

CITY OF LAKE GENEVA PLAN COMMISSION MINUTES
MONDAY, APRIL 17, 2023 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL

Members: Mayor Klein, Alderperson Fesenmaier, Commissioners: John Gibbs, Joel Hoiland, Cindy Forster Fueredi, James Marquardt, and Kyle Cary

Meeting called to order by Charlene Klein.
The meeting was called to order by Mayor Klein at 6pm.

Roll Call
Present: Klein, Fesenmaier, Hoiland, Marquardt, Cary
Absent: Gibbs and Feuredi

Approve Minutes of the March 20, 2023 Plan Commission meeting as distributed
Motion by Hoiland to approve the minutes, second by Cary.
No discussion. Motion carried 5-0

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.

Diane Grenus - Secretary for Never Say Never Playland read a letter and voiced support for the Never Say Never Playland ground, relative to Item #7.

Joseph Vela - 325 Bowing Way, Lake Geneva - Voiced concerns relative to the quality of home at Symphony Bay, Item #7.

Stephanie Klett - 527 Center St, Lake Geneva - Support for Item #7.

Bill Meyerhofer - N2394 North Rd, Lake Geneva - Voiced concerns relative to Item #7.

Judy Deera - 414 Gallant Dr - Voiced concerns relative to the quality of home at Symphony Bay, Item #7.

Acknowledgment of Correspondence
There was none.

Downtown Design Review:

Application by Letitia Bennett d.b.a. Venture Investment Partners N3102 Grandview Dr. Lake Geneva for a request of an application for Downtown Design Review of an exterior sign request for 717 W. Main St. Tax Key No. ZOP00278

Administrator Walling - Request has been reviewed and meets ordinance requirements.

Motion by Mayor Klein to approve, second by Cary. No discussion. Motion carried.

Proposed Conceptual Plan for Symphony Bay Phase 8. Applicant Fairwyn SB, Inc. 875 Townline Rd. Suite 103 Lake Geneva the request for review of a step 1 of the Planned Development request for the proposed 70-acre development currently located in the Town of Bloomfield Tax Key No. MB500003

Rick Zirk presented the Symphony Bay Phase 8 application, project narrative, project slides and a list of zoning flexibilities included on pages 11-18 of the packet. Zirk addressed concerns raised by the public during Public Comment.

Fesenmaier - Clarifications

Public Hearing and Recommendation for a Conditional Use Permit request by Robin Kokodynski, 1591 Orchard Ln., to allow for the installation of exterior renovations which is located in the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZA455800001

Farris Hansen, representative, detailed the specifics of the project and answered commission member's questions.
No public comment.

Motion by Mayor Klein to close the public hearing, second by Hoiland. Motion carried. 5-0

Motion by Hoiland to approve, second by Cary. Motion carried. 5-0

Public Hearing and Recommendation for a Conditional Use Permit request by Gregory Anagnos N1567 Clover Rd. Lake Geneva to allow the installation of an extension that would allow exterior food sales at 272 Broad St. Unit A for an Outdoor Commercial Entertainment land use, which is in the Central Business (CB) zoning district, Tax Key No. ZOP00244

Administrator Walling detailed the specifics of the project and answered the commission member's questions.

Motion by Mayor Klein to close the public hearing, second by Fesenmaier. No discussion. Motion carried. 5-0

Motion to approve by Hoiland, second by Fesenmaier. No discussion. Motion carried. 5-0

Public Hearing and Recommendation for a Conditional Use Permit request from Kurt Jennison N3382 County Rd. H to allow for an Indoor Commercial Entertainment land use (Pool Hall) in the Central Business (CB) zoning district at 772 W. Main St. Suite 01 Tax Key No. ZOP00321

Jennison detailed the specifics of the project and answered the commission member's questions.

Motion by Mayor Klein to close the public hearing, second by Cary. No discussion. Motion carried. 5-0

Motion to approve the limited Conditional Use Permit by Hoiland, second by Cary. No discussion. Motion carried. 5-0

Staff update items

Administrator Walling - Requesting input from commission members on items relating to Building & Zoning and Plan Commission review items. Explained some requests previously sent were not applicable to the Plan Commission and were forwarded to the appropriate committees.

Working on getting sign ordinances enacted for the City.

Adjournment

Motion by Hoiland to adjourn, second by Cary. Motion carried 5-0. The meeting adjourned at 7:51 p.m.