

JOINT MEETING OF THE CITY COUNCIL AND THE PLAN COMMISSION MINUTES
MONDAY, NOVEMBER 13, 2023- 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL

Council Members:

Mayor Charlene Klein, Council President, Mary Jo Fesenmaier, Council Vice President, Cindy Yager
Alderspersons: Tim Dunn, Peg Esposito, Linda Frame, Ken Howell, Shari Straube, and Joan Yunker

Plan Commission Members:

Mayor Charlene Klein, Alderperson Joan Yunker, Commissioners: John Gibbs, Joel Hoiland, Dr. Cindy Forster Fueredi, James Marquardt, and Kyle Cary

Meeting called to order by City Council

Mayor Klein called the meeting of the City Council to order at 6:00 p.m.

Meeting called to order by Plan Commission

Mayor Klein called the meeting of the City Council to order at 6:00 p.m.

Roll Call of members of City Council

Present: Dunn, Esposito, Fesenmaier, Frame, Howell, Straube, Yager, and Yunker

Absent: None

Roll Call of members of Plan Commission

Present: Klein, Yunker, Cary, Gibbs, and Hoiland

Absent: Fueredi and Marquart (Excused)

Election of Joint Committee Chairperson

Motion by Howell to nominate Mayor Klein, second by Yunker. No discussion. Motion carried unanimously.

Acknowledgement of Correspondence

Clerk Kropf noted that the Clerk's Office received one item of correspondence speaking in opposition of the proposed future land use change filed by Wisconsin Power & Light Company and over fifty items of correspondence all speaking in opposition of the proposed future land use change filed by Lakeside Living LLC. All items of correspondence were distributed to the members of the Plan Commission and the Common Council.

Verification of proper legal notice

Clerk Kropf noted that a Class I notice was published in the Lake Geneva Regional News on October 5, 2023.

Presentation of the Comprehensive Plan Amendments by Vandewalle & Associates

Public Hearing on Comprehensive Plan Amendments:

Wisconsin Power & Light Company (WP&L) request to amend the Future Land Use Map to change the recommended future land use category for a portion of Tax Key # ZOP 00003 from Public Park & Recreation to Institutional & Community Services

Open Public Hearing by Common Council

Mayor Klein Klein opened the Public Hearing.

Reading of submitted comments

Clerk Kropf noted that one item of correspondence was received and distributed to the joint body members.

Comments from the Public

Julie Agustine; Spoke in opposition of the proposed future land use change.

Jim Gee; Representing the Geneva Lake Museum; Spoke in opposition of the proposed future land use change and in favor of it no longer being located near the museum.

George Chironis; Representing the Geneva Lake Schools; Spoke in opposition of the proposed future land use change.

Sherri Ames; 603 Center St; Spoke in opposition of the proposed future land use change.

Mitchell Schaefer; Representing the White River Disc Golf (White River Rippers); Spoke in opposition of the proposed future land use change.

Kaitlyn Schaefer; Spoke in opposition of the proposed future land use change.

Eric Stinemetts; Spoke in opposition of the proposed future land use change.

Ingrid Clemens; Spoke in opposition of the proposed future land use change.

Eric Anderson; Sage St; Spoke in opposition of the proposed future land use change.

Lisa Ryan; 424 Elmwood Ave; Spoke in opposition of the proposed future land use change.

Sarah Case; 601 Oak Ln; Spoke in opposition of the proposed future land use change.

Spyro Condos; 1760 Hillcrest Dr; Spoke in opposition of the proposed future land use change.

Dave Quickel; 424 Country Club Dr; Spoke in opposition of the proposed future land use change.

Don Ogden; 108 Evelyn Ln; Spoke in opposition of the proposed future land use change.

Plan Commission & Common Council questions

Hoiland noted that he lives on Country Club Dr and offered to help Alliant Energy to find another location for the proposed substation. He added that there are smart technology options that can be used to make the substation smaller, but that he is not in favor of using Hillmoor land for it.

Greg Ardey, Alliant Energy; Addressed the group regarding the selected spot. He noted that the proposed location would be the best fit to serve the central part of the City without a large impact on infrastructure. Ardey stated that other sites were given to them to consider, but that those did not fit in with the constraints needed for the new substation. They found difficulties finding a spot that doesn't interfere with stormwater issues, well heads, and vacancies. Ardey explained that the proposal of putting the substation underground, could be done, but that it wouldn't be physically located underground. There would still need to be ample open air to allow for the cooling of the equipment and therefore, they could only build up ground to give it the appearance of being underground.

Ardey explained that if a solution cannot be found and there are system issues occurring, then the Public Service Commission may become involved and mandate a location without City input.

Yager questioned why there needs to be a station in the center of the City when there is one on the north and south side of town.

Ardey explained that there aren't enough physical underground lines to support that and that the central substation would allow for minimal effect should there be an outage. Yager doesn't feel that the City's central population will be growing anytime soon and wondered if the current station could just be boosted, instead of re-done or moved.

Closing of Public Hearing by Common Council

Motion by Frame to close the Public Hearing, second by Yager. Motion carried unanimously.

Lakeside Living LLC request to amend the Future Land Use Map to change the recommended future land use category for tax parcels ZCNS 00001 through ZCNS 00004 and ZCNS 00028 through ZCNS 00031 from Single Family Urban to Two-Family/Townhouse Residential

Mayor Klein noted that the applicant for this item had a family emergency that made him unavailable to attend. It would be up to the Common Council whether to have the public hearing or not.

Attorney Draper stated the Council could hold the public hearing tonight and it could continue if they choose.

Open Public Hearing by Common Council

Motion by Yager to open the Public Hearing, second by Straube. Motion carried on a roll call vote 8-0

Reading of submitted comments

Clerk Kropf noted that more than fifty items of correspondence were received and distributed to the joint body members.

Comments from the Public

Bill Huntress; 1015 Pleasant St; Spoke in opposition of the proposed future land use change.

Michael Lynch; 1084 LaGrange Dr; Spoke in opposition of the proposed future land use change.

Bob Graila; 1120 S Lake Shore Dr #17; Spoke in opposition of the proposed future land use change. He then turned in a signed petition in opposition to the proposed change.

Peter Eckart; 1120 S Lake Shore Dr #20; Spoke in opposition of the proposed future land use change. He added that the applicant is under litigation and not the current owner of that land.

Susan Steel; Geneva Lake Conservancy; Spoke in opposition of the proposed future land use change.

Dennis Habnicht; 1120 S Lake Shore Dr #9; Spoke in opposition of the proposed future land use change.

Thomas Koenig; 715 LaGrange Dr; Spoke in opposition of the proposed future land use change.

Kelly Happ; 1120 S Lake Shore Dr #13; Spoke in opposition of the proposed future land use change.

Frank Oddo; 911 Maytag Rd; Spoke in opposition of the proposed future land use change.

Gil Kirkpatrick; 1120 S Lake Shore Dr #21; Spoke in opposition of the proposed future land use change.

David Bolini; 1220 S Lake Shore Dr #22; Spoke in opposition of the proposed future land use change.

Sherri Ames; 603 Center St; Spoke in opposition of the proposed future land use change.

Bob Doeblor; 835 LaGrange Dr; Spoke in opposition of the proposed future land use change.

Theresa McNulty; 1120 S Lake Shore Dr #32; Spoke in opposition of the proposed future land use change.

Larry Happ; 1120 S Lake Shore Dr #13; Spoke in opposition of the proposed future land use change.

Bill Henry; N2165 Wilderland Dr; Spoke in opposition of the proposed future land use change.

Dennis Kulak; 1120 S Lake Shore Dr #23; Spoke in opposition of the proposed future land use change.

Plan Commission & Common Council questions

Frame questioned the application deadline and wondered why this was being concerned.

Jackie Mich, Vandewalle Planning; stated that this request was fairly complex that changed the scope of the project.

Attorney Draper also added that the applicant was not made aware that an amendment to the future land use map needed to be made.

Laurie Habenicht; 1120 S Lake Shore #9; Spoke in opposition of the proposed future land use change. She further spoke to the pending litigation between the applicant and Somerset Condo Association.

Gibbs thanked Ms. Habenicht for shedding light on the situation with the litigation and providing the correct information.

Closing of Public Hearing by Common Council

Motion by Howell to close the public hearing, second by Yunker.

Motion to close the public hearing carried on a roll call vote 5-4, with Dunn, Esposito, Straube, and Yager voting no.

Mayor Klein voted yes to break the tie.

Response to Public Hearing questions by Vandewalle & Associates and City Staff

City Planner Jackie Mich addressed the body and noted some of the false comments that had been made during the public hearing. No action taken.

Discussion of Comprehensive Plan Amendments by Plan Commission and Common Council

Hoiland stated that it is clear that the electrical substation should not be located in the Hillmoor property.

Fesenmaier stated that allowing the land use change for Lakeside Living could create a domino effect that could adversely affect the City.

Cary thanked the public for coming to address these issues and thanked City staff for their work.

Frame spoke in opposition to the Lakeside Living proposed plan.

Adjournment of the City Council

Motion by Fesenmaier to adjourn the meeting of the Common Council, second by Yunker. Motion carried 8-0. The meeting adjourned at 9:09 p.m.

Plan Commission Discussion/Recommendation of Resolution 23-PC01 a resolution recommending Amendments to the City of Lake Geneva Comprehensive Plan to the Common Council

Motion by Hoiland to deny the resolution for the Wisconsin Power & Light Company (WP&L) request to amend the Future Land Use Map to change the recommended future land use category for a portion of Tax Key # ZOP 00003 from Public Park & Recreation to Institutional & Community Services, second by Yunker.

Hoiland added that the Hillmoor land is meant to be used as a park and should not be the home for a substation. Motion carried on a roll call vote 5-0.

Motion by Cary to deny the resolution for Lakeside Living LLC request to amend the Future Land Use Map to change the recommended future land use category for tax parcels ZCNS 00001 through ZCNS 00004 and ZCNS 00028 through ZCNS 00031 from Single Family Urban to Two-Family/Townhouse Residential, second by Gibbs. Hoiland explained that he was upset that the applicant couldn't be here, but that he couldn't ask another representative to come either. Gibbs brought up issues concerning who really owns this property and the timeline of the application. Motion carried on a roll call vote 5-0.

Adjournment of the Plan Commission

Motion by Klein to adjourn, second by Gibbs. Motion carried 5-0. The meeting adjourned at 9:18 p.m.