

**CITY OF LAKE GENEVA
PLAN COMMISSION MEETING**

MONDAY, JANUARY 19, 2015 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

MINUTES

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

2. Roll Call

Present: Al Kupsik, John Gibbs, Doug Skates, Sara Adams, Inspector Ken Robers
Also Present: Planner Mike Slavney, Atty. Dan Draper, Mayor Connors, Assistant Gregoles
Not Present: Cindy Flower

3. Approve Minutes of December 15, 2014 Plan Commission meeting as distributed.

MOTION #1

Skates/Adams moved to approve the Minutes of 12/15/14 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.

PUBLIC SPEAKER #1 - Debra Chisewski / Caboose Condo Owner, 301 Townline Road

Chisewski stated her concerns regarding Item #8 and the lots that are being combined.

PUBLIC SPEAKER #2 - Cheryl Ryan / 795 Curtis Street

Ryan does not agree to combine the two parcels because she is against the future development.

5. Acknowledgment of Correspondence.

Acknowledgement #1 - Letters of objection received regarding agenda item # 9 - Tax Key ZMEA 00052 & ZYUP 00130C / Basso development – from:

Geralyn Baiocchi
Tom & Sheila Campbell
Debora Nauert

Stacey Holtz
Maureen Ziegenhorn
Sherri Slater

Acknowledgement #2 - Mayor Connors also stated that a letter from American Transmission Company was received regarding the proposed Spring Valley-North Lake Geneva Electric Reliability Project. The letter stated there will be a public hearing on Tuesday January 27th, 2015 from 4 to 7:30 pm at the Wheatland Center Elementary School (Cafeteria) located at 6606 368th Avenue, Burlington, Wisconsin.

***A copy of this letter is on file with these minutes and will also be posted on the Lake Geneva City Website.*

6. Downtown Design Review. - None

- 7. Public Hearing and recommendation on a Conditional Use Application filed by Wendy & Rodger Fisher, 946 Ceylon Court, Lake Geneva, WI 53147, to construct an addition (Master Bathroom) to a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 946 Ceylon Court, Tax Key No. ZA1240 00002.**

DISCUSSION David G. Hagney / Hagney Architechts, LLC - Rockford, IL 61108
Hagney reviewed the details of the application with the commission and Planner Slavney, as well as addressing their general inquiries.

MOTION #2

Kupsik/Skates moved to close the public hearing. The motion was carried unanimously.

MOTION #3

Kupsik/Gibbs moved to approve the recommendation on the Conditional Use Application filed by Wendy & Rodger Fisher, 946 Ceylon Court, Lake Geneva, WI 53147, to construct an addition (Master Bathroom) to a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 946 Ceylon Court, Tax Key No. ZA1240 00002, including the finding of fact as listed in the staff report. The motion carried unanimously 5/0.

- 8. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Basso Builders, 405 Skyline Drive, Lake Geneva, WI 53147 to combine two parcels to facilitate a future development on Skyline Drive, Tax Key No's. ZYUP 00130C & ZMEA 00052.**

DISCUSSION Warren Hansen / Farris, Hansen & Associates Inc. - Elkhorn, WI 53121
Hansen addressed the commission regarding the application details of the application for land division review. Hansen, the commissioners and Planner Slavney discussed the details of the Wetlands issues. Planner Slavney stated that the two separate zoning districts will remain, altering this will not alter these zoning boundaries.

MOTION #4

Kupsik/ Skates move to approve the recommendation on the Application for Land Division Review for a Certified Survey Map submitted by Basso Builders, 405 Skyline Drive, Lake Geneva, WI 53147 to combine two parcels to facilitate a future development on Skyline Drive, Tax Key No's ZYUP 00130C & ZMEA 00052, including staff recommendations. The motion carried unanimously 5/0.

- 9. Public Hearing and recommendation on a request filed by Basso Builders, 405 Skyline Drive, Lake Geneva WI, 53147 for a Zoning Map Amendment to change the zoning, on a CSM created from two parcels, from Rural Holding Zoning District (RH) & Single Family Zoning District (SR-4) to Multi-Family Residential-8 (MR-8) at the property located on Skyline Drive and Curtis Street, Current Tax Key No's. ZYUP 00130C & ZMEA 00052.**

DISCUSSION

Planner Slavney addressed the public and the commission to clarify some of the steps and details of this type of request. He stated that the property owner has been working with staff for two years in getting ready for this point. He stated that the staff's role is not to approve zoning map amendments but to help the applicant submit an application that meets our application requirements.

He clarified for everyone that tonight's meeting is just about rezoning and not about a particular project. He then went on and explained in detail that there will be additional future opportunities for Public Hearing regarding any potential planned development.

CON'T DISCUSSION

Warren Hansen / Farris, Hansen & Associates Inc. - Elkhorn, WI 53121

Hansen addressed the commission regarding the details of this zoning recommendation request and presented a display board showing the potential planned development. He commented on the existing wetlands to the south east, stating that they would be preserved in a conservation zoning district (as it is now).

Kupsik requested an explanation regarding items on the Staff Report under A-Section 2; A, B, C and D.:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Items 1 and 3, and one or more factors of Item 2, of the following.
 1. The proposed Zoning Map Amendment furthers the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
 2. One or more of the following factors have arisen that are not properly addressed on the current Official Zoning Map:
 - a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
 - b. A mistake was made in mapping on the Official Zoning Map;
 - c. Factors have changed, making the subject property more appropriate for the proposed Multi-Family Residential-8 (MR-8) zoning;
 - d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
 3. The proposed amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

Planner Slavney explained that the zoning ordinance was written to have the planning commission make findings about any request in zoning map amendment and any one of the factors noted in this section of the staff report would be sufficient to justify a zoning map amendment. But a zoning map amendment is a discretionary power of the planning commission recommending to the common council. Even if the commission found more of those factors are present it doesn't compel the commission to recommend approval of the zoning map amendment. However, the commission is required to find at least one of those factors present in order to make the recommendation.

PUBLIC SPEAKER #1

Deborah Chiczewski – Caboose Condo Owner, 301 Townline Road

She noted that a big part of the Lake Geneva Comprehensive plan is preservation of the community. She brought and passed a photo around of what the land looks like and stated that there were deer on the property before the wetland delineation took place and before Mr. Hansen did his surveying. A lot of burning was done of this beautiful land. In addition she made a request that anyone who will be voting tonight should not vote until they have gone to look at the land. She stated her concerns regarding making such a major change in zoning from Rural Holding to Multi Family. In addition she stated that she would like to see the wetland delineation report from Sewerpak before any vote takes place.

PUBLIC SPEAKER #2

Maureen Ziegenhorn – Caboose Condo Owner, 301 Townline Road

She has concerns about security, traffic, safety and privacy.

PUBLIC SPEAKER #3

Geralyn Baiocchi – Caboose Condo Owner, 301 Townline Road

She discussed in detail the C2 zoning delineation and stated that it is the only C2 zone in Lake Geneva. She also has concerns about security, traffic safety and privacy.

PUBLIC SPEAKER #4

Cheryl Ryan – 795 Curtis Street, neighborhood home owner

She stated that her main focus is to stop this process here. She stated that there already is a huge traffic and congestion problem in the area. She made note that there are already 3 subdivisions in the area, one on Curtis Street and two on Townline Road. These all affect the area already. She went on in detail to discuss traffic congestion/impact concerns. In addition she feels this would be in contrast to the city's mission statement on the comprehensive plan. She also has concerns about security, traffic safety and privacy.

PUBLIC SPEAKER #5

Manfred Boos – Caboose Condo Owner, 301 Townline Road

He has concerns about security, traffic safety, density and privacy.

Mr. Boos submitted additional letters of opposition to the City for the record.

**All were duplicate letters with the exception of two. Those two new letters are attached to the minutes.*

Letter # 1 – William & Carol Olsen

Letter # 2 – Debra Kasput & Linda Marr

PUBLIC SPEAKER #3 – Returned to the Podium

Geralyn Baiocchi – Caboose Condo Owner, 301 Townline Road

She requested that the commission postpone the vote as they feel there was not enough time given for the home owners in the neighborhood to do a proper review of the request.

PUBLIC SPEAKER #6

Tim Dunn – 499 Manning Way, neighborhood home owner

He has concerns regarding the entrance proposed on Manning Way as well as concerns of potential flooding for any future developments on this property.

PUBLIC SPEAKER #7

Agent Curtis - 320 Manning Way, neighborhood home owner

He is concerned that the rural animal life will no longer remain, as well as losing/compromising the close community atmosphere the home owners currently enjoy on Manning Way.

He has concerns about security, traffic safety, density and privacy.

PUBLIC SPEAKER #8

Shawn Levitt - 223 Skyline Drive, neighborhood home owner

He is also concerned that they will lose/compromise the close community atmosphere the home owners currently enjoy on Manning Way. He has concerns about security, traffic safety, density and privacy.

PUBLIC SPEAKER #9

Peter Schultz - 501 Manning Way, neighborhood home owner

He also has concerns about security, traffic safety, density and privacy and would like to preserve their single family homes.

PUBLIC SPEAKER #10

David Shouder – 420 Manning Way, neighborhood home owner

He also has concerns about security, traffic safety, density and privacy.

He requests that the vote be postponed until the people can be more prepared.

He does not feel that it is fair to change the atmosphere of their property.

PUBLIC SPEAKER #11

Joshua Basso – Basso Builders

His office is adjacent to this property. He stated the C2 needs to and will be maintained to secure the wildlife. He clarified that they only have one subdivision project going currently – not three. He further stated that he is happy to work with the neighbors around and welcomes anyone to come to his office anytime to discuss it.

DISCUSSION CON'T.

Warren Hansen / Farris, Hansen & Associates Inc. - Elkhorn, WI 53121

Mr. Hansen responded to some of the concerns stated by the public, clarifying some details of the wetlands delineation and noting 15 acres of C2 will be preserved, there will be no access to the roads to the Caboose Condo's etc.

MOTION #5

Kupsik / Adams moved to close the public hearing. The motion carried unanimously.

DISCUSSION

Planner Slavney addressed the commission with some explanation and details regarding the wetlands delineation, general mapping, traffic issues and how it is reviewed and addressed (ie # of trips per day etc). Inspector Robers gave a brief clarification of the notification process.

MOTION # 6

Kupsik/Gibbs move to continue this to the February meeting -- the recommendation on a request filed by Basso Builders, 405 Skyline Drive, Lake Geneva WI, 53147 for a Zoning Map Amendment to change the zoning, on a CSM created from two parcels, from Rural Holding Zoning District (RH) & Single Family Zoning District (SR-4) to Multi-Family Residential-8 (MR-8) at the property located on Skyline Drive and Curtis Street, Current Tax Key No's. ZYUP 00130C & ZMEA 00052. The motion carried 4/1 Skates.

Kupsik stated to the public, that he had no doubts to pass this tonight, the proper process was followed etc.; but as a good faith gesture to the citizens, the commission will postpone the vote in an effort to allow citizens to do further review on their own.

- 10. Public Hearing and recommendation on a Precise Implement Plan (PIP) Amendment filed by Interra-Sky Lake Geneva LLC, 2400 Augusta Drive, Suite 330, Houston TX, 77057 for their building at 200 N Edwards Blvd., Lake Geneva, WI 53147 to modify the entrance over an existing tenant space, Tax Key No. ZA196100001.**

DISCUSSION

David Schwartz/Innovative Construction Solutions Inc. – Brookfield, WI

Schwartz addressed the commission regarding the details of item #10.

There was general discussion between Mr. Schwartz, Planner Slavney & members of the commission regarding the potential changes.

Attorney Draper stated that all seem to agree with the concept but the “tweaking” has not been worked out. He suggested that the commission should provide their suggestions and continue this item to the next meeting. The commission suggested the brick columns to be extended and to add a crown element to the top area.

MOTION #7

Skates/Kupsik moved to close the public hearing. The motion carried unanimously.

MOTION # 8

Mayor Connors/Kupsik move to approve the basic design recommendation on a Precise Implement Plan (PIP) Amendment filed by Interra-Sky Lake Geneva LLC, 2400 Augusta Drive, Suite 330, Houston TX, 77057 for their building at 200 N Edwards Blvd., Lake Geneva, WI 53147 to modify the entrance over an existing tenant space, Tax Key No. ZA196100001, subject to a final approval to be at the February/March meeting. The motion was carried unanimously.

11. Public Hearing and recommendation to the City Council for the adoption of the City of Lake Geneva Park and Open Space Plan 2015-2020.

DISCUSSION

Planner Slavney addressed the commission regarding the details of the Park and Open Space Plan for 2015-2020. He stated that this was a thorough rewrite of the 2008 plan. Adopting this plan will make the city eligible to pursue Federal Lawcon and State stewardship planning and development grants that can be used to acquire land and make improvements. He gave a brief overview of how the grants system works. He discussed the results of the recent survey that was sent out to the city residents. He stated this is the best plan that his office has ever produced and briefly went thru the proposed Park and Open Space Plan (2015-2020). He also thanked many who were involved in the preparation of this document and plan.

PUBLIC SPEAKER #1

Dick Melman – 1191 Lake Geneva Dr – Lynn Township

Mr. Melman expressed his opinions regarding the new Park and Open Space Plan.

He is unhappy that it does not include the revamping of Big Foot State Park and spoke in detail regarding that issue.

MOTION #9

Kupsik/Adams moved to close the public hearing. The motion was carried unanimously.

DISCUSSION

Commissioner Skates addressed the room from the podium.

He briefly went over some of the items from the 2008 Park & Open Space Plan and status of those items to date. He went over the new plan and he also included commendations to those who helped to prepare this document and plan.

MOTION # 10

Kupsik/Skates move to approve the recommendation to the City Council for the adoption of the City of Lake Geneva Park and Open Space Plan 2015-2020. The motion carried unanimously.

12. Adjournment

MOTION #11

Skates/Adams move to adjourn the meeting at 8:41 pm. The motion carried unanimously.

Building and Zoning Commission

626 Geneva Street

Lake Geneva, Wi 53147

ATTN: Ken Robson

RE: Letter of Objection

I am writing in regards to the planned development of current Tax Key Number ZMEA0052 and ZYUP0013OC. On January 10, 2015 Linda Marr and I, who own a condominium at the End of the Line Caboose Village, received a notice from Mayor James R. Connor, City Plan Commission, City of Lake Geneva. The notice states there will be a Public Hearing on January 19, 2015 at 6:30 PM before the City Plan Commission regarding a zoning map amendment to change the zoning on a parcel from Rural Holding Zoning District to Multi Family Residential 8.

When Linda Marr and I purchased our condominium July 16, 2002 we were told the property behind our condominium was designated as wetlands and there would be no new construction done on that land. We have enjoyed countless summers in Lake Geneva at our condominium. We have enjoyed observing the variety of wildlife that inhabits the land behind our condominium. We also contribute to Lake Geneva with shopping and dining at the small businesses in town.

We were disappointed to see the plans of Basso Builders to construct five buildings each containing six townhouses which would sit approximately 20 feet from our condominium. With such specific plans in place it was also disturbing to know that we were not notified earlier of Basso Builders plans to build on this parcel of land.

Linda Marr and I would like confirmation from the Wisconsin Department of Natural Resources/ DNR that this parcel is no longer classified as a wetland habitat.

Linda Marr and Debra Kasput would like to go on record that we are in objection to the rezoning of the parcel of land to Multi Family Residential 8.

Sincerely,

Debra Kasput Linda Marr

301 E. Townline Road

Lake Geneva, Wi 53147

William & Carol Olsen

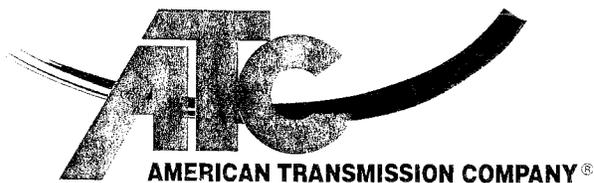
301 Townline Rd Unit 1

Lake Geneva, WI 53147

To City of Lake Geneva

IN response to the change of zoning! We are very much against the change by the city. One of our biggest concerns is the problem with rental properties with increase of VANDALISM. Our complex thru the addition of houses in the area has seen an increase of kids in our pool and on our property. The city by changing codes and adding rental properties open us up for an increase of constant problems and costs. Our property taxes this year increased by 61% yes I said 61%. If the city changes this, our views will change, our wetland area will change and our vandalism will most likely change. Is the builder or city take responsibility for this increase? I also have problems with drunks and kids by the bike path!! Are there any plans to change foot traffic thru our area?

William & Carol Olsen



Jan. 12, 2015

MAILING ADDRESS: P.O. BOX 47 ■ WAUKESHA, WI 53187-0047
STREET ADDRESS: W234 N2000 RIDGEVIEW PARKWAY COURT ■ WAUKESHA, WI 53188-1022
PHONE: 262-506-6700 ■ TOLL FREE: 866-899-3204 ■ FAX: 262-506-6124 ■ www.atcllc.com

JIM CONNORS
MAYOR, CITY OF LAKE GENEVA
626 GENEVA ST
LAKE GENEVA, WI 53147-1914

PO/1/94



Dear Jim:

It's been two years since we first introduced the proposed Spring Valley-North Lake Geneva Electric Reliability Project. Since then, our ATC project team has been gathering field data and public input, and evaluating community and environmental impacts to determine the most suitable route options for a proposed transmission line and substation. The preliminary power line corridors and routes were presented to the public during open houses in January 2013, and again in March 2014.

We have made some minor changes to what was presented last March and have finalized the two route options that will be included in our application this spring to the Public Service Commission of Wisconsin. The routes shown on the attached map represent the two options the project team members believe best meet state routing and siting criteria based on impacts, costs, constructability, operation and maintenance. The navy route will be designated in our application as ATC's preferred route; the pink route will be designated as ATC's alternate route. The PSC makes the final determination on approving the project and on which of the two routes is constructed.

We are hosting a third and final open house for this project to talk with landowners in your community who may be directly impacted by this project. We invite you to join us and encourage you to drop in as your schedule permits to discuss the project with ATC representatives. There will be no formal presentation.

Tuesday, Jan. 27, 4 to 7:30 p.m.
Wheatland Center Elementary School Cafeteria
6606 368th Ave., Burlington, Wis.

Please park on the south side of the building.

If you are unable to join us, you can learn more about the project and view additional maps by visiting **www.atc-projects.com**. Please contact me directly if you have questions.

Sincerely,

Mary Carpenter
Senior local relations representative
mcarpenter@atcllc.com
262-506-6922

Spring Valley-North Lake Geneva Electric Reliability Project

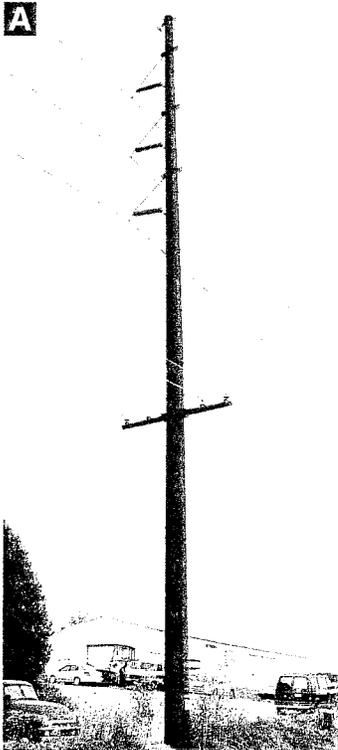
Schedule*

<i>Project introduced to the public</i>	Early 2013
<i>Preliminary routes shared with the public</i>	Early 2013 through Fall 2013
<i>Environmental field review</i>	Spring 2014
<i>Third and final house</i>	Winter 2015
<i>Submit application to PSC</i>	April 2015
<i>Public and technical hearings hosted by PSC</i>	Winter 2015-2016
<i>Receive PSC decision (anticipated)</i>	Summer 2016
<i>Design line and obtain easements</i>	2016 and 2017
<i>Start construction</i>	Summer 2017
<i>Project in service</i>	Spring 2019

**Forthcoming dates are anticipated and subject to change*

For more information about this project, visit www.atc-projects.com.

POLE DESIGN WILL BE SITE SPECIFIC



The two images shown here represent pole designs and finishes that may be used for project.

A. Transmission line with underbuild, weathering steel

Low voltage distribution lines may be placed under the 138-kilovolt transmission lines on new structures in areas where existing distribution lines are present. See image A.

B. Single-circuit weathering steel

Image B shows a typical design of a single-circuit 138-kilovolt transmission line that may be used for the project.