

**CITY OF LAKE GENEVA PLAN COMMISSION MINUTES
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

Call to Order

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

Roll Call

Present: Krause, Hoiland, Nafziger, Skates, Gibbs

Absent: Cary, Esarco

Approve Minutes of the July 21, 2025 Plan Commission meeting as distributed

Motion by Skates to approve, second by Hoiland. Motion carried: 5-0

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

Aletha Salgado, 146 Broad Street: Spoke regarding Agenda Item #6, a concern was raised about potential roof runoff damaging the adjacent property.

Cindy Yager, 1284 Edgewood Drive: Spoke regarding Agenda Item #9, expressed the desire for mixed-use development and increased spacing between buildings. Also, spoke in favor regarding Agenda Item #10b.

Sherri Ames, 603 Center Street: Spoke in opposition to Agenda Item #9. Also, spoke in favor regarding Agenda Item #10b.

Ray Ames, 603 Center Street: Spoke in opposition to Agenda Item #9.

Candy Kirchberg, 917 Marshall Street: Spoke in opposition to Agenda Item #9.

Cathy Stoodley, 919 Carey Street: Spoke in reference to Agenda Items #9 and #10 and would like to see "Community Focused Housing."

Acknowledgment of Correspondence

No correspondence was received.

Downtown Design Review—Shadi Quattaw

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.

Building & Zoning Director Hanlon and the applicant presented a Downtown Project Review Application for property located at 140 Broad Street. The commission requested precise color specifications for the project.

Motion by Krause to continue; second by Skates.

Motion carried: 5-0

Public Hearing, Review, and Recommendation – Shadi Qattaw

Building & Zoning Director Hanlon and the applicant presented a Conditional Use 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. The Commission and City Attorney Draper discussed the parking requirements for the conditional use permit. City Attorney Draper stated the standard is one parking spot per bedroom. City Planner Mich noted the inconsistent application of this requirement across different projects. It was also noted that if the conditions of the proposal are not met and the motion fails, the applicant would have to wait one year to re-submit their application.

Motion by Krause to continue; second by Skates.

Motion carried: 5-0

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.

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.

Public Hearing, Review, and Recommendation – Bailey Freeman

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.

Building & Zoning Director Hanlon, Engineer Rauch and the applicant presented 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.

No comments were received from the public.

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

Motion carried: 5-0

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.

Motion by Krause to approve; second by Hoiland.

Motion carried: 5-0

Planned Development Concept Plan Review – Jeff Leeson

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.

Building & Zoning Director Hanlon and the applicant presented a Planned Development Concept Plan application, to develop the property located at the Southwest corner of North Street & Center Street with two and three-family residential dwellings. Most Plan Commission members expressed a preference for mixed-use development, with commercial on first floor and residential above.

No action was taken.

Comprehensive Plan Amendment – Jackie Mich

City Attorney Draper informed the Plan Commission that an email regarding a possible expansion of city facilities had been circulated among members. He clarified that this email cannot be included in their consideration of the comprehensive plan amendments.

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”.

The Commission heard a presentation from City Planner Mich and the applicant regarding 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.”

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”.

The Commission heard a presentation from City Planner Mich and the applicant regarding a request to change the future land use recommendation for parcels located at 1336, 1340,1342, and 1350 Elkhorn Rd from “Institutional” to “Multifamily Residential” or “Planned Mixed Use”.

Adjournment

Motion by Skates to adjourn, second by Gibbs.

Motion Carried; 5-0.
The meeting adjourned at 8:14pm.