

**PLAN COMMISSION MEETING  
MONDAY, SEPTEMBER 16, 2019 – 6:00 PM  
COUNCIL CHAMBERS, CITY HALL**

Mayor Hartz called the meeting to order 6:00 p.m.

**Roll Call.** Present: Mayor Hartz, Alderman Doug Skates, John Gibbs, Brett Stanczak, Ann Esarco, Michael Krajovic. Absent (Excused) William Catlin. Also Present: City Planner Slavney, City Attorney Draper, City Administrator Nord, City Engineer Naomi Rauch, Kapur & Associates Inc, Building and Zoning Administrator Walling, Building & Zoning Administrative Assistant Follensbee.

**Approve Minutes of the August 19<sup>th</sup> 2019 Plan Commission meeting as distributed.**

Skates/Krajovic motion to approve. Motion carried unanimously.

**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 5 minutes.**

Speaker #1: Penny Roehrer, 951 S Lake Shore Drive, Unit 1, shared her comments and suggestions for the Comprehensive Plan Draft #1. She also shared her concerns for the lake, referencing the Starry Stonewort and believes it should be part of the Comprehensive Plan.

Speaker #2: Spyro Condos, 1760 Hillcrest Drive, shared comments regarding the important role of the Plan Commission and the City Council when approving and updating the Comprehensive Plan.

Speaker #3: Jim Strauss, N1517 Meadow Ridge Circle, shared his concerns for the Comprehensive Plan Draft #1 and his opposition to changing the zoning within the City of Lake Geneva.

Speaker #4: Maureen Marx, 834 Dodge Street, shared her concerns for the Comprehensive Plan Draft #1.

Speaker #5: Hank Sibbing, 1725 Hillcrest Drive, shared his comments on the review & update the 10 year comprehensive plan. He is in favor of saving the City of Lake Geneva from large development, specifically the Hillmoor property.

Speaker #6: Neil Kolb, 700 Joshua Lane, shared his concerns with the Bender Property on Townline Road, specifically, the traffic flow if there is an extension of Andria Lane to the Bender property.

Speaker #7: John Schnurr, 701 N Joshua Lane, shared his concerns about additional traffic affecting the infrastructure when the property is developed in the future.

Speaker #8: David Widzisz, 748 N Andria Drive, shared comments opposing the connection to the proposed subdivision which includes single family, multi-family and business, concerned about the unnecessary increase in traffic.

Speaker #9: Charlene Klein, 817 Wisconsin Street, asked if there was data for the proposed Storage Facility on Townline Road and shared her comments and suggestions for the Comprehensive Plan. She stressed the importance of protecting the impervious surfaces and the natural resources in the City of Lake Geneva.

Speaker #10: Helen Xiong, 711 N Andria Drive, shared her concerns of the traffic congestion on Townline Road from recent construction on Townline Road and asked the Plan Commission to consider the impact of increased traffic during construction and future development.

Speaker #11: Sherri Ames, 603 Center Street, attended the meetings during the summer and asked the Plan Commission to listen to those who take time to attend and share their ideas and concerns.

Speaker #12: Grace Haney, 311 Oakwood Lane, attended some meetings this summer and heard many say they like the small town atmosphere. She suggested having a referendum to ask the citizens what they want to see done with the

Hillmoor property and present alternatives and education to citizens, explaining the potential cost involved if the property is developed or if it is left open.

Speaker #13: Dick Malmin, N1991 S Lake Shore Drive, shared his concerns for the Comprehensive Plan, specifically the Hillmoor property, climate change and caring for Geneva Lake.

**Acknowledgement of Correspondence.**

Correspondence was received from Gregory Rajskey, Executive Director of the Kettle Moraine Land Trust, sharing his views concerning the Hillmoor property. All correspondence has been distributed to the Plan Commission and the City Council.

**Review and a Recommendation for a request on Extraterritorial Platting (ETP) land division creating a new CSM located application for a Certified Survey Map (CSM) submitted by Woodhill Farms Nursery, Inc. located at N1445 STH 120 Lake Geneva, located in the Town of Linn, creating a lot line adjustment Tax Key No. IA462300001.**

Jim Howe, Godfrey Law Firm, representing the applicant, presented the request. Mayor Hartz asked about the 35 acre minimum. Planner Slavney, stated the 35 acre minimum is used as a lot size requirement or density requirement. Slavney said this request meets the city requirements and he believes the Plan Commission should recommend approval. Commissioner Stanczak asked if this application has gone to the county for review. Howe stated this request is exempt from the county, has been reviewed by county staff and will go to the Town of Linn next.

Esarco/Skates motion to approve the Extraterritorial Platting land division and include all staff recommendations. Roll Call: Hartz, Skates, Gibbs, Stanczak, Esarco, Krajovic “yes.” Motion carried unanimously.

**Continuation of the Public Hearing and Recommendation of a Conditional Use Permit filed by Robert Nabasny, 311 S. Wells St. on the request to allow for an alteration and addition to the home located at 1544 W. Main St. located within the Estate Residential – 1 (ER-1) zoning district utilizing the Single Family – 4 (SR-4) zoning setbacks, Tax Key No. ZLM00070.**

Robert Nabasny, 1544 W Main Street, owner, presented his request. Alderman Skates, asked about the water run-off and compliance of this property. Hartz asked if the city engineer will monitor the site. City Engineer, Naomi Rauch, said Kapur will look at as-builts after construction.

Gibbs/Skates motion to close the Public Hearing. Motion carried unanimously.

Skates/Esarco motion to recommend the Conditional Use Permit to allow an alteration and addition and include all staff recommendations and fact finding in the affirmative and the condition to submit as-builts for approval after construction. Roll Call: Hartz, Skates, Gibbs, Stanczak, Esarco, Krajovic “yes.” Motion carried unanimously.

**Public Hearing and Recommendation of a Conditional Use Permit filed by Lake Geneva Architects, 201 Broad St, Lake Geneva. For a request to construct a new commercial multi-tenant structure at 323 Broad Street. The property is located in a Planned Development (PD) with an additional request to revert back to the original underlying Central Business (CB) zoning district, Tax Key No. ZA464600002.**

Jason Bernard, Lake Geneva Architects, 201 Broad Street, presented his request. Commissioner Esarco asked if condo by-laws would limit short term rentals at this property. Bernard stated he would prefer long term rentals. Skates asked about the adjourning property’s driveway. Bernard said he and the owner will work together to place bushes and plants and would prefer no vehicle traffic in this area.

Speaker #1: Penny Roehrer, 951 S Lake Shore Drive, Unit 1, shared concerns for the proposed condominiums, and suggested the condominium documents should reflect a minimum of 120 days.

Speaker #2: Ed Newman, 722 Wisconsin Street, shared his concerns of the common property line especially run-off from the property being reviewed to his property and privacy. He has water run-off issues now. Engineer Rauch has asked the applicant for additional information to show where storm water will drain on this property and will Newman’s concerns at that time.

Speaker #3: Charlene Klein, 817 Wisconsin Street, president of the Geneva Area Foundation, which oversees Horticultural Hall across the street from the proposed building. The Geneva Area Foundation likes the design and suggests adding some historical elements to the building, if possible.

Krajovic/Skates motion to close the Public Hearing. Motion carried unanimously.

Gibbs/Skates motion to approve the Conditional Use Permit to construct a new commercial multi-tenant structure to include all staff recommendations and fact finding in the affirmative and contingent upon a favorable engineering review and subject to proof of approval of the request by the property owner.

Roll Call: Hartz, Skates, Gibbs, Stanczak, Esarco, Krajovic “yes.” Motion carried unanimously.

### **Review of Draft #1 of the Comprehensive Plan.**

Jackie Mich & Meredith Perks, of Vandewalle & Associates, presented the First Draft of the Comprehensive Plan. Planner Mich presented the updated schedule.

Commissioner Krajovic commented on the Hillmoor property and asked if the city should have a public input specifically for Hillmoor prior to the working session with the Council and Plan Commission. Hartz asked Planner Mich for clarification. Mich stated the first alternatives would be based on the input gathered from the public meetings about Hillmoor so far and Vandewalle’s professional planning opinion in order to provide a concept to which the public can respond. A discussion followed.

Krajovic/Stanczak motion and recommendation to the City Council to add to the schedule, an additional public workshop, specifically for the Hillmoor property, prior to October 9<sup>th</sup>.

Roll Call: Skates, Gibbs, Stanczak, Esarco, Krajovic voted “yes” and Hartz voted “no.” Motion carried 5-1.

Planner Perks presented an overview of public input from the workshops. Planner Mich presented the input from the Latino workshop and an overview of key changes in Draft #1 of the Comprehensive Plan. A discussion followed.

### **Comprehensive Plan application review, a single application for the property located at the North West corner of the intersection of Townline Rd and Edwards Blvd., the applicant is 120 Properties LLC and applicants Ron & Robin Bender Tax Key No. ZYUP00198.**

Gary Dunham, Keefe Real Estate, 1315 W Main Street, representing the applicants, presented the Comprehensive Plan application which is based on the input received last year. Hartz asked for clarification regarding the connection at Joshua Lane, when looking at it in the capacity of the Comprehensive Plan, is not for the city to consider. Slavney agreed. Slavney stated it happens in the platting process and he will recommend 3 studies to be completed: a detailed study of environmental features, a study of the best places to put intersections on Townline Road, and a traffic study at intersection of Townline Road and Edwards Blvd for a possible traffic signal. Slavney explained the Future Land Use Maps of what is being proposed. A discussion followed.

### **Conceptual review for the property located at 302 Townline Rd. for a proposed personal storage facility located in the Planned Industrial (PI) zoning district Tax Key No. ZYUP00144.**

Michael Hanley, 302 Townline Road and John Engerman, presented their Concept Plan for a proposed self-storage facility on a 1000’ x 80’ parcel on Townline Road. Hanley discussed the layout of the facility, security topics, on-site storm water drainage, and the bike path next to the property. Slavney explained the need for the Concept Plans at the Plan Commission level, especially since it provides input to the applicant. The commissioners provided their comments to the applicants.

**Adjournment.** Gibbs/Skates motion to adjourn at 9:47 p.m. Motion carried unanimously.

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/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

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