

**CITY PLAN COMMISSION  
MONDAY, APRIL 16, 2012 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL**

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

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

Hill/Flower motion to approve the March 19th 2012 minutes. 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 in favor of project at 1724 Main Street, Covenant Harbor, received by Carla and Bill Young.  
The letter of correspondence will be on file at the Clerk's office.

**Public Hearing and recommendation on a Conditional Use Application filed by Geneva Bay Market and Gifts, 252 Center Street, Lake Geneva, WI 53147 for Outdoor Commercial Entertainment (grilling/serving area) on the existing outdoor patio at 252 Center Street, Lake Geneva, WI 53147, Tax Key Number ZOP 00258.**

Patrick Kavanaugh, owner of Geneva Bay Market and Gifts, 252 Center Street, approached the podium to explain his proposal. Kavanaugh explains that he may need to amend this application for a grease screen/hood to collect the vapors in the grease smoke as items are being made. Hill asks if the grill will be permanent or portable. Kavanaugh explains that this grill will be on wheels but will be left outside all the times. When it is not in use, it will have a grill cover on it. He also explains how he has been in touch with the State Health Department and is licensed for the restaurant portion of this use. The food will be stored in the shop. Kavanaugh states that they will be focusing on pre-cooked brats. He wants to keep it rather simple. Hartz stated that a landscape plan was approved with the patio last year and asks if the project is complete. Kavanaugh states that it is. Hartz asks if there will be additional signage (to what is already out there) to advertise this. No, there will not be. Hartz also asks if the primary reason is to sell the brats more than 12 days a year. Kavanaugh stated yes, the demand last year was so good and that is why he is applying for this year. Discussion occurred about the State requirements for food preparation, storage and sanitary issues.

No one from the public wished to comment. Hartz/Skates motion to close the public hearing. Motion carried. **Flower/Olson motion to approve the Conditional Use Application filed by Geneva Bay Market and Gifts, 252 Center Street, Lake Geneva, WI 53147 for Outdoor Commercial Entertainment (grilling/serving area) on the existing outdoor patio at 252 Center Street, Lake Geneva, WI 53147, Tax Key Number ZOP 00258 to also include Staff recommendations (specifically the grease hood over the grill).** Discussion followed on the aesthetics of an outdoor grill and the comparison to last year's hot dog cart that was denied. **Aye: Flower, Poetzingler, Olson and Mayor Connors. No: Skates, Hartz and Hill. Motion carries 4-3.**

**Public Hearing and recommendation on a Conditional Use Application filed by Covenant Harbor Bible Camp, 1724 W. Main Street, Lake Geneva, WI 53147, for the installation of an additional pier, with twelve slips, at 1724 W. Main Street, Lake Geneva, WI 53147, Tax Key Number ZA2546 00001.**

Eric Anderson, 611 Sage Street, Associate director at Covenant Harbor approached the podium and explained his proposal. One pier is for boat storage, second pier is for swimming and the third pier is for everything else. A fourth pier would allow an opportunity to shift some potential high traffic issues away from the children in the water. Anderson states that this will make the waterfront safer. There will be no new boats added to the lake area. This was approved a few years ago and it wasn't completed then due to lack of funds. There are funds in place now. This will also improve the aesthetics for the lakefront. This new pier is for boat storage only and will be for staff use only. This way, guest will not be any closer to the property line. Skates asks which pier is the newest. Anderson stated, the Geneva Bay Center pier, in about 1989. Since that time, the day camps have started which is about a 40% increase in people since 1989. Anderson stated that the Geneva Lake Conservancy

gave a verbal ok to this project. The closest neighbors sent a letter in favor (see above) to the City. Hill asks why a Conditional Use is needed. Brugger stated that all piers need a Conditional Use. The DNR and perhaps the Army Corps of Engineers will submit a letter for approval. Both agencies approved this two years ago. Anderson stated that this location was chosen as it impacts the shore land the least and has the least amount of trees in the area. Hartz asks about the number of boats that was allowed at that time and the condition of not allowing any more boats. Anderson stated that they are allowed 22-23 boats and that they do not have any more than they are allowed. Hartz also asked about the maximum length of the piers allowed by the ordinance. It is 100 feet maximum. No comments from the public. Hartz/Skates motion to close the public hearing. Motion carried. **Hartz/Skates motion to approve the Conditional Use Application filed by Covenant Harbor Bible Camp, 1724 W. Main Street, Lake Geneva, WI 53147, for the installation of an additional pier, with twelve slips, at 1724 W. Main Street, Lake Geneva, WI 53147, Tax Key Number ZA2546 00001, including Staff recommendations as well as any DNR or Army Core of Engineers conditions that may be presented. Motion carried unanimously.**

**Public Hearing and recommendation on a Conditional Use Application filed by Leo and Janie Wilken, 404 S. First Street, West Dundee, IL 60118 for Indoor Sales and Service at 911 W. Main Street, Lake Geneva, WI 53147, Tax Key Number ZOP 00242.** Janie Wilken, 404 S. First Street, West Dundee, IL approached the podium to explain the project. She explains that they will owner occupy the home along with retail and also have a second renter (who is currently renting). They plan to return the house to its original look and then eventually have it return also to a single family home. The will see vintage goods and gifts. Skates/Olson motion to close the public hearing. Motion carried. **Hartz/Olson motion to approve the Conditional Use Application filed by Leo and Janie Wilken, 404 S. First Street, West Dundee, IL 60118 for Indoor Sales and Service at 911 W. Main Street, Lake Geneva, WI 53147, Tax Key Number ZOP 00242 including Staff recommendations specifically that this approval be limited to this owner and also that within the ten year time frame of this Conditional Use that the home be returned to a Single Family home as depicted in the Comprehensive Plan.** Brugger stated that while the future land use for this property is Single Family (Comprehensive Plan) that the current land use is Neighborhood Office. The owner could use this property as it fits with any Neighborhood Office uses available to her if she chooses to do something other than the retail store. Brugger explains if they want it to fully go back to a Single Family use, the City should rezone that property so if the retail is discontinued it could only be a single family use. Hartz also stated that the owner could reapply for an extension for the Conditional Use if she was not finished having a business in that ten year limit. Motion carried unanimously.

**Public Hearing and recommendation on a Precise Implementation Plan (PIP) Amendment, filed by Dave Herbeck, 2601 E. Gatewood Drive, Appleton, WI 54915 to construct an automotive parts retail store adjacent to 200 Interchange North, Lake Geneva, WI 53147, Tax Key numbers ZA4159 00001 and ZA4159 00003.** Dave Herbeck, 2601 E. Gatewood Drive, Appleton, WI approached the podium and explained his project. The use was anticipated with the original plan approval. The original plan called for a bank and large retail building about 14,000 square feet along the west side of the property and an additional rear building of about 19,000 square feet. The change to the plan is that this building will only be about 7,000 square feet. The Certified Survey Map will parcel this development off as indicated. All of the easements are in place. There is anticipated shared parking as well as dedicated parking for Advanced Auto. Herbeck has worked with Vandewalle on materials and colors for the building. Mayor Connors asked how many delivery trucks will be coming. Herbeck stated that Advanced has one truck a week, perhaps at the most, and the truck is not around for very long. Flower asks how large of business they project to have given the other Auto parts stores around. Herbeck stated that the research shows that this site is one of the best in the area and that it will work. Hill asked about signage. Herbeck stated that that the original PIP had a multi-tenant sign on the Bank parcel and the land owner would like to reserve the rest of that sign for the parcel behind this parcel and the Bank parcel. Advanced Auto will put their own sign on the northwest corner of the lot near Interchange North. Flower asked if the elevations being shown on the easel were the same as in the packet. They are. Flower asks if this will be brick or block building. It will be block. Vandewalle guided the materials for the building. Olson/Hill motion to close the public hearing. Motion carried. **Hill/Hartz motion to approve the Precise Implementation Plan (PIP) Amendment, filed by Dave Herbeck, 2601 E. Gatewood Drive, Appleton, WI 54915 to construct an automotive parts retail store adjacent to 200 Interchange North, Lake Geneva, WI 53147, Tax Key numbers ZA4159 00001 and ZA4159 00003 including Staff recommendations and the recommendations included in the Crispell Snyder letter dated April 13, 2012.** Flower questioned the foot candles at the property line. Brugger explained that it is allowed as it is not a pedestrian walkway. **Motion carried unanimously.**

**Review and Recommendation on a Certified Survey Map, filed by Dave Herbeck, 2601 E. Gatewood Drive, Appleton, WI 54915 on behalf of KC Northgate LLC, 751 Geneva Parkway, PO Box 460 Lake Geneva, WI 53147 for land located on ZA4159 00001 and ZA4159 00003, adjacent to 200 Interchange North, Lake Geneva, WI 53147.** Brugger explained that the original GDP depicted each of the three buildings would be on their own lot. This lot ended up being much larger than was needed so they moved the lot line to adjust the lot area for this applicant. Brugger also mentions approval of this CSM dependent on approval of the PIP approval by the council and the conditions of the letter by Crispell Snyder dated April 13, 2012. **Hartz/ Skates motion to approve the CSM filed by Dave Herbeck, 2601 E. Gatewood Drive, Appleton, WI 54915 on behalf of KC Northgate LLC, 751 Geneva Parkway, PO Box 460 Lake Geneva, WI 53147 for land located on ZA4159 00001 and ZA4159 00003, adjacent to 200 Interchange North, Lake Geneva, WI 53147 including Staff recommendations, final PIP approval by the City Council and the recommendations by Crispell Snyder as depicted in the letter dated on April 13, 2012. Motion carried unanimously.**

**Discussion for a change in lakefront landscaping at 1070 S. Lake Shore Drive, Lake Geneva, WI 53147 by the Vista del Lago Property Owners Association.** Steve Scheel, Scheel and Associates Landscape Architecture, approached the podium on behalf of the Vista del Lago Properties Owners Association to explain the project. The Property Owners want to develop the undeveloped slope along the lakefront. Brown vetch is invading the area and it also needs to be addressed. He states that Rosetta Stone will probably be the best option to help develop this area. The problem with using natural stone is that you would have to stack it and then it will eventually move. The Rosetta stone has been engineered to handle this kind of load. The slope is about a 35 foot elevation change from the shoreline to the top. There are next to none for native plantings out there except for a little poison ivy. There will be a rather large gathering area for social events. Tony Panozzo, property manager of Vista del Lago also approached the podium to explain some other points of this project. He would like to get a feel from the Plan Commission for what the City wants before it goes back in front of the property owners. The hill slope is changing every year and staff is in danger for trying to get at the weeds on the hill. They would like to beautify it and try to control the erosion. Brugger asks how much further the property line goes beyond the south pier. The line after it is the property line. There is some asphalt going from the pier up to the access road. Beyond the pier is grass into the neighbor's property. Hill asks if the location of the patio will be the same but just enlarged. They want to push it back a bit so it doesn't contribute to any erosion issues. There are 62 dwelling units. About 225 residents are there when they have their annual picnic. They would also like to propose a fire pit. Panozzo has talked to the Fire Department and the also their Insurance Company regarding the fire pit and it being suggested to be wood instead of gas. He also stated that he would like people to comment on the great aesthetics of Vista del Lago's lakefront instead of wondering what kind of place it is. Brugger commented about the stone and whether or not their will be plantings in front of it to break up the stone. Panozzo stated that there will be and this stone also can come with planting pockets in it as well. Brugger explains how this will come before you as a Conditional Use for work within the Lakeshore Overlay zoning district. That ordinance prohibits development within the lakefront that it should be left in its natural, undisturbed state. Since it has never been left in its undisturbed state, like many other along the lake, the applicants are looking to trade some nonconforming landscaping for something more conforming. It needs to be reviewed to see what it can be made into. Will the applicants be able to trade the landscape improvements for a little more pavement in the patio area within that 100 foot landscape? This will mean less lawn and more natural landscaping. Hill asks why Timbers cannot be used. Panozzo stated that they will rot and will need to be replaced every 12-15 years or so and using this stone will only need to be used once and never replaced. Hill likes the removal of the horseshoe sidewalk and moving the patio back however, she is not in favor of 300+ feet of an unnatural product being used. She appreciates them wanting to beautify this area but would rather have a natural product there. Skates feels that the stone may be overwhelming but would appreciate a photo from the lake to get a better feel for what it will look like. Panozzo states that a property off of Chapin Road and also next to Casa del Sueno have used this product. Scheel stated that unless you give the natural stone a concrete fitting, the natural stone will not hold the load that is at question here. Brugger asked if it has been considered to stagger the stones. They will consider it. They want to get the input to make the balance to make everyone happy. Mayor Connors asks about the width of the lake path because when the piers are out, there is not much space to walk on the path. When the changes are made, it will make the pathway wider and allow for easier passage. Flower reiterates that the patio shown in the packets will actually be pushed back toward the sidewalk. The plant list is to be natural plants to the lakefront setting. The plant list was recommended to be sent to Vandewalle for their review. Brugger asks what kind of landscape lighting will be used. Panozzo stated that they haven't talked about it yet. If anything it would be low lighting but they have lighting from the lake path already. Hartz commented that he agrees that whatever can be done to break up the mass of "stone" will be

helpful. Short of causing issues with drainage and that sort of thing, the idea of moving the patio back and dropping it down two feet would be terrific as well.

**Downtown Design Review.**

**835 Wrigley Drive.** There is an additional window proposed on the second story, along with updating the railing on the second story to a wrought iron railing (charcoal in color with a colored top rail), two additional windows and a door on the first floor. The patio material will also be a colored concrete instead of the brick (the walking surface) so the tables wouldn't rock. Hartz/Hill motion to approve the four changes as presented. Motion carried.

**Pear Tree Shoppe. 851 W. Main Street.** They had a preferred color but also chose an alternate since the preferred one was too red. Hill/ Poetzing motion to approve the signage presented using the alternate color (darker cranberry color). Flower motion to amend the motion by inverting the color scheme using a gold background with red lettering. Amendment dies for lack of a second. Motion carried 6-1.

**Global Gourmet. 725 Main Street.** There will be wood columns and panels covering up the corrugated aluminum along with an awning with signage. Hartz/Skates motion to approve the signage and change from the corrugated aluminum to wood. Motion carried unanimously.

Hartz/ Flower motion to adjourn at 8:22 pm. Motion carried.

/s/ Jennifer Special, Building/Zoning Administrative Assistant

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