CITY OF LAKE GENEVA
PLAN COMMISSION MEETING

MONDAY, JANUARY 19, 2015 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

Agenda

1. Meeting called to order by Mayor Connors.

2. Roll Call.

3. Approve Minutes of December 15, 2014 Plan Commission meeting as distributed.

4. 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.

5. Acknowledgment of Correspondence.

6. Downtown Design Review. - None

7. Public Hearing and recommendation on a Conditional Use Application filed by Wendy & Rodger Fisher, 946 Ceylon Court, Lake Geneva, WI 53147, to construct an addition (Master Bathroom) to a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 946 Ceylon Court, Tax Key No. ZA1240 00002.

8. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Basso Builders, 405 Skyline Drive, Lake Geneva, WI 53147 to combine two parcels to facilitate a future development on Skyline Drive, Tax Key No's. ZYUP 00130C & ZMEA 00052.

9. Public Hearing and recommendation on a request filed by Basso Builders, 405 Skyline Drive, Lake Geneva WI, 53147 for a Zoning Map Amendment to change the zoning, on a CSM created from two parcels, from Rural Holding Zoning District (RH) & Single Family Zoning District (SR-4) to Multi-Family Residential-8 (MR-8) at the property located on Skyline Drive and Curtis Street, Current Tax Key No's. ZYUP 00130C & ZMEA 00052.

10. Public Hearing and recommendation on a Precise Implement Plan (PIP) Amendment filed by Interra-Sky Lake Geneva LLC, 2400 Augusta Drive, Suite 330, Houston TX, 77057 for their building at 200 N Edwards Blvd., Lake Geneva, WI 53147 to modify the entrance over an existing tenant space, Tax Key No. ZA196100001.

11. Public Hearing and recommendation to the City Council for the adoption of the City of Lake Geneva Park and Open Space Plan 2015-2020.

12. 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.

Posted 1/16/15

CITY OF LAKE GENEVA
PLAN COMMISSION MEETING

MONDAY, DECEMBER 15, 2014 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

MINUTES

1. **Meeting called to order by Mayor Connors at 6:30 pm.**

2. **Roll Call**
   Present: Al Kupsik, John Gibbs, Cindy Flower, Doug Skates, Sara Adams, Inspector Ken Robers
   Also Present: Planner Mike Slavney, Atty. Dan Draper, Mayor Connors, Assistant Gregoles
   Not Present:

3. **Approve Minutes of November 17, 2014 Plan Commission meeting as distributed.**

   MOTION #1
   Kupsik/Skates moved to approve the Minutes of 11/17/14 Plan Commission meeting as distributed.
   The motion carried unanimously.

4. **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.** None

5. **Acknowledgment of Correspondence.** None

6. **Downtown Design Review.**

   A. **Application by Roger Wolff for Venture Investment Partners LLC, 751 Geneva Parkway, Lake Geneva, WI 53147 for a change in exterior appearance, at a currently vacant storefront at 719 W. Main Street, Tax Key No. ZOP 00277.**

   DISCUSSION - Roger Wolff
   Wolff and members of the commission discussed the details of the application and clarified colors and materials. Inspector Robers stated that color samples should be provided on the materials to be used and if approved should be contingent on seeing these samples, as none are provided at tonight's meeting.

   MOTION #2
   Kupsik/Gibbs moved to approve the application by Roger Wolff for Venture Investment Partners LLC, 751 Geneva Parkway, Lake Geneva, WI 53147 for a change in exterior appearance, at a currently vacant storefront at 719 W. Main Street, Tax Key No. ZOP 00277, contingent upon the provision of the actual color samples on the material. The motion carried unanimously.

   B. **Application by Rock Central, Inc, 26 W. Geneva Blvd., Williams Bay, WI 53191 for a two signs at their new location located at 529 W Main Street, Tax Key No. ZOP 0000301.**

   DISCUSSION Ms. Sharp – General Mgr of Rock Central
   Ms. Sharp and the commissioners discussed the details of the application and clarified colors, materials and location of the signs. A 1 page image was also distributed to the commission for reference of the signs look and design. (Copy attached to the minutes.)

MOTION #3
Kupsik/Flowers moved to approve the application by Rock Central, Inc, 26 W. Geneva Blvd., Williams Bay, WI 53191 for a two signs at their new location located at 529 W Main Street, Tax Key No. ZOP 0000301.
The motion carried unanimously.

7. Public Hearing and recommendation on a Precise Implement Plan (PIP) Amendment filed by Ken Wenz, 1131 Wisconsin Street, Lake Geneva, WI 53147 for Bistro 220 Restaurant to convert from a restaurant to a Commercial Apartment at 220 Cook Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00243.

DISCUSSION Ken Wenz
Wenz and the commissioners discussed the details of the PIP recommendation.
Inspector Robers stated that at Staff meeting earlier the Fire Department stated that the building needs a pull style fire alarm in it and should have been done at an earlier time. Sprinkler system is not needed at this time. It is the Fire Department's decision as to how many alarms will be required.

MOTION #4
Kupsik/Flowers moved to approve closing the Public Hearing.
The motion was carried unanimously.

MOTION #5
Kupsik/Flowers moved to approve the recommendation on a Precise Implement Plan (PIP) Amendment filed by Ken Wenz, 1131 Wisconsin Street, Lake Geneva, WI 53147 for Bistro 220 Restaurant to convert from a restaurant to a Commercial Apartment at 220 Cook Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00243; including staff recommendations and contingent upon meeting the fire code. The motion carried unanimously.

*NOTE: Mayor Connors stated for the record that the Staff Report that the proposed Conditional Use maintains the desired consistency of land use, land use intensities and land use impasses related to the environment of subject property.

8. Public Hearing and recommendation to modifying Section 98-707, Exterior Lighting Standards.

DISCUSSION Planner Slavney
Planner Slavney addressed the commission on the details of the modification for Section 98-707 regarding Exterior Lighting Standards. Slavney also clarified all questions and concerns brought forward by the commissioners.

MOTION #6
Kupsik/Skates moved to approve closing the Public Hearing.
The motion was carried unanimously.

MOTION #7
Mayor Connors/Kupsik moved to approve the recommendation to modifying Section 98-707, Exterior Lighting Standards. The motion carried unanimously.

Minutes Continued on the next page…

9. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Richard W Torhorst, PO Box 1300, Lake Geneva, WI 53147 on behalf of Edwin C Meltzer Art Foundation, Inc., 101 Broad Street, Lake Geneva, WI 53147 for land located in the extra-territorial plat review area at Tax Key # JG 1300010A, and being in the Town of Geneva.

DISCUSSION Richard Torhorst

Torhorst addressed the commission with brief details on the application as well as handing out a 5 page correspondence from Sal Dimiceli Sr. in regards to the application. (Original copy filed with the minutes.) Inspector Robers stated that our City Engineers have looked over the application and survey map's and find no issues with the request.

MOTION #8

Kupsik/Gibbs moved to approve the lot line adjustment. The motion carried unanimously.

MOTION #9

Mayor Connors/Flower moved to approve the plat regarding the recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Richard W Torhorst, PO Box 1300, Lake Geneva, WI 53147 on behalf of Edwin C Meltzer Art Foundation, Inc., 101 Broad Street, Lake Geneva, WI 53147 for land located in the extra-territorial plat review area at Tax Key # JG 1300010A, and being in the Town of Geneva.
The motion carried unanimously.

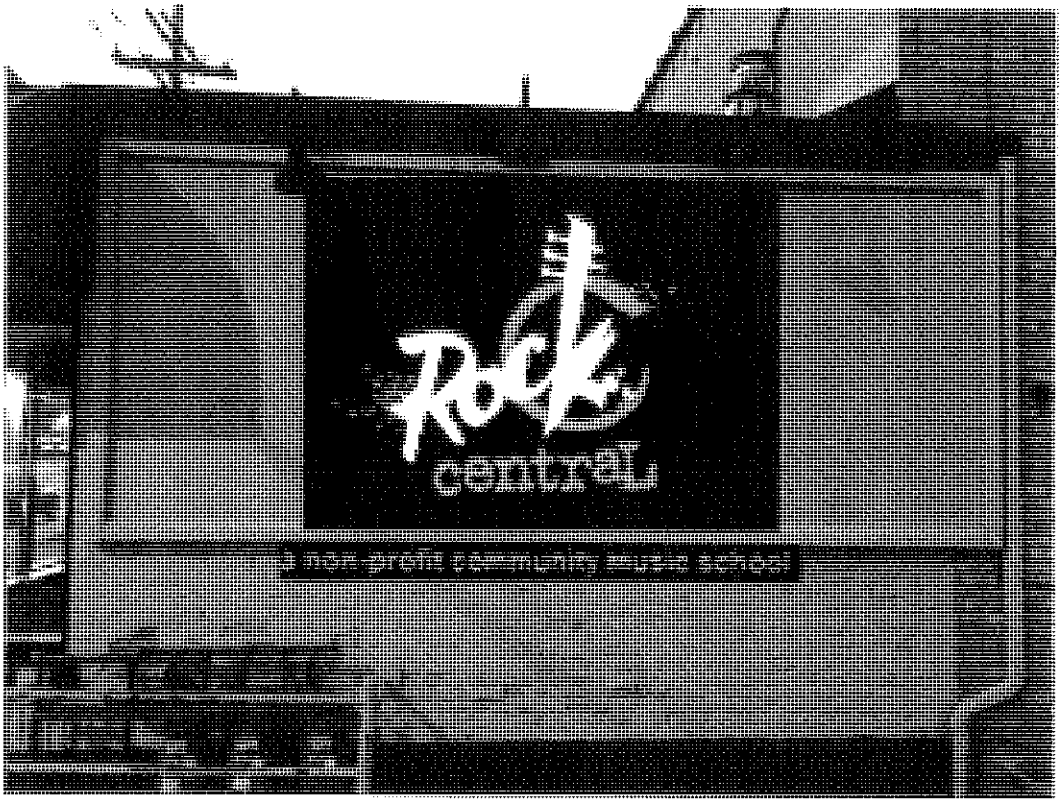
10. Adjournment

MOTION #10

Skates/Gibbs moved to adjourn the meeting at 7:09 pm. The motion carried unanimously.

ROCK CENTRAL – PROPOSED #2

529 W. MAIN STREET



LARGE SIGN: 62" X 48"

SMALL SIGN: 88" X 7"

Trinity Mt. Estates

Town of Geneva
101 Broad St. Suite C3
Lake Geneva, WI 53147

To Whom It May Concern:

In regards to adding 3, five acre parcels to Trinity Mt. Estates, we the property owners would like to add the 3, five acre lots.

Due to the parcel of land being adjacent/contiguous to Trinity Mt. Estates, we have been concerned for years that this land does not get developed with a higher density than five acres, per lot, like the Heatheridge subdivision on the other side of this property. Please see accompanying aerial view with tax keys.

The 3, five acre parcels run alongside our private road, Trinity Lane. As you can see by the aerial there is a natural flow of the 3, five acre parcels into Trinity Mt. Estates.

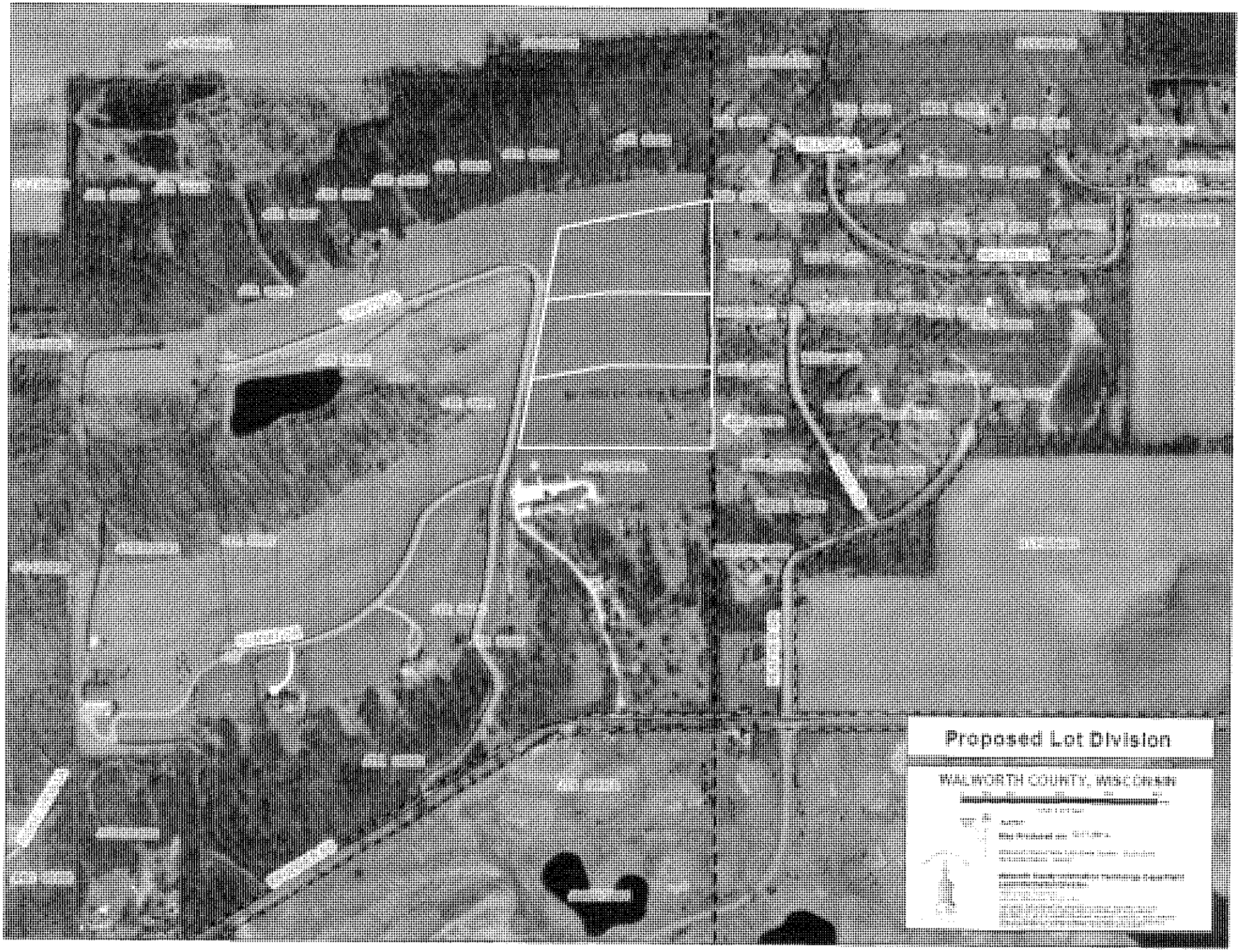
I thank you for your consideration

Health & Happiness,
God Bless,
Sal Dimiceli Sr.

Sal Dimiceli Sr.

President

Phone: 262-903-500 Fax: 262-249-3001 Email: sal@sal21.com


Proposed Lot Division
WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO. _____

A CERTIFIED SURVEY MAP OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 13, TOWN 2 NORTH, RANGE 17 EAST, GENEVA TOWNSHIP, WALWORTH COUNTY, WISCONSIN.

OWNER:
EDWARD C. MELTZER
ART FOUNDATION INC.
SALVATORE J. DIMICELI, PRESIDENT
101 BRAOD ST., SUITE C3
LAKE GENEVA, WI 53147

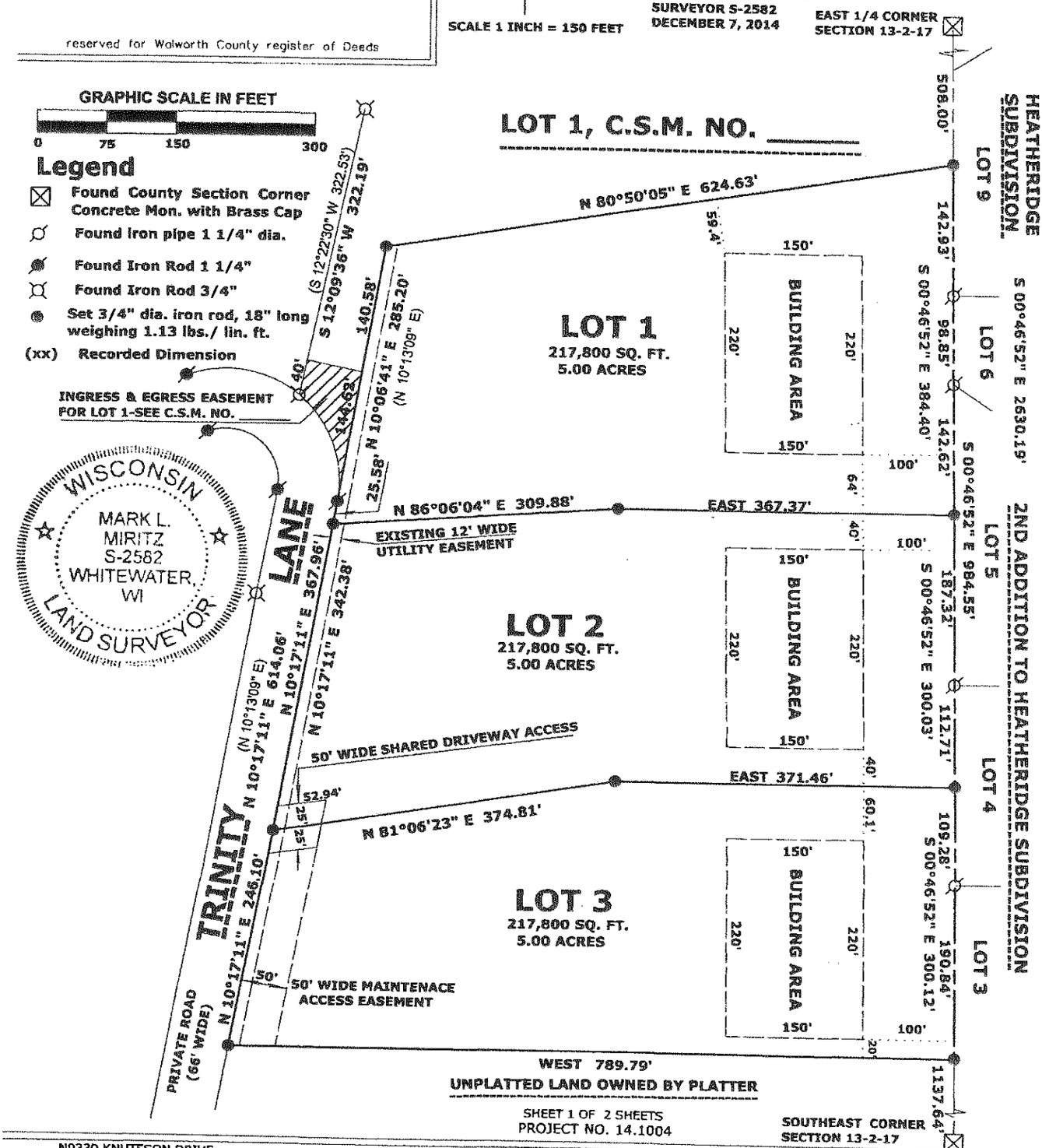
ZONED C-2

BASIS FOR BEARINGS
THE EAST LINE SE 1/4 SECTION 13-2-17 WAS ASSUMED S 00°46'52" E AS PLATTED

SCALE 1 INCH = 150 FEET

MARK L. MIRITZ
WI PROFESSIONAL
SURVEYOR S-2582
DECEMBER 7, 2014

reserved for Walworth County register of Deeds



SHEET 1 OF 2 SHEETS
PROJECT NO. 14.1004

N9330 KNUTESON DRIVE
WHITEWATER, WI 53190

LAND-MARK SURVEYING
www.Land-MarkSurveying.com

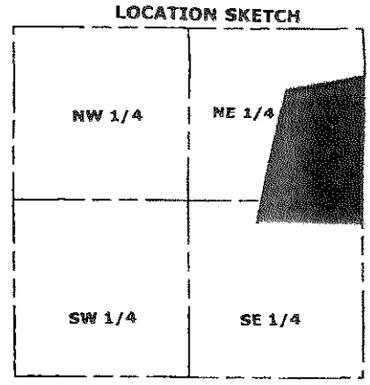
PHONE: (262) 495-3284
CELL: (262) 949-1239

CERTIFIED SURVEY MAP NO. _____

VOL. _____, PAGES _____, _____

A CERTIFIED SURVEY MAP OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 13, TOWN 2 NORTH, RANGE 17 EAST, GENEVA TOWNSHIP, WALWORTH COUNTY, WISCONSIN.

LOCATION SKETCH



SE 1/4 SECTION 13-2-17

SURVEYOR'S CERTIFICATE:

I, MARK L. MIRITZ, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF EDWARD C. MELTZER ART FOUNDATION, INC., OWNER, I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND THAT THE CERTIFIED SURVEY MAP HEREON SHOWN IS A CORRECT REPRESENTATIONOF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATE STATUTES, AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN.

A CERTIFIED SURVEY MAP OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 13, TOWN 2 NORTH, RANGE 17 EAST, GENEVA TOWNSHIP, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 13; THENCE S 00°46'52" E 508.00 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13 TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE S 00°46'52" E 984.55 FEET; THENCE WEST 789.79 FEET TO THE EASTERLY RIGHT-OF-WAY OF TRINITY LANE (A PRIVATE ROAD); THENCE N 10°17'11" E ALONG SAID TRINITY LANE 614.06 FEET TO A FOUND IRON ROD; THENCE N 10°06'41" E 285.20 FEET; THENCE N 80°50'05" E 624.63 FEET TO THE POINT OF BEGINNING, AND CONTAINING 653,400 SQUARE FEET OR 15.000 ACRE(S) OF LAND, MORE OR LESS.

WISCONSIN
MARK L. MIRITZ
S-2582
WHITEWATER, WI
LAND SURVEYOR

Mark L. Miritz

MARK L. MIRITZ
WI PROFESSIONAL LAND SURVEYOR S-2582
DECEMBER 7, 2014

OWNER'S CERTIFICATE:

AS OWNER, EDWARD C. MELTZER ART FOUNDATION, INC., WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON.

_____
SALVATORE J. DIMICELI (PRESIDENT)

STATE OF WISCONSIN) SS
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 201___
THE ABOVE NAMED SALVATORE J. DIMICELI, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____, _____ COUNTY, WISCONSIN.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____.

GENEVA TOWNSHIP APPROVAL:

APPROVED BY THE TOWN BOARD OF THE TOWN OF GENEVA ON THIS _____ DAY OF _____, 2014

_____
JOSEPH F. KOPECKY, TOWN CHAIRPERSON

WALWORTH COUNTY APPROVAL:

APPROVED BY THE WALWORTH COUNTY ZONING AGENCY THIS _____ DAY OF _____, 2014

_____
RICK STACEY, CHAIRPERSON

CITY OF LAKE GENEVA APPROVAL:

RESOLVED, THAT THE CERTIFIED SURVEY MAP HEREON, BEING LOCATED IN THE EXTRATERRITORIAL PLAT JURISDICTION AREA FOR THE CITY OF LAKE GENEVA, WISCONSIN IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF LAKE GENEVA, WISCONSIN.

DATED THIS _____ DAY OF _____, 2014.

_____ _____
CITY CLERK MAYOR

THIS INSTRUMENT DRAFTED BY MARK L. MIRITZ

N9330 KNUTESON DRIVE
WHITEWATER, WI 53190

LAND-MARK SURVEYING

PHONE: (262) 495-3284
CELL: (262) 949-1239
MarkMiritz@Land-MarkSurveying.com

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 12, TRINITY MOUNTAIN ESTATES AND A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, ALL LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 17 EAST, GENEVA TOWNSHIP, WALWORTH COUNTY, WISCONSIN.

BASIS FOR BEARINGS

THE EAST LINE SE 1/4 SECTION 13-2-17 WAS ASSUMED S 00°46'52" E AS PLATTED

N

OWNERS:
RUSSELL BOWMAN
BARBARA BOWMAN
2754 HAMPDEN COURT
UNIT 408
CHICAGO, IL 60614

ZONED C-2

SCALE 1 INCH = 150 FEET

THIS IS A LOT LINE ADJUSTMENT

"THIS LOT LINE ADJUSTMENT IS FOR THE PURPOSE OF A SALE OR EXCHANGE OF LAND BETWEEN ADJOINING LAND OWNERS THAT DOES NOT CREATE ADDITIONAL LOTS AND THE ORIGINAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE WALWORTH COUNTY CODE OF ORDINANCES (ZONING/SHORELAND ZONING)."

reserved for Walworth County register of Deeds

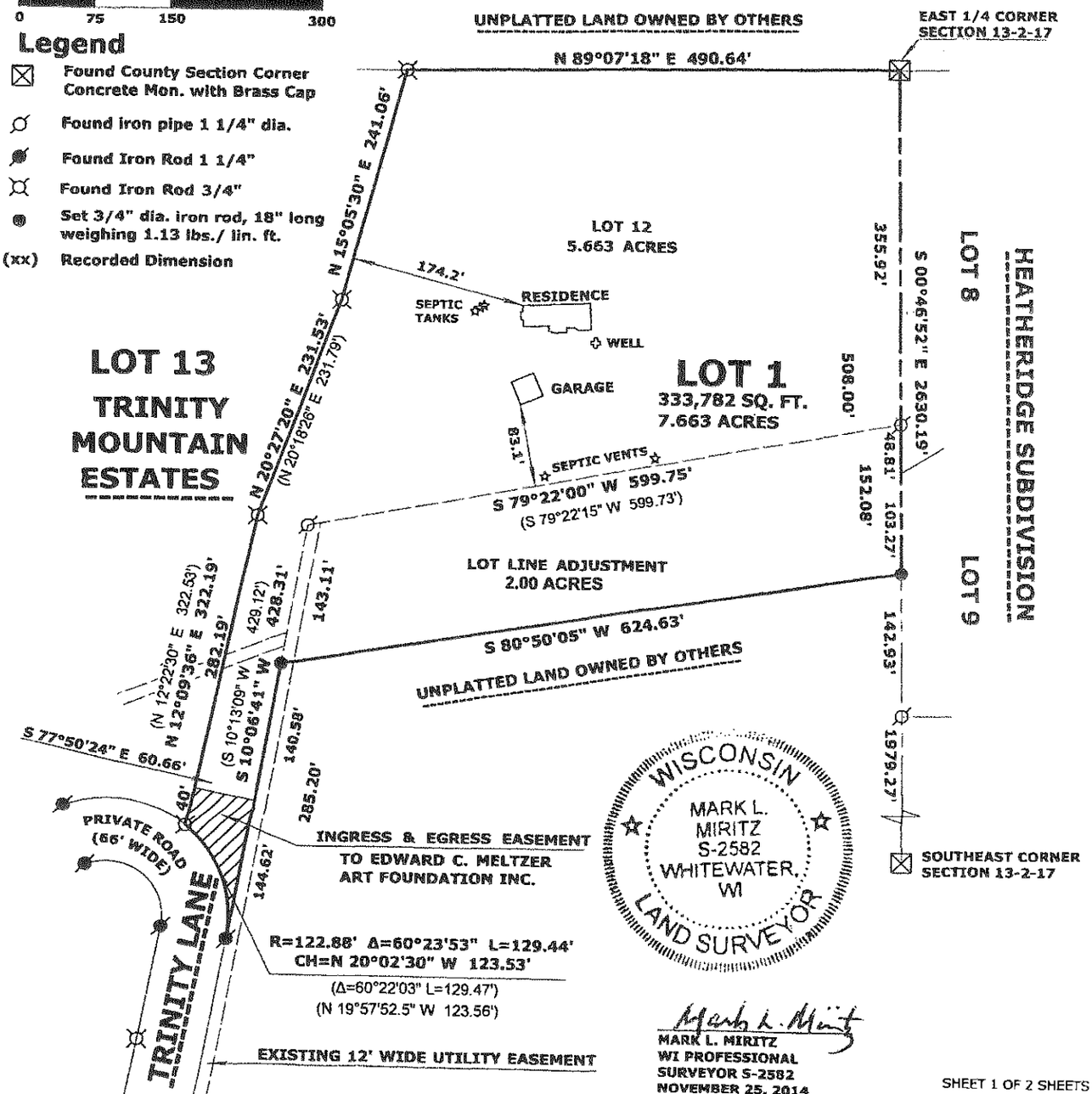
EXISTING SANITARY SYSTEM ON LOT 1 APPEARS TO BE FUNCTIONING. NO EVALUATION AS TO MEETING THE REQUIREMENTS FOR REPLACEMENT SYSTEM UNDER "SPS 383" OF THE WISCONSIN ADMINISTRATIVE CODE.

GRAPHIC SCALE IN FEET

0 75 150 300

Legend

- Found County Section Corner Concrete Mon. with Brass Cap
- Found iron pipe 1 1/4" dia.
- Found Iron Rod 1 1/4"
- Found Iron Rod 3/4"
- Set 3/4" dia. iron rod, 18" long weighing 1.13 lbs./ lin. ft.
- (xx) Recorded Dimension



MARK L. MIRITZ
WI PROFESSIONAL SURVEYOR S-2582
NOVEMBER 25, 2014

SHEET 1 OF 2 SHEETS
PROJECT NO. 14.1004

N9330 KNUTESON DRIVE
WHITEWATER, WI 53190

LAND-MARK SURVEYING
www.Land-MarkSurveying.com

PHONE: (262) 495-3284
CELL: (262) 949-1239

STAFF REPORT
To Lake Geneva Plan Commission

Meeting Date: January 19, 2015

Agenda Item #7

Applicant:
Wendy & Rodger Fisher
946 Ceylon Court
Lake Geneva, WI 53147

Request:
Applying for SR-4 Zoning to construct an Addition to Single Family residence in an Estate Residential District (ER-1) at 946 Ceylon Court, Tax Key No ZA1240 00002.

Description:
The applicant would like to construct an addition to his existing Single Family Residence for a Master Bathroom and additional storage.

Staff Recommendation:
Staff has no problem with granting the SR-4 zoning to the property in order to build the addition as it fits in with the character and ascetics of the established neighborhood.

A. If, after the public hearing, the Commission wishes to recommend approval, then the appropriate fact finding would be:

1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
2. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

5. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on any of improvements, facilities, utilities or services provided by public agencies serving the subject property.

6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant’s proposal and any requirements recommended by the Applicant to ameliorate such impacts.

B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be:

1. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

2. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

3. The proposed conditional use in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

5. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on any of improvements, facilities, utilities or services provided by public agencies serving the subject property.

6. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant’s proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Agenda Item #8

Applicant:
Basso Builders
405 Skyline Drive
Lake Geneva, WI 53147

Request:
Certified Survey Map approval for land located at Skyline Drive and Curtis Street to combine two parcel to facilitate future development of the site.

Description:
The applicant would like to combine two parcels into one larger parcel to facilitate the development of a Multi-Family project.

Staff Recommendation:
Staff has no objection to a recommendation for approval and the City Engineer has reviewed the CSM and has no objections to proceeding.

Agenda Item #9

Applicant:
Basso Builders
405 Skyline Drive
Lake Geneva, WI 53147

Request:
Applying to rezone a property from Rural Holding Zoning District (RH) and Single Family Resdential (SR-4) to Muti-Family Residential-8 at Skyline Drive and Curtis Street, Tax Key No's. ZYUP 00130C & ZMEA 00052.

Description:
The applicant is proposing to change the zoning on their property to allow them to construct a multi-family development on the subject property.

Action by the Plan Commission:
As part of the consideration of a requested Zoning Map amendment, the Plan Commission needs to make findings per the requirements of the Zoning Ordinance, and then make a recommendation to the City Council.

Staff Report and Recommendation:
The Comprehensive Plan was recently modified to allow for Multi-Family Residential at the subject property and the rezoning of the property will align the use with the Comprehensive Plan.

Suggested Plan Commission Findings for Recommendation to Common Council:

A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Items 1 and 3, and one or more factors of Item 2, of the following.
   1. The proposed Zoning Map Amendment furthers the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
   2. One or more of the following factors have arisen that are not properly addressed on the current Official Zoning Map:
      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;
      c. Factors have changed, making the subject property more appropriate for the proposed Multi- Family Resdential-8 (MR-8) zoning;
      d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
   3. The proposed amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

B. If, after the public hearing, the Commission wishes to recommend *denial*, then the appropriate fact finding would be in disagreement with at least one of Items 1, 2, 3 of the following:
   1. The proposed Zoning Map Amendment does not further the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
   2. One or more of the following factors have not arisen that are not properly addressed on the current Official Zoning Map:
      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;
      c. Factors have changed, making the subject property more appropriate for the proposed Multi- Family Resdential-8 (MR-8) zoning;
      d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
   3. The proposed amendment to the Official Zoning Map does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

Agenda Item #10

Applicant:
Interra-Sky Lake Genva LLC
2400 Augusta Drive, Ste 330
Houston, TX 77057

Request:
Amendment to the Precise Implementation Plan (PIP) the property located at 200 N Edwards Blvd., Lake Geneva, WI, Tax Key No. ZA196100001.

Description:
The applicant would like to convert the entrance over and existing tenant space to more closely match the existing one at the opposite side of the multi-tenant building.

Staff Recommendation:
Staff has no objection to the request as it will create a balanced look the structure and would help in attracting a tenant to an empty commercial space.

A. If, after the public hearing, the Commission wishes to recommend approval, then the appropriate fact finding would be:

1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

2. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

5. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on any of improvements, facilities, utilities or services provided by public agencies serving the subject property.

6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant’s proposal and any requirements recommended by the Applicant to ameliorate such impacts.

B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be:

1. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

2. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

3. The proposed conditional use in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

5. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on any of improvements, facilities, utilities or services provided by public agencies serving the subject property.

6. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant’s proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff may provide additional comment on the above items and will comment on remaining agenda items at the meeting.

_____

Zoning Administrator

APPLICATION FOR CONDITIONAL USE
City of Lake Geneva

SITE ADDRESS/PARCEL NO. AND FULL LEGAL DESCRIPTION REQUIRED (ATTACH SEPARATE SHEET IF NECESSARY):
946 Ceylon Ct., Lake Geneva, WI 53147. Legal Description: Lot 2, Cert. Survey No. 1240 Recorded in Vol. 5 CS, PG 359, WCR W 1/2 SEC 1 T1N R17E, 27,530 SF City of Lake Geneva

NAME AND ADDRESS OF CURRENT OWNER:
Wendy + Roger Fisher, 946 Ceylon Ct., Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: 815-713-5682 (Wendy cell)

NAME AND ADDRESS OF APPLICANT:
David G. Hagney, 4615 E. State St., Ste 206, Rockford, IL 61108

TELEPHONE NUMBER OF APPLICANT: 815-397-3330

PROPOSED CONDITIONAL USE:
We are proposing to use the SR-4 zoning requirements for setbacks in an ER-1 district, so that the ower may construct an addition to their residence

ZONING DISTRICT IN WHICH LAND IS LOCATED: ER-1

NAMES AND ADDRESSES OF ARCHITECT, PROFESSIONAL ENGINEER AND CONTRACTOR OF PROJECT:
David G. Hagney, Hagney Architects, LLC, 4615 E. State St., Ste 206 Rockford, IL 61108

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:
Construction of a small addition to the street side of residence + remodeling of interior

CONDITIONAL USE FEE PAYABLE UPON FILING APPLICATION: $400.00 [$100 FOR APPLICATIONS UNDER SEC. 98-407(3)]

12-17-14
DATE

SIGNATURE OF APPLICANT

____ ✓ (c)A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;

____ ✓ (d)A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.

____ ✓ (e)Written justification for the proposed conditional use:

____Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. (See below)

III.JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

1. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

   The lot is not in compliance with the current ER-1 standards. It is more inline with the SR-4 zoning requirements. It is in harmony with all of the above items.

2. How is the proposed conditional use, in its specific location, in harmony with the purposed, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

   By allowing us to use the SR-4 zoning requirements, it is more in harmony with the surrounding properties.

3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 98-905(3)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development?

   No impact on the above mentioned items.

4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

   Other residences in immediate area are closer or at similar distances to what is being requested.

5. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

It will not pose any burdens on any of the above items.

6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 98-905(4)(b)1.-5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

yes

IV. FINAL APPLICATION PACKET INFORMATION

____ Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

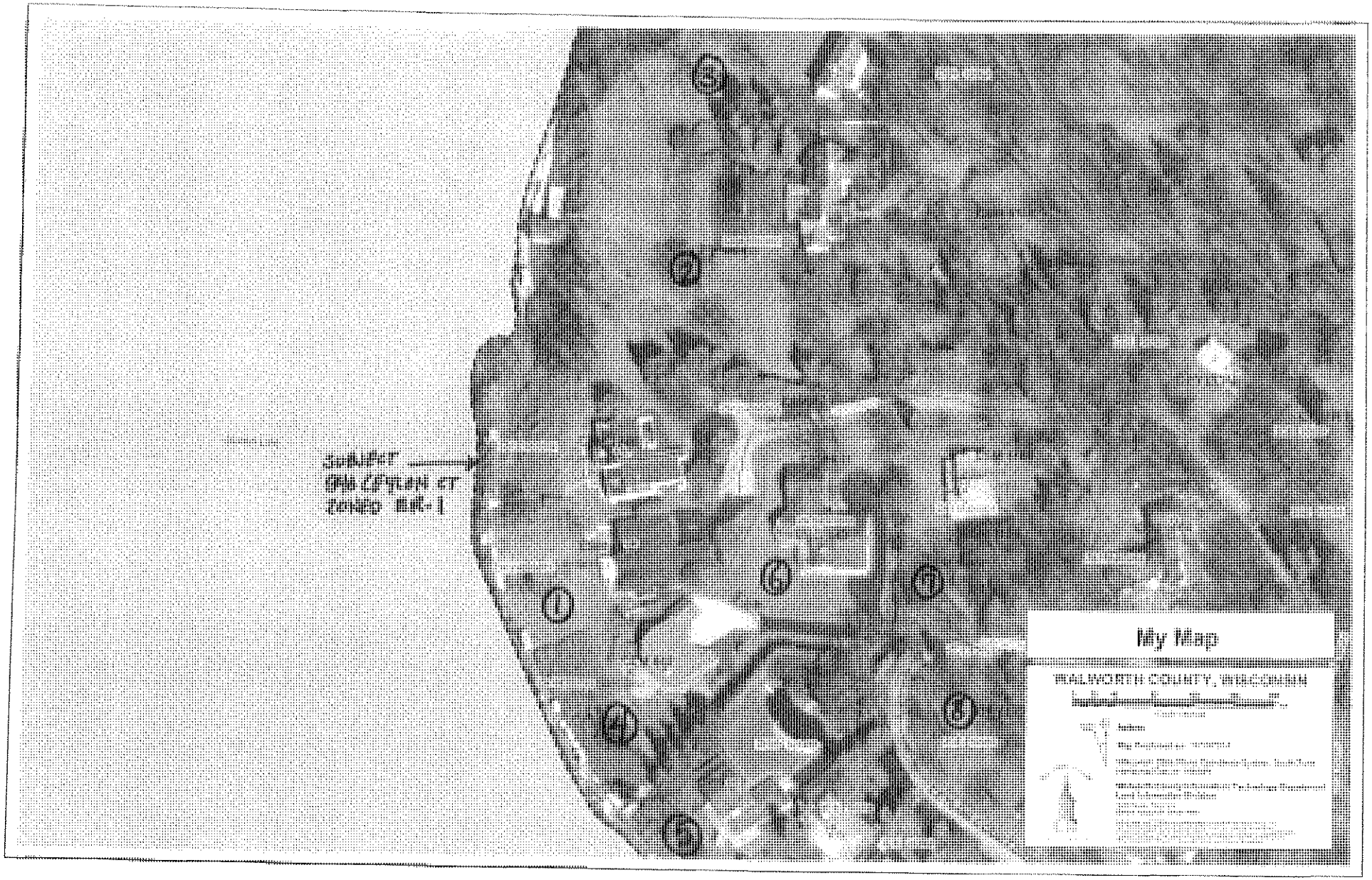
____ Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

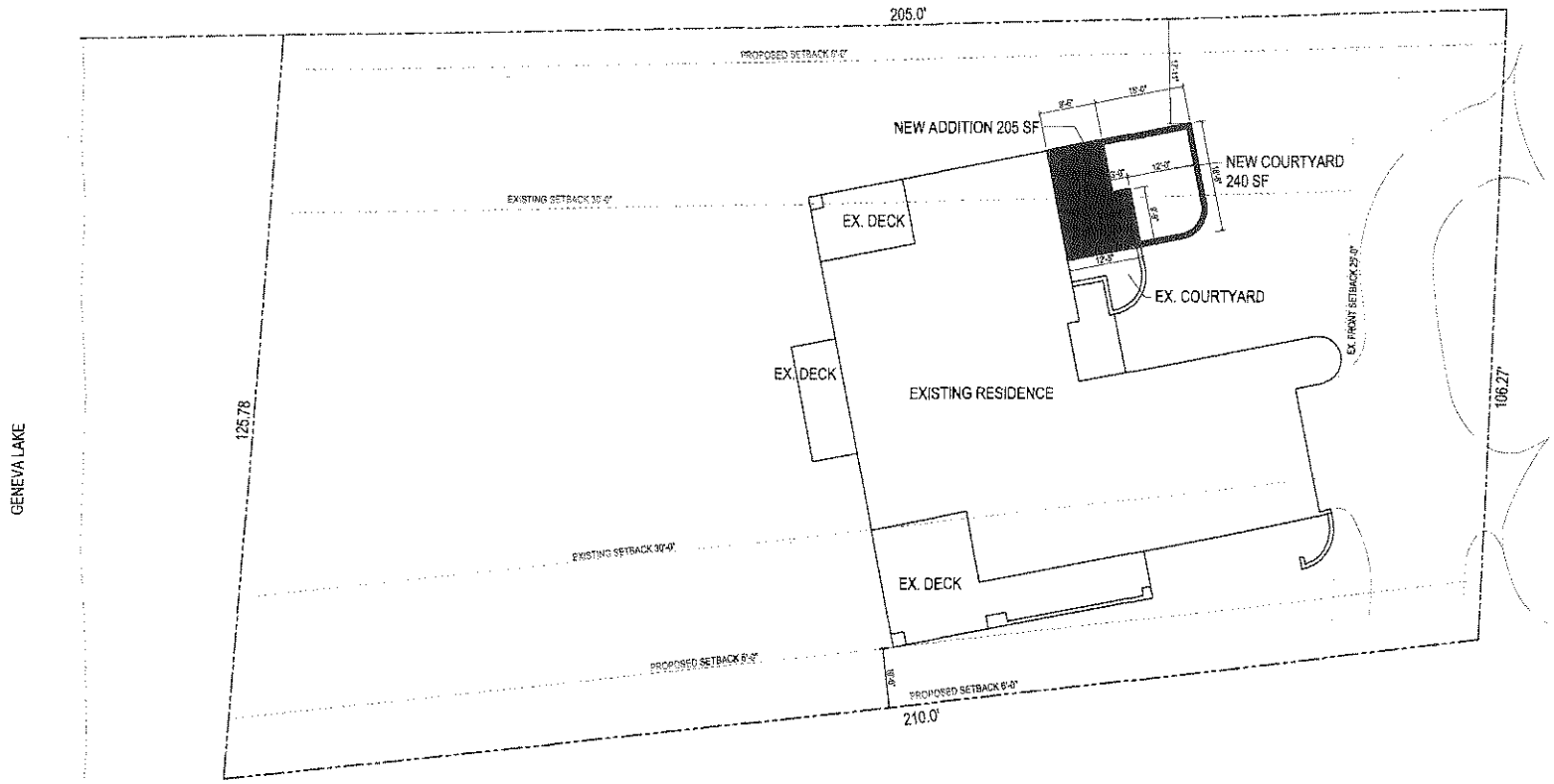
____ Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____

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

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

____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____


SUBJECT
9N CLYDE ST
ZONED B-1
My Map
WALWORTH COUNTY, WISCONSIN



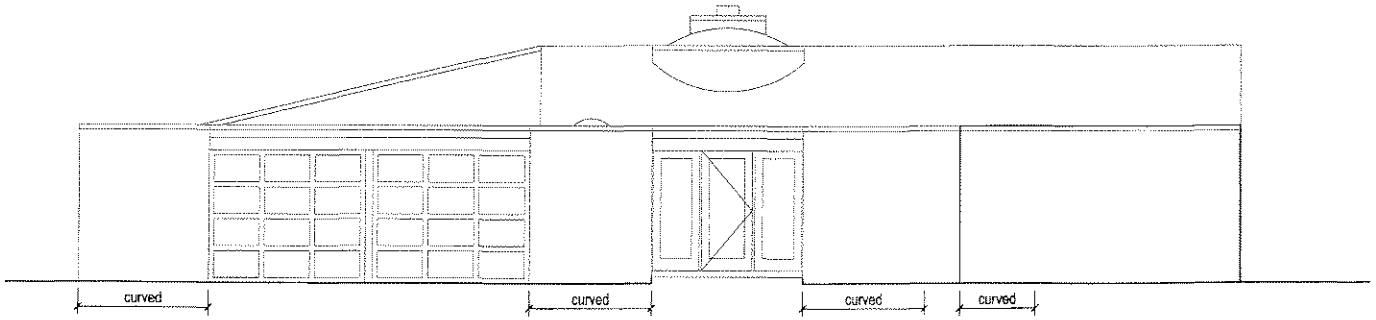
946 Ceylon Court

Lake Geneva, Wisconsin

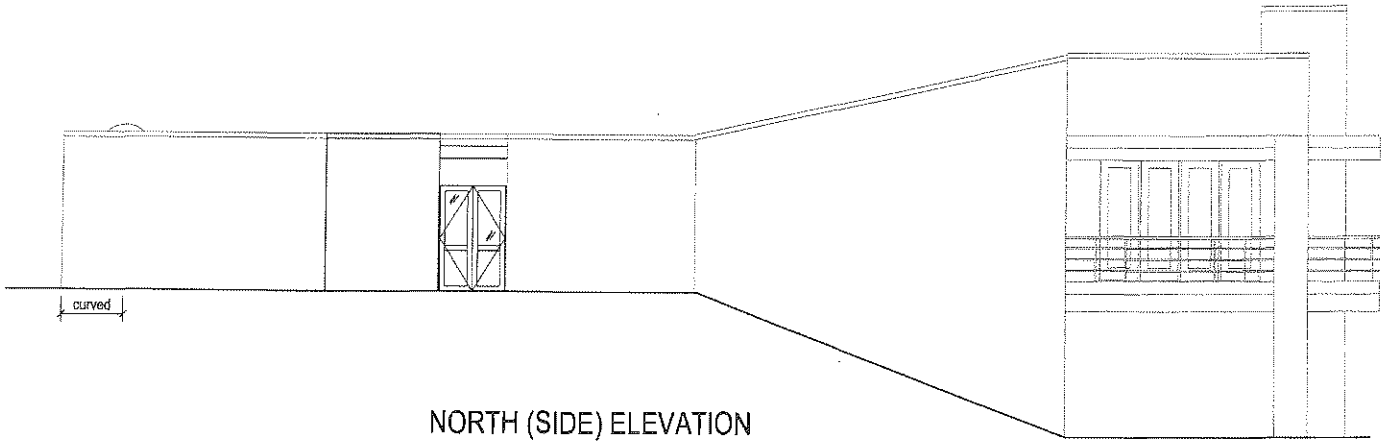
NORTH

SCALE:
1:20

Architecture, Planning, & Interior Design
4615 E. State St.
Suite 206
Rockford, Illinois 61108
P: 815.397.3339
F: 815.397.0243



EAST (STREET) ELEVATION



NORTH (SIDE) ELEVATION

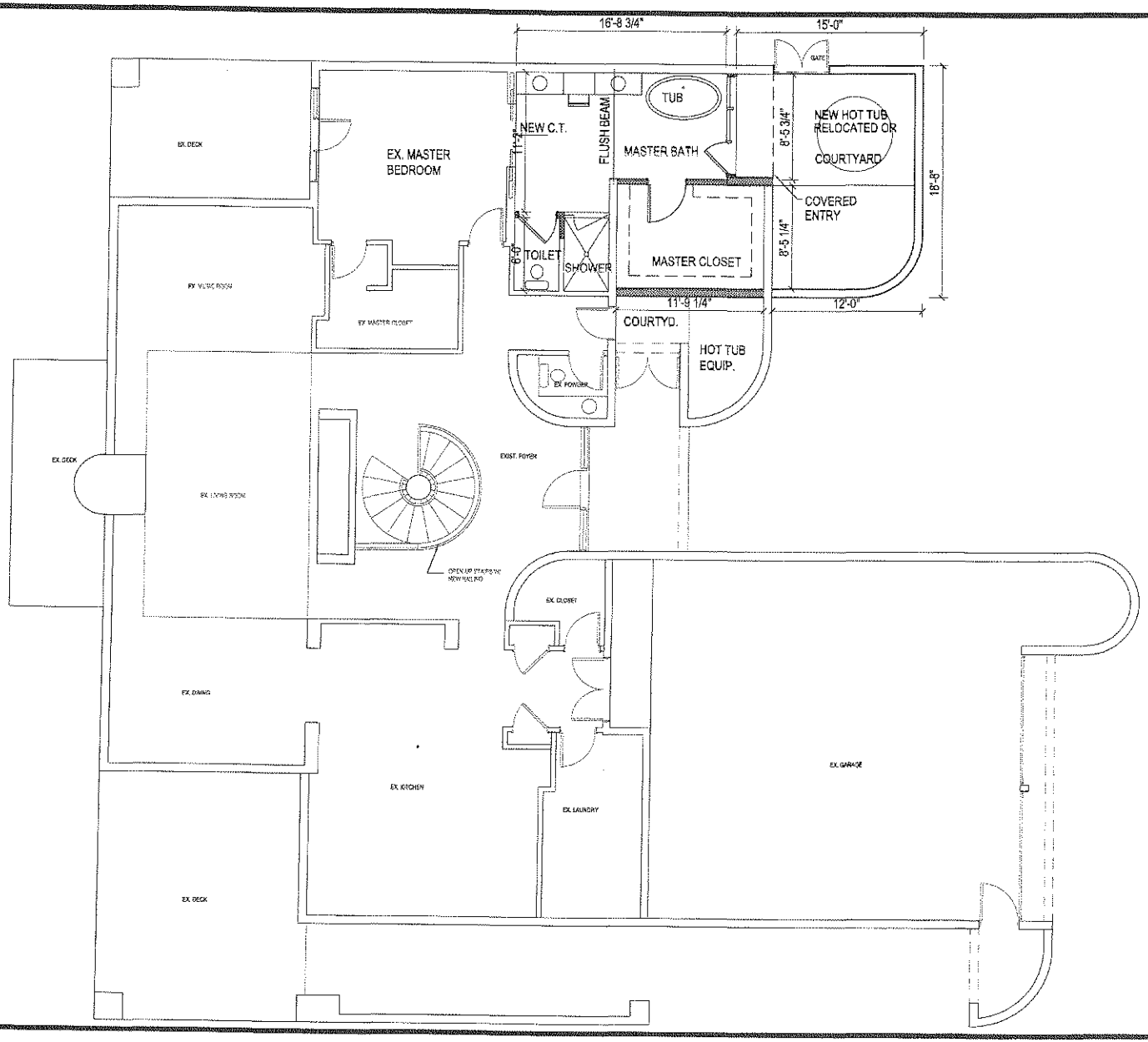
EXTERIOR ELEVATIONS
946 Ceylon Court

Lake Geneva, Wisconsin

NORTH

SCALE:
⅛" =1'-0"

Architecture, Planning, & Interior Design
4615 E. State St.
Suite 206
Rockford, Illinois 61108
P: 815.397.3330
F: 815.397.0243



FIRST FLOOR PLAN
946 Ceylon Court

Lake Geneva, Wisconsin

NORTH

SCALE:
1/8" =1'-0"

Architecture, Planning, & Interior Design
4615 E. State St.
Suite 206
Rockford, Illinois 61108
P: 815.397.3330
F: 815.397.0243

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, January 19, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Wendy & Roger Fisher,946 Ceylon Court, Lake Geneva, WI 53147 to construct an addition to a Single Family Residence on an existing lot using the SR-4 requirements in an Estate Residential Zoning District (ER-1), at the following location:

TAX KEY NO. ZA1240 00002 - 946 Ceylon Court

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, January 19, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 2nd day of January 2015.

Mayor James R. Connors
City Plan Commission
City of Lake Geneva, WI

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on January 8th and 15th

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

[X] CERTIFIED SURVEY MAP or [ ] SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Basso Builders Inc.
405 Skyline Drive
Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 248-3378

NAME AND ADDRESS OF APPLICANT:

SAME

TELEPHONE NUMBER OF APPLICANT: ( )

NAME AND ADDRESS OF SURVEYOR:

Farris, Hansen & Associates, Inc.
PO Box 437
Elkhorn, WI 53121

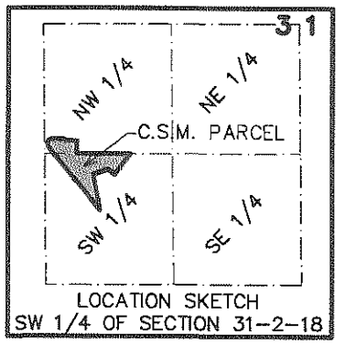
TELEPHONE NUMBER OF SURVEYOR: (262) 723-2098

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

FARRIS, HANSEN & ASSOC. INC.
7 RIDGWAY COURT– P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (262) 723–2098
FAX (262) 723–5886

CERTIFIED SURVEY MAP NO._____

OWNER(S):
BASSO BUILDERS, INC.
405 SKYLINE DRIVE
LAKE GENEVA, WI 53147

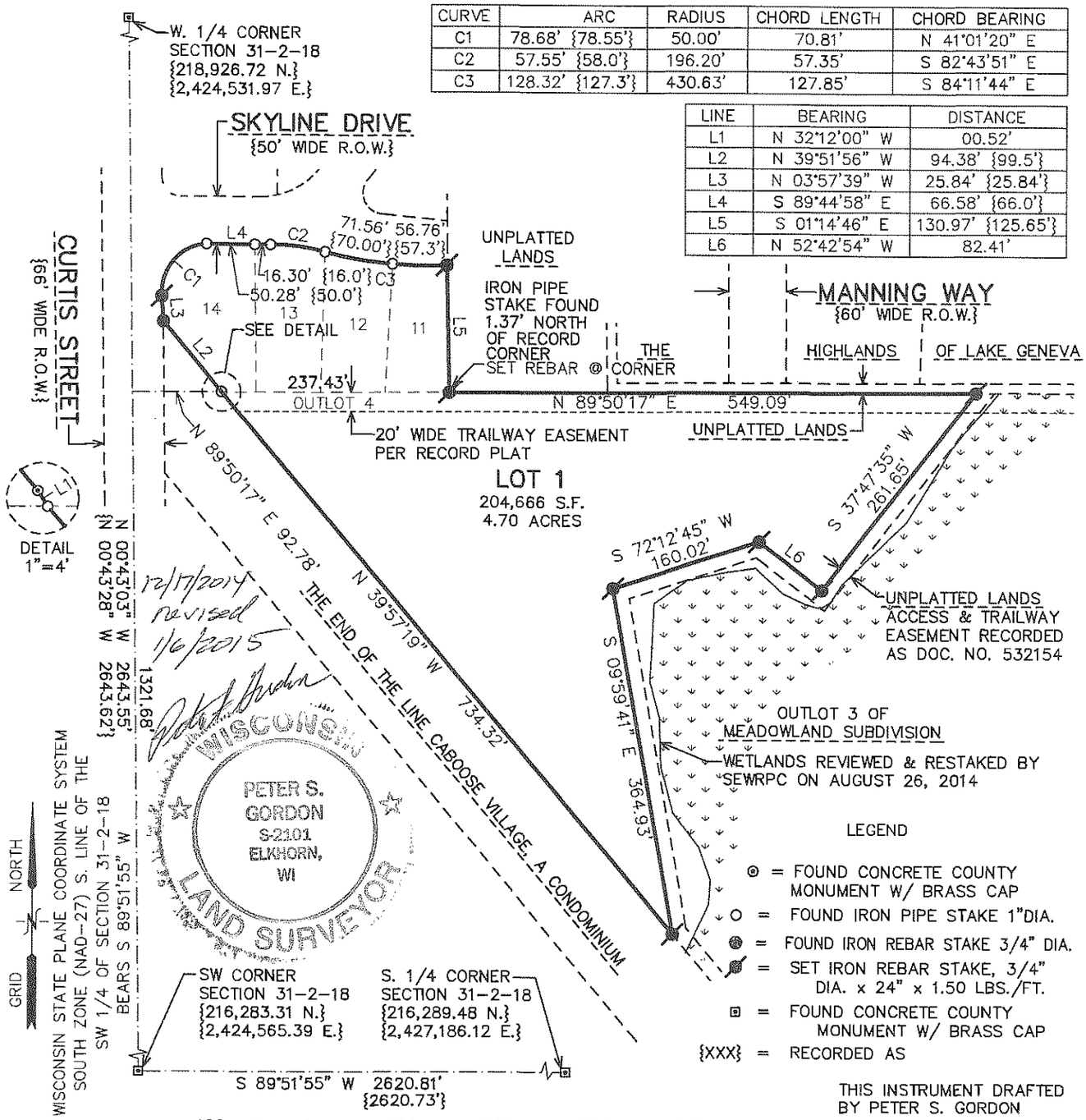


LOCATION SKETCH
SW 1/4 OF SECTION 31–2–18

A LOT CONSOLIDATION CSM OF OUTLOT 4 OF MEADOWLAND SUBDIVISION & LOTS 11–14 OF THE UNRECORDED PLAT OF HABECKER'S SKY HIGH ADDITION LOCATED IN PART OF THE NW 1/4 & SW 1/4 OF THE SW 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	78.68' {78.55'}	50.00'	70.81'	N 41°01'20" E
C2	57.55' {58.0'}	196.20'	57.35'	S 82°43'51" E
C3	128.32' {127.3'}	430.63'	127.85'	S 84°11'44" E

LINE	BEARING	DISTANCE
L1	N 32°12'00" W	00.52'
L2	N 39°51'56" W	94.38' {99.5'}
L3	N 03°57'39" W	25.84' {25.84'}
L4	S 89°44'58" E	66.58' {66.0'}
L5	S 01°14'46" E	130.97' {125.65'}
L6	N 52°42'54" W	82.41'



LEGEND

- ⊙ = FOUND CONCRETE COUNTY MONUMENT W/ BRASS CAP
- ○ = FOUND IRON PIPE STAKE 1"DIA.
- ● = FOUND IRON REBAR STAKE 3/4" DIA.
- ⊘ = SET IRON REBAR STAKE, 3/4" DIA. x 24" x 1.50 LBS./FT.
- ⊡ = FOUND CONCRETE COUNTY MONUMENT W/ BRASS CAP
- {XXX} = RECORDED AS

THIS INSTRUMENT DRAFTED BY PETER S. GORDON
PROJECT NO. 5970.2014
DATED: 9/4/2014
SHEET 1 OF 3 SHEETS

FARRIS, HANSEN & ASSOC. INC. **CERTIFIED SURVEY MAP NO._____**

A LOT CONSOLIDATION CSM OF OUTLOT 4 OF MEADOWLAND SUBDIVISION & LOTS 11–14 OF THE UNRECORDED PLAT OF HABECKER'S SKY HIGH ADDITION LOCATED IN PART OF THE NW 1/4 & SW 1/4 OF THE SW 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

SURVEY CERTIFICATE

I HEREBY CERTIFY THAT AT THE DIRECTION OF BASSO BUILDERS, INC., OWNERS, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE FOR THE CITY OF LAKE GENEVA, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED LANDS AND THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE MAP AND OF THE DIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF:
A LOT CONSOLIDATION CERTIFIED SURVEY MAP OF OUTLOT 4 OF MEADOWLAND SUBDIVISION, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AS DOCUMENT NO. 538887, AND LOTS 11, 12, 13 AND 14 OF THE UNRECORDED PLAT OF HABECKERS SKY HIGH ADDITION LOCATED IN PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, IN TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 31 (TOWN 2 NORTH, RANGE 18 EAST); THENCE S 89DEG 51MIN 55SEC W, 2620.81 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE N 00DEG 43MIN 03SEC W, 1321.68 FEET; THENCE N 89DEG 50MIN 17SEC E, 92.78 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF OUTLOT 4 OF SAID MEADOWLAND SUBDIVISION AND THE POINT OF BEGINNING; THENCE N 32DEG 12MIN 00SEC W, 0.52 FEET TO A CONCRETE MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF LOT 14 OF SAID UNRECORDED PLAT OF HABECKERS SKY HIGH ADDITION; THENCE N 39DEG 51MIN 56SEC W, 94.38 FEET TO AN IRON REBAR STAKE AT THE EASTERLY RIGHT OF WAY OF CURTIS STREET; THENCE N 03DEG 57MIN 39SEC W, 25.84 FEET ALONG SAID RIGHT OF WAY; THENCE 78.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CHORD WHICH BEARS N 41DEG 01MIN 20SEC E, 70.81 FEET TO AN IRON PIPE STAKE FOUND ON THE SOUTHERLY RIGHT OF WAY LINE OF SKYLINE DRIVE; THENCE S 89DEG 44MIN 58SEC E, 66.58 FEET TO AN IRON PIPE STAKE; THENCE 57.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 196.20 FEET AND A CHORD WHICH BEARS S 82DEG 43MIN 51SEC E, 57.35 FEET TO AN IRON PIPE STAKE; THENCE 128.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 430.63 FEET AND A CHORD WHICH BEARS S 84DEG 11MIN 44SEC E, 127.85 FEET; THENCE S 01DEG 14MIN 46SEC E, 130.97 FEET TO THE NORTH LINE OF SAID OUTLOT 4; THENCE N 89DEG 50MIN 17SEC E, 549.09 FEET; THENCE S 37DEG 47MIN 35SEC W, 261.65 FEET; THENCE N 52DEG 42MIN 54SEC W, 82.41 FEET; THENCE S 72DEG 12MIN 45SEC W, 160.02 FEET; THENCE S 09DEG 59MIN 41SEC E, 364.93 FEET; THENCE N 39DEG 57MIN 19SEC W, 734.32 FEET TO THE POINT OF BEGINNING.
CONTAINING 204,666 SQUARE FEET (4.70 ACRES) OF LAND, MORE OR LESS.

DATED: DECEMBER 17, 2014 Revised 1/6/2015

PETER S. GORDON RLS 2101

PETER S. GORDON S-2101 ELKHORN, WI LAND SURVEYOR

CORPORATE OWNERS CERTIFICATE

BASSO BUILDERS, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THE MAP. BASSO BUILDERS, INC. DOES FUTHER CERTIFY THAT THIS MAP IS REQUIRED BY S. 236–10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF LAKE GENEVA.

IN WITNESS WHEREOF, THE SAID BASSO BUILDERS, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS PRESIDENT, AND COUNTERSIGNED BY _____, ITS SECRETARY (CASHIER), AT _____, WISCONSIN AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, 2015.

_____
PRESIDENT OF BASSO BUILDERS, INC.

_____
SECRETARY OF BASSO BUILDERS, INC.

STATE OF WISCONSIN

COUNTY OF WALWORTH

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2015, THE ABOVE NAMED _____, PRESIDENT AND _____, SECRETARY (CASHIER) OF BASSO BUILDERS, INC., TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY (CASHIER) OF SAID CORPORATION, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

_____

_____
MY COMMISSION EXPIRES

NOTARY PUBLIC _____, WISCONSIN

THIS INSTRUMENT DRAFTED BY PETER S. GORDON
PROJECT NO. 5970.2014
DATED: 9/4/2014
SHEET 2 OF 3 SHEETS

FARRIS, HANSEN & ASSOC. INC. **CERTIFIED SURVEY MAP NO._____**

A LOT CONSOLIDATION CSM OF OUTLOT 4 OF MEADOWLAND SUBDIVISION & LOTS 11–14 OF THE UNRECORDED PLAT OF HABECKER'S SKY HIGH ADDITION LOCATED IN PART OF THE NW 1/4 & SW 1/4 OF THE SW 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

CITY OF LAKE GENEVA PLAN COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, 2015.

_____

LAKE GENEVA PLAN COMMISSION CHAIRMAN

CITY OF LAKE GENEVA COUNCIL RESOLUTION

RESOLVED, THAT THIS CERTIFIED SURVEY MAP, IN THE CITY OF LAKE GENEVA, WISCONSIN, ONWER(S) BE AND THE SAME, IS HEREBY APPROVED BY THE CITY COUNCIL.

_____

CITY OF LAKE GENEVA COUNCIL PRESIDENT

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL OF THE CITY OF LAKE GENEVA, WISCONSIN, ON THE _____ DAY OF _____, 2015.

_____

CITY OF LAKE GENEVA CLERK

12/17/2014
Revised 1/6/2015

WISCONSIN
PETER S. GORDON
S-2101
ELKHORN, WI
LAND SURVEYOR

THIS INSTRUMENT DRAFTED BY PETER S. GORDON
PROJECT NO. 5970.2014
DATED: 9/4/2014
SHEET 3 OF 3 SHEETS

ZONING MAP AMENDMENT

Name and address of Applicant:

Cassu Builders Inc
405 Skyline Dr.
Lake Geneva, WI

Telephone No of Applicant: Area Code (262) 248-3378

Name and address of Current Owner:

"Same"

Telephone No of Current Owner: Area Code ( )

Address and legal description of property (required) - attach separate sheet if necessary:

See attached survey map

Zoning Classification change from RH to MR-8

Reason for requesting Proposed Amendment: To build condo style apartments and meet the new comp plan

Proposed use of property: Multi family

Fee of $400.00 payable upon filing application.

12/18/14
Date

Signature of Applicant

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, January 19, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a request filed by Basso Builders Inc, 405 Skyline Drive, Lake Geneva, WI 53147 for a Zoning Map Amendment to change the zoning on parcel from Rural Holding Zoning District (RH) to Multi-family Residential-8 (MR-8), at the following location:

CURRENT TAX KEY NO'S. ZMEA 00052 & ZYUP 00130C

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, January 19, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 2nd day of January, 2015.

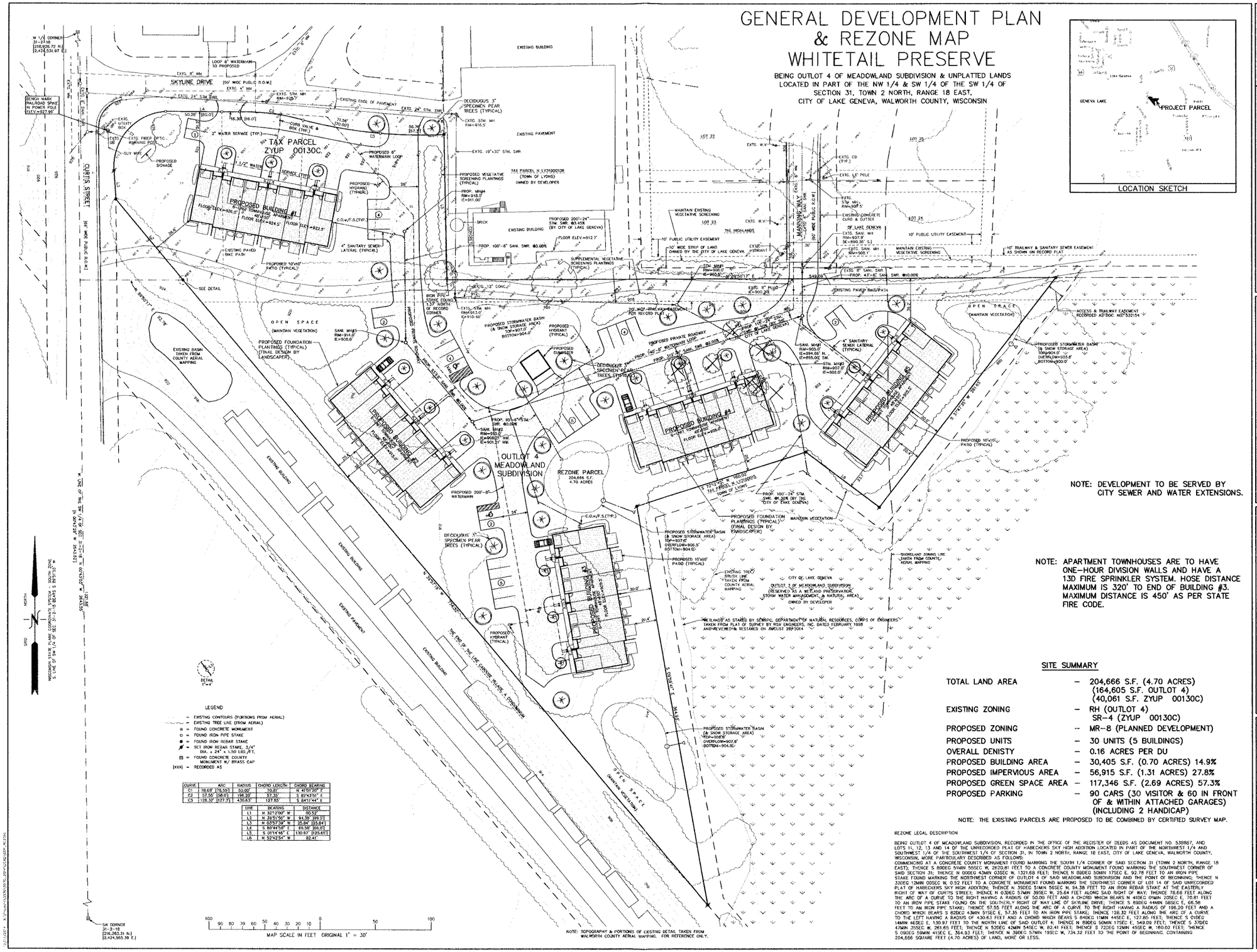
Mayor James R. Connors
City Plan Commission
City of Lake Geneva, WI

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on January 8th and 15th

GENERAL DEVELOPMENT PLAN & REZONE MAP
WHITETAIL PRESERVE

BEING OUTLOT 4 OF MEADOWLAND SUBDIVISION & UNPLATTED LANDS
LOCATED IN PART OF THE NW 1/4 & SW 1/4 OF THE SW 1/4 OF
SECTION 31, TOWN 2 NORTH, RANGE 18 EAST,
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



CURVE	ARC		RADIUS	CHORD LENGTH	CHORD BEARING
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LINE	BEARING	DISTANCE
L1	N 32°13'00" W	00.52'
L2	N 39°51'50" W	94.38' [99.51]
L3	N 03°57'38" W	25.84' [35.84']
L4	S 80°44'58" E	66.58' [66.01]
L5	S 01°14'46" E	130.97' [125.65']
L6	N 52°42'54" W	82.41'

SITE SUMMARY

TOTAL LAND AREA	–	204,666 S.F. (4.70 ACRES) (164,605 S.F. OUTLOT 4) (40,061 S.F. ZYUP 00130C)
EXISTING ZONING	–	RH (OUTLOT 4) SR-4 (ZYUP 00130C)
PROPOSED ZONING	–	MR-8 (PLANNED DEVELOPMENT)
PROPOSED UNITS	–	30 UNITS (5 BUILDINGS)
OVERALL DENISTY	–	0.16 ACRES PER DU
PROPOSED BUILDING AREA	–	30,405 S.F. (0.70 ACRES) 14.9%
PROPOSED IMPERVIOUS AREA	–	56,915 S.F. (1.31 ACRES) 27.8%
PROPOSED GREEN SPACE AREA	–	117,346 S.F. (2.69 ACRES) 57.3%
PROPOSED PARKING	–	90 CARS (30 VISITOR & 60 IN FRONT OF & WITHIN ATTACHED GARAGES) (INCLUDING 2 HANDICAP)

NOTE: THE EXISTING PARCELS ARE PROPOSED TO BE COMBINED BY CERTIFIED SURVEY MAP.

REZONE LEGAL DESCRIPTION

BEING OUTLOT 4 OF MEADOWLAND SUBDIVISION, RECORDED IN THE OFFICE OF THE RECISTER OF DEEDS AS DOCUMENT NO. 538867, AND LOTS 11, 12, 13 AND 14 OF THE UNRECORDED PLAT OF HABECKERS SKY HIGH ADDITION LOCATED IN PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, IN TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 31 (TOWN 2 NORTH, RANGE 18 EAST); THENCE S 89DEG 51MIN 55SEC W, 2620.81 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE N 00DEG 42MIN 03SEC W, 1321.68 FEET; THENCE N 89DEG 50MIN 17SEC E, 92.78 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF OUTLOT 4 OF SAID MEADOWLAND SUBDIVISION AND THE POINT OF BEGINNING; THENCE N 32DEG 12MIN 00SEC W, 0.52 FEET TO A CONCRETE MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF LOT 14 OF SAID UNRECORDED PLAT OF HABECKERS SKY HIGH ADDITION; THENCE N 39DEG 51MIN 50SEC W, 94.38 FEET TO AN IRON REBAR STAKE AT THE EASTERLY RIGHT OF WAY OF CURTIS STREET; THENCE N 03DEG 57MIN 38SEC W, 25.84 FEET ALONG SAID RIGHT OF WAY; THENCE 78.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CHORD WHICH BEARS N 41DEG 01MIN 20SEC E, 70.81 FEET TO AN IRON PIPE STAKE FOUND ON THE SOUTHERLY RIGHT OF WAY LINE OF SKYLINE DRIVE; THENCE S 80DEG 44MIN 58SEC E, 66.58 FEET TO AN IRON PIPE STAKE; THENCE 57.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 196.20 FEET AND A CHORD WHICH BEARS S 82DEG 43MIN 51SEC E, 57.35 FEET TO AN IRON PIPE STAKE; THENCE 128.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 430.63 FEET AND A CHORD WHICH BEARS S 84DEG 17MIN 44SEC E, 127.85 FEET; THENCE S 01DEG 14MIN 46SEC E, 130.97 FEET TO THE NORTH LINE OF SAID OUTLOT 4; THENCE N 89DEG 50MIN 17SEC E, 549.09 FEET; THENCE S 37DEG 47MIN 30SEC W, 261.65 FEET; THENCE N 52DEG 42MIN 54SEC W, 82.41 FEET; THENCE S 72DEG 12MIN 45SEC W, 160.02 FEET; THENCE S 09DEG 50MIN 41SEC E, 364.93 FEET; THENCE N 39DEG 57MIN 19SEC W, 734.32 FEET TO THE POINT OF BEGINNING. CONTAINING 204,666 SQUARE FEET (4.70 ACRES) OF LAND, MORE OR LESS.

GENERAL DEVELOPMENT PLAN
WHITETAIL PRESERVE
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

– WORK DRIVEN BY –
BARSS & BUILDERS
405 SKYLINE DRIVE
LAKE GENEVA, WI 53147

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

REVISIONS
6/11/2014-KB ADJUST BUILDING TO 50' SETBACK
6/13/2014-KB ADD STORMWATER & SNOW STORAGE AREAS
6/24/2014-KB ADD HANDICAP PARKING & EXISTING UTILITES
8/4/2014-KB REVISED WETLAND AFTER SEWRPC FLAGGING
8/8/2014-KB REVISE PROPOSED BLDGS. & FINALIZE BOUNDARY
12/17/2014-KB ADD SURVEY INFORMATION INCLUDE LEGAL DESCRIPTION

PROJECT NO. 5970.2014
DATE 5/7/2014
SHEET NO. 1 OF 1

January 13, 2015

Building and Zoning Commission
626 Geneva Street
Lake Geneva IL 53147

Attn: Ken Robson

Re: Letter of Objection

I am writing in regards to the planned development of current Tax Key Numbers ZMEA 0052 and ZYUP 0013OC. It is my understanding that Basso Builders is interested in developing an Apartment Living Community on this property to consists of 5 buildings, along with garages and parking.

Let me begin my objection by pointing out the fact that Basso Builders has a development located at Andria Drive (north of Townline Road between Rt. 120 and Curtis Street) that still has unsold lots in the subdivision. Secondly, almost directly across the street (south of Townline Road) at Hudson Trail, there are also vacant lots. Thirdly, a very large Apartment complex was built at 775 Southwind Drive just a bit further east on Townline Road. It too has vacant lots still planned on being developed. And lastly, there is a huge apartment complex – Ridge of Geneva East Apartments, located right on Rt. 120 (just north of Townline Road.) The last time I drove through it, it was in pretty bad shape.

The proposed sight of this new development will also directly affect my family because we do own a condominium at the End of the Line Caboose Village. The proposed location will deeply infringe upon our right to privacy as the buildings will completely overshadow our property. Anyone living in the buildings will have a bird's eye view of everyone and everything located on our property.

Furthermore, I am deeply concerned about the type of people that rental properties often attract. Since they are not actual owners, the care and upkeep that an owner generally takes pride in, is often lacking.

It is for these reasons that on January 19, 2015, I urge the City Council and Building and Zoning Commission to oppose the development of this property.

Respectfully Submitted,

Elizabeth Potter
301 E. Townline Road #9
Lake Geneva WI 53147
lizpotter@wowway.com

Ken Robers

From: Nell Ferguson [nell.ferguson@yahoo.com]
Sent: Monday, January 12, 2015 7:50 AM
To: Ken Robers
Subject: Rental units

Dear Sir,
As a property owner on Townline Road, I am opposed to the building of the rental units .
Please let my feelings be known at the meeting on the 19th.
Thank you,
Nell Ferguson

Sent from my iPad

Ken Robers

From: Anne Tabor [bogie2157@att.net]
Sent: Tuesday, January 13, 2015 8:24 PM
To: Ken Robers
Subject: zoning change

Dear Mr. Robers:

As an End of the Line caboose owner for 18 years, I am asking that you reject the zoning change in allowing Basso Buiders to develop the area directly behind the cabooses. I purchased a caboose to number one, get away from the city noise, and enjoy the wildlife.

If you allow the zoning change, not only will it put the cabooses in jeopardy of break-ins during the fall and winter months, the noise factor with be so disturbing with people coming and going at all hours of the day and night, car doors slamming, and an increased amount of traffic. If I wanted all that activity, I would have bought a condo in the downtown area where you have all that traffic and noise.

Basso Builders is what, a thousand feet behind the cabooses? You can hear the trucks from his company roaring in the early morning hours. If he builds 60 feet away, the noise issue is going to be even greater.

In closing I ask that you deny the zoning change.

Thank you.

Anne Tabor,
concerned End of the Line owner

Ken Robers

From: Thomas Franz [thomasf514@aol.com]
Sent: Tuesday, January 13, 2015 11:56 AM
To: Ken Robers
Subject: Proposed development

I am concerned about the proposed development at Townline Road by Basso Builders. It has come to my attention that they have several other developments in the area that still have unsold lots. Im concerned that this too may turn into another unfinished one

The proposed site of this new development will also directly me because I own a condominium at the End of the Line Caboose Village. The proposed location would invade my privacy, particularly worrisome is that it will be a multilevel development and appears that there will be no high privacy fence.
Anyone living in the buildings will have a clear view of everyone's comings and goings and everything located on our property.
It is for these reasons that on January 19, 2015, I urge the City Council and Building and Zoning Commission to oppose the development of this property. Or at a minimum require a better separation between our unique little village. We as a whole contribute greatly to the community, Real Estate taxes and money spent in the fine city of Lake Geneva. I can't resist eating at the great variety of restaurants.
Thank You, Tom

Respectfully Submitted,

Sent from my iPhone

January 13, 2015

Building and Zoning Commission

626 Geneva St

Lake Geneva, WI 53147

Attn: Ken Robers

RE: Letter of Objection

I am writing in regards to the planned development of current Tax Key #'s ZMEA 0052 and ZYUP 0013OC. Basso Builders is interested in developing as apartment community on this property which consists of 5 buildings and parking garages.

I own a caboose condo located at 301 E. Townline Rd Lake Geneva WI and this proposed apartment community would be right behind my condo unit. When I purchased my condo, the realtor told me the land behind me was "wetlands" and could not be built on without permission form the WI Dept pf Natural Resources. This was one of the reasons I went ahead and purchased it. I am surprised Basso Builders would be allowed to build on "wetlands" and this will directly affect my condo when I sit on my deck in the backyard if they build on that property. I will no longer have deer running in the forest and birds to listen to and the peace and quiet I have grown to love. I believe this will affect the market value of my condo and the sale of my caboose in the future.

It is for the above reasons that on January 19, 2015, I urge the City Council and Building/Zoning Commission to <u>oppose</u> the development of this property.

Signed,

Kathleen Villano

301 E. Townline Rd

Lake Geneva, WI 53147

14 January 2014

Building and Zoning Commission
626 Geneva Street
Lake Geneva, Wisconsin 53147

Attention: Ken Robers

Regarding: Objection to Zoning Change

To Whom It May Concern:

My wife and I received notification of the public hearing scheduled for Monday January 19, 2015. During that hearing a request to change the zoning of parcels ZMEA 00052 and ZYUP 00130C from Rural Holding Zoning District (RH) to Multi-family Residential-8 (MR-8) will be proposed. As owners of two units (#14 and #15) of the End of the Line Caboose Village, we oppose the requested zoning change.

The construction and design of thirty townhouses on this small property will be out of character with the mostly residential nature (one story single family homes) of this section of the City of Lake Geneva. The proposed development will destroy a section of a conservation area that was intended to be dedicated to pedestrian trails, preservation of scenic, historic, and scientific areas and for soil and water conservation. The development will also increase the traffic on Curtis Street.

According to the drawings of the development that were provided by the developer, Building #2 would be only twenty (20) feet from the property line. The parking area for Building #3 is also located very near to the property line. In these two areas there appear to be no plans for the planting of trees to serve as a buffer between the properties. There also appear to be no fences that would separate the development from our property near these two buildings. If there are no trees or fence, the privacy that was present for the owners of Units 21-25 and Villas A-H will be eliminated as residents of the apartments will have clear sight lines onto the decks of these units.

The present walking/bicycle path would run through the development would be crossed by access roads to the apartments in two locations. This would increase the possibility of injury to citizens using these paths.

Is there really a need for new apartments in this area? As one walks or drives in the area it becomes clear that there are various current properties that are not as yet fully developed and would argue that this new development, if built, would have vacant apartments once built and could lead individuals to cause damage to the properties in the development as well as to the surrounding properties.

Thank you for your consideration regarding this matter. We would appreciate being notified of any further meetings regarding the property.

Cordially

Manfred Boos
301 Townline Road
Lake Geneva, WI 53147

e-mail: Manfred.Boos@CUChicago.edu

Ken Robers

From:	drake1029@comcast.net
Sent:	Wednesday, January 14, 2015 5:35 PM
To:	Ken Robers
Subject:	Objection to planned development by Basso Builders

January 14, 2015

Building and Zoning Commission
626 Geneva Street
Lake Geneva IL 53147

Attn: Ken Robson

Re: Letter of Objection

I am writing in regards to the planned development of current Tax Key Numbers ZMEA 0052 and ZYUP 0013OC. It is my understanding that Basso Builders is interested in developing an Apartment Living Community on this property to consists of 5 buildings, along with garages and parking.

Let me begin my objection by pointing out the fact that Basso Builders has a development located at Andria Drive (north of Townline Road between Rt. 120 and Curtis Street) that still has unsold lots in the subdivision. Secondly, almost directly across the street (south of Townline Road) at Hudson Trail, there are also vacant lots. Thirdly, a very large Apartment complex was built at 775 Southwind Drive just a bit further east on Townline Road. It too has vacant lots still planned on being developed. And lastly, there is a huge apartment complex – Ridge of Geneva East Apartments, located right on Rt. 120 (just north of Townline Road.) The last time I drove through it, it was in pretty bad shape.

The proposed sight of this new development will also directly affect my family because we do own a condominium at the End of the Line Caboose Village. The proposed location will deeply infringe upon our right to privacy as the buildings will completely overshadow our property. Anyone living in the buildings will have a bird's eye view of everyone and everything located on our property.

Furthermore, I am deeply concerned about the type of people that rental properties often attract. Since that are not actual owners, the care and upkeep that an owner generally takes pride in, is often lacking.

It is for these reasons that on January 19, 2015, I urge the City Council and Building and Zoning Commission to oppose the development of this property.

Respectfully Submitted,

Dennis Drake
1029 Valley Stream Drive
Wheeling, IL 60090

With property owned located at
301 E. Townline Road
Lake Geneva WI 53147

Ken Robers

From: ken johnson [roll442001@yahoo.com]
Sent: Wednesday, January 14, 2015 10:19 PM
To: Ken Robers
Subject: rezoning of ZMEA0052 & ZYUP0013OC

not happy with this idea of rezoning this to a multifamily area. mostly because of vandalism and privacy . I believe that single family homes that are owner occupied are best maintained. concerned citizen Kenneth r Johnson unit 24 end of line.

Mayor James R. Connors
City Plan commission
City of Lake Geneva, Wisconsin 53147

October 12, 2014

Official Objection regarding Zoning Map Amendment to change the zoning on parcel from Rural Holding Zoning District (RH) to Multi-family Residential-8 (MR-8). Current Tax Key No's ZMEA 00052 & ZYUP 00130C.

To Whom It May Concern,

On January 10, 2015, my husband and I received a "Notice" stating that a Public Hearing will be held before the City Plan commission for a Zoning Map Amendment to change the zoning from Rural Holding ZoningDistrict (RH) to Multi-family Residential-8 (MR-8) regarding current Tax Key No's ZMEA 00052 & ZYUP 00130C. The letter also stated the meeting was for all interested in the matter and to consider any objections. ***This letter is an official written objection to this matter.***

I google searched the Tax Key No's referenced in the "Notice." These tax key No's are located adjacent from our property. I learned from the agenda online that a Special Joint meeting of City Council and Planning and Zoning Commissioners was held on Monday, October 20, 2014. The agenda for that meeting included a Recommendation from the Planning Commission regarding an Amendment to the Comprehensive Plan on two parcels of land from Rural Holding (RH)-to Multi-Family Residential MR8). The affected parcels are located on the Southeast corner of Curtis Street and Skyline Drive under Tax Key Nos. ZYUP00130C and ZMEA 00052."***We live directly adjacent from these Tax Key No's and we had no hint that a meeting was commenced, although we did observe that trees were burned and stakeswere in the ground well before the October 20, 2014 meeting.***

I had a conversation with the Building Inspector/Zoning Administrator, Ken Robers, on January 09, 2015. He stated that a proposal had been submitted to build 5 buildings of thirty townhomes. Additionally Mr. Robers emailed me the "General Development Plan and Rezone Map Whitetail Preserve." After the conversation with Mr. Robers, review of the City of Lake Geneva Zoning Map, "Lake Geneva Comprehensive Plan"and evaluation of the townhome development,tRalph and Deborah Chiczewski have several objections.

The City of Lake Geneva Comprehensive Plan, states that "the Comprehensive Plan is a policy for the growth, development, and ***preservation of the community***." My husband and I are extremely concerned about the ***preservation of our community***.

According to the City of Lake Geneva Zoning Map updated September 2014, the parcels in question are zoned Rural Holding (RH). Definition of (RH) "is areas for agriculture uses; agricultural support businesses; schools parks churches or **VERY LOW DENSITY** single family residential at a density of less than ***one dwelling unit per 35 acres***." Multi-Family Residential (M8) is defined as areas for mixed single-family detached and two family, and multifamily residential development at densities of up to ***eight dwelling units per acre*** and support institutional uses. Currently, the request is to rezone these very small parcels to multifamily Residential-8 (M8). Changing the zoning from***one dwelling unit per 35 acres*** to up to ***eight dwelling units per acre*** is in nonconformance with the existing single family residential community and is potentially dangerous. Additionally the change affectswild life as well as conservation and preservation of the community.

The City of Lake Geneva zoning map designates that this proposed Town Home Development is directly next to Resource Conservation Land (C2).**No other Resource Conservation Land is labeled (C2)** on the Lake Geneva Zoning Map.(C2) is defined as "areas for fishing, floodwater overflow and storage; pedestrian trails, preservation of scenic, historic and scientific areas; soil and water conservation; stream bank and lakeshore protection; water retention ponds and wildlife areas." This Town Home proposal is being built on or near some wetlands as delineated by SEWRPC.Furthermore, according to SEWRPC they started the delineation process for wetlands on August 26, 2014. Their report has not been completed at this time. **My husband and I both request that the Zoning Map Amendment not be voted on until the SEWRPC report is on file and can be reviewed by all.** As well, SEWRPC states that normal setback from wetlands is anywhere from 36 feet to 60 feet. What is the setback from wetlands in the City of Lake Geneva?

Furthermore, we request that a Permit be issued by the Wisconsin Department of Natural Resources (DNR) as required by Wisconsin State Law. The Department of Natural Resources (DNR) states no permit has been issued to Basso Builders or anyone else at this time. According to Wisconsin Department of Natural Resources (DNR), "anyone planning a project that proposes wetland impacts will need a permit from the DNR approving the proposed wetland impact before proceeding with the project." This extremely large development will certainly impact the wetlands.

Also, we havetangible fears regarding safety. There are countless children, as well as elderly persons in the area and adding 60 to 100 cars in this concentrated area causes major safety concerns. Does the infrastructure support this type of growth? Has the City of Lake Geneva completed a Traffic Impact Study?Furthermore, Is there a demand for this type of property? Has there been a study done to prove this demand?

In Conclusion, we love the City of Lake Geneva because of its natural beauty. Preservation of the community, conservation land, and wild life is vital. We positively request that the city council NOT vote to approve the zoning change on current tax key no's ZMEA 00052 & ZYUP 00130C from Rural Holding District (RH) to Multi-family Residential-8 (MR-8). And we also request notification on any further meetings regarding this matter.

Thank you in advance for consideration,

Deborah Chiczewski
301 Townline Road #21 and 22
Lake Geneva Wisconsin 53147
Chew312@aol.com

Ralph Chiczewski
301 Townline road #21 and 22
Lake Geneva Wisconsin 53147
ralph.chiczewski@gmail.com

APPLICATION FOR PRECISE IMPLEMENTATION PLAN AMENDMENT

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):

TAX PARCEL # A196100001

Name and Address of Current Owner:

INTERRA - SKY LAKE GENEVA, LLC
2400 AUGUSTA DRIVE, STE. 330
HOUSTON, TX 77057
ATTN: BEN MEDETSKY

Telephone No. of Current Owner including area code: 713-574-9900

Name and Address of Applicant:

INNOVATIVE CONSTRUCTION SOLUTIONS, INC.
21675 GATEWAY ROAD
BROOKFIELD, WI 53045 ATTN: DAVID SCHWARTZ

Telephone No. of Applicant including area code: 262-790-1911

Proposed Use:

FUTURE COMMERCIAL / RETAIL OPERATIONS

Zoning District in which land is located: PLANNED DEVELOPMENT

Names and Addresses of architect, professional engineer and contractor of project:

HERSCHMAN ARCHITECTS, INC., 25001 EMERY ROAD, SUITE 400, CLEVELAND, OHIO 44128
ARCHITECTS AND ENGINEERS

INNOVATIVE CONSTRUCTION SOLUTIONS, INC., 21675 GATEWAY ROAD, BROOKFIELD, WI 53045 - CONTRACTOR

Short statement describing activities to take place on site:

MODIFYING EXTERIOR FACADE TO ATTRACT PROSPECTIVE TENANT.

PIP Amendment fee $400.00, payable upon filing application. - TO FOLLOW WITH 20 COPIES AFTER PRELIM. REVIEW

Signature of Applicant

PRESIDENT, INNOVATIVE CONSTRUCTION SOLUTIONS, INC.

LAKE GENEVA RETAIL CENTER

NEW TENANT TO AN EXISTING RETAIL BUILDING

CONTACTS

ARCHITECT

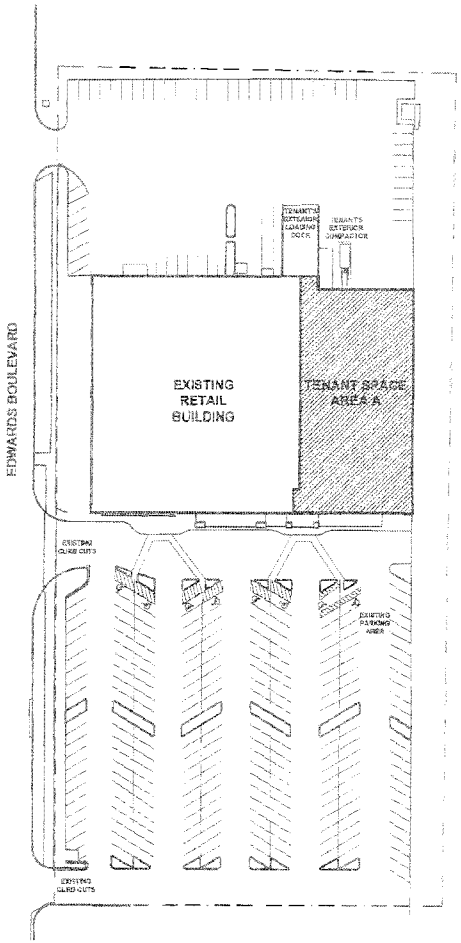
HERSCHMAN ARCHITECTS, INC.
[illegible]
CLEVELAND, OH 44[illegible]
CONTACT: STEPHAN [illegible]
PH. 216-[illegible]
FAX. 216-[illegible]

ABBREVIATION LIST

ABOVE FINISHED FLOOR	AFF	LAMINATED PLASTIC	LPH
ADJUSTABLE	ADJ	LAVATORY	LAV
ALUMINUM	ALUM	LEFT HAND	LH
ANCHOR BOLT	AB	LONG LEG HORIZONTAL	LLH
APPROXIMATELY	APPROX	LONG LEG VERTICAL	LLV
ARCHITECTURAL	ARCH	LOOP	LP
AT	@	MANHOLE	MH
BEAM	BM	MAINTENANCE	MAINT
BEARING	BRG	MASONRY OPENING	MO
BLOCKING	BLKG	MATERIAL	MATL
BOARD	BD	MAXIMUM	MAX
BOTTOM	BTM or BT	MECHANICAL	MECH
BUILDING	BLDG	METAL	MTL
CATCH BASIN	CB	MINIMUM	MIN
CEILING	CLNG	MISCELLANEOUS	MISC
CENTER TO CENTER	C/C	MOUNTED	MTD
CENTERLINE	CL	NOT APPLICABLE	NA
CLEAN OUT	CO	NOT IN CONTRACT	NIC
COLUMN	COL	NOT TO SCALE	NTS
CONCRETE MASONRY UNIT	CMU	ON CENTER	OC or O.C.
CONCRETE	CONC	OPENING	OPNG
CONSTRUCTION	CONST	OPPOSITE	OPP
CONTINUOUS	CONT	OVERALL DIMENSION	OAD
CONTROL JOINT	CJ	OVERFLOW ROOF DRAIN	ORD
COVERED	CVRD	PAGE	PG
DIAMETER	DIAM	PAIR	PR
DIMENSION	DIM	PLATE	PL
DOOR	DR	PLAN DIAGRAM	PD
DOWNSPOUT	DS	PLASTIC	PLAST
DRAWING	DWG, DRAWING	POINT OF SALE	POS
EACH FACE	EF	PRESERVATIVE TREATED	PT
EACH WAY	EW	PROPERTY LINE	PL
EACH	EA	QUARRY TILE	QT
ELECTRIC	ELEC	RADIUS	RAD or R
ELECTRIC WATER COOLER	EWC	REINFORCED CONCRETE	RCC
ELEVATION	ELEV	REINFORCED	REINF
EQUAL	EQ	REQUIRED	REQD
EXISTING	EXISTG	REVISION	REV
EXPANSION JOINT	EJ	ROOM AREA	RA
EXTERIOR	EXT	ROUGH OPENING	RO
EXTERIOR INSULATION & FINISH SYSTEM	EIFS	ROOF DRAIN	RD
FIBER REINFORCED PLASTIC	FRP	SECTION	SECT
FINISH	FIN	SHEET	SHT
FINISHED FLOOR	FF	SIMILAR	SIM
FIRE EXTINGUISHER CABINET	FEC	SPECIFICATION	SPECS
FIRE RETARDANT TREATED	FRT	SQUARE FOOT	SF
FIXTURE	FIXT	STAINLESS STEEL	SS
FLOOR	FLR	STANDARD	STD
FLOOR DRAIN	FD	STEEL	STL
FOUNDATION	FDN	STRUCTURAL	STRUCT
GAUGE	GA	SUSPENDED	SUSP
GENERAL CONTRACTOR	GC	TELEPHONE	TEL
GLASS	GL	TONGUE AND GROOVE	T&G
GLASS FIBER REINFORCED CONCRETE	GFRC	TOP OF	TO
GLASS FIBER REINFORCED GYPSUM	GFRG	TOP OF JOIST	TOJ
GYPSUM BOARD	GYP BD	TOP OF MASONRY	TOM
HARDWARE	HDWR	TOP OF STEEL	TOS
HARDWOOD	HDWD	TYPICAL	TYP
HEATING/VENTILATING/AIR CONDITIONING	HVAC	UNLESS NOTED OTHERWISE	UNO
HEAVY DUTY	HD	VERTICAL	VERT
HOLLOW GROUT	HG	VINYL COMPOSITION TILE	VCT
HOLLOW METAL	HM	VITRIFIED TILE	VT
HORIZONTAL	HORIZ	VINYL WALL COVERING	VWC
HOSE BIBB	HB	WALL COVERING	WC
HOT WATER HEATER	HW	WELDED WIRE FABRIC	WWF
HOUR	HR	WITH	W/
INSIDE DIAMETER	ID	WITHOUT	W/O
INSULATION	INSUL	WOOD	WD
INTERIOR	INT	WORK POINT	WP
JOIST HEADING	JH		

CODE SUMMARY

CRITERIA	REQUIREMENTS/COMMENTS	SPS 362 CHAPTER 9
EXISTING CONSTRUCTION CLASSIFICATION FOR ALTERATIONS	TO BE DETERMINED	PRESCRIPTIVE ADMINISTRATIVE CODE SPACE NIC SECTION 9.08
REFERENCE FOR EXISTING BUILDING CLASSIFICATION	IBC MASONRY STRUCTURE	REFERENCE H.A.C.
NUMBER OF FLOORS	1	SPS SECTION 9.08
BUILDING AREA	8,000 GROSS SQ FT	SPS SECTION 9.09
USE AND OCCUPANCY CLASSIFICATION	MERCANTILE (OCCUPANCY TYPE M)	SPS SECTION 9.05
MEANS OF EGRESS EXISTING ELEVATIONAL WIDTH REQUIRED	EXISTING NOT REQUIRED UNLESS TO REMAIN	H.A.C. 9.09 (NFPA 101)
ALTERATION CONSTRUCTION	ALTERATIONS AND MODIFICATIONS TO COMPLY WITH CODE REQUIREMENTS	H.A.C. 9.09 (NFPA 101)



KEY PLAN
SCALE NTS

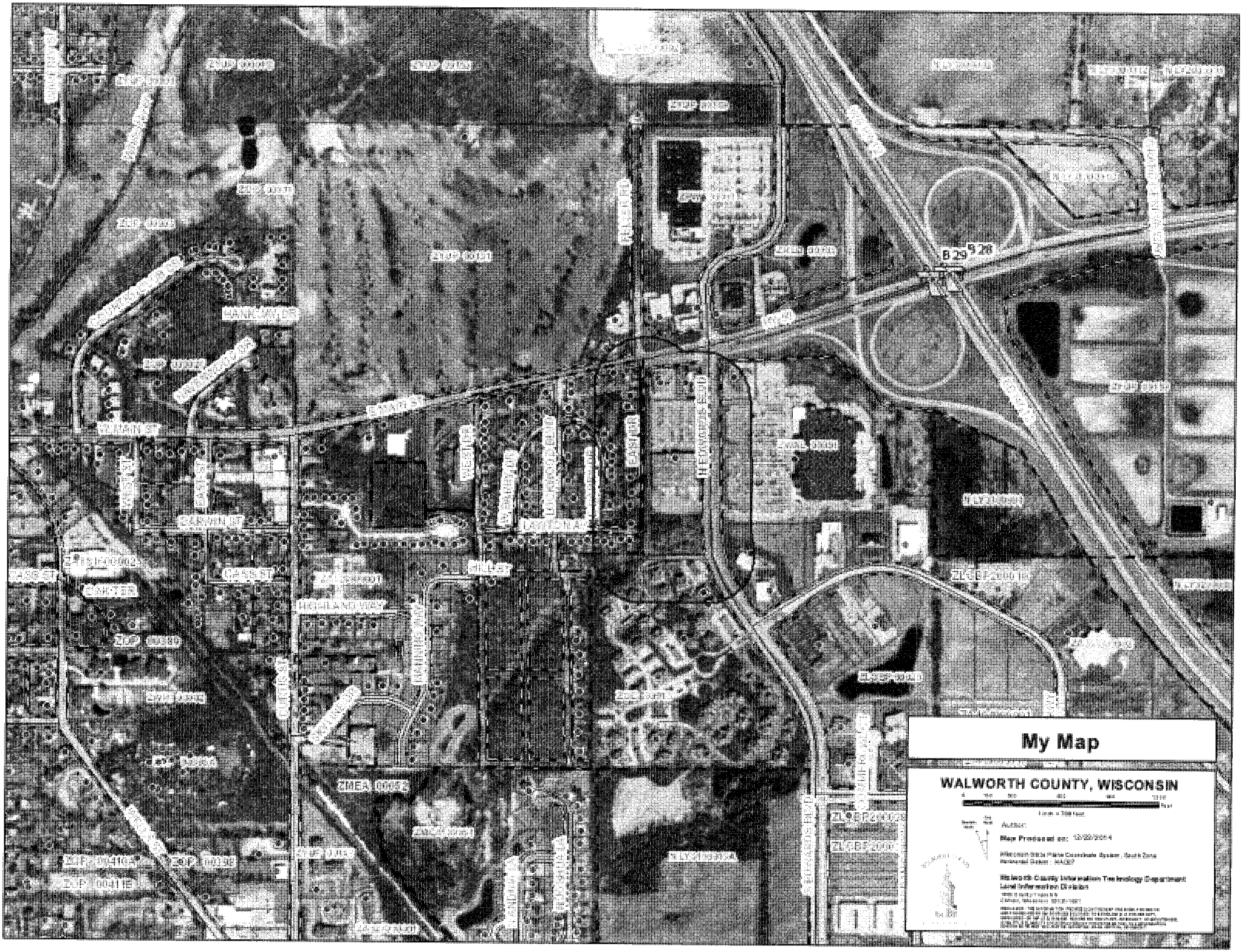
Date	Issue
03-03-2006	
07-03-2006	

Drawn By: RH
Project No.: 0[illegible]

LAKE GENEVA RETAIL CENTER
200 EDWARDS BOULEVARD
COUNTY OF WALWORTH, LAKE GENEVA, WISCONSIN

HERSCHMAN ARCHITECTS INCORPORATED
[illegible] ROAD, SUITE [illegible]
CLEVELAND, OH 44[illegible]
TEL. (216) 223-[illegible]
FAX (216) 223-[illegible]

AA


My Map
WALWORTH COUNTY, WISCONSIN

TCO

HERSCHMAN ARCHITECTS
23001 EMERY RD, SUITE 400, CLEVELAND OH 44128

NEW TENANT CONCEPT OPTION B
INNOVATION CONSTRUCTION SERVICES • LAKE GENEVA, WI • 12.19.14

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before a City Plan Commission Meeting on Monday, January 19, 2015, at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, for approval of a Precise Implementation Plan (PIP) Amendment for Interra-Sky Lake Geneva, LLC, 2400 Augusta Drive, Suite 330, Houston TX, 77057 to partially reconstruct the front façade on their current building at the following location:

Tax Key Nos. ZA196100001 – 200 N EDWARDS BLVD.

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, January 19, 2015, at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 2nd day of January, 2015.

Mayor James R. Connors
City Plan Commission
City of Lake Geneva, WI

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

NOTE: 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 advance, in order for appropriate accommodations to be made.

Please Publish as small Legal on January 8th and 15th.

City of Lake Geneva

Park and Open Space Plan 2015-2020

Prepared by:

VANDEWALLE & ASSOCIATES INC.
Madison , Milwaukee

Final Draft: November 24, 2014

Acknowledgements

Common Council

Jim Connors, Mayor
Elizabeth Chappell
Richard Hedlund
Sarah Hill
Ellyn Kehoe
Bob Kordus
Alan Kupsik, Council President
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I Introduction

Communities throughout the country are recognizing that park land, recreation trails, and natural areas are key components of high quality living environments. Such open spaces provide a community with many benefits. These include supplying opportunities for outdoor recreation, promoting and accommodating a healthy lifestyle for residents, enhancing the aesthetic quality of a community, increasing property values, attracting visitors and tourists, shaping development patterns, and protecting the natural environment.

The primary purpose of this *City of Lake Geneva Park and Open Space Plan 2015-2020* is to proactively account for the City's future park and recreation needs. Furthermore, the recommendations presented in the *Plan* will guide the acquisition, preservation, and development of land for parks, recreation trails, and other open spaces in the City to meet the needs of a growing and changing population. Such recommendations will also serve to protect and enhance the community's natural resource base into the future. Although, this *Plan* addresses the long-range park and open space needs of the community through the year 2040, it focuses on recommendations for development over the next five-year period (2015-2020).

This *Plan* is also intended to incorporate and refine the previous findings and recommendations presented in the City's 2008 *Park and Open Space Plan* and the *City of Lake Geneva Comprehensive Plan*, adopted August 30, 2011.

This *Plan* was prepared in accordance with guidelines that will make it certifiable by the Wisconsin Department of Natural Resources (WisDNR) and will qualify the City for matching grant funds through the Federal Land and Water Conservation Fund (LWCF), the Federal Recreation Trails Act (RTA), and the Knowles-Nelson Stewardship Local Assistance Grant Programs (State of Wisconsin). The *Plan* must be updated every five years to ensure that it reflects the current needs of the community and retains its WisDNR certification. This *Plan* was prepared under Wisconsin Statutes 62.23, and will be incorporated as a detailed component of the City's "Smart Growth" Comprehensive Plan under Wisconsin Statutes 66.1001.

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II Background Information

A. General Regional Context and City History

The City of Lake Geneva is located in southeastern Walworth County, near the Wisconsin and Illinois border. The City is south of Interstate Highway 43, and situated between Interstate Highway 90 to the west and Interstate Highway 94 to the east. The City is near several larger metropolitan areas, including Kenosha, Racine, Chicago and Milwaukee. As a City located on the shores of Geneva Lake, it is a very popular tourist destination from these metropolitan cities. Lake Geneva was originally developed as a recreational retreat for upper class families. However, because of its proximity to regional highway systems and to larger metropolitan areas, the City has become a place where individuals and families from all walks of life choose to live, work and recreate on a daily basis.

B. Natural Resources

A survey of Lake Geneva's natural environment provides an important framework for guiding the park and open space planning process. There are several characteristics of the City's natural landscape that will direct the development of future park and recreational facilities.

Climate

Southeastern Wisconsin's climate is characterized by four distinct seasons. Warm summers generally span the months of June through August. The winter months of December, January, and February are cold, with average temperatures below freezing and accumulating snow on the ground. The region is characterized by temperate conditions in spring and autumn. The first autumn freeze typically occurs around the second week of October, and the last spring freeze is usually sometime during the first week of May.

Soils

As defined by the United States Department of Agriculture, four major soil associations dominate the Lake Geneva area. Most of these soils are classified as prime farmland by the U.S. Soil Conservation Service. Soils in the Miami-McHenry Association extend out from the lake shore and are the primary soil type found in the City. Miami-McHenry series soils are generally well drained with a subsoil of clay loam and silty clay loam and usually found on uplands. These soils have only slight limitations for development.

The Houghton-Palms Association is the next most common soil, and is concentrated around the eastern end of Lake Como and along the southern branch of the White River. This soil type has severe development limitations because it is composed mainly of very poorly drained organic soils and is found primarily in depressions and bottom lands.

Soils of the Pella, Kendall, Elburn Association are found north of the City along Como Creek east of Lake Como. This concentration continues northeast along the path of Como Creek and the White River to the Town of Lyon. It also extends a short distance along the southern branch of the White River. Characterized by drainage problems and silty clay loam subsoils, these soils have severe to very severe development limitations due to low strength, ponding, and frost heave.

The Plano-Griswold Association is found to the south of the City along Nippersink Creek. These soils have moderate development limitations due to shrink-swell potential. Generally these soils are well drained and have a subsoil of clay, silty clay loam and sandy clay loam.

Water Bodies and Watersheds

The City of Lake Geneva lies in the White River and Nippersink Creek Watershed. The watershed is drained by approximately 239 miles of perennial rivers and streams, and flows in a southeasterly direction toward the Illinois border.

Geneva Lake is the most important surface water resource in the City. Other significant surface waters include the White River, Lake Como, and Como Creek.

Vegetation

At the time of European settlement, much of southeastern Wisconsin was covered with prairie and oak savannah, oak woods, and lowlands. Since that time, most of the land has been converted to agricultural and urban uses. Currently, approximately 16 percent of the City remains wooded. The majority of these areas are located on the western side of the City and along the shores of Lake Geneva. Dominant forest types include oak-hickory and maple basswood.

Wildlife Habitat

Species of wildlife common to the southeastern Wisconsin region are rabbits, squirrels, woodchucks, raccoons, muskrats, and beavers. Larger mammals such as white-tailed deer, coyotes, and foxes also inhabit the region. Common bird species include cardinals, robins, woodthrushes, great blue herons, wrens, blue jays, cranes, hawks, and killdeer.

Over the course of a ten year study, SEWRPC identified high quality natural areas and critical species habitats throughout the region. In 1997, the results were published in a report titled "A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin". The 2010 amendment to that plan added one additional new natural area site; the 138-acre, privately owned, Oak Hill Cemetery Woods, located in the northern portion of the City. In this *Plan*, natural areas are defined as tracts of land or water so little modified by human activity, or which have sufficiently recovered from the effects of such activity, that they contain intact native plant and animal communities believed to be representative of the pre-European-settlement landscape. Critical species habitats are defined as those that support endangered, threatened, or rare plan or animal species. The amended SEWRPC plan recommends that each of the natural areas and critical species habitat sites should be protected and preserved to the maximum extent practicable. Eleven natural areas and critical species habitats in the Lake Geneva area are listed in Figure 1 below.

Figure 1: Lake Geneva Area Natural Areas and Critical Species Habitat

Area Name	Classification Code	Size	Description and Comments
Wychwood	Natural Area	226 acres	A large tract of dry-mesic hardwoods occupying a terminal moraine on the north side of Lake Geneva. Generally good quality throughout, except for the large estates, which occupy much of the woods.
Bloomfield Sedge Meadow and Tamarack Relict	Natural Area	171 acres	Large wetland complex of good-quality sedge meadow, with shrub-carr and tamarack relict. Disturbances include past ditching attempts. Contains Alder flycatcher and Veer, both common bird species.
Pell Lake Railroad Prairie	Natural Area, Rare Species Habitat	4 acres	Small remnant of mesic and wet-mesic prairie along abandoned railway right-of-way. Floristically rich, with several regionally uncommon species.
Warbler Trail Wetlands (Duck Lake Nature Trail)	Natural Area	40 acres	Shallow marsh, shrub-carr complex with small, shallow lakes in depression. Adjacent development and past ditching attempts have disturbed the site.
Lake Geneva Tamarack Relict	Natural Area	160 acres	Large tamarack relict-shrub-carr complex with small, shallow lakes in depression. Adjacent development and past ditching attempts have disturbed the site.
Radio Station Wetland	Critical Species Habitat (Plant)	30 acres	Gentiana procera, a rare plant species, grows on the site.
Section Five Marsh and Pond	Critical Species Habitat (Bird)	18 acres	Site contains a colony of Black terns, a rare bird species.
White River	Critical Species Habitat (Aquatic)	4.5 miles (approx. 20 acres of surface water)	The entire length of the White River within the planning area is classified as an aquatic area of countywide or regional significance, containing a good assemblage of mussel species. The portions of the river from the outlet at Geneva Lake extending 1.7 miles downstream is a critical stream reach containing the Longear sunfish, a threatened species, and the Least darter, a species of special concern.
Geneva Lake	Critical Species Habitat (Aquatic)	5,282 acres	This deep spring lake, the largest in the Region, contains good overall fish diversity including the Least darter and the Lake herring (Cisco), both species of special concern
Oak Hill Cemetery Woods	Natural Area	138 acres	No Description Available
Town of Linn Park	Critical Species Habitat	153 acres	Ammodramus henslowii (T) (Henslow's sparrow) Sturnella magna (SC) (eastern meadowlark) Dolichonyx oryzivorus (SC) (bobolink) Passerculus sandwichensis (SC) (savannah sparrow) Ammodramus savannarum (SC) (grasshopper sparrow

Source: "A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin", 1997, Amended 2010, SEWRPC.

C. Population and Demographics

Population

The City of Lake Geneva encompasses a land area of 6.54 miles with 1,169.2 persons per square mile (2010). Over the past thirty-five years, the City has experienced steady population growth. Figure 2 shows the City's population from 1980 to 2013. These numbers are compared to population trends for the surrounding towns, nearby Villages, Walworth County, and the State. Between 1990 and 2000, the City's population grew approximately 20 percent and a total of 28 percent between 1990 and 2013, indicating that most growth during the 23-year time period took place during the 1990s.

Lake Geneva's growth was is significantly greater than the State, town of Linn and the village of Fontana growth rates, fairly consistent with the village of Williams Bay, and significantly less than the town of Geneva, town of Lyons and Walworth County growth rates. Note that as a resort and vacation destination, the City of Lake Geneva has a significant increase in population between May and September.

Figure 2: Population Trends* (1980-2013)

	1980	1990	2000	2010	2013 Estimate	1990-2013 Percent Change	2000-2013 Percent Change
City of Lake Geneva	5,612	5,979	7,148	7,651	7,670	28%	7%
Village of Fontana	1,764	1,635	1,754	1,672	1,671	2%	-5%
Village of Williams Bay	1,763	2,108	2,415	2,564	2,577	22%	7%
Town of Geneva	3,933	3,472	4,099	4,993	4,997	44%	22%
Town of Linn	2,064	2,062	2,194	2,383	2,394	16%	9%
Town of Lyons	2,659	2,579	3,440	3,698	3,689	43%	7%
Walworth County	71,507	75,000	93,759	102,228	102,579	37%	9%
Wisconsin	4,705,767	4,891,769	5,363,675	5,686,986	5,717,110	17%	6.6%

U.S, Census, 1980-2010 and WisDOA population estimates, 2013.

**Note: The Village and Town of Bloomfield are not included in this Figure because part of the Town incorporated to become the Village of Bloomfield in December, 2011, thereby skewing the percent population change for these two municipalities and making it irrelevant for the purposes of this Plan.*

Figure 3 depicts three population projection methods. The first projection is prepared by the Wisconsin Department of Administration (WisDOA). The 1995-2013 Linear Projection was calculated by determining the average annual population over the 18-year span and projecting that forward to the year 2040. The 2000-2013 Linear Projection was calculated by determining the City's average annual population change between 2000 and 2013 and projecting that forward to the year 2040.

The City expects that the historic growth trends of the 1990s will not be repeated in the next 25 years. When the 2008 *Park and Open Space Plan* was written, the expectation was for high levels of historic growth to continue, however, this did not occur, and in fact, growth in the City slowed and nearly stopped during the economic downturn, as it did for much of Wisconsin and the U.S. Using the WisDOA growth rate projection, the population of the City is expected to grow to 8,870 by 2040. For the purposes of this *Plan*, the City will utilize the WisDOA projection. The selected projection presented in Figure 3 will be useful for long-term park and recreational facility planning. However, it should be noted that the City's actual future population will depend on social and economic trends, changes in the market, attitudes toward growth, and development regulations.

Figure 3: City of Lake Geneva Population Projections

	2010[1]	2013[2] Estimate	2015 Projection	2020 Projection	2025 Projection	2030 Projection	2035 Projection	2040 Projection
Department of Administration	7,651	7,670	7,700	8,080	8,505	8,860	8,915	8,870
Linear Projection[3] 1995-2013	7,651	7,670	7,793	8,002	8,210	8,418	8,627	8,835
Linear Projection[4] 2000-2013	7,651	7,670	7,796	8,013	8,229	8,445	8,661	8,877

[1] *U.S. Census Bureau, 2010*
[2] *Wisconsin Department of Administration, 2013 population estimate and projections*
[3] *Vandewalle & Associates: Extrapolated based on the average annual population change from 1995-2013 (2013 pop – 1995 est. pop)/18) where US Census 1995 annual population estimate = 6,960*
[4] *Vandewalle & Associates: Extrapolated based on the average annual population change from 2000-2013*

Age Distribution

Figure 4 presents information about age demographics in the City and surrounding area as of the 2010 Census. Overall, Lake Geneva is characterized by a relatively young population. In 2010, 16.7 percent of the population was 65 and over, and 22.7 percent of the City's population was under 18. All the other communities in the area except for the Village of Fontana had a greater population of individuals under age 18 than of individuals over age 65, suggesting the area is characterized more by young families than by retirees. The City's median age in 2010 was 39.8 years old.

Figure 4: Age Distribution (2010)

	Median Age	Under Age 5	Percent under 5	Under Age 18	Percent under 18	Age 65 and Over	Percent Age 65 and Over
City of Lake Geneva	**39.8**	**492**	**6.4**	**1,737**	**22.7**	**1,276**	**16.7**
Village of Bloomfield*	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Village of Fontana	50.6	57	3.4	319	19.1	383	22.9
Village of Williams Bay	43.5	125	4.9	584	22.8	460	17.9
Town of Bloomfield	36.5	373	5.9	1,740	27.7	611	9.7
Town of Geneva	45.7	230	4.6	1,052	21.0	830	16.6
Town of Linn	47.3	127	5.3	514	21.6	429	18.0
Town of Lyons	43.7	186	5.0	883	23.9	582	15.7
Walworth County	38.1	6,196	6.1	24,000	23.5	13,757	13.5
Wisconsin	38.5	358,443	6.3	1,339,492	23.6	777,314	13.7

U.S. Census Bureau, 2010
**The village of Bloomfield did not exist at the time of the 2010 Census.*

Racial and Ethnicity Distribution

According to the U.S. Bureau of the Census, in 2010, Lake Geneva was predominately characterized by those who classified themselves as White, as was Walworth County and the State of Wisconsin (Figure 5). The proportion of Black or African American residents in Lake Geneva was comparable to Walworth County but considerably lower than the State. The proportion of Asian residents was less than the State but more than the County. These data depict a relatively homogeneous population from a racial distribution perspective.

Figure 5: Lake Geneva Racial Distribution (2010)

	Number of Persons in Lake Geneva	Percent in City of Lake Geneva	Number in Walworth County	Percent Walworth County	Number in State of Wisconsin	Percent State of Wisconsin
White	6,704	87.6%	93,935	91.9%	4,902,067	86.2%
Black or African American	45	0.6%	980	1.0%	359,148	6.3%
Asian	111	1.5%	845	0.8%	129,234	2.3%
American Indian and Alaska Native	15	0.2%	308	0.3%	54,526	1.0%
Native Hawaiian and Other Pacific Islander	1	0.0%	43	<0.1%	1,827	<0.1%
Some Other Race	649	8.5%	4,604	4.5%	135,867	2.4%
Two or More Races*	126	1.6%	1,513	1.5%	104,317	1.8%

U.S. Census Bureau, 2010
**This category represents responses that identified two or more of the races above.*

The Census classifies ethnicity as either "Hispanic or Latino" or "Not Hispanic and Latino". People who identify themselves as Hispanic and Latino can be any race (i.e.: White, Asian or Some Other Race). Hispanic and Latino people of any race, can have various places of origin (i.e.: a Latino person who is Black can be "Mexican", "Cuban" or "Other Hispanic or Latino" which includes origins from Spain, Central and South America, etc.)[a]. Figure 6 indicates the City of Lake Geneva had a higher percentage of Hispanic or Latino residents than Walworth County and the State, according to 2010 Census data.

Figure 6: Hispanic and Latino Distribution (2010)

	Number of Individuals in the City of Lake Geneva	% of Total Population in the City of Lake Geneva	Number of Individuals in Walworth County	% of Total Population in Walworth County	Number of Individuals in the State of Wisconsin	% of Total Population in the State of Wisconsin
Hispanic or Latino (of any race)	1,323	17.3%	10,578	10.3%	336,056	5.9%
Not Hispanic or Latino	6,328	82.7%	91,650	89.7%	5,350,930	94.1%
Not Hispanic or Latino and White Alone (of total population)	6,091	79.6%	5,245	86.8%	4,738,411	83.3%

U.S. Census Bureau, 2010

Employment Characteristics

The City's proximity to urban centers such as the Cities of Kenosha, Racine, Milwaukee, and Chicago provides a wide variety of employment opportunities for Lake Geneva residents. In 2010, 60.0 percent of Lake Geneva's population age 16 and older was employed. Figure 7 shows the City's occupational distribution.

Figure 7: Occupational Distribution (Lake Geneva-2010)

Occupational Group	Number of Employed Labor Force	Percentage of Employed Labor Force
Management, Business, Science and Arts	1,053	28.6
Service Occupations	908	24.6
Sales and Office	947	25.7
Natural Resources, Construction, and Maintenance	192	5.2
Production, Transportation, and Material Moving	587	15.9
Total Employed	**3,687**	**100**

U.S. Census Bureau, 2010

[a] US Census ethnicity metadata, 2010

Household Characteristics

In 2010, the average household size in Lake Geneva was 2.28 persons per household. As shown in Figure 8, the average household size in the City was slightly lower than that of the county, the state, and the surrounding towns. Furthermore, the City had a much lower proportion of owner-occupied housing than the county, State, and surrounding towns. The City has a significantly lower percentage of seasonal housing units than most of the nearby towns and villages, but a somewhat higher percentage than the State. However, only about half of the City's occupied housing units are occupied by the owners of the unit; suggesting a very strong year-round rental market.

Figure 8: Household Characteristics (2010)

	Total Housing Units	Total Households (occupied housing units)	Average Household Size (Number of Persons)	Percent of Occupied Units that are Owner-Occupied	Vacancy Rate (as a percent of total housing units)	Percent For Seasonal, Recreational or Occasional Use
City of Lake Geneva	**4,225**	**3,323**	**2.28**	**50.3 %**	**21.35%**	**13.6%**
Village of Bloomfield*	N/A	N/A	N/A	N/A	N/A	N/A
Village of Fontana	2,308	732	2.28	86.3%	68.3%	66.6%
Village of Williams Bay	1,985	1,061	2.35	73.3%	46.5%	41.9%
Town of Bloomfield	2,747	2,292	2.73	83.1%	16.6%	9.0%
Town of Geneva	3,458	2,067	2.41	80.9%	40.2%	33.8%
Town of Linn	2,157	997	2.39	79.5%	53.8%	49.8%
Town of Lyons	1,533	1,410	2.62	81.8%	8.0%	2.9%
Walworth County	51,531	39,699	2.51	68.8%	23.0%	17.3%
Wisconsin	2,624,358	2,279,768	2.43	68.1%	13.1%	7.4%

U.S. Census Bureau, 2010
** Note that the village of Bloomfield was not yet in existence in 2010 and the town of Bloomfield data contains all of the data that would now be split between the two jurisdictions.*

Figure 9, below, presents the WisDOA "vintage 2013" projected number of households (occupied housing units) in the City to 2040, based on population projections that were completed in 2013. The projections indicate there will be approximately 485 additional households with an average of 2.14 persons per household by 2025, and 813 additional households with an average of 2.06 persons per household by 2040. These household projections will be used in Chapter IX to calculate projected costs of park and recreation recommended improvements.

Figure 9: Projected Number of Households and Persons per Households (2015-2040)

City of Lake Geneva	Households	Persons per Household
2010 Census	3,323	2.28
2015	3,443	2.21
2020	3,674	2.18
2025	3,928	2.14
2030	4,143	2.12
2035	4,231	2.08
2040	4,256	2.06

D. Review of Existing Plans

Another critical step in the park planning process is an examination of past planning efforts affecting the City of Lake Geneva. A comprehensive understanding of how the City has evolved over time and how it has been planning for the future establishes guidelines for this *Plan's* recommendations. Moreover, a review of existing plans helps identify ways this *Plan* should be adapted so that it is consistent with the City's ongoing goals, objectives, and policies, and to ensure it is coordinated with regional planning efforts.

Park and Open Space Plan: City of Lake Geneva (February, 2008, Amended: June, 2008)
In 2008, the City adopted the *City of Lake Geneva Park and Open Space Plan* which provides a comprehensive evaluation of existing park and open space investments and recommends efforts that will contribute to these key quality of life components. The *Plan* recommends that in order to maintain its current park standards, the City will need to acquire and/or develop land for one new Community Park, six additional Neighborhood Parks, and one natural area. Additionally, over the next five years, it is recommended that improvements are made to existing parks and open space amenities. Other recommendations include new trails and bike routes, and the development of unique recreational facilities (i.e. dog park and splash park). The *Lake Geneva Park and Open Space Plan 2015-2020* is an update of this 2008 *Plan* and expands upon its recommendations.

City of Lake Geneva Comprehensive Plan (August, 2011)
The 2011 *City of Lake Geneva Comprehensive Plan* is an update of the 2009 *Comprehensive Plan*. The 2011 Plan includes park and open space related recommendations from the City's 2008 *Park and Open Space Plan* as well as the following:

1) Establish a "Greenbelt Corridor," around the long range growth area and making that part of the next park plan update;
2) Prioritize development of bike and pedestrian trails to enhance non-vehicular connectivity and provide tourism and recreational opportunities;
3) Continue support of tourism development based on the City's natural and recreational resources by partnering with local businesses, recreation providers, and economic development organizations to explore new initiatives (such as ecotourism and a regional farmer's market) that will strengthen the tourism industry and address changing market demands;

4) Enhance Lake Geneva as a walkable, bikeable City through continued development of an interconnected sidewalk and trail network, carefully considering the needs of bicyclists and pedestrians in road design and requiring designs of new developments that have the pedestrian in mind.
5) Implement the 2008 *Park and Open Space Plan* and use the *Plan* as a guide for future park development.
6) While the *Park and Open Space Plan* focuses particularly on the next five-year period, the Comprehensive Plan identifies proposed growth patterns over the next 20 years.

A Park and Open Space Plan: Walworth County (March, 2014)
On March 11th, 2014, the Walworth County Board of Supervisors adopted the Park and Open Space Plan. This plan is the result of a periodic update of the County Park and Open Space Plan with an extended planning horizon that projects further into the future. The Plan recommends protection of environmental corridors, natural areas, lands within forests and wildlife areas, and prime agricultural lands, and specifically recommends that the City of Lake Geneva acquire the 138-acre Oak Hill Cemetery Woods for natural resource preservation purposes. The plan also addresses the need for recreational facilities, lake and river access, and trails.

Amendment to the Natural Areas and Critical Species Habitat Protection and Management Plan for the Southeastern Wisconsin Region (SWRPC, 2010)
Beginning in 1991, SEWRPC staff conducted a natural areas and critical species habitat protection and management study to guide the preservation of the most crucial remaining natural areas and critical species habitats in Southeastern Wisconsin. This Plan Amendment identifies a total of 494 natural areas and 271 critical species habitat sites through 2010 and recommends that each of these areas and sites be protected and preserved to the maximum extent practicable. The Amended Plan also recommends that 686 sites, or 90 percent of the total, be placed in public or private protective conservation ownership and that the remaining 79 sites be protected, insofar as it is possible, through zoning and other regulatory means without protective ownership. Descriptive information for each natural area and critical species habitat site, along with the recommended means for preservation, is presented. A description of sites in the Lake Geneva area is included in the Natural Resources section of this *Plan*.

A Regional Transportation System Plan for Southeastern Wisconsin: 2035 (Adopted June 2006)
The 2035 Regional Transportation Plan provides a vision for the 7-county region (Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha) that looks 20 or more years into the future. The principal components of this plan are public transportation, systems and demand management, bicycle and pedestrian facilities, and arterial streets and highways. Several bicycle and pedestrian related elements were proposed including 575 miles of off-street bike paths, and standards and guidelines for bicycle and pedestrian facilities.

The 2011-2016 Wisconsin Statewide Comprehensive Outdoor Recreation Plan
The Statewide Comprehensive Outdoor Recreation Plan (SCORP) serves as a blueprint for State and local outdoor recreation planning as required by the Federal land and Water Conservation Fund (LWCF) Act of 1965. In addition to meeting the requirements of the LWCF Act the SCORP also reflected on the America's Great Outdoors (AGO) Initiative that asks the American people to become partners in preserving and enhancing their conservation and recreation heritage for the 21st-century. The SCORP analyzes the demand for outdoor recreation activities by popularity and by setting, looks at the inclusion of health and wellness in outdoor recreation planning, explores the current offerings of urban recreation across municipalities in Wisconsin, examines the public and private holders of recreation land throughout Wisconsin and the programs that encourage conservation and acquisition, and finally, describes seven goals, each with a list of actions, designed to encourage the connection of Wisconsin's residents to the great outdoors. The SCORP should be used as a reference source as the *2015 Lake Geneva Parks and Open Space Plan* is implemented.

One of the primary purposes of the SCORP is to identify shortfalls in recreation facilities across the State. This identification process relies on both primary data gathering techniques such as surveys, local park and recreation plans, as well as anecdotal comments on recreation user perceptions.

Wisconsin Land Legacy Report - 2006
In the Wisconsin Land Legacy Report, the DNR identified those key places around the State that are critical to meeting Wisconsin's conservation and outdoor recreation needs over the next 50 years. The Report identifies several sites in Walworth County, including the White River and Bloomfield Area. Located northeast of Lake Geneva, this area has diverse upland and wetland habitat and contains several lakes. There are fens, sedge meadows, tamarack relicts and bogs. The Report states that three existing State wildlife areas could be incorporated into protection efforts, which could extend from the White River southward to the Ivanhoe Marsh and the extensive wetland north of Pell Lake. The White River is scenic in spots and is suitable for canoeing. It contains largemouth and smallmouth bass, northern pike, and panfish. The Report also touts the importance of land trusts and conservation efforts which have impact 45 communities and exist in almost every region of the State. One of these local land trust is the Geneva Lake Conservancy which works with landowners, farmers and other stakeholders to protect over 1,900 acres of natural lands on more than 27 properties in the region.

Connections 2030 Statewide Long-Range Multimodal Transportation Plan - 2009
Connections 2030 links statewide transportation policy to implementation, planning, programming and other Wisconsin Department of Transportation (WisDOT) activities. The plan calls for improved system integration for passengers and freight, as well as modernization to correct outdated infrastructure design and combine technological advancements with more traditional transportation infrastructure designs. The Plan sets policy directions for the State trunk highway system, public transit, intercity travel, freight movement, bicycle and pedestrian travel, and funding, project scheduling and prioritization decisions.

As part of the Connections 2030 planning process, WisDOT identified 37 System-level Priority Corridors. Maps of the corridors can be viewed or downloaded online at www.wiconnections2030.gov. The information depicted on these maps provides visual representations of how the plan might be implemented. Although the corridor maps identify specific projects, the Plan does not guarantee that all potential projects will be implemented. The City of Lake Geneva is located in the Southeastern Wisconsin Metropolitan Planning Area: Walworth County. The Plan lists the following bike and pedestrian projects in the Lake Geneva area:

- Provide urban and rural accommodations along US 12/WIS 20 from Tamarack Rd to Pleasant Lake Road
- Provide urban and rural accommodations along US 14 from County Road C (Walworth Co) to Sweet Road (Darien)
- Provide urban and rural accommodations along old US 12 through Whitewater from E County Line Road to US 12 Business
- Provide urban and rural accommodations along WIS 50 from Eastside Rd (Walworth Co) to County Road P (Kenosha Co); from WIS 67 to S. Como Road (Williams Bay); from I-43 (Delavan) to Town Hall Road; and through the Lake Geneva city limits
- Provide urban and rural accommodations along WIS 36 from WIS 83 (Burlington) to the White River State Trail
- Provide urban and rural accommodations along WIS 11 from North Road (Walworth Co) to Crossway Road (Racine Co); and from Marsh Road (Delavan) to Lawson School Road (Delavan)
- Add key linkages into metropolitan areas
- Support accommodations and linkages to create a connected network that provides accessibility along and across facilities

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III Public Participation

A. Public Survey

A community-wide survey was administered to all residents of the City of Lake Geneva. A postcard announcing the survey and providing an identification code for accessing the survey was sent to 4,364 City residents on August 8, 2014. The survey was available online and hard copies were available at the City Municipal Center through September 7, 2014. A total of 191 surveys were partially or completely done online and an additional twelve hard-copy surveys were submitted, for a total of 203 surveys submitted. Out of the all surveys submitted, 175 (91.6%) were completed by full-time, year-round City residents, 11 (5.4%) were completed by part-time, year-round residents and 5 (2.5%) were completed by seasonal residents. One survey was completed by a non-resident of the City.

The survey provided City residents with an opportunity to share their perspectives on the existing park system and its future. Survey respondents were asked to identify how well the current park system is meeting their needs and what new types of recreational facilities or programs are needed. Respondents were also asked to help identify specific recreational facilities that should be included in the City's future Community Park(s).

The results of the survey were used, along with the other public input generated during the process, to form the core recommendations of this *Plan*. The following is a summary of the survey analysis. In many cases, respondents were allowed to select more than one response, resulting in percentages totaling more than 100 percent. All percentages will be stated as a percent of the total that answered each question. Complete survey results and questions are provided in Appendix A.

Existing Parks and Facilities

Community Needs
When respondents were asked to rate how well the City's existing park system meets their needs, 29 percent indicated that "some" of their needs are being met, and nearly half of respondents (47.5 percent) indicated that "most" of their needs are being met. Six respondents (3 percent) indicated the park system does not meet their needs at all (2.1%), but 20 percent indicated the system meets or exceeds all of their needs.

Respondents were then asked which type of new parks (they could indicate more than one) would help to meet park system deficiencies and 44.8 percent indicated bike and pedestrian trails are needed, 44.3 percent indicated passive Community Parks (such as natural areas) are needed, and nearly 33% indicated that lake and river-based facilities are needed most. Active Community Parks were the least noted with only 15.4 percent choosing that option.

Familiarity, Use, and Suggestions for Additional Facilities or Amenities
Respondents were then asked a series of questions regarding their familiarity and use of each park in the City, and what amenities or facilities are needed at each park location. In the question regarding Community Parks, almost all respondents indicated that they are familiar with Lake Geneva Beach (97 percent), but only about 72 percent of respondents use the beach. Most respondents are also familiar with Library/Elm Park (94.1 percent), almost 82 percent use that park and approximately 17% percent of respondents believe it needs additional facilities or amenities (see Appendix A for all specific responses for additional facilities or amenities).

For Neighborhood Parks, most respondents (93.7 percent) are familiar with Flat Iron Park, but not quite 71 percent use it. Several respondents indicated that additional facilities such as a band shell and more benches are needed. Many respondents use both Maple Park (36.6 percent) and Seminary Park (31.9 percent) and several people offered suggestions for improvements to Maple Park, Seminary Park and Rushwood Park specifically, as well as many suggestions for unspecified Neighborhood Parks (see Appendix A).

Although the City of Lake Geneva is not responsible for Regional Parks and Trails, a large percentage of respondents use these parks and have many suggestions for improvements that the City can bring to the State, County or other jointly responsible jurisdictions for consideration.

Many suggestions were provided for Special Use facilities with most of the comments and suggestions being about a dog park. Many suggestions were also offered about the disc golf course and about the Geneva Walkway, which is used by 143 respondents (nearly 74% of the 186 who answered the question). Additionally, approximately 27 percent of respondents indicate they use the City Boat Access and nearly 14 percent indicated that it is in need of improvement or should be moved from its current location.

In the survey question that asks about Natural and Open Space Areas in the City, over 50% of respondents indicated they are familiar with Donian Park, Four Seasons Nature Preserve, the White River City Lands, and Baker Park. Several respondents wrote in suggestions for uses at the former Hillmoor Golf Course, however, the City only owns the portion referred to as "White River City Lands." There were also suggestions for improvements to other Natural and Open Space Areas owned by the City (see Appendix A).

Only about half of the survey respondents answered that they are familiar with the Bike Routes in the City. Although the survey did not specifically ask, this could indicate that the other half of respondents did not answer the question because they are unfamiliar with the Bike Routes. Those who answered the question provided many suggestions for improvements including suggestions for connectivity, accessibility, signage and the need for lanes, markings and maps.

Importance to the Community

Respondents were asked to identify the parks or facilities that are the top 5 most important to the community. Responses were scored according to what rank they were given for each park and the total score was added up to determine the high score for 1st through 5th most important parks, and for the total score. The scores of the highest ranked parks overall are shown in Figure 10, below. Even though Lake Geneva Beach came in second overall, it had a score two points higher than Library/Elm Park for first-place most important park/facility for the community. In keeping with the overall scores, Flat Iron had the highest score for third place, Veterans Park for fourth place and Big Foot State Park for fifth.

Figure 10: Existing Parks and Facilities: Rank of Importance to Community

Park/Facility	Weighted Score	Highest Scoring Rank for Each Park
Library/Elm Park	574	2nd
Lake Geneva Beach	534	1st
Flat Iron Park	310	3rd
Veterans Park	260	4th
Big Foot Beach State Park	177	5th
Geneva Lake Walkway	96	NA

Current Park Conditions

Respondents were asked to rate the condition of particular aspects of existing parks and facilities (cleanliness, landscaping, mowing, playground equipment, athletic fields, pools, music venues, and furnishings). On a 1 to 5 scale, with 1 being "Poor" and 5 being "Excellent", conditions were rated with a 3 or 4 most of the time. Respondents rated park cleanliness, landscaping, mowing and athletic fields most often as a 4. The majority of respondents rated playground equipment, music venues and furnishings with an "Adequate" rating of 3. The lowest-rated aspect was Indoor/Outdoor Pools, with 26.1 percent of respondents giving pools a 1 rating, most likely because the City does not own or operate a public pool. "Other" responses primarily received "Poor" ratings and included a variety of answers (see Appendix A for open ended responses).

Preferred Activities

The most popular activity enjoyed in the park system was, by far, "Walking", with 92.9 percent of respondents choosing that answer. Similarly, 57.1 percent chose "Hiking" as a response. The next most popular activities after walking and hiking are swimming (63.1%), local musical performances (61.6%), and nature watching (60.1%). Percentages add up to more than 100 percent because respondents were instructed to select all activities they participate in. Eighteen of the 24 activities listed were selected by at least 10 percent of respondents, indicating that wide ranges of park system activities are enjoyed by multiple respondents.

Types of New Parks and Facilities Needed

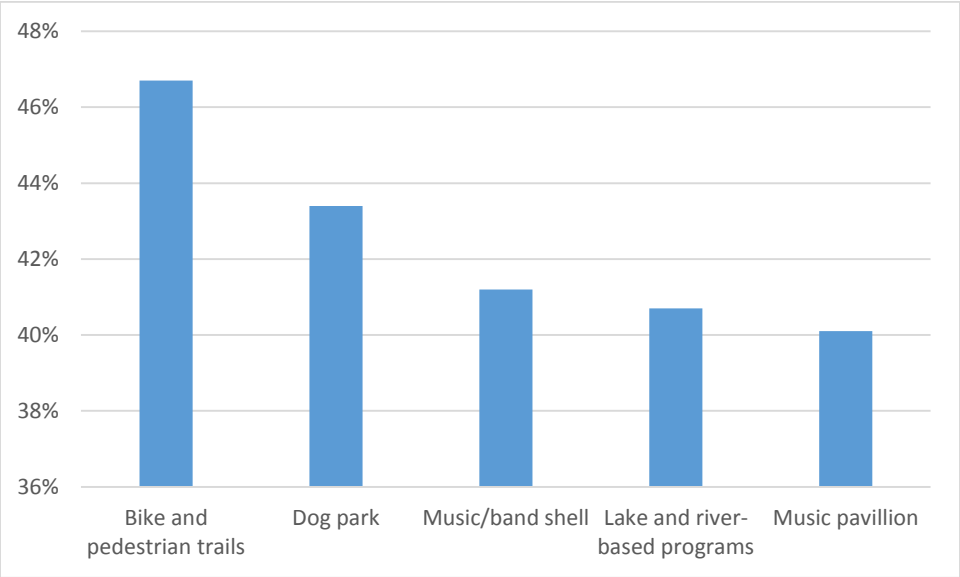
Survey respondents were asked to indicate all of their choices for new programs and facilities that are most needed to meet existing deficiencies and future needs. The top six responses are:

1. Bike and pedestrian trails
2. Dog park
3. Music/band shell
4. Lake and river-based programs
5. Music pavillion
6. Programs for seniors

Respondents were asked to prioritize the need for improvements to programs or facilities with rank of 1 thorugh 4. By caluculating the overall scores for each, the following answers are ranked in order:

1. Dog park
2. Bike and pedestrian trails
3. Lake and river-based programs
4. Music/band shell
5. Music pavillion
6. Programs for children
7. Tie: Programs for teens and programs for seniors

Figure 11: Types of Parks Needed



The top-ranked locations for improvements were Flat Iron Park (score=142), Library/Elm Park (score=119) and Veterans Park (score=92). Hillmoor Heights emerged as the fourth most common answer as one of the top four priority locations for improvements however, it is unclear if respondents understood that Hillmoor Heights is different than the former Hillmoor Golf Course property.

Respondent Profile

Nearly 95% of those who took the survey are users of the City of Lake Geneva park system and more than half (54.1 percent) are over the age of 55, with the highest response rate from those over 65 (28.3 percent). Seventy-five survey respondents indicated that collectively, they have 153 children under the age of 18 living in their households. Seventy-six respondents indicated they have 111 people over the age of 65 in their households. Over 80 percent of both the children and the seniors use the park system.

When asked about their decision to move to or stay in Lake Geneva, nearly 40 percent of respondents stated that the City's park and recreation amenities influenced their decision, while approximately 60 percent said that it did not. Respondents provided many explanations for why they were or were not influenced by the park system (see question 18, open ended responses in Appendix A). More than half of the respondents (57.2 percent) indicated that they are aware that the City partners with the YMCA for recreational programming.

Slightly over half (52.3 percent) of respondents indicated they are not interested in another formal opportunity to provide input on this *Park and Open Space Plan* prior to the public hearing. However, approximately 70 percent said they would attend a public Open House.

About 48 percent of the 181 respondents who answered the question indicated that they would consider making some type of donation (e.g.: a memorial or specific project donation) to the City of Lake Geneva park system.

B. Open House

As part of the planning process for this *Park and Open Space Plan 2015-2020*, a public Open House was held at the City Hall Council Chambers on October 8, 2014 from 6:30 p.m. to 8:30 p.m. This Open House was an opportunity for citizens to gain information on the *Draft Park and Open Space Plan* and take an active part in planning for the future of the park system by discussing their ideas with Park Board members and City staff.

The Open House had an informal structure, allowing citizens to drop by at any time to view the displays, ask questions and share their ideas. A brief questionnaire asking for general input on the *Draft Park and Open Space Plan*, including a black and white, 11 x 17 Future Facilities Map for participants to draw their suggestions upon, was available at the Open House. Questionnaires and information were also available for citizens who were unable to attend.. All completed questionnaires and Future Map drawings were due by Friday, October 17th.

Five questionnaires were submitted with no map drawing suggestions. See Appendix B for the complete questionnaire and results. The results of Open House contributed to the development of the future park and recreational facilities recommendations described in Chapter VIII.

Source: Lake Geneva Regional News, October 8, 2014

C. Public Hearing

A public hearing was held on _____, 2014 to allow residents to comment on the *Draft Park and Open Space Plan 2015-2020*.

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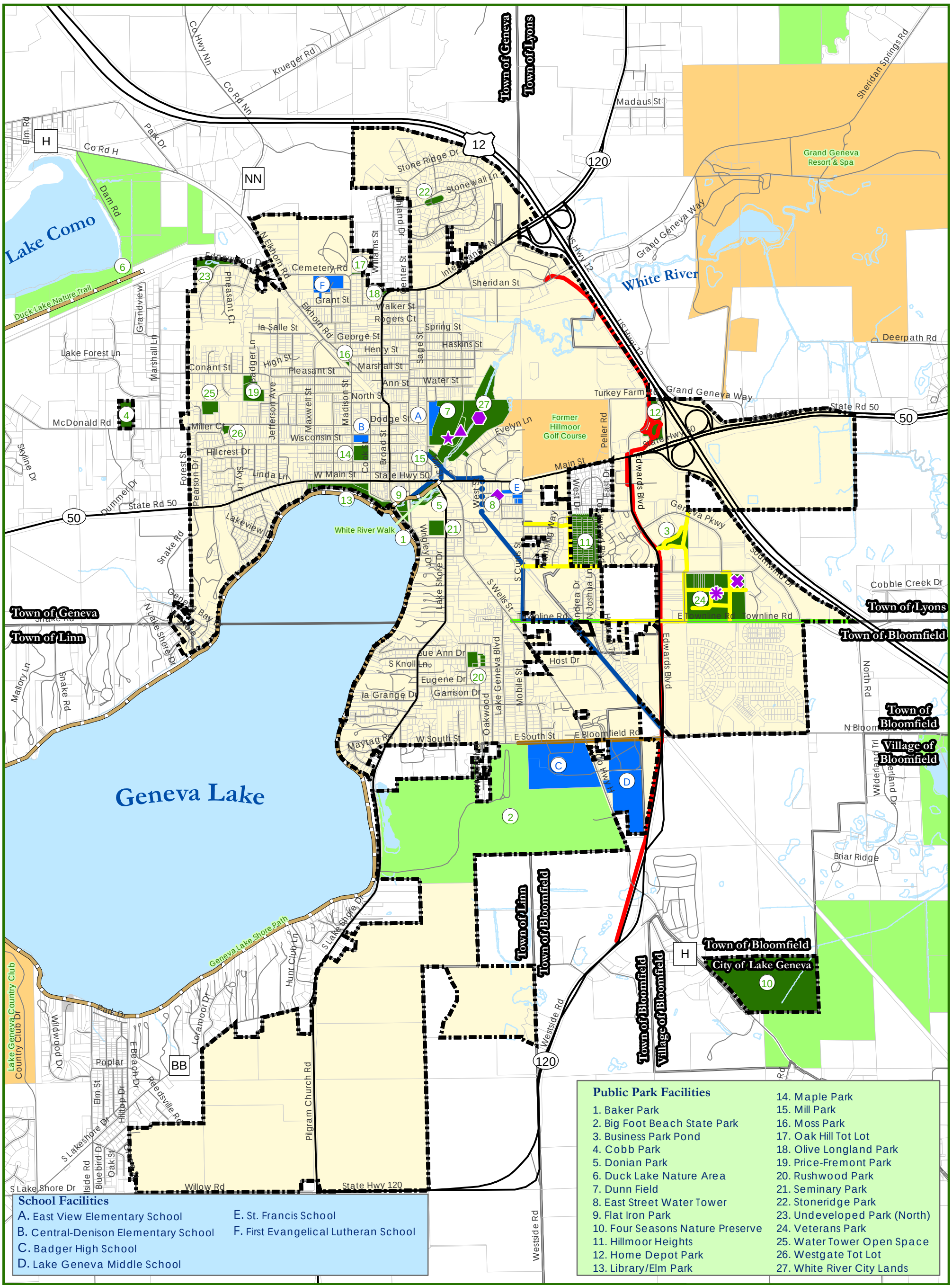
Lake Como
Geneva Lake
White River
Town of Geneva
Town of Lyons
Town of Linn
Town of Bloomfield
Village of Bloomfield
City of Lake Geneva
Grand Geneva Resort & Spa
Former Hillmoor Golf Course
Duck Lake Nature Trail
White River Walk
Geneva Lake Shore Path
Lake Geneva Country Club
Public Park Facilities
1. Baker Park
2. Big Foot Beach State Park
3. Business Park Pond
4. Cobb Park
5. Donian Park
6. Duck Lake Nature Area
7. Dunn Field
8. East Street Water Tower
9. Flat Iron Park
10. Four Seasons Nature Preserve
11. Hillmoor Heights
12. Home Depot Park
13. Library/Elm Park
14. Maple Park
15. Mill Park
16. Moss Park
17. Oak Hill Tot Lot
18. Olive Longland Park
19. Price-Fremont Park
20. Rushwood Park
21. Seminary Park
22. Stoneridge Park
23. Undeveloped Park (North)
24. Veterans Park
25. Water Tower Open Space
26. Westgate Tot Lot
27. White River City Lands
School Facilities
A. East View Elementary School
B. Central-Denison Elementary School
C. Badger High School
D. Lake Geneva Middle School
E. St. Francis School
F. First Evangelical Lutheran School
City Boundary
Town Boundaries
Highways
Roads
Lakes
Rivers and Streams
Bike Paths
Blue Route
Blue Route, on Street
Brown Route
Green Route
Red Route
Yellow Route
Recreational Facilities
State Owned Land
City Parks & Open Space
Private Recreation Facilities
Lake Geneva Area Public & Private Schools
Pedestrian Walking Paths
Facilities Developed 2008-2014
Wheel Friendly Plaza Skate Park
Veterans Park Sand Volleyball Court
Veterans Park Softball Field #5
Bocce Ball Courts
White River Dog Park (future)
Disc Golf Course
0 0.25 0.5 1 Miles
N
Sources: City of Lake Geneva, Walworth County, SEWRPC
VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change
February 11, 2008
Updated: November 26, 2014
City of Lake Geneva
Park and Open Space Plan
Map 1: Existing Facilities

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IV Existing Park and Recreational Facilities

The following is a summary of the existing park and recreational facilities in or near the City of Lake Geneva. As of 2015, the City owns or maintains approximately 236.8 acres of park and open space. The City maintains 26 parks and one lake access area. Each park and recreational facility is listed below by type of (i.e.: Community Park, Special Use, Natural and Open Space Areas, Recreation Trails and Bike Routes, etc.) and depicted on Map 1 on page 21. A complete list of the facilities and amenities within each park is provided in Figure 12 on pages 27-29.

A. Mini-Parks

Oak Hill Tot Lot: This less than one-acre play lot on the City's north side offers a variety of playground equipment.

Westgate Tot Lot: This less than one-acre play lot on the City's west side offers a variety of playground equipment.

B. Neighborhood Parks

Cobb Park: This 5-acre park is located just west of the City. The mostly wooded site features a nature trail, playground equipment, group picnicking area, pavilion and restrooms.

Flat Iron Park: This 2-acre site sits adjacent to the convergence of Geneva Lake and the White River. The park is the site of the Chamber of Commerce Tourist Information Center. Facilities include boat slips, a gazebo, and restrooms.

Maple Park: This 3-acre park is located in the heart of the City. Although owned by the City, the site is managed by the Lake Geneva School District and includes Central Dennison Elementary School. Facilities include two basketball courts, a playfield, a playground, one sandlot softball diamond and two tennis courts.

Rushwood Park: The facilities for this 3-acre park on the City's south side include a sandlot softball diamond, playground equipment, picnicking and a sledding hill.

Seminary Park: This 3-acre site has a downtown location. The site provides picnicking, open shelter, playground equipment, restrooms, and parking for vehicles with boat trailers.

Undeveloped Future Neighborhood Parks:

Stoneridge Park: This undeveloped 2-acre park is located in the northern portion of the City in the Stoneridge subdivision.

Undeveloped Park (Edgewood Hills Subdivision): This undeveloped 3-acre site on the City's north side contains wetlands and an environmental corridor and is near the town-owned Duck Lake Nature Trail.

C. Community Parks

Dunn Field: This 13-acre park adjacent to Eastview Grade School is under ownership of the school district, but under a 1984 agreement, the land is under the control and use of the City for recreational purposes. Facilities include, a state-of-the-art skate park, two tennis courts, one sandlot softball diamond, a playground, soccer facilities, concessions and restrooms.

Library/Elm Park: This 10-acre park is located on the north shore of Geneva Lake. The historic Riviera Building is located on the east end of the park, and the Public Library is in the park's center. Facilities include a swimming beach, informal picnicking, ice skating, boat slips, and two restroom buildings, and showers.

Veterans Park: This 38-acre park is located east of the City. Facilities at the park include a lighted baseball diamond, two lighted softball diamonds, three unlighted softball diamonds, six soccer fields, a basketball court, playground equipment, horseshoe pits, two sand volleyball courts, batting cages, concessions, restrooms (in two separate buildings), and two shelters.

D. Public School Parks

Badger High and Lake Geneva Middle School: This 55-acre recreation area includes a number of athletic fields including a regulation baseball diamond, two basketball courts, two league softball fields, eight tennis courts, a football stadium, track and soccer stadium, sand volleyball, and numerous soccer practice fields. Badger High School contains an indoor swimming pool and staffed weight room facilities. Summer swimming lessons, a youth community swim team and use of the weight room are available to the public.

Central Denison Elementary School: The recreation area referred to as Maple Park, encompasses approximately 3 acres and is owned by the City and managed by the school district. It is a shared facility between the school district and the City and is therefore considered to be a Neighborhood Park (see full description under Neighborhood Parks, Maple Park).

Eastview Elementary School: This 13-acre site referred to as Dunn Field is owned by the school district but managed by the City. It is a shared facility between the school district and the City and is therefore considered to be a Community Park (see full description under Community Parks, Dunn Field).

E. Special Use Areas

City Boat Access: This boat launch is a less than one acre site located on the northeastern shore of Lake Geneva. Parking for vehicles with trailers is provided at nearby Seminary Park.

East Street Water Tower Site: This ½-acre site contains two bocce ball courts on City-owned land.

White River City Lands: This 34.85 acre land owned by the City of Lake Geneva is adjacent to Dunn Field, and was formerly leased as part of the 220-acre, privately owned Hillmoor Golf Course. This land now includes open space, natural areas and an 18-hole disc golf course. A four-acre dog park is also planned on this property, and is expected to be funded for development in 2015. The White River bisects the site.

F. Open Space Areas

Baker Park: This small open space park occupies approximately 1-acre on the northeastern shore of Lake Geneva. The site contains steep slopes with shrubs and trees.

Business Park Pond: This 6.5-acre site is located in the City's Business Park and includes a pond with path.

Dodge Water Tower Open Space: This 3-acre site is located on the western side of the City, east of the water tower and includes a detention pond.

Donian Park: This 4-acre wooded open space area encompasses a mill race, boardwalk, wetland overlook, picnic areas, and the 100-year recurrence interval floodplain along the White River in downtown Lake Geneva.

Edwards Boulevard: This 2-acre boulevard provides open space and aesthetic value to an urban roadway.

Four Seasons Nature Preserve: This 64-acre open space site is located southeast of the City and is owned and maintained by the City. Facilities include an open shelter, observation deck, nature trail, and boardwalk amid a wetland, prairie, and oak opening. The Preserve is bordered by an additional 250 acres of land that lies within a primary environmental corridor, and is open to the public.

Hillmoor Heights: This wooded 20-acre site is located in the Town of Lyons. The property is owned by the City and has asphalt bike trails.

Home Depot Park: This 7-acre site is located northwest of the intersection of US Highway 12 and State Highway 50. It includes a detention pond and has asphalt bike trails. Lands immediately to the north are held by the Geneva Lake Conservancy.

Mill Park: This approximately .5-acre site is located on the City's near east side. It has a pond with lighted spray and landscaped cascading falls.

Moss Park: This less than a half-acre site is located on the City's north side. It is currently undeveloped.

Olive Longland Park: This .3-acre open space site is located on the north side of Lake Geneva. It currently has a welcome sign.

Park Row Boulevard: This 1.2-acre boulevard provides public open space and aesthetic value to an urban roadway.

Price-Freemont Park: This wooded, undeveloped 5-acre site is located in the northwest area of the City.

G. Recreational Trails and Bike Routes (Off and On-Street Facilities)

Duck Lake Nature Trail: A former railroad right-of-way, this two mile walkway offers excellent opportunities for bird watching. This Town of Geneva facility covers 22 acres along the southern edge of State-owned lands adjacent to Lake Como.

Geneva Lake Walkway: This historical 26-mile walkway path extends completely around Geneva Lake's wooded lakeshore. Approximately 3-miles of the trail are located within the City.

White River Walk: This unofficial walk currently exists along the White River from Geneva Lake to Main Street and from Main Street along the White River to the northeast.

Bike Routes: Lake Geneva has five bike routes, depicted on Map 1, which are mainly located on the eastern side of the City.

H. Regional Parks

Big Foot Beach State Park: This 271-acre park on the shore of Lake Geneva in the City offers wooded campsites, shower and restroom facilities, 5.5 miles of hiking trails, a sand beach and a 100-foot swimming area, volley ball and horseshoe courts, and a 40-acre picnic area.

White River County Park: This newly acquired park that lies outside the City of Lake Geneva in the town of Lyons, protects 190.5 acres of wetlands, upland woods and wildlife habitat. Development plans include trails, a canoe/kayak launch, parking lots, restrooms and picnic areas. Recreational uses will include: hunting, fishing, hiking, cross-country skiing, snowshoeing, picnicking and canoeing/kayaking.

Duck Lake Nature Area: This is a WisDNR-owned wildlife habitat area with public access (see Duck Lake Nature Trail below).

I. Private Recreational Facilities

In addition to public recreation facilities, the residents of Lake Geneva have access to a variety of other private recreational resources:

Covenant Harbor Bible Camp: Located at 1724 Main Street in Lake Geneva, this lakeside site contains 56-acres of woodland that includes picnic areas, two tennis courts, a ropes course, and archery facilities.

First Evangelical Lutheran School: Located at 1101 Logan Street in Lake Geneva, the facilities at this 4-acre church and school site include two basketball courts and playground equipment.

Grand Geneva Resort and Spa: Located northeast of Lake Geneva, this resort offers golf, a health spa, tennis, hiking, horseback riding, downhill skiing, indoor lap-swimming, and other activities that are open to the public for a fee.

Lake Geneva Youth Camp: This 22-acre summer camp site is located at W 2655 South Street in the Town of Linn. Facilities include two basketball courts, soccer facilities, various playfields, playground equipment, four sandlot softball diamonds, and two tennis courts.

Kent's Par T Miniature Golf: An 18-hole miniature golf park located near downtown Lake Geneva.

Paradise Golf Park: An 18-hole miniature golf park located near downtown Lake Geneva.

St. Francis School de Sales Catholic Church and School: Located at 148 West Main Street in Lake Geneva, this 4-acre site includes a basketball court and playground equipment.

YMCA: Located at 203 Wells Street, the YMCA includes a full Wellness Center, two gymnasiums, a 25-meter swimming pool, a large therapy pool, saunas, steam rooms, racquetball courts, and spin cycling equipment. The City contracts with the YMCA to provide recreational programming.

Figure 12: Public and Private Recreation Facilities, 2015

	Park Size (acres)	Baseball Fields	Basketball	Soccer Fields	Sandlot Softball	League Softball	Football Field	Tennis Courts	Swimming/Beach	Volleyball	Hiking	Boat Launch/Slips	Pond/River	Ice Skating	Sledding Hill	Horseshoes	Playfields	Playgrounds	Specialized Facilities	Picnic Area	Gazebo/Shelter	Nature Viewing	Concession Stand	Public Restrooms	Bike Route Access
Mini-Parks:																									
Oak Hill Tot Lot	0.1																	✓							
Westgate Tot Lot	0.6																	✓							
Neighborhood Parks:																									
Cobb Park	5										✓							✓		✓	✓			✓	
Flat Iron Park	2											✓		✓							✓			✓	
Maple Park	3		2		1			2									✓	✓							
Rushwood Park	3				1										✓		✓	✓		✓	✓				
Seminary Park	3																	✓		✓	✓			✓	
Undeveloped Parks:																									
Stoneridge Park (Undeveloped)	2																								
Undeveloped Park (North)	3																								
Community Parks:																									
Dunn Field[b] (Eastview School)	13			1	1			2									✓	✓	✓	✓			✓	✓	
Library/Elm Park[c]	10								✓		✓	✓		✓					✓					✓	
Veterans Park	38	1	1	6		5				✓	✓					✓	✓	✓			✓		✓	✓	✓
Regional Parks:																									
Big Foot Beach State Park[d]	272								✓	✓	✓		✓			✓		✓	✓	✓				✓	
White River County Park	190.5										✓														✓
Duck Lake Nature Area	?																					✓			

[b] Skate park
[c] Dog swimming access to Geneva Lake
[d] Cross-country ski trail and camping

	Park Size (acres)	Baseball Fields	Basketball	Soccer Fields	Sandlot Softball	League Softball	Football Field	Tennis Courts	Swimming/Beach	Volleyball	Hiking	Boat Launch/Slips	Pond/River	Ice Skating	Sledding Hill	Horseshoes	Playfields	Playgrounds	Specialized Facilities	Picnic Area	Gazebo/Shelter	Nature Viewing	Concession Stand	Public Restrooms	Bike Route Access
Open Space Areas:																									
Baker Park	0.5										✓														
Business Park Pond	6.5										✓														
Dodge Water Tower Pond Park	3												✓												
Donian Park[e]	4										✓		✓						✓			✓			
Edwards Boulevard	2																								
Four Seasons Nature Preserve	64										✓										✓	✓			
Hillmoor Heights	20										✓														✓
Home Depot Park	7										✓		✓									✓			✓
Mill Park	.5										✓		✓												
Moss Park	0.1																								
Olive Longland Park	0.3																								
Park Row Boulevard	1.2																								
Price-Fremont Park	5																								
Special Use Areas																									
City Boat Access[f]	1																		✓						
East Street Water Tower Site[g]	.5																		✓						
White River City Lands[h]	34.8										✓		✓						✓			✓			✓
Public School Parks																									
Badger High and Lake Geneva Middle Schools[i]	55	3	6	7	1	2	1	8					✓				✓	✓	✓	✓	✓		✓	✓	✓
Central-Denison Elementary School	*																								

[e] Boardwalk
[f] Boat launch
[g] Two bocce ball courts
[h] 18-hole disc golf and a dog park
[i] Indoor swimming pool

	Park Size (acres)	Baseball Fields	Basketball	Soccer Fields	Sandlot Softball	League Softball	Football Field	Tennis Courts	Swimming/Beach	Volleyball	Hiking	Boat Launch/Slips	Pond/River	Ice Skating	Sledding Hill	Horseshoes	Playfields	Playgrounds	Specialized Facilities	Picnic Area	Gazebo/Shelter	Nature Viewing	Concession Stand	Public Restrooms	Bike Route Access
Eastview Elementary School	**																								
Recreational Trails																									
City Bike Routes (see Map 1)	NA																								
Duck Lake Nature Trail	NA										✓														
Geneva Lake Walkway	NA										✓														
White River Walk	NA										✓								✓						✓
Other Recreational Facilities																									
Covenant Harbor Bible Camp	56																								
First Evangelical Lutheran School	4																								
Lake Geneva Youth Club	22																								
Par T Miniature Golf	1																		✓						
Paradise Golf Park	2																		✓						
Saint Francis de Sales School	4		2															✓							
YMCA[j]	NA																		✓						

** Park acreage and amenities listed under Maple Park*
*** Park acreage and amenities listed under Dunn Field*

[j] Lap pool, warm water pool, fitness equipment, racquetball, lockers, sauna, steam room, etc.

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V Goals, Objectives, and Policies

In order to conduct a thorough and accurate planning process, it is important to establish a set of goals, objectives, and policies that will serve as the basis for the recommendations in this *Plan*.

Goals are broad statements that express general public priorities. Goals are formulated based on the identification of keys issues, opportunities, and problems that affect the park system.

Objectives are more specific than goals and are usually attainable through strategic planning and implementation activities. Implementation of an objective contributes to the fulfillment of a goal.

Policies are rules and courses of action used to ensure plan implementation. Policies often accomplish a number of objectives.

The following list of goals, objectives, and policies is based on the information that has been presented in previous chapters of this *Plan*, including citizen input and discussions amongst City Staff and Parks Commission members.

A. Goals

1. Ensure the provision of a sufficient number of parks, recreational facilities, and open space areas to enhance the health and welfare of City residents and visitors. Such facilities should accommodate special groups such as the elderly, the handicapped, and young children.
2. Preserve the City's natural resources and amenities for the benefit of current and future residents.

B. Objectives

1. Provide quality public outdoor recreation sites and adequate open space lands for each planned neighborhood area in the City.
2. Ensure that at least one park and recreational facility is within a safe and comfortable walking distance for all Lake Geneva residents, generally within 1/4-1/2 mile.
3. Increase the diversity of recreational opportunities (active and passive, resource-oriented and non-resource-oriented, water-based and land-based), and ensure that these opportunities are well distributed throughout the City.
4. Provide pedestrian, bicycle, and vehicular access to all parks and recreational facilities.
5. Provide for a well-integrated network of sidewalks, recreation paths, trails, and bike lanes throughout the City which connect with other facilities in the area.
6. Balance the need to acquire and develop new park and recreational facilities with the need to maintain and upgrade existing park sites and facilities.

C. Policies

1. All citizens should be provided with an opportunity for engaging in recreational experiences, and recreational facilities should be equitably located in the City.
2. The City should continue to maintain and upgrade existing parks and recreational facilities for the safety and convenience of the age groups that use them.

3. Neighborhood Parks should be sited and designed to enhance neighborhood cohesion and provide a common neighborhood gathering place. All parks should have multiple access points from surrounding neighborhoods. All new residential development should be within 1/4 mile of a park.
4. Parks should be integrated into future neighborhood and development designs and linked by a network of trails, bike routes, and open space corridors.
5. Acquisition of park and open space lands should occur in advance of or in coordination with development to provide for reasonable acquisition costs, and to facilitate site planning. Parklands in undeveloped areas should be acquired through land developer dedications, where feasible.
6. The City should continue to develop a diversity of park sizes and types based on the characteristics and needs of individual neighborhoods, and the surrounding land use and natural resource features.
7. The City should explore various means of acquiring land for parks and for developing park facilities, including impact fees/park improvement fees, parkland dedication requirements, State and Federal grants, conservation easements, and non-profit organizations.
8. The preservation of primary and secondary environmental corridors, isolated natural resource areas, steep slopes, woodlands and forests, lakes, ponds, streams, lakeshores, floodplains, riparian habitats, and wetlands should receive special attention to ensure their maintenance as vegetative, wildlife and fish habitats, as natural stormwater infiltration areas, as areas for passive and active outdoor recreation, and as stormwater detention management areas, where appropriate.
9. All new residential development should meet the park and open space standards and recommendations as outlined in this *Plan* and implemented by the City of Lake Geneva zoning and subdivision ordinances.
10. The provision of safe and convenient bike connections between park and open space facilities should be emphasized in on-going City planning and acquisition efforts, and should follow State and AASHTO design standards.
11. The City should encourage public awareness of the City's parks and outdoor recreational facilities by promoting them through maps, signage, and other materials.
12. The City should explore opportunities to work in collaboration with local school districts to provide parkland and recreation facilities.
13. The City should take measures to ensure that existing park facilities are upgraded to comply with ADA design guidelines. Future parks should be designed so that they are barrier-free and accessible to persons with disabilities.
14. The City should continue its Neighborhood Planning process to identify future land uses, road and lot layouts, and the locations of parks, open space corridors, and trails.
15. The City should provide a diversity of recreational opportunities to adequately serve different age groups, including teenagers and senior citizens.

VI Park and Recreation Standards

In order to guide the park planning process, it is important to establish a set of minimum standards for park and recreational facilities. Such standards enable a community to quantitatively measure how well its existing facilities are meeting the needs of residents and to plan for future facilities based on projected population growth. As such, park and recreation standards are commonly expressed as a ratio of the number of minimum acres recommended per 1,000 residents.

The following sections include a blend of both national and local standards for park and recreational facilities. The national standards are based on National Recreation and Park Association (NRPA) guidelines. Although national standards provide acceptable target guidelines for the type of basic facilities and site characteristics, a more thorough and accurate analysis of Lake Geneva's park system must emphasize the *local* demand for recreational resources. Therefore, a calculation of community-specific standards is more likely to identify those park system deficiencies that would not otherwise be captured by universal standards. Furthermore, a locally-derived standard will do a better job of taking into account the *quality* of the park system as well as the quantity of park lands provided.

The NRPA guidelines suggest that at a minimum, a park system be composed of a "core" system of parkland, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population. The following categories describing Mini, Neighborhood and Community Parks comprise the "core" spaces to meet this standard.

A. Mini-Parks

General Description: These parks offer specialized facilities that serve a centralized or limited population or specific group such as young children or senior citizens.

Local Standard Service Area: NA

NRPA Park Size Guideline: 2,500 square feet to 1 acre

Local Park Size Standard: 2,500 square feet to 1.99 acres

NRPA Future Standard Acres per 1,000 Population: N/A

Local Future Standard Acres per 1,000 Population: N/A

Basic Facilities and Activities:

- Coordinated play equipment and structures for pre-school and elementary school age children
- Conversation and sitting areas arranged to permit easy surveillance by parents
- Landscaped areas that provide buffering and shade
- Lighting for security at night (full cut-off fixtures should be used)
- Parking is typically not required

Desirable Site Characteristics:

- Suited for intense development
- Located in close proximity to residential development and easily accessible the neighborhood population
- Accessible by walking or biking
- Well buffered by open space and/or landscape plantings and separated from roadways by physical barriers, such as fences

B. Neighborhood Parks

General Description: These parks are designed specifically to accommodate residents living within the service area. They are characterized by active recreational facilities such as baseball and soccer fields, court games, playground area, and skating but can also incorporate areas for passive recreation such as picnicking.

Local Standard Service Area: ½-mile radius uninterrupted by non-residential roads and other physical barriers

NRPA Park Size Guideline: 5 acres minimum; 5-10 acres is optimal

Local Park Size Standard: 2-9.99 acres

NRPA Future Standard Acres per 1,000 Population: 1-2 acres

Local Future Standard Acres per 1,000 Population: 3 acres

Basic Facilities & Activities:

- Active recreational facilities such as playfields, tennis courts, basketball courts, playgrounds, and ice-skating rinks
- Passive recreational facilities such as picnic/sitting areas and nature study areas
- Service buildings for shelter, storage, and restrooms
- Lighting for security at night
- Adequate on-street and off-street parking spaces

Desirable Site Characteristics:

- Suited for intense development
- Easily accessible to the neighborhood population
- Accessible by walking or biking

C. Community Parks

General Description: Community parks are intermediate in size and are able to accommodate visitors from the surrounding community and multiple neighborhoods. These sites focus on both the developed aspects of the park, such as playfields and tennis courts, as well as the natural-resource amenities.

Local Standard Service Area: 2 miles

NRPA Park Size Guideline: As needed to accommodate desired uses; 30-50 acres is optimal

Local Park Size Standard: 10-20 acres

NRPA Future Standard Acres per 1,000 Population: 1-2 acres: 5-8 acres

Local Future Standard Acres per 1,000 Population: 8 acres

Basic Facilities & Activities:

- Active recreational facilities such as areas for swimming and boating, biking/walking/skiing trails, playfields, playgrounds, tennis courts, and basketball courts
- Passive recreational facilities such as walking trails, picnic/sitting areas, and nature study areas
- Service buildings for shelter, storage, and restrooms
- Facilities for cultural activities, such as plays and concerts in the park
- Community Center building with multi-use rooms for crafts, theater, restrooms, social activities, and senior adult use
- Lighting for security at night
- Adequate off-street parking spaces, where the size of the park and the neighborhood context allow

Desirable Site Characteristics:

- May include natural areas, such water bodies or wooded areas
- May include areas suited for intense development such as swimming pools and athletic complexes
- Easily accessible to the neighborhood population
- Accessible by walking or biking

D. School Parks

General Description: School parks have many of the same characteristics as Neighborhood or Community Parks, depending on their size. As such, school parks primarily serve as locations for active recreational facilities associated with school functions; however, these sites can and do benefit the surrounding community during off-school hours. These parks may be owned and maintained by the City or the school district, but are open to all neighborhood residents.

Local Standard Service Area: Variable – depends on function

NRPA Park Size Guideline: NA

Local Park Size Standard: NA

NRPA Future Standard Acres per 1,000 Population: N/A

Local Future Standard Acres per 1,000 Population: NA

Basic Facilities & Activities:

- Active recreational facilities such as playfields, tennis courts, basketball courts, playgrounds, and ice-skating rinks
- Passive recreational facilities such as picnic/sitting areas and nature study areas
- Service buildings for shelter, storage, and restrooms
- Lighting for security at night
- Adequate on-street and off-street parking spaces

Desirable Site Characteristics:

- Easily accessible to the neighborhood population
- Accessible by walking or biking

E. Special Use Areas and Natural & Open Space Areas

General Description:

Areas of open space that cannot be measured by a quantifiable standard because of their unique and diverse contributions to the community. Special Use Areas and Natural & Open Space Areas enhance an overall park system by maintaining and improving the community's natural resource base, accommodating special activities that are not included in other parks, and providing interconnections between isolated parks and recreation areas.

Examples of Special Use Areas are varied but can include those lands that accommodate passive or special recreational activities, such as golf courses, sledding/skiing hills, marinas, beaches, display gardens, arboreta, and outdoor amphitheaters, as well as lands that have been protected for their environmental or archaeological significance or sensitivity and provide limited opportunity for recreational use. Examples of Natural & Open Space Areas may include water bodies, floodplains, wetlands, shorelands and shoreland setback areas, drainageways, stormwater management basins, conveyance routes, environmental corridors, wildlife habitats, areas of rare or endangered plant or animal species, prairie remnants, and restoration areas.

Typically, Special Use and Natural & Open Space Areas are not included in the overall community calculation of park and recreation space per 1,000 persons.

Local Standard Service Area: Variable—depends on function

NRPA Park Size Guideline: Variable—depends on function

Local Park Size Standard: NA

NRPA Future Standard Acres per 1,000 Population: N/A

Local Standard Acres Per 1,000 Population: NA

Basic Facilities and Activities: Variable, but some may include:

- Single purpose, active recreational facilities such as areas for swimming and boating, skiing hills, biking/walking/skiing trails, skating rinks, and golf courses
- Passive recreational facilities such as walking trails, picnic/sitting areas, and natural study areas
- Service buildings for shelter, equipment storage/rental, concessions, and restrooms
- Signage, trail markers, trash receptacles, information booths
- Lighting for security at night
- Off-street parking spaces if appropriate to the area

F. Recreation Trails

General Description: Recreation trails accommodate various outdoor activities, such as biking, hiking, walking, jogging, horseback riding, nature study, and cross-country skiing. A well-designed park system provides connections between parks and open space areas and effectively integrates urban and suburban areas with the surrounding natural environment by linking off-street trail segments with on-street bike routes. Recreation trails can be designed to serve different functions and to accommodate various, and sometimes conflicting, activities. Therefore, this section provides descriptions of the different types of recreation trails that this Plan will address and how recommendations will be formulated for each type of trail.

On-Street Bicycle Facilities

General Description: There are two primary types of on-street bicycle facilities: bicycle lanes and paved shoulders.

Bicycle lanes are areas of the road striped off for exclusive use by bicyclists. They are the preferred bicycle facility for urban arterial and higher volume collector streets (generally more than 2,000 vehicles per day). Striping bicycle lanes establishes designated traffic channels that promote an orderly flow by both bicyclists and motorists. Typically, bicycle lanes are established on roadways that are 32 feet or wider with no on-street parking. Shared bicycle/parking lanes generally function well where sufficient space is provided and the parking turnover rate is not too high.

Paved shoulders are not a bicycle facility per se, but rather a roadway condition that improves bicycle travel and bicyclist safety. They function much like a bicycle lane by separating the motor vehicle travel from bikes. Paved shoulders are ideal for higher volume streets or highways (more than 1,000 cars per day) with rural cross sections (i.e. no curb and gutter).

Design Guidelines

Although this *Plan* presents general recommendations regarding locations for future trails and bike routes, more formal and detailed recommendations regarding type and location would require more in-depth analyses of the City's road network, including traffic patterns and street widths. Design standards for both types of trails and bike routes are described in Chapter VI, section F on pages 36-37.

Desirable Design Criteria for Bicycle Lanes:

- Minimum width should be 4 feet (in addition to a 1 or 2-foot gutter pan), or 5 feet along an arterial street (where the lane is against a curb or a parking lane).
- When used along side a parking lane, should be at least 5 feet wide and located to the traffic side of the parking lane.
- Where bike lanes and on-street parking is provided, minimum combined width should be 11 feet (13 feet where there is substantial parking or turnover of parked cars is high).
- Lanes should be painted with a bicycle pavement symbol or the words "bike lane" according to American Association of State Highway and Transportation Officials (AASHTO) standards.
- Street signs should be used to identify bicycle lanes.

Desirable Design Criteria for Paved Shoulders:

- Minimum width should be 4 feet, or 5 feet where traffic speeds exceed 50 miles per hour.
- A stripe separating shoulder from roadway is recommended.
- These are generally not marked as an exclusive bike facility.
- Association of State Highway and Transportation Officials (AASHTO) standards.
- Street signs should be used to identify bicycle lanes.

Number of Facilities Per 1,000 Population: N/A

Off-Street Recreation Trails

General Description: There are two primary types of off-street recreation trails: multi-use paths and rural walking/hiking trails.

Multi-use paths are designed to accommodate bicyclists, walkers, runners, and in-line skaters. Such facilities are often located along railroad and street rights-of-way, rivers and lakeshores, and through parks and environmental corridors.

Rural trails provide connections between urbanized areas, and access to parks and open space areas. Walkways may be restricted to pedestrian use because of environmental conditions. In certain locations, they may also be suitable for equestrian and/or bicycle use. Rural walkways are often sited along creeks, streams, rivers, field boundaries, and other natural linear systems.

Desirable Design Criteria for Multi-Use Paths:

- In urban areas, paths should be a minimum of ten feet to accommodate two-way bicycle traffic. Paved surfacing is recommended to facilitate bike, walking, running, and skating.
- In rural areas, the path should be a minimum of eight feet wide, surfaced with limestone screenings or similar material.
- Avoid placement alongside roadways where multiple cross-streets and driveways are or will be present.
- The path should be designed to accommodate bicycle traffic speeds up to at least 20 mph.

Desirable Design Criteria for Rural Walking/Hiking Trails: Because these trail facilities often travel through sensitive environmental areas, they are generally not paved. Rather, they are surfaced with crushed limestone, wood chips, hard packed earth, or mowed grass.

Number of Facilities Per 1,000 Population: N/A

Trailheads

General Description: Trailheads can provide visible access points to major off-street paths in the community's system. They generally provide a parking area, locational and directional maps or other information about the trail system. Some might contain restroom facilities, picnic tables, or benches for snacks or breaks. Such facilities should be sited with easy and direct access to the trail system.

Desirable Design Criteria: N/A

Number of Facilities Per 1,000 Population: N/A

Boat Access Requirement for Geneva Lake

The Wisconsin Department of Natural Resources (WDNR), in keeping with State Statutes which seek to assure that all Wisconsin residents have access to publicly owned inland waters, has adopted administrative rules regarding lake access. Those rules, set forth in Chapter NR 1.91 of the *Wisconsin Administrative Code*, require public boating access sites, including boat launching and parking facilities, to be provided on inland lakes as a condition for the WisDNR to provide natural resource enhancement services for a body of water. The required number of car-trailer parking spaces increases as the size of the lake increases. According to the *Walworth County Park and Open Space Plan,* Geneva Lake is required to have 100-167 car-trailer parking spaces distributed across multiple sites, and is currently meeting that requirement. Standards in the *Administrative Code* indicate that public canoeing/kayaking access points with parking should be provided on major streams every 10 miles. The White River is a major Walworth County stream and there is currently no canoe/kayak access with parking within the City of Lake Geneva.

VII Analysis of Existing Park and Recreational Facilities

This chapter presents an analysis of how well the City of Lake Geneva's existing park and recreational facilities satisfy current needs in the community. The adequacy of the City's existing park and recreation system will be evaluated in the following ways:

- An application of national park and recreational facility service recommendations to reliable population projections for the City (quantitative analysis);
- A qualitative analysis of the City's park system based on both an understanding of the City's goals and objectives and an evaluation of the local demand for parkland and recreational facilities;
- An analysis of the geographic distribution and accessibility of park open space areas;
- A consideration of public input regarding the future of the City's park and open space system; and
- A review of *Wisconsin's State Comprehensive Outdoor Recreation Plan (SCORP).*

The results of this analysis will serve as the basis for the recommendations presented in the next chapter of this *Plan*.

A. Quantitative Analysis

Figure 13, on the following page presents a comparison of widely accepted 1996 NRPA park and recreation guidelines (acres per 1,000 persons) to the City's existing park system. Although the 1996 NRPA guidelines have not been updated nor adopted in recent years, they provide a reasonable measure by which to assess the availability of local park facilities.

As indicated in Figure 13, the City currently has 10.7 acres of parkland for every 1,000 residents. Note that for the purposes of these acreage calculations, Maple Park is counted as a Neighborhood Park and Dunn Field is counted as a Community Park because they are shared between the school district and the Village and are available to all City resident when not in use by the schools.

In 1996, the NRPA recommended a minimum of approximately 10 acres of parkland per 1,000 residents. However, it is not uncommon for communities to maintain higher levels of service for parklands based on local demand for certain types of parks or facilities. Figure 13 indicates the City is meeting or exceeding the NRPA guidelines for neighborhood and Community Park acreage and total developed park acreage. However, it should be noted that the City's neighborhood and Community Parks are smaller than the NRPA guidelines recommend. In Figure 13, the "Recommended Range of Acreage…" for Regional Parks was derived by applying the Walworth County 2014 guideline for Regional Parks per 1,000 persons to the estimated regional population of Walworth County.

Figure 13: City of Lake Geneva Park Acreage Analysis, 2015

Park Type	NRPA Guideline for Acres Per 1,000 persons	2015 Existing City of Lake Geneva Park Acres per 1,000 persons* (2015 acres per park type/ 7.70)	Recommended Range of Acreage for Lake Geneva based on NRPA Guidelines per 1,000 Population* (NRPA guidelines x 7.70)	2015 Existing City of Lake Geneva Park Acreage
Neighborhood Parks (.1-5 acres each, includes Mini-Parks and Maple Park)	1 - 2 acres	2.8	7.7-15.4	21.7
Community Parks (10+ acres each, includes Dunn, Library and Veterans Parks)	5 – 8 acres	7.9	38.5-61.6	61.0
Total Developed City Parks (Neighborhood and Community Parks)	**Approximately 6.25-10.5 acres**	**10.7**	**48.1-80.9**	**82.7**
Special Use (includes White River City Lands and Boat Launch and East Street Water Tower)	NA	20.1	NA	40.5
Natural and Open Space Areas	NA	14.9	NA	114.8
All Public School Facilities**	NA	7.6	NA	71.0
Regional Parks*** (Big Foot State Park and White River County Park)	5.3 acres (Walworth County standard)	4.5 (462.5/102.58)	543.7 (5.3 x 102.58))	462.5

** Based on 2015projected population of 7,700*
***Includes Maple Park, which is also counted as a Neighborhood Park, and Dunn Field, which is also counted as a Community Park for the purpose of determining future acreage needs (see Figures 15 and 16).*
****This standard used for Regional Parks is from "A Park and Open Space Plan for Walworth County" (3rd Edition, 2014) for Regional Parks, calculations are based on the 2013 Walworth County population estimate of 102,579, and 2014 existing acreage is for all of Walworth County*

Figure 14 on the next page, presents an inventory of the total number of existing public recreational facilities and equipment in the City (including public middle school and high school facilities, but not including private facilities). A comprehensive inventory of the facilities in each of the City's parks is located in Figure 12 on pages 27-29.

Figure 14: Existing Recreational Facilities, 2015

Facility	# of Existing Facilities in the City*
Baseball	4
Basketball	19
Soccer Fields	14
Sandlot Softball	5
League Softball	7
Tennis Courts	12
Playfields	7
Swimming Areas (beaches)	2
Playgrounds	12
Picnic Areas	6
Volleyball	2
Horseshoes	2
Boat/Kayak Launch	3
Disc Golf	1 (18 holes)
Skate Park	1
Bocce Ball Courts	2

**Includes public school facilities, but not private facilities*

B. Qualitative Analysis

Although quantitative standards provide a good basis for formulating the recommendations in this *Plan*, a thorough assessment of the City's existing facilities must include a more subjective analysis that takes into consideration those characteristics that make Lake Geneva unique from other communities.

Furthermore, the qualitative analysis will do the following things:

- Identify those park system deficiencies and strengths that are not captured by universal standards;
- Ensure that future parks and recreational facilities are tailored to meet the needs of City residents; and
- Allow for the establishment of a more reasonable and specialized level-of-service standard by which the City can plan its future park system.

Important factors to consider include the following:

- The quantitative analysis presented earlier in this chapter considers Maple Park as a Neighborhood Park and Dunn Field as a Community Park. In the case of Dunn Field, the City maintains and manages the facility for recreational purposes, but it is owned by the school district. For Maple Park, the school district manages the use and the City owns the property. The City of Lake Geneva and the school district share these facilities, but there are no set guidelines from NRPA for how to classify shared park facilities. In the City of Lake Geneva, these school facilities serve many of the recreational needs of neighborhoods and the larger community. It should be recognized, however, that school facilities are not consistently open to the public, and school sponsored activities are given first priority when it comes to the scheduling and use of these facilities. For this reason, it is important for the City to provide and maintain an adequate number of its own facilities and parklands to accommodate the programming needs of the entire community and to meet local demand.
- The City has opportunities to increase access to a wealth of natural areas and open space. While these areas do not serve the active recreation needs of the community, they do provide for passive recreation, nature study and natural resource conservation, and they enhance the overall aesthetics of Lake Geneva.

- The City is fortunate to have a variety of recreational facility providers. While private facilities like the YMCA serve residents with such activities as organized leagues and fitness programs, the City should consider establishing a separate municipal park and recreation department.
- City residents are currently within a walkable or bikable distance to several regional park or trail facilities that enhance the local park system, including the Hackmatack Federal Wildlife Refuge (not yet open to the public), Bigfoot State Park, and the new White River County Park, as well as the Ice Age Trail, the Prairie Trail and the White River State Trail. The City should seek out opportunities to make these regional facilities more accessible to City residents by working with other governmental entities to provide bike and pedestrian aceess to parks and connections to regional trail systems.
- According to the results of the public participation process, the City's existing park system has the following needs:
    - Additional bike trails and routes
    - Dog park
    - Music/band shell
    - Lake or river based programming
    - Music pavillion
    - Programs for seniors
    - Programs for adults
    - Programs for teenagers
    - Programs for children
    - Splash pad
    - Outdoor swimming pool
    - Ice rink

C. Geographic Analysis

The location and distribution of parks and recreational facilities also provides a good indicator of how well the existing park system is meeting the needs of the City's residents. To illustrate this distribution, Maps 2a and 2b depict the service areas of the City's parks. These service areas are based on the local standards identified in Chapter VI of this *Plan*.

An analysis of Map 2a suggests that Neighborhood parklands in the City are currently fairly well distributed and within a reasonable walking distance for most City residents. However, residents in the northeast portion of the City do not have adequate access to Neighborhood Parks (as shown on Map 2a) because Broad Street and Main Street represent barriers between that portion of the City and existing Neighborhood Parks. Dunn Field, however, serves the surrounding neighborhood with facilities generally found in Neighborhood Parks and is shown on Map 2a with a Neighborhood Park service area, but is not counted toward the acreage total for Neighborhood Parks in Figure 13 because it is already counted as a Community Park. Additionally, it is a school facility and has limited public accessibility. Private school facilities are not included as Neighborhood Parks, as these facilities also provide limited public access. Service areas for Stonewood Park and Undeveloped Park (North) are depicted on Map 3 (Future Park & Recreational Facilities) because they are not yet funded or developed as parks.

Map 2b suggests that Community Parks are well distributed and serving most current City residents. However, not all of the Community Parks are easily accessible by all age groups and modes of travel.

Due to their specialized nature, the service areas for the City's Special Use parks include the entire community and are not depicted on either of the Service Area Maps (2a or 2b).

As the City continues to grow, it will be necessary to acquire additional parklands so future residents have equitable access to all types of parklands and open space.

D. Review of the Wisconsin Statewide Comprehensive Outdoor Recreation Plan 2011-2016 (SCORP)

The last component of this needs assessment involves a review of the State of Wisconsin's 2011-2016 Comprehensive Outdoor Recreation Plan, prepared by the WisDNR. The primary focus of the SCORP is to identify the correlation between activity and wellness and to provide information on the availability of recreational activities in Wisconsin that promote wellness. The SCORP states that 87.7 percent of survey participants participate in walking, however, less than 10% of Walworth County residents are within ½ mile walk of a public park.

Specific plan recommendations and actions that relate to Lake Geneva's local park and recreation planning include:

- Understand the recreation and tourism preferences associated with growing market segments.
- Identify existing and emerging strategies to evaluate appropriate levels and types of service for expanding user groups
- Acknowledge the potential issues surrounding climate change adaptation with outdoor recreation and tourism.
- Encourage regional planning efforts for integrated, cost-effective use of recreation lands and facilities.
- Provide education and awareness of how recreation uses can impact the natural resources along with actions to reduce those impacts.
- Promote the collaboration of public and private recreation opportunities though integrated management planning.
- Continue to acquire and develop boating access sites to meet public boating needs.
- Promote awareness of the location of existing recreation lands, facilities, and opportunities available within a given region.
- Continue to meet Americans with the Disabilities Act standards for accessibility to outdoor recreation facilities.
- Support community based efforts to increase access to outdoor recreation.
- Promote sustainable recreation facility design, construction, and maintenance practices.
- Continue to support the Wisconsin Working Lands Initiative for habitat conservation and protection.
- Explore new and innovative funding methods for outdoor park and recreation facilities. These methods may include public/private partnerships or cost sharing among many governmental agencies.
- Increase revenue generating capabilities for outdoor recreation by continuing to update and improve technologies such as automated fee collection systems.
- Start a dialogue between public outdoor recreation providers and health agencies to identify other (non-traditional) funding sources for recreational facilities and development.
- Continue the "Walk with Walker Program" by encouraging citizens to use State parks, forests, and trails for health and wellness.
- Create and enhance a new generation of safe, clean, accessible, and connected great urban parks and community green spaces.
- Connect people with urban parks, trails, and community green spaces.
- Leverage private community foundations and public funding to increase park acquisitions.

E. Future Park System Needs

Based upon NRPA park facility guidelines, the current amount of park acreage existing in the City relative to the current population (see Figure 13), and the local standard park acreage determined by the City of Lake Geneva in the 2008 *Park and Open Space Plan*, the City has decided that the future local standard for park acreage will remain at 3 acres per 1,000 persons for Neighborhood Parks, and 8 acres per 1,000 persons for Community Parks, for a total of 11 acres per 1,000 persons. For reasons described in the next Chapter, the City plans to develop Neighborhood Parks rather than Mini-Parks to meet these needs. The City standard of 3 acres per 1,000 residents for Neighborhood Parks has been defined to reflect this approach (see Neighborhood Park standards, page 33).

Based on the City Standards, Figures 15 below shows the minimal additional park acreage that will be needed to accommodate the City's projected population in 2025 and in 2040. Note that a dramatic and unexpected economic downturn occurred after the 2008 *Park and Open Space Plan* was completed that lead to much slower population increases throughout Wisconsin and the U.S. than had been previously anticipated.

Figure 15: Park Acreage Needs, 2025

Park Type	City Standard Acres Per 1,000 persons	City Standard for Total 2025 Acreage based on Acres per 1,000 persons* (City Standard x 8.505)	2015 Existing Total Acres	Minimum Additional Acres Needed to Meet City Standard by 2025
Neighborhood Parks (including mini parks)	3	25.5	21.7	3.8
Community Parks	8	68.0	61.0	7.0
Total	**11**	**93.5**	**82.7**	**10.8**

**Based on City standard for future acreage in 2025 with projected population of 8,505.*

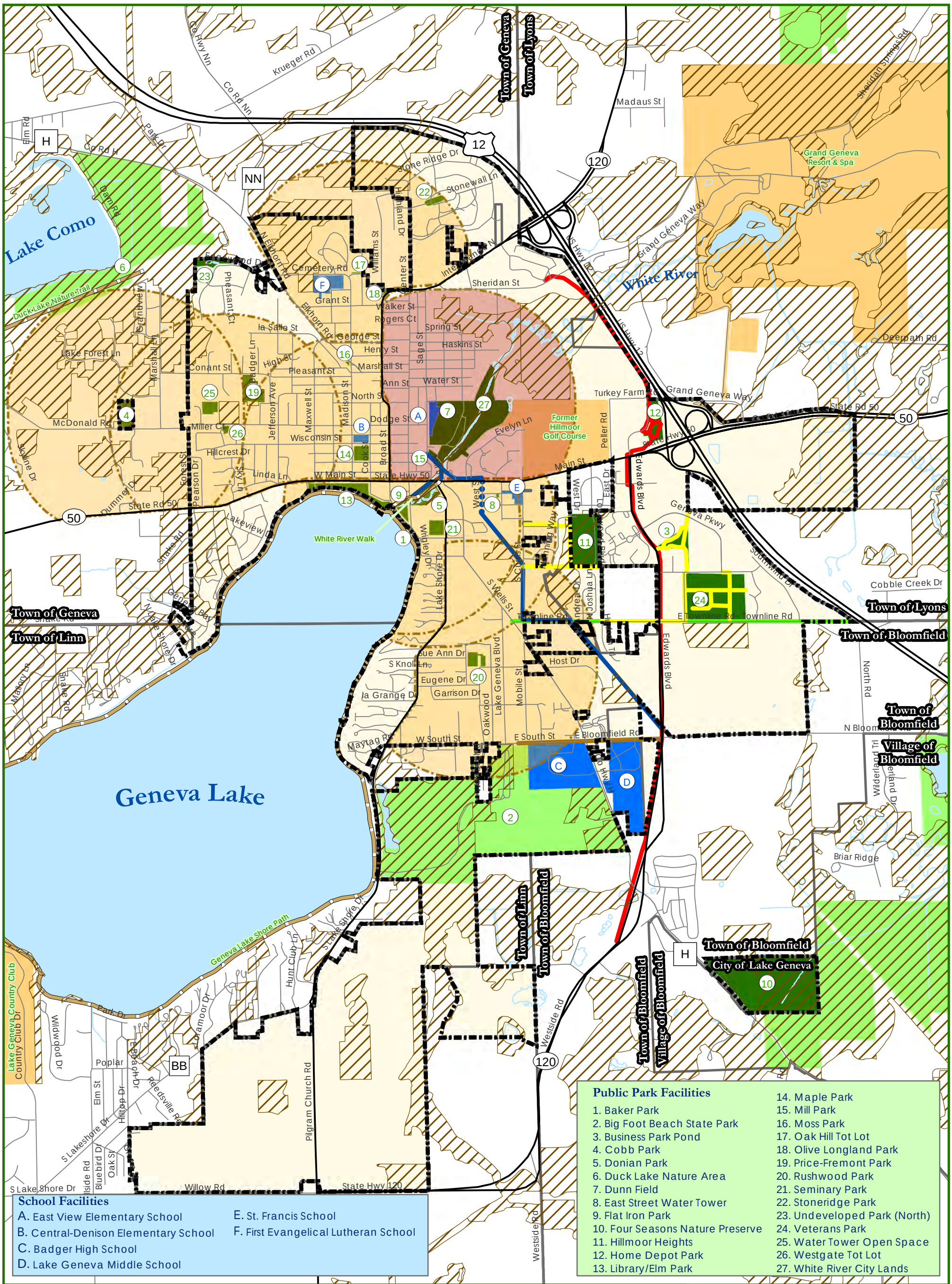
Year 2025 population and household projections (see Chapter II, Figure 3 and Figure 9) will be used in the Estimated Cost Projections for Future Park and Recreation Facilities chapter of this *Plan* to determine recommended parkland dedication and impact fee requirements. The 2025 projection was selected to correspond to the January 2008 amendment to Chapter 66.0617 and 236.45 of the Wisconsin Statutes that specifies municipalities have a ten-year timeframe for collection and expenditure of impact fees. Land acquisition and improvement recommendations are based on what the City can reasonably expect to accomplish in a ten-year timeframe.

Figure 16, below provides a projection for how many additional acres of parkland will be needed meet the City standard by 2040.

Figure 16: Park Acreage Needs, 2040

Park Type	City Standard Acres Per 1,000 persons	City Standard for Total 2040 Acreage based on Acres per 1,000 persons* (City Standard x 8.87)	20015 Total Acres	Minimum Additional Acres Needed to Meet City Standard by 2040
Neighborhood Parks	3	26.6	21.7	4.9
Community Parks	8	71.0	61.0	10.0
Total	**11**	**97.6**	**82.7**	**14.9**

** Based on City standard for future acreage in 2040 with projected population of 8,870.*


Lake Como
Geneva Lake
White River
Town of Geneva
Town of Lyons
Town of Linn
Town of Bloomfield
Village of Bloomfield
City of Lake Geneva
Grand Geneva Resort & Spa
Former Hillmoor Golf Course
Lake Geneva Country Club
Duck Lake Nature Trail
White River Walk
Geneva Lake Shore Path
Public Park Facilities
1. Baker Park
2. Big Foot Beach State Park
3. Business Park Pond
4. Cobb Park
5. Donian Park
6. Duck Lake Nature Area
7. Dunn Field
8. East Street Water Tower
9. Flat Iron Park
10. Four Seasons Nature Preserve
11. Hillmoor Heights
12. Home Depot Park
13. Library/Elm Park
14. Maple Park
15. Mill Park
16. Moss Park
17. Oak Hill Tot Lot
18. Olive Longland Park
19. Price-Fremont Park
20. Rushwood Park
21. Seminary Park
22. Stoneridge Park
23. Undeveloped Park (North)
24. Veterans Park
25. Water Tower Open Space
26. Westgate Tot Lot
27. White River City Lands
School Facilities
A. East View Elementary School
B. Central-Denison Elementary School
C. Badger High School
D. Lake Geneva Middle School
E. St. Francis School
F. First Evangelical Lutheran School
City Boundary
Town Boundaries
Highways
Roads
Lakes
Rivers and Streams
Environmental Corridors (SEWRPC)
Bike Paths
Blue Route
Blue Route, on Street
Brown Route
Green Route
Red Route
Yellow Route
Recreational Facilities
State Owned Land
City Parks & Open Space
Private Recreation Facilities
Lake Geneva Area Public & Private Schools
Pedestrian Walking Paths
Park Service Areas
1/2-Mile Neighborhood Park Service Radii
1/2-Mile Community Park with Neighborhood Park Features Service Radii
0 0.25 0.5 1 Miles
N
Sources: City of Lake Geneva, Walworth County, SEWRPC
VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change
February 11, 2008
Updated: November 26, 2014
City of Lake Geneva
Park and Open Space Plan
Map 2a: Neighborhood Park Service Areas

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Lake Como
Geneva Lake
White River
Town of Geneva
Town of Lyons
Town of Linn
Town of Bloomfield
Village of Bloomfield
City of Lake Geneva
Grand Geneva Resort & Spa
Former Hillmoor Golf Course
Dunn Field
Library/Elm Park
White River Walk
Veterans Park
Duck Lake Nature Trail
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City of Lake Geneva
Park and Open Space Plan
Map 2b: Community Park Service Areas

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VIII Recommended Park and Open Space Improvements

The following recommendations are based on projected growth rates and distributional deficiencies identified in the preceding chapters of this *Plan*. Over the next 5-25 years, it is recommended that, at minimum, the City acquire and develop land for one new Community Park and one new Neighborhood Park. In addition, it is recommended that improvements and upgrades are made to several existing parks and bike facilities. Note that the 2015 recommendations have been reduced since the 2008 *Plan* because of significantly lower population growth projections from WisDOA, due to the economic downturn that began in 2008. Additionally, the City has been successful in implementing several parkland improvements since 2008.

The timing of park land acquisitions and development should coincide with the actual demand for recreational facilities in the City's developed and newly developing areas. Proactive identification of lands suitable for active parks, or natural areas worthy of conservation, is recommended early in any new development process.

A. Recommended New Parklands

Map 3 (on page 55) shows the approximate locations for future community and Neighborhood Parks in the City. More precise park boundaries will be determined during the preparation of detailed neighborhood plans and when lands are acquired or platted. Following are general descriptions of the park recommendations.

Mini-Parks

Mini-Parks tend to be maintenance intensive and receive minimal use. The acquisition of Mini-Parks is not recommended, with the following exceptions:

- High need is defined within a neighborhood which is not served by a Neighborhood Park and open space is not sufficient for a Neighborhood Park.
- As development occurs, the City should incorporate Mini-Parks into the design of office, commercial, and mixed-use districts. Mini-Parks located in these areas should be oriented more toward adults than children, providing open areas to eat lunch, read the newspaper, and take a break from working or shopping. These parks may include paved areas, but should also accommodate some green space. Trees, landscaping, and water features should be incorporated into these park spaces wherever possible.

Neighborhood Parks

To accommodate the City's projected population increases, additional Neighborhood parkland acquisitions of approximately 4 acres by 2025 and 5 acres by 2040 are recommended. It is also recommended that the City develop Undeveloped Park-North (3 acres), and Stoneridge Park (2 acres) to Neighborhood Park standards to serve existing and planned residential development. Price-Freemont Park and Dodge Water Tower Park can be retained as a wooded natural area and open space or could be developed as an additional Neighborhood Parks.

Recommended general locations for future Neighborhood Parks are identified on Map 3. However, the precise boundaries of these sites may not be decided until development occurs or land is acquired or platted.

- Fully develop Stoneridge Park and Undeveloped Park (North) with Neighborhood Park amenities.
- Add new Neighborhood Parks as the City grows to the south (see Map 3 for suggested locations).
- Consider developing Price-Freemont Park and Dodge Water Tower Park as Neighborhood Parks by adding facilities, where appropriate.
- Add a Neighborhood Park on the east side of the City between Townline Road and Bloomfield Road as development occurs in the Southland Farms subdivision.

Community Parks

It is recommended that the City develop a Community Park facility in the future to serve new and existing residents. Based on future growth areas and existing service areas (see Map 2b), this *Plan* recommends siting a new Community Park at one of four alternative locations (see Map 3): east of CTH BB north of Willow Road (1), east of CTH BB south of Willow Road (2), east of STH 120 (3), or west of STH 120 (4). This park may include recreational facilities such as an athletic complex, swimming pool or splash park, community center, tennis courts or other facilities. It may also contain natural areas for outdoor recreation such as walking, bicycling, sitting, nature viewing, and picnicking. It is important that this park be located on or near a major thoroughfare, have adequate off-street parking, and also be accessible by foot and bicycle. This park should be approximately 15-40 acres and serve an area within a 2-mile radius.

- Locate a Community Park in the City's southwest growth area as development occurs.
- Reserve space in Veterans Park for additional playing fields rather than space-consuming Special Use facilities.

Natural & Open Space Areas

Lake Geneva residents expressed a desire for more natural recreation areas in 2007 and again in 2014. The City obtained a WisDNR grant to obtain 60 acres of wetland/White River property located north of the White River City Lands. It is recommended that the City continue to actively pursue acquisition and development of that property as an accessible natural area.

In the Walworth County *Park and Open Space Plan*, it was recommended that the City of Lake Geneva acquire 138 acres of the Oak Hill Cemetery Woods for natural resource preservation. Although it is not recommended that the City seek a grant to purchase that property at this time, the City should consider accepting any donation of land in the Oak Hill Cemetery Woods as well as the following:

- Use grant funds to acquire additional natural and open space land north of the White River City Lands.
- Consider making available City-owned land into accessible natural or open space areas for hiking or biking and nature viewing.
- Consider establishing a "Greenbelt Corridor" around the long range growth area.
- Consider establishing a walking path and nature viewing opportunities in Hillmoor Heights.
- The City should accepting donations of quality lands for Natural and Open Space uses, such as the Oak Hill Cemetery woods.
- The City should consider putting an archery range or other appropriate recreational facilities at Four Seasons Conservation Park.

B. Development of Special Use and Unique Recreational Facilities

The City currently has several Special Use parks including a new dog park, the White River Walk, a skate park and a disc golf course. This *Plan* recommends that existing facilities be upgraded and expanded as population and demand increases. The City should also explore new Special Use or unique recreational facilities (as suggested below) in the future as residents' recreation needs change.

Dog Park

Since the 2008 *Park and Open Space Plan*, where a dog park was first recommended, the City has planned and acquired space for a dog park on the White River City Lands (former Hillmoor Golf Course site, see Map 1). Dog parks have become a popular and common component of any community park system. These fenced-off areas provide no-leash zones where community residents can take their dogs to run and socialize with other dogs in a safe and appropriate environment. It is recommended that the City develop separated areas for large and small dogs and that the City continue to engage local dog owners in the planning, design and development of these facilities. Encouraging a community group to sponsor the dog park and take a major role in the on-going maintenance of the facility will help ensure the long-term success of the park. The City should consider charging a nominal annual fee to fund the on-going maintenance of the dog park.

In addition to the newly developing dog park, the City provides lake access at Library Park for dogs to swim in Geneva Lake.

Splash Park

Splash parks are becoming popular alternatives to community swimming pools because they are far less expensive to build and maintain, and because they are safer and do not require constant lifeguard supervision (there is no standing water at a splash park). Splash parks also function as interesting features of community civic spaces.

Urban Gym

This new form of Special Use Area features outdoor fitness equipment. Essentially a playground for adults, weather-proof fitness equipment varies from static pieces like chin-up bars to cardio and weight machines that use a person's body weight to create resistance. Some pieces are utilitarian, while others are designed to serve a public art purpose as well. The concept, borrowed from China and parts of Europe, is gaining popularity in the United States, especially in neighborhoods lacking traditional gyms or where costlier fitness options are out of reach for many residents. These parks occupy less space than other types of recreation facilities and can take advantage of unused spaces or spaces that are too small for other typical park uses. Additionally, they can be built at a fraction of the cost required to build a conventional children's playground. They reflect a growing interest in incorporating fitness into everyday life. An urban gym could be incorporated into an existing park in Lake Geneva, or a future park.

River Launch

The City currently provides kayak launches into Geneva Lake, but no access into the White River. Given the popular demand for lake and river-based facilities reported in the public survey, river launch sites should be considered within the White River City Lands or other future access points along the White River. River and bank conditions, the suitability for carry-in and vehicle accessibility, and property availability, will be the most important site considerations for such facilities.

Band/Performance Shell and Music Pavilion

Two of the top five desired facilities indicated by participants of the Park and Open Space Survey are a Band Shell and a Music Pavilion. The two structures differ in their use and appearance. A pavilion is open on all sides and provides the opportunity for casual listeners to continue their activities while listening to performances that do not require careful acoustics or lighting. A band/performance shell is generally for more formal musical, theatrical or other types of performances and provides the necessary acoustics, electricity and lighting for any kind of performers to be heard. A band/performance shell is appropriate in a quieter setting where the audience sits in front of the performers to listen.

In general, a pavilion is more appropriate for downtown, festival types of performances geared toward tourists, and a band/performance shell is more appropriate for local performances. For this reason, it is recommended that the City pursue the development of the proposed music pavilion at Flat Iron Park, and also consider the development of a music/performance shell in an existing or future Community Park. As an interim measure, the City should consider portable, outdoor acoustic panels that can be placed or hung around a pavilion, as needed.

Outdoor Ice Rink

There is often a lack of inexpensive, active recreation opportunities during the winter months in Wisconsin but outdoor ice rinks provide a fun, convenient and healthful way for community members to enjoy the outdoors through figure skating or hockey. Options for the City include adding an ice rink to an existing Community Park, and exploring the ability to provide clean, safe ice on Geneva Lake. An alternative to a traditional ice rink would be a "dry" rink which provides a non-ice surface for skating.

Additional Recreation Facilities and Amenities

The City should consider adding recreation facilities in existing Neighborhood and Community Parks where adequate space is available and accessible. Recreation facilities identified through the planning process (in addition to those described above) include:

- Horseshoes
- Pickleball Courts
- Archery range
- Cricket field
- Additional ball fields
- Golf course
- Outdoor Pool
- Indoor Pool
- Additional playground equipment

C. Recommended Bike Trails and Routes

Map 3 depicts recommended future trails and bike routes. These proposed trails and routes would complement the existing bike route system and connect the recommended recreational facilities described above. Additionally, the proposed trails would connect recreational facilities at the periphery with the City, including the Duck Lake Nature Area, the Grand Geneva Resort & Spa, and the Four Seasons Nature Preserve. The proposed segments extending northwest toward the Duck Lake Nature Area, and northeast toward the Grand Geneva Resort & Spa, should connect with the White River Trail, ultimately leading to the Fox River recreation corridor in Racine County to the east, and with the Turtle Creek corridor to the west. See Map 3 for general locations for the recommendations listed below.

1. In the near term, consider budgeting for the development of a Bicycle & Pedestrian Plan to help guide the long term expansion of bike and pedestrian facilities within the City and region, and to implement the short-term recommendations of this *Plan*.
2. Provide a safe pedestrian and bicycle crossing at the intersection of Townline Road and Edwards Boulevard (STH 120) by working with the State to install a traffic calming or other type of safety feature to separate car and bike traffic. This crossing and additional safety features, if necessary, should be designed specifically to accommodate the needs of children by providing safe and efficient access from the existing multi-use path, across Edwards Boulevard and Veterans Parkway, then continuing to the east to a logical access point into Veterans Park.
3. Create bike route maps and brochures for placement at trailheads, as well as route pavement markings and directional signage throughout the City.
4. Increase maintenance and grooming of all bike trails and provide drinking water and restrooms where appropriate.
5. Work with the State of Wisconsin on the development of future bicycle facilities along Highway 50 and Highway 120 as part of State highway reconstruction projects.
6. Protect and improve "Urban Escape Routes" (see Map 3). These routes offer connections to regional destinations with lower vehicle conflicts than main arterials and should be maintained to preserve ease of bicycle access.
7. Work with Walworth County to create a northwestern route out of Lake Geneva to proposed County trails that connect to Lake Como, the White River Trail, Elkhorn, and eventually the Ice Age Trail.
8. Work with Walworth County, the Village of Bloomfield and Genoa City to develop a regional path connection from the Bloomfield Road/Edwards Boulevard/former rail corridor bike path intersection,

south to Genoa City to the state line/Prairie Trail terminus at Richmond, Illinois and to the future Hackmatack Wildlife Reserve. As part of this effort, explore existing easements and potential property acquisitions along the former railroad right of way.

9. Explore regional coalition of communities to develop a greater Lake Geneva bike system. Recreational and tourism funding sources could be tapped to support a regional system that could connect destinations throughout the greater Lake Geneva Area with the City of Lake Geneva system.
10. Improve, extend and develop "Safe Routes to School" bike and pedestrian trail connections to provide stronger, safer connections for children to access schools. Begin by improving bike route and trail connections adjoining neighborhoods to the High School/Middle School campus, park, and camp along South Street.
11. Provide pedestrian and bike routes or trails to connect Veterans Park, Hillmoor Heights and the White River City Lands, and other downtown parks to the west.
12. Create a northeast bike route or trail to connect downtown Lake Geneva with the Grand Geneva Resort, the new Walworth County, White River Park, and the White River Bike Trail. This trail could utilize existing City property along the river to connect to the Sheridan Springs Road corridor.
13. Work with the State Department of Natural Resources and City Staff to identify a north/south corridor through Big Foot State Park to create connections with the downtown, the neighborhood north of the park, and future City development areas to the south and east.
14. Connect the City bike system by identifying missing links, locations for long term right of way extensions, property acquisitions, or development/redevelopment coordination. Explore the ability to provide connections in existing ROWs or through future redevelopment of sites.
15. Identify and expand opportunities for bicycle parking within the downtown area.
16. Identify opportunities for bicycle rental or shared biking systems in support of recreation and tourist cycling.
17. Identify locations with adequate parking and easy accessibility to trails for future trailheads, such as, the YMCA, Veterans Park and Badger High School (along with bike route expansion) and the existing parking lot at Geneva and Sage Streets. One or more trailheads should be included in future Community Parks and other locations that provide accessibility to regional trail systems.
18. Build future on-street bike facilities to design standards recommended in Chapter VI based on an analyses of the City's road network, including traffic patterns and street widths.
19. Build future off-street, multi-use recreation trails to design standards recommended in Chapter VI based on an analysis of the nature of available sites and the desired users.

D. Recommended Pedestrian Facilities

The City of Lake Geneva conducted a study of sidewalk construction needs in 2013, which provided a comprehensive, prioritized list of locations for new sidewalks (see Appendix E). The City should create a plan for the funding and implementation of the sidewalk construction priority list in phases and should continue to add or change sidewalk priorities as necessary. The City should also consider where additional crosswalks would help to connect community members with pedestrian destinations. One example would be to put additional crosswalks across South Lake Shore Drive so residents from east side of the City can access the walking path to Big Foot Beach.

In addition to these improvements, it is recommended that the City work with the Village of Fontana-on-Geneva-Lake and the Village of Williams Bay and surrounding towns to coordinate improvements and provide information on the Geneva Lake Shore Path that circumvents Geneva Lake.

The City should consider the development of additional multi-use trails in and around the City.

E. Recommended Improvements to Existing Parks

In addition to the recommendations presented in the previous sections of this chapter, which mainly focus on the acquisition and development of new parklands in the City, recommendations for improvements to existing parks and open spaces are as follows:

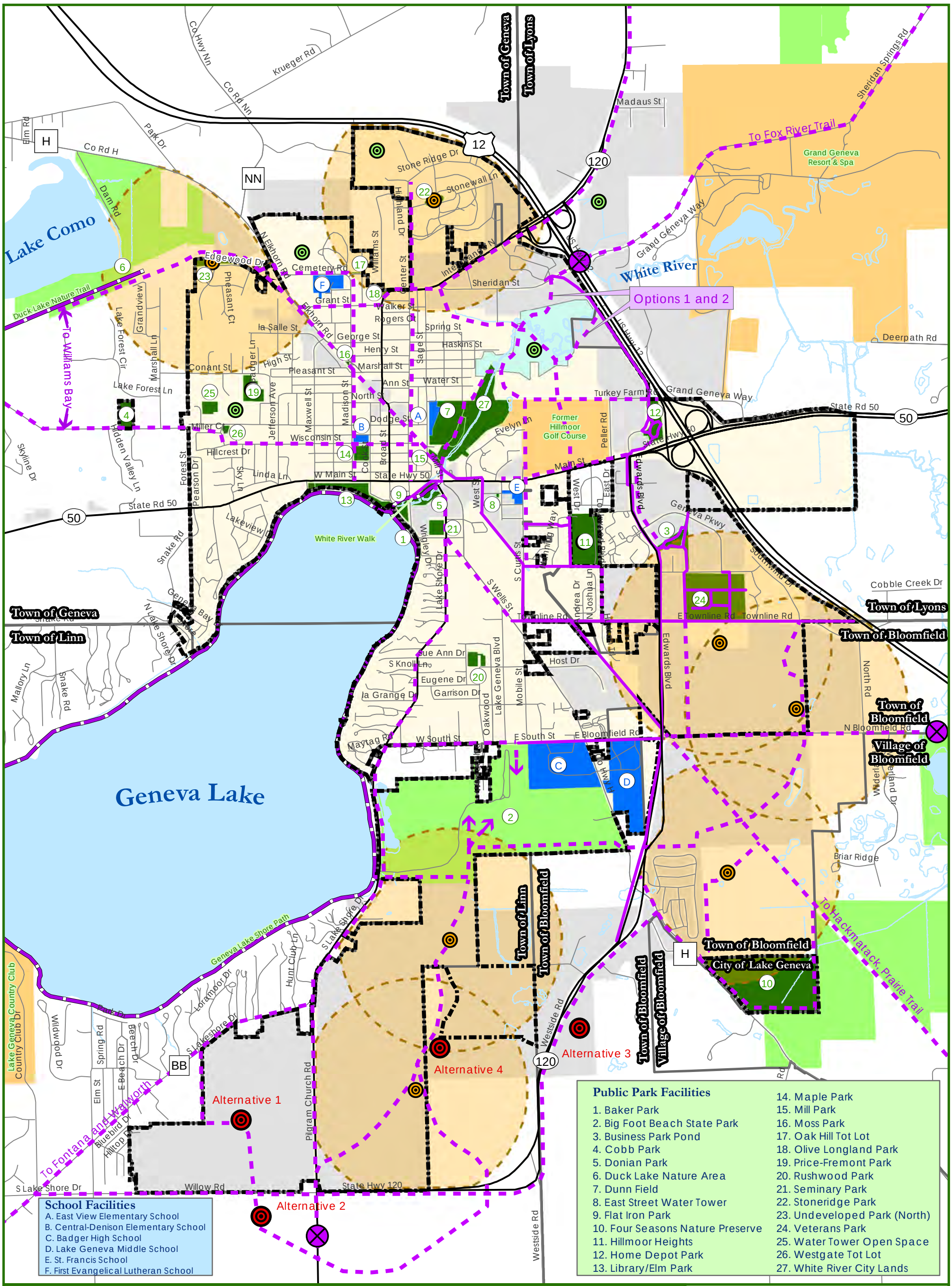
1. Enhance existing parks with additional amenities such as restrooms, benches, drinking fountains, picnic tables, trash cans, shade trees and updated playground equipment and surfacing.
2. Increased park and restroom maintenance, especially during summer months
3. Address specific needs at each park as indicated in the public input survey (see complete summary in Appendix A).
4. Continue to develop and maintain playgrounds and equipment. Survey respondents identified the following parks as needing special attention: Lake Geneva Beach, Library/Elm Park, Flat Iron Park, and the City Boat Launch. The survey also identified needs for Big Foot State Park and the Lake Geneva Walkway (around Lake Geneva). The City should work with the appropriate government entities to coordinate the improvement of these facilities as well.
5. The City should continue to develop master plans for each of its current properties. These master plans should indicate current use and conditions of the facilities, equipment, and park grounds. Once established, these master plans form the basis for developing a capital improvements program.
6. The Park Board and City staff should work closely with the Plan Commission to locate Neighborhood Parks when detailed neighborhood plans are prepared for undeveloped areas.
7. Continue to participate in regional and County planning efforts, particularly through implementation of the Lake Geneva portion of Walworth County's park and open space plan and working with the County and regional organizations on bicycle and pedestrian trail links.
8. The City should update its Subdivision Ordinance to clarify that lands dedicated for public park purposes shall be provided to the City with appropriate grading and seeding, utility stubs, and improved with required curb, gutter, and sidewalks.

F. Collaborate with Private Entities on Future Facilities and Programs

The City should collaborate with private groups to provide additional recreation facilities to complement the City's park system. For example, the City may wish to explore the possibility of an outdoor pool in or near the City. Due to the expense and complexity of building and operating this type of facility, the City should not be expected to provide such a facility independently. The City should seek out private support for this type of project, taking into consideration the community needs it could fulfill, and how the City could be involved in its development.

The City and the YMCA should continue to collaborate on how existing and future park facilites may be used to provide more sports and recreation programming opportunities for community residents. New programming should focus on needs that were identified in the Park and Open Space Survey, such as lake or river based programs, programs for specific age groups (especially seniors) and programs that coordinate with current and future available park facilities (such as dog obedience classes, outdoor fitness, disc golf lessons, figure skating/hockey lessons, and personal training.)

Additionally, the City should continue support of tourism development based on its natural and recreational resources by partnering with local businesses, recreation providers, and economic development organizations to explore new initiatives (such as ecotourism and a regional farmer's market) that will strengthen the tourism industry and address changing market demands.


Lake Como
Geneva Lake
White River
Town of Geneva
Town of Lyons
Town of Linn
Town of Bloomfield
Village of Bloomfield
City of Lake Geneva
Options 1 and 2
Alternative 1
Alternative 2
Alternative 3
Alternative 4
To Fox River Trail
To Williams Bay
To Fontana and Walworth
To Hackmatack Prairie Trail
Duck Lake Nature Trail
Geneva Lake Shore Path
White River Walk
Grand Geneva Resort & Spa
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State Owned Land
City Parks & Open Space
Private Recreation Facilities
Lake Geneva Area Public & Private Schools
Future Recreational Facilities
1/2-Mile Neighborhood Park Service Area
Natural Area
Neighborhood Park
Community Park
Future Trails and Bike Routes
Future White River Grant Property
0 0.25 0.5 1 Miles
N
Sources: City of Lake Geneva, Walworth County, SEWRPC
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Updated: November 26, 2014
City of Lake Geneva
Park and Open Space Plan
Map 3: Future Park & Recreational Facilities

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IX Estimated Cost Projections for Future Park and Recreational Facilities

This chapter contains detailed capital cost estimates for providing the new park and recreational facilities recommended in this *Plan*. The information is intended to assist the City with the budgeting and planning for future parks and to satisfy 66.0617 and 236.29 of the Wisconsin Statutes regarding parkland dedication, fees-in-lieu of dedication, and playground improvements impact fee collection. However, the adoption of this *Park and Open Space Plan* does not commit the City of Lake Geneva to collecting these fees through an ordinance.

A. Estimated Cost Projections for Future Park and Recreational Facilities

Based on a projected growth of 805 persons between 2015 and 2025 and the City's standard of 11 acres of parkland per 1,000 persons, the City should plan to spend an estimated $214,412 in 2015 dollars for park land acquisition. Assuming the addition of 485 households between 2015 and 2025, a fee-in-lieu of land dedication of $442 per new household would meet this demand. The alternative dedication of 796 square feet per new household would satisfy this requirement, if land dedication were preferred. However, land dedication per this provision must be suitable for the development of a Neighborhood or Community Park. The process for arriving at these calculations is described in detail below.

Figure 17 outlines the 2025 projected fee-in-lieu of parkland dedication and the alternative square footage requirement per household for a land dedication. Figure 15 (on page 44) indicates that the minimum additional acres of parkland needed to meet the City Standard of 11 acres per 1,000 persons in 2025 is 10.9 acres. This is the actual number of acres needed to meet the City Standard, however, this number cannot be used to calculate fee-in-lieu of land dedication in Figure 17 (Line C) below because the State does not allow municipalities to charge impact fees for falling short of their standard. Therefore, "Additional Acres Needed" in Line C of Figure 17 is based solely on population growth and does not take the actual existing park acreage (shortfall) into consideration for projecting fees.

Figure 17: Projected Parkland Dedication and Fee-in-Lieu of Land Dedication (2015-2025)

Calculation	Value
A. Projected Additional Population in 2025 (individuals)	805
B. Projected Additional Households in 2025 (number of occupied housing units based on expected growth)	485
C. Calculated Additional Acres Needed [(Row A/1000)*11]	8.86
D. Calculated Land Dedication Requirement per Household in Acres (Row C/Row B)	.0183
E. Land Cost per Acre Estimate (based on an average cost per acre for comparable land sales in the City.)	$22,000
F. Projected Cost of Land Acquisition (Row C*Row E)	$194,920
G. Legal, Engineering, and Design Costs (Row F*10%)	$19,492
H. Total Land Acquisition Cost (Row F + Row G)	$214,412
I. Calculated Fee-in-Lieu of Land Dedication per Household (Row H/Row B)	$442
J. Alternative Land Dedication per Household in Square Feet (Row C* 43,560 square feet per acre /Row B)	796

B. Estimated Cost Projections for Future Playground Improvements

Each park type should have a minimum amount of playground equipment/opportunities available. The cost of certain playground equipment varies with the age range of the intended users and the park type. Equipment in Neighborhood Parks is intended for younger children and the equipment available in larger parks should accommodate a wider age range of children. However, State law currently restricts the type of park improvements for which a community may collect impact fees. Figure 18 outlines the collectable playground costs associated with each future park type in Lake Geneva. Figure 19 indicates that a cost of $800 per household would be required to cover the costs associated with playground improvements.

Figure 18: Projected Playground Improvements by Park Type

Calculation	Neighborhood	Community
A. Cost of Play Equipment	$100,000	$100,000
B. Cost of Benches	$6,000	$12,000
C. Total Estimated Cost (Row A + Row B)	$106,000	$112,000
D. Typical Park Size (based on NRPA guidelines)	5	25
E. Total Playground Costs per Acre	$21,200	$4,480
F. Landscaping Cost per Acre	$1,500	$1,500
G. Sidewalks Cost per Acre (within parkland)	$9,000	$9,000
H. Adjacent Road and Utility Improvements Cost per Acre*	$37,360	$16,704
I. Grading and Seeding Cost per Acre	$2,000	$2,000
J. Average Improvement Cost per Acre (Rows E +F+G+H+I)	$71,060	$33,684
K. Acres per 1,000 Residents (based on City standard)	3	8
L. Percent of Total Acres per 1,000 residents in Row L (Row K/11)	27%	73%
M. **Average Improvement Cost per Acre (weighted average of Row J based on Row L = ($71,060*0.27)+($33,684*0.73))**	**$43,775**	

** = See Appendix C for detailed calculations*

Figure 19: Projected Playground Fees

Calculation	Value
A. Projected Additional Population in 2025 (individuals)	805
B. Projected Additional Households in 2025 (occupied housing units)	485
C. Calculated Additional Acres Needed ((Row A/1000)*11)	8.86
D. Average Park Playground Improvement Cost per Acre Estimate (Row M of Figure 18)	$43,775
E. Projected Cost of Playground Improvements (Row C*Row D)	$387,847
F. Calculated Playground Improvement Cost per Household (Row E/Row B)	$800

C. Total Impact Fee

In Lake Geneva, impact fees should be imposed on each new dwelling unit unilaterally. By using the fees calculated in Figures 17 and 18 for parkland and playground improvements, **the total park fee per household will be $1,242:**

$442	(From Figure 17, Row I: Calculated Fee in Lieu of Land Dedication)
+ $800	(From Figure 18, Row F: Calculated Playground Improvement Costs)
$1,242	

In instances where development has dedicated lands, it will only be necessary to collect the playground improvement costs and the collected fee will be $800 per household (Figure 19, Row F).

X Impact on Low-Income Housing

As part of the public facilities needs assessment process, Wisconsin Statutes 66.0617(4)(a)(3) requires estimating the effect of imposing impact fees on the availability of affordable housing within the community. For this type of analysis, it is first assumed that housing in Lake Geneva is affordable if:

- Costs of the monthly mortgage payment consumes no more than 30 percent of a household's adjusted gross income;
- Homeowners borrow no more than 2½ times the City of Lake Geneva's median household income for a home mortgage (which was $43,225 according to the American Community Survey 2008-2012 estimate); and
- Homeowners would make a minimum down payment of 5 percent of the total home cost.

Based on these assumptions, if someone is spending 2½ times the City population's median household income for a home mortgage ($108,063), and making a 5 percent down payment, then an affordable house in the City of Lake Geneva costs approximately $113,751 (according to the American Community Survey 2008-2012 estimate, the median value of an owner-occupied housing unit in the City of Lake Geneva is $199,800.) Assuming a typical single-family detached housing price of $113,751, a 5 percent down payment, a 30-year mortgage at an interest rate of 7.5-percent, and a mortgage amount of $108,063, the typical monthly mortgage payment is $755.59.

The City's imposed fees for parkland, park improvements, and recreation trails would be an integral part of the housing unit mortgage amount. Based on the recommendations in this Plan, the park fee added to the home mortgage amount is $1,242. After adding this fee, the mortgage amount for the typical single family detached home would increase to $109,305 and assuming the same 30-year mortgage at an interest rate of 7.5-percent, the monthly mortgage payment would be $764.28. This increase in monthly mortgage payments due to the imposition of the park fee is $8.69 per month. Therefore, using the assumptions for a home in the City of Lake Geneva, this study finds that the park impact fee requirements will have a minimal effect on the provision of affordable housing in the City.

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XI Implementation

The recommendations presented in this *Plan* will be phased over time. This phasing will be dictated by several factors, including private landowner decisions to develop their property for residential use and by the funding available to the City to make necessary acquisitions or improvements.

There are a number of potential funding sources available to help finance implementation, including State and Federal grant programs (see list in Appendix D). It should be noted that funds from many of these grant programs are subject to change due to fluctuations in Federal, State, and local budgets. The park and open space improvements recommended in this *Plan* should also be incorporated into the City's capital improvement plans and programs.

The City's Municipal Code (Sec. 39-5) requires a $230 impact fee per residential unit for parkland improvements and one of the following for parkland dedication:

- Land dedication of five percent of the gross land area contained within the subdivision;
- Fee of $400 per single family residential lot, $200 per multi-family residential unit, and $200 per net developable acre not used for residential purposes.

The City should continue to evaluate parkland dedication requirements, parkland acquisition impact fees, and park improvement fees based on the projections and recommendations presented in this *Plan*. A commitment to pay these fees should be agreed to as part of Annexation Agreements and should be calculated and applied during the zoning or land division process.

The City should coordinate efforts with other units of government (e.g. Village of Fontana-on-Geneva-Lake, Village of Williams Bay, Walworth County and the State of Wisconsin), governmental departments and public agencies (e.g. school districts, Wisconsin Department of Transportation, and Wisconsin Department of Natural Resources), and private and non-profit agencies to help fund and implement the recommendations presented in this *Plan*.

The City of Lake Geneva should continue to utilize its existing planning framework and regulations and should budget for additional bike and pedestrian trail planning to implement the recommendations in this *Plan*. The City should amend its subdivision ordinance to reflect the recommendations for parkland dedication and improvements presented in earlier in this *Plan*, and should continue to use the development review process to secure parkland as development occurs. This *Plan* will not preclude border agreements between the City and other government entities, which subsequently may be in contrast to the *Plan* as presented and accepted.

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Appendix A: Survey Compiled Results

A citywide survey was conducted in the summer of 2014. Postcards for the online survey were mailed to all households in the City limits. A link was posted on the City's website, and hard copies were made available at City Hall and at senior living facilities. The City received 203 completed surveys. The results of the survey, along with the other public input generated during the process, were used to form the core recommendations of the Plan. The following is a summary of all responses received. In many cases, percentages total to more than 100 percent, as respondents were allowed to select more than one response.

1. Do you use the City of Lake Geneva park system (parks, trails, and/or bike routes)

Answer Options	Response Percent	Response Count
No	5.4%	11
Yes	**94.6%**	191
	answered question	**202**
	skipped question	**1**

2. How well do you feel the City's existing parks and recreational system meets your needs?

Answer Options	Response Percent	Response Count
Not at all	3.0%	6
The existing system meets some of my needs	29.0%	58
The existing system meets most of my needs	**47.5%**	95
The existing system meets all of my needs	11.5%	23
The existing system exceeds my needs	9.0%	18
	answered question	**200**
	skipped question	**3**

3. Which of the following types of new parks are currently needed to meet existing park system deficiencies and future needs? Check all that apply.

Answer Options	Response Percent	Response Count
None, all of my parks and recreation needs are met	16.4%	33
Neighborhood parks (including playground equipment, benches, picnic tables, and open fields)	28.4%	57
Active community parks (including a variety of sports fields, pavilions, parking, restrooms, and other high impact uses)	15.4%	31
Passive community parks (including natural areas, trails, nature watching, and other low impact uses)	44.3%	89
Bike and pedestrian trails	**44.8%**	90
Lake or River-based facilities	32.8%	66
Other (please specify)	25.4%	51
	answered question	**201**
	skipped question	**2**

Other (please specify):

- Municipal golf course - 9 holes
- Historic 1871 Railway Park
- Park with a public indoor and outdoor pool for children and adults to enjoy
- Splash park for young children, more benches in the shade
- More bathrooms for hikers and water sprouts for kids

- Other passive parks and trails and lake or river parks would be great but not sure if they are absolutely needed?
- Dog Park (24 responses) – (i.e., off-leash; fenced in; within walking distance of downtown; dedicated dog park, not just a park that allows dogs)
- Indoor water park for older children and open to public
- Outdoor public pool
- Restoring Hillmoor to a public golf course or preserving it as a nature area!
- Organized park activities
- Kiddie pool
- Better soccer fields
- Parks by the lake so dogs can enjoy the water too.
- Warm weather: continuous stream of cyclists on South Lake Shore Drive: safe bike lanes needed going out of town
- Need to improve existing neighborhood parks
- More kayak access
- Ice rink, fountains to play in not just look at, indoor pool
- Need a Park District, not the Y
- A Splash Pad is needed for toddlers and children! It would be used so frequently. Also during the winter, an indoor toddler and children play area with all soft play areas.
- More CLEAN restrooms (right now they are filthy
- Historical sites
- More pet friendly parks. Responsible pet owners should not have to leave their pets at home when they want to enjoy a park with their children.
- Parks with 'family reunion' type pavilions, swimming & better playground equipment
- Senior center
- Fishing/ better boat access
- Better playgrounds with water features for kids as well as community pools and kiddie play areas/pools
- No parking garage
- Horse trails, hiking trails on the outside of town. Hillmoor or the annexed land passed Button's Bay would make a great location!

4. Please specify your familiarity and use of each of the Community parks/facilities listed below. Check the box below the question if your answer is yes.

Answer Options	Are you familiar with this park?	Do you use this park?	Are additional facilities/amenities needed at this park?	Response Count
Dunn Field (13 acres, baseball, tennis, softball, basketball, soccer, playground)	80.7%	26.7%	10.4%	164
Lake Geneva Beach (part of Library/Elm Park - beach, swimming)	97%	71.8%	12.9%	201
Library/Elm Park (10 acres, picnic, ice skate, boat slips, library, restrooms/showers)	94.1%	81.7%	16.8%	197
Veterans Park (38 acres, horseshoes, basketball, soccer, playground, lighted baseball/softball, shelters)	81.7%	36.6%	10.4%	169
			answered question	**202**
			skipped question	**1**

Additional facilities/amenities:

Dunn Field

- Used Dunn Field and Veteran's Park a lot when our children were young, very important for the youth, but I am no longer familiar with those facilities
- Dunn, benches, shade trees or something for shade, patrolling parking lot for safety
- Dunn Field. This park is underutilized especially for being so big. The skate park is great for young boys and the school playground is great for children. Tennis courts are nice. This is a nice area for festivals and concerts as is. How about an indoor/outdoor water center and/or roller or ice skating? Could we open this area up to the adjacent Hillmoor land and have a really awesome space for hiking, picnicking and kayaking? As it is now I simply walk around the gates and walk along the utility road as part of my daily walk, I do not use the park. It could be more pedestrian and bicycle friendly.
- A walking path and bike path are needed at Dunn Field.
- Would be nice to have a fully equipped dog park at either Dunn Field or Veterans Park. Open fenced in fields with small and large dog sides, benches for owners, possibly even a pavilion, and dog pick up bags. A water spout would be ideal as well. A walking/biking path would be nice, along with a small pond to sit near or feed ducks. Lake Geneva has parks but so spread out, nothing that is an "all in one" area. Would be nice to have everything for the family together.
- Dunn needs more benches for parents to sit and watch the children play. Library needs tables and or benches.
- Dunn Field-Bathrooms
- Dunn field needs more benches trees and picnic tables

Lake Geneva Beach

- Lake Geneva Beach/ Waterfront. It would be cool to at some point see an interactive water art along the lake front...Decorative art with water streams & fountains. Omaha, Neb has some beautiful examples and these could come from memorials etc.
- The beach is really nice, but usually so crowded that I don't even want to bother going to is anymore. I understand for revenue purposes that we need it to be crowded, but what if we had a separated beach or park along the water that was for full time residents only? More garbage cans too would be a huge help
- Lake Geneva Beach – need water fountains closer to the beach that have working foot washing fixtures. Library/Elm Park needs at least one additional water fountain.
- "More beach at Lake Geneva Beach
- Lake Geneva beach should be redone see Fontana and Williams Bay. This beach is crowded, too many are allowed on this beach

Library/Elm Park

- Elm Park - where is there ice skating that most people can use? No warming shed, no lights, no grooming of rink, no benches or other facility for putting on or taking off skates.
- The beach should probably be expanded to the North and West even if some boat slips have to go (greatest good for greatest number). The library should (someday) be relocated as access in the summer months is an issue. For me, better uses for TIF than a garage.
- The Beach at Library Park is an issue... tourists should be able to grill in that area. The ONLY park area people are allowed to grill in is Seminary Park. More park benches would be helpful at Library as well as Flat Iron Park.
- More kid friendly zones at Library Park"
- Would like to see more places to sit in the Library/Elm Park area especially when there is heavy tourist traffic.
- There needs to be more at Veterans Park. The city could use more fields of all kinds.

- Library park - need any facility for L.G. residents to take their dogs in the summer so that they can swim it would be nice if we could have a dog park for the dogs something like other towns have. But we don't as sometimes it feels like the visitors are more on a concern then we are as taxpayers!
- I would like to see a formal bathroom and shower/changing room at the beach rather than having to go up to the library bathrooms which are too small. I would also like to have the outdoor shower at the beach stay active until 7 or 8pm.
- Library/Elm Park would be a fantastic place to put a Splash Pad for tots and children during the summer time.
- I would love to have some playground equipment at Library Park, something for the kids to do while we picnic there. Also, some officially maintained lakefront/lakeshore ice skating.
- More benches in Library Park
- Library Park needs more benches for people to sit.
- Library/Elm Park - Some method of controlling the number of people and their misuse there during the summer months (personal shelters, fires, dogs, trash)
- Library Park/Elm Park. A few more benches.
- Library/Elm Park- It would be nice to have an area dedicated to dog use. If not there, anywhere in the city where dogs and their owners can feel welcome.
- It would be great if there was playground equipment in Library Park.
- Library/Elm-picnic tables
- Library Park can always use more benches. Veterans Park also.
- Library Elm Park….improvements to look of library, more waterfront shops and restaurants, Riviera is old, stinky, dark, and dingy, could be so beautiful…huge disappointment"
- The beach is great -- but it should have showers that operate all the time and a place to change. The existing bathrooms by the library are a poor alternative -- perhaps something at one end of the beach might be a great addition -- the ends usually are little used and not good for swimming anyway.
- More shade trees; benches/picnic tables; restrooms; shelter/pavilions; parking/handicapped access; etc.....Is LG Beach & Library Park really for year-round residents? Or tourists?

Veterans Park

- Indoor multi-sport complex at Veteran's Park or some park in Lake Geneva.
- Veterans Park needs some trees. It is soooo windy and there is no shade."
- Veterans Park - Updated playground equipment. Some of the equipment is in poor shape.
- At Veterans Park, newer soccer goal nets would be nice, and maybe some sun shelters around the soccer field for players, teams, and supporters!
- The beach is a trash heap in the summer. How hard would it be to rake the seaweed and pick up trash every morning? Veterans Park needs an updated playground.
- Veterans Park…water playgrounds, community pool, tennis
- A fenced dog park would be nice at Veterans Park.

Miscellaneous

- Four Seasons toilet
- Water would be nice. Perhaps just A point well and pump for water for dogs. Or a tank for carried water.
- We really need additional toilets for year round use. If I walk during the winter, all of the bathrooms are closed.
- Updated bathroom. Trash cans get ridiculously overfilled on holiday weekends.
- Bathrooms

- A couple more small shaded areas (pavilions) would be nice for hot sun and rain with babies/toddlers...close enough to watch T-ball games and baseball games.
- Benches and picnic tables at both sites
- Lockers
- A community Ice rink would be great at the beach. I noticed last year for the winter festival they put fire pits in the sand that were great. If the city could do the fire pits and good ice throughout the entire winter this would be great! Unlike every town in Illinois, it would be really cool to skate on an actual lake, but it would need to be hosed down every morning to keep up the ice quality. Currently, you just can't skate on the rough ice at the beach, even when they do plow it, which is only for the tourist at Winterfest. If we want to keep our kids engaged, we need to offer them something to do. I think the skate party is fantastic. Kids and families are constantly utilizing it. A rink would be utilized just as often and it's the perfect central location. It would also be a great tourist draw if the rink was located on the lake because it would be BEAUTIFUL, unlike other town rinks. If extra funds would be needed to work on ice quality, several restaurants could be hit up for sponsorship of the rink since they would get a lot of extra business from it.
- Picnic tables.
- Drinking fountains and bathrooms open early and longer in the year.
- More organized activities, better connections with bike/walking trails. More bike trails. We are deficient in bike trails. Yes, we have them, but they could be easily doubled or tripled in size.
- Would like vending facilities available to be used by local athletic clubs to fundraise
- The grass in this park is left long. It should be thicker and shorter for soccer. You might consider a field of artificial grass.
- Dog park needed in town
- Beach bathrooms are insufficient. Changing rooms are needed. Concession stand would be beneficial...
- It would be nice to have additional baseball fields that are not controlled by a private business. All of the fields in Lake Geneva are controlled by a non-profit private business, not the city.
- The bike paths are pretty rough in some places or even washed out.
- The bike path stops and start and doesn't continue or connect. I constantly have to walk through yards, parking lots, or switch to the road. It makes for a hard city to walk, or run.
- They all need CLEAN restrooms. I work part time at a store on Main & a lot of people ask for restrooms. I always hope they ask before 5pm then I can send them to Fancy Fair Mall. Otherwise I tell them to try one of the restaurants. I've had customers tell me they will never use the restrooms in the parks. They need to be cleaned several times a day.
- Bathrooms!
- Dog park or more dog friendly - we need a place for our dogs to swim too. There are many, many families in Lake Geneva that pay taxes and want to enjoy the parks and the lake with our well behaved pets.
- Picnic tables
- We need an ice skating rink that is maintained and if possible a source to rent skates.
- Oak Hill Park is not always maintained.
- More 'family reunion' type shelters. Fewer boats blocking view of lake. More fishing places. More dog access. Better playground equipment. I do not really care about baseball, etc.
- NO Parking garage
- More beach areas, walking/bike paths

5. Please specify your familiarity and use of each of the Neighborhood parks/facilities listed below. Check the box below the question if your answer is yes.

Answer Options	Are you familiar with this park?	Do you use this park?	Are additional facilities/amenities needed at this park?	Response Count
Cobb Park (5 acres, wooded, trail, playground, picnic)	52.4%	13.1%	6.3%	104
Flat Iron Park (3 acres, information center, boat slips, gazebo)	93.7%	70.7%	12.6%	183
Maple Park (downtown, basketball, softball, tennis, playground)	73.8%	36.6%	7.9%	142
Oak Hill Tot Lot (<1 acre, playground)	36.1%	10.5%	3.1%	72
Rushwood Park (3 acres, softball, playground, picnic, sledding hill)	37.2%	19.4%	7.9%	76
Seminary Park (3 acres, downtown, playground, picnic, boat trailer parking)	72.8%	31.9%	7.9%	144
Stoneridge Park (2 acres, undeveloped)	14.1%	4.7%	4.7%	34
Westgate Tot Lot (<1 acre, playground)	26.2%	7.9%	4.2%	53
Undeveloped Park (Edgewood Hills Subdivision) (3 acres, environmental corridor, near trail)	13.6%	5.2%	4.2%	34
			answered question	**191**
			skipped question	**12**

Additional facilities/amenities:

Cobb Park

- Cobb Park should be left unlocked until the posted time. I realize that's not convenient for the police, but it is the only park with a fire place and electricity. This makes it a nice after-dark park.
- Cobb Park - The trails are overgrown and in need of some attention.
- Cobb Park - Should be maintained better.
- Cobb Park - updated playground equipment
- Cobb Park- Could use restroom facilities and a more open gate policy. It just seems to be locked and inaccessible when I drive by.

Flat Iron Park

- Flat Iron, more benches
- Flat Iron: Could use additional features to make more usable when not being used for large events.
- Flat Iron - Band shell
- Once again I would like to see more seating available in the Flat Iron Park as well as the proposed band shelter constructed.
- Flat Iron is over used and has too much in it. Move the Chamber and move the festivals.
- A pavilion or band shell will definitely add to Flat Iron Park! Preferably one with a back wall that will help with the acoustics. Thursday night summer concerts are an awesome part of the Lake Geneva experience! Currently the musical acts battle the breeze off the lake ... which blows the music away from the audience and makes some smaller groups harder to hear.
- At Flat Iron Park, the trash can near the gazebo needs to be moved. It shows up in all wedding and event pictures. Poor placement!
- We would like to see more benches or picnic tables in flat iron park. It would be nice to picnic more in that park but there aren't any tables and the existing benches don't work well for picnics.
- The neighborhood parks need to be a well maintained as the "Tourist" parks downtown. We need a pavilion at Flat Iron for the concerts.
- Flat Iron Park could use a band shell.

- Flat Iron - Food Trucks!!
- Flat Iron Park….not pretty, could use nicer grass, maybe some cool sculptures, outside obstacle course for exercise and boot camp classes, something for kids to do.
- Flat Iron needs additional bathrooms
- Flat Iron Park is a dirt pit. It looks like a parking lot dead dirt grass strip. If you want to call that a park, landscape it and keep up the grass.

Maple Park

- Maple park - bathroom facility
- Maple Park, the stones at the playground are terrible. Central Den. says that wood chips are to sharp, while every other school uses them. The make tumbled wood chips, where the edges are softer for kids and this is what should be used down there. I hate to take my kids there because they get so dirty from the stones and they end up in everything when you get home. The stones also look terrible. It's bad enough that half the park is a concrete jungle, at least put wood chips down where you can so it feels like nature not an urban ghetto park.
- Maple Park, which is located next to the elementary school, could use some newer playground equipment, due to the school and community using it. Also at Maple Park, an addition of benches, or shade structures would be nice. The stone ridge park, could use more trees, and improvement of maintenance. And Seminary Park really, could use an upgrade on the playground equipment and the pavilions, which are both used during the summer, spring and fall months with increasing demand!
- Maple Pak is great playground, but there's not a restroom available
- Maple Park/Central--a better surface than the stones. They are maddening to get stuck in your shoes. I feel like I spend most of my time there helping my son dump out and put back on his shoes!
- Maple Park (Central-Denison) has a playground for which the surface is loose pebbles. These are dirty, can cause injury (slippery on metal playground equipment), regularly are found on the tennis courts adjacent (making them unplayable), and should be replaced with a surface like that from Surface America called PlayBound.
- Bathrooms at Maple. Maybe close corner of 'parking garage' could have them.
- Maple Park….mini rocks in playground get all over tennis courts making them unusable. Kids come home with rocks in shoes.

Oak Hill Tot Lot

- No comment

Rushwood Park

- Rushwood - Bathrooms & fenced in dog run.
- Rushwood: Park is great! Needs more maintenance though (weeding, mowing, new mulch etc.)
- Rushwood Park would benefit from a zipline type park feature. A splash pad would be awesome at Seminary Park
- We used many of these parks when our children were young. They are important for the young families in the community and should be well maintained for them. But I am not familiar enough to know if additional amenities are needed in most of them. On the other hand, Rushwood Park is in my neighborhood and I am very familiar with what it needs. On the Timothy Street side it needs the sign about dogs and dog waste in the park. A trash can there would be helpful. The dog waste all along that side of the park has been awful and is where our neighborhood children run to go to the playground! The shelter could use some cleaning up and an additional picnic table. Many of the neighbors work very hard to keep their lawns and gutters weed free. All along the park on Timothy

St. has terrible weeds growing in the gutter and there are more weeds than grass in the majority of the park. It could be such a beautiful place!

- The sledding hill on Sage is very popular, but the hill needs some landscaping so that it doesn't direct the sledders right into the river. A rounded berm is needed. There should be some water sprinklers close to the lake for small children to run through and not have to pay to use the lake.
- In Rushwood Park we would like to see some additional and updated playground equipment along with a new layer of wood chips."
- At Rushwood softball diamond should be improved. Grilling should be permitted with more picnic tables and benches to make park more family friendly.

Seminary Park

- Seminary, more benches, splash park for small children, decorate shelter for weddings, etc.
- Seminary Park. There are rarely enough picnic tables on a really nice day for all the picnickers. There is a big rock under the tall, enclosed slide that has been there for years. Foot washing areas are really nice and keep people from using bathroom sinks to wash off.
- Seminary Park…not inviting…more flowers or nicer grass, something to look more attractive. What about a community garden?

Stoneridge Park

- Would like to see Stone Ridge park developed. There are quite a few families in the direct vicinity that would benefit. It's been planned for at least six/seven years with no action. Needed amenities include playground (swing set, slide), park benches, perhaps a basketball or tennis court and lots of nice, big trees!
- Stoneridge, which I don't know of, should have some development.

Westgate Tot Lot

- Westgate Tot Lot could use a new/non-metal slide.
- Westgate Tot Lot - Need benches for adults who are watching their children/grandchildren play

Edgewood Hills Subdivision

- Edgewood Hill Subdivision and the Duck Trail... the entire area that isn't developed should be developed into a nature trail/preserve and hiking area. It's a perfect location to do so.

Miscellaneous

- Undeveloped Sage Street Railroad park - Sage Street former RR service area - 1871 C&NW historic site. Needs to be cleaned up and detailed.
- Handicapped playground equipment at one of the parks that has easy access to park"
- No more amenities needed unless paid for by all people using them including tourist.
- I am now a senior citizen and don't really use any of them, but used all of them when my children were growing up and family reserved them for family reunions, etc.
- TRASH CAN! There is no trash receptacle at this play lot, so people that use it just leave their litter anywhere.
- More garbage cans, residents call and use this as the "dog park." I love taking my dog there. Nobody ever uses the softball field and this would be a great place to put a dog park in. The surrounding neighbors would also agree. I believe there is also a Lake Geneva Police officer who uses this park for his dog as well. It is really a great. I know that our dogs are supposed to be on leash's but after

going there and talking with other people, we feel comfortable in allowing our dogs to run free since there isn't anywhere else to do so.

- More drinking water fountains, picnic tables/seating/benches
- More playground and picnic and benches
- Maybe familiar w/parks listed but not the park names. Map is blurry/unreadable.
- Nice job on the tennis courts and the wood to stop the stones. Grass is not that good for baseball or soccer. Signs to keep dogs off the grass would be nice.
- New proposed pavilion
- Community flower or shrub garden or botanical park
- Additional concert/ music arena/ enclosed park"
- Dog park needed
- The park at the end of Bonnie Brae Lane has a very dangerous slide for even older children. A new/safer slide is much needed.
- Older neighborhoods where facilities are rare.
- The things I see missing are more benches and picnic tables. They are full to the max on weekends. We want to sit out and enjoy the weather.
- Dog Park somewhere in Lake Geneva where dog owners have a large fenced in area to allow their dogs to run off leash
- An outdoor amphitheater would be really nice rather than just a cement slab
- Picnic tables, CLEAN restrooms, more trash cans. Restrooms need to be cleaned several times a day when the city is busy.
- I can't believe that you are actually asking year-round residents for their input! I thought everything you do at City Hall revolves around the tourists' comfort.....There is NOT a pedestrian crosswalk on S Lake Shore Dr. between Campbell St & Big Food Beach. It might be nice to add 2-3 crosswalks in that stretch so that residents on the East side of the road can safely get to the walking path on the West side of the road. And, it will not cost much!
- Restrooms and no smoking signs
- Bathrooms
- Dog park or dog friendly!
- Need to build band shell
- Please update playground equipment and put in picnic table or two
- Parking in park could be used for reg car parking if launch facility was changed or relocated.
- No parking garage
- We have lived here for 30 + years and love the parks of Lake Geneva ones that I marked as amenities needed are parks that I had no idea that existed. I think a book of parks and what they have available for the community is a fantastic idea.
- Park #22 should be developed with picnic tables and playground equipment or at least maintain the area with mowing and brush removal

6. Please specify your familiarity and use of each of the Lake Access and Regional parks/facilities listed below. Check the box below the question if your answer is yes.

Answer Options	Are you familiar with this park?	Do you use this park?	Are additional facilities/amenities needed at this park?	Response Count
Big Foot Beach State Park (271 acres, beach, swimming, trails, volleyball, horseshoes, camping, picnic, restrooms/showers)	97.4%	51.3%	16.9%	191
City Boat Access (public launch, downtown, trailer parking nearby)	84.6%	27.2%	13.8%	169

White River County Park (new park in Town of Lyons, trails, launch)	51.8%	22.1%	4.1%	104
			answered question	**195**
			skipped question	**8**

Additional facilities/amenities:

Big Foot Beach State Park

- Big Foot Beach - State boat launch
- Bigfoot State Park lacks trash bins along hiking trails and picnic areas!! Litter an issue in spite of state park crews' efforts.
- Love the Big Foot beach but don't feel that it is safe.... need barriers! I love walking the Shore Path but that area always makes me nervous especially when walking with my grandchildren on South Shore Drive
- City Boat ramp should be moved to Big Foot Park
- Big foot beach is State Park is really nice but there is a total lack of garbage cans throughout the park where then you find a lot of garbage everywhere. I used to walk my dog through there and I when I pick up after him I have to walk back to my house to throw out his waste. Annoying. Other than that I would like to see work done to increase the size of the beach. It is entirely too small.
- Big Foot beach is extremely small and dangerous for small children (near the road). It would be nice if the beach was more usable to diffuse some of the popularity of the city beach.
- Need restroom facilities that are more convenient to the beach.
- Big Foot - More allowances for biking
- Big foot beach requires regular weed control and shore maintenance for swimming. Restroom require better cleaning and bike areas are needed for locals biking and swimming at beach.
- Big Foot Beach State Park would also be a great park to add a Splash Pad to! The space and parking is definitely available.
- At Big Foot Beach: it would be nice to redesign Lake Shore Drive in some way to make the beach area safer to use.
- Big Foot State Park: Badger Re-route the road, sell the valuable lake front land, and get LOTS more land to the south!
- Don't feel safe to go to Big Foot. Hate the launches in town. In the way of traffic but I guess there's nothing that can be done about that.
- Big foot beach state park. How amazing would it be if that all became beachfront shopping and restaurants, a boardwalk and better up keep of park across the street. Downtown boat launch should be moved there and Hwy moved back to make for a nice beach, boardwalk, park, etc.
- Big foot beach. Nicer bathrooms.... New playground. Love the trails. Horses should be allowed.
- Something needs to be done about the swimming area at Big Foot Park. It is dangerous with traffic and right on top of Lake Shore Dr. Either ban the swimming or make it safer, how I have no idea.
- We need overhead picnic shelters, and a better beach at Big Foot State Park, nature center also would be nice, with the history of park and area.

City Boat Access

- The boat launch should be out at Bigfoot vs congesting downtown.
- Person staffing boat launch should assist with traffic (cars/pedestrians) on busy days. Very hard to back up trailer towards pier.
- Move boat launch to state park
- Probably impossible but the launch is very awkward traffic-wise so wondering if some different street configuration could be dreamed up? Access only from South Shore/Baker route by the boat trailer parking and route Wrigley backup Center during summer?

- Move the boat launch out of the bottom of Center Street.
- City Boat Access...more parking for boat trailers.
- The Boat Launch is a complete and total mess during the summertime. The city needs to open up another public access boat launch like the one down Center Street. Too many people, not enough places for boat trailer parking.
- This boat access is in a very inconvenient location with many roadway traffic conflicts
- The city boat launch is an embarrassment to the city. It is bad for traffic. It is unfriendly. It is ugly. Look at Fontana and Williams Bay for inspiration in how to do it better. Even Powers Lake and Twin Lakes do it better.
- We need a new city launch away from downtown it is a cluster----- to get in and out!
- The city boat launch should be moved so as not to impede traffic flow downtown, and a new site should include a marina with additional boat slips
- Boat launch in downtown is a nightmare. It gets worse every year. Constant unnecessary traffic jams.
- Once again most of the water by the City Boat Access is disgusting.
- Boat launchers always tie up traffic and they always think they have the right of way. And again, restrooms need to cleaned more often
- City Boat Access needs bigger signs for in and out,
- Launch facility in L.G. is good in quality but poor in location. Relocate launch to Big Foot, create different use for launch in L.G.
- City boat access….unusable for some boats because of steep grade, too much traffic and congestion, launch should be moved to bigfoot
- Roundabout at boat launch with separate entrance and exit for boat launch.
- We need better access use of boat launch, the street should have been reconfigured there.
- There should be greater cheaper access for full time residents to have boat access on buoys and piers.

White River County Park

- More restrooms, drinking water source, and trash containers at White River County Park.
- Wish the public launch could be located in a less busy spot. Though I have not yet used the White River County Park, I intend to.
- White River benches
- Have not use the Lyons White River Park but it just opened.
- Increased maintenance on the trails in the White River County Park!
- I am anxious to check out White River...glad to see the river more accessible to the people.
- White River County Park - Barn maintenance and development as Nature Center/Event Facility. Bridge over White River. Canoe launch. Trail/woods cleaning of invasives. Prairie restoration area.
- Where is the White River Park?

Miscellaneous

- Winter access
- Groomed x-country ski trails or plowing a walking pathway would be great.
- Better groomed cross-country skiing trails.
- A restroom would be nice next door to the Chamber of Commerce.
- More restrooms in the 'front' (east side) of the park to handle the heavy weekend guests. Outdoor, exposed showers for washing off while in swim suits would be nice and help to keep the restrooms clean. [Big Foot]
- Not enough beach area[Big Foot]
- Cleaner and larger beach! [Big Foot]

- Someone to direct traffic on summer weekends.
- Dog park
- Life guard, put benches back [Big Foot]
- Since it just opened it still needs some work. [White River County Park]
- The bathrooms at the front of the park could use a full renovation.
- Improved beachfront...close the road and improve beach [Big Foot]
- tent camping/showers Big Foot]
- Larger garbage containers on the weekends.
- We need a place to let our dogs swim where they can be off leash and safe without traffic
- Concession Stand

7. Please specify your familiarity and use of each of the Public School parks/facilities listed below. Check the box below the question if your answer is yes.

Answer Options	Are you familiar with this park?	Do you use this park?	Are additional facilities/amenities needed at this park?	Response Count
Badger High & Lake Geneva Middle School (55 acres, baseball, basketball, soccer, softball, football, tennis, pond, playground, picnic, shelter)	89.1%	33.7%	2.7%	166
Central-Denison Elementary School (1 acres, basketball, field, playground)	90.2%	36.4%	6%	168
Eastview Elementary School (2 acres, basketball, field, playground)	85.7%	29.9%	1.6%	160
			answered question	**184**
			skipped question	**19**

Additional facilities/amenities:

Badger High & Lake Geneva Middle School

- Bathrooms would be beneficial at far end of middle school fields
- Restrooms need to be open at Bader & LGMS

Central-Denison Elementary School

- Central should have better grass! A watering system should be put in so kids aren't playing in the dirt. The softball field should have SOME maintenance and possibly some landscaping. It is the focal point of the city and it's a parking lot/dirt pit/stone yard. Dress it up. Every citizen and tourist drives around it. And it is the most used playground in the city.
- Take the Rocks out of Cen-Den Playground--so difficult to take kids there
- Public restrooms needed at Central Denison
- Same as above for Maple Park/Central
- Central-Denison (Maple Park) has a playground for which the surface is loose pebbles. These are dirty, can cause injury (slippery on metal playground equipment), regularly are found on the tennis courts adjacent (making them unplayable), and should be replaced with a surface like that from Surface America called PlayBound.
- Central Denison- bathrooms would be nice. I work in day care and frequently walk my students there to play. When I need to take kids to the bathroom quickly, we must ALL walk to the Library to use the restrooms there. Young kids playing + quick need for a bathroom = :(
- Badger PUBLIC? No one knows that. POND? Most would not know about any picnic or shelter or that any facilities are for public use. Central Denison- BATHROOM
- Can-Den school…..get rid of the rocks in the playground!

Eastview Elementary School

- You forgot to mention the skate/bike park at Eastview, which the city's done an awesome job on!
- Eastview looks, fantastic! The skate park and bathroom facilities look great and the tennis courts are beautiful. Although, I think beatification could spread its wings and start putting some planting around public areas that aren't just on Main Street such as Eastview and Central.
- Love that Eastview has a skate/bike park! Awesome. Not sure if there are restrooms there. If not, they would be nice.
- Benches or tables at Eastview.

Miscellaneous

- It would be nice if the toilets were available year round at the skateboard park/ disc golf playground.
- As my children grew up we used each of these parks and they were very important! Just do not have much need for them myself now but they are very important to the community.
- Outdoor bathrooms
- Tennis facilities at both need help or maybe move a tennis center out to Veterans?
- I am not sure if I am allowed to use these facilities?
- I feel this is more school property issues, not so much the city.
- Better grass.
- A bike path or lane is needed.
- If it were not for the schools my children would have no access to fields for recreation. Every organized activity my children participated in utilized the schools outdoor facilities not the cities.
- Dog friendly!
- A close public bathroom would be nice.

8. Please specify your familiarity and use of each of the Special Use parks/facilities listed below. Check the box below the question if your answer is yes.

Answer Options	Are you familiar with/have you heard about this park?	Do you/will you use this park?	Are additional facilities/amenities needed at this park?	Response Count
Disc Golf (under construction at former Hillmoor Golf Course)	75%	28%	7.9%	134
Dog Park (planned for 2014 at former Hillmoor Golf Course)	68.9%	34.8%	15.2%	132
Skate Park (at Dunn Field)	78.7%	10.4%	3.7%	132
			answered question	**164**
			skipped question	**39**

Additional facilities/amenities:

Disc Golf

- Must renew the existing golf course
- I am looking forward to the dog park. Users of the disc Golf need to be informed where the closest toilets are. A skate park with rentals and lots of light for the evenings and toilets would be wonderful.
- Love that you have a Disc Golf park!!! Not sure if there are restrooms and water fountain. Definitely need a bubbler there!
- Hillmoor Golf Course is a complete disappointment... Disc Golf is a ridiculous idea - who will ACTUALLY use it? A dog park at Hillmoor? BAD idea. Why not rehab the Golf Course and make it back into just that, a golf course? Our city caters to tourists, not residents, whatsoever... our tourists like to golf... not DISC GOLF, huge waste of money... again.

- Disc Golf and Dog Park are dumb ideas. Hillmoor + should be restored to a PUBLIC golf course with hotel/banquet hall or as a last option made into a nature center. All acreage could be purchased cheaply by the city, through eminent domain if necessary with TIF money as this IS the only truly blighted area in the city and the last expanse of green space WITHIN (not on the outskirts) of the city! Ask City Planner Slavney about the tourism trends - people are looking for green space WITHIN the city.
- I suppose the disc golf course is okay but I hope it stays natural and is usable for others for walking, and nature watching.
- "One trash can mid-way through the course. I have been picking up lots of trash.
- Converting Hillmoor Golf Course into a useable park is an excellent idea. Sad to see such a good piece of property go to seed.
- Great to hear Hillmoor is being used / developed. I would like to be able to go walking / biking there. I don't have a dog. Hopefully owners will have to pick up after their dogs.
- Yes, please develop and maintain Hillmoor property.

Dog Park

- Converting Hillmoor Golf Course into a useable park is an excellent idea. Sad to see such a good piece of property go to seed.
- Great to hear Hillmoor is being used / developed. I would like to be able to go walking / biking there. I don't have a dog. Hopefully owners will have to pick up after their dogs.
- Yes, please develop and maintain Hillmoor property.
- This is something that should continue to grow as needed. My husband and adult children will use this. We are dog owners and look forward to the dog park. We realize the importance of the skate park to the youth of our community and hope to see it maintained and developed as needed in the future.
- DOG PARK BENCHES AND TABLES"
- I understand that there will be separate areas for small and big dogs. I think that is a good plan, and is important to my family.
- If we are going to have a dog park, it should be an off-leash park.
- "shade for dogs in the summer from heat and an area to reach water for drinking and cooling off"
- So happy about Dog Park!! Thank you!!!
- A dog park in the middle of town. Well I will never go there. It's hard enough to get around town let alone go to a dog park in the middle of it... As far as using this land for disk golf, I think it's a joke. It should have been converted back into a golf course which could have been ran by the park district. Now we only have a place to golf at the Grand Geneva at $150 a round. THAT's CRAZY!!!
- Can't wait for the dog park!"
- "Would definitely use dog park!
- As long as it's fenced in and has a separate part for smaller and larger dogs."
- Can't wait for this park to be ready
- Who is responsible for cleaning up after the animals in this park?
- very glad to hear about dog park
- Open this area to pedestrians and bicyclists. Nature trails and picnic areas would be great. A canoe launch maybe. I do not have a dog and do not favor a dog park. There are already way too many dogs not on leashes in this town...not good for pedestrians. I have never seen one person use the Frisbee park, too soggy to walk. [Hillmoor]
- Benches, pavilion, dog clean up posts, water access, restrooms.
- Dog park is a bad idea! Do you know how many animal diseases are spread at a dog park? How will you keep this sanitized? I would NEVER take my dog there.

- Glad to hear the Dog Park is still in the planning stages. Make sure it is fenced, has sitting benches, doggie doo-doo bags, and plenty of trash cans. The dog park in Salem/Paddock Lake area would be a good model to learn from.
- Where is the dog park ... is it advertised??
- Have not noticed the dog park as of yet
- The dog park at Hillmoor (yeah!) - it would be nice it this facility had restrooms and water faucet, and drinking fountain.
- Dog Park: Possible charge for use (honor system); use revenue to clean up after dogs - this is already an issue at new county dog park (Price Park) - Probably because owners don't know which dog is guilty when they are let loose in the run, much is not cleaned up, even though there are plastic bags and receptacles.
- So happy to hear that there will be a dog park! That is a much better use of tax payer dollars than a disc golf park! We could really use a community pool!
- Dog Park!! Awesome!!
- Glad to know there will be a dog park. It is needed.
- I feel we have no need for a dog park. If people own dogs, let them have their own area for them. Not our tax dollars.

Skate Park

- Spectator at skate board and dog run. No longer have dog but exercise dogs and train them with friends.
- SKATE PARK BENCHES AND TABLES. SIGN FOR CONCESSION STAND
- I find that the Skate Park, was a major waste of money, and causes more problems than it provides solutions. The dog park sounds like a wonderful idea, and hope to see something that both owner and pet can enjoy, while staying safe!
- I feel the skate park was too expensive for the city. How about something for the seniors? Such as a center or clubhouse where they can play cards & do activities? L.G. should be ashamed that they don't care about the older TAX paying citizens. Also, how about putting sidewalks for safety throughout the city? I have seen many people try to find safety while walking down Curtis as the cars fly by. Again, no sidewalks. That should be more important than ANOTHER park. And what about the Hillmoor? Makes this town look disgusting.

Miscellaneous

- Shaded seating, parking lot patrol so people don't loiter
- More garbage and litter pick up of the skate park area.
- No additional facilities needed esp. in former Hillmoor Golf area. We see attracting the wrong kind of people. Loitering, smoking, littering, drinking, kids doing things they shouldn't be. Three young men had their pants down running across the park not long ago. We won't go any more.
- Water source...pump or fountain.
- You need better plans for the lowland areas of Hillmoor. It would be nice to have a multiple tee box range to the green on seven. A few parking spots at the water commission so people can walk onto the range (170 tee, 160 tee, and 150 tee). The grass would be mowed tight so you could find your shag balls. [Disc Golf]
- A few garbage cans
- Biking and walking paths!!
- This might be a great place for a public swimming pool. I would love to see Lake Geneva build a public swimming pool.
- The public needs water and rest rooms.

- Please purchase and update all of the former Hillmoor Golf Course and make it a big park with amenities including playground, etc. maybe reopen driving range
- Park would be ideal for bicycle or walking path along river. State green space? Bridges need repair. Ponds could be utilized for fishing area... [Hillmoor?]
- We should have owned a public golf course where the previous course was located, and made it a nine hole. [Hillmoor?]

9. Please specify your familiarity and use of each of the Trails listed below. Check the box below the question if your answer is yes.

Answer Options	Are you familiar with this trail?	Do you use this trail?	Are additional facilities/amenities needed at this trail?	Response Count
Duck Lake Nature Trail (Town of Geneva, Lake Como)	33.9%	15.1%	2.2%	65
Geneva Lake Walkway (around Geneva Lake)	94.6%	73.7%	14%	181
White River Walk (Geneva Lake to Main Street)	74.2%	57.5%	5.9%	143
			answered question	**186**
			skipped question	**17**

Additional facilities/amenities:

Duck Lake Nature Trail

- Duck Lake Nature Trail - washrooms
- "Duck Lake Nature Trail is hard to find coming from the East...not sure if I could even find it, I always come from the west. Signage?
- Duck Lake Trail needs a better bridge/boardwalk system in the one low area. If you use the trail you know the area.

Geneva Lake Walkway

- Would like to see more parking options at the public access to the Geneva Lake Walkway. At this point there is no parking for example for the access down from Foley's and one needs to be able to walk the entire distance from Lake Geneva to Williams Bay. Would also like to see better maintenance of the walkway as erosion and exposed tree roots make the path dangerous in places.
- Geneva Lake Walkway - more bathrooms needed along the trail.
- Love the path!!! It may be a difficult thing to ask for, but garbage cans in some places that Parks and Rec can dispose of the waste? (Plastic bottles, apple cores, doggie bags?) I don't take my dog on the path, he would die!!! -- But I do see plastic doggie bags scattered.
- A restroom half way along the south side of the lake would be GREAT! From Fontana all the way to Lake Geneva (even to Big Foot Beach) is a LONG time to go without a restroom!!!!
- Central enforcement of reasonable maintenance-access by joint municipal agency all the way around? Maybe some tax assistance to the non-profits located on the path?
- Bathroom needed half way around.
- Geneva Lake Walkway...BATHROOMS - I've done the entire walk a number of times, but bathrooms are always a challenge, especially on the south shore."
- Geneva Lake Walkway - Improvements needed to treacherous parts of path especially on the East side of the lake.
- Geneva Lake Walkway needs rest stops and the ability for families with strollers to navigate.
- Certain longer sections of Geneva Lake Walkway - no were to use the bathroom!!
- Geneva Lake Walkway: it would be nice if there were a few public drinking fountains and a few restrooms (or signs posted as to where and how far away these facilities are).

- Geneva Lake Walkway: Need more signs at entrance points (and more publicity) regarding staying on walk, no dogs (this is violated frequently), etc.
- Geneva Lake Walkway - is there any way to put in restroom facilities? Even porta potties - along the path?
- Ever walk any of the Lake path? Where did you go to the bathroom?

White River Walk

- Want to see the River walk well maintained, improved and expanded if possible.
- Continue White River Walk through Hillmoor to Edwards Blvd.

Miscellaneous

- Fill in soggy low spots on nature trail.
- Health - walk all of them.
- Observe and study nature all of them."
- Need more restrooms along the trails, and parking so you can walk a short distance
- A few porta potties would be nice for those walking the lakefront.
- Any additional public bathrooms would be good.
- Purchased the local booklets for more directions. Unfortunately, it didn't include maps for stopping points. Need to park my cars at two locations to walk the path in sections. It's hard to tell from the road where we can legally start.
- Tourists could request taxis for pickup after a few miles."
- Safer passage in front of many homes
- A bike lane is needed. So many bike riders come here and they should have a safe place to ride especially near the highway.
- I would use this a lot if I did not have to walk entire length or backtrack. This could use some rest areas with bathroom facilities and a shuttle service.
- The same thing - CLEAN restrooms
- Dog friendly!
- Accompanying Bike path/bike trails

10. Please specify your familiarity and use of each of the Natural and Open Space Area parks/facilities listed below. Check the box below the question if your answer is yes.

Answer Options	Are you familiar with this park?	Do you use this park?	Are additional facilities/amenities needed at this park?	Response Count
Baker Park (1 acre, on lakeshore at Baker St.)	53.2%	17.3%	1.9%	85
Business Park Pond (6.5 acres, pond, path)	49.4%	15.4%	2.6%	79
Dodge Water Tower Open Space (3 acres, pond)	37.2%	0.6%	0%	58
Donian Wetland Preserve (4 acres, downtown)	59%	28.2%	2.6%	92
Four Seasons Nature Preserve (on CTH H, 64 acres, hike, shelter)	53.8%	23.7%	4.5%	87
Hillmoor Heights (20 acres, in Town of Lyons, hike)	26.3%	7.7%	1.3%	43
Home Depot Park (7 acres, US 12 & STH 50, pond)	48.1%	6.4%	1.9%	76
Mill Park (>.5 acre, undeveloped)	21.8%	4.5%	0%	35
Moss Park (>.5 acre, undeveloped)	14.7%	1.3%	1.3%	23
Olive Longland Park (1 acre, undeveloped)	10.3%	0.6%	0%	16

Price-Freemont Park (5 acres, wooded)	13.5%	2.6%	0.6%	21
White River City Lands (35 acres, open space, sidewalk, disc golf, future dog park)	53.2%	24.4%	6.4%	85
			answered question	**156**
			skipped question	**47**

Additional facilities/amenities:

Baker Park

- Not sure if I use Baker Park, or if it is usable? Just walk by it on the sidewalk. Think it could be improved, perhaps a small Beautification Committee project? Not sure about this year, have not had much time for walking, but last year it smelled REALLY BAD when you walked by there!
- People are told to leave by boat rentals in Baker Park stating they own the land.
- "Baker Park: Should be taken off list; this is not a park but commercial facilities

Business Park Pond

- The Business Park Pond is that the Frank Fermano Park?
- Business Park Pond has paths that are washed out.
- I walk by the pond if I walk to work, and I find a lot of trash. This spring you could see that someone through their Christmas tree out in the middle (not sitting at the bottom after the nice melted) I try to help out and fill up a garbage bag most of the time on walk. It would be nice if it was better picked up, and not polluted.
- If that is the pond on Edwards, it is slimy & yucky.

Dodge Water Tower Open Space

- No comments

Donian Wetland Preserve

- Donian should be returned to a true nature preserve (not mowed; contain indigenous plants) or REMOVE/correct the Donian WETLAND PRESERVE sign!
- Donian Park could use some better observation decks and signage for where to go or not (I saw people in areas that could have ended badly during the flooded season).
- Donian wetland preserve should have not had the undergrowth/brush removed. It should have been left natural. Now it's exposed and barren. It was more appealing quiet and intimate before they cleared the undergrowth. Not to mention they are adding to erosion and runoff now. Let it grow back!!! Many I have spoken to agree!
- We definitely do not need a statue in Donian Park.
- Donian Preserve: Statues and Memorials for individuals should not be allowed in any park

Four Seasons Nature Preserve

- Four Season's paths are well groomed. It should be considered a very valuable NATURE PRESERVE not a park. Very satisfactory picnic, rest and nature observation points for adults and children actually interested in the ecology botany and ornithology of the preserve. Also excellent controlled dog walk on Leash!
- "An archery range would be appropriate at Four Seasons.
- Have not been to Four Seasons Nature Preserve in a while, but when I did, lots of dog poop on trails. Perhaps dog waste baggies available?
- Four Seasons Nature Preserve: Better, appropriate maintenance of prairie flowers and improvements, Friends Group, more publicity.

- Four Seasons Park is an old dump and the superfund land across the street might be affected by the dump. Give it to the State or County.

Hillmoor Heights

- Hillmoor Golf Course - this must be expanded for the citizens to the original intent of the dedicators of this land - to that of a PUBLIC municipal golf course. If only 9 or 12 holes, why hasn't this been done? The cost is not prohibitive and it would pay for itself - true!
- Hillmoor Golf Course - buy it!! Gateway to Lake Geneva
- Wooden bridge in Hillmoor Heights needs maintenance as well as the shrubbery trimmed back from the bridge.
- Should have been a golf course. Now we are inviting the rift raft of the disc golf crowd
- If Hillmoor Heights has restrooms and water, I would probably go there to hike, but I am not familiar with that park.
- Dog park needs Water source....pump or fountain.
- The entire former Hillmoor golf course should be taken for a city park which should include cross country and walking trails, a pavilion where teen dances could be held, an ice skating rink, and summer recreational activities for Lake Geneva's kids. We need a Rec Department to coordinate all parks and activities.

Home Depot Park

- Home Depot Park is a tax waste. It should be maintained by Home Depot and taxed. Speedo mistake.
- Home Depot Park and pond? I do not think most residents would know anything about most of these places.

Mill Park

- No comments

Moss Park

- Moss Park needs some landscaping improvements, bushes are too big and obstruct view of traffic. Also, it is incorrectly noted on the map. It is at George and Williams street.

Olive Longland Park

- No comments

Price-Freemont Park

- Price Fremont could be a bmx/mountain bike trail"

White River City Lands

- White River needs signage.
- Need to finish the trail along the White River to be able to walk the river
- White River City Lands: it would be nice if this park had drinking fountains, trash receptacles, and restrooms.

Miscellaneous

- More publicity, maps, please!
- All need some shade and ideally restrooms

- BENCHES AT ALL THREE PARKS
- Educational signage for nature preserve areas and interactive displays would be a nice way to educate residents and visitors. I would also encourage the development of neighborhood parks to ensure that each LG neighborhood has easy walking access to a community playground and public use area.
- Cut the bushes blocking the view south on Williams St.
- Center St. Park up on the hill? Stopped for a picnic and it was spooky...creepy characters. Public access?"
- I want to know more about these places!
- This area should be accessible to everyone with amenities for all. This could be the nicest park we have and not just for the tourists as too many are now.
- Dog friendly!
- We have sufficient parks. Please leave the undeveloped land as is.
- A book of parks would be helpful for all residents or visitors
- BIKE LANES
- Continue to Edwards Blvd. Bike trail.

11. Please specify your familiarity and use of each of the Bike Routes listed below. Check the box below the question if your answer is yes.

Answer Options	Are you familiar with this route?	Do you use this route?	Are additional facilities/amenities needed at this route?	Response Count
Red Route (Edwards Blvd/120)	87.1%	48.5%	8.9%	91
Brown Route (Bloomfield Rd)	70.3%	38.6%	7.9%	73
Green Route (Townline Rd)	80.2%	41.6%	6.9%	85
Yellow Route (Business Park, Veterans Park, Townline Rd)	79.2%	41.6%	7.9%	84
Blue Route (Mill Park, Main St, rail corridor, Mobil St)	73.3%	47.5%	12.9%	79
			answered question	**101**
			skipped question	**102**

Additional facilities/amenities:

- We are strongly opposed to the city using pressure and threats to obtain land for bike paths!
- Rail corridor at Sage Street is trail head - 1871 RR service area. Historic site needs detailing.
- Due to age, no longer bike ride but have used all of them heavily in earlier years and see them being increasingly used by others now. Maintaining them for safe and pleasurable riding should be a priority.
- Better city access
- Make them connecting"
- .10 mile markers in appropriate color matching the route would be helpful.
- I'm an avid cyclist and I find the bike trail system disjointed. There is no flow as the trail at some points stops unexpectedly. It would be nice to have a continuous bike trail system. I helped start a Family Bike Ride out of the YMCA and it was difficult to have a safe 5-6 mile route using the bike trail. Additional length is indicated. Signs are needed also especially for a new visitor. Lights are needed for those who ride at night....this would also help deter thieves and muggers.
- I walk on the rail corridor on the Blue Route. It needs maintenance as well. Wooden rail at the top of the trail is falling apart. Recently, a dip in the asphalt has been repaired but still uneven.
- Brown Route needs to continue all the way to lake shore drive. Crossing at Edwards blvd from yellow route to red & red to red is sometimes very busy & dangerous; perhaps a light?
- Complete the Blue with eminent domain if necessary (also a better use of TIF than garage)

- All of the bike routes are poorly planned, especially the red route. Having to cross Edwards Blvd 2x at busy intersections (at Hwy 50 and again near Walmart) is just dangerous. It should also start somewhere, like the Geneva Square parking lot.
- We need road markings to help people find the bike paths. Just putting a sign on the road does not make a bike path. I run a great 9 mile loop around town that connects most of the bike paths and parks but most people don't know about it. I think a loop around town that connects safely with dots on the road so people know where to go as well as paint on the road designating every half mile would really get our citizens moving and healthier. My 70 year old mother would use it all the time but she just doesn't feel comfortable without road markings so cars can better understand which portion of the road is for bikers. The area I'm referring to is behind Piggly Wiggly to Edwards boulevard, around the Home Depot pond, it then get difficult to get to the corporate park pond (there should be a side walk in front of Walmart because it's just too hard to maneuver crossing to Taco bells sidewalk and back again with all the traffic), then to veterans park and the wide sidewalk which goes by the car wash, turning at Hwy H to pass by high school or go into Big Foot and popping out at Big Foot Beach along the lake and into town. It's really beautiful, not too many hills (for kids and older folks) and would be great for tourists as well. This would not costs much, except for a sidewalk at Walmart it's already all there, just mark it.
- Love the water fountain near the car repair shop. I use all of these bike paths a lot and would love to have the Main Street path (near Police Station) hook up with the Home Depot trail to go north. It would be really great if the bike trails could link to the White River Trail...
- Could use more signs to mark the bike paths.
- I had ZERO clue that Lake Geneva had bike routes... I've lived here almost 20-years and never knew we had bike routes.
- When bike trails are on the street, there should be a specific bike lane. Also, a trail that would go around the city more would be ideal.
- Don't use the bike routes because I can't get to them easily from my home, but would like to
- Never heard of the color coding.
- We need more bike access pathways in the main town area make our town bike friendly!
- I ride on back roads and around the lake.
- I was not aware of these!
- In general I would love to see more bike routes and to have them interconnect better. I do a lot of running and I ride my bike with my kids but so many of the routes dead end in odd locations and some in places where there isn't a side walk (like South Street). I would also love to see more designated bike lanes on the main roads.
- I would love to see a bike path around the lake like the walking path.
- Connection to white river trail
- I use the bike path often. They need to connect to more parks and businesses.it would be great to see more businesses have bike racks to encourage bikers. If the path needs to end then make a bike lane on the road until it can connect back to the trail. Many of the trails just stop. They need to be more comprehensive.
- It would be great to have a pedestrian/bicycle bridge or tunnel to get across our busiest streets...Broad Street is a nightmare, main at least has stoplights.
- Yellow route is washed out in multiple areas
- While Lake Geneva has many fine facilities and an excellent lake walking path, bike paths to places around the lake are poor. For me, bicycling to locations outside the city would be the minimum -- allowing riders to go safely to Delavan, Woodstock, Burlington, Fontana, and Williams Bay would be a good start.
- It would be nice if they connect and continued better

- Red Route. It'd be nice for people like me who bike to the stores on Edwards Blvd to have curbs taken out and cross walks put in, across from business driveways, to make accessing the bike path more convenient.
- The paths need to be connected and actually go somewhere. There should be sign maps and directional signage. Read Jane Jacobs book.
- I have rode on bike paths, starting at Eastview but have no idea what color they are.
- Signs were removed indicating no bicycles in L.G....
- Like to see more

12. Please specify which 5 parks or facilities in the City's park system are the most important to the community, with "1" being the most important.

Existing Parks/Facilities	1	2	3	4	5	Score
Dunn Field	0	7	6	8	8	70
Lake Geneva Beach	53	49	19	5	6	**534**
Library/Elm Park	51	54	21	16	8	**574**
Veterans Park	17	14	22	19	15	**260**
Cobb Park	0	1	0	1	2	8
Flat Iron Park	17	14	38	19	17	**310**
Maple Park	1	2	5	9	7	53
Oak Hill Tot Lot	0	0	0	0	2	2
Rushwood Park	1	1	1	1	0	14
Seminary Park	1	3	8	10	11	72
Stoneridge Park	0	0	0	0	1	1
Westgate Tot Lot	2	0	0	0	2	12
Undeveloped Park (Edgewood Hills)	1	0	2	0	0	11
Big Foot Beach State Park	7	9	17	23	9	**177**
City Boat Access	2	2	4	10	7	57
White River County Park	2	2	2	2	8	36
Badger High and Lake Geneva Middle Schools	2	1	4	8	7	49
Central-Denison Elementary School	2	4	4	7	7	59
Eastview Elementary School	0	0	4	1	2	16
Disk Golf	0	0	1	1	1	6
Dog Park	6	5	1	7	7	74
Skate Park	0	0	0	1	6	8
Duck Lake Nature Trail	0	1	0	1	1	7
Geneva Lake Walkway	6	6	3	10	13	96
White River Walk	1	2	3	1	3	30
Baker Park	0	0	0	0	0	0
Business Park Pond	0	0	0	1	1	3
Dodge Water Tower Open Space	0	0	0	0	0	0
Donian Wetland Preserve	1	0	3	2	5	23
Four Seasons Nature Preserve	0	0	2	3	3	15
Hillmoor Heights	0	0	2	0	1	7
Home Depot Park	0	0	0	0	1	1
Mill Park	0	0	0	0	0	0
Moss Park	0	0	0	0	1	1
Olive Longland Park	0	0	0	0	0	0
Price-Freemont Park	0	0	0	0	0	0
White River City Lands	3	0	0	2	2	21

Red Route Bike Route	0	0	3	0	0	9
Brown Route Bike Route	0	0	0	0	0	0
Green Route Bike Route	0	0	0	0	0	0
Yellow Route Bike Route	0	0	0	1	0	2
Blue Route Bike Route	1	1	0	1	2	13
Response Count	177	178	175	170	166	
				answered question	**178**	
				skipped question	**25**	

13. What types of activities do you currently enjoy in the City's current park system? Check all that apply.

Answer Options	Response Percent	Response Count
Hiking	**57.1%**	113
Cross country skiing	15.7%	31
Biking	49.0%	97
Walking	**92.9%**	184
Tennis	17.7%	35
Softball	7.1%	14
Baseball	9.1%	18
Soccer	11.1%	22
Playground use	42.9%	85
Rollerblading	2.0%	4
Ice skating	10.1%	20
Fishing	32.3%	64
Boating	40.9%	81
Canoeing/kayaking	27.3%	54
Disc golf	13.6%	27
Swimming	**63.1%**	125
Basketball	8.6%	17
Dog exercise	39.9%	79
Nature watching	**60.1%**	119
Picnicking	39.9%	79
Skateboarding	4.0%	8
Enrichment classes	8.6%	17
Musical performances (local)	**61.6%**	122
Musical performances (regional/festival)	37.9%	75
Other (please specify)	6.1%	12
	answered question	**198**
	skipped question	**5**

Other (please specify):

- Golf
- Enjoying the lake
- Hunting
- Venetian Festival in Flat Iron Park for 50 years! Please DO NOT even think about moving it to Veteran's Park or anywhere else. The thing that makes it special is having it by the lake. Anywhere else it would be just another tacky carnival!
- Yoga
- Jogging/running
- Snowshoeing, trail running

- Sitting
- Socializing with other residents
- Kickball

14. Overall, how would you rate the following aspects of the City's existing parks and recreational facilities?

Answer Options	Poor - 1	2	Adequate - 3	4	Excellent - 5	Response Count
Park cleanliness	1.5%	5.6%	19%	43.6%	**30.3%**	195
Park landscaping	3.1%	5.6%	31.3%	41%	19%	195
Park mowing	1%	6.2%	22.8%	36.3%	**33.7%**	193
Playground equipment	2.2%	8.9%	40%	38.3%	10.6%	180
Athletic fields	1.7%	4.6%	30.5%	42%	**21.3%**	174
Indoor/Outdoor pools	26.1%	18.7%	24.6%	22.4%	8.2%	134
Music venues	8.3%	18.3%	36.2%	27.2%	10%	180
Furnishings (picnic tables, sidewalk, benches, etc.)	4.9%	21.4%	36.8%	28.1%	8.8%	182
Other	46.7%	16.7%	6.6%	20%	10%	30
					answered question	**196**
					skipped question	**7**

Other (please specify):

- Sage Street Historic RR Site
- Restrooms
- playground equipment needs to be upgraded and some painted, more seating, benches, outdoor splash park for young children, handicapped playground equipment, more benches for music venue, upgrade/decorate shelter in Seminary Park for weddings etc.
- Quality well maintained park system
- The city employees do a good job of caring for the trash, mowing etc., though I wish I could have checked Excellent (5) on everything. We need to have better maintenance as far as weeds and dog waste. Example of Rushwood Park. Many people in the neighborhood work hard to keep their lawns, curb and gutter weed free. But the park along Timothy has LOTS of weeds in the gutters and there is more weeds in the park than grass. In the city, on busy weekends I would like to see more garbage cans out so garbage would not have to be piled up next to the cans. Although this year seemed better! THANKS!
- Mulching @ Rushwood
- Trash/recycle receptacles, need better map (zoomable Google map not lame PDF map)
- The rocky areas along the lake down town are often debris filled, especially in the spring. Really great to see extra garbage cans the weekend of Venetian Fest...and still the garbage flowed over. Not sure why garbage can't be picked up on the very busy weekends. Keeping the parks clean keeps the visitors coming back.
- Use better signage.
- It is a shame that the wild flowers on the Donian walkway were all mowed to the ground.
- Please...Please....Maintain the parks the locals use. Also, please ask the YMCA to offer more affordable programming for local residents.
- Relationship with the Y is not serving the vast majority of citizens needs
- Activities for ages 18month + is LACKING. The city needs to have a TOT area for the winter times of an indoor space.
- Bathroom and drinking water facilities
- Do not permit dogs in parks even if leashed.
- Pedestrian walk ways

- More dog friendly places and access to the lake for dogs off leash!
- Could use more benches in Flatiron park
- Not enough powered shelters

15. Are you aware that the City of Lake Geneva partners with (subsidizes) the Geneva Lakes YMCA to offer recreational programs at rates that are equal to, or more reasonable than the City would be able to offer without this partnership?

Answer Options	Response Percent	Response Count
Yes	57.2%	115
No	42.8%	86
	answered question	**201**
	skipped question	**2**

16. Which of the following types of new recreational programs and facilities are currently needed to meet existing deficiencies and future needs? Check all that apply.

Answer Options	Response Percent	Response Count
Programs for children	24.2%	44
Programs for teenagers	26.4%	48
Programs for adults	29.7%	54
Programs for seniors	33.5%	61
Programs for people with disabilities	19.8%	36
Geocaching	8.8%	16
Disc golf	6.6%	12
Indoor pool	15.4%	28
Indoor sports complex	17.0%	31
Lake/River based programs	40.7%	74
Splash pad	21.4%	39
Soccer fields	3.8%	7
Dog park	**43.4%**	79
Baseball/softball fields	2.2%	4
Football fields	2.7%	5
Tennis courts	4.9%	9
Lacrosse	3.8%	7
Bike and pedestrian trails	**46.7%**	85
Music/Band shell	**41.2%**	75
Music pavilion	40.1%	73
Other (please specify)	17.6%	32
	answered question	**182**
	skipped question	**21**

Other (please specify):

- Municipal Golf Course
- Historic RR Park - Sage Street
- Bocce courts in Maple Park
- HOCKEY RINK
- Dog sitters for tourists who want to shop
- Not opposed to many of these things, but not familiar enough to say what is needed.
- Senior activities in the evening as many seniors work.

- Neighborhood/community parks
- Public outdoor pool
- Racquetball
- Outdoor public pool, indoor play/eat place for kids when it is raining or snowing
- Pickle ball
- Maintained ICE RINK
- Outdoor pool (alternative to beach), programs for 3 and under age group
- Outdoor Pool, Cultural Center for the Arts (incl. performance, art shows, classes, films, music)
- Golf
- Indoor Sports Complex for sure, like the RecPlex near Kenosha. That would be super.
- Adult water exercise classes after 5pm. People work!
- The city could host numerous youth sport events with a complex. This would boost hotel and restaurant use. Think Hillmoor location,
- Development of Hillmoor
- Outdoor Movie night
- All of the above
- A safe ice rink
- You need options that are not controlled by the YMCA.
- Women's softball team
- Outside pool open to residents of the community
- Toddlers Pool @ Maple Park (Tennis Courts there don't get enough use to justify the space.)
- Outdoor pools and water playgrounds
- Horse trails
- We need a community dance/dine once a month at the Rivera and an ice skating rink in flat iron park with hot cocoa stand!
- Playground

17. What are your top 4 priorities for improvements identified in the previous question and where should they be located? (Click on the drop-down arrows for choices)

New Recreation Programs and Facilities	1	2	3	4	Avg Score
Programs for children	14 (9.3%)	7 (5.3%)	7 (6.8%)	2 (2.4%)	93 (7.2%)
Programs for teenagers	12 (7.9%)	12 (9.1%)	1 (1%)	2 (2.4%)	88 (6.8%)
Programs for adults	6 (4%)	4 (3%)	13 (12.6%)	8 (9.4%)	70 (5.4%
Programs for seniors	13 (8.6%)	7 (5.3%)	5 (4.9%)	5 (5.9%)	88 (6.8%)
Programs for people with disabilities	2 (1.3%)	7 (5.3%)	2 (1.9%)	4 (4.7%)	37 (2.9%)
Geocaching	1 (0.7%)	1 (0.8%)	2 (1.9%)	1 (1.2%)	12 (1.0%)
Disc golf	1 (0.7%)	1 (0.8%)	0 (0%)	1 (1.2%)	8 (0.6%)
Indoor pool	5 (3.3%)	2 (1.5%)	5 (4.9%)	3 (3.5%)	39 (3.1%)
Indoor sports complex	7 (4.6%)	4 (3%)	4 (3.9%)	5 (5.9%)	53 (4.1%)
Lake/River based programs	**14 (9.3%)**	17 (12.9%)	10 (9.7%)	8 (9.4%)	**135 (10.4%)**
Splash pad	6 (4.0%)	9 (6.8%)	10 (9.7%)	9 (10.5%)	80 (6.2%)
Soccer fields	0 (0%)	1 (0.8%)	0 (0%)	1 (1.2%)	4 (0.3%)
Dog park	**29 (19.2%)**	16 (12.1%)	10 (9.7%)	5 (5.9%)	**189 (14.6%)**
Baseball/softball fields	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Football fields	0 (0%)	0 (0%)	0 (0%)	1 (1.2%)	1 (0.1%)

Tennis courts	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Lacrosse	1 (0.7%)	1 (0.8%)	1 (1%)	0 (0%)	9 (0.7%)
Bike and pedestrian trails	**21 (13.9%)**	17 (12.9%)	8 (7.8%)	11 (12.9%)	**162 (12.5%)**
Music/band shell	10 (6.6%)	14 (10.5%)	14 (13.6%)	11 (12.9%)	121 (9.4%)
Music pavilion	9 (5.9%)	12 (9.1%)	11 (10.6%)	8 (9.4%)	102 (7.9%)
Response Count	151	132	103	85	1295

Location	1	2	3	4	
Dunn Field	7 (6.8%)	8 (8.4%)	2 (2.8%)	1 (1.7%)	57 (6.4%)
Lake Geneva Beach	4 (3.9%)	4 (4.2%)	4 (5.6%)	6 (10.3%)	42 (4.7%)
Library/Elm Park	**15 (14.6%)**	12 (12.6%)	8 (11.3%)	7 (12.1%)	**119 (13.3%)**
Veterans Park	11 (10.7%)	10 (10.5%)	7 (9.9%)	4 (6.9%)	**92 (10.3%)**
Cobb Park	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Flat Iron Park	**16 (15.5%)**	13 (13.7%)	17 (23.9%)	5 (8.6%)	**142 (15.8%)**
Maple Park	0 (0%)	3 (3.2%)	1 (1.4%)	1 (1.7%)	12 (1.3%)
Oak Hill Tot Lot	1 (1%)	0 (0%)	0 (0%)	0 (0%)	4 (0.4%)
Rushwood Park	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Seminary Park	3 (2.9%)	4 (4.2%)	2 (2.8%)	6 (10.3%)	34 (3.8%)
Stoneridge Park	0 (0%)	2 (2.1%)	0 (0%)	0 (0%)	6 (0.7%)
Westgate Tot Lot	1 (1%)	0 (0%)	0 (0%)	0 (0%)	4 (0.4%)
Undeveloped Park (Edgewood Hills)	3 (2.9%)	3 (3.2%)	2 (2.8%)	4 (6.9%)	29 (3.2%)
Big Foot Beach State Park	7 (6.8%)	3 (3.2%)	1 (1.4%)	1 (1.7%)	40 (4.5%)
City Boat Access	1 (1%)	0 (0%)	0 (0%)	0 (0%)	4 (0.4%)
White River County Park	2 (1.9%)	6 (6.3%)	6 (8.5%)	1 (1.7%)	39 (4.3%)
Badger High and Lake Geneva Middle Schools	4 (3.9%)	3 (3.2%)	5 (7%)	5 (8.6%)	40 (4.5%)
Central-Denison Elementary School	2 (1.9%)	1 (1%)	0 (0%)	3 (5.2%)	14 (1.6%)
Eastview Elementary School	1 (1%)	1 (1%)	2 (2.8%)	2 (3.4%)	13 (1.4%)
Disk Golf	0 (0%)	0 (0%)	0 (0%)	1 (1.7%)	1 (0.1%)
Dog Park	4 (3.9%)	1 (1%)	1 (1.4%)	2 (3.4%)	23 (2.6%)
Skate Park	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Duck Lake Nature Trail	0 (0%)	0 (0%)	0 (0%)	1 (1.7%)	1 (0.1%)
Geneva Lake Walkway	1 (1%)	2 (2.1%)	1 (1.4%)	0 (0%)	12 (1.3%)
White River Walk	2 (1.9%)	1 (1%)	1 (1.4%)	0 (0%)	13 (1.4%)
Baker Park	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Business Park Pond	0 (0%)	1 (1%)	0 (0%)	0 (0%)	3 (0.3%)
Dodge Water Tower Open Space	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Donian Wetland Preserve	0 (0%)	1 (1%)	1 (1.4%)	0 (0%)	5 (0.6%)
Four Seasons Nature Preserve	2 (1.9%)	1 (1%)	1 (1.4%)	0 (0%)	13 (1.4%)
Hillmoor Heights	**12 (11.7%)**	5 (5.3%)	4 (5.6%)	3 (5.2%)	74 (8.2%)
Home Depot Park	0 (0%)	1 (1%)	2 (2.8%)	1 (1.7%)	8 (0.9%)
Mill Park	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Moss Park	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Olive Longland Park	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Price-Freemont Park	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)

White River City Lands	1 (1%)	5 (5.3%)	3 (4.2%)	4 (6.9%)	29 (3.2%)
Red Route Bike Route	0 (0%)	1 (1%)	0 (0%)	0 (0%)	3 (0.3%)
Brown Route Bike Route	1 (1%)	2 (2.1%)	0 (0%)	0 (0%)	10 (1.1%)
Green Route Bike Route	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Yellow Route Bike Route	0 (0%)	1 (1%)	0 (0%)	0 (0%)	3 (0.3%)
Blue Route Bike Route	2 (1.9%)	0 (0%)	0 (0%)	0 (0%)	8 (0.9%)
Response Count	103	95	71	58	897
			answered question	***153***	
			skipped question	***50***	

18. Did the City's park and recreation amenities influence your decision to move to or stay in Lake Geneva?		
Answer Options	**Response Percent**	**Response Count**
Yes	39.6%	76
No	**60.4%**	116
	answered question	**192**
	skipped question	**11**

Please explain:

- The golf course - Hillmoor was a big plus!
- We need more green space.
- Location and cost were my priorities. The parks and recreation amenities are a bonus!
- Our home is 4 blocks north of the lake on Maxwell Street - very convenient to the library and downtown stores.
- Beautiful area - Parks are part of that.
- Lifelong resident - business owner
- All they care about is Flat Sander - not the people that pay for them "taxpayers".
- From where I live, I am able to walk to many places, especially the lakefront.
- I grew up here. Lake influenced my returning as a senior.
- It is all part of the quality of life issue. Great place to relax, safe, clean, well maintained, plenty to do and places to go.
- The lake and parks are the reason I've been a lifelong resident of LG.
- Love Lake Geneva and grew up here, but if they did not have the parks and facilities they have, we may have decided to leave.
- Beautiful and so many activities for all ages and visitors
- Nice city to visit but living here is even better.
- Living here is like being on vacation.
- A lot of good places to walk and enjoy nature.
- I have always lived in the Geneva lakes area, and just moved from Fontana to Lake Geneva.
- We love to walk. We moved to the city of Lake Geneva in retirement in order to leave the car behind in the garage and walk to do errands as well as for recreation. We are able to walk to banking, library, church, and downtown shopping which would not have been possible in our prior location. My Husband remembered the beauty of the Lake and the lake path from his days of outdoor education with his students at Williams Bay.
- We love access to the lake and the lakeshore path as well as Bigfoot Beach. There's always a ton to do outside in nature - we need more nature trails!
- It is going to cause me to move

- We are a very active couple and like the outdoors. Therefore the parks and recreation areas are part of the attraction of Lake Geneva and was one of the factors for us to decide to move to Lake Geneva.
- I love this town.... my family has been coming here since the 40's so that is why we bought a condo and now that we are retired, we are using it much more frequent. Want to get to know the town beyond a tourist or sometimer!
- We love using Bigfoot Beach State Park, shore path and bike paths almost daily. It is very important to our family that we be in close proximity to the lake and its parks.
- My husband was born and raised here and because of the recreation amenities we decided to stay here to raise our children.
- A factor but not the most important.
- My children
- Loved the family atmosphere promoted within Lake Geneva, also feel our park system fosters outdoor education, exercise and play. The Lake path is regionally famous and a great draw for locals and tourists alike.
- The ability to walk to so many different public places in Lake Geneva around the Lake was definitely part of the lure to live here. It's small town living, which is truly a different lifestyle than living in a city or suburbs, and with all the benefits of being a resort town.
- Would not move away from the lake
- It is pathetic that we don't have a public or municipal golf course.
- Our high school students used to have access to a wonderful golf course in their own hometown, but not anymore!"
- Family has been here many generations.
- We moved here from California to occupy a family home. We appreciate the parks in our area.
- I came to Lake Geneva to work in the summer.
- It is very important to be able to stay active and connected to the community. These venues and activities help with both of those. This is a great community that could use something like the RecPlex in Kenosha. Boy, that would rock.
- Beautiful, clean lake and parks.
- Please share events w/the public more. Even the Iron Park music schedule is hard to find online. Need schedules of events posted online!
- Beach Bonus
- Disc Golf for my kids and I was a great add-on"
- The Lake itself is enough to stay but more is needed.
- The lake called me back to my home-town after living elsewhere for 30+ years.
- We found a house just a block away from Big Foot Beach State Park. That is what sealed the decision for us to move here as opposed to Elkhorn, Burlington or Paddock Lake.
- Yes, we moved to the neighborhood surrounding Rushwood Park. Please maintain the local parks and Big Foot Beach at the levels maintained downtown for the tourists.
- I've only been here 4 years on a temporary basis and have not used all the facilities available to me yet.
- We are used to the Chicago suburbs park district offerings
- Lakefront access, beach, Library Park
- There is no area big enough in downtown for the dog park but put is as close as possible or adequate parking
- We love the lake but we are active people and we need more access to non-motorized activities. I would like to be able to bike to work on safe paths or lanes.

- My family loves Lake Geneva's beautiful scenery, but has seen little improvement of the establishments, and parks during our years living here. I would be nice to see some improvement of the parks, and the addition of a dog park! I am surprised to find that there are so many parks that are unknown! And would maybe like to get the word out that there are other options other than the small parks in town!
- Lakefront, library and Riviera are superb. Unfortunately there is not much else.
- My husband is Military. We were going to live in Janesville but came to visit Lake Geneva and see its parks and city. We have 2 little ones and loved this city. But living here during the winter really makes me realize how much the city needs a specified and dedicated indoor area for tots to play (other than the YMCA).
- We love the public accessibility to the Lake in terms of swimming, walking and picnicking.
- Other factors were far more prominent in my decision to move and remain in this area.
- It's just close to where I work.
- Enjoy walking near the White River and Geneva Lake.
- Of the surrounding cities our family feels as though Lake Geneva has the most to offer and the most potential to grow.
- Have been a lifelong resident and have been here before most of the parks have been established. But I do appreciate the diversity of park offerings; I just don't think enough of the residents and visitors know about them and the amenities offered. My perception is that other than the downtown parks (Library, Flat Iron & Seminary) and Veterans Park, most are under-used.
- While they would not have been sufficient as a cause to move here, I rented an apartment and later a house near Central-Denison because of the closeness to the beach, playground, Maple Park and other amenities. They make the city extremely livable.
- We have PLENTY of parks.
- Perhaps it's time to let people pay for their own entertainment.
- I moved from Janesville for work, but go back at the least once or more to Janesville because I miss their parks and trails.
- Public access to the lake (kayaking and swimming), close availability to children's playground at Maple Park, large shady open areas at Library Park, plenty of green space interspersed within the downtown area, large mature trees.
- It’s an important part of the quality of life that is found in Lake Geneva.
- Library Park: the open access to Geneva Lake and the walkway around the lake
- Flat Iron Park: the open space in a crowded area of hotels
- Seminary Park: the open space in a crowded area of hotels"
- Living near a lake with parks right next to the lake was a factor in my move here.
- When I moved here I just loved being able to take my dog to the lake, and meet up with all my neighbors and their pets. Now, there are so many restrictions and we pay taxes just like those with children - there are a lot of dogs and dog loving families and we need a place to go with our pets. Lake Geneva also needs a pool - most of us who live here can't even enjoy the lake due to overcrowding.
- I work in another town and moved here a few years ago b/c I found a nicer apt that was affordable and some friends live in the same building. I am almost never actually in Lake Geneva b/c of long hours I work, but I do like to walk - usually in the area around Central Denison/Maple Park in the evening, around 8-10pm. I'm familiar with the lake paths, but almost never go down there because there are too many people. I didn't even know Lake Geneva had any other parks or nature preserves - I'm planning to go look these up now!
- Year round activities. Even if they are not my activities it is nice to have more than just summer beach season.

- If I had realized that most all youth sports were only offered during the day when working parents could not get their child to the practices and games I might not have been so active to recommend this community for families. In this economy it is important for both parents to work which limits their ability to get the child to the sports programs. This is a sad situation for the young families that choose to live in Lake Geneva.
- Library Park is a treasure. Unfortunately now the lakefront is an eye sore. So much clutter to accommodate wants of small percentage of people. I understand boat space is a source of revenue. Why not, then, allow houses near town to rent out their front yards for parking? The boat parking spoils the effect of looking out at the lake. I'd rather the amount of revenue generated be divided by number of houses and added to taxes if this would allow the lake along the park to be unspoiled. How that magnificence is lost now is a shame.
- Moved here for work
- It was mostly the schools being so good.
- We love to boat on Lake Geneva
- Love the opportunity in L.G. to view the lake and have access. Great activities available i n the community. L.G. is a wonderful place to live.
- The beauty OF THE EXISTING PARKS WAS a MAJOR reason for buying a home in town.
- Simple, clean, fun surrounding the lake.
- We love the parks and NATURAL beauty of the town.
- We are blessed with beautiful natural resources that provide relaxation, comfort and tranquility to many--residents and visitors alike. We have a fiduciary responsibility to preserve and maintain these natural resources.
- The city has what I consider to be low taxes with high quality services. I want to see the heavy usage of the park system STAY CLEAN with the wonderful job the street department has done. Nobody, likes a dirty park system. Where have you seen better??? I have seen many places and spaces but those street department workers are faster and cleaner than anywhere.

19. Are you a resident of the City of Lake Geneva (select the choice that best describes you)?		
Answer Options	**Response Percent**	**Response Count**
Not a resident	0.5%	1
Resident of a neighboring Town	0.0%	0
Seasonal resident	2.5%	5
Part-time, year-round resident (all seasons)	5.4%	11
Full time, year-round resident	**91.6%**	186
If you selected Seasonal resident, please specify what season(s)?		3
	answered question	**203**
	skipped question	**0**

If you selected "Seasonal resident," please specify what season(s)?

- Summer
- All year part time as much as schedule allows
- Summer, June through September

20. What is your age range?

Answer Options	Response Percent	Response Count
17 or younger	0.5%	1
18 - 24	1.0%	2
25 - 34	15.2%	30
35 - 44	10.6%	21
44 - 54	18.7%	37
56 - 64	25.8%	51
65 and over	**28.3%**	56
	answered question	**198**
	skipped question	**5**

21. Including yourself, how many persons in your household are under the age of 18 or over the age of 65? Do they utilize the park system?

Age	Number of People in Household	Do they utilize the park system? No	Do they utilize the park system? Yes	Response Count
Under 18	153	17.3%	82.7%	75
Over 65	111	18.4%	81.6%	76
			answered question	**184**
			skipped question	**19**

22. One additional formal opportunity for public input (beyond a public hearing at the end of the process) will be provided during this Park and Open Space Plan update process. Would you be interested in participating in a discussion on the Lake Geneva parks, programs, and/or trails?

Answer Options	Response Percent	Response Count
No	**52.3%**	102
Yes	47.7%	93
	answered question	**195**
	skipped question	**8**

23. If yes, which of the following methods of input would you be most willing to participate in?

Answer Options	Response Percent	Response Count
Open House: Drop in during evening hours to learn about the Park and Open Space Plan and provide your verbal or written comments.	**70.1%**	68
Workshop: Attend one 1.5 - 2 hour workshop, where you will participate in group discussions and activities aimed at spurring conversation and sharing your ideas.	33.0%	32
Focus Group(s): Attend one of 2 or 3 focus groups offered by invitation on specific topics of interest. Participate in discussion and activities focused on getting your input on specific park system needs.	44.3%	43
	answered question	**97**
	skipped question	**106**

24. If you indicated above that you are interested in attending a Focus Group, what topic would be of most interest to you?

Answer Options	Response Percent	Response Count
Park system needs for children and families	18.0%	11
Park system needs for elderly (over age 65)	4.9%	3
Lakefront and River Facilities needs and improvements	21.3%	13
Park system needs for adult sports	8.2%	5
Park system needs for youth sports	3.3%	2
Trails and Bike Facilities needs and improvements	**23.0%**	14
Other (please specify)	21.3%	13
	answered question	**61**
	skipped question	**142**

Other (please specify):

- Creation of Historic RR Park
- Any of the above
- Any or all
- I would like to see several topics addressed. I previously served on the Fontana Long Range planning committee, Parks Commission, CDA Board, and Plan Commission. I would be willing to help with the planning process.
- Dog parks
- Park system needs for residents and tourists
- Youth sports and bike facilities
- Overall prioritization of improvements
- Hillmoor Golf Course
- Dog friendly activities and parks
- NO Parking Garage
- Music

26. The City of Lake Geneva accepts memorial donations, as well as donations for specific projects and general donations to help support the park system. Would you ever consider making a financial donation of any kind to the Lake Geneva park system? Note: this question will NOT lead to a solicitation for donations.

Answer Options	Response Percent	Response Count
No	**51.9%**	94
Yes	48.1%	87
	answered question	**181**
	skipped question	**22**

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Appendix B: Open House Questionnaire Results

The following questions were distributed as a Questionnaire at the Public Open House conducted on October 8, 2014 at the City of Lake Geneva City Hall, Council Chambers from 6:30-8:30 p.m.

Four Open House participants submitted questionnaires and no additional questionnaires or map drawings were submitted. A copy of the Open House welcome and questionnaire, tabulated results to question 1, 5 and 6, and open-ended responses to questions 2-4, from all submitted questionnaires is provided below:

2015 Lake Geneva Park and Open Space Plan Update
Open House

October 8, 2015 - 6:30-8:30 p.m.
City of Lake Geneva
City Hall Council Chambers

Welcome! The purpose of this Open House is to provide an opportunity for you to see and comment on the Draft Park and Open Space Plan 2015-2020. The Plan was last updated in February of 2008 and is now being updated to reflect the current conditions and future needs of the Lake Geneva's park and open space system. The Plan includes recommendations for new and existing park and recreational facilities, including bicycle and pedestrian trails, and natural and open space areas.

The purpose of updating the Plan is to provide a clear vision for the future of Lake Geneva's park system and to provide the basis for obtaining state and federal grants for park, trail, and natural areas improvements. Park Board members, City Staff, and the Planning Consultant are here to answer your questions or discuss your ideas.

Please take a few minutes to take a look at the Survey Results and the Draft Plan, see maps of existing and recommended future facilities, ask questions, and most of all, to provide your ideas and thoughts on the Draft Plan. Please fill out the questionnaire below, and use our markers to draw your suggestions on the Future Facilities Map on the reverse side.

You also may take your time to review the Plan at the following link and submit this questionnaire by ***Friday, October 17th*** *to Vandewalle & Associates, attn. Mary Robb, PO Box 259036, Madison, WI 53715-2028 or via email at mrobb@vandewalle.com.*

http://www.vandewalle.com/work-1/lake-geneva-park-and-open-space-plan/

1. *Did you take the online Park and Open Space Survey offered during summer of 2014? Yes* -2 *No*-3

2. *Do you have any comments or suggestions on the proposed recommendations in the Draft Park Open Space Plan (see exhibit 3 and the Draft Plan)?*

    - None
    - The Plan is aggressive – great! Is there a ranking of what should happen 1st, 2nd, 3rd? I will be curious to hear the comments from the school district. We have our work cut out for us.
    - Musical Band Shell is needed – we have a concert series that takes place on Thursdays in Flatiron. Residents and tourists alike know about the concerts and pack the park! A shell with electricity, chairs, and lights is sorely needed.
    - Would love to see an ice rink at Maple Park or Flat Iron Park. Have a warming hose and a place for concessions or a Food Truck and atmospheric lighting.
    - I would love to see more options for children like a splash pad, and indoor play center for winter time/rainy days, an ice rink on/near the lake.

3. *Do you have any comments or suggestions on the proposed Future Park and Recreation Facilities Map (see exhibit 4)?*

    - None
    - No
    - Love the idea of more trails, connecting neighborhoods & schools
    - [blank]
    - Please keep in mind that Lake Geneva should plan for tourists and Walworth Co residents. I hear many people say that it's only for tourists

4. *Do you have any additional comments or suggestions on the Draft Park and Open Space Plan 2015-2020?*

    - None
    - The Chamber of Commerce is undertaking an exercise in branding and outdoor activities and sports have been prominently mentioned. I will get this in front of them.
    - [blank]
    - [blank]
    - More programs for kids of all ages, and safer bike and running paths.

5. *Please provide your contact information (optional):*

Name: _____
Address: _____
Telephone: _____
Email: _____

- Five survey respondents provided their contact information

6. *You may draw your ideas or suggestions on the Future Park and Recreation Facilities Map provided on the back of this page. Feel free to use the markers provided to indicate different types of facilities or needs. Please ask if you need additional information or assistance!*

- zero map drawings were submitted

PLEASE DO NOT DRAW ON THE EXHIBITS

THANK YOU!

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Appendix C: Park Improvement Fee Calculations

The following is the calculation methodology for Figure 18, Row H.

Figure 20: Road and Utilities Improvements Calculation

Calculation	Neighborhood	Community
A. Typical Park Size (based on NRPA standards) in Acres	5	25
B. Typical Park Size in Square Feet	217,800	1,089,000
C. Conceptual Road Frontage on Two Sides in Linear Feet (√Row B*2)	934	2,088
D. Road and Utilities Improvement Cost per Linear Foot	$400	$400
E. Parkland Portion (Half) of Road and Utilities Improvement Cost per Linear Foot	$200	$200
F. Road and Utilities Improvement Cost for Typical Park (Row E*Row C)	$186,800	$417,600
G. Road and Utilities Improvement Cost per Acre for Typical Park (Row F/Row A)	$37,360	$16,704

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Appendix D: State and Federal Grant Programs

Program	Purpose	Funding Details	Deadline	Notes	Administrative Agency	Contact
Wisconsin Stewardship Programs						
Aids for the Acquisition and Development of Local Parks (ADLP)	To acquire or develop public, nature-based outdoor recreation areas and facilities	$4 million avail. per yr. 50% local match per project	May 1	▪ A comprehensive outdoor recreation plan in required ▪ Priority for land acquisition ▪ Projects must comply with ADA	WDNR	Jim Ritchie, Southeast Region 414-263-8610
All-Terrain Vehicle Trails				▪		
Urban Greenspace Program (UGS)	To acquire land to provide natural space within or near urban areas, or to protect scenic or ecological features	$1.6 million avail. per yr. 50% local match per project	May 1	▪ A comprehensive outdoor recreation plan in required ▪ Projects must comply with ADA	WDNR	Jim Ritchie, Southeast Region 414-263-8610
Acquisition of Development Rights (ADR)	To acquire development rights for nature-based outdoor recreation areas and facilities	$1.6 million avail. per yr. 50% local match per project	May 1	▪ Funds available to acquire development rights in areas where restrictions on residential, industrial, or commercial developments are in place. ▪ May include enhancements of outdoor recreation.	WDNR	Jim Ritchie, Southeast Region 414-263-8610
Urban Rivers Grant Program (UR)	To acquire lands, or rights in lands, adjacent to urban rivers for the purpose of preserving or restoring them for economic revitalization or nature-based outdoor recreation activities	$800,000 avail. per yr. 50% local match per project	May 1	▪ A comprehensive outdoor recreation plan in required ▪ Projects must comply with ADA	WDNR	Jim Ritchie, Southeast Region 414-263-8610

Program	Purpose	Funding Details	Deadline	Notes	Administrative Agency	Contact
Federal Programs						
Land and Water Conservation Fund (LWCF)	To acquire or develop public outdoor recreation areas and facilities	50% local match per project	May 1	A comprehensive outdoor recreation plan in required	WDNR with Funds	Jim Ritchie, Southeast Region 414-263-8610
Recreational Trails Act	To provide funds for maintenance, development, rehabilitation, and acquisition of land for motorized, non-motorized, and diversified trails	50% local match per project	May 1	▪ Funds may only be used on trails which have been identified in, or which further a specific goal of a local, county, or state trail plan. ▪ Funds may be used on trails that are referenced in a statewide comprehensive outdoor recreation plan	WDNR with Funds	Jim Ritchie, Southeast Region 414-263-8610
Statewide Multi-Modal Improvement Program (SMIP)						
Transportation Alternatives Program	Providing facilities for pedestrians and bicyclists.	▪ Funded through TEA-21 ▪ 20% required match	February	▪ Not a grant program. 80% of funds are reimbursed if all federal guidelines are met ▪ Project must relate to surface transportation ▪ Construction projects must be over $100,000 ▪ Non-construction projects must be over $25,000	WisDOT	Mary Frigge, Southeast Region 262-548-8763

Program	Purpose	Funding Details	Deadline	Notes	Administrative Agency	Contact
Surface Discretionary Grant Program (STP-D)	Provides flexible funds, which can be spent on a wide variety of projects, including roadway projects through the Federal-aid highway system, bridges, transit facilities, and bicycle and pedestrian facilities.	▪ Funded through MAP-21 ▪ 20% required match	February	▪ Any project that fosters alternatives to single-occupancy vehicle trips ▪ Facilities for pedestrians and bicyclists ▪ System-wide bicycle planning ▪ Construction projects must be over $100,000 ▪ Non-construction projects must be over $25,000	WisDOT	Mary Frigge, Southeast Region 262-548-8763
Federal Transit Administration Grants						
Section 5309 (old Section 3 discretionary funds)	Transit capital projects; includes intermodal facilities such as bicycle racks on buses and bicycle parking at transit stations; most funds are to be directed toward transit itself.	20% local match per project	Early Spring	▪ Funding for this program is allocated on a discretionary basis ▪ Congress/Administration can pick the projects; however, the authorization bill contains a list of specific criteria	WisDOT Bureau of Transit	Ron Morse 608-266-1650
Congestion Mitigation and Air Quality (CMAQ) Improvement Program	Funds projects that will reduce vehicle trips and miles; reduce emissions due to traffic congestion, or reduce the per mile rate of vehicle emissions	▪ Funded through MAP-21 ▪ 20% local match	In April of odd numbered years	▪ Only available to Milwaukee, Kenosha, Racine, Ozaukee, Waukesha, Washington, Sheboygan, Kewaunee, Manitowoc, Walworth, and Door Counties	USDOT	Mary Frigge, Southeast Region 262-548-8763

Program	Purpose	Funding Details	Deadline	Notes	Administrative Agency	Contact
Section 402-Highway Safety Funds						
Community Programs Empowerment Program Enforcement Program	For bicycle and pedestrian safety education and training projects, including helmet promotion and purchases, sponsorship of rodeos, classes, and development of brochures	20% local match per project	October – December	▪ Engineering and maintenance work not eligible for funding	WisDOT Bureau of Transportation Safety	Thomas Loeffler Southeast Region 414-266-1097
Highway Safety Program (Section 403)	Available for bicycle/pedestrian education. May also be used to develop safety classes for bicycle/pedestrian offenders	20%-50% local match per project	February	▪ For communities that can document bicycle crashes related to motor vehicle violations ▪ Funds new enforcement programs up to $1000	WisDOT Bureau of Transportation Safety	Thomas Loeffler Southeast Region 414-266-1097
Research Projects	Funds the research needed to substantiate unique local needs for additional safety funding	20% local match per project	February	▪ A study of transit needs on public lands to assess the feasibility of alternative transportation modes (Section 3039)	WisDOT Bureau of Transportation Safety	Thomas Loeffler Southeast Region 414-266-1097
Other Programs						
Wisconsin Main Street Community Program	Comprehensive downtown revitalization program, which includes streetscape improvements		No Date	▪ General downtown program ▪ May benefit trail enhancements through streetscaping	National Main Street Center	Wisconsin Dept. of Commerce, Bureau of Downtown Development 608-266-7531

Program	Purpose	Funding Details	Deadline	Notes	Administrative Agency	Contact
Surface Transportation-Environment Cooperative Research Program	Evaluate transportation control measures. Improve understanding of transportation demand factors. Develop performance indicators that will facilitate the analysis of transportation alternatives	20% local match per project		▪ $ available for the development of national bicycle safety education curriculum ▪ $ available for grants to a national not-for-profit organization engages in promoting bicycle and pedestrian safety ▪ $ available for a study of the safety issues attendant to the transportation of school children to and from school and school-related activities by various transportation modes	FHWA	U.S. Dept. of Transportation 202-366-4000
Urban Forestry Grants	Assistance for tree maintenance, planting, and public awareness	$1,000 to $25,000 grants awarded with a 50% local match	October 1	▪ Funding is prioritized for communities needing to develop an urban forestry plan, needing worker training, and needing to conduct a street tree inventory	WDNR Urban Forestry	Tracey Teodecki 608-267-3775
Home Depot Community Improvement (Environmental) Grants	Assistance for forestry and ecology projects, clean-up beautification projects, recycling programs				Home Depot Community Affairs	Local Home Depot Store Manager

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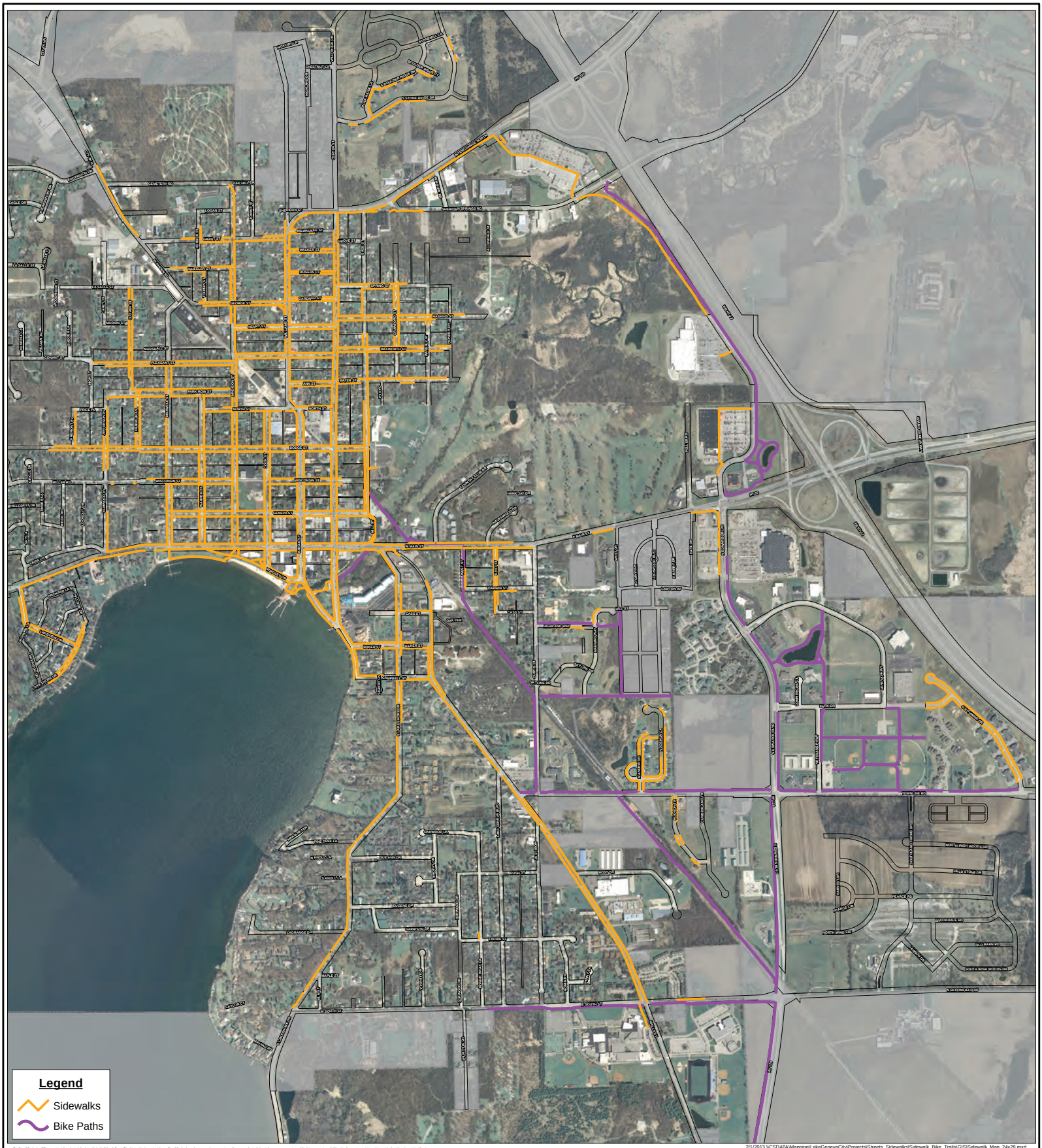
Appendix E: Sidewalks and Bike Paths



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City of Lake Geneva
Walworth County, Wisconsin

Sidewalks and Bike Paths

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1 inch equals 600 feet