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

CITY OF LAKE GENEVA PLAN COMMISSION
WEDNESDAY, MAY 17, 2023 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL

Members:

Mayor Klein, Alderperson Fesenmaier, Commissioners: John Gibbs, Joel Hoiland, Cindy Forster Fueredi, James Marquardt, and Kyle Cary

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 Charlene Klein.
2. Roll Call.
3. 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 five (5) minutes.
4. Acknowledgment of Correspondence.
5. Review and Recommendation of a proposed land CSM request submitted by Avalon Property LLC. 875 Geneva Pkwy, Lake Geneva, for a request of a Site Plan of the documents generated by Farris, Hansen & Associates dated 11/17/2022 for Tax Key Nos. ZLGBP00010A; ZYUP00157; ZYUP00158; & NYL3100002.
6. Adjournment.

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

Requests from persons with disabilities, who need assistance in order to participate in this meeting, should be made to the City Clerk's office, in order for appropriate Accommodations.

APPLICATION FOR ZONING MAP AMENDMENT

Name of Applicant: Peter Juergens

Address of Applicant: N2689 Sunset Blvd
Lake Geneva WI 53147

Telephone No. (414) 588-2909

Fax and/or email: ( ) pete.juergens05@gmail.com

Name of Owner: Avalon Property LLC

Address of Owner: 875 Geneva Parkway North
Lake Geneva WI 53147

Telephone No. (262 206-2190

Fax and/or email: ( ) aaron@plasTechengineering.com

Owner Signature: Aaron Rhinehart

Subject property address and/or complete legal description (use attached sheet if necessary):

Current TAX Key # NLY 3100002 See Attached
ZYUP 00158 MAPS
ZYUP 00157

Zoning Classification change from: Planned Business to Planned Business Park

Reason for requesting Proposed Amendment: To Allow Expansion
of plasTech Engineering Mfg. plant

Proposed use of property: Production of Medical Equipment

Fee of $400.00 payable upon filing application.

2-14-2023
Date

Signature of Applicant

___ ___ (c) **Written justification for the proposed map amendment:**

___ Indicating reasons why the Applicant believes the proposed map amendment is in harmony with the recommendations of the City of Lake Geneva Master Comprehensive Plan, particularly as evidenced by compliance with the standards set out in Section 98-903(4)(c)1.-3. *(See following page.)*

III. JUSTIFICATION OF THE PROPOSED ZONING MAP AMEDMENT

1. How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 98-005 (and, for floodplains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA))?

The proposed amendment adopts the existing zoning, which is contiguous to this property, and has no impact on wetlands and/or DNR rules or FEMA regulations.

2. Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Please provide explanation in space below.)
   a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
   b. A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.) NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading;
   c. Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district;
   d. Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map.

A- This zoning change will conform with the current Comprehensive plan.
C- This zoning change will allow for further development of the business park and existing businesses.

3. How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The amended zoning maintains the desired consistency of land use, and has no impact on the business park plan.

FINAL APPLICATION PACKET INFORMATION

____ Receipt of 1 full scale copy in blueline or blackline of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

____ Receipt of 8 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

____ A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline. Date: _____ by: _____

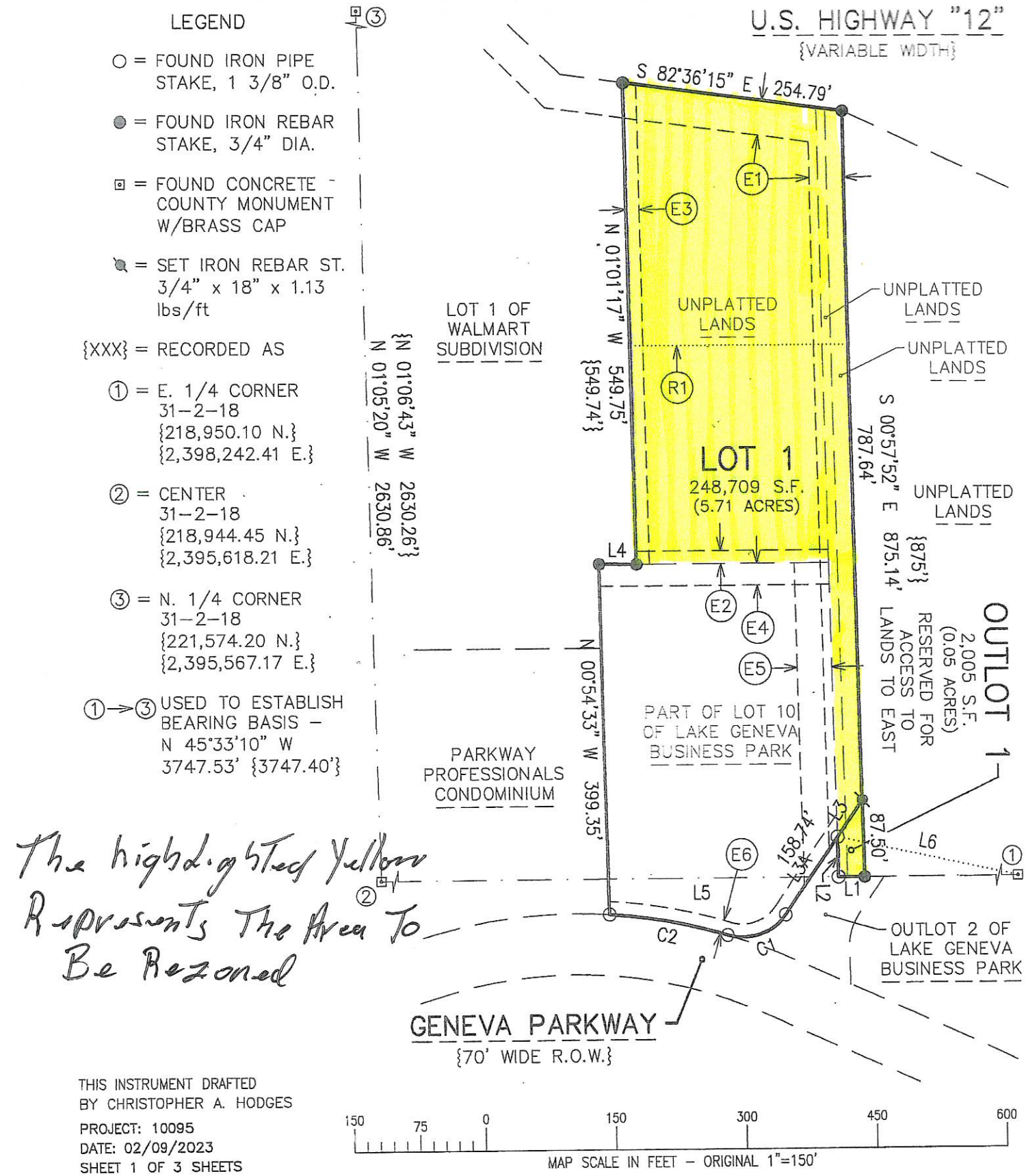
____ Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____

____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____

____ Class 2 Legal Notice published on _____ and _____ by: _____

A PARCEL CONSOLIDATION CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SW 1/4 OF THE NE 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



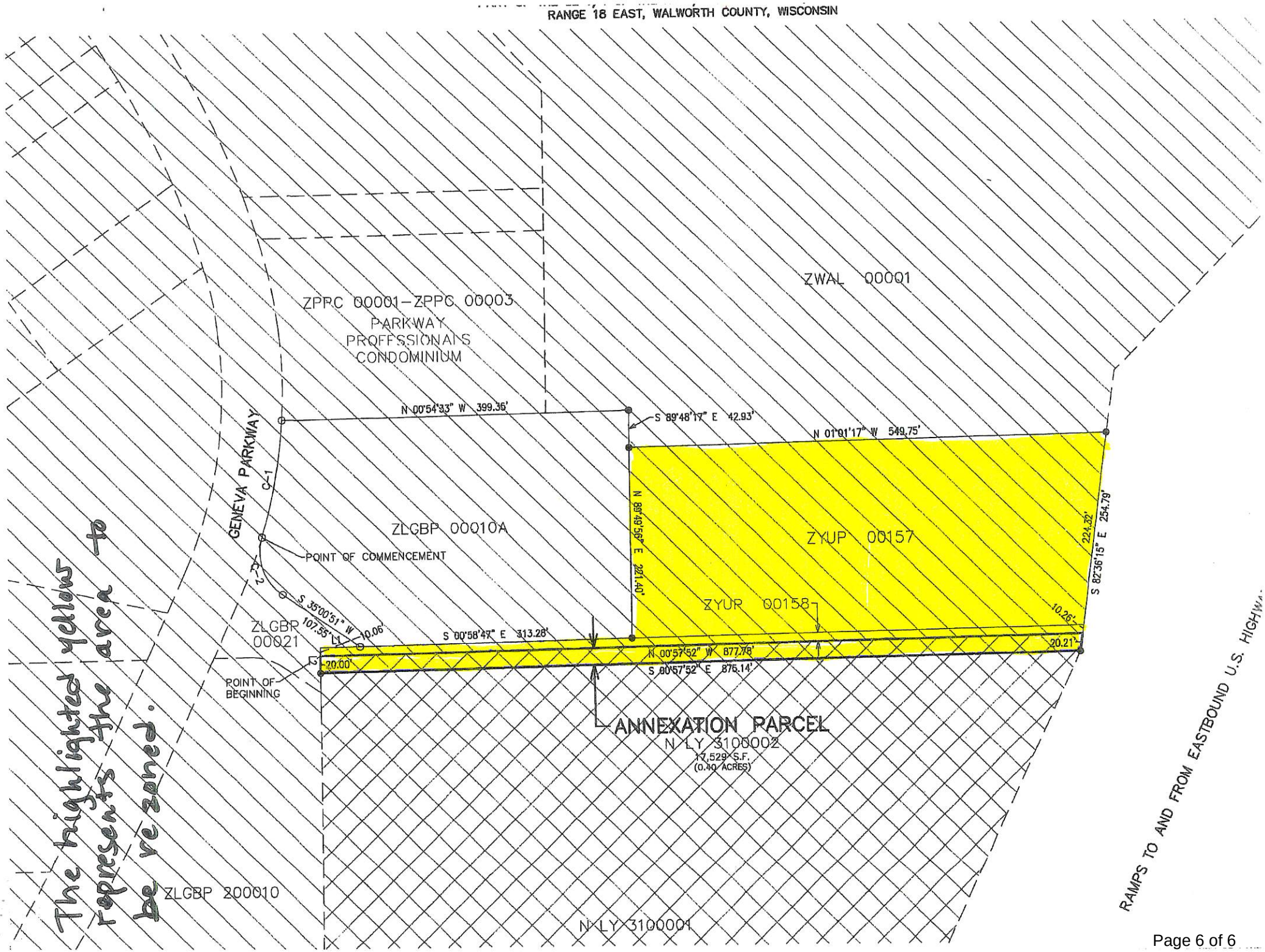
The highlighted Yellow Represents The Area To Be Rezoned

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. HODGES

PROJECT: 10095
DATE: 02/09/2023
SHEET 1 OF 3 SHEETS

150 75 0 150 300 450 600

MAP SCALE IN FEET - ORIGINAL 1"=150'


RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN
ZWAL 00001
ZPPC 00001–ZPPC 00003
PARKWAY
PROFFSSIONALS
CONDOMINIUM
GENEVA PARKWAY
C-1
N 00°54'33" W 399.35'
S 89°48'17" E 42.93'
N 01°01'17" W 549.75'
N 89°49'56" E 221.40'
S 82°36'15" E 254.79'
224.32'
ZLGBP 00010A
POINT OF COMMENCEMENT
ZYUP 00157
ZYUR 00158
S 35°00'51" W 107.55'
10.06'
ZLGBP 00021
S 00°58'47" E 313.28'
10.26'
20.21'
20.00'
N 00°57'52" W 877.76'
S 00°57'52" E 875.14'
POINT OF BEGINNING
ANNEXATION PARCEL
N LY 3100002
17,529 S.F.
(0.40 ACRES)
ZLGBP 200010
N LY 3100001
RAMPS TO AND FROM EASTBOUND U.S. HIGHWA
The highlighted yellows represents the area to be re zoned.