

TOWN OF GENEVA
PLANNING COMMISSION
N3496 COMO ROAD
LAKE GENEVA, WI 53147
January 25, 2021

Chairman Kopecky called the monthly meeting for the Town of Geneva Plan Commission to order at 6:35 p.m. He asked everyone present to stand and say the Pledge of Allegiance. Roll call was taken. Present were the Chairman, Dave Van Lue, Pauline Malsch, and Gary Cocroft. Excused from the meeting were Phyllis Olson, Jim Anton, and Jim Thometz. Attorney Venema and Mary Van Lue were present. A quorum was declared.

Gary Cocroft made a motion to approve the minutes from the December 28, 2020 meeting as presented. Dave Van Lue seconded the motion. The motion passed unanimously 4-0. Pauline Malsch made a motion to approve the agenda and proceed with the meeting. Gary Cocroft seconded the motion. The motion passed unanimously 4-0.

Communications and Reports-Mary reported the lawyer for Papa's Blue Spruce asked to be continued to the February meeting as they are working with Walworth County to resolve issues.

Erwin Hintz is requesting to amend the Conditional Use for Mac's Mini Storage located at N3445 Como Road. He plans to build a garage 28-feetX50-feet. The property is zoned B-2. Mary Hintz was present for the meeting. Dave Van Lue made a motion to open the public hearing for Erwin Hintz. Gary Cocroft seconded the motion. The motion passed unanimously 4-0. Mary presented the original conditional use from when the property was first developed. There was one call after the sign was properly posted. The caller was inquiring what the project on the property is. There were no more questions regarding the request. Chairman Kopecky made a motion to close the public hearing. Dave Van Lue seconded the motion. The motion passed unanimously 4-0. Pauline Malsch made a motion to recommend to the Town Board to approve amending the conditional use for Erwin Hintz at Mac's Mini Storage at N3445 Como Road. Dave Van Lue seconded the motion. The motion passed 3-0-1 with Chairman Kopecky abstaining. Erwin will be at the Town Board meeting on February 8, 2021 for a decision.

Peter J. Moore is requesting a Farmland Separation and a Certified Survey Map for property located at W3670 County Road NN. The parcel is 60-acres and zoned A-1. The parcel with the house and buildings will be 3.586-acres and zoned A-1. Doug Olson presented the request. He said the County has approved the CSM and City of Elkhorn Extra Territorial Plat has to approve the CSM. There will be a deed restriction of no more buildings allowed on the property unless a conditional use is requested in the future. Dave Van Lue will post a sign on the property. Doug will come to the February 22, 2021 meeting for a recommendation.

Ron Amman is requesting a Certified Survey Map for a parcel located off of County Road H. The address is N3445 County Road H and is zoned R-1, and is 1.13-acres. Pauline Malsch made a motion to open the public hearing for Ron Amman. Dave Van Lue seconded the motion. The motion passed unanimously 4-0. Ron is building a home for himself on Lot 1. Lot 2 is for sale. Gary Cocroft made a motion to close the public hearing. Dave Van Lue seconded the motion. The motion passed unanimously 4-0. Pauline Malsch made a motion to recommend to the Town Board to approve the Certified Survey Map for Ron Amman at N3445 County Road H to create two lots to build homes on and are zoned R-1. Gary Cocroft seconded the motion. The motion passed 3-0-1 with Chairman Kopecky abstaining. Ron will be at the Town Board meeting on February 8, 2021 for a decision.

Corey Berger N3200 Highland Drive is requesting a variance to add onto his exiting garage. The property is zoned R-1. Ron Amman will present the request. Corey lives at the dead end of Highland Drive. He's requesting to build a third garage onto the existing garage and put it even in front of the existing garage. He needs a variance on the side yard. Dave Van Lue will post a sign. Corey will be at the February 22, 2021 meeting for a recommendation.

Michael Katzenberg is requesting a tree cutting permit to access his property off of Bowers Road so a new home could be built. Mike showed plans to cut 50-60 small pines and other trees for a 1,500-foot driveway, and to clear land for his house and garage. He will clear within a 30-foot radius for the house and garage, and for a well and septic system. His property is 8-acres zoned C-2. Tree Retrievers will do the cutting of the trees, and will chip the trees to put on a trail. Chairman Kopecky signed the tree cutting permit and told Mary to fill it out after she receives a copy of the footprint of the house.

Tree Cutting Permits-There was none.

Public Comments-Pauline asked for police on Krueger Road because of speeders.

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

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

Pauline Malsch made a motion to adjourn the meeting at 7:35 pm. Gary Cocroft seconded the motion. The motion passed unanimously 4-0.

Respectfully submitted,

Mary Van Lue