

**JOINT CITY COUNCIL & PLAN COMMISSION MEETING
MONDAY, OCTOBER 16, 2017 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

City Council Meeting called to order by Mayor Kupsik at 6:00 p.m.

Plan Commission Meeting called to order by Mayor Kupsik at 6:00 p.m.

Roll Call of City Council. Present: Mayor Kupsik, Alderman Elizabeth Chappell, Alderman Doug Skates, Alderman Bob Kordus, Alderman Cindy Flower, Alderman Shari Straube, Alderman John Halverson, Alderman Richard Hedlund, Alderman Ken Howell. Absent: Shari Straube. Also Present: City Administrator Oborn, City Attorney Draper, Assistant Follensbee.

Roll Call of Plan Commission. Present: Mayor Kupsik, Doug Skates, John Gibbs, Sarah Hill, Ted Horne, Ann Esarco, Tyler Frederick. Also Present: City Planner Slavney, City Attorney Draper, City Administrator Oborn. Building and Zoning Administrator Walling, Assistant Follensbee.

Election of Joint Committee Chairperson.

Kordus/Flower motion to nominate Mayor Kupsik as the joint committee chairperson. No other nominations. Motion carried 14-0.

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 to be limited to 5 minutes.

Speaker 1: Terry O'Neil, 954 George Street, Lake Geneva, questioned why his request to change the Comprehensive Plan was not legal.

Speaker 2: Bill Huntress, 1015 Pleasant Street, Lake Geneva, stated the items on the agenda are too important to discuss in just one night.

Acknowledgement of Correspondence.

Correspondence received opposing the Hillmoor Property Comprehensive Plan Amendment:

James Good, 100A and 104F Evelyn Lane, Lake Geneva, WI

Don Ogden, 108 Evelyn Lane, Unit D, Lake Geneva, WI

Donald G Forbes, Lake Geneva, WI

Thomas J Anthony, 482 Country Club Drive, Lake Geneva, WI

Penni & Dave Jones 1321 Dodge Street, Lake Geneva, WI

Julie Whalen, 100G Evelyn Lane, Lake Geneva, WI

Greg Sipla, 118H Evelyn Lane, Lake Geneva, WI

Grace Hanny, 311 Oakwood Lane, Lake Geneva, WI

Trish Schaefer, 403 Center Street, Lake Geneva, WI

Ann Boch, Golfview Condominimums, Unit 110E, Lake Geneva, WI

Robert Boch, Golfview Condominimums, Unit 110E, Lake Geneva, WI

Jeri Bozovsky, 1800 LaSalle Street, Unit 5, Lake Geneva, WI

Glenn Cox, British Columbia, Canada

Peter and D. Patti Geissal, 1010 Bonnie Brae Lane, Lake Geneva

Charlene Klein, 817 Wisconsin Street, Lake Geneva, WI

Alice Ogden, 108 Evelyn Lane, Lake Geneva WI

Kathleen McFarland, 108 Evelyn Lane Unit C, Lake Geneva, WI

Walter & Bonnie Haydock, 110G Hankjay Drive, Lake Geneva, WI

Maureen Redmer, 1155 Lake Geneva Blvd, Lake Geneva, WI

Joyce Featherstone Huml, Lake Geneva, WI

Casey Schiche, Ridge Road, Lake Geneva, WI

Diane Emerson

Denise Ocker

Scott Griffin

Correspondence received opposing the Geneva Inn Comprehensive Plan Amendment:

John Strong, 846 Tarrant Drive, Fontana, WI
Richard Malmin, N1991 S Lakeshore Drive, Lake Geneva, WI
Penni & Dave Jones 1321 Dodge Street, Lake Geneva, WI
Peter and D. Patti Geissal, 1010 Bonnie Brae Lane, Lake Geneva
Charlene Klein, 817 Wisconsin Street, Lake Geneva
Denise Ocker

Correspondence received opposing 905 W Main St Comprehensive Plan Amendment

Sarah Binor, 921 W. Main Street, Lake Geneva WI
Mary Jaros, 927 W Main Street, Lake Geneva
Dr. Edward Jaros & Mrs. Joan Jaros, 927 1/2 Main Street, Lake Geneva
Joe and Carol Railton, 930 Geneva Street, Lake Geneva

Correspondence received opposing all map changes:

Trish Schaefer, 403 Center Street, Lake Geneva, WI, opposing all map changes.
Sonette Tippens, N1524 Wildwood Road, Lake Geneva, WI, opposing any commercial zoning for the Geneva Lake Lakefront.
Mark Pienkos, 703 S. Lake Shore Drive, Lake Geneva, WI, opposing proposed rezoning for expansion of commercial interests on Geneva Lake.
Pete Peterson, 1601 Evergreen Lane, Lake Geneva, WI, opposing all map changes.

All correspondence is on file in the clerk's office and has been distributed to the City Council and Plan Commission.

An overview of the Comprehensive Plan Amendment process was presented by City Planner Slavney. Slavney stated the Comprehensive Plan is not an annexation or zoning map amendment.

- 9. A. Consultant and City Staff presents a summary of the proposed Amendment to the Comprehensive Plan for 905 West Main Street to change from the Neighborhood Mixed Use land use category to the Central Business land use category. Tax Key No. ZOP00243A.**
Planner Slavney explained the proposed Amendment and stated that for years Cook Street has been the boundary for Central Business.
 - B. Public Hearing regarding a proposed Amendment to the Comprehensive Plan for 905 West Main Street to change from the Neighborhood Mixed Use land use category to the Central Business land use category. Tax Key No. ZOP00243A.**
Applicant Jeff & Beverly Leonard, 1504 Dodge Street, owners of Delaney Street Mercantile at 905 West Main Street, presented their request for change in future land use.
Alderman Flower asked Planner Slavney about options to help the applicant meet their vision. Slavney stated the Planned Development process would allow the Plan Commission & City Council to advise the applicant on flexibilities of the Neighborhood Mixed Use category.
 - C. Public Testimony**
Speaker #1. Jim Strauss, N1517 Meadow Ridge Circle, Lake Geneva, Town of Linn, in favor of the proposed Comprehensive Plan Amendment.
 - D. Close Public Hearing.**
Hill/Kordus moved to close the public hearing. Motion carried 14 to 0.
- 10. A. Consultant and City Staff presents a summary of the proposed Amendment to the Comprehensive Plan for the former Hillmoor Golf Course:**
 - 1. North section to remain in the Private Recreation Facilities land use category;**
 - 2. Central section to change from the Private Recreation Facility land use category to the Planned Mixed Use land use category;**
 - 3. Southwest section to change from the Private Recreation Facility land use category to the Two-Family / Townhouse Residential land use category; and,**

4. WI Hwy 50 frontage to remain in the Private Recreation Facilities land use category.

Tax Key Nos. ZYUP00001C, ZOP00001, ZYUP00131 and ZYUP00153.

Planner Slavney explained the proposed Amendment.

Alderman Kordus asked Planner Slavney for the width of the green space along Hwy 50. Slavney stated it scaled around 100 feet.

B. Public Hearing regarding a proposed Amendment to the Comprehensive Plan for the Former Hillmoor Golf Course:

1. North section to remain in the Private Recreation Facilities land use category;

2. Central section to change from the Private Recreation Facility land use category to the Planned Mixed Use land use category;

3. Southwest section to change from the Private Recreation Facility land use category to the Two-Family / Townhouse Residential land use category; and,

4. WI Hwy 50 frontage to remain in the Private Recreation Facilities land use category.

Tax Key Nos. ZYUP00001C, ZOP00001, ZYUP00131 and ZYUP00153.

Applicants Paul Fitzpatrick, 3140 North Sheffield, Chicago, IL; Tom Kampkus, 11 East Partners - design and construction; Brad Gauss, and David Burroughs, Gensler - architect and planner, presented their request, recognizing Planner Slavney's suggestion to limit the use in the southeast portion of the property.

Alderman Kordus asked applicant about the width of green space along Hwy 50. Fitzpatrick stated it is 100 feet wide. Mayor Kupsik asked if the overlay zoning for entry ways into the city played a role in this amendment.

Slavney stated the overlay is an independent factor which would apply to this property but it would not affect this request. Alderman Flower asked about traffic patterns. Fitzpatrick stated the next step would analyze the traffic needs based on use of property. Flower also asked about traffic signals. Slavney said traffic needs would be determined after receiving the proposed details of the land use & traffic pattern. Flower referenced the Planned Mixed Use, and asked if big box stores would be allowed. Slavney said it is one potential. Flower asked about Recreation possibilities in the plan. Fitzpatrick said potentially a health club; the YMCA.

Alderman Flower excused herself at 6:47 pm.

C. Public Testimony

Speaker #1: Tom Anthony, 42 County Club Dr, owns a unit at Golfview Condominiums, President of Golfview Condominium Association, opposes the Comprehensive Plan Amendment and voiced his concerns.

Speaker #2: Rick Steinburg, 1032 Williams Street, opposes the Comprehensive Plan Amendment and voiced his concerns.

Speaker #3: RA Kasper, attorney representing Golfview Condominium Association, which opposes the Comprehensive Plan Amendment and voiced their concerns.

Speaker #4: Jim Strauss, N1517 Meadow Ridge Circle, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced his concerns.

Speaker #5: Debbie Beagle, 116 Evelyn Lane, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced her concerns.

Speaker #6: Karen Yancy, director, representing the Geneva Lake Conservancy, which opposes the Comprehensive Plan Amendment and voiced the Conservancy's concerns and solutions.

Speaker #7: James Smith, Linn resident representing the Geneva Lake Association, which opposes the Comprehensive Plan Amendment and voiced their concerns.

Speaker #8: Trish Schafer, 403 Center Street, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced her concerns.

Speaker #9: Casey Schiche, Ridge Road, Lake Geneva, representing Care for Lake Geneva, which opposes the Comprehensive Plan Amendment and voiced their concerns.

Speaker #10: Stan Redmer, 1155 Lake Geneva Blvd, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced his concerns.

Speaker #11: Antone DeCorre, New Zealand, opposes the Comprehensive Plan Amendment and voiced his concerns.

Speaker #12: Al Schwartz, 118 Evelyn Drive, Unit G, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced his concerns.

Speaker #13: Pete Peterson, 1601 Evergreen Lane, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced his concerns.

Speaker #14: Ernest Garygacks Jr, 3157 W Barry Drive, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced his concerns.

Speaker #15: Ryan Salvik, business owner in Lake Geneva, opposes the Comprehensive Plan Amendment and voiced his concerns.

Speaker #16: Rosemary Ross, 100 Evelyn Lane, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced her concerns.

Speaker #17: Charlene Kline, 817 Wisconsin Street, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced her concerns.

Speaker #18: David Frost, 1556 Orchard Lane, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced his concerns.

Speaker #19: Pauline Bodine, 906 Badger Lane, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced her concerns.

Speaker #20: Terry O'Neil, 954 George St, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced his concerns.

Speaker #21: Marianna Hanchar, N1831 Birch, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced her concerns.

Speaker #22: Sherry Ames, 603 Center Street, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced her concerns.

Speaker #23: Maureen Marx, 834 Dodge St, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced her concerns.

Speaker #24: Dredre Toner, Old Mill Creek, IL, a Landscape Architect, encouraged citizens, Plan Commission, and the City Council to work with the developer regarding this Comprehensive Plan Amendment.

Speaker #25: Mary Jo Fesenmaier, 1085 S Lake Shore Drive, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced her concerns.

Speaker #26: Dick Melman, N1991 S Lake Shore Dr, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced his concerns.

D. Close Public Hearing.

Kordus/Hill moved to close the public hearing. Motion carried 13 to 0.

11. **A. Consultant and City Staff presents a summary of the proposed Amendment to the Comprehensive Plan for the Geneva Inn Parcels:**
 1. **Several Geneva Inn parcels west of S. Lakeshore Drive are designated for the Planned Business future Land use category and are proposed to remain in this category;**
 2. **The western one-third of the parcel east of South Lakeshore Drive is to change from the Agricultural & Rural land use category to the Planned Business land use category; and,**
 3. **Several western parcels (west of S. Lakeshore Drive) are to change from the Agricultural & Rural land use category to the Planned Business land use category, so that all of the Geneva Inn parcels west of S. Lakeshore Drive are designated as Planned Business land use category. Tax Key Nos. IL120000-5C, IL120000-5C2, IL120000-5D, IL120000-5E, IL120000-5F and IL120000-4.**

Planner Slavney explained the proposed Amendment.
- B. Public Hearing regarding a proposed Amendment to the Comprehensive Plan for the Geneva Inn Parcels:**
 1. **Several Geneva Inn parcels west of S. Lakeshore Drive are designated for the Planned Business future Land use category and are proposed to remain in this category;**
 2. **The western one-third of the parcel east of South Lakeshore Drive is to change from the Agricultural & Rural land use category to the Planned Business land use category; and,**
 3. **Several western parcels (west of S. Lakeshore Drive) are to change from the Agricultural & Rural land use category to the Planned Business land use category, so that all of the Geneva Inn parcels west of S. Lakeshore Drive are designated as Planned Business land use category. Tax Key Nos. IL120000-5C, IL120000-5C2, IL120000-5D, IL120000-5E, IL120000-5F and IL120000-4.**

Applicant Richard Torhorst, 500 Geneva Court, Lake Geneva, attorney representing Geneva Waterfront Inc & Big Foot Holdings LLC, requests a uniform classification for their properties. Commissioner Hill questioned the need for the request regarding the wetlands. Hill also shared her concern for Town of Linn. Planner Slavney stated it is common for a city to recommend land use beyond the city limits.

C. Public Testimony

Speaker #1: Jim Strauss, N1517 Meadow Ridge Circle, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced his concerns.

Speaker #2: Merilee Holst, a board of directors member for Geneva Lake Conservancy, which opposes the Comprehensive Plan Amendment and voiced the Conservancy's concerns.

Speaker #3: Pete Peterson, 1601 Evergreen Lane, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced his concerns.

Speaker #4: Sonette Tippens N1524 Wildwood Road, Town of Linn, opposes the Comprehensive Plan Amendment and voiced her concerns.

Speaker #5: Jackie Getzen, 1550 Lakeview Drive, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced her concerns.

Speaker #6: Tom Kinkaid, architect & land planner, owner of various homes around Lake Geneva, opposes the Comprehensive Plan Amendment and voiced his concerns.

Speaker #7: Ted Peters, director of the Geneva Lake Environmental Agency, opposes the Comprehensive Plan Amendment and voiced the Agency's concerns.

Speaker #8: Casey Shakey, Ridge Road, Lake Geneva, representing Care for Lake Geneva, which opposes the Comprehensive Plan Amendment and voiced their concerns.

Speaker #9: Denise Schnur, 701 Joshua Lane, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced her concerns.

Speaker #10: Sally Edleman, 2312 W Main Road, Town of Linn, opposes the Comprehensive Plan Amendment and voiced her concerns.

Speaker #11: Don Vincent, representing for Grace Hanny, 311 Oakwood Lane, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced their concerns. Don Vincent, a member of Care for Lake Geneva, brought in petitions opposing this request.

Speaker #12: Dick Melman, N1991 S Lake Shore Dr, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced his concerns.

Alderman Straube arrived at 8:25pm.

D. Close Public Hearing.

Kordus/Hill moved to close the public hearing. Motion carried 14 to 0.

12. A. **Consultant and City Staff presents a summary of the proposed Amendment to the Comprehensive Plan For 751 Geneva Parkway North plus adjacent remnant of Lot 2 to change from the Planned Industrial land use category to the Planned Business land use category. Tax Key Nos. ZGBC00001, ZGBC00001A, and ZGBC00002.**

Planner Slavney explained the proposed Amendment.

B. **Public Hearing regarding a proposed Amendment to the Comprehensive Plan for 751 Geneva Parkway North plus adjacent remnant of Lot 2 to change from the Planned Industrial land use category to the Planned Business land use category. Tax Key Nos. ZGBC00001, ZGBC00001A, and ZGBC00002.**

Applicant Kim Pischke, Core Commercial, Appleton WI; Jennifer Kepple, attorney for Core Commercial, presented their request. Property owners were contacted and 75% of the owners signed off to release this parcel from the business park.

C. Public Testimony

Speaker #1: Andy Dammeir, 908 Wells Street, Lake Geneva, executive director of the Lake Geneva Economic Development Corporation, in favor of the Comprehensive Plan Amendment and voiced potential concerns.

Speaker #2: Charlene Kline, 817 Wisconsin Street, Lake Geneva, opposes the Comprehensive Plan Amendment and voiced her concerns.

Speaker #3: Roger Wolff, 751 Geneva Parkway Blvd, Lake Geneva, owner of the property, in favor of the Comprehensive Plan Amendment.

D. Close Public Hearing.

Kordus/Hedlund moved to close the public hearing. Motion carried 14 to 0.

Adjourn the City Council.

Kordus/Hedlund motion to adjourn at 8:57p.m. Motion carried 14 to 0.

Plan Commission reconvened at 9:10 p.m.

14. Discussion/Recommendation from Plan Commission regarding a proposed Amendment to the Comprehensive Plan for 905 West Main Street to change from the Neighborhood Mixed Use land use category to the Central Business land use category. Tax Key No. ZOP00243A.

Planner Slavney echoed his thoughts of keeping the Neighborhood Mixed Use category for this property and making small scale changes through the Planned Development process. It would allow the Plan Commission & City Council to work with the applicant to craft unique regulations for a property. Changing to Planned Business Land Use would signal a full scale use of the property. Attorney Draper verified with Planner Slavney the process for the Comprehensive Plan. Draper stated the Comprehensive Plan process continues with the Plan Commission passing a resolution to certify to the City Council our recommendations. A resolution is adopted after the Plan Commission takes action.

Horne/ Gibbs motion to approve the change from the Neighborhood Mixed Use land use category to the Central Business land use category.

Roll Call: Kupsik, Gibbs, and Horne voting “yes” and Skates, Hill, Esarco, and Frederick voting “no.”

Motion failed 4 to 3.

15. Discussion/Recommendation from Plan Commission regarding a proposed Amendment to the Comprehensive Plan for the Former Hillmoor Golf Course:

- a. North section to remain in the Private Recreation Facilities land use category;
- b. Central section to change from the Private Recreation Facility land use category to the Planned Mixed Use land use category;
- c. Southwest section to change from the Private Recreation Facility land use category to the Two-Family /Townhouse Residential land use category; and,
- d. WI Hwy 50 frontage to remain in the Private Recreation Facilities land use category.
Tax Key Nos. ZYUP00001C, ZOP00001, ZYUP00131 and ZYUP00153.

Commissioner Hill stated the former Hillmoor parcel is private property and addressed the wetlands portion of the property which is green space and cannot be developed. Hill recognized the applicant’s vision and willingness to work with the city and believes this project would be responsible development which will go through the Plan Commission. Hill approved of Planner Slavney’s recommendation to modify the southeastern portion of property to the Neighborhood Mixed Use land category. Fredericks discussed the Geneva Lake Conservancy ideas and Planner Slavney stated the Plan Commission would still control the zoning if the land use is specified private or public. City Administrator Oborn said the city continues to pursue grants for wetlands on this property. Alderman Skates recognized the history of the citizens wanting to partner with someone and discussed options for this development and how the developer wants to work with the city. Mayor Kupsik reiterated Planner Slavney’s modification to this proposed Amendment to the Comprehensive Plan, stating the Planned Mixed Use land use would be in the middle of the property and the southeastern portion would be Neighborhood Mixed Use land use.

Hill/Horne motion to recommend a resolution adopted by the Planning Commission to City Council, recommending an approval for parcels comprising the former Hillmoor Golf Course on the north side of Main Street, Tax Key Parcels ZYUP00001C, ZOP00001, ZYUP00131 and ZYUP00153 to include Planner Slavney's recommendations to retain the Private Recreation Facilities land use category in the northern portion of the site, mostly located in the environmental corridor, to retain the Private Recreation Facilities land use category along the immediate frontage of Hwy 50, to change the large central area from Private Recreation Facilities land use category to Planned Mixed Use land use category and to change the southwest area from Private Recreation Facilities land use category to Two Family Townhouse Residential and to include the southeastern central portion from Private Recreation Facilities land use category to Neighborhood Mixed Use land use category for all the reasons stated and discussed.

Roll Call: Kupsik, Skates, Hill, Horne, Frederick voting "yes" and Gibbs and Esarco voting "no." Motion carried 5 to 2.

16. Discussion/Recommendation from Plan Commission regarding a proposed Amendment to the Comprehensive Plan for the Geneva Inn Parcels:

- a. **Several Geneva Inn parcels west of S. Lakeshore Drive are designated for the Planned Business future land use category and are proposed to remain in this category;**
 - b. **The western one-third of the parcel east of South Lakeshore Drive is to change from the Agricultural & Rural land use category to the Planned Business land use category; and,**
 - c. **Several western parcels (west of S. Lakeshore Drive) are to change from the Agricultural & Rural land use category to the Planned Business land use category, so that all of the Geneva Inn parcels west of S. Lakeshore Drive are designated as Planned Business land use category.**
- Tax Key Nos. IL120000-5C, IL120000-5C2, IL120000-5D, IL120000-5E, IL120000-5F and IL120000-4.**

The Plan Commission discussed what this proposed Amendment to the Comprehensive Plan would mean for the Town of Linn and the City of Lake Geneva in the future. Commissioner Frederick stated Geneva Lake needs to be protected since it is our biggest asset and resource.

Hill/Skates motion to deny the proposed Amendment to the Comprehensive Plan for Geneva Inn.

Roll Call: Kupsik, Skates, Gibbs, Hill, Horne, Esarco, Frederick voting "yes" to deny. Motion carried 7 to 0.

17. Discussion/Recommendation from Plan Commission regarding a proposed Amendment to the Comprehensive Plan for 751 Geneva Parkway North plus adjacent remnant of Lot 2 to change from the Planned Industrial land use category to the Planned Business land use category. Tax Key Nos. ZGBC00001, ZGBC00001A, and ZGBC00002.

Planner Slavney stated the developer has the support of the property owner and the members of the business park and approves this request.

Kupsik/Horne motion to adopt a resolution from the Plan Commission to the City Council to approve the proposed Amendment to the Comprehensive Plan for 751 Geneva Parkway North plus adjacent remnant of Lot 2 to change from the Planned Industrial land use category to the Planned Business land use category for Tax Key Nos. ZGBC00001, ZGBC00001A, and ZGBC00002.

Roll Call: Kupsik, Skates, Gibbs, Hill, Horne, Esarco, Frederick voting "yes." Motion carried 7 to 0.

Adjournment of Plan Commission. Hill/Skates motion to adjourn at 10:05 p.m. Motion carried 7 to 0.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE PLAN COMMISSION