



Preservation Plan

The Proposal

The **Mirbeau-Hummel Preservation Plan** is a proposal for the zoning of the 710 acre “Hummel” Property that was annexed into the City of Lake Geneva in January of 2005. The proposal controls and limits the development of the property and establishes a Comprehensive Plan for the long term growth of the City’s South Neighborhood.

The Project Elements

- a. Mirbeau Retreat consisting of a 100 room, boutique inn, 12 villas, world-class spa, fine dining venues, banquet and conference facilities and 57 small residential cottages
- b. Winery and Vineyard
- c. Additional mixed residential development of 825 homes of different styles and sizes providing Traditional and Planned Neighborhoods with related neighborhood retail

City of Lake Geneva Master Plan Objectives

The Mirbeau-Hummel Preservation Plan meets all of the objectives of the City’s Master Plan and is specifically designed to be accomplished in limited phases over the next 20 years. The Preservation Plan also incorporates the following significant enhancements:

- **Reduces Density:** Significantly reduces the density of development to one fifth (1/5) of the density currently recommended in the City’s Master Plan.
- **Preserves Open Space:** Significantly increases the open space allocation to include open space of approximately 375 acres or 53%, five (5) times the open space typically provided in Traditional Neighborhoods.
- **Protects the Environment:** Provides a detailed Natural Resources Management Plan as an integral part of the Preservation Plan and provides the following Environmental Protections:
 1. Improvement of storm water management from existing conditions;
 2. Improvement of the water quality of Geneva Lake;
 3. Preservation of woodlands, wetlands and environmental corridors;
 4. Protection of Geneva Lake and Nippersink watersheds;
 5. Meets and exceeds all current required regulatory standards.
- **Traditional Neighborhoods:** The Preservation Plan incorporates appropriate neighborhood commercial and retail uses in the manner expressly encouraged by the City’s Master Plan., including a network of trails, walkways and internal roads for vehicles, bicyclists and pedestrians

Benefits to City Residents

- a. Millions of dollars in new revenue for the City annual property and room taxes that can be available to reduce the property tax burden on City Residents;
- b. \$26 Million to \$39 Million in annual tax revenues and other economic benefits to the Region;
- c. No economic burden on City residents; and
- d. Hundreds of new jobs.

Summary

- **The Mirbeau-Hummel Preservation Plan protects the environment of Geneva Lake.**
- **The Preservation Plan is in keeping with the City’s Master Plan.**
- **The Preservation Plan helps the economic capabilities of the City and can reduce the tax burden on City Residents.**
- **The Preservation Plan properly controls the long term growth of this area of the City.**