

The impacts of the development will have the same effects on the City of Lake Geneva even though it is developed in the Village of Bloomfield. In other words, the Village of Bloomfield will receive all the benefits of the development without the corresponding impacts.

For instance, because of mutual aid agreements, the City of Lake Geneva will be the overwhelming first responder for Police, Fire, and EMS services without the benefit of receiving real estate taxes or impact fees.

Traffic will impact the City of Lake Geneva roads even though the project is developed in the Village of Bloomfield

The comprehensive planning efforts completed in recent years by the Lake Geneva Utility Commission will be seriously impacted by the presence of private municipal water and sewer services being provided to the development in the Village. Future utility extensions into the southeast area of Lake Geneva's Sewer Service Area will require hopscotch construction around the Village, increasing costs, and ultimately the rates for existing and future City customers. The installation of Village utilities will also weaken the City's ability to carry out development in the manner outlined in the approved Comprehensive Plan.

Summary:

It is staff's recommendation that the development of Symphony Bay Phase 8 be done under the laws and municipal jurisdiction of Lake Geneva. To do otherwise will result in higher costs, and loss of code enforcement authority, higher density, and lost development opportunities in the southern portion of Lake Geneva. It will also result in increased negative impacts on the City of Lake Geneva without the receipt of real estate taxes or impact fees. It will also affect the citizens in the existing Symphony Bay Development by having a project with much larger density than what was originally proposed. Staff believes there is no benefit to be gained by allowing this project to develop under the authority of another municipality or for the site to be served by private utilities.

The impacts of the development will have the same effects on the City of Lake Geneva even though it is developed in the Village of Bloomfield. In other words, the Village of Bloomfield will receive all the benefits of the development

without the corresponding impacts.

For instance, because of mutual aid agreements, the City of Lake Geneva will be the overwhelming first responder for Police, Fire, and EMS services without the benefit of receiving real estate taxes or impact fees.

Traffic will impact the City of Lake Geneva roads even though the project is developed in the Village of Bloomfield

The comprehensive planning efforts completed in recent years by the Lake Geneva Utility Commission will be seriously impacted by the presence of private municipal water and sewer services being provided to the development in the Village. Future utility extensions into the southeast area of Lake Geneva's Sewer Service Area will require hopscotch construction around the Village, increasing costs, and ultimately the rates for existing and future City customers. The installation of Village utilities will also weaken the City's ability to carry out development in the manner outlined in the approved Comprehensive Plan.

Summary:

It is staff's recommendation that the development of Symphony Bay Phase 8 be done under the laws and municipal jurisdiction of Lake Geneva. To do otherwise will result in higher costs, and loss of code enforcement authority, higher density, and lost development opportunities in the southern portion of Lake Geneva. It will also result in increased negative impacts on the City of Lake Geneva without the receipt of real estate taxes or impact fees. It will also affect the citizens in the existing Symphony Bay Development by having a project with much larger density than what was originally proposed. Staff believes there is no benefit to be gained by allowing this project to develop under the authority of another municipality or for the site to be served by private utilities.