

**CITY PLAN COMMISSION  
MONDAY, JUNE 18, 2012 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL**

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

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

Flower/Skates motion to approve the May 21st 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.**

Dr. Michael and Kerry Sherman, 8 Hillside Drive. A letter was received stating that they want to see plans for the new house at 63 Hillside Drive before it is officially approved.

**Public Hearing and recommendation on a Conditional Use Application filed by Michael and Dimitri Anagnos on behalf of Popeye's Restaurant, 811 Wrigley Drive, Lake Geneva, WI 53147, to add outdoor seating with food and beverage service (Outdoor Commercial Entertainment) at 811 Wrigley Drive, Lake Geneva, WI 53147, Tax Key Numbers ZOP 00341, ZOP 00342, ZOP 00343, ZOP 00344 and ZOP 00345.** Michael and Dimitri Anagnos approached the podium on behalf of Popeye's to explain their project. Flower asked if the food will be cooked outside. Michael Anagnos stated that all the food will be prepared inside in the main kitchen and then "staging" outside in the trailer. This will be able to better the service outside without having to go all the way around and through the restaurant. Connors asked if the trailer will have some skirting to make it more permanent. Anagnos stated that this is a temporary situation and until they discover the long term needs to make it all permanent. There will be some aesthetic changes to the trailer immediately whether it's the skirting or putting it on the building right away. Skates/Flower motion to close the public hearing. Motion carried. **Skates/Flower motion to approve the Conditional Use Application filed by Michael and Dimitri Anagnos on behalf of Popeye's Restaurant, 811 Wrigley Drive, Lake Geneva, WI 53147, to add outdoor seating with food and beverage service (Outdoor Commercial Entertainment) at 811 Wrigley Drive, Lake Geneva, WI 53147, Tax Key Numbers ZOP 00341, ZOP 00342, ZOP 00343, ZOP 00344 and ZOP 00345 including all staff recommendations.** Discussion followed. Connors to add a **friendly amendment to set a sunset date after two seasons (expire after December 31, 2013).** Flower to second the amendment. Motion carried unanimously on the amendment. Motion carried unanimously on the original motion.

**Public Hearing and recommendation on a Conditional Use Application filed by Michael Raymond Custom Homes, 300 Cardinal Drive Suite 100, St. Charles, IL 60175 for an addition of a screen porch to an existing residence in the ER-1 District using setback requirements of the SR-4 District at 1641 N. Lake Shore Drive, Lake Geneva, WI 53147, Tax Key Number ZLM 00019.** Michael Dean Chorneyko, from Michael Raymond Custom Homes on behalf of the homeowners approached the podium and explained the project. They want to put a screen porch on the rear of the residence. Skates asked if the garage that is currently down will be rebuilt. They have a permit to rebuild it and will do that according to the plan that was approved. Olson/Poetzinger to close the public hearing. Motion carried. Flower/Olson motion to approve the Conditional Use Application filed by Michael Raymond Custom Homes, 300 Cardinal Drive Suite 100, St. Charles, IL 60175 for an addition of a screen porch to an existing residence in the ER-1 District using setback requirements of the SR-4 District at 1641 N. Lake Shore Drive, Lake Geneva, WI 53147, Tax Key Number ZLM 00019 including staff recommendations. Positive comments were given from the commissioners in relation to how well the home has turned out. Motion carried unanimously.

**Public Hearing and recommendation on a Conditional Use Application filed by David Biegemann, 155 Forest Street, Lake Geneva, WI 53147 to allow for food and beverage consumption on the existing patio (Outdoor Commercial Entertainment) at 615-617 W. Main Street, Lake Geneva, WI 53147 Tax Key Number ZOP 00291.**

David Biegemann, 155 Forest Street, Lake Geneva, approached the podium and explained his project. An iPad was passed around showing the existing patio (recently re-done) where the proposed entertainment will take place. It is completely enclosed space with a wrought iron fence. Mr. Biegemann made sure to state that he does not prepare food in his store however he does allow his patrons to order a pizza to be delivered or bring in sub sandwiches to be consumed. Other foods are allowed to be brought in they just won't be made there. His hours would be 11am to about dusk. He does not have plans to have any music played or heard on the patio. Olson/Skates motion to close the public hearing. Motion carried. Flower/Poetzinger motion to **approve the Conditional Use Application filed by David Biegemann, 155 Forest Street, Lake Geneva, WI 53147 to allow for food and beverage consumption on the existing patio (Outdoor Commercial Entertainment) at 615-617 W. Main Street, Lake Geneva, WI 53147 Tax Key Number ZOP 00291 including staff recommendations.** Connors to add a **friendly amendment to include the hours of operation as stated in the packet.** Agreed upon by Flower and Poetzinger. Motion carried unanimously.

**Public Hearing and recommendation on a Conditional Use Application filed by Lyle and Lisa Fitterer, 1040 San Jose Drive, Elm Grove, WI 52122 for construction of a new single family residence in the ER-1 District using the setback requirements of the SR-4 District at 63 Hillside Drive, Lake Geneva, WI 53147 Tax Key Number ZYUP 00094I.**

Scott Lowell, 1382 Prestwick Drive (Lowell Management) approached the podium on behalf of the perspective buyers explained the project. This property is along side the properties in The Manor however it is actually not part of The Manor. Lowell explains that this will be brought back to the City for approval as well as having this before the Architectural Committee in the Manor. Brugger explains the Staff recommendation of the house design coming back before the City for approval and additional notification for the surrounding neighbors. Flower/Skates motion to close the public hearing. Motion carried. Connors/Skates motion to approve the Conditional Use Application filed by Lyle and Lisa Fitterer, 1040 San Jose Drive, Elm Grove, WI 52122 for the concept of the construction of a new single family residence in the ER-1 District using the setback requirements of the SR-4 District at 63 Hillside Drive, Lake Geneva, WI 53147 Tax Key Number ZYUP 00094I including Staff recommendations and that the final design will have to come back for an additional Conditional Use. Motion carried unanimously.

**Discussion on Landscape changes to the lakefront area at Vista Del Lago, 1070 S. Lake Shore Drive, Lake Geneva, WI 53147.**

Steve Scheel (Scheel and Assoc. Landscaping) and Tony Panaozzo (Property Manager Vista Del Lago) approached the podium and explained some changes that have been made since the last time they were before the Commission regarding this lakefront redesign of the Condo Association. There is Boston Ivy (Similar to what is at Wrigley Field) that is proposed to be planted and will spread across the Rosetta Stone. The stone was looked at again and this is the strongest thing that they could find and keep people along the path safe. Skates comments that he likes the mix of the stone/ivy and the pockets of vegetation. Panaozzo states that the patio will not be seen from the edge of the property. You would have to be almost in the middle of the lake to even get a glimpse of the patio. The general thoughts from the Commission were favorable for this project heading in the right direction. Connors wants to make sure that the shore path is wide enough to accommodate the piers in the off season and still allow for pedestrian traffic. Scheel asked what was a comfortable size of the patio would be. Brugger stated that he would want to see percentages of impervious coverage to grass to plantings to make sure that everything is balanced. The existing patio is 20'x20' and the new proposed patio is 30'x40' with a fire pit. There is approximately 435' of frontage along the lake. Discussion followed on the existing drainage area and any proposed changes. It was suggested to take a look at moving the patio over and locating part of the expansion over the unsightly drainage area. It would help with the green space ratios.

**Downtown Design Review.**

231 Cook Street. Knits & Kits. A 3sq. ft. projecting sign with green lettering and black border. Flower/Olson to approve the signage as presented. Motion carried unanimously.

Skates/Poetzinger motion to adjourn at 7:24pm. Motion carried.

/s/ Jennifer Special, Building/Zoning Administrative Assistant

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

June 18, 2012 Plan Commission