

**CITY PLAN COMMISSION  
MONDAY, APRIL 18, 2011 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL**

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

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

Skates/Olson motion to approve minutes of March 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.**

**Correspondence.**

Thomas Powell, owner of a unit at Bella Vista, provided a note in favor of the project at Bella Vista. This will be on record in the Clerk's office.

**Public Hearing on a Conditional Use Application filed by Gregory Anagnos, N1567 Clover Road, Lake Geneva, WI 53147, for outdoor display of a Concession Trailer with products for purchase at 880 W. Main Street, Tax Key Number ZOP 00337.** Gregory Anagnos approached the podium and gave a background on his proposed project. Olson asked if the trailer will be permanently there.

Anagnos stated that the trailer would be removed at night to put fresh water into the trailer for the hand washing station. It will receive power from the bottom of the existing sign at Roddy's. He also has a super quiet generator that may be used. It is a gas powered generator. Hartz asked if he will have a table and four chairs (as the application stated) or as he stated at the podium there will not be any chairs or table. He would like to put more flowers around to make it more aesthetic.

Dan Ward, Coldstone Creamery owner. He would like the Commission not to approve it tonight because takes away from their summer business that they thrive on to make it through the winter.

Patricia Olson, Kilwins owner. Her concern is that a carnival like atmosphere may develop on the corner of Wrigley and Main. She thinks his product is great and there is a proper place for it other than where it is being proposed.

Hartz/Hill motion to close the public hearing. Motion carried. Hartz/Skates motion to **deny** the application for Conditional Use for outdoor display of a Concession Trailer with products for purchase at 880 W. Main Street, Tax Key Number ZOP 00337. Discussion followed. Motion carried unanimously.

**Public Hearing on a Conditional Use Application filed by Mt. Zion Church, 2330 Highway 120, Lake Geneva, WI 53147, for outdoor display of a Concession Cart with products for purchase at 252 Center Street, Tax Key Number ZOP 00258.** Patrick Kavanaugh approached the podium to explain the proposal of a decorative patio in front of the building and then turned it over to Pastor John LaGalbo from Mt. Zion for a description on the proposal of the concession cart. Hill asked if the patio was to be done regardless of the decision on the cart. Kavanaugh stated yes, it would be completed. It was asked why the use of a patio versus more green space. He stated it would be used as a gathering space not only for the renters/clients of the building on site as well as anyone who would like to stop by and rest. A trash receptacle will also be available. Poetzing asked if there are public restrooms on the property. There are three available to the public.

Hartz asked if this is a fundraising effort for the church. Pastor John stated that it would be completely 100% for charity purposes (Mt. Zion house for men and women, as well as for the church). He stated that this is proposed to be a year-round event. Hill asked who will staff the cart. Pastor John stated initially he and his wife and then they could train other volunteers from the church to staff the cart. Hill asked where the offsite storage location will be. It will be at the Lake Geneva Youth camp. Skates asked if the cart will be removed at certain times. Pastor John stated he expects that it will stay on site roughly all year except for periodic deep cleaning of which it will be taken off site temporarily. Skates asks what safety provisions will be done. Pastor John stated the wheels could be taken off; the cart could be bolted down where it would be impossible to move. Hill asked if they have ability to sell concessions at the church currently. Pastor John responded yes, for their basketball games. Hartz asked how this cart will be different than the one proposed in earlier in the agenda. He explains that the patrons that support this venture are completely dedicated and that there will be a following from outside the community that will help draw more people to this city and county. Skates/ Olson motion to close the public hearing. Motion carried.

Hill/Poetzinger motion to **approve** the landscaping proposed for 252 Center Street, Tax Key Number ZOP 258 including all Staff recommendations. Discussion followed. Motion carried unanimously.

Hartz/Olson motion to **deny** the Conditional Use Application for outdoor display of a Concession Cart with products for purchase at 252 Center Street, Tax Key Number ZOP 00258. Discussion followed. Motion carried unanimously.

**Public Hearing on a Conditional Use Application filed by Gregory and Laurel Jane Fletcher, 2302 Evergreen Circle, Mc Henry, IL 60050, for the construction of an outdoor swimming pool, construction of an outdoor grill, deck area, mechanical/storage room, stairway, shuffleboard court (all accessory structures) located between the house and the lake, along with landscaping and retaining walls and a sidewalk from the base of the stairway to the top of the stairs coming up from the lake path in the Lakeshore Overlay District as permitted by Table 98-204 (Lawn Care) at 500 S. Lake Shore Drive, Tax Key Number ZBB 00003.** Greg Fletcher and Mark Smith approached the podium and explained the project.

Hartz asked if it will be an infinity pool and if you will see it from the lake path. Fletcher stated that you will see the water coming over the edge. Hartz asked if any landscaping will be done after the pathway/stairway is put in from the lake path up toward the house is any natural landscaping will be put in to return the property to a natural condition. Fletcher stated that what is there now is pretty much how it was when they bought the property. They did remove the asphalt from a tennis court that was there prior to him buying the house. They intend to leave the lakeshore as it stands. Hill asked what material the shuffleboard court will be. Fletcher stated it will be made of concrete. It will run along the wall of the pool (50-60 feet long and 6 feet wide) and is well outside of the 100' from the lakeshore overlay area. Poetzinger asked how much space this project takes up. The pool is 1200 square feet and the total project is about 3000 square feet. Hartz/Skates motion to close the public hearing. Motion carried. Hartz/ Olson motion to **approve** Conditional Use Application filed by Gregory and Laurel Jane Fletcher, 2302 Evergreen Circle, Mc Henry, IL 60050, for the construction of an outdoor swimming pool, construction of an outdoor grill, deck area, mechanical/storage room, stairway, shuffleboard court (all accessory structures) located between the house and the lake, along with landscaping and retaining walls and a sidewalk from the base of the stairway to the top of the stairs coming up from the lake path in the Lakeshore Overlay District as permitted by Table 98-204 (Lawn Care) at 500 S. Lake Shore Drive, Tax Key Number ZBB 00003. Discussion followed. Motion carried unanimously.

**Public Hearing on a Conditional Use Application filed by Andrew Fritz of the Baker House, 327 Wrigley Dr., Lake Geneva, Wisconsin to utilize the existing rooftop patio for Outdoor Commercial Entertainment at 335 Wrigley Drive, Tax Key Number ZMER 00001- 40.** Andrew Fritz, Bethany Souza, Tom Stelling and Peter Connolly approached the podium on behalf of Baker House. The intention is to add to the overall amenities at Bella Vista. This is more of a relationship with Bella Vista and provide service (food and beverage related, similar to room service). The Baker House will get their own operator's license for this project. This will be limited to hotel guests only (Baker House and Bella Vista). This will also be an alternate location for people who are waiting for dining at Baker House. The rooftop is not for a large group of people who just walk in. They could use the first floor bar at the Baker House unless they are guest at Bella Vista and then the large group would be encouraged to use the first floor bar at Bella Vista. Skates asks what the game plan is for making the rooftop look more pleasing. Tom Stelling, architect, explained the changes to the rooftop. They will put in a platform (at the lakeside

of the roof) that will allow the existing railing to be 42" which is the minimum code requirement. Stelling also explained that this building was designed to be able to accommodate this function. It was just never completed for use. Brugger asked about the different numbers of people that would use the rooftop. Souza explained that the numbers during the day are projected to be lower as guests will probably use the lake and be around in the city more than staying up on the rooftop. At night, it is proposed that there will be more guests as they wait for tables in the restaurant. Stelling explained the live rooftop system that they are considering for the rooftop to satisfy the green space requirement. Mayor Connors explained the concern for music volume. Souza explained that it is not of an interest as of now. If anything, they might pipe in jazz or calming music and doubts that it will be heard off the rooftop. The Mayor also asked if the applicants would be opposed to having a review in 6 months just as the first floor request for Bella Vista was reviewed after six months. Souza responded no, they wouldn't be opposed. Hill asked about the railing. Stelling explains that the railing is higher now than it will be after the platform is installed. 42" is the minimum height requirement for the railing. Hill also asks about different functions (Venetian, Driehaus fireworks etc.) and how this may increase the capacity on the roof. Souza stated that there will be a masquerade ball on the first floor the night of the Venetian fireworks and all the focus will be on that event. She doesn't foresee a large capacity if any increase at all for those particular events. Stelling stated that they capacity for the building is as it exists today not after it's developed. Slavney reaffirmed that this rooftop will be limited to the guests at the Baker House and Bella Vista. Mr. Connolly commented that because those elevators are not keyed off there needs to be a limitation to hotel guests only. Brugger commented to a question from Stelling as to how many people could be on the rooftop for occupancy that "a lot of people could be up there". Slavney doesn't want this to be an independent entertainment space that available to its building code capacity. Connolly explains the relationship by stating that there is a lease in the works to allow the Baker house to run the first floor facilities and the rooftop to provide food and beverage service to the guests. This is not provided at this time. They believe that this is what the original intent of the Baker House to Bella Vista. Discussion followed more on the exclusivity of the service that is provided to the guests of both buildings. There will be two separate businesses, two different liquor licenses, and two separate businesses. The fact that they are owners of the Baker House has nothing to do with the fact of them being operators within Bella Vista. Skates asks more about the rooftop and having people on river rock and pavers. The area from the atrium to the front of the rooftop facing the lake is what is proposed to be developed. It was stated that the people will not have full access on the rooftop but rather have restricted areas around the mechanicals. The present railing is of a decorative factor but when the platform is installed the railing will be more of a containment rail. The City attorney asked what authorization has come from the Home Owners Association for this proposal. Connolly stated that the Bella Vista Board had a meeting. Through the ongoing discussion/negotiations, the Board approved a sort of Lease which was presented to Baker House. They are in the process of finalizing the lease agreement now.

Robert Lawler, owner of a unit at Harbor Shores. Speaks highly of the new owners of the Baker House and supports their endeavor.

Attorney Richard Torhorst approached the podium on behalf of a unit owner Polo Club LLC who has a unit at Bella Vista. He speaks neither for nor against the proposal. However, he wants to make known that the applicants are not the owners of this property. He suggests getting consent from the fourth floor owners specifically since they will be the ones who see the most traffic to the rooftop area. He speaks of the lack of specifics such as lighting on the rooftop, access to the stairs/elevator, separation of the Baker House restaurant and bar from the food and beverage served to the Bella Vista patrons, specifics on the tables and chairs on the rooftop, will there be umbrellas, a covered bar, access to bathrooms, occupancy etc. He would like to see more of an operation plan for this venture. Attorney Torhorst's client proposes postponing the decision until the following meeting.

Mr. Connolly approached the podium and explains that many of these items were discussed at the owners' meeting and many of the questions can be answered and decided there as postponing this another month may hinder a months worth of operation.

Brugger asks about the lights that may be used. Stelling explained that there is some natural light that comes from the atrium and lights up some of the rooftop. There would be no spotlights used. Hill asks if the first floor lease is separate from the rooftop lease. Connolly stated that they have not reviewed this lease to be two independent pieces that they have viewed them as together. Brugger wanted to make sure that everyone is aware that the roof is already approved as an occupied space for the hotel. There was a condition placed that any food or beverage service outdoors receives a conditional use approval. We are not here to approve whether or not people can be on the roof. Brugger is sure that well over 100 people can easily be on the roof legally at this point. It is whether or not when they are up there they can be served a sandwich and drink. Alcohol is also a separate issue according to the Developers' Agreement. Mayor Connors/ Hartz motion to **continue** the Public Hearing to the May 16th Plan Commission meeting. Hill asks if we can be more specific on what we are asking from the applicants to bring back to next months meeting. Hartz stated that if he had made a motion some conditions he would have included would be 1) Board approval of an operation plan (hours of operation, what the number of people can be, etc) 2) The area be confined to the guests of Bella Vista and Baker House 3) Review approval in a particular time frame as we did for the Waterfront on the first floor of Bella Vista. Hill has concerns on the rail height especially when alcohol is involved. The Mayor asks for more information on the specifics for access. Discussion followed on the approval from the owners at Bella Vista. Hill asks if there are any other buildings in the area that are permitted to serve food and beverage on the rooftop. Brugger stated that he is not aware of any that were built and previously approved for that use. Motion carried unanimously.

**Public Hearing on a zoning map amendment of Planned Business (PB) to be placed on a recently annexed parcel to the City of Lake Geneva more particularly described as PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3976 LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT FOUND MARKING THE NORTH 1/4 CORNER OF SAID SECTION 6; THENCE S 02DEG 48MIN 17SEC E, 33.04 FEET TO THE NORTHERLY MOST CORNER OF SAID LOT 2; THENCE ALONG THE BOUNDARY OF SAID LOT 2, S 02DEG 48MIN 17SEC E, 19.66 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID LOT 2, N 89DEG 55MIN 57SEC E, 254.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE BOUNDARY OF SAID LOT 2, N 89DEG 55MIN 57SEC E, 142.53 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID LOT 2, S 54DEG 37MIN 07SEC E, 120.38 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID LOT 2, S 02DEG 39MIN 54SEC E, 177.70 FEET TO THE EASTERLY MOST CORNER OF SAID LOT 2; THENCE CONTINUE ALONG THE BOUNDARY OF SAID LOT 2, S 89DEG 53MIN 05SEC W, 316.11 FEET; THENCE N 31DEG 02MIN 14SEC E, 104.84 FEET; THENCE N 04DEG 44MIN 59SEC E, 158.39 FEET TO THE POINT OF BEGINNING. (1.41 ACRES) Former Tax Key Number MA3976 00002.**

Attorney John Olson approached the podium to explain the proposal. Hartz/ Olson motion to close the public hearing. Motion carried. Hartz/ Skates motion to **approve** the zoning map amendment of Planned Business (PB) to be placed on a recently annexed parcel to the City of Lake Geneva described as above former tax key number MA3976 00002. Slavney states that this re-zoning request is fully consistent with the Land Use recommendations of the Comprehensive Plan. Motion carried unanimously.

**Review and Action on Certified Survey Map submitted by Leo and Madeleine Potter 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.** Attorney John Olson approached the podium and explained the proposal. He made mention of the technical changes that were noted by the Department of Administrator and Crispell Snyder which will be changed. Brugger commented that the technical things can be approved by Staff and that the sewer easement needs to be clarified on the CSM. Skates/ Poetzinger motion to **approve** a Certified Survey Map submitted by Leo and Madeleine Potter 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 including approval by Crispell Snyder (engineering) and Department of Administrator and all Staff recommendations. Motion carried unanimously.

**Review and Action on a Site Plan application filed by the City of Lake Geneva to relocate the gazebo in Flat Iron Park.** Dan Winkler City Director of Public Works approached the podium to explain the proposal. Change of location from the southern point of the park to a location more interior in the park. It is proposed to be constructed at grade to be handicap accessible, be further away from pedestrian traffic and also further away from the traffic for noise issues during ceremonies. There was also a suggestion to move it closer to the 100' foot setback line from the lake. Olson asks if this will interfere with trees or the root system. Winkler also stated that they overlaid the Jaycees Venetian plan and this plan wouldn't have any negative bearing on those plans. Discussion followed on the proposed move closer to the 100' setback line so it is in line with the water fountain and would be able to provide sidewalk access for handicapped accessibility. Olson asked if the music performances will still take place on the concrete slab. It will. Brugger asks if an additional sidewalk will be built to the gazebo. There will not be at this time. Hartz asked about getting electric to the gazebo. Brugger stated there is an accessible electrical board behind the Andy Gump statue. We are approving not only the location but also the architectural review of this gazebo as it is in the Downtown Design Review area. This is proposed to be an octagonal 24' gazebo with a concrete floor, slightly above grade so water does not collect and a plaque as well as a weather vane that would be taken off the existing gazebo and placed on the new one. Hill asks if any seating will be provided. No, it will not. Hartz/Olson motion to **approve** the Site Plan application filed by the City of Lake Geneva to relocate and rebuild the gazebo in Flat Iron Park to an area just east of the 100' shoreland overlay setback line and just west of the area shown in the drawing to be connected to the sidewalk on Wrigley Drive with the sidewalk extended for the drinking fountain, materials as noted in drawing #5 dated 2-12-09, transfer of the plaque and weather vane from the old gazebo to the new one. Discussion followed. Motion carried.

**Review and Action on a Site Plan application filed by Rick Bittner of Next Door Pub 411 Interchange North.** Rick Bittner, owner of Next Door Pub, 411 Interchange North approached the podium and explained the project. This is to install a walk-in cooler on the deck and match the material as close to the exterior of the existing building so it looks as an extension of the building. They will be losing two parking stalls however they still have enough parking for all staff and patrons. He proposes some additional landscaping around this addition as well which will increase the overall green space percentage. Olson asks if the deck is only for the walk-in cooler. Bittner stated it is. Hill asks if any additional additions are proposed. Bittner stated he does not at this time. Hartz/ Skates motion to **approve** the Site Plan application filed by Rick Bittner of Next Door Pub 411 Interchange North, including all staff recommendations. Motion carried unanimously.

**Concept Plan discussion for a proposed Planned Development for an outdoor dining area filed by Capitol Cuisine LLC d/b/a Sprechers Restaurant & Pub 111 Center Street, Lake Geneva, WI 53147.** Kevin Ledderer from Specher's approached the podium to explain the project of adding outdoor dining. He explains that the plan is to come back next month with more information in order to obtain approval for this project. They will be looking for flexibility in setbacks as one of the decks is barely into it and the other will not be. The materials will match the existing building and allow more outside dining closer to the lake. Hill asks about access to the outdoor decks. Kevin explains that the plan is for everyone to enter through the restaurant and the doors from outside the deck area will be alarmed to restrict access. The water feature will not be removed. Everything will be re-landscaped around the deck. Anything that can be saved will be and if it cannot be saved, new will be installed. The decks are three tiered to accommodate the existing terrain. It also took into consideration the levels on the inside of the restaurant as well. Brugger asks if they have figured what the parking exemption will be. The final application will have more specific analysis of figures. There was a question on whether the decks will be all smoking or mixed. Mr. Ledderer stated they will take that into consideration. The seating will be hostess seating. They want to control the deck seating as much as possible. Discussion followed.

**Discussion on a proposed change to the Comprehensive Plan as requested by Mark Sansonetti on behalf of Geneva Ridge Joint Venture.** Mark Sansonetti approached the podium and explained his proposal on behalf of his client to implement a change to the Comprehensive Land Use Map from Rural Holding to a Planned Neighborhood and Planned Office. Sansonetti handed out a bound packet of information and proceeded to go through the packet page by page. He also stated that this content was online at LakeGenevaland.com. Mr. Sansonetti makes comments on map 2 (Short term growth and phasing plan of City of Lake Geneva 11/91) which shows depictions of potential concept of State Highway bypass 120 and how the bypass was built according to where the alternate plan for this highway was planned. The recommended route was actually running through the

eastern portion of these properties. He shares how the bypass should've been about a mile north of where it actually is and how this bypass helps to alleviate some of the traffic off of Highway 50. Map 3 shows the Geneva Ridge Property to be considered a development area. Map 4 is the Smart Growth Plan for SEWRPC and identifies the Geneva Ridge property as residential and other urban land served by the City of Lake Geneva water and utilities. Map 5 is the Town of Linn's adopted Smart Growth Plan and shows the Geneva Ridge properties as residential development and identified at conservation subdivision district development and about 30+ acres of Commercial development. Those developments would have been on private sewage systems and private wells. That plan was adopted a few months prior to those properties being annexed to the City and the Plan still remains. Map 6 (6/2004) is the City of Lake Geneva's South Neighborhood Plan reaffirming the 1991, 1997, 1999 Plans and adopted in June of 2004 that identifies the properties as Traditional Planned Neighborhood, Single Family and Neighborhood business served by City utilities. The properties were annexed about four or five months after that plan was adopted. Map 7 (5/2009) shows the initial designation of the Plan Commission as Traditional Planned Neighborhood and Planned Office. Map 8 is the Community Facilities and Utilities map for the City of Lake Geneva. This incorporates the entire property into the area for future water and sewage service. It incorporates a water tower onto the property and also creates a future lift station at the northern portion of the property. That plan was the one endorsed and recommended by resolution by the Plan Commission on Aug 17 2009. Map 9 shows the water utility service plan for SEWRPC. Their plan identifies the properties to be served utilities by the City. Sansonetti states that this further reaffirms the actions of the City (Plan Commission), the Town and the State of Wisconsin embarking upon spending significant sums to bring the 120 bypass and also Edwards Boulevard extension. He shared that these designations were made not by him or his client but by the city and other organizations and feels that the city should change the Comprehensive Plan map to reflect the appropriate designations.

Slavney handed out a paper on how Comprehensive Plan amendments are made. Aside from the 10 and 20 year plan updates, this paper explains how the procedure is gone about. Slavney explains how the initial adoption of the plan differs from an amendment as far as notices and public input go. Slavney also explains having a schedule to accommodate changes (amendments) to the plan so there are not changes that overlap each other. Mayor Connors asks how other communities have reacted to amendments to their plan. Slavney stated that prior to 2007 the plan would be reviewed annually or every two years due to the development activity that was going on. Since 2007 in the communities that Slavney works with, many have not changed their plan at all. Many have chosen to lengthen their amendment cycle or not changed them at all. Brugger asked if there is a formal application process in the other communities that Slavney deals with. Slavney stated yes. He also suggests that if we choose to go forward with the amendment, we should allow for a few months to allow for any other people who would like to pursue an amendment so that we can do them all at the same time. Slavney states there are three things to think of when considering the amendment; 1) Does the City want to undertake an amendment? 2) If so, how much additional time do we allow for others to partake in the process? 3) Do we allow additional public participation to occur? Attorney Draper stated that this proposal did not come forward in conjunction with the lawsuit that is being considered. This proposal is separate from that case. He also comments about the process. Draper suggests that we cannot just react to this request. We have to think it through and follow the process with the anticipation that more things are going to happen. Hartz asked if the City should adopt a resolution to provide for the process to amend the Comprehensive Plan and use that to guide us when these proposals come about. Draper agreed. We have general guidelines, just not a formal procedure. The time line of when to amend the plan (how often) and what time frame to allow requests to come in need to be determined. Sansonetti's initial request was to initiate and request a resolution from this body (Plan Commission) to recommended such reinstatement to the Council at which point 30-day notice provision could be embarked upon and the Council could act or not act. Brugger asked Sansonetti if by changing the name from amendment to reinstatement we wouldn't have to go through the process? Sansonetti stated that under 4B it references no Comprehensive Plan that is recommended for adoption or amendment under paragraph B. He suggests that under paragraph B is where the amendment would be initiated. Hartz would like to see the process of an amendment to the Comprehensive Plan be placed on the next agenda. Sansonetti continued to explain some possibility of new partners/ new development ventures if a change can be made as proposed. Discussion followed.

### **Downtown Design Review**

Geneva Lake Museum, 255 Mill Street. Dale Buelter approached the podium and explained the packet that was handed out explain the sign that are proposed. A sign that faces Main Street is proposed to bring more foot traffic to the Museum. A second sign, more of a utility sign is used to direct people in the direction of the museum. Hartz

asked if these signs meet the zoning standards. Brugger stated yes. Skates asked if there will be individual copy applied to the sign. There will not be. Hartz/ Skates motion to approve the signs as presented. Motion carried unanimously.

Olympic Restaurant, 748 Main Street. The cornice is currently white and they want to paint it to burgundy to match additional burgundy on the overhang. Skates/Olson motion to approve the re-painting of the cornice as presented. Motion carried unanimously.

Refined Rustic, 755 Main Street. They would like to hang a projecting sign. Hill/Skates motion to approve as presented. Motion carried unanimously.

Popeye's, 811 Wrigley Drive. The BBQ building is in need of repair and want to update the look. It will just be the walls that will be replaced. The roof is separate. Hill/Olson motion to approve the change to the Popeye's BBQ building as noted. Motion carried unanimously.

Skates/Olson motion to adjourn at 10:03 pm. Motion carried.

/s/ Jennifer Special, Building/Zoning Administrative Assistant

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