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

Chairman Kopecky called the monthly meeting for the Town of Geneva Plan Commission to order at 6:31 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, and Jim Anton. Gary Cocroft, Phyllis Olson and Jim Thometz were excused. Attorney Venema, Mary Van Lue and Building Inspector Joe Mesler were present. A quorum was declared.

Pauline Malsch made a motion to approve the June 24, 2024 minutes as presented. Jim Anton seconded the motion. The motion passed unanimously 4-0. Chairman Kopecky made a motion to approve the agenda which was properly posted and proceed with the meeting. Jim Anton seconded the motion. The motion passed unanimously 4-0.

Communications and Reports-Mary said each Commission member received the Official Directory of Walworth County for 2024-2025.

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. 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. Kristen Belongia will present the request. Scott Lowell was at the meeting for Kristen Bolognia to present the Larkin request. Dave Van Lue made a motion to open the public hearing for the Larkin request. Pauline Malsch seconded the motion. The motion passed unanimously 4-0. Scott stated the Larkin's want to build a new home in the woods on 18-acres. The current driveway will be shared with the existing home on the 1.022-acres. There were no more questions about the request. Dave Van Lue made a motion to close the public hearing. Jim Anton seconded the motion. The motion passed unanimously 4-0. There was no more discussion on the request. Pauline Malsch made a motion to recommend to the Town Board to approve a Certified Survey Map for Walter G. Larkin W4359 Highway 50, Order No. 35044 and tax key #JG3400012 a one-lot land division of 1.022-acres zoned R-1 of the larger parcel to allow a single-family home on the remaining 18-acres which are zoned A-2 and C-2. Dave Van Lue seconded the motion. The motion passed 3-0-1 with Chairman Kopecky abstaining. Kristen Bolognia will be at the Town Board meeting on August 19, 2024 for a decision.

James & Jenna Statdfield N3213 Poplar Road are requesting a second driveway off of Lincoln Drive. Jenna said her mother has had knee surgery and lives on the lower level of their home. It is easier for her to park off of Lincoln Drive where there is some gravel and use the gate on the fence to enter the lower level to the house. Tim and Carrie Kelly N3207 Violet Road were present to oppose the driveway. Tim said he has talked to members of the Town Board and police officers about enforcing Ordinance 31 on this property. There have been multiple vehicles parked in the yard, a boat and motor home. Tim presented pictures of the property and stated safety concerns about the driveway. There is a hill on Lincoln Drive where a car or any type of vehicle cannot be seen when pulling out onto Lincoln Drive. He stated a lawn mower pulled out in front of him when driving down Lincoln Drive. He's very

concerned that a tragic accident is waiting to happen in this area. The sightlines from the current place being used as a driveway are totally obstructed. Jenna said she would try to move the parking area more into her yard. Chairman Kopecky said she cannot park any type of vehicle in the Town right-of-way. Currently a motor home is parked in the Town right-of-way on her property. She has had other vehicles parked on her property. Chairman Kopecky suggested to trim the bushes/trees that are blocking the area to see backing out on Lincoln Drive. One suggestion was to allow a second driveway off of Poplar Road that would prevent anyone pulling out onto Lincoln Drive. Dave Van Lue will post a sign on the property. James & Jenna will receive a recommendation at the August 26, 2024 Plan Commission meeting.

Tree Cutting Permits-There was one issued to Master Craft Builders on Hawthorne by Joe Mesler.

Public Comments- Joe Mesler told Victor Echeverria to talk to Kate Henderson at Walworth County Zoning Department about his rezone and variance to build a commercial building on his property located on County Highway H. Once he has talked to her come to Town of Geneva and file the proper papers to get on the Plan Commission agenda. Joe also said he listened to the meeting for Anvan's proposal at The Ridge when it was held at Walworth County.

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

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

Respectfully submitted,

Mary Van Lue