



*City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- [www.cityoflakegeneva.gov](http://www.cityoflakegeneva.gov)*

**PLAN COMMISSION AGENDA  
MONDAY, AUGUST 18, 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

**City of Lake Geneva's live stream:** <https://cityoflakegeneva.gov/319/City-Meetings-Video-Stream>

1. Call to Order
2. Roll Call
3. Approve Minutes of the July 21, 2025 Plan Commission meeting as distributed
4. 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
5. Acknowledgment of Correspondence
6. Downtown Design Review—Shadi Quattaw
  - a. Discussion/Action on Resolution PC-032 for a Downtown Project Review Application filed by Shadi Qattawi, 25420 W Cedar Crest Lane, Lake Villa, IL, for property located at 140 Broad Street, Tax Key No. ZOP 00331.
7. Public Hearing, Review, and Recommendation – Shadi Qattaw
  - a. Public Hearing for a Conditional Use Permit application to allow the operation of an indoor entertainment facility on the first floor and expansion of the commercial apartment on the second floor of the building located at 140 Broad Street, Tax Key No. ZOP 00331 filed by Shadi Qattawi, 25420 W Cedar Crest Lane, Lake Villa, IL.
  - b. Discussion/Action on Resolution PC-035 for a Conditional Use Permit application to allow the operation of an indoor entertainment facility on the first floor and expansion of the commercial apartment on the second floor of the building located at 140 Broad Street, Tax Key No. ZOP 00331 filed by Shadi Qattawi, 25420 W Cedar Crest Lane, Lake Villa, IL.
8. Public Hearing, Review, and Recommendation – Bailey Freeman
  - a. Public Hearing for an Amended Planned Development- Amended General Development Plan and Precise Implementation Plan to allow the expansion of the building located at 148 W Main Street, Tax Key No. ZOP 00385 filed by Bailey Freeman, 601 Black Hawk Drive, Burlington, WI.

- b.** Discussion/Action on Resolution PC-029 for an Amended Planned Development-Amended General Development Plan and Precise Implementation Plan to allow the expansion of the building located at 148 W Main Street, Tax Key No. ZOP 00385 filed by Bailey Freeman, 601 Black Hawk Drive, Burlington, WI.

**9.** Planned Development Concept Plan Review – Jeff Leeson

- a.** Discussion on Planned Development Concept Plan application filed by Jeff Leeson on behalf of Robert Jeffreys 18 LLC, 1554 W Main Street, Lake Geneva, WI, to develop the property located at the southwest corner of North Street & Center Street with two and three-family residential dwellings.

**10.** Comprehensive Plan Amendment – Jackie Mich

- a.** Request to change the future land use recommendation for parcels at the northwest corner of Interchange North (STH 120) and US 12) from “Planned Neighborhood” or “Planned Mixed Use”.
- b.** Request to change the future land use recommendation for parcels located at 1336, 1340,1342, and 1350 Elkhorn Rd from “Institutional” to “Mixed Residential” or “Planned Mixed Use”.

**11.** Adjournment

*A quorum of the Council may be present; however, no official Council action will be taken.  
Requests from persons with disabilities who need assistance to participate in this meeting should be made to the City Clerk's  
office in advance so that the appropriate accommodations can be made.*