



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

**PLAN COMMISSION
MONDAY, APRIL 21, 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-Amended to include item #14

1. Call to Order
2. Roll Call
3. Approve Minutes of the March 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-010 for a Downtown Design Review Application filed by **Carly Loobeek**, N5957 Red Wing Lane, Elkhorn, WI, for a proposed exterior change to a building located at 300 Sage Street, Tax Key No. ZOP 00148
 - b. Discussion/Action on Resolution PC-011 for a Downtown Design Review Application filed by **Corey Nelson**, PO Box 823, Waukesha, WI, for a request for a proposed change to the pavement at the Geneva Towers Condominium building located at 101 Broad Street, Tax Key Nos. ZCNG 00001-00041
7. Public Hearing, Review, and Recommendation – **Tim Kerins**
 - a. Public Hearing for a Conditional Use Permit (CUP) application filed by Tim Kerins, 3267 South Shore Drive, Delavan, WI, for a request for alterations to a site plan within the Estate Residential-1 (ER-1) zoning district for the property located at 1600 Evergreen Lane, Tax Key No. ZLM 00088A
 - b. Discussion/Action on Resolution PC 012 for a Conditional Use Permit (CUP) application filed by Tim Kerins, 3267 South Shore Drive, Delavan, WI, for a request for alterations to a site plan within the Estate Residential-1 (ER-1) zoning district for the property located at 1600 Evergreen Lane, Tax Key No. ZLM 00088A

8. Public Hearing, Review, and Recommendation – Wisconsin Power & Light Company

- a.** Public Hearing for a Planned Development – Precise Implementation Plan application filed by Wisconsin Power and Light Company, 4902 N. Biltmore Ln, Madison, WI, to allow for reconstruction of the electrical substation located at 255 Mill Street, Tax Key No. ZA312100002
- b.** Discussion/Action on Resolution PC 013 for a Planned Development – Precise Implementation Plan application filed by Wisconsin Power and Light Company, 4902 N. Biltmore Ln, Madison, WI, to allow for reconstruction of the electrical substation located at 255 Mill Street, Tax Key No. ZA312100002

9. Public Hearing, Review, and Recommendation – Covenant Harbor

- a.** Public Hearing for a Planned Development – General Development Plan application filed by Eric Anderson, 611 Sage St., Lake Geneva, WI for a request to update the boundary of a Planned Development zoning district and to accommodate a new pavilion and dining hall for Covenant Harbor Bible Camp and Retreat Center located at 1724 W Main St., Tax Key No. ZYUP00096 and ZA254600001
 - b.** Discussion/Action on Resolution PC 014 for a Planned Development – General Development Plan application filed by Eric Anderson, 611 Sage St., Lake Geneva, WI for a request to update the boundary of a Planned Development zoning district and to accommodate a new pavilion and dining hall for Covenant Harbor Bible Camp and Retreat Center located at 1724 W Main St., Tax Key No. ZYUP00096 and ZA254600001
- 10.** Discussion/Action on Resolution PC 015 for a Certified Survey Map application filed by Eric Anderson, 611 Sage St., Lake Geneva, WI, to combine Tax Key Nos. ZYUP00096, ZA254600001, a portion of ZA254600002, and a portion of ZA95800002 for **Covenant Harbor Bible Camp and Retreat Center** located at 1724 W. Main Street

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

- a.** Public Hearing for a Zoning Code Amendments pertaining to Group Developments (Section 98-205(10) and 98-208)
- b.** Discussion/Action on Resolution PC 016 for a Zoning Code Amendment pertaining to Group Developments (Section 98-205(10) and 98-208)

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

- a.** Public Hearing for a Zoning Code Amendment pertaining to Definitions (Section 98-034), Access Standards (Section 98-702), and Fire Department Access and Provision of Fire Lanes (Section 98-727)
- b.** Discussion/Action on Resolution PC 017 for a Zoning Code Amendment pertaining to Definitions (Section 98-034), Access Standards (Section 98-702), and Fire Department Access and Provision of Fire Lanes (Section 98-727)

13. Old Business

- a.** Review and Recommendation – **Building & Zoning Department**

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

b. Review and Recommendation – Building & Zoning Department

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

14. Concept Reviews:

- a.** Discussion on a Planned Development – Concept Plan applicant filed by Core Ventures, LLC, 10 Parkway North Blvd Suite 120 Deerfield, IL, for a request to add a drive-through to an existing building at 280 N. Edwards Blvd and modify parking and site circulation for properties at 240 and 280 N. Edwards Blvd, Tax Key Nos. ZA218400001 and ZA218400002

15. 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.