

CITY OF LAKE GENEVA PLAN COMMISSION MINUTES

MONDAY, MARCH 18, 2024 - 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 6:01 p.m.

Roll Call.

Present: Klein, Yunker, Gibbs, Hoiland, Foster-Fueredi, Cary

Absent: Marquardt

Approve Minutes of the December 18, 2023 Plan Commission meeting as distributed.

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

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.

Pat Kachur, 968 S Lake Shore Drive; Spoke in support of Agenda Item #7 and to have the private road into a public road.

Peg Esposito, 124 Darwin Street; Spoke in support of Agenda Items, #6, #7 & #8.

Alethea Salgado, 146 Broad Street; Introducing applicant for Item #13.

Acknowledgment of Correspondence.

No Correspondence

Conceptual review of a proposed development by Geneva Square – GS Outlot 3, LL.2737 Central Street,

Evanston. IL 60201 for the property currently located on the Geneva Square Property zoned Planned Development (PD) at 80 East Geneva Square Tax Key No. ZYUP00137C1.

Gregory Hughes, Managing Agent for Geneva Square, presented details and answered commission member's/city staff questions related to a Conceptual review of a proposed development in Geneva Square (included on pages 4-15 of the packet).

Conceptual review of a proposed development by Canyon Development Group 937 Tarrant Dr. Fontana WI 53125 for the property located at 817 N. Knoll Ln. zoned Planned Development (PD) Tax Key Nos. ZA442700001 & ZA442700002.

Steve Greenberg, representative for Canyon Development Group, presented details and answered commission member's/city staff questions related to a Conceptual review of a proposed development by Canyon Development Group (included on pages 16-56 of the packet).

Review and Recommendation for a Site Plan submittal for the Memorial and Donation application received for the Gygas Memorial Fund, Inc. PO Box 197, Elkhorn, WI. to allow for the donation of the proposed memorial of Gary Gygas to be located in the park on the westerly portion of the City Park along the lake.

Paul Stormberg, President of the Gary Gygas Memorial; 63 Williams Street; Presented details and answered commission member's/city staff questions related to Site Plan submittal for the Memorial and Donation application received for the Gygas Memorial Fund (included on pages 57-111 of the packet).

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

Public Hearing and Recommendation for a Conditional Use Permit (CUP) for 772 W. Main St. for Kurt Jennison N3382 County Rd. H, Lake Geneva for a proposed Indoor Commercial Entertainment land use to operate a Pool Hall facility at 772 W. Main St suites 01 - 02 at the property zoned Central Business (CB) zoning district Tax Key

No. ZOP00321.

City Planner Mich presented details and answered commission member's/city staff questions related to a Public Hearing and Recommendation for a Conditional Use Permit (CUP) for 772 W. Main St. for Kurt Jennison (included on pages 112-126 of the packet).

No public comment.

Motion by Klein to close public hearing, second by Cary. Motion carried. 6-0.

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

Public Hearing and Recommendation for a Conditional Use Permit (CUP) for 1633 Lake Shore Dr. for Daniel and Jennifer Lites 1633 Lake Shore Dr. Lake Geneva for a proposed home renovation to the property located in the Estate Residential – 1 (ER-1) zoning district Tax Key No. ZLM00020.

Daniel Lites, 1633 Lake Shore Drive, presented details and answered commission member's/city staff questions related to a Public Hearing and Recommendation for a Conditional Use Permit (CUP) for 1633 Lake Shore Dr. for Daniel and Jennifer Lites (included in pages 127-143 of the packet).

No public comment.

Motion by Klein to close public hearing, second by Yunker. Motion carried. 6-0.

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

Public Hearing and Recommendation to amend the Precise Implementation Plan (PIP), applicant Golden Years Living, 270 Ridge Rd. Walworth WI 53184 to allow for the construction of a pergola in the Planned Development (PD) zoning district located at 611 Harmony Dr. Tax Key Nos. ZA47500001.

Jon Stankevitz, representative for Golden Years, presented details and answered commission member's/city staff questions related to a Public Hearing and Recommendation to amend the Precise Implementation Plan (PIP) (included on pages 144-162 of the packet).

No public comment.

Motion by Klein to close public hearing, second by Yunker. Motion carried. 6-0.

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

Review to amend the existing Zoning Code section 98-726 regarding Murals.

City Planner Mich presented details and answered commission member's/city staff questions related to amending the existing Zoning Code section 98-726 regarding Murals. City Attorney Draper recommends language change to the last sentence to “The plan commission shall make this determination on a case to case basis.” Also, to add language “The approval of one such site plan does not bind any other future applications.”

Conceptual review only of 4 proposed Mural locations within the downtown.

Alethea Salgado, representative for the Business Improvement District, presented details and answered commission member's/city staff questions related to a Conceptual review of 4 proposed Mural locations within the downtown (located on pages 166-184 of the packet).

Next Steps: Submit a full application to the B&Z Administrator for approval.

Adjournment.

Motion by Hoiland to adjourn, second by Yunker. Motion carried 6-0. The meeting adjourned at 7:39 p.m.