



City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- www.cityoflakegeneva.com

CITY OF LAKE GENEVA REGULAR COMMITTEE OF THE WHOLE
MONDAY, OCTOBER 3, 2022 - 6:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members:

Council President: Rich Hedlund
Alderspersons: Tim Dunn, Mary Jo Fesenmaier, John Halverson, Ken Howell,
Shari Straube, Cindy Yager, and Joan Yunker

CITY HALL WILL BE OPEN TO THE PUBLIC DURING ALL MEETINGS. THE CITY OF LAKE GENEVA IS HOLDING ALL MEETINGS VIRTUALLY AS WELL AS IN PERSON. IF YOU WISH TO LISTEN OR WATCH THE MEETING YOU MAY DO SO BY USING THE FOLLOWING:

1. Links to the City of Lake Geneva's live video stream can be found at <https://www.cityoflakegeneva.gov/319/City-Meetings-Video-Stream>
2. Television: Watch live broadcast of the meeting on Spectrum Cable Channel 25
3. Listen to audio via phone: (602) 333-2017 (Long distance rates may apply) (888) 204-5987 (Toll Free)
Access Code: 9746153

AGENDA-AMENDED TO REFLECT ACCURATE LANGUAGE FOR ITEM #5 PUBLIC COMMENT

1. Council President Hedlund call the meeting to order
2. Pledge of Allegiance – Alderperson Yunker
3. Roll Call
4. Approval of the Committee of the Whole Minutes from August 1, 2022 as prepared and distributed
5. ~~Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes.~~ **Comments from the public as allowed by Wis. Stats. §19.84(2), except for public hearing items. Comments will be limited to 5 minutes. Be further advised that matters brought up at this time may be referred to the appropriate committee or individual for further discussion and consideration.**
6. Discussion of proposed Comprehensive Plan Amendments
 - a. Aaron Hirschman, Plas-tech Engineering with a request to amend the Future Land Use Map from Planned Office and Planned Business to Planned Industrial for the property located at 875 Geneva Pkwy, Tax Key No. ZYUP 00157, ZYUP 00158 and N LY 3100002
 - b. City Planning Consultant with a request to correct the legend of the Future Land Use Map

- c. City Planning Consultant with a request to add Planned Business Park (PBP) as an appropriate zoning district to implement the Planned Industrial future land use category

7. Adjournment

A quorum of the Council may be present; however, no official Council action will be taken.

Requests from persons with disabilities who need assistance to participate in this meeting should be made to the City Clerk's office in advance so that the appropriate accommodations can be made.

COMMITTEE OF THE WHOLE MINUTES

MONDAY, AUGUST 1, 2022 – 6:00 PM

LAKE GENEVA CITY HALL, COUNCIL CHAMBERS

Members: Council President, Rich Hedlund, Council Vice President, Ken Howell

Alderpersons: Tim Dunn, Mary Jo Fesenmaier, John Halverson, Howell Shari Straube, Cindy Yager, and Joan Yunker

Council President Hedlund called the meeting to order at 6:00 p.m.

Mayor Kline gives comment on the loss of Officer Tyler and offers condolences.

Aldersperson Yager led the committee in the Pledge of Allegiance.

Roll Call

Present: Hedlund, Howell, Dunn, Fesenmaier, Halverson, Yager, and Yunker

Absent: Straube

Approval of the Committee of the Whole Minutes from May 2, 2022 as prepared and distributed
Motion by Yunker to approve, second by Dunn. No discussion. Motion carried 7-0.

Presentation on StoryCorp

Chris Brooks gives a presentation regarding the Library's partnership with StoryCorp and invites all to participate. She highlights the process and shares statistics on the nationwide project.

Overview of the pre and post bicycle and pedestrian discussions and planning meetings for the TAP Grant-South Street Trail Project (City Administrator)

Administrator Nord gives an overview of the timeline for the project.

Comment follows from Aldersperson Fesenmaier, clarifying where on the City's website the document can be found-in the Committee of the Whole packet for this meeting under Agendas & Minutes; further clarification follows on the specific meetings reflected in the timeline, the receipt and acceptance of the grant is what was approved, not the beginning of the grant. The involvement of the public in the meetings is also addressed.

Presentation on overall design process and objectives of the South Street Trail Project (Strand Engineering)

Zack Simpson from Strand Engineering gives an overview on the design process of the project, highlighting objectives, challenges, and details.

Frequently asked questions are then addressed by the presenter.

Comments from the public as allowed by Wis. Stats. §19.84(2), except for public hearing items. Comments will be limited to 5 minutes. Be further advised that matters brought up at this time may be referred to the appropriate committee or individual for further discussion and consideration.

Dennis Loeser, 336 W Laurie St, spoke on the condition of the Lake, the Bike Path project, and the overall health of trees in the City.

Sherri Ames, 603 Center; spoke on the intersection at Broad & Geneva St as it relates to pedestrian safety, Street Projects relating to work in the alleys, native plantings and weed control, tree health, and the South Street Trail Project.

Jeff Waters; spoke on the South Street Trail Project giving broader background on the TAP Grant; asks the City to halt the project, schedule a special meeting inviting a representative from the DOT, provide budget details reflecting increasing and total costs, and provide budget details showing future taxpayer responsibility for maintenance.

Kelly Nichol; 1190 Rolling Lane; spoke on the South Street Trail Project. Expresses support for the idea of a sidewalk or path in general, but not this project, highlighting many concerns including safety, scope, and trees in the area.

Kyle Hueberts, 335 W South St; spoke in opposition to the South Street Trail Project, highlighting attendance of a Public input meeting and the scope of the project as a whole.

Dave Schoeder; 420 Manning Way; spoke in opposition to the South Street Trail Project as it relates to responsible funding, tree removal, property value impact, safety, and maintenance.

Shelly Rau, Corner of South St and S Lake Shore Dr; spoke in opposition of the South Street Trail Project in regards to the scope of the project, safety, and the historic trees in the area.

Carol Brady, 721 W South St; spoke in opposition of the South Street Trail Project in regards to the scope of the project, the effect on homeowners in the area, the effect on the historic trees in the area, and safety.

Anastasia Demos; 675 W South St; spoke in opposition of the South Street Trail Project, expresses support of a sidewalk or path general, but not this project. Highlights the concern that the specifics of the TAP Grant do not align with what's best for the neighborhood, as well as concerns about actual cost.

Peg Esposito; 124 Darwin St, Park Board Member; thanks everyone for their attendance, and speaks in opposition to the South Street Trail Project, regarding communication on the project, the 2018 trail plans-questioning why these outlined plans are not being followed, and highlights other plans and budget needs that the Park Board has for parks in general. She asks that the project be slowed and the plans be reconsidered.

Tom Hartz; 1051 Lake Geneva Blvd; spoke in general support of the South Street Trail Project, highlighting the need for different perspectives, and addressing the issues of safety and car dependent accessibility. He highlights the positivity of tonight's conversation and thanks everyone for attending and listening.

Joe Rowell; 1185 S Lakeshore Dr; thanks the Mayor and Council for listening tonight, and thanks the residents in attendance. He speaks in opposition of the South Street Trail Project, especially if the Grant comes with all of the stipulations attached. He highlights his many concerns with the aspects of the project including, historic trees, the effect on driveways and yards, vegetation, safety, construction time, and cost. He encourages Council members to visit the area and think about the scope of the path, and to slow the project.

Bill Caan, 1161 Wells; speaks on the South Street Trail Project in regards to concerns of the trees. He speaks on different types of cyclists and walkers who will actually use the path, highlighting that this

project will benefit residents, not visitors. He encourages compromise and cautions disregarding the project in its entirety.

Neil Frame; 410 Miller Ct-on behalf of the Peter & Patty Geissal, 1010 Bonnie Brae; expresses strong opposition to the South Street Trail Project. They question the ethics, scope, and details of the project.

Flyers offered to the public in attendance, and anecdotal information on a similar path is requested by previous speakers.

Adjournment

Motion by Howell to adjourn, second by Halverson.

Discussion follows with Alderperson Fesenmaier requesting that a special meeting be called in order to address the topic.

Motion for adjournment carried 6-1, with Fesenmaier voting no.

The Committee adjourned at 7:26 p.m.

These minutes are unofficial until approved by the Committee

Vanessa Jahns
Deputy Clerk

CITY OF LAKE GENEVA
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN

NOTE: All applications for amendments to the Comprehensive Plan must be submitted to the City Clerk on or before June 30th.

PART A: AMENDMENT REQUEST

I, AARON HIRSCHMANN, HEREBY REQUEST THE CITY OF LAKE GENEVA PLAN COMMISSION AND COMMON COUNCIL TO HOLD A PUBLIC HEARING ON THE FOLLOWING REQUEST FOR AMENDMENT TO THE LAKE GENEVA COMPREHENSIVE PLAN:

Please check all that apply:

- ☒ Amendment to the Future Land Use Map
☐ Amendment to the Community Facilities & Utilities Map
☐ Amendment to Other Maps
☐ Text Amendment (policies, programs, etc.)
☐ Other

PART B: CONTACT INFORMATION

APPLICANT:

AARON HIRSCHMANN - AVALON PROPERTY
Name (Person OR Firm): Pete Juergens Agent Address: 875 GENEVA PARKWAY N,
Email Address: pete.juergens@sega.net Telephone: 414-588-2909
aaron@plasTechEngineering.com 262-206-2190 Aaron Hirschmann

PROPERTY OWNER:(if different from Applicant) MY SIGNATURE INDICATES THAT I AUTHORIZE AND AGREE WITH ALL ASPECTS OF THIS REQUEST:

Name: AARON HIRSCHMANN Signature: Aaron Hirschmann

PART C: BRIEF DESCRIPTION OF THIS PROPERTY AND PROPOSED LAND USE:

(IF request is NOT linked to a particular property, skip to PART D.)

Parcel Number: ZVUP00158, NLY3100002 Address: 875 GENEVA PARKWAY N,
ZVUP00157,

BRIEF DESCRIPTION OF THE PROPOSED AMENDMENT REQUEST:

See Exhibit 1

CURRENT ZONING:

Zoning District: Planned Business / office

FUTURE PROPOSED USE (be specific)

MEDICAL AND PHARMACEUTICALS, MANUFACTURING & ASSEMBLY

PART D: The Plan Commission and Common Council consider the following criteria when making recommendations regarding amendments to the Comprehensive Plan. Please respond to the following questions: (If you need additional space for your response, please attach to the back of this application form.)

1. How will the proposed amendment to the Comprehensive Plan benefit the public, City, and/or surrounding neighbors or neighborhoods?

HELP PROVIDE MEDICAL & PHARMACEUTICAL DELIVERY DEVICES, PROVIDE ADDITIONAL EMPLOYMENT, INCREASE TAX BASE

2. How does the request advance the Comprehensive Plan vision, and the goals, objectives and policies for the chapter within which the amendment affects?

BY PROVIDING DEVELOPMENT, EXTRA EMPLOYMENT, AND PROMOTING GOOD QUALITY VALUES IN THE COMMUNITY WHILE PROVIDING LIFE SAVING HEALTHCARE PROVIDING.

3. As it affects the amendment request, what circumstances have changed or what new information is now available since the original adoption of the City's Comprehensive Plan, or in the case of a previously requested amendment, what circumstances have changed since the last amendment process?

THE TREMENDOUS RECENT GROWTH IN OUR BUSINESS HAS CAUSED THE NEED TO EXPAND OUR FACILITY,

4. Is there any additional information that the City of Lake Geneva should consider in its evaluation of this request?

BRINGING THIS NEW TECHNOLOGY AND INTELLECTUAL PROPERTY INCLUDING PATENTS TO THE LAKE GENEVA AREA, FULLY BOLSTERS THE QUALITY OF LIFE IN AND AROUND OUR AREA, LET ALONE THE WORLD.

PART E: Please describe below (or on a separate sheet) what your specific request for a Comprehensive Plan amendment is. Provide any necessary maps, charts, or other supporting data as needed, including conceptual development plans (if applicable). Applicant also MUST ATTACH a redline/strikeout of the proposed text amendment and/or a clearly labeled and marked-up version of the proposed Map Amendment.

PLEASE SEE

MAP INCLUDED WITH APPLICATION,

Amor Hochma
Signature of Applicant(s)

6/30/22
Date

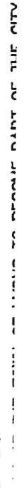
REQUESTED COMPREHENSIVE PLAN AMENDMENT FOR:

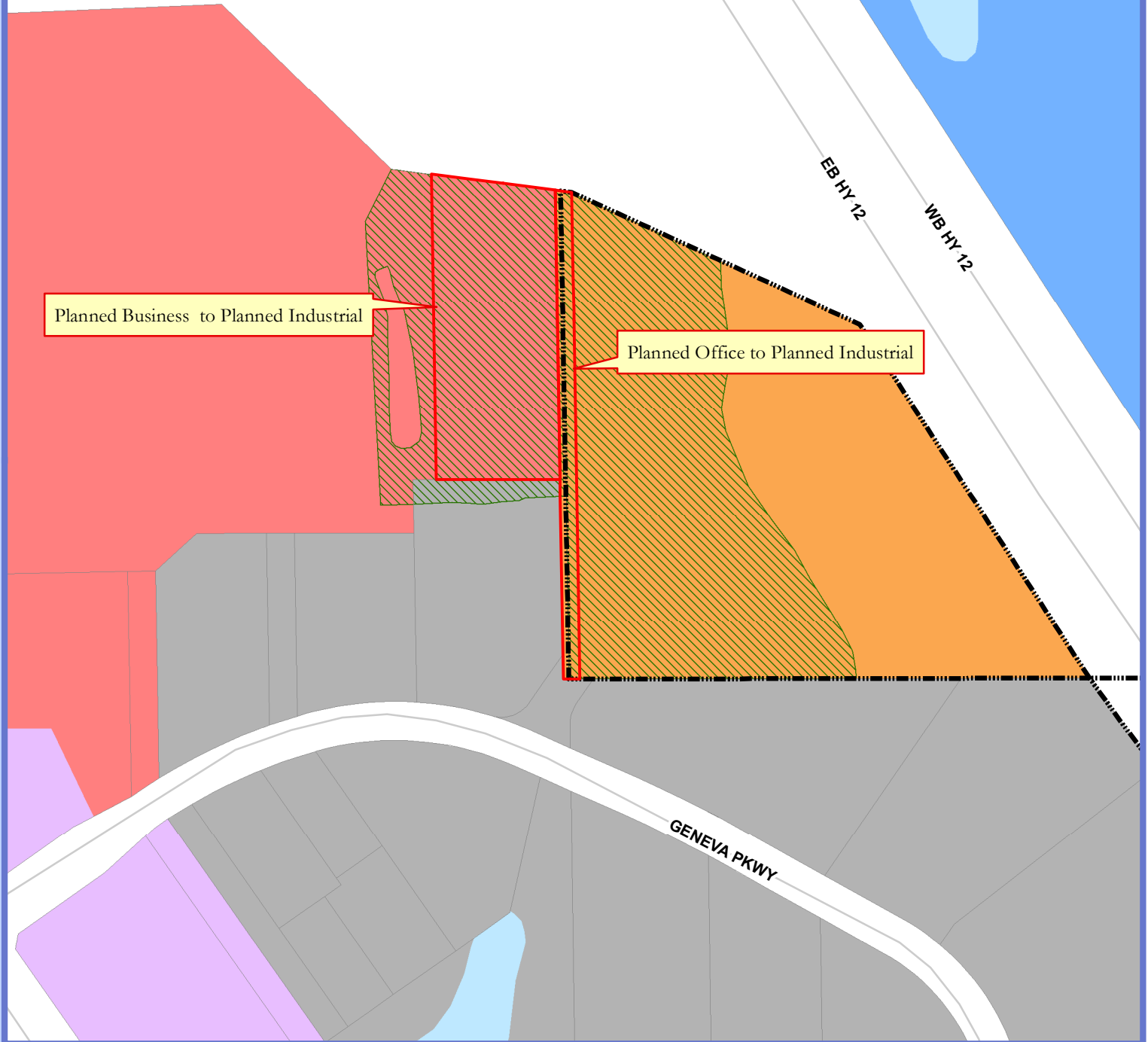
875 GENEVA PARKWAY N., LAKE GENEVA, WI 53147
Subject Property Address(s)

NAME OF OWNER(S)	ADDRESS(S):	
AVALON PROPERTY LLC	875 GENEVA PARKWAY N.	
AARON HIRSCHMANN	LAKE GENEVA, WI	53147
SUBJECT PROPERTY:	ADDRESS(S):	PARCEL/LOT #
PLAS-TECH ENGINEERING	875 GENEVA PARKWAY N.	ZLGBP00010A
AVALON PROPERTY LLC	LAKE GENEVA, WI 53147	ZYUP00157
		ZYUP00158
		NLY3100002
PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY: (for Map Amendments only)		
NAME	ADDRESS	PARCEL/LOT #
EGERT LAW SC	835 GENEVA PARKWAY N.	ZPPC 00001-ZPPC 00002
GENEVA PARKWAY MEDICAL CENTER	850 GENEVA PARKWAY N.	ZLGBP00011
PLASTICOIL INC.	901 GENEVA PARKWAY N.	ZLGBP200010
WALMART INC.	201 EDWARDS BLVD.	ZWAL 00001

EXHIBIT 1

Change the Future Land Use designation of parcel ZYUP 00157 from Planned Business to Planned Industrial, and change the Future Land Use designation of parcels ZYUP 00158 and N LY 3100002 from Planned Office to Planned Industrial.





Map 5b: Future Land Use - City of Lake Geneva Comprehensive Plan

Land Use Categories

- Agricultural & Rural
- Single Family Residential - Exurban
- Single Family Residential - Urban
- Two-Family/Townhouse Residential
- Multi-Family Residential
- Planned Neighborhood
- Neighborhood Mixed Use
- Planned Office
- Planned Business

*Each "Planned Neighborhood" may include a mix of:
 1. Single Family - Urban (predominate land use)
 2. Two-Family/Townhouse
 3. Multi-Family Residential
 4. Institutional & Community Services
 5. Neighborhood Mixed Use
 6. Public Park & Recreation



- Central Business District
- Planned Mixed Use
- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor

*Each "Planned Mixed Use Area" may include mix of:
 1. Planned Office
 2. Multi-Family Residential
 3. Institutional & Community Services
 4. Planned Business



- City of Lake Geneva
- Other Municipal Boundaries
- Urban Service Area Boundary



- Parcels
- Surface Water
- Abandoned Railroad



0 200 400 Feet

DRAFT

VANDEWALLE & ASSOCIATES INC.
 Shaping places, shaping change
 Date: July 6, 2022
 Adopted: January 8, 2020
 Source: SEWRPC, Walworth County LIO, WisDNR, V&A

CITY OF LAKE GENEVA
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN

NOTE: All applications for amendments to the Comprehensive Plan must be submitted to the City Clerk on or before June 30th.

PART A: AMENDMENT REQUEST

I, _____, HEREBY REQUEST THE CITY OF LAKE GENEVA PLAN COMMISSION AND COMMON COUNCIL TO HOLD A PUBLIC HEARING ON THE FOLLOWING REQUEST FOR AMENDMENT TO THE LAKE GENEVA COMPREHENSIVE PLAN:

Please check all that apply:

- _____ Amendment to the Future Land Use Map (Legend)
- _____ Amendment to the Community Facilities & Utilities Map
- _____ Amendment to Other Maps
- _____ Text Amendment (policies, programs, etc.)
- _____ Other

PART B: CONTACT INFORMATION

APPLICANT:

Name (Person OR Firm): _____ Address: _____

Email Address: _____ Daytime Telephone: _____

PROPERTY OWNER:(if different from Applicant) MY SIGNATURE INDICATES THAT I AUTHORIZE AND AGREE WITH ALL ASPECTS OF THIS REQUEST:

Name: _____ Signature: _____

PART C: BRIEF DESCRIPTION OF THIS PROPERTY AND PROPOSED LAND USE:

(IF request is NOT linked to a particular property, skip to PART D.)

Parcel Number: _____ Address: _____

BRIEF DESCRIPTION OF THE PROPOSED AMENDMENT REQUEST:

CURRENT ZONING:

Zoning District: _____

FUTURE PROPOSED USE (be specific)

PART D: The Plan Commission and Common Council consider the following criteria when making recommendations regarding amendments to the Comprehensive Plan. Please respond to the following questions: *(If you need additional space for your response, please attach to the back of this application form.)*

1. How will the proposed amendment to the Comprehensive Plan benefit the public, City, and/or surrounding neighbors or neighborhoods?

2. How does the request advance the Comprehensive Plan vision, and the goals, objectives and policies for the chapter within which the amendment affects?

3. As it affects the amendment request, what circumstances have changed or what new information is now available since the original adoption of the City's Comprehensive Plan, or in the case of a previously requested amendment, what circumstances have changed since the last amendment process?

4. Is there any additional information that the City of Lake Geneva should consider in its evaluation of this request?

PART E: Please describe below (or on a separate sheet) what your specific request for a Comprehensive Plan amendment is. Provide any necessary maps, charts, or other supporting data as needed, including conceptual development plans (if applicable). Applicant also **MUST ATTACH** a redline/strikeout of the proposed text amendment and/or a clearly labeled and marked-up version of the proposed Map Amendment.

Signature of Applicant(s)

Date



To: City of Lake Geneva
From: Jackie Mich, AICP, and Sonja Kruesel, AICP, City Planners
Date: May 2, 2022
Re: Annual Comprehensive Plan Amendment Process

The City adopted the updated Comprehensive Plan on March 9, 2020. As a dynamic community facing a myriad of growth issues, the City receives requests for Plan amendments in the coming years, well before the next ten-year update in 2030. To provide a manageable, predictable, and cost effective process, the City has established a single plan amendment cycle every year.

Several Wisconsin communities use an annual plan review and amendment process cycle to ensure these evaluations and adjustments are handled in a predictable and efficient manner. The City Clerk will accept applications for Plan amendments from **May 17th through June 30th**. Applications will be reviewed by the Plan Commission at its July and August meetings. Applicants may adjust their applications to respond to Plan Commission concerns, and all revised applications must be finalized by **August 22, 2022**.

The procedures to adopt or amend a Comprehensive Plan are defined under Section 66.1001(4), Wisconsin Statutes. The City process needs to follow these requirements. The timeline on the following page presents a proposed five-month process to allow for plan amendment requests, consider amendments, and go through the adoption procedures in compliance with the State Statutes.

This approach features a combined meeting of the Plan Commission and Common Council.

During the meeting:

1. the Common Council holds a Public Hearing on the requested Plan amendments; and
2. the Plan Commission considers Plan amendment requests and public testimony, and then adopts a resolution making a specific recommendation on each of the requested Plan amendments to the Common Council.

At a subsequent meeting of the Common Council, the Council will consider the Plan Commission's recommendations, vote on motions for each requested Plan amendment, and finally, adopt an ordinance to officially adopt the Plan amendments per their individually voted motions.

This combined meeting approach allows for the Plan Commission and Council to hear the same public testimony, prior to the Plan Commission's recommendation, and the Council's actions.

City of Lake Geneva 2022 Annual Comprehensive Plan Amendment Process

Activity	May	June	July	August	Sept.	Oct.
City Announces the Opening of the Plan Amendment Process	May 16					
City Clerk Accepts Plan Amendment Applications	May 17 through June 30th					
Plan Commission Recommends Adoption of the Public Participation Plan		June 20				
Common Council Adopts Public Participation Plan			July 11			
Plan Commission Reviews Plan Amendment Applications			July 18	August 15		
Plan Commission Recommends Setting Public Hearing and Amendment Approvals by Council						
Council Sets Public Hearing (applications frozen)				August 22		
City Clerk Distributes Requested Plan Amendments to Surrounding and Overlapping Jurisdictions				August 24		
Public Review Period (Newspaper published Wednesday)					Sept. 7- Oct.10	
Committee of the Whole review of Amendment requests						October 3
Joint Meeting: 1. Council Holds Public Hearing 2. Plan Commission Adopts Resolution Recommending Plan Amendments						October 10
Council Adopts Ordinance on Recommended Plan Amendments						October 24
City Clerk Distributes Amended Plan to Surrounding and Overlapping Jurisdictions						After Adoption

*potential for Council action at next scheduled Council meeting

PART E

Request 1: On page 91 of the Comprehensive Plan, add Planned Business Park (PBP) to the list of appropriate zoning districts to implement the Planned Industrial future land category.

The Planned Business Zoning District (PBP) is not mentioned in the text of the Comprehensive Plan. This was an oversight when the Plan was developed, likely resulting from the fact that the PBP district was a later addition to the Zoning Ordinance. The Planned Business Zoning District (PBP) should be added as an appropriate zoning district to implement the Planned Industrial future land use category.

Refer to the markup on the following page.

2. Preserve the architectural and historic character of the core downtown historic buildings. Require that new development, expansions, and exterior renovations complement the historic character of the downtown and comply with general design standards in Chapter Nine: Economic Development and more detailed design guidelines adopted by the City.
3. Encourage commercial developments that are most appropriate for the historic downtown to locate or remain there, rather than in other commercial districts in the City.
4. Promote the expansion, retention, and upgrading of specialty retail, restaurants, financial services, offices, professional services, and community uses through marketing, investment and incentive strategies.

Planned Industrial

Description

This future land use category is intended to facilitate high-quality indoor manufacturing, office, research and development land uses with controlled outdoor storage areas, with generous landscaping and modest signage, served by public sewer, public water, and other urban services and infrastructure. Planned Industrial areas are mapped in the Lake Geneva Business Park and the Host Drive area.

Recommended Zoning

The City's ~~PI industrial zoning district is~~ **and PBP zoning districts are** most appropriate for areas within this future land use category.

Policies and Programs

1. Encourage the use of high-quality building materials, improved window treatments, high-quality loading and storage screening devices and landscaping.
2. As opportunities for reinvestment and redevelopment occur, improve the appearance of building facades exposed to the public view, including loading docks and storage areas.
3. Ensure that future industrial development is appropriately buffered from existing and planned residential development areas.
4. Delay rezoning any area designated for Planned Industrial development until the provision of public sanitary sewer and water service is ensured and the City has approved an overall conceptual development plan and covenants.
5. Adhere to adopted site and building design guidelines for industrial projects, and ordinances on other aspects of those projects like signage, landscaping, and lighting. Additional detail is provided in Chapter Nine: Economic Development.
6. Require that all industrial projects submit and have approved detailed building elevations and site plans, showing the proposed locations of the building(s), parking, storage, loading, signage, landscaping, and lighting prior to development approval.



Planned Industrial development in Lake Geneva

PART E

Request 2: On Maps 5a and 5b: Future Land Use, make a correction on the legend to match the text of the Comprehensive Plan.

The legend of the Map 5a & 5b: Future Land Use uses the term “Multi-Family Residential” for the higher-residential land use category (shown in brown). This same category is called “Mixed Residential” on pages 84-85 of the Comprehensive Plan. There was an oversight, and Maps 5a and 5b should be corrected to match the text of the plan. Correcting the legend to match the text results in no change in policy. The text on pages 84-85 is provided below for reference.

Mixed Residential

Description

This future land use category is intended for a variety of residential units focused on multiple family housing (3+ unit buildings), usually developed at densities that exceed six units per acre and served by public sanitary sewer and water systems. Single family detached housing, attached single family residences with individual entries (e.g., townhouses, rowhouses), and small public and institutional uses—such as parks, schools, churches, and stormwater facilities—may also be within lands mapped in this category. Future multi-family development is also planned for portions of new neighborhoods.

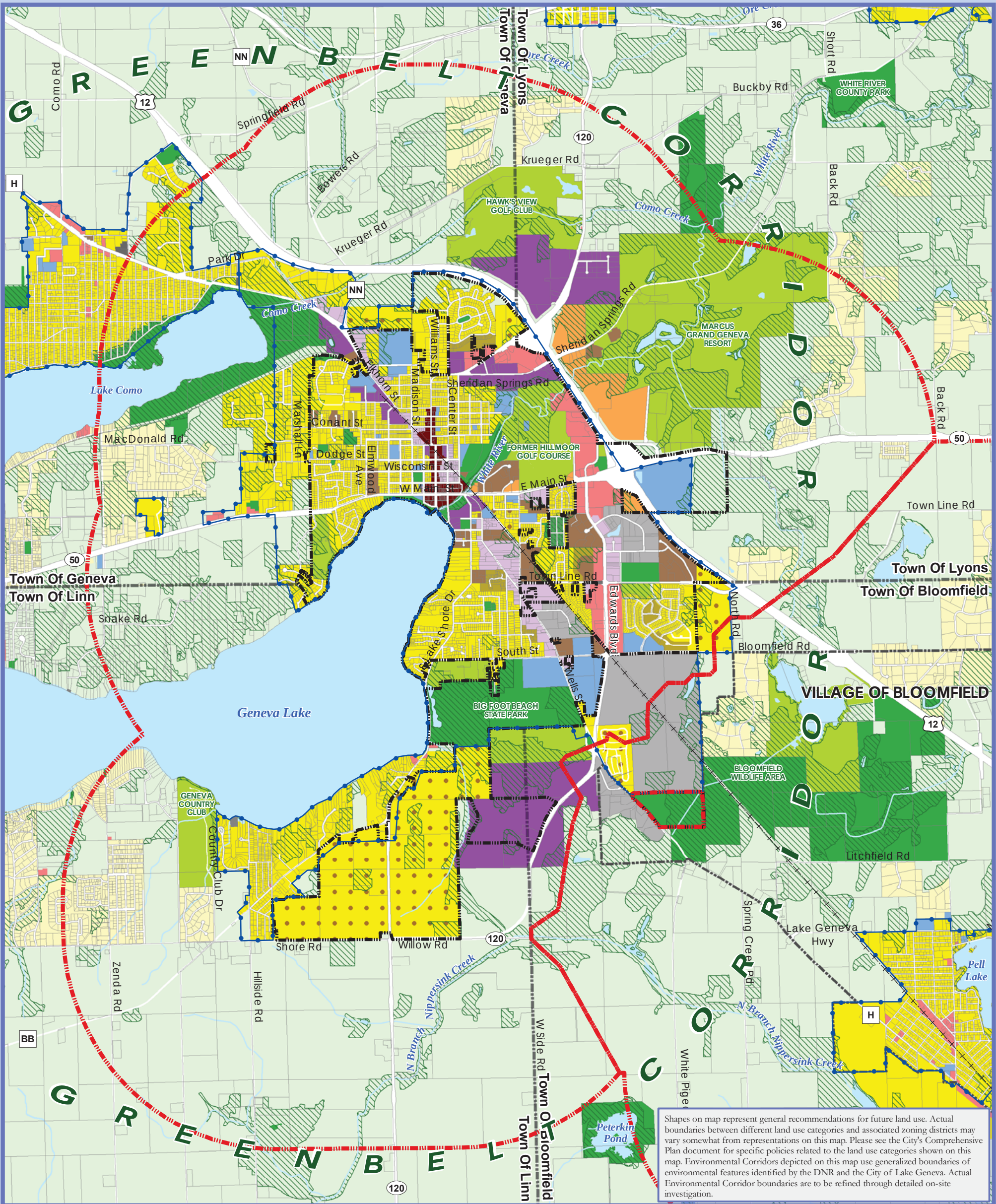
Recommended Zoning

The City’s MR-8 multi-family zoning district, along with Planned Development zoning, is most appropriate to implement this future land use category.

Policies and Programs

1. Disperse small areas of future Mixed Residential development throughout the City, rather than creating large concentrations of this type of development in just a few areas.
2. Multi-family residential projects appropriate for the City’s Mixed Residential category should meet the minimum design standards presented in Chapter Eight: Housing and Neighborhood Development.
3. Require that all proposed projects submit a detailed site plan, building elevations, landscape plan, lighting plan, grading/stormwater management plan, and signage plan prior to development approval, through appropriate zoning ordinance updates.
4. Support projects that include a strong program for maintaining the quality, value, and safety of the development over time.

Refer to the markup on the following page.



Map 5a: Future Land Use - City of Lake Geneva Comprehensive Plan

Land Use Categories

- Agricultural & Rural
- Single Family Residential - Exurban
- Single Family Residential - Urban
- Two-Family/Townhouse Residential
- Mixed Multi-Family Residential
- Planned Neighborhood
- Neighborhood Mixed Use
- Planned Office
- Planned Business

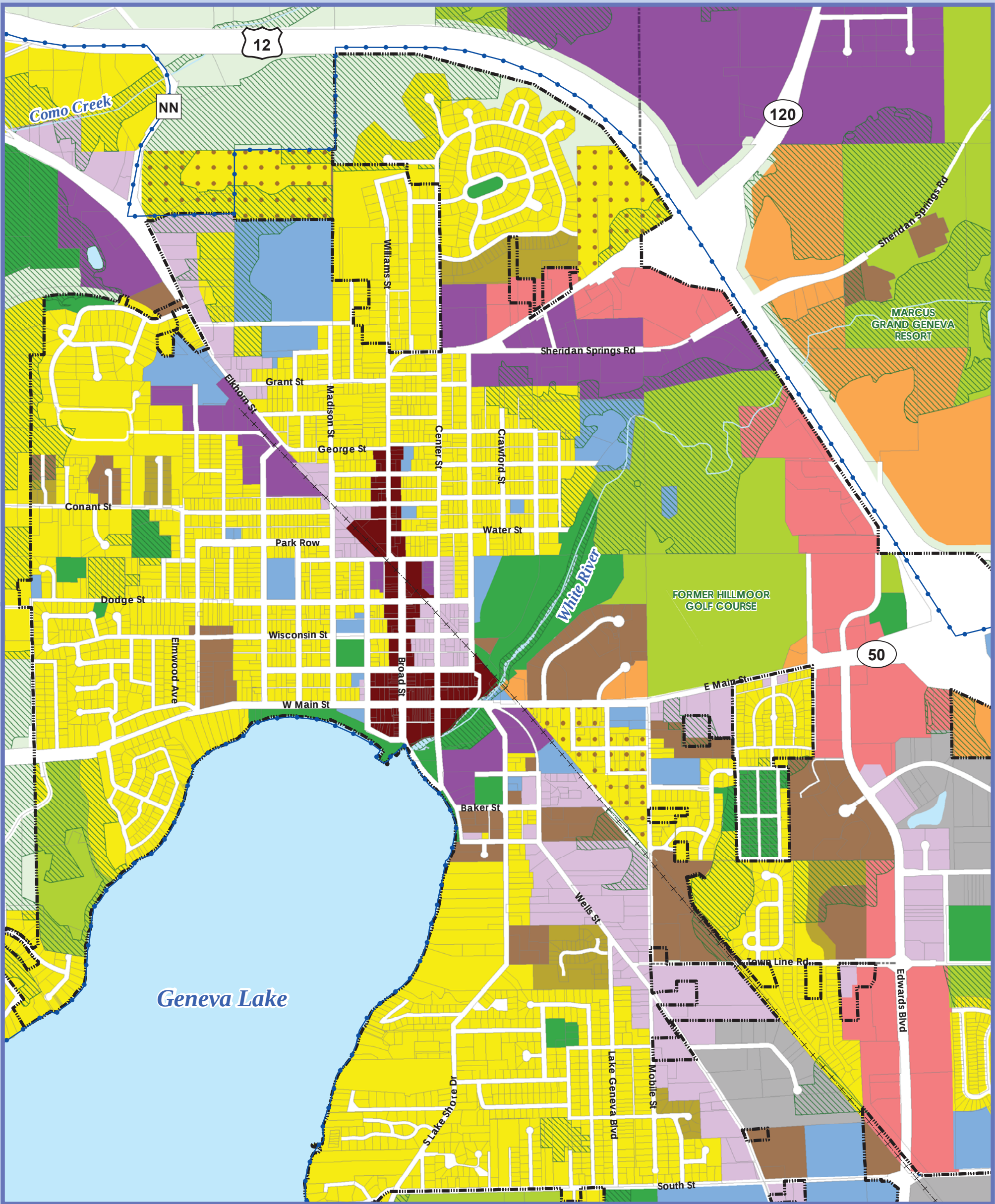
- Central Business District
- Planned Mixed Use
- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor
- Extraterritorial Jurisdiction Boundary

- Other Municipal Boundaries
- City of Lake Geneva
- Urban Service Area Boundary
- Parcels
- Surface Water
- Abandoned Railroad



0 0.25 0.5 1 Miles

VADEWALLE & ASSOCIATES INC.
Shaping places, shaping change
Date: January 8, 2020
Source: SEWRPC, Walworth County LIO, WisDNR, V&A



Map 5b: Future Land Use - City of Lake Geneva Comprehensive Plan

Land Use Categories

- Agricultural & Rural
- Single Family Residential - Exurban
- Single Family Residential - Urban
- Two-Family/Townhouse Residential
- Mixed Multi-Family Residential
- Planned Neighborhood

*Each "Planned Neighborhood" may include a mix of:
1. Single Family - Urban (predominate land use)
2. Two-Family/Townhouse
3. Multi-Family Residential
4. Institutional & Community Services
5. Neighborhood Mixed Use
6. Public Park & Recreation

- Neighborhood Mixed Use
- Planned Office
- Planned Business

- Central Business District
- Planned Mixed Use

*Each "Planned Mixed Use Area" may include mix of:
1. Planned Office
2. Multi-Family Residential
3. Institutional & Community Services
4. Planned Business

- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor



- City of Lake Geneva
- Other Municipal Boundaries
- Urban Service Area Boundary



- Parcels
- Surface Water
- Abandoned Railroad



VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change
Date: January 8, 2020
Source: SEWRPC, Walworth County LIO, WisDNR, V&A

0 0.25 0.5 Miles

City of Lake Geneva Considerations for 2023 Budget

7.12.2022 - Vandewalle & Associates

Detailed scopes of services to be provided as needed

Comprehensive Plan Implementation Task	City Dept Lead	2023 Budget Estimate	Description
Update data in Issues & Opportunities Chapter to reflect 2020 Census	V&Z	\$1,500	Prepare summary report of 2020 census data (recognizing that 10-year Plan updates are not in alignment with decennial census)
Adopt Subdivision Code Amendments to comply with latest laws	B&Z	\$1,800	Code Amendments (1 drafts & 1 final), DRT Meetings, 0 approval meetings (suggest combining approval meetings with other amendments)
Sustainability Initiatives	PW, B&Z	\$5,000	Review policies & codes pertaining to stormwater, green buildings, invasive species, shoreline restoration, etc. and determine next steps. City Engineer would likely play a role.
Adopt Official Map	B&Z, PW	\$5,000	Official Map (2 drafts & 1 final), DRT Meetings, 3 approval meetings
Update Parkland Dedication Ordinance	PW	\$4,000	Code Amendment (2 drafts & 1 final), DRT Meetings, 3 approval meetings; coordinate with CORP update underway
Update Sign Ordinance to comply with federal law (<i>Reed v. Gilbert</i>)	B&Z	\$11,500	Code Amendment (2 drafts & 1 final), DRT Meetings, public open house, 3 approval meetings, meeting with Chamber of Commerce
Adopt Smaller Lot Single Family Zoning District	B&Z	\$5,000	Code Amendment (2 drafts & 1 final), DRT Meetings, 3 approval meetings
Initiate Greenbelt Conversation (lay groundwork for potential intergovernmental agreement)	Mayor/ Admin.	\$4,000	Maps for discussion purposes (2 drafts), staff meetings, 4 intergovernmental meetings to mutual goals. Then, regroup internally to determine next steps and costs.

Subtotal, page 1: \$37,800

Prepare Cost-Benefit Analysis for Development and Redevelopment by Land Use Type	B&Z	Unknown. Likely \$10,000+	City would need to RFP. Would need a scoping meeting to confirm V&A role.
Study Transportation Issues	PW	\$5,000? Need input from Engineer.	Study the need for a STH 50 bypass, interchange on USH 12 at Bloomfield Road, and other transportation issues. Convene WisDOT and other regional partners on topic. City Engineer would likely play a role or lead.
Prepare Energy Audit of Municipal Buildings	PW	Unknown.	City would need to do internally or work with an outside firm.
Annual Plan Commission Training	Mayor/ Admin.	\$1,000 per training session	Assumes updates and refinements to existing training presentations.

Subtotal, pages 1 and 2: \$56,000+