

**CITY PLAN COMMISSION  
MONDAY, OCTOBER 17, 2011 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL**

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

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

Flower/Poetzingler motion to approve minutes of September 19th, 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.**

None.

**Public Hearing and action on a Conditional Use Application filed by Fairwyn Ltd., 875 Townline Road Suite 103, Lake Geneva, WI 53147 for Frank Sottrel, 2955 N. Manneheim Road, Franklin Park, IL 60131, to modify an existing passive recreation area for a screened in porch with second story deck and a patio as well as lawn care located in the Lakeshore Overlay District at 1084 La Grange Drive, Lake Geneva, WI 53147 Tax Key No. ZLE 00003.** Brian Pollard approached the podium to explain the project. This is the landscaping within the Lakeshore Overlay District that accompanies the Conditional Use to build a new home that was approved last January. Pollard states that there will be one change to the plan as submitted; the evergreen trees that were presented will be replaced with prairie grass. No comments from the public. Flower/Olson motion to close the public hearing. Motion carried. Flower/Olson motion to approve the Conditional Use Application filed by Fairwyn Ltd., 875 Townline Road Suite 103, Lake Geneva, WI 53147 for Frank Sottrel, 2955 N. Manneheim Road, Franklin Park, IL 60131, to modify an existing passive recreation area for a screened in porch with second story deck and a patio as well as lawn care located in the Lakeshore Overlay District at 1084 La Grange Drive, Lake Geneva, WI 53147 Tax Key No. ZLE 00003 including staff recommendations and the change from arbor vitas to native prairie grass as mentioned by the agent for the applicant. Discussion followed. Motion carried unanimously.

**Public Hearing and action on a Conditional Use Application filed by Venture Investment Partners, LLP, 751 Geneva Parkway, Lake Geneva, 53147, to reestablish a second floor commercial apartment at 743 W. Main Street, Lake Geneva, WI 53147 Tax Key No. ZOP 00272.** Roger Wolff approached the podium on behalf of Venture Investment Partners LLP and explained the project. The commercial space below is a Blue jean retail space. They want to put the second floor back to a residential apartment. Flower asks if there are other residential second floor spaces. There are some. Wolff explained that typically the second floor commercial spots don't work out too well long term. No comments from the public. Hartz/Hill motion to close the public hearing. Motion carried. Hartz/Flower motion to approve a Conditional Use Application filed by Venture Investment Partners, LLP, 751 Geneva Parkway, Lake Geneva, 53147, to reestablish a second floor commercial apartment at 743 W. Main Street, Lake Geneva, WI 53147 Tax Key No. ZOP 00272 including all staff recommendations. Discussion followed. Hill asked about parking in the downtown for residential areas. Brugger explains that the CB district is exempt from parking requirements. As a Conditional Use certain conditions can be imposed. In the ordinance and as a matter of practice, Staff has always looked for any residential use to have off street parking available to them. Especially since there are parking restriction in the winter on parking. The parking stall can be shared with a commercial business; as long as it is available to them at night. Motion carried unanimously.

**Review and action on a Site Plan Amendment for changes to the parking lot at the former Ace Hardware Building 532 Center Street, Tax Key No. ZOP 00023, 00024, 00025 and 00026, submitted by Talmer Bank & Trust at 567 Broad Street.** Mike Hopp, facility manager for Talmer Bank and Trust approached the podium and explained the project. Flower asks about the drive coming off of Center Street and how there is an island in front of that drive. Hopp explains that vehicles come through from Broad Street at a high rate of speed and is potentially dangerous to the people coming out of the bank. This will help to deter the traffic. Brugger explains that this was discussed with the City engineer and she thought that there was plenty of room to maneuver and there shouldn't be any conflict with other traffic. Hopp explains that they want to get going on this ASAP this year. The seeding of the grass and perennials will have to wait until next year. Brugger asks that if the bank maintains this as a separate parking lot, then some cross access easements should be dedicated in case the bank is ever sold so that parking can be consistent. If the bank is to keep this lot then it would be recommended to combine with the bank parcel. Flower asked about the change from angled parking to 90 degree parking stalls. Brugger stated that they will gain a couple more stalls and the landscaping seems to work better. Discussion occurred whether or not drainage will be an issue. The City engineer has looked at this and doesn't believe that there will be an issue. There will be no change in the grade from what it is now. The lighting is grandfathered in as it exists. Hartz/Hill motion to approve the Site Plan Amendment for changes to the parking lot at the former Ace Hardware Building 532 Center Street, Tax Key No. ZOP 00023, 00024, 00025 and 00026, submitted by Talmer Bank & Trust at 567 Broad Street subject to granting a cross access easement if the parking lot is to remain a stand alone parcel or to combine the parcels together, having the City engineer sign off on the drainage and including all staff recommendations. Discussion followed. A question arose as to whether there are enough handicapped spaces. Brugger stated that there are. Motion carried.

**Set public hearing for a zoning text amendment to the City of Lake Geneva Municipal Code Section 98-804(1)(j) to include: (8) Large two faced billboard sign near the southwest corner of Edwards Boulevard and Townline Road. Tax Parcel No. ZA4362 00003.** Hartz/Poetzinger motion to set a public hearing at the November 21, 2011 Plan Commission meeting. Motion carried.

#### **Downtown Design Review**

**Balance Bath & Body**, 516 Broad Street. A wall sign is presented with a white background and green lettering. Hill/Olson motion to approve the sign as presented. Motion carried.

**Roycetera**, 252 Center Street. A multi-tenant sign out in front of the business will have this blue background sign with a butterfly and maroon lettering added to it. Hartz/Poetzinger motion to approve the sign as presented. Motion carried.

**Radio Shack**, 737 Main Street. They want to replace the cabinet sign with a wooden sign and add lighting. This sign colors will remain the same. Hartz/Poetzinger motion to approve the sign as presented. Motion carried.

Flower/ Olson motion to adjourn at 7:11 pm. Motion carried.

/s/ Jennifer Special, Building/Zoning Administrative Assistant

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