

**CITY PLAN COMMISSION
MONDAY, JUNE 21, 2010 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL**

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

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

Hartz/Flower motion to approve minutes of May 17th, 2010 Plan Commission meeting. Motion carries.

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.

Correspondence.

None.

Public Hearing for a zoning map amendment of Single Family Residential (SR-4) to be placed on N2275 Wilmot Blvd. recently annexed into the City, Tax Key Number IPV-00005. This recently annexed parcel was not on our current zoning map and in order to change the map to reflect the status as part of the city we need to amend the map. The Comprehensive Plan reflects it as Single Family residential and Staff recommends that it be SR-4. Hartz/Skates motion to close the public hearing. Motion carried. Hartz/Flower motion to approve the zoning map amendment of Single Family Residential (SR-4) to be placed on N2275 Wilmot Blvd. Hartz noticed that the boundaries show "choppiness" of other areas not in the City. Does the City have a plan to annex and clean up that area? Administrator Jordan commented that you cannot pick and choose. The property owners need to apply to annex into the City. By putting in the utilities, eventually they will all come into the City. It might take five or ten years but it will happen, especially when they have to replace their septic or well. Motion carried.

Public Hearing on a General Development Plan (GDP) and Precise Implementation Plan (PIP) amendment filed by St. Francis de Sales Church 148 W. Main Street, Lake Geneva, WI 53147, to amend the existing Planned Development for flexibility of the signage requirements to allow a second sign with electrical message center as a permitted use on the property at 148 W. Main Street, Lake Geneva, Tax Key Number ZOP 00385. Ted Pankau N2466 Elgin Club Drive, Lake Geneva approached the podium representing St. Francis de Sales Parish. He was here last month with the Concept Plan discussion and he is here this month with the next steps of the process for amending the Planned Development. Hartz wanted to firm up the "approximate" location of the new sign. The sign will end of being 30' up from the sidewalk that goes along Main Street. There is an easement between the parking area and the sidewalk and the easement continues up the property toward the building itself. The sign will be up fairly close to the school building itself in order to meet setback requirements. Mayor Connors wants to make sure that St. Francis is aware of the message not changing any more than one time per minute. They are aware. Flower/Skates motion to close the public hearing. Motion carried. Hartz/Flower motion to approve the General Development Plan and Precise Implementation Plan amendment filed by St. Francis de Sales Church to amend the existing Planned Development for flexibility of the signage requirements to allow a second sign with electrical message center as a permitted use on the property conditioned upon staying outside the setbacks as noted on the plan and to include all staff recommendations. Motion carried.

Public Hearing on a Conditional Use Application filed by Jeffrey Kramer, 590 S. Lake Shore Dr., Lake Geneva, WI 53147 for a Bagel and Coffee Shop (Commercial Indoor Entertainment) at 846 Main Street Tax Key Number ZOP 00335. Jeffrey Kramer 590 S. Lake Shore Drive approached the podium. Mr. Kramer co-owner and co-founder of Boatyard Bagel Co. He shared information about the new facility proposed to be opening at 846 Main Street. They will offer kettle boiled bagels, sandwiches, soups and salads. They will be open from 6:00am - 6:00pm seven days a week. They will serve breakfast and lunch all day. They will have a deli counter stacked with fresh meat and cheeses cut to order as well as their homemade deli salads. They will have a full service coffee bar featuring Inteligencia coffee and tea as well as offering hand dripped coffee and also espresso drinks, organic teas and ice drinks. They want to bring restaurant quality food back into the quick service sandwich atmosphere. The interior of the shop will offer 43 seats for patrons. They are going for a 60's retro wooden boat feel. It is a nautical interior with two toned stains and boat parts. Flower asked about the signage. Mr. Kramer explained that he will be meeting with the building owner and two sign companies to discuss that. Brugger explained that any signage will be coming before the Plan Commission. Hartz explained his concern with the loading area. Mr. Kramer stated they do not have a loading dock but there is an alley in the rear and also he expects morning deliveries through the front door to occur 5:30am - 6:00am. Hartz also asked if they are interested in exterior outdoor... Mr. Kramer stated that the property line comes right up to the sidewalk and understands that he cannot do anything that is not on his property. He is interested in the idea and may look into it. Hartz/Skates motion to close the public hearing. Motion carried. Administrator Jordan asked when they expect to be operating. Mr. Kramer states mid-late July. Hartz/ Flower to approve the Conditional Use Application for a Bagel and Coffee Shop (Commercial Indoor Entertainment) at 846 Main Street. And also to include all staff recommendations. Hartz expressed his concern on the loading area again. Motion carried.

Accept petition and set public hearing date for Direct Annexation submitted by Larry and Christine Marchore land located in the Town of Bloomfield. Kuehl/ Skates motion to set a public hearing for this annexation petition for the July Plan Commission. Motion carried.

Downtown Design Review.

Allison Wonderland 720 Main Street. They will be putting up the same size awning as before but propose for it to be brown with multi-colored letters (Allison Wonderland) and a rabbit in the middle. Flower/Hartz motion to approve as submitted. Motion carried.

Commissioner Kuehl would like to announce his resignation from the Plan Commission effective June 22, 2010 as he will be fulfilling his military duties.

Hartz/Kuehl motion to adjourn at 6:54p.m. Unanimously carried.

/s/ Jennifer Special, Building/Zoning Administrative Assistant

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