

**CITY PLAN COMMISSION
MONDAY, MARCH 21, 2011 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL**

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

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

Hartz/Skates motion to approve minutes of February 21st, 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.

Gail Gyax, 316 Madison Street, is here to speak on number 9 relating to the Park memorial and is able to answer any questions that may arise.

Correspondence.

None.

Review and Recommendation on the adoption of a Regional Water Supply Plan for Southeastern Wisconsin provided by SEWRPC. Mike Hahn approached the podium on behalf of SEWRPC. He explained a background of the study that took place and is the basis on which the model ordinance is presented. Mayor Connors asked about the site for rainfall infiltration and if they are specifically identified. Mr. Hahn said no, that they are generally located because they need to be located to analyze the effect within the model and there was consideration given to looking for open space site. There is flexibility in how those are located. They would probably be best subjected to site specific considerations and studies when it came to that part. That would include low lying spaces as well. Flower stated that she read how the plan looks to promote development within the city rather than expand beyond the limits of its current boundaries and asks if this ordinance is adopted is there something we should be working on to be coincident with the plan? Mr. Hahn said that City is already set up to be working within that plan. Flower also asks if there are specific areas that we should be targeting to look at for preserving. Mr. Hahn stated that we can look at a closer scale map but since this is done at a planning level, it would take more time to get that together. Brugger stated that SEWRPC is looking for a recommendation to endorse the plan not necessarily to adopt the plan. Discussion followed on how this plan works with the City. Hartz/Flower motion to recommend to the Council that they endorse the plan as presented by SEWRPC. Motion carried unanimously.

Public Hearing on a Zoning Map Amendment from (SR-4) Single Family Residential to (PD) Planned Development, a Conditional Use, and General Development Plan and Precise Implementation Plan filed by Maureen Marks, 834 Dodge Street, Lake Geneva, WI 53147, to operate a Bed & Breakfast at 834 Dodge Street, Lake Geneva, WI 53147 Tax Key Number ZOP 00097. Maureen Marks 834 Dodge Street approached the podium to explain her project. She gives specifics on her landscaping plan. She also addressed the additional parking area located to the side of the garage as the Commission had encouraged at last month's meeting. An area in the corner of Cook and Dodge is where the sign is proposed. The Sign was shown within the packet with dimensions. Ms. Marks explained that the State will come out to evaluate her establishment and make sure that it is properly licensed and appropriate after she receives the approvals at the City level. Mayor Connors asks if there will be a path from the parking area off the alley to the house. Ms. Marks stated that she already has an existing narrow sidewalk on the west side of the garage to the house. She could put a path from the other side of the garage to the existing sidewalk as well. Hartz asked if Ms. Marks will be

comfortable with a time limit being put on the paving for the parking area like June 15. Ms. Marks stated she would be more comfortable with July 15. In case the weather does not work out. Hartz asked if she will be keeping her asphalt and concrete area in the parkway or replace with grass. Ms. Marks stated that she will be keeping it. Mayor Connors asked if the sign will need to be lit. Ms. Marks stated that she doesn't believe that she will need it. Brugger stated that if she chooses to light the sign, it will need to be shielded downward. The driveway/parking area that is proposed along the garage was proposed at that location as the approach was already there. Flower/Olson motion to close the public hearing. Motion carried. Flower/ Skates motion to approve the Zoning Map Amendment from (SR-4) Single Family Residential to (PD) Planned Development, a Conditional Use, and General Development Plan and Precise Implementation Plan filed by Maureen Marks, 834 Dodge Street, Lake Geneva, WI 53147, to operate a Bed & Breakfast at 834 Dodge Street, Lake Geneva, WI 53147 Tax Key Number ZOP 00097 including staff recommendations. Hartz friendly amendment to include that paving is done by July 15th 2011. Both Flower and Skates agreed to the friendly amendment. Discussion continues regarding the sign and whether this is the approval at this time or if it will come forward later. It was determined that this is the review for the sign, the design and location. Motion carried unanimously.

Set public hearing date for recently annexed property to the City of Lake Geneva from the Town of Bloomfield (Potter) off of Edwards Blvd. and Townline Road former Tax Key Number MA3976 00002. Skates/Olson motion to set public hearing date of April 18, 2011 for recently annexed property to the City of Lake Geneva to amend the city zoning map to reflect the proper zoning. Motion carried.

Discussion/Recommendation on Park System memorial donation application filed by Gail Gyga on behalf of Gyga Memorial Fund, Inc. for a site in Donian Park. (forwarded by Council 3/14/11). Skates explains the project that has come before the Park Board and the Council. We are to discuss the location at this meeting. This will be a 10x10 footprint along the south side of the walkway on the southeast corner of Mill Creek. It is west of the deck/platform near the bench in Donian Park. Hartz/Skates motion to approve the location as designated in Donian Park. The design of the bust will go back to the Park Board and also to the Council for final approval. Motion carried unanimously.

Downtown Design Review

RadioShack, 737 Main Street. This was continued from last month. Adjacent signage and projecting sketch was shown. Flower/Poetzinger to approve the sign as submitted. Motion carried.

Bistro 220, 220 Cook Street. They would like to enclose the balcony off the back of the building. They are proposing to match the siding with the rest of the building, a gabled roof with shingles. They use the area for storage and want to enclose the area. It will match the roof pitch. This will match other buildings in the area. Flower/Poetzinger motion to approve the closing in of the balcony as submitted including staff recommendations. Motion carried.

Sweet House of Madness, 521 Broad Street. Alderman Hartz recused himself and left the chambers at 7:27pm. A small projecting sign and wall sign is what is subject to our review. The window sign is not. The sizes do conform to the ordinance. Flower/Skates motion to approve the signage at 521 Broad Street (adjacent to 525 Broad) as submitted including staff recommendations. The colors will be muted as required by the ordinance. Motion carried.

Alderman Hartz returned to his seat at 7:30pm. Hill/Skates motion to adjourn at 7:30 pm. Motion carried.

/s/ Jennifer Special, Building/Zoning Administrative Assistant

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