

**CITY PLAN COMMISSION
MONDAY, MAY 17, 2010 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL**

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

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

Hartz/Kuehl motion to approve minutes of April 19th, 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.

Chuck Schlelein, Commander of Post 24 of the American Legion at 735 Henry Street, explaining their item on the agenda tonight; the reason for their storage building.

Correspondence.

None.

Public Hearing on a petition for Direct Annexation by Unanimous consent of Electors and Property Owners pursuant to Section 66.0217(2), Wisconsin Statutes and Temporary Zoning (SR-4) filed by Ross and Pam Adams, N2275 Wilmot Blvd., Lake Geneva, WI 53147, as sole property owners of property sought to be annexed from the Town of Linn, Walworth County, Wisconsin, to wit: Lots 43&44 of Paradise Vista Subdivision, Section 1 Town 1 North, Range 17 East, Walworth County, Wisconsin, Tax Key Number IPV 00005. Brian Pollard approached the podium on behalf of the Adams'. Hartz wants to reiterate that the reason for the annexation is to get water and questions why no sewer. Pollard explains that there is no sewer available, so only water will be hooked up. Kuehl asks if this whole subdivision is in Linn Township. Brugger states no. This would be the fourth. Kuehl asks if this will create an island. Brugger states no and that the Department of Administration will be reviewing it and if there are any problems, they will let us know. Kuehl questions having language in the approval of this annexation from the Master Plan and whether that inclusion of the language would make a difference in the approval. Brugger stated no. Hartz/Skates motion to close public hearing. Motion carries. Hartz/Skates motion to accept and approve the annexation as submitted, including staff recommendations and also to set a public hearing for the official zoning map amendment to be at the June Plan Commission meeting. Motion carries.

Site Plan Review for the American Legion, 735 Henry Street, Lake Geneva for the construction of a storage building. Commissioner Skates recues himself from the vote as being a member of the American Legion. Hartz/Flower to suspend the rules and allow a representative to explain the site plan and answer questions. Motion carries. Flower asks about the electrical line and whether or not a structure below the electrical line is allowed. Brugger said as long as there is enough clearance over the roof. Commander Schlelein explains that the lines that are a possible concern are of telephone and cable. Flower asks if there are any easements. It doesn't appear that there are any. Older utilities did not have easements with them when the subdivision was created. A clearance must still be adhered to or something would have to be moved. Kuehl asks if there is any notification to any of the neighbors was done. Brugger explains that there is no need to advise the neighbors. American Legion member Bill Chesen, 800 Platt Avenue approached the podium to explain the project a little more in detail. Kuehl/Hartz motion to approve the Site Plan as submitted and to include staff recommendations and meeting any requirements as necessary for the utilities. Motion carries.

Consideration of a minor change to a Site Plan for the addition of dumpsters and storage shed to the property at 401 Sheridan Springs Road. Brugger gave a background on the project and the reason for the submission of a minor change. Hartz asks if where they were taking the trees down, will they be clearing the stumps out? Yes they will. None of that is in the way of the shed. Brugger stated that he believes that they will only be losing a couple rows of grapes. Hartz/Flower motion to approve the minor change to the site plan for the addition of a dumpster pad and storage shed to the property at 401 Sheridan Springs Road. This is at least 80 feet from the road. Brugger stated that if the Commission wanted Landscaping around it they would probably do it. Motion carries.

Discussion on a Concept Plan for an amendment to a Planned Development for St. Francis Church, 148 W. Main Street, Lake Geneva. Ted Pankau approached the podium on behalf of St. Francis Parish and school. Brugger explained why the church has come before the Commission tonight. They would like an electronic message board. They are only allowed one sign per lot and technically where they would like to put this electronic message center on the same lot as the existing church sign. The school and the church run out of the same building. The school would like to promote/advertise events at the school in addition to the existing monument sign for the church. Right now they are putting out little "tent" board type signs when they have something going on. The existing sign is barely visible from the road as it is. Mayor Connors asks if the graphics will be on one or two sides. It will be a two-sided sign. Flower asked how far away the existing sign is. It is directly in front of the entrance to the church. The new sign will be further east than that sign, more in front of the school portion of the building. Discussion followed. Hartz asked if the St. Francis de Sales part of the sign will also be lighted up. It will. Hartz also asked if this sign will be any visual distraction for the traffic. No it will not. The timing of the messaging will have to follow current ordinances. The new sign will be 36 square feet which is larger than the existing sign and what is allowed. Pankau explained why the sign needs to be the size that it is to be visible from the road. Flower asks if in the past we have approved sign larger than the ordinance allows. Brugger explained that a past applicant was allowed a larger sign as a result of combining several signs that are allowed and put into one sign that is larger. Mayor Connors asks how large the Burger King sign was and it was explained how that was measured and that it is within the allowable size. Flower reiterates that this sign would be smaller than the Lake Geneva Lanes sign (which is allowed in their zoning district). Brugger explains that there is no recommendation tonight just a comment whether or not to see if this should go forward. Several of the Commissioners and Staff expressed their positive view of this request.

Downtown Design Review.

Ryan Braun's Tavern and Grill. 430 Broad Street. A 8ft x 3ft. sign to be mounted on posts in the place of the existing non-conforming sign. The overall sign height will be eight feet. Made of wood and not internally illuminated. Hartz/Skates motion to approve as submitted. Motion carries.

Absolutely Home. 262, 264 Center Street. This will be placed within the building directory area on the South end of the building. This will meet the sign measurements of the code. Kuehl/Flower motion to approve as submitted. Motion carries.

Tres Belle Boutique. 200 Block of Broad Street. Hartz/Skates motion to approve as submitted. Motion carries.

Starbucks. 635 Main Street. Wants to put up a new logo that will also be illuminated slightly. Hartz/Flower motion to approve as submitted. Motion carries. They will be going from eight lights to three lights.

Lake Geneva Chair Company building. 234 Broad Street. The owner would like to paint the building on the alley side and rear side (parking lot) a cream color to make it look better. Hartz/Skates motion to approve the color as submitted. Motion carries.

Geneva Financial. 706 Geneva Street. He will be informed that he could put signage up on the rear of the building by the other signs. Flower/Hartz motion to approve the sign as submitted. Motion carries.

K&L Fashions. 252 Center Street. Wants to put a sign up on the alley side, parking lot side and also on the front of the building. Skates/Flower motion to approve the signage as submitted. Motion carries.

Hartz/Skates motion to adjourn at 7:22 p.m. Unanimously carried.

/s/ Jennifer Special, Building/Zoning Administrative Assistant

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