

Joint Meeting of the Common Council and Plan Commission Minutes

Monday, October 13, 2025 - 6:00 p.m.

Lake Geneva City Hall; Council Chambers

Council Members

Mayor Todd Krause, Council President Mary Jo Fesenmaier, Council Vice President Cindy Yager
Alderpersons: Sherri Ames, JaNelle Powers, Linda Frame, Joel Hoiland, Brian Smith and Cathy Stoodley

Plan Commission Members

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

Meeting called to order by City Council. Mayor Krause called the meeting to order at 6:00 pm.

Meeting called to order by Plan Commission. Mayor Krause called the meeting to order at 6:00 pm.

Roll Call of members of City Council. Present: Mayor Todd Krause, Alderpersons Sherri Ames, JaNelle Powers (via zoom), Linda Frame, Joel Hoiland, Cathy Stoodley and Cindy Yager (via zoom). Absent: Mary Jo Fesenmaier and Brian Smith.

Roll Call of members of Plan Commission. Present: Mayor Todd Krause, Alderperson Joel Hoiland, Commissioners John Gibbs, Doug Skates, Jeremy Nafziger, Kyle Cary and Ann Esarco.

Others Present: City Administrator Dave De Angelis, City Clerk Lacey L. Reynolds, City Attorney Dan Draper, Finance Director Laura Pisarcik, Zoning Administrator Renee Hanlon, City Planner Jackie Mich and other interested persons.

Acknowledgement of Correspondence. Clerk Reynolds reported correspondence received was forwarded on.

Verification of proper legal notice. Clerk Reynolds noted the legal notice was published in the paper and a copy of the notice is in the packet.

Presentation of the Comprehensive Plan Amendments by Vandewalle & Associates. City Planner Jackie Mich reviewed the comp plan amendment process, role of the Common Council and Plan Commission, reviewed both applications, staff reports and recommendations.

Public Hearing on Comprehensive Plan Amendments:

Request for an amendment to the Comprehensive Plan's Future Land Use Map filed by Celine Haydam, PE14051 State Highway 33 Hillsboro, WI, to change the future land use recommendation for parcels located at 1336, 1340, 1342, and 1350 Elkhorn Road from "Institutional & Community Services" to "Mixed Residential" or "Planned Mixed Use," tax key numbers ZYUP00044A, ZYUP00044C, ZYUP00044D, and ZYUP00044L

Open Public Hearing by Common Council. Mayor Krause opened the public hearing and asked the applicant to present their application. Gretchen Coleman presented the application and reported they are looking for a land use change to Planned Mix Use. The Plan Commission and Council members asked questions of the applicant. City Planner Jackie Mich reviewed her staff report and noted the Town of Geneva parcels JG260031 & JG260004 should be included in the resolution if approved.

Reading of submitted comments. Clerk Reynolds reviewed an email submitted by Alder Hoiland regarding the item and noted copies were available at the meeting and will be added to the meeting page on the city website.

Comments from the Public. Sam Berg representing Deborah Duggan and Peg Esposito spoke.

Plan Commission & Common Council questions. None

Closing of Public Hearing by Common Council. Motion by Hoiland to close the public hearing, second by Frame. Roll call vote: Hoiland, yes; Frame, yes; Powers, yes; Ames, yes; Yager, yes; Stoodley, yes. Motion carried. The public hearing closed at 6:38 pm.

Request for an amendment to the Comprehensive Plan's Future Land Use Map filed by Red Rock Builders, Inc., 630 S Lakeshore Drive, Fontana, WI, to change the future land use recommendation for parcels located at the northwest corner of Interchange North (STH 120) and USH 12 from "Planned Neighborhood" to "Planned Mixed Use," tax key numbers ZYUP 00192, ZYUP 00193, ZYUP 137I, ZYUP 137J, and ZYUP 137K

Open Public Hearing by Common Council. Mayor Krause opened the public hearing and asked the applicant to present their application. Martin Murphy of Red Rock Builders presented the application and reported he is looking for a land use change to Planned Mix Use. The Plan Commission and Council members asked questions of the applicant and discussion took place. City Planner Jackie Mich reviewed her staff report.

Reading of submitted comments. Clerk Reynolds reviewed an email submitted by Alder Hoiland regarding the item and noted copies were available at the meeting and will be added to the meeting page on the city website.

Comments from the Public. Bob McCormick and Peg Esposito spoke.

Plan Commission & Common Council questions. Alder Frame asked the applicant questions.

Closing of Public Hearing by Common Council. Motion by Ames to close the public hearing, second by Frame. Roll call vote: Ames, yes; Frame, yes; Yager, yes; Stoodley, yes; Hoiland, yes; Powers, yes. Motion carried. The public hearing closed at 6:58 pm.

Response to Public Hearing questions by Vandewalle & Associates and City Staff. There were no additional comments from the City Planner or City staff at this time.

Discussion of Comprehensive Plan Amendments by Plan Commission and Common Council. Discussion took place.

Adjournment of the City Council. Motion by Ames to adjourn, second by Frame. Voice vote, approved, motion carried. Council adjourned at 7:07 pm.

Plan Commission Discussion/Recommendation of Resolution PC-047 (Elkhorn Road) recommending an amendment to the City of Lake Geneva Comprehensive Plan to the Common Council. Motion by Cary to approve and include Town of Geneva tax keys parcels JG260031 & JG260004, second by Nafziger. Voice vote, 5-approved, 1-opposed (Hoiland), motion carried.

Plan Commission Discussion/Recommendation of Resolution PC-048 (Interchange North) recommending an amendment to the City of Lake Geneva Comprehensive Plan to the Common Council. Motion by Hoiland to approve, second by Gibbs. Voice vote, approved, motion carried.

Adjournment of the Plan Commission. Motion by Cary to adjourn, second by Gibbs. Voice vote, approved, motion carried. Plan Commission adjourned and the meeting concluded at 7:15 pm.

Lacey L. Reynolds
City Clerk

Approved October 27, 2025