

**CITY PLAN COMMISSION
MONDAY, JUNE 20, 2011 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL**

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

Roll Call: Commissioners 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, Commissioner Flower and Commissioner Poetzingler were excused.

Skates/Olson motion to approve minutes of May 16th, 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.

David Frost, from The Manor sent a letter with regard to the difference of understanding of the address (for item #7) of 8 N. Lake Shore Drive to 8 Hillside Drive.

Request received by Mark Sansonetti to set public hearing request for an amendment to the City's Comprehensive Plan for the Geneva Ridge parcels in a letter dated 6.15.11.

Hartz/Hill motion to suspend the rules and move item #11 to the next position in the agenda. Motion carried.

Discussion and Potential Recommendation regarding the Comprehensive Plan Amendment Schedule and the Public Participation Plan. Attorney Draper gave an explanation of the process that we should go through according to State Statute in regards to amending the Comprehensive Plan. City Planner Slavney also made some comments on the process of the procedures being adopted in order to fully comply with the proper way to amend the Plan. Hartz asks what how often we should be looking to amend the Plan. Slavney gave a quick run down of the time frame for each process to occur. Skates asks that if we are looking at starting the process at Halloween, are we in crunch time or are we good on time for now. Slavney states that we have some time to work. Hartz/Skates motion to recommend the draft resolution establishing public participation procedures for both the regular and unique consideration of the amendments to the City of Lake Geneva Comprehensive Plan to the Common Council. Hartz commented that he likes that this follows the State Statutes and seems like it is progressing in the right way. Motion carried.

Continued 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 (from May meeting). No comment from the public. Connors/Hartz motion to close the public hearing. Motion carried. Connors/Skates motion to table this item until a future date. Motion carried.

Public Hearing on a Conditional Use Application filed by Benny Singh, 1840 Prestwick Drive, Lake Geneva, WI 53147, for an Outdoor Display, located in a Planned Business Zoning District at 797 Wells Street, Tax Key No. ZOP 00399. Hartz asked about the handicapped stall requirements. Brugger stated that they currently have two stalls in the location of where the wood/propane/ice is located. They are only required to have one. A cross hatched area can be put right in front of the display area which will keep that area clear of traffic and still be able to work with a handicapped spot. They will have adequate parking without that additional handicapped stall. This will not obstruct parking. Olson asked about the propane storage. It was stated that they have to be stored outside and in a vented area. Hill/Hartz motion to close the public hearing. Motion carried. Hartz/Olson motion to approve the Conditional Use Application filed by Benny Singh, 1840 Prestwick Drive, Lake Geneva, WI 53147, for an Outdoor Display, located in a Planned Business

Zoning District at 797 Wells Street, Tax Key No. ZOP 00399, including staff recommendations. Motion carried.

Public Hearing on a Conditional Use Application filed by Dr. Michael and Kerry Sherman, 8 Lake Shore Drive, Lake Geneva, WI 53147, for a second floor addition to an existing single family residence in the ER-1 District using the setback requirements of the SR-4 District and also for Lawn Care located in the Lakeshore Overlay District at 8 Lake Shore Drive, Tax Key No. ZYUP 00094J. Lyle Liska from Engerman Contracting approached the podium and explained the project. Hartz asked about the lake path cutting through the driveway. Liska explains that this is a nonconforming building due to setbacks. The footprint is not going to change during the renovation. The existing garage will be removed but it will be built again in the same footprint and a master suite will be put above it. A deck area will be added to the master suite area. The existing deck there now is 162 square feet (with the staircase) and the new deck will be 108 square feet. Thus encroaching into the lake area less. They are trying to get the house back to its original style of architecture. Hartz asked about the lake path running through the driveway. The lake path has been re-routed to avoid potential problems with people on the lake path and making contact with the homeowners while using the driveway. Hartz/Olson to close the public hearing. Motion carried. Hartz/Olson motion to approve a Conditional Use Application filed by Dr. Michael and Kerry Sherman, 8 Lake Shore Drive, Lake Geneva, WI 53147, for a second floor addition to an existing single family residence in the ER-1 District using the setback requirements of the SR-4 District and also for Lawn Care located in the Lakeshore Overlay District at 8 Lake Shore Drive, Tax Key No. ZYUP 00094J including all staff recommendations as well as the staff recommendation of Staff to approve the plant material. Discussion followed. Motion carried.

Review and Action on a Certified Survey Map Application filed by Kamal Syed Muzaffar and Lisa Muzaffar Kusko, 224 Maxwell Street, Lake Geneva, WI 53147 to combine the adjacent lots to the existing property at 224 Maxwell Street, Lake Geneva, WI 53147. Brugger stated that this is several parcels created into one parcel. Hartz/Skates motion to approve a Certified Survey Map Application filed by Kamal Syed Muzaffar and Lisa Muzaffar Kusko, 224 Maxwell Street, Lake Geneva, WI 53147 to combine the interior lot lines (adjacent) to the existing property at 224 Maxwell Street, Lake Geneva, WI 53147 including Staff recommendations. Motion carried.

Concept Plan discussion for a proposed planned development by John Matustik for property located on N. Knoll Lane. John Matustik approached the podium to explain his project. He would like to construct two homes on two lots located in the ER-1 zoning district using SR-4 setbacks. He would also like to move a lot line between the homes to make the second lot more conforming. Connors asks about the tree located on the eastern lot and whether or not it will be taken out or saved. The one centered in front of the proposed house will be removed and the other will be saved. Hartz comments how much of a difference these lots are; higher than the ones in front of it. Hartz asks about the drainage. Matustik stated that he will do what he can to make sure the water will not run off on those properties. Brugger asks if the owners have any objection to moving the houses closer to the street so they are not so on top of the houses on Pine Tree Lane. Matustik stated that he didn't have a problem with that. Jordan wants to make it clear up front that this is a private drive. The City is in the process of going to the neighbors and asking if they want to have the city services they road must be brought up to City standards and given over to the City, if not, they must hire private haulers to come and get their garbage and hire someone to snowplow the road. Matustik stated that he went around to the neighbors and was able to speak with a couple of them and left letters with the others for them to contact him so they can see what the proposals are. That included the neighbors on Pine Tree Lane. Hartz entertained the idea of maybe having a semi-circular driveway to allow more flexibility to moving the houses closer to the road.

Downtown Design Review

300 Wrigley Drive, Harbor Shores Hotel. There will be a sign up on the building. It matches the monument wall except it will also say hotel on it. It will be facing Center Street. Hill/Olson motion to approve the signage as presented. Motion carried.

234 Broad, Precious Gifts. Projecting sign and wall sign. The projecting sign will be a miniature sign of what is mounted on the wall. Skates/ Hill to approve the signage as presented. Motion carried.

771 Main Street. The Bootery. There will be an awning change from the dark green that was there to a dark charcoal gray awning to match the other dark features. Olson/Skates motion to approve the awnings as presented. Motion carried.

600 block of Main Street. Lake Geneva Brewing Emporium. Color chips were sent around with the sign as the printer didn't print out the exact color. Gale Force (Blue) and Sundried Tomato (Red). They are looking for signs on three faces of the building. Hartz/Olson motion to approve the Lake Geneva Brewing Emporium as presented. Motion carried.

821 Geneva Street. TNT Antiques. They would like to repaint using Antique Red on the trim and Pecan and Powdered Snow on the rest of the building and deck/ramp. Hill/Skates to approve the color scheme for the Antique Store at 821 Geneva Street. Motion carried.

Skates/Olson motion to adjourn at 7:28 pm. Motion carried.

/s/ Jennifer Special, Building/Zoning Administrative Assistant

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