

CITY PLAN COMMISSION
MONDAY, SEPTEMBER 16, 2013 - 6:30PM
COUNCIL CHAMBERS, CITY HALL

Mayor Connors called the meeting to order at 6:30 p.m.

Roll Call. Commissioners, Flower, Poetzing, Alderman Hougen, Commissioners Gibbs and Skates. Also Present: Mayor Connors, City Attorney Draper, Zoning Administrator Robers, City Administrator Jordan, City Planner Slavney and Administrative Assistant Special. Absent: Commissioner Olson.

Approval of Minutes

Hougen/Skates motion to approve Plan Commission meeting minutes of August 19, 2013, as distributed. 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.

A letter was received in favor of the project on Evergreen Lane by the David Frost / Architectural Review Committee. This letter will be on record at the clerk's office.

Continued public hearing and recommendation for approval of a zoning map amendment to assign standard zoning district designation on an expired Planned Development at the following location: ZSUM 00101 to ZSUM 00247 (formerly ZOP 00412A), Summerhaven, from PD (Planned Development) to TR-6 (Two family Residential).

Attorney Jim Howe approached the podium with the contract purchaser of the property from Mc Murr, LLC and asks if the zoning can remain in place until the remaining two phases are developed. This would make a grand total (of what is currently existing plus the proposed) of 50 units. They would like to have the PD in place for the flexibility for the lot sizes. They would like to work on the plans and come into the office in the spring with a new plan. The infrastructure would be planned to be put in for the remaining areas. Once again, Attorney Jim Howe asks that the General Development Plan can remain in place so that a new PIP can be developed and brought before the City in the next year.

Mr. Mclean, W1773 Bloomfield Rd. Lake Geneva, WI 53147 approached the podium to discuss his plan further. No comments from the public. Hougen/Poetzing motion to close the public hearing. Slavney explained the original approval and what has been completed thus far. He explains that under the standard zoning the depth of the lots, side setbacks and lot areas will make it more difficult to match any further development. Having a developer that is interested in finishing the property is a good thing. Slavney also states that he thinks that it is reasonable to give the proposed developer the time that he is asking to proceed with the plans for further development. Flower asks about the extension versus expiration clarification. Attorney Draper states that once something has expired, it cannot be extended. However, if the Zoning Administrator recommends an extension, even if it has expired, that is allowed to happen. Mayor Connors asks what the disadvantage is of not approving the extension of the GDP. Slavney states that if nothing takes place, there is a General Development Plan hanging out there, without a Precise Implementation Plan. If a standard zoning district is assigned, the plat would need to be re-filed and the standard zoning would apply to a new development until a new plat is filed. Flower asks what would happen if the developer walks away and doesn't continue with the plan, what would happen if the road is never finished. Does the City run the risk that it could stay that way forever? Slavney says yes, at least for the foreseeable future. Hougen/ Flower motion to extend the Planned Development (General Development Plan) for two years (until September 15, 2015) for ZSUM 00101 to ZSUM 00247 (formerly ZOP 00412A), Summerhaven Motion carried unanimously

Continued public hearing and recommendation for a zoning map amendment to assign a standard zoning district designation on an expired Planned Development at the following location: ZWRI 00201-00308, Wrightwood Condominiums, from Planned Development (PD) to Multi-family (MR-8) all within the City of Lake Geneva. No public comment. Flower/Skates motion to close the public hearing. Motion carried. Slavney once again explained that this is an unfinished project. Attorney Draper stated that he spoke with Attorney Torhorst who represents Wrightwood and that he is ok with the change to MR-8 as no further development is planned to occur. Connors/ Skates motion to apply the standard zoning of MR-8 (Multi-family residential) to the undeveloped portion of this project. Motion carried unanimously.

Public Hearing and recommendation on a Conditional Use Application filed by Lake Geneva Architects, Jason Bernard, on behalf of Andrew Kerwin, 1616 Evergreen Lane, Lake Geneva, WI 53147, for a second floor addition (cupola) to an existing single family residence in the ER-1 District using the setback requirements of the SR-4 District at 1616 Evergreen Lane, Lake Geneva, Tax Key No. ZLM 00013. Jason Bernard, Lake Geneva Architects in Lake Geneva, approached the podium and explained the project. Hougen asks if you can see the lake from the cupola. Bernard stated that he may if he looks through some homes. Andy Kerwin, 1616 Evergreen Lane, approached the podium and explained that he spoke with most of the neighbors and didn't seem to have any objection. He hopes to keep with the spirit of the city with this project. David Frost, 1556 Orchard Lane, approached the podium in support of this project. Skates/Gibbs motion to close the public hearing. Motion carried. Hougen/Gibbs motion to recommend approval of the Conditional Use Application filed by Lake Geneva Architects, Jason Bernard, on behalf of Andrew Kerwin, 1616 Evergreen Lane, Lake Geneva, WI 53147, for a second floor addition (cupola) to an existing single family residence in the ER-1 District using the setback requirements of the SR-4 District at 1616 Evergreen Lane, Lake Geneva, Tax Key No. ZLM 00013 including Staff recommendations. Hougen gives his reasons for his motion. Motion carried unanimously.

Public Hearing and recommendation on a Conditional Use Application filed by Gonzalo and Pat Davila, 1155 S. Lake Shore Drive, Lake Geneva, WI 53147, for the installation of a decorative fence in excess of three feet in the streetyard (on Maple Street) at 1155 S Lake Shore Drive, Lake Geneva, Tax Key No. ZLG 00001. No public comment. Hougen/Poetzinger to close the public hearing. Motion carried. Slavney explains that there was an unusual situation of a new road going into an area along this property where the current fence needs to be replaced and seems appropriate at this time. Hougen/ Poetzinger motion to recommend approval on a Conditional Use Application filed by Gonzalo and Pat Davila, 1155 S. Lake Shore Drive, Lake Geneva, WI 53147, for the installation of a decorative fence in excess of three feet in the streetyard (on Maple Street) at 1155 S Lake Shore Drive, Lake Geneva, Tax Key No. ZLG 00001 including all staff recommendations specifically for the life of this fence. Hougen gives his reasons for his motion. Connors states that this is similar to other fences that have been approved along the lakeshore. Skates asks what the future is that is referred to in the Staff report. Slavney states that the hot tub will not be forever and if the fence is replaced in the future and the hot tub is not there, then the fence height should comply with the current code. Motion carried unanimously.

Public Hearing and recommendation regarding the sale of City property and vacation of a portion of the roadway located on La Salle Street near the intersection of Edgewood Drive, Lake Geneva, WI 53147. This property is adjacent to Tax Key Number ZEH 00038. John Mundo approached the podium and explained this project. He is looking to acquire an additional 30 feet along side of La Salle Street. Currently there is 50 feet from his property line to La Salle Street and he is looking to beautify this area. A copy of the proposed CSM was given out by Mr. Mundo just prior to the meeting. Flower asks what the width of the intersection of Edgewood and La Salle Street where there is a slight curve to the southwest area of Edgewood Drive at that intersection. Discussion followed. The utility easement that is currently there is proposed to be moved more south within ten feet of the new south property line of Mr. Mundo. Hougan/Poetzinger to close the public hearing. Motion carried. **Connors/Flower motion to recommend approval of the sale of City property and vacation of a portion of the roadway located on La Salle Street near the intersection of Edgewood Drive, Lake Geneva, WI 53147. This property is adjacent to Tax Key Number ZEH 00038. This motion is to include Staff recommendations that the CSM that was submitted show the relocation of the utility easement and review by the City Engineer.** Hougen gave his reasons for his motion. **Hougen/Skates motion to add a radius to the corner of this intersection.** Flower expressed that she thinks that radius problem lies in the southeast corner of this amendment. Mayor Connors agrees. Amendment motion fails 2-4. Original motion carries unanimously.

Review and Recommendation on an Affidavit of Correction Restriction Amendment submitted on behalf of Woods School c/o Ed Brzinski, N2575 Snake Road, Lake Geneva, WI 53147 for land located in the extra-territorial plat review area. Wayne Rowehl, employee of Woods School approached the podium and explained the project. He stated that after closer review, a new survey had to be done to correct some wrong pieces. Walworth County, Town of Geneva and two of three neighbors have given approval of the project. The third signature is to be obtained tomorrow. Hougen asks if the road will move from where is has been platted. It will not be. The Right of way has not been moved, it has just been corrected from previous versions. Slavney explained that with the conflicting data, a CSM needed to be completed for the final say (approval). It is coming to us because extra territorial plat changes need to come before the city and that Slavney's recommendation is to approve this project. Skates/ Flower motion to recommend approval on an Affidavit of

Correction Restriction Amendment submitted on behalf of Woods School c/o Ed Brzinski, N2575 Snake Road, Lake Geneva, WI 53147 for land located in the extra-territorial plat review area. Motion carried unanimously.

Downtown Design Review.

None.

Adjournment

Skates/ Gibbs motion to adjourn at 7:40 p.m. unanimously carried.

/s/ Jennifer Special Administrative Assistant

**THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED
BY THE PLAN COMMISSION**