

**CITY OF LAKE GENEVA PLAN COMMISSION MINUTES
MONDAY, MAY 19, 2025 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Members: Chair - Mayor Todd Krause; Alderperson Joel Hoiland, Commissioners: John Gibbs, Doug Skates, Jeremy Nafziger, Kyle Cary, and Ann Esarco

Call to Order

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

Roll Call

Present: Krause, Hoiland, Nafziger, Gibbs, Skates, Cary & Esarco
Absent: None

Approve Minutes of the April 21, 2025 Plan Commission meeting as distributed

Motion by Hoiland to approve, second by Cary. Motion carried: 7-0

Note: The member list at the top of the agenda should be corrected to reflect Alderperson Hoiland in place of Esposito.

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.

Sarah Hill, 1024 George Street: Spoke regarding Agenda Item #3, expressing concern about downtown beautification, as well as high real estate prices and downtown vacancies.

Acknowledgment of Correspondence

No Correspondence.

Downtown Design Review:

Discussion/Action on Resolution PC-018 for a Downtown Design Review Application filed by Roger Wolff, 771 W Main Street, Lake Geneva, WI for a proposed exterior change to a building located at 734 W Main Street, Tax Key No. ZOP 00314

Motion by Hoiland to approve; second by Skates. To include all staff recommendations and fact findings in the affirmative.

Motion carried: 7-0

Discussion/Action on Resolution PC-019 for a Downtown Design Review Application filed by Cassidy Winkler, W5039 Clearwater Lane, Elkhorn, WI for a proposed exterior change to a building located at 605 W Main Street, Tax Key No. ZOP 00291

Motion by Cary to approve; second by Gibbs. To include all staff recommendations and fact findings in the affirmative.

Motion carried: 7-0

Discussion/Action on Resolution PC-020 for a Downtown Design Review Application filed by Gage Marine Corporation, 1 Liechty Drive, Williams Bay, WI for a proposed exterior change to a building located at 803 W Main Street, Tax Key No. ZOP 00256B

Motion by Hoiland to approve; second by Skates. To include all staff recommendations and fact findings in the affirmative.

Motion carried: 7-0

Old Business

None

Building and Zoning Administrators report

Update Short Term Rental Program

Building & Zoning Director Hanlon delivered an update on the Short-Term Rental Program, fielding questions from Commissioners. Commissioners expressed a desire for additional details on the public portal, such as permit holders' operating dates.

Update Code Enforcement Program

Building & Zoning Director Hanlon delivered an update on the Code Enforcement Program, fielding questions from the Commissioners.

Adjournment

Motion by Skatess to adjourn, second by Gibbs.

Motion Carried; 7-0.

The meeting adjourned at 6:30pm.