

CITY OF LAKE GENEVA PLAN COMMISSION MINUTES
MONDAY, NOVEMBER 18, 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 6:00 pm

Roll Call

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

Absent: None

Approve Minutes of the October 21, 2024, Plan Commission meeting as distributed

Motion by Skates 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

No public comments.

Acknowledgment of Correspondence

No correspondence.

Public Hearing and Recommendation for a Conditional Use Permit (CUP) application filed by Kurt Jennison, N3382 County Road H, Lake Geneva, Wisconsin 53147, for a request to allow for a relocation and expansion of the previously approved Indoor Commercial Entertainment land use (Lake Geneva Billiards Club) in the Central Business (CB) zoning district for the property located at 772 W. Main Street Suite 04, Tax Key No. ZOP00321

Applicant not present, due to a death in the family. City Plan Mich presented and answered Commission Members questions for a Conditional Use Permit (CUP) application filed by Kurt Jennison, N3382 County Road H, Lake Geneva, Wisconsin 53147. Staff recommended approval.

No public comments.

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

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

Public Hearing and Recommendation for a Conditional Use Permit (CUP) application filed by George and Carol Zimmermann at 61 Lakeview Drive, Lake Geneva, for a request to allow a partial second floor in the Estate Residential (ER-1) zoning district for the property located at 61 Lakeview Drive, Tax Key No. ZLM 00078

Hayden Stevens is the representation for the owners present. City Plan Mich presented and answered Commission Members' questions for a Conditional Use Permit (CUP) application filed by George and Carol Zimmermann at 61 Lakeview Drive, Lake Geneva, WI. Staff recommends approval.

No public comments.

Motion by Gibbs to close the 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 and Recommendation for an amendment to a Precise Implementation Plan (PIP) filed by Gregory Hughes, 2737 Central Street, Evanston, Illinois for the property at 80 Geneva Square, Tax Key No. ZYUP 00137C1

Applicant Gregory Hughes & City Planner Mich presented and answered Commission members' questions about an amendment to a Precise Implementation Plan (PIP) filed by Gregory Hughes, 2737 Central Street, Evanston, Illinois for the property at 80 Geneva Square, Tax Key No. ZYUP 00137C1. City staff recommendation for approval.

Public Hearing:

Sherri Ames, 603 Center Street; Spoke in support of agenda item #8.

Motion by Gibbs to close the Public Hearing, second by Skates. Motion carried. 6-0.
Discussion continued.

Motion by Cary to approve with the recommendation that the applicant install ADA-compliant automatic door openers at all building entrances, second by Esposito.

Roll Call:

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

Vote Results:

Aye: 3
Nay: 3
Abstain: 0

Outcome:

3-3 Tie - Moved to Council with no recommendation.

Public Hearing and Recommendation for an amendment to a General Development Plan (GDP) filed by Wisconsin Power and Light Company, 4902 N. Biltmore Ln, Madison, Wisconsin, for the reconstruction of the electrical substation located at 255 Mill Street, Tax Key No. ZA312100002

Applicant, City Planner Mich and City Engineer Rauch presented and answered Commission members' questions for an amendment to a General Development Plan (GDP) filed by Wisconsin Power and Light Company, 4902 N. Biltmore Ln, Madison, Wisconsin. The City Staff recommends approval.

Public Hearing:

Joel Hoiland, 390 Country Club Drive; Asked for clarification about the sub-station space and logistics. Also, it is recommended to the Commission to ask the applicant the current age of the equipment.

Sherri Ames, 603 Center Street; Spoke in support of agenda item #9.

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

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

Building and Zoning Administrators report

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

Adjournment

Motion by Skates to adjourn seconded by Gibbs. Motion Carried; 6-0 The meeting adjourned at 6:53 pm.