TOWN OF GENEVA
PLANNING COMMISSION
N3496 COMO ROAD
Lake Geneva, WI 53147
June 24, 2024

Chairman Kopecky called the monthly meeting for the Town of Geneva Plan Commission to order at 6:40 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 Thometz, Gary Cocroft, and Phyllis Olson. Jim Anton was excused from the meeting. Attorney Venema, Mary Van Lue and Building Inspector Joe Mesler and Jon Mesler were present. A quorum was declared.

The agenda was amended Steven Zlotnik asked to be removed from the agenda because he sold his house. Mary corrected the address for the Next Door Pub Lakeside to W4118 Lake Shore Drive. Dave Van Lue made a motion to approve the amended agenda for the June 24, 2024 meeting and proceed with the meeting. Pauline Malsch seconded the motion. The motion passed unanimously 6-0. Pauline Malsch made a motion to approve the minutes from the May 20, 2024 meeting as presented. Phyllis Olson seconded the motion. The motion passed unanimously 6-0.

Communications and Reports-There was nothing.

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. This item was removed from the agenda.

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 35-foot wide driveway to park 3 or 4 cars (only one deep) at W4128 Hemlock Drive and tax key JLCB 02467 Willow Road. Jim Thometz made a motion to open the public hearing for this request. Phyllis Olson seconded the motion. The motion passed unanimously 6-0. Rick stated the parking would be for employees only. He said the owner of the property Lynne Fosbinder said she agrees with the parking area for employees only. Mary had a phone call from Tim Davidson N3057 Willow Road saying he is against the parking lot. He wants the yard left intact, and suggested the employees park on the lakeshore. He's also concerned about blocking his view of the lake from the addition on the Pub. Rick stated that it would be private parking and he would not have any lighting on the lot. John Bouch N3040 Apricot Road concern was lights from the cars facing his house. Rick said he would have the employees back into the parking area. Dave Van Lue made a motion to close the public hearing. Pauline Malsch seconded the motion. The motion passed unanimously 6-0. Chairman asked the Commission members what they had to say about the request for a parking lot. Gary Cocroft said he thinks there is too much traffic on Hemlock and parking could cause more problems. Dave Van Lue made a motion to recommend to the Town Board to approve a driveway for parking 3 or 4 cars for employees for Next Door Pub Lakeside on Hemlock Drive. Phyllis Olson seconded the motion. The motion passed 3-2-1 with Crocoft and Thometz voting no and Chairman Kopecky abstaining. Rick will be at the July 15, 2024 Town Board meeting for a decision.

Walter G. Larkin is requesting a Certified Survey Map for W3459 Highway 50. Order No. 35044 and tax key # JG3400012. A one-lot land division of 1.022-acres of the larger parcel at W3459 Highway 50. The purpose is to allow a single-family home on the remainder 18-plus acres. This property is in the ETZ with the City of Lake Geneva. Kristen Belongia will present the request. The 1-lot with a house on it is zoned R-1. The lot where the new home is to be built is zoned A-2 and C-2. There will be a shared driveway for the two homes. Dave Van Lue will post a sign on the property. Kristen will be at the July 22, 2024 Plan Commission meeting for a recommendation.

Tree Cutting Permits-There was none issued.

Public Comments-James & Jenna Statdford N3213 Poplar Road asked for information regarding a ticket they received. They were told to get on the Plan Commission agenda and request a second driveway for their property. Victor Echeverria stated he wants to build a commercial building on his property located on County Highway H. He was told to check into sewer and water and request a rezone for the property.

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

Building Inspector's Report-The May report was discussed and accepted.

Pauline Malsch made a motion to adjourn the meeting at 7:42 p.m. Jim Thometz seconded the motion. The motion passed unanimously 6-0.

Respectfully submitted,

Mary Van Lue