

CITY OF LAKE GENEVA PLAN COMMISSION MINUTES
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

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

Roll Call

Present: Klein, Yunker, Hoiland, Cary, Gibbs
Absent: Marquardt (excused), Feuredi

Approve Minutes of the July 17, 2023 Plan Commission meeting as distributed
Motion by a Hoiland to approve, second by Yunker. No discussion. Motion carried. 5-0
Mayor Klein states that Item #9 was withdrawn from the agenda by the applicant. There will be no public hearing and no action taken by the Plan Commission.

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
Peg Esposito, 124 Darwin Street - Spoke in opposition relative to Item #10 and requested no action to be taken at this time.

Acknowledgment of Correspondence
No Correspondence

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
Commissioner Feuredi joined the meeting at 6:04pm.

Ken Etten, McCormack & Etten Architects, 400 Broad Street, Lake Geneva, WI. & representatives Jason Lohman & John Hazod, presented the application details for a Conditional Use Permit (included on pages 6-51 of the packet) and answered commission member's and city planner's questions.
No public comments.

Motion by Mayor Klein to close public hearing, second by Cary. No discussion. Motion carried. 6-0
City Planner Mich and City Engineer Rausch identified points of the proposed project. Administrator Wallings clarifies this is the final step for approval.
Motion by Hoiland to approve, second by Yunker. No discussion. Motion carried. 6-0.

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

A representative of Lake Geneva Tennis Club presented the proposed Certified Survey Map application details, included on pages 52-93 of the packet.
Administrator Walling confirms that the GDP has been previously approved. The process to get the CSM in line, is for the lot to conform to what the request will be for the PIP.
Motion by Hoiland to approve, second by Cary. No discussion. Motion carried. 6-0.

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

A representative of Lake Geneva Tennis Club presented the proposed existing Precise Implementation Plan amendment details (included on pages 52-93 of the packet) 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 Gibbs. No discussion. Motion carried. 6-0

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

Item #9 was withdrawn from the agenda by the applicant.

No action taken.

Discuss request for an Amendment to the Comprehensive Plan from Wisconsin Power and Light Company to relocate the energy substation

City Planner Mich presented an overview for an Amendment to the Comprehensive Plan from the Wisconsin Power & Light Company to relocate the energy substation and answered commission member's questions. The applicant will be presenting at a future Common Council Meeting for next steps.

Alliant representative, Greg Ardrey, 4902 N Biltmore Lane, Madison WI., provided details related to relocating the energy substation and answered commission member's questions.

Review and recommendation for Common Council to set a public hearing for the requested amendment to the Comprehensive Plan

City Planner Mich & City Planner Kruesel presented an overview and answered commission member's questions related to a Public Hearing about the requested amendment to the Comprehensive Plan.

Recommendation to continue discussion until the next Plan Commission meeting in September.

Motion by Mayor Klein to continue, second by Hoiland. Motion carried 6-0.

Plan Commission Kick-Off Discussion Regarding Sign Ordinance update (Presentation by Vandewalle & Associates)

City Planner Kruesel presented Plan Commission Kick-Off Discussion regarding sign ordinance update, action items to the Comprehensive Plan and answered commission member's questions.

Adjournment

Motion by Mayor Klein to adjourn, second by Hoiland. Motion carried 6-0. The meeting adjourned at 6:58 p.m.