

CITY OF LAKE GENEVA AMENDED PLAN COMMISSION MINUTES
MONDAY, OCTOBER 16, 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, Gibbs, Hoiland, Foster-Fueredi, Marquardt, Cary

Absent: None

Approve Minutes of the September 18, 2023 Plan Commission meeting as distributed
Motion by Hoiland to approve, second by Cary. No discussion. Motion carried. 7-0

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

- Luke & Monica Pfeifer, 1091 S Lake Shore Drive, written submission; spoke in opposition to proposed amendment changes related to Item #10
- Barry Mess, 1010 Mobile Street; spoke in opposition to Item #8
- Sherri Ames, 605 Center Street; spoke in opposition to Items #8 & #10
- Bob McDonald, 1020 Mobile Street; spoke in opposition to Item #8
- Susan Lewis, 1145 Mobile Street; spoke in opposition to Item #8
- Penny Froh, 736 N Andria Drive; spoke in opposition to Item #10
- Helen Xiong, 711 N Andria Drive; spoke in opposition to Items #9 & #10
- Pat Sasaki, 1050 Mobile Street; spoke in opposition to Item #8
- Bob Morava, owner of Stuart Johnson & Co, 1002 Mobile Street; spoke in opposition to Item #8
- Peg Esposito, 124 Darwin Street; spoke in opposition to Items #8, #9 & #10
- David Widzisz, 748 N Andria Drive; spoke in opposition to Item #10
- Adam Ruesch, 729 Joshua Lane; spoke in opposition to Item #10
- Terrie Mess, 1010 Mobile Street; spoke in opposition to Item #8
- Susan Smolarek, Elite Lake Rentals; 672 W Main Street; provided market information related to Item #10
- Larry Happ, 1120 S Lake Shore Drive #13; spoke in opposition to Item #10

Acknowledgment of Correspondence

There was 1 item of correspondence received and was distributed to the members of the Plan Commission.

Downtown Design Review:

Application by Thomas George 3389 S. Shore Dr. Delavan, for a request to construct a garbage enclosure for Downtown Design Review for 220 Center St. Tax Key No. ZA276000001

Applicant Thomas George presented the application for a request to construct a garbage enclosure for 222 Center Street (included on pages 6-11 of the packet) and answered commission member's. Motion by Hoiland to approve, second by Cary. No discussion. Motion carried. 7-0.

Application by Thomas George 3389 S. Shore Dr. Delavan, for a request to construct a garbage enclosure for Downtown Design Review for 252 Center St. Tax Key No. ZOP00258

Applicant Thomas George presented the application for a request to construct a garbage enclosure for 252 Center Street (included on pages 12-17 of the packet) and answered commission member's. Motion by Hoiland to approve, second by Cary. No discussion. Motion carried. 7-0.

Application by Sarah Dorchester, 2096 Nutmeg Ave, Fairfield, IA. 52556 for a request to install a building sign for Downtown Design Review for the property located at 752 W. Main St. Tax Key No. ZOP00319

Applicant not present (supporting documents included on pages 18-21 of the packet). Administrator Walling answered commission member's questions. Motion by Hoiland to approve, second by Yunker. No discussion. Motion carried. 7-0.

Review and Recommendation of an Extra Territorial Zoning review of a proposed Certified Survey Map (CSM) for Daniel Schiopu, 3949 N. Oconto Ave. Chicago IL 60634, to create a lot as identified on the certified survey Job no. 23355 dated 9-15-2023 for Tax Key No. NDE00012

Applicant not present (supporting documents included on pages 22-26 of the packet). Administrator Walling & City Engineer Rausch answered commission member's questions. Motion by Hoiland to approve, second by Cary. No discussion. Motion carried. 7-0.

Continued - Conceptual review of a proposed development by Basso Builders for the property currently located in the Town of Bloomfield Tax Key No. MA56400002

Josh Basso of Basso Builders, 405 Skyline Drive, presented details and answered commission member's/city staff questions for the proposed conceptual review (included on pages 27-32 in the packet). Recommendation to take comments and return, No Action.

Conceptual review of a proposed development by Continental Properties Company Inc. W134N8675 Executive Pkwy, Menomonee Falls WI 53051 for the property currently located on the northwest corner of Townline Rd. and Edwards Blvd. Tax Key No. ZYUP00198

Sara Johnson & Katie Skelton, representatives for Continental Properties Company, presented a conceptual review of a proposed development and answered commission member's/city staff questions (included on pages 33-65 of the packet). City Planner Kruesel provided next steps for the applicant. No action.

Review and Recommendation regarding proposed amendments to the City of Lake Geneva Short Term Rental Ordinance; Chapter 98 of the Zoning Code Ordinance

Administrator Walling provided history and current status regarding proposed amendments to the City of Lake Geneva Short Term Rental Ordinance and answered commission members questions. (included on pages 66-70 of the packet) Motion by Mayor Klein to continue, second by Hoiland. Motion carried. 7-0

Adjournment

Motion by Hoiland to adjourn, second by Cary. Motion carried 7-0. The meeting adjourned at 8:35p.m.