

City Of Lake Geneva Plan Commission Minutes
Monday, March 16, 2026 - 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, Esarco, Cary, Gibbs

Approve Minutes of the February 16, 2026 Plan Commission meeting as distributed.

Motion by Cary 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.

There was no public comment at this time.

Acknowledgment of Correspondence.

There was no correspondence to report.

Downtown Design Review:

Discussion/Action on Resolution PC-2026-010 for Downtown Design Review application for Sandwich Board Sign at 734 W Main Street, filed by Roger Wolff, 734 W Main Street, Lake Geneva, WI, Tax Key No. ZOP 00314.

The Commission reviewed a Downtown Design application for a sandwich board sign at 734 W Main Street. The application was **approved, contingent upon** the applicant securing a sign permit and ensuring the sign meets all height and width requirements prior to installation.

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

Discussion/Action on Resolution PC-2026-008 for Downtown Design Review application for Sandwich Board Sign at 214 Broad Street, filed by Emily Trainor, 214 Broad Street, Lake Geneva, WI, Tax Key No. ZOP 00256.

The Commission reviewed a Downtown Design application for a sandwich board sign at 214 Broad Street. The application was **approved, contingent upon** the applicant securing a sign permit and ensuring the sign meets all height and width requirements prior to installation.

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

Discussion/Action on Resolution PC-2026-007 for Downtown Design Review application for new awnings at 101 Broad Street, filed by John Law, P.O. Box 27, Lake Geneva, WI, Tax Key No. ZCGN 00009.

The Commission reviewed a downtown design application for 101 Broad Street Units 205 & 206 to install new awnings, which was approved with a requirement to secure building permits before installation.

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

Discussion/Action on Resolution PC-2026-009 for Downtown Design Review application for façade improvements at 703 W Main Street, filed by Valera Smokvin, P.O. Box 130, Grafton, WI, Tax Key No. ZA276000001.

The Commission reviewed a downtown design application for facade improvements at 703 W Main Street, which was approved with a requirement to secure building permits before installation.

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

Discussion/Recommendation of Resolution PC-2026-011 to accept privately owned parcel for dedication as right-of-way.

The Commission discussed and approved Resolution PC-2026-011, which involves accepting privately owned parcels for dedication as right-of-way for Highway 50 improvements. The revision was made to accommodate a 10-foot wide multi-use path along the north side of Highway 50, primarily in front of the Hillmoor property. The Commission confirmed that this change only affects the multi-use path portion and does not impact the previously

approved fee acquisition areas along the entire stretch from Forest to Grand Geneva.
Motion by Cary to approve; second by Hoiland. Motion carried: 7-0.

Public Hearing, Review, and Recommendation

Public Hearing for a Precise Implementation Plan to construct a new dining facility at 1724 W Main Street, Lake Geneva, Tax Key No. ZYUP 00096 and ZYUP 00096A filed by Covenant Harbor Bible Camp and Retreat Center, 1724 W Main Street, Lake Geneva, WI.

The Plan Commission reviewed and a precise implementation plan for Covenant Harbor's new dining facility at 1724 West Main Street. Staff reviewed the proposal, noting that the building exceeded minimum setback requirements but met other standards, and the utility lift station capacity was confirmed to be adequate. The applicant, represented by Executive Director Eric Anderson, outlined plans to begin construction in August after summer camp ends, with a goal to complete the project within 12-14 months. Public comment was provided by Alan Bjorkman, a former executive director of Covenant Harbor, who supported the proposal.
Motion by Cary to close the public hearing; second by Gibbs. Motion carried: 7-0.

Discussion/Action on Resolution PC-056 for a Precise Implementation Plan to construct a new dining facility at 1724 W Main Street, Lake Geneva, Tax Key No. ZYUP 00096 and ZYUP 00096A filed by Covenant Harbor Bible Camp and Retreat Center, 1724 W Main Street.

Motion by Hoiland to approve; second by Gibbs. Motion carried: 7-0. The Commission voted unanimously to approve the planned development precise implementation plan subject to meeting all conditions outlined in the Kapur Engineering Memorandum.

Adjournment

Motion by Skates to adjourn, second by Cary. Motion Carried; 7-0. The meeting adjourned at 6:21 PM.