



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

**JOINT MEETING OF THE CITY COUNCIL AND
THE PLAN COMMISSION
MONDAY, OCTOBER 10, 2022- 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL**

Council Members:

Mayor Charlene Klein, Council President, Rich Hedlund, Council Vice President, Ken Howell
Alderpersons: Tim Dunn, Mary Jo Fesenmaier, John Halverson, Shari Straube, Cindy Yager, and Joan Yunker

Plan Commission Members:

James Marquardt, John Gibbs, Joel Hoiland, Kyle Cary, Dr. Cindy Forster-Fueredi, Alderperson Mary Jo Fesenmaier, and Mayor Charlene Klein

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://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

1. Meeting called to order by City Council
2. Meeting called to order by Plan Commission
3. Roll Call of members of City Council
4. Roll Call of members of Plan Commission
5. Election of Joint Committee Chairperson
6. Acknowledgement of Correspondence
7. Verification of proper legal notice
8. Presentation of the Comprehensive Plan Amendments by Vandewalle & Associates

9. Public Hearing on 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
 - i.** Open Public Hearing by Common Council
 - ii.** Reading of submitted comments
 - iii.** Comments from the Public
 - iv.** Plan Commission & Common Council questions
 - v.** Closing of Public Hearing by Common Council
- b.** City Planning Consultant with a request to correct the legend of the Future Land Use Map
 - i.** Open Public Hearing by Common Council
 - ii.** Reading of submitted comments
 - iii.** Comments from the Public
 - iv.** Plan Commission & Common Council questions
 - v.** Closing of Public Hearing by Common Council
- 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
 - i.** Open Public Hearing by Common Council
 - ii.** Reading of submitted comments
 - iii.** Comments from the Public
 - iv.** Plan Commission & Common Council questions
 - v.** Closing of Public Hearing by Common Council

10. Response to Public Hearing questions by Vandewalle & Associates and City Staff

11. Discussion of Comprehensive Plan Amendments by Plan Commission and Common Council

12. Adjournment of the City Council

13. Plan Commission Discussion/Recommendation of Resolution 22-PC01 a resolution recommending Amendments to the City of Lake Geneva Comprehensive Plan to the Common Council

14. Adjournment of the Plan Commission

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

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 ANNEXATION

PART B: CONTACT INFORMATION

APPLICANT: AARON HIRSCHMANN - AVALON PROPERTY
Name (Person OR Firm): BOB KRAUSE **Address:** 875 GENEVA PARKWAY N,
Email Address: bobk@plastecheengineering.com **Daytime Telephone:** 262-374-3735

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: ZLGBP00010A, ZVUP00157, ZYUP00158, NLY3100002 **Address:** 875 GENEVA PARKWAY N,

BRIEF DESCRIPTION OF THE PROPOSED AMENDMENT REQUEST:

ANNEXATION OF 1 PROPERTY AND ZONING CHANGE TO ALLOW MANUFACTURING PROCESS TO CONTINUE.

CURRENT ZONING:

Zoning District: PLANNED BUSINESS PARK (875)

?

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 ANNEXATION MAP INCLUDED WITH APPLICATION,


Signature of Applicant(s)

Date

6/30/22

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 AARON HIRSCHMANN	875 GENEVA PARKWAY N, 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-Z
GENEVA PARKWAY MEDICAL CENTER	850 GENEVA PARKWAY N,	
PLASTICOIL INC,	901 GENEVA PARKWAY N,	ZLGBP 200010
WALMART INC,	201 EDWARDS BLVD,	ZUWA 00001

NEED PARCEL FOR GENEV MED CE

NEED
PARCEL
FOR
GENEVA
MEDICAL
CENTER

BOB KRAUSE
AARON HIRSCHMANN
PETE JUERGENS
Petitioner Name

875 GENEVA PARKWAY N.
Project Address

Cost Recovery #

?
COST
RECOVERY.

OFFICE USE ONLY

Description of Request

Agreement for Services

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposals coming before the Plan commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit of \$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). An advanced deposit shall be required for the application related to Extraterritorial matters. Surplus deposits shall be returned to the Applicant at the conclusion of the project.

Project: AARON HIRSCHMANN, as applicant/petitioner for
AVALON PROPERTY LLC / PLAS-TECH ENGINEERING
Project Address: 875 GENEVA PARKWAY N. (OCCUPANT)
Name: SAME AS ABOVE
Address: SAME AS ABOVE

AARON HIRSCHMANN

Cell Phone: 262 - 206 - 2190

Phone: 262 - 314 - 3735 BOB KRAUSE

Email: aaron@plastecheengineering.com 414-588-2909 PETE JUERGENS

Dated this 30TH Day of JUNE, 2022

AARON HIRSCHMANN / BOB KRAUSE / PETE JUERGENS

Printed Name of Applicant / Petitioner

Aaron Hirschmann
Signature of Applicant/Petitioner

Applicant/Petitioner agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof

Section 98-935 Fees:

(1) Fees for Procedures or Permits Requested by a Private Party: The fees for the procedures and permits established by this Chapter shall be established by resolution of the Common Council of the City of Lake Geneva

(2) Fees for Procedures Requested by the City of Lake Geneva: There shall be no fee in the case of applications filed in the public interest by the Common Council or the Plan Commission, other agency, or official of the City of Lake Geneva.

(3) Payment of Fees: Fees shall be payable at the time applications are filed with the appropriate officer of the City (per the requirements of this Chapter), and are not refundable.

(4) Professional Consultant Review Services: The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission. The City may apply the charges for these services to the Petitioner. The City will require the Petitioner to sign a professional consultant review services form. The City Administrator at any time may require an applicant to submit an advance deposit of **\$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property.



VANDEWALLE & ASSOCIATES INC.

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.

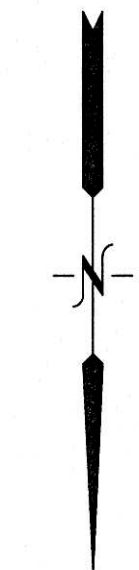
At a subsequent meeting of the Common Council, the Council will consider the Plan Commission's recommendations, vote on motions for each requested Plan amendment, and finally, adopt an ordinance to officially adopt the Plan amendments per their individually voted motions.

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

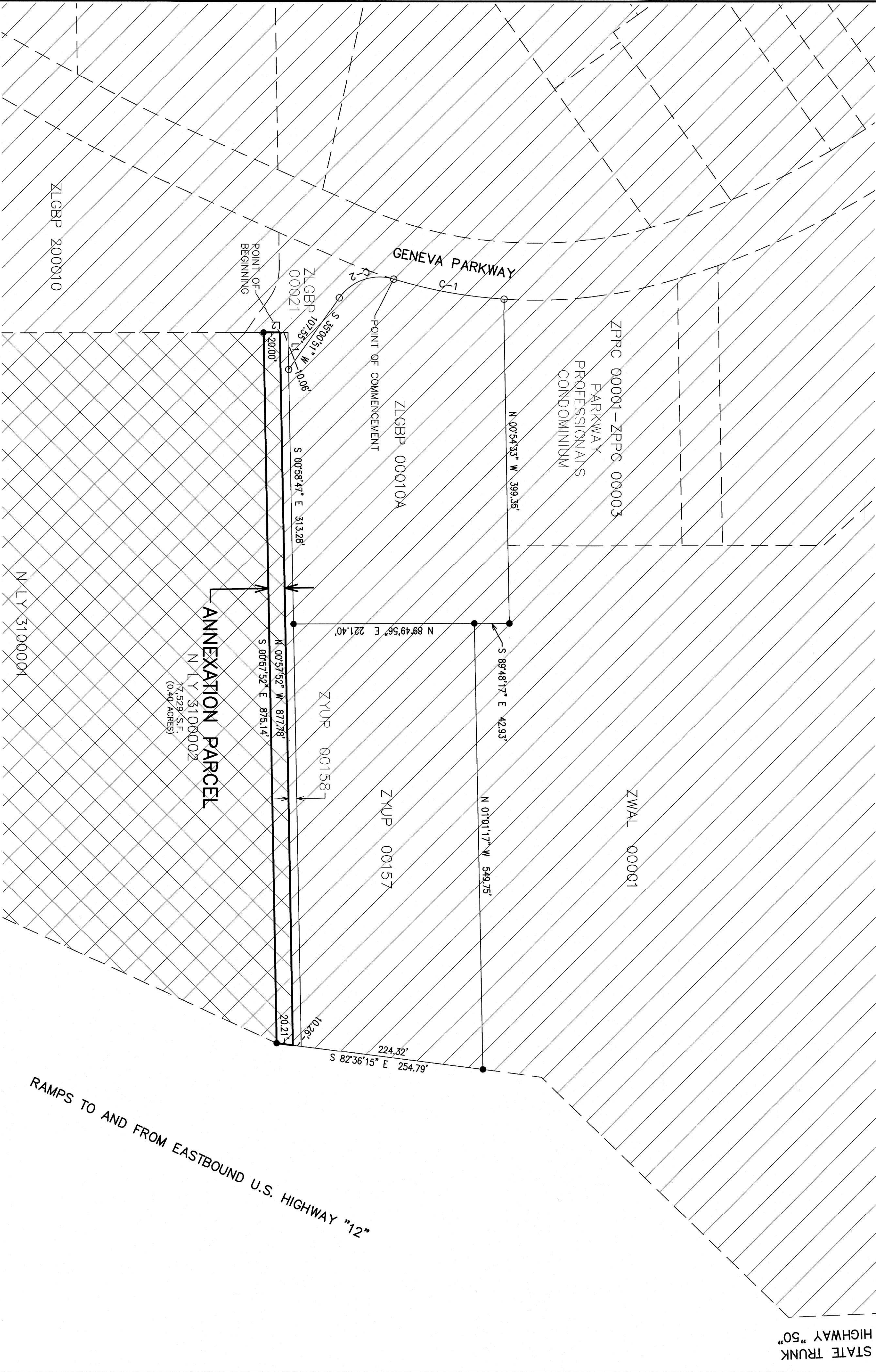
Activity	May	June	July	August	Sept.	Oct.
City Announces the Opening of the Plan Amendment Process	May 16					
City Clerk Accepts Plan Amendment Applications	May 17 through June 30th					
Plan Commission Recommends Adoption of the Public Participation Plan		June 20				
Common Council Adopts Public Participation 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



ANNEXATION MAP & LEGAL DESCRIPTION

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 31, TOWN 2 NORTH,
RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN



MONUMENTATION LEGEND

L1: N 00°58'47" W 45.64'
L2: S 89°52'09" W 30.06'

C-1: N 79°42'46" W C=137.25'
A=137.56' R=596.13'

C-2: S 70°56'53" W C=70.45'
A=75.29' R=60.00'

○ = FOUND IRON PIPE STAKE
● = FOUND IRON REBAR STAKE



MAP SCALE IN FEET - ORIGINAL 1"=80'

MUNICIPALITY LEGEND

[Symbol] = CITY OF LAKE GENEVA
[Symbol] = TOWN OF LYONS

LEGAL DESCRIPTION - LANDS CURRENTLY PART OF THE TOWN OF LYONS TO BECOME PART OF THE CITY OF LAKE GENEVA

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE STAKE FOUND MARKING THE WESTERLY-MOST CORNER OF OUTLOT 2 OF LAKE GENEVA BUSINESS PARK, A
SUBDIVISION, THENCE ALONG THE BOUNDARY BETWEEN SAID OUTLOT 2 AND LOT 10 OF SAID SUBDIVISION, 75.29 FEET ALONG THE ARC OF A
CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A CHORD WHICH BEARS N 70DEG 56MIN 53SEC E, 70.45 FEET TO AN IRON PIPE
STAKE; THENCE CONTINUE ALONG SAID BOUNDARY, N 35DEG 00MIN 51SEC E, 107.55 FEET TO AN IRON PIPE STAKE; THENCE ALONG THE
BOUNDARY OF SAID OUTLOT 2, S 00DEG 58MIN 47SEC E, 45.64 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID OUTLOT 2, N 89DEG
52MIN 09SEC E, 10.06 FEET TO THE POINT OF BEGINNING; THENCE N 00DEG 57MIN 52SEC W, 877.78 FEET TO THE SOUTHERLY RIGHT OF WAY
BOUNDARY OF U.S. HIGHWAY "12", THENCE ALONG SAID HIGHWAY, S 82DEG 36MIN 15SEC E, 20.21 FEET TO AN IRON REBAR STAKE; THENCE
S 00DEG 57MIN 52SEC E, 875.14 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE NORTHERLY BOUNDARY OF SAID
OUTLOT 2; THENCE ALONG THE BOUNDARY OF SAID OUTLOT 2, S 89DEG 52MIN 09SEC W, 20.00 FEET TO THE POINT OF BEGINNING.

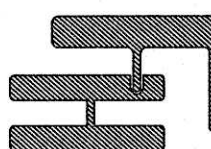
RAMPS TO AND FROM EASTBOUND U.S. HIGHWAY "12"

STATE TRUNK
HIGHWAY "50"

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

- WORK ORDERED BY -
AVALON PROPERTY LLC
875 GENEVA PKWY NORTH
LAKE GENEVA, WI 53147

ANNEXATION
TOWN OF LYONS TO CITY OF LAKE GENEVA,
WALWORTH COUNTY, WISCONSIN



REVISIONS

PROJECT NO.
10095

DATE:
06/11/2020

SHEET NO.
1 OF 1

RESOLUTION 22-PC01

RESOLUTION RECOMMENDING AMENDMENTS TO THE CITY OF LAKE GENEVA COMPREHENSIVE PLAN,

PLAN COMMISSION OF THE CITY OF LAKE GENEVA, WISCONSIN

WHEREAS, the City of Lake Geneva on March 9, 2020, adopted the City of Lake Geneva Comprehensive Plan, (hereinafter “Plan”) as the City’s comprehensive plan under Section 66.1001(4), Wisconsin Statutes, with said Plan including procedures for consideration of amendments to it; and

WHEREAS, Section 66.1001(4), Wisconsin Statutes, establishes the required procedure for a local government to amend a comprehensive plan once it has been initially adopted; and

WHEREAS, the City of Lake Geneva Plan Commission has the authority and responsibility to recommend amendments to the Plan to the City Council, under Section 66.1001(4)(b); and

WHEREAS, on October 10th, 2022, the Plan Commission of the City of Lake Geneva, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending to the City Council the adoption of amendments to the City’s comprehensive plan, as reflected in a report from Vandewalle Associates dated August 15, 2022. The proposed amendments involve:

1. Changing the future land use category depicted on the Future Land Use Map (Map 5a and 5b) for Parcel ZYUP 00157 near 875 Geneva Parkway from Planned Business to Planned Industrial;
2. Changing the future land use category depicted on the Future Land Use Map for Parcels ZYUP 00158 and N LY 3100002 near 875 Geneva Parkway from Planned Office to Planned Industrial;
3. Adding Planned Business Park (PBP) to the list of appropriate zoning districts to implement the Planned Industrial future land category (Land Use Chapter, page 91);
4. In the legend of the Future Land Use Map (Map 5a and 5b), replacing the phrase “Multi-Family Residential” with the phrase “Mixed Residential” to match the terminology used in text of the Comprehensive Plan; and

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Lake Geneva hereby recommends that, following a public hearing, the City Council adopt an ordinance to constitute official City approval of the proposed amendments to the City of Lake Geneva Comprehensive Plan that the Plan Commission recommended for approval at its October 10th, 2022 Plan Commission Meeting.

This Resolution was duly adopted at a joint meeting of the Plan Commission and City Council of the City of Lake Geneva on the 10^h day of October, 2022.

PLAN COMMISSION

By: _____
Charlene Klein
Mayor, Plan Commission Chair

ATTEST: By: _____
Lana Kropf, City Clerk