

**PLAN COMMISSION MEETING
MONDAY, FEBRUARY 20, 2017 – 6:30 PM
COUNCIL CHAMBERS, CITY HALL**

Mayor Kupsik called the meeting to order at 6:30p.m.

Roll Call. Present: Mayor Kupsik, Alderman Doug Skates, John Gibbs, Sarah Hill, Tom Hartz, Tyler Frederick. Absent: Ann Esarco. Also Present: City Planner Slavney, City Attorney Draper, City Administrator Oborn, Assistant Follensbee.

Approve the Minutes of December 19, 2016 Plan Commission meeting as distributed.

Hartz/Skates motion to approve. Motion carried 6 to 0.

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 to be limited to 5 minutes.

None.

Acknowledgement of Correspondence.

None.

Downtown Design Review.

Application by Gregory Kremser, 281 Meadow Drive, Genoa City, WI 53128 to change lettering on existing sign and remove wood sign to expose decorative brick at 150 Center Street, Tax Key No. ZOP00309.

Gregory Kremser, 281 Meadow Drive, Genoa City, gave an overview of the application details. Planner Slavney referenced the sign code provision (h) of Downtown Design, which states that wall signs, canopy signs, and projecting signs shall not be located on any portion of upper stories. The location of signs shall fit the building. Planner Slavney said the applicant could change out the plastic face, but the sign needs to be brought down to the first floor. Attorney Draper referenced the sign code provision (h) and (j) which states that illegal nonconforming signs, poorly maintained signs, and obsolete signs pertaining to a closed business, shall be removed. The property owner shall be responsible for the removal of such signs. Commissioner Hill asked the applicant if he was opposed to moving the sign to the first floor. Mr. Kremser stated the owner and tenant do not want to move the sign to the first floor level as people are not able to find their business. After further discussion, Ms. Hill complied with the sign code provision (h) and (j).

Hartz/Skates motion to deny the application for sign as requested.

Roll Call: Al Kupsik, Doug Skates, John Gibbs, Sarah Hill, Tom Hartz, Tyler Frederick voting “yes.” Motion carried 5 to 1, with Gibbs voting “no.”

Application by Sally Nimmow, W7510 Oak Ridge Drive, Delavan, WI 53115, to add a new business sign at 252 Center Street, Tax Key No. ZOP00258.

Sally Nimmow, W7510 Oak Ridge Drive, Delavan, has a new business in the building of Geneva Java, 252 Center Street, in the lower level and is applying for signage on the front of the building. It is the same size as sign on opposite side of building, done in colors of greens and white, aluminum composite, 30” x 52” in size. Planner Slavney stated this sign fully complies with our requirements.

Hill/Skates motion to approve.

Roll Call: Al Kupsik, Doug Skates, John Gibbs, Sarah Hill, Tom Hartz, Tyler Frederick voting “yes.” Motion carried 6 to 0.

Public Hearing and recommendation on a General Development Plan (GDP) Application filed by Kevin Madalinski, Director, Hoffman Design & Construction, 122 E College Ave., Appleton, WI 54911 on behalf of Golden Years for a Zoning Map Amendment to Planned Development zoning for a proposed senior housing project on the north side of North Bloomfield Road – about 500 feet east of Edwards Boulevard/Wis 120, Tax Key Nos. ZSF00074 & ZSF00085.

Kevin Madalinski, architect from Hoffman Design & Construction, 122 E College Ave, Appleton, WI 54911, accompanied by owners of Golden Years, Rich Austin, Jeff Austin & John Stankewicz, Brian Pollard, developer of Symphony Bay Campus and Todd Dvorack, project architect with Hoffman. This GDP application is similar to the Concept Plan and shows a detailed site plan, landscaping requirements, and overall goals for project. They have worked with Mike Slavney regarding zoning requirements for a senior campus which will be developed in phases. This GDP is for the entire project with the goal to come back for the review of the PIP for phase one, a 30 unit skilled nursing and rehabilitation center.

Planner Slavney said the GDP is the zoning step and the PC is reviewing 3 requested flexibilities of the baseline standards of the zoning code: 1 – allow a taller building on exposed west side – walk out, the code measures from the lowest point of exposed foundation, 2 – allow out building to be tall enough to accommodate the bus with a request of 20’ instead of the maximum of 15’ designed for cars, 3 – for general institutional uses we calculate the need for 169 parking stalls. This is a senior residential project and they are requesting 134 stalls. Slavney agrees that 134 stalls would be adequate for this project. If project is approved, there is zoning approval to do all the phases including the 3 mentioned flexibilities. The justification for this change is that factors have changed and there is a market for continued senior housing in Lake Geneva. Plan Commission can make a recommendation for a zoning map amendment GDP to the Common Council who has the final vote. Alderman Skates referenced the sidewalks for this development. Brian Pollard stated that the sidewalks would be located on the Golden Years side of the street. Mayor Kupsik questioned the continuation of the bike trail for future development along Bloomfield Road. Attorney Draper stated this item would be considered in the PIP process.

Speaker 1: Public Terry O’Neil, 954 George Street, spoke regarding required parking stalls pertaining to the zoning code and questioned how skilled nursing bed licenses are obtained and the requirements.

Rich Austin replied the state closely regulates every bed. The only way to grow is by acquisition of beds of a closing facility. After being in the process for 2 years, it was approved by the state and now they own 54 skilled beds.

Hill/Skates motion to close the public hearing. Motion carried 6 to 0.

Planner Slavney noted the parking demand is appropriately accommodated for this site. The number of employees will be working in 3 shifts so their demand will be spaced out throughout the course of the day and the week. The code has a catch all provision which states that beyond the minimum parking requirements every site must provide adequate parking to accommodate the on-site parking demand. There is adequate space on the south side of the perimeter drive if additional spaces are needed. Slavney agrees with their request for the flexibility and recommends to approve the GDP for the proposed 134 spaces.

Hill/Hartz motion to recommend approval of the General Development Plan (GDP) Application filed by Kevin Madalinski, Director, Hoffman Design & Construction, 122 E College Ave., Appleton, WI 54911 on behalf of Golden Years for a Zoning Map Amendment to Planned Development zoning for a proposed senior housing project on the north side of North Bloomfield Road – about 500 feet east of Edwards Boulevard/Wis 120, Tax Key Nos. ZSF00074 & ZSF00085 to include all fact finding & staff recommendations, 1. The proposed GDP furthers the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA), 2. One factor has arisen: a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan; 3. The proposed GDP amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

Roll Call: Al Kupsik, Doug Skates, John Gibbs, Sarah Hill, Tom Hartz, Tyler Frederick voting “yes.” Motion carried 6 to 0.

Review and discussion of a Concept Plan for the construction of a new building and modification of an existing parking lot on a lot adjacent to the existing building of Brunk Industries, Inc., 1225 Sage Street, Lake Geneva. Tax Key No. ZGC00010C.

Eric Dreskowski, Excel Engineering and Tom, Architect Site on behalf of Brunk Industries, Inc., gave an overview of the project. Brunk Industries has ordered a large, expensive piece of equipment being delivered on October 1st. They need a building built and ready to house this machinery. An aggressive construction schedule is needed with construction

beginning May 1st. The Concept Plan has been discussed with staff and needs to go through the GDP and PIP process. The proposal is approximately a 38,000 sq. ft. warehouse industrial facility to house equipment with loading docks on the south side. The site is located east of their current existing building, south of Sheridan. Construction of the building is over a portion of their existing parking lot.

Planner Slavney stated the Concept Plan is step 2, the GDP is step 3 and the PIP is step 4. Steps 3 & 4 can be combined for one phased construction. With the condensed timeframe, the applicant is turning around the GDP and PIP submittals tomorrow so they can come to the March Planning Commission meeting. Mr. Hartz confirmed that the GDP and PIP submittals would be considered at the same time. Mr. Slavney said our process will ensure that a complete submittal for both steps 3 and 4 will occur. Mr. Hartz asked if the building would be complimentary to the existing Brunk building. Mr. Dreskowski said the intent is to make the proposed building look like the existing building. Mr. Slavney stated the technical concerns have been addressed in the current plans. Plan changes are due February 28, 2017 so the GDP and PIP can be considered at the March 20 meeting .

Adjournment. Hill/Gibbs motion to adjourn at 7:36pm. Motion carried to 6 to 0

/s/ Brenda Follensbee, Building & Zoning Assistant

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