



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

CITY OF LAKE GENEVA PLAN COMMISSION

MONDAY, AUGUST 21, 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 July 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. Public Hearing and Recommendation for a Conditional Use Permit (CUP) request for an In-vehicle Sales or Service land use for the property located at **567 Broad St.**, applicant representative Jason Lohman for a proposed new construction of a 10,750 square foot building in the Central Business (CB) zoning district. Tax Key No. ZFI00001
7. Review and Recommendation of a proposed Certified Survey Map (CSM) for Paul Lauterbach, 914 Bennet Ct Walworth WI 53184, to create a single lot combining (4) existing lots at **630 Veterans Pkwy** as identified on certified survey Project #9464.23 dated May 19, 2023, prepared by Christopher Hodges for Tax Key Nos. ZLGBP200029 thru ZLGBP00033
8. Public Hearing and Recommendation to amend the existing Precise Implementation Plan (PIP) for Paul Lauterbach d.b.a. Lake Geneva Tennis Club, for a request to expand the existing facilities with an approximate 16,500 square foot addition to the existing building located at **630 Veterans Pkwy**. Tax Key No. ZLGBP00029

9. Continued Discussion/Recommendation for a 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
10. Discuss request for an Amendment to the Comprehensive Plan from Wisconsin Power and Light Company to relocate the energy substation
11. Review and recommendation for Common Council to set a public hearing for the requested amendment to the Comprehensive Plan
12. Plan Commission Kick-Off Discussion Regarding Sign Ordinance update (Presentation by Vandewalle & Associates)
13. 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.