TOWN OF GENEVA
PLANNING COMMISSION
N3496 COMO ROAD
Lake Geneva, WI 53147
May 20, 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, Jim Anton, Jim Thometz and Phyllis Olson. Gary Cocroft was excused from the meeting. Attorney Venema, Mary Van Lue and Building Inspector Joe Mesler were present. A quorum was declared.

Pauline Malsch made a motion to approve the amended minutes from April 22, 2024 meeting as presented. Phyllis Olson 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

Steven Zlotnik & Karen Hohman Zlotnik N3048 Lake Forest Circle are requesting to vacate a road easement which is in front of their property. The property is 6.49-acres and is zoned C-3. No one was present to for this request. Chairman asked Supervisor Larry Kulik is he talked to the Lake Geneva Fire Department. He said yes and the fire department would not write a letter because the road is not put in for their access. Jim Thometz made a motion to table this request until the June 24, 2024 Plan Commission meeting. Phyllis Olson 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. There was no one to present this request. Pauline Malsch made a motion to table this request until the June 24, 2024 meeting. Dave e seconded the motion. The motion passed unanimously 6-0.

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. Pauline Malsch made a motion to open the public hearing for this request. Phyllis Olson seconded the motion. The motion passed unanimously 6-0. There were no questions about this request. Chairman Kopecky made a motion to recommend to the Town Board to authorize individuals to sign the access easement. Jim Anton seconded the motion. The motion passed 5-0-1 with Chairman Kopecky abstaining. Attorney Neil Narut will be at the June 10, 2024 Town Board meeting for a recommendation.

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 going north. Rick is currently adding a dining room onto the business. He said for safety reasons he would like the one-way street. Phyllis Olson made a motion to open the public hearing for this request. Pauline Malsch seconded the motion. The motion passed unanimously 6-0. There were no concerns or comments about this proposal. Dave Van Lue made a motion to recommend to the Town Board to make the first block from Lake Shore Drive going north on Willow Road a one way road to Hemlock Drive. Pauline Malsch seconded the motion. The motion passed 5-0-1 with Chairman Kopecky abstaining. Rick will be at the June 10, 2024 Town Board meeting for a decision.

Rick Bittner Next Door Pub Lakeside W4118 Lake Shore Drive is requesting to create parking for his employees on the Northwest corner of Willow Road and Hemlock Drive. He wants to establish a parking area for 8 cars at W4128 Hemlock Drive. Lynne Fosbinder is the owner of the property where the parking lot is proposed. She said she has no problem with the parking lot on her property. Rick said there would be two rows of 4-cars for the employees. Dave Van Lue will post a sign on the property. Rick will be at the June 24, 2024 Plan Commission meeting for a recommendation.

Anvan Company State Highway 50 is requesting a Conceptual Plan for 25 single family dwellings on Interlaken Condominium Property. The project is Edgewater Homes. The property is zoned B-5. This property is in the ETZ with Williams Bay. A Variance, a Conditional Use, and a Condominium Plat are required for this request. Attorney Christina Green will present the request. This is only an informational meeting to hear about the plans for this request. Attorney Green introduced Vance Antinou who is the applicant for this request. The development for the property was approved in 2018. The Concept Plan will show a reduced density of the Property from original plans. The plans show there will be sewer connected to Geneva National and currently 2 wells would be able to service the 25 homes, and there would be road extensions. Attorney Green said she would like to hear comments from the Commission and residents in the audience. Bob Gorgon Vice-President of the Condominium Board said he had concerns about the development and would like to study the plans. Thomas Cincotka asked who would service the property. The answer was a Condominium Association when the project was completed. Larry Kulik asked if the walking trails would be extended, the answer was no. Gene Decker asked about the depth of the water retention pond. He's concerned for safety reasons. Dave Brossard concern is with grass cutting, snow removal for the new project. Vance Antinou stated he is working with the current Condominium Board. Ross Weigard owns 2 condo units. His concern if there will be a negative impact on all the existing units. Vance said there would be no negative impact. Jim Thometz asked what the timeline for construction would be. The answer was maybe 2-5 years. Attorney Green and Vance Antinou thanked everyone for the concerns and comments.

Tree Cutting Permits-There was none issued.

Public Comments-Larry Kulik asked about Mars Resort having live entertainment. Attorney Green said Walworth County Zoning has postponed outside entertainment for one year due to a public assembly issue. Larry also asked about the parking lot at Mars. Chairman Kopecky said that issue is also at Walworth county Zoning.

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

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

Pauline Malsch made a motion to adjourn the meeting at 7:40 p.m. Phyllis Olson seconded the motion. The motion passed unanimously 6-0.

Respectfully submitted,

Mary Van Lue