



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

Plan Commission Agenda
Monday, July 20, 2026 - 6:00 PM
Lake Geneva City Hall; Council Chambers

Members:

Chair: Mayor Todd Krause

Aldersperson JaNelle Powers, John Gibbs, Doug Skates, Jeremy Nafziger, Kyle Cary, and Anne Esarco

- 1. Meeting Called to Order – Mayor Todd Krause**
- 2. Roll Call**
- 3. Approve Minutes of the June 15, 2026 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-2026-006 for Downtown Design Review application for new signage at 300 Wrigley Dr, filed by Jordan Himmel, 6228 N Broadway, Chicago, IL, Tax Key No. ZHC00303.**
 - b. Discussion/Action on Resolution PC-2026-026 for Downtown Design Review application for a sandwich board sign at 812 W Main Street, filed by Jean Doliber and Kathy Dennen, 812 W Main Street, Lake Geneva, WI, Tax Key No. ZOP00332.**
 - c. Discussion/Action on Resolution PC-2026-041 for Downtown Design Review application for new signage at 703 W Main Street, filed by Valera Smokvin, POB 130, Grafton, WI, Tax Key No. ZA276000001.**
- 7. Land Division**
 - a. Discussion/Action on Resolution PC-2026-038 for application for Lot Line Adjustment at N1741 Highway 120, filed by Nicholas Egert, 835 Geneva Parkway, Suite 1, Lake Geneva, WI, Tax Key Nos. ZYUP 00197 and ZA427700001.**
- 8. Public Hearing, Review, and Recommendation**
 - a. Public Hearing for a Conditional Use Permit (CUP) to allow a commercial apartment and façade renovations at 736-738 Main St filed by Stebnitz Builders, Inc, 204 Commerce Ct #3, Elkhorn, WI, Tax Key No. ZOP00315 and ZOP00316.**
 - b. Discussion/Action on Resolution PC-2026-035 recommending approval of a Conditional Use Permit (CUP) to allow a commercial apartment and façade renovations at 736-738 Main St filed by Stebnitz Builders, Inc, 204 Commerce Ct #3, Elkhorn, WI, Tax Key No. ZOP00315 and ZOP00316.**

- c. Public Hearing for a Conditional Use Permit (CUP) to allow an Indoor Entertainment Operation (Wedding Venue) at 625 S Wells St filed by Carrie Douglass, 289 Indian Bend Rd, Burlington, WI, Tax Key No. ZOP00398.
- d. Discussion/Action on Resolution PC-2026-037 recommending approval of a Conditional Use Permit (CUP)) to allow an Indoor Entertainment Operation (Wedding Venue) at 625 S Wells St filed by Carrie Douglass, 289 Indian Bend Rd, Burlington, WI, Tax Key No. ZOP00398.
- e. Public Hearing for a Conditional Use Permit (CUP) to allow reconstruction of a single family dwelling within the Estate Residential-1 (ER-1) zoning district in compliance with the Single Family Residential-4 (SR-4) requirement for the property located at 1626 Evergreen Lane, filed by Desmond Wahlfeld, 323 Broad Street #102, Lake Geneva, WI, Tax Key No. ZLM00016.
- f. Discussion/Action on Resolution PC-2026-032 recommending approval of a Conditional Use Permit (CUP)) to allow reconstruction of a single family dwelling within the Estate Residential-1 (ER-1) zoning district in compliance with the Single Family Residential-4 (SR-4) requirement for the property located at 1626 Evergreen Lane, filed by Desmond Wahlfeld, 323 Broad Street #102, Lake Geneva, WI, Tax Key No. ZLM00016.
- g. Public Hearing for a Planned Development (Precise Implementation Plan) to allow the construction of a single-family residential structure in the PD Planned Development zoning district at 630 S Lake Shore Drive filed by Tess Komars, 640 N Vel R Phillips, Suite 210, Milwaukee, WI, tax Key No. ZA 315600002.
- h. Discussion/Action on Resolution PC-2026-030 recommending approval of a Planned Development (Precise Implementation Plan) to allow the construction of a single-family residential structure in the PD Planned Development zoning district at 630 S Lake Shore Drive filed by Tess Komars, 640 N Vel R Phillips, Suite 210, Milwaukee, WI, tax Key No. ZA 315600002.
- i. Public Hearing for a Planned Development (General Development Plan) to allow the construction of a commercial structure in the PD Planned Development zoning district at 140 Broad St., filed by Pacific Property Holdings, LLC, 672 W Main St #1136, Lake Geneva, WI, Tax Key No. ZOP00331.
- j. Discussion/Action on Resolution PC-2026-034 recommending approval of a Planned Development (General Development Plan) t to allow the construction of a commercial structure in the PD Planned Development zoning district at 140 Broad St., filed by Pacific Property Holdings, LLC, 672 W Main St #1136, Lake Geneva, WI, Tax Key No. ZOP00331.
- k. Public Hearing for a Planned Development (General Development Plan) to allow the construction of a mixed-use development in the PD Planned Development zoning district along Sheridan Springs Rd, filed by Simple Food Group LLC, 525 Broad St, Lake Geneva, WI, Tax Key No. ZA467900001, ZA467900002, ZA468000001, and ZA468000002.
- l. Discussion/Action on Resolution PC-2026-036 recommending approval of a Planned Development (General Development Plan) to allow the construction of a mixed-use development in the PD Planned Development zoning district along Sheridan Springs Rd, filed by Simple Food Group LLC, 525 Broad St, Lake Geneva, WI, Tax Key No. ZA467900001, ZA467900002, ZA468000001, and ZA468000002.

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.