

Salvatore J. Dimiceli, Sr., Trust
Town of Geneva

FORM #6

ORDINANCE AMENDING
WALWORTH COUNTY ZONING ORDINANCE

WHEREAS the Walworth County Board of Supervisors has heretofore been petitioned to amend the Walworth County Zoning Ordinance, and

WHEREAS the petition has been referred to the Walworth County Land Management Committee for public hearing, and

WHEREAS the Walworth County Land Management Committee, on due notice, conducted a public hearing on the proposed amendment, and filed their recommendation with the Board, and

WHEREAS the proposed amendment has been given due consideration by the Board in open session,

NOW THEREFORE, THE County Board of Supervisors of the County of Walworth do ordain as follows:

The Zoning Ordinance of Walworth County and Shoreland Zoning Ordinance (and accompanying Zoning Map) is amended in the following respects:

TO AMEND SAID ZONING MAPS FROM A-2 AGRICULTURAL LAND DISTRICT & A-1 PRIME AGRICULTURAL LAND DISTRICT TO C-2 UPLAND RESOURCE CONSERVATION DISTRICT ON THE FOLLOWING DESCRIBED LANDS:

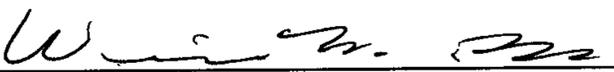
Tax Parcel #'s J G 1300010 and J G 240001B

A parcel of land located in the Southeast ¼ of Section 13, Town 2 North, Range 17 East, and in the Northeast ¼ of Section 24, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin.

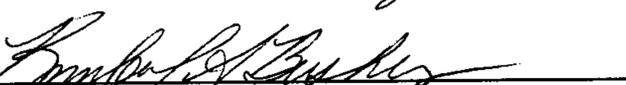
Commencing at the E1/4 of said Section 13, said point being the Point of Beginning; thence S00°46'52"E, a distance of 355.92 feet; thence S79°22'15"W, a distance of 599.73 feet; thence S10°13'09"W, a distance of 1325.42 feet; thence S01°00'51"E, a distance of 993.12 feet to a point in the center line of Krueger Road; thence S58°00'24"W along said center line, a distance of 1298.09 feet; thence S58°17'49"W, a distance of 274.65 feet; thence N00°30'04"W, a distance of 795.50 feet; thence S89°37'26"W to the North-South ¼ line of Section 24, town and range aforesaid, a distance of 428.69 feet to the south ¼ corner of Section 13; thence N00°29'25.24"W along the west line of SW1/4 of Section 13, a distance of 134.11 feet; thence N01°03'20"W, a distance of 2629.44 feet to the NW corner of the SW1/4 of said Section 13; thence N89°07'18"E, a distance of 2622.28 feet to the Point of Beginning; said described tract containing 5948924.6 square feet, more or less, excluding all areas currently zoned C-2.

The parcel is not prime agricultural farmland and the rezone is consistent with the Comprehensive Land Use Plan.

ATTEST this 16th day of May, 2002.


County Board Chairman

ATTEST this 16th day of May, 2002.


County Clerk





Land Management Department

Planning
Zoning
Sanitation

NAME: SALVATORE J. DIMICELI, SR. TRUST

TOWN: GENEVA

A conditional use permit for creation of a Planned Residential Development with 20 homesites and approximately a 30 acre parcel of C-2 for future lots as specified in Section 4.0 of the Zoning Ordinances, on lands proposed to be zoned C-2 Upland Resource Conservation District, and described as follows:

Tax Parcel #'s J G 1300010 and J G 2400001B

A parcel of land located in the NW1/4, NE1/4, SW1/4 and SE1/4 of the Southeast ¼ of Section 13, and the NW1/4 of the Northeast ¼ of Section 24, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin. Commencing at the East ¼ corner of said Section 13, said point being the Point of Beginning; thence S 00°46'52" E, a distance of 355.92 feet; thence S 79°22'15" W, a distance of 599.73 feet; thence S 10°13'09" W, a distance of 1325.42 feet; thence S 01°00'51" E, a distance of 993.12 feet; thence S 58°00'24" W, a distance of 1072.22 feet; thence N 44°21'19" W, a distance of 400.56 feet; thence N 12°17'29" W, a distance of 327.92 feet; thence N 01°18'15" E, a distance of 264.33 feet; thence N 59°31'31" E, a distance of 90.04 feet to the point of curvature of a non-tangent curve, concave to the east, having a radius of 60.00 feet a central angle of 96°52'10", and a chord of 89.78 feet bearing S 06°30'41" W; thence Northwest along said curve, a distance of 101.44 feet; thence S 83°35'38" W, a distance of 100.00 feet; thence N 00°55'25" W, a distance of 1074.45 feet; thence N 69°29'04" E, a distance of 100.00 feet to the point of curvature of a non-tangent curve, concave to the east, having a radius of 60.00 feet a central angle of 98°04'44", and a chord of 90.62 feet bearing N 02°41'09" W; thence Northwest along said curve, a distance of 102.71 feet; thence N 02°46'36" W, a distance of 165.53 feet; thence N 15°31'03" W, a distance of 63.18 feet; thence N 68°25'24" W, a distance of 634.95 feet; thence N 01°03'20" W, a distance of 637.48 feet; thence N 89°07'18" E, a distance of 2622.28 feet to the Point of Beginning; said described tract containing 4700540.2 square feet, more or less.

Has been APPROVED subject to the related rezone passing County Board and the following conditions:

- 1. Approved as per plan submitted with all additional conditions.**
- 2. The applicant must obtain a Land Disturbance, Erosion Control & Stormwater approval from Land Conservation Office prior to**

W3929 County Road NN
Elkhorn, WI 53121
262.741.3394 tel
262.741.3266 fax



construction. The applicant will need to identify all stormwater easements on the subdivision plat and indicate that the maintenance of the basins to County standards shall be the responsibility of the subdivision association.

3. The applicant must obtain all required zoning and sanitary approvals prior to construction.
4. The applicant must obtain an approval of the access to the site from the Township. The requirement for the roadway to be dedicated to the Town has been varied to allow the roadway to remain as a private road to be maintained to township road standards by the subdivision association.
- *5. The open space shall be restricted to remain open, jointly owned and used by the owners of the subdivision for park and recreational purposes. No structures shall be placed in the open space without additional Committee approval.
7. The project must meet all Federal, State, County and local Ordinances.
8. The applicant must provide a tree cutting and restoration plan meeting ordinance requirements for review and approval. Tree cutting shall be limited to that specified on the approved plan of operations.
9. The roads shall meet with County road standards as provided for in the County Land Division Ordinance. The applicant must obtain a variance to the road grade standard if the roadway exceeds the ordinance requirement.
10. This Planned Residential Development (PRD) is approved as a 20 lot single family subdivision subject to subdivision association rules. The governing rules for the subdivision association shall be submitted to the County Land Management Department for review for consistency with County ordinances and requirements. Any changes to the subdivision association rules that may affect County approval of the PRD must obtain additional County conditional use review and approval. The subdivision association covenants must indicate how the expansion area may be brought into the subdivision in the future.
11. The proper preservation, care and maintenance by the original and all subsequent owners of the design of the PRD and all common structures, facilities, essential services, access and open spaces shall be assured by deed restriction referencing the subdivision plat and association rules. All property within the subdivision must remain as part of the subdivision and may not be removed from the subdivision without County approval.

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12. The County reserves the right to rescind this conditional use upon any violation of County regulations.
13. The property owner shall be held solely responsible for addressing all restrictive covenants or association rules beyond those enforceable under County ordinance and regulations.
14. Any changes to the character, intensity or use of this site not capable of being discerned by the Land Management Department as consistent with this approval must be brought before the Land Management Committee for additional conditional use review.

Dated this 14th day of May, 2002.



LAND MANAGEMENT COMMITTEE
ROBERT W. TILTON, CHAIRMAN



Handwritten signature or mark.

SEYMOUR, KREMER, NOMMENSEN & MORRISSY

ATTORNEYS AT LAW
23 NORTH WISCONSIN STREET
P.O. BOX 470
ELKHORN, WISCONSIN 53121-0470

William L. Seymour
Paul E. Kremer
David J. Nommensen
Alice P. Morrissy

August 12, 1992

TELEPHONE
(414) 723-5003
FAX NUMBER
(414) 723-6003

Steven A. Koch

HAND DELIVERED

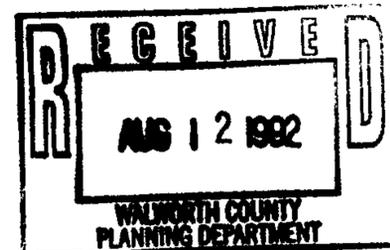
Mr. Frank Dobbs
Walworth County Zoning Administrator
W3929 County NN
Elkhorn, WI 53121

Dear Frank:

Re: Meltzer Application To Rezone
Town of Geneva
Tax Key Nos. JG-13-10 and JG-24-1

With reference to the above, and following up our recent telephone conversation, please be advised that this office represents William Kennedy, perspective purchaser of the above described real estate. As you are aware, certain difficulties have been encountered with regard to consummating this transaction. Soil tests, water tables, and wetlands are a number of the concerns of the parties. Therefore, my client has instructed me to request that the above petition for rezone, now scheduled for hearing before the Walworth County Park and Plan Commission on the evening of August 20, 1992, be withdrawn.

If you need anything further from the undersigned with regard to the withdrawal of the application for rezone, please advise. Otherwise, I will simply assume the application has been withdrawn and the rezone hearing scheduled for August 20, 1992 cancelled.



1992 1 31

Mr. Frank Dobbs
August 12, 1992
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As always, thank you for your kind cooperation in these matters.

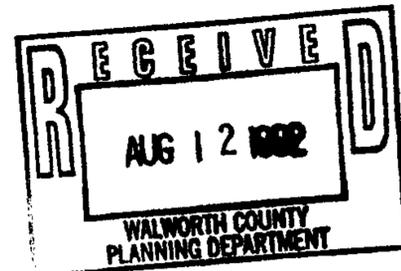
Very truly yours,

SEYMOUR, KREMER, NOMMENSEN & MORRISSY

By:

Paul E. Kremer

K:ch



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