



City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147-262.248.3673-[www.cityoflakgeneva.gov](http://www.cityoflakgeneva.gov)

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**Special Plan Commission Agenda**  
**Tuesday, January 6, 2026 - 6:00 PM**  
**Lake Geneva City Hall; Council Chambers**

Members:

Chair: Mayor Todd Krause

Aldersperson Joel Hoiland, John Gibbs, Doug Skates, Jeremy Nafziger, Kyle Cary, and Anne Esarco

1. Call to Order
2. Roll Call
3. 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.
4. Acknowledgment of Correspondence.
5. Discussion/Action on Resolutions for Downtown Design Review Applications:
  - a. PC-052 for Sandwich Board Sign at 830 W Main Street, filed by Coleen Ries, 830 W Main Street, Lake Geneva, Tax Key No. ZOP 00334 (continued from December 15, 2025)
  - b. PC-057 for Facade Renovation at 724 W Main Street, filed by John Law, 724 W Main Street, Lake Geneva, Tax Key No. ZOP 00313
  - c. PC-058 for Suspended Sign at 253 Center Street, filed by Schuk Law, LLC, 253 Center Street, Lake Geneva, Tax Key No. ZOP 00283
  - d. PC-059 for Canopy Signs at 268 Center Street, filed by Homesmart Connect, 3030 Salt Creek Lane, Arlington Heights, IL, Tax Key No. ZOP 00259
6. Public Hearing for a Precise Implementation Plan for Symphony Bay Subdivision Phase 8 at the Southwest Corner of Townline Road and North Road, Lake Geneva, Tax Key No. ZYUP 500003, filed by Bloomfield Holdings, LLC, 875 Townline Road Unit 103, Lake Geneva, WI
7. Discussion/Action on Resolution PC-025 for a Precise Implementation Plan for Symphony Bay Subdivision Phase 8 at the Southwest Corner of Townline Road and North Road, Lake Geneva, Tax Key No. ZYUP 500003 filed by Bloomfield Holdings, LLC, 875 Townline Road Unit 103, Lake Geneva, WI
8. Public Hearing for a Final Plat of Subdivision for Symphony Bay Phase 8 at the Southwest Corner of Townline Road and North Road, Lake Geneva, WI, Tax Key No. ZYUP 500003 filed by Bloomfield Holdings, LLC, 875 Townline Road Unit 103, Lake Geneva, WI (continued from December 15, 2025)
9. Discussion/Action on Resolution PC-027 for a Final Plat of Subdivision for Symphony Bay Phase 8 at the Southwest Corner of Townline Road and North Road, Lake Geneva, WI, Tax Key No. ZYUP 500003 filed by Bloomfield Holdings, LLC, 875 Townline Road Unit 103, Lake Geneva,

**10. Adjournment**

A quorum of the Council may be present; however, no official Council action will be taken.  
Requests from persons with disabilities who need assistance to participate in this meeting should be made to the City Clerk's office in advance so that the appropriate accommodations can be made.

STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: January 6, 2026

Agenda Item 5a

Applicant:

Colleen Ries  
830 W Main Street  
Lake Geneva, WI  
Tax Key No. ZOP 00334

Request:

830 W Main Street  
Downtown Design Review of Signage

Description:

**This discussion is continued from December 15, 2025, meeting.**

During the December 15, 2025, discussion, Commissioners asked Staff to look at alternatives such as a Directory that would identify each business.

Alderman Hoiland recalled past plans to identify individual businesses on the façade of the building. Staff found that in 2021 the Property Owner had asked the Plan Commission to review a plan to install eight (8) individual Suspended Signs along the façade to identify the tenant businesses in the building. This plan was never completed, and the signs were not installed. Staff notes that this plan could not be approved under the current Sign Ordinance, because it limits Suspended Signs to one (1) per customer entry as opposed to one (1) per business.

The current Sign Ordinance does not have a provision for a “Directory” type sign separate from the allowable Wall Signage for the building. The current signage on the building represents the maximum amount of Wall Signage permitted on this building façade.

The applicant proposes the placement of a sandwich board sign at the entrance to the building located at 830 W Main Street. The applicant is a business owner in the Market of Lake Geneva. The proposed Sandwich Board Sign measures thirty (30) inches in height and twenty (20) inches in width.

City of Lake Geneva Zoning Ordinance Section 98-811 (1) D.2 regulates the placement of Sandwich Board Signs. The ordinance requires the following:

- One (1) Sandwich Board per business.
- Sign permit is required prior to placement.
- Must be located within ten (10) feet of the business entrance leaving a minimum clear pedestrian path of five (5) feet on the sidewalk.
- Maximum height allowed is three (3) feet and maximum width allowed is two (2) feet.
- Sandwich Board Sign shall only be displayed during the hours of operation of the business it is advertising.

Staff Recommendations:

Staff recommend *approval* of the proposed improvements, provided that the following conditions are met:

1. The applicant shall secure a sign permit prior to installation of the sign.



City of Lake Geneva  
 Building and Zoning  
 626 Geneva Street  
 Lake Geneva, WI 53147

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

830 W. Main St, Lake Geneva, WI

Name & Address of Current Building Owner:

Kirk Booher

830 W. Main St.

Lake Geneva, WI

Telephone Number of Current Building Owner: [REDACTED]

Email Address: [REDACTED]

Owner Signature: [Signature]

Name & Address of Applicant:

Colleen Ries

830 W. Main St.

Lake Geneva, WI 53147

Telephone Number of Applicant: [REDACTED]

Email Address: [REDACTED]

Proposed Design Change:

No change; just adding an A-frame sign to the front area of the building

Zoning District: \_\_\_\_\_

Names & Address of Architect, Engineer, and/or Contractor of Project:

N/A

Description of Project:

A-frame sign, 40" tall x 20" wide. This showcases our daily offerings/weekly offerings and helps drive sales.

Date: 10/27/2025  
02/27/2025

Signature of Applicant: [Signature]



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\$16<sup>14</sup> 4.5 ★★★★★ 432

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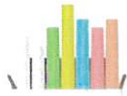


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4.4 ★★★★★ (167)

SELEAD Solid Wood A-Frame Chalkboard - 30" x 20"  
Magnetic Sandwich Board Signs Outdoor Standing Chalk  
Board Easel Sidewalk Pizarra for Menu, Business, Wedding -  
Rustic Brown





STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: January 6, 2026

Agenda Item #5b

Applicant:

John Law  
724 W Main Street  
Lake Geneva, WI

Request:

724 W Main Street  
Downtown Design Review of Façade Remodel:  
Add pitched copper roof to existing storefront

Description:

The applicant proposes making the following change to the building at 724 W Main Street:

- Install a pitched copper roof onto the existing storefront

Finish Materials:

The applicant proposes the following building finishes:

- Standing seam copper roof added to existing storefront.

Staff Recommendations:

Staff believe the work proposed meets the requirements of the Downtown Design Overlay Zoning district ( Section 98- 913).

Staff recommends *approval* with the following conditions:

1. Substantial conformance to the submitted Font Elevation Plan dated 12.15.25.
2. The applicant shall secure all required permits prior to the start of construction.

City of Lake Geneva  
Building and Zoning  
626 Geneva Street  
Lake Geneva, WI 53147



APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

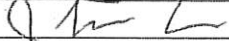
724 W. Main Street (Parcel No.: ZOP 313)

Name & Address of Current Building Owner:

724 Main Street LLC, John Law, Sole Member, PO Box 27, Lake Geneva, WI 53147-0027

Telephone Number of Current Building Owner: (262) 745-4500

Email Address: johnlaw@remax.net

Owner Signature: 

Name & Address of Applicant: CURRENT BUILDING OWNER

Telephone Number of Applicant: \_\_\_\_\_

Email Address: \_\_\_\_\_

Proposed Design Change:


Install a pitched roof, rather than a flat roof on top of the existing storefront protruding soffit.

Zoning District: Central Business District

Names & Address of Architect, Engineer, and/or Contractor of Project: CURRENT BUILDING OWNER

Description of Project:

To install a 30 degree pitched copper roof on the protruding soffit that extends the width of the SOPRA restaurant building. The material will be real copper with a sealant applied to retain the true color. It will have standing seams and the both ends will be hip corners so as not to interfere with the storefronts on either side of the 724 Main Street building.

Date: 11-5-2025 Signature of Applicant: 

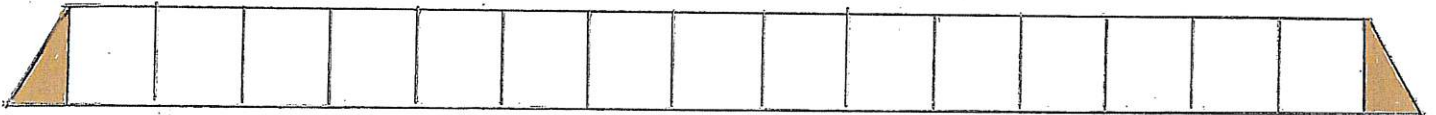
02/27/2025

1

## 724 MAIN STREET CITY OF LAKE GENEVA

This EXHIBIT depicts the front elevation view of a new 30 degree sloped roof that is to be installed above the 24 inch projecting soffit that exists above the front windows of the SOPRA restaurant business.

The new roof will be completed in copper with 1.25 inch tall standing seams spaced approximately 16 inches apart. The copper material will be sealed to retain its color for an extended period.



The top of the sloped roof will be connected to a ledger board mounted to the masonry wall with concrete anchors and the bottom will be secured to the top of the existing soffit. The frame structure will have supports 16 inches on center.



**EXAMPLE OF COPPER ROOF**



**FRONT ELEVATION**



**STREET VIEW**

724 W. Main  
St.



**FRONT ELEVATION**

RECEIVED  
DEC 15 2025  
By: .....

<b>RESOLUTION OF THE PLAN COMMISSION</b>			
Resolution approving a request for Downtown Design Review filed by John Law, 724 W Main Street, Lake Geneva, WI, to modify the existing building by adding a pitched copper roof to the existing storefront located at 724 W Main Street, Tax Key No. ZOP 00313 .			
Committee:	N/A		
Fiscal Impact:	N/A		
<b>File Number:</b>	<b>PC-057</b>	<b>Date:</b>	January 6, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered a Downtown Design Review application filed by John Law, 724 W Main Street, Lake Geneva, WI, to modify the existing building by adding a pitched copper roof to the existing storefront located at 724 W Main Street, Tax Key No. ZOP 00313, and

WHEREAS, the Plan Commission made the following finding of fact:

1. The proposed Downtown Design Project is consistent with the Downtown Design Standards of Section 98-913, and

WHEREAS, the Plan Commission has assigned the following conditions of approval:

1. Substantial conformance to the submitted *Front Elevation* Plan dated 12.15.25, and
2. The applicant shall secure all required permits prior to start of construction.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby approves the Downtown Design Review application filed by John Law, 724 W Main Street, Lake Geneva, WI, to modify the existing building by adding a pitched copper roof to the existing storefront located at 724 W Main Street, Tax Key No. ZOP 00313, according to the findings of fact and additional conditions stated above.

**PC Action:**       **Adopted**       **Failed**      **Vote** \_\_\_\_\_

**Mayoral Action:**       **Accept**       **Veto**

\_\_\_\_\_  
 Todd Krause, Plan Commission Chair      Date

Attest:  
 \_\_\_\_\_  
 Amanda Rotondi, Building & Zoning Clerk      Date

STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: January 6, 2026

Agenda Item 5c

Applicant:

Schuk Law  
253 Center Street  
Lake Geneva, WI  
Tax Key No. ZOP 00283

Request:

253 Center Street  
Downtown Design Review of Signage

Description:

The applicant proposes the placement of a Suspended Sign on the building located at 253 Center Street. The applicant is a tenant in this multitenant building. The proposed Suspended Sign measures eleven (11) inches in height and twenty-two and one-half (22 $\frac{1}{2}$ ) inches in width. Other building tenants maintain similar signs on this building.

City of Lake Geneva Zoning Ordinance Section 98-811 (1) C.1 regulates the placement of Suspended Signs. The ordinance requires the following:

- One (1) for each customer entrance.
- Bottom of sign shall be a minimum of 8 feet above a sidewalk, patio, or other ground-level-surface; and a maximum of 3 feet from the building.
- Sign must be located on site and must not be located within any street right-of-way (which includes the entire public sidewalk and street terrace area) or vision triangle without a permit from the City Engineer.
- A maximum of three (3) square feet in area.

Staff Recommendations:

Staff recommend *approval* of the proposed improvements, provided that the following conditions are met:

1. The applicant shall secure a sign permit and a right-of-way permit prior to installation of the sign.



City of Lake Geneva  
Building and Zoning  
626 Geneva Street  
Lake Geneva, WI 53147

RECEIVED  
NOV 24 2025  
By: .....

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

253 Center St. #100  
ZOP 00283

Name & Address of Current Building Owner:

253 Center LLC  
664 N. Milwaukee Ave., Ste 200  
Prospect Heights, IL 60070

Telephone Number of Current Building Owner:

847-520-4200 x 104

Email Address:

[Redacted]

Owner Signature:

Ted G. Arvanitis  
Ted G. Arvanitis (Nov 24, 2025 09:33 AM CST)

Name & Address of Applicant:

SEHUK LAW, LLC  
253 Center St. #100  
Lake Geneva, WI 53147

Telephone Number of Applicant:

262-279-1174

Email Address:

[Redacted]

Proposed Design Change:

adding a hanging sign to the front  
facade of the building.

Zoning District:

Central Business

Names & Address of Architect, Engineer, and/or Contractor of Project:

Na.

Description of Project:

see attached sign.

Date: 11-24-2025

02/27/2025

Signature of Applicant:

[Handwritten Signature]

## Building and Zoning Clerk

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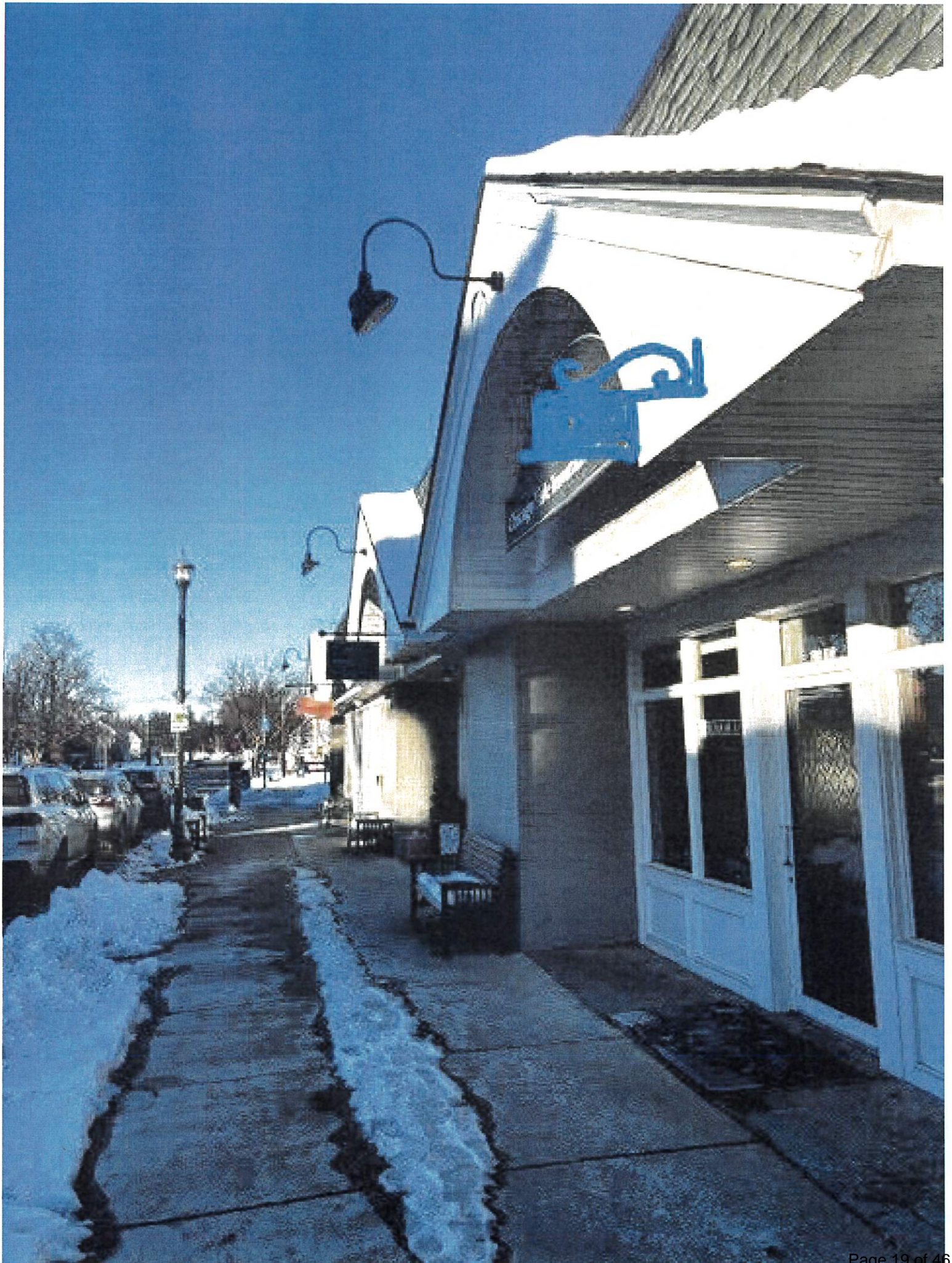
**From:** Brian Schuk [brian@schuklaw.com]  
**Sent:** Thursday, December 4, 2025 3:46 PM  
**To:** Building and Zoning Clerk  
**Cc:** Renee Hanlon  
**Subject:** RE: Required Information for Downtown Design Review Application - 253 Center St Sign  
**Attachments:** Sign location.jpg; Sign on the neighbor's unit.JPG

Amanda,

Thank you for the heads up. The sign measurements are 11" x 22 ½" x 1". I have attached two photos. The first shows an existing sign on the building for one of the other units. All three other units have their own signs. The last photo shows where our sign will be placed in relation to our unit.

Please let me know if there is anything else you would like. Stay warm.

Attorney Brian A. Schuk





Geneva Lakes Jewelry  
& GEM APPRAISERS LLC.

Geneva Lakes Jewelry  
CUSTOM JEWELRY DESIGN  
REPAIR, APPRAISAL & GEMOLOGIST

253 CENTER STREET  
SUITE 200

OPEN

Geneva Lakes Jewelry

CUSTOM





STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: January 6, 2026

Agenda Item 5d

Applicant:

Homesmart Connect  
3030 Salt Creek Lane  
Arlington Heights, IL  
Tax Key No. ZOP 00259

Request:

268 Center Street  
Downtown Design Review of Signage

Description:

The applicant proposes the placement of two (2) Awning Signs on the building located at 253 Center Street. The proposed Awning Signs measure two (2) feet in height and twenty-two and twelve (12) feet in width.

City of Lake Geneva Zoning Ordinance Section 98-811 (1) B.2 regulates the placement of Awning Signs. The ordinance requires the following:

- One (1) for each business and one (1) per street frontage.
- Bottom of sign shall be a minimum of 8 feet above a sidewalk, patio, or other ground-level-surface; and a maximum of 3 feet from the building.
- Sign copy shall be horizontally and vertically centered on the face of the awning, canopy, or marquee. Sign copy shall not extend above or below an awning or marquee.
- Sign must be located on site and must not be located within any street right-of-way (which includes the entire public sidewalk and street terrace area) or vision triangle without a permit from the City Engineer.
- A maximum of one (1) square foot of sign area per one (1) foot of building façade length.

Staff Recommendations:

Staff recommend *approval* of the proposed improvements, provided that the following conditions are met:

1. The applicant shall secure a sign permit and a right-of-way permit prior to installation of the sign.



City of Lake Geneva  
Building and Zoning  
626 Geneva Street  
Lake Geneva, WI 53147

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

268 Center Street Lake Geneva, WI

Name & Address of Current Building Owner:

Robert Johnson

1625 10th Street Suite #205

Monroe WI 53566

Telephone Number of Current Building Owner: [REDACTED]

Email Address: [REDACTED]

Owner Signature: Robert Johnson

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Name & Address of Applicant:

Homesmart Connect - Bill Flemming CEO

3030 Salt Creek Lane #145

Arlington Heights, IL. 60005

Telephone Number of Applicant: [REDACTED]

Email Address: [REDACTED]

Proposed Design Change:

Awnigs with graphics mounted on business structure

Zoning District: \_\_\_\_\_

Names & Address of Architect, Engineer, and/or Contractor of Project:

Universal Awnings & Signs Corp 834 N Cicero Ave Chicago, IL 60651

Description of Project:

Awning mounted on structure

Date: 11-25-25

02/27/2025

Signature of Applicant: [Signature]

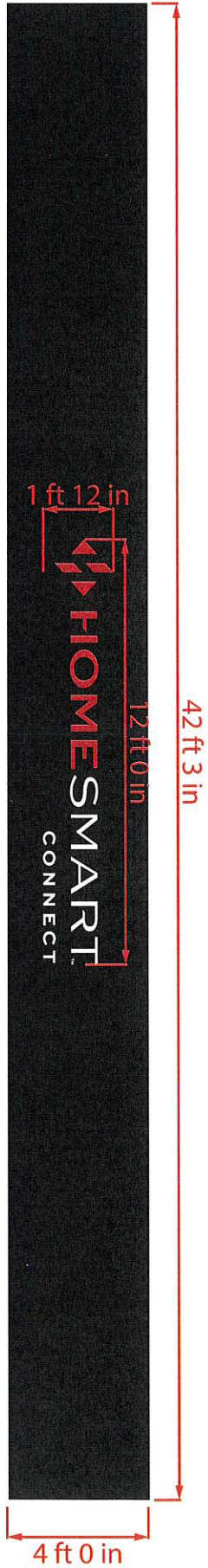
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Home Smart Connect  
268 Center St Lake Geneva, WI  
847-366-8477

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DEC 10 2025  
By: .....



RECEIVED  
DEC 10 2025  
By: .....





STAFF REPORT  
To: Lake Geneva Plan Commission  
Meeting Date: January 6, 2026

Agenda Item #6

Applicant:

Bloomfield Holdings, LLC  
875 Townline Road  
Lake Geneva, WI

Request:

Symphony Bay Phase 8  
Townline Road and North Road  
Tax Key No. ZYUP 500003  
Planned Development – Precise Implementation  
Plan

Description:

Bloomfield Holdings, LLC has applied for a Planned Development – Precise Implementation Development Plan (PD-PIP) to allow for the development of 128 single family homes on a 69.4-acre parcel southwest of the intersection of Townline and North Roads, at the eastern edge of the City of Lake Geneva. The project is Phase 8 of the Symphony Bay development. Symphony Bay is a residential community oriented to active seniors.

A PD-PIP (Precise Implementation Plan) is Step 4 of 4 of the Planned Development process. A PIP establishes the details of site development including architecture, landscaping, lighting, and engineering and must be substantially consistent with the General Development Plan (GDP). The City approved the GDP earlier this year.

*Site Plan and Site Access*

The proposed site plan includes a long, looped street with a southern access point on Bloomfield Road and eastern access point on North Road. The site plan includes 128 single family lots.

Maintenance of open spaces, private lawns, stormwater facilities, and snow removal are to be provided by a homeowner's association.

North Road is only partially within the City of Lake Geneva. The City's municipal boundary runs down the centerline of North Road, and the eastern half of the road is located within the Village of Bloomfield. At its northern end, North Road is located entirely within the Village of Bloomfield. In the GDP, the proposed North Road access point was partially within the Village of Bloomfield. That access point has been shifted to the south so that it is located entirely within the City of Lake Geneva, thus reducing the need for intergovernmental coordination. Future road and utility improvements will likely require coordination with the Village of Bloomfield.

*Natural Resources, Open Space, and Stormwater Management Areas*

The western portion of the site contains areas of wetlands, woodlands, and steep slopes. The proposed site plan avoids disturbance of all areas containing wetlands and woodlands; these areas are reserved as

undeveloped open space to be maintained by the homeowners association. Recreational paths are provided within the open space areas. Where the path crosses the wetland, an elevated boardwalk will be employed. The site plan also includes areas of open space at the rear of the lots at the interior of the development. This area will be used for stormwater management and will be maintained by a homeowner's association.

#### *Landscaping Plan*

The PIP Landscaping Plan includes a mix of deciduous and coniferous trees along all lots adjacent to North Road with landscaping, which is intended to provide more privacy for these residents. Open space areas along the perimeters of the site will consist of turf (grass). Quality plant species have been selected. Most are native species and should do well in this location. The proposed sugar maple, burr oak, and littleleaf linden included in the Landscaping Plan are high quality shade trees that will add value to the neighborhood. Additional trees are clustered along North Road south of Bach Way with the intention of screening lots from the view of the neighbors across the street.

Staff feels that screening the homes in Phase 8 from activity on North Road should also be a priority. In particular, the rear lot lines of Lots 838-868 are within 10 feet of the right-of-way line and within 30 feet of the roadway surface. Since minimum rear setbacks are only 15 feet, the rear of a house could potentially be built only 45 feet from the roadway surface. In such instances, rear yards should be screened to the greatest extent possible to provide privacy for residents. Overall, staff feels that the Landscaping Plan does not include enough landscaping along the east property line to adequately screen homes from North Road and provide privacy. Staff feels that improvements could be made to provide better screening, enhance the appearance of the neighborhood, and boost the appeal of all of the homes along North Road.

Specifically, the tall shade trees will provide little to no screening at the road level where screening is most needed. The Landscaping Plan should keep the proposed shade trees and add large, deciduous and evergreen shrubs to provide screening to the homes and backyards and buffer the traffic on North Road. Shrubs are lower plantings that will block views and headlights closer to ground level. They will also fill in faster than the trees and provide more immediate screening/buffering.

Regarding the placement of the proposed plantings, many trees are placed on the shared lot line between homes, rather centered on the homes and backyards. As a result, homes and backyards are not well screened from North Road. Adding shrubs as suggested above and/or placing trees behind the homes in addition to between the homes would provide better rear yard screening.

Finally, evergreen trees should not be planted on or close to the lot line/right-of-way line. As they grow, they will encroach into the right-of-way. Additionally, any trees (evergreen or deciduous) planted close to the lot line may need to be removed to allow for future improvements within the North Road right-of-way, particularly future curb and gutter. All trees should be placed fully off of the lot line, and evergreen trees specifically should be shifted several feet back from the lot line, as they are more likely to encroach into the right-of-way as they grow.

#### *Lighting Plan*

Streetlighting will be installed in a manner consistent with the previous phases of Symphony Bay. No other exterior lighting is proposed.

### *Parking*

All parking will be provided on individual lots, in garages or in driveways.

### *Bicycle and Pedestrian Connections*

Sidewalks are provided only on one side of the street, on the outer side of the looped road. Providing sidewalks only on one side of the street was agreed to in the Annexation Agreement. Sidewalks are also provided on the north side of Bach Way.

Proposed paths through the open space will connect Phase 8 to the planned north-south path in Phase 7 located immediately to the west of the wetland areas. Phase 8 residents need access to the clubhouse to pick up their mail and use clubhouse amenities. The proposed paths will be ten feet in width, and the surface will be either mulched path (wood chips) or maintained native ground. A typical path detail and cross section is provided on Sheet 57 of the Engineering Plans. A boardwalk will be provided where the Phase 8 path traverses the wetland.

On the south side of the development, near Bloomfield Road, looped paths are provided around the stormwater detention areas. These loops are primarily for recreation and exercise purposes, rather than connectivity to other areas in the community. An additional path also provides maintenance and utility access.

On the north side of Phase 8, a sidewalk connection to Townline Road is provided alongside the water easement between lots 831 and 832. In the future, this sidewalk could be connected to a path or sidewalk along Townline Road, which is a recommendation in the City's Bicycle and Pedestrian Plan.

### *Building Elevations*

Proposed building elevations are similar to those approved for previous phases of Symphony Bay. Various architectural styles (craftsman, farmhouse, federal, etc.) are available for each of the available floor plans. The proposed buildings will be primarily clad in siding, shakes, or stucco, with contrasting white trim and brick or stone veneer on the lower half of the front façade.

### Consistency with the GDP:

The proposed PIP is generally consistent with the approved GDP. As noted previously the North Road access point has been shifted to the south since the GDP step, requiring a slight reconfiguration of the site plan.

### Relationship to Base Zoning Standards:

All Planned Developments must identify zoning flexibility being requested from the base zoning standards in the most comparable regular zoning district. In this instance, the Single Family Residential – 4 (SR-4) zoning district provides that comparison zoning district.

In previously approved GDP, the City approved the following items of zoning flexibility:

1. A reduction of the minimum dwelling unit separation to 10 feet (as compared to 12 feet in the SR-4 zoning district)
2. A reduction of the minimum landscape surface ratio to 40% (as compared to 60% in the SR-4 district)

3. A reduction of the minimum rear yard setback to 15 feet (as compared to 30 feet in the SR-4 district)
4. A reduction of the minimum street frontage to 35 feet (as compared to 50 feet in SR-4 district)
5. For the 50-foot-wide lots:
  - a. A reduction of the minimum lot width to 50 feet (as compared to 75 feet in the SR-4 district)
  - b. A reduction of the minimum lot size to 6,000 square feet (as compared to 9,000 square feet in the SR-4 district)
  - c. A reduction of minimum side yard setback to 5 feet (as compared to 6 feet in the SR-4 district)
  - d. A reduction of the minimum combined side yard setbacks to 10 feet (as compared to 15 feet in the SR-4 district)
6. For the 65-foot-wide lots:
  - a. A reduction of the minimum lot width to 65 feet (as compared to 75 feet in the SR-4 district)
  - b. A reduction of the minimum lot size to 7,800 square feet (as compared to 9,000 square feet in the SR-4 district)

The applicant requests no additional flexibility from SR-4 zoning standards.

Staff Review Comments:

Staff finds that the modest increase in density and reduced setbacks permitted through the Planned Development process are appropriately offset by the preservation of natural resource areas located to the west. The proposed pedestrian pathways will provide critical connectivity between the clubhouse and earlier phases of the development, while also supporting opportunities for recreation and exercise for residents.

Because the General Development Plan (GDP) application was highly detailed, the Planned Improvement Plan step introduces only a limited amount of new information. The design of homes, sidewalks, paths, and streets is consistent with previous phases of the project.

As outlined in the Landscaping Plan section above, Staff has determined that the PIP Landscaping Plan does not provide adequate landscaping along the east property line. Additional improvements in this area would enhance visual screening, improve neighborhood aesthetics, and increase the market appeal of homes along North Road. This report includes suggested conditions of approval to address these items.

Action by the Plan Commission:

As part of the consideration of a requested Planned Development / Precise Implementation Plan (PIP) step, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed PIP
- Include *findings* required by the Zoning Ordinance for PIPs; and,
- Provide specific suggested *requirements* to modify the project as submitted.

Required Plan Commission Findings on the PIP for Recommendation to Common Council:

A proposed PIP must undergo the review standards for all Conditional Use Permits, below:

A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Factors 1-6 of the following.

1. The proposed PIP (the use in general, independent of its location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
2. The proposed PIP (in its specific location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
3. The proposed PIP, in its proposed location and as depicted on the required site plan, does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
4. The proposed PIP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. The proposed PIP is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed PIP outweigh all potential adverse impacts of the proposed PIP (as identified in Items 1. through 5., above), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

B. If, after the public hearing, the Commission wishes to recommend *denial*, then the appropriate fact finding would be in disagreement with at least one of Factors 1-6 listed above.

Staff Recommendation:

Staff recommends that the Plan Commission recommend *approval* of the PIP as submitted. Staff recommends the affirmative set of findings provided above, noting the proposal proposed PIP provides a housing model that has proven to be successful in Lake Geneva, is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, and which does not result in a substantial or undue adverse impact on nearby property, or other matters affecting the public health, safety, or general welfare.

Staff recommends the following *additional conditions of approval* be attached:

1. On the Landscaping Plan, large, deciduous and evergreen shrubs should be added along North Road to provide screening for the homes and backyards and to buffer the traffic on North Road.

*Symphony Bay Phase 8 PIP - Page 5 of 6*

Commented [JM1]: Note in resolution

2. On the Landscaping Plan, trees should be placed behind the homes along North Road (in addition to between the homes) to provide better rear yard screening from North Road.
3. On the Landscaping Plan, all trees should be placed fully on the lot (i.e., not on the lot line), and evergreen trees should be shifted several feet back from the lot line to avoid right-of-way encroachment.

*Jackie Mich, AICP  
City Planning Consultant  
Vandewalle & Associates*

**APPLICATION FOR PRECISE IMPLEMENTATION PLAN OR AMENDMENT**

*City of Lake Geneva*

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

Parcel ZYUP 500003


see attached legal description

Name and Address of Current Owner: Bloomfield Holdings LLC

875 Townline Road, Unit 103, Lake Geneva, WI 53147

Telephone No. with area code & Email of Current Owner:

[REDACTED]

Owner Signature: 

Name and Address of Applicant:

same as owner

Telephone No. with area code & Email of Applicant: same as owner

Proposed Use:

single family home residential development - 128 single family lots

Zoning District in which land is located: SR4

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

Bowman Consulting Group, Ltd.

10 S. LaSalle Street, Suite 2110, Chicago, IL 60603

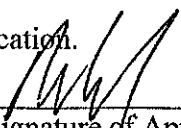
Short statement describing activities to take place on site:

development of a 128 lot single family home residential development

PIP fee \$450.00, payable upon filing application.

5/6/2025

Date

  
Signature of Applicant

03/03/2025

[https://link.edgepilot.com/s/7ab629d5/sQdcL2n5j0GfN6HfYcVGOQ?u=https://kapurassoc-my.sharepoint.com/:f:/g/personal/nrauch\\_kapurinc\\_com/EkeNmkUJrRtFvCcqveuUzfgBKGiWiYQFmqZAdWj97VMoDw?e=qNCFKa](https://link.edgepilot.com/s/7ab629d5/sQdcL2n5j0GfN6HfYcVGOQ?u=https://kapurassoc-my.sharepoint.com/:f:/g/personal/nrauch_kapurinc_com/EkeNmkUJrRtFvCcqveuUzfgBKGiWiYQFmqZAdWj97VMoDw?e=qNCFKa)

**RESOLUTION OF THE PLAN COMMISSION**

Resolution recommending to the Common Council a Planned Development – Precise Implementation Plan (PIP) application filed by Bloomfield Holdings, LLC, 875 Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003

Committee:	N/A		
Fiscal Impact:	N/A		
<b>File Number:</b>	<b>PC-025</b>	<b>Date:</b>	January 6, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered a Planned Development – Precise Implementation Plan application filed by W Bloomfield Holdings, LLC, 875 Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on December 15, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

1. In general, the proposed PIP is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
2. Specific to this site, the proposed PIP is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
3. The proposed PIP in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
4. The proposed PIP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. The proposed PIP is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed PIP outweigh all potential adverse impacts of the proposed PIP after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts, and

WHEREAS, the Plan Commission has recommended the following conditions:

1. On the Landscaping Plan, large, deciduous and evergreen shrubs should be added along North Road to provide screening for the homes and backyards and to buffer the traffic on North Road.
2. On the Landscaping Plan, trees should be placed behind the homes along North Road (in addition to between the homes) to provide better rear yard screening from North Road.
3. On the Landscaping Plan, all trees should be placed fully on the lot (i.e., not on the lot line), and evergreen trees should be shifted several feet back from the lot line to avoid right-of-way encroachment.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends approval to the Common Council of the Planned Development – Precise Implementation Plan application filed by Bloomfield Holdings, LLC, 875 Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003, per the findings of fact and additional conditions stated above.

Recommended to the Common Council of the City of Lake Geneva this 6<sup>th</sup> day of January, 2026.

**PC Action:**       **Adopted**       **Failed**      **Vote** \_\_\_\_\_

**Mayoral Action:**       **Accept**       **Veto**

\_\_\_\_\_  
Todd Krause, Plan Commission Chair      Date

Attest:

\_\_\_\_\_  
Amanda Rotondi, Building Zoning Clerk      Date

STAFF REPORT  
To: Lake Geneva Plan Commission  
Meeting Date: January 6, 2026

Agenda Item #8

Applicant:

Bloomfield Holdings, LLC  
875 Townline Road  
Lake Geneva, WI

Request:

Symphony Bay Phase 8  
Townline Road and North Road  
Tax Key No. ZYUP 500003  
Final Plat of Subdivision

Description:

Bloomfield Holdings, LLC has applied for a Final Plat to allow for the development of 128 single family homes on a 69.4-acre parcel southwest of the intersection of Townline and North Roads, at the eastern edge of the City of Lake Geneva.

Staff Review Comments:

Kapur Associates reviewed the Final Plat for compliance with Chapter 236 of the Wisconsin State Statutes, Chapter 66 of the City of Lake Geneva Municipal Code, and good surveying practices. Those comments have been addressed and are reflected in the proposed Final Plat. The proposed Final Plat is fully consistent with the General Development Plan and Preliminary Plat, which were both approved earlier this year.

Action by the Plan Commission:

As part of the consideration of a requested Final Plat, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed Final Plat,
- Provide specific suggested *requirements* to modify the Final Plat as submitted.

Staff Recommendation:

In addition to the comments provided by Kapur in their memo dated December 5, 2025. Staff recommends that the following be reflected in the Final Plat:

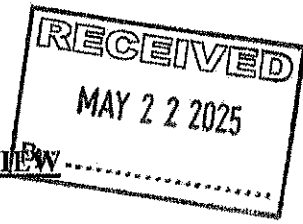
1. The purposes of the outlots shall be specified on the Final Plat as follows:
  - Outlot 6 for Natural Resource Protection and Open Space
  - Outlot 7 for Stormwater Management
  - Outlot 8 for Stormwater Management
  - Outlot 9 for Stormwater Management
  - Outlot 10 for Stormwater Management

2. The roadways dedicated to the public should be labeled on the Final Plat as “Dedicated to the Public for Roadway Purposes.”
3. The diagram for the 65-foot-wide lots shall be modified to specify a minimum lot size of 7,800 square feet, consistent with the GDP approval.

Staff recommends that the Plan Commission recommend *approval* of the Final Plat.

*Jackie Mich, AICP  
City Planning Consultant  
Vandewalle & Associates*

City of Lake Geneva



APPLICATION FOR LAND DIVISION REVIEW

CERTIFIED SURVEY MAP or  SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Bloomfield Holdings LLC

875 Townline Road Suite 103

Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER:

OWNER SIGNATURE:

EMAIL ADDRESS:

PROJECT ADDRESS Townline Road & North Road TAX KEY NUMBER: ZYUP500003

NAME AND ADDRESS OF APPLICANT:

Fairwyn SB, Inc.

875 Townline Road Suite 103

Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT:

EMAIL ADDRESS:

NAME AND ADDRESS OF SURVEYOR:

Bowman Consulting Group Ltd.

1001 Warrenville Road Suite 110

Lisle, IL 60532

TELEPHONE NUMBER OF SURVEYOR: (630 ) 869.6001

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

residential subdivision

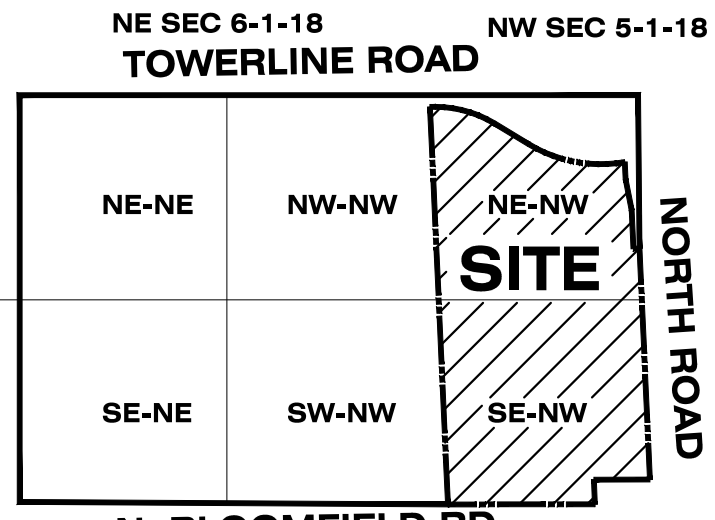
\$200.00 fee, payable upon filing application

US HWY. 12

FINAL PLAT OF

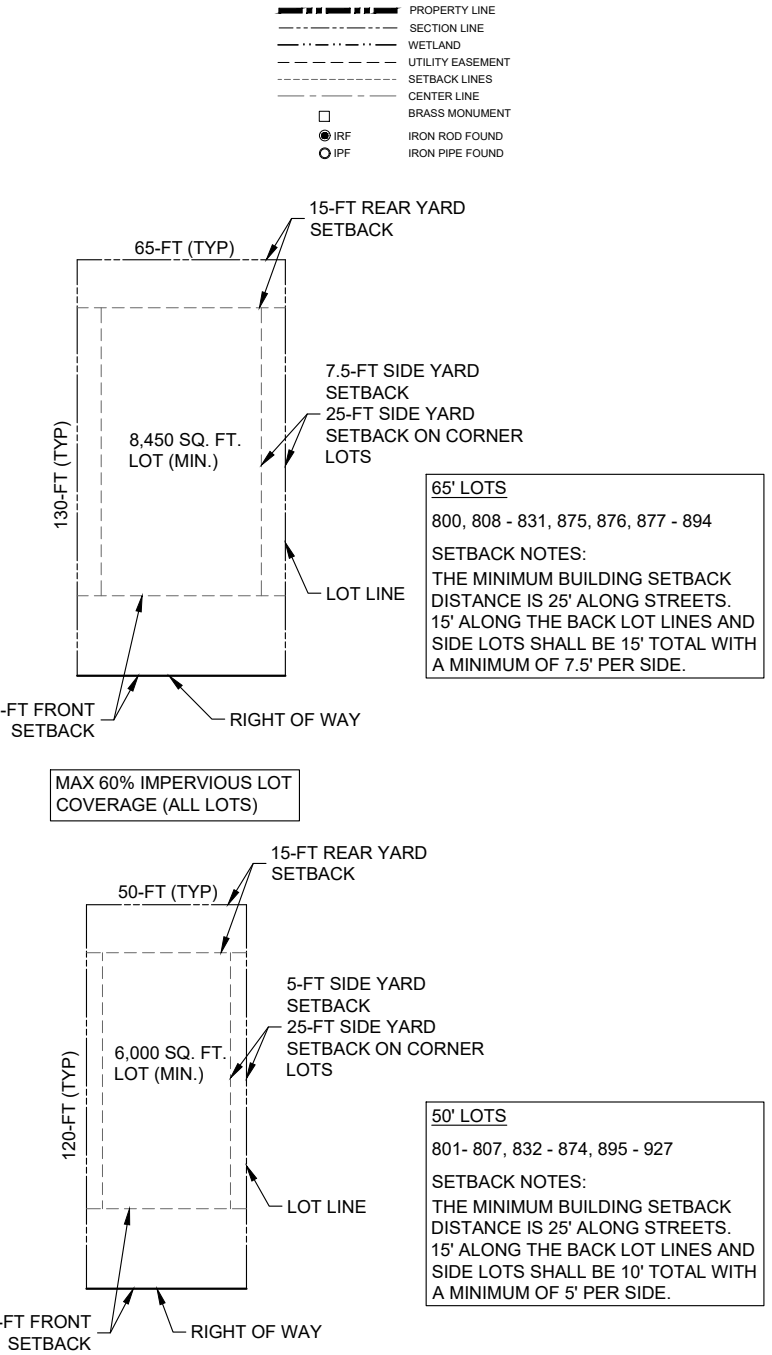
# SYMPHONY BAY PHASE 8

PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 18 EAST  
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



VICINITY MAP  
NOT TO SCALE

### LEGEND

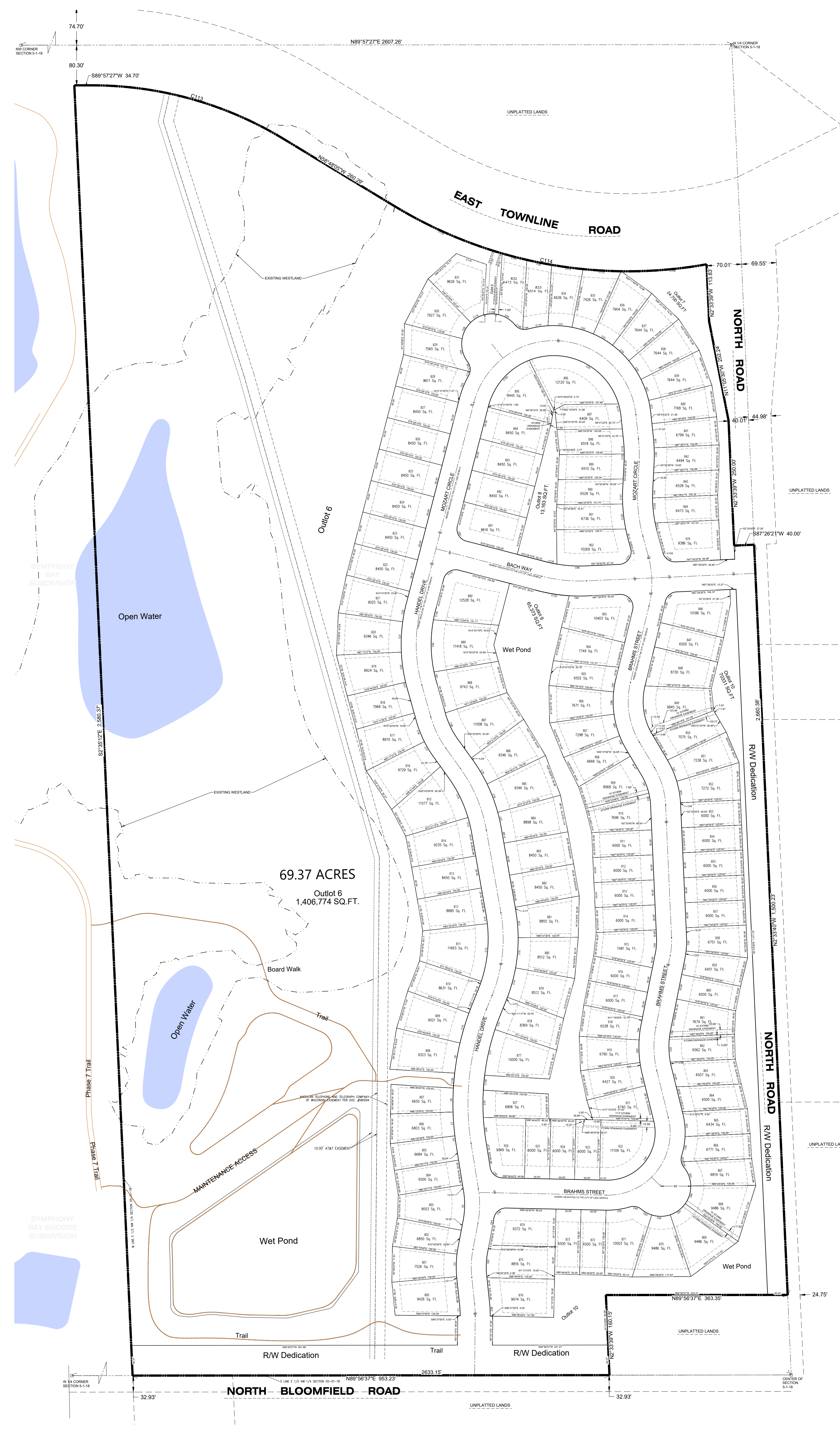


65' LOTS  
800, 808 - 831, 875, 876, 877 - 894

52' LOTS  
801-807, 832 - 874, 895 - 927

NOTE: THE PURPOSE OF THE STORM DRAINAGE EMBANKMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EMBANKMENT OR ANY OTHER OBJECTS WHICH IMPED STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.

Curve #	Arc Length	Radius	Chord Length	Chord Direction	Delta Angle
C1	20.66	180.00	20.64	N02°40'04.61"W	000°34'29"
C2	4.17	220.00	4.17	N02°29'45.84"W	001°10'01"
C3	43.22	220.00	45.54	N02°58'03.89"E	011°48'23"
C4	15.46	220.00	15.46	N02°58'03.89"E	000°12'30"
C5	18.22	170.00	18.22	N02°52'06.74"E	010°12'30"
C6	18.99	530.00	18.99	N02°01'52.82"W	002°09'40"
C7	47.81	530.00	47.80	N04°21'58.07"W	000°10'08"
C8	47.81	530.00	47.80	N02°48'06.11"E	000°10'08"
C9	81.00	530.00	81.12	N02°04'30.29"E	000°26'40"
C10	62.21	530.00	62.18	N10°36'25.60"E	000°42'30"
C11	20.53	530.00	20.53	N02°04'42.00"E	000°13'10"
C12	17.82	270.00	17.82	N02°17'12.70"E	000°48'09"
C13	116.84	270.00	116.93	N02°59'19.30"E	004°47'30"
C14	18.89	270.00	18.89	N02°12'02.09"W	000°20'08"
C15	31.30	270.00	31.34	N10°18'13.99"W	000°38'10"
C16	88.94	270.00	89.52	N01°12'13.70"W	010°00'01"
C17	36.22	230.00	36.18	N01°13'14.13"W	000°01'22"
C18	44.19	230.00	44.12	N01°12'18.02"W	011°00'29"
C19	14.00	230.00	14.00	N10°43'08.99"W	000°00'00"
C20	60.77	330.00	60.65	N07°58'02.27"W	010°33'01"
C21	60.77	330.00	60.65	N02°33'37.80"E	010°33'01"
C22	38.53	330.00	38.51	N11°11'06.13"E	006°41'22"
C23	49.88	190.00	49.84	N02°52'21.89"E	014°41'04"
C24	49.88	190.00	49.86	S10°48'40.97"E	007°04'02"
C25	223.29	130.00	198.09	S03°57'09.72"E	006°46'02"
C26	37.19	80.00	36.99	N02°51'04.04"E	030°30'41"
C27	38.50	80.00	38.84	S08°55'25.74"E	037°48'17"
C28	50.49	898.51	50.49	N12°39'31.73"W	000°12'10"
C29	48.36	190.00	48.29	S00°18'28.14"E	014°12'02"
C30	44.71	190.00	44.61	S12°37'16.14"E	010°10'12"
C31	44.71	190.00	44.61	S09°31'28.00"E	013°08'12"
C32	44.71	190.00	44.61	S40°23'14.38"E	013°08'12"
C33	44.71	190.00	44.61	S33°10'02.77"E	013°08'12"
C34	44.71	190.00	44.61	S02°01'51.19"E	013°08'12"
C35	29.60	330.00	29.60	S00°47'05.27"W	000°38'22"
C36	29.60	330.00	29.60	S04°12'10.53"E	000°38'22"
C37	30.31	330.00	30.30	S00°14'54.38"W	000°15'47"
C38	18.30	270.00	18.34	S01°08'44.38"W	000°28'07"
C39	34.70	230.00	34.66	S40°04'03.07"E	000°44'02"
C40	14.00	230.00	14.00	S08°03'53.07"E	000°44'02"
C41	36.70	25.00	33.49	N49°10'03.16"E	004°56'25"
C42	100.47	130.00	97.99	S08°28'40.30"E	044°16'31"
C43	48.28	190.00	48.17	S23°38'22.99"E	010°37'25"
C44	43.68	190.00	43.59	S10°42'28.14"E	010°10'10"
C45	1.07	190.00	1.07	S00°27'02.14"E	000°02'00"
C46	27.96	180.00	27.93	S01°53'28.82"W	000°54'01"
C47	15.64	180.00	15.64	S08°49'44.72"W	004°56'47"
C48	13.99	170.00	13.99	S08°57'40.34"W	004°42'50"
C49	50.19	170.00	50.07	S01°13'13.12"E	010°54'52"
C50	10.48	170.00	10.48	S12°53'10.12"E	000°13'02"
C51	45.37	150.00	45.21	S00°27'22.60"E	010°48'11"
C52	38.79	150.00	38.69	S10°59'58.51"W	014°20'20"
C53	12.43	25.00	12.31	S00°01'17.38"W	000°29'47"
C54	12.43	25.00	12.13	S00°10'44.47"E	000°29'47"
C55	40.54	80.00	39.71	S10°58'36.00"E	030°42'11"
C56	37.72	80.00	37.11	S17°39'38.16"W	036°01'50"
C57	37.72	80.00	37.11	S03°27'30.87"W	036°01'50"
C58	37.72	80.00	37.11	S08°29'25.69"W	036°01'50"
C59	23.48	80.00	23.33	N01°17'00.14"W	002°20'02"
C60	24.64	25.00	23.99	N02°12'21.27"E	000°34'01"
C61	48.33	150.00	48.13	S02°17'18.19"W	011°51'54"
C62	47.16	160.00	46.99	S02°24'18.47"W	016°53'10"
C63	27.54	240.00	27.53	S02°49'04.81"E	000°34'29"
C64	47.49	470.00	47.38	S00°12'21.42"E	000°44'02"
C65	54.30	470.00	54.36	S00°10'05.22"E	000°37'02"
C66	93.73	470.00	93.66	S12°40'12.49"W	011°25'30"
C67	31.21	470.00	31.20	S20°17'08.81"W	001°48'17"
C68	8.42	330.00	8.42	S21°27'24.52"W	001°37'40"
C69	60.77	330.00	60.65	S10°17'01.34"W	010°33'01"
C70	60.77	330.00	60.65	S04°16'03.00"E	010°33'01"
C71	55.40	330.00	55.30	S00°11'02.82"E	000°37'00"
C72	31.01	330.00	31.00	S12°41'06.89"E	000°33'00"
C73	60.77	330.00	60.65	S20°39'08.71"E	010°33'01"
C74	56.47	330.00	56.40	S00°47'41.17"E	000°48'10"
C75	58.43	170.00	58.19	S02°42'58.00"E	000°31'01"
C76	18.40	270.00	18.30	S17°44'56.68"E	000°54'10"
C77	154.81	270.00	154.16	S00°40'33.82"E	022°14'31"
C78	39.27	25.00	35.36	N00°28'10.07"W	000°00'00"
C79	38.67	330.00	38.60	S00°27'52.32"E	000°11'20"
C80	48.30	25.00	43.99	S00°10'05.27"W	000°15'02"
C81	33.94	25.00	31.31	N40°40'00.60"E	071°32'59"
C82	26.47	190.00	26.40	N00°40'15.18"E	000°59'00"
C83	44.59	190.00	44.49	N01°02'40.58"W	012°29'52"
C84	44.59	190.00	44.49	N14°29'32.39"W	012°29'52"
C85	31.16	190.00	31.14	N02°11'43.07"W	000°52'01"
C86	38.60	130.00	38.40	N02°00'38.96"W	011°00'01"
C87	25.06	130.00	25.02	N00°04'07.04"W	011°02'34"
C88	29.07	120.00	29.00	N04°22'44.10"E	010°52'48"
C89	31.54	230.00	31.52	N01°20'25.00"E	000°31'20"
C90	40.39	230.00	40.32	N02°11'53.07"W	000°52'01"
C91	24.07	230.00	24.06	N10°50'38.51"W	000°56'40"
C92	174.20	80.00	150.80	N08°41'22.06"E	000°43'10"
C93	57.58	270.00	57.47	N08°27'56.22"W	012°13'09"
C94	127.50	130.00	122.80	S41°50'55.09"W	004°59'01"
C95	44.81	25.00	40.31	S00°07'14.80"E	000°44'02"
C96	18.92	270.00	18.91	N10°14'23.00"W	000°00'00"
C97	8.94	230.00	8.94	N10°58'02.34"W	000°14'03"
C98	33.84	25.00	31.31	N03°47'20.21"W	077°32'59"
C99	40.60	190.00	40.47	N00°39'45.20"E	011°54'07"
C100	63.92	898.51	63.94	N02°17'41.37"W	000°02'00"
C101	76.14	898.51	76.12	N00°44'58.89"W	000°12'00"
C102	402.68	738.51	380.71	N14°29'19.00"W	001°14'28"
C103	647.32	898.51	633.37	N10°27'34.00"W	041°18'54"
C104	28.69	80.00	28.39	N00°48'37.12"E	000°39'20"
C105	30.02	530.00	30.01	N00°00'38.74"E	000°14'02"
C106	39.27	25.00	35.36	N00°31'48.93"E	000°00'00"
C107	8.17	25.00	8.13	N10°51'19.61"E	010°43'08"
C108	15.72	15.00	15.65	N00°00'00.00"E	000°00'00"



69.37 ACRES  
Outlet 6  
1,406,774 SQ.FT.

SHEET No.  
**1**  
OF  
**2**

FINAL PLAT OF  
**SYMPHONY BAY PHASE 8**  
NORTH BLOOMFIELD ROAD  
WALWORTH COUNTY  
LAKE GENEVA, WI

Bowman Consulting Group Ltd  
1001 Warrenville Road, Suite 110  
Lisle, IL 60532  
www.bowman.com  
Phone: 630-869-6001



PROJ.: 040095-01-001  
DATE: 05/02/25  
CHKD: TEH  
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NO.	REVISION	DATE	CHKD.
6			
5			
4			
3			
2			
1			

# FINAL PLAT OF

# SYMPHONY BAY PHASE 8

PART OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 18 EAST  
CITY OF LAKE GENEVA, WALWORH COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE**

I, THOMAS E. HAGENSEE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF FAIRWYN S.B. INC. I HAVE SURVEYED, DIVIDED AND MAPPED THIS PLAT ENTITLED "SYMPHONY BAY PHASE 8", BEING THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 18 EAST OF FOURTH PRINCIPAL MERIDIAN, LYING IN THE TOWN OF BLOOMFIELD, COUNTY OF WALWORTH, AND STATE OF WISCONSIN, EXCEPTING THEREFROM LANDS CONVEYED IN WARRANTY DEED RECORDED MARCH 18, 1916, IN THE REGISTER OF DEEDS OFFICE FOR WALWORTH COUNTY, VOLUME 146, PAGE 39, AS DOCUMENT NO. 208082; FURTHER EXCEPTING LANDS CONVEYED IN WARRANTY DEED RECORDED FEBRUARY 1, 1962, IN THE REGISTER OF DEEDS DEE OFFICE FOR WALWORTH COUNTY, VOLUME 574, PAGE 453, AS DOCUMENT NO. 536270. ALSO EXCEPTING THAT PORTION LYING NORTH OF THE RELOCATED TOWN LINE ROAD AS SAID ROAD IS DESCRIBED IN DOCUMENT NO. 536270.

SAID PARCELS CONTAIN 3,022,111 SQUARE FEET (69.378 ACRES), MORE OR LESS.

I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES AND THE SUBDIVISIONS OF THE LAND SURVEYED AND DESCRIBED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES IN SURVEYING, DIVIDING, AND MAPPING AND CHAPTER 66, "SUBDIVISIONS" OF THE CITY OF LAKE GENEVA ORDINANCES.

DATED THIS 2ND DAY OF MAY, 2025.

\_\_\_\_\_  
THOMAS E. HAGENSEE NO. 2700-8

**CORPORATE OWNER'S CERTIFICATE OF DEDICATION**

FAIRWYN S.B. INC. A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.

FAIRWYN S.B. INC. DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF LAKE GENEVA  
WISCONSIN DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID FAIRWYN S.B. INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_ ITS PRESIDENT, AND COUNTERSIGNED BY \_\_\_\_\_ ITS SECRETARY, AT GENEVA, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

IN THE PRESENCE OF:

SIGNED: \_\_\_\_\_  
PRESIDENT

COUNTERSIGNED: \_\_\_\_\_  
SECRETARY

STATE OF WISCONSIN)  
COUNTY OF WALWORTH)SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, \_\_\_\_\_ PRESIDENT, AND \_\_\_\_\_ SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

\_\_\_\_\_  
NOTARY PUBLIC, WISCONSIN PRINTED NAME  
MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF THE CITY OF LAKE GENEVA CITY ENGINEER**

STATE OF WISCONSIN)  
COUNTY OF WALWORTH)SS

I, \_\_\_\_\_, CITY ENGINEER FOR THE CITY OF LAKE GENEVA DO HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THIS FINAL PLAT AND PLANS AND SPECIFICATIONS THEREFORE AND STREET NAMES IN SAID PLAT MEET THE REQUIREMENTS OF THE CITY OF LAKE GENEVA AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION.  
DATED AT LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
CITY ENGINEER

**CERTIFICATE OF THE CITY OF LAKE GENEVA PLANNING COMMISSION**

STATE OF WISCONSIN)  
COUNTY OF WALWORTH)SS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025. \_\_\_\_\_  
PLAN COMMISSION CHAIRMAN

**CITY OF LAKE GENEVA COUNCIL RESOLUTION**

RESOLVED THAT THE PLAT OF SYMPHONY BAY PHASE 8, IN THE CITY OF LAKE GENEVA, IS HEREBY APPROVED BY THE CITY COUNCIL.

SIGNED \_\_\_\_\_  
PRESIDENT OF THE COUNCIL

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL OF THE CITY OF LAKE GENEVA, WISCONSIN, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

\_\_\_\_\_  
CITY CLERK

**CERTIFICATE OF THE CITY OF LAKE GENEVA TREASURER**

STATE OF WISCONSIN)  
WALWORTH COUNTY)SS

I, \_\_\_\_\_, BEING DULY APPOINTED, QUALIFIED AND ACTING TREASURER OF THE CITY OF LAKE GENEVA, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED WITHIN THIS PLAT OF "SYMPHONY BAY PHASE 8".

DATED: \_\_\_\_\_  
CITY TREASURER

**CERTIFICATE OF THE WALWORTH COUNTY TREASURER**

STATE OF WISCONSIN)  
WALWORTH COUNTY)SS

I, \_\_\_\_\_, BEING DULY APPOINTED, QUALIFIED AND ACTING TREASURER OF WALWORTH COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED WITHIN THIS PLAT OF "SYMPHONY BAY PHASE 8".

DATED: \_\_\_\_\_  
COUNTY TREASURER

**UTILITY EASEMENT PROVISIONS (PUBLIC)**

AN EASEMENT FOR ELECTRIC AND COMMUNICATION SERVICE IS HEREBY GRANTED BY FAIRWYN S.B. INC., GRANTOR, TO:

- ALLIANT ENERGY, GRANTEE
- CITY OF LAKE GENEVA UTILITY COMMISSION, GRANTEE
- WE ENERGIES, GRANTEE
- TIME WARNER CABLE, GRANTEE, AND
- AT&T TELEPHONE, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD (STREET LIGHTS) AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "PUBLIC UTILITY EASEMENT" AREAS TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND AND/OR ABOVE GROUND ELECTRIC FACILITIES (TRANSFORMERS AND PEDESTALS) OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "PUBLIC UTILITY EASEMENT" AREAS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEES.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INSURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

**ZONING DEVIATIONS**

1. A REDUCTION OF MINIMUM LOT SIZE FOR THE SINGLE-FAMILY LOTS FROM 9,000 SQUARE FEET IN SR-4 TO 6,000 SQUARE FEET IN SYMPHONY BAY PHASE 8.
2. A REDUCTION OF MINIMUM LOT WIDTH FOR THE SINGLE-FAMILY LOTS FROM 75 FEET IN SR-4 TO 50 FEET IN SYMPHONY BAY PHASE 8.
3. A REDUCTION OF MINIMUM STREET FRONTAGE FOR THE SINGLE-FAMILY LOTS FROM 50 FEET IN SR-4 TO 35 FEET IN SYMPHONY BAY PHASE 8.
4. A REDUCTION OF MINIMUM SIDE YARD SETBACKS FOR THE SINGLE-FAMILY LOTS FROM 6 FEET IN SR-4 TO 5 FEET IN SYMPHONY BAY FOR THE 50 FEET WIDE LOTS IN SYMPHONY BAY PHASE 8.
5. A REDUCTION OF MINIMUM COMBINED SIDE YARD SETBACKS FOR THE 50-FOOT-WIDE SINGLE-FAMILY LOTS FROM 15 FEET IN SR-4 TO 10 FEET IN SYMPHONY BAY PHASE 8.
6. A REDUCTION OF MINIMUM DWELLING UNIT SEPARATION SETBACKS FOR THE SINGLE-FAMILY LOTS FROM 12 FEET IN SR-4 TO 10 FEET IN SYMPHONY BAY PHASE 8.
7. AN INCREASE OF THE MAXIMUM LOT COVERAGE FROM 50 PERCENT ON SR4 TO 60 PERCENT IN SYMPHONY BAY PHASE 8.

SHEET No.  
**2**  
OF **2**

FINAL PLAT OF  
**SYMPHONY BAY PHASE 8**  
NORTH BLOOMFIELD ROAD.  
WALWORTH COUNTY  
LAKE GENEVA, WI

**Bowman Consulting Group Ltd**  
1001 Warrenville Road, Suite 110  
Lisle, IL 60532  
www.bowman.com  
Phone: 630-869-6001



PROJ.: 040095-01-001  
DATE: 05/02/25  
CHKD: TEH  
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	REVISION		DATE	CHKD

## Memo to City of Lake Geneva

**To:** Renee Hanlon, Zoning Administrator **Date:** December 5, 2025 (revised)

**From:** Naomi Rauch, P.E.  
262-758-6032

**CC:** Brian Pollard - Fairwyn  
Rick Zirk - Fairwyn  
David De Angelis – City Administrator  
Amanda Rotondi – Building and Zoning Administrative Assistant  
Tom Earle – Director of Public Works  
Josh Gajewski – Utility Director

**Subject:** Precise Implementation Plan (PIP) RECOMMENDED APPROVAL – Symphony Bay Phase 8  
*Kapur Project #25.0259 Phase 01*

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### BACKGROUND AND REQUEST:

A **Precise Implementation Plan (PIP)** application was submitted by **Fairwyn Ltd.** for the construction of **Symphony Bay Phase 8**, a 128-lot single family home subdivision at the southwest corner of Townline Road and North Road. One ingress/egress location is proposed off North Road and one ingress/egress location is proposed off Bloomfield Road. Both roads have shared right-of-ways with the Village of Bloomfield. The subdivision is proposed with public roads with 60-ft Right-of-Ways and public utilities throughout.

The following plan and calculations were submitted for review:

- **Final Plat**, prepared by Bowman sheets, dated **November 11, 2025**, last revised **November 11, 2025**.
- **Proposed Construction Plans for Symphony Bay Phase 8**, prepared by Bowman, dated December 2025 last revised December 01 2025, sheets 1 – 68.
- **Storm Water Management Plan Symphony Bay Phase 8**, prepared by Bowman, dated January 13, 2025 and last revised October 15, 2025.
- **Symphony Bay Phase 8 Stormwater Water Quality Report**, prepared by Bowman, dated November 11, 2025.

### Comments:

Kapur **recommends approval** of the PIP application for Symphony Bay Phase 8 based on the information reviewed above. This approval is subject to the following conditions:

1. The Final Plat received December 2, 2025 will be reviewed to verify the outstanding comments related to Wisconsin State Statute Chapter 236 have been addressed:





- a. **Per 236.20(2k)** – Add main curve chords, dotted or dashed. Curve chords on Townline Road and at the intersections are not shown.
  - b. **Per 236.20(3a)** – Add proper 1/4 - 1/4 sections under subdivision name on each sheet.
  - c. **Per 236.21(1b)** – List applicable 1/4 /1/4 sections in Surveyor's Certificate.
2. The proposed sanitary sewer for Phase 8 requires modifications to the sanitary manhole at the boundary with Phase 7, SS-1. Construction methods for modification to this structure shall be discussed with Kapur construction inspector prior to construction. It is expected that some sections of the existing manhole will be removed and replaced.
  3. The plans as presented anticipate construction of the improvements to be completed in a single continuous phase. Separation of construction into multiple phases will require City review and approval of a phasing plan for each separate phase. Local and state ordinances are required to be met with each phase.
  4. A copy of all approvals/permits required from County or State regulatory agencies shall be provided to the City. Village of Bloomfield approval is required for utility construction proposed within the Village Right-of-Way. A copy of the required approval must be provided to the City.
  5. A financial surety is required totaling 120% of the cost to install all public improvements including public streets/roads, utilities, and stormwater management facilities. The performance bond must be provided prior to the start of construction.
  6. Utility and stormwater management facility as-built information is required to be reviewed and approved by the City prior to acceptance.
  7. The stormwater maintenance agreement must be signed and recorded with Walworth County **at the time the Final Plat is recorded and updated with an addendum to include final as-built information. The financial surety for the stormwater management facilities will not be released until the as-built information is reviewed and approved by the City.**
  8. A pre-construction meeting is required. Kapur should be notified a minimum of 1 week in advance of the pre-construction meeting to facilitate attendance.

The plans have been reviewed for conformance with generally accepted engineering practices and City of Lake Geneva policies. Although the material has been reviewed, the applicant is ultimately responsible for the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures.

Please contact me if you have any questions or comments pertaining to this project.

<b>RESOLUTION OF THE PLAN COMMISSION</b>			
Resolution recommending to the Common Council a Final Plat of Subdivision for Symphony Bay Phase 8 at the Southwest Corner of Townline Road and North Road, Lake Geneva, WI Tax Key No. ZYUP 500003 filed by Bloomfield Holdings, LLC, 875 Townline Road, Unit 103, Lake Geneva, WI			
Committee:	N/A		
Fiscal Impact:	N/A		
<b>File Number:</b>	<b>PC-027</b>	<b>Date:</b>	January 6, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered a Final Plat application filed by Bloomfield Holdings, LLC, 875 Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003 titled “Final Plat of Symphony Bay Phase 8” and dated December 2, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

1. The proposed Final Plat furthers the purposes of Chapter 66 Subdivisions and the applicable rules and regulations of Wisconsin Statutes Chapter 236
2. The proposed Final Plat substantially conforms to the Preliminary Plat approved by the Plan Commission on March 17, 2025, and

WHEREAS, the Plan Commission has recommended the following conditions:

1. The purposes of the outlots shall be specified on the Final Plat as follows:
  - a. Outlot 6 for Natural Resource Protection and Open Space
  - b. Outlot 7 for Stormwater Management
  - c. Outlot 8 for Stormwater Management
  - d. Outlot 9 for Stormwater Management
  - e. Outlot 10 for Stormwater Management
2. The roadways dedicated to the public should be labeled on the Final Plat as “Dedicated to the Public for Roadway Purposes.”
3. The diagram for the 65-foot-wide lots shall be modified to specify a minimum lot size of 7,800 square feet, consistent with the GDP approval.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council a Final Plat application filed by Bloomfield Holdings, LLC, 875 Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003 titled “Final Plat of Symphony Bay Phase 8” and dated November 21, 2025, per the findings of fact and additional conditions stated above.

Recommended to the Common Council of the City of Lake Geneva this 6<sup>th</sup> day of January, 2026.

**PC Action:**       **Adopted**       **Failed**      **Vote** \_\_\_\_\_

**Mayoral Action:**       **Accept**       **Veto**

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Todd Krause, Plan Commission Chair                      Date

Attest:

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Amanda Rotondi, Building and Zoning Clerk                      Date