

**CITY OF LAKE GENEVA
PLAN COMMISSION MEETING**

MONDAY, MARCH 16, 2015 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

MINUTES

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

2. Roll Call

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

3. Approve Minutes of February 16, 2015 Plan Commission meeting as distributed.

MOTION #1

Skates/Flower moved to approve the minutes of February 16, 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.

PUBLIC SPEAKER #1 – Maureen Ziegerhorn - 301 E Townline Road

Ziegerhorn, speaking on behalf of the Caboose owners, voiced their objections to agenda item #9 stating their specific concerns regarding safety, security and privacy. Also stating the desire for herself and the other property owners involved to be kept informed on this issue.

5. Acknowledgment of Correspondence

ACKNOWLEDGEMENT #1

Letter from the Lake Geneva Fire Department dated 3-12-15 regarding agenda item #8 – Lake Geneva Animal Hospital. **Original copy attached to final minutes.*

ACKNOWLEDGEMENT #2

Letter from the Lake Geneva Economic Development Corporation dated 3-16-15 regarding agenda item #8 – Lake Geneva Animal Hospital. **Original copy attached to final minutes.*

6. Downtown Design Review.

A. Application by Angela Durkin for KD Vape Shop, 252 Center Street, Lake Geneva, WI 53147 for four new exterior signs at the storefront at Tax Key No. ZOP 00258.

DISCUSSION - None

MOTION #2

Kupsik/Skates moved to continue the application by Angela Durkin for KD Vape Shop, 252 Center Street, Lake Geneva, WI 53147 for four new exterior signs at the storefront at Tax Key No. ZOP 00258, until the April Plan Commission meeting. The motion carried unanimously.

7. **Final design approval for an exterior entrance alteration filed by Innovative Construction Solutions, Inc on behalf of Interra-Sky Lake Geneva, LLC, 2400 Augusta Drive, Houston, TX 77057 for their property at 200 Edwards Blvd., Tax Parcel # ZA196100001.**

DISCUSSION

David Schwartz addressed the commission regarding the application details and clarified any general questions.

MOTION #3

Mayor Connors/Flower moved to approve the final design approval for an exterior entrance alteration filed by Innovative Construction Solutions, Inc on behalf of Interra-Sky Lake Geneva, LLC, 2400 Augusta Drive, Houston, TX 77057 for their property at 200 Edwards Blvd., Tax Parcel # ZA196100001. The motion carried unanimously.

8. **Review and Recommendation on an Application for Site Plan Review for a building and parking lot addition filled by Lake Geneva Animal Hospital Properties, 801 Townline Road, Lake Geneva, WI 53147 for land located at 801 Townline Road, Lake Geneva, WI 53147, Tax Key No. ZA317000001.**

DISCUSSION

Mona and Dr. Scot Hodkiewicz addressed the commission regarding the application details and clarified all of their general inquires. **Note two letters were received and noted above in the "Acknowledgment of Correspondence".*

MOTION #4

Kupsik/Skates moved to approve the final design approval for an exterior entrance alteration filed by Innovative Construction Solutions, Inc on behalf of Interra-Sky Lake Geneva, LLC, 2400 Augusta Drive, Houston, TX 77057 for their property at 200 Edwards Blvd., Tax Parcel # ZA196100001 including staff recommendations and the letters from the Lake Geneva Fire Dept dated 3-12-15. The motion carried unanimously.

9. **Review and discussion of a Conceptual Design for a Group Development by Basso Builders, 405 Skyline Drive, Lake Geneva WI, 53147, for five (5), six (6) unit Townhome Apartments, at the property located on Skyline Drive and Curtis Street, Current Tax Key No's. ZYUP 00130C & ZMEA 00052.**

DISCUSSION

Josh Basso (Basso Builders) & Warren Hansen (Hansen & Assoc.) addressed the commission regarding the Conceptual design details. They discussed landscape buffers, layout of the townhomes, parking, storm water Management, garbage bins vs. dumpsters etc. They confirmed that some features have not been finalized as of yet, such as color schemes etc.

The commissioners inquired about slope/elevation, the bike path and Manning Way access, etc. There was further concern stated by Mayor Connors and Planner Slavney regarding building #3 and building orientation, public service and emergency vehicle access, traffic etc. The need for more detailed layouts for landscaping and lighting was also noted. Skates noted his disappointment in the parking and only one car garages, and in previous conversations the terms "higher end" and "better finishes" were used and this current layout seems lacking. He also stated better control over the Manning Way access is needed.

SUMMARY of COMMISSIONER'S REQUESTS

Remove Building 3

Inadequate Parking for 3 bedroom units

Review other facilities for comparison

Manning Way access control, add speed table

Bike Path Safety

Layout of buildings/units (mix up with one, two & three bedroom units)

10. Public Hearing and Recommendation on a Conditional Use Application filed by Milliette Family LP, 493 Wrigley Drive, Lake Geneva, WI 53147, to install an accessory structure (Pier) closer to the lake shore than the primary structure, within Lakeshore Overlay Zoning District located at 493 Wrigley Drive, Lake Geneva, WI 53147, Tax Key No. ZOP 00369.

DISCUSSION

Attorney Draper stated that the applicant and their attorney asked that this item is continued to the April meeting pursuant to our zoning ordinance.

MOTION #5

Skates/Flower moved to continue the public hearing and the recommendation on a Conditional Use Application filed by Milliette Family LP, 493 Wrigley Drive, Lake Geneva, WI 53147, to install an accessory structure (Pier) closer to the lake shore than the primary structure, within Lakeshore Overlay Zoning District located at 493 Wrigley Drive, Lake Geneva, WI 53147, Tax Key No. ZOP 00369 to the April meeting. The motion carried unanimously.

11. Public Hearing and recommendation on a Zoning Text Amendment to Section 98-802 to revise the Sign Ordinance to include “Menu Boards” for the City of Lake Geneva.

DISCUSSION

Inspector Robers addressed the commission regarding the origin and details of the recommendation. Slavney discussed the details of the proposed Menu Board features and dimensions.

PUBLIC SPEAKER #1 - Terry O’Neil - 954 George Street, LG

Mr. O’Neil stated that he could not pull up the Agenda packet with an Ipad, nor could staff when he called for assistance. He is concerned that the wrong section was noted, stating that it is not sec 98-802 it is 98-803 and therefore it should be continued to next month. He also stated his concerns for visual sign changes and manual limitations. He feels he would be in favor of the changes but would like to see the full document.

MOTION #6

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

DISCUSSION

Mayor Connors stated that it should be noted that it is in section 98-802, item 2H and it is also in numerous sections, it is also in 98-803 verbage. Inspector Robers clarified that it should be revised to include the entire Article 8.

MOTION #7

Kupsik/Skates moved to approve the recommendation on a Zoning Text Amendment to Section 98-802 to revise the Sign Ordinance to include “Menu Boards” for the City of Lake Geneva including the entire Article 8. The motion carried unanimously.

12. Adjournment

MOTION #8

Skates/Flower moved to adjourn the meeting at 7:48 pm. The motion carried unanimously.

/s/Jackie Gregoles, B&Z Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION.

City of Lake Geneva Fire Department

730 Marshall Street Lake Geneva, WI 53147
Non-Emergency Phone Number 262-248-7228
Fire Prevention Bureau 262-248-6075
Fax 262-248-2264
E-mail lgfd@sbcglobal.net

March 12, 2015

Dr. Mona Hodkiewicz
Lake Geneva Animal Hospital
801 E. Townline Rd
Lake Geneva, WI 53147

Reference: Lake Geneva Animal Hospital Proposed Addition

Dr. Hodkiewicz,

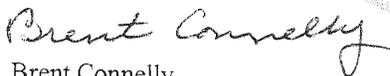
I am in receipt of your request for variance at the above listed property. Specifically, the requirement for a sprinkler system for the proposed addition pursuant to City Ordinance 30-42(3), an addition of 36% of the gross square footage.

This variance is granted and contingent upon the following;

- The installation of a full fire alarm system with devices as required by the fire department.
- Any future addition or level I or II alterations would require a full retrofitting of an approved sprinkler system

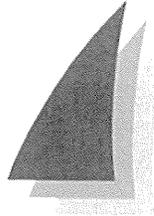
Please feel free to contact me at any time should you require further assistance.

Respectfully,



Brent Connelly
Fire Chief
262-248-6075 Ext 10
bconnelly@lakegenevafire.org

cc: FILE, Building Inspector



LAKE GENEVA
ECONOMIC DEVELOPMENT CORPORATION
"OUR LAKE MEANS BUSINESS"

March 16, 2015

Ken Robers
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147

RE: Proposed expansion to LG Animal Hospital, Lake Geneva Business Park

Dear Sirs:

I have had recent conversations with Dr Scot Hodkiewicz and today received the floor plan and elevations for a proposed addition to the LG Animal hospital facility located on Townline Road in the Lake Geneva Business Park in the City of Lake Geneva.

The LGEDC Architecture Committee will meet soon with Dr Scot to review and approve the plans and exterior finish materials. Their proposed addition will have to meet all of the City of Lake Geneva building requirements and property setbacks. Furthermore the construction will have to meet all requirements in the "Declaration of Covenants, Conditions, and Restrictions, Lake Geneva Business Park Phase II dated May 1,1996. My office e-mailed a copy of these covenants to Dr Scot on March 10, 2015. The Lake Geneva Economic Development Corporation endorses the expansion plan of the current facility and recommends consideration for approval by The Lake Geneva Planning Commission and the City of Lake Geneva.

Thank you for your consideration of this project.

Sincerely,

Andrew J. Dammeir
Executive Director
Lake Geneva Economic Development Corporation

