be flashing. Flower/Poetzinger motion to close the public hearing. Motion carried. Flower/Poetzinger motion to deny the Conditional Use Application filed by Benny Singh, 1840 Prestwick Drive, Lake Geneva, WI 53147 to allow for a sign with electrical message center at 797 Wells Street, Tax Key Number ZOP 00399. Flower explains that she doesn't believe that it meets the character of the neighborhood and adjacent properties. Brugger states that if they cannot put up the electronic sign that the Commission understands that the applicants could put up a backlit change copy message center it could be up to three times the size of the proposed sign and it may not look so well. The changeable copy could blow away and look quite tacky. Mayor Connors stated that he is in favor of the sign. Though it may not be ideal, it would look clean, be third of the size and the City could control the hours. He doesn't see that this would be that detrimental to the neighborhood. Flower stated that she doesn't think that this is the way the City should go. Motion fails by vote of 2-3.

Hartz/Skates motion to approve the Conditional Use Application filed by Benny Singh, 1840 Prestwick Drive, Lake Geneva, WI 53147 to allow for a sign with electrical message center at 797 Wells Street, Tax Key Number ZOP 00399 with staff recommendations and that the sign can only be illuminated from 9am-9pm and be maximum size of 7' x 2' in size as designated on application. Discussion followed. Flower asked if the sign can have framing around it as a condition. Brugger stated yes. Hartz/Skates motion to withdraw the motion. Motion carried. Hartz/Flower motion to continue with this item to the next plan commission meeting to review an architectural rendering of framework around the electronic message sign. Motion carried.

Public Hearing on a Conditional Use Application filed by Lowell Management Services, Inc., PO Box 926, Lake Geneva, WI 53147 on behalf of John Salyer, 1695 Braymore Drive, Barrington, IL 60010, for an alteration to an existing deck with the addition of a screen house to an existing single family residence in the ER-1 District using the setback requirements of the SR-4 District and also for Lawn care located in the Lakeshore Overlay District at 845 Bayview Drive, Tax Key Number ZGB 00006. Todd Kaufmann approached the podium to explain the project as proposed. The existing deck is an odd shaped/angle and the applicant is requesting to re-shape the deck and square it off. It will make the deck more useable for the main floor and to create a passive screened porch area below that deck area. The existing deck and the new deck are over the 100' setback on the lakeside. The brick patio underneath the deck will stay and the existing fire pit will be moved out from the screened in area. There is approximately a total of 192 square feet that will be over the setback. A natural landscape area along the lakeshore of 192 square feet minimum to compensate for the area that they are requesting over the setback. He also handed out a survey that included the neighboring property. The existing house is staying as it is, the only change will occur to the deck. The existing deck to the north side will be left as is. Mr. Kaufmann once again explains that the reason for the change of the deck is the strange shape and is

not very functional. The railing blocks a lot of the view. They would like to have more usable space. Flower asked why they didn't stay within the setback with the new deck. Kaufmann stated that the deck depth was 9'8" and if they stayed within the 100' setback, including taking away space for the railing would leave nine feet of barely usable space. They would like to use a bit more space. Discussion followed regarding the difference between the existing deck space from the lake in comparison to the proposed deck. Hartz asked if with the building of the new deck, they would be cutting down any trees. Mr. Kaufmann stated no. Hartz also asked if any additional Lakeshore Landscaping will be done. Mr. Kaufmann stated that there is natural landscape area between the existing pavers and the retaining wall just up at the deck. Other than on the site plan, that is the only place he is showing the lakeshore landscape area. Mayor Connors reiterated that by squaring off the deck, they will be encroaching about six feet into the lakeshore setback. Mr. Kaufmann stated yes. Flower asked how much space would be allowed for the stairs to the Jacuzzi if they kept within the setback. There are existing stairs now and to stay within the setback would not even allow a full three feet for access. Mayor Connors explained that the addition would be far less intrusive than the existing.

Bob Larson, 905 Bayview Drive approached the podium and explained that he is the neighbor next door. He wanted to voice his objection to this plan. He asks for the Commission to not approve this plan. He handed out photographs of the views from his house looking toward the City thru the neighbor's yard showing how the new deck would affect his view. Flower/Hartz motion to close the public hearing. Motion carries. Flower/Hartz motion to deny the Conditional Use Application filed by Lowell Management Services, Inc., PO Box 926, Lake Geneva, WI 53147 on behalf of John Salyer, 1695 Braymore Drive, Barrington, IL 60010, for an alteration to an existing deck with the addition of a screen house to an existing single family residence in the ER-1 District using the setback requirements of the SR-4 District and also for Lawn care located in the Lakeshore Overlay District at 845 Bayview Drive, Tax Key Number ZGB 00006. Flower explains that she believes that they can keep within the lakeshore setbacks. She asks what is allowed in the lakeshore setback area. Brugger stated a number of things including decks. He explains that he and City Planner Slavney have been working to try and clarify this lakeshore overlay ordinance section. Discussion followed. Mayor Connors asked a hypothetical question of if they would take the southeast corner and bring that to where the 100' setback line is and run that over at an angle to the existing deck would they have to come back before the Commission for approval. Brugger stated that would have no impact on the lakeshore overlay but it would still need a Conditional Use as it relates to the side setback which is also part of this current application. Hartz/Flower motion to suspend Scott Lowell to speak at the podium on behalf firm representing the applicant stating that he believes the neighbor offered a legitimate argument and that he suggest the applicant and the neighbor get together and speak. Flower/Hartz motion to withdraw the motion. Flower/Hartz motion to reopen the public hearing and continue it at the February 21st meeting for the Conditional Use Application filed by Lowell Management Services, Inc., PO Box 926, Lake Geneva, WI 53147 on behalf of John Salyer, 1695 Braymore Drive, Barrington, IL 60010, for an alteration to an existing deck with the addition of a screen house to an existing single family residence in the ER-1 District using the setback requirements of the SR-4 District and also for Lawn care located in the Lakeshore Overlay District at 845 Bayview Drive, Tax Key Number ZGB 00006. Motion carried.

Public Hearing on a Zoning Map Amendments filed by the City of Lake Geneva to assign standard zoning district designations on expired Planned Developments for the following locations: ZA3650 00001, Wells Street, from Planned Development (PD) to Planned Business (PB) ; ZSUM 00001 and ZSUM 00002, Summerhaven, from Planned Development (PD) to Two Family Residential (TR-6); ZYUP 00046A, Conant Woods, from Planned Development (PD) to Single Family Residential (SR-4); and ZGM 00012, Geneva Meadows - Wells Street and Bloomfield Road; all in the City of Lake Geneva. Brugger explains that the ordinance states those portions of a General Development Plan (GDP) that are not fully developed within 5 years, the development rights expire and the property should be zoned in a standard zoning category unless the applicant requests an extension; which none of these have (or if they have has been denied). The Geneva Meadows parcel was mid-identified in the public notice and will be re-noticed for next months meeting. The remaining parcels have a zoning designated for it that is reflected in the Comprehensive Plan. No comments from the public were made. Flower/Skates motion to close the public hearing. Motion carried. Hartz/Flower motion to approve to assign standard zoning district designations on expired Planned Developments for the following locations: ZA3650 00001, Wells Street, from Planned Development (PD) to Planned Business (PB); ZSUM 00001 and ZSUM 00002, Summerhaven, from Planned Development (PD) to Two Family Residential (TR-6) and ZYUP 00046A, Conant Woods, from Planned Development (PD) to Single Family Residential (SR-4); all in the City of

Lake Geneva. Brugger stated that he feels the suggested Comprehensive Plan recommendations go well with the neighborhoods that they are around. Hartz asked what the developers would have to do with these parcels if they wanted to develop it further. Brugger stated they would have to re-file for their plan. Discussion followed about what is able to be done on parcels that have had some development (but have not finished), regarding pieces of improvements (asphalt shavings) and what to do with those pieces. Brugger stated he is working on this issue with Staff. Motion carried.

Review and Recommendation on an application for a Lot Line Adjustment submitted by Michael Komoll, 3420 Richnee Lane, Rolling Meadows, IL 60008 for land located in the Town of Linn, located within the city's Extra-Territorial Platting jurisdiction. Attorney Jim Howe approached the podium and explained how the applicant wants to take his two lots and make them into one lot. He explained the logistics behind the need for recommendation from the Plan Commission. The Town of Linn has already approved this plat. Flower asked if the adjacent parcels are similar in size. Howe stated that he did not know. Hartz/Skates motion to recommend the application for a Lot Line Adjustment submitted by Michael Komoll, 3420 Richnee Lane, Rolling Meadows, IL 60008 for land located in the Town of Linn, located within the city's Extra-Territorial Platting jurisdiction. Motion carried.

Review and Recommendation on an application for a Lot Line Adjustment submitted by SANSNOM, LLC, a Delaware limited liability company, 401 N. Michigan Avenue, Ste. 3200, Chicago, IL 60611-4163 for land located in the Town of Linn, located within the city's Extra-Territorial Platting jurisdiction. Attorney Jim Howe approached the podium and explained the project proposal. Town of Linn has already approved this as well. Flower asked why there will be two homes on one lot. Mr. Howe explained that they will be applying for a Conditional Use form the Town to allow this to occur. The ownership will not change and they have no desire to have separate lots. Discussion followed. A letter was received from the Department of Administration and there were a couple of items that needed to be corrected. Attorney Howe handed out revised plats. Hartz/Flower motion to recommend an application for a Lot Line Adjustment submitted by SANSNOM, LLC, a Delaware limited liability company, 401 N. Michigan Avenue, Ste. 3200, Chicago, IL 60611-4163 for land located in the Town of Linn, located within the city's Extra-Territorial Platting jurisdiction subject to approval by the Department of Administration. Motion carried.

Request to set public hearing for a zoning map amendment on an expired Planned Developments located at 95 E. Main Street (Hillmoor) ZOP 00001, ZYUP 00001A, ZYUP 00001C, ZYUP 00131 and ZYUP 00153. This is due to expire mid/late March. The bulk is designated to be Rural Holding. The lower Water Street and Crawford Street area is designated to be SR-4. Brugger will follow along with what the Comprehensive Plan will designate. Hartz/Skates motion to set February 21st 2011 Plan Commission meeting for the public hearing on this matter. Motion carried.

Site Plan Review Application submitted by Stevenson's Trendsetter's, PO Box 893, Delavan, WI 53115 on behalf of Yong Zhong Liong, 700 Southwind Drive #102, Lake Geneva, WI 53147 for a screen porch addition for seasonal dining located over an existing open patio area at Happy Restaurant (formerly Hong Kong Restaurant) 526 Wells Street, Lake Geneva, WI 53147. Brugger explained the project on behalf of the agent for the applicant who was not able to be here tonight. Brugger explains that there is about 30 parking spaces which are adequate for the restaurant and the miniature golf course that is on site. The existing landscape that is shown is more than adequate. Flower asks what kind of architecture standards can be placed on the property. Brugger read through some of the fact finding that could relate to architectural review. Discussion followed on construction materials. Hartz/Skates motion to approve the Site Plan Review Application submitted by Stevenson's Trendsetter's, PO Box 893, Delavan, WI 53115 on behalf of Yong Zhong Liong, 700 Southwind Drive #102, Lake Geneva, WI 53147 for a screen porch addition for seasonal dining located over an existing

open patio area at Happy Restaurant (formerly Hong Kong Restaurant) 526 Wells Street, Lake Geneva, WI 53147 including all Staff recommendations. Motion carried.

Downtown Design Review

None.

Skates/Flower motion to adjourn at 8:13 pm. Motion carried.

/s/ Jennifer Special, Building/Zoning Administrative Assistant

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