

**CITY OF LAKE GENEVA  
626 GENEVA STREET  
LAKE GENEVA, WI**

**SPECIAL JOINT MEETING OF CITY COUNCIL & PLAN COMMISSION**

MONDAY, OCTOBER 15, 2018 - 5:00 PM

COUNCIL CHAMBERS, CITY HALL

**Agenda**

1. Meeting called to order by City Council.
2. Meeting called to order by Plan Commission.
3. Roll Call of members of City Council.
4. Roll Call of members of Plan Commission.
5. Election of Joint Committee Chairperson.
6. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
7. Acknowledgment of Correspondence submitted to City Council and Plan Commission regarding the Comprehensive Plan Amendments.
8. Overview of the Comprehensive Plan Amendment process by City Planner Slavney.
9.
  - A. Consultant and City Staff presents a summary of the proposed Amendment to the Comprehensive Plan for the Southwest Portion of parcel, Tax Key No. ZYUP00198 and the proposed plan amendment to change from the Planned Neighborhood land use category to the Multifamily Residential land use category.
  - B. Public Hearing regarding a proposed Amendment to the Comprehensive Plan for the Southwest Portion of parcel, Tax Key No. ZYUP00198 and the proposed plan amendment to change from the Planned Neighborhood land use category to the Multifamily Residential land use category.
  - C. Public Testimony
  - D. Close Public Hearing
10. Adjourn the City Council.
11. Discussion/Recommendation from Plan Commission regarding a proposed Amendment to the Comprehensive Plan for the Southwest Portion of Tax Key No. ZYUP00198 to change from the Planned Neighborhood land use category to the Multifamily Residential land use category.
12. Adjournment of Plan 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.*

**QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT**

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

*Posted 10/10/2018*

## Proposed Comprehensive Plan Amendment

### Report Packet Contents:

1. 2018 Letter and Schedule for Comprehensive Plan Amendment Process
2. Introductory Memo on 2018 Comprehensive Plan Amendment Request
3. Description of the Planned Neighborhood Concept from the Comprehensive Plan
4. 2018 Plan Amendment Application
5. Comprehensive Plan's Future Land Use Map showing proposed Plan Amendment
6. Air Photo showing Plan Amendment Area and Environs
7. Concept Plan for Plan Amendment Area: Copper Circle Apartments
8. City Planner's Recommendation Memo regarding Proposed Comprehensive Plan Amendment

## MEMORANDUM

To: City of Lake Geneva  
From: Mike Slavney, FAICP, City Planner  
Date: October 1, 2018  
Re: Annual Comprehensive Plan Amendment Process

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The City adopted the updated Comprehensive Plan on December 14, 2009. As a dynamic community facing a myriad of growth issues, the City receives requests for Plan amendments in the coming years, well before the required update in 2019. To provide a manageable, predictable, and cost effective process, the City has established a single plan amendment cycle every year.

Several Wisconsin communities use an annual plan review and amendment process cycle to ensure these evaluations and adjustments are handled in a predictable and efficient manner. The City Clerk will accept applications for Plan amendments from **May 22 through June 29, 2018**. Applications will be reviewed by the Plan Commission at its July and August meetings. Applicants may adjust their applications to respond to Plan Commission concerns, and all revised applications must be finalized by August 27, 2018.

The procedures to adopt or amend a Comprehensive Plan are defined under Section 66.1001(4), Wisconsin Statutes. The City process needs to follow these requirements. The timeline on the following page presents a proposed five-month process to allow for plan amendment requests, consider amendments, and go through the adoption procedures in compliance with the State Statutes. Per Plan Commission and Council directive, the City added a Public Workshop to the process as an informal open house to present the plan amendment and gather public comments. This year's Public Workshop occurred on September 5 in the Police Department training room.

This approach features a combined meeting of the Plan Commission and Common Council.

During the meeting:

1. the Common Council holds a Public Hearing on the requested Plan amendments; and
2. the Plan Commission considers Plan amendment requests and public testimony, and then adopts a resolution making a specific recommendation on each of the requested Plan amendments to the Common Council.

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

This combined meeting approach allows for the Plan Commission and Council to hear the same public testimony, prior to the Plan Commission's recommendation, and the Council's actions.

## City of Lake Geneva: 2018 Annual Comprehensive Plan Amendment Process

Activity	May	June	July	August	Sept.	Oct.
Plan Commission Announces the Opening of the Plan Amendment Process, and Reviews the Draft Public Participation Plan	May 21					
City Clerk Accepts Plan Amendment Applications	May 22 - June 29					
Plan Commission Recommends Adoption of the Public Participation Plan		June 18				
Council Adopts Public Participation Plan		June 25				
Plan Commission Reviews Plan Amendment Applications (Requests & Staff Analysis included in Plan Comm. Packet.)			July 16	Aug. 20		
Plan Commission Recommends Setting Public Hearing by Council				Aug. 20		
Council Sets Public Hearing (applications frozen)				Aug. 27		
City Clerk Distributes Requested Plan Amendments to Surrounding and Overlapping Jurisdictions				Aug. 29		
Public Open House					Sept. 5	
Public Review Period (Newspaper published Wed.)					Sept. 5 - Oct. 14	
Joint City Council and Plan Commission Meeting 1. Council Holds Public Hearing 2. Plan Commission Adopts Resolution Recommending Plan Amendments						Oct. 15
Council Adopts Ordinance on Recommended Plan Amendments						Oct. 22
City Clerk Distributes Amended Plan to Surrounding and Overlapping Jurisdictions						After Adoption

## MEMORANDUM

To: City of Lake Geneva  
From: Mike Slavney, FAICP, City Planner  
Date: August 15, 2018  
Re: An Introduction to the Requested 2018 Amendments to the City of Lake Geneva Comprehensive Plan

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### Introduction

Every year, the City of Lake Geneva holds a Comprehensive Plan amendment period between May and October/November. The Annual Plan Amendment Cycle allows the months of May and June for Plan amendments to be proposed. This year, the City has received one proposal to amend the Plan.

The annual Cycle allows for informal Plan Commission discussion of Plan amendment proposals during the months of July and August, before starting the formal public hearing process in September. During the July and August Plan Commission meetings, an agenda item is created to introduce the proposed amendments, allow Plan amendment advocates to explain their proposals to the Commission, and for the Commission to discuss the proposals with one-another, and with the advocates. Other members of the public are also invited to weigh-in on the proposals.

During the May through June proposal process, **one** Comprehensive Plan amendment has been requested for formal review. It involves one change to the Future Land Use Map (and associated descriptive text in the body of the Land Use chapter of the Plan).

The attached Future Land Use Map depicts the proposed areas of change. The current Future Land Use Category is the color depicted on the maps. The proposed Future Land Use Category is described in the text box and outlined with the solid red line.

### Proposed 2018 Amendments to the Comprehensive Plan:

#### Proposed Amendments to the Future Land Use Maps

(See attached Map 5b Central City Area Coverage):

1. **Parcel Number ZYUP00198:** Approximately 39 acres. Located at the northwest quadrant of the intersection of Edwards Boulevard and Town Line Road. (See attached Future Land Use Map for the City.)

From the **Neighborhood Mixed Use** land use category to the **Planned Mixed Use** land use category.

This requested amendment to the Planned Mixed Use land use category would enable larger-scale buildings and development than the current Neighborhood Mixed Use land use category.

Specifically, the **Neighborhood Mixed Use** land use category is intended to result in a typical edge development neighborhood dominated by single-family detached homes, with some two-family and multi-family units. The Comprehensive Plan's description of this land use category is found on attached pages 61-62.

Under the Plan's **Housing and Neighborhood Development Goals, Objectives, and Policies**, (found on attached pages 104-105), a minimum of 60% of all dwelling units must be single-family detached, while a maximum of 15% of the dwelling units could be two-family dwellings, and a maximum of 25% of the dwelling units could be in multi-family buildings. Small-scale institutional land uses (such as houses of worship or elementary schools), parks, and small-scale office and commercial buildings (in house-sized buildings using residential exterior materials) are also potentially allowed. The City controls the location and mix of land uses through the zoning map process.

In contrast, the requested **Planned Mixed Use** land use category potentially allows for large-scale multi-family, office, retail, light industrial, and institutional development, as well as parks. The Comprehensive Plan's description of this land use category is found on attached pages 62-63.

The design and exterior materials of these buildings are *not* required to match those typical in single-family residences. Unlike the Planned Neighborhood land use category, there is no formula in the Plan that the mix of land uses must adhere to. The City controls the location and mix of land uses through the zoning map process.

I encourage the Plan Commission to discuss this proposal at the September Plan Commission meeting, including the possibility for public comments during the consideration of this item by proposing parties, as well as the general public.

The Plan Commission makes a recommendation on this request, with the Common Council making the final decision.

This proposed amendment should be scheduled for a public hearing in late October or November.

4. Plan for interconnected road and open space networks in new residential areas and between individual subdivisions.
5. Refer to Chapter Eight: Housing and Neighborhood Development for detailed housing recommendations.

### Mixed Residential

#### **Description**

This future land use category is intended for a variety of residential units focused on multiple family housing (3+ unit buildings), usually developed at densities that exceed six units per acre and served by public sanitary sewer and water systems. Single family detached housing, attached single family residences with individual entries (e.g., townhouses, rowhouses), and small public and institutional uses—such as parks, schools, churches, and stormwater facilities—may also be within lands mapped in this category. Future multi-family development is also planned for portions of new neighborhoods.

#### **Recommended Zoning**

The City's MR-8 multi-family zoning district, along with Planned Development zoning, is most appropriate to implement this future land use category.

#### **Policies and Programs**

1. Disperse small areas of future Mixed Residential development throughout the City, rather than creating large concentrations of this type of development in a just a few areas.
2. Multi-family residential projects appropriate for the City's Mixed Residential category should meet the minimum design standards presented in Chapter Eight: Housing and Neighborhood Development.
3. Require that all proposed projects submit a detailed site plan, building elevations, landscape plan, lighting plan, grading/stormwater management plan, and signage plan prior to development approval, through appropriate zoning ordinance updates.
4. Support projects that include a strong program for maintaining the quality, value, and safety of the development over time.

### Planned Neighborhood

#### **Description**

The Planned Neighborhood future land use category is intended to provide for a variety of housing choices and a mix of non-residential uses such as parks, schools, religious institutions, and small-scale shopping and service areas. This category is a collection of different land use categories listed in this Chapter. Planned Neighborhoods should be carefully designed as an integrated, interconnected mix of these use categories. This approach is by no means intended to justify an “anything goes” land use pattern. Overall, the composition and pattern of development should promote neighborhoods that instill a sense of community with their design. As depicted on Map 5a, Planned Neighborhood areas are generally planned for lands between STH 120 and USH 12 and on both sides of CTH BB south of the City.

The Planned Neighborhood concept encourages a mix of Single Family – Urban, Two-Family/Townhouse Residential, Mixed Residential, Institutional and Community Services, Parks and Open Space, and Neighborhood Mixed Use land uses. Maintaining a minimum percentage of Single Family Residential – Urban uses has the effect of dispersing higher density development throughout the community and limiting the concentration of any one type of development in any one area. Appropriate commercial uses include neighborhood-oriented shopping opportunities, such as a small grocery store, barber shop, bakery, or pharmacy; smaller employment opportunities (usually located on the edges of these neighborhoods); and educational facilities (usually elementary schools) for area residents.

### Recommended Zoning

The City's PDD (Planned Development District) zoning district is well-suited to implement areas mapped under this future land use category. However, combinations of SR-3, SR-4, TR-6, MR-8, NO, and NB zoning may also be appropriate.

### Policies and Programs

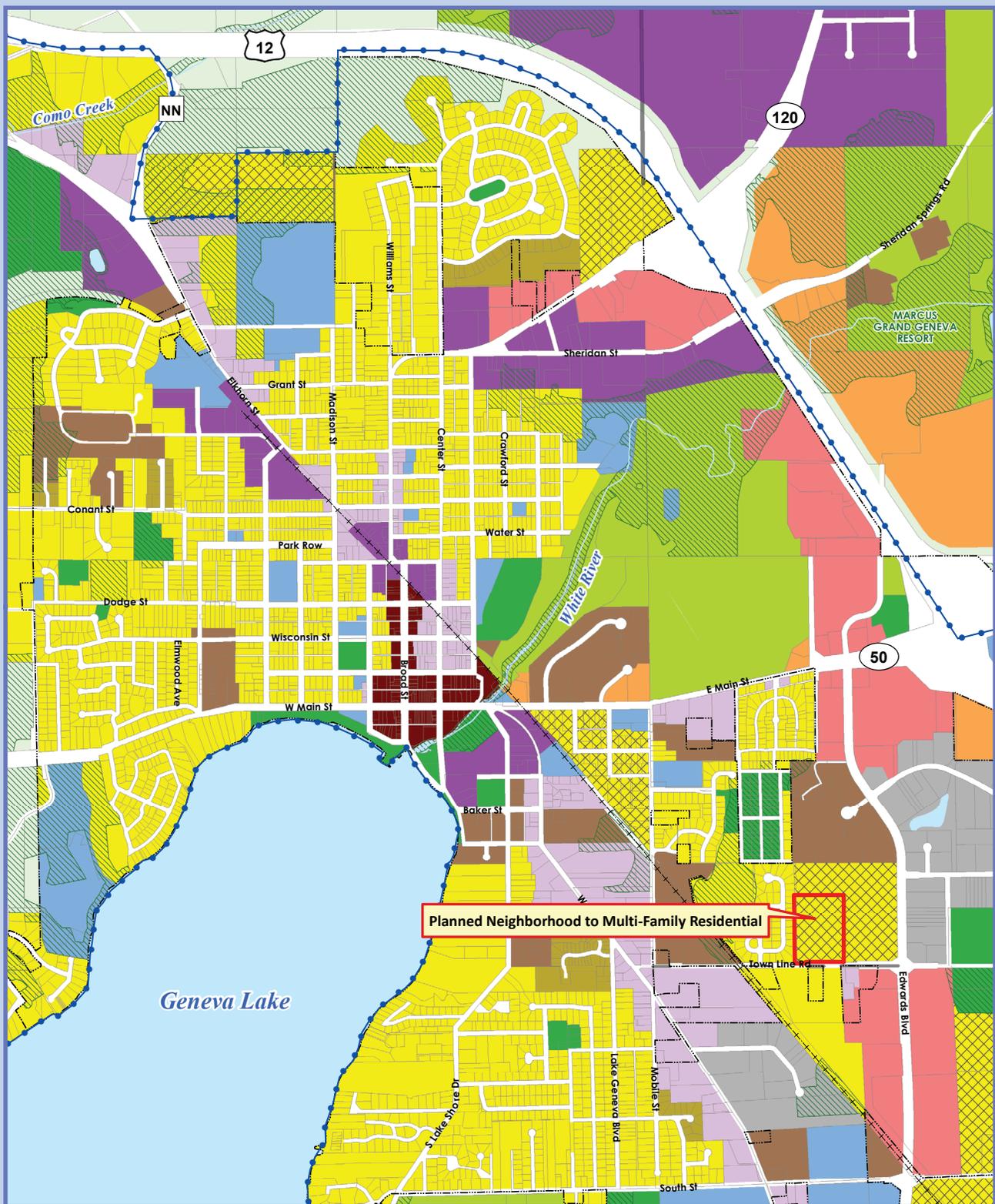
1. Maintain overall residential development densities within Planned Neighborhoods of between 4 and 8 dwelling units per residential acre.
2. Accommodate a mixture of housing types, costs, and densities, while maintaining the predominance of single family housing in the community. A minimum of 60 percent of all new dwelling units in each Planned Neighborhood should be single family detached residential dwellings.
3. Avoid rezoning any area designated for Planned Neighborhood development until public sanitary sewer and water service is available and a neighborhood development plan and specific development proposal is offered for the site.
4. Require each Planned Neighborhood to be developed following preparation of a detailed neighborhood development plan by a developer or the City, ideally adopted as a component of the City's *Comprehensive Plan*. Such plans shall specify land use mix, density, street layouts, open space, and stormwater management, as described more fully in Chapter Eight: Housing and Neighborhood Development.
5. Where alleys are considered for garage and service access, promote their private ownership and maintenance through a homeowners or condominium association.
6. Adhere to the following design objectives for Planned Neighborhood areas:
  - Create a distinct sense of place and charming human scale. Strategies include providing public focal points with public plazas, greens and squares; creating visual interest; and designating prominent building sites.
  - Connect Planned Neighborhoods internally and to adjacent areas through a network of paths, sidewalks, and streets that discourage high travel speeds but still allow access to emergency and maintenance vehicles (e.g. fire trucks and snow plows).
  - Design neighborhoods with interconnected open space systems for recreation and progressive stormwater management.
  - Integrate a mix of uses and densities within and around the neighborhood commercial centers.
  - Preserve and focus attention on environmentally sensitive areas and unique natural features.
  - Lay out streets, buildings, and public open spaces that take advantage of long views created by local topography.



Example of Planned Neighborhood development

Please Attach

1. Comprehensive Plan Application filled out by Roger Wolff



Map 5b: 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
- Neighborhood Mixed Use
- Planned Office
- Planned Business

**DRAFT**

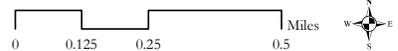
- Central Business District
- Planned Mixed Use

\*Each "Planned Mixed Use Area" may include mix of:

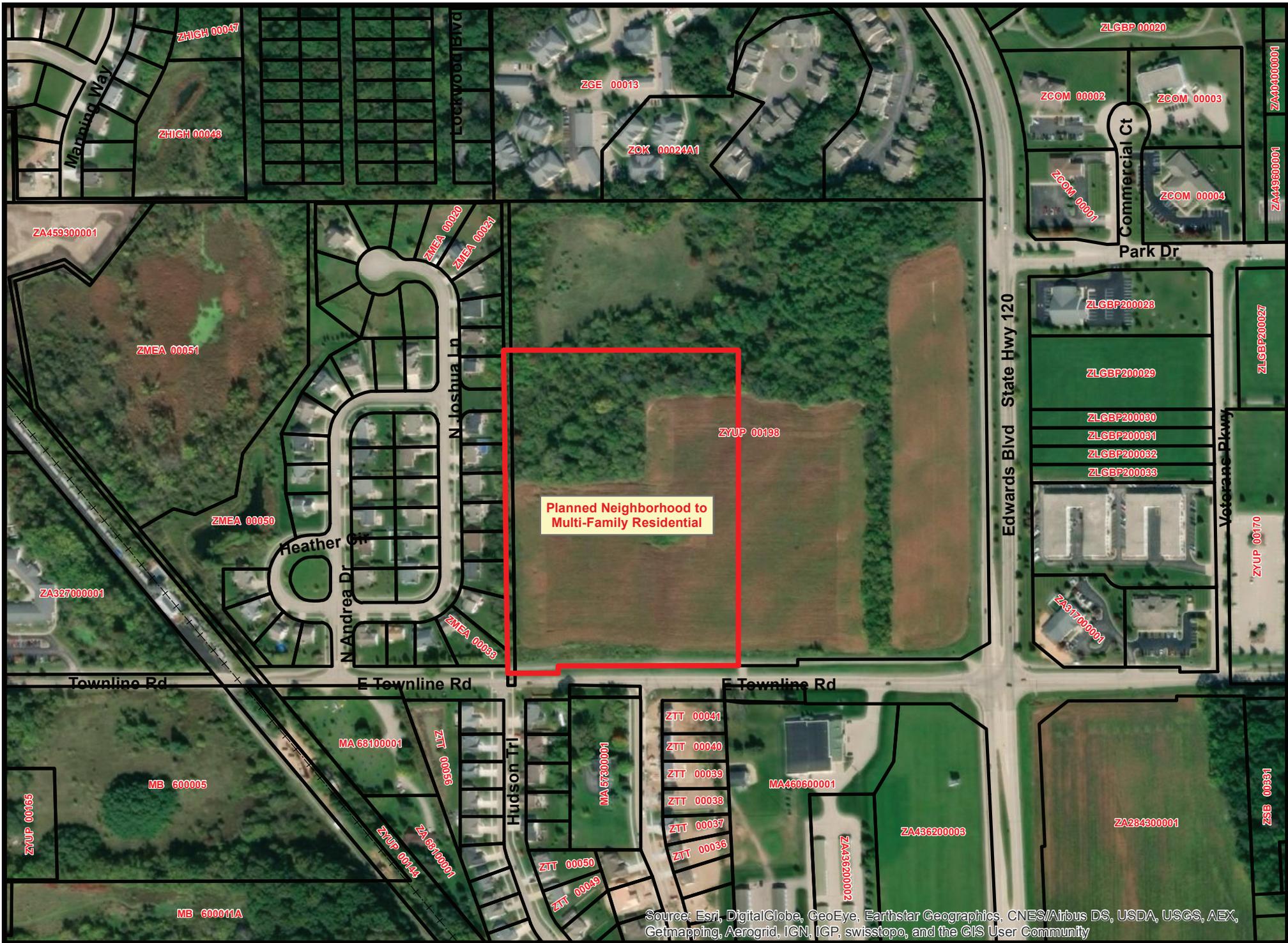
- 1. Planned Office
- 2. Multi-Family Residential
- 3. Institutional & Community Services
- 4. Planned Business

- 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



**DRAFT: August 30, 2018**  
 Adopted: December 14, 2009  
 Amended: November 13, 2017  
 Source: SEWRPC, WIDNR,  
 Walworth County LIO, V&A



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

## E Townline Rd and Edwards Blvd/Hwy 120



**SITE SUMMARY**

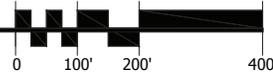
- +/- 12.24 TOTAL ACRES
- +/- 8.12 ACRES OF OPEN SPACE (66% OF TOTAL ACRES)
- 15, 6 UNIT BUILDINGS
- 90 APARTMENT UNITS TOTAL
- 1 GARAGE SPACE PER UNIT
- 1 PARKING SPACE IN DRIVEWAY APRON PER UNIT
- 2+ PARKING SPACES/UNIT
- +/- 40 GUEST PARKING SPACES

- CONCEPTUAL SITE PLAN -  
**COPPER CIRCLE APARTMENT HOMES**

Townline Rd. & Edwards Blvd./ Hwy 120 Lake Geneva, WI



ISSUED: 2018.08.17



**WOLFF  
 REAL  
 ESTATE**  
 262-903-3222



## MEMORANDUM

To: City of Lake Geneva  
From: Mike Slavney, FAICP, City Planner  
Date: October 4, 2018  
Re: Description and Recommendation for the proposed 2018 Comprehensive Plan Amendment to Amend the Future Land Use Plan Map of the Comprehensive Plan: for the southwestern 12.24 acres of the Bender property (located on the north side of Town Line Road west of Edwards Boulevard) from the Planned Neighborhood land use category to the Multi-Family land use category.

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### Introduction

The proposed Comprehensive Plan amendment, for the southwestern 12.24 acres of the Bender property, is to change the Future Land Use Map from the Planned Neighborhood land use category to the Multi-Family Residential land use category. Note that the property owner wishes to retain the Planned Neighborhood land use category on the remainder of the property.

The attached Future Land Use Map depicts the proposed areas of change:

- The *current* Future Land Use Category is the color depicted on the map.
- The *proposed* Future Land Use Category area is outlined with the solid red line and described in the text box.
- Please note that the proposed Future Land Use Category color is *not* depicted, just outlined and described.

The attached air photo provides an overview of the site and its immediate surroundings.

### Description of the Environs of the Proposed Amendment Area

The proposed amendment area comprises about 12 acres of the 38-acre Bender property. All of the Bender property is currently unimproved and designated in the Planned Neighborhood land use category on the Future Land Use Map. As depicted on the attached air photo, the southeast two-thirds of the Bender property is farmland, while the northwest one-third of the property is an area of rolling topography with ponds, woods, and wetlands. The southern 75% of the proposed Future Land Use Map amendment area is farmland, while the northern 25% is wooded and contains a small pond. The Ridges of Lake Geneva multi-family development is located to the north of the Bender property. Edwards Boulevard is located along the east edge of the Bender property with mixed commercial properties beyond including the tennis club, Lake Geneva Brewing, and Lake Geneva Animal Hospital. The rear yards of single-family homes along Joshua Lane abut the west edge of the Bender property and the proposed amendment area. Town Line Road abuts the southern edge of the Bender property and the proposed amendment area. On the other side of Town Line Road, single-family development is south of the proposed amendment area, with a storage facility to the southeast.

## **Implications of the Requested Future Land Use Map Amendment**

The current Planned Neighborhood land use category on the Future Land Use Map is designed to result in new neighborhoods in which a minimum of 60% of the dwelling units are single-family detached homes, with the remaining 40% of dwelling units comprised of a mixture of duplex, townhome, and multi-family development. These percentages are based on the historic percentages present in the community. The purpose of these requirements is to ensure that the community maintains its single-family character. The overall density of residential development resulting from the mix of single-family, two-family, and multi-family development will reach 5 to 6 dwelling units per acre. This planning principle has been used in the City's comprehensive plans since 1992. Many other Wisconsin cities and villages use this same approach.

The overall intention of the Planned Neighborhood land use category is to also potentially allow areas for parks, stormwater basins, small institutions (such as small churches and daycare centers), and small-scale neighborhood-serving offices (such as a real estate or insurance office), and commercial development (such as a small café or shop). The actual pattern of land uses within Planned Neighborhood areas is established through the zoning and platting process.

The proposed Multi-Family Residential land use category on the Future Land Use Map is designed to result in new high-quality multi-family development. Under the city's multi-family zoning district, an overall density of 8 dwelling units per acre is typical, although a density of 10 to 12 dwelling units per acre is possible using multiple small-scale buildings, each containing 4 to 8 units. The applicant has submitted a Concept Plan for the proposed amendment area containing 15 six-unit buildings – resulting in 90 apartment dwelling units on 12 acres – a density of about 7.5 dwelling units per acre.

Please note, the City is taking no action on either zoning or the proposed Concept Plan at this time. However (per the Consistency Requirement in Wisconsin Statutes), in order to consider such a zoning change or such a project in the future, the proposed amendment area must first be designated in the Multi-Family Residential land use category on the Future Land Use Map in the Comprehensive Plan. Hence the reason for this plan amendment. In other words, the requested Comprehensive Plan amendment to the Future Land Use Map would be the first required step in a process that may result in development of the submitted Concept Plan. Additional steps in the development approval process include: securing zoning for multi-family development in the RM-8 zoning district; dividing the proposed amendment area from the remainder of the Bender property; securing a conditional use permit or planned development for a multi-building project; and detailed site plan approval for the development.

## **Project Open House**

On September 5, 2018, the applicant and the City hosted an open house event for the Concept Plan. The event was well-attended, particularly by residents of the neighborhoods to the west and south. Many questions about the project, and about the proposed Comprehensive Plan Amendment were answered. Attendees filled out forms with numbered comments that were linked to numbered dots that they attached to two copies of the Concept Plan. A summary of the Open House is presented in a separate report.

I would group the concerns raised by Open House participants into five themes:

- **Land Use:** The proposed land use transition from existing single-family homes to the west to multi-family homes is too abrupt. A preferred land use transition on the southern portion of the Bender property would be from single-family along the western edge to duplex to multi-family to commercial along Edwards Boulevard.

- Stormwater: The rear of the homes on Joshua Lane experience stormwater runoff from the Bender property because it is higher than the back yards of the homes. Development in the western portion of the Bender property should intercept stormwater so that it does not run off into the neighborhood.
- Andrea Drive Road Extension: The property owned by the City that could be used to extend Andrea Drive into the Bender property should not be turned into a road if multi-family development occurs. Residents would prefer no road connection even if single-family development occurred on the Bender property.
- Town Line Road: Town Line Road is not able to handle additional traffic. The proposed intersection of the Copper Circle Concept Plan with Town Line Road is at a poor location for traffic visibility. Speeds on Town Line are too fast. There are multiple school bus stops on Town Line Road that already seem unsafe to residents.
- Traffic at the Town Line Road intersection with Edwards Boulevard: This intersection is considered very congested with unreasonable wait times for traffic on Town Line Road. Drivers get impatient and make dangerous decisions. A traffic signal is needed now.

**Planner Analysis and Recommendation:**

The Concept Plan is proposing buildings that are very similar to the applicant’s project east of Veteran’s Park. Residents and neighbors like the buildings and the management practices of the applicant. On its own, the Concept Plan, enabled by the proposed Plan Amendment, seems like an appealing project that will be in high demand and retain its quality over time.

However, I believe the proposed project location is less than ideal. Specifically, I believe the land use pattern on the west side of the Bender property should transition gently to the existing neighborhood of single-family homes. The best future land use along the western edge of the Bender property should be one or two north-south streets containing single-family homes. (As an aside, I believe the Andrea Lane connection should then be made so that trips between the existing and future homes would not have to use Town Line Road.) This band of single-family should then transition to a band of duplexes and townhomes. Multi-family development would find its most appropriate location immediately west of the business development along the west side of Edwards Boulevard, and east of the townhomes. The applicant’s Concept Plan would, in my opinion, be a desirable project in that location.

This approach would place the land use transition within the Bender property, and not in the rear yards of the existing neighborhoods. I believe the current land use designation of Planned Neighborhood, and its requirements for a minimum of 60% single-family dwelling units, would result in such a transition, and that Joshua Lane residents have a realistic expectation for single-family homes beyond their rear lot lines.

In summary, I believe the proposed amendment of the Comprehensive Plan’s Future Land Use Map to change the southwest 12.24 acres of the Bender property from the Planned Neighborhood land use category to the Multi-Family Residential land use category is not appropriate.

*This report concludes on the following page.*

**City Planner's Recommendation:**

To the Plan Commission:

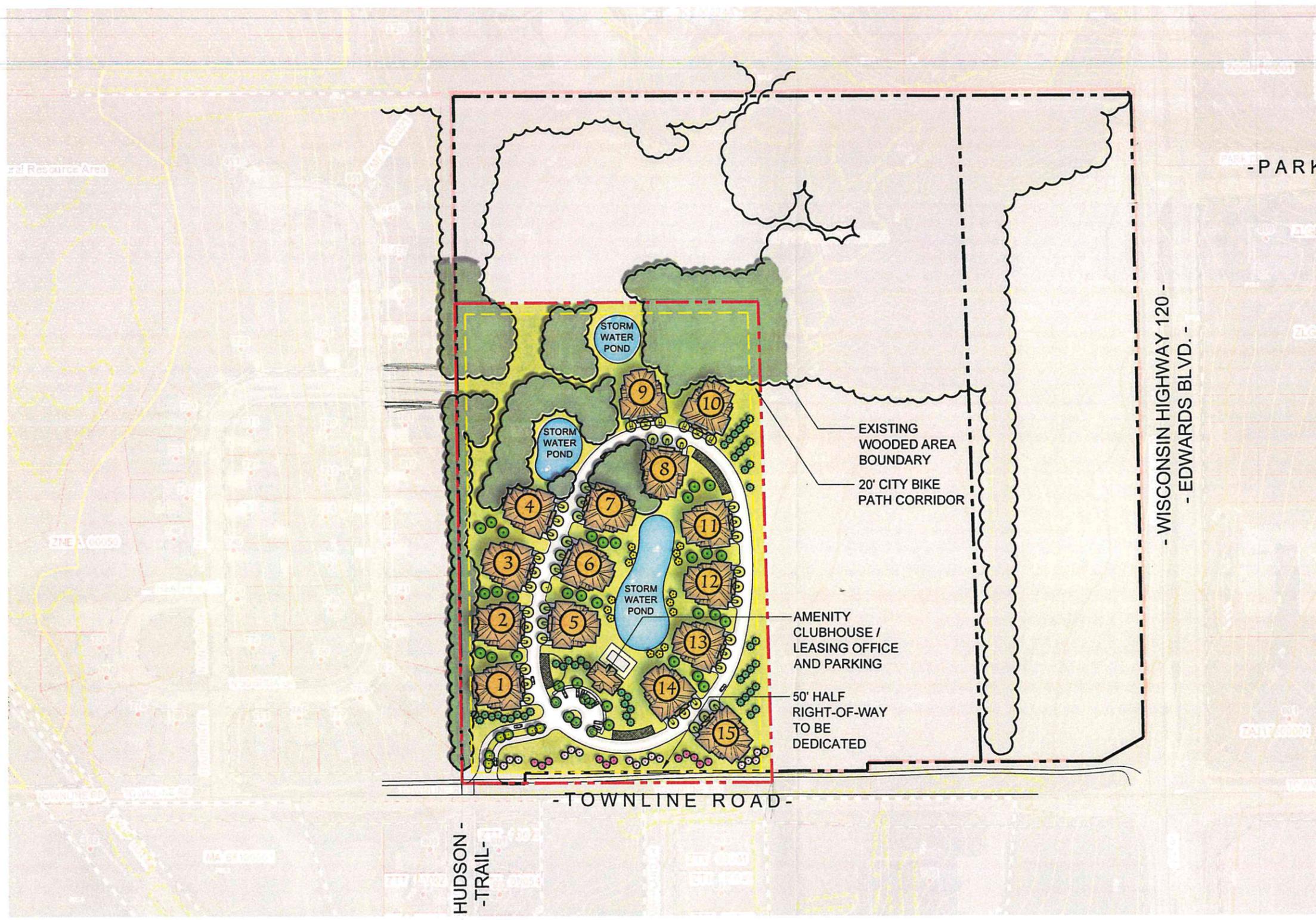
I recommend the Plan Commission make, second, and approve a motion to recommend to the Common Council the *denial* of the proposed amendment to Comprehensive Plan's Future Land Use Map for the southwest 12.24 acres of the Bender property.

If approved, this motion would be, in effect, to recommend *retaining* the current Planned Neighborhood future land use category and to *not change* the future land use designation from the Planned Neighborhood land use category to the Multi-Family Residential land use category.

To the Common Council:

I further recommend the Common Council make, second, and approve a motion to *deny* the proposed amendment to Comprehensive Plan's Future Land Use Map for the southwest 12.24 acres of the Bender property.

If approved, this motion would be, in effect, to *retain* the current Planned Neighborhood future land use category and to *not change* the future land use designation from the Planned Neighborhood land use category to the Multi-Family Residential land use category.



**SITE SUMMARY**

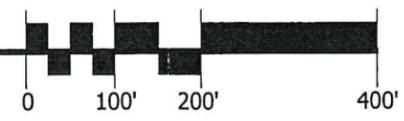
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- CONCEPTUAL SITE PLAN -  
**COPPER CIRCLE APARTMENT HOMES**

Townline Rd. & Edwards Blvd./ Hwy 120 Lake Geneva, WI

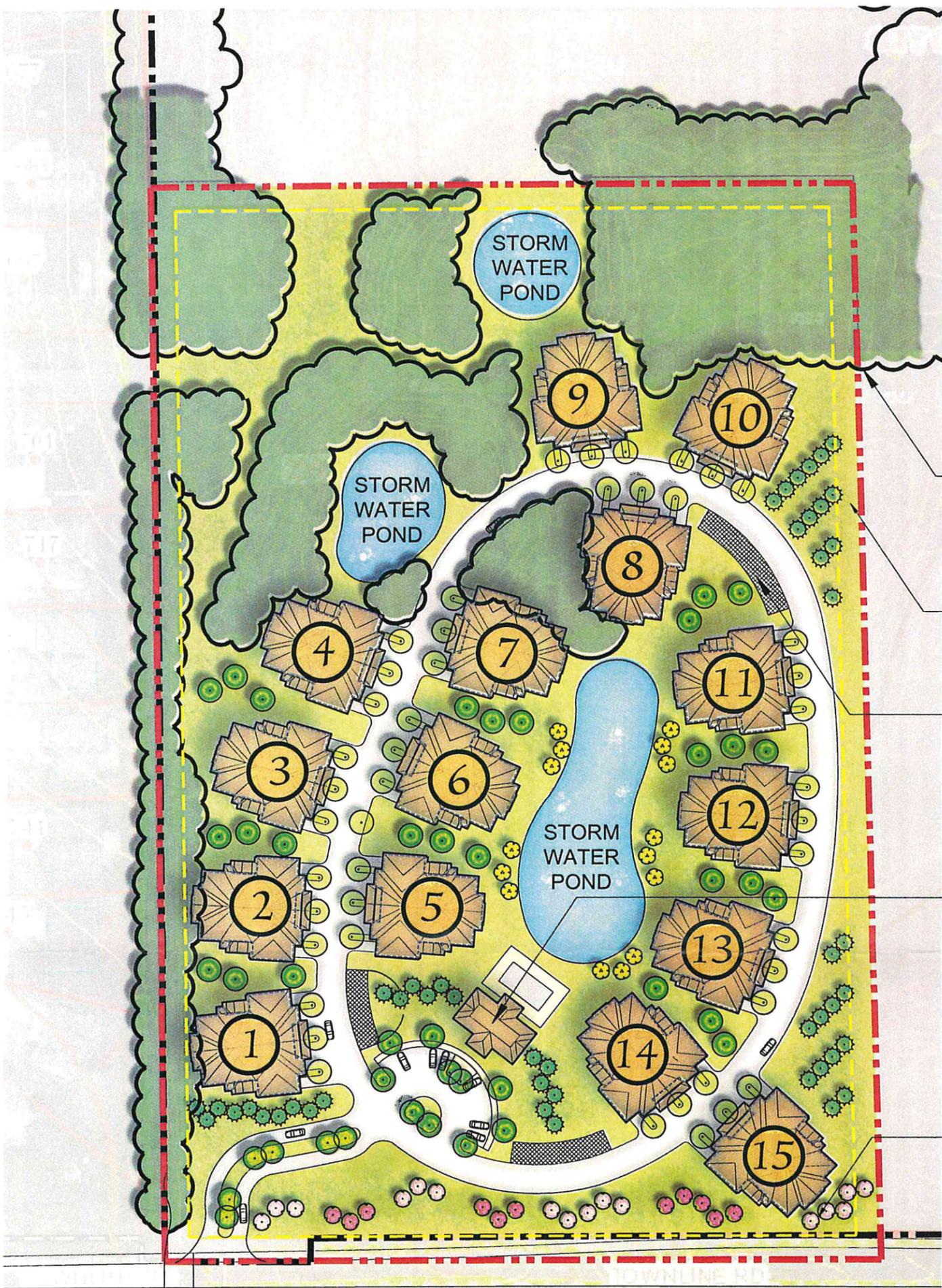


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- EXISTING WOODED AREA BOUNDARY
- 20' CITY BIKE PATH CORRIDOR
- POTENTIAL AREA FOR GUEST PARKING TYP.
- AMENITY CLUBHOUSE / LEASING OFFICE AND PARKING
- 50' HALF RIGHT-OF-WAY TO BE DEDICATED

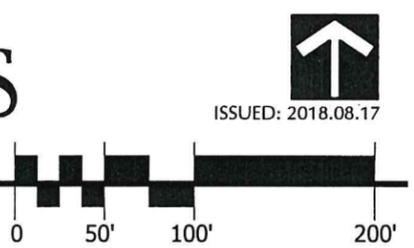
- TOWNLINE ROAD -

**SITE SUMMARY**

- +/- 12.24 TOTAL ACRES
- +/- 8.12 ACRES OF OPEN SPACE (66% OF TOTAL ACRES)
- 15, 6 UNIT BUILDINGS
- 90 APARTMENT UNITS TOTAL
- 1 GARAGE SPACE PER UNIT
- 1 PARKING SPACE IN DRIVEWAY APRON PER UNIT
- 2+ PARKING SPACES/UNIT
- +/- 40 GUEST PARKING SPACES

- ENLARGEMENT PLAN -  
**COPPER CIRCLE  
 APARTMENT HOMES**

Townline Rd. & Edwards Blvd./ Hwy 120 Lake Geneva, WI



ISSUED: 2018.08.17

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 REAL  
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