

**CITY OF LAKE GENEVA
SPECIAL JOINT MEETING OF CITY COUNCIL &
PLANNING & ZONING COMMISSIONERS**

MONDAY, NOVEMBER 30, 2015- 6:00PM
COUNCIL CHAMBERS, CITY HALL

MINUTES

- 1. City Council meeting called to order by Mayor Connors at 6:02 pm.**
- 2. Planning & Zoning Commission meeting called to order by Mayor Connors at 6:02 pm.**
- 3. Roll Call of members of City Council**
Present: Mayor Connors, Aldermen Chappell, Aldermen Kordus, Aldermen Hill, Aldermen Kupsik, Aldermen Hedlund, Aldermen Howell and Aldermen Gelting
Also Present: City Administrator Oborn, City Attorney Draper, Assistant Gregoles
Absent: Aldermen Wall
- 4. Roll Call of members of Planning and Zoning Commission**
Present: Al Kupsik, John Gibbs, Doug Skates, Cindy Flower, Tyler Frederick
Also Present: Planner Mike Slavney, Atty. Dan Draper, Mayor Connors, Inspector Robers, Assistant Gregoles
Absent: Sarah Adams
- 5. Election of Joint Committee Chairperson**
Kupsik/Gelting nominated Mayor Connors to be the joint committee chairperson.
The motion carried unanimously approved.
- 6. Comments from the public, limited to 5 minutes per person for any items on the agenda except for public hearing items.** None
- 7. Acknowledgement of Correspondence submitted to the Council and Commission regarding the Comprehensive Plan Amendment.**

Additional correspondence was received after the Joint meeting packet was distributed but prior to the meeting. A full list and copy of the additional seven letters are attached to the additional correspondence packet for these minutes.

- 8. Consultant presents a summary of the Comprehensive Plan**
Planner Slavney gave a brief summary presentation to the joint council and public.
Slavney expressed what the meeting is for in detail, clarifying the process with the Aldermen, the Planning Commissioners and the public.

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).

DISCUSSION – Atty. David Williams, Lake Geneva (agent for Tempo Development Inc, Palos Park, IL)

Atty. Williams gave a brief summary of the request for Amendment to the Comp Plan to the joint council members and public. In addition he spoke to the confusion he has seen in the community of the general public in regards to the true purpose of the meeting. Mainly pointing out that this is not a meeting for rezoning or the final meeting but rather just the start of the needed approval processes and meetings. He also pointed out that in early 2006 this same property was approved for 275 units of residential housing, 19,000 sq ft of retail space, a hotel with a banquet facility, a bank and certain other amenities. In total it was somewhat more intense than what he and his client are proposing. At that time the change was from rural holding as well.

Williams stated that the desire for the city to purchase the property does not answer the question of where those funds would come from to purchase and also maintain it. He mentioned the benefits of this new development for the community, including the additional tax revenue and business revenue for the downtown area that it would generate. He commented that the developers could possibly even lose money with this development. However, they do believe it will be profitable or they would not be here tonight. In addition to the revenue benefits, he mentioned that more than half of the property they cannot develop on and would become a private or public park or some combination of the two. If the amendment is not approved, Williams said it is unlikely that the property owner would give up any to the city until the next potential buyer comes along.

Williams talked about his client being a successful developer despite the market. His client has hired an engineer that has extensive experience working on an even larger artificial lake. Williams pointed out some local artificial lakes as examples, Whitewater Lake, some of the Lauderdale Lakes. These were originally created as artificial lakes and are now known as natural lakes because people don't know the history. He said that artificial lakes are common and generally result in higher home prices.

In reference to the Comp Plan as it reads now, Atty. Williams stated that it says it can remain open space, or a golf course however, it also says that the future as a golf course is in doubt. In addition it reads that one opportunity is a traditional neighborhood development.

He also stated that sooner or later the owner of this property is going to bring up an inverse condemnation lawsuit, basically stating that the way the property is zoned and under the Comprehensive Plan there is no economically viable use for the property and 'you' in effect have taken it and have to buy it from us at its value. Williams was implying that this could happen in the future if the amendment is not approved.

Chuck Platz - Shorewest Real Estate, Lake Geneva

Mr. Platz gave a brief presentation to the joint council and public. Platz stated that both he and Mr. Ford's group have no intention to bring a lawsuit against the City as mentioned by Atty. Williams. He spoke about the Lake Hillmoor development idea and the positive impact it would have on the community of Lake Geneva and he also addressed the idea of the artificial lake stating that this is not a new idea and can be found in many communities. He briefly referenced and addressed the 'group' that is against Lake Hillmoor and stated that he understands they are not his opponents but concerned citizens. He briefly discussed the flooding issues that the Golf View residents have now and the Hwy 50 traffic concerns, stating that the new development would only be beneficial to both of these situations.

Bryan Wolf – Agent for owner/lender of the property

Mr. Wolf stated that they have been involved with this property for the past 7 years, noting that the bad economy had much to do with why they acquired it. Wolf said they have written 11 letters of intent and offers to purchase. In the end either their concepts were not in line or they did not feel they had adequate time to accomplish their concept or a various combination of things. Wolf stated that they felt that Mr. Ford's plan was unique, as well as beneficial for the area. This was the best plan they had seen come through to date and they are in support of it.

Mike Ford - Tempo Development Inc., SW side of Chicago, IL

Ford addressed the joint council, planning members and public briefly stating that he would like the opportunity to do this development. Ford stated that he feels it is something that 'we' can do together to make it a place that people will want to be, just as they want to be on Geneva Lake. Not quite to that extent but a very quality location for people to be able to enjoy.

10. Public Testimony

PUBLIC SPEAKER #1 –Tom Anthony, 42 Country Club Drive, LG

Anthony voiced his concerns and opposition to the Comp Plan Amendment regarding Hillmoor. His main concerns were regarding the flooding issues Golf View already has and that this would only add to that existing problem as well as the congested Hwy 50 traffic issues. He mentioned they had a 30 pg study done by an engineer showing there is insufficient drainage in that area. He would like to see a committee created to come up with a better plan for the Hillmoor property.

PUBLIC SPEAKER #2 –Maureen Marks, 834 Dodge Street, LG

Marks voiced her concerns and opposition to the Comp Plan Amendment regarding Hillmoor. She also read/referenced comments that she submitted in previous letters to the joint staff.

PUBLIC SPEAKER #3 –James Wilson, 1120 Park Row, LG

He voiced his concerns and opposition to the Comp Plan Amendment regarding Hillmoor. He would like to see something else done with the property.

PUBLIC SPEAKER #4 –Rick Steinburg, 1032 Williams, LG

He voiced his concerns and opposition to the Comp Plan Amendment regarding Hillmoor.

PUBLIC SPEAKER #5 –Bob Shroeder, LG

He voiced his concerns and opposition to the Comp Plan Amendment regarding Hillmoor.

PUBLIC SPEAKER #6 –Mary Jo Fesenmeier, 955 George Street, LG

She voiced her concerns and opposition to the Comp Plan Amendment regarding Hillmoor. She gave a handout showing the developments that are currently underway in Lake Geneva as well as a 16 pg petition of signatures prior to the meeting.

**Copies attached to the additional correspondence packet for these minutes.*

PUBLIC SPEAKER #7 –Dick Melman, N1991 S Lake Shore Drive, LG

He voiced his concerns and opposition to the Comp Plan Amendment regarding Hillmoor. Chris Schulz of the Regional News reported that the head of GLEA Ted Peters admitted that man-made lakes are a nightmare. They cannot be used for both recreation and storm water management.

PUBLIC SPEAKER #8 –Sheri Ames, 603 Center Street, LG

She voiced her concerns and opposition to the Comp Plan Amendment regarding Hillmoor.

PUBLIC SPEAKER #9 –Dee Fiske, 324 Sage Street, LG

She voiced her concerns and opposition to the Comp Plan Amendment regarding Hillmoor.

PUBLIC SPEAKER #10 –Penny Roehra, 951 S. Lake Shore Drive, Unit #1, LG

She voiced her concerns and opposition to the Comp Plan Amendment regarding Hillmoor.

PUBLIC SPEAKER #11 –Terri O’Neil, 954 George Street, LG

He voiced his concerns and opposition to the Comp Plan Amendment regarding Hillmoor.

11. Closing of the Public Hearing

MOTION #1

Kordus/Flower moved to close the public hearing. The motion carried unanimously.

12. Adjourn City Council

MOTION #2

Kordus/Hill moved to adjourn the Council Members only.

The motion carried unanimously. The Council was adjourned at 8:09 pm.

****5 Minute Recess****

8:20 pm Meeting Came To Order

- 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).**

DISCUSSION

Slavney answered the question mentioned in the Public Speaker portion of how much time was spent with staff as it relates to him. He stated that he spent a couple of hours in meetings and maybe 5 hrs reviewing the Plan Amendment and helping plan members to review. He said that this is typical of other changes that have been looked at for other Comp Plan Amendments.

Slavney gave a brief explanation as to what this recommendation is to approve. He also pointed out that if this plan amendment is adopted by the Council, it does not force anyone to come in with the conceptual plan presented currently.

Commissioner Flower questioned what the percentage is for the City with regards to parks and open spaces based on developments throughout the city and how Lake Geneva compares to other communities. Planner Slavney replied that the city had just completed the Park & Open Space Plan about one year ago. Commissioner Skates and Mayor Connors were a part of the leadership on that project. Slavney stated that we have a typical amount of open space for a city of our size, in the Southeastern part of the state of Wisconsin. This is more land per capita than you would get way up North and on the Western side of Wisconsin, where communities tend to be quite a bit smaller. His observation is that as communities get larger in size, large areas of open space get further away from the average location of residence. The emphasis is put on acquiring more park land. Slavney stated that our ratio is in line with other communities in this part of the state.

Flower/Slavney did a brief review of past Comp Plan processes, including the 1980's, 1990's and early 2000's. Slavney's perspective is that our plans have been highly consistent. In addition he stated that the City has gone way beyond what was necessary with relation to keeping the public involved in these processes as well. Mayor Connors noted that the Comp Plan states this directly. Slavney pointed out that the last Comp Plan was developed live from a public venue and from scratch and they literally looked at every piece of undeveloped land in the city.

Mayor Connors stated that on page 10 of the Comp Plan it talks about the Vision Workshop that was held on October 3, 2008. It reads: "Participants identified the following as Lake Geneva's top assets, opportunities and challenges." Under the heading "Opportunities" it reads: "Redevelopment of Hillmoor Golf Course (potential new park/open space facility or traditional residential development.)" Under the heading "New Areas of Open Space" it reads: "Redevelop Hillmoor Golf Course as a park and open space area." On page 11 it reads: "Participants identified the following as a top priority" and redevelopment of Hillmoor Golf Course is listed.

Flowers questioned the artificial lake itself, for example dam construction? Can the soil support that? She feels our City Engineer should look into this further now or in the future. Slavney stated that the DNR has had no discussions with them as of yet because it is too early in the process.

Kupsik questioned whether the vote would be specific to the project or just the comp plan amendment? Atty. Draper stated that the vote is only for the Comp Plan Amendment, however, you have to look at the general concept for what the land will be used for now and decide if this amendment fits for what you would like to see the land used for.

Mayor Connors stated that he personally has an issue changing the Comp Plan to planned mixed use. His concern is that once it has that 'tag' then there is potential for any project like a big box could come in and it would be conforming to that. Because this is the gateway to our city this is concerning to the Mayor. Slavney confirmed that planned mixed use would be used when you want to see a wide range of larger commercial and industrial development.

Slavney stated that the Comp Plan says that even if a proposed Zoning Map Amendment is consistent with the Future Land Use Map, the timing of development may not be right. Slavney further stated that change to the Comp Plan Amendment does indeed create momentum to the next change, which is the Zoning Map Amendment. He suggested that if you feel the Planned Mixed Use is what you want to see for this land, then vote in favor. However, if you don't, then rather than waiting for the zoning stage to come along, now would be the time to make your thoughts known.

MOTION #3

Mayor Connors/Kupsik move to deny the recommendation 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). The motion carried 6/0.

Mayor Connors "I have concerns about hanging that big 'mixed use' on it that could lead to a big box of some nature. It is our gateway. I don't think that an artificial lake is necessarily the best use for this property. I feel it is naïve of some members of the public to think that the city is going to step up and buy the property. It is a private property that at some point in time will likely be developed. This is just not the right time."

**Commissioner
Kupsik**

"I agree with what you (Mayor Connors) said. After listening to all of the commentaries, it would be against my better judgement to do anything other than deny this change. Personally I do not feel that this plan fits with the needs of the community and would be willing to wait for a more appropriate development or for that matter a more specific use for that property."

**Commissioner
Frederick**

"I feel something needs to happen at some point with this property. However, I feel this is too dense and too big for what we are trying to accomplish as a city, as a whole. Also this specific 'use' allows too much flexibility and too much freedom and that should be reigned in a little bit and be more restricted as to what will be allowed there."

**Commissioner
Gibbs**

"I agree too but I am also embarrassed that the property has sat as long as it has. Nothing has been done with it, until a developer comes in and then everyone screams and hollers that there are all these other things that can be done with it. So this is the perfect opportunity for those who want to see something else done to come forward – if we do indeed deny this request. My fear is that it will sit for another 3-4 years again and look awful as it has."

14. Adjourn Planning and Zoning Commission

MOTION #4

Skates/Kupsik move to adjourn the Planning & Zoning Commission from the joint meeting. The motion carried unanimously. The meeting was adjourned at 8:54 pm.

/s/Jackie Gregoles, B&Z Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE CITY COUNCIL.

**ADDITIONAL CORRESPONDENCE
RECEIVED AFTER
E-PACKET DISTRIBUTION
BOTH BEFORE & AT THE MEETING
ON NOVEMBER 30TH, 2015**

**JOINT MEETING RE HILLMOOR
COMP PLAN AMENDMENT
11-30-15**

Correspondence received after the Joint Meeting Packet Distribution but Before the Nov. 30, 2015 meeting Regarding Hillmoor & the Comp Plan Amendment

- 11-30-15 Received an email letter from Ann and Robert Boch against the comp plan amendment.
- 11-30-15 Received an email letter from Rosemary Roth against the comp plan amendment.
- 11-30-15 Received an email from Pam Sroka against the comp plan amendment.
- 11-30-15 Received an email letter and petition from Ron Dudzik against the comp plan amendment.
- 11-30-15 Received a second letter from Henry Sibbing against the comp plan amendment.
- 11-30-15 Received an email letter from Ruth Hackman against the comp plan amendment.
- 11-30-15 Received an email letter from Tanya Martinez against the comp plan amendment.

Correspondence received at the Joint Meeting on November 30, 2015 Regarding Hillmoor and the Comp Plan Amendment

- 11-30-15 Received a green two sided handout from Ed Yaeger at the meeting.
- 11-30-15 Received a 16 page petition from Mary Jo Fesenmaier at the meeting.

From: [City Clerk](#)
To: [Jackie Gregoles](#)
Subject: FW: Comprehensive Map Change of Hillmoor
Date: Monday, November 30, 2015 7:48:23 AM

Sincerely,

Sabrina Waswo
City Clerk
City of Lake Geneva, Wisconsin
626 Geneva St.
Lake Geneva, WI 53147

Office: (262) 249-4092

Email: cityclerk@cityoflakegeneva.com
Website: www.cityoflakegeneva.com

From: City Clerk
Sent: Monday, November 30, 2015 7:48 AM
To: 'Al Kupsik'; Blaine Oborn (cityadmin@cityoflakegeneva.com); 'Bob Kordus'; Chris Gelting; 'Dan Draper'; 'Elizabeth Chappell'; 'Jeff Wall'; Ken Howell (khowell@cityoflakegeneva.com); 'Mayor Connors'; Richard Hedlund; 'Sarah Hill'; cynthia.flower@dot.wi.gov; Doug Skates (dandkskates@genevaonline.com); John Gibbs (John@concreteplusdesigns.com); Ken Robers (krobers@cityoflakegeneva.com); sla7272@aol.com; Tyler Frederick; 'Dan Draper'
Subject: FW: Comprehensive Map Change of Hillmoor

Please see the below correspondence.

Sincerely,

Sabrina Waswo
City Clerk
City of Lake Geneva, Wisconsin
626 Geneva St.
Lake Geneva, WI 53147

Office: (262) 249-4092

Email: cityclerk@cityoflakegeneva.com
Website: www.cityoflakegeneva.com

From: Ann [<mailto:abo46@hotmail.com>]

Sent: Friday, November 27, 2015 5:25 PM
To: City Clerk
Subject: Comprehensive Map Change of Hillmoor

Ms. Sabrina Waswo:

We would like to express our "No" vote position on any proposed Comprehensive Map change and rezone of the Hillmoor Property from Rural Holding/Recreation to a Planned Unit Development, commercial plans, and 35+ acre lake.

Ann and Robert Boch
110E Hank Jay Dr.
Lake Geneva, IL

From: [City Clerk](#)
To: [Alan Kupsik](#); [Blaine Oborn](#); [Bob Kordus](#); [Chris Gelting](#); [Dan Draper](#); [Elizabeth Chappell](#); [Jeff Wall](#); [Ken Howell](#); [Jim Connors](#); [Richard Hedlund](#); [Sarah Hill](#); [cynthia.flower@dot.wi.gov](#); [Doug Skates](#) ([dandkskates@genevaonline.com](#)); [John Gibbs](#) ([John@concreteplusdesigns.com](#)); [Ken Robers](#); [sla7272@aol.com](#); [Tyler Frederick](#); [Dan Draper](#)
Cc: [Jackie Gregoles](#)
Subject: FW: Re-zone of Hillmoor
Date: Monday, November 30, 2015 7:49:15 AM

Please see the below correspondence.

Sincerely,

Sabrina Waswo
City Clerk
City of Lake Geneva, Wisconsin
626 Geneva St.
Lake Geneva, WI 53147

Office: (262) 249-4092

Email: cityclerk@cityoflakegeneva.com

Website: www.cityoflakegeneva.com

From: Rosemary Roth [<mailto:rsroth0404@gmail.com>]
Sent: Thursday, November 26, 2015 11:25 PM
To: City Clerk
Subject: Re-zone of Hillmoor

Dear Ms. Waswo:

I am a resident of Golfview Condominiums, and live in Lake Geneva Year round. I vote a resounding NO on the Comprehensive Map re-zone.

A man made lake would be environmentally damaging long term because it would not be sustainable esthetically without large quantities of algacides. Long term effects on wildlife including fish and birds exposed to this contaminant is not well known.

Additionally, this particular developer is under capitalized for a project of this scope, making it financially irresponsible for this particular project to be a reasonable plan for this property. Thank you for counting my vote against the project.

Sincerely,

Rosemary Roth
100 Evelyn Lane Unit B
Lake Geneva, WI 53147
Sent from [Mail](#) for Windows 10

From: [City Clerk](#)
To: [Alan Kupsik](#); [Blaine Oborn](#); [Bob Kordus](#); [Chris Gelting](#); [Dan Draper](#); [Elizabeth Chappell](#); [Jeff Wall](#); [Ken Howell](#); [Jim Connors](#); [Richard Hedlund](#); [Sarah Hill](#); cynthia.flower@dot.wi.gov; [Doug Skates](#) (dandkskates@genevaonline.com); [John Gibbs](#) (John@concreteplusdesigns.com); [Ken Robers](#); sla7272@aol.com; [Tyler Frederick](#); [Dan Draper](#)
Cc: [Jackie Gregoles](#)
Subject: FW: save hillmoore
Date: Monday, November 30, 2015 7:49:38 AM

Please see below.

Sincerely,

Sabrina Waswo
City Clerk
City of Lake Geneva, Wisconsin
626 Geneva St.
Lake Geneva, WI 53147

Office: (262) 249-4092

Email: cityclerk@cityoflakegeneva.com

Website: www.cityoflakegeneva.com

From: Pam Sroka [<mailto:pjsroka123@gmail.com>]
Sent: Thursday, November 26, 2015 11:13 PM
To: City Clerk
Subject: save hillmoore

don't let that fake stuff pass PLEASE

From: [City Clerk](#)
To: [Alan Kupsik](#); [Blaine Oborn](#); [Bob Kordus](#); [Chris Gelting](#); [Dan Draper](#); [Elizabeth Chappell](#); [Jeff Wall](#); [Ken Howell](#); [Jim Connors](#); [Richard Hedlund](#); [Sarah Hill](#); cynthia.flower@dot.wi.gov; [Doug Skates](#) (dandkskates@genevaonline.com); [John Gibbs](#) (John@concreteplusdesigns.com); [Ken Robers](#); sla7272@aol.com; [Tyler Frederick](#); [Dan Draper](#)
Cc: [Jackie Gregoles](#)
Subject: FW: No Hillmoor Re-Zone
Date: Monday, November 30, 2015 10:13:53 AM
Attachments: [No Hillmoor Re-Zone Petition.pdf](#)

Please see the attached petition. It was inadvertently left off the last email.

Sincerely,

Sabrina Waswo
City Clerk
City of Lake Geneva, Wisconsin
626 Geneva St.
Lake Geneva, WI 53147

Office: (262) 249-4092

Email: cityclerk@cityoflakegeneva.com

Website: www.cityoflakegeneva.com

From: Dudzik, Ron [<mailto:rdudzik@connorsports.com>]
Sent: Monday, November 30, 2015 8:54 AM
To: City Clerk
Subject: No Hillmoor Re-Zone

Dear Ms. Waswo:

For more than 80 years, Hillmoor Golf Club served as the “**Gateway**” to the city of Lake Geneva. Sadly over the past eight years this once beautiful property has turned into an overgrown, unkempt eyesore.

Attached please find a signed petition to vote “**NO**” on the Hillmoor Re-Zone. Our family has owned a residence on Hillmoor Golf Club for 37 years. Hillmoor represents one of the last parcels of undeveloped land in our city. We don't need more houses and increased traffic and congestion to our city's entryway.

It is time to restore Hillmoor to its rightful beauty ... and keep it “**GREEN!**”

Sincerely,

Ron Dudzik
Midwest Regional Manager
224-578-4653 Cell
847-242-8330 Direct 847-242-8330 Fax [NEW](#)



Connor Sports

1830 Howard Street, Suite F

Elk Grove Village, IL 60007

800.283.9522 ext. 1011 Toll Free

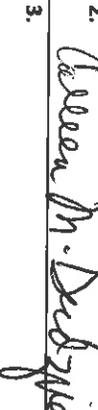
801.924.3708 Direct 847.290.9034 Fax

Learn more about our Design & Performance Center - Watch here!

<http://youtu.be/T-84EvC2ANU>

Vote "NO" to Change the Comprehensive Planning Map and Rezone

We urge the Planning Commission and City Council to vote "NO" on any proposed Comprehensive Map change and rezone of the Hillmoor Property from Rural Holding/Recreation to a Planned Unit Development, commercial plans, and 35+ acre lake.

The municipality used for mailing purposes, when different than municipality of residence, is not sufficient. The name of the municipality of residence must always be listed.				
Signatures	Printed Name	Street Address	Municipality of Residence	Date of Signing
1. 	RONALD G. DUDEIK	100-H EVELYN LANE	LAKE GENEA, WI	11/29/15
2. 	COLLEEN M. DUSZYC	100-14 EVELYN LANE	LAKE GENEA, WI	11/29/15
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

Henry A Sibbing
1725 Hillcrest Drive
Lake Geneva, Wisconsin 53147
November 28th, 2015

Lake Geneva Planning Commission Members

Re: Proposed Hillmoor Rezone

Good Evening

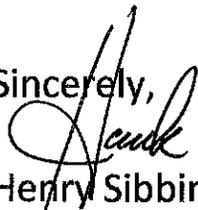
As was the case last month I am unable to attend the November 30th, 2015 continued public hearing on the Hillmoor rezone petition due to my work schedule at Credence Therapy. I wrote to you prior to the October meeting providing all of my reasons for asking you to deny this rezone request along with a history of the community with Hillmoor.

My plea to each of you remains the same – please vote **No** on this petition to rezone the Hillmoor property. The reasons for retaining the existing Master Plan and Rural Holding zoning on this property far outweigh any perceived benefit.

This development will only benefit the developer and will have long range negative impact on the citizens of Lake Geneva. The negative impact will include lowered property values, higher taxes and intolerable traffic congestion on Highway 50 not to mention the destruction of the magnificent scenic beauty of the Hillmoor property.

Thank you for recognizing that the majority of citizens of Lake Geneva want Hillmoor to remain a beautiful buffer between the unique ambiance of Lake Geneva and the “big box” sector east of Hillmoor.

Sincerely,



Henry Sibbing

From: [City Clerk](#)
To: [Alan Kupsik](#); [Blaine Oborn](#); [Bob Kordus](#); [Chris Gelting](#); [Dan Draper](#); [Elizabeth Chappell](#); [Jeff Wall](#); [Ken Howell](#); [Jim Connors](#); [Richard Hedlund](#); [Sarah Hill](#); cynthia.flower@dot.wi.gov; [Doug Skates](#) (dandkskates@genevaonline.com); [John Gibbs](#) (John@concreteplusdesigns.com); [Ken Robers](#); sla7272@aol.com; [Tyler Frederick](#); [Dan Draper](#)
Cc: [Jackie Gregoles](#)
Subject: FW: Hiillmoor
Date: Monday, November 30, 2015 1:38:20 PM

Please see the below correspondence.

Sincerely,

Sabrina Waswo
City Clerk
City of Lake Geneva, Wisconsin
626 Geneva St.
Lake Geneva, WI 53147

Office: (262) 249-4092

Email: cityclerk@cityoflakegeneva.com
Website: www.cityoflakegeneva.com

-----Original Message-----

From: kites@askites.com [<mailto:kites@askites.com>]
Sent: Monday, November 30, 2015 1:32 PM
To: City Clerk
Subject: Hiillmoor

My Dear City Council,

I am asking you to please turn down the Hillmoor Lake fiasco. Have you thought of the ramifications of allowing a stagnant dead water lake in the middle of the city, where Mosquitoes can lay millions of eggs each year? Dead water breeds algae and produces pond scum that causes fumes and odors that would be similar to those that the City of Delavan face for many years at the Delavan lake inlet area. There is no cure!

The lake as proposed will be a tempting challenge to youths to be the first to swim across.

After their first couple cans of beer, utilizing this 'lake' will be their playground and could be a potential death trap. Even one child's death will be on your shoulders for life.

On the Developer's side:

1. Every developer should be required to present a bank's 'letter of credit' to assure that they are financially able to cover the proposed project. The idea of this developers using "Crowd Funding" on the Internet is a slap in the face of the city council!!! Did they really think you fell off the proverbial turnip truck? How can they beg for funding while telling you they are ready to 'go'?

2. Before a major development ever starts the Plan Commission/ City Council should require a Performance Bond to protect the city's interest in case of project failure or developer bankruptcy.

Many 'projects' have been started and left to the winds, incomplete or unfinished. Take for instance

Center Street Hilltop, Curtis St., Townline Rd., Lasalle St., projects.

These are just a few of the unfinished projects in recent years.

3. To prevent a disaster please turn down the Hillmoor Lake fiasco.

Ruth Hackman
538 Fremont Ave
Lake Geneva, WI 53147

From: [City Clerk](#)
To: [Alan Kupsik](#); [Blaine Oborn](#); [Bob Kordus](#); [Chris Gelting](#); [Dan Draper](#); [Elizabeth Chappell](#); [Jeff Wall](#); [Ken Howell](#); [Jim Connors](#); [Richard Hedlund](#); [Sarah Hill](#); [cynthia.flower@dot.wi.gov](#); [Doug Skates](#) ([dandkskates@genevaonline.com](#)); [John Gibbs](#) ([John@concreteplusdesigns.com](#)); [Ken Robers](#); [sla7272@aol.com](#); [Tyler Frederick](#); [Dan Draper](#)
Cc: [Jackie Gregoles](#)
Subject: FW: Regarding the Hillmoor property
Date: Monday, November 30, 2015 3:43:38 PM

Please see the below correspondence pertaining to tonight's meeting.

Sincerely,

Sabrina Waswo
City Clerk
City of Lake Geneva, Wisconsin
626 Geneva St.
Lake Geneva, WI 53147

Office: (262) 249-4092

Email: cityclerk@cityoflakegeneva.com

Website: www.cityoflakegeneva.com

From: Tanya martinez [mailto:tanyamartinez1144@yahoo.com]
Sent: Monday, November 30, 2015 3:41 PM
To: Sarah Hill; Ken Howell; City Clerk; Stephanie Gunderson; Jim Connors
Subject: Regarding the Hillmoor property

Greetings,

I am a homeowner in your district and have participated in signature gathering against the change to the Lake Geneva Comprehensive Plan, and re- zone of the Hillmoor property. I am unable to attend tonight's meeting, because I have a respiratory issue, but I would like to have my testimony read into the record, if it is possible.

I have an issue with the city's water supply being utilized to maintain a private lake. I understood the engineer had quoted Geneva Lake's evaporation rates in reference to this man made lake, but there will be a significant difference because of the depth of the lake and its effect on the water temperature. This could lead to stress on the city's water supply. The lake will also need extensive maintenance to care for its water quality because it doesn't have natural irrigation, along with its ability to hold water back from seepage into the ground or around any land that may be at a greater elevation than homes.

I have an issue with the city removing green space from its comprehensive plan to

make way for another development that could be best utilized in one of the many already approved developments that have not been fully built out or built in yet. The city is still waiting for those tax revenues on infrastructure that had been invested in the development of those properties, such as LaSalle Street.

Last but certainly not least, I knocked on the doors of my neighbors and found almost all of the people I spoke to, were against a rezone of that property, they would like to keep the city's Comprehensive plan blue print as a move forward. Most would like to see it a park with walking trails, and some said they would love a 9 hole golf course, but only one said they would like to see that a development.

Our future is in your vote tonight. The city has a blue print of progress aka the Comprehensive plan, built upon the opinion of ALL those with an interest in our city's future success. Lake Geneva is known world wide as a destination, not because of its pavement but because of it's flora and fauna. It has been a proven success since its inception, let's build on that record, and not on the interest of a few.

Thank you,
Tanya Martinez
1016 Logan Street
Lake Geneva, WI

I

SAVE OUR CITY

Our unique historic city and area in substance and character, are, by nature very fragile commodities. Located within a beautiful corner of the world by the sparkling clear water Geneva Lake, encompassed with classic historic structures, our city has the perfect solid foundation needed for continuance as a worldwide tourist attraction, now enjoyed.

Changing the historic character of our city and area will diminish that attraction. Lake Geneva will have a more successful future by embracing history rather than succumbing to modernization and increased density. Protection and *preservation* is required.

Save our City,
Ed Yaeger

City of Lake Geneva

1999 Master Plan Mission Statement

The City of Lake Geneva seeks to preserve its small city atmosphere, reasonable cost of living, and high quality of life by carefully controlling land use and development, and by delivering high-quality programs and services in a fiscally responsible manner.

RECEIVED

Date: 11-30-15
at Joint Mtg from
Mary Jo Fesenmaier

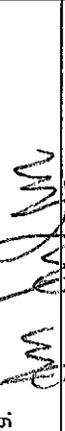
Vote "NO" to Change the Comprehensive Planning Map and Rezone

We urge the Planning Commission and City Council to vote "NO" on any proposed Comprehensive Map change and rezone of the Hillmoor Property from Rural Holding/Recreation to a Planned Unit Development, commercial plans, and 35+ acre lake.

The municipality used for mailing purposes, when different than municipality of residence, is not sufficient. The name of the municipality of residence must always be listed.				
Signatures	Printed Name	Street Address	Municipality of Residence	Date of Signing
1.	Arenda Lauterberg	1300 Madison St.	Lake Geneva	11-28-15
2.	Z. B.	1130 Madison St.	Lake Geneva	11-28-15
3.	Denise Hillman	1119 Madison St.	Lake Geneva	11-28-15
4.	MARIA DILLMAN	927 Grant St	Lake Geneva	11/28/15
5.	Ronald Karcher	1323 Tomiko St	Lake Geneva	11-28-15
6.	Marian Karcher	1323 Tomiko St	Lake Geneva	11-28-15
7.	Heather Schumann	1357 Tomiko St	Lake Geneva	11-28-15
8.	Gabriela Bailey	1381 Tomiko St.	Lake Geneva	11-28-15
9.	Susan Olsen	1108 Grant St.	"	11-28-15
10.	Michelle Welsh	1132 Wheeler St	Lake Geneva	11-28-15

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Signatures	Printed Name	Street Address	Municipality of Residence	Date of Signing
1. 	MONICA SEKANO	1015 Madison St	Waikē Geneva	11/27/15
2. 	Jordan Schossau	2315 E Lake Lansing St ^{East Lansing}	Haslett	11/27/15
3. 	BOB OTT	877 Clover St	Lekebon	11-28-15
4. 	Linda Ott	827 Clover St	L.G.	11.28.15
5. 	Jaime Nelson	835 Clover	L.G.	11/28/15
6. 	Edith Pawlowski	895 Clover St	L Geneva	11/28/15
8. 	Robert Pawlowski	895 Clover St	L. Geneva	11/28/15
9. 	Trevor Lyforce	901 Clover St	L. Geneva	11/28/15
9. 	Jen Jacobson	917 Clover St.	L.G.	11/28/15
10. 	Joyce E. Bouhl	945 CLOVER	L.G.	11/28/15

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Signatures	Printed Name	Street Address	Municipality of Residence	Date of Signing
1. 	Kathy Ball	946 Clover St	LG	11-28-15
2. 	Luz Ramos	930 Clover St	LG	11-28-15
3. 	John Bouch	924 Clover St	LG	11-28-15
4. 	JUAN E. GUZMAN	1005 Madison St	LG	11-28-15
	Barbara Guzman	1005 Madison St	LG	11-28-15
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Signatures	Printed Name	Street Address	Municipality of Residence	Date of Signing
1. <i>Phyllis M. Powers</i>	PHYLLIS M. POWERS	1177 Bonnie Brae Ln	Lake Geneva WI	11-22-15
2. <i>Pam Wilkinson</i>	PAM WILKINSON	1198 BONNIE BRAE	LK GENEVA WI	11-22-15
3. <i>Mike Berman</i>	Mike Berman	1166 Bonnie Brae Ln	LK Geneva	11-22-15
4. <i>Casey Mitchem</i>	Casey Mitchem	1154 Bonnie Brae Ln	LK Geneva	11-22-15
5. <i>Michael H. Hult</i>	Michael H. Hult	296 Bush St	Lake Geneva	11/22/15
6. <i>Dorothy Patti Geissal</i>	Dorothy Patti Geissal	1010 BONNIE BRAE LN	LAKE GENEVA	11/26/15
7. <i>Peter L. Geissal</i>	Peter L. Geissal	1010 Bonnie Brae	Lake Geneva	11/27/15
8. <i>Angela M Johnson</i>	Angela M Johnson	1146 Bonnie Brae Ln	LK Geneva	11/27/15
9. <i>Alexander Johnson</i>	Alexander Johnson	1146 Bonnie Brae Ln	LK Geneva	11/27/15
10. <i>Nicole Johnson</i>	Nicole Johnson	1146 Bonnie Brae Ln	Lake Geneva	11/27/15

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Signatures	Printed Name	Street Address	Municipality of Residence	Date of Signing	
1.	Bart Ziegler	400 Garrison Drive	L.G.	11-14-15	
2.	Lily F. Bigler	79 Garrison Dr	L.G.	11-14-15	
3.	Morgan Ackley	401 Garrison Dr.	L.G.	11-14-15	
4.	Mark Ackley	401 Garrison Dr	L.G.	11-14-15	
5.	Malinda Peterson	461 Garrison Dr.	L.G.	11-14-15	
6.	Lois E. Larson	501 Garrison Dr	L.G.	11-14-15	
7.	HARVEY LARSON	501 GARRISON DR	L.G.	11-14-15	
8.	CAROL BRADY	721 st SOUTH	L.G.	11-14-15	
9.	Heather Hutchings	381 Garrison	L.G.	11-16-15	
10.	Eric Hutchinson	381 Garrison	L.G.	11-16-15	

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Signatures	Printed Name	Street Address	Municipality of Residence	Date of Signing
1. Laurie Cormie	Laurie Cormie	220 E. Laurie St.	Lake Geneva	11/6/15
2. Arleen Krohn	Arleen Krohn	1094 Beehive Lane	Lake G.	11/6/15
3. Rita Popelka	RITA POPELKA	1076 BEE LAKE GENEVA	L.G.	11/6/15
4. Nancy Quichel	Nancy Quichel	424 Country Club Dr.	L.G.	11/6/15
5. David Quichel	DAVID QUICHEL	424 Country Club	L.G.	11/6/15
6. Arleen Krohn	Arleen Krohn	932 Sage St.	L.G.	11/7/15
7. Nancy Quichel	Nancy Quichel	949 Country Club	L.G.	11/14/15
8. Arleen Krohn	Arleen Krohn	1600 Sunbeam	L.G.	11-14-15
9. Arleen Krohn	Jodi Pereira	540 Garrison	L.G.	11-14-15
10. Arleen Krohn	Alia	440 Garrison	L.G.	11-14-15

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Signatures	Printed Name	Street Address	Municipality of Residence	Date of Signing
1. <i>Kyle Ligare</i>	Kyle Ligare	715 W. South Street	City of L.C.	11-14-15
2. <i>Marilyn Olsen</i>	Marilyn Olsen	803 W. South St	City of L.C.	11-14-15
3. <i>Joyce M. Clausen</i>	Joyce M. Clausen	1085 Danwood Dr	City of L.C.	11-16-15
4. <i>Lori Swane</i>	Lori Swane	1302 Tomoki St	City of L.C.	11/28/15
5. <i>Wilma Zamora</i>	Wilma Zamora	1801 Grant	L.C.	11/28/15
6. <i>Famela Ellis</i>	Famela Ellis	36830 - Le Sabot	Burlington	11/28/15
7. <i>Barbara Braden</i>	Barbara Braden	11755 Lake Shore Dr	Lake Geneva	11-28-15
8.				
9.				
10.				

ATTN: TERRY O'NEILL
 FAX: 262/249-0299

Vote "NO" to Change the Comprehensive Planning Map and Rezone

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Signatures	Printed Name	Street Address	Municipality of Residence	Date of Signing
1. <i>Ann Boch</i>	ANN BOCH	110E HANK JAY	LAKEGENEVA	11-27-15
2. <i>Robert Boch</i>	ROBERT BOCH	110E HANK JAY	LAKEGENEVA	11-27-15
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Signatures	Printed Name	Street Address	Municipality of Residence	Date of Signing
1. <i>Ronald G. Dudzik</i>	RONALD G. DUDZIK	100-H EVELYN LANE	LAKE GENEVA, WI	11/29/15
2. <i>Colleen M. Dudzik</i>	COLLEEN M. DUDZIK	100-H EVELYN LANE	LAKE GENEVA, WI	11/29/15
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CONNOR SPORTS
Where Champions Play

Fax

To: Terry O'Neill	From: Ron Dudzik
Co:	Pages: 2
Fax: 262-249-0299	Date: November 30, 2015
Re: No Hillmoor Re-Zone	cc:

Urgent For Review Please Comment Please Reply Please Recycle

Dear Mr. O'Neill:

Enclosed please find a signed petition to vote "NO" on the Hillmoor Re-Zone. Our family has owned property on Hillmoor Golf Club for over 35 years.

Hillmoor represents one of the last parcels of undeveloped land in our city. We don't need more houses and increased traffic and congestion to our city's entryway.

It is time to restore Hillmoor to its rightful beauty ... and keep it "GREEN!"

Sincerely,


Ron Dudzik

Connor Sports · 1830 Howard Suite F · Elk Grove Village IL 60007
800-283-9522: Toll Free
847-290-9034 FAX

TERRY OWEN

282-249-0299

Vote "NO" to Change the Comprehensive Planning Map and Rezone

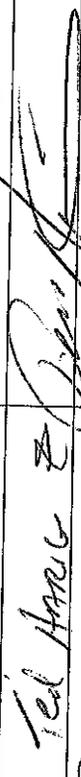
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Signatures	Printed Name	Street Address	Municipality of Residence	Date of Signing
	JAMES F. GOOD	100 EVELYN, APT #1	LAKE GENEVA TOWNSHIP	" "
	KATHLEEN A. GOOD	104 " " , 11 F	" "	" "
	GOOD FAM, LLC	500 EDWARD BLVD 3B	" "	" "
	Richard Steinberg	245 Colonial Drive, 3B	Lake Geneva	11-29-15
5.				
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Signatures	Printed Name	Street Address	Municipality of Residence	Date of Signing
1. 	JOHN HUNTRESS	1015 PLEASANT ST	LAKE GENEVA WI	10/27/15
2. 	BILL HUNTRESS	1015 PLEASANT ST.	LAKE GENEVA WI	10/27/15
3. 	Ted Angus	821 Geneva St.	Lake Geneva	11/1/15
4. 	Bill Selzer	226 W. 2 nd Ave.	Elkheim	11/1/15
5. 	Gaven Dooly	1724 Miller Ct.	Lake Geneva	11/27/15
6. 	Zane Zachary	1724 Miller Ct	Lake Geneva	11/27/15
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Signatures	Printed Name	Street Address	Municipality of Residence	Date of Signing
1. <i>Chad Higdon</i>	Chad Higdon	1015 Tolman St	Lake Geneva	11/29/15
2. <i>Jean Gonzalez</i>	Jean Gonzalez	1014 Tolman St	Lake Geneva	11-28-15
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Signatures	Printed Name	Street Address	Municipality of Residence	Date of Signing
1.	Kris Kukla	434 Madison	Lake Geneva	11-17-15
2.	Gail Kukla	434 Madison	Lake Geneva	11-17-15
3.	Judith M. Salmon	1017 Geneva St.	Lake Geneva, WI	11-17-15
4.	MARY STILLING	N1084 Westside	Lake Geneva, WI	11-17-15
5.	MAUREEN H. MARKS	834 DODGE ST	LAKE GENEVA WI	11/17/15
6.	DON DANE	N3131 NYMPH RD	LAKE GENEVA WI	11/17/15
7.	CAROLE SAPPINGTON	831 Dodge St	Lake Geneva WI	11/18/15
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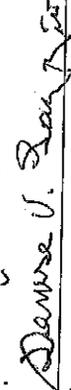
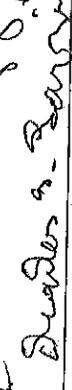
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Signatures	Printed Name	Street Address	Municipality of Residence	Date of Signing
1.	Todd Zimmerman	6314 Second Ave Lake Geneva WI 53147	Town of Lyons	11-7-15
2.	Suzette Burmeister	1005 Madison St Lake Geneva WI 53147	City of Lake Geneva	11/7/15
3.	Evangelina Torres	1019 Pleasant St Lake Geneva WI 53147	Lake Geneva	11/7/15
4.	Maricela Escobar	1029 Pleasant St Lake Geneva WI 53147	Lake Geneva	11/7/15
5.	Jeanie Newson	1009 Wheelock Lake Geneva WI 53147	"	11/7/15
6.	Don Newson	"	"	11-7-15
7.	John A Nichol	1136 Pleasant	53147	11-7-15
8.	Beth Webb	1130 Pleasant St. Lake Geneva, WI	53147	11-7-15
9.	SARAH REYSCH	1180 Pleasant St. L.G. WI 53147	53147	11-7-15
10.	Laurie Fink	1020 Pleasant	53147	11-7-15

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1.		TERRY O'NEILL	754 GEORGE ST.	LAKE GENEVA	11/14/15
2.		RICHARD SEICK	1735 EAGLE DR.	LAKE GENEVA	11-14-15
3.		MARY O'NEILL	954 GEORGE ST	LAKE GENEVA	11-14-15
4.		CATH STUEBEL	1255 EDGEWOOD DR.	LAKE GENEVA	11-14-15
5.		Alessa Braudin	239 Vine St.	Delavan WI	11-15-15
6.		Autumn Braudin	906 Bodge Lane	Lake Geneva	11-15-15
7.		Denise V. Sargis	1008 George Street	Delaware	11-15-15
8.		Denise S. Sargis	"	"	11-15-15
9.		Ruth Vager	1284 EDGEWOOD	L.G.	11-15-15
10.		WALTER BRAY	1325 EDGEWOOD DR	L.G.	11/15/15

RECEIVED
Date: 11-30-15
From Mary Jo
Fesenmaier

#1 Reason for Voting NO to change the Comprehensive Planning Map

We have a *greater supply* of residential and commercial than demand.

A city changes their planning map between adoptions to correct a shortfall in the prediction.

We have do NOT have a shortfall and do NOT need to make changes to our land use map.

Units already approved for development:

Basso 1 and 2 off Curtis St.

Pond View (west at the top of Dodge St.)

Townline Trails/Hudson Trails

Stone Ridge I (Center Street Hill)

Stone Ridge II (across from Piggly Wiggly)

Summerhaven (by Dairy Queen)

Edgewood/Platt Avenue

Hummel and

Pollard (former Race Track)

www.thepeoplesplace.org

Welcome to Lake Geneva: *Our Mission*

Our mission is to preserve its small city atmosphere, reasonable cost of living and high quality of life by carefully controlling land use and development and delivering high quality programs and services in a responsible manner.

Good planners

We know you want to be reasonable; that's not what this is about. . .

Staff report:

Read into the record; you won't be sued for upholding the Comprehensive Plan Map.

Will you be known for lacking vision, or will you be the heroes to future generations for preserving the last expanse of green space in the City limits?

Vote NO tonight/November 30th on the map change which will lead to a rezone.