

**CITY OF LAKE GENEVA
PLAN COMMISSION MEETING**

MONDAY, NOVEMBER 21, 2016 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

Minutes

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

2. Roll Call

Present: Mayor Kupsik, Doug Skates, John Gibbs, Sarah Hill, Tom Hartz, Ann Esarco, Tyler Frederick
Not Present: Planner Mike Slavney
Also Present: Atty. Dan Draper, City Administrator Oborn, Building Inspector Robers and City Clerk Waswo

3. Approve Minutes of October 17, 2016 Plan Commission meeting as distributed.

Hartz/Skates moved to approve the minutes of October 17, 2016 Plan Commission meeting as distributed. Unanimously carried.

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.

A. 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.

Applicant withdrew application. No discussion and no action taken.

7. Public Hearing and Recommendation on a Conditional Use Application filed by Rodger Fisher, 946 Ceylon Court, Lake Geneva, WI 53147, to construct an addition using the SR-4 Zoning requirements in an ER-1 (Estate Residential) Zoning District located at 946 Ceylon Court, Lake Geneva, WI 53147, Tax Key No. ZA124000002.

DISCUSSION

Leslie Scherrer Pella with PSG, 448 Falcon Ridge Dr. Suite B, Burlington, gave an overview of the application details. A similar application was put forth and approved in February 2015 by the same property owner. They did not implement the addition at that time and the deadline expired. They are back with another application with a similar footprint to the first addition. The purpose is to utilize the SR-4 zoning requirements in an ER-1 zoning district. The property does not meet the existing ER-1 setback requirements. It seems more appropriate to use the SR-4 requirements. The addition is 342 square feet and would be 10 feet off the neighboring property line. The request is for a 6 foot setback as that is the minimum setback in SR-4.

Mr. Robers said they are basically doing the same design as previously approved. The standard for these lots is to go through the SR-4 zoning as the lots do not meet the ER-1 standards. The Conditional Use Permit is good for two years, but has to be started within a year. Building permits for additions and remodels are 2 years. The building permit needs to be renewed but they wouldn't have to come back for a conditional use because they have started the project. If they had not started the project, they would have up until one year to get the project started and two years to complete it.

It was confirmed the additional storage listed is closets. Commissioner Hartz questioned why the zoning is not changed since the majority of the lots do not meet the ER-1 requirements. Mr. Robers answered it allows the Council and Plan Commission some control over the lakefront development.

Hill/Frederick moved to close the public hearing. Unanimously carried.

MOTION

Hartz/Frederick motion to approve the recommendation on a Conditional Use Application filed by Rodger Fisher, 946 Ceylon Court, Lake Geneva, WI 53147, to construct an addition using the SR-4 Zoning requirements in an ER-1 (Estate Residential)

Zoning District located at 946 Ceylon Court, Lake Geneva, WI 53147, Tax Key No. ZA124000002 including all staff recommendations and findings of fact.

Roll Call: Al Kupsik, Doug Skates, John Gibbs, Sarah Hill, Tom Hartz, Ann Esarco, Tyler Frederick voting “yes.”
Unanimously carried.

8. Public Hearing and recommendation on a Precise Implementation Plan (PIP) Amendment Application filed by Peter Jurgens for Oakfire Restaurant, 831 Wrigley Drive, Lake Geneva, WI 53147 for modifications to the Precise Implementation Plan (PIP) in the Central Business (CB) Zoning District at 831 Wrigley Drive, Tax Key No. ZOP 00340.

DISCUSSION

Peter Jurgens, 262 Center Street and David Scotney, owner of Oakfire, gave an overview of the application details. They received approval several months ago to remodel the building. However, the engineers stated the project design would not work. It was determined to be cheaper and faster to tear down the building and start over. By building new, they are sliding the front of the building back to create more space for outdoor dining. The dining is being raised by 12 inches and includes a fence. For cost reasons they made the building smaller and trimmed off square footage to open up a significant amount of space in the back. There will now be room for 3 to 4 dumpsters. The original architect stated the mezzanine was not included in the square footage, however, per the state it is included and would require an elevator. Because of this they eliminated the 3rd level and lowered the height of the building to 33 feet. Noncombustible building materials were explained and presented to the commission. They are proposing a start date of January 2 with completion by May 1.

PUBLIC SPEAKER #1 – David Quickel, 424 Country Club Drive, Lake Geneva

Mr. Quickel represented Popeye’s which is the neighboring business. He questioned the availability the alley and what would be happening in the front of the building during the 5 month timeframe. Mr. Robers replied the applicant would still have to meet all the requirements of the original PUD proposed. The back alley will have to be cut open to run the sprinkler and water lines. They are to notify all the surrounding property owners when the street will be blocked as well as the Police and Fire Departments. At the end of the working day both the street and the alley have to be passable.

Mr. Quickel asked if there is an estimate on how long the street will be closed. Mr. Jurgens replied they developed a plan for deliveries and also have a \$13,000 budget to block the meters. They are bagging the meters along the beach so that Wrigley Drive will always be open. They plan on utilizing the 4 parking stalls in front of their building and the 4 parking stalls in front of Barrique. They tried negotiating with Popeye’s and offered to pay them so that they would not block any of the streets, but they were not willing to work with us.

Ald. Skates feels this build will be less intrusive and less restrictive on neighbors. Mayor Kupsik questioned how they would work around Winterfest in February. Mr. Jurgens explained the meters will not be affected on Friday afternoons, Saturdays and Sundays. The plan is to keep the crane entirely on the sidewalk area if possible. They also will have construction fencing.

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

MOTION

Kupsik/Hill motion to approve the recommendation on the Precise Implementation Plan (PIP) Amendment Application filed by Peter Jurgens for Oakfire Restaurant, 831 Wrigley Drive, Lake Geneva, WI 53147 for modifications to the Precise Implementation Plan (PIP) in the Central Business (CB) Zoning District at 831 Wrigley Drive, Tax Key No. ZOP 00340 including all staff recommendations, findings of fact, materials presented and all previous conditions to be followed.

Roll Call: Al Kupsik, Doug Skates, John Gibbs, Sarah Hill, Tom Hartz, Ann Esarco, Tyler Frederick voting “yes.” Unanimously carried.

9. Public Hearing and recommendation on Precise Implementation Plan (PIP) Application filed by Lake Geneva 50120, LLC c/o GMX Real Estate Group, LLC, 3000 Dundee Rd, Northbrook, IL 60062 for two new commercial buildings in the Planned Business Zoning District at 281 N Edwards Blvd., Tax Key No. ZA297300001.

DISCUSSION

Andrew Goodman, GMX Real Estate Group, LLC, 3000 Dundee Rd, Northbrook, IL, gave an overview of the application. He was here this summer for the GDP Amendment and received a favorable recommendation to move forward. Between last summer and today, they have 2 tenants with leases; however 2 tenants have since dropped out. This caused them to rework the

development scheme. Currently they are showing 5 prospective tenants. They are hoping to break ground in the spring and to have the spaces ready later in 2017.

Mr. Goodman explained a reference to an operations and easement agreement. It is a private internal agreement that governs the operations between the 2 buildings on the lot. It covers permissible building areas, acceptable uses, sharing of utility lines, easements and such. It's a self imposed document that will be a benefit to the city. Commissioner Hartz stated they are looking for a break on parking. Neighboring them is the single biggest parking lot in the city. It seems a no brainer that people will park there. Mr. Goodman replied as a practical matter they found over the years, it's very hard to enforce. But from a legal matter they have to look at their lot as a standalone lot.

Mr. Robers commented nothing has changed from the original GDP, it's the same conditions. This details the building, colors and materials. Two items were brought up from staff. The sprinkler connections on the back of the building (north side) exceed our distances from the hydrant to the building. The Fire Department asked they include 2 sprinkler connections on the side of the building that faces the parking lot. The second is some minor issues with landscaping. Due to big trees at the entrance, they are worried they won't make the corner. They will have the same amount of trees, but will be moved so they are not taken out when driving in.

Commissioner Esarco questioned the bike racks and wondered if a bike path can be done at this point. Ald. Skates stated it wouldn't be feasible to do a bike path due to the grade and corner. There will be east and west bicycle lanes on the new road. State regulations only allow bike paths crossing on one side of the intersection. If a sidewalk and path to Highway 50 was added there would be no where for them to go.

Commissioner Hill commented on big box national retailers verses small independent businesses and where to draw the line. Mr. Goodman noted the stores are not necessarily all national, some may be regional. An intersection like this tends to draw retailers. The amount of retail density is what they are attracted to, which is a different clientele. It was noted a lot was taken on by the developer for the esthetics of the property. The parking will not be seen from the road.

Mr. Robers added their plan shows 2 sampling manholes to allow the Water Department to take samples. He has talked with the engineer and they are removing the 2 manholes and adding 1 in the parking lot.

Hill/Gibbs moved to close the public hearing. Unanimously carried.

MOTION

Hartz/Skates motion to recommend approval of the Precise Implementation Plan (PIP) Application filed by Lake Geneva 50120, LLC c/o GMX Real Estate Group, LLC, 3000 Dundee Rd, Northbrook, IL 60062 for two new commercial buildings in the Planned Business Zoning District at 281 N Edwards Blvd., Tax Key No. ZA297300001 including all staff recommendations, findings of fact, City Engineer comments from letter dated November 2, 2016, and materials as presented.

Roll Call: Al Kupsik, Doug Skates, John Gibbs, Sarah Hill, Tom Hartz, Ann Esarco, Tyler Frederick voting "yes." Unanimously carried.

10. Adjournment

MOTION

Hill/Skates moved to adjourn the meeting at 7:32 pm. Unanimously carried.

/s/Sabrina Waswo, City Clerk

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION