

CITY OF LAKE GENEVA PLAN COMMISSION MINUTES
MONDAY, NOVEMBER 20, 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
Commissioner Cary called the meeting to order at 6:00 p.m

Roll Call

Present: Yunker, Gibbs, Hoiland, Foster-Fueredi, Cary
Absent: Klein (excused), Marquardt (excused)

Approve Minutes of the October 16, 2023 Plan Commission meeting as distributed
Motion by Hoiland to approve, second by Yunker. 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

Barry Mess, 1010 Mobile Street; Spoke in opposition to Agenda Item #7 and any future annexation.
Courtney Pilman, 100 Skyline Drive #41; Spoke in support of Agenda Item #7.
Michelle Peetz, 1188 Mobile Street; Spoke in opposition to Agenda Item #7 and any future annexation.
Leslee Craft, 100 Skyline Drive #31; Spoke in support of Agenda Item #7.
Rick Pollack, President of Tyshenko Condos, 1036 S Wells Street; Spoke in opposition to Agenda Item #7 and any future annexation.
Susan Lewis, 1145 Mobile Street; Spoke in opposition to Agenda Item #7 and any future annexation.
Diane King, 100 Skyline Drive #15; Spoke in support of Agenda Item #7.
Kristy Mills, 100 Skyline Drive #32; Spoke in support of Agenda Item #7.
Sean Payne, 127 Center Street; Spoke in support of Agenda Item #7.
Sherri Ames, 603 Center Street; Spoke in opposition to Agenda Item #7.
Fred Geldermann, 1025 Wisconsin Street; Spoke in support of Agenda Item #7.
Peg Esposito, 124 Darwin Street; Spoke in opposition to the variances related to Agenda Item #7.
Cindy Cox, 100 Skyline Drive #11; Spoke in support of Agenda Item #7.
Matt Kuehl, w3428 Park Drive; Spoke in support of Agenda Item #7.
Jeanne McDonald, 1020 Mobile Street; Spoke in opposition to Agenda Item #7.
Wayne Rogers, 1790 Conant Street; Spoke in opposition to Agenda Item #7.
Dennis Loeser, 336 Laurie Street; Spoke in opposition to Agenda Item #7.
Luke Pfeifer, 1091 S Lake Shore Drive; Spoke in support of Agenda Item #7.
Camal Hibbler; 1170 Mobile Street; Spoke in opposition to Agenda Item #7.
Coya Stinnett, 914 Lake Geneva Blvd; Spoke in support of Agenda Item #7.
Terrie Mess, 1010 Mobile Street; Spoke in opposition to Agenda Item #7 and any future annexation.
Frank Guske, representative for Lake Geneva Lakes, 192 E Main Street; Spoke in opposition to the proposed zoning revisions and funding related to the Gateway ordinance.
Spyro Condos, 1760 Hillcrest Drive; Spoke in opposition to Agenda Item #12.
Todd Steppke, 907 Platt Ave; Spoke in support of Agenda Item #7.
Welsey Thompson, 739 Marshall Street; Spoke in support of Agenda Item #7.
Tom McDonald, 1020 Mobile Street; Spoke in opposition to Agenda Item #7.

Acknowledgment of Correspondence
No Correspondence

Review and Recommendation to vacate and discontinue a portion of Logan Street in Block 2 of Wheeler Addition
Administrator Walling & City Engineer Rausch answered commission member's questions (supporting documents

included on pages 5-10 of the packet). The resolution was made and approved by City Council. State statute states a recommendation is required from the Plan Commission for the abandonment of a road. Motion by Hoiland for recommendation to approve, second by Yunker. No discussion. Motion carried. 5-0.

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

Administrator Walling states the incorrect Staffing Report is in the Packet.

Josh Basso, presented on behalf of Basso Builders; (located on pages 12-14 of the packet) and answered Commission member's questions.

City Planner Mich & Administrator Walling answer Commission members' questions and walk through next steps. Variances are no longer requested. Basso Builders would be responsible for sewer & water, private road maintenance, snow removal.

Review and recommendation for a Zoning Map Designation for the property located at **N3219 County Trunk H** (Elkhorn Rd.) for permanent zoning of Planned Office (PO) to complete the process of annexation. Applicant **Ron Amman, RJ Ammon Properties**

Sean Levitt, 409 Sky Drive, representative for Ammon Properties. City Planner Kruesel presented details and answered commission member's/city staff questions. Supporting documents are included on pages 15-26 of the packet. Administrator Walling answered commission member's questions.

Hoiland recedes the original motion and move for a continuation to the next meeting, second by Yunker. Motion carried. 5-0

Public Hearing and Recommendation for a Conditional Use Permit (CUP) for James E. Willet, 14628 John Humphrey Dr. Orland Park, IL 60462 for a building addition to the home at **1320 W. Main St.** located in the Estate Residential – 1 (ER-1) zoning district tax key no. ZYUP00094H

Ken Etten, McCormack + Etten / Architects, representative for homeowners. Presented Conditional Use application request. (Located on pages 27-69 in the packet). City Engineer Rauch recommends approval. Planner Mich recommends approval with the condition that they provide a recorded easement for Geneva shore path. Motion by Hoiland to close the public hearing, second by Cary. No discussion. Motion carried. 5-0
Motion by Hoiland to approve, second by Yunker. No discussion. Motion carried. 5-0.

Public Hearing and Recommendation to amend the existing Zoning Code section 98-206(8)(y) regarding Short Term Rental guidelines

Sherri Ames, 603 Center Street; Spoke in opposition to removing items in the ordinance.

Luke Pfeifer, 1091 S Lake Shore Drive; Spoke about concerns related to the proposed changes to the ordinance and privacy related to changes in short-term rentals.

Peg Esposito, 124 Darwin Street; Spoke about concerns related to enforcing the current codes.

Denise Schnurr, 701 Joshua Lane; Recommends that short-term rentals not be allowed in residential areas.

Laura Dickman, 1122 Roman Road; Spoke about concerns related to regulation of short-term rentals.

Spyro Condos, 1760 Hillcrest Drive; Spoke about concerns that short-term rentals affect the community and enforcement and safety issues.

Tom Keefe, 253 Smythe Drive; Spoke about concerns related to the proposed changes to the ordinance and privacy related to changes in short-term rentals.

Terrie Mess, 1010 Mobile Street; Spoke about privacy concerns related to short-term rentals and having options for contacting the owner/management company.

Barry Mess, 1010 Mobile Street; Spoke about privacy concerns related to short-term rentals and having options for contacting the owner/management company.

Susan Smolarek, Elite Lake Rentals; 672 W Main Street; Provided details shrouding contact information and procedure for short-term rental management.

Doug Wheaton, representative for Lakes Area Realtors Association, 1560 Country Club Parkway, Elkhorn, WI; Refers to page 64 in the packet, Item "X" could potentially be a privacy issue.

Motion by Hoiland to close public hearing, second by Gibbs. Motion carried. 5-0.

Hoiland motions to recommend moving forward by creating a committee compiled of community members, residents and city staff for a writing session, second by Yunker. Motion carried. 5-0.

Building and Zoning Administrators Report

Administrator Walling presents the Building & Zoning Report (included on pages 68 & 69 of the packet) and answers Commission members' questions.

Review and discuss 2024 Comprehensive Plan Implementation budget item recommendations

City Planner Mich presented details and answered commission member's/city staff questions related to the 2024 Comprehensive Plan Implementation, budget and recommendations. City Planner Mich will present again at a future Plan Commission meeting.

Adjournment

Motion by Hoiland to adjourn, second by Yunker. Motion carried 5-0. The meeting adjourned at 9:17 p.m.