



City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- www.cityoflakegeneva.gov

**PLAN COMMISSION
MONDAY, MARCH 17, 2025 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Members:

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

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<https://cityoflakegeneva.gov/319/City-Meetings-Video-Stream>

AGENDA

1. Call to Order
2. Roll Call
3. Approve Minutes of the February 17, 2025 Plan Commission meeting as distributed
4. 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
5. Acknowledgment of Correspondence
6. Downtown Design Review:
 - a. Discussion/Action on Resolution PC-002 for a Downtown Design Review Application filed by Tom Bachmann, 737 W. Main Street, for a proposed exterior change to a building located at 737 W. Main Street, Tax Key No. ZOP 00273
 - b. Discussion/Action on Resolution PC-003 for a Downtown Design Review Application filed by Cassidy Earles, 11006 Hickory Nut Way, Richmond, IL, for a request for Downtown Design Review for a proposed wall sign and exterior change to a building located at 728 W. Main Street, Tax Key No. ZOP 00314
7. Public Hearing, Review, and Recommendation – Bjorn Schweinsberg
 - a. Public Hearing for a Conditional Use Permit (CUP) application filed by Bjorn Schweinsberg, 5117 N Palisades Rd, Whitefish Bay, WI 53217, for a request to allow Commercial Indoor Lodging land use in the General Business (GB) zoning district for the property located at 827 Dodge Street, Tax Key No. ZGD 00012
 - b. Discussion/Action on Resolution PC-004 for a Conditional Use Permit (CUP) application filed by Bjorn Schweinsberg, 5117 N Palisades Rd, Whitefish Bay, WI 53217, for a request to allow Commercial Indoor Lodging land use in the General Business (GB) zoning district for the property located at 827 Dodge Street, Tax Key No. ZGD 00012

8. Public Hearing, Review, and Recommendation – Topsy Turvy Brewery
 - a. Public Hearing for a Planned Development – Precise Implementation Plan application filed by Topsy Turvy Brewery, 727 Geneva Street, Lake Geneva, WI, to allow for an expansion of the tap room and addition of food service for the property located at 727 Geneva Street Suite 2, Tax Key No. ZOP 00157
 - b. Discussion/Action on Resolution PC 005 for a Planned Development – Precise Implementation Plan application filed by Topsy Turvy Brewery, 727 Geneva Street, Lake Geneva, WI, to allow for an expansion of the tap room and addition of food service for the property located at 727 Geneva Street Suite 2, Tax Key No. ZOP 00157
9. Public Hearing, Review, and Recommendation – Building & Zoning Department
 - a. Public Hearing for a Zoning Code Amendment pertaining to parking on paved surfaces (Section 98-704)
 - b. Discussion/Action on Resolution PC 006 for a Zoning Code Amendment pertaining to parking on paved surfaces (Section 98-704)
10. Public Hearing, Review, and Recommendation – Building & Zoning Department
 - a. Public Hearing for a Zoning Code Amendment pertaining to alley setbacks for fences (Section 98-720)
 - b. Discussion/Action on Resolution PC 007 for a Zoning Code Amendment pertaining to alley setbacks for fences (Section 98-720)
11. Public Hearing, Review, and Recommendation – Bloomfield Holdings, LLC
 - a. Public Hearing for a Planned Development – General Development Plan application filed by Bloomfield Holdings, LLC, 875 E Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003
 - b. Discussion/Action on Resolution PC 008 for a Planned Development – General Development Plan application filed by Bloomfield Holdings, LLC, 875 E Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003
12. Discussion/Action on Resolution PC 009 for a Preliminary Plat application filed by Bloomfield Holdings, LLC, 875 E Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003
13. Discussion/Action on the Plat of Right-of-Way Required for W. Main Street (STH 50) Construction Project and Relocation Order
14. Adjournment

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

Requests from persons with disabilities, who need assistance in order to participate in this meeting, should be made to the City Clerk's office, in order for appropriate Accommodations.