

**CITY OF LAKE GENEVA JOINT MEETING OF THE REGULAR COMMON COUNCIL  
AND THE PLAN COMMISSION MINUTES  
WEDNESDAY, NOVEMBER 13, 2019 6:00 P.M.  
LAKE GENEVA CITY HALL; POLICE TRAINING ROOM (SECOND FLOOR)**

**Council Members:** Mayor Tom Hartz, Council President, John Halverson, Council Vice President, Cindy Flower, Alderpersons: Selena Proksa, Doug Skates, Tim Dunn, Ken Howell, Shari Straube, and Rich Hedlund

**Plan Commission Members:** Michael Krajovic, John Gibbs, Brett Stanzcak, William Catlin, Ann Esarco, Alderperson Doug Skates and Mayor Tom Hartz.

Mayor Hartz called the City Council to order at 6:00 p.m.

Mayor Hartz called the Plan Commission to order at 6:00 p.m.

**Roll Call of the members of the City Council:**

**Present:** Howell, Flower, Skates, Hedlund, Proksa, Halverson and Dunn

**Absent:** Straube

**Roll Call of the members of the Plan Commission:**

**Present:** Krajovic, Gibbs, Stanzcak, Catlin, Esarco, Skates and Hartz

**Absent:** None

**Election of Joint Committee Chairperson:**

Cindy Flower so moved to nominate Tom Hartz as Joint Committee Chairperson, seconded by Ken Howell. Motion carried by unanimous voice vote.

**Acknowledgement of Correspondence:**

City Administrator Nord reported that the City received one email from Jaqueline Getzen and Charlene Klein in regard to tonight's meeting. This email was distributed to all members of the City Council and the Plan Commission

**Presentation of Site Analysis and Hillmoor Concept Plans by Vandewalle & Associates:**

Brian Munson of Vandewalle & Associates addressed the members of the joint meeting and provided an overview of the property's current designation along with an overview of the existing site.

Open A is primarily single-family and mixed residential with approximately 68% of the site remaining undeveloped and approximately 32% developed

Option B is designated as "Planned Neighborhood" with a mix of residential and some limited commercial and possible institutional uses. Approximately 68% of the site remaining undeveloped and approximately 32% developed

Option C is designated private recreation with approximately 63% undeveloped and 37% developed.

Beyond the three options outlined, Munson covered various other potential, but less viable development options for the site.

General questions were addressed. Munson posed four question intended to clarify how best to move forward. The key questions were:

- Does the City want to pursue purchasing the property for a public park?
- Does the City support private creation uses?
- Does the City support neighborhood scale retail and institutional uses?
- Does the City support residential development on the site?

**Comments from the public as allowed by Wis. Stats. 19.84 (2), limited to items on this agenda. Comments will be limited to 5 minutes:**

Jim Strauss expressed his thoughts on the presentation as well his concerns about the public notice given for the meeting.

Rick Steinberg expressed his belief that the existing map for the Hillmoor property should be kept as is. Stated that various environmental groups may be interested in acquiring the site. Also expressed his opposition to seeing office development on the property.

Hank Sibbing stated his opposition to recreational or commercial use of the site. Wants private / public open space including possibly a golf course, hockey rink and trails.

Spyro Condos stated he was not for or against the plans, but does believe that this meeting is not a legal public hearing and encouraged the Commission and Council not to take any.

Charlene Klein stated that the city should not change the current land use.

Dimitre Anagnos expressed his concern of how this proposed development will impact the city's infrastructure, the school district, etc. Asked that the current land use be left as is.

Tom Reed stated his opposition to development of the site.

Terry O'Neil stated his opposition to the proposed concept plans.

Ted Harig stated opposition to the proposed concept plans stating that development of the site would threaten Lake Geneva's the small town atmosphere.

Pete Peterson stated that the meeting should have been held in the Council Chambers. Believes this site should be purchased by the city or by local residents.

Dick Malmin stated his opposition to affordable housing on the property. Believes this effort amounts to contract zoning if the map is ultimately changed.

Grace Hanny asked that this discussion be put on hold. The community should look into the idea of possibly selling "shares" to residents to purchase the property and/or look for grants to purchase the site.

Maureen Marks stated the topic should be put on hold and that future meetings should be held in the council room. Also stated she disliked the concepts brought forward in the presentation.

**Explanation regarding roles of Plan Commissioners and Council Members as it relates to the Comprehensive Planning process.**

At 7:10 p.m. City Attorney Dan Draper addressed the Commission and the Council to explain the roles of the Plan Commissioners and Council members as it relates to the Comprehensive Planning process. He reviewed his previous memo on the topic. Attorney Draper answered various questions from council and commission members.

### **Discussion / Work Session regarding Hillmoor Concept Plans:**

At this point in the meeting discussion began as part of the work session regarding the Hillmoor Concept Plans. Members asked Brian Munson various questions related to the property's existing zoning as well as topics including traffic control and the environmentally sensitive areas of the site (as to what would or would not be allowed to be done within sensitive areas).

Munson provided an explanation as to role that the "Southwestern Wisconsin Regional Planning Commission" may play in the ultimate development of the property. Munson further explained that if the city takes no action, the property's owner could (by right) build five houses or possibly development some manner outdoor private recreation facility. Additional discussion ensued.

At 8:12 p.m. Mayor Hartz called a five-minute recess.

At 8:18 p.m. Mayor Hartz called the meeting back into session.

Jackie Mich with Vandewalle outlined next steps for the Comprehensive Plan process including upcoming meeting dates and times.

### **Plan Commission Recommendation of Preferred Concept Plan and Recommend Revisions:**

Mayor Harts presented four questions that the Commission and Council were asked to discuss:

1. Does the city want to pursue purchasing the property? General discussion was held and the City Attorney was asked to outline the steps necessary of the city did wish to pursue buying the site. After additional discussion; no consensus was reached.
2. Does the city support private recreation uses on the property? General discussion was held; no consensus was reached.
3. Does the city support neighborhood scale retail and institutional uses on the site? General discussion was held, with no consensus being reached.
4. Does the city support residential uses on the site? General discussion was held with no consensus being reached.

After additional discussion it was the consensus of the members to have Vandewalle provide an estimated number of additional residents that could potentially be associated with Options A and B.

**Adjournment of the Common Council.** Motion by Proksa to adjourn the meeting of the Common Council, second by Halverson. Motion carried 5-0. The meeting adjourned at 9:37 p.m.

**Adjournment of the Plan Commission.** Motion by Gibbs to adjourn the meeting of the Plan Commission, seconded by Skates. Motion carried 6-0. The meeting adjourned at 9:37 p.m.