

Dear Mr.Pleimling:

This letter refers to Case #IP-SE-2021-65-02924 regarding Paloma Geneva National LLC's application for 10 each 100 feet piers and 120 boat slips on the northwest shore of Lake Como.

I am the President of the Lake Como Beach Property Owner's Association. The Association represents over 1500 property owners and nearly 1200 homes on the north shore of Lake Como. The Association is the riparian owner of 7000 linear feet of shoreline on the north shore of Como and has 140 permitted boat slips along the shoreline with a limit of 210 boats. Our permit was approved by the Geneva Township Lake Committee, the Township Board, and DNR in 2010.

The Association Board has reviewed this application and voted unanimously to authorize me to file this letter of protest. The Association is opposed to the granting of any more than the 1 pier currently permitted to Geneva National for the following reasons.

1. In 1997, the Lake Como Sanitary District was created to provide sewer and water to the Association and, in the same year, Geneva National was being developed. An agreement between the Sanitary District, Geneva Township and Geneva National was reached allowing Geneva National to develop exclusively as a golf community with no provision for use of the lake for recreational purposes. The agreement allowed Geneva National one pier, and it was installed by one of the original investors of Geneva National, on his property, which is the only privately owned property in Geneva National with frontage on Lake Como.
2. The Geneva National Golf Association, and not the Geneva National Homeowners Association, is the riparian owner of the remaining Geneva National lakefront and all other Geneva National shoreline is either a conservation area or wetlands. The Land Conservation Division of DNR has a clearly defined map of Lake Como conservation areas.
3. In addition to the Association's 140 piers, there are approximately 70 privately owned piers on the south shore of Lake Como and Interlaken Condo Association/Geneva Ridge owns a marina with approximately 43 boat slips. Como is a 900+ acre lake but is very shallow so usable acreage for boating is less than 600 acres. 120 additional boats would lead to overcrowding and unsafe boating conditions.
4. DNR and the Town of Geneva maintain 2 boat launches and launch fees are collected and shared. A Geneva National resident can launch from either area. We are concerned that Geneva National will build their own boat launch and that any fees collected would not be used for maintaining the Lake.
5. Town of Geneva Ordinance #57 clearly defines the pier application and approval process. Any new pier on Lake Como and certainly a marina of this size would clearly require Town approval before forwarding the application to DNR for approval.
6. The Associations 140 piers allow a pier for slightly less than 10% of the homes and we have over 200 applicants on the pier waiting list. By comparison, Geneva National has nearly 2000 homes/condo units. We are very concerned that a request of 120 slips will merely be Phase 1 of a giant marina!

The concerns above are shared by pier owners on the south shore and, if this application is not going to be rejected outright, then we respectfully request that DNR hold an open hearing regarding this application so that all interested parties may express their concerns. Our Association Clubhouse seats nearly 200 people and we are offering to make it available to DNR for that purpose.

Thanking you in advance for taking these objections into consideration as you review this application

John Winters
President, Lake Como Beach Property Owners Association
I can be reached on my cell
262-208-8989 or by e-mail
JSWTrucking018@yahoo.com

Cc: Steve Nass, State Senator
Tyler August, State Representative
Joe Kopecky, Chairman Town of Geneva
Steve Kukla, Chairman Geneva Township Lake Committee