



**SPECIAL JOINT MEETING OF CITY COUNCIL &  
PLANNING & ZONING COMMISSIONERS  
MONDAY, NOVEMBER 30, 2015 – 6:00PM  
COUNCIL CHAMBERS, CITY HALL  
AGENDA**

1. Meeting called to order by City Council
2. Meeting called to order by Planning and Zoning Commission
3. Roll Call of members of City Council
4. Roll Call of members of Planning and Zoning Commission
5. Election of Joint Committee Chairperson
6. Comments from the public, limited to 5 minutes per person for any items on the agenda except for public hearing items
7. Acknowledgement of Correspondence submitted to the Council and Commission regarding the Comprehensive Plan Amendment
8. Consultant presents a summary of the Comprehensive Plan
9. Opening of the Public Hearing regarding an Amendment to the Comprehensive Plan on five parcels of land located at Tax Key No's. ZOP 00001, ZYUP 00001A, ZYUP 00001C, ZYUP 00131 & ZYUP 00153, Lake Geneva, Wisconsin, from Private Recreation Facilities to Planned Mixed Use. The change in the Comprehensive Plan may allow a change in Zoning from Rural Holding to Planned Development (PD).
10. Public Testimony
11. Closing of the Public Hearing
12. Adjourn City Council
13. Discussion/Recommendation from Planning Commission regarding Amendment to the Comprehensive Plan on five parcels of land located at Tax Key No's. ZOP 00001, ZYUP 00001A, ZYUP 00001C, ZYUP 00131 & ZYUP 00153, Lake Geneva, Wisconsin, from Private Recreation Facilities to Planned Mixed Use. The change in the Comprehensive Plan may allow a change in Zoning from Rural Holding to Planned Development (PD).
14. Adjourn Planning and Zoning Commission

*This is a joint meeting of the City Council and the Planning and Zoning Commissioners.  
No official Council action will be taken other than those listed on the agenda;  
however, a quorum of the Council will be present.*

# Harrison, Williams & McDonell, LLP

Attorneys at Law

David C. Williams

415 Broad Street #202  
Lake Geneva, WI 53147  
Phone: 262/248-8175  
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Email: [lucyabell@sbcglobal.net](mailto:lucyabell@sbcglobal.net)

June 30, 2015

Martin W. Harrison  
Wallace K. McDonell  
452 W. Main Street  
P.O. Box 59  
Whitewater, WI 53190-0059  
Phone: 262/473-7900  
Fax: 262/473-7906

Andrew Farr Allen (1946-2003)

Please Reply to Lake Geneva Office

HAND DELIVERED

Sabrina Waswo  
City Clerk, City of Lake Geneva  
626 Geneva Street  
Lake Geneva, WI 53147



Re: Application for Amendment to the Comprehensive Plan

Dear Ms. Waswo:

I am enclosing for filing City of Lake Geneva Application for Amendment to the Comprehensive Plan for the "Hillmoor" property.

If there is a filing fee or other fee necessary with this Application, please let me know and I will deliver it today as well.

Very truly yours,

HARRISON, WILLIAMS & McDONELL, LLP

David C. Williams  
State Bar No. 1013899

DCW/mla  
Enclosure

Cc: Ken Robers, Building Inspector w/enclosure  
Mayor Jim Connors w/enclosure  
Dan Draper, City Attorney w/enclosure  
Mike Slavney w/enclosure  
Mike Ford w/enclosure

**CITY OF LAKE GENEVA  
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN**

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

**PART A: AMENDMENT REQUEST**

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

Please check all that apply:

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

**PART B: CONTACT INFORMATION**

**APPLICANT:**

Name (Person OR Firm): Tempo Development, Inc. Address: 11921 S. Hobart St., Palos Park, IL 60464  
Email Address: ford.johnmike@gmail.com Daytime Telephone: (708) 751-2070

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

Name: Lake Geneva Properties, LLC Signature:   
By: Daniel F. Dooley, Manager of Lake Geneva Properties, LLC

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

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

Parcel 1: ZUP00001 & ZYUP00131  
Parcel 1A: ZYUP00001A  
Parcel Number: Parcel 2: ZYUP00001C Address: Highway 50 East, Lake Geneva, WI 53147 (no specific street address)  
Parcel 3: ZYUP00153

**BRIEF DESCRIPTION OF THE PROPOSED AMENDMENT REQUEST:** To allow creation of a residential Planned Unit Development around a lake setting with a minor commercial component. This will require a change to "Planned Mixed Use" for those portions of the property currently designated "Private Recreation Facilities."

**CURRENT ZONING:**

Zoning District: RH (Rural Holding District)

**FUTURE PROPOSED USE (be specific)**

A mixture of single-family lots, townhouses and multi-family condominiums, with limited commercial lots surrounding a 35+ acre lake. See attached Exhibit "A", Preliminary Concept Plan.

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

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

See attached Addendum "A"

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

See attached Addendum "A"

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

See attached Addendum "A"

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

See attached Addendum "A"

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

See attached Addendum "B"

TEMPO DEVELOPMENT, INC.

By: John M. Ford  
Signature of Applicant(s) John Michael Ford, President

6/26/15  
Date

**REQUESTED COMPREHENSIVE PLAN AMENDMENT FOR:**

333 East Main Street, Lake Geneva, WI 53147

Subject Property Address(s)

| NAME OF OWNER(S)  | ADDRESS(S):                       |              |
|---|-----------------------------------|--------------|
| Lake Geneva Properties, LLC   | 55 West Monroe Street, Suite 2500 |              |
| Daniel F. Dooley,   | Chicago, IL 60603                 |              |
| Principal and CEO   |                                   |              |
| SUBJECT PROPERTY:   | ADDRESS(S):                       | PARCEL/LOT # |
| See attached Exhibit "B"  |                                   |              |
| for legal description   |                                   |              |
|   |                                   |              |
| PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY:<br>(for Map Amendments only) |                                   |              |
| NAME  | ADDRESS                           | PARCEL/LOT # |
| See attached Exhibit "C"  |                                   |              |
|   |                                   |              |
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ADDENDUM "A"  
TO

CITY OF LAKE GENEVA  
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN

**PART D:**

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

**At the present time the property presents to tourists and other members of the public entering the City along Highway 50 (the main artery to downtown and through the City) an unattractive view consisting of weeds, grass that is only occasionally mowed and trees that are dead, dying or not maintained. This proposed use will replace that view with an attractive buffer of landscaping and a view of a lake, attractive residential and some limited commercial use adjoining other commercial uses in the City.**

**Although the project will be affordable to local residents with children, we anticipate that its occupants will be mostly local retirees or out-of-state residents seeking a second or retirement home with lake amenities which will be priced within the means of many more individuals than those who can afford properties on Geneva Lake. Accordingly, while adding real estate tax revenue to the City the intended use will not significantly increase the number of students in the local school districts. Because the development provides its own lake amenities, it will not generate any significant demand or impact on Geneva Lake.**

**The project will also retain open space on its north half, as well as the opportunity to enhance public recreation by completing the White River Trail through the City of Lake Geneva to connect with other portions of the trail outside the City limits.**

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

**Because it is a significant part of the City of Lake Geneva there are a number of direct references to the Hillmoor property in the City's Comprehensive Plan. Page 10 of the Comprehensive Plan under "Opportunities" lists:**

**"Redevelop Hillmoor Golf Course (potential new park/open space facility or traditional neighborhood development)."**

**This proposal accomplishes both: a) neighborhood development to the south half of the property suitable for development with direct access to major traffic arteries and adjacent to similar existing development and b) recreation/open space on the north half of the property suited for that use.**

**There are several references in the Comprehensive Plan to desire of residents to maintain Hillmoor as a golf course or even having the City purchase Hillmoor and operate it as a municipal golf course. That would be contrary to the other goal in the plan of redeveloping it as a neighborhood. As more completely described below, Hillmoor has not been utilized as a golf course for a number of years and has become a public eyesore along the major entryway into the City.**

**Wetlands to the north of Hillmoor Golf Course are mentioned as a significant wetland area on page 28 of the Comprehensive Plan.**

**There are frequent references in the Comprehensive Plan to maintaining open space, including especially wetlands and other areas still in a natural state, and this proposal accomplishes that for the approximately half of the property already in such uses.**

**The Plan also urges development of trails, parks and waterfront areas, and it is likely that an extension of the White River Trail and possible public use of portions of the property will be discussed as part of the development process. Specific desires of the City for public use are unknown at this time.**

**The Comprehensive Plan also encourages identification and rationalization of major roads and highways for accesses to and from the City. The location of the Hillmoor property on Highway 50 very close to the Highway 12 "freeway" system will minimize disruption caused by weekend traffic resulting from not only tourists, but individuals coming to and from secondary residences. Traffic will flow to and from Edwards Boulevard and from there to the Highway 120, Highway 50 or Highway 12 main arteries.**

**Another objective of the Comprehensive Plan is to preserve the wetland to the north of the Hillmoor Golf Course (see Page 28) and at the eastern most edge of the City, and this proposal will accomplish that as well. Preservation of floodplains, drainage ways, wetlands, steep slopes, woodland areas and wildlife habitat are also listed as objectives of the Comprehensive Plan on page 30. The Comprehensive Plan identifies these areas as playing significant roles in maintaining the quality of groundwater and surface water and to provide valuable habitats for fish, birds and other wildlife.**

**The Comprehensive Plan also encourages development of "infill" areas, areas already approved for development and areas closer to the center of town over outlying areas on the edges of the City proper or surrounding areas of the Towns which have not yet been annexed. Although one might argue that Hillmoor is too large to be considered an "infill" property, the chart on page 50 of the Comprehensive Plan shows that Hillmoor was approved for 275 residential units on March 13, 2006, as well as three non-residential units on June 16, 2006. Subsequent to approval of the Comprehensive Plan, the City has approved and considerable retail commercial areas have been constructed adjoining Hillmoor along Edwards Boulevard which is farther from the center of the City than Hillmoor.**

**Although 275 residential units and some commercial development was approved on Hillmoor in 2006, timely construction was never commenced because of the decline of the general economy and real estate in particular, and therefore its zoning has reverted to Rural Holding after previously having been rezoned to Planned Development. Hillmoor is now effectively surrounded by residential property to the west and commercial property to the east, except for the property on the north which was not proposed for development nor is suited for development.**

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

**On page 91 of the 2011 Comprehensive Plan it states in reference to Hillmoor Golf Club: "The future of the Golf Course is uncertain." The future is more certain now, although the future is not as a golf course.**

**The major change is the fact that the golf course has not been used as one or maintained as one for a number of years and to create one now or in the future would be basically starting from scratch. In addition, the clubhouse, never in good condition, has been demolished and would need to be replaced. The cost of replacing the golf course and clubhouse would be in the millions in addition to the cost of the land.**

**Jim Gaugert, a former owner of the golf course and strong golfing advocate, has recently and publicly stated before the City Plan Commission that he has concluded with great regret that Hillmoor no longer has a future as a golf course because of the competition of the many excellent golf courses surrounding Lake Geneva, as well as the cost of restoring it to golf course use. This is also recognized by the City Council which recently declined to include acquiring Hillmoor Golf Course as one of the possible uses of TIF funding before the TIF District is closed. If acquiring and/or maintaining a golf course cannot be done with TIF funding, it certainly won't be done with funds acquired from raising taxes on local residential or commercial real estate.**

**Further, the City has terminated the lease of certain City-owned property formerly leased as part of Hillmoor Golf Club, and has converted or designated the land to other recreational uses.**

**Therefore, the circumstances that have changed since the original adoption of the Comprehensive Plan is that Hillmoor is no longer a golf course, competition is such that creating or maintaining a new golf course is not financially feasible, and the City has justifiably declined the opportunity to purchase Hillmoor to return it to a public or private golf course.**

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

**The City's image has taken a serious blow over the last several years because the main entryway for visitors into the City passes right by Hillmoor Golf Club. It is infrequently mowed and the views are usually of dried grass and trees which are dead or dying and not timely removed. As has been commented by City residents at public meetings on a number of occasions, many nonresidents assume that the City owns the golf course even though that was only true for a part of it not visible from Highway 50. Thus, the view along this prime entryway also reflects on the City as an assumed owner of the property.**

**The property has been foreclosed and has been on the market for years with no other development proposal being presented. No one has stepped forward with a concrete proposal to restore it or maintain it as a golf course. Who knows how long it will take to have another suitable proposal made for use of the property in this economic climate?**

**The City of Lake Geneva had the possibility of purchasing the property through use of TIF funds, which would have left it free of debt, but the City (probably wisely) declined the possibility of either operating it with City personnel or renting it to a private operator. Several million dollars would need to be spent to reopen Hillmoor as a golf course. No private operator has stepped forward and offered to lease the property from the City for use as a golf course if the City did purchase it for that use.**

**The current developer proposes to create a lake as an amenity to attract those who wish a water-oriented property but who cannot afford to purchase on or near Geneva Lake. Fewer residences are now being proposed than in the approved but never built 2006 development which kept part of Hillmoor as a golf course. Although the present developer does not know what form or format is desired by the City, the possibility exists to extend the White River Trail through the property, create other recreational uses, and protect or enhance significant open space and wildlife habitat in the center of the City, all at minimal cost to the City. All these values are recommended by the Comprehensive Plan as a result of the public input into the Plan.**

ADDENDUM "B"  
TO

CITY OF LAKE GENEVA  
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN

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

The appropriate future land use category for the portion of the property proposed for development (See Exhibit "A") is "Planned Mixed Use." "Planned Neighborhood" was considered, but the text of the Comprehensive Plan (Page 59) states in part:

**"A minimum of 60 percent of all new dwelling units in each Planned Neighborhood should be single family detached residential dwellings."**

This proposal includes less than 50% of the dwelling units to be single family detached.

"Planned Business" is inappropriate because this development proposal is primarily residential.

"Neighborhood Mixed Use" was also considered, but the Comprehensive Plan states (Page 61) that this use is intended to stabilize the land uses and character of "existing neighborhoods" that are not characterized by a homogeneous land use pattern and that such use is generally mapped in "established neighborhoods." Hillmoor is vacant land at this time.

The most appropriate development category appears to be "Planned Mixed Use" which is intended to facilitate a "carefully controlled mix of commercial and residential uses" tied to "City approval of a specific plan for the project." See page 62 of Comprehensive Plan. This language indicates that it was intended to be applied to an undeveloped parcel of land where there is no existing neighborhood and a controlled and specific plan can be approved in advance of any development.

Although Map 5a to the Comprehensive Plan (see copy attached) indicates in the legend that Planned Mixed Use may include a mix including "Multi-Family Residential," the text on page 62 for Planned Mixed Use states that such category "advises a carefully designed blend of Mixed Residential, Planned Office, Planned Business." and other uses. Although the term "Mixed Residential" is not defined, the text also suggests that a mix including MR zoning districts is appropriate for zoning categories. The zoning text for the only Multi-Family Residential District (MR-8) states in part:

**“The land use standards for this district permit single-family detached, twin house/duplex, two flats, townhouses, multiplexes and apartments permitted by right and related institutional land uses.” (See Section 98-105(2)(e)(1) of Zoning Ordinance). (Underlining supplied).**

**Although single family lots of 9,000 square feet are allowed by right in the MR-8 zoning district, and the proposed single family lots in this project are either 10,500 square feet or 12,000 square feet, lots larger than 9,000 square feet are not prohibited. The significance is that the proposed single family residences, townhouses and multi-family buildings are all permitted in the MR-8 zoning district, without limitations as to the percentage of the mix.**

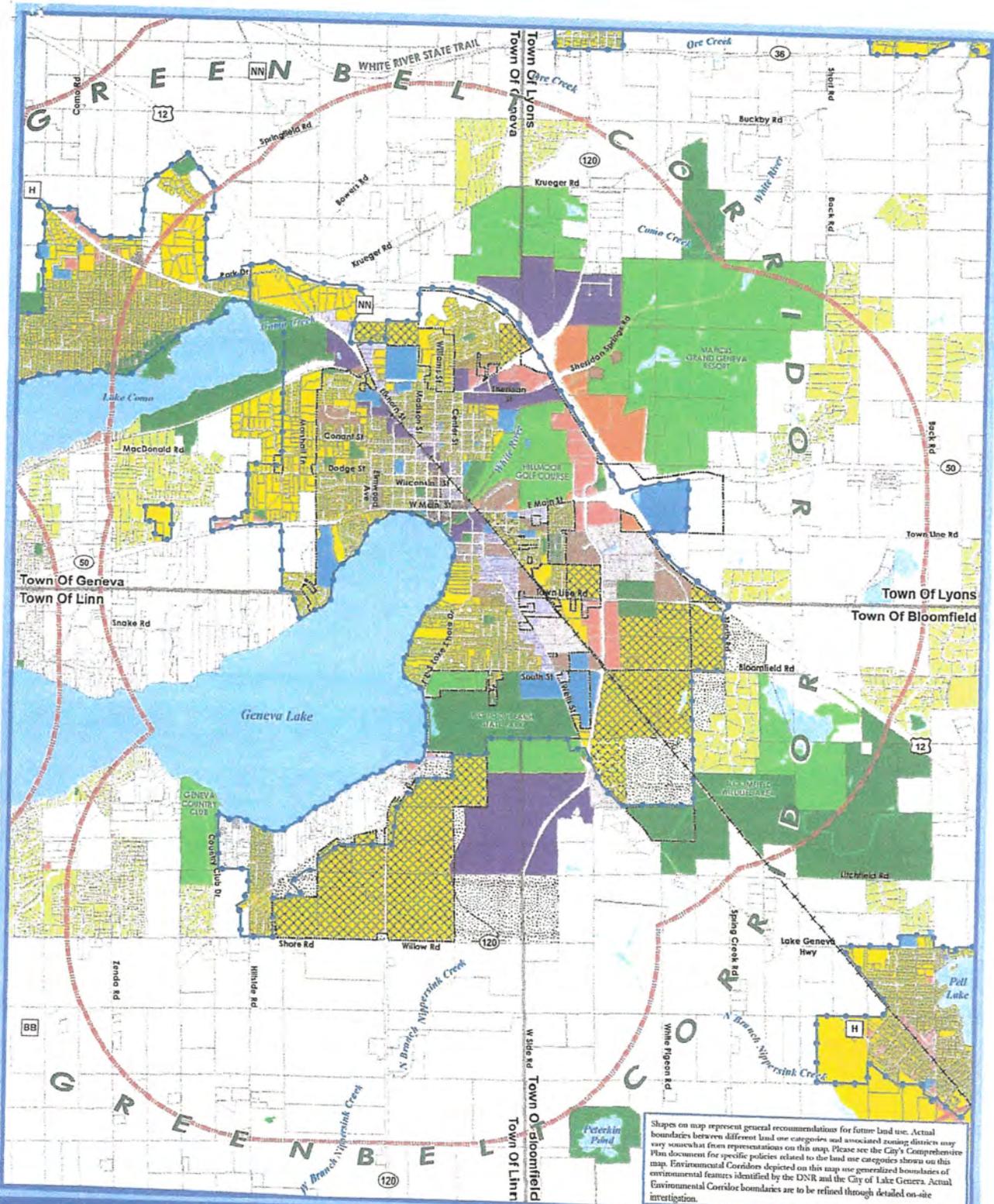
**Notwithstanding our reference to such zoning category in defining the term “Mixed Residential” in the Comprehensive Plan, the most appropriate zoning category for this project would be the Planned Development (PD) District because it permits flexible zoning treatment.**

**In addition, certain text amendments might be necessary consistent with this development request. The only text amendment we are aware of at this time is an amendment to delete the statement on page 66 of the Comprehensive Plan which lists as a policy or program under “Private Recreation”:**

**“Support Private Recreation uses, including Hillmore (sic) Golf Course, in the Lake Geneva area as a critical component of the City’s resort and recreation identity.”**

**This statement is contradicted on page 10 of the Comprehensive Plan where it lists as an “opportunity” redevelopment of Hillmoor Golf Course as a potential new park/open space facility or traditional neighborhood development. The same page lists as an “opportunity” expanding recreation, cultural activities, green space and trails. All these goals can be accomplished at Hillmoor by development of the south half of the property which is high and dry and utilizing the northern half of the property for open space, green space, expansion of recreation and trails.**

**Attached Exhibit “A” includes the outlines of the Hillmoor property proposed to be changed from Private Recreation Facilities to Planned Mixed Use.**



Shapes on map represent general recommendations for future land use. Actual boundaries between different land use categories and associated zoning districts may vary somewhat from representations on this map. Please see the City's Comprehensive Plan document for specific policies related to the land use categories shown on this map. Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR and the City of Lake Geneva. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

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

**Land Use Categories**

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

- Central Business District
- Planned Mixed Use
  - \*Each "Planned Mixed Use Area" may include mix of:
    1. Planned Office
    2. Multi-Family Residential
    3. Institutional & Community Services
    4. Planned Business
- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor
- Long Range Exurban Growth Area

- City of Lake Geneva
- Township Boundary
- Urban Service Area Boundary
- Extraterritorial Jurisdiction Boundary
- Parcels
- Surface Water
- Abandoned Railroad



Adopted: August 30, 2011

Source: SEWRPC, WIDNR, Walworth County LIO, V&A

EXHIBIT "A"

PRELIMINARY CONCEPT PLAN



EXHIBIT "B"

LEGAL DESCRIPTION

CHICAGO TITLE INSURANCE COMPANY

| ISSUING OFFICE:  | FOR SETTLEMENT INQUIRIES, CONTACT:  |
|--|---|
| Title Officer: Andy Roznak<br>Chicago Title Company<br>253 Center St.<br>Lake Geneva, WI 53147<br>Phone: 262-248-1123<br>Main Phone: (262)248-1123<br>Email: Andy.Roznak@ctt.com | Chicago Title Company<br>20900 Swenson Dr. , Suite 900<br>Waukesha, WI 53186<br>Main Phone: (262)796-3800 Main Fax: (262)796-3888 |

**SCHEDULE A**

**ORDER NO. WA-4170**

1. Effective Date: March 2, 2015
2. Policy or (Policies) to be issued:
  - a. ALTA Owner's Policy 2006  
Proposed Insured: Tempo Development Inc.  
Policy Amount:
3. The estate or interest in the land described or referred to in this Commitment is:  
Fee Simple
4. Title to the estate or interest in the land is at the Effective Date vested in:  
Lake Geneva Properties, LLC
5. The land referred to in this Commitment is described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**END OF SCHEDULE A**

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ALTA Commitment (06/17/2006)



**EXHIBIT "A"**  
Legal Description

PARCEL 1:

A parcel of land located in Sub-lots 3 and 4 of the Plat of Geneva, being sometimes known as the Original Plat of Lake Geneva, and the Northwest 1/4 of Section 31, T 2 N, R 18 E, and in the Northeast 1/4 of Section 36, T2N, R17E, City of Lake Geneva, Walworth County, Wisconsin and described as follows:

Beginning at the Northwest corner of said Section 31; thence N 89° 54' 15" E 2080.67 feet to the centerline of Turkey Farm Road; thence S 1° 22' 00" E 1016.52 feet along said centerline; thence S 54° 32' 20" W 302.47 feet; thence S 19° 13' 00" W 355.44 feet to the reference line of State Trunk Highway 50; thence S 77° 22' 40" W 1761.10 feet along said line; thence N 0° 41' 25" W 1264.99 feet along the West line of said Section 31; thence S 89° 19' 30" W 629.89 feet along the North line of Country Club Subdivision; thence N 67° 20' 10" E 192.92 feet; thence N 28° 37' 30" E 314.50 feet; thence N 0° 41' 25" W 297.00 feet to the North line of said Section 36; thence N 89° 15' 35" E 297.00 feet, along said North line to the place of beginning.

Tax Key No: ZOP 00001 and ZYUP 00131

PARCEL 1A:

A parcel of land located in the Southeast 1/4 of Section 25, T 2 N, R 17 E, City of Lake Geneva, Walworth County, Wisconsin and described as follows:

Commencing at the Southeast corner of said Section 25; thence S 89° 15' 35" W 1138.67 feet along the South line of said Section 25, to the place of beginning; thence continue S 89° 15' 35" W 235.00 feet to the West line of Waverly Street; thence N 0° 16' 45" W 149.82 feet along said West line; thence N 89° 15' 35" E 307.00 feet; thence S 25° 18' 05" W 166.74 feet to the place of beginning.

Tax Key No: ZYUP 00001A

PARCEL 2:

A parcel of land located in the Southeast 1/4 of Section 25, T2N, R17E, City of Lake Geneva, Walworth County, Wisconsin, being more particularly described as follows:

Beginning at a concrete monument marking the Southeast corner of said Section 25; thence South 89° 48' West, 625.11 feet; thence North 16° 17' West, 200.17 feet; thence North 12° 35' East, 213.89 feet; thence North 2° 29' East, 166.12 feet; thence North 15° 33' East, 113.58 feet; thence North 39° 00' 30" West, 210.52 feet; thence South 28° 17' 45" West, 332.17 feet; thence North 89° 52' West, 193.89 feet to the East line of Manufacturer's Avenue; thence North 0° 08' East along the East line of Manufacturer's Avenue; 440.18 feet; thence South 85° 57' 30" East, 124.86 feet; thence North 31° 12' East, 63.16 feet; thence North 27° 13' East, 40.99 feet; thence North 9° 08' East, 84.48 feet to the South line of Haskins Street; thence South 89° 59' East along the South line of Haskins Street and its Easterly extension, 429.22 feet; thence South 55° 18' 30" East, 100.43 feet; thence North 73° 50' East, 206.17 feet to the West line of Lot "H" of the Geneva

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ALTA Commitment (06/17/2006)

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WI-CT-FTMS-01080.636298-SPS-1-15-WA-4170

AMERICAN  
LAND TITLE  
ASSOCIATION



**EXHIBIT "A"**  
Legal Description

Lake Crawford Manufacturing Company's Addition to the City of Lake Geneva; thence North 6° 32' East, (recorded as North 6° 15' East) 645.5 feet to the Northwest corner of said Lot "H"; thence North 82° East, 112.3 feet more or less along the North line of said Lot "H" to the East line of said Section 25; thence South along the said East line of Section 25, 1807.75 feet more or less to the point of beginning.

Tax Key No: ZYUP 00001C

**PARCEL 3:**

Part of the Southeast 1/4, Southwest 1/4, Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Town 2 North, Range 18 East, in the City of Lake Geneva, Walworth County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of Section 30; thence South 89°54'09" West along the south line of said Southwest 1/4 Section 548.11 feet to the point of beginning of the lands to be described; thence continuing South 89°54'09" West along said south line 2056.22 feet to a point on the west line of the Southwest 1/4 of Section 30; thence North 00°46'41" West along said west line 2081.15 feet to a point; thence North 77°28'13" East 1301.13 feet to a point; thence North 89°32'32" East 414.52 feet to a point on the westerly line of USH "12"; thence South 33°01'04" East along said westerly line 203.83 feet to a point; thence South 11°20'04" West 309.68 feet to a point; thence North 88°00'24" West 522.16 feet to a point; thence South 04°06'36" East 697.13 feet to a point; thence South 89°15'36" East 557.97 feet to a point; thence South 00°00'15" West 775.32 feet to a point; thence South 26°19'37" East 207.41 feet to a point; thence North 89°27'46" East 74.05 feet to a point; thence South 00°32'08" East 230.92 feet to a point; thence North 88°22'57" East 95.37 feet to a point; thence South 00°26'51" East 15.38 feet to the point of beginning.

**EXCEPTING THEREFROM THE FOLLOWING:**

Lot 1 of Certified Survey Map No. 1918 being part of the Southwest 1/4 of the Southeast 1/4 of Section 30, Town 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin bounded and described as follows:

Commencing at the Southwest corner of said Section 30; thence North 0°46'41" West 607.53 feet; thence South 63°27'02" East 237.52 feet to the point of beginning; thence North 0°46'41" West 369.72 feet; thence North 89°13'19" East 200.00 feet; thence South 0°46'41" East 346.37 feet; thence South 55°16'59" West 128.36 feet; thence North 63°27'12" West 105.25 feet to the point of beginning.

Tax Key No: ZYUP 00153

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ALTA Commitment (06/17/2006)



EXHIBIT "C"

PROPERTY OWNERS

FESENMAIER FAMILY TRUST  
3129 WEST DR  
LAKE GENEVA, WI 53147

~~FESENMAIER FAMILY TRUST  
3129 WEST DR  
LAKE GENEVA, WI 53147~~

~~RICHARD A ORTIZ  
PO BOX 567  
LAKE GENEVA, WI 53147~~

RICHARD A ORTIZ  
PO BOX 567  
LAKE GENEVA, WI 53147

~~MICHAEL S PODY  
PO BOX 685  
LAKE GENEVA, WI 53147~~

MARLENE F CONROY  
7273 STATE RD 50 EAST  
LAKE GENEVA, WI 53147

HAROLD B PETERSEN  
CHRISTINE K PETERSEN  
7261 STATE RD 50  
LAKE GENEVA, WI 53147

JERRY B GIFFORD II  
LISA R GIFFORD  
7253 STATE RD 50 EAST  
LAKE GENEVA, WI 53147

~~MICHAEL PODY  
PO BOX 685  
LAKE GENEVA, WI 53147~~

MICHAEL PODY  
PO BOX 685  
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CHRISTOPHER A CRUM  
3111 EAST DR  
LAKE GENEVA, WI 53147

~~MICHAEL S PODY  
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MARION J HECKEL  
27114 WASHINGTON AVE  
WATERFORD, WI 53185

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DELMY RODRIGUEZ  
3145 WEST DR  
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3148 W BARRY DR  
LAKE GENEVA, WI 53147-2000

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JULIE D MULLIGAN  
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910 S WELLS ST  
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KENNETH A NABER  
JULIA NABER  
3856 W 111TH ST  
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\* Duplications crossed out (X)

EXHIBIT C

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MERCY HEALTH SYSTEM CORP  
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JANESVILLE, WI 53547-0300

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DELORES HEADLEY TRUST  
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IRMGARD SCHNEIDER, ETAL  
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ANN RADECKI TRUST  
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GLENVIEW, IL 60025-2500

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DEBRA K LUND  
662 PRINCETON LA  
NEW LENOX, IL 60451-5100

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MARLENE C SIPLA TRUST  
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RACINE, WI 53406~~

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TERESE A MCGRATH TRUST  
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ADDISON, IL 60101

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108C EVELYN LN  
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DONALD L OGDEN TRUST  
ALICE C OGDEN TRUST  
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RICHARD J EBERT  
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14918 S PRESERVE DR  
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PAMELA MCCARTHY TRUST  
1223 SALFORD DR  
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108 EVELYN LN  
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CARY MARCHESE  
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CESARE SORRENTINO  
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13525 MARISSA CT  
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KAREN A KROHN TRUST  
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1986 W CAMPHILL CIR  
INVERNESS, IL 60067

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MICHELLE L NIELSEN  
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KATHLEEN C KAEMPFER  
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DENISE V LAZZIO TRUST  
1008 GEORGE ST  
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JACK M WILLIAMS  
MARYANN WILLIAMS  
114 HAWK JAY DR, UT E  
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MARILYN LLOYD TRUST  
6583 BRIDLEWOOD CT  
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~~LYLE HEADLEY TRUST  
DOLORES J HEADLEY TRUST  
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WESTCHESTER, IL 60154-1500~~

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DOLORES J HEADLEY TRUST  
2333 HAWTHORNE  
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LEO ZARKA  
ELAINE ZARKA  
21 RUE DE LONGCHAMP  
75116 PARIS - FRANCE

LEO J DOMBROWSKI TRUST  
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FRANK CERQUA  
BARBARA CERQUA  
10 W GLENLAKE AVE  
ROSELLE, IL 60172

COLETTE C WHALEN  
300 COUNTRY CLUB DR  
LAKE GENEVA, WI 53147-7700

JUNE DAUBS LIFE EST  
JUNE M HOUSTON, LINDA S MCHALE, ET/AL  
10625 S MAYFIELD  
CHICAGO RIDGE, IL 60415

BAUGHMAN FAMILY LIVING TRUST  
1059 WESTFIELD LN  
SCHAUMBURG, IL 60193

ROBERT M ANICHINI  
KAREN E ANICHINI  
6855 N LORON  
CHICAGO, IL 60646

ADRIANA VAN EEKEREN TRUST  
C/O DALE VAN LEEUWEN  
40W037 RED HAWK CT  
ST CHARLES, IL 60175

SHEILA A BEHRENS TRUST  
1202 CLEVEN AVE  
MT PROSPECT, IL 60056

ALAN A SWARTZ SR  
MAUREEN E SWARTZ  
7768 3RD AVE  
KENOSHA, WI 53143

GREGORY T SIPLA  
39W667 WALT WHITMAN RD  
ST CHARLES, IL 60175

BRENDA C O'BRIEN  
GREGORY O'BRIEN  
2 W HIAWATHA TRAIL  
MT PROSPECT, IL 60056

COSTION FAMILY LIVING TRUST  
2306 HANSCOM CT  
SCHAUMBURG, IL 60193

MATT RAFFERTY  
PATRICIA M RAFFERTY  
307 HUDSON  
CLARENDON HILLS, IL 60514

JOHN E JANCZAK  
6 SANDAL WOOD CT  
STREAMWOOD, IL 60107

TIMOTHY O'NEIL  
MAUREEN O'NEIL  
512 ASHBURY CT  
LEMONT, IL 60439

SUSAN GLEASON  
355 HAVENWOOD DR, #6  
LAKE GENEVA, WI 53147

JOHN D MUSTIS  
430 SOUTH WESTERN AVE  
#408  
DES PALINES, IL 60016

ROBERT R KASOVIC  
355 HAVENWOOD DR UNIT 8  
LAKE GENEVA, WI 53147

~~LAKE GENEVA PROPERTIES LLC  
55 W MONROE ST, STE 2500  
CHICAGO, IL 60603-0300~~

YOUNGQUIST-NADING LLC  
255 HAVENWOOD DR  
LAKE GENEVA, WI 53147

WALWORTH APARTMENTS LLC  
2 E MIFFLIN ST  
STE 801  
MADISON, WI 53703-6200

CITY OF LAKE GENEVA  
626 GENEVA ST  
LAKE GENEVA, WI 53147

CATHOLIC CHURCH  
148 MAIN ST  
LAKE GENEVA, WI 53147

ST FRANCIS DE SALES CONGREGATION  
LAKE GENEVA, WI 53147

HOME DEPOT USA INC  
PROPERTY TAX DEPT #4916  
PO BOX 105842  
ATLANTA, GA 30348-4200

LAKE GENEVA PROPERTIES LLC  
55 W MONROE ST, STE 2500  
CHICAGO, IL 60603-0300

FRANKLIN D GUSKE SR TRUST  
PO BOX 46  
PELL LAKE, WI 53157

~~LAKE GENEVA PROPERTIES LLC  
55 W MONROE ST, STE 2500  
CHICAGO, IL 60603-0300~~

~~LAKE GENEVA PROPERTIES LLC  
55 W MONROE ST, STE 2500  
CHICAGO, IL 60603-0300~~

**City of Lake Geneva  
Public Hearing on Amendments to Comprehensive Plan**

Notice is hereby given that the City of Lake Geneva will hold a public hearing on Monday, October 19, 2015 at 5:30 pm at City Hall, 626 Geneva Street, Lake Geneva.

The public hearing will be held to gather public input on proposed amendments to “City of Lake Geneva Comprehensive Plan.” The Comprehensive Plan is a policy for the growth, development, and preservation of the community. The proposed amendments would affect the Future Land Use map and the Community Facilities & Utilities map within the Plan document.

Due to a request submitted by John Michael Ford for Tempo Development, Inc., 11921 S. Hobart Street, Palos Park, IL 60464, the City of Lake Geneva is considering a change in the Comprehensive Plan on four parcels of land located at Tax Key No’s. ZOP 00001, ZYUP 00001C, ZYUP 00131 & ZYUP 00153, Lake Geneva, Wisconsin, from Private Recreation Facilities to Neighborhood Mixed Use. The change in the Comprehensive Plan will allow a change in Zoning from Rural Holding to Planned Development (PD).

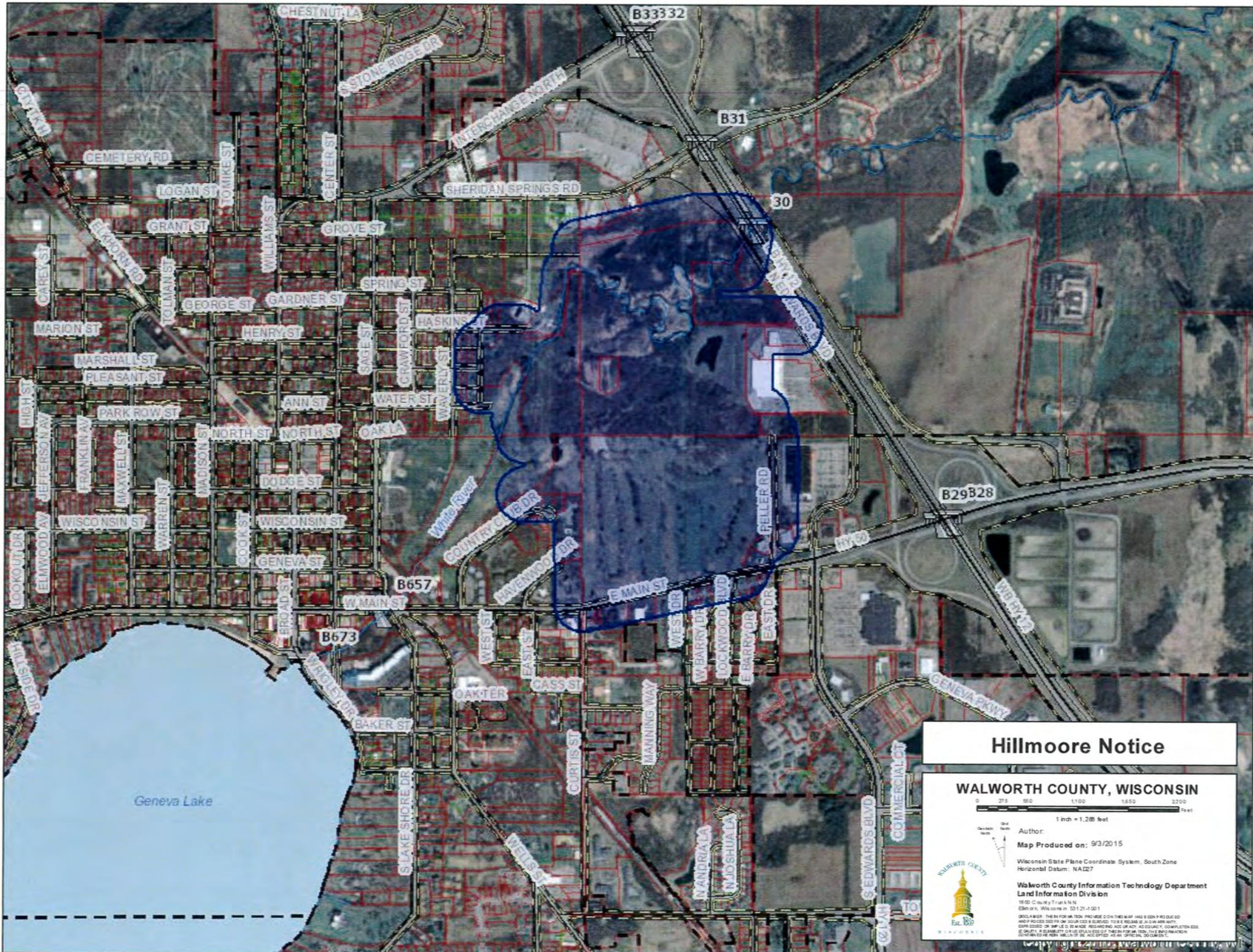


The Comprehensive Plan and the proposed amendments are available for review at the City of Lake Geneva Building and Zoning Department, 626 Geneva Street. Questions regarding the plan and amendments can be addressed to the Building Inspector/Zoning Administrator, Ken Robers. Written comments should be submitted to the City Clerk before the public hearing date. All written comments will be forwarded to the City of Lake Geneva Plan Commission and City Council.

Dated this 11<sup>th</sup> day of September, 2015.

Published: July 17, 2015

Sabrina Waswo, City Clerk



## Hillmoore Notice

**WALWORTH COUNTY, WISCONSIN**



Author:  
 Map Produced on: 9/3/2015  
 Wisconsin State Plane Coordinate System, South Zone  
 Horizontal Datum: NAD87



**Walworth County Information Technology Department  
 Land Information Division**  
 1800 County Trunk N N  
 Elkhart, Wisconsin 53121-4301  
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WILLIAMS BAY, WI 53191

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WADSWORTH, IL 60083

TARGET CORPORATION  
C/O PROPERTY TAX DEPT T-2348  
PO BOX 9456  
MINNEAPOLIS, MN 55440-5600

RYAN COMPANIES US INC  
50 S 10TH ST  
SUITE 300  
MINNEAPOLIS, MN 55403

AEI INCOME & GROWTH FUND XXII  
AEI INCOME & GROWTH FUND24 LLC, et a  
AEI INCOME & GROWTH FUND27 LLC  
30 E SEVENTH ST STE 1300  
ST PAUL, MN 55101

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SUSAN J FRITZ  
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SCHILLER PARK, IL 60176

JAMES F GOOD  
KATHLEEN A GOOD  
2480 TALCOTT RD UT 119  
PARK RIDGE, IL 60068

LORRAINE E CARAVELLI  
CHRIS CARAVELLI, ETAL  
4120 ATLANTIC  
SCHILLER PARK, IL 60176

JAMES RADECKI TRUST  
ANN RADECKI TRUST  
63 STONE CREEK DR  
LEMONT, IL 60439

RUGGERI FAMILY TRUST  
308 FERNWOOD LA  
GLENVIEW, IL 60025-2500

CORY D LUND  
DEBRA K LUND  
662 PRINCETON LA  
NEW LENOX, IL 60451-5100

DUCO L HASERT  
106C EVELYN LN  
LAKE GENEVA, WI 53147-4700

THOMAS F SIPLA TRUST  
MARLENE C SIPLA TRUST  
3315 ORION CIR  
RACINE, WI 53406

JAMES G MCGRATH TRUST  
TERESE A MCGRATH TRUST  
646A NORTHWEST HWY  
PARK RIDGE, IL 60068

TIMOTHY C DUBIEL  
1450 BRIDLE TER  
ADDISON, IL 60101

RICHARD A WHALEN  
GEORGIANNA WHALEN  
533 ELMORE ST  
PARK RIDGE, IL 60068

THOMAS F SIPLA  
MARLENE C SIPLA  
3315 ORION CT  
RACINE, WI 53406

GORDON A SEBASTIAN JR  
JAYNE L SEBASTIAN  
209 MENDON LA  
SCHAUMBURG, IL 60193

ROBERT F PICHA  
JUDITH A PICHA  
872 SARANAC LAKE DR, UT 101  
VENICE, FL 34292-9200

KATHLEEN MCFARLAND  
108C EVELYN LN  
LAKE GENEVA, WI 53147

DONALD L OGDEN TRUST  
ALICE C OGDEN TRUST  
108 EVELYN LA UT D  
LAKE GENEVA, WI 53147

RICHARD J EBERT  
ANNA M EBERT  
14918 S PRESERVE DR  
LOCKPORT, IL 60441

THOMAS A MCCARTHY TRUST  
PAMELA MCCARTHY TRUST  
1223 SALFORD DR  
SCHAUMBURG, IL 60193

KIT J STRICKER  
645 LOCKWOOD DR  
CRYSTAL LAKE, IL 60012

ROSEMARY C SCHILTZ  
DAVID W SCHILTZ, ETAL  
108 EVELYN LN  
LAKE GENEVA, WI 53147

ELIZABETH J BEIERLE  
110 HANK JAY DRIVE  
UNIT A  
LAKE GENEVA, WI 53147

MICHAEL MARCHESE  
CARY MARCHESE  
34 STONERIDGE DR  
SOUTH BARRINGTON, IL 60010

LORETTA ANICHINI SORRENTINO  
CESARE SORRENTINO  
6867 N LORON  
CHICAGO, IL 60646

DAVID A SCAMARDO  
640 N ROCKWELL ST  
CHICAGO, IL 60612

ROBERT W BOCH  
ANN W BOCH  
5251 N OLEANDER PKWY  
CHICAGO, IL 60656-5600

WILLIAM W WALSER JR  
KARLA A WALSER  
733 ANDRIA DR  
LAKES GENEVA, WI 53147-4700

WALTER J HAYDOCK  
BONNIE J HAYDOCK  
13525 MARISSA CT  
HOMER GLEN, IL 60491

JEROME H KROHN TRUST  
KAREN A KROHN TRUST  
12573 CHETLAIN DR  
GALENA, IL 61036

RICHARD PUCCI TRUST  
1986 W CAMPHILL CIR  
INVERNESS, IL 60067

WILLIAM M NIELSEN  
MICHELLE L NIELSEN  
13 SHORE DR  
SCHAUMBURG, IL 60193

FREDERICK W KAEMPFER  
KATHLEEN C KAEMPFER  
112 HANK JAY DR C  
LAKE GENEVA, WI 53147-4700

JACK GOODMAN  
KATHLEEN GOODMAN  
30 MEADOWLARK CT  
ROSELLE, IL 60172

ANTHONY M YARIO  
MARK A YARIO  
112E HANK JAY DR  
LAKE GENEVA, WI 53147

ALBERT A MARSHIANO  
1047 E ADAMS ST  
LOMBARD, IL 60148

MARYANNE CARPINO  
MARGARET H NOLAN  
171 QUINCY COURT A  
BLOOMINGDALE, IL 60108

DANIEL D SKOCZYLAS  
112 HAWK JAY DR  
LAKE GENEVA, WI 53147

CARRI L GOODMAN  
517 SAMOSET CT  
SCHAUMBURG, IL 60193

ROBERT A MARRA  
DANA L MARRA  
1350 E MICHELE  
PALATINE, IL 60074

WILLIAM BEST  
114 HANK JAY DR  
LAKE GENEVA, WI 53147

CHARLES S LAZZIO TRUST  
DENISE V LAZZIO TRUST  
1008 GEORGE ST  
LAKE GENEVA, WI 53147

JACK M WILLIAMS  
MARYANN WILLIAMS  
114 HAWK JAY DR, UT E  
LAKE GENEVA, WI 53147

JOHN LLOYD TRUST  
MARILYN LLOYD TRUST  
6583 BRIDLEWOOD CT  
LAKE GENEVA, WI 53147

LYLE HEADLEY TRUST  
DOLORES J HEADLEY TRUST  
2333 HAWTHORNE  
WESTCHESTER, IL 60154-1500

LYLE HEADLEY TRUST  
DOLORES J HEADLEY TRUST  
2333 HAWTHORNE  
WESTCHESTER, IL 60154-1500

LEO ZARKA  
ELAINE ZARKA  
21 RUE DE LONGCHAMP  
75116 PARIS - FRANCE

LEO J DOMBROWSKI TRUST  
2319 W 107TH ST  
CHICAGO, IL 60643

RICHARD BIALK  
116 EVELYN LN UT 3E  
LAKE GENEVA, WI 53147

FRANK CERQUA  
BARBARA CERQUA  
10 W GLENLAKE AVE  
ROSELLE, IL 60172

COLETTE C WHALEN  
300 COUNTRY CLUB DR  
LAKE GENEVA, WI 53147-7700

JUNE DAUBS LIFE EST  
JUNE M HOUSTON, LINDA S MCHALE, ET/

BAUGHMAN FAMILY LIVING TRUST  
1059 WESTFIELD LN  
SCHAUMBURG, IL 60193

ROBERT M ANICHINI  
KAREN E ANICHINI  
6855 N LORON  
CHICAGO, IL 60646

ADRIANA VAN EEKEREN TRUST  
C/O DALE VAN LEEUWEN  
40W037 RED HAWK CT  
ST CHARLES, IL 60175

SHEILA A BEHRENS TRUST  
1202 CLEVEN AVE  
MT PROPSECT, IL 60056

ALAN A SWARTZ SR  
MAUREEN E SWARTZ  
7768 3RD AVE  
KENOSHA, WI 53143

GREGORY T SIPLA  
39W667 WALT WHITMAN RD  
ST CHARLES, IL 60175

DOUGLAS E MARSHALL  
MARY L MARSHALL  
PO BOX 835  
LAKE GENEVA, WI 53147

JAMES E PURCELL  
RICHARD A VARTANIAN  
452 COUNTRY CLUB DR  
LAKE GENEVA, WI 53147-4700

MARILYN L DEWEY  
GEORGE DEWEY  
430 COUNTRY CLUB DR  
LAKE GENEVA, WI 53147

BRYAN T DURKIN  
MARY C DURKIN  
1528 W OAKDALE AVE  
CHICAGO, IL 60657

BRENDA C O'BRIEN  
GREGORY O'BRIEN  
736 N FRANKLIN  
PALATINE, IL 60067

COSTION FAMILY LIVING TRUST  
2306 HANSCOM CT  
SCHAUMBURG, IL 60193

MATT RAFFERTY  
PATRICIA M RAFFERTY  
307 HUDSON  
CLARENDON HILLS, IL 60514

JOHN E JANCZAK  
6 SANDAL WOOD CT  
STREAMWOOD, IL 60107

TIMOTHY O'NEIL  
MAUREEN O'NEIL  
512 ASHBURY CT  
LEMONT, IL 60439

SUSAN GLEASON  
355 HAVENWOOD DR, #6  
LAKE GENEVA, WI 53147

JOHN D MUSTIS  
430 SOUTH WESTERN AVE  
#408  
DES PALINES, IL 60016

ROBERT R KASOVIC  
355 HAVENWOOD DR UNIT 8  
LAKE GENEVA, WI 53147

YUNKER INDUSTRIES INC  
200 SHERIDAN SPRINGS RD  
LAKE GENEVA, WI 53147

YUNKER INDUSTRIES INC  
200 SHERIDAN SPRINGS RD  
LAKE GENEVA, WI 53147

~~CITY OF LAKE GENEVA  
626 GENEVA ST  
LAKE GENEVA, WI 53147~~

HAROLD J JOHNSON  
315 HASKINS ST  
LAKE GENEVA, WI 53147

SUSAN APPLEBY  
RANDALL APPLEBY  
309 HASKINS ST  
LAKE GENEVA, WI 53147

RAUL MENDOZA  
JUANA MENDOZA  
303 HASKINS ST  
LAKE GENEVA, WI 53147

TROY RENTALS LAKE GENEVA LLC  
PO BOX 371  
EAST TROY, WI 53120

BRIAN L WEGNER  
310 HASKINS ST  
LAKE GENEVA, WI 53147

THADDEUS TOMASZEWSKI  
JANICE TOMASZEWSKI  
316 HASKINS ST  
LAKE GENEVA, WI 53147

MADGEL SCHLUGA  
322 HASKINS ST  
LAKE GENEVA, WI 53147

BONNIE JEAN WEBBER TRUST  
825 WAVERLY ST  
LAKE GENEVA, WI 53147-4700

PHILLIP C OWENS  
BARBARA A OWENS  
319 WALWORTH ST  
LAKE GENEVA, WI 53147

ROBERT W FLEMMING  
315 WALWORTH ST  
LAKE GENEVA, WI 53147

ROBERT FLEMMING  
LOIS FLEMMING  
315 WALWORTH ST  
LAKE GENEVA, WI 53147

RICHARD MADOUSE  
N5915 COBBIE RD  
ELKHORN, WI 53121

KEITH ESMOND  
DORIS ESMOND  
316 WALWORTH ST  
LAKE GENEVA, WI 53147

KEITH M ESMOND  
DORIS J ESMOND  
316 WALWORTH ST  
LAKE GENEVA, WI 53147

JOEL P RORIG  
321 WATER ST  
LAKE GENEVA, WI 53147

DAVID MIKEL  
311 WATER ST  
LAKE GENEVA, WI 53147

JOANNE A WILLIAMS  
307 WATER ST  
LAKE GENEVA, WI 53147

LAKE GENEVA PROPERTIES LLC  
55 W MONROE ST, STE 2500  
CHICAGO, IL 60603-0300

TRACE PROPERTY OWNERS ASSOCIATIC  
469 COUNTRY CLUB DR  
#7  
LAKE GENEVA, WI 53147

TERESA SCHNEIDER  
469 COUNTRY CLUB DR  
#3  
LAKE GENEVA, WI 53147

DENNIS M FIDELI  
BARBARA A FIDELI  
19203 BRETT DR  
MOKENA, IL 60448

GAIL R RANZULLA  
1141 W WAVELAND AVE  
CHICAGO, IL 60613

GWENDOLYN QUINCANNON  
2 OAK TRACE  
LAKE GENEVA, WI 53147

ULRICH SENZ  
ADRIANNE M SENZ  
6129 N BERNARD  
CHICAGO, IL 60659

JAMES MOEDE 2011 TRUST  
JOCAROL MOEDE 2011 TRUST  
469 COUNTRY CLUB DR #6  
LAKE GENEVA, WI 53147-4700

YOUNGQUIST-NADING LLC  
255 HAVENWOOD DR  
LAKE GENEVA, WI 53147

WALWORTH APARTMENTS LLC  
2 E MIFFLIN ST  
STE 801  
MADISON, WI 53703-6200

TRACE PROPERTY OWNERS ASSOCIATIC  
469 COUNTRY CLUB DR  
#7  
LAKE GENEVA, WI 53147

~~CITY OF LAKE GENEVA  
626 GENEVA ST  
LAKE GENEVA, WI 53147~~

CATHOLIC CHURCH  
148 MAIN ST  
LAKE GENEVA, WI 53147

ST FRANCIS DE SALES CONGREGATION  
LAKE GENEVA, WI 53147

HOME DEPOT USA INC  
PROPERTY TAX DEPT #4916  
PO BOX 105842  
ATLANTA, GA 30348-4200

~~CITY OF LAKE GENEVA  
626 GENEVA ST  
LAKE GENEVA, WI 53147~~

~~CITY OF LAKE GENEVA  
626 GENEVA ST  
LAKE GENEVA, WI 53147~~

~~LAKE GENEVA PROPERTIES LLC  
55 W MONROE ST, STE 2500  
CHICAGO, IL 60603-0300~~

~~CITY OF LAKE GENEVA  
626 GENEVA ST  
LAKE GENEVA, WI 53147~~

WILLIAM E BOSWORTH  
N2578 S COMO RD  
LAKE GENEVA, WI 53147

ROBERT F TALLENT  
ALMA TALLENT  
239 HASKINS ST  
LAKE GENEVA, WI 53147

SHIRLEY M PHILLIPS  
245 HASKINS ST  
LAKE GENEVA, WI 53147

RAYMOND P KNULL  
BARBARA A KNULL  
242 HASKINS ST  
LAKE GENEVA, WI 53147

DONALD J REDELL  
306 WATER ST  
LAKE GENEVA, WI 53147

FRANKLIN D GUSKE SR TRUST  
PO BOX 46  
PELL LAKE, WI 53157

~~CITY OF LAKE GENEVA  
626 GENEVA ST  
LAKE GENEVA, WI 53147~~

~~LAKE GENEVA PROPERTIES LLC  
55 W MONROE ST, STE 2500  
CHICAGO, IL 60603-0300~~

~~CITY OF LAKE GENEVA  
626 GENEVA ST  
LAKE GENEVA, WI 53147~~

~~CITY OF LAKE GENEVA  
626 GENEVA ST  
LAKE GENEVA, WI 53147~~

~~CITY OF LAKE GENEVA  
626 GENEVA ST  
LAKE GENEVA, WI 53147~~

~~LAKE GENEVA PROPERTIES LLC  
55 W MONROE ST, STE 2500  
CHICAGO, IL 60603-0300~~

~~CITY OF LAKE GENEVA  
626 GENEVA ST  
LAKE GENEVA, WI 53147-4700~~

PELLER INVESTMENTS LLC  
831 OAK DR  
GLENCOE, IL 60022-2200

**Neighborhood Mixed Use:**

This future land use category is intended to stabilize the land uses and character of existing neighborhoods that are not characterized by a homogeneous land use pattern, but rather possess a homogeneous character established by single family homes and former single family homes now converted to two-flats and small scale office businesses. This future land use category has generally been mapped in established neighborhoods surrounding the Downtown, along Main Street to the south of Hillmoor Golf Course, and along Wells Street and Elkhorn Street which are characterized by a mix of housing-unit types as well as small public, institutional, and commercial uses such as parks, schools, churches, corner stores, services, and offices to facilitate infill and redevelopment.

**Private Recreation Facilities:**

This future land use category includes private recreation facilities such as golf courses and resorts.