

**CITY PLAN COMMISSION  
MONDAY, MAY 16, 2011 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL**

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

**Roll Call:** Commissioners Flower, Poetzing, Hill, Olson and Skates. Also Present: Mayor Connors, City Attorney Draper, Building/Zoning Administrator Brugger, Administrative Assistant Special, City Administrator Jordan and City Planner Slavney. Alderman Hartz was excused.

Skates/Olson motion to approve minutes of April 18th, 2011 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.**

Letter received from Attorney Jonathan Levine in opposition of the application made from the Baker House.

Correspondence from the Town of Linn was received in regards to an amendment to their Comprehensive Plan.

**Continued Public Hearing on a Conditional Use Application filed by Andrew Fritz of the Baker House, 327 Wrigley Dr., Lake Geneva, Wisconsin to utilize the existing rooftop patio for Outdoor Commercial Entertainment at 335 Wrigley Drive, Tax Key Number ZMER 00001- 40.** No one commented during the public hearing. An email from the applicant was received asking for this item to be tabled to a future meeting. Skates/Flower motion to continue the public hearing. Motion carried.

**Public Hearing to amend the General Development Plan and Precise Implementation Plan for an existing Planned Development for the addition of an outdoor multi-level deck for outdoor dining (Outdoor Commercial Entertainment) filed by Capitol Cuisine LLC d/b/s Sprechers Restaurant & Pub, PO Box 44507, Madison WI 53744 at 111 center Street, Lake Geneva, WI 53147 Tax Key Number ZCOV 00001.** Kevin Ledderer with Capitol Real Estate approached the podium to give a brief description of the proposed project. Ray Bolton from ADCI (architect for the project) approached the podium and explained the changes to the plan. This project is for a deck. It is not planned to have it enclosed in the future nor prepare it as an addition to the existing building other than as a deck. Plans show the tiered deck. He explains that this plan is to break up the outdoor façade and also allow for people dining inside looking out the window at an unobstructed view to the lake. They plan to have a glass railing on the deck to also allow for an unobstructed view to the lake. The materials are designed to be a trex deck with posts. They are asking for flexibility to allow for outdoor dining and also for some parking. When he took the parking ratios, he took counts from the conference center, the hotel, the dining (inside and proposed outside). The table in the application indicates that they were over 500 stalls and presently with the lot adjacent and the outlot they are at 454 stalls. They are requesting flexibility based on those figures. They also need flexibility with the setback in one location of the proposed deck and also with the green space. They are approximately 4 1/2 feet from the property line at the closest portion of the lower deck. They are drastically under the requirement of green space for this property currently but they do propose some landscaping which will put them well above the required landscape points. The lighting they are proposing on the deck will shine down on the deck and will not exceed lighting beyond the lot line. Brugger asks for Mr. Bolton to explain more about how the parking will work with the extra parking in the lot by Mc Donald's. How will that be monitored? Mr. Ledderer explains that they have tried to look at the parking pretty close and explains that they will need to work with the Cove management to make sure the lot is open an available when need be. He also feels that at peak times, 40%-50% of his business comes from people who are already parked at the Cove and Harbor Shores. Brugger asks if there are plans to put speakers on the deck to pipe music out there. Mr. Ledderer states that they propose light background music. He would like to have one guitar player out there sometimes but in no way have any kind of a full band. They would come back for approval if they would do any kind of musical function. He states that the intention is to basically be acoustical and soft singing and guitar and

background music in speakers installed on the building. Skates asks if the "104 stalls" is the locked parking lot and if it is realistic to be in play, will there be someone there to man it. Ledderer states that he believes that it is and will work with the Cove to make sure that something can be worked out. Hill asks if there are specifics to how the restaurant gets their parking spots. Ledderer explains that they have access to the entire Cove parking lot. The guests from the hotel can use the spots as well as diners. Flower explains that the lot always appears full and that dining guests are not aware of alternate spots to park. Ledderer explains that he may be able to work with the Cove to have better signage to indicate more parking is available. More discussion on parking occurred. Mayor Connors expressed his concern about the lower deck and it being less than 5 feet from the right of way and whether or not something like a bar could be in that area and have a farther setback from the right of way (similar to the upper deck). Bolton explains that on the original plan they were 1 1/2 feet away at the closest point and they pulled it back to 4 1/2 feet. They are still trying to keep the same number of seats. Brugger stated that after the last meeting we talked about chopping the end row of tables off and putting the deck line approximately through the middle of those two sets of tables. Bolton explains that it comes down to economics and a smaller deck means fewer tables. Brugger explains that some of the landscaping is proposed to go into the right of way. Skates asks if the rendition that is shown (on the easel) is reflected in the drawings in the packets (as far as the setback being moved back to 4 1/2 feet). It does not. Skates asks how far out the lower deck is out from the building. It is out 18 feet from the face of the building. This is 4 1/2 feet from the property line. If they cut out a row of tables, they will be ten feet from the property line. Skates also asks if the upper stairwell is for serving only. Ledderer explains that 99% of the time it will be for servers only as everyone should be seated through the bar area. Flower asks about the setback from southern post the middle deck to the right of way. It is about 26.5 feet. She wonders if the lower deck can have the deck split between the two table areas and extend that (cut off area) to the middle deck and square it off so other seats will not be lost. Bolton shares that they want to keep the water feature in place as much as possible and they have taken the mayors comment and put a bench near the feature. No comments were made from the public. Skates/Flower motion to close the public hearing. Motion carried. **Skates/Flower motion to approve the amendment to the GDP/PIP as presented with the condition of removing the first row of seating in the lower deck pushing the deck back about 6 feet.** Discussion followed. Brugger asks if the music issue can be addressed in the motion (music piped onto the deck be indiscernible at side property lines so people on either side don't have to listen to it and no live music/entertainment unless approved with a temporary use permit or Conditional Use permit ). **Connors/Skates Motion on amendment to the original motion that there be a condition of moving the setback of the lower deck back to ten feet from the right of way and allow for music to not be discernable at the side lot lines and that any live music be approved with a Conditional Use permit or temporary use permit.** This can be determined by looking at the drawing identified as AS1.0. The right of way line is shown by a dashed line off the left hand side. In this case, they are 6.908 at the top and 4.5 at the bottom and this suggests allowing them to modify the post section so they are ten feet away from the right of way. They can figure the seating the way they want to. This is only for the lower deck. **Skates/Flower motion to suspend the rules to allow the landscaper to speak.** Motion carried. Dan from C&D Landscaping approached the podium to answer setback questions on landscape materials. **Hill/Flower motion to close the public hearing again.** There were no additional comments from the public. Motion carried. Motion with amendment carries (5-1) with one nay (Hill). **Connors/Flower additional amendment to the motion that signage be installed to state that all parking is available to Cove guests and Sprecher guests.** Flower motion to add the amendment of adding more landscape to the entry of the additional parking lot (near Mc Donald's). Motion fails for lack of second. Motion on the additional amendment for signage to be installed on all parking lots unanimously carried. Motion on the original motion (approving an amendment to the GDP/PIP) as amended (lower deck going from six to ten feet setback) with amendments of the music (to not be discernable at the side lot lines and that any live music be approved with a Conditional Use permit or temporary use permit) and that signage be installed to state that all parking is available to Cove guests and Sprecher guests with staff recommendations. **Motion carried 5-1 with one nay (Hill).**

**Public Hearing to amend the General Development Plan for an existing Planned Development to allow for an increase in the number of senior housing units from 100 to 110 and other zoning exemptions filed by Parkside Management Services, 5215 Old Orchard Road, Suite 860, Skokie, IL 60077-1045 for a proposed development at Tax Key Number ZSF 00074.** Michael McCarthy of Parkside Management Services and Terry Smith from BSB Design approached the podium to discuss the plan and any changes from the original approval. This plan has been submitted to the Fire Chief and he had no major issues with the plan. Some variations are being asked for. They would like to go from the original approval of 100 units to 110 units. Independent living will have 47 units, assisted living will have 43 units and the memory care units will be 20 units. Access into the parcel will be off of Southland Farms Drive. This drive will also be shared with the proposed clubhouse/community center that will feature the renovation of the barn. When you come into the senior facility area, there will be a circular drop off area that will be the building entry for this facility. There will be guest parking spaces situated around this drop off area. Additional guest parking will occur north and south of this proposed entry drop off. The north end of the building will be treated as parking for staff and deliveries/ service. They want to limit access to this end of the building from the general public. Going south from this drop off area will lead to a 47 space parking garage that will serve the three story independent living wing above. This will be underground parking. The central area of the building will be a story and a half for common uses. Moving north in the building will be a two story use for assisted living and memory care. There is a proposed stand alone maintenance and storage building at the north end of the building. There will most likely be a temporary access (for emergency access) out onto N. Bloomfield Road until Northwind Circle is constructed, and then it will be abandoned. Surface parking has 91 spaces designated. Of that, 47 spaces will be designated for garage spaces, 37 built spaces with an additional 7 spaces that will be land banked. They want to maintain as much green space as possible so they don't want to construct any more spaces for parking than they need to. Topographically, there is about 14-15 feet of fall. It is high at the east end and falls to the west. At the low point they have situated some detention ponds. There will be a series of outdoor courtyards. There will also be an enclosed one specifically for the memory care residents. They will try to maintain as many of the trees as possible. Those trees that may need to be moved/ removed will be replaced. They are also asking for a building height of 40 feet (to the mean of the roof) from the allowed 35 feet. Doug Buster of BSB Design approached the building and explained the building. The left wing is the independent living with parking underneath. This is where the building will reach about 40 feet (to the mean of the roof) in height. The other portions for center club facility (1 1/2 story) and assisted living and memory care units (two stories) will not go over the 35 foot maximum. The materials used will be maintenance free. The club facility will be enjoyed for all. The independent people will have access to their own gym, library and craft area. The assisted living and memory care residents will have separate dining rooms while the independent living residents have their own dining room. Skates asks where the additional units were put (From the 100 to 110 units). Mr. Buster stated in the memory care area. Mayor Connors states that he spoke with the Fire Chief this afternoon and would request additional fire hydrants on site. Skates asks Brian Pollard from Fairwyn if the Barn will be rehabbed. Mr. Pollard stated that he will be rehabbing the Barn at the same time they are working on the facility. The garage floor elevation is at 896 and is about 900 at the right of way line on Bloomfield Road. That would only be at the door opening. You would only see part of the garage door from Bloomfield Road. Connors explains that this project is somewhat similar to what is already at Curtis Street and Townline Road. Brugger asks about the signage and the possible need for additional flexibility (off premise signage). He also addresses the request for sign height flexibility and that they will not need it as we don't take the mounting brackets into consideration for height determinations. Flower/Skates motion to close public hearing. Motion carried. Connors/ Skates motion to approve the amendment to the General Development Plan for an existing Planned Development to allow for an increase in the number of senior housing units from 100 to 110 and other zoning exemptions as indicated in the application filed by Parkside Management Services, 5215 Old Orchard Road, Suite 860, Skokie, IL 60077-1045 for a proposed development at Tax Key Number ZSF 00074 along with a condition that they add additional fire hydrants as requested by the fire department and other staff recommendations. Positive comments concerning the development were expressed. Motion carried.

**Public Hearing on a Conditional Use Application filed by Vista del Lago homeowners Association, 1070 S. Lake Shore Drive, Lake Geneva, WI 53147, for the installation of a wrought iron fence in excess of three feet in the street yard at 1070 S. Lake Shore Drive, Tax Key Number ZCNV 00001-58.** Anthony Panozzo approached the podium on behalf of the Vista del Lago Home Owners Association and explained the proposal of a new fence in the street yard. Skates/Olson motion to close the public hearing. Motion carried. Hill/ Skates motion to approve the Conditional Use Application filed by Vista del Lago homeowners Association, 1070 S. Lake Shore Drive, Lake Geneva, WI 53147, for the installation of a wrought iron fence in excess of three feet in the street yard at 1070 S. Lake Shore Drive, Tax Key Number ZCNV 00001-58 including staff recommendations. Motion carried.

**Review and Action on a Site Plan amendment Application filed by Robert Wereski 304 S. Wells Street, Lake Geneva, WI 53147 for a design change of an in-ground swimming pool at 304 S. Wells Street, Tax Key Number ZOP 00352A.** Robert Wereski, owner of Plaza Motel at 304 S. Wells Street approached the podium to explain the Site Plan Amendment. He explains that the State requires that a bathroom facility must be next to a public swimming pool. The original plan was to convert one of the rooms at the motel as a facility. This would have been acceptable but he thought it would be too complicated and decided to put something in closer to the pool. It will be an 8' x 8' structure with aluminum siding. The color and the siding will be comparable to the other building on the lot. This will be a unisex, handicapped accessible bathroom with a diaper changing station and a drinking fountain. The pool will remain the same size 16' x 30' and fenced in. The pool will be shifted from the original location so the bathroom can be put as far to the property line as possible. The gazebo will be shifted over as well. Flower confirms that setbacks will still be met. Brugger confirms that they are. Skates/Olson motion to approve the Site Plan Amendment application as presented by Robert Wereski 304 S. Wells Street, Lake Geneva, WI 53147 for a design change of an in-ground swimming pool at 304 S. Wells Street, Tax Key Number ZOP 00352A including all staff recommendations. Motion carried.

**Continued discussion on the process of making amendments to the Comprehensive Plan.** City Planner Slavney explained the samples that he supplied for the packets that were asked of him of what other communities have done with amendments to their Comprehensive Plan. One sample is a typical public participation plan. A second example was a time table for a Plan amendment that incorporates the opportunity for people wishing an amendment to the Plan to have several months to nominate their properties for an amendment to the Plan to be considered. That takes typically four months. In total, the amendment process takes about six months. He also had included information about what an approximate cost would be (\$10,000.00 per annual process). He explains that a typical approach would be to allow for the review of amendments on an annual cycle. Slavney suggests that since April/May is a time with potential new members to Plan Commission and Council, it would be beneficial to let the new members have a couple months under their belts before something big like this was worked on. If the process is started in June then we can finish the process up in October/November before the holidays start. The seasonal residents could also participate in the full process. It was also suggested that the applicant pays for the amendment process and that it would be divided upon all the applicants. It wouldn't be based on size of property but rather on the number of applicants who request an amendment. Slavney stated that if the Commission is happy with the samples provided in the packets, he could get things going and have something available to put on the June agenda. Discussion followed. Once this process starts it goes to the end regardless if the amendment is completed. People can apply early and not wait for the annual notice in the media. Oftentimes this happens. Hill asks if this six months time frame is hard and fast or could it take less time. Slavney stated that he has seen it take less time but that was with special meetings and a limited amendment list. The most cost effective way to approach this is to attach it to the regular monthly agenda. Attorney Draper stated that it was discussed to have a joint public hearing with the Plan Commission and Common Council and it would cut down on time and cost. Each amendment is voted on separately and then an over all vote to amend the plan per the individual votes is done. Slavney also indicates that often times when the plan is amended the City finds something that needs to be amended as well. Whether it is something that was missed or something has changed in another plan and can be reflected appropriately in the Comprehensive Plan. Slavney also states that the practice varies if the City decides to make an amendment at the same time as an applicant as to whether the city also pays a fee. The property owner must give consent for the developer to approach and request an amendment of the Plan. The Plan Commissioners gave a unanimously consent to allow for Slavney and Brugger to go ahead and work to bring something forward for next months meeting.

**Downtown Design Review**

Geneva Bay Market & Gifts, Mia Faccia & Simplicity Health and Wellness Counseling 252 Center Street. Hill/Skates motion to approve the signage for 252 Center as presented. Motion carried.

Roses, 433 Broad Street. Change in the awning color to a more gold/black/gray and incorporate the gray with the building that it gray. The original awning was darker. Skates/Hill motion to approve the design change for the awning at Roses. Motion carried.

Skates/Flower motion to adjourn at 8:34 pm. Motion carried.

/s/ Jennifer Special, Building/Zoning Administrative Assistant

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