

City Of Lake Geneva Plan Commission Minutes
Monday, December 15, 2025 - 6:00 PM
Lake Geneva City Hall; Council Chambers

Call to Order

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

Roll Call

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

Approve Minutes of the October 20, 2025 Plan Commission meeting as distributed.

Motion by Skates to approve, second by Hoiland. 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.

Bill Meyerhofer; N2394 North Road: Raised questions **regarding** agenda item 8c (Symphony Bay Phase 8 signage).

Doug Averkamp, 441 Sue Ann Drive: Raised questions regardin agenda item 8e.

Acknowledgment of Correspondence.

There was no correspondence to report.

Downtown Design Review:

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.

The Commission reviewed and approved the Downtown Design Review application: a wall sign at 269 Broad Street. Motion by Hoiland to approve; second by Skates. Motion carried: 7-0

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.

The Commission discussed a request for a sandwich board sign at The Market , 830 W Main Street, with multiple tenants. They expressed concerns about allowing multiple signs in front of The Market, as it could lead to clutter and aesthetic issues. The council decided to continue the discussion and have staff consult with the market owner about alternative signage options that would provide appropriate visibility for all tenants. They also noted that this was the first permitted sandwich board sign for the market, and they would need to consider future requests in a consistent manner. Motion by Gibbs to continue; second by Hoiland. Motion carried: 6-1.

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.

The Commission reviewed and approved the Downtown Design Review application: a wall sign at 880 W Main Street. Motion by Hoiland to approve; second by Skates. Motion carried: 7-0

Condominium Plat Amendment

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.

The Commission approved Resolution PC055 to combine two commercial condominium units at 101 Broad Street, with John Law explaining the process and obtaining necessary approvals from both the city and Geneva Towers residents. The commission authorized the mayor to sign the condominium plat amendment. Motion by Skates to approve; second by Cary. Motion carried: 7-0

Public Hearing, Review, and Recommendation

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.

The Commission discussed a public hearing for a limited conditional use permit application to allow the continued operations of an indoor commercial lodging facility at 723 Williams Street, Lake Geneva. The applicant, Kristen Stahulik, explained her need to apply for a new permit after purchasing the building, noting a discrepancy between the original permit's mention of 2 bedrooms and the current 3-bedroom setup. The discussion clarified that the number of bedrooms is determined by what is submitted on the plans, and no specific requirements like closets or smoke detectors are necessary to constitute a bedroom under the commercial indoor lodging regulations. The applicant is waiting for a final state inspection to operate a cheese shop on the lower level, with the upper level designated as UDC. The city council approved a limited conditional use permit for the commercial lodging facility, noting that the property is zoned central business and exempt from off-sheet parking requirements.

No public comment.

Motion by Skates to close public hearing; second by Hoiland. Motion carried: 7-0

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

Motion by Esarco to approve; second by Hoiland. Motion carried: 7-0

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.

The Commission discussed the final plat for Symphony Bay Phase 8, which was similar to the preliminary plat reviewed in March. Staff identified several technical conditions of approval, and noted that final plat approval would be contingent on final zoning approval, which was postponed due to a publication error. The public hearing was continued to a special meeting on January 6th to address both the final plat and the pending PIP (Precise Implementation Plan).

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.

Motion by Skates to continue; second by Gibbs. Motion carried: 7-0

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.

The Commission discussed and approved a text amendment to the Lake Geneva Zoning Ordinance regarding boat and boat trailer storage. The amendment extends the time period for storing boats and trailers on driveways from April 1st to November 15th, and adds canoes and kayak trailers to the exemption. The council also clarified that boats can be stored in side or rear yards year-round, as long as they don't block access to the house. The ordinance change will be sent to the City Council for adoption.

Doug Averkamp; 441 Sue Ann Drive: **Sought clarification regarding** the proposed driveway parking regulations and the specific implementation dates.

Motion by Skates to close public hearing; second by Cary. Motion carried: 7-0

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.

Motion by Cary to approve; second by Skates. Motion carried: 7-0

Adjournment

Motion by Skates to adjourn, second by Gibbs. Motion Carried; 7-0. The meeting adjourned at 6:51 PM.