

**CITY OF LAKE GENEVA PLAN COMMISSION MINUTES
MONDAY, JUNE 16, 2025 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Members: Chair - Mayor Todd Krause; Alderperson Joel Hoiland, Commissioners: John Gibbs, Doug Skates, Jeremy Nafziger, Kyle Cary, and Ann Esarco

Call to Order

Mayor Krause called the meeting to order at 6:00 p.m.

Roll Call

Present: Krause, Hoiland, Nafziger, Gibbs, Cary & Esarco

Absent: Skates

Approve Minutes of the May 19, 2025, Plan Commission meeting as distributed

Motion by Hoiland to approve, second by Cary. Motion carried: 6-0

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 five (5) minutes.

No comments were received from the public.

Acknowledgment of Correspondence

No correspondence was received.

Public Participation Plan

Discussion/Action on Resolution PC-024 to approve the Public Participation Plan for the Annual Comprehensive Plan Amendment Process.

The Commission heard a presentation from City Planner Mich regarding the Public Participation Plan for the Annual Comprehensive Plan Amendment process.

Motion by Hoiland to approve; second by Gibbs.

Motion carried: 6-0

Public Hearing, Review, and Recommendation – Glen and Sandra Wegner

Public Hearing for a Conditional Use – application filed by Glen and Sandra Wegner, 708 Madison Street, Lake Geneva, WI, to allow for construction of a second garage and to exceed the one thousand (1,000) square foot total accessory building coverage allowance on the property located at 708 Madison Street, Tax Key No. ZCL00059.

Building & Zoning Director Hanlon presented a Conditional Use application for 708 Madison Street, to allow construction of a second garage and to exceed the one-thousand (1,000) square foot total accessory building coverage allowance on the property. Building & Zoning Director Hanlon subsequently answered questions from the Commission.

It was recommended by the Commission that the exterior match, a condition the applicant accepted.

No comments were received from the public.

Motion by Hoiland to close Public Hearing; second by Gibbs.

Motion carried: 6-0

Discussion/Action on Resolution PC-021 for a Conditional Use – application filed by Glen and Sandra Wegner, 708 Madison Street, Lake Geneva, WI, to allow for construction of a second garage and to exceed the one thousand (1,000) square foot total accessory building coverage allowance on the property located at 708 Madison Street, Tax Key No. ZCL00059.

Motion by Hoiland to approve; second by Cary. To include all staff recommendations and fact findings in the affirmative.

Commissioner Gibbs stressed the importance of consistency that the Plan Commission should uphold. Attorney Draper advised that decisions would be made on a case-by-case basis.
Motion carried: 6-0

Public Hearing, Review, and Recommendation – Katie Coderre

Public Hearing for a Conditional Use – application filed by Katie Coderre, 2125 Hagen Lane, Flossmoor, IL, to allow for construction of a single family dwelling zoned ER-1 in compliance with the SR-4 zoning district requirements, located at 1624 N Lake Shore Drive, Tax Key No. ZLM00037.

City Planner Mich presented a Conditional Use application for 1624 N Lake Shore Dr, to allow for construction of a single-family dwelling zoned ER-1 in compliance with the SR-4 zoning district requirements. The City Planner Mich subsequently answered questions from the Commission.

Public Comment:

Andrea Christian; 250 Havenwood Drive; Voiced concerns about the sidewalks and the need for protection measures on the lake path for public use during construction.

Motion by Gibbs to close Public Hearing; second by Hoiland.

Motion carried: 6-0

Discussion/Action on Resolution PC-022 for a Conditional Use – application filed by Katie Coderre, 2125 Hagen Lane, Flossmoor, IL, to allow for construction of a single family dwelling zoned ER-1 in compliance with the SR-4 zoning district requirements, located at 1624 N Lake Shore Drive, Tax Key No. ZLM00037.

Motion by Hoiland to approve, incorporating all staff recommendations and fact findings in the affirmative, and with the following conditions:

1. A pedestrian easement for the Geneva Shore Path shall be recorded.
2. Permeable pavers shall be installed to the specifications of the City of Lake Geneva Engineer.
3. The City of Lake Geneva Engineer shall inspect the installation of the permeable pavers.
4. The permeable paver shall be maintained annually per the specification of the City of Lake Geneva Engineer.
5. Manor Subdivision Home Owners' Association approval is required before the issuance of a building permit.

Second by Gibbs.

Motion carried: 6-0

Public Hearing, Review, and Recommendation – Building & Zoning Department

Public Hearing for a Zoning Code Text Amendment pertaining to the following sections of the Zoning Code:

Building & Zoning Director Hanlon presented a Zoning Code Text Amendment pertaining to the following sections of the Zoning Code; fence Heights (98-405 and 98-720), residential garage sales (98-206), historic marker signage (98-811), and designation of zoning administration (98-932).

Building & Zoning Director Hanlon made a note to include city signs in the right-of-way on a future agenda. No comments were received from the public.

Motion by Gibbs to close Public Hearing; second by Hoiland.

Motion carried: 6-0

98-405 Intrusions into required yards

98-206 Detailed land use descriptions and regulations

Figure 98-811(3) Miscellaneous sign group

98-932 Zoning Administrator

Discussion/Action on Resolution PC 023 for a Zoning Code Text Amendment pertaining to the following sections of the Zoning Code:

Motion by Cary to approve; second by Hoiland. To include all staff recommendations and fact findings in the affirmative.

Motion carried: 6-0

98-405 Intrusions into required yards

98-206 Detailed land use descriptions and regulations

Figure 98-811(3) Miscellaneous sign group

98-932 Zoning Administrator

Old Business

The issue of Code Enforcement was introduced by Commissioner Gibbs, who highlighted a recent infraction at Pizza Hut and sought further understanding of current enforcement practices.

Adjournment

Motion by Gibbs to adjourn, second by Cary.

Motion Carried; 6-0.

The meeting adjourned at 7:15pm.