

**PLAN COMMISSION MEETING
MONDAY, JANUARY 20, 2020 – 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, William Catlin, Ann Esarco, Michael Krajovic. Absent (Excused) Brett Stanczak. Also Present: City Planner Slavney, City Attorney Draper, City Administrator Nord, Building and Zoning Administrator Walling, Building & Zoning Administrative Assistant Follensbee.

Approve Minutes of the November 26, December 12, & December 16, 2019 Plan Commission Meetings 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: Joseph Zimmer, 415 Wells Street #105, shared his observations of the Comprehensive Plan suggesting the Green Initiative (Leeds) as a standard for public buildings and the options presented for Hillmoor, especially Option C, is misleading to the public and should be made clear.

Speaker #2: Joe Schnurr, 701 N Joshua Lane, asked when discussions will be held and decisions made for the Comprehensive Plan.

Speaker #3: Tom Reed, 100 E Main Street, shared his thoughts on the Comprehensive Plan, the Roger Brooks report, the development of Hillmoor and how decisions made today will affect the future of the city and future generations.

Speaker #4: David Widzisz, 748 N Andria Drive, shared his concerns on the Bender property development, noting the integration of apartments, increased traffic and recommending protection of his subdivision from the easement changing into a potential pathway between the two subdivisions.

Speaker #5: Ryan Finley, 805 Cumberland Trail, shared his thoughts on the Comprehensive Plan, in favor of preserving farmland, open space, green space, and ensuring Lake Geneva is a walkable city but believes allowing the apartment buildings would take away the open space, compromise the walking and biking path, and increase traffic at Townline Road & Edwards Blvd.

Speaker #6: Denise Schnurr, 701 N Joshua Lane, shared her concerns regarding the Bender property, specifically, adding apartments, traffic issues, water flow issues, and lack of green space.

Speaker #7: Helen Ixong, 711 N Andria Drive, shared her concerns about the traffic on Townline Road and traffic reports in the city for higher density areas near existing apartments or schools and asked the officials making decisions to think about what is best for the city and why residents want to stay.

Acknowledgement of Correspondence.

Correspondence was received by Sherri Slater, owner of Caboose #4, sharing her concerns and opposition to the storage units at 302 Townline Road. All correspondence has been distributed to the Plan Commission and the City Council.

Downtown Design Review:

Application by Roger Wolff - DBA Inspiration Coffee, request to install awnings on the front and rear of the building located at 883 W. Main St, in the Central Business (CB) zoning district, Tax Key No. ZOP00258.

Roger Wolff, 751 Geneva Pkwy, presented his request and background of Inspiration Coffee.

Esarco/Skates motion to recommend the installation of awnings on the front and rear exterior of the building and include all staff recommendations.

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

Presentation of a Conceptual rendering for the property located at 302 Townline Rd. for a possible Planned Development that would allow multiple dwellings on one tax parcel. Applicants, Michael Hanley & John Engerman, - DBA Clear Sky LLC. 302 Townline Rd., located in the Planned Industrial (PI) zoning district, Tax Key No. ZYUP00144.

Mike Hanley, 302 Townline Road, presented his concept. Homes would be about 850 sq ft, 1 ½ story, 2 bedrooms, 2 bathrooms, rooftop deck, on public water & sewer, green space, an affordable housing community. Walling said this is a concept plan and encouraged the Plan Commission to give feedback. Slavney said residential zoning districts require 50% of residential area remains green space. Slavney also stated the city would like to see a 10’ wide bike path instead of the 6’ wide bike path shown in concept. Slavney said a storm water solution would be needed for the GDP submittal, stating he likes the residential option over the storage plan. Esarco said she loves the plan. Skates asked about limitations on parking. Slavney stated for typical single family homes, the zoning code requires 3 on-site parking spaces but this concept provides 2 parking spaces and no street parking is allowed here. Krajovic asked where guests would park. Slavney suggested taking out one or two units from plan to accommodate more parking. Walling clarified the turn-around for the Fire Department will be 90’ instead of the 80’ turn-around shown in the submittal. The applicant’s goal is to provide an environmentally friendly community without the need for natural gas. Hartz asked about the pavilion, if the concrete slab could turn into a garage and if the road would remain private. A discussion followed. Krajovic asked about green space element. Slavney said the subdivision ordinance has a requirement for land dedication based on the number of dwelling units which this development would fall under. Skates questioned the 20-home development, especially the issues of parking, storage, ingress-egress on the property. Hartz suggested finding solutions to the parking and storage issues before moving forward with additional engineering. Esarco suggested assessing the number of units needed for a viable project and eliminate others units to provide for parking and greenspace for parks.

Presentation of Draft 3 of the Comprehensive Plan.

2020 Comprehensive Plan Update: Overview presentation of Draft 3 Plan recommendations in preparation for the public hearing on February 10. No discussion will occur or decisions will be made at this January 20th meeting.

Mike Slavney, Vandewalle & Associates, presented Draft #3 of the Comprehensive Plan, specifically, the first 14 pages & page 103: Map 5a – Future Land Use, with emphasis on the growth policy and executive summaries of key components for each required chapter in the plan. Most ideas were generated by the City Council, Plan Commission and public comments from prior meetings or workshops. The City Council, Plan Commission, public and other city boards, committees & commissions will need to sort out and prioritize these initiatives toward implementation.

Recommendation for the Bender Property Application to amend the Comprehensive Plan is still needed from the Plan Commission and will take place at the February 10th Joint Council and Plan Commission Meeting along with a vote for the Future Land Use Plan since the annual review process has been folded into the Ten-Year Update process of the Comprehensive Plan.

The Public Hearing is February 10, 2020, where public testimony is allowed; according to the statutes, the Plan Commission will vote first; the Council then votes supporting or opposing the Plan Commission’s recommendation. If the Council opposes the Plan Commission’s recommendation, the Comprehensive Plan is sent back to the Plan Commission for action. The statutes provide the Plan Commission with a lot of power over the future of the community. Please direct any questions about the Comprehensive Plan to Jackie Mich as the primary contact or Mike Slavney at Vandewalle & Associates.

Adjournment. Skates/Gibbs motion to adjourn at 7:50 p.m. Motion carried unanimously.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

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