



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

**PLAN COMMISSION
MONDAY, JUNE 16, 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

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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 May 19, 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. Public Participation Plan
 - a. Discussion/Action on Resolution PC-024 to approve the Public Participation Plan for the Annual Comprehensive Plan Amendment Process.
7. Public Hearing, Review, and Recommendation – **Glen and Sandra Wegner**
 - a. Public Hearing for a Conditional Use – application filed by Glen and Sandra Wegner, 708 Madison Street, Lake Geneva, WI, to allow for construction of a second garage and to exceed the one thousand (1,000) square foot total accessory building coverage allowance on the property located at 708 Madison Street, Tax Key No. ZCL00059.
 - b. Discussion/Action on Resolution PC-021 for a Conditional Use – application filed by Glen and Sandra Wegner, 708 Madison Street, Lake Geneva, WI, to allow for construction of a second garage and to exceed the one thousand (1,000) square foot total accessory building coverage allowance on the property located at 708 Madison Street, Tax Key No. ZCL00059.
8. Public Hearing, Review, and Recommendation – **Katie Coderre**
 - a. Public Hearing for a Conditional Use – application filed by Katie Coderre, 2125 Hagen Lane, Flossmoor, IL, to allow for construction of a single family dwelling zoned ER-1 in compliance with the SR-4 zoning district requirements, located at 1624 N Lake Shore

Drive, Tax Key No. ZLM00037.

- b. Discussion/Action on Resolution PC-022 for a Conditional Use – application filed by Katie Coderre, 2125 Hagen Lane, Flossmoor, IL, to allow for construction of a single family dwelling zoned ER-1 in compliance with the SR-4 zoning district requirements, located at 1624 N Lake Shore Drive, Tax Key No. ZLM00037.

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

- a. Public Hearing for a Zoning Code Text Amendment pertaining to the following sections of the Zoning Code:

98-405 Intrusions into required yards

98-206 Detailed land use descriptions and regulations

Figure 98-811(3) Miscellaneous sign group

98-932 Zoning Administrator

- b. Discussion/Action on Resolution PC 023 for a Zoning Code Text Amendment pertaining to the following sections of the Zoning Code:

98-405 Intrusions into required yards

98-206 Detailed land use descriptions and regulations

Figure 98-811(3) Miscellaneous sign group

98-932 Zoning Administrator

10. Old Business

11. Adjournment

*A quorum of the Council may be present; however, no official Council action will be taken.
Requests from persons with disabilities who need assistance to participate in this meeting should be made to the City Clerk's office in advance so that the appropriate accommodations can be made.*