

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

MONDAY, NOVEMBER 30, 2015- 6:00PM  
COUNCIL CHAMBERS, CITY HALL

**MINUTES**

- 1. City Council meeting called to order by Mayor Connors at 6:02 pm.**
- 2. Planning & Zoning Commission meeting called to order by Mayor Connors at 6:02 pm.**
- 3. Roll Call of members of City Council**  
Present: Mayor Connors, Aldermen Chappell, Aldermen Kordus, Aldermen Hill, Aldermen Kupsik, Aldermen Hedlund, Aldermen Howell and Aldermen Gelting  
Also Present: City Administrator Oborn, City Attorney Draper, Assistant Gregoles  
**Absent:** Aldermen Wall
- 4. Roll Call of members of Planning and Zoning Commission**  
Present: Al Kupsik, John Gibbs, Doug Skates, Cindy Flower, Tyler Frederick  
Also Present: Planner Mike Slavney, Atty. Dan Draper, Mayor Connors, Inspector Robers, Assistant Gregoles  
**Absent:** Sarah Adams
- 5. Election of Joint Committee Chairperson**  
Kupsik/Gelting 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.**

Additional correspondence was received after the Joint meeting packet was distributed but prior to the meeting. A full list and copy of the additional seven letters are attached to the additional correspondence packet for these minutes.

- 8. Consultant presents a summary of the Comprehensive Plan**  
Planner Slavney gave a brief summary presentation to the joint council and public.  
Slavney expressed what the meeting is for in detail, clarifying the process with the Aldermen, the Planning Commissioners and the public.

**9. Opening of the Public Hearing regarding an Amendment to the Comprehensive Plan on five parcels of land located at Tax Key No's. ZOP 00001, ZYUP 00001A, ZYUP 00001C, ZYUP 00131 & ZYUP 00153, Lake Geneva, Wisconsin, from Private Recreation Facilities to Planned Mixed Use. The change in the Comprehensive Plan may allow a change in Zoning from Rural Holding to Planned Development (PD).**

DISCUSSION – Atty. David Williams, Lake Geneva (agent for Tempo Development Inc, Palos Park, IL)

Atty. Williams gave a brief summary of the request for Amendment to the Comp Plan to the joint council members and public. In addition he spoke to the confusion he has seen in the community of the general public in regards to the true purpose of the meeting. Mainly pointing out that this is not a meeting for rezoning or the final meeting but rather just the start of the needed approval processes and meetings. He also pointed out that in early 2006 this same property was approved for 275 units of residential housing, 19,000 sq ft of retail space, a hotel with a banquet facility, a bank and certain other amenities. In total it was somewhat more intense than what he and his client are proposing. At that time the change was from rural holding as well.

Williams stated that the desire for the city to purchase the property does not answer the question of where those funds would come from to purchase and also maintain it. He mentioned the benefits of this new development for the community, including the additional tax revenue and business revenue for the downtown area that it would generate. He commented that the developers could possibly even lose money with this development. However, they do believe it will be profitable or they would not be here tonight. In addition to the revenue benefits, he mentioned that more than half of the property they cannot develop on and would become a private or public park or some combination of the two. If the amendment is not approved, Williams said it is unlikely that the property owner would give up any to the city until the next potential buyer comes along.

Williams talked about his client being a successful developer despite the market. His client has hired an engineer that has extensive experience working on an even larger artificial lake. Williams pointed out some local artificial lakes as examples, Whitewater Lake, some of the Lauderdale Lakes. These were originally created as artificial lakes and are now known as natural lakes because people don't know the history. He said that artificial lakes are common and generally result in higher home prices.

In reference to the Comp Plan as it reads now, Atty. Williams stated that it says it can remain open space, or a golf course however, it also says that the future as a golf course is in doubt. In addition it reads that one opportunity is a traditional neighborhood development.

He also stated that sooner or later the owner of this property is going to bring up an inverse condemnation lawsuit, basically stating that the way the property is zoned and under the Comprehensive Plan there is no economically viable use for the property and 'you' in effect have taken it and have to buy it from us at its value. Williams was implying that this could happen in the future if the amendment is not approved.

Chuck Platz - Shorewest Real Estate, Lake Geneva

Mr. Platz gave a brief presentation to the joint council and public. Platz stated that both he and Mr. Ford's group have no intention to bring a lawsuit against the City as mentioned by Atty. Williams. He spoke about the Lake Hillmoor development idea and the positive impact it would have on the community of Lake Geneva and he also addressed the idea of the artificial lake stating that this is not a new idea and can be found in many communities. He briefly referenced and addressed the 'group' that is against Lake Hillmoor and stated that he understands they are not his opponents but concerned citizens. He briefly discussed the flooding issues that the Golf View residents have now and the Hwy 50 traffic concerns, stating that the new development would only be beneficial to both of these situations.

Bryan Wolf – Agent for owner/lender of the property

Mr. Wolf stated that they have been involved with this property for the past 7 years, noting that the bad economy had much to do with why they acquired it. Wolf said they have written 11 letters of intent and offers to purchase. In the end either their concepts were not in line or they did not feel they had adequate time to accomplish their concept or a various combination of things. Wolf stated that they felt that Mr. Ford's plan was unique, as well as beneficial for the area. This was the best plan they had seen come through to date and they are in support of it.

Mike Ford - Tempo Development Inc., SW side of Chicago, IL

Ford addressed the joint council, planning members and public briefly stating that he would like the opportunity to do this development. Ford stated that he feels it is something that 'we' can do together to make it a place that people will want to be, just as they want to be on Geneva Lake. Not quite to that extent but a very quality location for people to be able to enjoy.

**10. Public Testimony**

PUBLIC SPEAKER #1 –Tom Anthony, 42 Country Club Drive, LG

Anthony voiced his concerns and opposition to the Comp Plan Amendment regarding Hillmoor. His main concerns were regarding the flooding issues Golf View already has and that this would only add to that existing problem as well as the congested Hwy 50 traffic issues. He mentioned they had a 30 pg study done by an engineer showing there is insufficient drainage in that area. He would like to see a committee created to come up with a better plan for the Hillmoor property.

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

Marks voiced her concerns and opposition to the Comp Plan Amendment regarding Hillmoor. She also read/referenced comments that she submitted in previous letters to the joint staff.

PUBLIC SPEAKER #3 –James Wilson, 1120 Park Row, LG

He voiced his concerns and opposition to the Comp Plan Amendment regarding Hillmoor. He would like to see something else done with the property.

PUBLIC SPEAKER #4 –Rick Steinburg, 1032 Williams, LG

He voiced his concerns and opposition to the Comp Plan Amendment regarding Hillmoor.

PUBLIC SPEAKER #5 –Bob Shroeder, LG

He voiced his concerns and opposition to the Comp Plan Amendment regarding Hillmoor.

PUBLIC SPEAKER #6 –Mary Jo Fesenmeier, 955 George Street, LG

She voiced her concerns and opposition to the Comp Plan Amendment regarding Hillmoor. She gave a handout showing the developments that are currently underway in Lake Geneva as well as a 16 pg petition of signatures prior to the meeting.

*\*Copies attached to the additional correspondence packet for these minutes.*

PUBLIC SPEAKER #7 –Dick Melman, N1991 S Lake Shore Drive, LG

He voiced his concerns and opposition to the Comp Plan Amendment regarding Hillmoor. Chris Schulz of the Regional News reported that the head of GLEA Ted Peters admitted that man-made lakes are a nightmare. They cannot be used for both recreation and storm water management.

PUBLIC SPEAKER #8 –Sheri Ames, 603 Center Street, LG

She voiced her concerns and opposition to the Comp Plan Amendment regarding Hillmoor.

PUBLIC SPEAKER #9 –Dee Fiske, 324 Sage Street, LG

She voiced her concerns and opposition to the Comp Plan Amendment regarding Hillmoor.

PUBLIC SPEAKER #10 –Penny Roehra, 951 S. Lake Shore Drive, Unit #1, LG

She voiced her concerns and opposition to the Comp Plan Amendment regarding Hillmoor.

PUBLIC SPEAKER #11 –Terri O’Neil, 954 George Street, LG

He voiced his concerns and opposition to the Comp Plan Amendment regarding Hillmoor.

**11. Closing of the Public Hearing**

MOTION #1

Kordus/Flower moved to close the public hearing. The motion carried unanimously.

**12. Adjourn City Council**

MOTION #2

Kordus/Hill moved to adjourn the Council Members only.

The motion carried unanimously. The Council was adjourned at 8:09 pm.

*/s/Jackie Gregoles, B&Z Administrative Assistant*

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