

CITY OF LAKE GENEVA PLAN COMMISSION MINUTES

MONDAY, APRIL 15, 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 6:00 p.m.

Roll Call

Present: Klein, Yunker, Hoiland, Foster-Fueredi

Absent: Marquardt, Gibbs (Excused), Cary (Excused)

Approve Minutes of the March 18, 2024 Plan Commission meeting as distributed

Motion by Yunker to approve, second by Hoiland. No discussion. Motion carried. 4-0.

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

Michael Ploch, 200 Interchange North - Community State Bank; Addressed concerns related to Agenda Item #9.

Peg Esposito, 124 Darwin Street; ~~Spoke about the Gateway Ordinance for all Gateways into the City.~~ **Spoke to establishing a Gateway Ordinance for new developments.**

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Audio/Visual technical difficulty occurred; audio recording interrupted

Acknowledgment of Correspondence

No Correspondence

6:16 p.m. Forster Fueredi attends the meeting in-person (prior remote).

Request for a Site Plan Review for 233 Center St. for the property zoned Central Business (CB) to place a Mural on the South facing wall Tax Key No. ZOP00284. Applicant Melges Property Holdings LLC, 1100 Edwards Blvd. Lake Geneva

Motion by Hoiland to approve, second by Klein. No discussion. Motion carried. 4-0.

Request for a Site Plan Review for 234 Broad St. for the property zoned Central Business (CB) to place a Mural on the North facing wall (facing the alleyway) Tax Key No. ZOP00257. Applicant Richard Herman Properties, W4920 Oakwood Dr. East Troy.

Motion by Hoiland to approve, second by Yunker. No discussion. Motion carried. 4-0.

Request for a Site Plan Review for 858 W. Main St. for the property zoned Central Business (CB) to place a Mural on the West facing wall Tax Key No. ZOP002336 Applicant Paul Pappas, PO Box 701 Lake Geneva.

Motion by Hoiland to approve, second by Klein. No discussion. Motion carried. 4-0.

Public Hearing and Recommendation for a General Development Plan (GDP) 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 GDP of a proposed development in Geneva Square (included on pages 31-44 of the packet).

Motion by Klein to close public hearing, second by Hoiland. Motion carried. 4-0.

Motion by Hoiland to approve, second by Yunker. No discussion. Motion carried. 4-0.

Public Hearing and Recommendation to amend the existing Zoning Code section 98-726 regarding Murals.
Peg Esposito, 124 Darwin Street; Expressed concerns about Zoning Code verbiage, "case by case".

Motion by Klein to close public hearing, second by Foster-Fueredi. Motion carried. 4-0.

Motion by Hoiland to approve, second by Yunker. Motion carried. 4-0

Adjournment.

Motion by Yunker to adjourn, second by Hoiland. Motion carried 4-0. The meeting adjourned at 6:47 p.m.