



REGULAR CITY COUNCIL MEETING MONDAY, SEPTEMBER 24, 2018 – 6:00 PM COUNCIL CHAMBERS, CITY HALL

Members:

Mayor Tom Hartz, Council President, Ken Howell, Council Vice President, John Halverson,
Alderpersons: Selena Proksa, Doug Skates, Tim Dunn, Cindy Flower, Shari Straube, and Rich Hedlund

AGENDA

1. Mayor Hartz calls the meeting to order
2. Pledge of Allegiance – Alderperson Dunn
3. Roll Call
4. Awards, Presentations, and Proclamations
5. Re-consider business from previous meeting
6. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes
7. Acknowledgement of Correspondence
8. Approve Regular City Council Meeting minutes of September 10, 2018, as prepared and distributed
9. **CONSENT AGENDA**– *Recommended by Finance, License and Regulation on September 4, 2018*
Any item listed on the consent agenda may be removed at the request of any member of the Council. The request requires no second, is not discussed, and is not voted upon.
 - a. 2018-2019 Original & Renewal Operator License applications filed by various applicants as listed in packet
 - b. Temporary Class “B”/ “Class B” Retailer’s License Application filed by the Club Scoot Jockeys of Midwest Action Cycle for the event of Skootoberfest to take place on October 6, 2018 from 10:00 a.m. to 7:00 p.m. in Cobb Park
10. Items Removed from the Consent Agenda
11. **Second Reading of Ordinance 18-08 amending subsection (1)(a) of Section 2-249, Standing Committees, of Article II City Council, of Chapter 2, Administration, of the Municipal Code of the City of Lake Geneva; Relating to the days and times of meetings for the Finance, Licensing, and Regulation Committee**
12. **Finance, License, and Regulation Committee Recommendations of September 18, 2018- Ald. Howell**
 - a. Discussion/Action to approve Pay Request #4 to Sonrise Construction in the amount of \$4,000 for work completed on the White River Disc Golf Pedestrian Bridge Replacement Project
 - b. Discussion/Action to approve invoice #1773 to Ellena Engineering Consultants, LLC in the amount of \$750 for additional construction management engineering services for work completed on the White River Disc Golf Pedestrian Bridge Replacement Project

- c. Discussion/Action regarding **Resolution 18-R62** a resolution establishing a policy for Capital Projects
- d. Discussion/Action regarding a Riviera Concourse Shop Lease (Space D) transfer from Vivian Smith to Sol Kaniuk

13. Plan Commission Recommendations of September 17, 2018- Ald. Skates

- a. Discussion/Action regarding **Resolution 18-R63** of a Precise Implementation Plan (PIP) filed by 1111 N. Edwards Blvd LLC, 5701 Weatherstone Way, Johnsburg, IL 60050, for the new construction of a 4 story Marriott Fairfield Hotel, located at the South East corner of the Sheridan Springs Rd and North Edwards Blvd intersection adjacent to the State Highway 12 corridor, located in the Planned Industrial (PI) zoning district, Tax Key Nos. ZA468000003 & ZA468000004.
- b. Summary of September 5, 2018 Public Workshop on Comprehensive Plan Amendments.
- c. Mayoral notice of the October 15th meeting will be a Joint Meeting with City Council and Plan Commission to occur at 5 p.m. The regular Plan Commission Meeting will commence after the Joint Meeting ends or 6 p.m.

14. Presentation of Accounts – Ald. Howell (Recommended by Finance, License and Regulation Committee on September 18, 2018)

- a. Purchase Orders (none)
- b. Prepaid Bills in the amount of \$26,427.43
- c. Regular Bills in the amount of \$75,798.04

15. Adjournment

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the City Clerk's office in advance so the appropriate accommodations can be made.

9/20/2018 4:00 PM

cc: Aldermen, Mayor, City Admin., Attorney, Dept. Heads, Media

REGULAR CITY COUNCIL MEETING MINUTES
MONDAY, SEPTEMBER 10, 2018 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL

Members: Mayor Tom Hartz, Council President, Ken Howell, Council Vice President, John Halverson, Alderpersons: Selena Proksa, Doug Skates, Tim Dunn, Cindy Flower, Shari Straube, and Rich Hedlund

Mayor Hartz called the meeting to order at 6:00 p.m.

Alderpersion Skates led the Council in the Pledge of Allegiance.

Roll Call

Present: Howell, Hedlund, Proksa, Skates, Halverson, and Dunn

Absent: Straube and Flower were absent and excused.

Others Present: Mayor Hartz, City Attorney Draper, Interim City Administrator Berner, Finance Director Hall, and Clerk Kropf

Awards, Presentations, and Proclamations

Library Card Sign-Up Month Proclamation

Mayor Hartz proclaimed the month of September as Library Card sign-up month. He also encouraged all citizens of the City to visit the library and sign-up for a card.

Re-consider business from previous meeting

None

Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes

None

Acknowledgement of Correspondence

Clerk Kropf noted that there wasn't any correspondence to acknowledge at this time.

Approve Regular City Council Meeting minutes of August 27, 2018, as prepared and distributed
Motion by Hedlund to approve the minutes, second by Skates. No discussion. Motion carried 6-0.

CONSENT AGENDA– Recommended by Finance, License and Regulation on September 4, 2018

Any item listed on the consent agenda may be removed at the request of any member of the Council. The request requires no second, is not discussed, and is not voted upon.

-2018-2019 Original & Renewal Operator License applications filed by various applicants as listed in packet

-Event Permit filed by the Club Scoot Jockeys for the event of Skootoberfest 10 to be held on October 6, 2018 at Cobb Park during the hours of 11:00 a.m. to 8:00 p.m. (Approved by the Board of Park Commissioners on August 22, 2018)

-Park Reservation Permit filed by SCW Walworth/Ryan Dover for use of Veterans Park, North Side Soccer Fields to be used the following dates and times: Practices (5:00 to 7:30 PM): 8/14, 8/21, 8/28, 9/4, 9/11; and Games: 9/8 (3:00 PM), 9/16 (3:00 PM), 9/22 (10:00 AM) (June 25, 2018 Park Board Discussion-SCW Walworth Soccer: Motion Olsen/Straube to recommend approval of the use of Vets Park during the months of August and September 2018, (Tuesdays in August and Tuesdays and Saturdays in October) for SCW Walworth Soccer practice and games, contingent on permits being prepared and forwarded to City Council. Motion Carried. Mr. Dover to return next month with additional permits for the soccer season; Approved by the Board of Park Commissioners on August 22, 2018)

-Park Reservation Permit filed by Brittany Speckman for use of Flat Iron Park and Brunk Pavilion for the event of Speckman/Israil Wedding to be held on July 27, 2019 from 1:30 p.m. to 3:30 p.m. (Approved by the Board of Park Commissioners on August 22, 2018)

-Temporary Class "B"/ "Class B" Retailer's License Application filed by the Lake Geneva Rotary Club to be used at the event of Oktoberfest on October 6, 2018 and October 7, 2018 at the 200 block of Broad St. and Geneva St.

Motion by Skates to approve the consent agenda as presented, second by Proksa. No discussion. Motion carried 6-0.

Items Removed from the Consent Agenda

None

First Reading of Ordinance 18-08 amending subsection (1)(a) meeting of Section 2-249, Finance, Licensing, and Regulation Committee, Generally of Article II City Council of Chapter 2, Administration of the Municipal Code of the City of Lake Geneva; Relating to the days and times of meetings for the Finance, Licensing, and Regulation Committee
Mayor Hartz offered Ordinance 18-08 as a first reading and this will be before the Council on September 24, 2018.

Finance, License, and Regulation Committee Recommendations of September 4, 2018- Ald. Howell

Discussion/Action to approve a payment to Gage Marine in the amount of \$29,831.37 as part of the 2016-2018 Pier Maintenance Contract

Motion by Howell to approve, second by Hedlund. Howell noted that this is a part of the current maintenance contract with Gage Marine. Dunn wondered if this work has been inspected by anyone at the City, or if this was just at the discretion of Gage Marine. Mayor Hartz noted that the Public Works Director Earle and Harbormaster Gray do sign off on the work. Council discussion included that this work is part of a three-year agreement and that agreement will expire at the end of 2018. Motion carried 6-0.

Discussion/Action regarding the purchase of four new soccer goals with nets, removable lever lifting wheels, and caster wheel dolly kit in an amount not to exceed \$7,235.00; funding to be paid from the Park Fund

Motion by Howell to approve, second by Halverson. Howell explained that this is going to be paid for from the park fund and is a necessary purchase as the old ones are no longer useable. Motion carried 6-0.

Discussion/Action of Resolution 18-R61 a resolution establishing a Fund Balance Policy for the City of Lake Geneva

Motion by Howell to approve, second by Proksa. Finance Director Hall addressed the Council regarding the proposed fund balance policy. She noted that the current policy is one sentence from an older resolution and that the City's auditing firm has recommended a more comprehensive policy be adopted. Motion carried 6-0.

Personnel Committee Recommendations of September 4, 2018- Ald. Proksa

Discussion/Action regarding updated language to City of Lake Geneva Employee Handbook regarding full-time and part-time Department of Public Works employee residency requirements

Motion by Hedlund to approve, second by Howell. Hedlund noted that this is a housekeeping item; it was discussed at the committee, yet it was never formally changed in the handbook. Motion carried 6-0.

Discussion/Action regarding proposed schedule for Lake Geneva City Administrator Recruitment Process

Motion by Howell to approve, second by Halverson. Mayor Hartz noted that this would be the schedule that would be followed as the City continues its recruitment process to find the new City Administrator. Hedlund noted that he was not in favor of having meetings on weekend days. Council discussion included changing the finalists meet and greet along with the interviews being conducted on a Thursday and Friday. Mayor Hartz noted that the City would need to be careful on how they address the candidates, because if they are called finalists they are subject to open records requests. This could be problematic as their current employers may not know they are seeking new employment. Motion carried 4-2, with Hedlund and Halverson voting no.

Presentation of Accounts – Ald. Howell (Recommended by Finance, License and Regulation Committee on September 4, 2018)

Purchase Orders

None

Prepaid Bills in the amount of \$82,148.81

Motion by Howell to approve, second by Skates. No discussion. Motion carried 6-0.

Regular Bills in the amount of \$79,756.38

Motion by Howell to approve, second by Skates. Alderperson Dunn inquired as to what the payment of impact fees was to the Utilities. Finance Director Hall stated that impact fees are collected by the City initially and then the Utilities will be given their portion. Motion carried 6-0.

Motion to go into Closed Session pursuant to Wis. Stat. 19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility regarding employee contracts, pay, and benefits for:

-Assistant City Clerk

Motion by Hedlund to convene the Council into closed session and to include all City staff present, second by Skates. Motion carried on a roll call vote. The Council convened into closed session at 6:35 p.m.

Motion to return to open session pursuant to Wisconsin Statutes 19.85 (2) and take action on any items discussed in closed session

Motion by Howell to reconvene the Council into open session, second by Proksa. Motion carried on a roll call vote 6-0. The Council reconvened into open session at 7:03 p.m.

Motion by Skates to approve the merit increase to the Assistant City Clerk per the compensation policy adopted by the Council, and as discussed in closed session, second by Proksa. Motion carried on a roll call vote 6-0.

Adjournment

Motion by Dunn to adjourn the meeting of the Common Council, second by Hedlund. Motion carried 6-0. The meeting adjourned at 7:05 p.m.

MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE COMMON COUNCIL

Original License:
Wendy Anderson

Renewal Operator:

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00

Application Date: 8/29/18

Town Village City of Lake Geneva

County of Walworth

The named organization applies for: (check appropriate box(es).)

- A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.
 A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 10AM and ending 7PM and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) → Bona fide Club Church Lodge/Society
 Chamber of Commerce or similar Civic or Trade Organization
 Veteran's Organization Fair Association

(a) Name CLUB SCOOT JACKETS OF MINNEAPOLIS ACTION CYCLE

(b) Address 7
(Street, town village City)

(c) Date organized 8/8/09

(d) If corporation, give date of incorporation _____

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:

(f) Names and addresses of all officers:
 President SHERM LINDSEY
 Vice President _____
 Secretary _____
 Treasurer _____

(g) Name and address of manager or person in charge of affair: SHERM LINDSEY

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number CORB PARK - 2101 McDONALD RD, LAKE GENEVA, WI 53147

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? _____

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: _____

3. Name of Event

(a) List name of the event SKOOTBERFEST

(b) Dates of event OCTOBER 6th, 2018

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Officer [Signature]
(Signature/date)

(Name of Organization)

Officer _____
(Signature/date)

Officer _____
(Signature/date)

Officer _____
(Signature/date)

Date Filed with Clerk 8/30/2018

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Receipt # 10001653

**SUPPLEMENTAL APPLICATION FORM
TEMPORARY CLASS "B" / "CLASS B" RETAILER'S LICENSE
CITY OF LAKE GENEVA**

This form needs to be submitted as an attachment to the Application for Temporary Class "B" / "Class B" Retailer's License Form (Form AT-315) and returned to the City Clerk.

Applicant Organization: CLUB SCOUT JOCKEYS

Name of Event: SKOOTBERFEST

Date of Event: OCT 6th, 2018

Time of Event: 10AM (Beginning) 7PM (Ending)

Event Contact Person: SHERA LINOSEY

Contact Phone: _____

Contact Email: _____

Will a Licensed Operator be serving or supervising the service of alcohol?

***This includes Temporary Operator's who have completed the Responsible Beverage Servers class.**

Yes No

**PLEASE FILL ALL BLANKS COMPLETELY.
THIS INFORMATION IS NEEDED TO COMPLETELY PROCESS YOUR
TEMPORARY RETAILER'S LICENSE APPLICATION.**

For Office Use Only

Date Filed: Aug 30, 2018 Receipt No: 10001053

Total Amount: \$10 CL# 32908

Forwarded to Police Chief: 8/30/2018

Recommendation: _____ Approved Denied

Verification that not more than 2 temporary wine licenses have been issued to this applicant within the last 12 months: _____

FLR Approval: _____

License Issued: _____

Council Approval: _____

License Number: _____

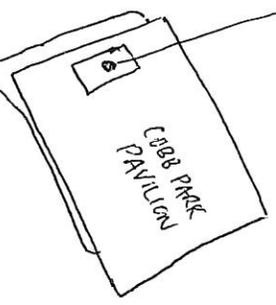
License Expires: _____

MAILTO: Organization

SKAOTORGZFEEST 10

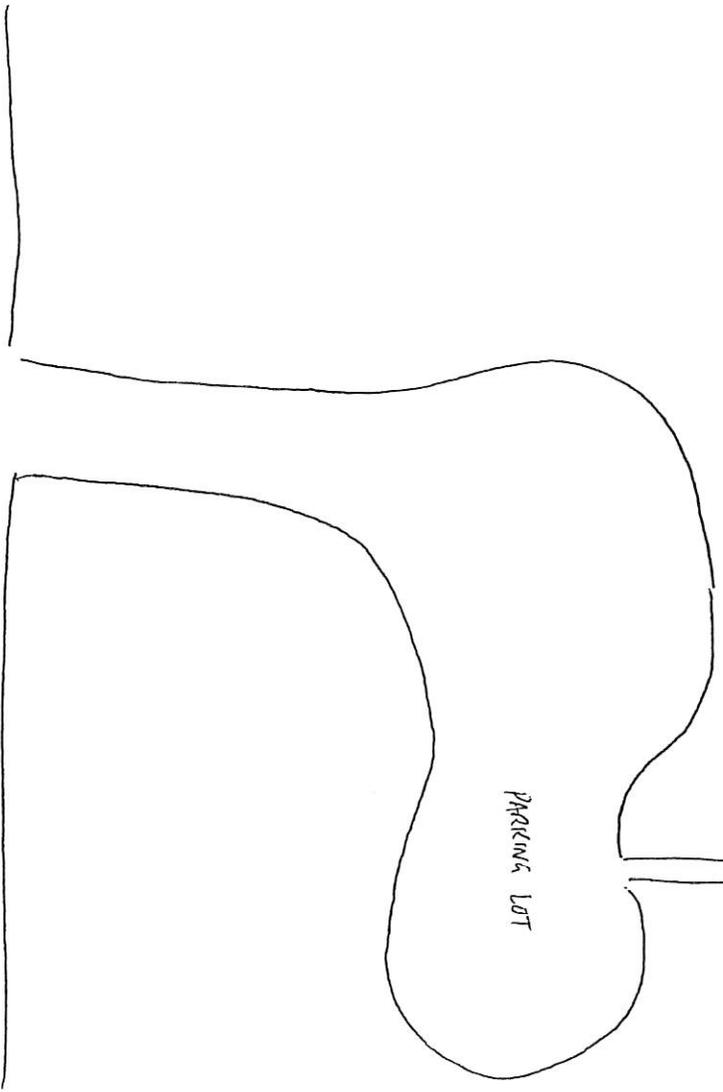
- BEER CHAT MAP -

BEER CHAT INSIDE
PAVILION



PARKING LOT

MCDONALD ROAD



ORDINANCE 18-08

AN ORDINANCE AMENDING SUBSECTION (1)(a) OF SECTION 2-49, STANDING COMMITTEES, OF ARTICLE II, CITY COUNCIL, OF CHAPTER 2, ADMINISTRATION, OF THE MUNICIPAL CODE OF THE CITY OF LAKE GENEVA; RELATING TO THE DAYS AND TIMES OF MEETINGS FOR THE FINANCE, LICENSING, AND REGULATION COMMITTEE

The Common Council of the City of Lake Geneva, Wisconsin, does hereby ordain as follows:

1. That Subsection (1)(a) of Section 2-49, Finance, Licensing, and Regulation Committee, of Article II, CITY COUNCIL of Chapter 2, Administration of the Municipal Code of the City of Lake Geneva, Wisconsin is hereby amended to read as follows:

(1) Finance, Licensing and Regulation Committee. The Committee shall have the duties and powers set forth below:

[Amended 5-29-2012 by Ord. No. 12-08; 11-10-2014 by Ord. No. 14-08; 12-27-2016 by Ord. No. 16-23]

a. Meeting. The Committee shall meet at 5:00 p.m. on the second and fourth Monday of each month and additionally as called by the Chairman or by a majority of the Committee.

2. This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Council and publication/posting as required by law.

Adopted this 24th day of September, 2018.

Tom Hartz, Mayor

Attest:

Lana Kropf, City Clerk

First Reading: June 25, 2018
Second Reading:
Adoption:
Publication:



OFFICE OF THE CITY CLERK

LANA C. KROPF

626 Geneva Street

Lake Geneva, WI 53147

262.249.4092 • cityclerk@cityoflakegeneva.com

Date: September 24, 2018
To: Common Council
Re: Follow Up regarding Sonrise Construction Payment Request #4

At the September 18, 2018 Finance, Licensing, and Regulation Committee meeting, several questions were asked of the Sonrise Construction Payment Request #4. Please see the email response below from Director of Public Works Earle dated September 20, 2018:

“The payment request from Sonrise Construction was for the approved changes regarding the height of the pedestrian bridge at the disc golf course. The request was presented and approved at PWC along with the engineering charges.

The payment request is in line with the scope of work.

The prior issue was in order to raise the height; the ramps would be extended therefore the need to place more fill in the area. This was frowned upon by the DNR. They have recently revised their position on the matter and we took advantage of that stance and raised the bridge increasing the freeboard clearance.”

Thank you,

SECTION 01 22 00

APPLICATION FOR PAYMENT OF CONTRACT

DATE: August 24, 2018

PAYMENT REQUEST: 4

PROJECT: City of Lake Geneva White River disc golf course pedestrian bridge replacement project.

1. CONTRACT PRICE:	<u>\$45,716.00</u>
2. CHANGE ORDER No.1(BRIDGE EXTENSION):.....	<u>\$3,625.00</u>
3. CHANGE ORDER NO.2 (BORINGS):.....	<u>\$3,500.00</u>
4. CHANGE ORDER NO.3 (RAISE DECK):.....	<u>\$4,000.00</u>
5. TOTAL CONTRACT PRICE TO DATE:	<u>\$56,841.00</u>
6. TOTAL COMPLETED TO DATE:.....	<u>\$39,325.00</u>
7. RETAINAGE (10% of completed work).....	<u>\$3,932.50</u>
8. TOTAL EARNED LESS RETAINAGE (line 6-7).....	<u>\$35,392.50</u>
9. LESS PREVIOUS REQUEST FOR PAYMENT (paid to date).....	<u>\$31,792.50</u>
10. CURRENT PAYMENT DUE (line 8-9).....	<u>\$3,600.00</u>
11. BALANCE TO FINISH, PLUS RETAINAGE (line 5 - 6).....	<u>\$17,516.00</u>

APPLICATION SUBMITTED BY:

Sonrise Const.
AUTHORIZED SIGNATURE

PRINT NAME

DATE

APPLICATION APPROVED BY:

Tom Earle
AUTHORIZED SIGNATURE

Tom Earle
PRINT NAME

City of Lake Geneva DPW

Ellena Engineering Consultants, LLC

700 Pilgrim Parkway, Suite 100
Elm Grove, WI 53122
(262)719-6183
mellena@eeceng.com



INVOICE

BILL TO

Tom Earle
City of Lake Geneva
1065 Carey Street
Lake Geneva, WI 53147

INVOICE # 1773

DATE 08/23/2018

DUE DATE 08/23/2018

TERMS Due upon receipt

ACTIVITY	QTY	RATE	AMOUNT
Construction Management Provide construction management engineering services as needed.	1	750.00	750.00

BALANCE DUE

\$750.00

DATE APPROVED	10 Sept 2018
APPROVED BY	<i>[Signature]</i>
ACCOUNT #(S)	4332101701
DESCRIPTION	disc golf bridge
PO #	

Engineering

Resolution No. 18-R62

A RESOLUTION ESTABLISHING A POLICY FOR CAPITAL PROJECTS

WHEREAS, the City audit in notes to the financial statements dated December 31, 2017 provide the following definitions of Capital assets:

Property, plant, equipment, and infrastructure assets are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual costs of \$5,000 or higher and an estimated useful life in excess of a year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. And,

WHEREAS, the proposed Capital Projects Policy is intended to provide guidelines during the preparation of the annual budget and ensure that appropriations intended to pay for Capital Improvements (Capital assets as defined by the City auditor) are restricted and used within a prescribed order.

NOW, THEREFORE, be it resolved by the Lake Geneva Common Council that the following Capital Project Policy is hereby approved:

To be included in the **Capital Improvement Fund** a project must have a total cost of at least \$5,000, have a useful life of more than one year and is for new construction, expansion, renovation, or for an existing facility or facilities. Project costs can include the cost of land, engineering, architectural planning, and contract services needed to complete the project.

To be included in the **Equipment Replacement Fund**, the capital project must cost at least \$5,000 with a useful life of at least one year and is to pay for major equipment, Fire apparatus, trucks, vehicles and lawn mowers.

Capital outlay under \$5,000 acquired for the purpose of maintaining, repair or upgrades to Capital assets such as machinery, land, facilities or other City necessities must be appropriated to the proper Department and program budgets.

Adopted by the Common Council of the City of Lake Geneva, on September 24th, 2018.

Tom Hartz, Mayor

ATTEST:

Lana Kropf, City Clerk

CITY OF LAKE GENEVA

626 Geneva Street
Lake Geneva, WI 53147
(262) 248-3673
www.cityoflakegeneva.com



Date: September 20th, 2018
To: Tom Hartz, Mayor
City Council
From: Dave Berner, Interim City Administrator
Subject: Capital Projects Policy

I expressed in my interview for the appointment as Interim City Administrator, the value of establishing a long range Capital Improvement Plan (CIP) and suggested a couple ways that it can be accomplished in a meaningful way. I recommend you consider this a priority to work with the next City Administrator and staff on a long-term CIP for the years 2020 – 2025. It has been my experience as City Manager and Administrator, that a good CIP process is an effective way to determine priorities for Capital projects, balance financial resources for Capital that are in the best long term interests of the community and meet strategic goals that reflect the Leadership team and Council's priorities for the future.

In the absence of a Capital Improvement Plan, in preparation of next year's annual budget, it would be helpful to have as a starting point a definition of Capital Projects established by the Common Council to guide the process. After discussions with the FLR committee at their regular meeting of September 4th about establishing said definition(s), the committee directed I draft a resolution for consideration, that also includes further clarification as to how the current funds established for Capital Projects are to be used. So I therefore drafted a resolution to accomplish these objectives and presented it to the FLR committee at their regular meeting of September 18th. Upon review and discussion, the FLR voted to recommend the Council adopt the attached resolution establishing a Policy for Capital Projects.

cc

Sept. 10, 2018

To: City of Lake Geneva

From: Vivian W. Smith

RE: Space D Accessories \$10 or Less-Riviera

Please be advised:

I have sold my business to SOL Kaniuk, Owner of Creative Glass Blowing Riviera Building. Please put 2018-2019 summer lease in Mr. Kaniuk's name.

Also, transfer deposit name to Mr. Kaniuk for \$1,000 store deposit and \$100.00 key deposit. This was included in purchase price of my business.

Any questions, please call
Vivian W. Smith - 
SOL Kaniuk - 

Thank you

Vivian W. Smith

CITY OF LAKE GENEVA

RIVIERA CONCOURSE LEASE

THIS AGREEMENT made this day of October 20, 2017 by and between the CITY OF LAKE GENEVA, a municipal corporation, whose principle place of business is 626 Geneva St., Lake Geneva, WI. 53147, Lessor, hereinafter referred to as the CITY, and Vivian Smith, whose address is 217 Sky Lane Drive, Lake Geneva, WI 53147, LESSEE.

WITNESSETH

1. The CITY does hereby lease and let to the LESSEE and the LESSEE hereby agrees to lease from the CITY, under all the terms and conditions hereinafter set forth, the following described area of the Riviera Concourse, to-wit:

That portion of the Riviera Concourse shown on the attached Exhibit "A" as Space "D", being an area of 182 square feet,

for the sole purpose of selling products to consumers. The City reserves the right to approve any and all items to be sold by LESSEE.

2. The term of this Lease shall be 1 year. The LESSEE'S occupancy period under the lease shall be from April 1st through November 1st of each year.
3. LESSEE shall pay as annual rent as follows:

- 2018 season \$7,685.86 ✓

The rent shall be payable in four (4) equal installments, the first installment to be paid on or before June 15th of each year and the remaining installments to be paid on or before the 15th day of July, August and September.

4. A security deposit in the amount of \$1,000.00 shall be filed with the City prior to occupancy. The security deposit may be used to pay any utility bills of LESSEE that are delinquent for a period of more than thirty (30) days, any damages to the leased premises, and past due rent. The security deposit shall be returned to LESSEE upon termination of this lease if the premises are vacated in the same condition as commencement of the lease and provided no other obligations are due to the City.

5. It is understood and agreed by the LESSEE that their interest in the leased premises shall not be assigned or transferred to any other party without the express written consent of the CITY.

6. The said LESSEE shall provide liability insurance in the aggregate amount of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) covering the event of death or injury to one (1) person, in the aggregate amount of Five Hundred Thousand and No Cents (\$500,000.00) Dollars covering the event of death or injury to more than one (1) person, and in the amount of one Hundred Thousand Dollars and No Cents (\$100,000.00) covering the event of property damage naming the CITY as an additional insured. LESSEE shall furnish a Certificate of Insurance to the City Clerk of the CITY OF LAKE GENEVA upon the execution of this Lease. Said Certificate of Insurance shall provide for minimum thirty (30) day notice in case of cancellation.

7. LESSEE fully understands and agrees that LESSEE is responsible and holds the CITY harmless for damage to all their equipment, merchandise, and personal property that may occur from any source, including, but not limited to theft, vandalism and elements. Winter storage of fixtures and/or equipment is permissible, but the CITY will not be responsible for any damage, etc. that may occur from any source, including, but not limited to, theft, vandalism and elements. Winter storage of merchandise or goods is not permitted.

8. Signs. (a) It is fully understood by the LESSEE that no improvement of any kind shall be made to the lease premises including, but not limited to, the erection of signs or other form of advertisement without the express written consent of the CITY.

(b) No signs shall be permitted on the exterior of the building. All permitted signs shall be approved by the CITY and conform to local ordinances.

(c) In the event LESSEE makes improvements without the consent of the CITY, the CITY may at its option consider this lease null and void and require LESSEE to pay for removal of all unauthorized improvements and restoration of the premises to the condition prior to the unauthorized improvements. The City reserves the right to review and approve any signs as well as all services or products offered by Lessee on or from the leased premises.

9. LESSEE shall not permit any unattractive or unsanitary accumulation of trash, debris or litter on the leased premises. The CITY agrees to provide normal janitorial services for the Riviera Concourse. Said services are included in the basic rent for the leased premises. The CITY shall have the sole discretion in the selection of janitorial personnel or service and the level of services provided.

10. The LESSEE shall operate their businesses in a clean, safe, sanitary and business-like manner at all times. Tenants shall not do any acts nor allow any of its' employees or agents to do any acts that would unduly interfere with or disrupt other businesses at the Riviera complex. Failure to comply with the terms of this provision as determined in the sole discretion of the CITY, shall be deemed a default under this lease and subject to the remedies set forth in paragraph 13.

11. The LESSEE shall pay all license fees and taxes that may be imposed by any City, State, or Federal authorities.

12. The Lessee shall be open for business from Memorial Day Weekend through Labor Day Weekend from 10:00 AM to 5:00 PM seven days per week. During these mandated hours of operation, the LESSEE's premises shall be open for business. LESSEE is permitted to be open for additional non-closed hours at LESSEE discretion. The CITY will secure the Riviera Concourse during the hours the Concourse is closed from 9:00 PM to 8:00 AM. LESSEE will not open his/her business to the public during these "closed" hours without written consent of the City. Failure to comply with these terms shall be deemed a default under this lease and subject to the remedies in paragraph 13.

13. It is expressly understood and agreed that if the LESSEE defaults in any of the covenants and agreements herein contained or shall fail to operate and use the premises for the purposes defined herein or in any way fails to meet the demands of the public in the operation of the business herein referred to, or fails to pay the rent, then said LESSEE shall forfeit all right, title and interest to operate in the premises hereby leased and every part thereof. It is further provided, no assignment or transfer of the LESSEE's rights under this Lease shall be made by LESSEE nor through voluntary assignment, bankruptcy, or under execution, and any such event shall immediately terminate this Lease.

14. LESSEE shall be issued a key or keys for leased premises which shall not be reproduced. LESSEE shall sign a separate "key agreement" and pay a separate key deposit as determined by the CITY. All keys shall be returned on or before November 15 of each season. LESSEE agrees to reimburse the CITY for any required locksmith services for LESSEE's loss of their key or failure to return the key at the end of the term.

15. LESSEE shall procure at their own expense all necessary and required licenses, permits, and inspections prior to opening business.

16. LESSEE shall, on the last day of the term, or on earlier termination of the Lease, return the premises to the CITY in clean and satisfactory condition including all permanent fixtures, all in good and satisfactory repair. Any trade fixtures or personal property not used in connection with the operation of the vacated premises and belonging to LESSEE, if not removed at the termination or default, shall be deemed abandoned and become the property of the CITY without any payment or offset therefore. The CITY may remove such fixtures or property from the vacated premises. In the event the LESSEE does not repair and restore the leased premises to the original condition, normal wear and tear expected, the CITY shall charge the LESSEE's security deposit for any repairs and restoration of the damage and collect any additional costs of said repairs from the LESSEE.

17. If the premises are partially destroyed during the term of this Lease, the CITY shall determine whether repairs can be made within thirty (30) days. Written notice of the intention of the CITY to repair shall be given to LESSEE within thirty (30) days after any partial

destruction. Rent will be reduced proportionately in the extent to which the repair operations interfere with the business conducted on the premises by LESSEE. If the repairs cannot be made within the time specified above, the CITY shall have the option to make them within a reasonable time or terminate the lease. Rent shall be prorated and refunded based upon the remaining term of the lease. Partial destruction of the premises by natural causes, such as fire, acts of God and other natural calamities, will not give rise to any cause of action by LESSEE for loss of business or profits by Lessee.

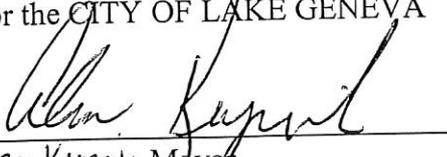
18. If the CITY files an action to enforce any agreement contained in this Lease, or for breach of any covenant or condition, LESSEE shall pay the CITY reasonable attorney's fees and the costs of said action.

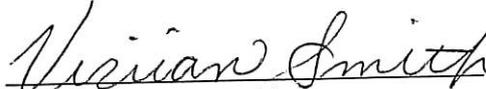
19. In the event LESSEE breaches any portion of this Lease, the aforementioned security deposit shall be forfeited and applied against any damages sustained by the CITY as a result of breach by LESSEE. The City will not be precluded from bringing action against the Lessee for any and all damages above those sustained above the amount of the security deposit.

20. The LESSEE shall hold the CITY harmless from the payment of all claims from any damages arising out of LESSEE's use of the premises. The LESSEE shall indemnify the CITY from all suits or actions brought against the CITY or sustained by any other parties, including LESSEE's service or agents.

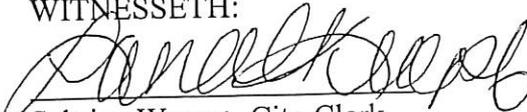
IN WITNESS WHEREOF, the City Council of the CITY OF LAKE GENEVA has caused this indenture to be executed by its City Mayor, countersigned by the City Clerk, and sealed with its corporate seal, and Vivian Smith have set their hands and seals, and all parties represent that each of the signers has full authority to execute the same.

For the CITY OF LAKE GENEVA

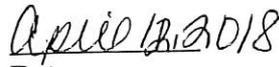

Alan Kupsik, Mayor


Lessee: Vivian Smith

WITNESSETH:


Sabrina Waswo, City Clerk

Lana Kropf


Date

PRECISE IMPLEMENTATION PLAN RESOLUTION 18-R63

A resolution authorizing the issuance of a Precise Implementation Play to 1111 N. Edwards BLVD. LLC., 1111 N. Edwards Blvd., Lake Geneva, WI 53147, to construct a 92 unit hotel

WHEREAS, the City Plan Commission has considered the application of 1111 N. Edwards BLVD. LLC. for a 92 unit hotel;

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on September 6, 2018.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Precise Implementation Plan to 1111 N. Edwards BLVD. LLC., 1111 N. Edwards Blvd., Lake Geneva, WI 53147, to construct a 92 unit hotel at the same address, in the Planned Industrial – (PI) zoning district,

Tax Key No. ZA468000003 & ZA468000004

to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 24th day of September 2018.

Tom Hartz, Mayor

ATTEST:

Lana Kropf, City Clerk

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: September 11, 2018

Agenda Item: 7

Applicant:

1111 N. Edwards Blvd LLC
1111 N. Edwards Blvd
Lake Geneva WI, 53147

Request:

Marriott Fairfield Inn & Suites
Precise Implementation Plan (PIP) for
Commercial Indoor Lodging land use in the
Planned Industrial (PI) Zoning District
Tax Key No. ZA468000003 & ZA468000004

Description:

The applicant is submitting a request for the new construction of a 4 story 92 unit Fairfield Inn to be located at the south east portion of the intersection of N. Edwards Blvd and Sheridan Springs Rd.

The applicants have met with staff for this land use of Commercial Indoor Lodging land use to occur at this location for the consideration of the requested in Precise Implementation Plan (PIP). The requested PIP zoning approval will allow for the construction of the Hotel adjacent to the current Geneva Square property.

Staff has met with the applicants and their considerations of, building exterior materials, and site access, and storm water detention.

The city engineer has been in contact with the designer for storm water designs and requests the motion include the statement as contingent on the final staff approval of the storm water designs.

Consistency with the Comprehensive Plan:

Wisconsin law requires all Zoning Map Amendments (including Precise Implementation Plan) be consistent with the Comprehensive Plan, and particularly with the Future Land Use Map. The proposed PIP zoning *is consistent* with the Comprehensive Plan.

Relation to Base Zoning Standards:

All Planned Developments must explicitly identify any flexibilities being requested from base zoning standards in the most comparable regular zoning district. All other zoning requirements of the current PIP remain.

Action by the Plan Commission:

Recommendation to the Common Council on the Proposed Zoning Map Amendment / PIP:

As part of the consideration of a requested Planned Development / Precise Implementation Plan (PIP) step, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed GDP;
- Include *findings* required by the Zoning Ordinance for Zoning Map amendments; and,
- Provide specific suggested *requirements* to modify the project as submitted.

Staff Review Comments:

The proposed PIP applicants have met with staff and have provided the information and plan to support the requested PIP.

Planning staff supports the requested flexibilities. Approval of this proposed PIP does not set legal precedent.

Required Plan Commission Findings on the PIP for Recommendation to Common Council:

A proposed PIP must be reviewed by the standards for all Zoning Map Amendments, below:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Items 1 and 3, and one or more factors of Item 2, of the following.
1. The proposed PIP furthers the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
 2. One or more of the following factors have arisen that are not properly addressed on the current Official Zoning Map:
 - a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
 - b. A mistake was made in mapping on the Official Zoning Map;
 - c. Factors have changed, making the subject property more appropriate for the proposed PIP zoning;
 - d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map. And;
 3. The proposed PIP amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

Or:

- B. If, after the public hearing, the Commission wishes to recommend *denial*, then the appropriate fact finding would be in disagreement with at least one of Items 1, 2, or 3 of the following:
1. The proposed PIP does not further the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
 2. One or more of the following factors have not arisen that are not properly addressed on the current Official Zoning Map:
 - a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
 - b. A mistake was made in mapping on the Official Zoning Map;
 - c. Factors have changed, making the subject property more appropriate for the proposed PIP zoning;
 - d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
 3. The proposed PIP amendment to the Official Zoning Map does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

Staff Recommendation on the Precise Implementation Plan (PIP):

1. Staff recommends that the Plan Commission recommend *approval* of the PIP as submitted, including the granting of the requested zoning ordinance flexibilities.
2. Staff recommends the *affirmative set of findings* provided above, noting that the proposal is consistent with the Comprehensive Plan's Future Land Use Map; proposes minimal changes to existing development intensity and bulk characteristics; and will be complementary to surrounding land uses.

PRECISE IMPLEMENTATION PLAN

FAIRFIELD INN & SUITES LAKE GENEVA, WISCONSIN, A PLANNED DEVELOPMENT OF 1111 N EDWARDS BLVD LLC

August 10, 2018

Precise Implementation Plan Introduction

This Precise Implementation Plan (“PIP”) concerns two vacant parcels of land, totaling approximately 2.468 acres, more particularly described in the attached Exhibit A incorporated herein and depicted on the City of Lake Geneva (“City”) Land Use Plan Map and an aerial photograph attached as Group Exhibit B hereto and incorporated herein, intended by Applicant, 1111 N Edwards Blvd LLC, a Wisconsin limited liability company, for the development and operation of a Fairfield Inn & Suites (“Site”).

The Site is located in the northeast corner of the City, at the southeast corner of the intersection of Sheridan Springs Road and the north terminus of North Edwards Boulevard. The Site is bounded as follows:

- North - The USH 12/STH 120 interchange and shopping center
- East - The right-of-way for USH 12
- South - Existing undeveloped land
- West - Existing undeveloped land and shopping center

Access to the Site will be from two driveways on North Edwards Boulevard.

In applying to rezone the Site to Planned Development, Applicant envisioned a Hampton Inn hotel. Due to unforeseen circumstances, however, Applicant has changed its plan to a Fairfield Inn & Suites hotel on the Site. Fortunately, the plan requires no additional flexibilities, and remains functionally the same as approved under the General Development Plan, keeping the same number of rooms and amenities, while avoiding the need for a fifth floor.

The principal building on the Site will be approximately 53 feet in height, four floors, with 92 single room and suite units of varying sizes, breakfast area facilities, a fitness center, an indoor pool, a meeting room, and related motel facilities. The Fairfield Inn & Suites franchise is premium-ranked in the industry.

The economic advantages of the Fairfield Inn & Suites to the City are substantial. The construction of the improvements on the Site will employ about 160 workers. The cost of the completely constructed and equipped Fairfield Inn & Suites is budgeted at approximately \$11,351,000.00. The estimated annual general real estate taxes generated by the improvements will be approximately \$232,675.00 at current tax rates. Once operational, the Fairfield Inn & Suites is estimated to generate room sales tax for the City of about \$307,236.00 annually, using the 8.5% room sales tax rate. When operational, the Fairfield Inn & Suites will employ about 20 full-time and 15 part-time employees, most expected to live in the Lake Geneva area. Once operational, total annual salaries paid to such employees are estimated at about \$469,892.00 initially.

The Site is zoned PD, General Development Plan, using the Planned Business District as the base zoning district, with the grant of the conditional use of Commercial Indoor Lodging (“PD-GDP”).

Precise Implementation Plan

1. Location map of the Site on the City of Lake Geneva Land Use Plan Map: *See Group Exhibit B.*

2. Map of Site with lands, including zoning, and owners, including names and addresses, within 300 feet of the boundaries of the Site: *See Group Exhibit C incorporated herein.*

3. A general written description of proposed PIP including:

a. Specific project themes and images: *The Fairfield Inn & Suites franchisor sets standards for a franchisee, including building appearance. Applicant has incorporated suggestions from City staff into Applicant’s franchisor-approved exterior plans and specifications. See the Precise Implementation Plan Drawing, Property Site Plan and Architectural Site Plan attached as Group Exhibit D and incorporated herein, the Floor Plans attached as Group Exhibit E and incorporated herein, and the Elevations & Renderings attached as Group Exhibit F and incorporated herein.*

b. Specific mix of dwelling unit types and/or land uses: *The Site is planned for use as a Fairfield Inn & Suites and its related requirements and uses, such as parking lot, storm water management system, and other facilities.*

c. Specific non-residential intensities as described by floor area ratio and impervious surface area ratio: *The standard Maximum Floor Area Ratio (FAR) is .30. Applicant has been granted a maximum FAR of .45, based on the ratio of 47,500 square feet to 107,506.08 square feet. The LSR and FAR are based on a gross building area of 47,500 square feet, total area of 107,506.08 square feet, a building footprint of 13,000 square feet, and upper floors of 12,500 square feet. The standard Minimum Landscape Surface Ratio (LSR) is 25%. Applicant has been granted an LSR of approximately 42%, based on the ratio of 47,500 square feet to 107,506.08 square feet.*

d. Specific treatment of natural features: *Much of the Site will be improved with the Fairfield Inn & Suites building, the parking lot, the storm water management system, and other facilities taking considerable area. However, landscaping will be maintained in accordance with the zoning standards for the Site. Note that the Site is not in a Primary Environmental Corridor or in the watershed for Geneva Lake; any storm water draining from the Site to the White River will enter the river east of the outflow control gates from Geneva Lake, and will meet all applicable water quality standards.*

e. Specific relationship to nearby properties and public streets: *The Site, as a Fairfield Inn & Suites, is an appropriate use for the area, given the surrounding USH 12 and North Edwards Boulevard, and the Site's proximity to the interchange of USH 12 and STH 36/120. The only developed neighboring property, the Geneva Square shopping center northwest of the Site, is also a commercial use and, in any event, is oriented toward USH 12 and the interchange, away from the Site.*

The City has recently adopted a Bicycle and Pedestrian Plan, which includes planned bicycle paths on Sheridan Springs Road and North Edwards Boulevard that meet at their intersection. See the Precise Implementation Plan Drawing for the approximate location of bike racks that Applicant proposes to purchase, install and maintain on the Site, to assist bicyclists riding the paths.

f. Statement of Rationale as to why PD zoning is proposed: *Most of the flexibilities granted under the PD-GDP zoning result from the Site's shape and location. The Site, while almost 2.5 acres, is narrow and triangular in shape, making setbacks, for example, especially difficult. Additionally, the Site's location, relatively isolated from the rest of the City, with no nearby residential development, and no commercial development but for Geneva Square shopping center, makes it appropriate for many of the flexibilities granted under the PD-GDP. The Site is particularly appropriate for a Fairfield Inn & Suites, given its proximity to USH 12, the interchange with USH 12 and STH 36/120, North Edwards Boulevard, and Sheridan Springs Road.*

g. Complete list of zoning standards not met by the proposed PIP and the location(s) in which they apply and a complete list of zoning standards more than met by the proposed PIP and the location(s) in which they apply: *Under the PD-GDP zoning, using a Planned Business base district, the Site has been granted the following Planned Business District flexibilities and will meet the following Planned Business District standards:*

Regulations Applicable to Nonresidential Uses:

Nonresidential Intensity Requirements:

Maximum Number of Floors (F): 4. *Although Applicant has been granted flexibility to have 5 floors and a maximum building height of approximately 65 feet, not 45 feet, Applicant requests 4 floors, with a height of 53 feet, given the size, shape and location of the Site, the need for parking, the storm water management system, and other facilities thereon, and the requisite number of units for the Site. The Site is relatively isolated, with major highways and roadways surrounding it. There are no nearby residential properties for which views will be significantly affected, the closest being Stone Ridge Subdivision, which is located northwest of the Site, outlets on Center Street, is built on a hill higher than the Site, with the Site not in the line of sight between the subdivision and Geneva Lake. The building will use a flat roof, rather than a pitched roof, to minimize its height. A minimum four foot-high parapet wall around the roof or equipment-mounted screens will shield any necessary mechanical equipment and vents from view, particularly at street level. As a hotel-motel, greater ceiling height is needed,*

particularly for the first floor, to accommodate amenities such as the breakfast area facilities, the fitness center, the indoor pool, and the meeting room. Applicant will install water pressure boosting equipment if required for fire suppression or other water needs to serve the building.

Minimum Landscape Surface Ratio (LSR): 25%. Applicant has been granted an LSR of approximately 42%, based on the ratio of 47,500 square feet to 107,506.08 square feet.

Maximum Floor Area Ratio (FAR): .30. Applicant has been granted a maximum FAR of .45, based on the ratio of 47,500 square feet to 107,506.08 square feet. The LSR and FAR are based on a gross building area of 47,500 square feet, total area of 107,506.08 square feet, a building footprint of 13,000 square feet, and upper floors of 12,500 square feet.

Minimum Lot Area (MLA): 20,000 square feet

Maximum Building Size (MBS): Not applicable.

Nonresidential Bulk Requirements:

a) Minimum Lot Area: 20,000 square feet

b) Minimum Lot Width: 100 feet; Minimum Street Frontage: 50 feet

c) Minimum Setbacks:

i) Building to Front or Street Lot Line: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet. *Applicant has been granted flexibility for the Site to reduce the street yard setbacks from 40 feet from the rights-of-way for USH 12, Sheridan Springs Road, and North Edwards Boulevard, as shown on the Precise Implementation Plan Drawing. The Site is narrow and triangular in shape, and a 40 foot setback from each boundary of the Site would leave too little of the Site for development, including building, parking, storm water management system, and other facilities.*

ii) Building to Nonresidential Side Lot Line: 10 feet or 0 feet on zero lot line side. *Not applicable, because all three sides of the Site are bounded by public streets or highways, subject to the street yard setback of 40 feet, from which flexibility has been granted, above.*

iii) Building to Nonresidential Rear Lot Line: 30 feet. *Not applicable, because all three sides of the Site are bounded by public streets or highways, subject to the street yard setback of 40 feet, from which flexibility has been granted, above.*

d) Peripheral Setback: Along zoning district boundary: *With the base Planned Business zoning district, the surrounding zoning districts of Planned Industrial and Planned Development-Commercial impose no peripheral setback.*

e) Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street. *Applicant has been granted a minimum paved surface setback from the North Edwards Boulevard right-of-way reduced from 10 feet to 3 feet, particularly around the south access point to the Site, given the narrowness of the Site.*

f) Minimum Building Separation: 20 feet or 0 feet on zero lot line side.

g) Maximum Building Height: 45 feet. *Although Applicant has been granted flexibility to have 5 floors and a maximum building height of approximately 65 feet, not 45 feet, Applicant requests 4 floors, with a height of 53 feet, given the size, shape and location of the Site, the need for parking, the storm water management system, and other facilities thereon, and the requisite number of units for the Site. The Site is relatively isolated, with major highways and roadways surrounding it. There are no nearby residential properties for which views will be significantly affected, the closest being Stone Ridge*

Subdivision, which is located northwest of the Site, outlets on Center Street, is built on a hill higher than the Site, with the Site not in the line of sight between the subdivision and Geneva Lake. The building will use a flat roof, rather than a pitched roof, to minimize its height. A minimum four foot-high parapet wall around the roof or equipment-mounted screens will shield any necessary mechanical equipment and vents from view, particularly at street level. As a hotel-motel, greater ceiling height is needed, particularly for the first floor, to accommodate amenities such as the breakfast area facilities, the fitness center, the indoor pool, and the meeting room. Applicant will install water pressure boosting equipment if required for fire suppression or other water needs to serve the building.

Minimum Number of Off-Street Parking Spaces Required on the Lot: *99 stalls, including 4 ADA stalls.*

Nonresidential Performance Standards:

Access Point to Intersection: Under 98-702(6), on an arterial or nonresidential collector street, no access point can be closer than one hundred (100) feet from the intersection of any two street rights-of-way unless such street is the only available frontage on the property. The north access point to the Site on North Edwards Boulevard is approximately 100 feet from the intersection of North Edwards Boulevard and Sheridan Springs Road. Applicant has been granted flexibility to locate the north access point as shown on the Precise Implementation Plan Drawing to align the driveway properly with the porte cochere and the lobby entrance to the Fairfield Inn & Suites, and to permit the circulation of emergency vehicles around the Fairfield Inn & Suites on the Site.

4. Precise Implementation Plan Drawing at a minimum scale of 1"=100' (11" x 17" reduction also) showing at least the following information:

a. A PIP site plan conforming to all the requirements of Section 98-908(3).

b. Location of recreational/open space areas and facilities, specifically describing those that are to be reserved or dedicated for public acquisition and use;

c. The precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or Common Council; and

d. Notations relating the written information provided in (8)(a)3.a.-f., above to specific areas on the GDP Drawing. *See Group Exhibit D.*

5. Landscaping plan for Site, specifying location, species, and installed size of all trees and shrubs, including a chart with a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs. *See the attached Landscaping Plan incorporated herein as Exhibit G.*

6. Series of building elevations for the entire exterior of all buildings in the Planned Development, including detailed notes as to the materials and colors proposed: *See Group Exhibit F.*

7. General signage plan, including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from City standards or common practices. The outdoor lighting plan is also provided. *See the attached General Signage Plan and the Electrical Site Plan incorporated herein as Group Exhibit H.*

8. General outline of intended organizational structure; deed restrictions and provisions for private provision of common services, if any: *Applicant will contract with a reputable and qualified hotel management company to operate the Fairfield Inn & Suites on the Site, subject to monitoring by Applicant and additional oversight for adherence to standards set by the franchisor for Fairfield Inn & Suites.*

9. Description demonstrating full consistency of proposed PIP with approved GDP: *The PIP employs the flexibilities granted under the PD-GDP, and no other. The PIP realizes Applicant's vision for the construction and operation of a first-class Fairfield Inn & Suites on the Site, as described under its Concept Plan and approved PD-GDP.*

10. Any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed PIP development: *The PIP makes the following minor revisions to the Site Plan under the GDP, none of which requires additional flexibility from the Zoning Ordinance and, therefore, no amendment to the GDP:*

a. Reduction of the number of floors from 5 to 4, and building height from 65 feet to 53 feet.

11. Proof of financing capability to construct, maintain and operate the public works elements of the proposed development: *Pursuant to the Development Agreement to be entered between the City and Applicant as a part of the PIP approval, Applicant will provide a surety reasonably acceptable to the City in the amount of 120% of the City Engineer's estimated cost of the purchase and installation of the public improvements under the engineering plans approved by the City Engineer.*

12. Precise Implementation Plan (PIP) submission includes site plan and design information, allowing the Plan Commission design review and review of the PIP: *See the Precise Implementation Plan Drawing, Property Site Plan and Architectural Site Plan (Group Exhibit D), the Floor Plans (Group Exhibit E), the Elevations & Renderings (Group Exhibit F), the Landscaping Plan (Exhibit G), and General Signage Plan and Electrical Site Plan (Group Exhibit H). See also the Final Engineering Plans attached hereto as Group Exhibit I and incorporated herein.*

Applicant respectfully requests that the City grant the PIP, pursuant to this Application, subject to such reasonable conditions that the City may impose.

EXHIBIT A
LEGAL DESCRIPTION OF SITE

Lot 3 and Lot 4 of Certified Survey Map No. 4680 recorded October 13, 2016 in Volume 31 of Certified Surveys on Page 28 as Document No. 934194, and being part of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 and Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 all in Section 30, Township 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

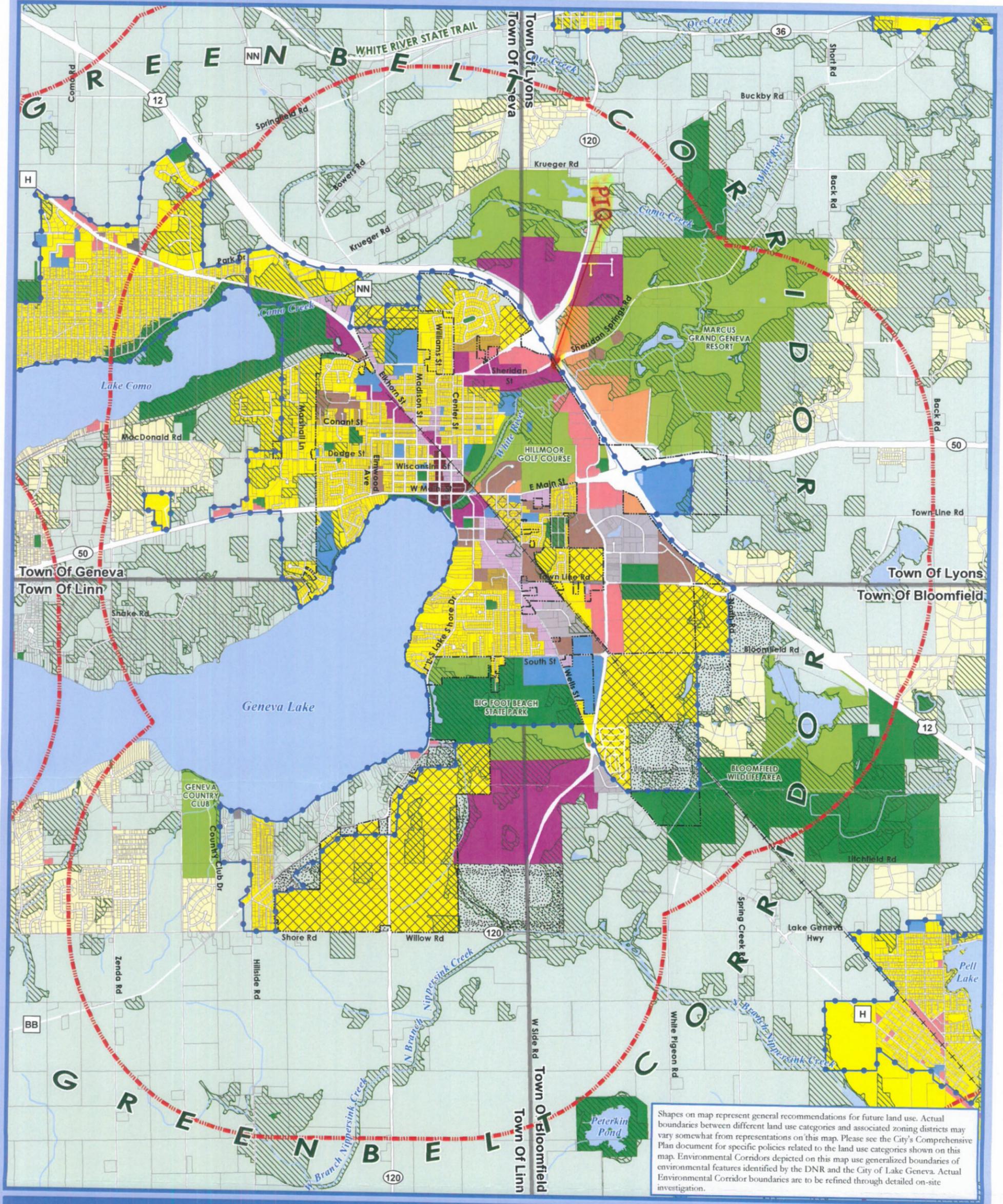
Tax Key No. ZA468000003 and ZA 468000004

Address: Vacant Lots, 1111 North Edwards Boulevard

GROUP EXHIBIT B

**CITY LAND USE PLAN MAP AND
AERIAL PHOTOGRAPH**

See attached.



Shapes on map represent general recommendations for future land use. Actual boundaries between different land use categories and associated zoning districts may vary somewhat from representations on this map. Please see the City's Comprehensive Plan document for specific policies related to the land use categories shown on this map. Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR and the City of Lake Geneva. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

Map 5a: Future Land Use - City of Lake Geneva Comprehensive Plan

Land Use Categories

- Agricultural & Rural
 - Single Family Residential - Exurban
 - Single Family Residential - Urban
 - Two-Family/Townhouse Residential
 - Multi-Family Residential
 - Planned Neighborhood
- *Each "Planned Neighborhood" may include a mix of:
1. Single Family - Urban (predominate land use)
 2. Two-Family/Townhouse
 3. Multi-Family Residential
 4. Institutional & Community Services
 5. Neighborhood Mixed Use
 6. Public Park & Recreation
- 
- Neighborhood Mixed Use
 - Planned Office
 - Planned Business

- Central Business District
 - Planned Mixed Use
- *Each "Planned Mixed Use Area" may include mix of:
1. Planned Office
 2. Multi-Family Residential
 3. Institutional & Community Services
 4. Planned Business
- 
- Planned Industrial
 - General Industrial
 - Institutional & Community Services
 - Private Recreation Facilities
 - Public Park & Recreation
 - Environmental Corridor
 - Long Range Exurban Growth Area

- City of Lake Geneva
- Township Boundary
- Urban Service Area Boundary
- Extraterritorial Jurisdiction Boundary
- Parcels
- Surface Water
- Abandoned Railroad



Adopted: October 24, 2014

Source: SEWRPC, WIDNR, Walworth County LIO, V&A



CSM 4680 Lots 3 and 4

WALWORTH COUNTY, WISCONSIN



Author:

Map Produced on: 3/2/2018

Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD27

Walworth County Information Technology Department
Land Information Division

1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001



DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROVIDED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESS OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN SHOULD NOT BE ACCEPTED AS A OFFICIAL DOCUMENT.

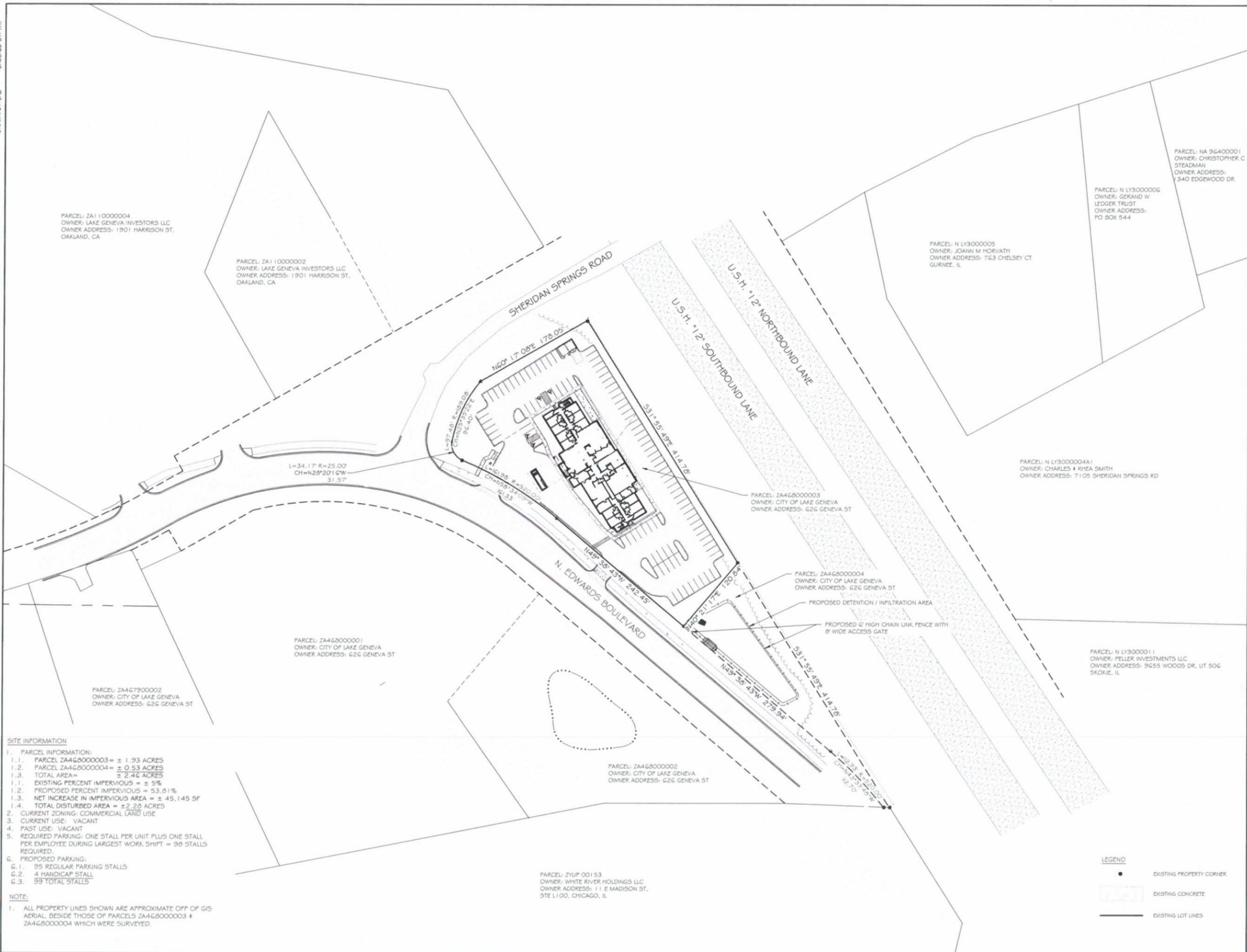
**GROUP EXHIBIT C
MAP OF SITE &
OWNERS WITHIN 300 FEET**

See attached.



MARK	DATE	DESCRIPTION
DATE ISSUED:	08/09/2018	
ISSUE PHASE:	PIP-PRECISE IMPLEMENTATION PLAN	
PROJECT TITLE:	FAIRFIELD INN 4 STORY 92 UNIT	
PROJECT OWNER:	1111 N. EDWARDS BLVD., LLC	
PROJECT LOCATION:	LAKE GENEVA, WI	
SHEET TITLE:	SITE PLAN AND SURROUNDING PROPERTIES	

PROJECT NUMBER	36359
SHEET NUMBER	C200

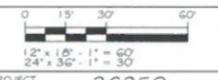


SITE INFORMATION

- PARCEL INFORMATION:
 - 1.1. PARCEL Z446000003 = ± 1.93 ACRES
 - 1.2. PARCEL Z446000004 = ± 0.53 ACRES
 - 1.3. TOTAL AREA = ± 2.46 ACRES
 - 1.4. EXISTING PERCENT IMPERVIOUS = ± 5%
 - 1.5. PROPOSED PERCENT IMPERVIOUS = 53.81%
 - 1.6. NET INCREASE IN IMPERVIOUS AREA = ± 45,145 SF
 - 1.7. TOTAL DISTURBED AREA = ± 2.28 ACRES
- CURRENT ZONING: COMMERCIAL LAND USE
- CURRENT USE: VACANT
- PAST USE: VACANT
- REQUIRED PARKING: ONE STALL PER UNIT PLUS ONE STALL PER EMPLOYEE DURING LARGEST WORK SHIFT = 98 STALLS REQUIRED
- PROPOSED PARKING:
 - 6.1. 95 REGULAR PARKING STALLS
 - 6.2. 4 HANDICAP STALL
 - 6.3. 99 TOTAL STALLS

NOTE:

1. ALL PROPERTY LINES SHOWN ARE APPROXIMATE OFF OF GIS AERIAL, BESIDE THOSE OF PARCELS Z446000003 & Z446000004 WHICH WERE SURVEYED.



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**GROUP EXHIBIT D
PRECISE IMPLEMENTATION PLAN DRAWING,
PROPERTY SITE PLAN &
ARCHITECTURAL SITE PLAN**

See attached.

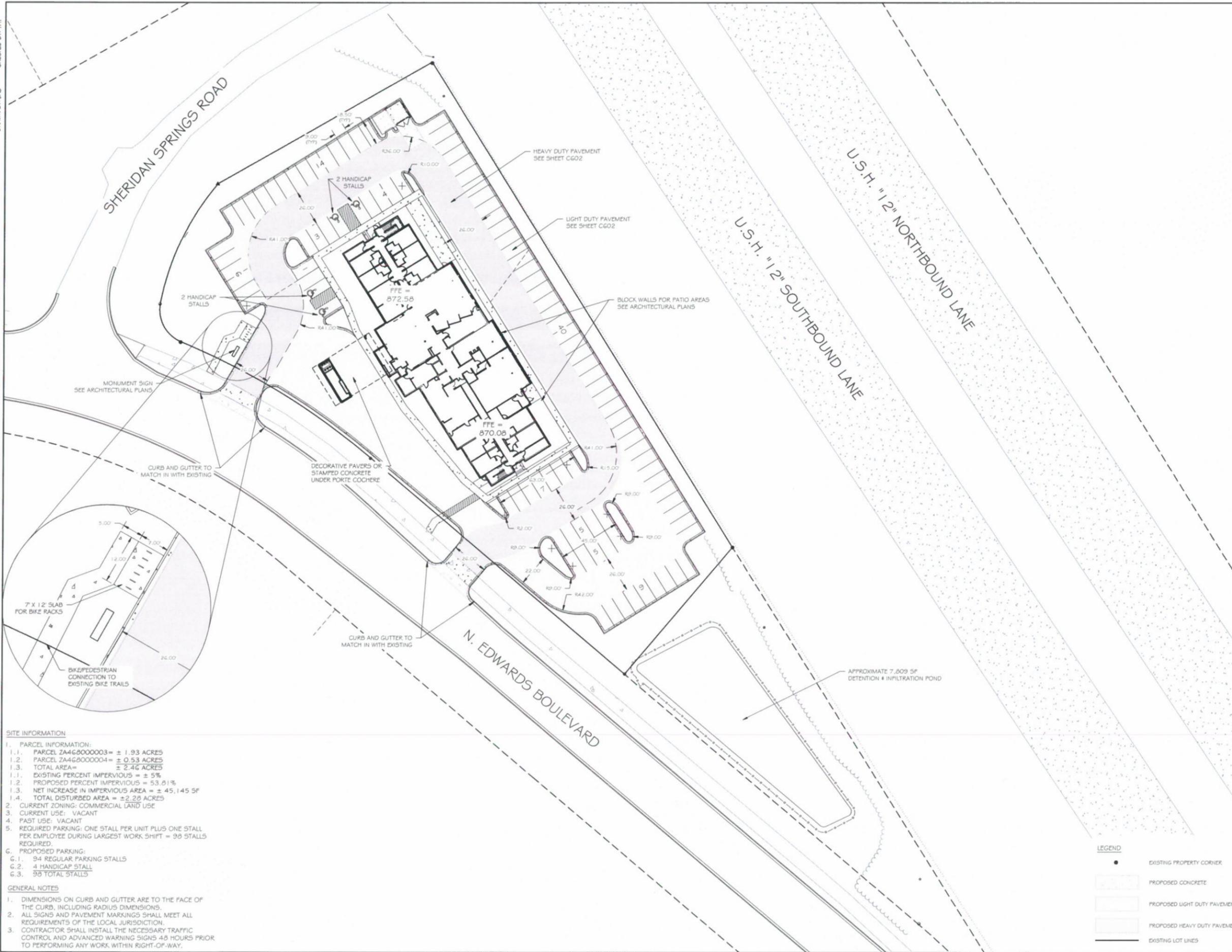


Certification & Seal
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Wisconsin.



MARK	DATE	DESCRIPTION
DATE ISSUED:	08/09/2018	
ISSUE PHASE:	PIP-FINISH IMPLEMENTATION PLAN	
PROJECT TITLE:	FAIRFIELD INN 4 STORY 92 UNIT	
PROJECT OWNER:	1111 N. EDWARDS BLVD., LLC	
PROJECT LOCATION:	LAKE GENEVA, WI	
SHEET TITLE:	SITE PLAN	

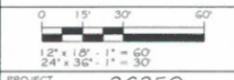
PROJECT NUMBER	36359
SHEET NUMBER	C201



- SITE INFORMATION**
- PARCEL INFORMATION:
 - 1.1. PARCEL Z446000003 = ± 1.93 ACRES
 - 1.2. PARCEL Z446000004 = ± 0.53 ACRES
 - 1.3. TOTAL AREA = ± 2.46 ACRES
 - 1.4. EXISTING PERCENT IMPERVIOUS = ± 5%
 - 1.5. PROPOSED PERCENT IMPERVIOUS = 53.81%
 - 1.6. NET INCREASE IN IMPERVIOUS AREA = ± 45,145 SF
 - 1.7. TOTAL DISTURBED AREA = ± 2.28 ACRES
 - CURRENT ZONING: COMMERCIAL LAND USE
 - CURRENT USE: VACANT
 - PAST USE: VACANT
 - REQUIRED PARKING: ONE STALL PER UNIT PLUS ONE STALL PER EMPLOYEE DURING LARGEST WORK SHIFT = 98 STALLS REQUIRED.
 - PROPOSED PARKING:
 - 6.1. 94 REGULAR PARKING STALLS
 - 6.2. 4 HANDICAP STALL
 - 6.3. 98 TOTAL STALLS
- GENERAL NOTES**
- DIMENSIONS ON CURB AND GUTTER ARE TO THE FACE OF THE CURB, INCLUDING RADIUS DIMENSIONS.
 - ALL SIGNS AND PAVEMENT MARKINGS SHALL MEET ALL REQUIREMENTS OF THE LOCAL JURISDICTION.
 - CONTRACTOR SHALL INSTALL THE NECESSARY TRAFFIC CONTROL AND ADVANCED WARNING SIGNS 48 HOURS PRIOR TO PERFORMING ANY WORK WITHIN RIGHT-OF-WAY.

LEGEND

- EXISTING PROPERTY CORNER
- PROPOSED CONCRETE
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- EXISTING LOT LINES

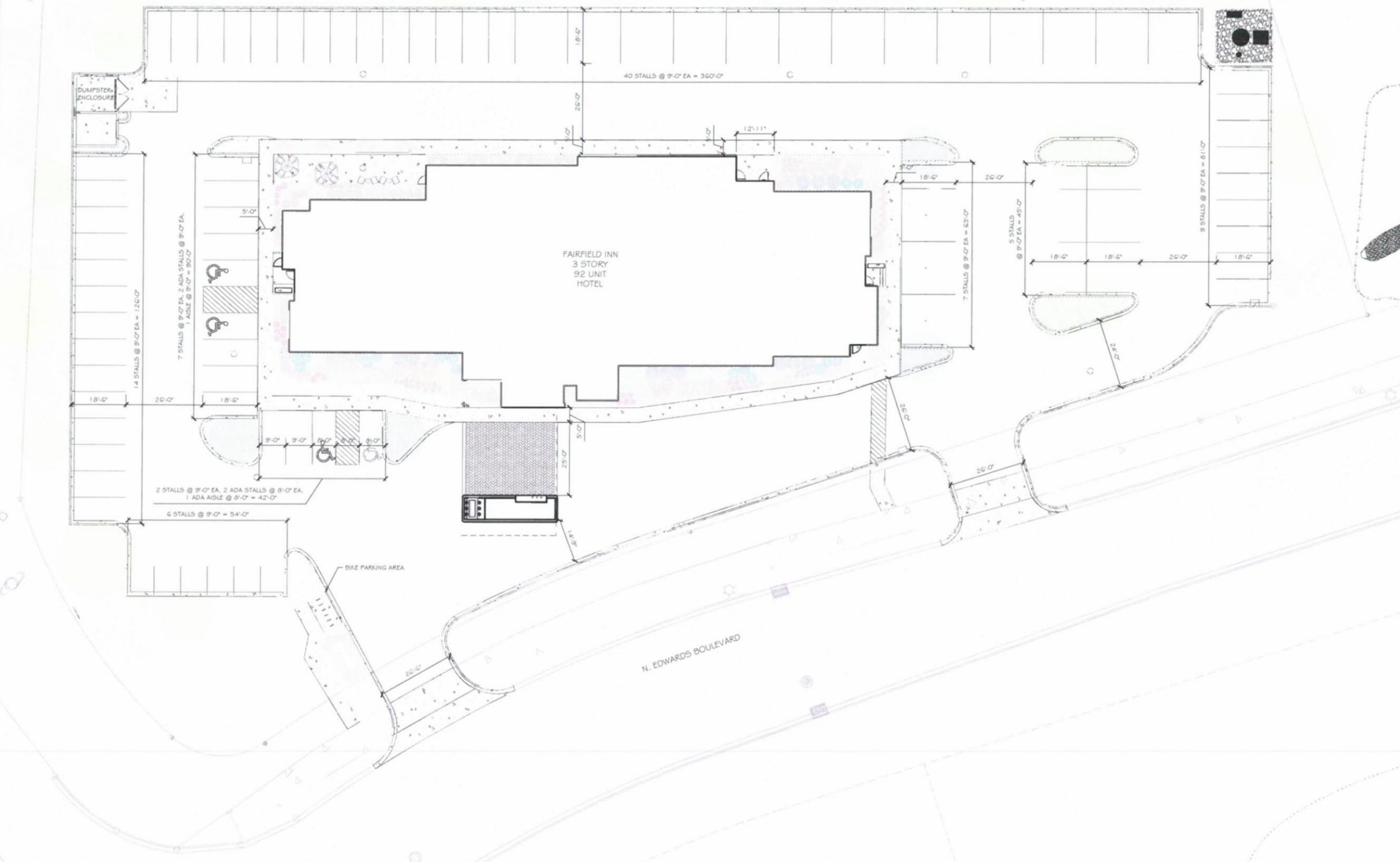


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Certification # 564

MARK	DATE	DESCRIPTION
DATE ISSUED:	08/10/2018	
ISSUE PHASE:	PIP PRE-CONSTRUCTION	
PROJECT TITLE:	FAIRFIELD INN 3 STORY 92 UNIT	
PROJECT OWNER:	1111 NORTH EDWARDS BLVD LLC	
PROJECT LOCATION:	LAKE GENEVA, WI	
SHEET TITLE:	ARCHITECTURAL SITE PLAN	
PROJECT NUMBER:	36359	
SHEET NUMBER:	A001	



1 ARCHITECTURAL SITE PLAN
 SCALE: 1/16" = 1'-0"

**GROUP EXHIBIT E
FLOOR PLANS**

See attached.



Certification # 5ea

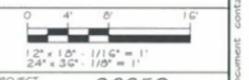
MARK	DATE	DESCRIPTION
DATE ISSUED:	08/10/2016	
ISSUE PHASE:	PIP PRE-USE IMPLEMENTATION PHASE	
PROJECT TITLE:		

**FAIRFIELD INN
 3 STORY
 92 UNIT**

PROJECT OWNER:
 1111 NORTH EDWARDS BLVD LLC.

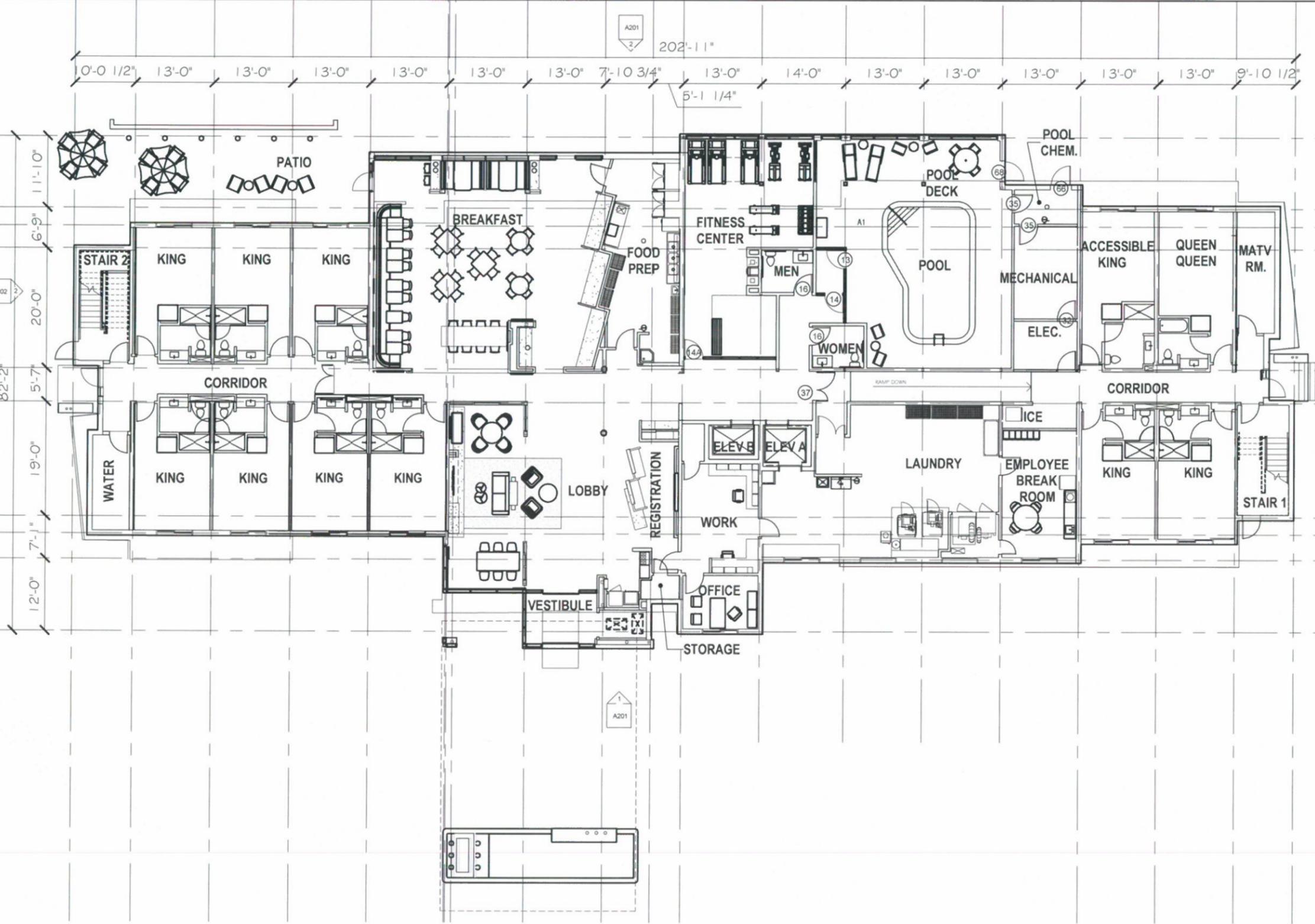
PROJECT LOCATION:
 LAKE GENEVA, WI

SHEET TITLE:
FIRST FLOOR PLAN



PROJECT NUMBER: 36359
 SHEET NUMBER: A101

1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

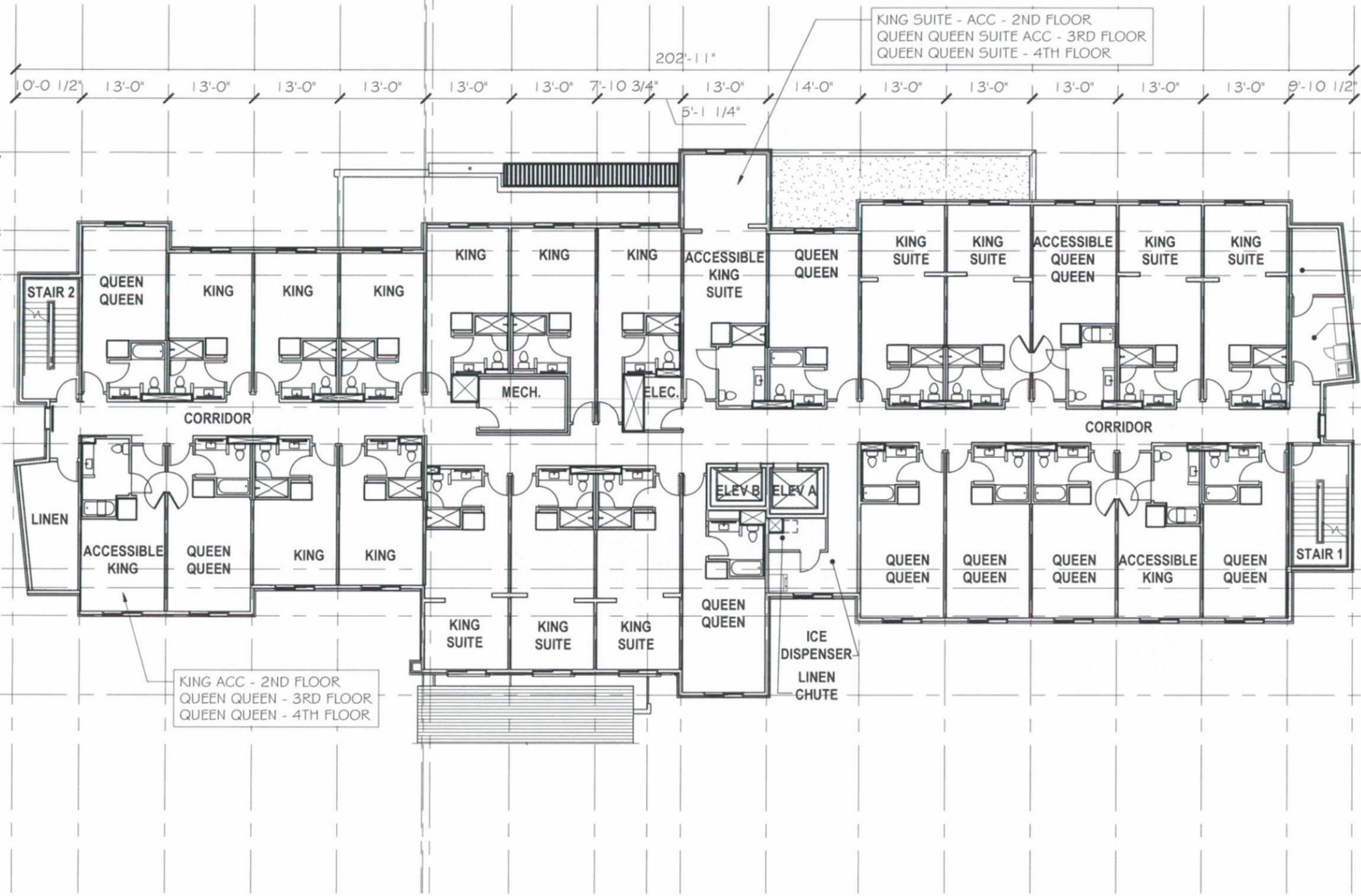


FAIRFIELD INN & SUITES					TOTAL	
LAKE GENEVA, WI						
	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR		
KING	7	8	8	8	31	34.44%
KING - ACC	1	1	0	0	2	2.22%
QUEEN QUEEN	1	9	10	10	30	33.33%
KING SUITE	0	7	8	8	23	25.56%
QUEEN QUEEN - ACC	0	1	0	0	1	1.11%
KING SUITE - ACC	0	1	0	0	1	1.11%
QUEEN QUEEN SUITE	0	0	1	0	1	1.11%
QUEEN QUEEN SUITE - ACC	0	0	0	1	1	1.11%
	9	27	27	27		
TOTAL					90	

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Continuation # 5 of 1



KING SUITE - ACC - 2ND FLOOR
 QUEEN QUEEN SUITE ACC - 3RD FLOOR
 QUEEN QUEEN SUITE - 4TH FLOOR

KING ACC - 2ND FLOOR
 QUEEN QUEEN - 3RD FLOOR
 QUEEN QUEEN - 4TH FLOOR

1 TYPICAL UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"

MARK	DATE	DESCRIPTION
DATE ISSUED:	08/10/2018	
ISSUE PHASE:	PIP PREISE IMPLEMENTATION PLAN	
PROJECT TITLE:		
FAIRFIELD INN 3 STORY 92 UNIT		
PROJECT OWNER:		
1111 NORTH EDWARDS BLVD LLC.		
PROJECT LOCATION:		
LAKE GENEVA, WI		
SHEET TITLE:		
TYPICAL UPPER FLOOR PLAN		
12" x 18" = 1/4" = 1' 24" x 36" = 1/8" = 1'		
PROJECT NUMBER:	36359	
SHEET NUMBER:	A102	

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**GROUP EXHIBIT F
ELEVATIONS & RENDERINGS**

See attached.

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 DRAWN BY: RMH CHECKED BY: DMS

1\36300\36359 Waubesa-Lake Geneva WNO1 - Drawings\Autocad\Architectural\36359 - A201 - Elevations.dwg Printed by: rneage on Aug 09, 2018 - 11:47 am

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 Woodcliff Lake, NJ • Bayamon, PR



1 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

PORTE COCHERE CANOPY
 NOT SHOWN FOR CLARITY

EXTERIOR FINISH KEY

- | | | |
|---|--|---|
| EF1 PEARLESCENT ACCENT EIFS FINISH
BENJAMIN MOORE WHITE OC-151 | EF4a ACCENT EIFS COLOR
BENJAMIN MOORE WILMINGTON TAN HC-34 | PT1 PAINT COLOR - ALUM. ROOF SHADE CANOPY & OTHER METAL
COPINGS, FASCIAS, ETC.
3-COAT LIQUID FLUOROPOLYMER FINISH
AAMA 2605. TO MATCH BONE WHITE (PVDF) -
PPG #UC4395 (DURANAR) |
| EF2 DARK EIFS FINISH COLOR
BENJAMIN MOORE DEEP SPACE 2125-20 | ST1 CULTURED STONE - ELDORADO STONE
MOUNTAIN LEDGE PANELS - SILVERTON | |
| EF2a ACCENT EIFS COLOR
BENJAMIN MOORE GRAY SHOWER 2125-30 | ST2 COPING - CUSTOM CAST STONE
MATCH ADJACENT WALL COLOR | |
| EF2b DARK EIFS FINISH COLOR - TEXTURED
BENJAMIN MOORE DEEP SPACE 2125-20 | SP1 EXTERIOR ACCENT FINISH AT RAINSCREEN
- SOLID PHENOLIC BOARD SIDING (OPTION)
FUNDERMAX 2903 X NT TYROLL PINE OR
TRESPA (TO MATCH FUNDERMAX)
- CEMENT BOARD SIDING (OPTION)
JAMES HARDIE ARTISAN LAP 8-1/4" (7" EXPOSURE)
PAINTED BENJAMIN MOORE LOG CABIN 2163-10 | |
| EF3 STAIR TOWER EIFS COLOR
BENJAMIN MOORE NEW CHESTNUT AC-4 | | |
| EF4 MAIN BUILDING EIFS COLOR
BENJAMIN MOORE POWELL BUFF HC-35 | | |



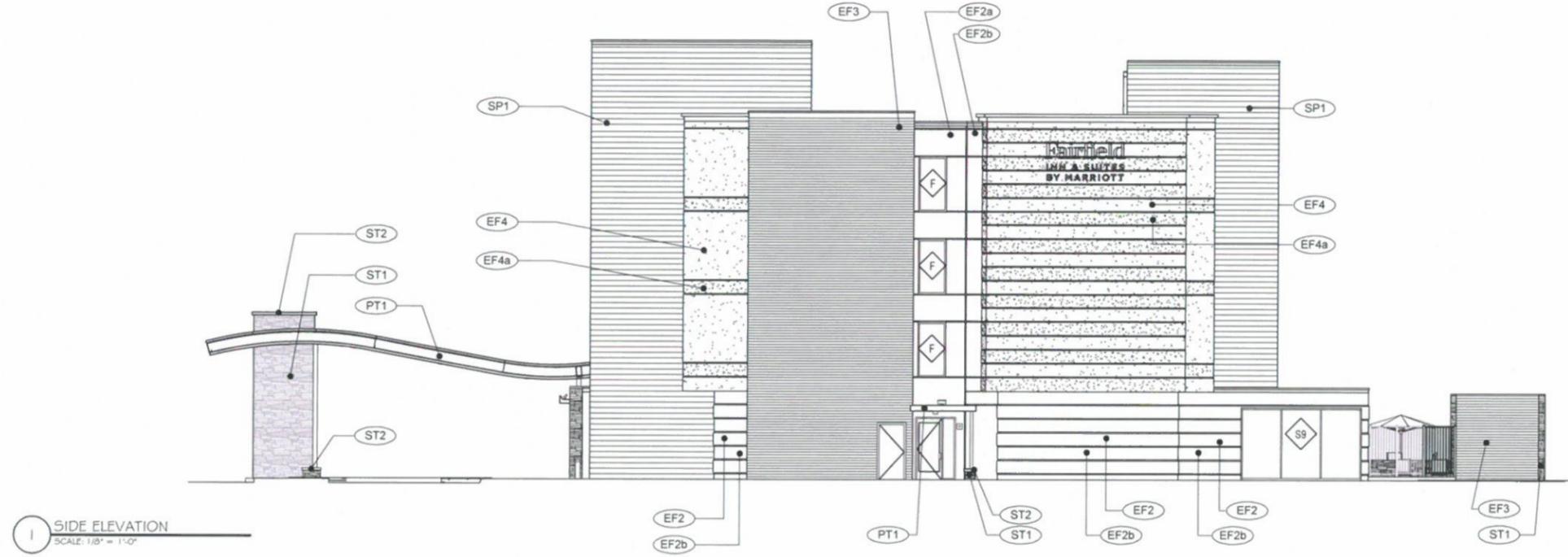
2 REAR ELEVATION
 SCALE: 1/8" = 1'-0"

Continuation of Sheet

MARK	DATE	DESCRIPTION
DATE	08/10/2018	
ISSUED		
PHASE	PIP PRE-CONSTRUCTION PHASE	
PROJECT TITLE	FAIRFIELD INN 3 STORY 92 UNIT	
PROJECT OWNER	1111 NORTH EDWARDS BLVD LLC	
PROJECT LOCATION	LAKE GENEVA, WI	
SHEET TITLE	EXTERIOR ELEVATIONS	
PROJECT NUMBER	36359	
SHEET NUMBER	A201	



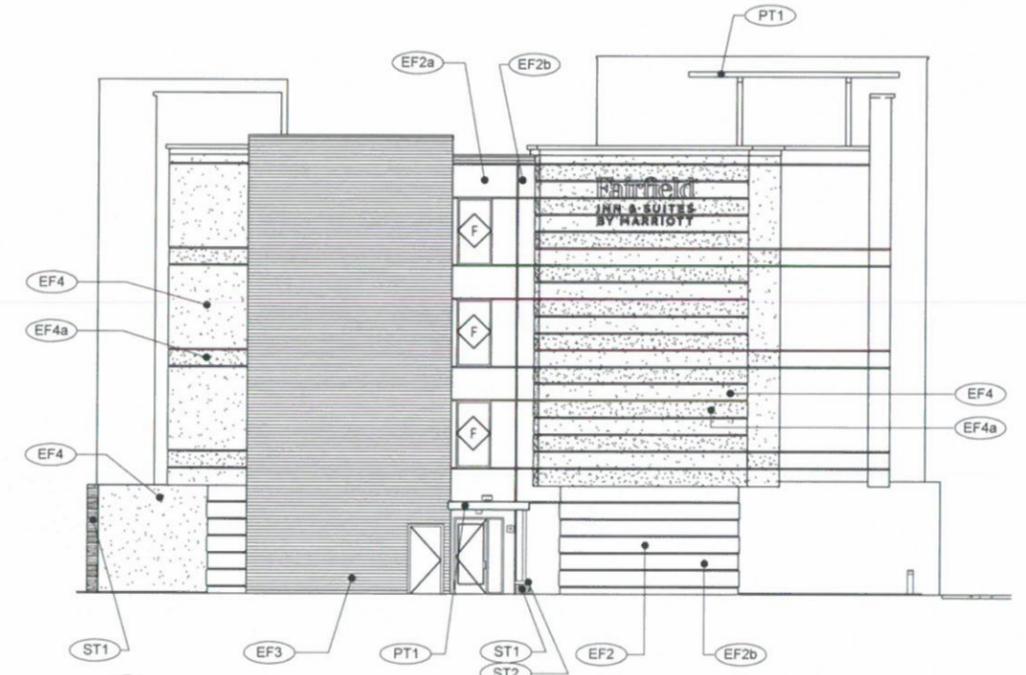
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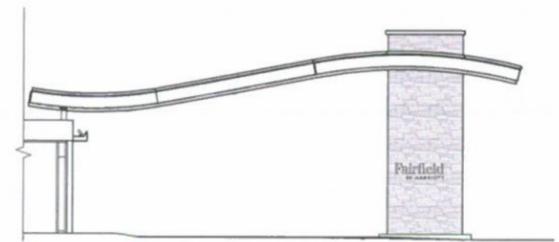
1 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH KEY

- | | | |
|---|---|---|
| EF1 PEARLESCENT ACCENT EIFS FINISH
BENJAMIN MOORE WHITE OC-151 | EF4a ACCENT EIFS COLOR
BENJAMIN MOORE WILMINGTON TAN HC-34 | PT1 PAINT COLOR - ALUM. ROOF SHADE CANOPY & OTHER METAL
COPINGS, FASCIAS, ETC.
3-COAT LIQUID FLUOROPOLYMER FINISH
AAMA 2605 TO MATCH BONE WHITE (PVDF) -
PPG #UC43350 (DURANAR) |
| EF2 DARK EIFS FINISH COLOR
BENJAMIN MOORE DEEP SPACE 2125-20 | ST1 CULTURED STONE - ELDORADO STONE
MOUNTAIN LEDGE PANELS - SILVERTON | |
| EF2a ACCENT EIFS COLOR
BENJAMIN MOORE GRAY SHOWER 2125-30 | ST2 COPING - CUSTOM CAST STONE
MATCH ADJACENT WALL COLOR | |
| EF2b DARK EIFS FINISH COLOR - TEXTURED
BENJAMIN MOORE DEEP SPACE 2125-20 | SP1 EXTERIOR ACCENT FINISH AT RAINSCREEN
- SOLID PHENOLIC BOARD SIDING (OPTION)
FUNDERMAX 6803 X NIT TYROLL PINE OR
TRESPA (TO MATCH FUNDERMAX)
- CEMENT BOARD SIDING (OPTION)
JAMES HARDIE ARTISAN LAP 8-1/4" (7" EXPOSURE)
PAINTED BENJAMIN MOORE LOG CABIN 2163-10 | |
| EF3 STAIR TOWER EIFS COLOR
BENJAMIN MOORE NEW CHESTNUT AC-4 | | |
| EF4 MAIN BUILDING EIFS COLOR
BENJAMIN MOORE POWELL BUFF HC-35 | | |



2 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



3 CANOPY ELEVATION - SIGNAGE
 SCALE: 1/8" = 1'-0"

MARK	DATE	DESCRIPTION
ISSUED:	08/10/2018	
ISSUE PHASE:	FF PRE-CON IMPLEMENTATION PLAN	
PROJECT TITLE:		
FAIRFIELD INN 3 STORY 92 UNIT		
PROJECT OWNER:		
1111 NORTH EDWARDS BLVD LLC.		
PROJECT LOCATION:		
LAKE GENEVA, WI		
SHEET TITLE:		
EXTERIOR ELEVATIONS		
 1/2" = 1'-0" 1/16" = 1" 2 1/2" = 3'-0" 1/8" = 1"		
PROJECT NUMBER	36359	
SHEET NUMBER	A202	

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1 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

FORTE COCHERE CANOPY
 NOT SHOWN FOR CLARITY

EXTERIOR FINISH KEY

- | | | |
|---|---|--|
| EF1 PEARLESCENT ACCENT EIFS FINISH
BENJAMIN MOORE WHITE OC-151 | EF4a ACCENT EIFS COLOR
BENJAMIN MOORE WILMINGTON TAN HC-34 | PT1 PAINT COLOR - ALUM. ROOF SHADE CANOPY & OTHER METAL
COPINGS, FASCIA, ETC.
3-COAT LIQUID FLUOROPOLYMER FINISH
AAMA 2605 TO MATCH BONE WHITE (PVDF) -
PPG #UC43350 (DURANAR) |
| EF2 DARK EIFS FINISH COLOR
BENJAMIN MOORE DEEP SPACE 2125-20 | ST1 CULTURED STONE - ELDORADO STONE
MOUNTAIN LEDGE PANELS - SILVERTON | |
| EF2a ACCENT EIFS COLOR
BENJAMIN MOORE GRAY SHOWER 2125-30 | ST2 COPING - CUSTOM CAST STONE
MATCH ADJACENT WALL COLOR | |
| EF2b DARK EIFS FINISH COLOR - TEXTURED
BENJAMIN MOORE DEEP SPACE 2125-20 | SP1 EXTERIOR ACCENT FINISH AT RAINSCREEN
- SOLID PHENOLIC BOARD SIDING (OPTION)
FUNDERMAX 6803 X NT TYROLL PINE OR
TRESPA (TO MATCH FUNDERMAX)
- CEMENT BOARD SIDING (OPTION)
JAMES HARDE ARTISAN LAP 3/4" (7" EXPOSURE)
PAINTED BENJAMIN MOORE LOG CABIN 2163-10 | |
| EF3 STAIR TOWER EIFS COLOR
BENJAMIN MOORE NEW CHESTNUT AC-6 | | |
| EF4 MAIN BUILDING EIFS COLOR
BENJAMIN MOORE POWELL BUFF HC-35 | | |



2 REAR ELEVATION
 SCALE: 1/8" = 1'-0"

MARK	DATE	DESCRIPTION
ISSUED	08/10/2018	
ISSUE		
PHASE	PIP PRECISE IMPLEMENTATION PLAN	
PROJECT TITLE:		
FAIRFIELD INN 3 STORY 92 UNIT		
PROJECT OWNER:		
1111 NORTH EDWARDS BLVD LLC.		
PROJECT LOCATION:		
LAKE GENEVA, WI		
SHEET TITLE:		
EXTERIOR ELEVATIONS COLOR		
0 4' 8' 16'		
1/2" = 1'-0" 1/16" = 1'		
24" x 36" 1/8" = 1'		
PROJECT NUMBER	36359	
SHEET NUMBER	A203	



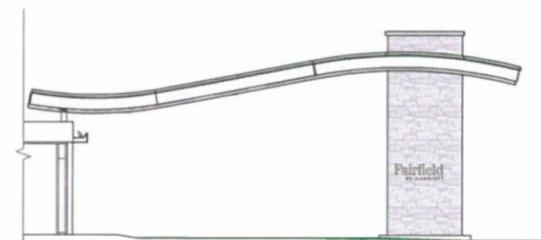
1 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH KEY

- | | | |
|---|---|---|
|  EF1 PEARLESCENT ACCENT EIFS FINISH
BENJAMIN MOORE WHITE OC-151 |  EF4a ACCENT EIFS COLOR
BENJAMIN MOORE WILMINGTON TAN HC-34 |  PT1 PAINT COLOR - ALUM. ROOF SHADE CANOPY & OTHER METAL
COPINGS, FASCIAS, ETC.
3-COAT LIQUID FLUOROPOLYMER FINISH
AAMA 2605 TO MATCH BONE WHITE (PVDF) -
PPG #UC43350 (DURANAR) |
|  EF2 DARK EIFS FINISH COLOR
BENJAMIN MOORE DEEP SPACE 2125-20 |  ST1 CULTURED STONE - ELDORADO STONE
MOUNTAIN LEDGE PANELS - SILVERTON | |
|  EF2a ACCENT EIFS COLOR
BENJAMIN MOORE GRAY SHOWER 2125-30 |  ST2 COPING - CUSTOM CAST STONE
MATCH ADJACENT WALL COLOR | |
|  EF2b DARK EIFS FINISH COLOR - TEXTURED
BENJAMIN MOORE DEEP SPACE 2125-20 |  SP1 EXTERIOR ACCENT FINISH AT RAINSCREEN
- SOLID PHENOLIC BOARD SIDING (OPTION)
FUNDERMAX 0803 X NT TYROLL PINE OR
TRESPA (TO MATCH FUNDERMAX)
- CEMENT BOARD SIDING (OPTION)
JAMES HARDIE ARTISIAN LAP 8-1/4" (7" EXPOSURE)
PAINTED BENJAMIN MOORE LOG CABIN 2163-10 | |
|  EF3 STAIR TOWER EIFS COLOR
BENJAMIN MOORE NEW CHESTNUT AC-4 | | |
|  EF4 MAIN BUILDING EIFS COLOR
BENJAMIN MOORE POWELL BUFF HC-35 | | |



2 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



3 CANOPY ELEVATION - SIGNAGE
 SCALE: 1/8" = 1'-0"

Certification & Seal

MARK	DATE	DESCRIPTION
DATE ISSUED:	08/10/2018	
ISSUE PHASE:	PIP PRECISE IMPLEMENTATION PLAN	

PROJECT TITLE:
**FAIRFIELD INN
 3 STORY
 92 UNIT**

PROJECT OWNER:
 1111 NORTH EDWARDS BLVD LLC.

PROJECT LOCATION:
 LAKE GENEVA, WI

SHEET TITLE:
**EXTERIOR
 ELEVATIONS
 COLOR**



PROJECT NUMBER: 36359
 SHEET NUMBER: A204

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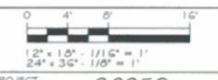
1 PROTOTYPE EXTERIOR RENDERING
 SCALE: NO SCALE

NOTE THIS RENDERING IS FROM PROTOTYPE. THE BUILDING SIZE AND SURROUNDING SITE/LANDSCAPE WILL VARY SLIGHTLY FOR THIS PROJECT.

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 Sauk City, WI • Willmar, MN
 Woodcliff Lake, NJ • Bayamon, PR

Certification & Seal

MARK	DATE	DESCRIPTION
DATE ISSUED:	08/10/2018	
ISSUE PHASE:	PIP PRECISE IMPLEMENTATION PLAN	
PROJECT TITLE:	FAIRFIELD INN 3 STORY 92 UNIT	
PROJECT OWNER:	1111 NORTH EDWARDS BLVD LLC	
PROJECT LOCATION:	LAKE GENEVA, WI	
SHEET TITLE:	PROTOTYPE EXTERIOR RENDERING	
PROJECT NUMBER:	36359	
SHEET NUMBER:	A210	

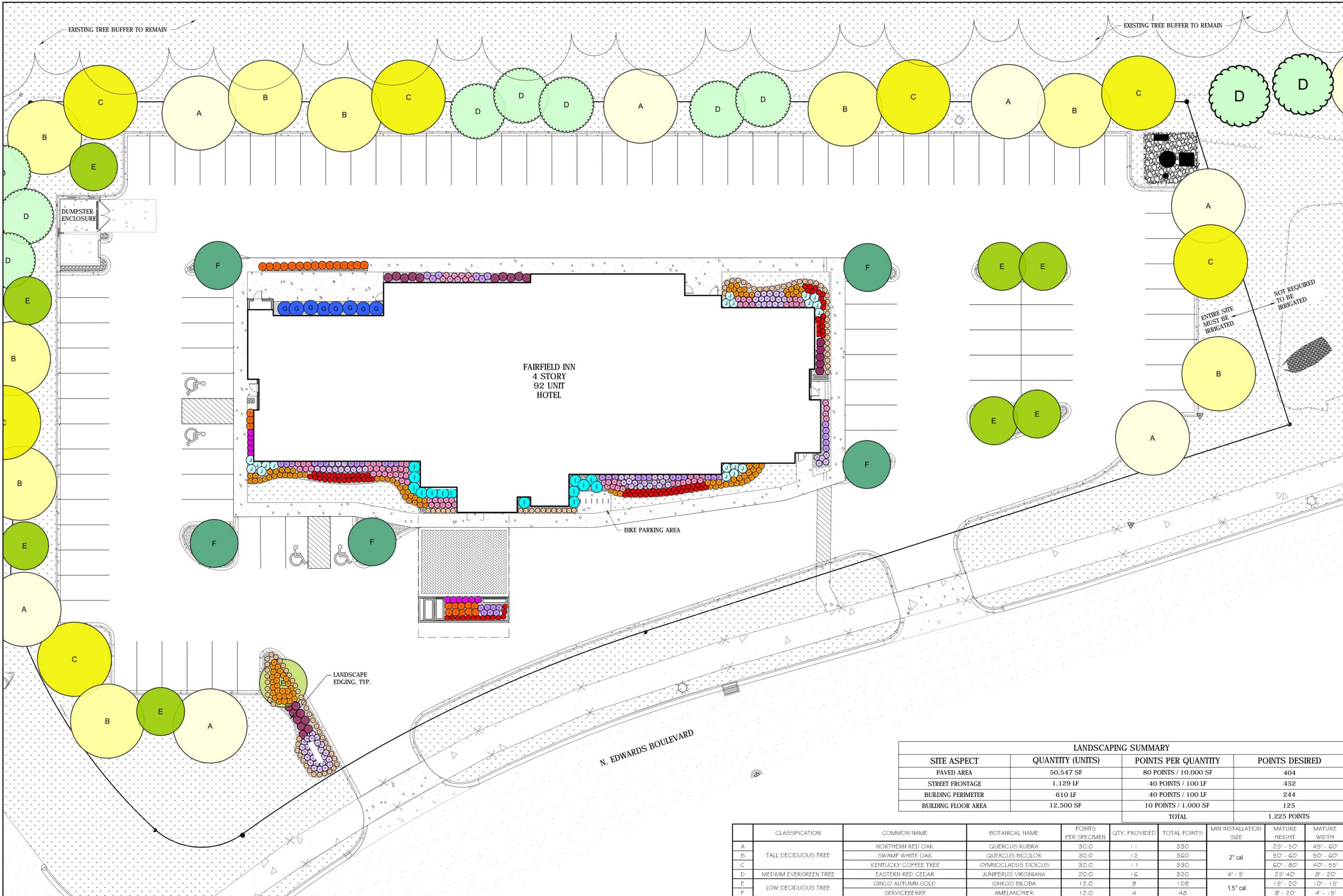


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**EXHIBIT G
LANDSCAPE PLAN**

See attached.

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 DRAWN BY: RMH CHECKED BY: DWS
 P:\36300\36359 Waubesa-Lake Geneva W101 - Drawings\Autocad\Architectural\36359 - A001_A002_A003 - OVERALL SITE, SIGN & LANDSCAPE PLAN.dwg Printed by: rriegge on Sep 12, 2018 - 2:39pm



1 LANDSCAPING PLAN
 SCALE: 1/16" = 1'-0"

NOTES:
 1. SEE A002.1 FOR PLANTING NOTES AND DETAILS.
 2. SEE ARCH. FOR BUILDING INFORMATION.
 3. SEE CIVIL FOR GRADING AND SITE LAYOUT.

LANDSCAPE LEGEND

	GRASS
	ASPHALT
	LANDSCAPE ROCK
	CONCRETE

LANDSCAPING SUMMARY

SITE ASPECT	QUANTITY (UNITS)	POINTS PER QUANTITY	POINTS DESIRED
PAVED AREA	50,547 SF	80 POINTS / 10,000 SF	404
STREET FRONTAGE	1,129 LF	40 POINTS / 100 LF	452
BUILDING PERIMETER	610 LF	40 POINTS / 100 LF	244
BUILDING FLOOR AREA	12,500 SF	10 POINTS / 1,000 SF	125
TOTAL			1,225 POINTS

CLASSIFICATION	COMMON NAME	BOTANICAL NAME	POINTS PER SPECIMEN	QTY. PROVIDED	TOTAL POINTS	MIN INSTALLATION SIZE	MATURE HEIGHT	MATURE WIDTH	
TALL DECIDUOUS TREE	NORTHERN RED OAK	QUERCUS RUBRA	30.0	11	330	2" cal.	25' - 50'	45' - 60'	
	SWAMP WHITE OAK	QUERCUS BICOLOR	30.0	12	360		50' - 60'	50' - 60'	
	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	30.0	11	330		60' - 80'	40' - 55'	
MEDIUM EVERGREEN TREE	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	20.0	16	320	4' - 5'	25' - 40'	8' - 20'	
	GINCO AUTUMN GOLD	GINCGO BILOBA	12.0	9	108		15' - 20'	10' - 15'	
LOW DECIDUOUS TREE	SERVICEBERRY	AMELANCHIER	12.0	4	48	1.5" cal.	8' - 20'	4' - 15'	
	SUMMERSWEET CLETHRA	CLETHRA ALNIFOLIA	3.0	8	24		3' - 6'	3' - 5'	
MEDIUM DECIDUOUS SHRUBS	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA	3.0	0	0	24" TALL	3'	6' - 10'	
	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA	1.0	14	14		3' - 4'	3' - 5'	
LOW DECIDUOUS SHRUBS	DOWNY ARROWWOOD	VIBURNUM RAPINESQUIANUM	1.0	19	19	18" TALL	3' - 6"	3' - 6"	
	FEATHER REED GRASS	CALAMACROSTIS ACUTIFLORA	0.2	42	8.4		60" - 72"	18" - 24"	
PERENNIALS	PRairie DROPSSEED	SPOROBOLUS HETEROLEPS	0.2	24	4.8	1 GALLON POT	24" - 36"	24" - 36"	
	BLACK-EYED SUSAN	GOLDSTRUM REDBECKIA	0.2	74	14.8		23" - 29"	12" - 24"	
	AUTUM JOY SEDUM	HYLOTELEPHIUM TELEPHIUM	0.2	80	16		3' - 6"	12" - 18"	
	WHITE GLORIA ASTILBE	ASTILBE ARENDSII	0.2	11	2.2		30"	18" - 24"	
	POWOW WILD BERRY CONEFLOWER	ECHINACEA PURPUREA	0.2	78	15.6		24" - 36"	12"	
	BLUE-GREEN MOORE GRASS	SESLERIA HEUFERIANA	0.2	95	19		12" - 16"	12"	
	BUTTERFLY MILKWEED	ASCLEPIAS TUBEROSA	0.2	123	24.6		14"	24"	
	GUACAMOLE HOSTA	ASPARAGACEAE	0.2	28	5.6		18"	12-36"	
				659	1664				



Certification & Seal:

MARK	DATE	DESCRIPTION
DATE ISSUED:	08/24/2018	
ISSUE PHASE:	PIP PRECISE IMPLEMENTATION PLAN	
PROJECT TITLE:	FAIRFIELD INN 4 STORY 92 UNIT	

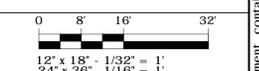
FAIRFIELD INN
4 STORY
92 UNIT

PROJECT OWNER:
 1111 NORTH EDWARDS BLVD LLC.

PROJECT LOCATION:
 LAKE GENEVA, WI

SHEET TITLE:

LANDSCAPING PLAN



PROJECT NUMBER: **36359**
 SHEET NUMBER: **A002**

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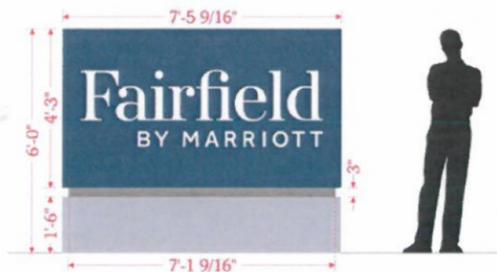
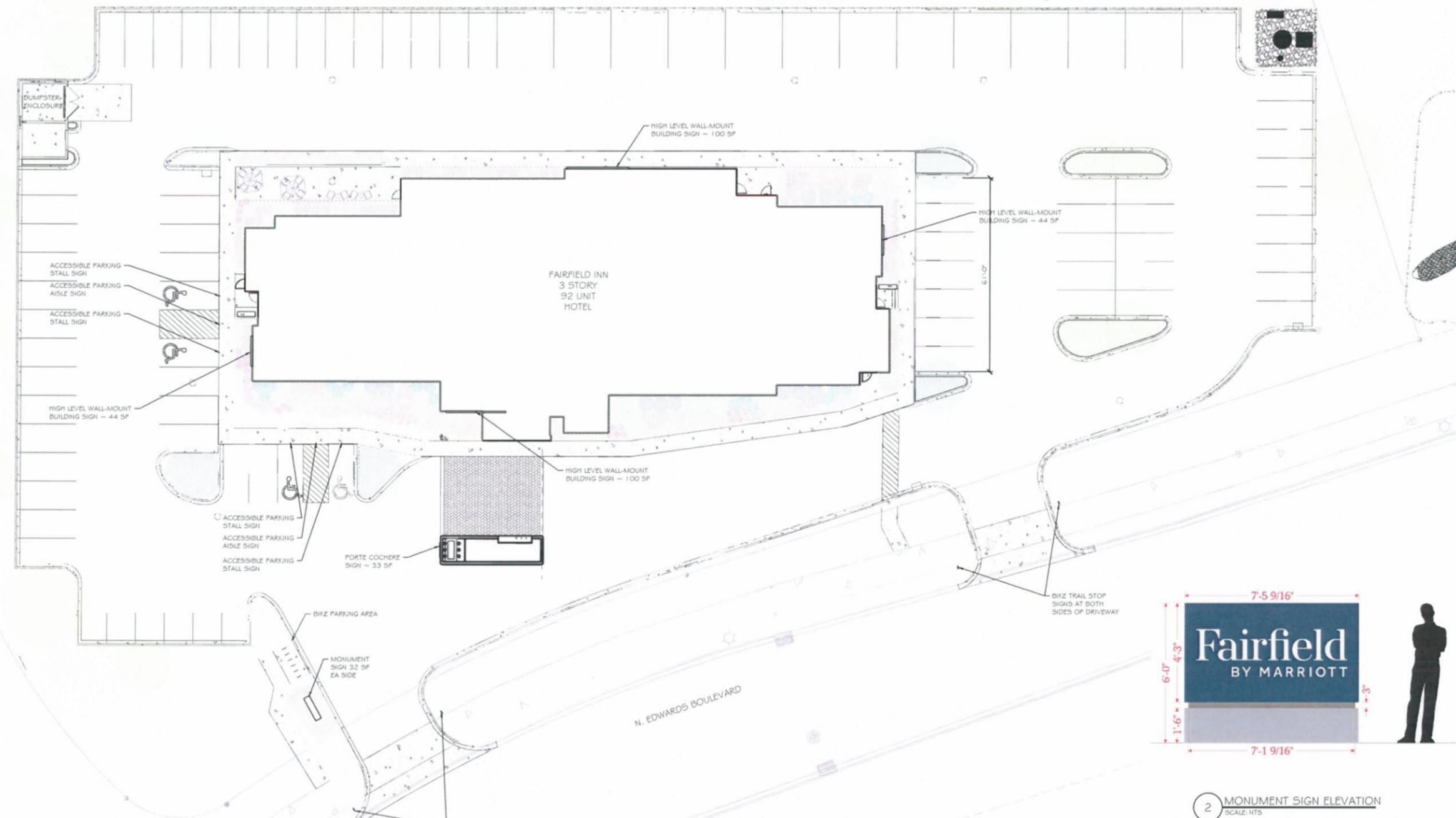
**GROUP EXHIBIT H
GENERAL SIGNAGE PLAN &
ELECTRICAL SITE PLAN**

See attached.



Certification & Seal

MARK:	DATE:	DESCRIPTION:
ISSUED:	08/10/2018	
ISSUE PHASE:	PIP PRECISE IMPLEMENTATION PLAN	
PROJECT TITLE:	FAIRFIELD INN 3 STORY 92 UNIT	
PROJECT OWNER:	1111 NORTH EDWARDS BLVD LLC.	
PROJECT LOCATION:	LAKE GENEVA, WI	
SHEET TITLE:	SIGNAGE PLAN	
PROJECT NUMBER:	36359	
SHEET NUMBER:	A003	



1 SIGNAGE PLAN
 SCALE: 1/16" = 1'-0"

2 MONUMENT SIGN ELEVATION
 SCALE: NTS

SIGNAGE SUMMARY - SECTION 98-806 REGULATIONS

SIGN TYPE	QUANTITY ALLOWED	QUANTITY PROVIDED	SIZE ALLOWED	SIGN LOCATION	SIZE PROVIDED
ON-BUILDING (WALL OR AWNING)	2 PER BUILDING WALL	1 PER BUILDING WALL	200 SF PER BUILDING WALL	WEST - HIGH-LEVEL WALL-MOUNT	100 SF
				NORTH - HIGH-LEVEL WALL-MOUNT	44 SF
				EAST - HIGH-LEVEL WALL-MOUNT	100 SF
				SOUTH - HIGH-LEVEL WALL-MOUNT	44 SF
MONUMENT SIGN*	1 PER LOT	1 AT MAIN ENTRY DRIVE	50 SF PER SIDE	1 AT MAIN ENTRY DRIVE	32 SF PER SIDE

* MAXIMUM PERMITTED MONUMENT SIGN HEIGHT: 8 FEET

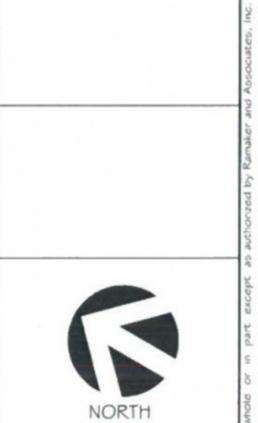
FRANCHISE SIGNAGE REQUIREMENTS:
 -AN APPROVED SIGN MANUFACTURER, LICENSED BY HILTON, MUST FABRICATE AND INSTALL ALL PROPERTY IDENTIFICATION SIGNS.
 -GROUND SIGN PEDESTAL OR BASE MUST BE PROTECTED FROM DAMAGE BY PLANTER BOX, LANDSCAPING OR OTHER MEANS.
 -ILLUMINATED SIGNS MUST BE TIME SWITCHED AND PHOTO-CELL CONTROLLED.
 -EXPOSED CONDUIT AND/OR RACEWAYS ARE PROHIBITED AT BUILDING FACE SIGNS.
 -NO MARQUEES OR ELECTRONIC RATE SIGNS OF ANY TYPE ARE PERMITTED.
 -"NO VACANCY" SIGNS ARE NOT ALLOWED.
 -PORTE COCHERE CLEARANCE SIGNAGE MUST BE PROVIDED FOR CLEARANCES LESS THAN 15'-0". LETTER HEIGHT MUST BE 6" MIN. AND THE COLOR MUST CONTRAST THE ADJACENT BUILDING COLOR.

-A DISCLAIMER MUST BE POSTED IN ALL GUEST PARKING AREAS ON THE SITE THAT USER ASSUMES ALL RISKS. SIGNS MUST BE LOCATED ALONG PARKING LANES AND BE MOUNTED TO LIGHT POLES OR INDEPENDENT POLES WITH SPACING NOT TO EXCEED 100'-0".
 -5 DIAMOND ELITE GUEST PARKING SIGN ARE REQUIRED. 3 NEAR MAIN ENTRANCE - ALL OTHERS CAN BE IN PROXIMITY TO SECONDARY ENTRANCES.
 -SIGNAGE IDENTIFYING DESIGNATED ACCESSIBLE PARKING SPACES MUST BE PROVIDED AT GUEST PARKING AREAS.
 -SIGNAGE MUST BE PROVIDED DESIGNATING PARKING SPACE(S) RESERVED FOR ELECTRIC VEHICLE CHARGING STATIONS.

SECTION 98-806 REGULATIONS FOR THE R1, NO, PO, NB, PB, GB, CB, PI, GI AND U1 DISTRICTS
 (1) RULES FOR ALL SIGNS:
 (A) FOR R1, PO, NB, PB, AND PI ZONING DISTRICTS
 1. PERMITTED SIGN TYPE: ON-BUILDING (WALL OR AWNING) SIGN:
 A. MAXIMUM PERMITTED NUMBER PER LOT: TWO ON-BUILDING SIGNS PER EACH BUSINESS FRONTING ON THAT WALL, FOR EACH EXPOSED SIDE OF THE PRINCIPAL USE BUILDING NOT DIRECTLY ADJACENT TO A RESIDENTIALLY ZONED PROPERTY.
 B. MAXIMUM PERMITTED AREA PER SIGN: ONE SQUARE FOOT OF SIGNAGE FOR EVERY LINEAR FOOT OF EXPOSED EXTERIOR WALL LENGTH ON THAT SUPPORTING WALL FOR ALL COMBINED SIGNAGE ON THAT WALL REGARDLESS OF THE NUMBER OF BUSINESS. A MAXIMUM SIGN AREA OF 200 SQUARE FEET FOR ALL COMBINED SIGN FACES MAY BE USED FOR ANY SINGLE BUSINESS ON A WALL.
 2. PERMITTED SIGN TYPE: MONUMENT SIGN OR PROJECTING SIGN:
 A. MAXIMUM PERMITTED NUMBER PER LOT: ONE MONUMENT SIGN PER LOT, FOR ANY LOT CONTAINING MORE THAN FOUR PUBLIC PARKING SPACE OR ONE

PROJECTING SIGN PER EACH BUSINESS ENTRANCE FOR EACH EXPOSED SIDE OF THE PRINCIPAL BUILDING NOT DIRECTLY ADJACENT TO A RESIDENTIALLY ZONED PROPERTY.
 B. MAXIMUM PERMITTED AREA PER MONUMENT SIGN: ONE-QUARTER SQUARE FOOT OF SIGNAGE FOR EVERY FOOT OF THE ADJACENT PUBLIC STREET FRONTAGE SELECTED FOR THE LOT - UP TO A MAXIMUM SIGN AREA OF 50 SQUARE FEET FOR ALL COMBINED SIGN FACES SEEN AT ONE TIME.
 C. MAXIMUM PERMITTED MONUMENT SIGN HEIGHT: 8 FEET
 D. MAXIMUM PERMITTED MONUMENT SIGN SETBACK: EQUIVALENT OR GREATER TO SIGN HEIGHT

98-804 (1)
 (D) NO ILLUMINATED SIGN SHALL BE PERMITTED UNLESS THE ILLUMINATION OF THE SIGN IS SO DESIGNED THAT THE LIGHTING ELEMENT (EXCEPT NEON SIGNS) IS NOT VISIBLE FROM ANY PROPERTY WITHIN A RESIDENTIAL ZONING DISTRICT



MARK	DATE	DESCRIPTION
	06/10/2018	ISSUE
		ISSUE PHASE: PIP PRECISE IMPLEMENTATION PLAN
		PROJECT TITLE:

**FAIRFIELD INN
 3 STORY
 92 UNIT**

PROJECT OWNER:
 1111 NORTH EDWARDS BLVD LLC.

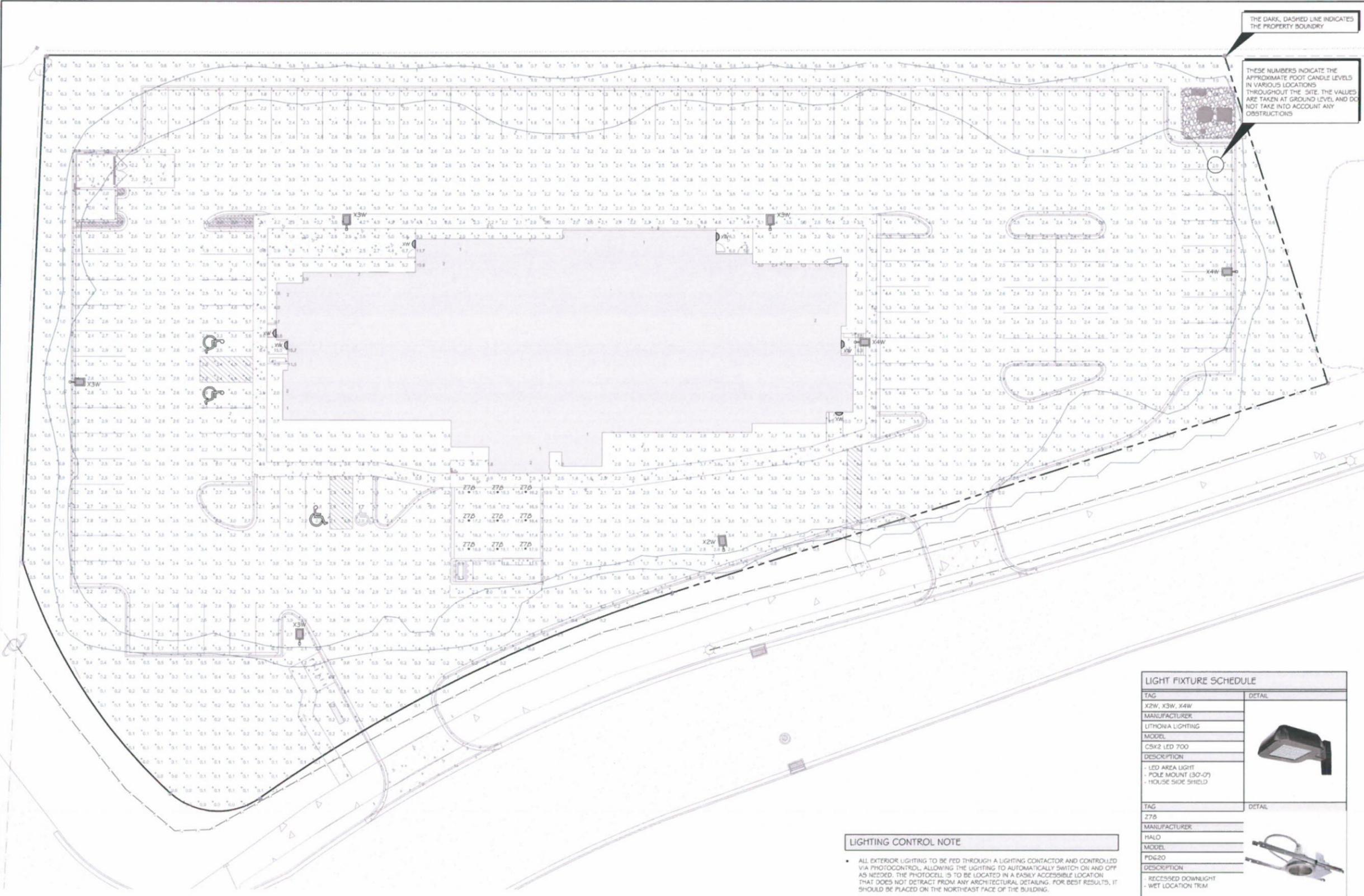
PROJECT LOCATION:
 LAKE GENEVA, WI

SHEET TITLE:
**ELECTRICAL
 SITE PLAN**

PROJECT NUMBER: **36359**
 SHEET NUMBER: **E002**

THE DARK, DASHED LINE INDICATES THE PROPERTY BOUNDARY

THESE NUMBERS INDICATE THE APPROXIMATE FOOT CANDLE LEVELS IN VARIOUS LOCATIONS THROUGHOUT THE SITE. THE VALUES ARE TAKEN AT GROUND LEVEL AND DO NOT TAKE INTO ACCOUNT ANY OBSTRUCTIONS



ELECTRICAL SITE PLAN
 Scale: 1/16" = 1'-0"

LIGHTING CONTROL NOTE

- ALL EXTERIOR LIGHTING TO BE FED THROUGH A LIGHTING CONTACTOR AND CONTROLLED VIA PHOTOCONTROL, ALLOWING THE LIGHTING TO AUTOMATICALLY SWITCH ON AND OFF AS NEEDED. THE PHOTOCELL IS TO BE LOCATED IN A EASILY ACCESSIBLE LOCATION THAT DOES NOT DETRACT FROM ANY ARCHITECTURAL DETAILING. FOR BEST RESULTS, IT SHOULD BE PLACED ON THE NORTHEAST FACE OF THE BUILDING.

SITE LIGHTING STATISTICS				
TOTAL POWER	AREA	POWER DENSITY		
2,560 WATTS	71,700 ft ²	.1 watts / ft ²		

PHOTOMETRICS (parking lot)				
AVERAGE	MAXIMUM	MINIMUM	MAX / MIN	AVERAGE / MIN
2.7 fc	7.0 fc	.7 fc	10.0:1	3.9:1

LIGHT FIXTURE SCHEDULE	
TAG	DETAIL
X2W, X3W, X4W	
MANUFACTURER	
LITHONIA LIGHTING	
MODEL	
DESCRIPTION	
LED AREA LIGHT	
- POLE MOUNT (30'-0")	
- HOUSE SIDE SHIELD	
Z7B	
MANUFACTURER	
HALO	
MODEL	
DESCRIPTION	
ARCHITECTURAL AREA LIGHT	
- SURFACE (WALL) MOUNT	
- INCLUDE BATTERY BACKUP FOR EMERGENCY BACKUP	
XW	
MANUFACTURER	
LITHONIA LIGHTING	
MODEL	
DESCRIPTION	
WSR LED	
DESCRIPTION	
ARCHITECTURAL AREA LIGHT	

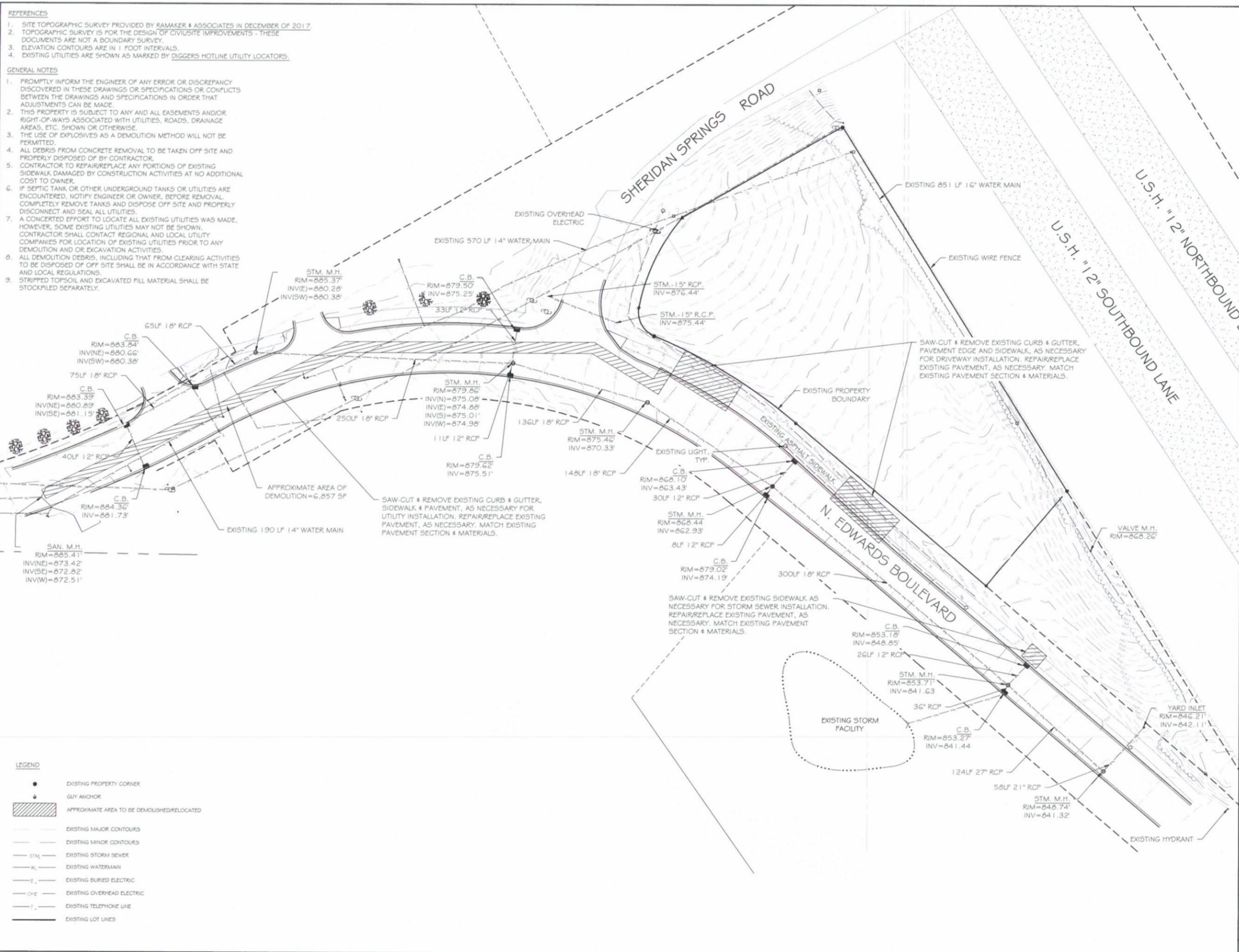


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**GROUP EXHIBIT I
FINAL ENGINEERING PLANS**

See attached.

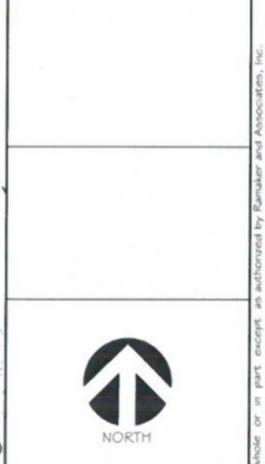
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- REFERENCES**
- SITE TOPOGRAPHIC SURVEY PROVIDED BY RAMAKER & ASSOCIATES IN DECEMBER OF 2017.
 - TOPOGRAPHIC SURVEY IS FOR THE DESIGN OF CIVIL SITE IMPROVEMENTS - THESE DOCUMENTS ARE NOT A BOUNDARY SURVEY.
 - ELEVATION CONTOURS ARE IN 1 FOOT INTERVALS.
 - EXISTING UTILITIES ARE SHOWN AS MARKED BY DIGGERS HOTLINE UTILITY LOCATORS.
- GENERAL NOTES**
- PROMPTLY INFORM THE ENGINEER OF ANY ERROR OR DISCREPANCY DISCOVERED IN THESE DRAWINGS OR SPECIFICATIONS OR CONFLICTS BETWEEN THE DRAWINGS AND SPECIFICATIONS IN ORDER THAT ADJUSTMENTS CAN BE MADE.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT-OF-WAYS ASSOCIATED WITH UTILITIES, ROADS, DRAINAGE AREAS, ETC. SHOWN OR OTHERWISE.
 - THE USE OF EXPLOSIVES AS A DEMOLITION METHOD WILL NOT BE PERMITTED.
 - ALL DEBRIS FROM CONCRETE REMOVAL TO BE TAKEN OFF SITE AND PROPERLY DISPOSED OF BY CONTRACTOR.
 - CONTRACTOR TO REPAIR/REPLACE ANY PORTIONS OF EXISTING SIDEWALK DAMAGED BY CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO OWNER.
 - IF SEPTIC TANK OR OTHER UNDERGROUND TANKS OR UTILITIES ARE ENCOUNTERED, NOTIFY ENGINEER OR OWNER, BEFORE REMOVAL. COMPLETELY REMOVE TANKS AND DISPOSE OFF SITE AND PROPERLY DISCONNECT AND SEAL ALL UTILITIES.
 - A CONCERTED EFFORT TO LOCATE ALL EXISTING UTILITIES WAS MADE, HOWEVER, SOME EXISTING UTILITIES MAY NOT BE SHOWN. CONTRACTOR SHALL CONTACT REGIONAL AND LOCAL UTILITY COMPANIES FOR LOCATION OF EXISTING UTILITIES PRIOR TO ANY DEMOLITION AND OR EXCAVATION ACTIVITIES.
 - ALL DEMOLITION DEBRIS, INCLUDING THAT FROM CLEARING ACTIVITIES TO BE DISPOSED OF OFF SITE SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 - STRIPPED TOPSOIL AND EXCAVATED FILL MATERIAL SHALL BE STOCKPILED SEPARATELY.

- LEGEND**
- EXISTING PROPERTY CORNER
 - GUY ANCHOR
 - ▨ APPROXIMATE AREA TO BE DEMOLISHED/RELOCATED
 - EXISTING MAJOR CONTOURS
 - EXISTING MINOR CONTOURS
 - STM --- EXISTING STORM SEWER
 - W --- EXISTING WATER MAIN
 - E --- EXISTING BURIED ELECTRIC
 - OHE --- EXISTING OVERHEAD ELECTRIC
 - T --- EXISTING TELEPHONE LINE
 - EXISTING LOT LINES

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Wisconsin Professional Engineer Seal
 TOMAS A. TORO-SANTO
 No. 31748
 WILKESVILLE, WI
 AUG 9, 2018

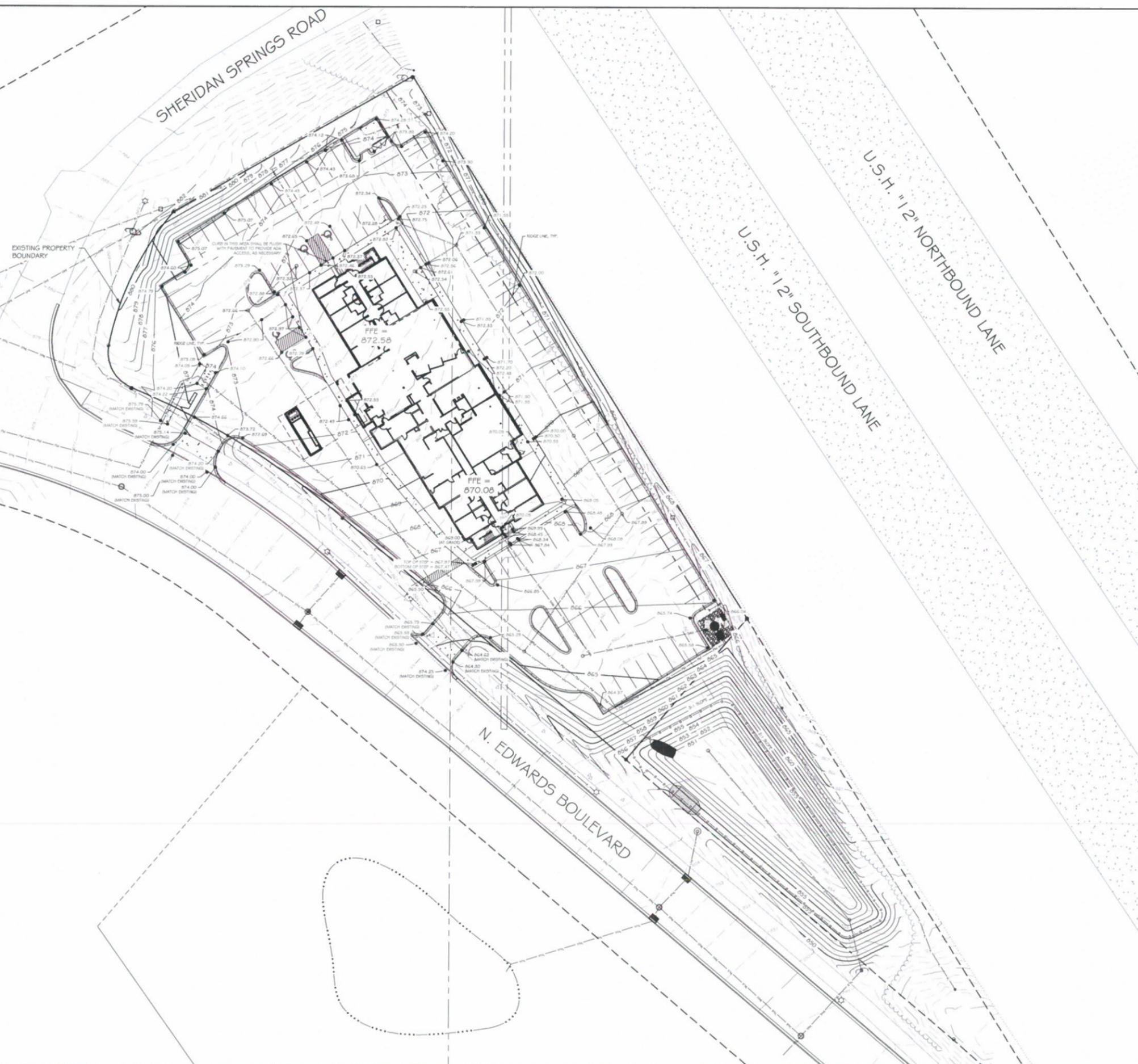
MARK	DATE	DESCRIPTION
DATE ISSUED:	08/09/2018	
ISSUE PHASE:	PP-PREISE IMPLEMENTATION PLAN	
PROJECT TITLE:		
FAIRFIELD INN 4 STORY 92 UNIT		
PROJECT OWNER:		
1111 N. EDWARDS BLVD., LLC		
PROJECT LOCATION:		
LAKE GENEVA, WI		
SHEET TITLE:		
EXISTING CONDITIONS & DEMOLITION PLAN		
0 20' 40' 80'		
1" = 20'		
1" = 40'		
PROJECT NUMBER:	36359	
SHEET NUMBER:	C100	

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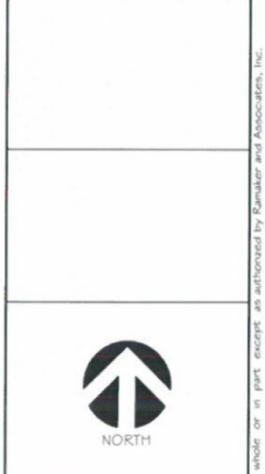
AREAS OF SITE
 1. TOTAL AREA OF SITE = 2.46 ACRES
 2. TOTAL AREA DISTURBED = ± 2.28 ACRES

- GRADING AND STORM DRAINAGE NOTES**
1. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE. SPOT GRADES SHOWN ARE TO FINISHED GRADE OR FLOWLINE GRADE AT CURB & GUTTER, UNLESS T.O.C (TOP OF CURB) IS NOTED. IF ANY CONFLICTING SPOT GRADES ARE DISCOVERED, PLEASE CONTACT ENGINEER IMMEDIATELY.
 2. CLEAR ALL TREES, BRUSH, STUMPS AND OTHER ORGANIC MATERIAL FROM AREAS TO BE FILLED.
 3. REMOVE ALL UNSUITABLE MATERIAL (MUCK OR NON-COMPACTABLE MATERIAL) FROM AREAS TO BE FILLED. CONTRACTOR SHALL WHEN GRADING BETWEEN CONTOURS AND BETWEEN POINTS OF SPOT ELEVATIONS, GRADE ON A UNIFORM SLOPE.
 4. CONTRACTOR SHALL, FOR ALL GRASSED AREAS, BE RESPONSIBLE FOR REPLACING ERODED SOIL, GRASS SEED AND/OR MULCH UNTIL AN APPROVED STAND OF GRASS IS ESTABLISHED.
 5. CONTRACTOR SHALL, BEFORE BEGINNING GRADING WORK ON SITE, INSTALL SILT FENCE AS SHOWN ON THE PLANS, AS SEDIMENT BUILD UP AROUND SILT FENCE, REMOVE SEDIMENT AND REPLACE WHERE EROSION HAS TAKEN PLACE.
 6. EACH SECTION OF PIPE SHALL BE LAID TO SPECIFIED LINE AND LAID UPGRADE.
 7. CONTRACTOR SHALL REMOVE ALL DEBRIS AND OTHER MATERIALS RESULTING FROM DEMOLITION AND DISPOSE OFF SITE UNLESS OTHERWISE ADVISED BY OWNER.
 8. CONTRACTOR SHALL KEEP ALL ROADS ADJACENT TO THE SITE CLEAN DURING CONSTRUCTION.
 9. CONTRACTOR SHALL BE AWARE OF EXISTING UTILITY LINES DURING PIPE LINE INSTALLATION. CALL ALL UTILITY COMPANIES FOR LOCATIONS ON SITE.
 10. ALL ROADWAY AND DRAINAGE CONSTRUCTION ARE TO CONFORM TO LOCAL AGENCY STANDARD SPECIFICATIONS. (LATEST REVISION AT THE BEGINNING OF CONSTRUCTION.)
 11. ALL NEWLY CONSTRUCTED SLOPES WHICH ARE 4:1 OR STEEPER MUST BE STABILIZED BY INSTALLATION OF EROSION CONTROL MATTING AND SEEDING AS SOON AS PRACTICABLE.
 12. ALL NEWLY CONSTRUCTED SLOPES WHICH ARE 4:1 OR STEEPER MUST BE STABILIZED BY INSTALLATION OF EROSION CONTROL MATTING AND SEEDING AS SOON AS PRACTICABLE.

- LEGEND**
- EXISTING PROPERTY CORNER
 - EXISTING MAJOR CONTOURS
 - - - EXISTING MINOR CONTOURS
 - PROPOSED MAJOR CONTOURS
 - - - PROPOSED MINOR CONTOURS
 - SWALE
 - ACCEPTING CURB
 - STM — PROPOSED STORM SEWER
 - STM — EXISTING STORM SEWER
 - EXISTING LOT LINES



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MARK	DATE	DESCRIPTION
ISSUED:	08/09/2018	
ISSUE PHASE:	PIP PRECISE IMPLEMENTATION PLAN	
PROJECT TITLE:	FAIRFIELD INN 4 STORY 92 UNIT	
PROJECT OWNER:	1111 N. EDWARDS BLVD., LLC	
PROJECT LOCATION:	LAKE GENEVA, WI	
SHEET TITLE:	GRADING PLAN	

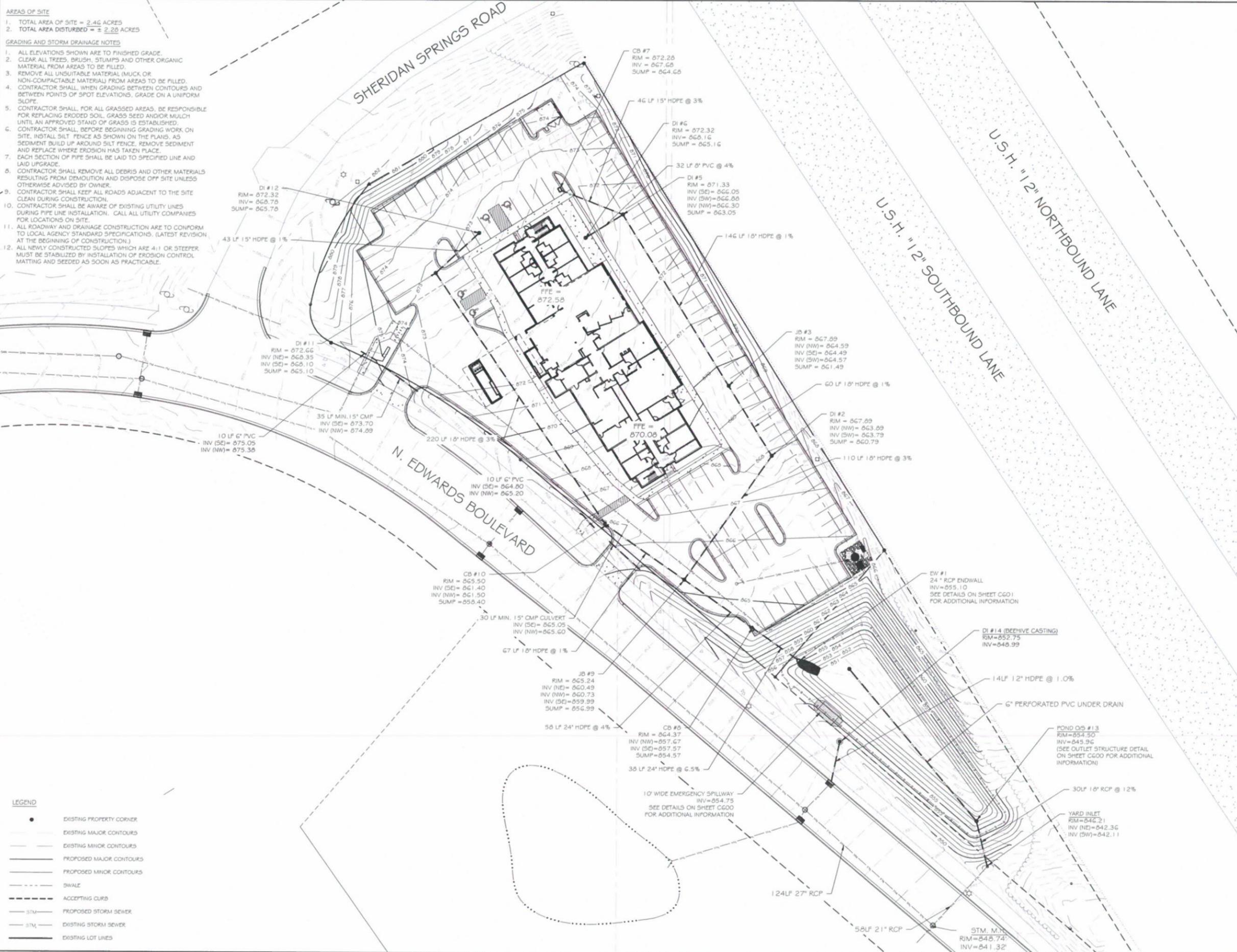
0 15' 30' 60'

1" = 30'
 1/2" = 15'
 3/4" = 22.5'

PROJECT NUMBER: 36359
 SHEET NUMBER: C300

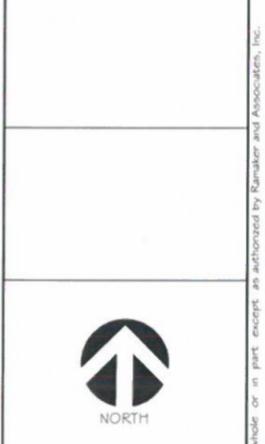
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- AREAS OF SITE**
- TOTAL AREA OF SITE = 2.46 ACRES
 - TOTAL AREA DISTURBED = ± 2.20 ACRES
- GRADING AND STORM DRAINAGE NOTES**
- ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
 - CLEAR ALL TREES, BRUSH, STUMPS AND OTHER ORGANIC MATERIAL FROM AREAS TO BE FILLED.
 - REMOVE ALL UNSUITABLE MATERIAL (MUCK OR NON-COMPACTABLE MATERIAL) FROM AREAS TO BE FILLED. CONTRACTOR SHALL, WHEN GRADING BETWEEN CONTOURS AND BETWEEN POINTS OF SPOT ELEVATIONS, GRADE ON A UNIFORM SLOPE.
 - CONTRACTOR SHALL, FOR ALL GRASSED AREAS, BE RESPONSIBLE FOR REPLACING ERODED SOIL, GRASS SEED AND/OR MULCH UNTIL AN APPROVED STAND OF GRASS IS ESTABLISHED.
 - CONTRACTOR SHALL, BEFORE BEGINNING GRADING WORK ON SITE, INSTALL SILT FENCE AS SHOWN ON THE PLANS, AS SEDIMENT BUILD UP AROUND SILT FENCE, REMOVE SEDIMENT AND REPLACE WHERE EROSION HAS TAKEN PLACE.
 - EACH SECTION OF PIPE SHALL BE LAID TO SPECIFIED LINE AND LAID UPGRADE.
 - CONTRACTOR SHALL REMOVE ALL DEBRIS AND OTHER MATERIALS RESULTING FROM DEMOLITION AND DISPOSE OFF SITE UNLESS OTHERWISE ADVISED BY OWNER.
 - CONTRACTOR SHALL KEEP ALL ROADS ADJACENT TO THE SITE CLEAN DURING CONSTRUCTION.
 - CONTRACTOR SHALL BE AWARE OF EXISTING UTILITY LINES DURING PIPE LINE INSTALLATION. CALL ALL UTILITY COMPANIES FOR LOCATIONS ON SITE.
 - ALL ROADWAY AND DRAINAGE CONSTRUCTION ARE TO CONFORM TO LOCAL AGENCY STANDARD SPECIFICATIONS. (LATEST REVISION AT THE BEGINNING OF CONSTRUCTION.)
 - ALL NEWLY CONSTRUCTED SLOPES WHICH ARE 4:1 OR STEEPER MUST BE STABILIZED BY INSTALLATION OF EROSION CONTROL MATTING AND SEEDING AS SOON AS PRACTICABLE.



- LEGEND**
- EXISTING PROPERTY CORNER
 - EXISTING MAJOR CONTOURS
 - EXISTING MINOR CONTOURS
 - PROPOSED MAJOR CONTOURS
 - PROPOSED MINOR CONTOURS
 - SWALE
 - ACCEPTING CURB
 - PROPOSED STORM SEWER
 - EXISTING STORM SEWER
 - EXISTING LOT LINES

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MARK	DATE	DESCRIPTION
DATE ISSUED:	08/09/2018	
ISSUE PHASE:	PIP-PREISE IMPLEMENTATION PLAN	
PROJECT TITLE:	FAIRFIELD INN 4 STORY 92 UNIT	
PROJECT OWNER:	1111 N. EDWARDS BLVD., LLC	
PROJECT LOCATION:	LAKE GENEVA, WI	
SHEET TITLE:	STORM DRAINAGE	

PROJECT NUMBER: 36359
 SHEET NUMBER: C301

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Certification & Seal:
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Wisconsin.



08/09/2018

MARK	DATE	DESCRIPTION
DATE ISSUED:	08/09/2018	
ISSUE PHASE:	PP PRECISE IMPLEMENTATION PLAN	

PROJECT TITLE:
**FAIRFIELD INN
 4 STORY
 92 UNIT**

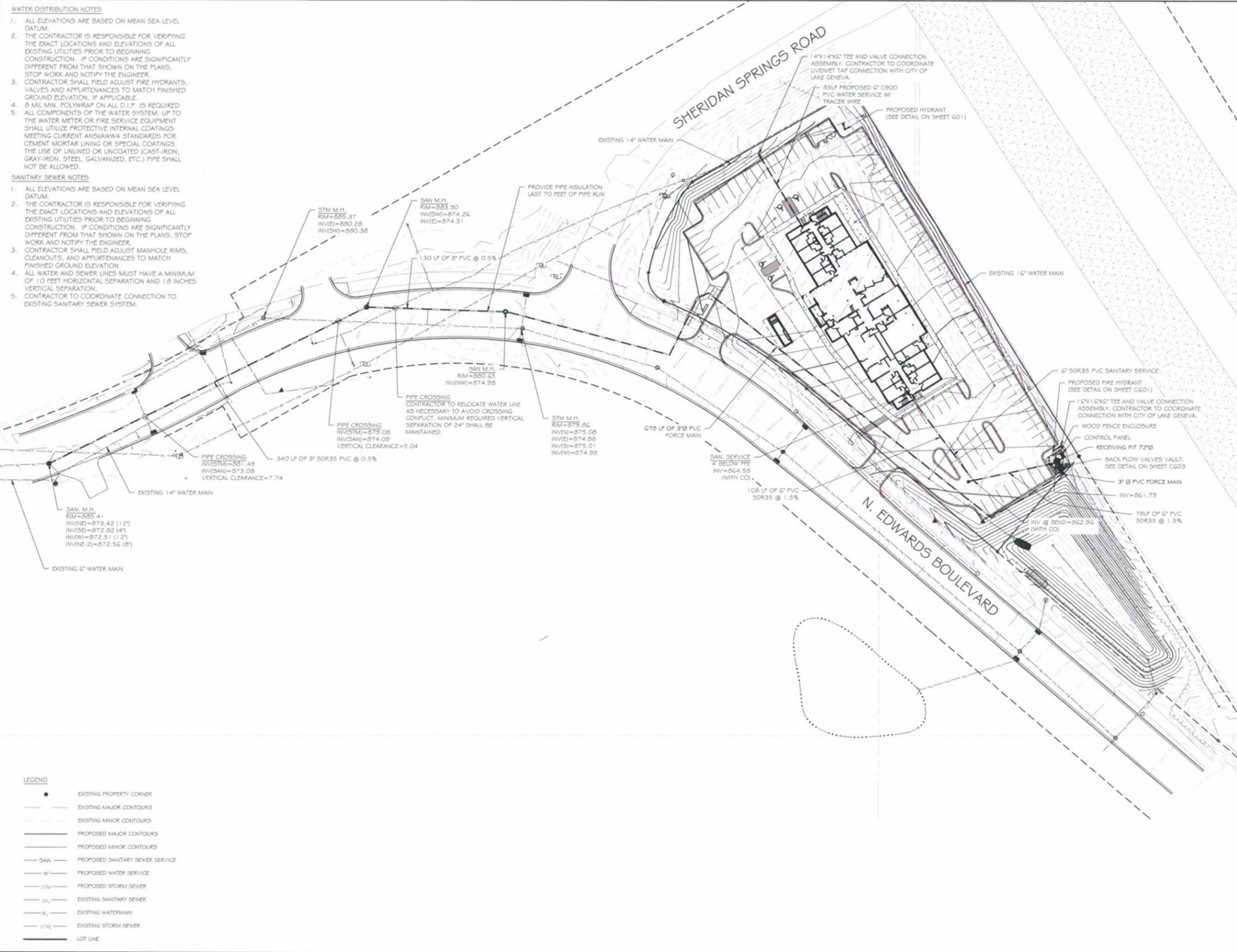
PROJECT OWNER:
 1111 N. EDWARDS
 BLVD., LLC

PROJECT LOCATION:
 LAKE GENEVA, WI

SHEET TITLE:
UTILITY PLAN

PROJECT NUMBER:
36359

SHEET NUMBER:
C400



- WATER DISTRIBUTION NOTES**
1. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM.
 2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT FROM THAT SHOWN ON THE PLANS, STOP WORK AND NOTIFY THE ENGINEER.
 3. CONTRACTOR SHALL FIELD ADJUST FIRE HYDRANTS, VALVES AND APPURTENANCES TO MATCH FINISHED GROUND ELEVATION, IF APPLICABLE.
 4. 8 MIL MIN. POLYWRAP ON ALL D.I.P. IS REQUIRED
 5. ALL COMPONENTS OF THE WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT SHALL UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANS/AWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATINGS. THE USE OF UNLINED OR UNCOATED (CAST-IRON, GRAY-IRON, STEEL, GALVANIZED, ETC.) PIPE SHALL NOT BE ALLOWED.

- SANITARY SEWER NOTES**
1. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM.
 2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT FROM THAT SHOWN ON THE PLANS, STOP WORK AND NOTIFY THE ENGINEER.
 3. CONTRACTOR SHALL FIELD ADJUST MANHOLE RIMS, CLEANOUTS, AND APPURTENANCES TO MATCH FINISHED GROUND ELEVATION.
 4. ALL WATER AND SEWER LINES MUST HAVE A MINIMUM OF 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION.
 5. CONTRACTOR TO COORDINATE CONNECTION TO EXISTING SANITARY SEWER SYSTEM.

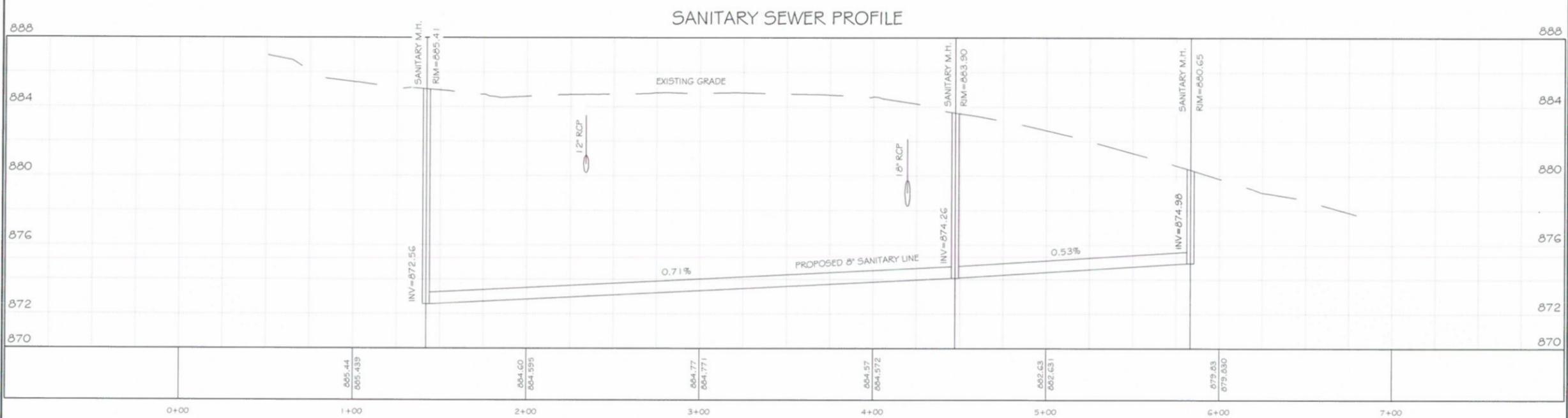
- LEGEND**
- EXISTING PROPERTY CORNER
 - EXISTING MAJOR CONTOURS
 - - - EXISTING MINOR CONTOURS
 - PROPOSED MAJOR CONTOURS
 - - - PROPOSED MINOR CONTOURS
 - SAN — PROPOSED SANITARY SEWER SERVICE
 - W — PROPOSED WATER SERVICE
 - STM — PROPOSED STORM SEWER
 - SS — EXISTING SANITARY SEWER
 - W — EXISTING WATERMAIN
 - STM — EXISTING STORM SEWER
 - LOT LINE

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SANITARY SEWER PLAN VIEW
 1"=30' HORIZONTAL

Certification & Seal:
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Wisconsin.

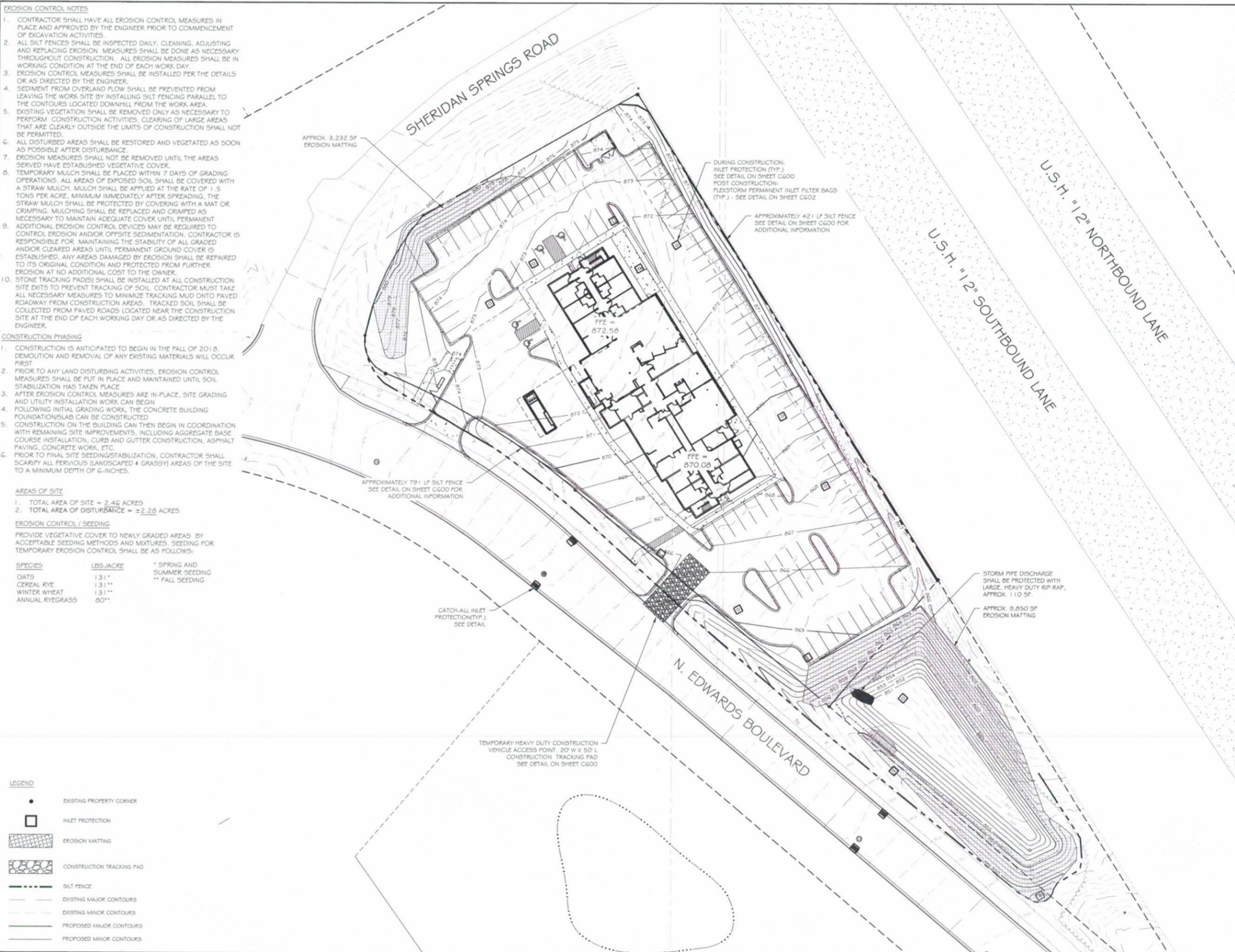


SANITARY SEWER PROFILE VIEW
 SCALE: 1"=30' HORIZONTAL
 1"=3' VERTICAL

MARK	DATE	DESCRIPTION
DATE ISSUED:	08/09/2018	
ISSUE PHASE:	PIP-PRE/SE IMPLEMENTATION PLAN	
PROJECT TITLE:	FAIRFIELD INN 4 STORY 92 UNIT	
PROJECT OWNER:	1111 N. EDWARDS BLVD., LLC	
PROJECT LOCATION:	LAKE GENEVA, WI	
SHEET TITLE:	SANITARY SEWER PLAN & PROFILE	
SCALE:	AS NOTED	
PROJECT NUMBER:	36359	
SHEET NUMBER:	C401	

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 DRAWN BY: [Name]
 CHECKED BY: [Name]
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EROSION CONTROL NOTES

1. CONTRACTOR SHALL HAVE ALL EROSION CONTROL MEASURES IN PLACE AND APPROVED BY THE ENGINEER PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES.
2. ALL SILT FENCES SHALL BE INSPECTED DAILY. CLEANING, ADJUSTING AND REPLACING EROSION MEASURES SHALL BE DONE AS NECESSARY THROUGHOUT CONSTRUCTION. ALL EROSION MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORK DAY.
3. EROSION CONTROL MEASURES SHALL BE INSTALLED PER THE DETAILS OR AS DIRECTED BY THE ENGINEER.
4. SEDIMENT FROM OVERLAND FLOW SHALL BE PREVENTED FROM LEAVING THE WORK SITE BY INSTALLING SILT FENCING PARALLEL TO THE CONTOURS LOCATED DOWNHILL FROM THE WORK AREA.
5. EXISTING VEGETATION SHALL BE REMOVED ONLY AS NECESSARY TO PERFORM CONSTRUCTION ACTIVITIES. CLEARING OF LARGE AREAS THAT ARE CLEARLY OUTSIDE THE LIMITS OF CONSTRUCTION SHALL NOT BE PERMITTED.
6. ALL DISTURBED AREAS SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE AFTER DISTURBANCE.
7. EROSION MEASURES SHALL NOT BE REMOVED UNTIL THE AREAS SERVED HAVE ESTABLISHED VEGETATIVE COVER.
8. TEMPORARY MULCH SHALL BE PLACED WITHIN 7 DAYS OF GRADING OPERATIONS. ALL AREAS OF EXPOSED SOIL SHALL BE COVERED WITH A STRAW MULCH. MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS PER ACRE. MINIMUM IMMEDIATELY AFTER SPREADING, THE STRAW MULCH SHALL BE PROTECTED BY COVERING WITH A MAT OR CRIMPING. MULCHING SHALL BE REPLACED AND CRIMPED AS NECESSARY TO MAINTAIN ADEQUATE COVER UNTIL PERMANENT VEGETATION IS ESTABLISHED.
9. ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STABILITY OF ALL GRADED AND/OR CLEARED AREAS UNTIL PERMANENT GROUND COVER IS ESTABLISHED. ANY AREAS DAMAGED BY EROSION SHALL BE REPAIRED TO ITS ORIGINAL CONDITION AND PROTECTED FROM FURTHER EROSION AT NO ADDITIONAL COST TO THE OWNER.
10. STONE TRACKING PADS SHALL BE INSTALLED AT ALL CONSTRUCTION SITE EXITS TO PREVENT TRACKING OF SOIL. CONTRACTOR MUST TAKE ALL NECESSARY MEASURES TO MINIMIZE TRACKING MUD ONTO PAVED ROADWAY FROM CONSTRUCTION AREAS. TRACKED SOIL SHALL BE COLLECTED FROM PAVED ROADS LOCATED NEAR THE CONSTRUCTION SITE AT THE END OF EACH WORKING DAY OR AS DIRECTED BY THE ENGINEER.

CONSTRUCTION PHASING

1. CONSTRUCTION IS ANTICIPATED TO BEGIN IN THE FALL OF 2018. DEMOLITION AND REMOVAL OF ANY EXISTING MATERIALS WILL OCCUR FIRST.
2. PRIOR TO ANY LAND DISTURBING ACTIVITIES, EROSION CONTROL MEASURES SHALL BE PUT IN PLACE AND MAINTAINED UNTIL SOIL STABILIZATION HAS TAKEN PLACE.
3. AFTER EROSION CONTROL MEASURES ARE IN-PLACE, SITE GRADING AND UTILITY INSTALLATION WORK CAN BEGIN.
4. FOLLOWING INITIAL GRADING WORK, THE CONCRETE BUILDING FOUNDATION/SLAB CAN BE CONSTRUCTED.
5. CONSTRUCTION ON THE BUILDING CAN THEN BEGIN IN COORDINATION WITH REMAINING SITE IMPROVEMENTS, INCLUDING AGGREGATE BASE COURSE INSTALLATION, CURB AND GUTTER CONSTRUCTION, ASPHALT PAVING, CONCRETE WORK, ETC.
6. PRIOR TO FINAL SITE SEEDING/STABILIZATION, CONTRACTOR SHALL SCARIFY ALL PERVIOUS (LANDSCAPED & GRASSY) AREAS OF THE SITE TO A MINIMUM DEPTH OF 6-INCHES.

AREAS OF SITE

1. TOTAL AREA OF SITE = 2.46 ACRES
2. TOTAL AREA OF DISTURBANCE = ±2.28 ACRES

EROSION CONTROL / SEEDING

PROVIDE VEGETATIVE COVER TO NEWLY GRADED AREAS BY ACCEPTABLE SEEDING METHODS AND MIXTURES. SEEDING FOR TEMPORARY EROSION CONTROL SHALL BE AS FOLLOWS:

SPECIES	LBS./ACRE	* SPRING AND SUMMER SEEDING	** FALL SEEDING
OATS	131*		
CERIAL RYE	131**		
WINTER WHEAT	131**		
ANNUAL RYEGRASS	80**		

LEGEND

- EXISTING PROPERTY CORNER
- INLET PROTECTION
- ▨ EROSION MATTING
- ▩ CONSTRUCTION TRACKING PAD
- SILT FENCE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS

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 608-643-4100 www.Ramaker.com
 Sauk City, WI • Willmar, MN
 Woodcliff Lake, NJ • Bayamon, PR

Professional Engineer
 State of Wisconsin
 License No. 5-31748
 Signature: [Signature]
 Date: 08/09/2018

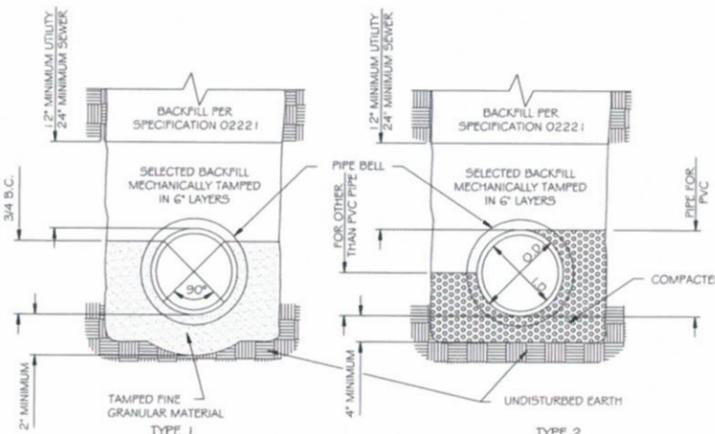


Professional Engineer
 State of Wisconsin
 License No. 5-31748
 Signature: [Signature]
 Date: 08/09/2018

MARK	DATE	DESCRIPTION
DATE ISSUED:	08/09/2018	
ISSUE PHASE:	PIP-PRECISE IMPLEMENTATION PLAN	
PROJECT TITLE:	FAIRFIELD INN 4 STORY 92 UNIT	
PROJECT OWNER:	1111 N. EDWARDS BLVD., LLC	
PROJECT LOCATION:	LAKE GENEVA, WI	
SHEET TITLE:	EROSION CONTROL PLAN	

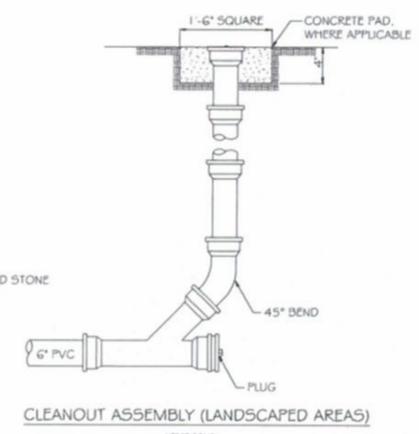
PROJECT NUMBER: 36359
 SHEET NUMBER: C500

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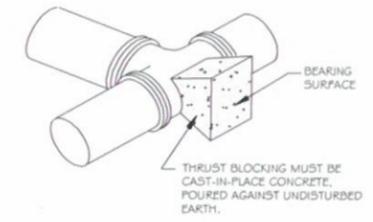


NOTE: 1/4 B.C. HAND SHAPED BOTTOM - SHAPE BELL HOLES FOR USE IN DRY EARTH TRENCHES ONLY. APPLICABLE TO BOTH EARTH AND ROCK TRENCHES.
 B.C. = OUTSIDE BARREL CIRCUMFERENCE

CLASS 'B' PIPE BEDDING
 NOT TO SCALE



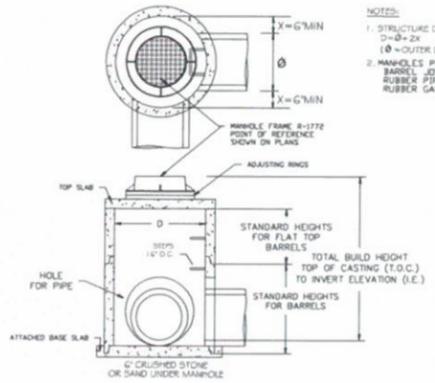
CLEANOUT ASSEMBLY (LANDSCAPED AREAS)
 NOT TO SCALE



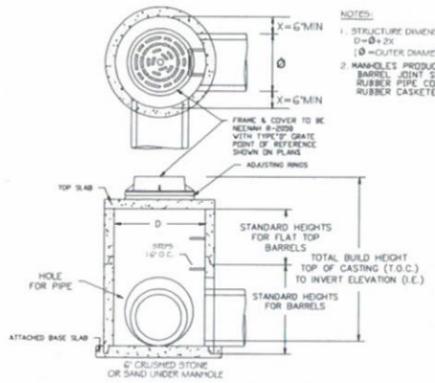
PIPE SIZE	BEARING AREA
6"	2.25 SQ FT
8"	4.5 SQ FT

NOTES:
 THRUST BLOCKS TO BE USED FOR BENDS 22 1/2" AND OVER, INCLUDING HYDRANTS AND HYDRANT TEES.
 THRUST BLOCKS ARE REQUIRED REGARDLESS OF ANY OTHER RESTRAINT METHODS USED ON WATERMAIN LESS THAN 12" IN DIA.
 RESTRAINT METHODS ON WATERMAIN LARGER THAN 12" SHALL BE MEGALUGS, LOCKING GASKETS OR OTHER APPROVED EQUAL. THE LENGTH OF RESTRAINT SHALL BE AS COMPUTED BY DIPRA.

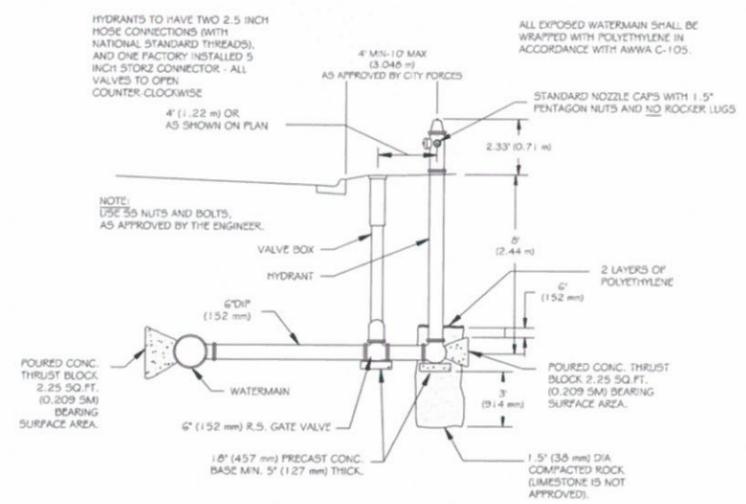
TYPICAL THRUST BLOCK
 NOT TO SCALE



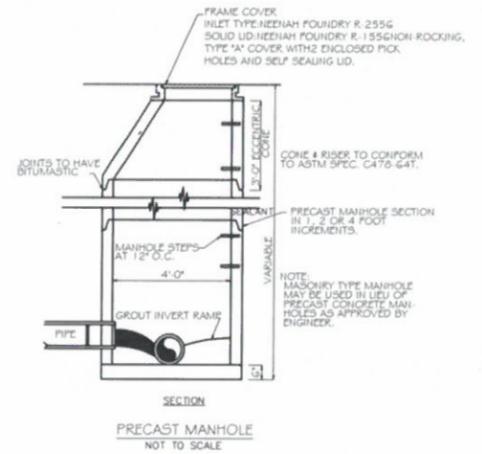
TYPICAL JUNCTION BOX (JB)
 NOT TO SCALE



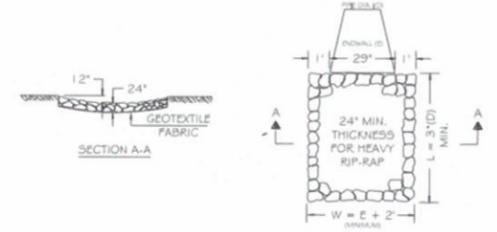
TYPICAL DRAIN INLET (DI)
 NOT TO SCALE



TYPICAL HYDRANT INSTALLATION
 NOT TO SCALE



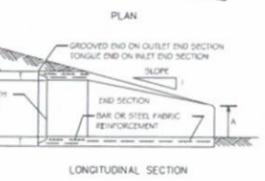
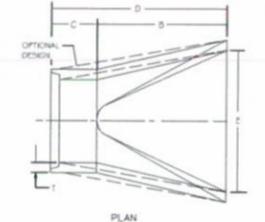
PRECAST MANHOLE
 NOT TO SCALE



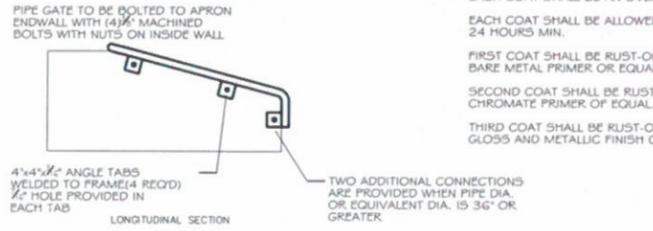
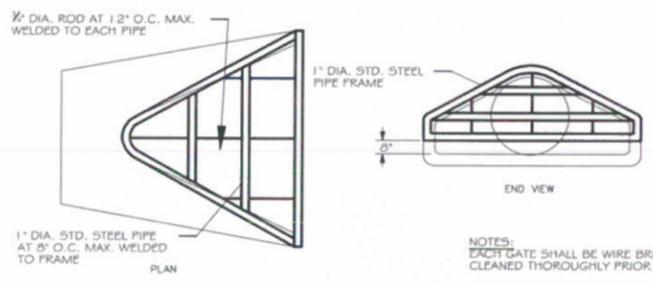
RIP-RAP DETAIL
 NOT TO SCALE

PIPE DIA. (IN.)	DIMENSIONS (inches)							APPROX. SLOPE
	T	A	B	C	D	E	G	
12	4	24	48	72	24	2	3 to 1	
15	4	27	46	73	30	2	3 to 1	
18	4	27	46	73	36	2	3 to 1	
21	4	36	37	73	42	2	3 to 1	

NOTE: PROVIDE A BAR GATE WITH ALL APRON ENDWALLS.

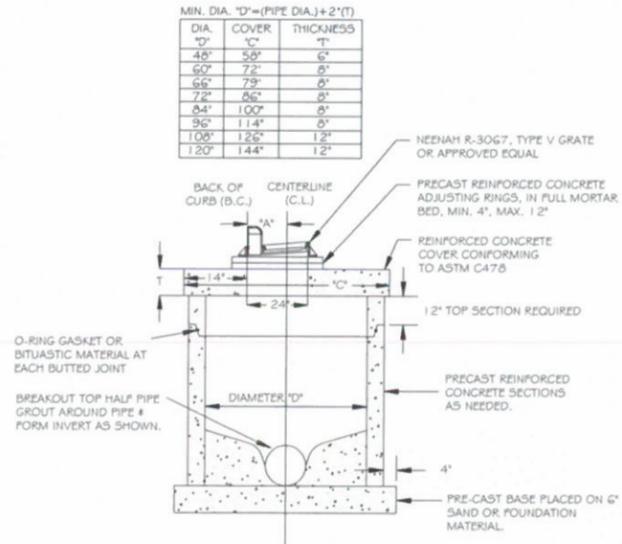


APRON ENDWALLS FOR CONCRETE CULVERT PIPE
 NOT TO SCALE



PIPE GATE FOR APRON ENDWALLS
 NOT TO SCALE

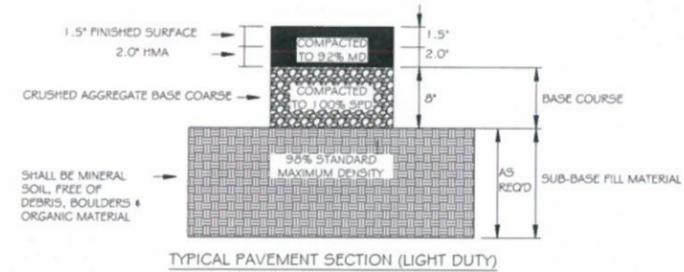
NOTES:
 EACH GATE SHALL BE WIRE BRUSHED AND CLEANED THOROUGHLY PRIOR TO PAINTING.
 EACH COAT SHALL BE AN OVERALL COAT.
 EACH COAT SHALL BE ALLOWED TO DRY FOR 24 HOURS MIN.
 FIRST COAT SHALL BE RUST-OLEUM X-60 RED BARE METAL PRIMER OR EQUAL.
 SECOND COAT SHALL BE RUST-OLEUM 960 ZINC CHROMATE PRIMER OR EQUAL.
 THIRD COAT SHALL BE RUST-OLEUM 1202 HIGH GLOSS AND METALLIC FINISH OR EQUAL.



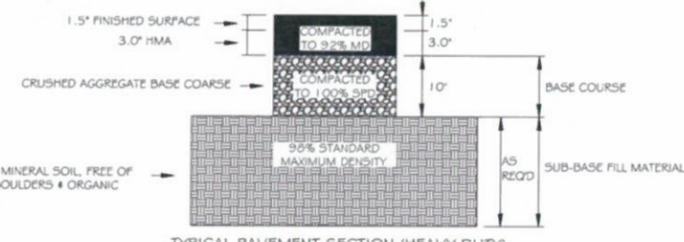
STANDARD CATCH BASIN (CB)
 NOT TO SCALE



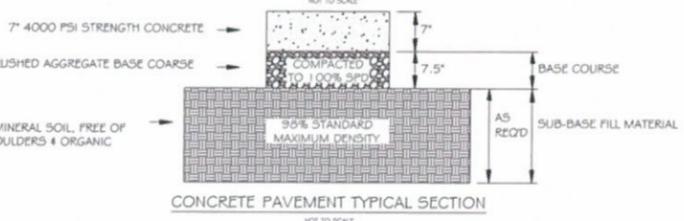
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	08/09/2018	
ISSUE PHASE: PIP-PRECISE IMPLEMENTATION PLAN		
PROJECT TITLE: FAIRFIELD INN 4 STORY 92 UNIT		
PROJECT OWNER: 1111 N. EDWARDS BLVD., LLC		
PROJECT LOCATION: LAKE GENEVA, WI		
SHEET TITLE: MISCELLANEOUS DETAILS		
SCALE: AS NOTED		
PROJECT NUMBER	36359	
SHEET NUMBER	C601	



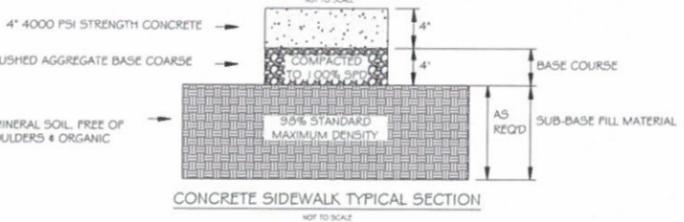
TYPICAL PAVEMENT SECTION (LIGHT DUTY)
 NOT TO SCALE



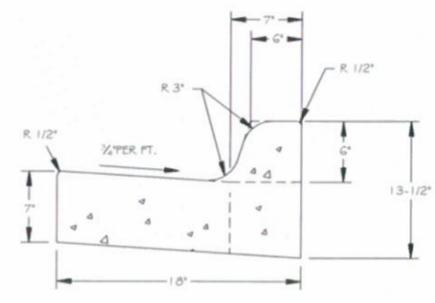
TYPICAL PAVEMENT SECTION (HEAVY DUTY)
 NOT TO SCALE



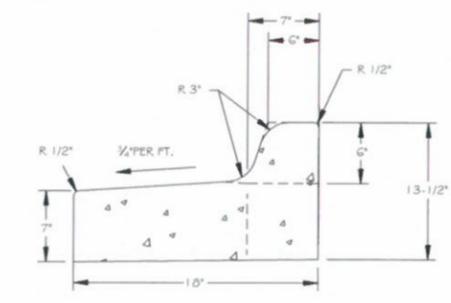
CONCRETE PAVEMENT TYPICAL SECTION
 NOT TO SCALE



CONCRETE SIDEWALK TYPICAL SECTION
 NOT TO SCALE

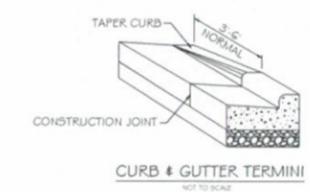


PROPOSED ACCEPTING CURB & GUTTER
 NOT TO SCALE

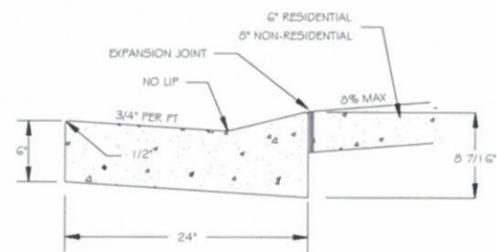


PROPOSED REJECTING CURB & GUTTER
 NOT TO SCALE

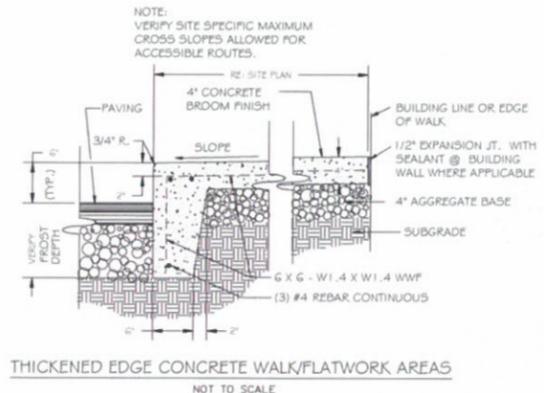
BARRIER CURB & GUTTER CROSS SECTION
 NOT TO SCALE



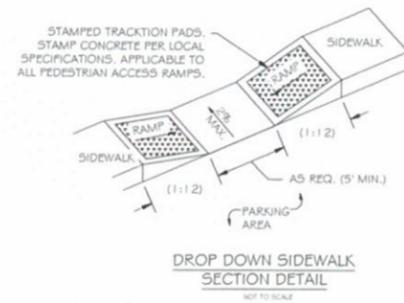
CURB & GUTTER TERMINI
 NOT TO SCALE



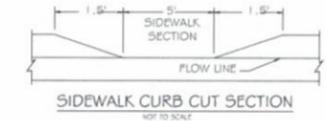
STANDARD DRIVEWAY CURB
 NOT TO SCALE



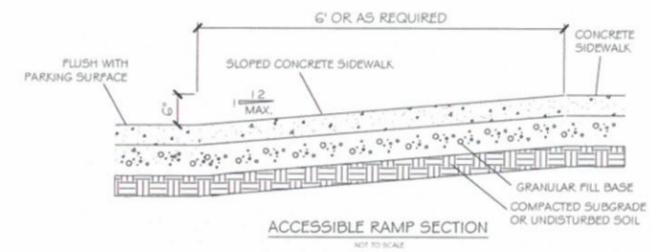
THICKENED EDGE CONCRETE WALK/FLATWORK AREAS
 NOT TO SCALE



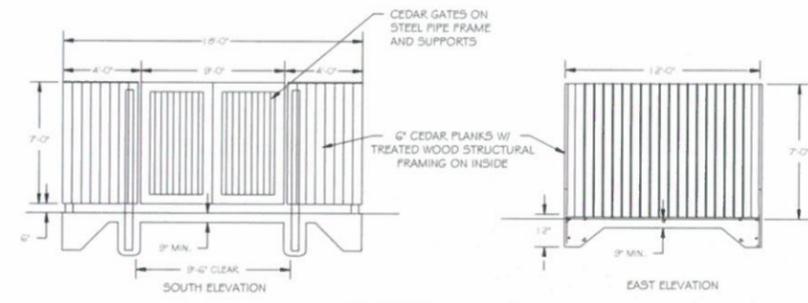
DROP DOWN SIDEWALK SECTION DETAIL
 NOT TO SCALE



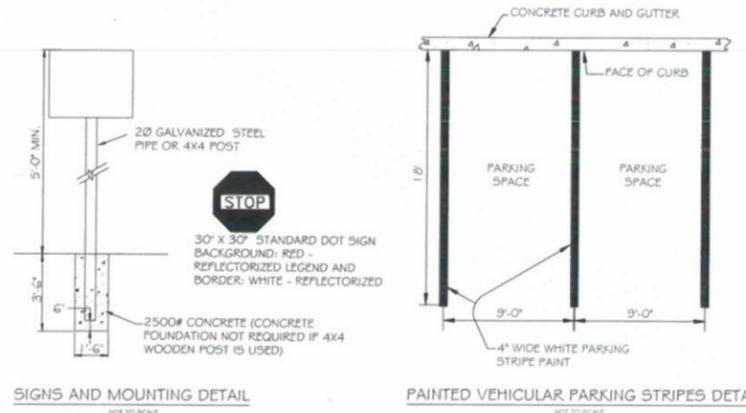
SIDEWALK CURB CUT SECTION
 NOT TO SCALE



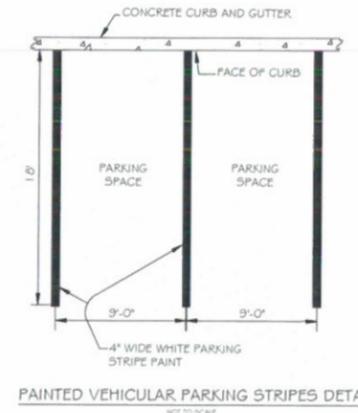
ACCESSIBLE RAMP SECTION
 NOT TO SCALE



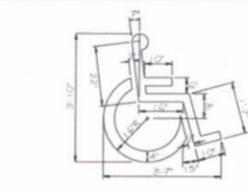
LIFT STATION ENCLOSURE
 NOT TO SCALE



SIGNS AND MOUNTING DETAIL
 NOT TO SCALE



PAINTED VEHICULAR PARKING STRIPES DETAIL
 NOT TO SCALE

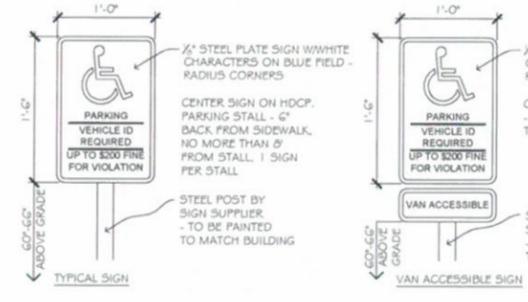


PAINT: THE PAINT SHALL BE WHITE TRAFFIC PAINT CONFORMING TO STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
 STRIPING: PRIOR TO APPLICATION OF STRIPING PAINT, ASPHALT SURFACES SHOULD BE CLEANED OF MATERIAL THAT WOULD PREVENT ADHERENCE OF PAINT. PAINT SHALL BE APPLIED ONLY TO A DRY SURFACE USING EITHER TEMPLATE OR STRIPING MACHINE; STRIPES SHALL BE 4\"/>

HANDICAP PAVEMENT SYMBOL
 NOT TO SCALE



HANDICAP PARKING
 NOT TO SCALE

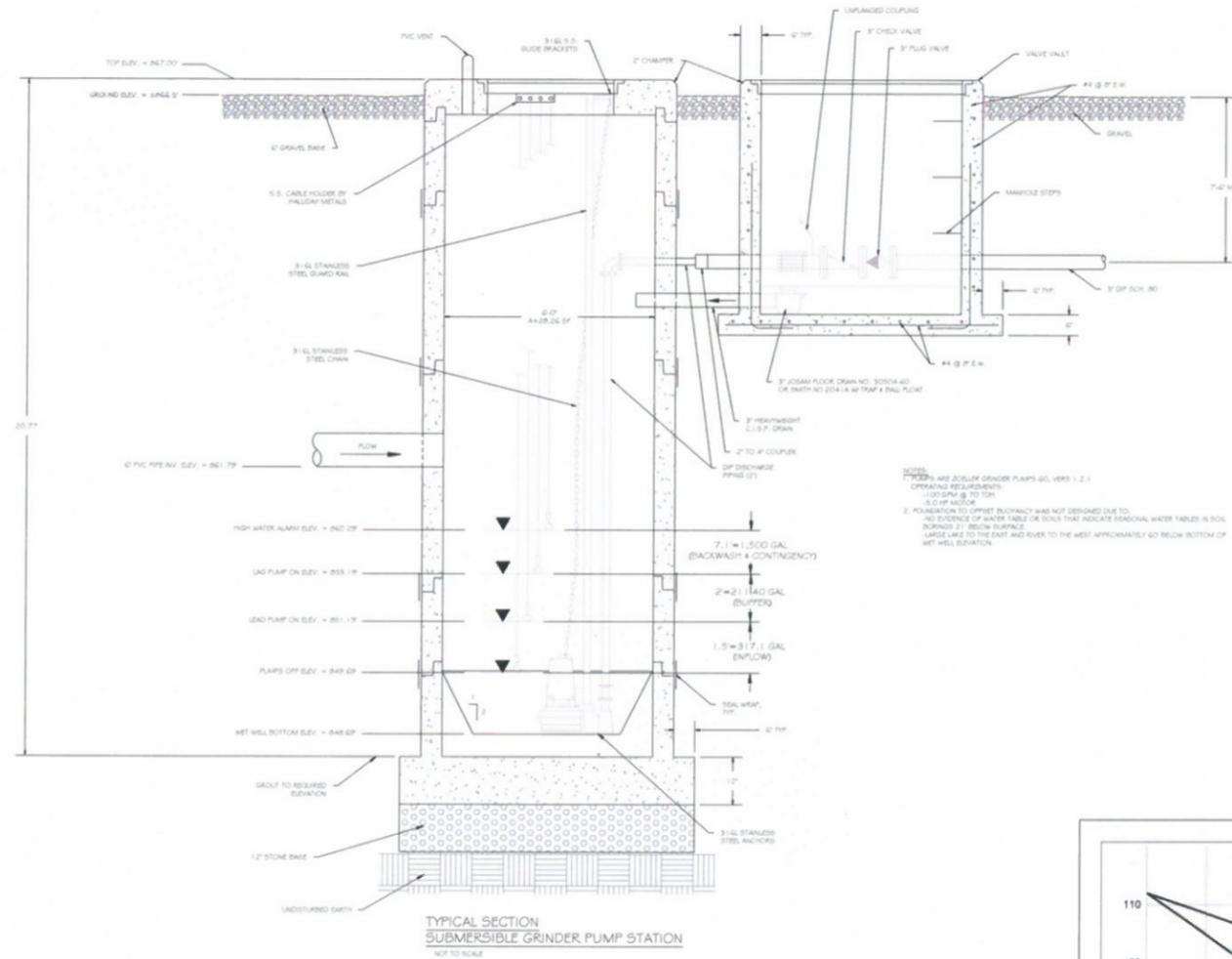


HANDICAP PARKING SIGN DETAILS
 NOT TO SCALE

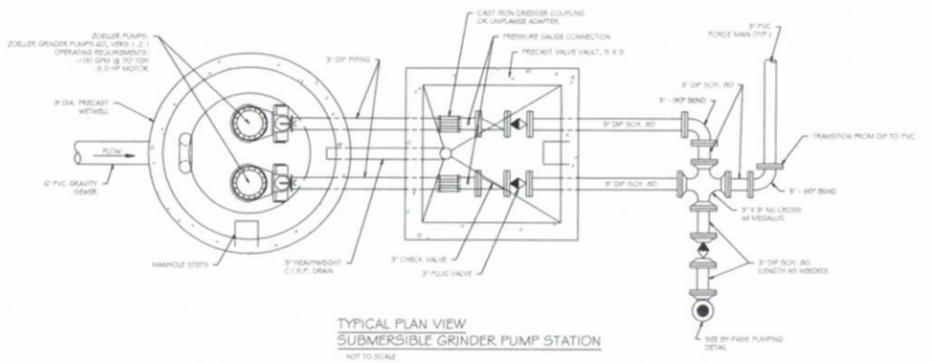


MARK	DATE	DESCRIPTION
DATE ISSUED:	08/09/2018	
ISSUE PHASE:	PP PRECISE IMPLEMENTATION PLAN	
PROJECT TITLE:	FAIRFIELD INN 4 STORY 92 UNIT	
PROJECT OWNER:	1111 N. EDWARDS BLVD., LLC	
PROJECT LOCATION:	LAKE GENEVA, WI	
SHEET TITLE:	MISCELLANEOUS DETAILS	
SCALE:	AS NOTED	
PROJECT NUMBER:	36359	
SHEET NUMBER:	CG02	

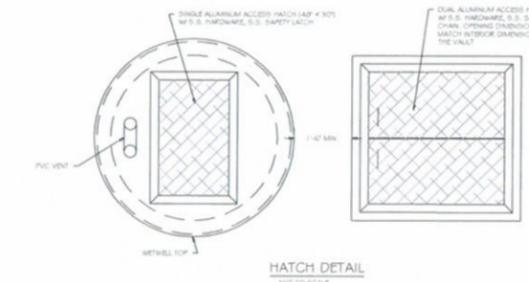
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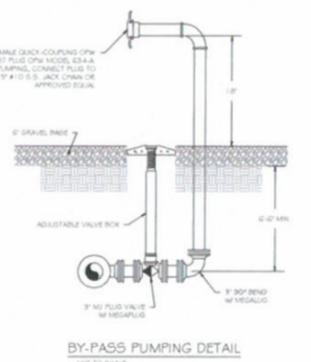
TYPICAL SECTION
 SUBMERSIBLE GRINDER PUMP STATION
 NOT TO SCALE



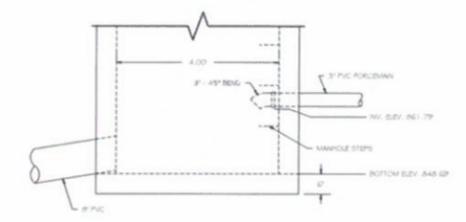
TYPICAL PLAN VIEW
 SUBMERSIBLE GRINDER PUMP STATION
 NOT TO SCALE



HATCH DETAIL
 NOT TO SCALE



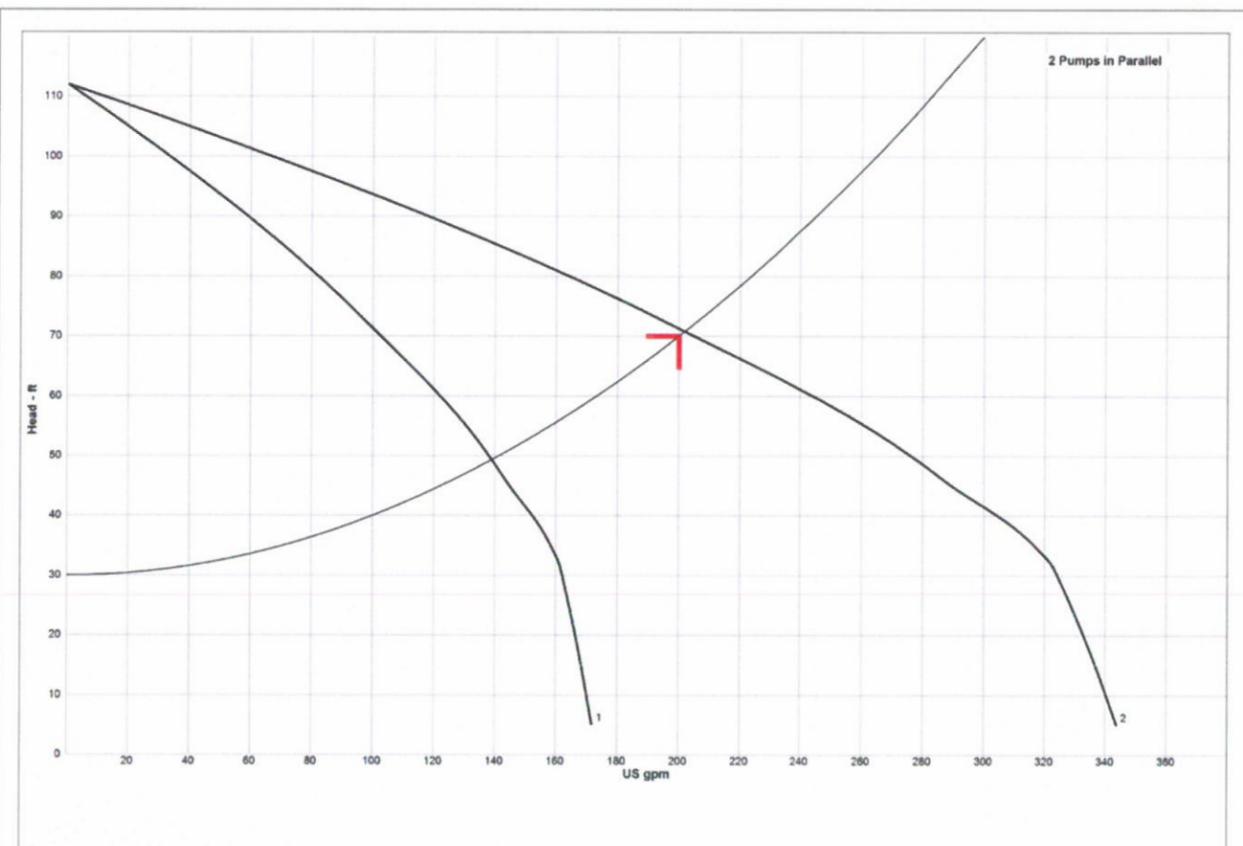
BY-PASS PUMPING DETAIL
 NOT TO SCALE



FORCE MAIN CONNECTION TO
 GRAVITY SEWER
 NOT TO SCALE



PUMP STATION WARNING SIGN DETAIL
 NOT TO SCALE



Company: Ramaker & Associates
 Name: Zoeller
 Date: 06/06/2018
 Catalog: Zoeller Grinder Pumps.60, Vers 1.2.1
 Name: 71 Series Grinder - 3600 rpm
 Design Point: 100 US gpm, 70 ft
 Static Head: 30 ft

Size: 3, 5, or 7.5 HP, FLG I
 Speed: 3450 rpm
 Dia: 5.6875 in
 Solids Capacity: ---
 Motor Type: STD

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 ENGINEERING PRODUCTS
 Zoeller Family of Water Solutions

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 608-643-4100 www.Ramaker.com
 Sauk City, WI • Willmar, MN
 Woodcliff Lake, NJ • Bayamon, PR

Certification & Seal
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Wisconsin.

WISCONSIN
TOMAS A. TORO-SANTO
 No. 17748
 WILKESVILLE, WI
 PROFESSIONAL ENGINEER

Signature: _____
 Date: 08/09/2018

MARK	DATE	DESCRIPTION
DATE ISSUED:	08/09/2018	
ISSUE PHASE:	PIP PRELIM IMPLEMENTATION PLAN	
PROJECT TITLE:	FAIRFIELD INN 4 STORY 92 UNIT	
PROJECT OWNER:	1111 N. EDWARDS BLVD., LLC	
PROJECT LOCATION:	LAKE GENEVA, WI	
SHEET TITLE:	MISCELLANEOUS DETAILS	
SCALE:	AS NOTED	
PROJECT NUMBER:	36359	
SHEET NUMBER:	CG03	

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DEVELOPMENT AGREEMENT

Document Number

Document Name

THIS DEVELOPMENT AGREEMENT (“Agreement”) is made this ____ day of July, 2018, between the CITY OF LAKE GENEVA, Walworth County, Wisconsin (“City”), and 1111 N EDWARDS BLVD LLC, a Wisconsin limited liability company (“Developer”).

RECITALS

WHEREAS, the City is a Wisconsin municipal corporation, organized and existing pursuant to Wis. Stat. Ch. 62, with authority to enter into this Agreement under its zoning and annexation ordinances, as well as the general home rule authority vested in it under Wisconsin law; and

WHEREAS, the City is the owner and seller of certain real property located in the northeast corner of the City, at the southeast corner of the intersection of Sheridan Springs Road and the north terminus of North Edwards Boulevard, commonly known as 1111 North Edwards Boulevard, and more particularly described in the attached Exhibit A incorporated herein (“Site”); and

WHEREAS, the Developer is the contract purchaser of the Site from the City; and

WHEREAS, the Site is zoned PD, Planned Development, per Ordinance No. 18-_____, and is the subject of a General Development Plan, using the Planned Business District as its base zoning district, with the grant of the conditional use of Commercial Indoor Lodging, approved May 29, 2018 (“GDP”). Concurrently herewith, the Developer is applying for a Precise Implementation Plan (“PIP”) for the Site; and

WHEREAS, the Developer desires to own and develop the Site as a Hampton Inn pursuant to the GDP and the PIP (“Development”); and

WHEREAS, the Development conforms to the City’s Comprehensive Master Plan, because the Site is part of a “Planned Mixed Use Area,” which includes the Planned Business District; and

WHEREAS, the City and the Developer desire to enter into this Agreement.

Recording Area

Name and Return Address

James P. Howe

GODFREY, LEIBSLE, BLACKBOURN &
HOWARTH, S.C.

354 Seymour Court

Elkhorn, Wisconsin 53121

ZA468000003 and ZA468000004

Parcel Identification Number (PIN)

NOW, THEREFORE, the City and the Developer enter into this Agreement on the date first set forth above, and agree as follows:

SECTION 1

RESTATEMENT OF RECITALS

SECTION 1.1 **Recitals Incorporated**. The Recitals set forth hereinabove are restated in the text of this Agreement by reference as if set forth in full herein, and as such constitute agreements by and between the parties made part and parcel of this Agreement.

SECTION 2

PUBLIC AND PRIVATE IMPROVEMENTS

SECTION 2.1 **Phasing/Staging**. The Development shall be developed in one phase. The Developer will install all necessary infrastructure, including sanitary sewer, municipal water supply and related facilities (collectively, "Public Improvements"), as well as surface water drainage, parking lot, building, utilities, other private improvements and related facilities (collectively, "Private Improvements"), as may be necessary to serve the Development (Public Improvements and Private Improvements, sometimes, collectively, "Improvements"). All Improvements shall comply with City and state standards, to be reviewed and approved by the City Engineer, as provided below, and the Public Improvements shall be dedicated and conveyed or transferred to the City pursuant to this Agreement.

SECTION 2.2 **Contractors**. The Developer shall furnish, or cause to be furnished, all labor and services, material, and work for the construction and completion of the Improvements. The parties acknowledge and agree that the Developer may have any or all of the Improvements constructed and supplied by various contractors, and the City specifically agrees that this shall be permitted. The City declares that the Developer may employ any such general contractor or subcontractors, in its own discretion and of its own choosing. The contractors, however, shall appear on the City's pre-qualification list of contractors.

SECTION 2.3 **Improvements' Compliance with Plans**. The Developer will construct and complete, or cause to be constructed and completed, the Improvements in a thorough, workmanlike, and substantial manner in every respect, to the satisfaction and approval of both the City Engineer and the City Council, within the times specified herein and in strict accordance with the instructions and information contained in this Agreement, the performance bond, and the plans and specifications submitted as part of the PIP and reviewed and approved by the City Engineer (collectively, "Plans"), all of which documents are hereby made a part of this Agreement and form the Agreement documents as fully as if the same were set forth at length herein. The Developer, however, shall not be considered in default of any of the terms, covenants, and conditions of this Agreement if the Developer fails to perform any of its obligations hereunder and such failure is caused, in whole or in part, by any act of God, weather conditions, strikes, labor shortages, fires, casualties, shortages of materials, work stoppages, or other matters beyond the reasonable control of the Developer. In the event that any matters set forth in this section delay the Developer's ability to timely perform its obligations under this Agreement, the date upon which said obligations were to be completed shall be extended for a like number of days.

SECTION 2.4 **Required Improvements.** The following are the Improvements which will be required by the City. No improvements which are not specifically contained in the Plans shall be required to be installed by Developer or shall be required by the City to be installed without the express consent of Developer, notwithstanding any new ordinances or any modifications to the ordinances or requirements of the City from time to time.

- a. **Sanitary Sewer System.** The Developer shall construct the sanitary sewer Public Improvements to make adequate sanitary sewerage service available to the Site. The size, type, and installation of all sanitary sewers, laterals and related facilities to serve the Development shall be in accordance with the Plans. The Developer agrees that the City will not accept the sanitary sewer Public Improvements until the same have been installed in accordance with the Plans.
- b. **Municipal Water Supply Facilities.** The Developer shall construct the municipal water supply Public Improvements in such a manner as to make adequate water service available to the Site. The size, type, and installation of all municipal water supply mains, laterals, and related facilities proposed to be constructed shall be in accordance with the Plans. The Developer agrees that the City will not accept the municipal water supply Public Improvements until such Public Improvements have been installed in accordance with the Plans.
- c. **Storm Water Management System.** The Developer shall construct the storm water management system Private Improvements, which include catch basins and inlets, storm sewers, road ditches and open channels, detention/retention basins, and other water quality components as may be required for the Site. All such Private Improvements are to be of adequate size and grade to hydraulically accommodate maximum potential volumes of flow. The type of Improvements required, the design criteria, and the sizes and grades shall be in accordance with the Plans. The storm water management system Private Improvements shall be designed to present no hazard to life or property. The size, type, and installation of all storm water drains and sewers proposed to be constructed shall be in accordance with the Plans. In no event will the City accept the storm water management system Private Improvements, the maintenance of which shall be the responsibility of the owner of the Site, performed in accordance with the Storm Water Management Systems Maintenance Plan attached as Exhibit B hereto and incorporated herein. If such owner fails to perform such maintenance, the City, upon advance written notice to such owner, shall have the right of access to the storm water management system Private Improvements for inspection, public drainage conveyance, and repairs.
- d. **Other Utilities.**
 1. The Developer shall cause electrical power, natural gas, telephone facilities, and cable television service to be installed in such a manner as to make adequate service available to the Site. All electrical power, natural gas, telephone facilities, and cable television service shall be located, where practicable, in underground conduits.

2. Plans indicating proposed locations of all electrical power, gas, and telephone distribution and transmission lines required to service the Site shall be reviewed and approved by the City Engineer.
- e. **Private Street Lights**. Site light and sign Private Improvements shall be installed at the Developer's cost and shall conform to the Plans. Installation shall be approved by the City Engineer. Following installation and approval, such light and sign Improvements shall be the property of the Developer, and the Developer shall maintain the same.
- f. **Landscaping**. The Developer shall:
1. Preserve, to the maximum extent possible, existing trees, shrubbery, vines, and grasses not lying in public roadway drainageways, building foundation sites, private driveway, parking lot, storm water management systems, paths, and trails, by use of sound conservation practices.
 2. Remove and lawfully dispose of all destroyed trees, brush, stumps, shrubs, and other natural growth and all rubbish.

SECTION 3

DEDICATION

SECTION 3.1 **Dedication**. Subject to all of the other provisions of this Agreement, the Developer shall, without charge to the City, upon completion of all of the above-described Public Improvements the Site, unconditionally give, grant, convey, and fully dedicate same to the City, its successors and assigns, forever, free and clear of all encumbrances, together with, including, without limitation, all buildings, structures, mains, conduits, pipes, lines, and appurtenances which may in any way be a part of or pertain to such Public Improvements, and together with all necessary easements for access and maintenance thereto.

SECTION 4

RECAPTURE

SECTION 4.1 **Recapture**. The parties intend that the costs for the eastward extension by the Developer of the sanitary sewer main Public Improvements from their current terminus on Sheridan Springs Road, and south on North Edwards Boulevard to the Site ("Recapture Sewer Main"), shall be recaptured from the properties that benefit from the use of the Recapture Sewer Main on Sheridan Springs Road or North Edwards Boulevard (collectively, "Benefitted Properties;" individually, "Benefitted Property"); provided, however, that if no Benefitted Property connects to the Recapture Sewer Main to serve such property within thirty (30) years after the date of the acceptance by the City of the dedication thereof, no such costs shall be recaptured from the Benefitted Properties. The total of such costs and the Benefitted Properties shall be agreed upon by the City and the Developer upon the acceptance of the dedication of the Recapture Sewer Main by the City.

SECTION 4.2 **Allocation**. When a request is made to the City to connect to the Recapture Sewer Main to serve a Benefitted Property, the City shall institute special assessment procedures in accordance with Wis. Stat. § 66.0703, or such other applicable provision relating thereto, subjecting

such property to a special assessment or charge to pay its share of the costs for the connection to the Recapture Sewer Main, to be allocated among the Benefitted Properties on the basis of their proportionate lineal footage of Recapture Sewer Main. The City shall not permit any Benefitted Property to connect to the Recapture Sewer Main until there has first been paid to the City such property's share of such costs as provided herein.

SECTION 4.3 **Collection**. The City shall collect the proportionate share of the cost from the Benefitted Properties as determined herein for the benefit of the Developer. Within a reasonable time after receiving such share, the City shall forward the full amount thereof to the Developer or the Developer's assignee. The City shall take all steps legally permissible to attempt to recapture assessments from the Benefitted Properties as provided herein, but disclaims any personal liability in the event such recapture cannot legally be accomplished by reason of lapse of time, illegality, or otherwise. The Developer waives any right of action against the City for any sums that the City is unable to recapture.

SECTION 5

PLANS

SECTION 5.1 **Plans On Site**. The Developer shall keep itself supplied with the latest issues of all the Plans, and shall keep one (1) copy thereof at the Site of the work, in good order and available to the City Engineer, or his or her inspectors, representatives, or agents.

SECTION 5.2 **Filing Plans**. At least two (2) complete copies of the Plans shall be filed with the City Clerk, together with two (2) sets of the Plans, one (1) set each in Mylar and digital format, of the Plans to the City Engineer and the Public Works Director, and all such copies of the Plans shall remain the property of the City.

SECTION 5.3 **City Engineer Instruction**. The City Engineer shall promptly furnish the Developer with such additional instructions relating to the Plans, by means of drawings, plans, or otherwise, as is required to proceed with the Public Improvements. All such drawings and additional instructions shall be consistent with this Agreement and reasonably inferable therefrom.

SECTION 5.4 **Conformity with Plans**. All Improvements shall be executed in conformity with the Plans, including additional instructions. The Developer shall cause no work to be performed without proper drawings, plans, and specifications.

SECTION 5.5 **Additional Plans**. If any additional plans or specifications are prepared by the Developer, the cost of same shall be paid for by the Developer. If any additional plans or specifications are prepared by the City Engineer, the Developer shall pay to the City all costs incurred by the City for the preparation of said plans and specifications, which costs shall include engineering, legal, administrative, and all other miscellaneous costs. The Developer shall pay to the City all costs incurred by the City Engineer when he or she reviews the Plans that are prepared by, or at the direction of, the Developer.

SECTION 5.6 **As Built Drawings**. The Developer shall file with the City Engineer a complete set of "AS BUILT DRAWINGS," one (1) set each in Mylar and digital format, for all of the Improvements under this Agreement upon the completion of the Site. The Developer, in its sole discretion, may commission the City Engineer to prepare such drawings, at the Developer's expense.

SECTION 6

CONSTRUCTION AND INSPECTION

SECTION 6.1 **Commencement**. No construction, installation, or Improvements shall commence for the Site until the Developer has made arrangements for inspection and construction staking, and the City Engineer has given written authorization.

SECTION 6.2 **Inspection**. The Developer, prior to any work within the Site, shall make arrangements with the City Engineer to provide for adequate inspection during construction. The City Engineer, and/or his or her inspector, shall inspect and approve all work to assure that the Plans comply with the laws, ordinances and regulations of the City (collectively, "Code") and any other applicable governmental authority, subject to the provisions of this Agreement. The City Engineer shall approve all work prior to release of the sureties.

SECTION 6.3 **Access**. The City Engineer, his or her inspectors, representatives, or agents, shall, at all times, have unrestricted access to all parts of the work and to other places where or in which the preparation of materials and other integral parts of the public Improvements are being carried on and conducted.

SECTION 6.4 **Assistance**. The Developer shall provide all facilities and assistance requested or required to carry out the work of supervision and inspection by the City Engineer, his or her inspectors, representatives, or agents.

SECTION 6.5 **Responsibilities Not Relieved**. Inspection of the Improvements by these authorities or their representatives shall in no manner be presumed to relieve, in any degree, the responsibility or obligations of the Developer or to constitute the Developer as an agent of the City.

SECTION 6.6 **Materials Inspection**. No material of any kind shall be used in the Public Improvements until it has been inspected and accepted by the City Engineer, or his or her inspector. All rejected materials shall be immediately removed from the Site. Any materials or workmanship found at any time to be defective shall be replaced or remedied at once, regardless of previous inspection. Inspection of materials shall be promptly made and, where practicable, at the source of supply.

SECTION 6.7 **Request for Inspection**. Whenever the specifications, the instructions of the City Engineer, the Code, or the laws, ordinances, or regulations of any public authority require work to be specifically treated or approved, the Developer's contractor shall give the City Engineer timely notice of its readiness for inspection, and if the inspection is by another authority, of the date fixed for such inspection.

SECTION 6.8 **Compliance with Laws**. The Developer and every contractor or person doing or contracting to do any work contemplated by this Agreement shall keep itself fully informed of all national and state laws and the Code in any manner affecting the Improvements, and shall at all times observe and comply with such national and state laws and the Code regardless of whether such national and state laws and the Code are mentioned herein, and shall indemnify the City, its officers, agents, and employees, against any claim or liability arising from or based on the violation of any national and state laws and the Code.

SECTION 6.9 **Permits**. The Developer shall secure, at its own expense, all necessary certificates and permits from municipal or other public authorities required in connection with the Improvements, and shall give all notices required by law, ordinance, or regulation and the Code. The Developer shall pay all fees and charges incident to be due for the lawful prosecution of the work contemplated by this Agreement and any extra work performed by the Developer.

SECTION 6.10 **Engineering Fees**. The City shall require that the City Engineer provide the Developer with a written, detailed estimate of the anticipated cost of all engineering inspection of construction, construction staking, and all inspections by the City Engineer, or his or her inspector for the Site, before commencement. The Developer shall pay to the City the actual cost billed by the City Engineer.

SECTION 7

PROTECTION OF WORK, PROPERTY, AND PERSONS

SECTION 7.1 **Safety Precautions**. The Developer shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the work on the Site. The Developer will take all necessary precautions for the safety of, and will provide the necessary protection to prevent damage, injury, or loss to, all employees on the work and other persons who may be affected thereby, all the work and all materials or equipment to be incorporated therein, whether in storage on or off the Site, and other property at the Site, or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction on the Site.

SECTION 7.2 **No Nuisance**. The Developer shall provide all necessary privy accommodations for the use of its contractors, and shall maintain the same in a clean and sanitary condition. The Developer shall not create or permit any nuisance to the public or to residents in the vicinity of the work on the Site.

SECTION 7.3 **Safety Regulation Compliance**. The Developer will comply with all applicable safety laws, ordinances, rules, regulations, orders of any public body having jurisdiction, and the Code. The Developer will erect and maintain, as required by the conditions and progress of the work on the Site, all necessary safeguards for safety and protection. The Developer will notify owners of adjacent properties when prosecution of the work may affect them. The Developer will remedy all damage, injury, or loss to any property caused, directly or indirectly, in whole or in part, by the Developer's contractors or any subcontractors, or anyone directly or indirectly employed by any of them, or anyone for whose acts any of them be liable.

SECTION 7.4 **Preventing Damage**. In emergencies affecting the safety of persons or the work or property at the Site, or adjacent thereto, the Developer shall immediately act to prevent threatened damage, injury, or loss.

SECTION 8

TIME FOR COMPLETION OF WORK; PERFORMANCE BOND

SECTION 8.1 **Commencement**. It is anticipated that construction of the Improvements will commence no later than August 2018. The term of this Agreement shall expire on the tenth (10th) anniversary date of such commencement of construction; provided, however, that the Developer may seek extension as reasonably necessary to complete the Site.

SECTION 8.2 **Security**. A surety bond will be filed with the City prior to construction of the Site. The procedure for the filing of the surety bond shall be as follows: A surety bond equal in amount to one hundred twenty percent (120%) of the Public Improvements shall be issued by a financial institution acceptable to the City. Said surety bond may be reduced from time to time by the value of the Public Improvements previously completed and fully paid. The security will be reduced proportionately as each aspect of the construction for the Site has been completed and paid for. Should additional Public Improvements be added or the cost of the intended Public Improvements prove to be larger than originally anticipated, the surety bond shall be immediately supplemented to include any additional amounts or other estimated costs with respect to said Public Improvements. To secure the Developer's warranty of the Public Improvements under subsection 11.01(c), below, the Developer shall maintain maintenance bond in the amount of ten (10) percent of the cost of such Public Improvements for twelve (12) months.

SECTION 8.3 **Acceptance of Work**. No act of the City, of the City Engineer, or of any representative of either, in inspecting the Public Improvements, or any extension of time for the completion of such Improvements, shall be regarded as an acceptance of such Improvements or any part thereof, or of materials used therein, either wholly or in part. Acceptance shall be evidenced only by the final certificate of the City Engineer. No waiver of any breach of this Agreement by the City or anyone acting on its behalf shall be held as a waiver of any other subsequent breach thereof. Any remedy provided herein shall be taken and construed as cumulative.

SECTION 8.4 **Breach, Completion**. In the event the Developer fails to complete the Public Improvements within the specified time, commits a material breach of any of the other covenants hereunder, or if the Developer becomes insolvent, or is declared bankrupt, or commits any act of bankruptcy or insolvency, or makes an assignment for the benefit of creditors, or from any other cause whatsoever, does not carry on the Public Improvements in an acceptable manner, the City shall give notice in writing to the Developer and its surety of such delay, neglect, or default, specifying the same, and if the Developer, within a period of ten (10) days after such notice, does not proceed in accordance therewith, subject to the provisions of Section 2.3 hereof, then the City shall, upon written certificate from the City Engineer of the fact of such delay, neglect, or default, and the Developer's failure to comply with such notice, have full power and authority to call upon the surety or complete the work in accordance with the terms of this Agreement; or the City may take over the Public Improvements, including any or all materials and equipment on the ground as may be suitable and acceptable, and may complete the Public Improvements by or on its own account, or may enter into a new agreement with another party for the completion of the Public Improvements, according to the terms and provisions hereof, or use such other methods as, in its opinion, shall be required for such completion of in an acceptable manner. All costs and charges incurred by the City, together with the cost of completing the Public Improvements, shall be charged to the Developer, and the Developer and its surety shall be liable therefor.

SECTION 9

RISK OF LOSS

SECTION 9.1 **Risk of Loss**. The risk of loss or damage of any kind whatsoever to materials stored on the Site, and the risk of damage or destruction to the Site or any part thereof, at any time prior to the completion and acceptance of the Public Improvements to be performed under this Agreement, is assumed by the Developer.

SECTION 10

DEVELOPER'S INSURANCE

SECTION 10.1 **Insurance**. The Developer shall not commence, or cause to be commenced, work under this Agreement until it has obtained all insurance required under this subsection, and such insurance has been approved by the City; nor shall the Developer allow any contractor or subcontractor to commence such Improvements until all such insurance required of the Developer has been so obtained and approved.

SECTION 10.2 **Worker's Compensation Insurance**. The Developer shall take out and maintain during the life of this Agreement, Worker's Compensation Insurance for all of its employees employed at the Site, and in case any work is sublet, the Developer shall require all contractors and subcontractors to similarly provide Worker's Compensation Insurance for all of their employees, unless such employees are covered by the protection afforded by the Developer. In case any class of employees at the Site are engaged in hazardous work under this Agreement, but are not protected under the Worker's Compensation Statute, the Developer shall provide, and shall cause such contractor and subcontractor to provide, Employer's Liability Insurance for the protection of any employees not otherwise protected.

SECTION 10.3 **Public Liability and Property Damage Insurance**. The Developer shall take out and maintain during the life of this Agreement such public liability and property damage insurance as shall protect the Developer and any contractor or subcontractor performing work covered by this Agreement from claims for damages for personal injury, including accidental death, as well as from claims for property damages, which may arise from operations under this Agreement, whether such operations be by itself or by any contractor or subcontractor, or by anyone directly or indirectly employed by any of them, and the amount of such insurance shall be as follows: Public liability insurance in an amount not less than One Million Dollars (\$1,000,000.00) for injuries, including accidental death, to any one (1) person, and subject to the same limit for each person in an amount not less than Two Million Dollars (\$2,000,000.00) on account of one (1) accident, and property damage insurance in an amount of not less than Five Hundred Thousand Dollars (\$500,000.00).

SECTION 10.4 **Contractor Insurance**. The Developer shall require each and every contractor and subcontractor to obtain and maintain similar policies with the same limits stipulated above, including contractor's contingent or protective insurance, if necessary to protect the Developer from damage claims arising from operations under this Agreement.

SECTION 10.5 **Insurance Covering Special Hazards**. The following special hazards shall be covered by rider or riders to the public liability and/or property damage insurance policy or policies herein before required to be furnished by the Developer, or by separate policies of insurance, in amounts not less than Three Hundred Thousand Dollars (\$300,000.00) to cover injury to underground structures such as wires, conduits, pipes and sewers, and explosions of any kind, including blasting, and public liability insurance of Two Hundred Fifty Thousand Dollars (\$250,000.00)/Five Hundred Thousand Dollars (\$500,000.00), with property damage not less than One Hundred Thousand Dollars (\$100,000.00) for each and every truck or other motor vehicle used in hauling materials to or from the Site.

SECTION 10.6 **Proof of Carriage of Insurance**. Prior to commencement of work hereunder, the Developer shall furnish to, and obtain approval from the City Administrator, of certificates of insurance relating to all coverages required hereby and herein.

SECTION 10.7 **Cancellation of Insurance**. Each policy shall provide that it is noncancellable for a period of thirty (30) days following written notice of intention to cancel given by the insurance carrier via certified mail.

SECTION 10.8 **Endorsements**. The Developer will secure a contractual endorsement covering the hold harmless and indemnity agreements contained in Section 11 hereof.

SECTION 11

HOLD HARMLESS AND INDEMNITY AGREEMENT

SECTION 11.1 **Indemnity**. The Developer agrees to indemnify and hold harmless the City, its agents and employees, from any and all claims of all persons, entities, or the like for damages of any kind relating to injury, death, or property damage arising directly or indirectly out of the work performed or to be performed under this Agreement, including extra work, by reason of negligent or wrongful conduct in whole or in part on the part of:

- a. The Developer, or any of its servants, employees, personnel, agents, representatives, contractors, or subcontractors, or the agents of said respective parties, or persons performing any work under this Agreement or in connection with any work performed under this Agreement.
- b. The City, or any of its officers, supervisors, officials, agents, servants, employees or personnel, or independent contractors (collectively, "Agents") for which the City is responsible for any liability, except this provision shall not apply to negligent acts or omissions or wrongful conduct by the City or its Agents with respect to the design or inspection of the work performed by the City or any of its Agents, as provided in this Agreement.
- c. The Developer hereby warrants that all Improvements required herein will utilize good quality materials and workmanship. The Developer further agrees to warrant all Public Improvements against all defects in material or workmanship for a period of one (1) year from the date of the acceptance of the public dedication thereof.

SECTION 11.2 **Defense**. The Developer agrees to assume the defense of any action filed to which this hold harmless agreement applies, and to pay all costs and attorney fees incurred in connection therewith, and to pay any final judgments entered in an action to which this hold harmless agreement and indemnification agreement applies.

SECTION 11.3 **Immunity Not Affect**. This indemnity and hold harmless agreement shall be applicable regardless of any provision of immunity provided for by law.

SECTION 11.4 **Certificate of Insurance**. The Developer further agrees that prior to commencement of the public or private Improvements under this Agreement, it will deposit with the City Administrator certificates of insurance relating to the foregoing, together with a contractual indemnity endorsement relating to this hold harmless agreement.

SECTION 12

MISCELLANEOUS

SECTION 12.1 **Complete Agreement, Amendment.** There are no representations, covenants, warranties, promises, agreements, conditions, or undertakings, oral or written, between the City and the Developer, other than as set forth herein, which is to be read and interpreted in conjunction with this Agreement as to the subject matter hereof. Except as otherwise expressly provided herein, no subsequent alteration, amendment, change, or addition to this Agreement shall be binding upon either party unless made in writing by the City Council and the Developer, and signed by them.

SECTION 12.2 **Conflicts with Codes and Ordinances of the City.** Whenever the terms or provisions of this Agreement or any exhibits hereto conflict with the terms and provisions of any codes or ordinances of the City, the terms and provisions of this Agreement shall prevail and control.

SECTION 12.3 **Cooperation with Permits, Easements.** The City shall cooperate with the Developer in the Developer's endeavors to obtain required permits and approvals from all other governmental or quasi-governmental agencies or boards, whether federal, state, or local, with jurisdiction over any aspect or part of the Site, which support and assistance shall also extend to any public and private utility companies. The City shall also cooperate with the Developer in obtaining all necessary easements and shall grant the Developer access to all City owned rights-of-way to enable the Developer's provision of sanitary sewer, municipal water service, and electrical service to the Site, in accordance with the Plans. City shall process any applications and shall issue such permits within the following time periods after application of such permits are made: Building Permits – 10 days; Occupancy Permits – 10 days.

SECTION 12.4 **Assessment Pending Development.** If allowed by law, the Site shall be assessed as improved property in only those portions that have been actually improved and developed by the Developer. The remainder of the Site not so improved or developed shall be assessed as it is actually used. If the provisions of this subsection should conflict with any future change in present state law relating to appropriate methods of assessment, then the provisions of said changed state law shall prevail.

SECTION 12.5 **Severability.** In the event that any provision of this Agreement conflicts with applicable state or federal law, such conflict shall not affect the other provisions of this Agreement which can be given effect without the conflicting provision, and, to this end, the provisions of this Agreement are declared to be severable and the invalidity or partial invalidity or unenforceability of any one (1) provision or portion hereof shall not affect the validity or enforceability of the remaining portions of said provision or any other provisions of this Agreement.

SECTION 12.6 **City Not Partner.** The City does not, in any way or for any purpose, become a partner, employer, principal, agent, or joint venturer of or with the Developer.

SECTION 12.7 **Captions.** This Agreement shall be construed without reference to titles of any sections or subsections hereof, which are inserted only for convenience.

SECTION 12.8 **Binding Agreement, Assignment.** This Agreement, and all of the terms, covenants, and conditions hereof and of the various instruments executed and delivered pursuant hereto, shall be binding upon and inure to the benefit of the parties and their respective successors and assigns. The Developer shall be permitted to assign any and all of its rights hereunder; provided, however, the City

shall be notified, in writing, of any such assignment within thirty (30) days before the effective date of such assignment, and such written notice shall include the name, address, and telephone number of the assignee; and, provided further, that such assignment shall not be effective unless and until the assignee satisfies the City that it may succeed to the surety bond as provided under this Agreement, in such manner and form acceptable to the City Attorney, or assignee provides a new surety bond acceptable to the City.

SECTION 12.9 **Governing Law**. This Agreement shall be construed under the laws of the State of Wisconsin.

SECTION 12.10 **Counterpart Execution**. This Agreement, and all other documents or instruments that may be required by this Agreement, may be executed in several counterparts, each of which shall be deemed an original, but all of which shall constitute one (1) and the same instrument. In addition, this Agreement may contain more than one (1) counterpart of the signature page, and this Agreement may be executed by the affixing of the signatures of each of the signers to one (1) of such counterpart signature pages; all of such counterpart signature pages shall be read as though one (1), and shall have the same force and effect as though all of the signers had signed a single signature page.

(Signature page follows)

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

CITY:

CITY OF LAKE GENEVA, a Wisconsin municipal corporation

By: _____
Thomas Hartz, Mayor

Attest: _____
Lana Kropf, City Clerk

APPROVAL OF COMMON COUNCIL

This Agreement was approved by the Common Council of the City of Lake Geneva by Resolution dated the ____ day of July, 2018.

DEVELOPER:

1111 Edwards Blvd LLC, a Wisconsin limited liability company

By: _____
Jason Konrad, a Member

Drafted By:

James P. Howe
GODFREY, LEIBSLE, BLACKBOURN &
HOWARTH, S.C.
354 Seymour Court
Elkhorn, Wisconsin 53121
Telephone: (262) 723-3220
Facsimile: (262) 723-5091
email: jhowe@godfreylaw.com

EXHIBIT A
LEGAL DESCRIPTION

Lot 3 and Lot 4 of Certified Survey Map No. 4680 recorded October 13, 2016 in Volume 31 of Certified Surveys on Page 28 as Document No. 934194, and being part of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 and Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 all in Section 30, Township 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

Tax Key No. ZA468000003 and ZA468000004

Address: Vacant Lots, 1111 North Edwards Boulevard

EXHIBIT B
STORM WATER MANAGEMENT SYSTEMS
MAINTENANCE PLAN

See attached.

STORM WATER MANAGEMENT SYSTEMS MAINTENANCE PLAN

The facility Operator and its successors and assigns shall be responsible to repair and maintain the storm water management systems located of the property in good condition and in working order and such that the systems operate in compliance with approved plans. The operator will conduct such maintenance or repair work in accordance with applicable laws, codes and regulations, as outlined below:

Inlet Filter Insets	All inlet Insets shall be inspected in early spring and late fall of each year. Any sediment and/or debris present shall be removed and disposed; such that the storm water facilities operate as designed and permitted.
Drainage Structure Sumps and Sediment Traps	Drainage structures equipped with sumps and other sediment trapping structures installed on site shall be inspected in early Spring of each year. These structures shall be cleaned when sediment reaches a level that is 6 inches below the lowest invert of the structure or sooner.
Rip-Rap	Rip-Rap channels and outlets shall be inspected at least once per year to monitor rip-rap positioning and stability. Any evidence of erosion shall be repaired as necessary.
Detention Basin (General)	The Detention Basin shall be inspected for debris accumulation at least once per year to prevent/correct flow obstructions. All debris found shall be removed and disposed appropriately.
Detention Basin (Infiltration Area)	The infiltration portion of the detention basing shall be inspected once per year and its performance monitored as necessary to ensure it is performing as designed. Unwanted vegetation shall be removed periodically and the upper 24" of soil scarified or replaced as necessary to ensured continued performance.
Vegetation and Ground Cover	All landscaped areas of the site shall be protected by grass, mulch or other permanent type of ground cover. Bare ground or eroded areas shall be repaired, seeded and mulched as necessary to ensure adequate ground cover. No trees shall be allowed to grow within the Detention Area basin. Any saplings observed shall be promptly removed.
Inspection/Maintenance Logs	The property operator shall keep record of all inspections and maintenance activities associated with storm water management facilities on site. These logs shall include dates, brief description of the observations made and a description of the actions taken, if any. These logs shall be kept on-site and available for review upon request.

Comprehensive Plan Amendment Comment Summary

The City of Lake Geneva held a public workshop on September 5, 2018 to gather insights related to the proposed Comprehensive Plan amendment and the developer’s conceptual plan.

There were 27 registered attendees of the Public Workshop. Participants were provided with numbered dots, which were used to identify areas on the developer’s conceptual plan where they had comments or suggestions. Two identical copies of the map were provided for comments on at the Workshop. The comments below correspond to the numbered dots on the maps. Additional, general comments are located on the following page.

Dot Number	Comment
7	Great concern over the intersection of Edwards and Townline Road. Traffic on Edwards has increased with Townline traffic having increased as a bypass to this traffic.
8	We are told that there will be no road through to Joshua Lane. Rather an access to a bike path. The concern is that it will become a road because of large traffic volume out of the multi-family.
9	The current cornfield is elevated above the homes on Joshua Lane. Two story apartment homes will tower above the single-family homes on Joshua Lane reducing privacy. Rendering assumes the trees separating the subdivision and multi-family would need to be redeveloped and drainage plans put in place.
13	This intersection is already a mess! What will 400 more vehicles per day do to it? This is not a good idea.
14	We have a lot of families in this subdivision with small children. Having an access through here will make it very dangerous.
15	Concerned about drainage going down into the backyards of The Meadowlands Subdivision. We get flooded already!
25	Are any trees going to be cut down behind our homes?
26	Is the bike path behind our homes necessary?
27	Will this road ever be open?
28	Will lights be added here?
29	15 units/90 apartments. Does there need to be this many and will there be more in the future?
31	Traffic lights at Edwards and Townline?
32	Is Andrea Drive going through?
38	My shrub-line is low. You will be able to see right into my home and yard from the apartments.
39	There should be a much larger buffer zone between the apartments and the homes on Joshua Lane.
40	The drawings do not accurately depict the reality of the shrub-line.
49	I’m worried about my home value in Townline Trails. We can’t keep those homes on the market so I’m unsure why this parcel wouldn’t remain for single-family.
51	The intersection of Edwards and Townline is treacherous. A stoplight at the intersection is sorely needed.
61	Stoplight needed. Increased truck traffic and car traffic.
62	Bike path or road
148	Extension of Andrea Lane across Joshua Lane will create a traffic hazard in what is currently a low traffic area. Adding 200 cars into the area puts the neighborhood children at a risk the families did not plan for when they moved into the area.
169	Traffic flow
171	Entrance – too close to Meadowlands lot line, 90 units/400 total parking spaces and ONE driveway as close as possible to the backyards of The Meadowlands. NOISE pollution and light pollution from buildings, windows and parking lots into backyards of Meadowland houses.
173	Three bus stops on Townline Road

175	Water issue – currently the farmland channels heavy rain directly into backyards and flash floods into the basement window wells. Property taxes – Just increased on my property by \$30K, but my resale value will be negatively impacted by this development as it's in my backyard. Visibility/hill – farmland is all elevated over Meadowlands and 37' roofs, these buildings will tower over Meadowlands.
193	Easement: We would like to know what the plan is for this easement/access? We worry about the influx of traffic from 90 apartments into single-family residential if it turns into a road.
197	Intersection: With this influx of traffic, this would have to become a controlled intersection.
201	Bus stop: Lots of kids here in morning and afternoon. Increase in traffic puts safety risk.

Please share any additional comments:

- A bike path in the ROW in Andrea Drive would bring more foot traffic into The Meadowlands Subdivision. There is then nowhere for those people to go. It provides a dark corridor for people who wish to do harm. I am strongly against a connection of any sorts (multi-use path, street, etc.) between The Meadowlands Subdivision and the proposed development. Please require the developer to conduct a traffic study! I strongly encourage the developer to move the multi-family acreage to the east (towards Edwards Blvd). I'm concerned about the drainage between the proposed development and existing homes along Joshua Lane. The height of the buildings is very inconsistent with the existing homes. If the development goes, please require full time on-site management – regardless of the number of units.
- Need more of a buffer from lot line to house. Another 60-80' from easement of bike path would be recommended and appropriate.
- Six family units is not a transition.
- Would tenants be able to sublease?
- Great concern over property devaluation, especially to the residences directly adjacent to proposed units 1-4.
- My big concern is having a bike path that's dark and provides an easy/quick access for people to come into our subdivision and possibly cause problems. My other big concern is drainage that will come down into The Meadowlands along Townline Road, which is already a swamp in our backyards. Too much traffic on Townline and Edwards Blvd. It's very dangerous and it already needs stoplights! This will only make it worse.
- The drainage by all the homes next to trees is poor already. More trucks on 120. Large lights coming? Number one concern is water in our subdivision! I am okay with single-family homes, but not multi-family. Worried about bus drop off for kids on Townline.
- Multi-family development is going to put too much stress on the current infrastructure, i.e., the intersection of Townline Road and Edwards Blvd. Also, the blind spot created by the hill between Edwards Blvd and the proposed entrance creates a dangerous situation for traffic accidents. Too much of the traffic on Townline Road drives too quickly for proper left hand turns out of the proposed entrance. A multi-family development also collides with the single-family homes in the area. The transition from single-family to multi-family is too abrupt. There should be an area of resident-owner multi-family homes if the zoning is changed instead of simply rental residences.

-CONCEPTUAL SITE PLAN- COPPER CIRCLE APARTMENT HOMES

Townline Rd & Edwards Blvd / Hwy 120 Lake Geneva, WI



- WISCONSIN HIGHWAY 120 -
- EDWARDS BLVD. -

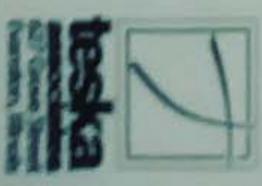
- PARK DRIVE -

SITE SUMMARY

- +/- 12.24 TOTAL ACRES
- +/- 8.12 ACRES OF OPEN SPACE (66% OF TOTAL ACRES)
- 15, 6 UNIT BUILDINGS
- 90 APARTMENT UNITS TOTAL
- 1 GARAGE SPACE PER UNIT
- 1 PARKING SPACE IN DRIVEWAY APRON PER UNIT
- 2+ PARKING SPACES/UNIT
- +/- 40 GUEST PARKING SPACES



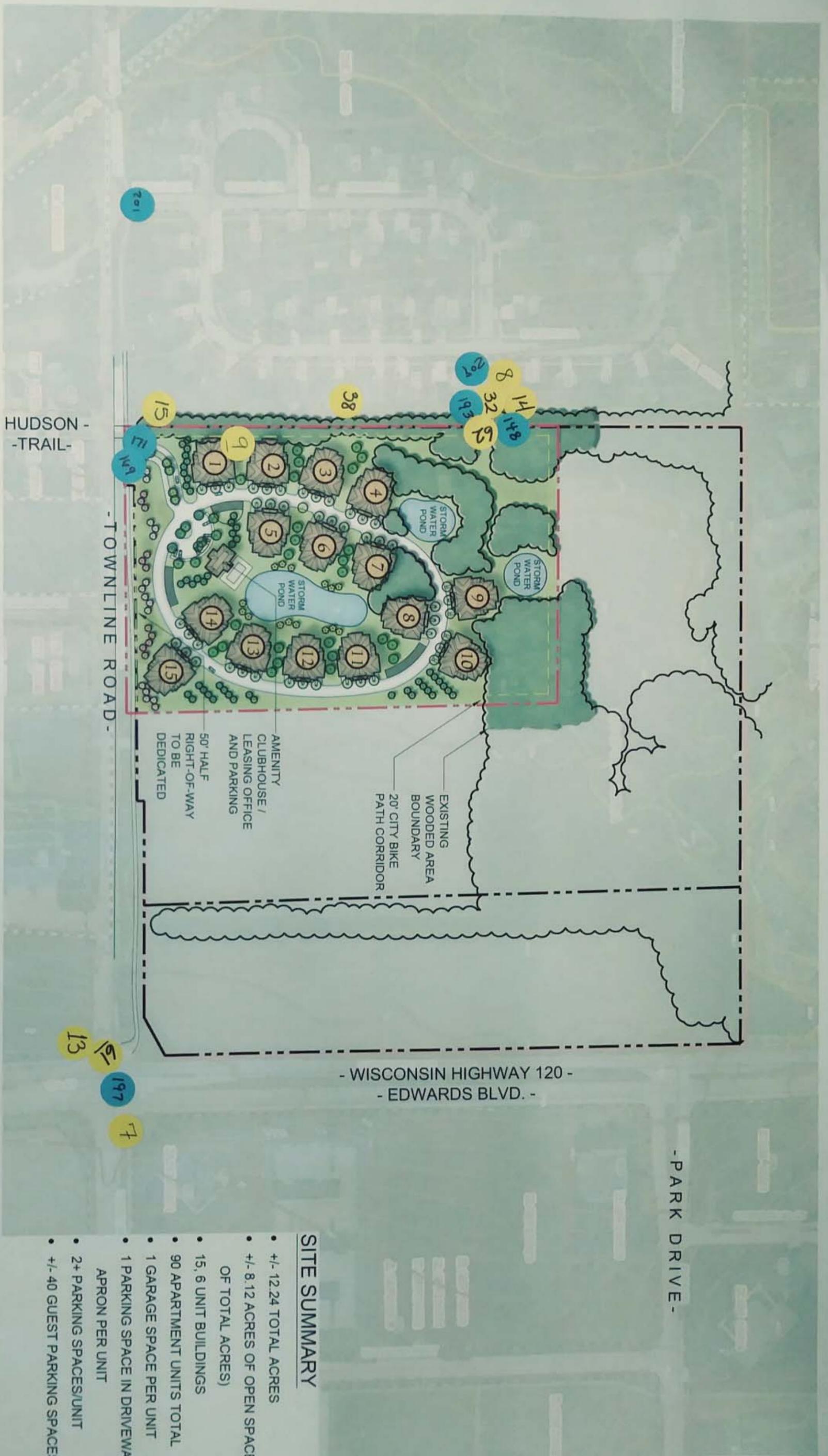
WOLFF
REAL ESTATE
ESTATE
262-909-1212



- CONCEPTUAL SITE PLAN -

COPPER CIRCLE APARTMENT HOMES

Townline Rd. & Edwards Blvd./Hwy 120 Lake Geneva, WI



- WISCONSIN HIGHWAY 120 -
- EDWARDS BLVD. -

- PARK DRIVE -

SITE SUMMARY

- +/- 12.24 TOTAL ACRES
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- 2+ PARKING SPACES/UNIT
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ISSUED: 2018.08.17



WOLFF
REAL
ESTATE

262-903-3222



**City of Lake Geneva
Finance, License, & Regulation Committee
September 18, 2018**

**Prepaid Checks
9/3/18 - 9/18/18**

**Total:
\$26,427.43**

Checks over \$5,000:

\$	15,635.19	Alliant Energy - September bills to date
\$	-	
\$	-	
\$	-	
\$	-	

Report Criteria:
 Report type: Summary
 Check.Type = {<>} "Adjustment"

Check Issue Date	Check Number	Vendor Number	Payee	Amount
09/07/2018	68452	2046	ALLIANT ENERGY	15,635.19
09/07/2018	68453	2273	CHASE CARD SERVICES	3,587.84
09/07/2018	68454	5266	D & D RESTAURANT GROUP INC	175.00
09/07/2018	68455	2670	HOME DEPOT CREDIT SERVICES	363.62
09/07/2018	68456	5265	PUBLIC ADMINISTRATION ASSOCIATES	3,668.66
09/07/2018	68457	4973	US BANK	2,871.57
09/07/2018	68458	5239	WALMART COMMUNITY	125.55
Grand Totals:				26,427.43

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
11-00-00-21100	103.36	19,690.87-	19,587.51-
11-00-00-44130	150.00	.00	150.00
11-00-00-44250	25.00	.00	25.00
11-14-20-53990	3,668.66	.00	3,668.66
11-14-30-53110	126.08	.00	126.08
11-14-30-53310	460.00	.00	460.00
11-16-10-52220	5,034.43	.00	5,034.43
11-16-10-53500	58.24	.00	58.24
11-21-00-51380	177.20	103.36-	73.84
11-21-00-53420	1,610.23	.00	1,610.23
11-21-00-53800	119.74	.00	119.74
11-21-00-53990	67.76	.00	67.76
11-22-00-52220	1,023.00	.00	1,023.00
11-22-00-53400	10.60	.00	10.60
11-22-00-53510	34.60	.00	34.60
11-22-00-53990	33.00	.00	33.00
11-22-00-54500	799.00	.00	799.00
11-22-00-58000	125.55	.00	125.55
11-22-00-58100	159.98	.00	159.98
11-24-00-53100	994.75	.00	994.75
11-24-00-53320	500.00	.00	500.00
11-29-00-53400	1,000.00	.00	1,000.00
11-32-10-53600	41.93	.00	41.93
11-32-10-53990	91.52	.00	91.52
11-34-10-52220	140.75	.00	140.75
11-34-10-52230	740.83	.00	740.83
11-34-10-53750	23.15	.00	23.15
11-51-10-52220	1,447.47	.00	1,447.47
11-52-00-52220	170.30	.00	170.30
11-52-01-52220	857.10	.00	857.10
40-00-00-21100	.00	4,718.98-	4,718.98-
40-55-30-52220	4,718.98	.00	4,718.98
42-00-00-21100	.00	301.87-	301.87-

GL Account	Debit	Credit	Proof
42-34-50-52500	240.13	.00	240.13
42-34-50-53400	61.74	.00	61.74
48-00-00-21100	.00	19.37-	19.37-
48-00-00-52220	19.37	.00	19.37
61-00-00-21100	.00	119.94-	119.94-
61-00-00-53100	119.94	.00	119.94
62-00-00-21100	.00	119.94-	119.94-
62-00-00-92100	119.94	.00	119.94
99-00-00-21100	.00	1,559.82-	1,559.82-
99-00-00-52220	1,482.96	.00	1,482.96
99-00-00-53120	39.86	.00	39.86
99-00-00-53320	37.00	.00	37.00
Grand Totals:	26,634.15	26,634.15-	.00

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:
Report type: Summary
Check.Type = {<>} "Adjustment"

**City of Lake Geneva
Finance, License, & Regulation Committee
September 18, 2018**

Accounts Payable

	<u>Fund #</u>	
1. General Fund	11	\$ 59,683.28
2. Debt Service	20	\$ -
3. TID #4	34	\$ -
4. Lakefront	40	\$ 4,136.11
5. Capital Projects	43,52	\$ -
6. Parking	42	\$ 1,233.65
7. Cemetery	48	\$ 80.00
8. Equipment Replacement	50	\$ -
9. Library Fund	99	\$ -
10. Impact Fees	45	\$ 10,665.00
11. Tourism Commission	47	\$ -
Total All Funds		<u><u>\$75,798.04</u></u>

**CITY OF LAKE GENEVA
ACCOUNTS PAYABLE UNPAID ITEMS OVER \$5,000**

**FINANCE, LICENSE, & REGULATION COMMITTEE
9/18/2018**

TOTAL UNPAID ACCOUNTS PAYABLE **\$ 75,798.04**

ITEMS > \$5,000

Johns Disposal - September Refuse & Recycling Service \$ 39,040.89

Lake Geneva Utility Commission - Impact Fees \$ 10,665.00

\$ -

\$ -

Balance of Other Items \$ 26,092.15

Report Criteria:

Detail report.
Invoices with totals above \$0.00 included.
Only unpaid invoices included.
Invoice.Batch = "180924"
Invoice Detail.GL account (2 Characters) = {<>} "61"
Invoice Detail.GL account (2 Characters) = {<>} "62"

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
ARROW PEST CONTROL INC				
76852	08/28/2018	PEST CONTROL-SEP	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	55.00
Total ARROW PEST CONTROL INC:				55.00
BREEZY HILL NURSERY				
I-217312	08/30/2018	POND MAINT-AUG	42-34-50-52200 PARKING LOT PLANTING/MAINT	216.00
Total BREEZY HILL NURSERY:				216.00
BUMPER TO BUMPER AUTO PARTS				
662-394823	08/29/2018	WIRE TERMINATORS	11-52-01-53400 VETS PARK OPERATING SUPPLIES	11.46
662-395250	09/05/2018	BULB-MOWER	11-52-00-52500 EQUIPMENT REPAIR SERVICES	5.09
Total BUMPER TO BUMPER AUTO PARTS:				16.55
DUNLEAVY, KYLE				
DUNLEAVY-9/	09/02/2018	DUNLEAVY-SEC DEP 9/1/18	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
DUNLEAVY-9/	09/02/2018	DUNLEAVY-SETUP, SEC GRD 9	40-55-10-46740 UPPER RIVIERA REVENUE	357.63
Total DUNLEAVY, KYLE:				642.37
DUNN LUMBER & TRUE VALUE				
734867	08/28/2018	NUTS,BOLTS	11-52-00-52410 BLDG MAINT&REPAIR-PARKS	5.28
734867	08/28/2018	DISCOUNT	11-00-00-48190 DISCOUNTS EARNED	.26-
735435	09/04/2018	DECK SCREW,FASTENERS	40-55-10-53500 BLDG MAINT SUPPLIES-UPPER RIV	21.98
735435	09/04/2018	DISCOUNT	11-00-00-48190 DISCOUNTS EARNED	.55-
735464	09/04/2018	FORKS	11-32-14-54300 COMPOSTING OPERATING SUPPLIES	63.98
735464	09/04/2018	DISCOUNT	11-00-00-48190 DISCOUNTS EARNED	3.20-
735892	09/07/2018	BATTERIES	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	34.99
735892	09/07/2018	DISCOUNT	11-00-00-48190 DISCOUNTS EARNED	1.75-
735897	09/08/2018	BATTERIES-RETURNED	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	34.99-
735897	09/08/2018	DISCOUNT	11-00-00-48190 DISCOUNTS EARNED	1.75
Total DUNN LUMBER & TRUE VALUE:				87.23
ELDER, NAN				
SEP-2018	09/10/2018	26.9 MI-VLG SUMMIT	11-14-30-53300 CITY CLERK TRAVEL-MILEAGE	14.66
Total ELDER, NAN:				14.66
ELKHORN CHEMICAL CO INC				
603397	09/04/2018	SOAP,SPRAY,DEO BLOCKS	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	180.28
Total ELKHORN CHEMICAL CO INC:				180.28
ETI CORP				
9/04/2018	09/04/2018	LIC MGR 2018-2019	11-14-30-53820 LICENSE/SUPPORT EXPENSE	299.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total ETI CORP:				299.00
FIRST SUPPLY LLC				
1760100-00	08/29/2018	SHOWER VALVES	40-54-10-53520 BEACH MAINTENANCE SUPPLIES	474.62
Total FIRST SUPPLY LLC:				474.62
FORD OF LAKE GENEVA				
65006	08/28/2018	TIRE,SENSOR-REPAIR	42-34-50-53510 VEHICLE/EQUIPMENT MAINT	191.53
Total FORD OF LAKE GENEVA:				191.53
GENEVA ONLINE INC				
1069738	09/01/2018	EMAIL SVC-SEP	11-12-00-52210 MUNICIPAL CT TELEPHONE	2.00
Total GENEVA ONLINE INC:				2.00
GIRAFFE ELECTRIC				
S1277	08/28/2018	LIGHT REPAIR-FOUNTAIN	40-55-20-53550 FOUNTAIN MAINT EXP	270.00
S1284	08/28/2018	TRAFFIC LTS-HWY 50/EDWARD	11-10-00-52450 EXPENSES SUBJECT TO INS CLAIM	180.00
Total GIRAFFE ELECTRIC:				450.00
HE STARK AGENCY INC				
6089PARK-8/1	09/06/2018	COLLECTION FEES-AUG	42-34-50-52160 PROFESSIONAL SERVICES	826.12
Total HE STARK AGENCY INC:				826.12
HEIN ELECTRIC SUPPLY CO				
511967-00	08/24/2018	REPLACEMENT LIGHTS	11-34-10-52610 STREET LIGHTS REPAIRS	447.60
Total HEIN ELECTRIC SUPPLY CO:				447.60
HENRICKSEN				
652670	08/16/2018	CHAIR	11-14-10-53100 MAYOR OFFICE SUPPLIES	251.24
Total HENRICKSEN:				251.24
ITU ABSORB TECH INC				
7080377	09/07/2018	MATS	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	79.16
Total ITU ABSORB TECH INC:				79.16
JERRY WILLKOMM INC				
244825	08/31/2018	1300 GALS GAS	11-32-10-53410 VEHICLE-FUEL & OIL	3,521.70
Total JERRY WILLKOMM INC:				3,521.70
JOHNS DISPOSAL SERVICE INC				
213591	09/06/2018	SEP SVC	11-36-00-52940 SOLID WASTE-RESIDENTIAL	27,697.29
213591	09/06/2018	SEP SVC	11-36-00-52970 SOLID WASTE-RECYCLING	11,343.60
Total JOHNS DISPOSAL SERVICE INC:				39,040.89
KAESTNER AUTO ELECTRIC CO				
319304	09/04/2018	FORKS	40-54-10-53520 BEACH MAINTENANCE SUPPLIES	184.95

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total KAESTNER AUTO ELECTRIC CO:				184.95
KOOI, RENEE				
KOOI-8/18	08/27/2018	KOOI-SEC DEP 8/25/18	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
KOOI-8/18	08/27/2018	KOOI-SETUP,SEC GRD 8/25/18	40-55-10-46740 UPPER RIVIERA REVENUE	372.25
Total KOOI, RENEE:				627.75
LAKE GENEVA MASONIC TEMPLE				
LGMT-9/18	09/07/2018	DENIAL OF APPLICATION	11-24-00-44400 ZONING PERMITS & FEES	400.00
Total LAKE GENEVA MASONIC TEMPLE:				400.00
LAKE GENEVA REGIONAL NEWS				
1265507	08/09/2018	LN-CUP 281 N EDWARDS BLVD	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	44.64
1268561	08/23/2018	LN-BID NOTICE-HVAC SYSTEM	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	63.02
1268566	08/16/2018	LN-7/9/18 COUNCIL MINUTES	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	241.60
1269311	08/23/2018	LN-HW AD-ASST ARBORIST	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	57.00
Total LAKE GENEVA REGIONAL NEWS:				406.26
LAKE GENEVA UTILITY				
223 SUMMER	08/23/2018	223 SUMMERHAVEN LN	45-00-00-24520 WATER IMPACT FEES	1,690.00
223 SUMMER	08/23/2018	223 SUMMERHAVEN LN	45-00-00-24530 SEWER IMPACT FEES	1,865.00
226 SUMMER	08/22/2018	226 SUMMERHAVEN LN	45-00-00-24520 WATER IMPACT FEES	1,690.00
226 SUMMER	08/22/2018	226 SUMMERHAVEN LN	45-00-00-24530 SEWER IMPACT FEES	1,865.00
312 GALLANT	08/23/2018	312 GALLANT DR	45-00-00-24520 WATER IMPACT FEES	1,690.00
312 GALLANT	08/23/2018	312 GALLANT DR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
Total LAKE GENEVA UTILITY:				10,665.00
LASER WORKS UNLIMITED LLC				
1435	08/31/2018	NAMEPLATE-BERNER	11-11-00-53990 COUNCIL MISCELLANEOUS EXPENSE	11.00
Total LASER WORKS UNLIMITED LLC:				11.00
MARED MECHANICAL				
109593	08/30/2018	REPAIR A/C CHILLER	11-16-10-52400 CITY HALL BUILDING REPAIRS	1,106.36
109806	08/31/2018	REPAIR/RECHARGE A/C	11-16-10-52400 CITY HALL BUILDING REPAIRS	2,827.86
Total MARED MECHANICAL:				3,934.22
MICHAEL A PAPERFUS				
8/21/18	08/24/2018	COLD PATCH HAULING	11-32-10-53700 ROAD MAINTENANCE SUPPLIES	225.00
Total MICHAEL A PAPERFUS:				225.00
MIDSTATE EQUIPMENT				
V96229	08/30/2018	O-RING KIT-WAM MOWER #37	11-52-00-52500 EQUIPMENT REPAIR SERVICES	74.53
Total MIDSTATE EQUIPMENT:				74.53
MIKES AUTO REPAIR INC				
45994	08/29/2018	TIRE REPAIR-JACOBSON	11-52-00-52500 EQUIPMENT REPAIR SERVICES	47.10
46076	09/06/2018	TIRE REPAIR-TRUCK #13	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	19.44

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total MIKES AUTO REPAIR INC:				66.54
MKCELLULAR INC				
MKCLGIN1019	08/07/2018	PHONE CASE-WALLING	11-24-00-52620 TELEPHONE EXPENSE	59.99
Total MKCELLULAR INC:				59.99
NAPA AUTO PARTS				
128833	08/30/2018	OIL FILTERS	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	70.72
Total NAPA AUTO PARTS:				70.72
NEU, MARILYN				
NEU-9/18	09/02/2018	NEU-CIT #BB479047-2 DISMISS	11-12-00-45100 COURT PENALTIES & FINES	124.00
Total NEU, MARILYN:				124.00
OFFICE DEPOT				
190288146001	08/22/2018	TIME CARDS	11-32-10-53990 ST DEPT MISCELLANEOUS EXP	36.49
194968063001	08/29/2018	BATTERIES	11-16-10-53100 CITY HALL OFFICE SUPPLIES	10.87
194968063001	08/29/2018	PENS,BINDERS	11-24-00-53100 BLDG INSPECTOR OFFICE SUPPLIES	46.51
Total OFFICE DEPOT:				93.87
OFFICE PRO INC				
315701-001	08/24/2018	CHANGING TABLES	11-52-00-52410 BLDG MAINT&REPAIR-PARKS	562.44
315701-001	08/24/2018	SOAP,GLOVES	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	406.65
Total OFFICE PRO INC:				969.09
PATS SERVICES INC				
A-165754	08/30/2018	PORT A POTTY SVC-AUG	48-00-00-52260 CEM WATER/SEWER EXP	80.00
Total PATS SERVICES INC:				80.00
PIGGLY WIGGLY				
OPPER-9/18	09/07/2018	RESTITUTION-OPPER N538879	11-12-00-45100 COURT PENALTIES & FINES	32.62
Total PIGGLY WIGGLY:				32.62
POWER TECH, LLC				
8875	08/31/2018	COMM ELEC INS-JUL/AUG	11-24-00-52190 CONTRACT BUILDING INSPECTOR	1,280.00
Total POWER TECH, LLC:				1,280.00
RHYME BUSINESS PRODUCTS				
23301815	09/03/2018	TASKALFA 3011I-SEP	11-24-00-53100 BLDG INSPECTOR OFFICE SUPPLIES	145.79
AR244334	08/29/2018	M3550IDN-SEP	11-12-00-53610 EQUIPMENT MAINT SERVICE COSTS	22.00
AR244336	08/29/2018	SHARP-AUG B&W	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	72.94
AR244336	08/29/2018	SHARP-AUG COLOR	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	300.37
Total RHYME BUSINESS PRODUCTS:				541.10
ROLYAN BUOYS				
3666707	08/28/2018	MOORING BUOYS-6	40-52-10-53510 EQUIP MAINT SUPP-BUOYS,STALLS	860.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total ROLYAN BUOYS:				860.00
ROTE OIL COMPANY				
1824200013	08/30/2018	286 GALS DYED DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	714.71
1824200014	08/30/2018	246 GALS CLEAR DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	691.02
Total ROTE OIL COMPANY:				1,405.73
SCHENCK BUSINESS SOLUTIONS				
SC10185903	08/29/2018	2017 AUDIT	11-15-10-52130 INDEPENDENT AUDIT FEES	3,050.00
SC10185903	08/29/2018	2017 AUDIT-BID	11-00-00-13910 A/R BILL OUTS	1,200.00
Total SCHENCK BUSINESS SOLUTIONS:				4,250.00
TIET, TONY				
TIET-9/18	09/03/2018	TIET-SEC DEP 9/2/18	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
TIET-9/18	09/03/2018	TIET-SETUP, SEC GRD 9/2/18	40-55-10-46740 UPPER RIVIERA REVENUE	338.50
TIET-9/3/18	09/04/2018	TIET-SEC DEP 9/3/18	11-00-00-23530 SECURITY DEPOSITS	150.00
Total TIET, TONY:				811.50
TRUCK COUNTRY OF WI				
R203093397:0	06/08/2018	FUEL LEVEL,A/C REPAIR-TRK #	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	1,435.28
Total TRUCK COUNTRY OF WI:				1,435.28
UNITED LABORATORIES				
INV233517	08/31/2018	CLEANERS	40-55-20-53500 BLDG MAINT SUPPLIES-LOWER RIV	392.94
Total UNITED LABORATORIES:				392.94
Grand Totals:				75,798.04

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
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Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "180924"

Invoice Detail.GL account (2 Characters) = {<>} "61"

Invoice Detail.GL account (2 Characters) = {<>} "62"
