

**CITY OF LAKE GENEVA PLAN COMMISSION MINUTES
MONDAY, SEPTEMBER 15, 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 PM.

Roll Call

Present: Krause, Hoiland, Nafziger, Skates, Gibbs, Cary

Absent: Esarco

Commissioner Esarco joined the meeting at 6:02 PM.

Approve Minutes of the August 18, 2025, Plan Commission meeting as distributed.

Motion by Hoiland to approve, second by Skates. Motion carried: 7-0

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.

Sherri Ames, 603 Center Street: Spoke in support of Agenda Items 6b and 6c.

Acknowledgment of Correspondence.

No correspondence was received.

Downtown Design Review:

Continuation of 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

Motion by Krause to continue; second by Skates.

Motion carried: 7-0

Discussion/Action on Resolution PC-041 for a Downtown Design Review Application filed by Emily Kornak, 918 W Main Street, Lake Geneva, WI, for a proposed mural on building façade located at 918 W Main Street, Tax Key No. ZOP 00348

No discussion.

Motion by Hoiland to approve; second by Esarco.

Motion carried: 7-0

Discussion/Action on Resolution PC-045 for a Downtown Design Review Application files by Emily Kornak, 918 W Main Street, Lake Geneva, WI, for a proposed building façade improvement located at 918 W Main Street, Tax Key No. ZOP 00348

Building & Zoning Director Hanlon and Library Director Emily Kornak presented and answered Commissioners questions about a proposed building facade improvement located at 918 W Main Street. Due to limited site options, the approved Library improvement plan will remove public access to the existing outdoor restrooms. The plan was formally approved by the Library Board.

The Commission requested that directional signage be posted in the area to guide the public to other available restroom facilities.

Motion by Hoiland to approve; second by Esarco.

Motion carried: 6-1

Extra Territorial Land Division Review

Discussion/Action on Resolution PC 042 for a Certified Survey Map application filed by Megan Theune-Baillargeon, 5000 S Towne Drive, Suite 160, New Berlin, WI, to divide Tax Key No JA432800004 into two (2) lots located along Snake Road

Building & Zoning Director Hanlon Resolution PC-042 for a Certified Survey Map application filed by Megan Theune-Baillargeon, 5000 S Towne Drive, Suite 160, New Berlin, WI, to divide Tax Key No JA432800004 into two (2) lots located along Snake Road.

The Commission recommended acknowledging the designated items on the map to ensure the preservation of the primary environmental corridor. Additionally, the applicant should be verbally reminded that the City of Lake Geneva is designated a Tree City USA.

Motion by Hoiland to approve; second by Skates.

Motion carried: 7-0

Public Hearing, Review, and Recommendation

Continuation of 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.

Motion by Krause to continue; second by Skates.

Motion carried: 7-0

Continuation of 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.

Motion by Krause to continue; second by Skates.

Motion carried: 7-0

Adjournment

Motion by Hoiland to adjourn, second by Skates.

Motion Carried; 7-0. The meeting adjourned at 6:26 PM.