

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

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

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

Hartz/Olson motion to approve minutes of October 17th, 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.

Marilyn Heiden, 846 Madison Street. She writes stating that she has no particular objections to the Conditional Use for the Dog Spot with its new owners however; she would just like to make sure they keep on top of any barking that will be able to be heard from the property. The letter will be on file at the Clerk's office.

Attorney Richard Torhorst dropped off a letter earlier today in regards to the CSM on tonight's agenda for Kevin Weiss and Marianne Feitl stating that the owners are in agreement to the changes that were suggested by City Staff. The letter will be on file at the Clerk's office.

Public Hearing and recommendation on a Conditional Use Application filed by Raymond and Debra Mann, 900 Platt Avenue, Lake Geneva, WI 53147 for commercial animal boarding in a General Industrial zoning district located at 846 Madison Street, Lake Geneva, WI 53147 Tax Key Numbers ZYUP 00033 and ZYUP 00033A. Raymond and Debra Mann approached the podium to explain their proposal. The Mann's explain that they are interested in purchasing the business and would like to keep things as they are going. They are not looking to make any changes at this time. Brugger asks if the main building is air conditioned. The pole barn is not. Brugger makes reference to why Ms. Heiden (see correspondence) would hear dogs at meal time. Mr. Mann explains that in the summer sometimes some animals are put into the pole barn because it can be cooler than the outside. Hill asked about the expansion of the business. Mr. Mann explained how he would like to add water and sewer to the pole barn to use it to its fullest extent. He also hopes to increase his business so moving into the pole barn would make sense. Flower/Skates motion to close public hearing. Motion carried. Hartz/ Hill motion to approve the Conditional Use application filed by Raymond and Debra Mann, 900 Platt Avenue, Lake Geneva, WI 53147 for commercial animal boarding in a General Industrial zoning district located at 846 Madison Street, Lake Geneva, WI 53147 Tax Key Numbers ZYUP 00033 and ZYUP 00033A with a condition of a six month review of this Conditional Use to in relation to any noise issues with barking dogs, any change of owner shall require approval of an new conditional use and to also include all Staff recommendations. Discussion followed. Motion carried.

Public Hearing and recommendation to consider an amendment to the Zoning ordinance of the City of Lake Geneva for an addition to the list of allowed billboard signs in the city. The following section of the Zoning Ordinance is proposed to be modified as listed:

Section 98-804 (1)(j)

(8) Large two faced billboard sign near the southwest corner of Edwards Boulevard and Townline Road. Tax Parcel No. ZA4362 00003.

This includes the 30year sunset provision on the sign as depicted in the Pre-annexation agreement that was approved by the City upon the City's approval of the annexation that was completed March 14, 2011. The sunset

date would end March 14, 2041. Skates/ Hill motion to close the public hearing. Motion carried. Connors/Hartz motion to recommend approval of an amendment to the Zoning ordinance of the City of Lake Geneva for an addition to the list of allowed billboard signs in the city. Section of the Zoning Ordinance is proposed to be modified as listed:

Section 98-804 (1)(j)

(8) Large two faced billboard sign near the southwest corner of Edwards Boulevard and Townline Road. Tax Parcel No. ZA4362 00003.

This will include a sunset date of March 14, 2041 as depicted in the Pre-annexation agreement that was approved by the City upon the annexation of the property that occurred March 14, 2011. Discussion followed on signage that could occur on a billboard sign. Motion carried.

Review and recommendation on a Certified Survey Map submitted by Attorney Richard Torhorst on behalf of Kevin Weiss and Marianne Feitl, 2030 N. Sedgewick Street, Unit 1, Chicago, IL 60614 for land located in the Town of Bloomfield that is within the City's extra-territorial plat review jurisdiction. Hartz/ Skates motion to recommend approval on a Certified Survey Map submitted by Attorney Richard Torhorst on behalf of Kevin Weiss and Marianne Feitl, 2030 N. Sedgewick Street, Unit 1, Chicago, IL 60614 for land located in the Town of Bloomfield that is within the City's extra-territorial plat review jurisdiction subject to the Bloomfield Road right of way dedication and reservation as depicted in the letter received by Attorney Richard Torhorst dated November 21, 2011 and any recommendations by the City engineer as mentioned in their letter dated November 8, 2011. Motion carried.

Review Conditional Use approval granted to Rose Menella November 15, 2010 (after one year) as requested by the Plan Commission at the November 15, 2010 meeting for Roses Fresh Market at 433 Broad Street, Lake Geneva, WI 53147, Tax Key number ZOP 00114. Discussion followed on whether or not the use of a tent was done. It was and no apparent problems were had. Hill/ Hartz motion to continue the Conditional Use that was granted to Rose Menella (Roses Fresh Market) at 433 Broad Street, Lake Geneva, WI 53147, Tax Key number ZOP 00114 on November 15, 2010. Motion carried.

Downtown Design Review

None.

Skates/ Poetzing motion to adjourn at 7:01 pm. Motion carried.

/s/ Jennifer Special, Building/Zoning Administrative Assistant

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