TOWN OF GENEVA
PLANNING COMMISSION
N3496 COMO ROAD
Lake Geneva, WI 53147
April 22, 2024

Chairman Kopecky called the monthly meeting for the Town of Geneva Plan Commission to order at 6:30 p.m. The Chairman asked everyone to rise and say the Pledge of Allegiance. Roll call present were the Chairman, Dave Van Lue, Pauline Malsch, Gary Cocroft, Jim Anton, and Jim Thometz. Phyllis Olson and Attorney Venema were excused from the meeting. Mary Van Lue and Building Inspector Joe Mesler were present. A quorum was declared.

Pauline Malsch made a motion to approve the minutes from March 25, 2024 meeting as presented. Gary Cocroft seconded the motion. The motion passed unanimously 6-0. Jim Thometz made a motion to approve the amended agenda which was properly posted and proceed with the meeting. Jim Anton seconded the motion. The motion passed unanimously 6-0.

Communications and Reports-Mary asked about the changing the May Plan Commission meeting date because the fourth Monday would be Memorial Day. Pauline Malsch made a motion to change the May Plan Commission meeting from May 27, 2024 to May 20, 2024. Dave Van Lue seconded the motion. The motion passed unanimously 6-0.

Steven Zlotnik & Karen Hohman Zlotnik N3048 Lake Forest Circle are requesting to vacate a road easement in front of their property. The property is 6.49-acres and is zoned C-3. Steven Zlotnik was present for the meeting. He stated he has the house for sale and would like to vacate the easement. Chairman Kopecky asked if he has talked to the Lake Geneva Fire Department about the easement. He said no. Chairman Kopecky advised him to talk to the fire department and come back next month . Dave Van Lue made a motion to table the Zlotnik request until the May 20, 2024 Plan Commission meeting. Jim Thometz seconded the motion. The motion to table passed unanimously 6-0.

Hermie K. Bradley Trust W3858 Alder Drive is requesting a Certified Survey Map for property located at W3810 Locust Drive. There are 8-lots. The CSM would create 2-lots. The first parcel would be 3-lots with a house on it, and the second parcel would be 5 empty lots. The property is zoned R-2. Steven Schmidt from Lakeland Surveyors will present the request. Steven presented the request to create two parcels. The first parcel would be 3-lots with a house on it, the second parcel would be 5 empty lots. Dave Van Lue will post a sign on the property . Steven will be at the May 20,2024 meeting for a recommendation to the Town Board.

Jeff & Kelley Binkert W4021 Kelly Road, Eric Handley W4050 Highway 50 are requesting a Certified Survey Map for an Access Easement Reconfiguration. Steven Schultz W3995 Kelly Road is an interested party as adjoining landowner granting rights. The Binkert's property is zoned C-3, Eric Handley's property is zoned C-3, and Steven Schultz's property is zoned C-3. Attorney Neil Narut will present the request for the Binkert's. Attorney Narut stated the purpose of the reconfiguration is to terminate existing access easement over Lot 1 CSM #3560 and simultaneously re-establish Lot 2 CSM #3560 access from Kelly Road over East lot line of Binkert (Lot 1) and West lot line of Schultz lands (adjoining Lot 1, CSM #3560) with required setbacks. There were no questions about this request.

Dave Van Lue will post a sign on the Binkert's property. Attorney Neil Narut will be at the May 20, 2024 Plan Commission meeting for a recommendation to the Town Board.

Karen Yancey Executive Director from Geneva Lakes Conservancy will present Mr. John Klug's plan to donate property on Washington Drive to the Town of Geneva for a park. She introduced Mr. Klug to the Plan Commission members. Karen said she talked to John Winters who is President of the Lake Como Beach Property Owner's Association. He said anyone using the park could park their car on the unimproved roadway which is owned by the Association. The parking must be approved by the Association Board at the May 19, 2024 annual meeting. Karen said none of the oak trees may be cut on the property. Paths for walking may be created and mowed. Karen said the land may never be sold. Chairman Kopecky said the property would have to be rezoned from R-2 to P-1 for a park. Jim Thometz made a motion to the Town Board to consider the donation of 5-lots on Washington Drive from John Klug for a park with the Association's approval and a rezone from R-2 to P-1. Pauline Malsch seconded the motion. The motion passed unanimously 6-0. Karen Yancey will be at the May 13, 2024 Town board meeting for a decision.

Rick Bittner Next Door Pub Lakeside W4118 Lake Shore Drive is requesting Willow Road between Lake Shore Drive and Hemlock Drive be made into a one-way street. Rick is currently adding a dining room onto the business. He said for safety reasons he would like the one-way street. Dave Van Lue will post a sign on the property. Rick will be at the May 20,2024 Plan Commission meeting for a recommendation to the Town Board.

Tree Cutting Permits-Two permits were issued. Daniel Velasco N23781 Wildwood Drive, and Nick & Amber Bautz for Krueger Road.

Public Comments-Victor Echeverria has 7-lots off of County H and would like to build a commercial building for storage. He was advised to have an architect to draw up plans for the May 20, 2024 meeting and let Mary know by May 8, 2024. He would need to rezone the property.

Other Business ETZ with Williams Bay and or Elkhorn-There was nothing to report

Building Inspector's Report-The March report was reviewed and accepted.

Pauline Malsch made a motion to adjourn the meeting at 7:30 p.m. Dave Van Lue seconded the motion. The motion passed unanimously 6-0.

Respectfully submitted,

Mary Van Lue