

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

Members: Chair: 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 6:01 pm.

Roll Call.

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

Absent: None

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

No Action. Minutes of the November 18, 2024, Plan Commission meeting will be distributed on the January 20, 2025, agenda.

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.

No public comments.

Acknowledgment of Correspondence.

Three (3) items of correspondence pertaining to matters before the Plan Commission have been received and distributed to all members for their review.

Public Hearing and Recommendation for a Conditional Use Permit (CUP) application filed by Cabot and Asia Ashwill, at 930 Bayview Drive, Lake Geneva, on a request for a second-story addition and fence replacement in the Estate Residential (ER-1) zoning district for the property located at 930 Bayview Drive, Parcel No. ZGB00026

City Planner Kruesel presented a Conditional Use Permit (CUP) application filed by Cabot and Asia Ashwill, at 930 Bayview Drive, Lake Geneva.

The City Staff recommends approval, with no specific conditions mentioned.

Kelly Frazier, designer & Cabot Ashwill, presented and answered the Commission's questions.

Public Hearing:

Lynn Zak, 1882 Geneva Bay, also speaking on behalf of Jenny Magda, expressed concerns related to landscaping.

Discussion continued with applicants, City Planners and Commission members. Mr. Cabot Ashwill addressed the concerns regarding the landscaping plan raised during the public comment period.

Motion by Esposito to close the Public Hearing, second by Cary. No discussion.

Roll Call:

Krause: Aye

Esposito: Aye

Gibbs: Aye

Skates: Aye

Nafziger: Aye

Cary: Aye

Vote Results:

Aye: 6
Nay: 0
Abstain: 0

Outcome:

Motion carried 6-0.

Motion by Esposito to approve, with recommendation do consider the neighbors when planting any extraneous landscaping, second by Cary.

No discussion.

Motion carried 6-0.

Public Hearing and Recommendation for a Conditional Use Permit (CUP) Amendment application filed by Maxwell Mansion, LLC, at 304 S. Wells St, Lake Geneva, on a request to expand the Outdoor Commercial Entertainment land use and remove the Limited Conditional Use status in the General Business (GB) zoning district for the property located at 304 S. Wells St and 421 Baker St, Parcel No. ZA452900001

City Planner Kruesel presented and answered Commission members' questions, a Conditional Use Permit (CUP) Amendment application filed by Maxwell Mansion, LLC, at 304 S. Wells St, Lake Geneva.

Luke & Monica Pfeifer present the Conditional Use Permit (CUP) Amendment application.

Public Hearing:

Chuck Saul, 415 S Wells Street #206, Represented The Wrightwood Condo Association; Spoke on behalf of the five (5) Board Members in support of agenda item #7.

Erin Austin, 414 & 416 Baker Street; Spoke in support of agenda item #7.

Lane Muzzy, 420 Baker Street; Spoke on behalf of her mother. Spoke in opposition to agenda item #7.

Gerry Niedert, 415 S Wells Street #809; Recommended restricting time ending at 9PM and days of the week for agenda item #7.

Chris Pollack, No Address Provided; Recommended restricting times for agenda item #7.

Linda Ahnert, 303 Oak Terrance; Spoke in opposition to agenda item #7.

Vance Haven, 415 S Wells Street; Spoke in opposition to agenda item #7.

Motion by Skates to close the Public Hearing, second by Cary. Motion carried. 6-0.

Discussion continued.

Motion by Skates to approve an amendment to be reviewed with a good and bad report in one year, along with the following conditions:

- **Condition 1:** "Side A" operations should be limited to Fridays, Saturdays, and Sundays only.
- **Condition 2:** "Side A" operations should cease by 9:00 PM each day.

Roll Call:

Krause: Aye
Esposito: Nay
Gibbs: Aye
Skates: Aye
Nafziger: Nay
Cary: Aye

Vote Results:

Aye: 4
Nay: 2
Abstain: 0

Outcome:

Motion carried 4-2.

Adjournment.

Motion by Skates to adjourn seconded by Cary. Motion Carried; 6-0 The meeting adjourned at 7:27 PM.