

**CITY PLAN COMMISSION**  
**MONDAY, JUNE 17, 2013 - 6:30PM**  
**COUNCIL CHAMBERS, CITY HALL**

Prior to the meeting, Mayor Connors appointed Alderman Hougen as temporary chairperson in the mayor's absence.

Alderman Hougen called the meeting to order at 6:30 p.m.

**Roll Call.** Alderman Hougen, Commissioners Gibbs, Flower, Skates and Poetzingler. Also Present: City Attorney Draper, Building/Zoning Administrator Brugger, City Administrator Jordan and Administrative Assistant Special. Absent: Mayor Connors, Commissioner Olson and City Planner Slavney.

**Approval of Minutes**

Skates/Poetzingler motion to approve Plan Commission meeting minutes of May 20, 2013, as distributed. 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.**

There was a notice from the county for a Conditional Use application that was applied for on the former RW Miller asphalt plant. This was an FYI of the meeting that will be Thursday June 20, 2013 at 5:30pm at the Government Center at 100 West Walworth Street, Elkhorn, WI 53121.

**Public Hearing and recommendation on a Conditional Use Application filed by Franklin D. Guske, W797 Myrtle Road, Pell Lake, WI 53157, for outdoor dining (Outdoor Commercial Entertainment) at 192 Main Street, Tax Key Number ZYUP 00107.**

Mike Carstensen N3350 Laurel Rd., manager of Lake Geneva Lanes, explained the proposal for outdoor dining. Flower asked if using the parking spaces for this use is not of a concern for the required parking of the bowling alley. Brugger stated that there is more than enough parking to accommodate this use. There will be parking stops used to block cars from coming into the dining area. Administrator Jordan asks if they will be asking for a liquor license. Brugger stated that it is for the Council to decide, not the Plan Commission. Flower/Skates motion to close the public hearing. Motion carried. Flower expresses her concern for proper barriers to contain the dining area separate from the parking lot and to use nice aesthetics while doing that. Skates/ Gibbs to recommend approval of the Conditional Use Application filed by Franklin D. Guske, W797 Myrtle Road, Pell Lake, WI 53157, for outdoor dining (Outdoor Commercial Entertainment) at 192 Main Street, Tax Key Number ZYUP 00107. Discussion followed. Motion carried unanimously.

**Public Hearing and recommendation on a Conditional Use Application filed by Sunrise Gardens LLC, 203 E. Beloit St. Apt A Darien, WI 53114 for Roger and Wendy Fisher, 1234 National Ave., Rockford, IL 61103, to modify an existing passive recreation area by repairing/rebuilding existing wood stairs in the same location and adding a deck with canvas awning to the stairs in the Lakeshore Overlay District at 946 Ceylon Ct., Tax Key Number ZA1240 00002.**

Brugger described the project briefly and described that it is mostly to be repaired with the slight enlargement of the bottom landing to accommodate the awning. Alderman Hougen stated that he visited the property and was able to answer any questions that may arise. Skates/Poetzingler motion to close the public hearing. Motion carried. Hougen/ Flower motion to recommend approval of the Conditional Use Application filed by Sunrise Gardens LLC, 203 E. Beloit St. Apt A Darien, WI 53114 for Roger and Wendy Fisher, 1234 National Ave., Rockford, IL 61103, to modify an existing passive recreation area by repairing/rebuilding existing wood stairs in the same location and adding a deck with canvas awning to the stairs in the Lakeshore Overlay District at 946 Ceylon Ct., Tax Key Number ZA1240 00002. Motion carried unanimously.

**Downtown Design Review.**

**252 Center St.** Patrick Kavanaugh showed the existing sign and dimensions and the proposed new location of the newer sign. This would be 20% smaller than the existing one. It will still be a multi-tenant sign. This will be brick. It will be an off-white type of color to be similar to the color of the building. Flower asked if the color of the sign will tie in with the color of the brick of the grill area. No it will not. Brugger stated that he will approve the exact location of the sign with the Zoning permit. This approval is for the new location of the sign and the color of the brick itself. Skates/Gibbs motion to approve the sign location (more specifically determined by the Zoning Administrator) and setup as presented at 252 Center St. Motion carried unanimously.

**706 Geneva St. Bomb Shelle.** The pink is the same color of Absolutely Home around the corner (same building). Flower expresses a concern with the color of the pink. Skates/ Poetzinger motion to approve the wall sign as presented. Motion carried 4-1 (Flower voting no). Motion carried.

**911 Main Street. My Sister and Me.** Flower/ Poetzinger motion to approve the free standing sign as presented. Motion carried.

**Adjournment**

Skates/Flower motion to adjourn at 7:03 p.m. Unanimously carried.

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/s/ Jennifer Special Administrative Assistant

**THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED  
BY THE PLAN COMMISSION**