



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

CITY OF LAKE GENEVA PLAN COMMISSION

MONDAY, JUNE 19, 2023 - 6:00 PM

COUNCIL CHAMBERS, CITY HALL

Members:

Mayor Charlene Klein, Alderperson Joan Yunker, Commissioners: John Gibbs, Joel Hoiland, Cindy Forster Fueredi, James Marquardt, and Kyle Cary

CITY HALL WILL BE OPEN TO THE PUBLIC DURING ALL MEETINGS. THE CITY OF LAKE GENEVA IS HOLDING ALL MEETINGS VIRTUALLY AS WELL AS IN PERSON. IF YOU WISH TO LISTEN OR WATCH THE MEETING YOU MAY DO SO BY USING THE FOLLOWING:

1. Links to the City of Lake Geneva's live video stream can be found at <https://cityoflakegeneva.gov/319/City-Meetings-Video-Stream>

2. Television: Watch live broadcast of the meeting on Spectrum Cable Channel 25

3. Listen to audio via phone: (602) 333-2017 (Long distance rates may apply) (888) 204-5987 (Toll Free)

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AGENDA

1. Meeting called to order by Charlene Klein
2. Roll Call
3. Approve Minutes of the May 17, 2023 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. Application by Trae Torhorst PO Box 1300, Lake Geneva, for a request for an application for Downtown Design Review of an exterior sign request for 239 Cook St. - Tax Key No. ZOP00253
 - b. Application by Madelyn Kelly, 6807 State Rd. 36, Lake Geneva for a request of an application for Downtown Design Review of an exterior sign request for 253 Center St. Unit 900 - Tax Key No. ZOP00282
 - c. Application by Anthony Silvestri for a request of an application for Downtown Design Review of an exterior cooler installation request for the property located at 642 W. Main St. - Tax Key No. ZOP00305
7. Public Hearing and Recommendation for a General Development Plan (GDP), 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 & Units 28 – 31, Tax Key Nos. ZCNS00001 – ZCNS00004 & ZCNS00028 – ZCNS00031

8. Public Hearing and Recommendation for a 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 & Units 28 – 31, Tax Key Nos. ZCNS00001 – ZCNS00004 & ZCNS00028 – ZCNS00031
9. Public Hearing and Recommendation for a General Development Plan (GDP) for 630 Veterans Pkwy, applicant Paul Lauterbach, 914 Bennet Ct, Walworth WI for a proposed 16,000 square foot pickleball building in the Planned Business Park (PBP) zoning district. Tax Key Nos. ZLGBP200029 – 33
10. Public Hearing and Recommendation for a Zoning Map Amendment for 820 – 822 Williams St., applicant Carmelo Alfano d.b.a. Signature Investments, LLC. 4793 E. Clayton Rd. Fitchburg WI, for a request to change the zoning from e General Business (GB) to Central Business (CB), Tax Key No. ZA269400002
11. Public Hearing and Recommendation for a Conditional Use Permit (CUP) for 1580 Orchard Ln. to install a deck to the rear of the property located in the Estate Residential – 1 (ER-1) zoning district Tax Key No. ZLM00057
12. Consider a resolution to recommend adoption of a public participation plan for the annual Comprehensive Plan amendment process
13. Plan Commission Comprehensive Plan Item Update for 2023
 - a. Gateway Discussion for 2024 Budget
 - b. Comprehensive Plan Schedule 2023
 - c. Comprehensive Plan Implementation Update
14. Building and Zoning Department Report
15. 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.