

**PLAN COMMISSION MEETING
MONDAY, MARCH 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, Sarah Hill, Tom Hartz, Tyler Frederick. Absent (Excused): John Gibbs, Ann Esarco. Also Present: City Planner Slavney, Jackie Mich, City Attorney Draper, City Administrator Oborn, Building & Zoning Administrative Assistant Follensbee.

Approve the Minutes of February 20, 2017 Plan Commission meeting as distributed.

Skates/Hartz motion to approve. Unanimously 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 to be limited to 5 minutes.

Candy Kirchberg, 917 Marshall Street, addressed the concept plan for a proposed Associated Bank. She stated if this passes, her property value will go down. She asked if it does pass, they take great care to keep trees on the property. She bought her home with the expectation that she was living in a neighborhood not a commercial area.

Acknowledgement of Correspondence. None.

Downtown Design Review.

Application by Denise Swan, DenayCocoBay, 734 Remington Lane, North Aurora, IL 60542, to paint the front of the building at 259 Broad Street, Tax Key No. ZOP00263

Denise Swan, 734 Remington Lane, North Aurora, IL, stated DenayCocoBay is going to be a luxury nail spa with makeup services and spa-related gift items. She went over the interior and exterior colors of the building.

Hartz/Skates motion to approve color scheme A as presented in the application as well as staff recommendations. Unanimously carried.

Application by FYF, LLC, 43 South Water Street East, Fort Atkinson, WI 53538 for an exterior siding and fence railing design at 640 West Main Street, Tax Key No. ZOP00306

Ryan Schultz, 312 W Lakeside Street, Madison, WI, stated modified wood products are being proposed in place of the cedar siding. Jackie Mich noted the updated application includes an open fence as recommended by staff and more durable materials. This project does have site conditional use and design approval. The only items being reviewed are the fence material and the exterior building material. She recommended approval along with the applicant updating and resubmitting the site plan and landscaping plan to clearly depict wire fencing on top of the retaining wall in the Main Street wall and the wall in the side yard. The north exterior elevation should be updated to clearly label that the proposed fence should match the fence that is depicted in the south exterior elevation. The proposed fences don't exceed the maximum height for fences as laid out in the zoning code. She recommended the steel be treated to prevent any staining on the wood over time.

Hill/Frederick motion to approve the application by FYF, LLC, 43 South Water Street East, Fort Atkinson, WI 53538 for an exterior siding and fence railing design at 640 West Main Street, Tax Key No. ZOP00306 including the updated transparent fencing and exterior material along with all staff recommendations and findings of fact. Unanimously carried.

Application by Hans Melges, 1100 Edwards Blvd, Lake Geneva, WI 53147, to reface outdated front of building on west side at 233 Center Street, Tax Key No. ZOP00284.

Hans Melges, 1100 Edwards Blvd Lake Geneva, WI, requested permission to change the face at 233 Center Street. He would like to take the two front windows out of the building and put in a foot wall, install overhead, clear garage doors with a bronze finish, a suspended awning and add columns. It will be white and sided with LP siding. Mr. Melges said the garage doors will stay inside of the building. Ms. Hill has concerns with the consistency of the downtown design. She would like to see the code reviewed. Planner Slavney stated the standards between Center and Cook on Main Street are clearly defined. He disagrees with Ms. Hill's opinion and added there isn't a particular look in this area. Mr. Melges said the present building has window bays which will open more sidewalk room when they are removed. The use will be for Melges Real Estate. Ms. Hill feels the point of a downtown design review is to make sure everything is consistent with

what is in the ordinances. She does not think these two blocks portray an experience. Mr. Skates noted there isn't enough presented to go on.

Skates/Hill motion to continue this item to the next meeting. Unanimously carried.

Public Hearing and Recommendation on a Precise Implementation Plan (PIP) Application filed by Bill Henry, Kehoe-Henry & Associates, Inc. on behalf of Lake Geneva Middle School for building an accessory storage building for the existing Middle School, 600 North Bloomfield Road, Tax Key No. ZA297500001

Bill Henry stated the Lake Geneva Middle School would like to build a 30' x 42' storage building at the southeast corner of the current Lake Geneva Middle School. It will add about 940 square feet of paving that would consist of asphalt paving on the east side and concrete paving on the west side between the proposed building and the middle school. The purpose of the building is to provide additional storage for equipment that is used in the gymnasium.

Kupsik/Hill motion to close the public hearing. Unanimously carried.

Hartz/Skates motion to recommend approval of the Precise Implementation Plan (PIP) Application filed by Bill Henry, Kehoe-Henry & Associates, Inc. on behalf of Lake Geneva Middle School for building an accessory storage building for the existing Middle School, 600 North Bloomfield Road, Tax Key No. ZA297500001 including all staff recommendations and include the affirmative findings of fact items number 1 through 6. Unanimously carried.

Public Hearing and Recommendation on a Conditional Use Application filed by Andrew Goodman, Lake Geneva 50120, LLC, GMX Real Estate Group, LLC, 3000 Dundee Road, Suite 408, Northbrook, IL 60062 to propose a Starbucks Restaurant with a drive-up window in the approved multi-tenant building located at 281 N Edwards Blvd, Tax Key No. ZA297300001

Andrew Goodman, 3000 Dundee Road Suite 408, Northbrook, IL, walked through the application. The restaurant would typically operate from 5:30am to 10:00 or 11:00pm based off of demand. There is a proposed seating plan and café layout that has approximately 42 seats and 18 outdoor seats, weather permitting. The drive thru requirements are at least 8 cars stacking. The drive thru lane wraps all around the property line. This initially would not be proposed as a 24 hour location at this time. Ms. Hill has received a lot of push back about a 3rd Starbucks in town. She reiterated that it is not the job of the Plan Commission to select the individual businesses but to make sure it is appropriate in planning and zoning. Mr. Hartz questioned if there is a loading area. Mr. Goodman answered the loading is typically done on pallets through the front door. Mr. Hartz also questioned if people can turn left into the building. Mr. Goodman answered there is a barrier meeting along Edwards Blvd. heading southbound, so customers would turn southbound regardless of if they were travelling east or west.

Speaker 1

Cindy Flower, 533 Haskins Street, questioned if patrons would enter from the right and go along the backside of the building. She questioned how someone would get out of line if someone was behind them and they grew tired of waiting. Mr. Slavney stated typically an escape lane is required, but there wasn't enough room on this site. Most Starbucks drive thrus do not have escape lanes. The issue has been reviewed and approved through the general development plan when the site plan was approved. It is not ideal and they will lose some customers because of that.

Kupsik/Hartz motion to close the public hearing. Unanimously carried.

Hill/Skates motion to recommend approval of the conditional use application filed by Andrew Goodman, Lake Geneva 50120, LLC, GMX Real Estate Group, LLC, 3000 Dundee Road, Suite 408, Northbrook, IL 60062 to propose a Starbucks Restaurant with a drive-up window in the approved multi-tenant building located at 281 N Edwards Blvd, Tax Key No. ZA297300001 to include all staff recommendations and findings of fact. Unanimously carried.

Public Hearing and Recommendation on a Precise Implementation Plan (PIP) Application filed by Andrew Goodman, Lake Geneva 50120, LLC, GMX Real Estate Group, LLC, 300 Dundee Road, Suite 408, Northbrook, IL 60062 to amend the engineered design of the retaining wall in the northwest corner of the site located at 281 N Edwards Blvd, Tax Key No. ZA297300001

Andrew Goodman stated they had originally come forward with a slat wall retaining wall system for this property. Since the approval of the precise implementation plan stage, they have gone out and looked at samples of this system as well as pricing and decided to come back for consideration on an architectural block wall system called a rib rock system. The

wall is approximately 200 feet long. It runs 0 to 6 feet high. The system is similar to Legos, as they are stacked on notches. Mr. Slavney feels it is a fine alternative and is more attractive.

Kupsik/Skates motion to close the public hearing. Unanimously carried.

Kupsik/Frederick motion to approve the Precise Implementation Plan (PIP) Application filed by Andrew Goodman, Lake Geneva 50120, LLC, GMX Real Estate Group, LLC, 300 Dundee Road, Suite 408, Northbrook, IL 60062 to amend the engineered design of the retaining wall in the northwest corner of the site located at 281 N Edwards Blvd, Tax Key No. ZA297300001 to include all staff recommendations, findings of fact, and the ornamental fence previously approved. Unanimously carried.

Public Hearing and Recommendation on a Proposed Certified Survey Map (CSM) Application filed by Ryan Wilgreen, Excel Engineering, Inc., 100 Camelot Drive, Fond du Lac, WI 54935 on behalf of Brunk Industries for a Lot Combination to create a single parcel for the Brunk Industries campus on 8.28 acres located at 1225 Sage Street, Tax Key No. ZGC00006

Eric Drazkowski, spoke on behalf of Excel Engineering who worked on the architectural and site plans along with the surveying. The CSM for this project needed to combine all of the lots into one. There were 24 lots associated here. It included portions of Grove, Waverly, and Crawford along with the alleyways. The goal is to consolidate all the properties into one clean CSM to create one overall campus property.

Kupsik/Hill motion to close the public hearing. Unanimously carried.

Skates/Kupsik motion to approve the Proposed Certified Survey Map (CSM) Application filed by Ryan Wilgreen, Excel Engineering, Inc., 100 Camelot Drive, Fond du Lac, WI 54935 on behalf of Brunk Industries for a Lot Combination to create a single parcel for the Brunk Industries campus on 8.28 acres located at 1225 Sage Street, Tax Key No. ZGC00006 to include all staff recommendations. Unanimously carried.

Public Hearing and Recommendation on a General Development Plan (GDP) Application filed by Eric Drazkowski, P.E., 100 Camelot Drive, Fond du Lac, WI 54935 on behalf of Brunk Industries to amend an existing Planned Development on the Brunk Industries campus to accommodate a Second Manufacturing Building on approximately 8.28 acres located east of the current building on the south side of Sheridan Springs Road, just east of 1225 Sage Street, Tax Key No. ZGC00006

Eric Drazkowski, Excel Engineering, 100 Camelot Drive, Fond du Lac, WI, stated the proposed building is 45,700 square feet with a loading dock on the southeast corner. There will be salvage metal stored internally on the south side as well. Parking will be located on a portion of the west, north, and east. The drive access for the trucks will be shared with the vehicles on the east. The maneuvering area for this will be on the south. Storm water will be handled on site with a wet pond located in the northwest corner. The difference between this plan and the one previously seen is that there was a meeting regarding the environmental corridor. On the west side a line was delineated to keep impervious improvements out such as retaining walls, buildings, and pavement. The corridor on the west of the line is for grading and storm water. Previously, the west road looped around on the west side and connected to the south. The Fire Department has been contacted and deemed it is acceptable. The building materials will match the existing building. The wetland delineation for the site has been submitted and accepted. They are in queue to have that concurred with as soon as the growing season starts. He is seeking approval contingent upon DNR concurrence of the wetland delineation. He also requested the flexibilities listed in the packet. Mr. Slavney added he agrees with the characterization of tree preservation.

Kupsik/Hartz motion to close the public hearing. Unanimously carried.

Kupsik/Hill motion to approve the General Development Plan (GDP) Application filed by Eric Drazkowski, P.E., 100 Camelot Drive, Fond du Lac, WI 54935 on behalf of Brunk Industries to amend an existing Planned Development on the Brunk Industries campus to accommodate a Second Manufacturing Building on approximately 8.28 acres located east of the current building on the south side of Sheridan Springs Road, just east of 1225 Sage Street, Tax Key No. ZGC00006 to include all staff recommendations, findings of fact, changes made by the applicant, the six areas of flexibility, and contingent upon DNR approval. Ms. Hill questioned if the wetland will split the campus in two. Mr. Drazkowski confirmed that it would. Unanimously carried.

Public Hearing and Recommendation on a Precise Implementation Plan (PIP) Application filed by Eric Drazkowski, P.E., 100 Camelot Drive, Fond du Lac, WI 54935 on behalf of Brunk Industries to amend an existing Precise Implementation Plan on the Brunk Industries campus to accommodate a Second Manufacturing Building on approximately 8.28 acres located east of the current building on the south side of Sheridan Springs Road, just east of 1225 Sage Street, Tax Key No. ZGC00006

Eric Drazkowski, Excel Engineering, 100 Camelot Drive, Fond du Lac, WI, gave an overview of the landscaping plan, lighting, utilities, and sidewalk connections. Mr. Hartz questioned the proposed sampling manhole. Mr. Drazkowski stated it is a City requirement. Mayor Kupsik said that is to check the sewage that is going out of the building. Mr. Slavney recommended repeating the granting of the flexibilities. He said the City Engineer has not completed the review of the utility and storm water plans. He did complete a preliminary review.

Skates/Hill motion to close the public hearing. Unanimously carried.

Kuspiak/Skates motion to approve the Precise Implementation Plan (PIP) Application filed by Eric Drazkowski, P.E., 100 Camelot Drive, Fond du Lac, WI 54935 on behalf of Brunk Industries to amend an existing Precise Implementation Plan on the Brunk Industries campus to accommodate a Second Manufacturing Building on approximately 8.28 acres located east of the current building on the south side of Sheridan Springs Road, just east of 1225 Sage Street, Tax Key No. ZGC00006 to include all staff recommendations, all flexibility that was discussed, fact finding in the affirmative, and contingent upon the City Engineer's final review of the drawings. Unanimously carried.

Review and Recommendation of a Concept Plan for Geneva Lake Christian Church, a new worship facility built on vacant land located at the northeast corner of Bloomfield Road and the soon to be built Harmony Drive, Tax Key Nos. ZSF00231 & ZSF00232

Bill Henry with Kehoe, Henry & Associates, noted the church purchased approximately 7 acres about 5 years ago. The land is east of the old Stein Restaurant. The church is planning to build a one-story structure with a ground floor that would have an exposed, walk-out fellowship hall. It would be exposed on the southeast side with a patio in front of that area. It will be a traditional style in its architecture. They would like a mountable curb design. The church is in the process of reviewing where they may want some accessory structures. They are considering outdoor play equipment and recreation space as well. The church does not foresee letting any outside groups operate within the proposed building on a regular basis. They are requesting two signs on the property. The church will be requesting an exemption to allow completion of the landscaping within 3 years rather than the 1 year requirement. They are also requesting the paving be allowed to be completed in an amount greater than 1 year. The intent is to align their entry drive across Harmony Way from the Golden Years' primary entrance. Ms. Hill questioned the parking lot island flexibility that is being requested. Mr. Slavney explained the ordinance requires when you get to the 11th space in a row, you get a landscaped peninsula or island. Mr. Henry hopes to begin construction this fall. They will be filing the GDP application for the May agenda.

Review and Recommendation of a Concept Plan for a proposed bank on the corner of Williams Street and Marshall Street, Tax Key No. ZRA00033

Steve Rolfe with Midland Commercial Development located at W228 N745 Westmound Drive, Waukesha, WI, discussed the conceptual site plan review for an Associated Bank branch facility. He noted site layout, driveway access, landscape screening, and landscaping have been discussed with staff. They will be acquiring two parcels, one is vacant and the other is a small duplex. The area has mixed zoning. Mr. Slavney clarified there is planned business zoning where the Clark station was and the two flat currently has residential zoning. The comprehensive plan shows all of Marshall Street in the Neighborhood Mixed Use category. The proposal is consistent with the adopted comprehensive plan. It would require a zoning map amendment for the whole site to the neighborhood zoning district. That would be consistent with the comprehensive plan. Mr. Rolfe stated the landscape buffer was increased to 20 feet on the west property line. There will be a 6 foot board on board fence which will be significantly landscaped.

Wes Barnes with Rinka Chung Architecture, 756 N Milwaukee St. Suite 250, Milwaukee, WI, stated he is representing Associated Bank. The plan has been updated based on the recommendations from the City. Mr. Barnes said there will only be one sign. The building will be one-story with a flat roof. Ms. Hill noted she had been approached to use the Clark station parcel as community gathering space or potential park use. She reached out to the land use people at Kwik Trip headquarters, and they had zero interest in dedicating the space as a park or allowing it to be used as a public

gathering space. She said parks would have to be maintained by the Street Department as well. This would be improving the current site as it is. Alderman Skates feels they have done everything they could to buffer with the residences.

Adjournment. Hill/Skates motion to adjourn at 8:24pm. Unanimously carried.

/s/ Stephanie Gunderson, Assistant City Clerk

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE PLAN COMMISSION