



*City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- www.cityoflakegeneva.gov*

**Plan Commission Agenda  
Monday, December 15, 2025 - 6:00 PM  
Lake Geneva City Hall; Council Chambers (Main Level)**

**Members:**

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

1. Call to Order
2. Roll Call
3. Approve Minutes of the October 20, 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:
  - a. Discussion/Action on Resolution PC-058 for Downtown Design Review application for wall sign at 269 Broad Street filed by Sign Central, 36757 N Route 83, Lake Villa, IL Tax Key No. ZOP 00262.
  - b. Discussion/Action on Resolution PC-052 for Downtown Design Review application for Sandwich Board Sign at 830 W Main Street filed by Colleen Ries, 830 W Main Street, Lake Geneva, WI Tax Key No. ZOP 00334.
  - c. Discussion/Action on Resolution PC-053 for Downtown Design Review application for wall signs and face change for monument sign at 880 W Main Street filed by At Properties, 130 W Park Street, Elmhurst, IL Tax Key No. ZOP 00338.
7. Condominium Plat Amendment
  - a. Discussion/Action on Resolution PC-055 for Amendment to Condominium Plat to combine two (2) condominium units into one (1) at 101 Broad Street filed by 101 Broad Street LLC, POB 27, Lake Geneva, WI Tax Key Nos. ZCNG 00009 and ZCNG 00010.
8. Public Hearing, Review, and Recommendation
  - a. Public Hearing for a Limited Conditional Use Permit application to allow the continued operation of an indoor commercial lodging facility located at 723 Williams Street, Lake Geneva, Tx Key No. ZF 00028 filed by Kristin Stahulak, POB 312, Pell Lake, WI.
  - b. Discussion /Action on Resolution PC-054 for a Limited Conditional Use Permit

application to allow the continued operation of an indoor commercial lodging facility located at 723 Williams Street, Lake Geneva, Tx Key No. ZF 00028 filed by Kristin Stahulak, POB 312, Pell Lake, WI

- c. Public Hearing for a Final Plat of Subdivision for Symphony Bay Phase 8 at the Southwest Corner of Townline Road and North Road, Lake Geneva, WI Tax Key No. ZYUP 500003 filed by Bloomfield Holdings, LLC, 875 Townline Road, Unit 103, Lake Geneva, WI.
- d. Discussion/Action on Resolution PC-027 for a Final Plat of Subdivision for Symphony Bay Phase 8 at the Southwest Corner of Townline Road and North Road, Lake Geneva, WI. Tax Key No. ZYUP 500003 filed by Bloomfield Holdings, LLC, 875 Townline Road, Unit 103, Lake Geneva, WI.
- e. Public Hearing for a Text Amendment to the City of Lake Geneva Zoning Ordinance to amend requirements for the storage of boats and boat trailers city-wide filed by the City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI.
- f. Discussion/Action on Resolution PC-050 for a Text Amendment to the City of Lake Geneva Zoning Ordinance to amend requirements for the storage of boats and boat trailers city-wide filed by the City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI.

## 9. 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.*