

**City Of Lake Geneva Plan Commission Minutes**  
**Monday, October 20, 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, Esarco

Absent: Cary

**Approve Minutes**

**September 15, 2025, Plan Commission meeting as distributed**

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

**October 13, 2025, Plan Commission meeting as distributed**

Motion by Esarco to approve, second by Hoiland. 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.**

Michelle Edwards, 310 Bowing Way, voiced concerns regarding the proposal under Item 7a.

Tony LaPorte, 213 Capella Way, voiced concerns regarding the proposal under Item 7a.

Sharon Larson, 301 Capella Way, voiced concerns regarding the proposal under Item 7a.

Marisa Sounde, 312 Bowing Way, voiced concerns regarding the proposal under Item 7a.

Judy Derra, 414 Gallant Dr, voiced concerns regarding the proposal under Item 7a.

Bryan Mratz, 319 Bowing Way, voiced concerns regarding the proposal under Item 7a.

John Klopstein, 206 Rossini Dr, voiced concerns regarding the proposal under Item 7a.

Greg O'Brien, 415 Gallant Dr, voiced concerns regarding the proposal under Item 7a.

Cindy Yager, 1284 Edgewood Dr, addressed Agenda Item #8, suggesting adjusted start and end dates to align with seasonal boat slip timelines. Also noted that they were speaking on behalf of resident Linda Frame regarding these concerns.

Doug Avercamp, 441 Sue Ann Dr, voiced concerns regarding Item 8a.

Frank Guzzo, 335 Bowing Way, voiced concerns regarding the proposal under Item 7a.

Fred Rogers, 272 Capella Way, voiced concerns regarding the proposal under Item 7a.

**Acknowledgment of Correspondence.**

No correspondence was received.

**Public Hearing, Review, and Recommendation**

**Public Hearing for a Conditional Use Permit application to allow the continued operation of an indoor commercial lodging facility located at 640 W Main Street, Lake Geneva, Tax Key No. ZOP00306 filed by 640 W Main Street, LLC, POB 460, Lake Geneva, WI.**

Applicant Tom Keefe and Building & Zoning Director Hanlon presented the Conditional Use Permit (CUP) application for the continued operation of an indoor commercial lodging facility at 640 W Main Street. Both answered questions posed by the Commission.

No public comment.

Motion by Hoiland to approve; second by Esarco. Motion carried: 6-0

**Discussion /Action on Resolution PC-044 for a Conditional Use Permit application to allow the continued operation of an indoor commercial lodging facility located at 640 W Main Street, Lake Geneva, Tax Key No.**

**ZOP00306 filed by 640 W Main Street, LLC, POB 460, Lake Geneva, WI.**

Motion by Skates, seconded by Hoiland, to approve the application as a Limited CUP with Staff Recommendations. The motion passed 6-0, contingent upon the Applicant applying for the Business and Tax Licenses and demonstrating fulfillment of all required parking spaces within 30 days.

**Concept Plan Review**

**Discussion of Concept Plan for Planned Development filed by Bob Mangen, 333 Bishops Way Suite 160, Brookfield, WI 53005 to provide informal feedback on concept plan for multifamily and commercial development at Tax Keys Nos. ZYUP 00149D1 and ZA284300001.**

Building & Zoning Director Hanlon introduced the Informal Discussion regarding the Concept Plan for Planned Development. The concept, covering Tax Key Nos. ZYUP 00149D1 and ZA284300001, propose a multifamily and commercial development. Chris Tower of Northern Management presented a PowerPoint deck to solicit informal feedback from the Commission. Director Hanlon and Mr. Tower responded to questions from the Commissioners. No action was taken.

**Discussion**

**Discussion/Provide Direction to Staff on the drafting of a Zoning Ordinance Text Amendment to allow more time for parking of boats on driveways as requested by the Committee of the Whole.**

Building & Zoning Director Hanlon presented a draft of a Zoning Ordinance Text Amendment aimed at extending the allowed time frame for the parking of boats on residential driveways, as requested by the Committee of the Whole. The majority of the Commission was in agreement to adjust the permissible dates to April 1st through November 1st for boat placement on private property, restricted to the front of a residence. Director Hanlon will research and draft specific ordinance language addressing boats with trailers and trailers without boats.

**Adjournment.**

Motion by Skates to adjourn, second by Gibbs.  
Motion Carried; 6-0. The meeting adjourned at 7:17 PM.