

CITY OF LAKE GENEVA PLAN COMMISSION MINUTES
MONDAY, SEPTEMBER 16, 2024 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL

Members: Mayor Todd Krause, Alderperson Peg Esposito, Commissioners: John Gibbs, Doug Skates, Cindy Forster Fueredi, Jeremy Nafziger, and Kyle Cary

Meeting called to order by Mayor Krause
Mayor Krause called the meeting to order at 6:00 pm.

Roll Call

Present: Krause, Esposito, Gibbs, Nafziger

Absent: Skates (Excused), Foster-Fueredi (Excused), Cary

Approve Minutes of the August 19, 2024, Plan Commission meeting as distributed

Motion by Esposito to approve, second by Gibbs; 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

Frank Guske, 192 E Main Street: Spoke on agenda item #9. Asked for the agenda item to be less vague.

Acknowledgment of Correspondence

Correspondence had been received and distributed to the Plan Commission members.

Downtown Design Review:

Application by Thomas Keefe d.b.a. 674 W. Main St LLC. PO Box 460, Lake Geneva, for a request for Downtown Design Review for a proposed exterior change to the building located at 647 W. Main St. - Tax Key No. ZOP00287

Administrator Walling and Tom Keefe presented the proposed exterior changes to the building located at 647 W Main Street (pages 6-13 of packet).

Motion by Krause to approve, second by Gibbs; Motion Carried; 4-0

Request for a recommendation to approve a Condominium Plat for RJ Amann Properties LLC. et al. for the property located at 1590 Elkhorn Rd. requested by Ron Amann 1590 Elkhorn Rd. Lake Geneva to review a 3-unit condominium plat. Tax Key No. ZA54900001

Administrator Walling & Ron Amann presented and answered commissioner's questions about the property located at 1590 Elkhorn Road, to review a 3-unit Condominium Plat (pages 14-46 of packet).

Motion by Krause to approve, second by Esposito; Motion Carried; 4-0

Public Hearing and Recommendation for the Short-Term Rental Ordinance findings and suggestions of the proposed amendments to zoning code section 98-206(9)(y). This is a review of the Planning Commission for the proposed findings and changes from the STR Ad-Hoc Committee

Administrator Walling presented an overview of the Short-Term Rental (STR) committee findings and recommendations for the proposed amendments to zoning code 98-206(8)(y) (pages 47-57 of packet).

Public Comment:

Kevin Fleming, 1032 Wisconsin Street: The recommendation for the extension for 6 months beyond the 180 days should stay the same. He also asked if the impact on schools has been studied or addressed.

Joel Hoiland, 390 Country Club Drive: Joel thanked the members of the Short-term Rental (STR) Committee

and identified the committee's objectives.

Objectives:

1. To Markup the current ordinance to meet the unique needs of the City of Lake Geneva
2. To Identify consistent and effective enforcement and penalties
3. To Provide residents with easy-to-access resources to understand STRs and methods to file complaints
4. To Identify a cost-effective tracking and monitoring system to manage STRs effectively

Sherri Ames, 603 Center Street: Suggested looking at every detail before approving for the Council.

Luke Pfeifer, 1091 S Lake Shore Drive: Provided clarification related to the 30-day rental and addressed topics that affect the school's attendance.

Motion to close public hearing by Gibbs, seconded by Esposito; Motion Carried; 4-0

Mayor Krause invited the Code Enforcer Renz to join the conversation. Administrator Walling presented proposed ordinance changes. Discussion continues with city staff, city attorney and Commission members.

A motion by Nafziger to suspend the rules to have Luke Pfeifer speak, was seconded by Gibbs. Motion Carried; 4-0

Luke Pfeifer provided clarification and further discussion continues. City staff to make proposed changes to be on the Plan Commission agenda in October.

A Motion to continue by Krause, seconded by Esposito; Motion Carried; 4-0

A motion by Gibbs to suspend the rules to have Joel Hoiland speak was seconded by Esposito. Motion Carried; 4-0

Hoiland presented "STR Guidelines for Neighbors and "A Good Neighbor Guide for STR Guests" documents and answered Commissioner's questions. Esposito suggested softening up the verbiage and communication recommendations.

Zoning Code Clean up and Comprehensive Plan Updates – Vandewalle

Planner Kruesel presented Zoning Code Clean Up & Comprehensive Plan Updates and answered the Commission's questions (pages 58-59 of packet). This agenda item is for discussion only.

Adjournment

A motion by Gibbs to adjourn was seconded by Esposito. Motion Carried; 4-0

The meeting adjourned at 7:54 pm.