

CITY OF DELAVAN
SPECIAL JOINT PLAN COMMISSION
And COMMITTEE OF THE WHOLE MEETING
August 24, 2009

Call to Order: Council President Siedelmann called the special meeting of the City of Delavan Common Council to order at 6:10 p.m. in the Municipal Building Council Chambers. Chairman Henriott called the special Plan Commission meeting to order.

Roll Call: Council members present: Mayor Nieuwenhuis (who arrived soon after the meeting began) Aldermen Siedelmann, DeWitt, O'Connor, and Johnson. **Absent:** Alderman Kilkenny and Finley. **Plan Commission Members Present:** Chairman Henriott, Mayor Nieuwenhuis, Alderman Johnson, Steve Cass, Jay Adams, and Steve Buhler. **Absent:** Kevin Armstrong. **Also Present:** City Administrator Salitros, City Attorney Koch, Director of Public Works Wendorf, Building/Zoning Administrator Walling and City Clerk Kitzman.

Discussion item only on the request for potential amendments to the existing Green Isle Subdivision development. Clancy Green of Kilkenny Real Estate, representing Green Isle Development, reviewed the current approved subdivision plat of approximately 440 single-family units, 190 duplex units and multiple family units, totaling 634 residential units.

Mr. Green revealed a conceptual drawing of a more recreational based private community with a 50 to 55 acre manmade lake available to the residents of the subdivision. The development would have private roads, mostly single-family lots with a few duplex lots, but no multiple family lots and would have a total of approximately 235 residential units. Initial plans are that the development would be a gated community. The private lake would provide water skiing and other recreational water uses. The lot sizes ½ to 1+ acre in size with minimum building square footage requirements.

Attorney John Maier indicated the lake would be owned by the association in the condominium neighborhood. He explained you can have an artificial lake as long as you don't connect to a navigable body of water and the public access regulations from the DNR would not be required. When asked, Mr. Green indicated the lake would be about 15 to 20 feet deep.

Mr. Green indicated the lots would sell for \$120,000 to \$130,000. He anticipates the homes would cost an additional \$350,000 to \$450,000. Attorney Maier indicated the project would be a planned unit development and would also require a Chapter 30.19 permit from the DNR.

Adjourn: There being no further business to come before the special meeting of the Common Council, the meeting adjourned at 6:52 p.m. upon a motion by Alderman Siedelmann, seconded by Alderman Johnson and unanimously carried. The Plan Commission adjourned on a motion by Mr. Adams, seconded by Mr. Buhler, and unanimously carried.

Susan Kitzman
City Clerk