

**CITY OF LAKE GENEVA
SPECIAL JOINT MEETING OF CITY COUNCIL &
PLANNING & ZONING COMMISSIONERS**

MONDAY, AUGUST 17, 2015- 5:30 PM
COUNCIL CHAMBERS, CITY HALL

MINUTES

- 1. City Council meeting called to order by Mayor Connors at 5:30 pm.**
- 2. Planning & Zoning Commission meeting called to order by Mayor Connors at 5:30 pm.**
- 3. Roll Call of members of City Council**
Present: Mayor Connors, Aldermen Chappell, Aldermen Wall, Aldermen Kupsik, Aldermen Hedlund, Aldermen Howell, Aldermen Hill and Aldermen Gelting
Absent: Aldermen Kordus
Also Present: City Administrator Oborn, City Attorney Draper, Assistant Gregoles
- 4. Roll Call of members of Planning and Zoning Commission**
Present: Al Kupsik, John Gibbs, Doug Skates, Cindy Flower, Tyler Frederick, Sarah Adams
Also Present: Planner Mike Slavney, Atty. Dan Draper, Mayor Connors, Inspector Robers, Assistant Gregoles
- 5. Election of Joint Committee Chairperson**
Wall/Kupsik nominated Mayor Connors to be the joint committee chairperson.
The motion carried unanimously approved.
- 6. Comments from the public, limited to 5 minutes per person for any items on the agenda except for public hearing items.** None
- 7. Acknowledgement of Correspondence submitted to the Council and Commission regarding the Comprehensive Plan Amendment**

Correspondence received prior to the meeting against the Comp Plan Amendment:

8-14-15 Protest Petitions received from James McIntosh, Maureen A. Marks and Mark Immer with a total of 132 signatures

8-17-15 Received handout – “Chapter 34 Historical Preservation”

8-17-15 Received handout – “Wisconsin State Statute 120.12 (21)”

8-17-15 Received a letter from Kris Kukla against the comp plan amendment

8-17-15 Protest Petition received from Virgil & Sharon Wuttke with 9 signatures

8-17-15 Received 3 photographs of the alley area across from the comp plan amendment area

8-17-15 Received optional new parking lot plan located on school property

Correspondence received prior to the meeting in support the Comp Plan Amendment:

8-17-15 Received a letter in support of the comp plan amendment from David C Williams

8. Consultant presents a summary of the Comprehensive Plan

Planner Slavney gave a summary presentation to the joint council and public.

Slavney expressed what the meeting is for in detail, clarifying the process with the Aldermen and the Planning Commissioners.

9. Opening of the Public Hearing regarding an Amendment to the Comprehensive Plan on a parcel of land located at 833 Wisconsin Street, Lake Geneva, Wisconsin, Tax Parcel No. ZOP00100 changing the land use from Single Family Urban to Institutional and Community Services. The change in the Comprehensive Plan will allow a change in Zoning from Single-Family Residential -4 (SR-4) to Planned Development (PD) to allow an off-site parking lot on the premises for Central-Denison Elementary School.

DISCUSSION

Mr. Henry presented a power point with handouts to the joint council members. Henry also clarified some comments made at the recent COW meeting. (*Handouts will be saved with these minutes.*)

Mr. Flitcroft also addressed the joint council members. He stated that the Bottom line is it is about safety for the children. In addition he also gave tow handouts (letters) to the joint council for consideration. (*Handouts will be saved with these minutes.*) He clarified that the extenuating circumstances are the limited timeline given by the property owner, for the purchasing of the property.

It was further concluded, that this would certainly not solve all of the traffic issues at the school but it could be a start. Other options have been and continue to be looked into with regards to parking in and around the school. (ie widening the streets to accommodate angled parking, switching LGMS and Central Dennison students, adding parking in Maple Park green area, etc.)

10. Public Testimony

PUBLIC SPEAKER #1 –Casy Sheekey -LG

He voiced his concerns and opposition to agenda item #8.

PUBLIC SPEAKER #2 – Maureen Marks -834 Dodge Street, LG

She voiced her concerns and opposition to agenda item #8.

PUBLIC SPEAKER #3 – George Stephen -1316 Pleasant St, LG

Speaker voiced his support for agenda item #8.

PUBLIC SPEAKER #4 – Rob Schulte – Douseman Transport – (bus co), LG

He voiced his support for agenda item #8.

He gave 12 letters in support from himself and his colleagues.

(*Letters attached to these minutes*)

PUBLIC SPEAKER #5 – Mr. Perez

He voiced his concerns and opposition to agenda item #8.

He is the son of mother who lives there.

PUBLIC SPEAKER #6 – Mark Immers - 821 Wisconsin, LG

Mr. Immers voiced his concerns and opposition to agenda item #8. He handed out photo's of the home in question. *(Photos are attached to these minutes)* He brought up concerns about possible asbestos in the home and proper removal of it.

PUBLIC SPEAKER #7 – Tara Trent -1105 Geneva St, LG

She voiced her concerns and opposition to agenda item #8.

PUBLIC SPEAKER #8 – Penny Roeher – S Lake Shore Dr, LG

Roeher voiced her concerns and opposition to agenda item #8.

PUBLIC SPEAKER #9 – Becky Buehler-Principle at Central Dennison, LG

She voiced her support for agenda item #8.

PUBLIC SPEAKER #10 – Virgil Wuetke -3954 Bray Rd, Elkhorn

Owner of apt bldg - He voiced his concerns and opposition to agenda item #8 for himself and his tenants.

PUBLIC SPEAKER #11 – Carolyn Eiseman - 1600 Linda Lane, LG

She is an 11 yr teacher at Central Dennison. She voiced her support for agenda item #8.

PUBLIC SPEAKER #12 – Charlene Klein – 817 Wisconsin St, LG

She voiced her concerns and opposition to agenda item #8.

She gave some handouts at the beginning of the meeting for the joint council.

- Protest Petitions with a total of 132 signatures
- "Chapter 34 Historical Preservation"
- "Wisconsin State Statute 120.12 (21)"

She read state statute and the city ordinances. She also stated that she has been in contact with Congressman Paul Ryan and is requesting his assistance in this matter.

PUBLIC SPEAKER #13 – Sharon M Jolly -5th Generation Resident, LG

She voiced her support for agenda item #8.

PUBLIC SPEAKER #14 – Demitra Condos -101 Summerhaven Lane, LG

She is a 4th yr teacher at Central Dennison. Speaker voiced their support for agenda item #8.

PUBLIC SPEAKER #15 – Gail Gygax -316 Geneva St, LG

She voiced her concerns and opposition to agenda item #8.

PUBLIC SPEAKER #16 – Jim Gottinger –Joint 1 - Superintendent of Schools, LG

He voiced his support for agenda item #8.

PUBLIC SPEAKER #17 – Kris Kukla -434 Madison St, LG

He voiced his concerns and opposition to agenda item #8.

PUBLIC SPEAKER #18 – Ken Etten -1109 Wisconsin, LG

He voiced his concerns and opposition to agenda item #8. He gave a map handout with alternative parking plan to the joint council prior to the meeting. *(Attached to these minutes)*

PUBLIC SPEAKER #19 – Teri O’Neil - 954 George St, LG
He voiced his concerns and opposition to agenda item #8.

PUBLIC SPEAKER #20 – Mary Jo Fesenmeyer - 955 George St, LG
She voiced her concerns and opposition to agenda item #8.

PUBLIC SPEAKER #21 – Jan Ecola - LG
She voiced her support for agenda item #8.

PUBLIC SPEAKER #22 –Megan Van Dyke – Fontana (teacher)
She voiced her support for agenda item #8.

PUBLIC SPEAKER #23 – Kyle Nugent –Asst Principal at Central Dennison, LG
He voiced his support for agenda item #8.

PUBLIC SPEAKER #24 – Tami Martin –Former Asst Principle at Central Dennison, LG
She voiced her support for agenda item #8.

PUBLIC SPEAKER #25 – Marcie Holman – Orchard St, LG
She voiced her support for agenda item #8.

PUBLIC SPEAKER #26 – Alderman Elizabeth Chappell – 513 Broad St, LG
She offered a suggestion to flip flop LGMS and Central Dennison students.

PUBLIC SPEAKER #27 – Barbara Dynon – S Edwards Blvd, LG
Speaker voiced their support for agenda item #8.

*Additional packets of letters in support of the comp plan amendment were received during the public speaking session. (Letters are attached to these minutes) Names are listed below:

*Joe Railton *Jenni Weber *Kristina Brown *Meghan Guerra *Arleen Krohn
*Bub & Dena Hansen *Timothy Sireno *Terry & Roxanne Krohn *Edith Draper
*Andy & Stacy Smith *Becky Buhler *Mrs. Kory Garlock *Bonnie Anderson
*Tuscan Tavern & Grill *Ralph Bradden *Scott Reiff *David Reiff

DISCUSSION

There was discussion on several items that needed clarification, between Mr. Henry, Mr. Flitcroft, the Mayor and joint Council members. The alley width was confirmed at 16’ wide with a paved width of 14’ wide. Mr. Henry stated that the home itself is not on any type of listed registry. It is merely included with the Maple Park district and noted as a contributing structure. Drainage was discussed in detail. Mr. Flitcroft clarified that the funding for the parking lot project will come from the District’s existing fund balance (outside of the schools operating budget) and will not increase anyone’s taxes. Flower asked about other alternatives and there was some discussion on several previous ideas that have been and continue to be looked into with regards to parking in and around the school. (ie widening the streets to accommodate angled parking, switching LGMS and Central Dennison students, adding parking in Maple Park green area, houses behind the alley etc.) . Flitcroft concluded that this was the first workable solution.

Dr. Gottinger and Flower discussed the change to the younger aged children at Central Dennison. It was stated that the #1 reason for the change was Economic Desparity. To balance out the low income and free lunch children between Central Dennison and Eastview. Eastview had been at aprox 70%, while Central Dennison was at 50%. The change helped to balance these numbers out. Alderman Hill noted perhaps a bigger issue to be looked at is why there is such a high poverty level amongst the cities children. Hill further questioned the planning priorities to renovate the interior of the school with the parking safety issues of such concern. Flitcroft stated that the #1 issues were the heating and cooling and with the renovations that were recently completed the building should be running for another 40 years.

11. Closing of the Public Hearing

MOTION #1

Hill/Chapell moved to close the public hearing. The motion carried unanimously.

12. Adjourn City Council

MOTION #2

Hill/Wall moved to adjourn the Council Members only.

The motion carried unanimously. The Council was adjourned 7/0 at 8:17 pm.

13. Discussion/Recommendation from Planning Commission regarding Amendment to the Comprehensive Plan on a parcel of land located at 833 Wisconsin Street, Tax Parcel No. ZOP00100 changing the land use from Single Family Residential-Urban to Institutional and Community Services.

DISCUSSION

Planner Slavney discussed the procedure, stating there is no required maximum timeline only a minimum which is 30 day waiting period after the public notice is made before the public hearing. We are at the public hearing now and past that requirement. From this point on there are no statutory timelines that are applicable to this process. Inspector Robers stated there is no historic designation on the building/structure itself. There is reference to the architecture as a contributing factor. Attorney Draper further confirmed that regardless of whether it has historical designation or not, that would only change the procedure of what they would need to do to get permits for demolition etc. That should not have any effect on whether or not you decide to amend the comp plan or not.

Flower noted that usually UW Madison or UW Milwaukee would do a survey to designate if it is in fact historical and takes about a month or two to have done. It would be the responsibility of the property owner to have the survey done. There was further discussion regarding some of the alternative parking ideas for the school.

MOTION #3

Kupsik moved to send to council without recommendation.

There was no second. The motion died.

MOTION #4

Kupsik/Skates move to approve the recommendation regarding Amendment to the Comprehensive Plan on a parcel of land located at 833 Wisconsin Street, Tax Parcel No. ZOP00100 changing the land use from Single Family Residential-Urban to Institutional and Community Services.

The motion carried 4/3 (Gibbs, Flower & Frederick against)

14. Adjourn Planning and Zoning Commission

Skates/Adams move to adjourn the Planning & Zoning Commission from the joint meeting. The motion carried unanimously. The meeting was adjourned at 8:57 pm.

/s/Jackie Gregoles, B&Z Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE CITY COUNCIL.