

**CITY PLAN COMMISSION
MONDAY, OCTOBER 15, 2012 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL**

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

Roll Call: Commissioners Flower, Poetzinger, Alderman Hougen, and Commissioner Olson. Also Present: Mayor Connors, City Attorney Draper, Building/Zoning Administrator Brugger, City Administrator Jordan and Administrative Assistant Special. City Planner Slavney and Commissioner Skates were excused.

Hougen/Poetzinger motion to approve the September 17th 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 from LGEDC recommending approval of the project for the R&L Spring Company.

Letter received from the Town of Lyons in opposition to the petition for annexation on tonight's agenda.

Public hearing and recommendation on a Petition for Direct Annexation by Unanimous Approval on behalf of the Property Owners of territory located in the Town of Lyons, Walworth County, Wisconsin, to the City of Lake Geneva, Walworth County, Wisconsin, pursuant to Section 66.0217(2), Wisconsin Statutes, and Temporary Zoning (SR-4 Single Family Residence) filed by Andria and Landon Hart, 401 Curtis Street, Lake Geneva, WI 53147, as the sole owners of record of the real property in the territory sought to be annexed, such territory being more particularly described as A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 31, T2N, R18E, TOWN OF LYONS, COUNTY OF WALWORTH AND STATE OF WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 31; THENCE S 00 DEGREES 39' 35'' E ON AND ALONG THE WEST LINE OF THE SOUTHWEST ¼ AND THE CENTER LINE OF CURTIS STREET, 640.47 FEET; THENCE N 89 DEGREES 58'55'' E 494.97 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE N 88 DEGREES 58'55'' E 165.03 FEET; THENCE S 00 DEGREES 39'35'' E 99.00 FEET; THENCE S 89 DEGREES 58'55'' W 163.84 FEET; THENCE N 01 DEGREES 15' 54'' W 99.00 FEET TO THE PLACE OF BEGINNING. TAX KEY NUMBER: PART OF N LY31 00008. Attorney Nathan Jurowski, 201 W Hidden Trail, Elkhorn WI on behalf of Attorney Richard Torhorst approached the podium to explain the project. There are two objections regarding this annexation. One, that the lot line adjustment happen after the annexation is completed, and two, the septic system remaining on the lot that is for the property that will remain in the town of Lyons have an easement . Brugger asked if the easement documents include the location of the mound and any required setbacks. Attorney Jurowski stated that he did not know if that happens in a direct review. He also stated that he will relay the requested information to Attorney Torhorst and that it will be done. Hougen asked for clarification on the piece of property that has the septic system on it. Hougen asks if the City is comfortable with the septic being on City property. Brugger responded that Staff is comfortable with it as the property owners (in the Town) will take care of anything that occurs. If something goes wrong with the system, they will have to replace it on the portion of the property that is still in the Town of Lyons. Hougen/Flower motion to close the public hearing. Motion carried. Hougen/ Olson recommend approval Petition for Direct Annexation by Unanimous Approval on behalf of the Property Owners of territory located in the Town of Lyons, Walworth County, Wisconsin, to the City of Lake Geneva, Walworth County, Wisconsin, pursuant to Section 66.0217(2), Wisconsin Statutes, and Temporary Zoning (SR-4 Single Family Residence) filed by Andria and Landon Hart, 401 Curtis Street, Lake Geneva, WI 53147, as the sole owners of record of the real property in the territory sought to be annexed, such territory being more particularly described as A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 31, T2N, R18E, TOWN OF LYONS, COUNTY OF WALWORTH AND STATE OF WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 31; THENCE S 00 DEGREES 39' 35'' E ON AND ALONG THE WEST LINE OF THE SOUTHWEST ¼ AND THE CENTER LINE OF CURTIS STREET, 640.47 FEET; THENCE N 89 DEGREES 58'55'' E 494.97 FEET TO THE

PLACE OF BEGINNING; THENCE CONTINUE N 88 DEGREES 58'55'' E 165.03 FEET; THENCE S 00 DEGREES 39'35'' E 99.00 FEET; THENCE S 89 DEGREES 58'55'' W 163.84 FEET; THENCE N 01 DEGREES 15' 54'' W 99.00 FEET TO THE PLACE OF BEGINNING. TAX KEY NUMBER: PART OF N LY31 00008 contingent upon the fulfillment of the easement restriction as per City Staff request. Motion carried unanimously.

Public hearing and recommendation on a Conditional Use Application filed by Ken Etten, Mc Cormack & Etten Architects on behalf of Scott and Gretchen Matzelle, 532 W. 8th Street, Hinsdale, IL 60521, for a second floor addition to an existing single family residence in the ER-1 District using the setback requirements of the SR-4 District at 911 Bayview Drive, TAX KEY NUMBER: ZGB 00004. A letter was received by Kelly Frazier on behalf of Mc Cormack and Etten for the Matzelle asking for a continuance of this item. No public comments were made. Poetzinger/ Hougen motion to continue the Public hearing to the November 19th 2012 Plan Commission meeting. Motion carried.

Public hearing and recommendation on a Conditional Use Application filed by Scott Pody, 504 Haskins Street, Lake Geneva, WI 53147, for Vehicle Repair and Maintenance at 1149 Elkhorn Road, TAX KEY NO. ZWH 00012. Scott Pody, 504 Haskins Street approached the podium to explain his project. Hougen asks how many customers he proposes. Pody responds enough to keep open. Right now he has 3-4 customers a day. Brugger reiterates that his business shares the parcel with another business next door and that they also share a driveway/parking area and that vehicles could pull through to Grant Street and not back out onto Hwy. H. Flower asks if any parts will be stored outside. No there will not be. Hougen asks about recycling of products so they are not being disposed of improperly. Pody states that he does handle things carefully. No public comments. Hougen/Olson motion to close the public hearing. Motion carried. Flower/Hougen motion to recommend approval of a Conditional Use Application filed by Scott Pody, 504 Haskins Street, Lake Geneva, WI 53147, for Vehicle Repair and Maintenance at 1149 Elkhorn Road, TAX KEY NO. ZWH 00012 including staff recommendations. Motion carried unanimously.

Public hearing and recommendation on a Conditional Use Application filed by Robert Williams on behalf of Kelly and Joan Yunker, 101 Broad Street, Lake Geneva, WI 53147, for a Diner (Indoor Commercial Entertainment) at 111 Wells Street, TAX KEY NO. ZA 3650 00001. Bob Williams N8W22350 Johnson Drive, Waukesha, WI approached the podium on behalf of the applicants the Yunkers to explain the project. Hougen asks if the sidewalk will be installed on the front of the property. Yes it will be. Hougen also asks about the drop off on the property and the water runoff being a problem. Williams stated that the majority will be collected on site and directed to the storm sewer and some will drain off onto the grass. Flower asks if any discussion have been made to the neighbors to the north. Williams stated that they have met with the neighbors in the past and have attempted to address any concerns that they may have. Most of the hill in the rear of the property is on their property and that is where the dumpster is proposed to be located. Discussion was made regarding the hill with trees on it and the maintenance of it. The Diner will be reconditioned when it gets on site here in the City. It is in good shape now but they want to make it more historical and replace some parts. Flower asks about parking if people pull in and it was full do they have to back up onto the street. Williams stated there is a lane for people to back up onto so they can drive forward back onto Wells Street. The garbage truck will come on off hours so as to not disturb the patrons. More discussion occurred on the maintenance of the north side of the property. Flower asks why the driveway entrance lines up with Mc Donald's and it was stated that the City Engineer requested that it be that way. Hougen asks about the 15 foot power line overhead. Williams stated that it will not be a problem as it is not near the building. Brugger states that a pedestrian easement will be asked for when putting in the sidewalk. Williams does not have a problem with that. Hougen/Poetzinger motion to close the public hearing. Motion carried. Hougen/Connors motion to recommend approval on a Conditional Use Application filed by Robert Williams on behalf of Kelly and Joan Yunker, 101 Broad Street, Lake Geneva, WI 53147, for a Diner (Indoor Commercial Entertainment) at 111 Wells Street, TAX KEY NO. ZA 3650 00001 subject to all utility and sidewalk easements and staff recommendations. Flower expresses some of her concerns with the project. Discussion followed. Flower asked about the signage, the dumpster enclosure and also a better picture or rendering of the diner. Brugger stated that it will be a rock enclosure around the dumpster. The signage will not have to come before the commission as it's not in the downtown design review. Motion carries 4-1 with Flower voting no.

Public hearing and recommendation on a Precise Implementation Plan, including action on a Certified Survey Map, filed by Kim Pischke of Core Commercial, Inc. 571 Marcella Street, Kimberly, WI 54136, to build two commercial buildings, one of them proposed to be a multi-tenant building, at the out lot located in front of Target at 660 N. Edwards Blvd., Tax Key No. ZA3997 00003. Bill Hoch from Excel Engineer and Kim Pischke approached the podium to explain the project. Flower asks if the grades for this plan are subject to the previous approval for the lot adjacent will it need to come back to the commission for approval of any change. Brugger stated that if all the changes happen on the east side of the property and it doesn't impact any egress or ingress then it wouldn't need to come before the Commission for additional approvals. Hoch showed the east elevation as he passed it around. Hoch also states that these site plans will also need to be approved by Target. The signage will be on the monument sign that was approved for Target in the Planned Development approval. Flower asks if any rooftops units will be there and visible from the street. It will be behind the parapet and not visible from any direction. Brugger stated that on the northern lot, where the sidewalk is brought in along the road frontage and crosses the driveway, Staff is asking for another section of sidewalk to be added to the north side of the curbs. If people are going to the north building, then they don't have to cross the driveways. Hoch doesn't see an issue with that. Brugger stated that the last plan he saw had a building encroaching in the corner and heard something about an easement being abandoned. Hoch states that some easements have been discovered by the title company at the last minute. Along the entry drive, at one point there was a water main easement running through that area which accounts for the irregular shape of the building. Since the water main easement has been abandoned, a new shape for the building is able to be done. Brugger explained a concern the Public Works Director had with a streetlight. There is a force main going through on the south end of the southern building. In that landscape island, near the corner of the building is a light pole. He is concerned with any boring happening in that easement so maybe it would be better relocated to the landscape island across the parking lot. Hoch stated that he can work with him on relocating it to an area not within an easement. There was also a locust tree that was recommended to be relocated and replaced with a flowering crab tree. Landscaping is recommended to be moved around with concern to Edwards Blvd view of the dumpster if left open. Hoch didn't see a problem with that. There will be a small utility room in the three unit building and one for the whole other building. Hougen asks if the transformer gets screened. It does. Staff thought it would be better if the parking spaces by the delivery doors could be cross hatched for no parking (or at least some of it) so not to obstruct parking areas with the delivery trucks. The east façade will be a tile and black paneling and is intended to be black. Brugger suggests that maybe some of the awning that will be on the front can be applied on the side so that it could have a little more pizzazz to show that it is a retail area. Discussion occurred on the clearance for a large vehicle through the parking area. Hoch stated that he had run a program with a semi-truck through the plan and it has no problems. No public comments. Olson/Hougen to close the public hearing. Motion carried. Hougen/ Poetzinger motion to recommend approval on a Precise Implementation Plan, including action on a Certified Survey Map, filed by Kim Pischke of Core Commercial, Inc. 571 Marcella Street, Kimberly, WI 54136, to build two commercial buildings, one of them proposed to be a multi-tenant building, at the out lot located in front of Target at 660 N. Edwards Blvd., Tax Key No. ZA3997 00003 subject to all Staff recommendations (1. A revised site plan indicating the status of the easements and new footprint of the northern building, 2. Utility director approval of any proposed improvements within any easements specifically related to borings such as light poles, tree plantings etc., 3. Relocate some landscaping along the Edwards Blvd. area of the dumpster on the northern building, 4. Relocate sidewalk along the northern edge of the access drive to the northern building, 5. Plan Commission approval of the revised building elevations, 6. Re-stripe the areas depicted as parking stalls behind the multi-tenant building and designate for loading). Motion carried unanimously.

Review and action on a Site Plan Review for a building addition submitted by R&L Spring Company for the property located at 1097 Geneva Parkway, Lake Geneva, WI 53147. Bill Hoch from Excel Engineering approached the podium again to explain the project for R&L Spring Company addition. Hougen asks how this project will affect the Southwind Prairie housing project to have an industrial building so close. Brugger explains that the developer of that project knew about the industrial area being behind it when he started. He had to rezone his site from Industrial to the residential use that they are. Hougen is concerned about having enough buffering between the Industrial and the residential uses. Hougen also expresses concern about the bike path and possible extending it in that area. Connors asks about the number of trees that were on the east side of the building. Hoch stated that he didn't know exactly how many trees were there but the landscape point system was used to determine the necessary amount. This area will serve as storage and the employee count will rise up about 15 people. This will not affect current parking spaces that are already out there. Connors/Hougen motion to suspend the rules to address this item. Joe Cardiff, executive director of the Lake Geneva Economic Development Corporation approached the podium and gave the LGEDC support for this project. He also gives his opinion of the interpretation of the residential development knowing about the industrial area that abuts that property. Connors/ Flowers motion to approve the Site Plan Review for a building addition submitted by R&L Spring Company for the property located at 1097 Geneva Parkway, Lake Geneva, WI 53147. Motion carried unanimously.

Concept Plan discussion for a proposed building addition for Trostel, Ltd at 901 Maxwell Street, Lake Geneva. Davis Hagney from Hagney Architects in Rockford, Illinois approached the podium and explained the project. He stated that it seems more logical to demolish some areas and rebuild them due to the extensive problems. He also explained a couple more items to be bettered. The company will be adding more employees. The loading area will be bettered so not to obstruct traffic. Staff recommends signage for the trucks so that they will utilize the loading areas appropriately. The new loading docks should have some screening along the borders. Brugger asks about the scrap storage area. Hagney states that he doesn't anticipate that there will be as much scrap produced therefore not having it around. Connors asked about the panels for the exterior of the building. It will be a flush, metal panel with a concealed fastener. Positive comments were expressed.

Discussion for a proposed Planned Development at 1105 W. Main Street. An email was received from the applicant asking to postpone this item until next month due to an illness.

Downtown Design Review.

233-235 Broad Street. Façade renovation. Jason Bernard, architect for the project, approached the podium to explain the changes to the façade renovation. The owner will keep the existing storefront and replace everything above the doors and down the sides. Then the doors will not open directly into the stores. The bronze glazing that is shown will actually be black. The vestibule is too narrow to make it ADA compliant therefore it will remain noncompliant and no changes to be made to it. There is accessibility through the rear of the building. It was suggested to make some marked spaces for accessibility. Hougen expresses his dislike of not having proper accessibility at the front of the store. Discussion followed. Connors/ Poetzinger motion approve the façade changes for 233-235 Broad Street. Brugger states that there is nothing in the Downtown Design Review standards that talks about ADA compliancy. Motion carried 4-1 with Hougen voting no.

738 W Main. May's gifts. This is for a wall sign and projecting sign. The sizes conform and the color of the wording matches the banding on the windows. Hougen/Flower motion to approve the signage as submitted. Motion carried unanimously.

721 Geneva Street. Re-vive. She already had wall signage approved as well as her awning. She is also permitted a free standing sign. Flower/Olson motion to approve the signage as proposed. Motion carried unanimously.

Flower/Hougen motion to adjourn at 8:24 pm. Motion carried.

/s/ Jennifer Special, Building/Zoning Administrative Assistant

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