

**CITY PLAN COMMISSION
MONDAY, SEPTEMBER 17, 2012 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL**

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

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

Flower/Skates motion to approve the August 20th 2012 minutes. 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.

None.

Discussion and recommendation on the placement of a water feature near the sailboat entry plaza (formerly addressed 499 W. Main Street) in front of the Utility Commission located at 361 W. Main Street.

Dan Winkler, 1112 Bonnie Brae, Director of Public Works for the City of Lake Geneva, approached the podium to explain the project before the Commission tonight at the Beautification Commission's request for recommendation to the City Council. Hougen states while this is a nice request, he thinks that a less utilized area of the City would perhaps be a more appropriate location. Winkler states that the Committee really likes this location and the nearness to the sailboat entry that exists there already. Discussion followed on economic improvement in different areas of town that are less involved. Hougen asks how this could possibly interfere with the sink hole nearby and the tunnel rehab project. Winkler explains that the traffic signal box will be closer to the sink hole than the water feature will be. Flower asks about specifics with the fountain and whether it will be self contained or spill onto the grass. It will be self contained. This recommendation is specific to the placement of the fountain and not the landscaping. The pavers will be within the public right of way and they are a public sidewalk so this is more of a public facilities and Council decision. Plan Commission doesn't really get involved in sidewalk placement within the right of way. Skates/Flower motion to recommend placement of the water feature near the sailboat entry (formerly addressed 499 W. Main Street) in front of the Utility Commission located at 361 W. Main Street. Motion carried 5-1 (Hougen opposed).

Discussion and recommendation on making Maytag Road a public roadway.

City Administrator Jordan explained the project (also addressed in the memo included in the packets). He read past documentation that Ceylon Court was dedicated to the City. If the City had owned it, the City should be shown as owners. It is not. Jordan explains that further research shows a tax key number on the Maytag Road portion owned by the Ceylon Court Association however, no taxes have ever been paid and members of the association had documentation that explained that understood that their group was only there for protecting 80' of lakefront and their slips. They didn't know anything about the road. Jordan requests that the City (who has been maintaining these streets for many years) formally accept these streets as dedicated. The idea is to have the City's name formally on the ownership of these streets. Jordan and Attorney Draper explain how this can be obtained. Normally a dedication is accepted in a plat or deed. We need to see the document that refers to this particular dedication to see how much is anything is needed to officially take possession of the street. Discussion followed. Jordan explained that there have been several meetings over the last several years and it is a high number of positive responses that the road be dedicated to the City. Flower had concern over the gates on the entrances to Maytag Road and the ability of them to not be able to close if the street is dedicated to the City. Hougen/Flower motion to recommend to the City Council to make Maytag Road ZCE 00033 dedicated to the City as a public roadway subject to all staff recommendations and concerns along with an amendment (Flower/Hougen) to the original motion that the gates be permanently opened after dedication to the City. Unanimous approval on the amendment and the original motion. Discussion followed on the city gates be maintained by the City (as necessary) as they are in the right of way.

September 17, 2012 Plan Commission

Downtown Design Review.

Roses Fresh Market, 433 Broad Street. She would like to install two signs. One wall sign on the front of the building consisting of gold lettering (with the word fresh in green lettering) as depicted. The sign on the rear of the building would face the parking lot. Olson/Poetzinger motion to approve the signage as presented. Motion carried.

253 Center Street. Change the green wood painted portion of the façade (fascia board and gable area) to a composite white. The soffit will be going to an aluminum and white. (Bob Schorsh representative for the property explained the proposed changes). This will be on the entire building. Skates/Olson motion to approve the color and design changes to 253 Center Street as proposed.

Plum Crazy. 259 Broad Street. She will be painting the front of the building a pale yellow and placing plum/burgundy letters (Plum Crazy) above for signage. This is not a primary yellow as it is a pale yellow. Flower/Olson Motion to approve the color scheme of pale yellow and plum as presented with the recommendation to make the light fixtures a white color and include some yellow within the planter boxes on the bottom of the façade. Motion carried.

Sweet House of Madness. 519 Broad Street. Will change to **Simple Bakery and Market.** It will be a white sign with green lettering changing from black lettering and the projecting sign had some blue in it. All the signage will be green lettering on a white background. Skates/Flower motion to approve the signage change as presented. Motion carried.

Re-Vive. 721 Geneva Street. A dark charcoal awning with white lettering and a wall sign (white background with black lettering). Flower/Olson motion to approve the signage as presented (only one wall sign) in addition to the awning. Motion carried.

Harry's. 808 W. Main Street. Would like to change the beige awning with burgundy lettering to an all burgundy awning with no lettering. Hougen/ Olson motion to approve the awning as presented. Motion carried.

Skates/Hougen motion to adjourn at 7:15 pm. Motion carried.

/s/ Jennifer Special, Building/Zoning Administrative Assistant

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