

To: City of Lake Geneva Council
From: City Attorney and City Staff
Re.: Symphony Bay Phase 8

This memorandum is being provided to you for informational purposes and to give you advance notice of what is being proposed for what was to be Phase 8 of Symphony Bay.

In the Fall of 2023, the City Council voted not to refer a petition for annexation to the Plan Commission for a recommendation and assignment of temporary zoning. The property is owned by Bloomfield Holdings and was proposed to be Phase 8 of Symphony Bay. This decision has caused the developers of Phase 8 to seek a potential development agreement and annexation into the Village of Bloomfield. This will be accomplished through the exercise of options to purchase land held by the developer, and the annexation of the optioned lands into the Village of Bloomfield which will create a contiguous border with land referred to as Symphony Bay Phase 8. It will also involve the development of a private water and utility system to serve the development and lands in the Village of Bloomfield adjacent to Phase 8 of Symphony Bay.

The initial proposal submitted to Lake Geneva included the following:

- Annexation of the 69.38 acres
- Request for SR-4 Zoning and the request to develop the property identical to the other phases of Symphony Bay; including all urban improvements developed to City's standards.
- Phase 8 would involve the development of, approximately, 140 units.
- Payment of applicable City adopted impact fees.
- Payment of property taxes to the City.

The tentative development with the Village of Bloomfield would include the following:

- Annexation of various parcels up to and including the 69.83-acre site
- A zoning classification that will contain 430 units on the site. (The number of units will be required to justify the development of a private water and sewer utility system.
- Creation of a developer-owned (private) water and sewer utilities

There are no benefits to the City in allowing this property to develop in the Village of Bloomfield:

The development in the Village of Bloomfield will be three times denser than the proposed development of Symphony Bay Phase 8 in Lake Geneva. The housing units will not match the other, existing phases of Symphony Bay. In addition, the City will have no jurisdiction for zoning violations in Symphony Bay Phase 8 if the development is in the Village of Bloomfield.

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