



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

**CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI**

**PLAN COMMISSION MEETING
MONDAY, JANUARY 16, 2023 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

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AGENDA

1. Meeting called to order by Charlene Klein
2. Roll Call
3. Approve Minutes of the December 19, 2022 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. Review the request of the application to initiate a Planned Development received by John Engerman for the property located at 999 S. Lake Shore Dr. to develop and construct 3 single family homes Tax Key No. ZA206600002
7. Public Hearing and Recommendation for a Precise Implementation Plan for Fairwyn SB, Inc. to allow for the acceptance of the Phase 7 of Symphony Bay in the Planned Development (PD) zoning district, Tax Key No. ZSB00335 *(Continued from December 19, 2022 Plan Commission)*
8. Public Hearing and Recommendation for a Conditional Use Permit for CMA Arron Stranton, 4015 80th St, Kenosha WI, to allow the construction of 2 new Commercial Office Buildings in the Business Park located at 800 – 820 Geneva Pkwy. Located in the Planned Business Park (PBP) zoning district, Tax Key Nos. ZUN00007A & ZUN00007B

9. Public Hearing and Recommendation for a Conditional Use Permit for John Law, 1017 Geneva St. Apt. #2 Lake Geneva, to allow for the request to convert commercial space to a residential Commercial Apartment land use in the Central Business (CB) zoning district located at 101 Broad St., Tax Key Nos. ZCNG00001 thru ZCNG00041
10. Public Hearing and Recommendation for a Precise Implementation Plan (PIP) to allow for Phase 2 development of the Golden Years Planned Development (PD) located at 611 Harmony Dr., Tax Key No. ZA475600001
11. Public Hearing and Recommendation for a General Development Plan (GDP) & Precise Implementation Plan (PIP), applicant Lakeside Living LLC., to allow for the construction of 4 duplex units on each of the 2 tax parcels in the Planned Development (PD) zoning district located at 1120 S. Lake Shore Dr. Units 1 – 4 & Tiffany Dr., Tax Key Nos. ZCNS00028 – ZCNS00031 & ZCNS00001 – ZCNS00004
12. Presentation by Jackie Mich, Vandewalle & Associates, on proposed zoning ordinance amendments to establish enhanced building and site design standards for new nonresidential and multi-family development (Gateway Ordinance)
13. Public Hearing and Recommendation on proposed amendments to Chapter 98: Zoning that would establish enhanced building and site design standards for new nonresidential and multi-family development (Gateway Ordinance), specifically to amend Section 98-110 (Entry Corridor Design Overlay Zoning District), Section 98-111 (Community Gateway Design Overlay Zoning District), Section 98-707 (Exterior Lighting Standards), Section 98-718 (Exterior Construction Material Standards), and Section 98-720 (Fencing Standards)
14. Public Hearing and Recommendation on proposed amendments to Chapter 98: Zoning that would update the list of zoning district abbreviations in Tables (1) through (9) in Section 98-203 and correct a cross-reference in Section 98-905(5)(d)
15. Discussion regarding monthly staff report: building permits for new single family homes (83 new homes in 2022), short-term rentals & Commercial Indoor Lodging property list
16. Adjournment

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

Requests from persons with disabilities, who need assistance in order to participate in this meeting, should be made to the City Clerk's office, in order for appropriate Accommodations.