

**CITY OF LAKE GENEVA PLAN COMMISSION MINUTES
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

Call to Order

Mayor Krause called the meeting to order at 6:02 p.m.

Roll Call

Present: Krase, Esposito, Gibbs, Skates, Nafzinger, Cary, Escaro

Approve Minutes of the February 17, 2025 Plan Commission meeting as distributed

Motion by Escaro to approve, second by Skates.

Motion carried: 7-0

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.

Downtown Design Review:

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

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

The Commission heard a presentation from City Planner Mich and applicant representative Eric regarding an application for Downtown Design Review for the proposed exterior change to 737 W. Main Street. The applicant and City Planner Mich subsequently answered questions from the Commission.

Motion by Escaro to approve; second by Nafziger.

Roll Call:

Krause: Aye

Esposito: Aye

Gibbs: Nay

Skates: Nay

Nafziger: Aye

Cary: Aye

Escaro: Nay

Vote Results:

Aye: 4

Nay: 3

Abstain: 0

Outcome:

Motion carried 4-3

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

Application 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 728 W. Main Street, Tax Key No. ZOP 00314
An application for Downtown Design Review for a proposed wall sign and exterior change at 728 W. Main Street was presented by City Planner Mich and applicant Cassidy Earles. Earles answered the Commission's questions.

Motion by Cary to approve; second by Skates. No discussion.

Motion passed by unanimously 7-0.

Public Hearing, Review, and Recommendation – Bjorn Schweinsberg

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
City Planner Mich presented a Conditional Use Permit (CUP) application filed by Bjorn Schweinsberg, at 827 Dodge Street, Lake Geneva.

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

Bjorn Schweinsberg advocated for the approval of this conditional use and answered the commission's questions.

Public Hearing:

No public comment.

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

Roll Call:

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

Vote Results:

Aye: 7
Nay: 0
Abstain: 0

Outcome:

Motion carried 7-0

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

Public Hearing:

Alderperson Joel Hoiland spoke relative to Conditional Indoor Lodging and clarified that it is separate from short term rentals and voiced approval for the conditional use.

Motion by Nafziger to approve, second by Esposito. No discussion.

Roll Call:

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

Vote Results:

Aye: 7
Nay: 0
Abstain: 0

Outcome:

Motion carried 7-0

Public Hearing, Review, and Recommendation – Topsy Turvy Brewery

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

City Planner Mich presented a CUP application filed by Topsy Turvy Brewery at 727 Geneva Street, Lake Geneva. The City Staff recommends approval, with no specific conditions mentioned. Dan Schuld presented and answered the Commission's questions.

Public Hearing:

No Public Comment

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

Roll Call:

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

Vote Results:

Aye: 7
Nay: 0
Abstain: 0

Outcome:

Motion carried 7-0

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

Motion by Cary to approve, second by Skates. No discussion.

Roll Call:

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

Vote Results:

Aye: 7
Nay: 0
Abstain: 0

Outcome:

Motion carried 7-0

Motion by Skates to move Items 11 and 12 up in the agenda to be considered next, second by Esposito.

Motion carried 7-0.

Public Hearing, Review, and Recommendation – Building & Zoning Department

Public Hearing for a Zoning Code Amendment pertaining to parking on paved surfaces (Section 98-704)

City Planner Mich explained the amendment to the Zoning Code pertaining to parking on paved surfaces and answered the Commissioner's questions.

Public Hearing:

Frank Guske, 192 E. Main St, Lake Geneva; Requested the exact language defining "paved".

Nafzinger asked for Item 9 to be continued to a future meeting for more clarification on the amendments to the code.

Motion by Skates to close the Public Hearing, second by Esarco. No discussion.

Roll Call:

Esposito: Aye
Gibbs: Aye
Skates: Aye
Nafzinger: Aye
Cary: Aye
Eсарco: Aye
Krause: Aye

Vote Results:

Aye: 7
Nay: 0
Abstain: 0

Outcome:

Motion carried 7-0

Discussion/Action on Resolution PC 006 for a Zoning Code Amendment pertaining to parking on paved surfaces (Section 98-704)

Motion by Nafzinger to continue this item to the next Plan Commission meeting, second by Skates. No discussion.

Motion carried 7-0

Public Hearing, Review, and Recommendation – Building & Zoning Department

Public Hearing for a Zoning Code Amendment pertaining to alley setbacks for fences (Section 98-720)

City Planner Mich explained the amendment to Zoning Code pertaining to alley setbacks for fences and proposed amendments and answered the Commissioner's questions.

Public Hearing:

No public comment.

Motion by Skates to close the Public Hearing, second by Carey. No discussion.

Roll Call:

Esposito: Aye

Gibbs: Aye

Skates: Aye

Nafzinger: Aye

Cary: Aye

Esarco: Aye

Krause: Aye

Vote Results:

Aye: 7

Nay: 0

Abstain: 0

Outcome:

Motion carried 7-0

Discussion/Action on Resolution PC 007 for a Zoning Code Amendment pertaining to alley setbacks for fences (Section 98-720)

Motion by Skates to continue this item to the next Plan Commission meeting, second by Esposito. Krause asked for the Commissioner's take on a reasonable setback to give to planners. The Commissioners agreed on setbacks of 3 feet.

Motion carried 7-0

Public Hearing, Review, and Recommendation – Bloomfield Holdings, LLC

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

The applicant and City Planner Mich presented and answered Commission members' questions for General Development Plan application filed by Bloomfield Holdings, LLC, 875 E. Townline Road, Lake Geneva, Wisconsin. The City Staff recommends approval.

Public Hearing:

Bill Meyerhofer, N2394 North Rd; Asked for stop lights to be considered at Townline Road and Edwards Boulevard.

Dennis Loeser, 336 Laurie St; voiced concerns about the agenda item.

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

Roll Call:

Krause: Aye

Esposito: Aye

Gibbs: Aye

Skates: Aye

Nafziger: Aye

Cary: Aye

Escaro: Aye

Vote Results:

Aye: 7

Nay: 0

Abstain: 0

Outcome:

Motion carried 7-0

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

Motion by Skates to approve, second by Esarco. Discussion ensued relative to flexibilities allowed within the GDP. The Mayor clarified rumors relative to the City purchasing land outside of the city limits as being false.

Motion by Skates to suspend the meeting rules to allow Brian Pollard to speak, second by Cary.

Motion carried: 7-0

Roll Call:

Esposito: Nay

Gibbs: Aye

Skates: Aye

Nafziger: Aye

Cary: Aye

Escaro: Aye

Krause: Aye

Vote Results:

Aye: 6

Nay: 1

Abstain: 0

Outcome:

Motion carried 6-1

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

City Planner Mich presented a Preliminary Plat application filed by Bloomfield Holdings, LLC at 875 E. Townline Rd, Lake Geneva.

Staff recommended conditions of approval: 1) Proposed public streets need to be labeled as "Dedicated to the Public"; 2) Open space and stormwater areas need to be shown as outlots in the final plat with no label describing dedicated to the public; and 3) Labels outlining the purpose of those outlots.

Motion by Carey to approve, second by Gibbs. Attorney Draper clarified what was being approved.

Roll Call:

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

Vote Results:

Ayes: 6
Nays: 1
Abstain: 0

Outcome:

Motion carried 6-1.

Discussion/Action on the Plat of Right-of-Way Required for W. Main Street (STH 50) Construction Project and Relocation Order

City Engineer Naomi Rausch presented the Plat of Right-of-Way required for Main Street (STH 50) Construction Project and Relocation Order and answered the Commissioner's questions. Attorney Draper clarified the reasons this item was included on the Plan Commission agenda and detailed the process for this project.

Motion by Cary to approve, second by Esposito. No discussion.

Roll Call:

Esposito: Aye
Gibbs: Aye
Skates: Aye
Nafzinger: Aye
Cary: Aye
Escaro: Aye
Krause: Aye

Vote Results:

Ayes: 7
Nays: 0
Abstain: 0

Outcome:

Motion carried 7-0.

Adjournment

Motion by Esposito to adjourn, second by Cary. Motion Carried; 7-0. The meeting adjourned at 8:15 p.m.

