

CITY OF LAKE GENEVA PLAN COMMISSION MINUTES

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

Meeting called to order by Charlene Klein

Mayor Klein called the meeting to order at 6:00 p.m.

Roll Call

Present: Klein, Fesenmaier, Hoiland, Marquardt, Cary, Feuredi

Absent: Gibbs

Approve Minutes of the May 17, 2023 Plan Commission meeting as distributed

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

Anthony Silvestri, 642 W Main St, Lake Geneva - Voiced support for Item # 6c.

Frank Guske, 192 E Main St, Lake Geneva - Voiced concerns relative to Item #13a.

Cynthia Ovalle, 820 Willaims St, Lake Geneva - Voiced support for Item #10.

Acknowledgment of Correspondence

There was no coorespondence.

Downtown Design Review:

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

Torhorst presented the application for an exterior sign, included on pages 4-6 of the packet.

Motion by Hoiland to approve, second by Yunker. No discussion. Motion carried. 6-0

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

Details of the application are on pages 7-9 of the packet.

Motion to approve by Hoiland, second by Cary. No discussion. Motion carried. 6-0

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

Silvestri presented the application and details of the request.

Motion to approve by Hoiland, second by Yunker. Motion carried. 6-0

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

Removed from the agenda.

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

Removed from the agenda.

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

Gary Tree, representative, presented the pickleball building application details and answered commission member's and city planner's questions.

Motion by Mayor Klein to close public hearing, second by Hoiland. No discussion. Motion carried. 6-0

Motion by Hoiland to approve, second by Yunker. No discussion. Motion carried. 6-0

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

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

Attorney Rasmussen addressed the Staff Report on pages 113-116 in the packet and answered commission member's questions.

City Planner Mich addressed the Staff Report on pages 113-116 in the packet, outlined the issues at hand and answered commission member's questions.

Public Comment: Paul Stoeck, 922 Henry St - Voiced concern about delivery trucks for the establishment.

Motion by Mayor Klein to close public hearing, second by Hoiland. No discussion. Motion carried. 6-0

Motion by Hoiland to approve, second by Cary. Motion carried. 6-0

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

Sam Carden, contractor for 1580 Orchard Lane - Detailed the specifics of the project and answered commission member's questions.

Motion by Mayor Klein to close public hearing, second by Hoiland. No discussion. Motion carried. 6-0

Motion by Hoiland to approve, second by Yunker. No discussion. Motion carried. 6-0

Consider a resolution to recommend adoption of a public participation plan for the annual Comprehensive Plan amendment process

City Planner Mich provided an overview and answered commission member's questions.

Motion by Hoiland to approve, second by Yunker. No discussion. Motion carried. 6-0

Plan Commission Comprehensive Plan Item Update for 2023

Gateway Discussion for 2024 Budget

City Planner Mich provided an overview of the status report and answered commission member's questions.

Administrator Walling provides details, confirms the 2023 budget has been exhausted and answered commission member's questions.

Comprehensive Plan Schedule 2023

City Planner Mich provided an overview of the status report and answered commission member's questions.

Administrator Walling provides details, confirms the 2023 budget has been exhausted and answered commission member's questions.

Comprehensive Plan Implementation Update

City Planner Mich provided an overview of the status report and answered commission member's questions.

Administrator Walling provides details, confirms the 2023 budget has been exhausted and answered commission member's questions.

Building and Zoning Department Report

Administrator Walling presented the Building & Zoning Report - Page 159 in the packet.

Adjournment

Motion by Mayor Klein to adjourn, second by Hoiland. Motion carried 6-0. The meeting adjourned at 7:14 p.m