



**SPECIAL JOINT MEETING OF CITY COUNCIL &  
PLANNING & ZONING COMMISSIONERS  
MONDAY, AUGUST 17, 2015 – 5:30PM  
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 a parcel of land located at 833 Wisconsin Street, Lake Geneva, Wisconsin, Tax Parcel No. ZOP00100 changing the land use from Single Family Urban to Institutional and Community Services. The change in the Comprehensive Plan will allow a change in Zoning from Single-Family Residential -4 (SR-4) to Planned Development (PD) to allow an off-site parking lot on the premises for Central-Denison Elementary School.
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 a parcel of land located at 833 Wisconsin Street, Tax Parcel No. ZOP00100 changing the land use from Single Family Residential-Urban to Institutional and Community Services.
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.*

# KEHOE - HENRY & ASSOCIATES, INC.

ARCHITECTURE & ENGINEERING

25 North Wisconsin Street  
ELKHORN, WISCONSIN 53121

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Daniel R. Kehoe, Architect  
Voice 262-723-2660  
Fax 262-723-5986

William R. Henry, Architect-P.E.  
Voice 262-723-4399  
Fax 262-723-4299

May 27, 2015

**City of Lake Geneva**  
626 Geneva Street  
P. O. Box 340  
Lake Geneva, WI 53147

Attn: Mr. Ken Robers  
Zoning Administrator

RE: Proposed Parking Lot at  
**CENTRAL-DENISON ELEMENTARY SCHOOL**  
Lake Geneva, Wisconsin  
Job No. 1508

Dear Mr. Robers:

The Lake Geneva Joint 1 School District wishes to construct a parking lot across the street from Central-Denison Elementary School at the northeast corner of Cook and Wisconsin Streets. Enclosed please find fifteen copies of the complete application packet requesting an amendment to the City of Lake Geneva Comprehensive Plan, including the following.

- Application for Amendment to the Comprehensive Plan
- City of Lake Geneva Comprehensive Plan Map 5b: Future Land Use – Downtown  
with proposed Map Amendment
- Existing Survey
- Walworth County GIS Aerial Photograph with Topography
- Concept Site Plan
- Map of Property Owners within 300ft
- List of Property Owners within 300ft
- Mailing Label List of Property Owners within 300ft

An electronic copy of the above is also being submitted via email to your office.

The \$400.00 application fee is attached as well.

As stated in the application, we are requesting that this be considered an emergency request to initiate an expedited review that will hopefully be completed within approximately two and one-half months. This will give us the opportunity to complete construction of the project prior to area asphalt plants closing for the season sometime this fall.

Page 2  
May 27, 2015  
Mr. Ken Robers

Please place this item on the earliest possible agenda for the Plan Commission and Common Council. Mr. Warren Flitcroft and I would also be available to attend any other staff meetings prior to the public hearing.

Very truly yours,

**KEHOE-HENRY & ASSOCIATES, INC.**



William R. Henry  
Architect – P.E.

Enclosure

CC: Mr. Warren Flitcroft  
File

**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, James G. Hager  
Warren Flitcroft, 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): Lake Geneva Joint 1 School District Address: 208 South Street, Lake Geneva, WI 53147

Email Address: warren.flitcroft@badger.k12.wi.us Daytime Telephone: 262-348-1070

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

Michael D. Sebastian

Name: Kathleen M. Sebastian Signature: See attached letter dated 5-19-2015

**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 Number: ZOP 00100 Address: 833 Wisconsin Street, Lake Geneva

BRIEF DESCRIPTION OF THE PROPOSED AMENDMENT REQUEST:

Change Single Family - Urban to Institutional

CURRENT ZONING:

Zoning District: SR - 4

FUTURE PROPOSED USE (be specific)

Off-site parking lot to serve Central-Denison Elementary School, which is located across Cook Street to the west.

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**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

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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

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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

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

See attached

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**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

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Signature of Applicant(s)

5/28/15  
Date



# LAKE GENEVA SCHOOLS

Lake Geneva Joint #1 School District & Lake Geneva-Genoa City Union High School District

District Administration Center  
208 South Street  
Lake Geneva, WI 53147  
(262)348-1000 FAX (262) 248-9704

James Gottinger  
District Administrator

Warren Filcroft  
Director of Business Services

Jan Eckola  
Director of Curriculum & Instruction

Dan Schmidt  
Director of Technology

Steve Zorich  
Director of Student Services

May 19, 2015

**City of Lake Geneva**  
626 Geneva Street  
P. O. Box 340  
Lake Geneva, WI 53147

Attn: Ms. Sabrina Waswo  
City Clerk

RE: Proposed Parking Lot at  
**CENTRAL-DENISON ELEMENTARY SCHOOL**  
Lake Geneva, Wisconsin

Dear Ms. Waswo:

The Lake Geneva Joint 1 School District wishes to construct a parking lot across the street from Central-Denison Elementary School at the northeast corner of Cook and Wisconsin Streets. The following items were previously submitted to Mr. Ken Robers, Zoning Administrator, and discussed at the staff meeting yesterday afternoon.

Concept Site Plan  
Existing Survey  
Walworth County GIS Aerial Photograph

The current owner(s) of the property have authorized Lake Geneva Joint 1 School District to act as their agent throughout any proceedings required by the City of Lake Geneva for review and approval of the proposed parking lot project. Signature(s) of the owner(s) are included below as evidence of this authorization.

As the result of direction by staff received at yesterday's meeting, we hereby request that the Future Land Use Map of the City of Lake Geneva Comprehensive Plan be amended to change parcel number ZOP 00100 from Single Family-Urban to Institutional so that an off-site parking lot may be permitted on the property. We further ask that this be considered an emergency request to initiate an expedited review that will hopefully be completed within approximately two and one-half months. This will give us the opportunity to complete construction of the project prior to area asphalt plants closing for the season sometime this fall.



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

**PART D**

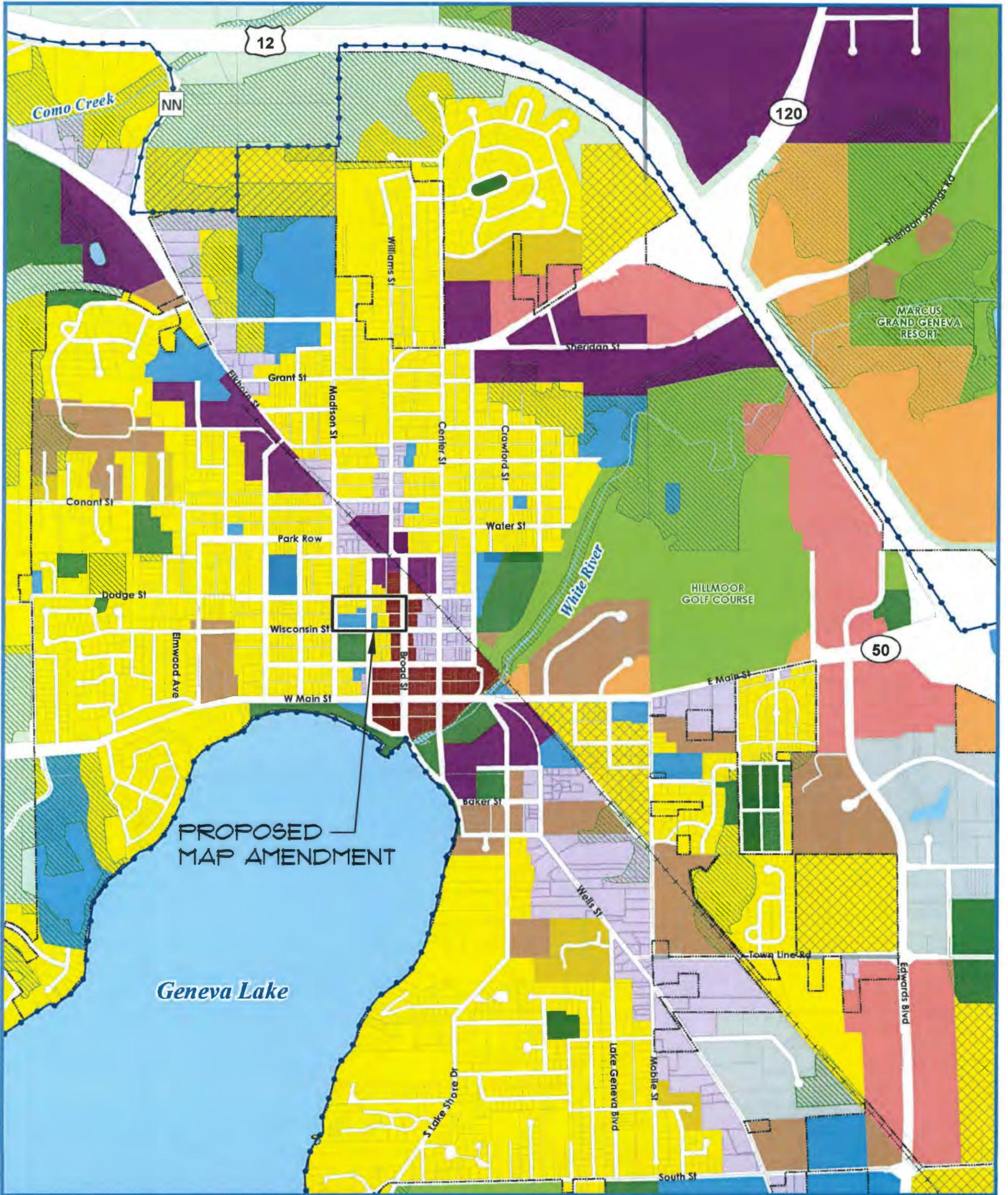
1. The Comprehensive Plan will benefit the public and neighborhood by providing off-street parking for approximately 30 vehicles, reducing the need for school staff to park on the residential streets surrounding the school.
2. Central-Denison has been a neighborhood school for over 110 years. The Single-Family Residential-Urban Land Use Category states that public and institutional uses, including schools, may be located on lands within this category. One of the policies of this category is to continue to thoughtfully locate community facilities, including schools, in order to provide convenient access to residential areas. While on-site parking is permitted, the present zoning of SR-4 does not allow off-site parking. The proposed change to an Institutional Land Use Category would allow off-site parking to serve the existing school which is immediately across the street. The Institutional Land Use Category is intended to facilitate public buildings and uses, including schools. In fact, one of the policies of this category is to continue working with Lake Geneva Schools to coordinate uses and activities on district property.
3. Parking for school staff has always been an issue at Central-Denison. The subject property is conveniently located and has recently become available for purchase.
4. The proposed off-street parking lot will be available for use by the public on weekends and during the times that school is not in session, which will provide additional parking when the city needs it most.

**PART E**

We request that the Future Land Use Map of the City of Lake Geneva Comprehensive Plan be amended to change parcel number ZOP 00100 from Single Family-Urban to Institutional so that an off-site parking lot may be permitted on property. We further ask that this be considered an emergency request to initiate an expedited review that will hopefully be completed within approximately two and one-half months. This will give us the opportunity to complete construction of the project prior to area asphalt plants closing for the season this fall.

Attached are the following.

City of Lake Geneva Comprehensive Plan Map 5b:  
Future Land Use – Downtown with proposed Map Amendment.  
Existing Survey  
Walworth County GIS Aerial Photograph with Topography  
Concept Site Plan



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

**Land Use Categories**

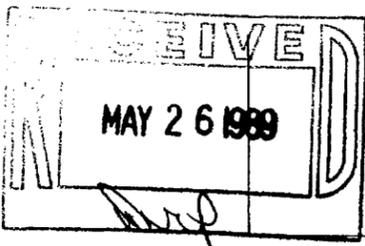
- Agricultural & Rural
- Single Family Residential - Exurban
- Single Family Residential - Urban
- Two-Family/Townhouse Residential
- Multi-Family Residential
- Planned Neighborhood
  - \*Each "Planned Neighborhood" may include a mix of:
  - 1. Single Family - Urban (predominate land use)
  - 2. Two-Family/Townhouse
  - 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

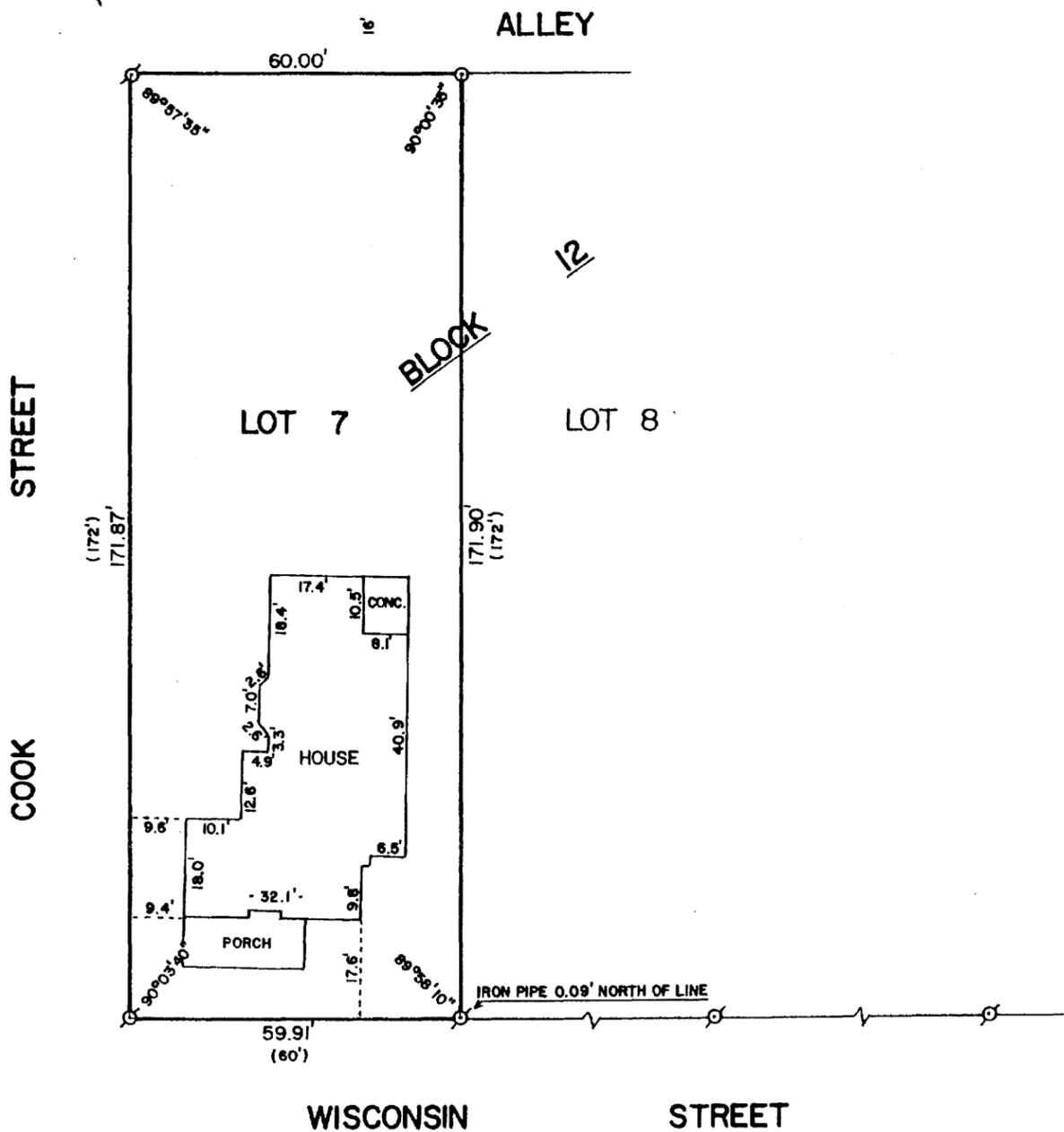
- City of Lake Geneva
- Township Boundary
- Urban Service Area Boundary
- Extraterritorial Jurisdiction Boundary
- Parcels
- Surface Water
- Abandoned Railroad



Adopted: December 14, 2009  
 Amended: October 24, 2014  
 Source: SEWRPC, WIDNR,  
 Walworth County LIO, V&A



**ABELL**  
**SURVEYING & MAPPING**  
 DELAVAN, WISCONSIN 53115  
 414-728-8787



PLAT OF SURVEY OF

LOT 7, BLOCK 12 OF THE ORIGINAL PLAT OF THE VILLAGE, NOW CITY,  
 OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

ORDERED BY: ANCHOR SAVINGS & LOAN  
 P.O. BOX 997  
 LAKE GENEVA, WI. 53147



SCALE - 1"=30'

LEGEND

- ⊘ - IRON PIPE FOUND
- - IRON PIPE SET
- ( ) - RECORDED AS

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

*David F. Abell*  
 DAVID F. ABELL  
 WISCONSIN REGISTERED LAND SURVEYOR, 8-1596

DATE January 17, 1989 JOB NUMBER - 89005  
 NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.





## 833 Wisconsin St, Lk Geneva

**WALWORTH COUNTY, WISCONSIN**

0 10 20 40 60 80  
1 inch = 50 feet

Author:  
Map Produced on: 5/22/2015

Wisconsin State Plane Coordinate System, South Zone  
Horizontal Datum: NAD83

Walworth County Information Technology Department  
Land Information Division  
1800 County Trunk N N  
Elsworth, Wisconsin 53121-1001

DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE RELIED UPON FOR ANY PURPOSE. THE USER ASSUMES ALL LIABILITY FOR ANY USE OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN SHALL BE ACCEPTED AS AN OFFICIAL DOCUMENT.



TaxKey	Owner1	Owner2	Address1	Address2	City	State	Zip
ZGD 00006	DANNY A FISCHER	CINDY A FISCHER	W363 CTY RD B		GENOA CITY	WI	531280000
ZGD 00012	E F DUNN LLC		PO BOX 1030		LAKE GENEVA	WI	531470000
ZGD 00013	KENNETH C TRENT	TARA M TRENT	1103 GENEVA ST		LAKE GENEVA	WI	531470000
ZGD 00024	MAUREEN WILD-LARSEN		504 COOK ST		LAKE GENEVA	WI	531470000
ZOP 00086	DON EVANGELISTA	JUDY EVANGELISTA	844 GALLEON LN		ELK GROVE VILLAGE	IL	600070000
ZOP 00087	JT SCHOOL DIST NO 1		208 SOUTH ST		LAKE GENEVA	WI	531470000
ZOP 00088	ROBERT MCKAY	JEAN MCKAY	5955 N KOLMAR AVE		CHICAGO	IL	606460000
ZOP 00089	ANDREW T HACKLER	TOMMI HACKLER	922 DODGE ST		LAKE GENEVA	WI	53147
ZOP 00092	SCHOOL ADMINISTRATION		208 SOUTH ST		LAKE GENEVA	WI	531470000
ZOP 00093	430 N BROAD LLC		430 N BROAD ST		LAKE GENEVA	WI	531470000
ZOP 00094	KENOSHA SAVINGS & LOAN	C/O BMO HARRIS BANK	111 W MONROE ST		CHICAGO	IL	606030000
ZOP 00095	SARAH B BROWN TRUST		803 GLENDALE RD		LIBERTYVILLE	IL	600480000
ZOP 00096	DAVID SHLENSKY	ANN C SHLENSKY	12863 S CEDAR LA		PALOS HEIGHTS	IL	604630000
ZOP 00097	MAUREEN A MARKS		834 DODGE ST		LAKE GENEVA	WI	531470000
ZOP 00098	JOHN P PAPPAS		N2468 ELDORADO DR		LAKE GENEVA	WI	531470000
ZOP 00099	DOROTHY PAPPAS		C/O JOHN PAPPAS	N2468 ELDORADO DR	LAKE GENEVA	WI	531470000
ZOP 00100	MICHAEL D SEBASTIAN	KATHLEEN M SEBASTIAN	3821 REDWOOD CT		SPRING GROVE	IL	600810000
ZOP 00101	JAMES E MCINTOSH	SUZANNE G MCINTOSH	1212 WELLS ST	#401	CHICAGO	IL	606100000
ZOP 00102	MARK C IMMER	JODEEN L IMMER	2994 FOXMOOR DR		MONTGOMERY	IL	60538
ZOP 00103	CHARLENE KLEIN		PO BOX 912		LAKE GENEVA	WI	531470000
ZOP 00104	KENOSHA SAVINGS & LOAN ASSOCIATION	C/O BMO HARRIS BANK	111 W MONROE ST		CHICAGO	IL	606030000
ZOP 00105	CITIZENS SQUARE LLC		W3567 700 CLUB DR		LAKE GENEVA	WI	531470000
ZOP 00106	CITIZENS SQUARE LLC		W3567 700 CLUB DR		LAKE GENEVA	WI	531470000
ZOP 00107	ADVANTAGE WISCONSIN INTERIM BANK	C/O BMO HARRIS BANK	111 W MONROE ST		CHICAGO	IL	606030000
ZOP 00163	GENEVA AREA FOUNDATION HORTICULTURAL HALL		330 BROAD ST		LAKE GENEVA	WI	531470000
ZOP 00164	NEWPORT PROPERTIES LLC		6411 MADELINE LN		CALEDONIA	WI	531080000
ZOP 00165	MDNG LLC		5229 S LAKESHORE DR		RACINE	WI	534030000
ZOP 00166	VIRGIL WUTTKE		W3954 BRAY RD		ELKHORN	WI	531210000
ZOP 00167	TERRENCE F BUCKI	BRUNHILDE T BUCKI	5N264 ROUTE 31		ST CHARLES	IL	601750000
ZOP 00168	DAWNA L FAIRBANKS TRUST		1724 STODDARD AVE		WHEATON	IL	60187
ZOP 00171	TNT LLC		821 GENEVA ST		LAKE GENEVA	WI	531470000
ZOP 00172	CHURCH OF THE HOLY COMMUNION		320 BROAD ST		LAKE GENEVA	WI	531470000
ZOP 00173A	MAPLE PARK	C/O CITY OF LAKE GENEVA	626 GENEVA ST		LAKE GENEVA	WI	531470000

DANNY A FISCHER  
CINDY A FISCHER  
W363 CTY RD B  
GENOA CITY, WI 53128

E F DUNN LLC  
PO BOX 1030  
LAKE GENEVA, WI 53147

KENNETH C TRENT  
TARA M TRENT  
1103 GENEVA ST  
LAKE GENEVA, WI 53147

MAUREEN WILD-LARSEN  
504 COOK ST  
LAKE GENEVA, WI 53147

DON EVANGELISTA  
JUDY EVANGELISTA  
844 GALLEON LN  
ELK GROVE VILLAGE, IL 60007

JT SCHOOL DIST NO 1  
208 SOUTH ST  
LAKE GENEVA, WI 53147

ROBERT MCKAY  
JEAN MCKAY  
5955 N KOLMAR AVE  
CHICAGO, IL 60646

ANDREW T HACKLER  
TOMMI HACKLER  
922 DODGE ST  
LAKE GENEVA, WI 53147-4700

SCHOOL ADMINISTRATION  
208 SOUTH ST  
LAKE GENEVA, WI 53147

430 N BROAD LLC  
430 N BROAD ST  
LAKE GENEVA, WI 53147

KENOSHA SAVINGS & LOAN  
C/O BMO HARRIS BANK  
111 W MONROE ST  
CHICAGO, IL 60603

SARAH B BROWN TRUST  
803 GLENDALE RD  
LIBERTYVILLE, IL 60048

DAVID SHLENSKY  
ANN C SHLENSKY  
12863 S CEDAR LA  
PALOS HEIGHTS, IL 60463

MAUREEN A MARKS  
834 DODGE ST  
LAKE GENEVA, WI 53147

JOHN P PAPPAS  
N2468 ELDORADO DR  
LAKE GENEVA, WI 53147

DOROTHY PAPPAS  
C/O JOHN PAPPAS  
N2468 ELDORADO DR  
LAKE GENEVA, WI 53147

MICHAEL D SEBASTIAN  
KATHLEEN M SEBASTIAN  
3821 REDWOOD CT  
SPRING GROVE, IL 60081

JAMES E MCINTOSH  
SUZANNE G MCINTOSH  
1212 WELLS ST  
#401  
CHICAGO, IL 60610

MARK C IMMER  
JODEEN L IMMER  
2994 FOXMOOR DR  
MONTGOMERY, IL 60538-3800

CHARLENE KLEIN  
PO BOX 912  
LAKE GENEVA, WI 53147

KENOSHA SAVINGS & LOAN ASSOCIATION  
C/O BMO HARRIS BANK  
111 W MONROE ST  
CHICAGO, IL 60603

CITIZENS SQUARE LLC  
W3567 700 CLUB DR  
LAKE GENEVA, WI 53147

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ADVANTAGE WISCONSIN INTERIM BANK  
C/O BMO HARRIS BANK  
111 W MONROE ST  
CHICAGO, IL 60603

GENEVA AREA FOUNDATION HORTICULT  
330 BROAD ST  
LAKE GENEVA, WI 53147

NEWPORT PROPERTIES LLC  
6411 MADELINE LN  
CALEDONIA, WI 53108

MDNG LLC  
5229 S LAKESHORE DR  
RACINE, WI 53403

VIRGIL WUTTKE  
W3954 BRAY RD  
ELKHORN, WI 53121

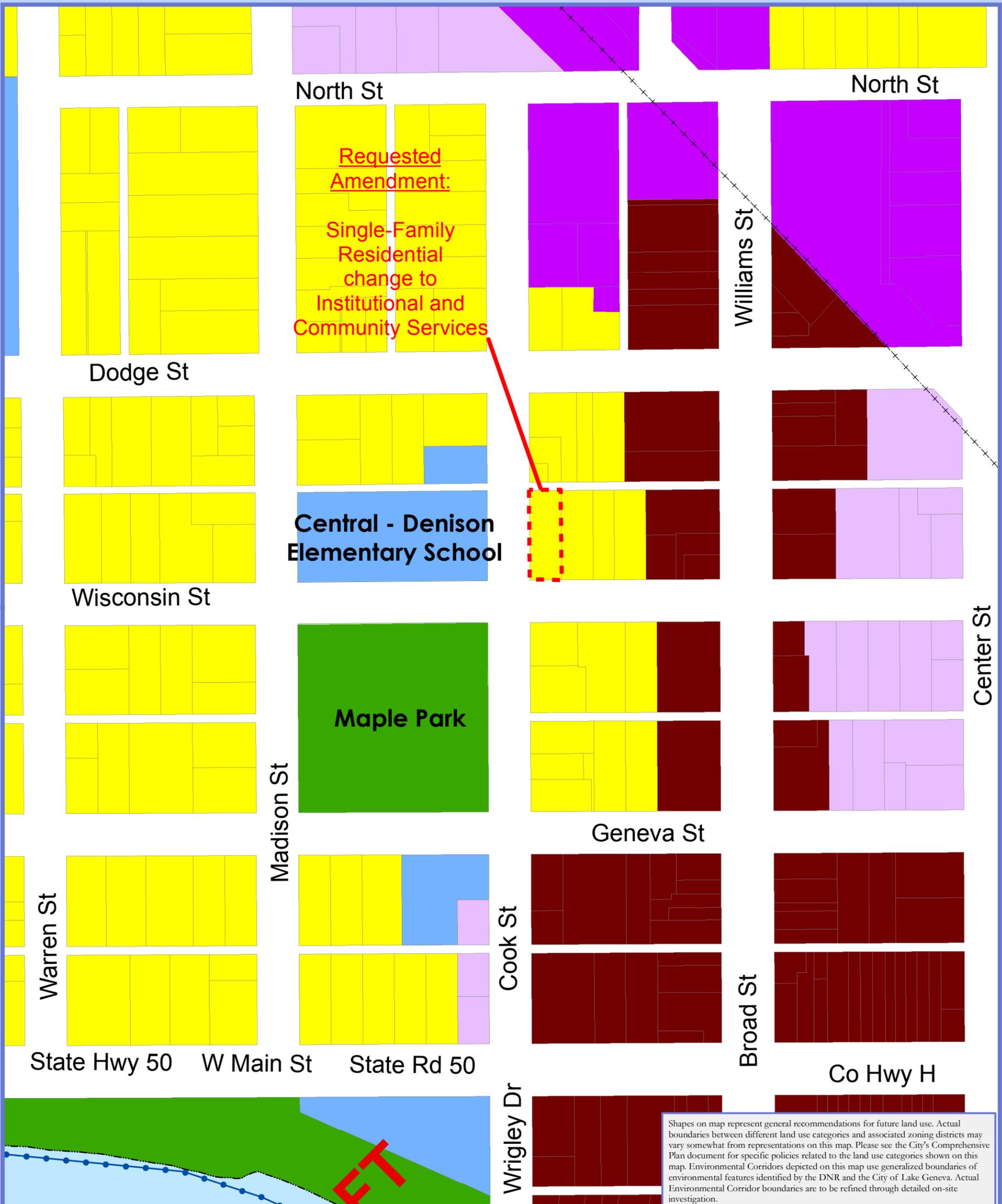
TERRENCE F BUCKI  
BRUNHILDE T BUCKI  
5N264 ROUTE 31  
ST CHARLES, IL 60175

DAWNA L FAIRBANKS TRUST  
1724 STODDARD AVE  
WHEATON, IL 60187-8700

TNT LLC  
821 GENEVA ST  
LAKE GENEVA, WI 53147

CHURCH OF THE HOLY COMMUNION  
320 BROAD ST  
LAKE GENEVA, WI 53147

MAPLE PARK  
C/O CITY OF LAKE GENEVA  
626 GENEVA ST  
LAKE GENEVA, WI 53147



**Requested Amendment:**  
 Single-Family Residential change to Institutional and Community Services

**Central - Denison Elementary School**

**Maple Park**

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
- Central Business District
- Planned Mixed Use
- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor
- Long Range Exurban Growth Area
- Neighborhood Mixed Use
- Planned Office
- Planned Business

\*Each "Planned Mixed Use Area" may include mix of:  
 1. Planned Office  
 2. Multi-Family Residential  
 3. Institutional & Community Services  
 4. Planned Business

\*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

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

Adopted: October 24, 2014  
 Source: SEWRPC, WIDNR, Walworth County LIO, V&A

**DRAFT**