

CITY OF LAKE GENEVA

PLAN COMMISSION MEETING

MONDAY, JUNE 16, 2014 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

MINUTES

1. **Meeting called to order by Mayor Connors 6:30 PM.**

2. **Roll Call**

Present Kupsik, Gibbs, Flower, Skates, Robers, Connors, Draper

Also Present Administrator Jordan, Planner Slavney, Gregoles

3. **Approve Minutes of May 19, 2014 Plan Commission meeting as distributed.**

MOTION #1

Skates/Kupsik motion to approve the Minutes of 5/19/14 Plan Commission meeting as distributed.

The motion carried unanimously.

4. **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.**

NONE

5. **Acknowledgment of Correspondence.**

NONE

6. **DOWNTOWN DESIGN REVIEW**

A. **Application by BMHO Properties, LLC for 3 signs and a change in awning color from the previous approved dark charcoal to a Sunbrella jockey red, at Brick and Mortar Home and Outdoor located at 230 Center Street, Tax Key No. ZA276000002.**

DISCUSSION

The applicants and the Commission discussed the signage in detail, as well as the change to the street address from 230 to 222 Center Street.

MOTION # 2

Mayor Connors/Kupsik moved to approve the application by BMHO Properties, LLC for 3 signs, contingent on the address being formerly changed to 222 Center Street, at Brick and Mortar Home and Outdoor located at 230 Center Street, Tax Key No. ZA276000002. The motion carried unanimously.

DISCUSSION

The applicants and the Commission discussed the awning color change from dark charcoal to a Sunbrella Jockey Red. Inspector Robers was requested to pull the original minutes and left the chamber to retrieve them from his office. When he returned he read from the December 2013 meeting minutes which clearly stated that charcoal grey was the approved color. Mr. Robers added that multiple conversations have been had with the builder regarding the color of the awnings and signage which Peter Jergens/builder then confirmed. Mr. Robers also clarified that there was only one meeting at which time the red was noted and the applicant was told to come back to staff and work with them with regards to the color and that never happened.

Mr. Jergens brought up the fact that there are many red awnings and umbrellas in the city and he would like to have it clarified as to what is Primary Red. In response Kupsik stated that the umbrella's is another issue because it is temporary use and only out during the summer months. Slavney clarified what the ordinance states regarding the primary red color and there was agreement amongst the Commission and staff that the awnings and lights are a primary red color.

MOTION # 3

Kupsik/Skates moved to deny the application by BMHO Properties, LLC for a change in awning (and lights) color from the previous approved dark charcoal to a Sunbrella jockey red, at Brick and Mortar Home and Outdoor located at 230 Center Street, Tax Key No. ZA276000002. The motion was denied unanimously.

7. Public Hearing and recommendation on a Conditional Use Application filed by John Wright, 968 S Lakeshore Drive, Lake Geneva, WI 53147, to construct an addition (garage and master suite) to a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at Pine Tree Lane, Tax Key No. ZYUP 00106A.

DISCUSSION John and Linda Wright - 968 S Lakeshore Drive, LG
Mr. Robers gave some details regarding the planned garage and master suite.
Skates and Robers discussed the side yard location.

MOTION #4

Kupsik/Flowers move to close the public hearing on a Conditional Use Application filed by John Wright, 968 S Lakeshore Drive, Lake Geneva, WI 53147, to construct an addition (garage and master suite) to a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at Pine Tree Lane, Tax Key No. ZYUP 00106A. The motion was carried unanimously.

MOTION #5

Kupsik/Skates move to approve the recommendation on a Conditional Use Application filed by John Wright, 968 S Lakeshore Drive, Lake Geneva, WI 53147, to construct an addition (garage and master suite) to a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at Pine Tree Lane / N Knoll Lane, Tax Key No. ZYUP 00106A, including all staff recommendations. The motion was carried unanimously.

COMMENTS

Commendations from Skates and Mayor Connors.

8. Public Hearing and recommendation on a Conditional Use Application filed by Susan Crowley, 3 Anglican Lane, Lincolnshire, IL 60069, to construct a screen porch on an existing Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 45 Lakewood Drive, Tax Key No. ZLM 00011. Note: Applicant will also be applying to the Board of Variance for approval to extend six(6) feet into the rear yard setback if Zoning is approved.

DISCUSSION

Mr. Robers gave a summary and recommendation of the application in absence of the applicant.
Mr. Robers and Atty. Draper clarified details with the Commission regarding setbacks and that they are only approving changing the zoning to SR-4 and then subject to any variance that is granted.

MOTION #6

Skates/Gibbs move to close the public hearing on a Conditional Use Application filed by Susan Crowley, 3 Anglican Lane, Lincolnshire, IL 60069, to construct a screen porch on an existing Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 45 Lakewood Drive, Tax Key No. ZLM00011. Note: Applicant will also be applying to the Board of Variance for approval to extend six(6) feet into the rear yard setback if Zoning is approved. The motion was carried unanimously.

MOTION #7

Kupsik/Skates move to approve the recommendation on a Conditional Use Application filed by Susan Crowley, 3 Anglican Lane, Lincolnshire, IL 60069, to construct a screen porch on an existing Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 45 Lakewood Drive, Tax Key No. ZLM 00011 including staff recommendations. (Mayor Connors noted the clarification that if they are to build it, it would have to be in conformance with SR-4. Note: Applicant will also be applying to the Board of Variance for approval to extend six(6) feet into the rear yard setback if Zoning is approved. The motion carried unanimously.

9. Public Hearing and recommendation on a Conditional Use Application filed by Rick Bittner for Bittner Properties Inc, 259 Skyline Drive, Lake Geneva, WI 53147, to operate Outdoor Commercial Entertainment (Restaurant & Bar Service) in a Planned Business (PB) Zoning District located at 411 Interchange North, Tax Key No. ZYUP 00137M.

DISCUSSION

Mr. Bittner addressed the Commission regarding the details of the application.

MOTION #8

Kupsik/Skates move to close the public hearing regarding the recommendation on a Conditional Use Application filed by Rick Bittner for Bittner Properties Inc, 259 Skyline Drive, Lake Geneva, WI 53147, to operate Outdoor Commercial Entertainment (Restaurant & Bar Service) in a Planned Business (PB) Zoning District located at 411 Interchange North, Tax Key No. ZYUP 00137M. The motion carried unanimously.

MOTION #9

Kupsik/Gibbs move to approve the recommendation on a Conditional Use Application filed by Rick Bittner for Bittner Properties Inc, 259 Skyline Drive, Lake Geneva, WI 53147, to operate Outdoor Commercial Entertainment (Restaurant & Bar Service) in a Planned Business (PB) Zoning District located at 411 Interchange North, Tax Key No. ZYUP 00137M and to include all staff recommendations and that the hours of service will be until 10:00 pm (per application), 11:00 pm on Friday and Saturday, and contingent upon the extension of premises being approved by the Council and also that the music is not discernable past the lot line. The motion carried unanimously.

13. ADJOURNMENT

MOTION #9

Skates/Gibbs moved to adjourn the meeting at 7:24 pm. Motion carried unanimously.

/s/ Jackie Gregoles, Building & Zoning Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION