

TOWN OF GENEVA
PLANNING COMMISSION
N3496 COMO ROAD
LAKE GENEVA, WI 53147
February 20, 2017

Chairman Joe Kopecky called the monthly meeting for the Town of Geneva Plan Commission to order at 6:30 p.m. He asked everyone present to stand and say the pledge of allegiance. Roll call was taken. Present were the Chairman, Jim Anton, Dave Van Lue, Phyllis Olson, Pauline Malsch, Gary Cocroft, and Jim Thometz. Attorney Torhorst was excused from the meeting. Mary Van Lue was present. A quorum was declared.

Pauline Malsch made a motion to approve the minutes from the January 23, 2017 meeting. Jim Anton seconded the motion. The motion passed unanimously 7-0. Jim Thometz made a motion to approve the agenda for the February 20, 2017 meeting as posted. Gary Cocroft seconded the motion. The motion passed unanimously 7-0.

Communications and Reports- Mary questioned who picked up two signs from previous postings. Gene Decker said he picked up one sign. Jeff Monroe picked up the other sign. Thank you.

Arlene Buttke from Wisconsin Electric Power Company is requesting a conditional use for a staging area on Walworth County owned land located between W3983 and W3917 County Road NN. The staging area is needed for storing barrels, cones, welding equipment, and pipes for a gas main being installed in the Town of Geneva and into the Town of Lyons. The staging area would be located by the existing driveway west of Lakeland School. The operating hours would be 6:30 am to 5:00 pm. The conditional use would be for 6-months. Resolution No. 32-11/16 was approved by Walworth County Board on November 7, 2016 allowing the use of County land for a staging area with two Temporary Easements, and a Land Lease Agreement. There were concerns about the staging area so close to Lakeland School. Dave Van Lue made a motion to open the public hearing for the Wisconsin Electric Power Company request for a conditional use. Pauline Malsch seconded the motion. The motion passed unanimously 7-0. Arlene said she talked to the people at Lakeland School about the driveway. She advised them of the start date of April 1, 2017 for delivering materials, and the hours of operations which would be 6:30 a.m. to 5:00 p.m. Monday through Friday with a proposed completion date October 2017. Pauline Malsch made a motion to close the public hearing. Dave Van Lue seconded the motion. The motion passed unanimously 7-0. Gary Cocroft made a motion to recommend to the Town Board to approve the conditional use for Wisconsin Electric Power Company for a staging area for supplies for a gas main being installed in the Town of Geneva and the Town of Lyons. Pauline Malsch seconded the motion. The motion passed 6-1-1 with Chairman Kopecky abstaining and Jim Anton voting nay. Arlene Buttke will be at the March 13, 2017 Town Board meeting for a decision.

Thomas Potts is requesting a variance to build a garage at W4128 Longfellow Drive. He needs an 18-foot setback instead of a 25-foot setback on the west side of his property, and a 5-foot setback instead of a 10-foot setback on the north side of his property which is zoned R-2. Thomas made packets of his request for the Commission members to review. Included in the packet were 3 letters from neighbors that approve of his request to build a garage. Dave Van Lue made a motion to open the public hearing for Thomas Potts request for a variance. Jim Anton seconded the motion. The motion passed unanimously 7-0. Thomas explained why he needs the variances for the garage. He said he is trying to save the oak trees if possible. There were concerns of water drainage on Apricot Road to Longfellow Road because of no defined ditch on Apricot Road. Thomas said he planned to terrace the yard by his garage to slow down the flow of water from rain and winter thawing onto Apricot and Longfellow Roads. Chairman Kopecky advised Thomas to have drawings of showing the grades of completed driveway with finished garage to Town Engineer by the Town Board meeting. Jim Thometz made a motion to close the public hearing. Phyllis Olson seconded the motion. The motion passed 7-0. Gary Cocroft made a motion to recommend to the Town Board to approve a variance for an 18-foot setback on the west side of the property, and a 5-foot setback on the north side of the property for Thomas Potts W4128 Longfellow Drive to build a garage contingent on approval of drainage analysis by Baxter & Woodman the Town Engineer. Dave Van Lue seconded the motion. The motion passed 6-0-1 with Chairman Kopecky abstaining. Thomas will attend the Town Board meeting on March 13, 2017 for a decision.

Jeffrey Klaisner Woods School N2575 Snake Road is requesting a variance and a conditional use to renovate and add 19,200 square feet to the school. The variance is needed for parking spaces, and the conditional use is needed

for the building addition, parking lot, and storm water pond. Jason Christensen from Nielsen Madsen & Barber prepared the designs for Woods School. The property is zoned P-1. Mark Eberle from Nielsen Madsen & Barber presented the plans for the school additions. Principal Jeffrey Klaisner was also present to answer any questions. Mark went through the plans explaining the need for more classrooms, a kitchen, a new gymnasium, and more parking spaces, and a safer student drop-off/ pick-up area. Storm water management will include a wet-detention basin located on the currently leased land, and underground wet detention basin located beneath the proposed parking lots. Jim Thometz will post a sign on the property. A recommendation will be given at the March 27, 2017 Plan Commission meeting.

Scott Pohl W4098 South Shore Drive is requesting a variance for the existing decks, and a bar with canopy located on the outside deck, and the wooden stairs which allow access to the commercial boat pier for Mars Resort. Scott presented the plans stating the bar with the canopy on the outside deck could have wheels installed to make it not a permanent structure. He also said the existing deck is grandfathered in according to Walworth County Zoning. Jim Thometz will post a sign on the property. Scott will be at the March 27, 2017 meeting for a recommendation.

Tree Cutting Permits- There was none.

Public Comments-There was none.

Other Business ETZ with Williams Bay and or Elkhorn-There was no business.

Building Inspector's Report-The monthly report from January 2017 was reviewed by Plan Commission members. Gary Cocroft made a motion to accept the Building Inspector's Report as presented and reviewed. Jim Anton seconded the motion. The motion passed unanimously 7-0.

Pauline Malsch made a motion to adjourn the meeting at 7:41 pm. Jim Thometz seconded the motion. The motion passed unanimous 7-0.

Respectfully submitted,

Mary Van Lue