

**CITY OF LAKE GENEVA PLAN COMMISSION MINUTES
MONDAY, FEBRUARY 17, 2025 - 6:00 PM
CONFERENCE ROOM 2A**

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

Call to Order

Mayor Krause called the meeting to order at 6:00 p.m.

Roll Call

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

Absent: Gibbs (Excused)

Approve Minutes of the November 19, 2024 & December 16, 2024 Plan Commission as distributed

Motion by Esposito to approve, second by Skates.

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

Tom Keefe, 253 Smythe Drive: Spoke in support of Item #6a.

Acknowledgment of Correspondence

No Correspondence.

Downtown Design Review:

Application by Tom Bachmann, 737 W. Main Street, for a request for Downtown Design Review for a proposed exterior change to a building located at 737 W. Main Street, Tax Key No. ZOP 00273

An application for Downtown Design Review for a proposed exterior alteration at 737 W. Main Street was presented by City Planner Kruesel and applicant Tom Bachmann. The applicant and City Planner Kruesel answered the Commission's questions.

Commissioner Skates requested a rendering that illustrates dimension to the trim versus the proposed flat style. Discussion continued.

Motion by Skates to continue the item and request a revised rendering; second by Esarco.

Roll Call:

Krause: Aye

Esposito: Nay

Skates: Aye

Nafziger: Nay

Cary: Aye

Eсарco: Aye

Vote Results:

Aye: 4

Nay: 2

Abstain: 0

Outcome:

Motion carried 4-2

Application by Tom Keefe, PO Box 466, Lake Geneva, for a request for Downtown Design Review for proposed exterior signage for a building located at 647 Main Street, Tax Key No. ZOP 00287

The Commission heard a presentation from City Planner Kruesel and applicant Tom Keefe regarding an application for Downtown Design Review for proposed exterior signage at 647 W. Main Street. The applicant and City Planner Kruesel subsequently answered questions from the Commission.

The applicant confirmed that the signage will not include the phrase 'Now Leasing' and signs will be aligned.

Motion by Skates to approve; second by Cary.

Motion Carried; 6-0

Conceptual Review of a proposed development by Eric Anderson, Covenant Harbor Bible Camp and Retreat Center, 1724 W. Main Street, for a request to replace the dining hall and construct an open air pavilion in the Planned Development and Estate Residential-1 zoning districts for the property located at 1724 W. Main Street, Tax Key Nos. ZYUP 00095, ZYUP 00096, ZYUP 00096A, and ZA254600001

City Planner Kruesel and applicant, Eric Anderson, presented a Conceptual Review for a proposed development located at 1724 W Main Street and answered the Commission's questions.

No action was taken.

Adjournment

Motion by Skates to adjourn; second by Esarco.

Motion Carried; 6-0

The meeting was adjourned at 6:52 p.m.