



**Special Planning Commission Meeting  
Thursday, January 14, 2010 @ 6:30 p.m.**



**Call to Order** Chairperson Barry Goad called the Special Planning Commission Meeting to order on Thursday January 14, 2010 at 6:32 p.m. at the Genoa City Village Hall, 715 Walworth Street, Genoa City, Wisconsin.

**Roll Call**  
Barry Goad                      Bill Antti                      David Burton  
Audrey Denecke              Scott Popenhagen          Mark Russell-absent  
Patrick Sherman

Alternate: Chester Juszczuk

**Old Business:**                      **Continuation of Public Hearing for the purpose of considering any objections that may have been filed and to hear all persons desiring to be heard to consider amending the Master Plan for the Village of Genoa City.**

On a Sherman/Juszczuk motion to continue the Public Hearing for the purpose of considering any objections that may have been filed and to hear all persons desiring to be heard to consider amending the Master Plan for the Village of Genoa City; carried 6-0.

Chairman Goad explained that he would like to separate the Borst/Ketterhagen amendment to the Master Plan from the Kloppstein amendment. He felt Borst/Ketterhagen did not get their fair chance to speak last week.

Steve Ketterhagen explained the land swap with the Department of Transportation with portion of properties going to Hwy 12 future expansion. Ketterhagen talked about the future development, a Senior Active Adult Community and would like the village to change zoning on Master Plan to PUD; Planned Unit Development. DOT state property would be changed to Civic/Institutional Zoning.

Elizabeth Lyons 323 Southeastern Court had a concern with the buildings and the amount of trees that would be cut down.

Chuck Schuren 988 Main Street stated this is a very good location for a senior living community and a needed facility in the village. Schuren is very happy the village is working with this developer.

Goad asked the public if they had any more questions regarding the Borst/Ketterhagen property. If not the Public Hearing would move to the Kloppstein Property.

June Glennon, Ruth and Ernie Kloppstein's daughter explained about reducing the commercial property from 45 acres to 10 acres and changing the multi-family unit numbers.

Ken Anderson 445 Freeman Street went over the color codes on the Future Land Use Map. Red Commercial, Yellow Housing and Blue Wetlands.

Judy Anderson 445 Freeman Street questioned the size of the family dwellings and how many homes would there be.

Ken Anderson has a problem with reducing the commercial properties down to 10 acres.

Anderson stated this is taking prime business locations. The village needs to look into the future. This would leave an option for service businesses.

Bill Wiltse gave information about traffic study and commercial development comparison. He stated that no big box store will come to that area.

Cheri Borowiec 603 Freeman Street stated she worked on the Master Plan from the start. This document has always been a document that has been meant to have changes.

Diana Wells 48 Gregory Street agrees with Ken Anderson to leave the commercial alone. Wells feels with the Bi-pass ramps being put in next to the housing the home owners are not going to be happy. This change would be opening a can of worms.

Ed Lilla stated the 45 acres would be an excellent place for a hotel.

Terry Gruszka 536 Fellows Road stated it would be nice to have a site for a store.

Elizabeth Lyons 323 Southeastern Court asked what the projection is for the By-pass. The village needs to look at that corridor.

Chuck Schuren 988 Main Street stated he supports the Kloppstein's in the reduction of the commercial property down to 10 acres.

On a Sherman/Burton motion to close the Public Hearing for the purpose of considering any objections that may have been filed and to hear all persons desiring to be heard to consider amending the Master Plan for the Village of Genoa City; carried 6-0.

**Discussion and possible action to consider amending the Master Plan for the Village of Genoa City.**

On a Sherman/Juszczuk motion to amend the Master Plan on the Borst/Ketterhagen property commonly known as the Old Rest Area Property from Civic Institutional to Multi-family Residential; carried 6-0.

On an Antti /Popenhagen motion to amend the Master Plan on the Department of Transportation Property north of the property commonly known as the Old Rest Area Property from Commercial to Civic Institutional; carried 5-1 (Sherman)

Joe Keller representative of Glendenning Capital the potential developer for the Kloppstein Property explained for 5 years they have showing cooperation with the village and plan on continuing that relationship. Keller stated they have done extensive research for what would be viable for the Kloppstein property. The reduction of the commercial property to 10 acres is viable for this development. Keller thanked everyone for their help in the last 5 years.

Patrick Sherman stated he was on the committee from the start that worked on the Master Plan and worked with the potential developers. The potential developers have done everything this committee has asked them to do. Sherman feels 10 acres is plenty of commercial property. Sherman stated the owners of this property have been members of this community for a long time. He feels this plan is good for the village. Sherman explained if the village does not get growth this will affect our schools and raise taxes. This potential development will add to the tax base.

Audrey Denecke stated the commercial needs to stay 45 acres, 10 acres is too small. This space needs to be utilized for commercial. Research documents change with the times, the committee needs to think of the village not the developer. Look at the long term, the community is losing Ag land. Denecke stated she is not for reducing to 10 acres.

David Burton stated color it all red, make an amendment to change, nothing can be done,

this committee needs to move forward.

On a Sherman/Burton motion to amend the Master Plan on the Property owned by Ernie and Ruth Kloppstein the eastside reduced the commercial from 45 acres to 10 acres with multi-family the Westside per Exhibit A including multi family, single residential, Public Institution and Commercial; carried 4-2 (Antti and Denecke)

Antti-no Burton-yes Denecke-no Popenhagen-yes Sherman-yes Juszczuk-yes

On a Sherman/Burton motion to adjourn at 7:54 p.m.; carried 6-0.

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Barry Goad, Chairperson

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Mary Buchert, Clerk