

CITY OF LAKE GENEVA PLAN COMMISSION MINUTES
MONDAY, OCTOBER 21, 2024 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL

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

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

Roll Call.

Present: Krause, Esposito, Gibbs, Skates, Nafziger, Cary

Absent: None

Approve Minutes of the September 16, 2024 Plan Commission meeting as distributed

Motion by Esposito to approve, second by Cary; 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

Linda Ahnert, 303 Oak Terr; Spoke in support of appealing item #9.

Alfredo Luevano, 311 Oak Terr; Spoke in support of appealing item #9.

Acknowledgment of Correspondence

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

Public Hearing and Recommendation for a Conditional Use Permit (CUP) application filed by Peter Juergens, N2689 Sunset Blvd, Lake Geneva, WI, on a request to expand an Indoor Commercial Entertainment land use and add an Outdoor Commercial Entertainment land use in the Planned Business (PB) zoning district for the Magic Theater property located at 100 N. Edwards Boulevard, Tax Key No. ZA196100004.

Peter Jurgens and City Planner Kruesel presented and answered the Commission's questions. City staff recommend approval.

Public Comment:

Raymond Koons, on behalf of John & Janice Koons, 7243 Lawton Ave: Spoke in opposition to item #6.

Joel Hoiland, 390 Country Club Drive: Spoke in support of item #6.

Nancy Ridge, 3155 E Barry Drive: Spoke in opposition to item #6.

Steve Sutton, 3176 East Drive: Spoke in opposition to item #6.

Reed Ridge, 3155 E Barry Drive: Spoke in opposition to item #6.

Discussion continued with applicants, City Planners and Commission members.

Motion by Skates to close the Public Hearing, second by Esposito. No discussion. Motion carried 6-0.

Motion by Esposito to approve, with the stipulation of no outdoor amplified entertainment use, for picnic use only.; second by Skates. No discussion. Motion carried 6-0.

Public Hearing and Recommendation for proposed zoning code amendments to the Planned Business Park (PBP) zoning district to allow Indoor and Outdoor Commercial Entertainment uses incidental to Light Industrial uses, zoning code sections 98-203, 98-206(8)(2), and 98-105.

City Planner Kruesel presented zoning code amendments to the Planned Business Park zoning district to allow Indoor and Outdoor Commercial Entertainment uses incidental to Light Industrial uses, zoning code sections 98-203, 98-206(8)(2) and 98-105.

No Public Comment

Motion by Skates to close Public Hearing, second by Cary. No discussion. Motion carried 6-0.
Motion by Cary to approve, second by Gibbs. No discussion. Motion carried 6-0.

Public Hearing for proposed zoning amendments pertaining to pervious surfaces and Landscape Surface Ratio (Section 98-034), Residential Decks (Sections 98-034 and 98-405), parking minimums for Indoor Commercial Entertainment – Minor (Section 98-206), In-Family Suites (Sections 98-402, 98-203(8) and related zoning districts), and Fencing standards (Section 98-720).

City Planner Kruesel presented proposed zoning amendments pertaining to pervious surfaces and Landscape Surface Ratio, Residential Decks, parking minimums for Indoor Commercial Entertainment-Minor, In-Family Suites and Fencing standards.

No Public Comment.

Recommendation for proposed zoning amendments pertaining to pervious surfaces and Landscape Surface Ratio (Section 98-034)

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

Recommendation for proposed zoning amendments pertaining to fencing standards (Section 98-720)

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

Recommendation for proposed zoning amendments pertaining to Residential Decks (Sections 98-034 and 98-405)

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

Recommendation for proposed zoning amendments pertaining to parking minimums for Indoor Commercial Entertainment – Minor (Section 98-206)

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

Recommendation for proposed zoning amendments pertaining to In-Family Suites (Sections 98-402, 98-203(8) and related zoning districts)

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

Public Hearing and Recommendation for the Short-Term Rental Ordinance findings and suggestions of the proposed amendments to zoning code section 98-206(8)(y).

Joel Hoiland, Short-Term Rental (STR) Ad-Hoc Committee member, 390 Country Club Drive: Thanked the members of the Short Term Rental (STR) Ad-Hoc Committee. Presented changes to the STR Ordinance. Spoke in support of the proposed ordinance changes.

Scott Robinson, 1201 Madison Street: Expressed a need for established policies and procedures but believe the proposed changes are unnecessary.

Kelly Happ, 1120 South Lake Shore Drive #9: Expressed concerns about Short-Term Rentals and residential districts.

Emily Hummel, Short-Term Rental (STR) Ad-Hoc Committee member, 509 Madison Street: She expressed gratitude for everyone's work on the proposed changes and shared her personal challenges with short-term rentals in her neighborhood.

Tom Keefe, Short-Term Rental (STR) Ad-Hoc Committee member, 253 Smythe Drive, Williams Bay: Spoke in support of the proposed ordinance changes.

Motion by Gibbs to close Public Hearing, second by Cary. No discussion. Motion carried 6-0.

The discussion continued as Plan Commission members posed questions.

Motion by Cary to approve, second by Skates. Motion carried 6-0.

The discussion continued about Short-Term Rental Guideline for Neighbors and A Good Neighbor Guide for Short-Term Rental Guests.

Motion by Esposito to approve, with modifications to take the same language and resources for Short-Term Rental

Guideline for Neighbors and include a section in the A Good Neighbor Guide for Short-Term Rental Guests, seconded by Cary. Motion carried 6-0.

Discussion of Driveway Width Requirements – Kapur Associates/Public Works

City Engineer Rauch presented to the Commission the driveway width requirements.
No action was taken.

Building and Zoning Administrators report

Assistant Building Inspector Renz presented the Building and Zoning Administrators report.

Adjournment.

Motion by Skates to adjourn seconded by Cary. Motion Carried; 6-0 The meeting adjourned at 8:09 pm.