



# REGULAR CITY COUNCIL MEETING

## WEDNESDAY, DECEMBER 26, 2018 – 6:00 PM

### COUNCIL CHAMBERS, CITY HALL

#### Members:

Mayor Tom Hartz, Council President, Ken Howell, Council Vice President, John Halverson,  
Alderspersons: 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 Flower
3. Roll Call
4. Awards, Presentations, Proclamations, and Announcements
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 December 10, 2018, as prepared and distributed
9. **CONSENT AGENDA**– *Recommended by Finance, License and Regulation on December 18, 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 VISIT Lake Geneva for the event of Winterfest Magical Evening to be held on Thursday, January 31, 2019 from 6:30 p.m. to 8:30 p.m. at the Riviera Ballroom, located at 812 Wrigley Drive, Lake Geneva, WI
  - c. Original “Class B” Fermented Malt Beverage License Application and “Class C” Wine License Application filed by Ovalle- Perez, LLC d/b/a Taqueria El Gallo De Oro, Agent, Cynthia Ovalle located at 820 Williams Street, Lake Geneva, Wisconsin
10. Items Removed from the Consent Agenda
11. Second Reading of **Ordinance 18-11** an Ordinance Amending Sub-Subsection a., Meeting, of Subsection (1), Finance, Licensing and Regulation Committee, 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, Wisconsin; Changing the dates of the Finance, Licensing, and Regulation Meetings
12. Second Reading of **Ordinance 18-12** an Ordinance Amending Subsection (b), Regular and Special Meetings, of Section 2-38, Meetings, of Article II, City Council of Chapter 2, Administration, of the Municipal Code of the City of Lake Geneva, Wisconsin; Changing the dates for the Regular City Council Meetings

13. Discussion/Action regarding the Emergency Services Agreement between the Town of Geneva and the City of Lake Geneva

**14. Finance, License, and Regulation Committee Recommendations of December 18, 2018- Alderperson Howell**

- a. Discussion/Recommendation regarding **Resolution 18-R76** authorizing employee's salary and wage increases for the year 2019 and **Resolution 18-R78** authorizing Finance Office full time front Counter Clerk staff & Building and Zoning Office Administrative Assistant wage grade increase from Grade 4 to Grade 7
- b. Discussion/Recommendation regarding **Resolution 18-R77** authorizing seasonal worker's salary and wage increases for the year of 2019
- c. Discussion/Recommendation regarding awarding Fall Tree Planting Bid Contract to Dan Larsen Landscaping, INC in an amount not to exceed \$10,000
- d. Discussion/Recommendation regarding awarding Assessment Services Contract to Accurate Assessors for 2019-2021
- e. Discussion/Recommendation regarding payment request #4 to Sonrise Construction, INC for the Disc Golf Bridge Course Pedestrian Bridge Replacement Project in an amount not to exceed \$3,600
- f. Discussion/Recommendation regarding purchase of a 2008 Nissan PF50LP Forklift from Capitol Equipment of Hartland in an amount not to exceed \$17,000 to be purchased from the 2018 Equipment Replacement Fund
- g. Discussion/Recommendation regarding payment request to Mared Mechanical for City Hall Building Automation Control System Upgrade in an amount not to exceed \$37,766.00

**14. Planning Commission Recommendations of December 17, 2018- Alderperson Skates**

- a. Discussion/Recommendation regarding **Resolution 18-R79** approving an application for a Conditional Use Permit (CUP) filed by Michelle Lundquist., 7929-48<sup>th</sup> Ave, Kenosha, WI 53142, requesting a CUP to continue the existing Commercial Animal Boarding land use at the building located at 846 Madison St., Lake Geneva, WI 53147, located in General Industrial (GI) zoning district, Tax Key Nos. ZYUP00033 & ZYUP00033A.
- b. Discussion/Recommendation on a General Development Plan (GDP) for the Summerhaven Subdivision Phases II & III filed by McMurr II, LLC., 351 Hubbard, Suite 610, Chicago, IL 60054, for the properties located in the Summerhaven Subdivision on Lake Geneva Blvd., Lake Geneva, WI 53147, located in Planned Development (PD) zoning district, Tax Key Nos. ZSUM00001 thru ZSUM00247.

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

- a. Purchase Orders (none)
- b. Prepaid Bills in the amount of \$33,742.85
- c. Regular Bills in the amount of \$79,976.27

**16. 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.*

**REGULAR CITY COUNCIL MEETING MINUTES  
MONDAY, DECEMBER 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 December 10, 2018 meeting of the Common Council to order at 6:00 p.m.

Aldersperson Dunn led the Council in the Pledge of Allegiance.

Roll Call:

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

Absent: Straube

Awards, Presentations, Proclamations, and Announcements

Mayor Hartz introduced David Nord, the new City Administrator.

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

Terry O'Neill; 954 George St; Spoke in opposition of reversing the Police Chief's denial of the Winterfest Amended Application.

Acknowledgement of Correspondence

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

Approve Regular City Council Meeting minutes of November 26, 2018, as prepared and distributed

Motion by Skates to approve the November 26, 2018 City Council minutes, second by Hedlund. No discussion. Motion carried 7-0.

CONSENT AGENDA– *Recommended by Finance, License and Regulation on December 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 Application filed by Lake Geneva Public Library & Friends of the Lake Geneva Public Library for the Event of Beachside Authorfest to be held on Saturday, July 13, 2019 in Library Park; Applicant is requesting waiver of all fees (*Finance, License, and Regulation Committee approved with waiver of all fees*)

-Event Permit Application filed by the Alzheimer's Association for the event of 13th Annual Walk to End Alzheimer's to be held on Saturday, September 21, 2019 at Library Park

-An Original "Class B" Fermented Malt Beverage License Application and "Class C" Wine License Application filed by EYM Pizza of Wisconsin d/b/a Pizza Hut, Agent, Kenneth Rath located at 801 Williams Street, Lake Geneva, Wisconsin

Motion by Hedlund to approve the consent agenda, second by Halverson. No discussion. Motion carried 7-0.

Items Removed from the Consent Agenda

None

First Reading of **Ordinance 18-11** an Ordinance Amending Sub-Subsection a., Meeting, of Subsection (1), Finance, Licensing and Regulation Committee, 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, Wisconsin; Changing the dates of the Finance, Licensing, and Regulation Meetings

Mayor Hartz introduced Ordinance 18-11 as a first reading. No action was taken.

First Reading of **Ordinance-12** an Ordinance Amending Subsection (b), Regular and Special Meetings, of Section 2-38, Meetings, of Article II, City Council of Chapter 2, Administration, of the Municipal Code of the City of Lake Geneva, Wisconsin; Changing the dates for the Regular City Council Meetings

Mayor Hartz introduced Ordinance 18-12 as a first reading. No action was taken.

### **Finance, License, and Regulation Committee Recommendations of December 4, 2018- Alderperson Howell**

Discussion/Recommendation regarding appeal of denial of the Amended Event Permit Application filed by VISIT Lake Geneva for the Event of Winterfest (Finance, License, and Regulation Committee referred to Council without a recommendation)

Police Chief Rasmussen addressed the Council regarding the various amendments that were made to the Winterfest Event Permit. He added that he had met with the members of VISIT after the Finance Committee had referred to the Council without a recommendation. He noted that due to the zoning, the helicopter would not be able to land on the beach or anywhere within the City. He then outlined the most current map of the event which showed a Hovercraft Display and the potential of a world speed record on the ice. He noted that there will be a safe zone that will be 150 feet from the shore viewing.

Mayor Hartz suggested that the motion be made in three stages 1) The Winterfest Application, 2) The Helicopter landing, and 3) The Hovercraft display/obstacle course/speed challenge.

Motion by Howell to approve the Winterfest Application with the Snow Sculptures and overruling the denial of that section, second by Hedlund. Motion carried 7-0.

Motion by Howell to overrule the denial of the Hovercraft Event of Winterfest, accept the map as agreed to by staff that includes the barricading/roping off of the obstacle course, barricading/roping off the speed record course and checking on public safety by staff VISIT Lake Geneva and include the extended closure of Wrigley Drive, second by Hedlund.

Halverson expressed concerns with the speed course on the lake and how they are going to keep people safe on the ice. Flower also expressed concerns with the safety and speed limits on the lake.

Motion to amend by Halverson to eliminate the speed course race from the Hovercraft Event, second by Proksa.

Motion by Howell to allow VISIT Lake Geneva to address the Council, second by Flower. Motion carried 7-0.

Joe Tominaro and Shawni Mutter, from VISIT Lake Geneva, addressed the Common Council regarding their event. He noted that there will be a hovercraft viewing area that will be offshore. He noted that the world record speed challenge would be a straight length that would take a mile to mile and a half for the hovercraft to get up to speed, attempt to break the record, and then for the vehicle to slow down.

The amendment to the motion carried 4-3, with Flower, Hedlund, and Howell voting no.

The amended motion, "Motion by Howell to overrule the denial of the Hovercraft Event of Winterfest, accept the map as agreed to upon by staff that includes the barricading/roping off of the obstacle course, and checking on public safety by staff VISIT Lake Geneva and include the extended closure of Wrigley Drive, second by Hedlund." carried 6-1, with Dunn voting no.

Motion by Howell to uphold the denial of the helicopter operation of Winterfest, second by Hedlund.

Flower questioned if there were any concerns with safety in the past and the Police Chief noted that there had been concerns with sand landing on Wrigley Drive.

Motion carried 4-3, with Proksa, Flower, and Hedlund voting no.

Discussion/Recommendation regarding John's Disposal for Recycling and refuse pick-up proposal for a four or five-year contract extension (Finance, License, and Regulation Committee recommended not extending the contract, maintain the current contract through 2019 and seek proposals before the 2020 Budget Process)

Motion by Howell to continue the current contract through 2019, second by Hedlund. Howell noted that this was never a question of John's Disposal's service; the discussion about not binding future Councils to a contract without going through the bid process. Motion carried 6-1, with Dunn voting no.

Discussion/Recommendation regarding Water Safety Patrol 2019 Lifeguard Services Agreement for \$35,810

Motion by Howell to approve, second by Skates. Hedlund noted that there was a \$300 increase from last year. Motion carried 7-0.

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

Purchase Orders

None

Prepaid Bills in the amount of \$26,265.60

Motion by Howell to approve the prepaid bills, second by Skates. No discussion. Motion carried 7-0.

Regular Bills in the amount of \$168,691.05

Motion by Howell to approve the regular bills, second by Halverson. No discussion. Motion carried 7-0.

Interim City Administrator Berner's Comments and Appreciation

Interim City Administrator Berner addressed the Council and shared his farewell comments and appreciation.

**Adjournment**

Motion by Dunn to adjourn the meeting of the Common Council, second by Flower. Motion carried 7-0. The meeting of the Common Council adjourned at 7:02 p.m.

**Original License:**

Jennifer Jones  
Rajesh Sachdeva  
Merry Starszak

**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 pd 11/28/2018

Application Date: April 2nd, 2018  
County of Walworth

Town  Village  City of Lake Geneva

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 Thur. 1/31/19 and ending Thur 1/31/19 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 VISIT Lake Geneva

(b) Address \_\_\_\_\_  
(Street)  Town  Village  City

(c) Date organized \_\_\_\_\_

(d) If corporation, give date of incorporation 1971

(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 Ed Svitak

Vice President Mike Jackson (Chairman)

Secretary Ardith Berkmanovic

Treasurer Nick Vorpapel

(g) Name and address of manager or person in charge of affair: Katire Weeks

**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 812 Whiskey Dr. 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 Winterfest Magical Evening

(b) Dates of event January 31st, 2019

**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)

Officer [Signature]  
(Signature/date)

Visit Lake Geneva  
(Name of Organization)

Officer [Signature]  
(Signature/date)

Officer [Signature]  
(Signature/date)

Date Filed with Clerk June 6, 2018

Date Reported to Council or Board \_\_\_\_\_

Date Granted by Council \_\_\_\_\_

License No. \_\_\_\_\_

**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: Visit Lake Geneva

Name of Event: Winterfest Magical Evening

Date of Event: Thursday January 31st, 2019

Time of Event: 6:30 pm — 8:30 pm  
(Beginning) (Ending)

Event Contact Person: Katie Weeks

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: <u>June 6, 2018</u>		Receipt No: <u>100021123</u>	
Total Amount: <u>\$10-</u>			
Forwarded to Police Chief: <u>November 28, 2018</u>			
Recommendation: <u>[Signature]</u>		<u>Approved</u>	Denied
Verification that not more than 2 temporary wine licenses have been issued to this applicant within the last 12 months: <u>#</u>			
FLR Approval: <u>12-4-18</u>		License Issued: _____	
Council Approval: _____		License Number: _____	
MAILTO: _____		License Expires: <u>1/31/19</u>	
Organization: _____			

ORIGINAL ALCOHOL BEVERAGE RETAIL LICENSE APPLICATION

Applicant's WI Seller's Permit No.: FEIN Number: 456-1626363273-02/83 1700227

Submit to municipal clerk. For the license period beginning ending June 30 20 18

TO THE GOVERNING BODY of the: Town of Village of City of Cafe Geneva Walworth Aldermanic Dist. No.

Table with columns TYPE and FEE. Rows include Class A beer, Class B beer, Class C wine, Class A liquor, Class B liquor, Reserve Class B liquor, Class B (wine only) winery, Publication fee, and TOTAL FEE.

- 1. The named INDIVIDUAL PARTNERSHIP LIMITED LIABILITY COMPANY CORPORATION/NONPROFIT ORGANIZATION hereby makes application for the alcohol beverage license(s) checked above.

2. Name (individual/partners give last name, first, middle; corporations/limited liability companies give registered name): Perez & Cynthia Ovalle-Perez LLC

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the name, title, and place of residence of each person.

Table with columns Title, Name, Home Address, Post Office & Zip Code. Rows include President/Member, Vice President/Member, Secretary/Member, Treasurer/Member, Agent, and Directors/Managers.

3. Trade Name: Taqueria El Gallo De Oro Business Phone Number: (262) 729-4055

4. Address of Premises: 820 Williams St Post Office & Zip Code: Lake Geneva, 53147

- 5. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period?
6. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant?
7. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business?
8. (a) Corporate/limited liability company applicants only: Insert state WI and date 10/29/2018 of registration.
(b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company?
(c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin?

9. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) We have a Bar Area were we will serve beer.

- 10. Legal description (omit if street address is given above):
11. (a) Was this premises licensed for the sale of liquor or beer during the past license year?
(b) If yes, under what name was license issued? Marcela's Pizza LLC
12. Does the applicant understand they must file a Special Occupational Tax return (TTB form 5630.5d) before beginning business?
13. Does the applicant understand they must hold a Wisconsin Seller's Permit?
14. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs?

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signers. Signers agree to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another.

SUBSCRIBED AND SWORN TO BEFORE ME this 15th day of November, 2018. [Signature] Notary Public

[Signature] Francisco H Perez (Officer of Corporation/Member/Manager of Limited Liability Company/Partner/Individual)
[Signature] Efrén Ovalle (Officer of Corporation/Member/Manager of Limited Liability Company/Partner)
(Additional Partner(s)/Member/Manager of Limited Liability Company if Any)

Table with columns Date received and filed with municipal clerk, Date reported to council/board, Date provisional license issued, Signature of Clerk / Deputy Clerk, Date license granted, Date license issued, License number issued.

SCHEDULE FOR APPOINTMENT OF AGENT BY CORPORATION/NONPROFIT ORGANIZATION OR LIMITED LIABILITY COMPANY

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by the officer(s) of the corporation/organization or members/managers of a limited liability company and the recommendation made by the proper local official.

Town

To the governing body of:  Village of Lake Geneva County of Walworth  
 City

The undersigned duly authorized officer(s)/members/managers of Ovalle-Perez LLC  
(registered name of corporation/organization or limited liability company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as Taqueria El Gallo De Oro  
(trade name)

located at 820 Williams St

appoints Cynthia E Perez  
(name of appointed agent)

[Redacted address]

(home address of appointed agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes  No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course?  Yes  No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 4 years

Place of residence last year [Redacted]

For: Ovalle-Perez LLC  
(name of corporation/organization/limited liability company)

By: [Signature]  
(signature of Officer/Member/Manager)

And: Efren Ovalle  
(signature of Officer/Member/Manager)

ACCEPTANCE BY AGENT

I, Cynthia Perez  
(print type agent's name), hereby accept this appointment as agent for the corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

[Signature] 11/14/2018  
(signature of agent) (date)

Agent's age [Redacted]  
Date of birth [Redacted]

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY  
(Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on 11-23-18 by [Signature] Title Police Chief  
(date) (signature of proper local official) (town chair, village president, police chief)

# WISCONSIN SELLER / SERVER CERTIFICATION

**Trainee Name:** Cynthia Perez

**School Name:** 360training.com, Inc.

**Date of Completion:** 10/24/2018

**Certification #:** WI-89082

I,  \_\_\_\_\_

**Certify that the above named person  
successfully completed an approved  
Learn2Serve Seller/Server course.**

**COMPLIES WITH WISCONSIN STATUTES 125.04, 125.17, 134.66**



**Corporate Headquarters**  
6801 N Capital of Texas Hwy, Suite 150  
Austin, TX 78731  
P: 877.881.2235

ALCOHOL BEVERAGE LICENSE APPLICATION

Submit to municipal clerk.

Individual's Full Name (please print) (last name) <u>Ovalle</u>		(first name) <u>Efren</u>	(middle name)	
Home Address (street/route)	Post Office	City	State	Zip Code

The above named individual provides the following information as a person who is (check one):

Applying for an alcohol beverage license as an individual.

A member of a partnership which is making application for an alcohol beverage license.

Member of Ovalle Perez, LLC  
(Officer/Director/Member/Manager/Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

- How long have you continuously resided in Wisconsin prior to this date? 20 years
- Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality?  Yes  No  
 If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
- Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality?  Yes  No  
 If yes, describe status of charges pending.
- Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit?  Yes  No  
 If yes, identify. (Name, Location and Type of License/Permit)
- Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin?  Yes  No  
 If yes, identify. (Name of Wholesale Licensee or Permittee) (Address By City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name <u>French Country Inn</u>	Employer's Address <u>W4190 West em Rd. Lake Geneva</u>	Employed From	To <u>Present</u>

The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application.

Subscribed and sworn to before me  
 this 15th day of November, 2018  
Ana Lopez  
(Clark/Notary Public)  
 My commission expires 2/5/2021

Efren Ovalle  
(Signature of Named Individual)



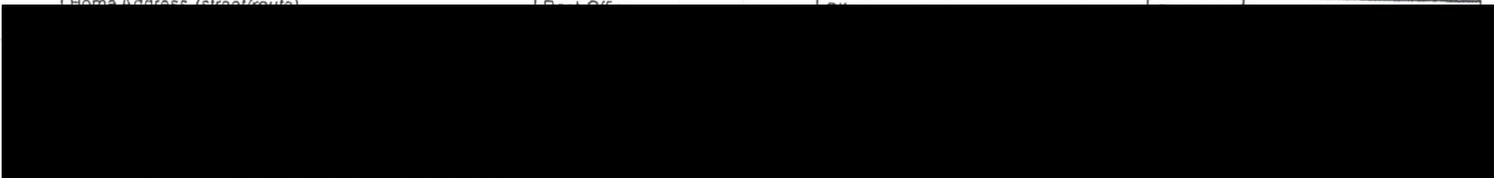
Printed on Recycled Paper

Wisconsin Department of Revenue

# AUXILIARY QUESTIONNAIRE ALCOHOL BEVERAGE LICENSE APPLICATION

Submit to municipal clerk.

Individual's Full Name (please print)	(last name)	(first name)	(middle name)
	Perez	Francisco	H



The above named individual provides the following information as a person who is (check one):

- Applying for an alcohol beverage license as an individual.
  - A member of a partnership which is making application for an alcohol beverage license.
- Member of Orville Perez, LLC of Orville Perez, LLC  
(Officer/Director/Member/Manager/Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

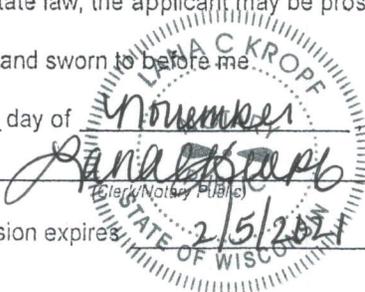
1. How long have you continuously resided in Wisconsin prior to this date? 6 months
2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality?  Yes  No  
If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality?  Yes  No  
If yes, describe status of charges pending.
4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit?  Yes  No  
If yes, identify. \_\_\_\_\_  
(Name, Location and Type of License/Permit)
5. Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin?  Yes  No  
If yes, identify. \_\_\_\_\_  
(Name of Wholesale Licensee or Permittee) (Address By City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name	Employer's Address	Employed From	To
Perez Home Improvement	1019 Pleasant St.		August

The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application.

Subscribed and sworn to before me  
this 15th day of November, 2018



Francisco A Perez  
(Signature of Named Individual)

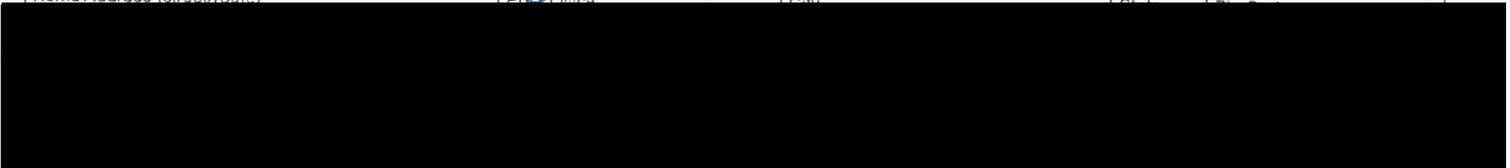
My commission expires 2/5/2021



# AUXILIARY QUESTIONNAIRE ALCOHOL BEVERAGE LICENSE APPLICATION

Submit to municipal clerk.

Individual's Full Name (please print) (last name) (first name) (middle name)  
Perez Cynthia E



The above named individual provides the following information as a person who is (check one):

Applying for an alcohol beverage license as an individual.  
 A member of a partnership which is making application for an alcohol beverage license.  
X agent of Orville Perez LLC  
(Officer/Director/Member/Manager/Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)  
 which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

- How long have you continuously resided in Wisconsin prior to this date? 4 years
- Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality?  Yes  No  
 If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
- Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality?  Yes  No  
 If yes, describe status of charges pending.
- Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit?  Yes  No  
 If yes, identify. (Name, Location and Type of License/Permit)
- Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin?  Yes  No  
 If yes, identify. (Name of Wholesale Licensee or Permittee) (Address By City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name	Employer's Address	Employed From	To
<u>Blue Rose Shoe Corp</u>	<u>771 W Main St Lake Geneva</u>	<u>Aug. 2018</u>	<u>Present</u>
<u>French Country inn</u>	<u>W4190 West End Rd. Lake Geneva</u>	<u>JULY 2017</u>	<u>Dec. 2017</u>

The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application.

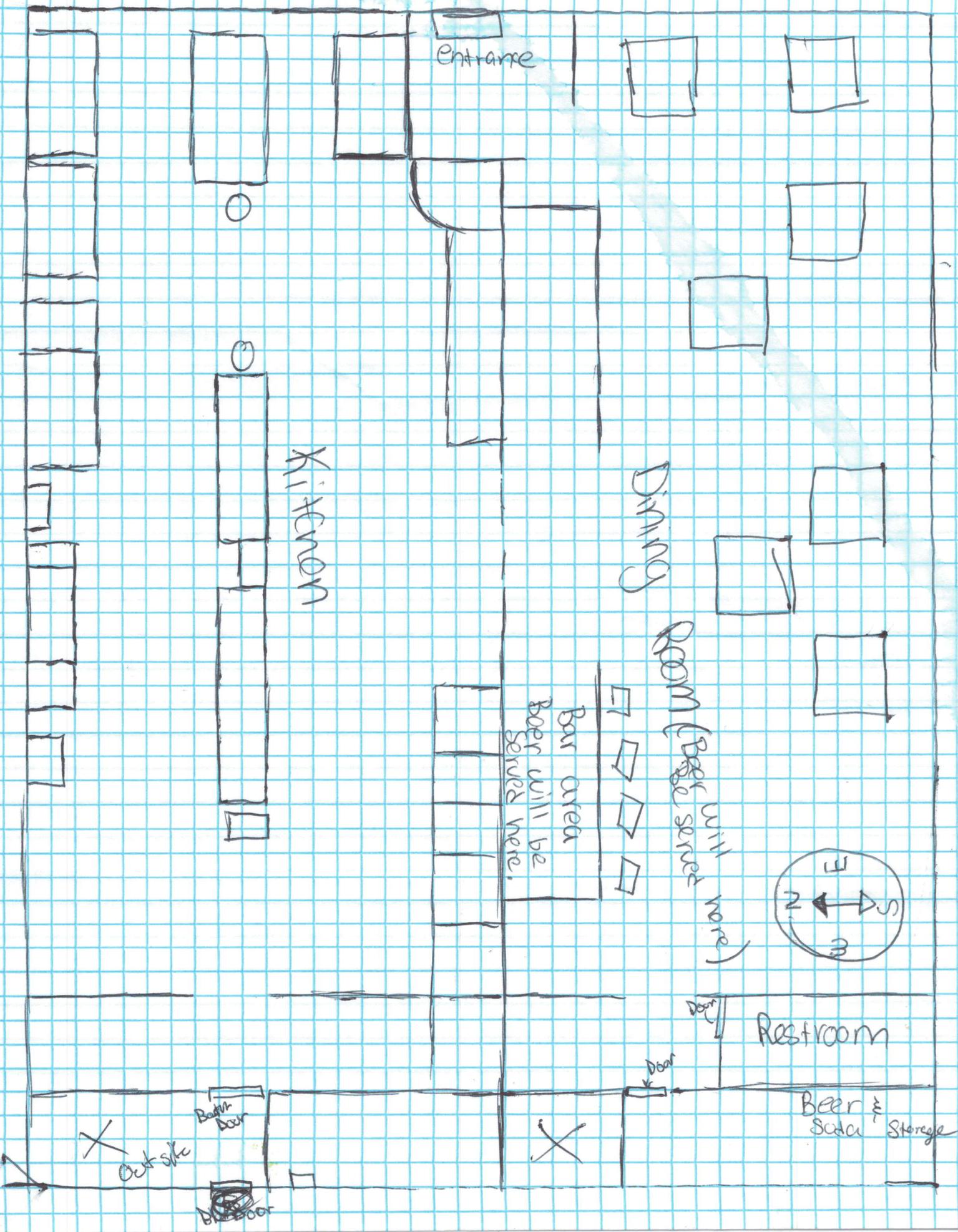
Subscribed and sworn to before me this 15th day of November, 2018  
[Signature]  
(Clerk/Notary Public)



[Signature]  
(Signature of Named Individual)

My commission expires 12/15/2021





Entrance

Kitchen

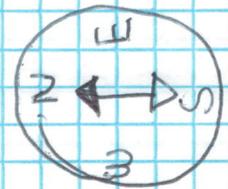
Dining

Room (Beer served with more)

Bar area  
Beer will be served here.

Restroom

Beer & Soda Storage



X  
Outside

Bath door

Back door

Door

Door

**ORDINANCE 18-11**

**AN ORDINANCE AMENDING SUB-SUBSECTION a., MEETING, OF SUBSECTION (1), FINANCE, LICENSING AND REGULATION COMMITTEE, 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, WISCONSIN CHANGING THE DATES THE FINANCE, LICENSING AND REGULATION COMMITTEE MEETS**

1. That sub-subsection a., Meeting, of Subsection (1), Finance, Licensing and Regulation Committee, of Sec. 2-49, Standing committees, 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:

...

a. Meeting. The Committee shall meet at 6:00 p.m. on the ~~first~~ **second** and ~~third~~ **fourth** ~~Tuesday~~ **Monday** of each month and additionally as called by the Chairman or by a majority of the Committee.

- ...
2. That this ordinance shall take effect upon passage and publication, as provided by law.

Adopted, passed, and approved by the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, this \_\_\_\_ th day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
THOMAS HARTZ, Mayor

Attest:

\_\_\_\_\_  
LANA KROPF, City Clerk

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_  
Adopted: \_\_\_\_\_  
Published: \_\_\_\_\_

**ORDINANCE 18-12**

**AN ORDINANCE AMENDING SUBSECTION (b), REGULAR AND SPECIAL MEETINGS, OF SECTION 2-38, MEETINGS, OF ARTICLE II, CITY COUNCIL OF CHAPTER 2, ADMINISTRATION, OF THE MUNICIPAL CODE OF THE CITY OF LAKE GENEVA, WISCONSIN CHANGING THE DATES FOR THE REGULAR CITY COUNCIL MEETINGS**

1. That subsection (b), Regular and Special Meetings, of Sec. 2-38, Meetings, 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:

...

(b) Regular and special meetings. Regular meetings of the City Council shall be held on the second and fourth ~~Monday~~ **Tuesday** of each calendar month, at 6:00 p.m. Any regular meeting falling on a legal holiday shall be held on the next following secular day, at the same hour and place. All meetings of the Council, including special and adjourned meetings shall be held in the City Hall. Special meetings may be called as provided by the state statutes.

...

2. That this ordinance shall take effect upon passage and publication, as provided by law.

Adopted, passed, and approved by the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, this \_\_\_\_th day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
THOMAS HARTZ, Mayor

Attest:

\_\_\_\_\_  
LANA KROPF, City Clerk

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_  
Adopted: \_\_\_\_\_  
Published: \_\_\_\_\_

**Resolution No. 18-R76**

A RESOLUTION AUTHORIZING EMPLOYEES SALARY AND WAGE INCREASES FOR  
THE YEAR 2019

WHEREAS, it is proposed that all managerial employees receive a two percent (2%) pay increase that shall be applied uniformly effective January 1<sup>st</sup>, 2019; and

WHEREAS, it is proposed that all other employees receive an increase of one (1%) with opportunity of up to a two (2%) added adjustment in accordance with the City's performance evaluation program for merit; and

WHEREAS, funds to pay for said salary and wages increases have been approved in the 2019 Budget.

NOW, THEREFORE, be it resolved by the Lake Geneva Common Council that all Managerial employees pay shall be adjusted by an increase of two percent (2%) effective January 1<sup>st</sup>, 2019; and

BE IT FURTHER RESOLVED, that all other employee's pay shall be increased by one percent (1%) with an opportunity of up to a two percent (2%) added adjustment in accordance with the City's Compensation Policy's performance evaluation program for merit; and

BE IT FURTHER RESOLVED, that said adjustments shall not be applied to the Compensation Policy's Pay Scale Grades and Pay Scale for Full-time and Part-time Non-Represented Employees.

Adopted by the Common Council of the City of Lake Geneva on December 26th, 2018.

\_\_\_\_\_  
Tom Hartz, Mayor

ATTEST:

\_\_\_\_\_  
Lana Kropf, City Clerk

**Resolution No. 18-R78**

A resolution authorizing Finance Office full time front Counter Clerk staff and Building & Zoning Office Administrative Assistant wage grade increase from Grade 4 to Grade 7

Whereas, the City of Lake Geneva performed a wage compensation study in 2014 to identify various wage grade assignments to specific job titles and job duties, and

Whereas, the Personnel Committee identified the job duties being performed by Finance Office full time front Counter Clerk staff and Building & Zoning Office Administrative Assistant have evolved and were not initially identified in the 2014 Compensation Plan, and

Whereas the City of Lake Geneva has identified these positions for additional responsibilities and revision to their existing job descriptions to reflect said increased tasks to occur in 2019 and

Whereas, the Personnel Committee approved the wage grade increase for Finance Office full time front Counter Clerk staff and Building & Zoning Office Administrative Assistant, and

Whereas, the wage grade increase shall be effective January 1, 2019, the Finance Office full time front Counter Clerk staff and the Building & Zoning Office Administrative Assistant shall be eligible for an opportunity of up to an additional two (2%) percent merit increase, any additional non-budgeted funds being appropriated from the 2019 budget contingency fund.

Now therefore be it resolved by the Lake Geneva Common Council that the Finance Office full time front Counter Clerk staff and Building & Zoning Office Administrative Assistant wage grade be increased from Grade 4 to Grade 7, and

Be it further resolved that updates and additional duties be added to the various job descriptions in 2019 as a comprehensive review of all city staff.

Adopted by the Common Council of the City of Lake Geneva on December 26, 2018

\_\_\_\_\_  
Tom Hartz, Mayor

ATTEST:

\_\_\_\_\_  
Lana Kropf, City Clerk

**Resolution Number 18-R77**

A resolution authorizing change of the Public Works Seasonal Laborers' wage grade.

Whereas, the City of Lake Geneva performed a wage compensation study in 2014 to identify various wage grade assignments to specific job titles and job duties, and

Whereas, the Personnel Committee identified the job duties being performed by Public Works Seasonal Laborers have evolved and were not initially identified in the 2014 Compensation Plan, and

Whereas the City of Lake Geneva has identified these positions for additional responsibilities, and a need to remain competitive in an ever changing market and revision to their existing job descriptions to reflect said increased tasks to occur in 2019 and

Whereas, the Personnel Committee approved the wage grade increase for Public Works Seasonal Laborers, and

Whereas, the wage grade increase shall be effective January 1, 2019, shall be eligible for an increase of one (1%) percent with the opportunity of up to an additional two (2%) percent increase.

Now therefore be it resolved by the Lake Geneva Common Council that the Public Works Seasonal Laborers wage grade be increased from 0.6 to 0.9, and

Be it further resolved that updates and additional duties be added to the various job descriptions in 2019 as a comprehensive review of all city staff.

Adopted by the Common Council of the City of Lake Geneva on December 26, 2018

---

Tom Hartz, Mayor

ATTEST:

---

Lana Kropf, City Clerk

**CITY OF LAKE GENEVA  
2018 FALL TREE PLANTING  
VARIOUS LOCATIONS  
PROJECT NO. TR-18-01**

**PROPOSAL**

TO: City of Lake Geneva  
Attn: Lana Kropf, City Clerk  
626 Geneva Street  
Lake Geneva, WI 53147

Proposals shall be placed in a sealed envelope, plainly marked 'Lake Geneva 2018 Fall Tree Planting Program' with name of contractor and returned to the above address by **10:30 A.M., on Thursday 18 October, 2018**, at which time they will be publicly opened. The undersigned, having familiarized themselves with the local conditions affecting the cost of the work and with all specifications, hereby proposes to perform everything required to be performed and to provide and furnish all of the labor, materials, necessary tools, expendable equipment, and all utility and transportation services necessary to perform and complete in a workmanlike manner all of the work required for the **Lake Geneva 2018 Fall Tree Planting Program**. (Please find an attached list, Adenda #1, for the approximate locations where trees are to be planted.)

1. Furnish, excavate and plant approximately sixty three (63) street parkway trees consisting of the following:

<u>Item</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>
a. Kentucky Coffee	13	<u>319.00</u>	<u>4147.00</u> ✓
b. Princeton Elms	15	<u>289.00</u>	<u>4335.00</u> ✓
c. Hackberry	11	<u>322.00</u>	<u>3542.00</u> ✓
d. Flowering Pear Cleveland Select	10	<u>289.00</u>	<u>2890.00</u> ✓
e. Autumn Blaze Maple	6	<u>289.00</u>	<u>1734.00</u> ✓
f. Little Leaf Linden	2	<u>289.00</u>	<u>578.00</u> ✓
g. Japanese Lilac	4	<u>329.00</u>	<u>1316.00</u> ✓
h. Burr Oak	2	<u>389.00</u>	<u>778.00</u> ✓
<b>Total Tree Count</b>	<b>63</b>		

<u>Item</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>
2. Staking of trees with 7' Steel Stakes & Strapping.	<b>63</b>	\$ <u>15.00</u> /tree	\$ <u>945.00</u> ✓
3. Over-excavation and placement of topsoil and fertilizer suitable for tree growth	<b>63</b>	\$ <u>35.00</u> /tree	\$ <u>2205.00</u> ✓
		<b>Total Base Bid</b>	\$ <u>22,470.00</u> ✓

**Written in Numerals**

**Total Base Bid:**

(Twenty two thousand four hundred seventy dollars \_\_\_\_\_)

**Written in Dollars & Cents**

**Note:**

1. The City of Lake Geneva has included trees on the list which are replacements for trees scheduled for removal. The final list and order is subject to adjustments and a final notice to proceed by the City.
2. Award shall be based upon the Total Base Bid and availability of the species, numbers of trees as specified, and selected alternate bid pricing for additional charge to upsize tree diameter from base bid specified tree.
3. If a tree shown on the bidding list is not available, indicate "N/A" on bid form and change quantity in proposal for most similar tree species available on bidding list. The City reserves the right to further adjust tree species quantity.
4. All trees shall be balled-and-burlapped, a minimum of 2 1/2" in caliper and from six to ten feet in average height.
5. Bidder shall provide a unit price for all trees listed even if the quantity is zero. The City reserves the right to reduce total tree quantities if necessary to remain within a budget it can award.
6. The above alternate prices are amounts added to the base bid specified trees for the largest diameter trees available. The contractor shall specify the upsize tree DBH. The City may or may not accept some or all of these alternates.

I hereby certify that all statements herein are made on behalf of Dan Larsen Landscaping, Inc. (Name of Corporation, partnership or person submitting bid) and that I have examined and carefully prepared this Proposal from the specifications and that I have full authority to make such statements and submit this Proposal.

Signature: Kim Larsen, VP  
Kim Larsen  
Vice President  
\_\_\_\_\_  
(Title, if any)

Comments: \_\_\_\_\_

Respectfully submitted,

Firm: Dan Larsen Landscaping, Inc.

Signature: Kim Larsen, VP

Address: 289 Huntington Drive  
Cedarburg, Wisconsin 53012

Date: 10/01/18

Phone: 262-375-6106 Fax: n/a

NOTE: Questions may be answered by contacting Mr. Jon Foster, Arborist, City of Lake Geneva, (262) 248-6644.

## INSURANCE QUESTIONNAIRE

Length of time in business 12 years 4 months.

**Firm is insured as follows:** See attached.

Name of Insurance Company: \_\_\_\_\_

Agency: \_\_\_\_\_

Policy Number: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Employer's Liability: \_\_\_\_\_

General Liability Limits:

\_\_\_\_\_ Per Occurrence

\_\_\_\_\_ Per Person

Worker's Compensation: \_\_\_\_\_

Other Coverage: \_\_\_\_\_

Respectfully submitted:

Name of Firm: \_\_\_\_\_

Signed by: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
10/03/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Multiline Insurance Agency W62N536 Washington Ave PO Box 670 Cedarburg, WI 53012	CONTACT NAME: Jeffrey E QUade	FAX (A/C, No): 262-375-3948
	PHONE (A/C, No, Ext): 262-375-2288	E-MAIL ADDRESS: INSURANCE1GUY@HOTMAIL.COM
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED Dan Larsen Landscaping Inc 289 Huntington Dr Cedarburg, WI 53012	INSURER A: ACUIY MUTUAL INS CO	14184
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		L46079	08/25/2018	08/25/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y		L46079	08/25/2018	08/25/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$ 0	Y		L46079	08/25/2018	08/25/2019	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	L46079	08/25/2018	08/25/2019	PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The City of Lake Geneva is included as an Additional Insured with regards to products and operations of the Insured as required by written contract.

## CERTIFICATE HOLDER

## CANCELLATION

City of Lake Geneva  
626 Geneva St.  
Lake Geneva, WI 53147

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

## REFERENCES

See attached.

1. Name: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_
  
2. Name: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_
  
3. Name: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_
  
4. Name: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

# DAN LARSEN LANDSCAPING, INC.

289 Huntington Drive  
Cedarburg, Wisconsin 53012  
(262)375-6106 Office & Fax  
(262)677-3570 Field  
(414)378-4201 Cell

## COMPANY REFERENCES

Major projects previously completed by Dan Larsen Landscaping, Inc.:

City of Appleton	Landscaping
Behrens Development – Cedarburg, Wisconsin	Tree planting
City of Brookfield	Landscaping
“ “	Tree planting
City of Cedarburg	Tree planting
*Subcontractor	Cedar Creek Walkway
City of Fitchburg	Tree planting
City of Fond du Lac	Tree planting
Condo Development, Inc.- Hartford, Wisconsin	Landscaping
Fond du Lac County	Tree planting
Fox Farms Subdivision – Mequon, Wisconsin	Landscaping
Village of Fredonia	Tree planting
City of Greenfield	Tree planting
Housing Authority of the City of Milwaukee	Landscaping
Village of Johnson Creek	Tree planting
City of Lake Geneva	Tree planting
City of Madison	Landscaping
“ “	Tree planting
Village of Menomonee Falls	Tree planting
City of Mequon	Tree planting
*Subcontractor	Streetscape
City of Milwaukee	Barricading & Posting
“ “	Tree trimming
“ “	Vacant lot seeding
Milwaukee Habitat for Humanity	Landscaping
Premier Real Estate Management LLC- Brookfield	Landscaping
City of Ripon	Tree Planting
City of Sheboygan – Subcontractor	Tree Planting
Washington County	Tree Planting
City of Watertown	Landscaping
City of Wauwatosa	Tree planting
City of West Allis	Snow Removal
“ “	Tree trimming
City of West Bend	Tree planting

# BID BOND

BIDDER (Name and Address):

Dan Larsen Landscaping, Inc.  
289 Huntington Dr.  
Cedarburg, WI 53012

Surety (Name and Address of Principal Place of Business):

Western Surety Company  
101 S. Reid St. Suite 300  
Sioux Falls, SD 57103

OWNER (Name and Address):

City of Lake Geneva  
626 Geneva St.  
Lake Geneva, WI 53147

BID

Bid Due Date: October 18<sup>th</sup>, 2018

Project (Brief Description Including Location): 2018 Fall Tree Planting, Various Locations  
Project No. TR-18-01

BOND

Bond Number: 63821582

Date (Not later than Bid due date): 10/04/2018

Penalty Sum: Five Percent  
(Words)

5%  
(Figures)

IN WITNESS WHEREOF, Surety and Bidder, intending to be legally bound hereby, subject to the terms printed on the reverse side hereof, do each cause this Bid Bond to be duly executed on its behalf by its authorized officer, agent or representative.

BIDDER

Dan Larsen Landscaping, Inc. (Seal)  
Bidder's Name and Corporate Seal

By: [Signature] President  
Signature and Title

Attest: [Signature] Treasurer  
Signature and Title

SURETY

Western Surety Company (Seal)  
Surety's Name and Corporate Seal

By: [Signature] Agent, P.O.A.  
Signature and Title

Attest: [Signature] Agent  
Signature and Title



Note: 1) Above addresses are to be used for giving required notice.  
2) Any singular reference to Bidder, Surety, OWNER or other party shall be considered plural where applicable.

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to pay to OWNER upon default of Bidder the penal sum set forth on the face of this Bond.

2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by OWNER) the executed Agreement required by the Bidding Documents and any performance and payment Bonds required by the Bidding Documents.

3. This obligation shall be null and void if:

3.1. OWNER accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by OWNER) the executed Agreement required by the Bidding Documents and any performance and payment Bonds required by the Bidding Documents, or

3.2. All bids are rejected by OWNER, or

3.3. Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by paragraph 5 hereof).

4. Payment under this Bond will be due and payable upon default by Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from OWNER, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.

5. Surety waives notice of and any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by OWNER and Bidder, provided that the total time

for issuing Notice of Award including extensions shall not in the aggregate exceed 120 days from Bid due date without Surety's written consent.

6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in paragraph 4 above is received by Bidder and Surety and in no case later than one year after Bid due date.

7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.

8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.

9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent or representative who executed this Bond on behalf of Surety to execute, seal and deliver such Bond and bind the Surety thereby.

10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.

11. The term "Bid" as used herein includes a Bid, offer or proposal as applicable.

# Western Surety Company

## POWER OF ATTORNEY - CERTIFIED COPY

Bond No. 63821582

Know All Men By These Presents, that WESTERN SURETY COMPANY, a corporation duly organized and existing under the laws of the State of South Dakota, and having its principal office in Sioux Falls, South Dakota (the "Company"), does by these presents make, constitute and appoint Jeffrey E Quade

its true and lawful attorney(s)-in-fact, with full power and authority hereby conferred, to execute, acknowledge and deliver for and on its behalf as Surety, bonds for:

Principal: Dan Larsen Landscaping Inc.

Obligee: City of Lake Geneva

Amount: \$1,000,000.00

and to bind the Company thereby as fully and to the same extent as if such bonds were signed by the Vice President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said attorney(s)-in-fact may do within the above stated limitations. Said appointment is made under and by authority of the following bylaw of Western Surety Company which remains in full force and effect.

"Section 7. All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

If Bond No. 63821582 is not issued on or before midnight of January 16th, 2019, all authority conferred in this Power of Attorney shall expire and terminate.

In Witness Whereof, Western Surety Company has caused these presents to be signed by its Vice President, Paul T. Bruflat, and its corporate seal to be affixed this 18th day of October, 2018.

STATE OF SOUTH DAKOTA }  
COUNTY OF MINNEHAHA } ss

WESTERN SURETY COMPANY  
Paul T. Bruflat  
Paul T. Bruflat, Vice President

On this 18th day of October, in the year 2018, before me, a notary public, personally appeared Paul T. Bruflat, who being to me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of WESTERN SURETY COMPANY and acknowledged said instrument to be the voluntary act and deed of said corporation.

J. MOHR  
NOTARY PUBLIC  
SOUTH DAKOTA

J. Mohr  
Notary Public - South Dakota

My Commission Expires June 23, 2021

I the undersigned officer of Western Surety Company, a stock corporation of the State of South Dakota, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable, and furthermore, that Section 7 of the bylaws of the Company as set forth in the Power of Attorney is now in force.

In testimony whereof, I have hereunto set my hand and seal of Western Surety Company this 18th day of October, 2018.

WESTERN SURETY COMPANY  
Paul T. Bruflat  
Paul T. Bruflat, Vice President

To validate bond authenticity, go to [www.cnasurety.com](http://www.cnasurety.com) > Owner/Obligee Services > Validate Bond Coverage.

**CITY OF LAKE GENEVA  
2018 FALL TREE PLANTING  
VARIOUS LOCATIONS  
PROJECT NO. TR-18-01**

**PROPOSAL**

TO: City of Lake Geneva  
Attn: Lana Kropf, City Clerk  
626 Geneva Street  
Lake Geneva, WI 53147

Proposals shall be placed in a sealed envelope, plainly marked 'Lake Geneva 2018 Fall Tree Planting Program' with name of contractor and returned to the above address by **10:30 A.M., on Thursday 18 October, 2018**, at which time they will be publicly opened. The undersigned, having familiarized themselves with the local conditions affecting the cost of the work and with all specifications, hereby proposes to perform everything required to be performed and to provide and furnish all of the labor, materials, necessary tools, expendable equipment, and all utility and transportation services necessary to perform and complete in a workmanlike manner all of the work required for the **Lake Geneva 2018 Fall Tree Planting Program**. (Please find an attached list, Adenda #1, for the approximate locations where trees are to be planted.)

1. Furnish, excavate and plant approximately sixty three (63) street parkway trees consisting of the following:

<u>Item</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>
a. Kentucky Coffee	13 N/A 2"-2.5"	355	4,615.00 ✓
b. Princeton Elms	15	408	6,120.00 ✓
c. Hackberry	11	408	4,488.00 ✓
d. Flowering Pear Cleveland Select	10	388	3,880.00 ✓
e. Autumn Blaze Maple	6	398	2,388.00 ✓
f. Little Leaf Linden	2	398	796.00 ✓
g. Japanese Lilac	4	378	1,512.00 ✓
h. Burr Oak	2	418	836.00 ✓
<b>Total Tree Count</b>	<b>63</b>		

<u>Item</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>
2. Staking of trees with 7' Steel Stakes & Strapping.	63	\$ 33.00 /tree	\$ 2,079.00 ✓
3. Over-excavation and placement of topsoil and fertilizer suitable for tree growth	63	\$ 36.00 /tree	\$ 2,268.00 ✓
<b>Total Base Bid</b>			<b>\$ 28,982.00 ✓</b>

**Written in Numerals**

**Total Base Bid:**

( Twenty Eight Thousand, Nine Hundred Eighty Two Dollars and Zero Cents. )

**Written in Dollars & Cents**

**Note:**

1. The City of Lake Geneva has included trees on the list which are replacements for trees scheduled for removal. The final list and order is subject to adjustments and a final notice to proceed by the City.
2. Award shall be based upon the Total Base Bid and availability of the species, numbers of trees as specified, and selected alternate bid pricing for additional charge to upsize tree diameter from base bid specified tree.
3. If a tree shown on the bidding list is not available, indicate "N/A" on bid form and change quantity in proposal for most similar tree species available on bidding list. The City reserves the right to further adjust tree species quantity.
4. All trees shall be balled-and-burlapped, a minimum of 2 1/2" in caliper and from six to ten feet in average height.
5. Bidder shall provide a unit price for all trees listed even if the quantity is zero. The City reserves the right to reduce total tree quantities if necessary to remain within a budget it can award.
6. The above alternate prices are amounts added to the base bid specified trees for the largest diameter trees available. The contractor shall specify the upsize tree DBH. The City may or may not accept some or all of these alternates.

I hereby certify that all statements herein are made on behalf of Paul Swartz Nursery & Garden Shop, Inc.  
(Name of Corporation, partnership or person submitting bid) and that I have examined and carefully prepared this Proposal from the specifications and that I have full authority to make such statements and submit this Proposal.

Signature: \_\_\_\_\_

President \_\_\_\_\_

(Title, if any)

Comments: \_\_\_\_\_

Respectfully submitted,

Firm: Paul Swartz Nursery & Garden Shop, Inc.

Signature: \_\_\_\_\_

Address: 30728 93rd Street  
Burlington, WI 53105

Date: 10-09-2018

Phone: 262-537-8083 Fax: 262-537-8092

NOTE: Questions may be answered by contacting Mr. Jon Foster, Arborist, City of Lake Geneva, (262) 248-6644.

Date: September 25th, 2018

To: Tom Earle  
Director of Public Works  
City of Lake Geneva  
c/o 361 W. Main Street, P.O. Box 187  
Lake Geneva, WI 53147

Submission of Pre-qualification Forms for the Year 2018

Dear Mr. Earle,

Submitted herewith please find our pre-qualification application and class of work application for your consideration in determining whether our firm is qualified and capable to bid, perform and furnish the necessary labor, materials and skill on the basis of our work record, experience, equipment and staff as required to enter upon and complete those various types of projects indicated below as may be awarded by the City of Lake Geneva and it's Utilities, referenced herein as "Municipality", during the current calendar year.

It is understood that the determinations and decisions of the Municipality with regard to qualifications shall be final, and further, that the information herein will be considered confidential. The Municipality also expressly reserves the right to reverse its findings later in the year.

It is further understood that the undersigned firm is under a continuing obligation to report to the Municipality any circumstances which may affect the "qualified" status. Examples include but are not limited to bankruptcy, notices of claims, AG or DA referrals, lawsuits, and failure to complete projects. Failure to provide such an update may result in the City rescinding the "qualified" status for that reason alone.

Sincerely yours,

Ross P. Swartz, President  
Officer

Paul Swartz Nursery & Garden Shop, Inc.  
Firm

Class of Work Application  
(Contractor Please Check Class of Work)

Date: September 25th, 2018

To: Tom Earle  
Director of Public Works  
City of Lake Geneva  
361 Main Street, P.O. Box 187  
Lake Geneva, WI 53147

From:

Contractor: Paul Swartz Nursery & Garden Shop, Inc.

Address: 30728 93rd Street

City, State, Zip: Burlington, WI 53105

Telephone: 262-537-8083 Fax: 262-537-8092

Email for notifications (required): info@paulswartznursery.com

Class of Work:

Asphalt	_____
Concrete	_____
Crackfilling	_____
Demolition	_____
Electrical	_____
Excavation	_____
Fencing	_____
Fire Protection	_____
General (Includes Buildings)	_____
Grading	_____
HVAC	_____
Irrigation	_____
Landscaping	<u>X</u>
Painting	_____
Plumbing	_____
Roofing	_____
Sewer	_____
Tree Planting	<u>X</u>
Tuckpointing	_____
Water	_____
Other	_____

Approved as Qualified \_\_\_\_\_ Date \_\_\_\_\_

PRE-QUALIFICATION STATEMENT APPLICATION

1. Firm Name: Paul Swartz Nursery & Garden Shop, Inc.

Address: 30728 93rd Street

City, State, Zip: Burlington, WI 53105

Telephone: 262-537-8083 Fax: 262-537-8092

2. How many years has your firm been engaged in the contracting business? 69

3. How many years has your firm been engaged in the contracting business under its present name? 69

4. Type of Firm: Corporation  
(Corporation, partnership, sole proprietorship, etc.)

Date of Incorporation: 1976

State of Incorporation: Wisconsin

President/Partner: Ross P. Swartz

Vice President/Partner: Elizabeth A. Swartz

Secretary/Clerk: Elizabeth A. Swartz

Treasurer: Ross P. Swartz

(Cross out terms that do not apply)

5. Have you ever failed to complete any work awarded to you? Yes  No

If yes, attach statement describing where and why.

6. Have you ever defaulted on a contract? Yes  No

If yes, attach statement describing where and why.

PRE-QUALIFICATION STATEMENT APPLICATION

17. Dated at \_\_\_\_\_  
this 25th day of September, 2018

Name of organization: Paul Swartz Nursery & Garden Shop, Inc.

By (signed): *Paul Swartz*

State of Wisconsin

County of Kenosha, being duly sworn,

says that he/she is President of  
(Title)

Paul Swartz Nursery & Garden Shop, Inc.  
(Name of Organization)

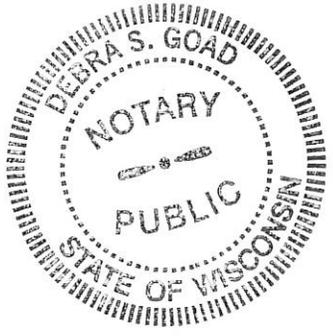
and that the answers to the foregoing questions and all statements contained herein are true and correct.

NOTARY PUBLIC:

Subscribed and sworn to before me this 26th day of  
September, 2018.

Debra S. Goad Notary Public,  
Kenosha County, Wisconsin.

My commission expires: 11-27-2021



## REFERENCE REQUEST

1. Name: High Prarie Landscape Supply  
Contact: Dennis Habenicct  
Address: W363 Walworth Street Genoa City, WI 53128  
Phone: 262-279-6500 Fax: 262-279-0249
2. Name: Dayton Bag & Burlap Company  
Contact: John Hendle  
Address: 6604 South Union Road Union, IL 60180  
Phone: 800-585-2247 Fax: 815-923-1100
3. Name: Thelen Materials, LLC.  
Contact: Customer Service  
Address: P.O. Box 502 Spring Grove, IL 60081  
Phone: 847-395-3313 Fax: 847-395-3452
4. Name: Rosetta Of Michigan  
Contact: Christian or A/P  
Address: 05481 US 31 South Charlevoix, MI 49720  
Phone: 231-547-6595 Fax: 231-237-9656

INSURANCE QUESTIONNAIRE

Length of time in business 69 years \_\_\_\_\_ months.

Firm is insured as follows:

Name of Insurance Company: Secura Insurance A Mutual Company

Agency: Ansay & Associates, Llc. B'JR

Policy Number: See Below Expiration Date: 11-01-2018

Employer's Liability: CP2206553

General Liability Limits:  
1,000,000 Per Occurrence  
see Cert. Per Person

Worker's Compensation: WC3230211

Other Coverage: Auto A2206556 \$ 1,000,000

Umbrella CU2206554 \$ 5,000,000

Respectfully submitted:

Name of Firm: Paul Swartz Nursery & Garden Shop, Inc.

Signed by: \_\_\_\_\_

Address: 30728 93rd Stree Burlington, WI 53105

Date: 9-25-2018



**Ansay & ASSOCIATES**  
*Insurance & Benefit Solutions*

January 29, 2018

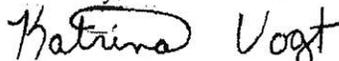
Paul Swartz Nursery & Garden Shop, Inc  
30728 93rd Street  
Burlington WI 53105

Dear Client,

Paul Swartz Nursery & Garden Shop, Inc. has coverage in force for General Liability, Auto, Umbrella, and Workers Compensation for the term of 11-01-17/18 with Secura Insurance Company, Policy Number/s CP2206553, A2206556, CU2206554, and WC3230211.

Further information and Certificates of Insurance can be provided upon request.

Sincerely,



Katrina Vogt  
Account Manager

262-763-3222

katrina.vogt@ansay.com

100 E. Chestnut Street  
Burlington, WI  
53105

PHONE 262-763-3222  
FAX 262-763-8323

[www.ansay.com](http://www.ansay.com)



Wisconsin Department of Agriculture, Trade and Consumer Protection

2811 Agriculture Drive, PO Box 8911, Madison, WI 53708-8911

License Number: 106201-NU

Expires: February 20, 2019  
Statute: 94.10

# Nursery Grower License

Legal Name:

**Paul Swartz Nursery & Garden Shop, Inc.**

Business Location:

30728 93rd St Burlington WI 53105

Doing Business As:

Paul Swartz Nursery & Garden Shop, Inc.

This is your license/permit/certification/registration document. Post or carry as required by law. Non-transferrable - subject to revocation or suspension as provided by law.

Remove this card and carry as identification.

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PAUL SWARTZ NURSERY & GARDEN SHOP, INC.  
30728 93RD ST  
BURLINGTON WI 53105-8893

DATCP Contact : (608) 224-4572



Wisconsin Department of  
Agriculture, Trade and Consumer Protection

## Nursery Grower License

**Paul Swartz Nursery & Garden Shop, Inc.**

License Number:

Expiration Date:

106201-NU

February 20, 2019

30728 93rd St Burlington WI 53105



State of Wisconsin  
Governor Scott Walker

Department of Agriculture, Trade and Consumer Protection  
Sheila E. Harsdorf, Secretary

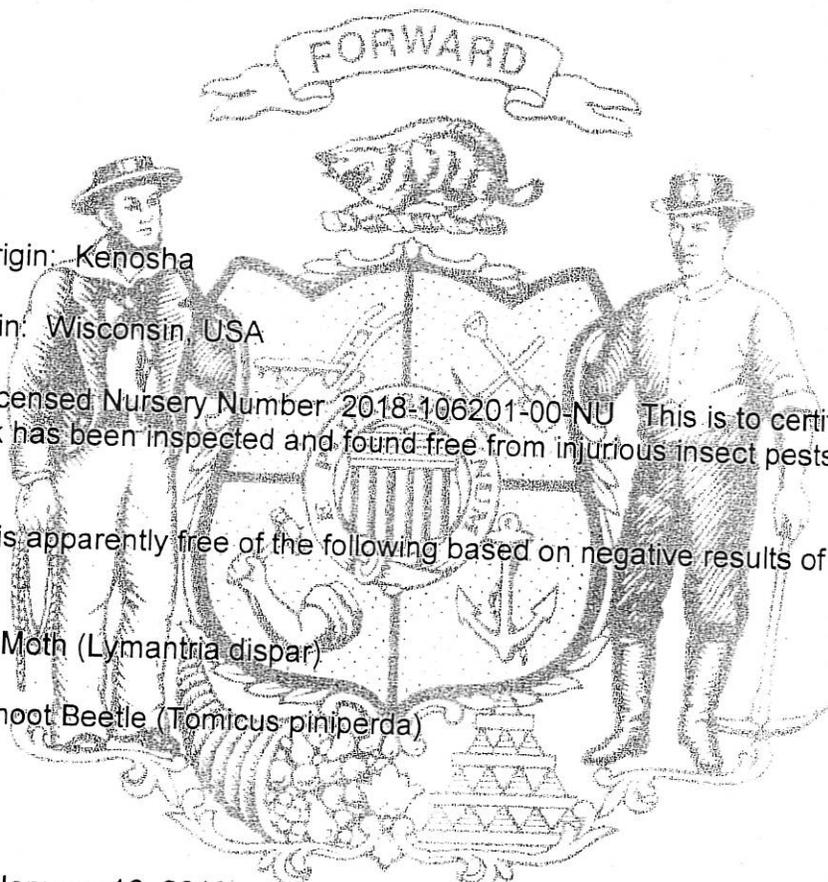
# Nursery Stock Plant Health Certificate

Number: 2018-106201

Shipped by:

Shipped to:

PAUL SWARTZ NURSERY & GARDEN SHOP, INC.  
30728 93RD ST  
BURLINGTON WI 53105-8893



County of Origin: Kenosha

State of Origin: Wisconsin, USA

Wisconsin Licensed Nursery Number 2018-106201-00-NU This is to certify that the nursery stock has been inspected and found free from injurious insect pests and plant diseases.

The material is apparently free of the following based on negative results of an official survey:

Gypsy Moth (*Lymantria dispar*)

Pine Shoot Beetle (*Tomicus piniperda*)

Date Issued: January 16, 2018

Expiration Date: February 20, 2019

Signed: \_\_\_\_\_

Brian D. Kuhn  
Director, Plant Industry Bureau

NU4020 (11/2017)

*Agriculture generates \$88 billion for Wisconsin*

2811 Agriculture Drive • PO Box 8911 • Madison, WI 53708-8911 • Wisconsin.gov

An equal opportunity employer



Wisconsin Department of Agriculture, Trade and Consumer Protection

2811 Agriculture Drive, PO Box 8911, Madison, WI 53708-8911

License Number: 243869-NU

Expires: February 20, 2019  
Statute: 94.10

# Nursery Dealer License

Legal Name:

**Paul Swartz Nursery & Garden Shop, Inc.**

Business Location:

30728 93rd St Burlington WI 53105

Doing Business As:

Paul Swartz Nursery & Garden Shop, Inc.

This is your license/permit/certification/registration document. Post or carry as required by law. Non-transferrable - subject to revocation or suspension as provided by law.

Remove this card and carry as identification.

bits-16.qxd (rev. 11/17)

PAUL SWARTZ NURSERY & GARDEN SHOP, INC.  
30728 93RD ST  
BURLINGTON WI 53105-8893



Wisconsin Department of  
Agriculture, Trade and Consumer Protection

## Nursery Dealer License

**Paul Swartz Nursery & Garden Shop, Inc.**

License Number:

Expiration Date:

243869-NU

February 20, 2019

30728 93rd St Burlington WI 53105

DATCP Contact : (608) 224-4572

**Paul Swartz Nursery & Garden Shop, Inc.**  
**Summary Balance Sheet**  
As of September 30, 2017

---

	Sep 30, 17
<b>ASSETS</b>	
Current Assets	
Checking/Savings	20,696.72
Accounts Receivable	298,769.72
Other Current Assets	3,754.26
Total Current Assets	323,220.70
Fixed Assets	343,440.43
Other Assets	3,668.95
<b>TOTAL ASSETS</b>	<b>670,330.08</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	44,099.44
Other Current Liabilities	146,627.28
Total Current Liabilities	190,726.72
Long Term Liabilities	48,522.03
Total Liabilities	239,248.75
Equity	431,081.33
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>670,330.08</b>

Pre-Qualification

#7

Contract	Type of Work	Scheduled Date of Completion	Owner	Designers
50 + Residential Projects	Landscaping	Continuing	Private Homeowners	Swartz, Swartz, Olson, Weber

Pre-Qualification # 8

Experience

Year	Class of Work	Contract Amount	Location of Work	Engineer
2017	Street Trees	50,516	City of Kenosha	Dirk Nelson
2018	Park Trees	67,090	Racine Cty Parks	David Prott
2017	Street Trees	8,685	City of Burlington	Aaron Degraives
2017	Park Trees	55,305	Racine Cty Parks	David Prott
2016	Street Trees	54,839	City of Kenosha	Dirk Nelson
2015	Street Trees	10,320	Vllg. Pleasant Prairie	S. Wlahovich

## Pre-Qualification # 9

Ross P. Swartz President	39 Years
Macario Maldonado, Crew Foreman	23 Years
Todd Brandes, Wholesale Manager	44 Years
Mike Olson, Project Manager	41 Years
David Perez, Mechanic	43 Years
David Koehler, Crew Foreman	19 Years
Tim Weber Maintenance Manager	12 Years
Jose T. Maldonado, Crew Foreman	20 Years
Elizabeth A. Swartz, Secretary	15 Years

Pre-Qualification # 10  
LIST OF SUBCONTRACTORS  
AND MAJOR SUPPLIERS

NAME AND ADDRESS:                      CLASS OF WORK TO BE PERFORMED:

---

**N/A: ALL WORK AND TREES ARE SUPPLIED AND GROWN BY PAUL SWARTZ NURSERY**

Pre-Qualification # 11

Advia Credit Union

837 N. Wisconsin Street

Elkhorn, WI 53121

Tom Marciniak

262-889-4300

Checking and Line of Credit \$ 200,000.00 Available

Pre-Qualification # 13

West Bend Mutual

Bonding Limit \$ 200,000.00

Bonded work under Contract \$ 52,450.00

Ansley & Associates

Burlington, WI

262-376-3182



# Agreement for Assessment Services

Prepared for:

# City of Lake Geneva

By

Accurate Appraisal, LLC



## **Bid Contents**

About Accurate Appraisal, LLC	3
Section I: Agreement for Services	4
Section II: Lake Geneva Information	8
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Dollar Cost Breakdown	10
Invoice Agreement	10
Contact Information	11
Assessor Resume	12
Client List	13



## Accurate Appraisal, LLC

**Owners:** Lee De Groot & Jim Danielson

**Mailing Address:** PO Box 415  
Menasha, WI 54952-0415

**E-Mail Address:** leed@accurateassessor.com  
jimd@accurateassessor.com

**Telephone:** 920-749-8098  
**Fax numbers:** 920-749-8099

I, Lee De Groot, and I, Jim Danielson have the authority to commit our firm to the terms proposed.

## Business Philosophy

In an effort to deliver a high level of service to our clients, Accurate has created an operational philosophy that ensures that our clients are the focus of everything we do. We inform municipalities and educate property owners by delivering the most reliable and accurate property tax assessment process, so that all constituents feel like they have been treated fairly and equitably. Our process values your assessments.

## Basic Qualifications and Experience

- a) We are a statewide assessing firm that is the statutory assessor for 98 municipalities (list and contact information attached). We started our business in the fall of 2000 and now we have 28 full-time employees at Accurate Appraisal LLC – 1 State Certified Level 3, 7 of which are Level 2, 11 are Level 1 and 4 have the Technician certification. We will have specific contacts for your account to allow for seamless transition.
- b) The Account Manager for the City of Lake Geneva is Addie Ebert, supported by her team.
- c) Resume for Addie Ebert, Assessor 3, is enclosed.

## Our Proposed Rates



- a) Our rate is an all-inclusive annual flat rate

## **AGREEMENT FOR SERVICES**

### **Section I**

This agreement made this \_\_\_\_\_ day of \_\_\_\_\_ 2018 by and between the City of Lake Geneva, Walworth County, Wisconsin, hereinafter referred to as “Client”,

AND

ACCURATE APPRAISAL, LLC, PO BOX 415, MENASHA, WI 54952, hereinafter referred to as “Accurate”.

### **SCOPE OF SERVICES**

Accurate shall provide the Client with a Blended contract for assessment services by Wisconsin Department of Revenue Certified Personnel for the years of 2019 - 2021 assessment years, which includes the following:

1. Accurate shall update and maintain 100% real property assessment records for the Client. Said service shall include all assessing services so as to comply with all applicable Wisconsin statutes, codes, rules, and/or regulations, including the assessment of all new construction, remodeling, additions and changes relating to improvements removed for any reason such as fire, demolition, etc. through building permits. Accurate shall reapportion value brought about through property splits.
2. Accurate shall prepare and mail personal property blotters from a list supplied by the Client of the accounts to be assessed. Accurate will analyze returned personal property blotters from the merchants in order to establish the proper assessment.
3. Accurate shall, without additional expense to the Client, attend Open Book and all Board of Review meetings and shall be responsible for defending all assessments through the litigation process. The Open Book meetings shall be conducted as needed. The meetings shall be scheduled by Accurate with the Clerk. The Open Book meetings shall be completed each year no later than the Board of Review Completion date specified in Section III of this agreement.
4. Accurate shall enter real estate and personal property assessments in the current assessment roll so that it may be submitted to the Board of Review.



5. Accurate shall retain the right to employ additional certified personnel at Accurate's expense as deemed necessary to complete the assessment roll in a timely manner. Responsibility for the content and accuracy of the assessment roll regardless of the use of other personnel shall, however, rest with Accurate.
6. The Client's responsibilities will be to supply Accurate with adequate office space in City Hall. Items to be mailed such as, but not limited to, assessor's final report and personal property blotters will be the responsibility of Accurate.
7. This agreement between the Client and Accurate shall be for the assessment years beginning January 1<sup>st</sup>, 2019 and ending December 31<sup>st</sup>, 2021. It is expected the work will commence with the mailing of personal property blotters and be completed after the final adjournment of the Board of Review and any necessary follow up questions and/or work, including appeals of Board of Review decisions along with all required ongoing assessment maintenance services through the agreement end date.
8. Each year, Accurate shall submit equal installments/invoices based upon a percentage of work completed in accordance with the Invoice Agreement provided in Section III. The Client reserves the right to retain a 10% holdback pending completion of all terms and conditions of the contract.
9. Accurate shall provide advice and opinion for assessment matters and will defend values through the appeal process beyond the Open Book and Board of Review for the annual fee listed in this contract, including attending, and testifying at mediations, depositions, and court hearings.
10. Accurate shall complete its Open Book hearings under this agreement no later than the Board of Review Completion date, specified in Section III of this agreement, except for unforeseen delays beyond the control of the Client or Accurate. Accurate may request a thirty-day extension to the contract upon written agreement with the Client.
11. Accurate shall maintain full insurance coverage to protect and hold harmless the Client. Limits of liability shall not be less than the amounts listed below in this contract:

#### INSURANCE COVERAGE



General Liability

General Aggregate	\$ 4,000,000
Each Occurrence	\$ 2,000,000
Personal & Adv Injury	\$ 2,000,000
Products-Comp/Op Agg	\$ 4,000,000
Fire Damage	\$ 300,000
Medical Expense	\$ 10,000

12. Accurate shall consider the cost approach, market approach, and income approach in the valuation of all land and improvements where applicable.
13. Accurate shall use Computer Assisted Mass Appraisal (CAMA) software to accurately provide the Client with records of the maintenance and revaluation. For both residential and commercial valuation, Accurate owned CAMA system will be utilized following market data, Volume II of the Assessor manual and Marshall & Swift cost tables. The yearly maintenance fee associated with the use of the CAMA system will be at no additional expense to the Client. The data will be available to the public on [accurateassessor.com](http://accurateassessor.com); building data and appointment scheduling at no additional expense to the Client. Client shall be the owner of all data collected under this agreement and stored in the CAMA. Should this agreement be terminated or allowed to expire, Accurate shall then supply all assessment data to the Client in a format acceptable to the Client at no additional cost and without delay.
14. Photographs of all improved parcels will be taken digitally at no additional expense to the Client.
15. All expenses incurred by Accurate during the contract such as postage, phone calls, etc., will be at no additional expense to the Client.
16. Accurate will promote understanding of the assessment process with taxpayers and the Client. The Client and Accurate shall work to maintain good public relations throughout the assessment program.
17. All assessment files and records created and data collected by Accurate shall remain the property of the Client. Records shall not be removed from Client premises without the permission of the Client.



18. Client or Accurate may terminate this Agreement by delivering written notice to the other party by providing a 60-day written notice. Notice to the Client shall be provided to the City Clerk, City of Lake Geneva, 626 Geneva St, Lake Geneva, Wisconsin 53147. Notice to Accurate shall be provided to Lee De Groot.

Termination will not relieve any part of any obligation incurred or deprive any part of benefits accrued prior to the termination date. Within 15 days of the date of termination, Accurate shall provide any documents or information related to the services provided under this agreement to Client.

19. If there are services outside the scope of this contract, the hourly rate for those additional services would be \$75 per hour.
20. Tax Exempt Properties – We have vast experience with a wide variety of tax exempt properties throughout our 98 municipalities. Some unique examples include figuring out the exempt acreage limitation for Saint Norbert College in the City of DePere and the exempt versus assessable nature to the hospital campus in the City of Portage.
21. We believe the accuracy of our work speaks in servicing 98 municipalities throughout the state of Wisconsin. We have a 95% retention rate which displays our accuracy and effectiveness. We believe in communication and education as the foundation of a successful assessment program – this foundation has been a proven success since 2000.
22. Conflict Resolution – Accurate prides itself in the omnipresent foundation of effective communication and education to solve a wide array of conflicts. Our profession is unique in the fact that the majority of constituents that contact us do so with a negative perception. Our job is to not only assign assessed values but more importantly to educate and communicate what happened and why it happened. At the end of the process, our main goal is to have all taxpayers feel as though they have been treated fairly and equitably and to believe they are paying their fair share of property taxes. We have been successful with conflicts from large to small – from assessing 18 different Walgreens to small mobile homes – our foundation remains constant. We treat all taxpayers the same – fairly and equitably.



Section II

**Parcel Totals: City of Lake Geneva**  
**For Reference Only (Subject to Change)**

<b>Parcel Type</b>	<b>Count</b>
Commercial Total	511
Commercial Improved	417
Residential Total	3834
Residential Improved	3420
Agricultural	206
Other	1
Other Improved	1
<b>Total Parcels</b>	<b>4552</b>
<b>Total Improved Parcels</b>	<b>3838</b>
<b>Assessment Ratio</b>	<b>98.04</b>



**Section III**

Agreement for Assessment Services

Provided by Accurate Appraisal, LLC

For

City of Lake Geneva, Walworth County for the assessment years 2019 – 2021

Dated this \_\_\_\_\_ day of \_\_\_\_ 2018.

Fee for services rendered:

Accurate shall be paid the sum of:

**Full Value Program  
For \$123,000 3 Year Total**

**Revaluation Services to be completed by August 31<sup>st</sup> of each year**

\_\_\_\_\_  
Jim Danielson, Member  
Accurate Appraisal, LLC

\_\_\_\_\_  
Date

**Authorized Client Signatures:**

\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_

\_\_\_\_\_  
Date



## Dollar Cost Breakdown

	<b>Option A Blend Market Reval / Maintenance</b>	<b>Option B Full Value Program</b>
Year 1 – 2019	\$33,000	\$41,000
Year 2 – 2020	\$33,000	\$41,000
Year 3 – 2021	\$33,000	\$41,000
Internet Access to data	Included	Included
Photographs of Improved Parcels	Included	Included
Expenses for Mailings, Certified Letters, Final Reports, and Blotters	Included	Included
Open Books and Board of Review	Included	Included
<b>Term of Contract</b>	<b>3 Years</b>	<b>3 Years</b>
<b>Contract Total Cost</b>	<b>\$99,000</b>	<b>\$123,000</b>

### **Recommend Full Value Program**

## **Invoice Agreement**

The table below outlines the invoicing of the contract throughout the contract year. Accurate Appraisal, LLC agrees to invoice monthly for the Client. In addition, per the contract agreement 10% of the contract will be retained by the Client until all work is completed. This 10% retention will be applied to the first invoice received.



## Accurate Appraisal's Contact Information for Residents

### 1. Telephone Numbers

- 920-749-8098
- 800-770-3927

### 2. Fax Number

- 920-749-8099

### 3. E-Mail Address

- [info@accurateassessor.com](mailto:info@accurateassessor.com)

### 4. Mailing Address

- PO Box 415, Menasha, WI 54952
- 1428 Midway Rd., Menasha, WI 54952

### 5. Website

- [www.accurateassessor.com](http://www.accurateassessor.com)



## **Addie Ebert**

### **Account Manager**

Accurate Appraisal LLC, Appleton, WI.

Assessor 3 (June 2012 – Present)

Personal Property Director (August 2006-October 2015)

- Largest Current Projects: City of Beaver Dam, City of Portage, City of Lake Geneva, City of Stoughton, City of Glendale, City of Brodhead, City of Brillion, City of Chilton, City of Jefferson, City of Elkhorn, City of Monona, City of Edgerton, City of Mosinee, City of Milton, City of Lodi, City of De Pere, City of Lancaster, City of Prescott, Village of Saukville, Village of Fontana, Village of Brown Deer, Village of Bayside, Village of Hartland, Village of Kimberly, Village of Belgium, Village of Mount Horeb, Village of Cambridge, Village of Sullivan, Village of Pardeeville, Village of Cambria, Village of Oregon, Village of Blue Mounds, Village of Cleveland, Village of Combined Locks, Village of Friesland, Village of Poynette, Village of Walworth, City of Manitowoc
  
- Company is Statutory Assessor for 98 municipalities statewide.
- Commercial valuing
- Residential valuing.
- Personal Property valuing
- Open Book and Board of Review Sessions.
- Experienced in GVS, Prolorem, BSA and PC Market Drive software.

### **Education**

University of Wisconsin –Oshkosh,  
Communications with an emphasis in Business

### **Assessor Certification**

State of Wisconsin Certified Level 3 Assessor #W158428CA.



## Accurate Appraisal Client Listing

<u>MUNICIPALITY</u>	<u>TYPE</u>	<u>JOB TYPE</u>	<u>COUNTY</u>	<u>ACQUIRED</u>	<u>CONTACT</u>	<u>PHONE #</u>
Manitowoc	City	MAINTENANCE	Manitowoc	2017	Nic Sparacio	920-686-6931
De Pere	City	MARKET REVALUATION	Brown	2005	Dave Hongisto	920-339-4053
Seymour	City	MARKET REVALUATION	Outagamie	2006	Susan Garsow	920-833-2209
Brillion	City	MAINTENANCE	Calumet	2002	Lori Gosz	920-756-2250
Chilton	City	MAINTENANCE	Calumet	2002	Helen Schmidlkofer	920-849-2451
Lodi	City	MAINTENANCE	Columbia	2005	Kathy Clark	608-592-3247
Portage	City	FULL VALUE MAINTENANCE	Columbia	2001	Marie Moe	608-742-2176
Prairie du Chien	City	MAINTENANCE	Crawford	2012	Barb Elvert	608-326-6406
Monona	City	FULL VALUE MAINTENANCE	Dane	2005	Joan Andrusz	608-222-2525
Stoughton	City	FULL VALUE MAINTENANCE	Dane	2002	Lana Kropf	608-646-0423
Edgerton	City	FULL VALUE MAINTENANCE	Dane/Rock	2007	Cindy Hegglund	608-884-3341
Beaver Dam	City	FULL VALUE MAINTENANCE	Dodge	2001	John Somers	920-887-4600
Lancaster	City	MAINTENANCE	Grant	2009	Dave Kurihara	608-723-4246
Platteville	City	MAINTENANCE	Grant	2012	Jan Martin	608-348-1821
Brodhead	City	MAINTENANCE	Green/Rock	2009	Teresa Withee	608-897-4018
Jefferson	City	FULL VALUE MAINTENANCE	Jefferson	2006	Tanya Stewart	920-674-7700
Whitewater	City	FULL VALUE MAINTENANCE	Jefferson/Walworth	2008	Michele Smith	262-473-0500
Cudahy	City	FULL VALUE MAINTENANCE	Milwaukee	2015	Dennis Broderick	414-769-2204
Glendale	City	MARKET REVALUTION	Milwaukee	2009	John Fuchs	414-257-1800
Prescott	City	FULL REVALUATION	Pierce	2009	Jayne Brand	715-262-5544
Burlington	City	FULL VALUE MAINTENANCE	Racine / Walworth	2012	Diahnn Halbach	262-342-1171
Milton	City	FULL VALUE MAINTENANCE	Rock	2004	Elena Hilby	608-868-6900
Elkhorn	City	FULL VALUE MAINTENANCE	Walworth	2001	Sam Tapson	262-723-2219
Lake Geneva	City	FULL VALUE MAINTENANCE	Walworth	2005	Dennis Jordan	262-248-3673
Hartford	City	FULL VALUE MAINTENANCE	Washington	2011	Lori Hetzel	262-673-8201
Angelica	Town	MAINTENANCE	Shawano	2008	Janet Powers	920-822-5554
Green Valley	Town	MAINTENANCE	Shawano	2006	Janalee Jenerou	715-745-2699
Wescott	Town	MAINTENANCE	Shawano	2009	Angela Vreeke	715-526-9755
Bovina	Town	MAINTENANCE	Outagamie	2011	Chuck Pluger	920-986-3224
Buchanan	Town	MAINTENANCE	Outagamie	2009	Joel Gregozeski	920-734-8599
Dale	Town	MAINTENANCE	Outagamie	2007	Jennifer DeZeeuw	920-779-4609
Harrison	Town	MAINTENANCE	Calumet	2007	Travis Parish	920-989-1062
Caledonia	Town	MAINTENANCE	Columbia	2009	Stephanie Brensike	608-742-4801
Courtland	Town	MAINTENANCE	Columbia	2007	Kate Raley	920-992-6585
Dekorra	Town	MAINTENANCE	Columbia	2009	Vicki Auck	608-635-2014
Lodi	Town	MAINTENANCE	Columbia	2009	April Goeske	608-592-4868
Randolph	Town	MAINTENANCE	Columbia	2006	Rod Kok	920-348-5597
Albion	Town	MAINTENANCE	Dane	2009	Julie Hanewall	608-884-8974
Berry	Town	MAINTENANCE	Dane	2003	Brenda Kahl	608-767-4152
Blooming Grove	Town	MAINTENANCE	Dane	2003	Mike Wolf	608-223-1104
Blue Mounds	Town	MAINTENANCE	Dane	2011	Helen Kahl	608-437-8722
Burke	Town	MAINTENANCE	Dane	2013	Brenda Ayers	608-825-8420
Cross Plains	Town	MAINTENANCE	Dane	2008	Ann Herger	608-798-0189
Deerfield	Town	MAINTENANCE	Dane	2007	Kim Grob	608-764-2608
Madison	Town	FULL VALUE MAINTENANCE	Dane	2008	Renee Schwass	608-210-7260
Perry	Town	MAINTENANCE	Dane	2006	Mary Price	608-832-6877
Pleasant Springs	Town	FULL VALUE MAINTENANCE	Dane	2002	Cassandra Suettinger	608-873-3063
Primrose	Town	MAINTENANCE	Dane	2012	Ruth Hansen	608-832-8056
Fox Lake	Town	MAINTENANCE	Dodge	2006	Mason Zantow	920-928-3573
Eldorado	Town	MARKET REVALUATION	Fond Du Lac	2010	Lori Linger	920-872-5071
Upham	Town	MAINTENANCE	Langlade	2002	Leah Antoniewicz	715-275-4229
Marathon	Town	MAINTENANCE	Marathon	2001	Kelley Blume	715-443-3082
Menominee	Town	MAINTENANCE	Menominee	2009	Ruth Waupoose	715-799-3311
Pine Lake	Town	MAINTENANCE	Oncida	2006	Cindy Skinner	715-362-6071
Beloit	Town	MAINTENANCE	Rock	2004	Karry Devault	608-364-2980
Fulton	Town	MAINTENANCE	Rock	2006	Connie Zimmerman	608-868-4103
Rock	Town	MAINTENANCE	Rock	2009	Deb Bennett	608-362-0598



Union	Town	MAINTENANCE	Rock	2005	Bridgit Larsen	608-882-5323
Sheboygan Falls	Town	MAINTENANCE	Sheboygan	2009	Jenny Meyer	920-467-1922
Darien	Town	MAINTENANCE	Walworth	2009	Marilyn Larson	262-882-3393
Delavan	Town	MARKET REVALUATION	Walworth	2012	John Olson	262-728-3471
Geneva	Town	MAINTENANCE	Walworth	2009	Debra Kirch	262-248-8497
Richmond	Town	MAINTENANCE	Walworth	2006	Barb Ceas	608-883-2017
Spring Prairie	Town	FULL REVALUATION	Walworth	2009	Debbie Collins	262-642-7477
Sugar Creek	Town	MAINTENANCE	Walworth	2002	Diane Boyd	262-742-3383
Dayton	Town	MAINTENANCE	Waupaca	2015	Judy Suhs	715-258-0930
Rose	Town	MAINTENANCE	Waushara	2005	Lois Kolka	920-622-3765
Fox Crossing	Village	FULL REVALUATION	Winnebago	2015	Karen Backman	920-720-7149
Combined Locks	Village	MARKET REVALUATION	Outagamie	2006	Racquel Giese	920-788-7740
Kimberly	Village	MAINTENANCE	Outagamie	2008	Adam Hammatt	920-788-7500
Harrison	Village	MAINTENANCE	Calumet	2013	Travis Parish	920-989-1062
Cambria	Village	FULL REVALUATION	Columbia	2002	Lois Frank	920-348-5443
Friesland	Village	MAINTENANCE	Columbia	2006	Marcia Dykstra	920-348-5156
Pardeeville	Village	MAINTENANCE	Columbia	2002	Brandon Bledsoe	608-429-3121
Poynette	Village	MAINTENANCE	Columbia	2006	Sue Kilen	608-635-2122
Blue Mounds	Village	MAINTENANCE	Dane	2009	Mary Jo Michek	608-437-5197
McFarland	Village	FULL VALUE MAINTENANCE	Dane	2009	Tracey Berman	608-838-3153
Mount Horeb	Village	MAINTENANCE	Dane	2007	Cheryl Sutter	608-437-6884
Oregon	Village	FULL VALUE MAINTENANCE	Dane	2004	Peggy Haag	608-835-3118
Cambridge	Village	MAINTENANCE	Dane/Jefferson	2001	Lisa Moen	608-423-3712
Iron Ridge	Village	MAINTENANCE	Dodge	2010	Arlette Lindert	920-387-3975
Sullivan	Village	MAINTENANCE	Jefferson	2002	Heather Rupnow	262-593-2388
Twin Lakes	Village	MARKET REVALUATION	Kenosha	2014	Jennifer Frederick	262-877-2858
Cleveland	Village	MAINTENANCE	Manitowoc	2006	Stacy Grunwald	920-693-8181
Brown Deer	Village	MAINTENANCE	Milwaukee	2016	Jill Kenda-Lubetski	414-371-3050
Shorewood	Village	FULL VALUE MAINTENANCE	Milwaukee	2014	Chris Swartz	414-847-2701
Bayside	Village	FULL VALUE MAINTENANCE	Milwaukee/Ozaukee	2006	Lynn Galyardt	414-351-8812
Saukville	Village	MARKET REVALUATION	Ozaukee	2006	Dawn Wagner	262-284-9423
Footville	Village	MAINTENANCE	Rock	2016	Jennifer Becker	608-876-6116
Prairie du Sac	Village	MAINTENANCE	Sauk	2016	Niki Conway	608-643-2421
West Baraboo	Village	MAINTENANCE	Sauk	2015	Kathy Goerks	608-356-2516
Fontana	Village	MAINTENANCE	Walworth	2005	Dennis Martin	262-275-6136
Walworth	Village	MAINTENANCE	Walworth	2007	Donna Schut	262-275-2127
Hartland	Village	MAINTENANCE	Waukesha	2007	Connie Casper	262-367-2714

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).....	<b><u>\$3,600.00</u></b>
11. BALANCE TO FINISH, PLUS RETAINAGE (line 5 – 6).....	<u>\$17,516.00</u>

APPLICATION SUBMITTED BY:

Sonrise Construction, Inc.

AUTHORIZED SIGNATURE

Richard T. Krukowski / President

PRINT NAME

11/26/2018

DATE

APPLICATION APPROVED BY:

Richard T. Krukowski

AUTHORIZED SIGNATURE

Richard T. Krukowski / President Sonrise Construction, inc.

PRINT NAME

\_\_\_\_\_

DATE  
END OF SECTION 01 22 00



# City of Lake Geneva Public Works

## Street Department

1065 Carey St. Lake Geneva WI. 53147

(262)248-6644 f(262)248-4913

Public Works Committee, COLG

pg 1/3

RE; Forklift replacement, equipment replacement fund.



The DPW's current forklift is a 1994 Komatsu Model 30. This unit has been altered from its original LP fuel source to gasoline. Normally you see it the other way around where these units will be converted to LP from gasoline. As this is somewhat of an abnormality we have found it increasingly difficult to find parts and/or dealers who will service it. (unit was bought off a repossession auction) Many issues have presented themselves the past 4-5 years mostly with the motor and carburetor. It is not a reliable starter and has a difficult time shutting off with engine run-on. This is caused by the unit being converted to gasoline which causes carbon deposits in the combustion chamber or on the top of the pistons causing ignition even when no current is provided.

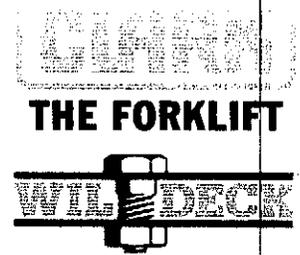
In my opinion the DPW does not use a forklift enough to warrant a new one, and I am presenting a 2008 model Nissan PF50LP unit sold by Capitol Equipment of Hartland WI. as a replacement with a price of **\$16,300.00**. The unit is on the 2018 replacement schedule with a **budget of \$17,000.00** and is fully funded. This unit has been safety inspected and conforms to all the OSHA safety specs and includes a 90 day parts and labor and 180 day major components warranty.

Thank you, Tom Earle

COLG DPW







Price does not include taxes.

Lead time is 2-3 weeks for the forklift.

Freight is not included and will be approximately \$200

**Total Sale Price: \$16,300**

**TERMS FOR ACCEPTANCE OF PROPSAL AND ATTACHMENTS**

The information contained within this proposal is the property of Capital Equipment and is confidential and proprietary. Unauthorized disclosure could be harmful to Capital Equipment, and by acceptance, prospective buyer agrees not to publish, copy or reproduce the contents without the express written consent of Capital Equipment. Canceled orders are subject to a 5% cancellation fee. **City of Lake Geneva** agrees not to use any such information for any other purpose than for the consideration of a Capital Equipment supplied system and will return any or all information contained herein to Capital Equipment upon request.

**ACCEPTED AS CONTRACT OF SALE**

Submitted By: \_\_\_\_\_ Date: \_\_\_\_\_

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

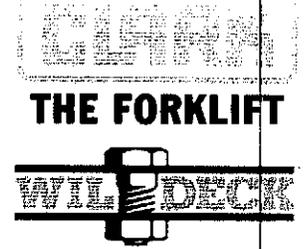
Title: \_\_\_\_\_

Customer PO: \_\_\_\_\_  
If Applicable

**\*\*By signing and accepting this proposal for ordering; City of Lake Geneva is responsible for inspecting all products upon delivery. It is the customer's responsibility to note any applicable/visible damage on bill of lading\*\***

(A) 2





Price does not include taxes.

Lead time is 2-3 weeks for the forklift.

Freight is not included and will be approximately \$200

**Total Sale Price: \$16,900**

**TERMS FOR ACCEPTANCE OF PROPSAL AND ATTACHMENTS**

The information contained within this proposal is the property of Capital Equipment and is confidential and proprietary. Unauthorized disclosure could be harmful to Capital Equipment, and by acceptance, prospective buyer agrees not to publish, copy or reproduce the contents without the express written consent of Capital Equipment. Canceled orders are subject to a 5% cancellation fee. **City of Lake Geneva** agrees not to use any such information for any other purpose than for the consideration of a Capital Equipment supplied system and will return any or all information contained herein to Capital Equipment upon request.

**ACCEPTED AS CONTRACT OF SALE**

Submitted By: \_\_\_\_\_ Date: \_\_\_\_\_

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

Customer PO: \_\_\_\_\_  
If Applicable

**\*\*By signing and accepting this proposal for ordering; City of Lake Geneva is responsible for inspecting all products upon delivery. It is the customer's responsibility to note any applicable/visible damage on bill of lading\*\***

Ⓟ 2



**CUSTOMER:** City of Lake Geneva  
 1065 Carey St.  
 Lake Geneva, WI 53147

**SHIP TO:** City of Lake Geneva  
 1065 Carey St.  
 Lake Geneva, WI 53147

Phone : 262-248-6644

FOB : Delivered

Quote Date	Quote No	County	Prepared By
10/19/2018	DR 101024	Walworth 55127	Dan Raymond

We would like to thank you for the opportunity to quote on your Material Handling Equipment requirements. We propose to furnish the equipment, parts or service described herein, in accordance with the specifications, terms and conditions outlined. We are pleased to offer the following:

## DESCRIPTION OF EQUIPMENT AND MATERIALS

(1) 2013 USED MITSUBISHI MODEL FG25N-LE  
 5,000 LB CAPACITY AT 24" LOAD CENTER  
 TRIPLE MAST 84.5" DOWN, 188" LIFT, 36" FREE-LIFT  
 SOLID TIRES, LP GAS SYSTEM  
 HANG ON SIDESHIFTER WITH 4 WAY VALVE & REEVING  
 42" FORKS  
 WORKLIGHTS, STROBE LIGHT, BACK UP ALARM  
 WARRANTY: 60 DAY OR 200 HOUR PARTS & LABOR WITH 90 DAY DRIVE TRAIN

**•• TOTAL EQUIPMENT AND ACCESSORIES ••**

Qty	Make	Description	Total Net Price
(1)	2013 USED MITSUBISHI MODEL FG25N-LE		\$ 19,053.00

***\*\*Unless otherwise stated, any quote or proposal provided by Seller is valid for 30 days only\*\****

***\*\*Pricing is subject to any future government action or regulation\*\****

**THE AVAILABILITY OF THIS PARTICULAR PIECE OF EQUIPMENT IS SUBJECT TO PRIOR SALES**

**WOLTER GROUP LLC**

HEADQUARTERS: 3125 INTERTECH DRIVE | BROOKFIELD WI | 53045

WISCONSIN LIFT TRUCK | ILLINOIS MATERIAL HANDLING | ELLIS SYSTEMS | WOLTER POWER SYSTEMS | FLEET SERVICES | WORLDWIDE PARTS LTD

(C)



Flexible Services | Smart Solutions

## INVOICE

Attn: Tom Earle

NO: LAKE GENEVA CITY HALL  
626 GENEVA STREET  
LAKE GENEVA, WI 53147

INVOICE NO. W19093-1

DATE 11/29/2018

TERMS NET DUE UPON RECEIPT

JOB NAME LAKE GENEVA CITY HALL

P.O. NO.

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	BUILDING AUTOMATION CONTROL SYSTEM UPGRADE, CITY HALL ONLY		
	CONTRACT	\$75,532.00	
	WORK TO DATE	\$37,766.00	
	LESS PREVIOUSLY BILLED	\$ 0.00	
1.000	TOTAL DUE THIS BILLING	37766.000	37766.00

Sub Total 37766.00

Sales Tax .00

Total Due 37766.00

In the event the Customer fails to pay the amounts due when due, interest may be charged by Mared Mechanical Contractors Corp. (Mared) at a rate of 1.5% per month, for a maximum of 18% per year. Customer further shall pay all costs and expenses incurred by Mared in collecting or attempting to collect amounts hereunder, including reasonable attorney's fees.

EMERGENCY SERVICES AGREEMENT  
BETWEEN THE TOWN OF GENEVA  
AND THE CITY OF LAKE GENEVA

WHEREAS, the Town of Geneva, without its own Fire services department, finds it necessary to contract with other municipal entities, including the City of Lake Geneva Fire Department (LGFD), to provide these services to the Town of Geneva citizens and property, together with those traveling in or through the Town of Geneva; and

WHEREAS, the parties deem it to be the best interest of the Town of Geneva and the City of Lake Geneva to maximize fire protection, by entering into an agreement regarding providing such services; and

WHEREAS, Section 66.0301, Stats., allows municipalities to contract with other municipalities for the receipt or furnishing of services required or authorized by law;

NOW, THEREFORE, the Town of Geneva, Wisconsin, and the City of Lake Geneva, Wisconsin, hereby agree as follows:

1. Term. Except as otherwise provided for herein, the term of this agreement shall be from January 1, 201~~8~~9 to December 31, 20~~18~~19~~.20~~.
2. Coverage. The area to which the City of Lake Geneva shall provide services as described herein to the Town of Geneva is described in more detail in a map attached to this agreement as Exhibit 1, and incorporated herein by reference.
3. Services to be provided. The City of Lake Geneva, Walworth County, Wisconsin, shall provide fire protection and emergency medical services, utilizing City of Lake Geneva equipment and personnel pursuant to the contract herein. Services provided herein shall include, but not to be limited to, responding on behalf of the Town of Geneva to fires, ambulance requests, fire protection calls, fire inspections, and similar services.
4. Compensation.
  - a. General and annual retainer fee. The general annual retainer fee shall be \$28,64450,127.00 per year. Payment of this fee shall be in two equal installments of \$14,322-25,063.50 due and payable on January 15<sup>th</sup> and July 15<sup>th</sup> of each year during the term of the agreement.
  - b. Fire response fee. In addition to the general annual retainer fee set forth above in paragraph a, there shall be Fire Response fees payable according to the City of Lake Geneva Resolution, Schedule of Fees, Fire Department Fees as set forth in the attached Exhibit 2 and as amended by the City of Lake Geneva and following notification to the Town  
  
For the purposes of this agreement, one fire response as stated herein, shall be defined as an emergency call that the LGFD is dispatched out to respond, regardless of the number of LGFD vehicles, and regardless of the duration of any such response.
  - c. Service Area.  
Service area shall be as depicted on attached Exhibit 1.

The Town of Geneva shall not be liable for any fire response fee for any response whose location is outside the service area in Exhibit 1, which results from a direct call to the Lake Geneva Fire Department or Lake Geneva Police Department.

On those occasions when the LGFD is called on a simultaneous dispatch with the Elkhorn Area Fire Department, the response fee stated herein shall be payable. If the LGFD responds outside the LGFD territory shown on Exhibit 1 and no other department responds, then LGFD shall be paid the Fire Response Fee. It is understood and agreed that on all responses by the LGFD in the LGFD territory described in Exhibit 1, LGFD shall be the incident commander. It shall also be the incident commander in all responses wherein no other fire department responds.

The Town of Geneva understands and agrees that any such calls from outside the service area in Exhibit 1 shall be “hot keyed” to Walworth County dispatch. The City of Lake Geneva, the Lake Geneva Fire Department, and the Lake Geneva Police Department shall not be responsible or liable for any delays in response by following the procedure, and shall have no obligation to respond directly to any such calls from residents located in areas outside the service area in Exhibit 1.

The costs associated with this agreement will be reviewed semi-annually.

- d. Dispatch. Dispatches shall be by the Walworth County Dispatch, direct calls to the LGFD or Lake Geneva Police Department or by similar procedures to summon a response. The initial response shall be such equipment that is required according to LGFD protocol or by the standard operating procedures of LGFD.

The Town of Geneva acknowledges and agrees that all calls directly to the Lake Geneva Police Department or LGFD will be handled in the following manner: The Police Department will dispatch its own equipment and personnel according to their internal protocol. The call will then be forwarded to the Walworth County dispatch for handling. ~~It is explicitly understood that LGFD and Lake Geneva Police Department shall not be responsible for dispatching Paratech in such instances.~~

- e. Cancellation of Response or Equipment. If excess equipment or personnel arrive, as determined by the incident commander, any such excess equipment or personnel shall be returned to the City of Lake Geneva or made available as soon as possible to respond to other incidents.
- f. “False Alarms.” A “false alarm” shall be defined as an unintentional or malicious act that causes an automated alarm system to activate, resulting in a dispatch of the LGFD to the Town. The costs of responding to the first 3 “false alarms” per occupancy, and per business

- or premise are included in the general annual retainer fee. The Fire Response Fee shall be paid to the LGFD for each false alarm activation in excess of 3 per calendar year, per occupancy, and per business or premises.
- g. Fire Inspection. The LGFD shall conduct fire inspections semi-annually for all public businesses located in the LGFD service territory for the Town as shown in Exhibit 1. Inspections shall be conducted under the Department of Safety and Professional Services Administrative Code, employing the NFPA 1 standards. LGFD shall bill the town an annual fee of \$4,635 as compensation for these inspections, to be paid quarterly each year as set forth in paragraph 8 below. In addition, the LGFD shall conduct Short Term Rental inspections as requested at \$25 per unit year. Any violations which are not corrected as directed by the Fire Inspector shall be reported to the Town of Geneva Building Inspector, who shall report said violations to the Town of Geneva Police Department for issuance of citation and prosecution in the Municipal Court. The Fire Inspector shall cooperate as necessary to prosecute such violations, as part of the fee herein.
  - h. Ambulance Transports. The LGFD shall be ~~the back-up~~ the primary -responder to ~~Paratech~~ for all ambulance calls in the LGFD territory shown on Exhibit 1. The LGFD shall have the right to bill the end user or receiver of any ambulance transport or emergency services, including any applicable response fees shown on the attached Exhibit 2.  
~~i. Dispatch.~~
5. Insurance Coverage. The LGFD shall be an independent contractor for the Town of Geneva for these services. LGFD shall maintain liability, errors and omissions and motor vehicle collision, workman's compensation, and liability coverage for all LGFD personnel performing services pursuant to this agreement, and shall indemnify and hold harmless the Town of Geneva for any and all services performed under or pursuant to this contract. LGFD personnel shall be compensated by the City of Lake Geneva, without contribution from the Town of Geneva, other than as provided in this Emergency Services Agreement. Notwithstanding the foregoing, the Town of Geneva agrees and understands that the LGFD has limited liability under Sec. 893.80, Wis. Stat., and continues to have municipal immunities available to municipal fire departments in the State of Wisconsin and the hold harmless agreement stated herein is subject to such limitations of liability and municipal immunities.
6. Opt Out. The Parties to this agreement may terminate this agreement prior to the final date of the term stated herein. At least six months prior to the date of termination of this agreement, the party terminating this contract shall deliver to the municipal offices for the other participant to this contract, a written notice terminating this agreement. Termination herein may be made with or without good cause. The 6-month notice of termination shall be intended to provide adequate notice to the parties to make other safety arrangements as necessary to effectuate the best interests of each respective municipality. If either party elects to opt out of this agreement as provided herein, such elections shall be effective at the end of a calendar month. If this agreement is terminated during a calendar year, any unused portion of the general annual retainer fee, broken down by months, for which services has been opted out, shall be reimbursed to the Town of Geneva, within sixty days of the termination of this agreement.

7. Monthly Activity Reports. The LGFD Fire Chief shall provide a written summary of all activities performed pursuant to this contract to the Town of Geneva at the monthly meeting at the City of Lake Geneva Police and Fire Commission. Said report shall include a listing and identification of all fire calls, EMS calls, “false alarms”, and fire inspection calls, together with any other work performed herein.
  
8. Payment Procedures. The City of Lake Geneva shall provide a bill to the Town of Geneva on a quarterly basis (March, June, September, and December of each year herein) for all fees other than the general annual retainer. The general annual retainer fee shall be billed to and paid by the Town in two equal installments as set forth in Paragraph 4a. The town shall make payment pursuant to any quarterly bill within 30 days thereafter.
  
9. Arbitration of Differences. If the parties have a disagreement regarding the implementation or interpretation of any aspect of this agreement, either party may elect to arbitrate said differences, using the arbitration procedures of Chapter 788, Wis. Stats. However, rather than use a panel of three arbitrators, the parties, if they agree, may jointly select a single arbitrator to decide the dispute. Each party shall pay their own attorney fees and costs related to said arbitration, but costs for the arbitrator and court reporter shall be divided equally between the parties. Specific procedures regarding preparation and conduct for arbitration proceedings shall be determined by the parties, or as ordered by the arbitrator. Any right to seek relief in a court of record shall be governed pursuant to the provisions of Ch. 788, Wis. Stats.

IN WITNESS WHEREOF, the undersigned having lawful authority from their respective municipalities have set their hand and set on the dates set forth below.

Date	Joseph F. Kopecky, Town of Geneva Chairman and Authorized Representative of The Town of Geneva, Walworth County, Wisconsin
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Date	<del>Alan Kupsik</del> Tom Hartz, Mayor and Authorized Representative of The City of Lake Geneva, Walworth County, Wisconsin
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Date	Approved by: <del>Tom Hartz</del> James Connors, President City of Lake Geneva Police and Fire Commission
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## **LIMITED CONDITIONAL USE PERMIT RESOLUTION 18-R79**

A resolution authorizing the issuance of a Limited Conditional Use Permit to Michelle Lundquist, 7929-48<sup>th</sup> Ave., Kenosha, WI 53142, to continue a Commercial Animal Boarding facility at 846 Madison Street, Lake Geneva, WI.

WHEREAS, the City Plan Commission has considered the application of Michelle Lundquist to continue a Commercial Animal Boarding facility;

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

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Limited Conditional Use Permit to Michelle Lundquist, 7929-48<sup>th</sup> Ave., Kenosha, WI 53142, to continue a Commercial Animal Boarding facility at 846 Madison Street, Lake Geneva, WI, in the General Industrial – (GI) zoning district,

Tax Key No. ZYUP00033 & ZYUP00033A

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 26<sup>th</sup> day of December 2018.

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Tom Hartz, Mayor

ATTEST:

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Lana Kropf, City Clerk

STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: December 17, 2018

Agenda Item: 11

Applicant:  
Michelle Lundquist  
7929-48<sup>th</sup> Ave  
Kenosha, WI, 53142

Request: **LIMITED** Conditional Use Permit  
(CUP)  
Continue Existing Commercial Animal Boarding  
846 Madison St  
Tax Key Nos. ZYUP00033 & ZYUP00033A

Description:

The applicant is submitting a request for a Conditional Use Permit (CUP) that would allow for the continuation of the existing Limited CUP that was issued to the previous business owner for the building that is located at 846 Madison Street.

The applicant is requesting to increase the amount of animals to 40 dogs per day as proposed in the summary they have provided.

The property is located in the General Industrial (GI) zoning district, onsite parking is only 1 stall per 1000 sq. ft. of floor area, these 2 buildings are less than 5,000 sq. ft. in total, in which they are required to have 5 stalls onsite.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Conditional Use Permit (CUP):

As part of the consideration of the requested CUP, the Plan Commission is required to:

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

Staff Review Comments:

No impacts to neighboring properties are anticipated.

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

A proposed CUP must be reviewed by the standards, below:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:

1. In general, the proposed Conditional Use Permit (CUP) is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
  2. Specific to this site, the proposed Conditional Use Permit (CUP) is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
  3. The proposed Conditional Use Permit (CUP) in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
  4. The proposed Conditional Use Permit (CUP) maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
  5. The proposed Conditional Use Permit (CUP) is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.
  6. The potential public benefits of the proposed Conditional Use Permit (CUP) outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
- B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:
1. In general, the proposed Conditional Use Permit (CUP) is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
  2. Specific to this site, the proposed Conditional Use Permit (CUP) is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
  3. The proposed Conditional Use Permit (CUP) in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed Conditional Use Permit (CUP) 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.
5. The proposed Conditional Use Permit (CUP) is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed Conditional Use Permit (CUP) do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the Proposed Conditional Use Permit (CUP):

1. Staff recommends that the Plan Commission recommend *approval* of the proposed Conditional Use Permit (CUP) as submitted, with the findings under A.1-6., above. If they are in agreement with the above finding.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.

**APPLICATION FOR CONDITIONAL USE**  
*City of Lake Geneva*

SITE ADDRESS/PARCEL NO. AND FULL LEGAL DESCRIPTION REQUIRED (ATTACH SEPARATE SHEET IF NECESSARY):

846 Madison Street Lake Geneva, WI 53147. Parcel ZYUP00033, ZYUP00033A, ZCL00001 Located in the Southeast 1/4 section 25, T 2 N, R 17 E, City of Lake Geneva, Walworth County, Wisconsin.

NAME AND ADDRESS OF CURRENT OWNER:

Lydia Estes 846 Madison Street, Lake Geneva, WI 53147

TELEPHONE NUMBER & EMAIL OF CURRENT OWNER: (262)729-2030 or (262)248-390, lydiaestes@yahoo.com

NAME AND ADDRESS OF APPLICANT:

Michelle Lundquist 7929-48th Ave, Kenosha, WI 53142

TELEPHONE NUMBER & EMAIL OF APPLICANT:(262)515-5681, K9cmdr@gmail.com

PROPOSED CONDITIONAL USE:

See Attachment 1.

ZONING DISTRICT IN WHICH LAND IS LOCATED: GI, General Industrial

NAMES AND ADDRESSES OF ARCHITECT, PROFESSIONAL ENGINEER AND CONTRACTOR OF PROJECT:

NA

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

We will provide a clean, safe, high quality dog day care, and boarding facility that provides dog training, dog and cat grooming and retail pet supplies.

CONDITIONAL USE FEE PAYABLE UPON FILING APPLICATION: \$400.00 [\$100 FOR APPLICATIONS UNDER SEC. 98-407(3)]

11/9/2018

DATE

  
SIGNATURE OF APPLICANT

## Conditional Use Proposal

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We are proposing that Geneva K9 be allowed to house up to 40 dogs per day for dog daycare, boarding, training and grooming services. Dogs will be housed in the main building on the north side of the property. Grooming services will operate out of the building on the north side of the property. Training will be serviced out of the building on the south side of the property. There are, and will continue to be, off-street parking with 6 general parking spaces and 1 handicap parking space. Hours of operation will be Monday through Saturday, 7am to 7pm, after 5:30 pm only training and retail activities will be conducted. Sundays will be open by appointment only for pick-up.

Short Statement describing activities to be carried on at site:

Geneva K9 will be a convenient, clean, full-service, family-run facility that will provide the community with all services needed for dog ownership provided by friendly and knowledgeable owners and staff. Services include: a safe and sanitary place to day-board or overnight-board dogs, a place to bring dogs for a full range of training including puppy pre-school through advanced obedience and even specialty training, and also grooming services for dogs and cats.

### III. Justification of the Proposed Conditional Use

1) Geneva K9 will be a convenient, clean, full-service, family-run facility that will provide the community with all services needed for dog ownership provided by friendly and knowledgeable owners and staff. Services include: a safe and sanitary place to day-board or overnight-board dogs, a place to bring dogs for a full range of training including puppy pre-school through advanced obedience and even specialty training, and also grooming services for dogs and cats.

2) Geneva K9, in its specific location at 846 Madison St., will be particularly good for the community, as it is close enough to the bustle of town that it is convenient for residents and visitors alike to bring their pets for services needed on a daily basis, but positioned so that there are very few immediate residential neighbors.



## **Michelle M. Lundquist**

Certified Dog Trainer  
Certified Humane Officer  
Professional Animal Handler

Michelle Lundquist has been a professional animal; handler, trainer, breeder, and caretaker for over 20 years. Her passion and realization of this natural ability started at the age of 14. She specializes in canine behavior, canine training, handling of native wildlife for the purpose of removal and for public safety, Wisconsin state animal law, and general domestic animal husbandry.

Michelle is a certified master dog trainer through National K9 Learning Center in Columbus, OH, specializing in Puppy Pre-School, Basic Obedience, Advanced Obedience, Utility, Scent Detection, Police K9, Tracking, Breed Identification, and Service Dog. She has continuing education hours through K9 Cop Magazine's Working Dog Conference, held annually. Michelle is a WI state certified Humane Officer through the Department of Agriculture, Trade and Consumer Protection (DATCP). She is also certified through DATCP in Rabies Control and has numerous continuing education hours in Animal Cruelty Investigation training through the American Society for the Prevention of Cruelty to Animals (ASPCA). She also holds a WI Trapper's license.

Michelle has bred, raised and trained numerous dogs for service work. Those include: Diabetes Alert Dogs, Mobility Dogs, Autism Service Dogs, Search and Rescue Dogs, Single and Dual Purpose Police K9s. Michelle has worked diligently as a humane officer for a local municipality enforcing animal ordinances pertaining to: rabies control, number of animals permitted, nuisance domestic and wild animals, injured wild animals, sanitation, animal cruelty/neglect, animal at large, and regulating the trapping of nuisance wild animals. Michelle has also trained dogs for, and tested dogs for a Canine Good Citizen certification through the American Kennel Club (AKC). Michelle's personal dog, a German Shepherd she bred and trained, was used to successfully track and find 2 prized show dogs that escaped a local boarding facility. She and her dog were also called on to assist in locating missing persons for a local police department.

**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:  
 CONDITIONAL USE REVIEW AND APPROVAL (Requirements per Section 98-905)**

This form should be used by the Applicant as a guide to submitting a complete application for a conditional use and by the City to process said application. Parts II and III should be used by the Applicant to submit a complete application; Parts I - IV should be used by the City as a guide when processing said application.

**I. RECORDATION OF ADMINISTRATIVE PROCEDURES**

\_\_\_ Pre-submittal staff meeting scheduled:

Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_

Follow-up pre-submittal staff meetings scheduled for:

\_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Application form filed with Zoning Administrator: Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Application fee of \$ \_\_\_ received by Zoning Administrator: Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Reimbursement of professional consultant costs agreement executed: Date: \_\_\_\_\_ by: \_\_\_\_\_

**II. APPLICATION SUBMITTAL PACKET REQUIREMENTS**

Prior to submitting the 20 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

*Initial Packet (5 Copies to Zoning Administrator)*

Date: \_\_\_\_\_ by: \_\_\_\_\_

↓ *Draft Final Packet (1 Copy to Zoning Administrator)*

Date: \_\_\_\_\_ by: \_\_\_\_\_

↓

\_\_\_ (a) **A map of the proposed conditional use:**

- \_\_\_ Showing all lands for which the conditional use is proposed;
- \_\_\_ Showing all other lands within 300 feet of the boundaries of the subject property;
- \_\_\_ Referenced to a list of the names and addresses of the owners of said lands as they appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
- \_\_\_ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
- \_\_\_ Map and all its parts are clearly reproducible with a photocopier;
- \_\_\_ Map size of 11" by 17" and map scale not less than one inch equals 800 ft;
- \_\_\_ All lot dimensions of the subject property provided;
- \_\_\_ Graphic scale and north arrow provided.

\_\_\_ (b) **A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole:**



- \_\_\_\_\_ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;
- \_\_\_\_\_ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.
- \_\_\_\_\_ (e) **Written justification for the proposed conditional use:**
  - \_\_\_\_\_ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. *(See below)*

**III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE**

1. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

See Attachment

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2. How is the proposed conditional use, in its specific location, in harmony with the purposed, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

See Attachment

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3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 98-905(3)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development?

Not applicable

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4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

Property will be used essentially in the same manor as it has been used since 2006.

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5. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

Yes, there will be no needed increase of public services beyond that of existing buisness.

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6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 98-905(4)(b)1.-5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

Yes, there is a public need for such a buisness in the community that services all aspects of

Dog ownership. Currently the next closest full service buisness is 26 miles away.

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**IV. FINAL APPLICATION PACKET INFORMATION**

\_\_\_\_ Receipt of 5 full scale copies in blue/line or black/line of complete Final Application Packet by Zoning Administrator: Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_\_ Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_\_ A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline. Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_\_ Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk: Date: \_\_\_\_\_ by: \_\_\_\_\_

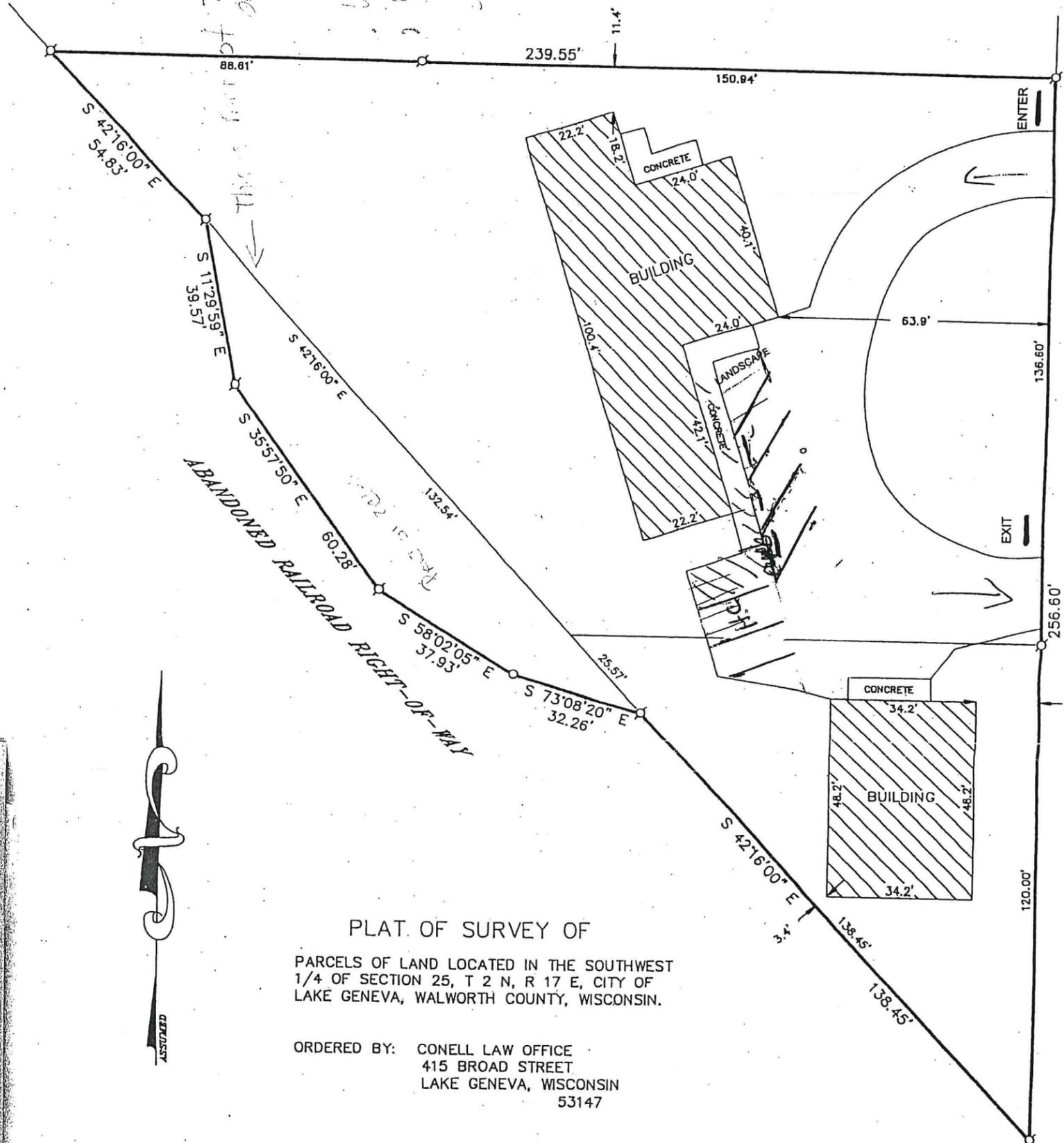
\_\_\_\_ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_\_ Class 2 Legal Notice published on \_\_\_\_\_ and \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_\_ Conditional Use recorded with the County Register of Deeds Office: Date: \_\_\_\_\_ by: \_\_\_\_\_

9/28/07  
 201-1 that Lydia Estes  
 110 Sullivan St. Lake Geneva  
 CONELL LAW OFFICE  
 415 BROAD STREET  
 LAKE GENEVA, WI 53147

P1A KANG PLAN  
 CONELL LAW OFFICE  
 4-6-07  
 Lydia Estes



PLAT OF SURVEY OF  
 PARCELS OF LAND LOCATED IN THE SOUTHWEST  
 1/4 OF SECTION 25, T 2 N, R 17 E, CITY OF  
 LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

ORDERED BY: CONELL LAW OFFICE  
 415 BROAD STREET  
 LAKE GENEVA, WISCONSIN  
 53147

GRAPHIC SCALE



( IN FEET )  
 1 inch = 30 ft.

- ⊙—IRON PIPE FOUND
- ∅—IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- IRON PIPE PLACED
- ( )—RECORDED AS

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY'S EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE S AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARIES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCUMBRANCES, IF ANY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNER OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR OTHERWISE ACQUIRE THE TITLE THERETO WITHIN ONE (1) YEAR FROM HEREOF.

*Robert M. Baerenwald*  
 ROBERT M. BAERENWALD  
 WISCONSIN REGISTERED LAND SURVEYOR, S-1508

DATE July 1, 2004 JOB NO. 7416

NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

Lydia Estes  
 248-9256

STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: December 17, 2018

Agenda Item: 12

Applicant:

McMurr I LLC.  
351 W. Hubbard Suite 610  
Chicago IL 60654

Request: General Development Plan (GDP)

Summerhaven Phases II & III  
Tax Parcel Nos. ZSUM00001 – ZSUM00247

Description:

The applicant is submitting a General Development Plan (GDP) to amend an existing Planned Development that would allow Phases of II & III for the condominium development located at Tax Parcel Nos. ZSUM00001 – ZSUM00247 which is in the vicinity of Lake Geneva Blvd. and Wells St.

This site is zoned as a Planned Development, and the continuation for Phases II & III initiates the review and approval of a General Development Plan (GDP) amendment.

The GDP focuses primarily on the detailed physical characteristics of the site such as the precise locations of all development, landscaping, parking, and building materials. It also allows for flexibilities from the zoning ordinance relating to site plan components. This report focuses on these issues.

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. In this instance, the Planned Development (PD) zoning district, a prevalent zoning district in the surrounding area, provides that comparison zoning district.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed General Development Plan (GDP):

As part of the consideration of the requested Planned Development / General Development Plan (GDP), 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 GDP; and,
- Provide specific suggested *requirements* to modify the project as submitted.

Staff Review Comments:

Staff believes that this is a suitable request for an amendment to the land use due to the surrounding commercial land uses and residential zoning. The site is planned for *Planned Neighborhood* in the Comprehensive Plan.

All engineering for the utilities have been reviewed by our city engineers and approved for installation.

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

A proposed GDP must be reviewed by the standards, below:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be for all of the following:
1. In general, the proposed GDP is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
  2. Specific to this site, the proposed GDP is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
  3. The proposed GDP in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
  4. The proposed GDP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
  5. The proposed GDP is located in an area that will be adequately served by, and will not impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
  6. The potential public benefits of the proposed GDP outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed General Development Plan (GDP):

1. Staff recommends that the Plan Commission recommends *approval* of the GDP as submitted per the Fire Department and City Engineering review.
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 which proposes that the only change is the reduction of units per acre to existing development intensity and bulk characteristics; and will be complementary to surrounding land uses.

**SUMMERHAVEN  
OF  
LAKE GENEVA PHASES II & III**

**PLANNED DEVELOPMENT –  
GENERAL DEVELOPMENT PLAN  
Applicant: McMurr II, LLC,  
an Illinois limited liability company**

**November 9, 2018**

**SUMMERHAVEN – PHASES II & III  
GENERAL DEVELOPMENT PLAN  
NARRATIVE**

**GENERAL DEVELOPMENT PLAN INTRODUCTION:**

McMurr II, LLC, an Illinois limited liability company (“McMurr II”), is the Successor Declarant of the Summerhaven development (“Summerhaven”), and the owner of all the lands composing the second (“Phase II”) and third (“Phase III”) phases of Summerhaven (collectively, “Phases II and III;” sometimes, “Site”). McMurr II has cleared Summerhaven of the piles of broken asphalt resulting from the demolition of a parking lot by an earlier developer, has cleaned out the storm water management ponds to restore their capacity, has altered the storm water drainage to avoid flooding neighboring property on the north boundary of Summerhaven, has extended and paved a portion of Summerhaven Drive to Lake Geneva Boulevard for emergency vehicles, and has sold all of its units in Phase I of Summerhaven (“Phase I”), resulting in considerable new single-family home construction there.

Phase I, approximately 8.04 acres, is zoned by the City of Lake Geneva (“City”) as PD, Planned Development Zoning District, under a Precise Implementation Plan that has been amended in 2014, 2017, and 2018 by McMurr II. Phase I is under condominium ownership, subject to the Declaration of Condominium and the Plat of Condominium of Summerhaven of Lake Geneva Condominium, as amended by recorded amendments and addenda thereto (collectively, “Summerhaven of Lake Geneva Condominium”). In Phase I, ten duplex dwellings in five buildings have been constructed, as well as three single-family dwellings, with additional single-family units under construction. Under the 2017 amendment to the PD for Phase I, McMurr II has committed to install the incomplete public and private infrastructure for the balance of Phase I, to construct the pool promised by the original developer of Summerhaven, as well as a pool house, and to install the final lift of asphalt for the Phase I private roads.

The public infrastructure (e.g., municipal water and sanitary sewer mains) and the private infrastructure (e.g., storm water management system, private streets, and public utilities) have been designed and almost fully installed with sufficient capacity to accommodate not only the 37 units originally approved for Phase I, now reduced to 28 units, but also to accommodate an additional 47 units originally approved for Phases II and III.

The PD, Planned Development Zoning District, zoning for Phases II and III has expired, and the City has rezoned them to TR-6, Two-family Zoning District, which allows single-family dwellings as a permitted use. Under the City’s Comprehensive Master Plan, Phases II and III are planned as Two-Family/Townhouse Residential, for which the TR-6, Two-family Zoning District is recommended.

The ten year period during which Phases II and III could be added to the Summerhaven of Lake Geneva Condominium as expansion units under the Wisconsin Condominium Ownership Act has expired.

To restore the original vision for Summerhaven, to broaden the base of financial support for Summerhaven's extensive private infrastructure, including, without limitation, the streets, the storm water management facilities, the pool and the pool house, and to provide quality infill development, McMurr II proposes to rezone Phase II of Summerhaven, more particularly described in the attached Exhibit A incorporated herein, and Phase III, more particularly described in the attached Exhibit B incorporated herein, from TR-6, Two-family Zoning District, to PD, Planned Development Zoning District, using the TR-6, Two-family Zoning District, as the base district under the Planned Development for both phases.

Phase II will be under condominium ownership, pursuant to a Declaration of Condominium and Plat of Condominium of Summerhaven of Lake Geneva II, consisting of four single-family site condominium units, with Phase III designated as Expansion Area for up to 23 additional single-family units ("Condominium of Summerhaven of Lake Geneva II").

McMurr II proposes a cross-easement agreement between the condominium associations of the Condominium of Summerhaven of Lake Geneva and the Condominium of Summerhaven of Lake Geneva II, to share, maintain, repair and replace the private roads, the storm water management facilities, the pool and pool house, and other common amenities and private infrastructure used by all.

The properties surrounding Phases II and III are zoned PB, Planned Business Zoning District, to the north and east, principally along Wells Street; MR-8, Multi-family Residential-8 Zoning District, and SR-4, Single-family Residential-4 Zoning District, to the south. The single-family use and the proposed density should fit well within the neighboring properties.

## **GENERAL DEVELOPMENT PLAN REQUIREMENTS:**

**1. Location Map:** *See the Location Map, showing the location of Phases II and III on the City's Land Use Plan Map, attached as Exhibit C and incorporated herein.*

**2. Map of Site with Zoning and Names and Addresses of Owners within 300 feet of the Site:** *See Group Exhibit D incorporated herein.*

### **3. General written description of the proposed PD:**

**a. General project themes and images:** *A Site Plan of Phases II and III is attached as Exhibit E and incorporated herein. Sample elevations and floor plans for one-story residences for Phases II and III are attached as Group Exhibit F and incorporated herein. Two-story residences are planned, as well, for Phases II and III. The landscaping, signage, lighting, organizational structure, and consistency of the GDP and the PIP for Phases II and III will be substantially similar to those of Phase I, to make an integrated community.*

**b. General mix of dwelling unit types and/or land uses:** *Only single-family residences are proposed for Phases II and III.*

**c. Approximate residential densities:** (i) Dwelling units per gross acre: Phase II, less than 2.3 units/acre; Phase III, approximately 4.7 units/acre; Phases II and III combined, approximately 4.1 units per acre; (ii) floor area ratio: 25%; (iii) impervious surface area ratio: 40%.

**d. General treatment of natural features:** Phase II and Phase III include detention ponds that will serve not only their improvements, but the Phase I improvements, as well. Open space in Phases II and III will be treated much as open space is treated in Phase I.

**e. General relationship to nearby properties and public streets:** Access to Phases II and III will be through the existing Summerhaven Drive from Lake Geneva Boulevard. A second access between Summerhaven and Lake Geneva Boulevard will be created by upgrading to a private subdivision street the drive reserved for emergency vehicles over a portion of Phase III and an access easement sixty-six (66) feet wide and one hundred eighty (180) feet long shared in part by Phase III and adjacent lots. Phase III residences will front on a portion of such street and a westward extension of it. The single-family residences of Phases II and III will relate well to the Phase I development and the single-family development to the south, which is zoned for lots a minimum of 9,000 square feet.

**f. General relationship of project to Master Plan:** The proposed single-family dwellings in a Planned Development with a base district of TR-6, Two-family Zoning District, fit the Master Plan's Two-family/Townhouse planned use for Phases II and III, with lower density.

**g. Statement of Rationale - why PD zoning proposed:** McMurr II requests PD zoning to obtain flexibilities from land use and bulk regulations for Phases II and III, the most significant of which have been granted in Phase I, to promote uniformity of development with Phase I, and to accommodate the number of single-family units sufficient to support the private infrastructure of Summerhaven, which has been planned for more multi-family units under the original PD. Despite the flexibilities sought under the requested PD zoning, permitted density in the Site's existing zoning of Two-Family Residential District (TR-6) is up to six dwelling units per acre, while Phases II and III total only up to 4.1 dwelling units per acre.

**h. Complete list of zoning standards not met by proposed PD and location(s) in which they apply, and complete list of zoning standards more than met by the proposed PD and location(s) in which they apply:**

McMurr II requests the following flexibilities from land use and bulk regulations for Phases II and III:

- i. Easements for the private streets of 50 feet in width (Ordinance: minimum 66-foot width);
- ii. Cul-de-sac length of 720 feet (Ordinance maximum: 400 feet);
- iii. Minimum front and rear eave width of six inches for side of gables (Ordinance: eighteen inches);
- iv. Side of front porch to side of adjacent front porch of twelve feet, minimum side yard of six feet (Ordinance: minimum dwelling unit separation of fifteen feet, minimum side yard of six feet);
- v. Units in Phases II and III will range in size from approximately 5,200 square feet to approximately 9,065 square feet, to accommodate single-family dwellings in place of the duplex structures permitted under the TR-6, Two-family Zoning District. By comparison, some units in Phase I are below 7,000 square feet in size. (Ordinance: 9,000 square foot minimum);
- vi. Minimum Landscape Surface Ratio (LSR): 45% (Ordinance: 50%);
- vii. Maximum Building Coverage: 45% (Ordinance: 40%);

- viii. *Minimum Lot Width: 50 feet (Ordinance: 75 feet);*
- ix. *Total of Both Sides, Lot Lines to House/Garage: Twelve feet (Ordinance: fifteen feet; and*
- x. *Rear Lot Line to House or Garage: fifteen feet (Ordinance: 30 feet).*

**Phases II and III will meet the following allowable land uses and bulk regulations:**

- i. **Land Uses Permitted by Right:** (per Section 98-202(2))  
 Single-Family - 9,000 sf lot - *Units in Phases II and III will range in size from approximately 5,200 square feet to about 9,065 square feet, to accommodate single-family dwellings in place of the duplex structures permitted under the TR-6, Two-family Zoning District. By comparison, some units in Phase I are below 7,000 square feet in size.*  
 Selective Cutting (per Section 98-206(2)(f))  
 Public Services and Utilities (per Section 98-206(3)(e))
- ii. **Land Uses Permitted as Conditional Use:** (per Section 98-202(4))  
 Clear Cutting (per Section 98-206(2)(g))
- iii. **Land Uses Permitted as Accessory Uses:** (per Section 98-202(5))
  - 1. Land Uses Permitted by Right:  
 Private Residential Garage or Shed (per Section 98-206(8)(c))  
 Home Occupation (per Section 98-206(8)(j))  
 Drainage Structure (per Section 98-206(8)(r))  
 Filling (per Section 98-206(8)(s))  
 Lawn Care (per Section 98-206(8)(t))  
 Exterior Communication Devices (per Section 98-206(8)(v))
  - 2. Land Uses Permitted as Conditional Use:  
 None.
- iv. **Land Uses Permitted as Temporary Uses:** (per Section 98-202(6))  
 Contractor's Project Office (per Section 98-206(9)(c))  
 Contractor's On-Site Equipment Storage (per Section 98-206(9)(d))  
 On-Site Real Estate Sales Office (per Section 98-206(9)(f))
- v. **Regulations Applicable to Residential Uses:**
  - 1. Residential Density and Intensity Requirements:  
 Conventional Development  
 Minimum Zoning District Area: 9,000 square feet - *Units in Phases II and III will range in size from approximately 5,200 square feet to about 9,065 square feet, to accommodate single-family dwellings in place of the duplex structures permitted under the TR-6, Two-family Zoning District. By comparison, some units in Phase I are below 7,000 square feet in size.*  
 Maximum Gross Density (MGD): Six du/acre - *Phases II and III total only 4.1 dwelling units per acre.*  
 Maximum Accessory Building Coverage: 10%
  - 2. Residential Bulk Requirements:  
 Minimum Street Frontage: 50 feet  
 Minimum Setbacks:  
     Front or Street Lot Line to House: 25 feet  
     Front or Street Lot Line to Garage: 25 feet

Side Lot Line to House or Garage: six feet  
Side Lot Line to Accessory Structure: three feet from property line  
Rear Lot Line to Accessory Structure: three feet from property line  
Minimum Paved Surface Setback: five feet from side or rear; ten feet from street  
Minimum Dwelling Unit Separation: twelve feet  
Maximum Height of Dwelling Unit: 35 feet  
Maximum Height of Accessory Structure: fifteen feet  
Minimum Number of Off-Street Parking Spaces Required on the Lot (Includes garage, drives, & all designated parking surfaces): three  
Minimum Dwelling Core Dimensions: 24 feet by 40 feet  
Minimum Roof Pitch: 3 : 12

3. Residential Landscaping Requirements: Not applicable for single-family.

**i. Potentially requested exemption from the requirements of the underlying zoning district, in the following order:**

- i. Land Use Exemptions: *None*.
- ii. Density and Intensity Exemptions: *See 3(h), above*.
- iii. Bulk Exemptions: *See 3(h), above*.
- iv. Landscaping Exceptions: *None applicable; residential only*.
- v. Parking and Loading Requirements Exceptions: *None applicable; residential only*.

**4. General Development Plan drawing** showing at least the following information:

- a. **Conceptual Plan Drawing** of the general land use layout and the general location of major public streets and/or private drives. *See attached Exhibit G incorporated herein*.
- b. **Location of public recreational and open space areas and facilities.** *None. All amenities, including the pool and pool house in Phase I, are intended for the use of Summerhaven residents and their guests.*
- c. **Statistical data** on minimum lot sizes in the development, the approximate areas of large 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 City. *See 3(h), above*.
- d. **Notations** relating (7)(a)3.a.-f., above to specific area. *See Exhibit G*.

**5. General Conceptual Landscaping Plan**, noting approximate locations of foundation, street, yard and paving, landscaping, and compliance with landscaping requirements, and the use of extra landscaping and bufferyards. *There are no residential landscaping requirements for single-family residences in the base district TR-6, Two-family Zoning District. Each owner in Phases II and III will landscape his or her yard as he or she sees fit.*

**6. General Signage Plan**, including all project identification signs and concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles) which vary from City standards or common practices. *Signage and light fixtures and poles for Phases II and III shall be substantially similar in appearance and location to the signage and*

*light fixtures and poles for Phase I, to preserve continuity with Phase I. Only directional and street signage is planned for Phases II and III; no project identification signage is needed.*

## **7. Justification for Planned Development.**

a. The Planned Development in general is in harmony with the Comprehensive Master Plan and the Zoning Ordinance: *The Comprehensive Master Plan has designated certain areas of the City as “Two-Family/Townhouse Residential,” for which the TR-6, Two-family Zoning District is recommended. The TR-6, Two-family Zoning District, is the base district for this Planned Development.*

b. The Planned Development in its specific location is in harmony with the Comprehensive Master Plan and the Zoning Ordinance: *The Site is planned as a “Two-Family/Townhouse Residential,” for which the TR-6, Two-family Zoning District, is recommended. No amendment of the Comprehensive Master Plan is required, because McMurr II asks to use the TR-6, Two-family Zoning District, as the base zoning district of this GDP.*

c. The Planned Development does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either now exist or in the future: *Phases II and III will be developed in uniformity with Phase I and with the Comprehensive Plan, adding up to 23 single-family units to support the private infrastructure of Summerhaven, which was planned for up to 84 units under the original PD. The permitted density in the Site’s existing zoning of TR-6, Two-Family Residential District, is up to six dwelling units per acre, while Phases II and III total only up to 4.1 dwelling units per acre. The properties surrounding Phases II and III are zoned PB, Planned Business Zoning District, to the north and east, principally along Wells Street; MR-8, Multi-family Residential-8 Zoning District, and SR-4, Single-family Residential-4 Zoning District, to the south. The single-family use and the proposed density of Phases II and III will relate well to the neighboring properties.*

d. The Planned Development maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the Site and its surroundings: *See 7 c., above.*

e. The Planned Development is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the Site. *The Site will be served by two accesses to Lake Geneva Boulevard and a large cul de sac at the end of Murray Drive through which emergency vehicles and Site traffic will be able to enter and exit. Storm water will be managed on the Site. Summerhaven will total approximately 51 dwelling units, lower than the 84 dwelling units approved under the original PD. Summerhaven is a residential development neighboring PB, Planned Business Zoning District, to the north and east, principally along Wells Street; MR-8, Multi-family Residential-8 Zoning District, and ER-1, Estate Residential District, to the west, and SR-4, Single-family Residential-4 Zoning District, to the south.*

f. The potential public benefits of the Planned Development outweigh all potential adverse impacts of the Planned Development. *The extensive private infrastructure and amenities of Summerhaven were planned and built to accommodate up to 84 dwelling units. Phase I is 28 units, not the 37 planned under the original PD. Phases II and III, at up to 23 units instead of the 47 units approved under the original PD, will not unduly burden such infrastructure and amenities, but will help to support their use and maintenance, and complete Summerhaven as an excellent infill development for the City.*

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

**EXHIBIT A**  
**SUMMERHAVEN – PHASES II & III**  
**GENERAL DEVELOPMENT PLAN**

**LEGAL DESCRIPTION OF PHASE II**

PARCEL 1: THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS, SAID POINT LOCATED S 89DEG 31MIN 36SEC W, 733.28 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36 (T2N, R17E); THENCE N 89DEG 38MIN 40SEC E, 89.98 FEET; THENCE N 89DEG 37MIN 23SEC E, 90.50 FEET TO THE WEST LINE OF LAKE GENEVA BOULEVARD; THENCE N 01DEG 34MIN 47SEC W, 348.82 FEET ALONG SAID BOULEVARD TO THE SOUTHWEST LINE OF WELLS STREET; THENCE N 37DEG 55MIN 32SEC W, ALONG SAID STREET, 202.94 FEET; THENCE S 89DEG 18MIN 48SEC W, 239.56 FEET TO THE POINT OF BEGINNING; THENCE S 00DEG 41MIN 12SEC E, 50.00 FEET; THENCE S 01DEG 55MIN 11SEC E, 134.92 FEET; THENCE S 89DEG 31MIN 07SEC W, 24.01 FEET; THENCE S 01DEG 12MIN 03SEC E, 16.91 FEET; THENCE S 88DEG 41MIN 15SEC W, 42.80 FEET; THENCE N 86DEG 27MIN 48SEC W, 126.62 FEET; THENCE S 88DEG 58MIN 07SEC W, 199.39 FEET TO THE EAST LINE OF LAKE SHORE VILLAGE CONDOMINIUM; THENCE ALONG SAID CONDOMINIUM, N 00DEG 11MIN 05SEC W, 6.62 FEET; THENCE CONTINUE, N 00DEG 47MIN 32SEC W, 187.44 FEET; THENCE N 89DEG 18MIN 48SEC E, 389.70 FEET TO THE POINT OF BEGINNING. CONTAINING 76,247 SQUARE FEET (1.75 ACRES) OF LAND, MORE OR LESS (end of legal description).

Property Index Number: ZSUM 00001

**EXHIBIT B**  
**SUMMERHAVEN – PHASES II & III**  
**GENERAL DEVELOPMENT PLAN**  
**LEGAL DESCRIPTION OF PHASE III**

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS, SAID POINT LOCATED S 89DEG 31MIN 36SEC W, 733.28 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36 (T2N, R17E); THENCE S 01DEG 33MIN 07SEC E, ALONG THE WEST LINE OF SAID LOT 1 CSM 754, 129.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING; THENCE S 01DEG 35MIN 49SEC E, 66.14 FEET ALONG SAID CSM 754 TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF LOT 3 OF SAID CSM 754; THENCE S 01DEG 31MIN 43SEC E, TO AN IRON PIPE STAKE FOUND AT THE SOUTHWEST CORNER OF SAID CSM 754, 128.13 FEET, SAID POINT BEING ON THE NORTH LINE OF CERTIFIED SURVEY MAP NUMBER 4098; THENCE ALONG THE NORTH LINE OF SAID CSM 4098, N 89DEG 51MIN 07SEC W, 113.85 FEET TO AN IRON PIPE STAKE AT THE NORTHWEST CORNER OF SAID CSM 4098 AND THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 2820; THENCE ALONG THE NORTH LINE OF SAID CSM 2820, N 89DEG 57MIN 18SEC W, 282.16 FEET TO THE NORTHWEST CORNER OF SAID CSM 2820 AND THE NORTHEAST CORNER OF LOT 14 OF GENEVA WOODS SUBDIVISION; THENCE ALONG THE NORTH LINE OF GENEVA WOODS SUBDIVISION, S 89DEG 26MIN 58SEC W, 345.08 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF LOT 11 OF SAID GENEVA WOODS SUBDIVISION; THENCE ALONG THE NORTH LINE OF GENEVA WOODS SUBDIVISION, S 89DEG 00MIN 57SEC W, 50.64 FEET TO A FOUND IRON REBAR STAKE; THENCE N 00DEG 46MIN 30SEC W, 323.66 FEET TO A FOUND IRON REBAR STAKE ON THE SOUTH LINE OF LAKE SHORE VILLAGE CONDOMINIUM; THENCE N 89DEG 53MIN 53SEC E, 207.84 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF SAID LAKE SHORE VILLAGE CONDOMINIUM; THENCE N 89DEG 55MIN 25SEC E, 103.47 FEET; THENCE S 06DEG 43MIN 55SEC E, 226.04 FEET; THENCE S 89DEG 41MIN 51SEC E, 124.31 FEET; THENCE N 04DEG 56MIN 22SEC W, 161.61 FEET; THENCE N89DEG 38MIN 02SEC E, 310.88 FEET; THENCE S 01DEG 33MIN 07SEC E, 64.31 FEET; THENCE N 89DEG 40MIN 56SEC

E, 30.01 FEET TO THE POINT OF BEGINNING. CONTAINING 201,115 SQUARE FEET (4.62 ACRES) OF LAND, MORE OR LESS (end of legal description).

Property Index Number: ZSUM 00002

AND

LOT 1 OF CERTIFIED SURVEY MAP NO. 754, SAID SURVEY BEING A PART OF THE NORTHEAST ¼ OF SECTION 1, T1N, R17E, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, AND RECORDED IN VOL. 3 OF CERTIFIED SURVEYS AT PAGE 275 AS DOCUMENT NO. 28944 WALWORTH COUNTY RECORDS (end of legal description).

Property Index Number: ZA 75400001

**EXHIBIT C**  
**SUMMERHAVEN – PHASES II & III**  
**GENERAL DEVELOPMENT PLAN**  
**LOCATION MAP**

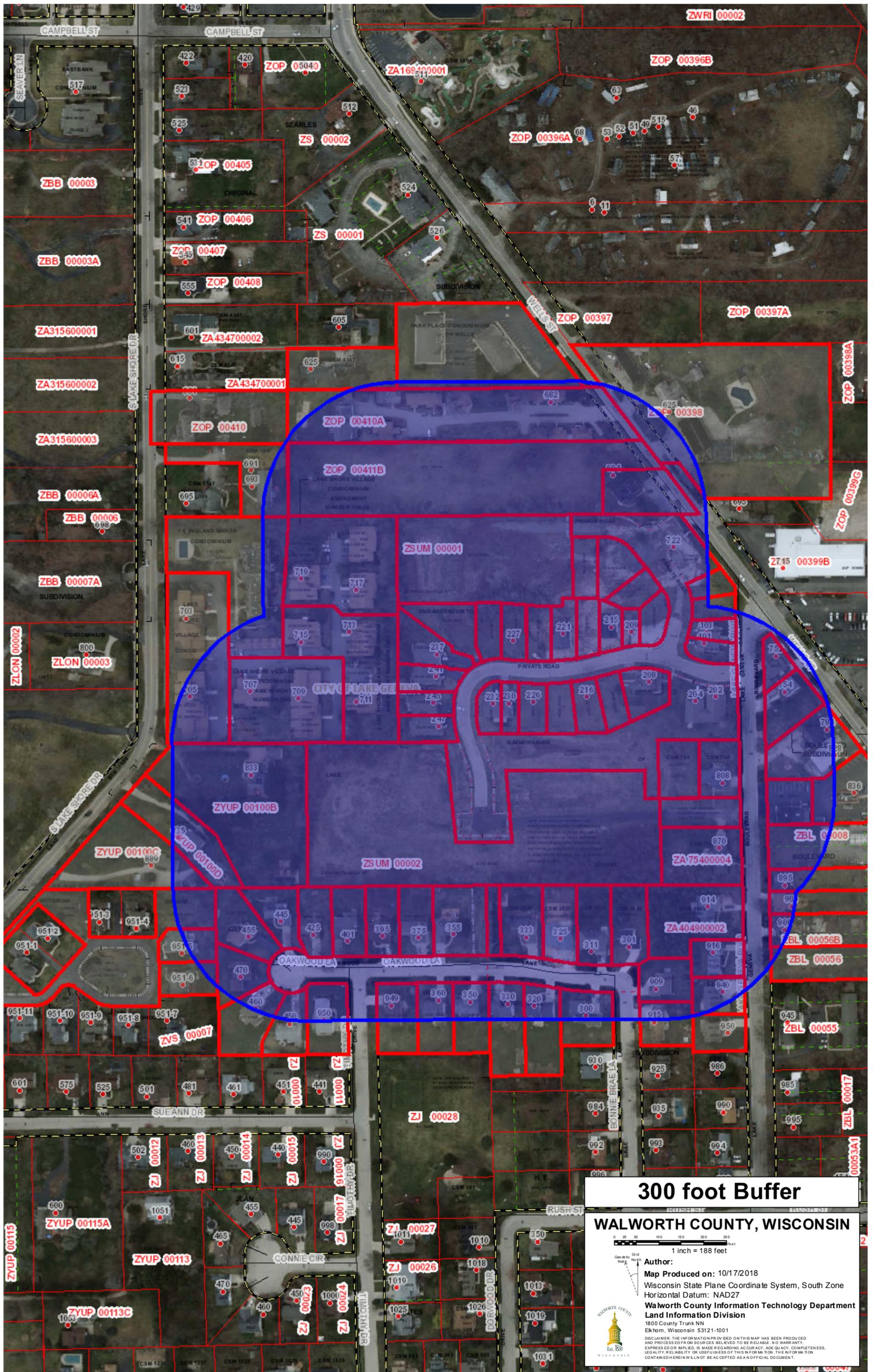
See attached.



**GROUP EXHIBIT D  
SUMMERHAVEN – PHASES II & III  
GENERAL DEVELOPMENT PLAN**

**MAP OF SITE AND LIST OF OWNERS WITHIN 300 FEET**

See attached.



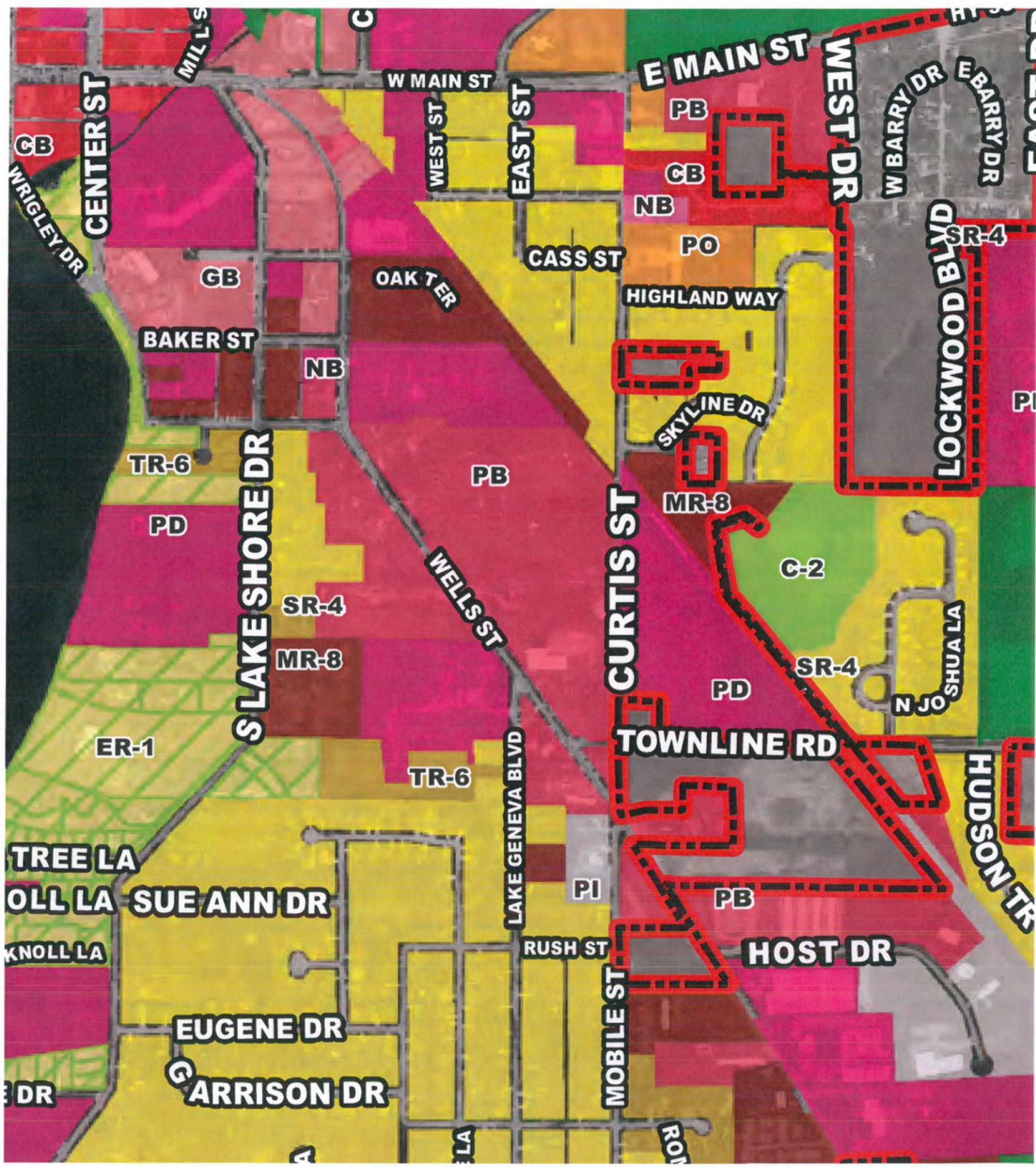
**300 foot Buffer**

**WALWORTH COUNTY, WISCONSIN**

0 25 50 100 150 200 250  
1 inch = 188 feet

Author:  
 Map Produced on: 10/17/2018  
 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 PROCESSED 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 WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.



TaxKey	Owner1	Owner2	Address1	Address2	City	State	Zip
ZA 1200001	MARILYN J MCLAUGHLIN		PO BOX 1334		LAKE GENEVA	WI	531470000
ZA 1200002	LINDA L FRAME		940 LAKE GENEVA BLVD		LAKE GENEVA	WI	531470000
ZA 1200003	ELMER HANSEN		950 LAKE GENEVA BLVD		LAKE GENVA	WI	531470000
ZA 75400001	MCMURR II LLC		414 N ORLEANS ST, STE 610		CHICAGO	IL	60610
ZA 75400002	JOHN P BILLINGS		808 LAKE GENEVA BLVD		LAKE GENEVA	WI	531470000
ZA 75400004	BRUCE N JALOSZYNSKI	JOYCE A JALOSZYNSKI	914 LAKE GENEVA BLVD		LAKE GENEVA	WI	531470000
ZA134700002	LESZEK SYNOWIEC		1539 E. MARCUS CT		PARK RIDGE	IL	600680000
ZA282000001	JEFFERSON KILLIAN	MADELINE KILLIAN	333 OAKWOOD DR		LAKE GENEVA	WI	531470000
ZA282000002	MARK R MOLLER-GUNDERSON TRU	MARY ANN MOLLER-GUNDERSON TRUS	325 OAKWOOD LA		LAKE GENEVA	WI	53147
ZA282000003	JAMES P HANNY	GRACE L HANNY	311 OAKWOOD LA		LAKE GENEVA	WI	53147
ZA404900001	ANDREW WISNIEWSKI	CHRISTINE WISNIEWSKI	301 OAKWOOD LN		LAKE GENEVA	WI	531470000
ZA404900002	BRUCE N JALOSZYNSKI	JOYCE A JALOSZYNSKI	914 LAKE GENEVA BLVD		LAKE GENEVA	WI	531470000
ZA434700004	BARBARA M BROWN	SCOTT CARLTON BROWN	625 S LAKE SHORE DR		LAKE GENEVA	WI	531470000
ZBL 00003	MOLLY M FINE	FREDERICK MICHAELIS	204 LOOKOUT DR		LAKE GENEVA	WI	53147
ZBL 00004	JOHN MANNA TRUST	ROSA MANNA TRUST	61 ARLINGTON HEIGHTS RD		ELK GROVE VILLAGE	IL	600070000
ZBL 00005	DAVID HEIDENREICH	PATRICIA L HEIDENREICH	794 S WELLS ST		LAKE GENEVA	WI	531470000
ZBL 00006	BOWMAN FARMS INC		2934 FISH HATCHERY RD,, STE 222		FITCHBURG	WI	53713
ZBL 00006A	RITA M POPELKA		1075 LAKE GENEVA BLVD		LAKE GENEVA	WI	531470000
ZBL 00008	BOWMAN FARMS INC		2934 FISH HATCHERY RD		MADISON	WI	53713
ZBL 00056	JEAN-PAUL MEYER		2319 S. HIDDEN TRAIL BLVD		SPRING GROVE	IL	600810000
ZBL 00056B	CHRISTOPHER J WINTERS	HEATHER N WINTERS	909 LAKE GENEVA BLVD		LAKE GENEVA	WI	531470000
ZBL 00057	CHRISTOPHER J KLOCKAU	KAREN A KLOCKAU	4310 83RD AVE CT		MILAN	IL	612640000
ZBL 00058	BOWMAN FARMS INC		2934 FISH HATCHERY RD		MADISON	WI	53713
ZGW 00001	DALIA RUZGA		350 OAKWOOD LA		LAKE GENEVA	WI	53147
ZGW 00002	RANDALL W SIMS	DEBORAH K SIMS	360 OAKWOOD LN		LAKE GENEVA	WI	531470000
ZGW 00003	MICHAEL A WOODS	RUTH A WOODS	949 TIMOTHY DR		LAKE GENEVA	WI	531470000
ZGW 00004	JANE I TULLY		950 TIMOTHY DR		LAKE GENEVA	WI	531470000
ZGW 00005	JOHN E BALDWIN		450 OAKWOOD LN		LAKE GENEVA	WI	531470000
ZGW 00006	MICHAEL D KRAMP	JENNIFER S KRAMP	460 OAKWOOD LN		LAKE GENEVA	WI	531470000
ZGW 00007	GABRIEL J HAMMERSTROM		470 OAKWOOD LN		LAKE GENEVA	WI	531470000
ZGW 00008	ROBERT ROBINSON	LORI ROBINSON	455 OAKWOOD LN		LAKE GENEVA	WI	53147
ZGW 00009	DAVID V HETTIGER	GEORGETTE P HETTIGER	445 OAKWOOD LN		LAKE GENEVA	WI	531470000
ZGW 00010	ARVANITAKIS TRUST		425 OAKWOOD LN		LAKE GENEVA	WI	531470000

ZGW 00011	MARION ROSIAK	LILIJ E ROSIAK	401 OAKWOOD LN	LAKE GENEVA	WI	531472348
ZGW 00012	DUSTIN A DEAN	MARIA J DEAN	395 OAKWOOD LN	LAKE GENEVA	WI	53147
ZGW 00013	RAJ HANDA	KULWINDER HANDA	375 OAKWOOD LN	LAKE GENEVA	WI	531470000
ZGW 00014	JEFFREY M ZUKOWSKI		355 OAKWOOD LN	LAKE GENEVA	WI	531470000
ZLSV 00001A	MARK S JOHNSON	REBECCA L JOHNSON	285 WILLOWBROOK DR	OSWEGO	IL	605430000
ZLSV 00001B	JOHN J MALCOLM TRUST	DENISE R MALCOLM TRUST	6 LANCELOT LA	HAWTHORN WOODS	IL	60047
ZLSV 00001C	JOSEPH D ORI	ELIZABETH A ORI	317 W KATHLEEN DR	PARK RIDGE	IL	60068
ZLSV 00001D	IRVING SEGAL		8787 E MOUNTAIN VIEW RD. #1066	SCOTTSDALE	AZ	85258
ZLSV 00001E	MARISA SERRATO		750 N NOBLE ST APT D	CHICAGO	IL	60642
ZLSV 00001F	PATRICIA L WOLTER		703 S LAKESHORE DR	LAKE GENEVA	WI	531470000
ZLSV 00001G	DONNA JEAN SIMON	BRYAN W SIMON	453 RAINTREE CT #1F	GLEN ELLYN	IL	601370000
ZLSV 00001H	TRACI MARNUL		703 S LAKE SHORE DR	LAKE GENEVA	WI	53147
ZLSV 00002A	DONNA G TABROSKY TRUST		705 S LAKE DR	LAKE GENEVA	WI	53147
ZLSV 00002B	MARY LYNN BRENNAN		705 S LAKE SHORE DR	LAKE GENEVA	WI	531470000
ZLSV 00002C	DEBORAH R HAWKINS		122 E VALLETTE ST	ELMHURST	IL	60126
ZLSV 00002D	CONRAD ROHATSCH	ROBERTA ROHATSCH	170 NORTHWEST HWY	PARK RIDGE	IL	60068
ZLSV 00002E	JOHN KOLAKOWSKI		8029 W CATHERINE AVE	CHICAGO	IL	60656
ZLSV 00002F	WILLIAM B ITTNER		705 S LAKE SHORE DR, #2F	LAKE GENEVA	WI	531470000
ZLSV 00002G	RICHARD F CORN	PATRICIA J CORN	2217 CREEK RIDGE DR	CARROLLTON	TX	750070000
ZLSV 00002H	BARBARA A HARTKE TRUST		705 S LAKE SHORE DR, 2H	LAKE GENEVA	WI	53147
ZLSV1 00003A	DIANA L WILSON		909 S DUNDEE AVE	BARRINGTON	IL	600100000
ZLSV1 00003B	JOAN A FAHERTY		707 S LAKE SHORE DR UNIT 3B	LAKE GENEVA	WI	53147
ZLSV1 00003E	VALENTINA GURAN TRUST		6161 N HOYNE	CHICAGO	IL	60659
ZLSV1 00003F	MARIE L KRUTWIG		707 S LAKE SHORE DRIVE UT 3F	LAKE GENEVA	WI	53147
ZLSV1 00004A	MARILYN I ELLMAN		709 S LAKE SHORE DR #4A	LAKE GENEVA	WI	53147
ZLSV1 00004B	MARILYN I ELLMAN		709 S LAKE SHORE DR #4A	LAKE GENEVA	WI	53147
ZLSV1 00004C	RICHARD J FREIBERG TRUST	KERRY J FREIBERG TRUST	11980 W PALLOTTINE DR	GREENFIELD	WI	53228
ZLSV1 00004D	KENNETH F MILICI		5919 48TH AVE SW	SEATTLE	WA	98136
ZLSV1 00004E	WAYNE JAMES TOBIASZ		709 S LAKE SHORE DR #4E	LAKE GENEVA	WI	53147
ZLSV1 00004F	LOUISE E ZAPFE		709 LAKE SHORE DR	LAKE GENEVA	WI	531470000
ZLSV1 00004G	HELEN M RADLOFF		709 S LAKESHORE DRIVE, 4G	LAKE GENEVA	WI	53147
ZLSV1 00004H	BERNADINE F PELETZ FOX		709 SOUTH LAKE SHORE DR UT H	LAKE GENVA	WI	53147
ZLSV2 00005A	LEIGH A CROWLEY TRUST		0N413 TAYLOR DR	GENEVA	IL	60134
ZLSV2 00005B	GREGORY D HOWSE	KAREN C HOWSE	18655 FOREST VIEW LA	LANSING	IL	604380000

ZLSV2 00005E	JILL D GREEN TRUST		711 SOUTH LAKE SHORE DR, UT 5E	LAKE GENEVA	WI	53147
ZLSV2 00005F	JAMES J POLEK	VICKIE POLEK	4901 DRENDAL RD	DOWNERS GROVE	IL	60515
ZLSV2 00006A	MARGARITA P SANDOVAL		739 WILLOW ST	SAN JOSE	CA	95125
ZLSV2 00006B	MARK BUTITTA	MARY BUTITTA	2429 S ALPINE RD	ROCKFORD	IL	611080000
ZLSV2 00006E	JOHN S RITCHIE JR		728 N BRIAR HILL LA, UT 2	ADDISON	IL	60101
ZLSV2 00006F	LOUIS M LOBIANCO	TERRI L LOBIANCO	821 FOREST VIEW	PARK RIDGE	IL	600680000
ZLSV2 00007A	JOHN T PYTEL	JACQUELINE M PYTEL	908 JEREMY LN	LIBERTYVILLE	IL	600480000
ZLSV2 00007B	NARDA F AGUILERA LAND TRUST		1125 STARWOOD PASS	LAKE IN THE HILLS	IL	60156
ZLSV2 00007E	SHARON M DVORAK		715 S LAKE SHORE DR UT 7E	LAKE GENEVA	WI	53147
ZLSV2 00007F	ELLEN M LIEBNER TRUST	MARY ANN TANQUARY TRUST	411 ASHLAND AVE	RIVER FOREST	IL	603050000
ZLSV3 00008A	SCHILLACI FAMILY TRUST		17811 BERNARD DR	ORLAND PARK	IL	604670000
ZLSV3 00008B	ALAN KUPSIK	CHRISTINE KUPSIK	717 S LAKE SHORE DR - #8B	LAKE GENEVA	WI	531470000
ZLSV3 00008E	LINDA ISER TRUST		7912 TRINITY CIR 4SE	TINLEY PARK	IL	604770000
ZLSV3 00008F	CAROL T WILCOX TRUST	CHRISTOPHER P BEARDSLEY TRUST	717 S LAKESHORE DR	LAKE GENEVA	WI	53147
ZLSV3 00009A	BRUCE R NELSON	JOAN M NELSON	11775 BANCHARY RD	BELVIDERE	IL	61008
ZLSV3 00009B	RUSSELL D SABAC		719 S LAKE SHORE DR UT B	LAKE GENEVA	WI	53147
ZLSV3 00009E	VICTORIA D KUK TRUST		8340 W BERWYN AVE APT 1	CHICAGO	IL	606561980
ZLSV3 00009F	JOHN W WHITTINGTON	CHARLOTTE A WHITTINGTON	452 WINSOR DR	ANTIOCH	IL	600020000
ZLSV3 00010A	LAWRENCE B WIELAND TRUST	DEANNA L WIELAND TRUST	PO BOX 5905	SUN CITY WEST	AZ	85376
ZLSV3 00010B	KENNETH A WIESS		W3276 HUNT RIDGE DR	ELKHORN	WI	531210000
ZLSV3 00010E	SUZETTE TOIA		PO BOX 1193	LAKE GENEVA	WI	53147
ZLSV3 00010F	GARY S PIPER	JADWIGA PIPER	12 OXFORD DR	LINCOLNSHIRE	IL	600690000
ZMERR 00001	DOROTHY M PHILIP		909 BONNIE BRAE LN	LAKE GENEVA	WI	531470000
ZMERR 00002	JEFFREY D LEVATO	ERICA R LEVATO	915 BONNIE BRAE LN	LAKE GENEVA	WI	531472325
ZMERR 00005	JOSEPH ESPOSITO		300 OAKWOOD LN	LAKE GENEVA	WI	531470000
ZMERR 00006	JAMES R CONNORS	LYNN Y CONNORS	320 OAKWOOD LA	LAKE GENEVA	WI	531470000
ZMERR 00007	RICHARD J ANCHONDO	CHRISTINA K ANCHONDO	330 OAKWOOD LA	LAKE GENEVA	WI	53147
ZOP 00398	625 WELLS STREET LLC		625 WELLS ST	LAKE GENEVA	WI	531470000
ZOP 00410	FREDERICK A GAHL	STACEY A BRESNAHAN	661 S LAKE SHORE DR	LAKE GENEVA	WI	531470000
ZOP 00410A	LILYPOTS LLC		682 S WELLS ST	LAKE GENEVA	WI	53147
ZOP 00411A	MCCULLOUGH WALWORTH PROPERTIES		694 WELLS ST	LAKE GENEVA	WI	531470000
ZOP 00411B	LESTER SYNOWIEC		1539 E MARCUS CT	PARK RIDGE	IL	600680000
ZPAR 00001	TALMAE LLC		N3189 CENTER ST	LAKE GENEVA	WI	531470000
ZPAR 00002	JEFFREY G BUNTROCK	ROGER D HULSEBUS	612 WELLS ST, STE C	LAKE GENEVA	WI	531470000

ZPAR 00003	JEFFREY G BUNTROCK	ROGER D HULSEBUS	612 WELLS ST, STE C		LAKE GENEVA	WI	531470000
ZPAR 00004	JEFFREY G BUNTROCK	ROGER D HULSEBUS	612 WELLS ST, STE C		LAKE GENEVA	WI	531470000
ZPAR 00005	WILLIAM L TAUBER		415 WELLS ST	UT 107	LAKE GENEVA	WI	531470000
ZPAR 00006	LLC GALLOWES		N1173 WALWORTH RD		GENOA CITY	WI	53128
ZPAR 00007	JAMES PAUL- NORBERT KRAMER TR	KAREN ANN KRAMER TRUST	906 PLATT AVE		LAKE GENEVA	WI	53147
ZPAR 00008	TAYLOR-KLEWER ENTERPRISES LLC		PO BOX 384		LAKE GENEVA	WI	531470000
ZSUM 00001	MCMURR II LLC		414 N ORLEANS ST, STE 610		CHICAGO	IL	60610
ZSUM 00002	MCMURR II LLC		414 N ORLEANS ST, STE 610		CHICAGO	IL	60610
ZSUM 00101	DEMETRA C CONDOS		101 SUMMERHAVEN LN		LAKE GENEVA	WI	531470000
ZSUM 00103	JAMES B LARSON	JULIE SCHAUER LARSON	103 SUMMERHAVEN LN		LAKE GENEVA	WI	53147
ZSUM 00107	MCMURR II LLC		414 N ORLEANS ST, STE 610		CHICAGO	IL	60610
ZSUM 00109	MCMURR II LLC		414 N ORLEANS ST, STE 610		CHICAGO	IL	60610
ZSUM 00112	MCMURR II LLC		414 N ORLEANS ST, STE 610		CHICAGO	IL	60610
ZSUM 00116	MCMURR II LLC		414 N ORLEANS ST, STE 610		CHICAGO	IL	60610
ZSUM 00126	MCMURR II LLC		414 N ORLEANS ST, STE 610		CHICAGO	IL	60610
ZSUM 00202	JOSEPH R FUSINATO		202 SUMMERHAVEN LN		LAKE GENEVA	WI	531470000
ZSUM 00204	IRMA GRONAU TRUST		204 SUMMERHAVEN LA		LAKE GENEVA	WI	53147
ZSUM 00207	MCMURR II LLC		414 N ORLEANS ST, STE 610		CHICAGO	IL	60610
ZSUM 00208	LAURA M MCGOUGH	GABRIEL A DIFRANCO	5030 N MOZART ST		CHICAGO	IL	60625
ZSUM 00209	MARK PINNER	DONNA PINNER	2917 BRIDLEPATH CT		LAKE GENEVA	WI	53147
ZSUM 00210	ROBERT HECHT TRUST	SHELLY HECHT TRUST	500 S EDWARDS BLVD		LAKE GENEVA	WI	53147
ZSUM 00215	MARK PINNER	DONNA PINNER	215 SUMMERHAVEN LA		LAKE GENEVA	WI	53147
ZSUM 00216	CATHY A POMARANSKI		640 SOUTHWIND DR UT 104		LAKE GENEVA	WI	53147
ZSUM 00217	SUSAN SPANBAUER		116 N WHITE ST		ROUND TOP	TX	78954
ZSUM 00221	PETER STEIN	KAREN STEIN	221 SUMMERHAVEN LA		LAKE GENEVA	WI	53147
ZSUM 00223	BASSO BUILDERS INC		405 SKYLINE DR		LAKE GENEVA	WI	53147
ZSUM 00224	BASSO BUILDERS INC		405 SKYLINE DR		LAKE GENEVA	WI	53147
ZSUM 00226	HENRICKSON TRUST		16220 MERIEL WAY		HUNTLEY	IL	60142
ZSUM 00227	BASSO BUILDERS INC		405 SKYLINE DR		LAKE GENEVA	WI	53147
ZSUM 00229	EDMUND J JUNG	ELIZABETH A JUNG	1222 PRAIRIE ORCHID LA		GRAYSLAKE	IL	60030
ZSUM 00230	JASON DZUREC		230 SUMMERHAVEN LN		LAKE GENEVA	WI	531470000
ZSUM 00232	OHANNES J ARAKELIAN	DIRUHI ARAKELIAN	999 SHERMER RD		NORTHBROOK	IL	600620000
ZSUM 00237	ALBERT E DURKIN	KATHLEEN DURKIN	237 SUMMERHAVEN LA		LAKE GENEVA	WI	53147
ZSUM 00239	CORBOY FAMILY TRUST		239 SUMMERHAVEN LN		LAKE GENEVA	WI	531470000

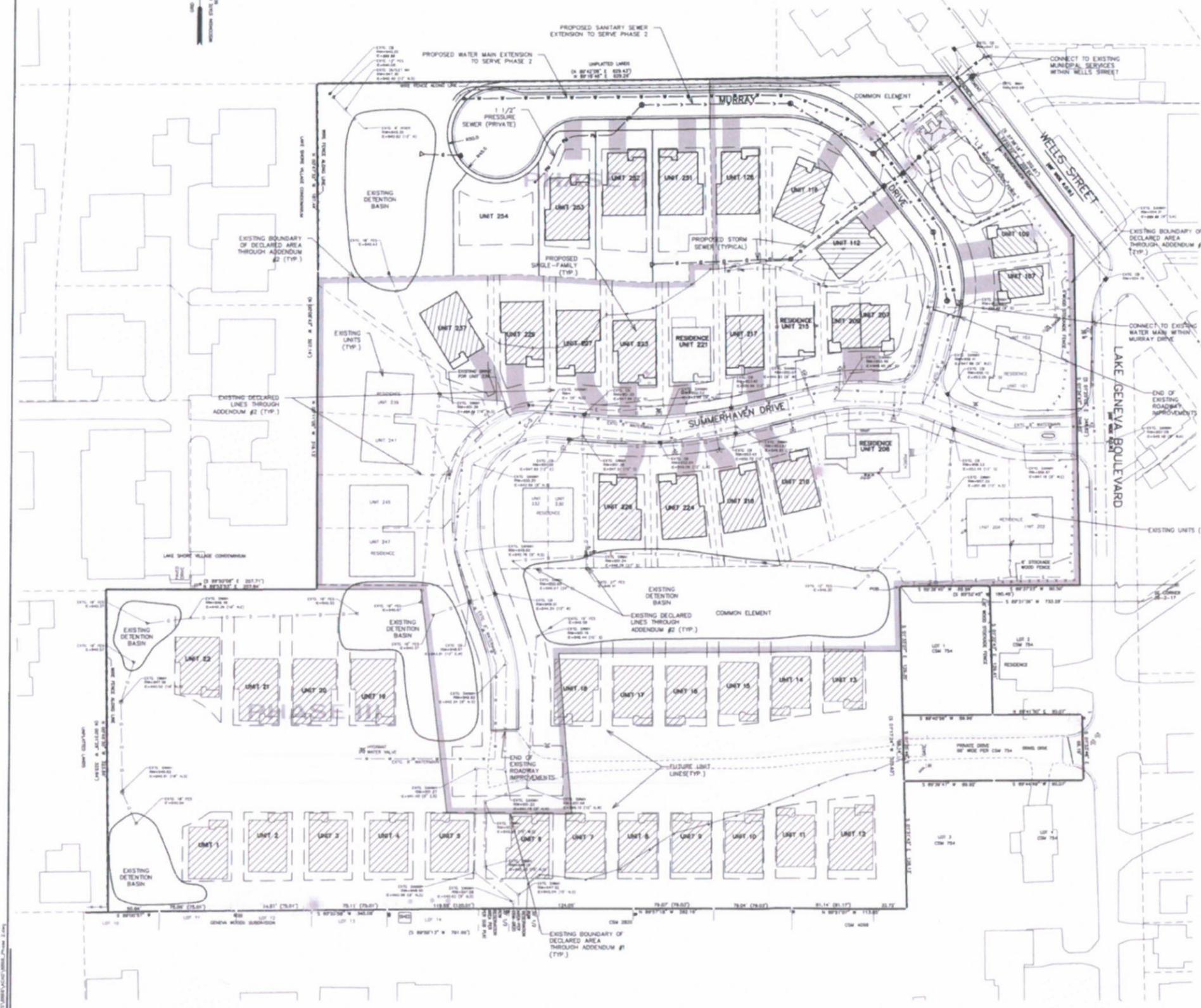
ZSUM 00241	KENNETH F LOCHOWICZ	JANE D LOCHOWICZ	241 SUMMERHAVEN LN		LAKE GENEVA	WI	531470000
ZSUM 00245	DAVID A WALL	LARA LAIDLEY WALL	245 SUMMERHAVEN LN		LAKE GENEVA	WI	531470000
ZSUM 00247	LYNN M MILLER TRUST		9136 WINDSOR DR		ORLAND PARK	IL	60462
ZVS 00001	PENELOPE ROEHRER		951 S LAKE SHORE DR UT 1		LAKE GENEVA	WI	531470000
ZVS 00002	ALICIA M LANZITO		951 S LAKE SHORE DR, UT 2		LAKE GENEVA	WI	53147
ZVS 00003	FRANK R SERRECCHIA	JULIE A SERRECCHIA	1423 VINEYARD LN		LIBERTYVILLE	IL	600480000
ZVS 00004	4SQUARE LLC		951-4 S LAKESHORE DR		LAKE GENEVA	WI	531470000
ZVS 00005	LAURA L SELBY		195 N HARBOR DR, UT 2705		CHICAGO	IL	60601
ZVS 00006	RAYMOND ALOIS RING	PAMELA ANN RING	951 S LAKESHORE DR UT 6		LAKE GENEVA	WI	531470000
ZVS 00007	GARRETT C SCHULTZ		951 S LAKE SHORE DR UT 7		LAKE GENEVA	WI	53147
ZVS 00008	TIMOTHY J GOBAT	CHRISTINE SCHMAUS	1331 N RIDGE AVE		ARLINGTON HEIGHTS	IL	60004
ZVS 00009	IRWIN ABRAMS	LISA ABRAMS	101 WESTMORELAND DR		WILMETTE	IL	600910000
ZVS 00010	BRIAN L O'BYRN	GAIL M O'BYRN	3 JENNIFER CT		BARRINGTON HILLS	IL	600100000
ZVS 00011	ELAINE VLAHAKIS	DAVID LOOMOS	222 N WASHINGTON		PARK RIDGE	IL	600680000
ZVS 00012	JOE PORTER MCLEAN	LINDA S MCLEAN	951 S LAKE SHORE DR	UT 12	LAKE GENEVA	WI	531470000
ZYO 00001	MARY KRAL		5132 WOODLAND AVE		WESTERN SPRINGS	IL	60558
ZYO 00002	MARTIN A HAEGER TRUST	PEGGY A HAEGER TRUST	1209 BEAVER CREEK RD		CHESTERFIELD	MT	63017
ZYO 00003	THERESE M BOYLE		10356 S SAWYER AVE		CHICAGO	IL	60655
ZYO 00004	MARTIN K LAPOINTE	PATRICIA A LAPOINTE	305 ANNE CT		PROSPECT HEIGHTS	IL	60070
ZYO 00005	DANIEL T O'CARROLL	GAIL A O'CARROLL	75 SUNSET AVE		GLEN ELLYN	IL	601370000
ZYO 00006	MARK L WASHACK	KAREN A WASHACK	11030 S KEELER		OAK LAWN	IL	604530000
ZYO 00007	MYRA P ZENKE TRUST		130 COMMONS DR		PALOS PARK	IL	60464
ZYO 00008	ANNE M SAMYN TRUST		612 N HIGHLAND AV		ARLINGTON HTS	IL	600040000
ZYO 00009	NANCY C NEWBOURNE		701 S LAKESHORE DR	2B	LAKE GENEVA	WI	53147
ZYO 00010	KERRY TRUNKETT	CAMILLE TRUNKETT	3936 BORDEAUX DR		NORTHBROOK	IL	60062
ZYO 00011	KRISTIAN KIELHOFNER		701 S LAKE SHORE DR #2D		LAKE GENEVA	WI	531470000
ZYO 00012	SCOTT GERAMI	SANDY GERAMI	104 SETTLERS DR		NAPERVILLE	IL	605650000
ZYO 00013	JEFFREY A NEWMAN	EDITH F NEWMAN	2180 OAK HILL DR		LISLE	IL	60532
ZYO 00014	ANTHONY J RUCCI TRUST		7800 TILLINGHAST DR		DUBLIN	OH	430170000
ZYO 00015	RICHARD G SCHMIDT	NANCY E SCHMIDT	1205 MONTGOMERY AVE		ROSEMONT	PA	19010
ZYO 00016	JILL RODRIGUEZ TRUST		701 S LAKESHORE DR 3C		LAKE GENEVA	WI	53147
ZYUP 00100B	EVANGELIA TRAVLOS		6335 N LAWNDALE		CHICAGO	IL	606450000
ZYUP 00100C	ALBERT J HINTON TRUST	GERALDINE L HINTON TRUST	5701 LONGVIEW DR		COUNTRYWIDE	IL	605253553
ZYUP 00100D	ALBERT J HINTON TRUST	GERALDINE L HINTON TRUST	5701 LONGVIEW DR		COUNTRYSIDE	IL	605250000

**EXHIBIT E**  
**SUMMERHAVEN – PHASES II & III**  
**GENERAL DEVELOPMENT PLAN**  
**SITE PLAN**

See attached.

# OVERALL SITE PLAN SUMMERHAVEN

LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 36 TOWN 2 NORTH,  
RANGE 17 EAST AND THE NE 1/4 OF THE NE 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST,  
IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

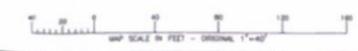


MINIMUM RESIDENTIAL BUILDING SEPARATION IS 12 FEET

### LEGEND

PROPOSED	EXISTING
FOUND IRON PIPE STAKE	FOUND IRON REBAR STAKE
FOUND CONCRETE COUNTY MONUMENT	RECORDED AS
SET IRON REBAR STAKE	SANITARY MANHOLE
DRAINAGE MANHOLE	CATCH BASIN
WATER VALVE IN BOX	FIRE HYDRANT
UTILITY POLE	LIGHT POLE
DECIDUOUS TREE	CONIFEROUS TREE
TREELINE	WIRE FENCE
WOOD STAKE FENCE	STORM SEWER
WIRE FENCE	SANITARY SEWER
STORM SEWER	WATER MAIN
SANITARY SEWER	GAS MAIN
WATER MAIN	OVERHEAD WIRES
GAS MAIN	UNDERGROUND WIRES
OVERHEAD WIRES	TELEPHONE LINE
UNDERGROUND WIRES	1' CONTOURS
TELEPHONE LINE	PAVEMENT
1' CONTOURS	BUILDING BOX

OWNER/DEVELOPER  
SPECTRUM REAL ESTATE PROPERTIES  
351 WEST HUBBARD, SUITE 610  
CHICAGO, IL 60654



SUMMERHAVEN OF LAKE GENEVA  
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

## OVERALL SITE PLAN

FARRIS, HANSEN & ASSOCIATES, INC.  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 ROOMWAY COURT P.O. BOX 437  
ELPHORN, WISCONSIN 53121  
OFFICE (262) 733-2088 FAX: (262) 733-5886

PROJECT NO.  
**8868**  
DATE  
**04/05/2018**  
SHEET NO.  
**1 OF 1**

# SUMMERHAVEN OF LAKE GENEVA – PHASE 1 BUILDOUT & PHASE 2 FINAL ENGINEERING PLANS

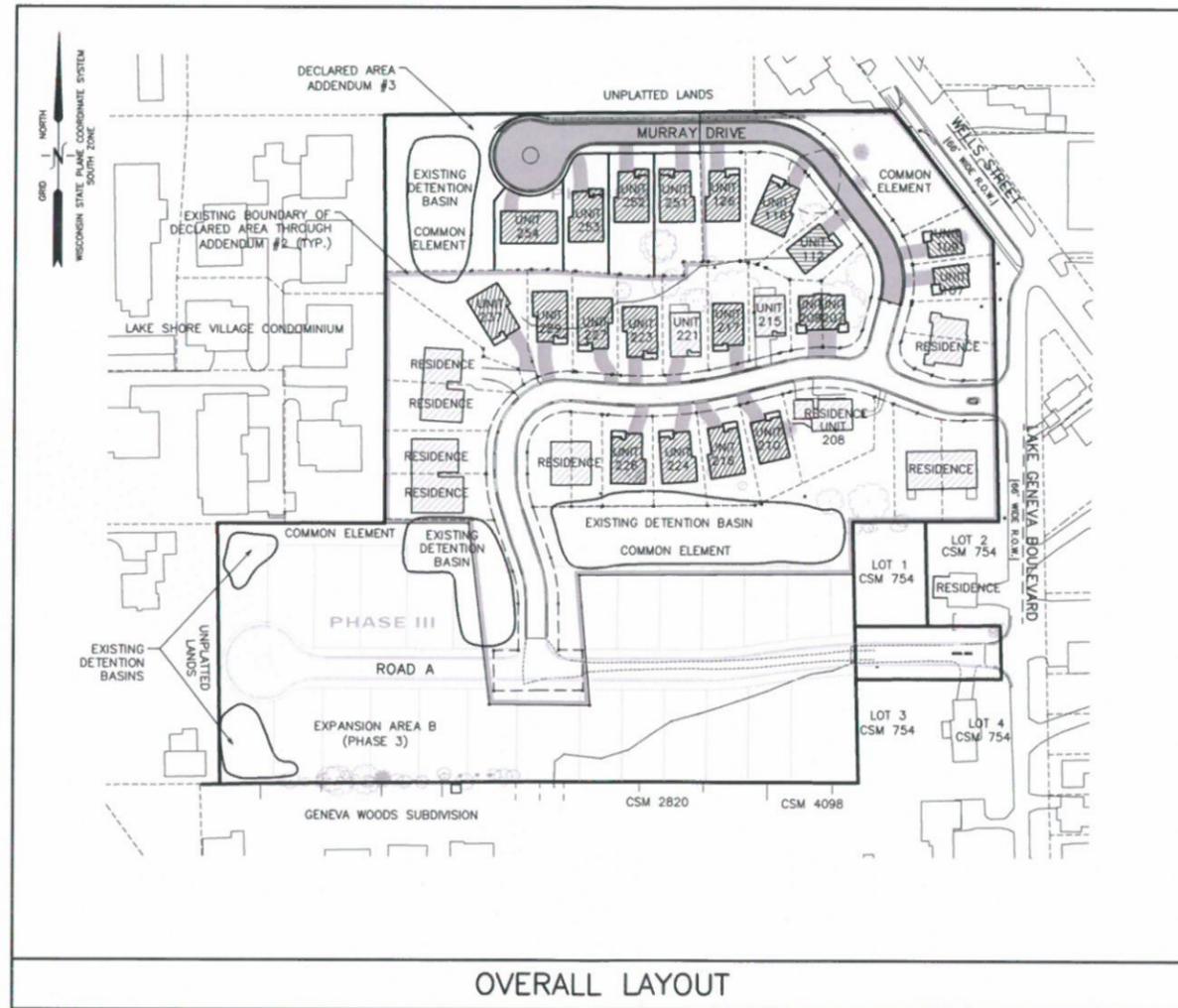
LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 36, TOWN 2 NORTH,  
RANGE 17 EAST AND THE NE 1/4 OF THE NE 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST,  
IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



SUMMERHAVEN OF LAKE GENEVA  
PHASE 1 BUILDOUT & PHASE 2  
FINAL ENGINEERING PLANS  
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



- SEQUENCE OF CONSTRUCTION**
- OBTAIN REQUIRED NR 216 PERMIT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES BEFORE START OF ANY LAND DISTURBING ACTIVITY ON SITE.
  - HOLD PRE-CON TO ADDRESS ANY ISSUES WITH PLAN AND SEQUENCE.
  - INSTALL ALL APPROPRIATE EROSION CONTROL MEASURES ON SITE INCLUDING TEMPORARY SILT FENCE, STONE TRACKING PAD PER MNOR TECHNICAL STANDARDS.
  - CLEAR AND GRUB ON SITE (SEE SPECIFICATIONS).
  - STRIP TOPSOIL FROM ACCESS ROADS AND IN PLANNED WORK AREA OF TEMPORARY SEDIMENT TRAP AND STOCKPILE WHERE SHOWN ON PLAN. INSTALL TEMPORARY SILT FENCE AROUND ENTIRE PERIMETER OF STOCKPILE PER MNOR TECHNICAL STANDARDS. SOIL LEFT UNDISTURBED FOR 14 DAYS MUST BE SEEDED AND STABILIZED.
  - COMPLETE FINAL GRADING OF DRAINAGE SWALES. INSPECT SWALES TO MEET SPECIFICATIONS ON PLAN AND MNOR TECHNICAL STANDARDS INCLUDING IMPORT OF OFF-SITE FILL.
  - SEEDING AND EROSION MATTING AS SPECIFIED ON PLAN FOR TEMPORARY SEDIMENT TRAP & DRAINAGE SWALES SHALL BEGIN WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
  - STABILIZE ALL OTHER EXPOSED SOIL AREAS WITH PROPER SEEDING AND EROSION MATTING PER MNOR TECHNICAL STANDARDS.
  - ROUGH GRADE PROPOSED ROAD.
  - INSTALL WATER, SANITARY AND STORM UTILITIES.
  - CONSTRUCT RETAINING WALLS.
  - FINE GRADE ROAD SUBGRADES.
  - INSTALL ROAD BASE COURSE.
  - COMPLETE CONSTRUCTION OF ALL ROADS BY INSTALLING BINDER PAVEMENT. SURFACE COURSE MAY BE DELAYED UP TO 12 MONTHS.
  - RESTORE ALL REMAINING DISTURBED AREAS.
  - IF SEDIMENT HAS ACCUMULATED WITHIN TEMPORARY SEDIMENT TRAPS DURING CONSTRUCTION IT SHALL BE REMOVED AND TRAPS SHALL BE RESTORED TO PROPOSED FINISHED GRADE.
  - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES UPON FINAL STABILIZATION.
- NOTE:** ANY CHANGES TO OR VARIANCE OF SITE PLAN AND/OR CONSTRUCTION SEQUENCE DUE TO CONSTRUCTION MEANS AND METHODS SHOULD BE APPROVED BY THE ENGINEER AND OWNER PRIOR TO IMPLEMENTATION. THE ENGINEER SHALL NOTIFY THE DEPARTMENT OF NATURAL RESOURCES OF ANY CHANGES TO THE PLANS AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION. IT IS ANTICIPATED THAT WORK WILL NOT START UNTIL EARLY SPRING 2017 AND EXTEND THROUGH SUMMER WITH ALL WORK DONE BY OCTOBER 1, 2017. ACTUAL TIME LINES FOR VARIOUS WORK MAY VARY DEPENDING ON OWNERS OPERATIONS BUT EROSION CONTROL IS TO BE CONTINUOUSLY MAINTAINED.



SHEET 1	- COVER SHEET
SHEET 2	- SITE, GRADING, DRAINAGE EROSION CONTROL PLAN
SHEET 3	- HAUL ROAD FOR MAJOR FILL OPERATIONS
SHEET 4	- PAVING & STORM SEWER PLAN & PROFILE
SHEET 5	- PUBLIC SEWER & WATER PLAN & PROFILE
SHEET 6	- PUBLIC SEWER AND WATER SPECIFICATIONS
SHEET 7	- PUBLIC SEWER AND WATER SPECIFICATIONS
SHEET 8	- SITE SPECIFICATIONS
SHEET 9	- CONSTRUCTION DETAILS
SHEET 10	- CONSTRUCTION DETAILS

INDEX OF SHEETS

**PHASE 1 BUILDOUT**  
UNITS 107, 109, 112, 116, 126, AND THE COMMUNITY POOL; MURRAY ROAD FROM STA. 6+19 TO STA. 2+53; REMAINING PUBLIC UTILITIES WITHIN THE BOUNDARY OF THE DECLARED AREA OF ADDENDUM #2.

**PHASE 2**  
UNITS 251-254; THE REMAINDER OF MURRAY ROAD; REMAINING PUBLIC UTILITIES WITHIN THE BOUNDARY OF THE DECLARED AREA OF ADDENDUM #3.

PHASING SUMMARY

COVER SHEET

FARRIS, HANSEN & ASSOCIATES, INC.  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 RIDGWAY COURT P.O. BOX 437  
ELKHORN, WISCONSIN 53121  
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS  
05/01/2018 - DSR  
PER CITY COMMENTS

PROJECT NO.  
8868  
DATE  
10/19/2016  
SHEET NO.  
1 OF 10

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

**DIGGERS HOTLINE**

Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

OWNER/DEVELOPER  
SPECTRUM REAL ESTATE PROPERTIES  
351 WEST HUBBARD, SUITE 610  
CHICAGO, IL 60654

SOURCE BENCHMARK  
R.B.M. AS SHOWN ON THE WALWORTH COUNTY SURVEYOR'S TIE SHEET, DATED 5-1-97  
ELEVATION = 949.35'



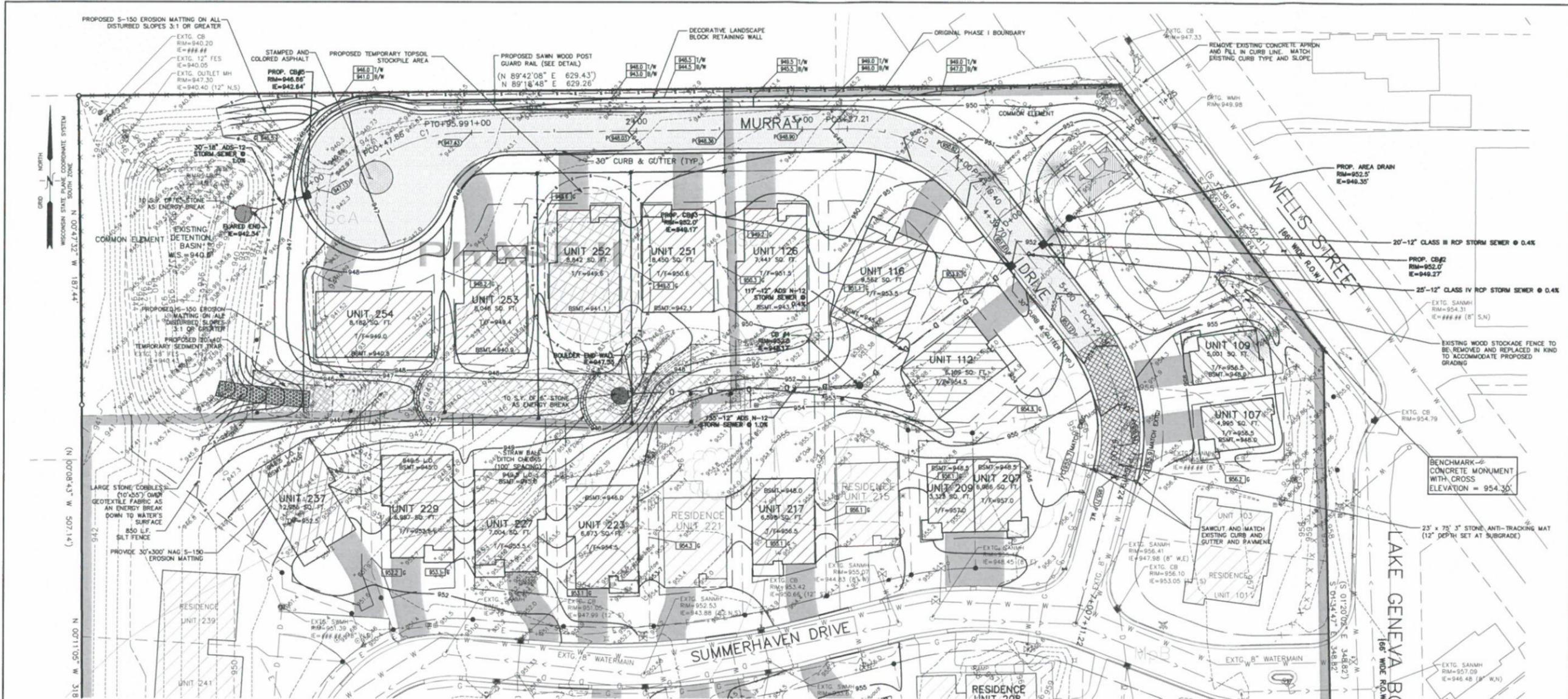
**SUMMERHAVEN OF LAKE GENEVA  
PHASE 1 BUILDOUT & PHASE 2  
FINAL ENGINEERING PLANS**  
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

**SITE, GRADING, DRAINAGE  
&  
EROSION CONTROL PLAN**

**FARRIS, HANSEN & ASSOCIATES, INC.**  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 RIDGWAY COURT P.O. BOX 437  
ELKHORN, WISCONSIN 53121  
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS  
05/01/2018 - DSR  
PER CITY COMMENTS

PROJECT NO.  
**8868**  
DATE  
**10/19/2016**  
SHEET NO.  
**2 OF 10**



- EROSION CONTROL NOTES**
1. INLET PROTECTION TO BE INSTALLED IN EXISTING CURB INLET STRUCTURES AND MAINTAINED THROUGHOUT DURATION OF CONSTRUCTION ACTIVITIES.
  2. THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF LOCAL EROSION CONTROL PLANS AND/OR ORDINANCES.
  3. INSPECT SWALES TO MEET SPECIFICATIONS ON PLAN AND WDNR TECHNICAL STANDARDS ON AN ON-GOING BASIS.
  4. SEEDING AND EROSION CONTROL MATTING AS SPECIFIED ON PLAN FOR TEMPORARY SEDIMENT TRAP AND SWALES SHALL BEGIN WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
  5. SILT FENCE TO ACT AS A SEDIMENT BARRIER/TRAP AND SHALL BE CLEANED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
  6. PROVIDE INLET PROTECTION AT ALL CATCH BASINS AS EACH IS INSTALLED. INLET PROTECTION TO INCLUDE FABRIC BARRIERS UNDER CASTINGS.
  7. INSPECT EROSION CONTROL ON SITE AND DOCUMENT FINDINGS IN AN INSPECTION REPORT. MAINTAIN WEEKLY INSPECTION SCHEDULE AND INSPECT SITE 24 HOURS AFTER EVERY RAINFALL EVENT FOR RUNOFF MANAGEMENT.
  8. ALL DISTURBED SLOPES 3:1 OR GREATER TO BE STABILIZED WITH NORTH AMERICAN GREEN S-150 EROSION CONTROL BLANKET.

- GENERAL NOTES**
1. ALL ELEVATIONS ARE IN RELATION TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. SOURCE BENCHMARK - R.B.M. AS SHOWN ON THE WALWORTH COUNTY SURVEYOR'S TIE SHEET, DATED 5-1-97, ELEVATION = 949.35'
  2. PROPOSED PAVED ROADWAYS SHOWN ARE 27' WIDE BETWEEN FACE OF CURB WITH 30" CURB AND GUTTER AND SHALL BE BUILT TO CITY STANDARDS.
  3. ALL UNITS ARE TO BE SERVED WITH PUBLIC SEWER AND WATER.
  4. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE MUST BE HELD AT THE CITY HALL. THE PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DESIGN ENGINEER OF RECORD.
  5. TEMPORARY TOPSOIL STOCKPILES TO BE DETERMINED BY ENGINEER IN FIELD AFTER ALL CLEARING AND GRUBBING OPERATIONS ARE COMPLETED TO DETERMINE THE BEST SUITABLE SITE.
  6. TOP OF FOUNDATION ELEVATIONS (T/F=) SHOWN ON THE PLAN ARE SUGGESTED GRADES ONLY FOR A TYPICAL HOME SITE LOCATED AT WHAT IS FELT TO BE THE BEST SITE LOCATION. OWNERS SHALL BE REQUIRED TO HAVE THE ENGINEER OF RECORD PREPARE A DETAILED SITE AND GRADING PLAN WITH EROSION CONTROL DETAILS FOR THE HOME SITES. THE PLAN IS TO BE USED FOR SUBMITTAL TO THE CITY FOR ZONING AND BUILDING PERMITS.

**ROAD CENTERLINE CURVE DATA**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	48.13'	47.66'	N 75°31'33" E	27°34'30"
C2	100.00'	92.19'	88.96'	S 64°16'35" E	52°49'14"
C3	100.00'	91.93'	88.73'	S 11°31'49" E	52°40'18"

- PUD ZONING BUILDING SETBACK REQUIREMENTS**
- STREET YARD - 18.5' ALONG PRIVATE ROADWAYS  
- 25' ALONG PUBLIC ROADWAYS
  - SIDE YARD - 6' FOR DETACHED SINGLE-FAMILY UNITS
  - REAR YARD - 30' ALONG EXTERIOR BOUNDARIES

- LEGEND**
- - - - - EXISTING CONTOURS
  - EXISTING SPOT ELEVATION
  - PROPOSED CONTOURS
  - T/F = TOP OF FOUNDATION
  - BSMT. = BASEMENT FLOOR ELEVATION
  - G = FINISHED GROUND
  - P = FINISHED PAVEMENT
  - PROPOSED CL ROAD GRADE
  - PROPOSED SPOT GRADE
  - SILT FENCE
  - EASEMENT LINE
  - PROPOSED PAVEMENT
  - EROSION MAT OR EQUIVALENT
  - PROPOSED BUILDING BOX HOME SITE
  - PROPOSED DRIVE LOCATIONS

- SITE SUMMARY**
- EXISTING ZONING - PUD
  - OVERALL AREA (Phases 1 & 2) - 10.06 ACRES
  - PROPOSED RIGHT OF WAY - 2.07 ACRES
  - NET DEVELOPMENT AREA - 7.99 ACRES
  - EXISTING DUPLEX UNITS - 10 UNITS
  - PROPOSED SINGLE-FAMILY - 23 UNITS
  - DENSITY - 4.13 UNITS PER ACRE
- NOTE: COMMON ELEMENT TO BE PRESERVED AS PRIVATE ROADWAY OR OPEN SPACE.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT:

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



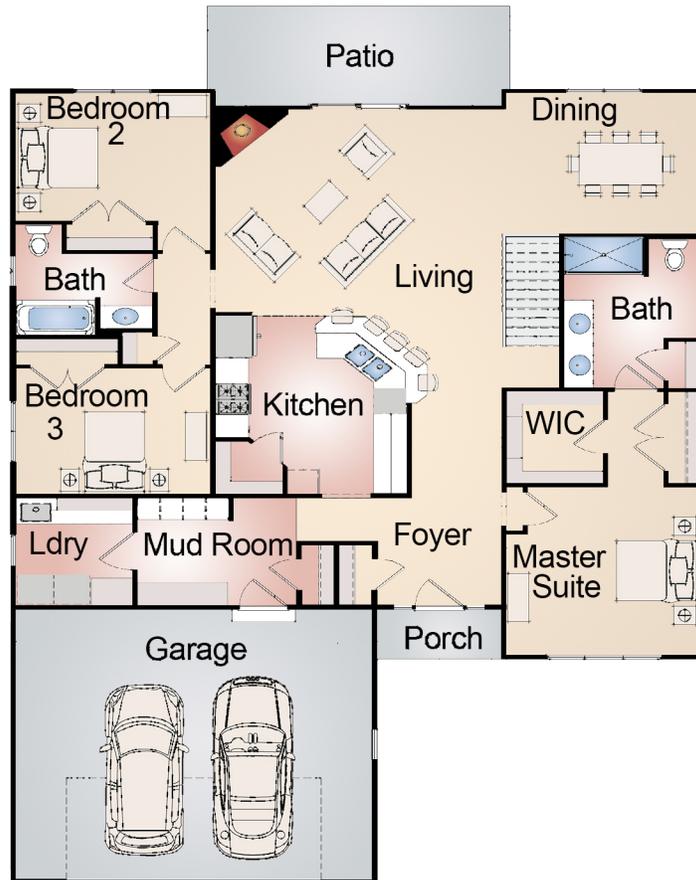
**GROUP EXHIBIT F**  
**SUMMERHAVEN – PHASES II & III**  
**GENERAL DEVELOPMENT PLAN**  
**SAMPLE ELEVATIONS & FLOOR PLANS**

See attached.



# Bombay

Home Style: Ranch  
1850 Square Feet  
63'-8" Depth  
43'-8" Width

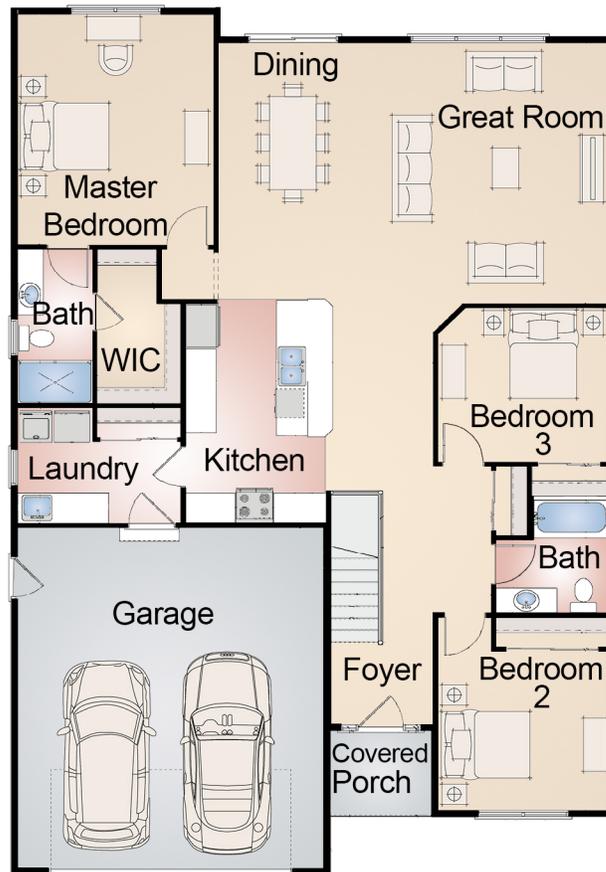


405 Skyline Drive - Lake Geneva, WI 53147  
Phone: (262) 248-3378 - Fax: (262) 248-3899  
Email: [info@bassobuilders.com](mailto:info@bassobuilders.com)  
[www.bassobuilders.com](http://www.bassobuilders.com)



# Cottage

Home Style: Ranch  
1730 Square Feet  
60'-0" Depth  
40'-0" Width

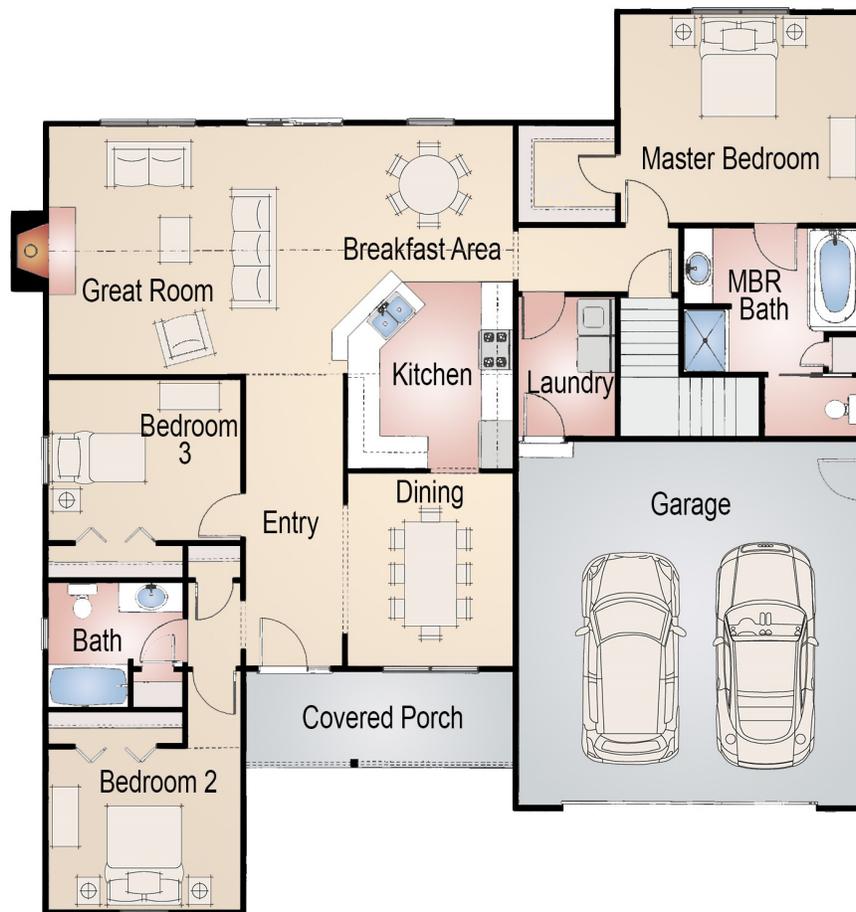


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Email: [info@bassobuilders.com](mailto:info@bassobuilders.com)  
[www.bassobuilders.com](http://www.bassobuilders.com)



# Glendale

Home Style: Ranch  
1754 Square Feet  
49'-6" Depth  
51'-4" Width

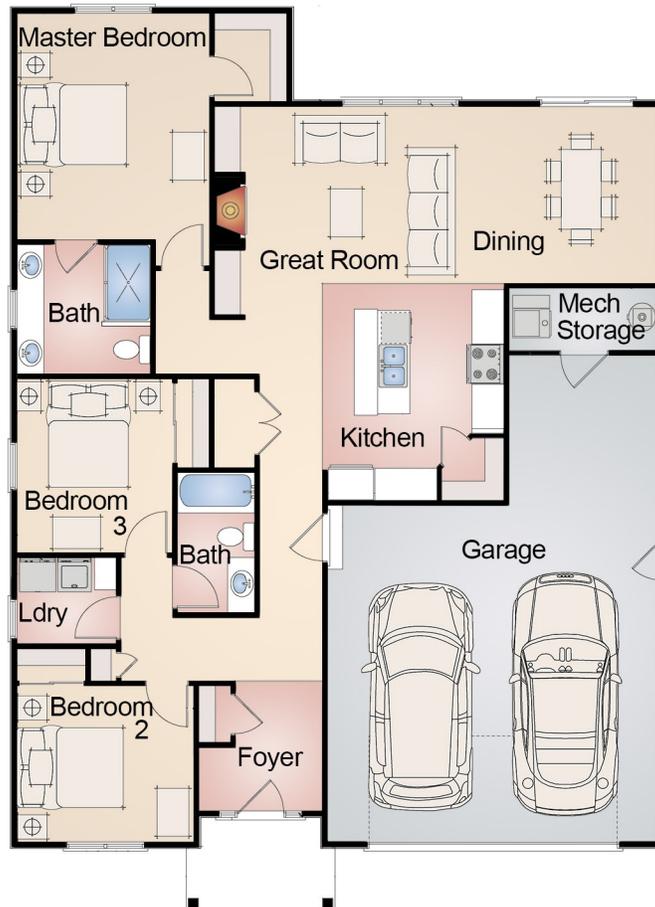


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[www.bassobuilders.com](http://www.bassobuilders.com)



# Haven

Home Style: Ranch  
1534 Square Feet  
58'-0" Depth  
42'-0" Width

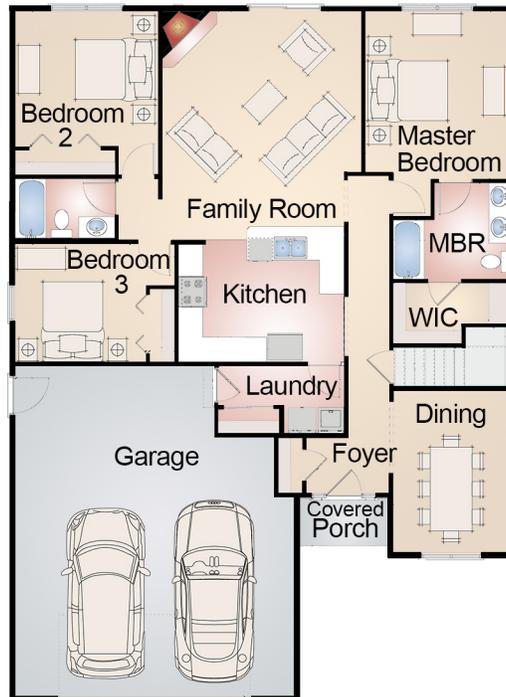


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[www.bassobuilders.com](http://www.bassobuilders.com)



# Pine Ridge

Home Style: Ranch  
1542 Square Feet  
58'-0" Depth  
42'-0" Width

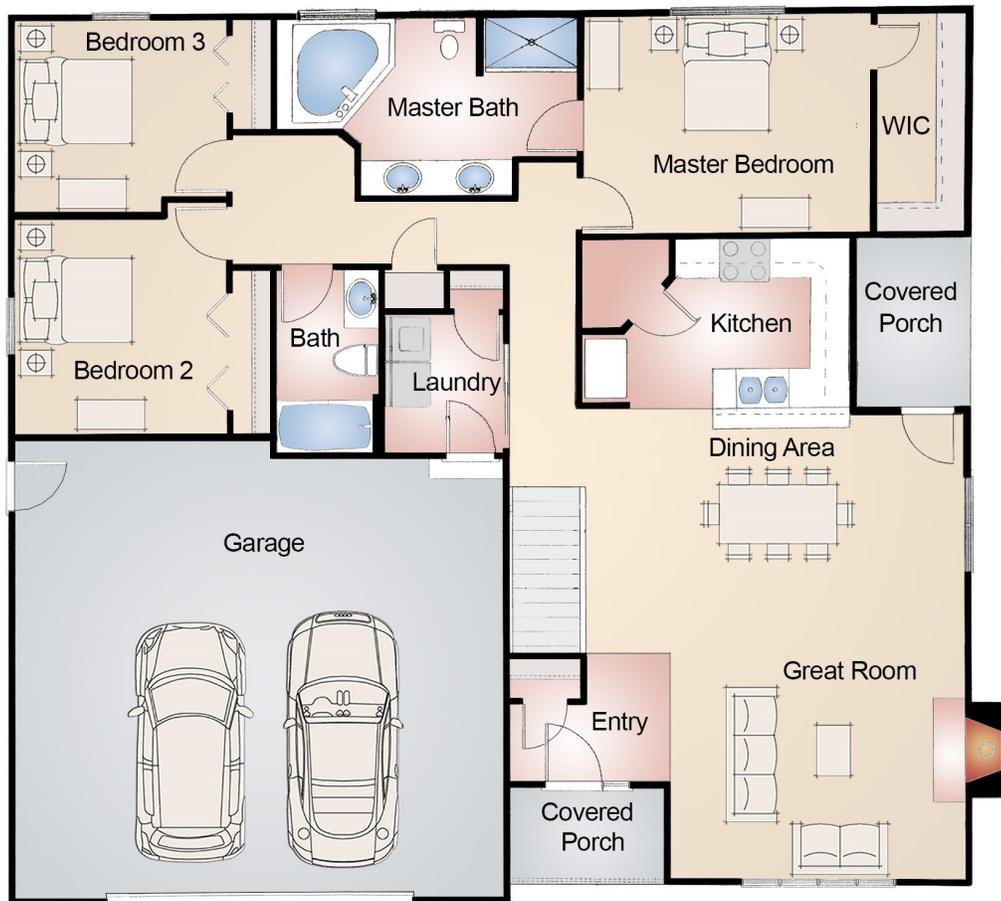


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Email: [info@bassobuilders.com](mailto:info@bassobuilders.com)  
[www.bassobuilders.com](http://www.bassobuilders.com)



# Teton

Home Style: Ranch  
1586 Square Feet  
46'-0" Depth  
50'-0" Width



405 Skyline Drive - Lake Geneva, WI 53147  
Phone: (262) 248-3378 - Fax: (262) 248-3899  
Email: [info@bassobuilders.com](mailto:info@bassobuilders.com)  
[www.bassobuilders.com](http://www.bassobuilders.com)

**EXHIBIT G**  
**SUMMERHAVEN – PHASES II & III**  
**GENERAL DEVELOPMENT PLAN**  
**GENERAL DEVELOPMENT PLAN DRAWING**

See attached.

# GENERAL DEVELOPEMENT PLAN SUMMERHAVEN - PHASES 2 & 3

LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 36 TOWN 2 NORTH,  
RANGE 17 EAST AND THE NE 1/4 OF THE NE 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST,  
IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



### LEGAL DESCRIPTION - OVERALL SUMMERHAVEN LANDS

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS, SAID POINT LOCATED 5 89DEG 31MIN 56SEC W, 733.25 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36 (729.41 FT); THENCE S 91DEG 31MIN 07SEC E, ALONG THE WEST LINE OF SAID LOT 1, CSM 754, 129.55 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S 89DEG 40MIN 54SEC W, 30.01 FEET; THENCE N 01DEG 35MIN 07SEC W, 64.71 FEET; THENCE S 89DEG 35MIN 02SEC W, 310.89 FEET; THENCE S 90DEG 54MIN 22SEC E, 161.01 FEET; THENCE N 89DEG 41MIN 51SEC W, 124.31 FEET; THENCE N 04DEG 41MIN 55SEC W, 228.04 FEET; THENCE S 89DEG 55MIN 25SEC W, 181.47 FEET; THENCE S 89DEG 11MIN 05SEC W, 311.31 FEET; THENCE N 89DEG 34MIN 07SEC E, 199.39 FEET; THENCE S 89DEG 37MIN 48SEC E, 126.42 FEET; THENCE N 89DEG 41MIN 51SEC E, 42.80 FEET; THENCE N 01DEG 12MIN 05SEC W, 16.91 FEET; THENCE N 89DEG 31MIN 07SEC E, 24.01 FEET; THENCE N 89DEG 55MIN 11SEC W, 134.92 FEET; THENCE N 09DEG 41MIN 12SEC W, 38.09 FEET; THENCE N 89DEG 18MIN 48SEC E, 239.56 FEET TO THE SOUTHWEST LINE OF WELLS STREET; THENCE S 73DEG 55MIN 33SEC E, ALONG WELLS STREET, 202.84 FEET TO THE WEST LINE OF LAKE GENEVA BOULEVARD; THENCE S 91DEG 34MIN 47SEC E, ALONG SAID BOULEVARD, 548.42 FEET TO THE NORTH LINE OF SAID CSM 754; THENCE S 89DEG 37MIN 23SEC W, 80.59 FEET; THENCE CONTINUE ALONG SAID CSM 754, S 89DEG 34MIN 48SEC W, 89.98 FEET TO THE POINT OF BEGINNING, CONTAINING 350,257 SQUARE FEET (8.04 ACRES) OF LAND, MORE OR LESS.

TOGETHER WITH SAID LOT 1 OF CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS, CONTAINING 11,638 SQUARE FEET (0.27 ACRES) OF LAND, MORE OR LESS.

TOTAL AREA: 361,895 SQUARE FEET (8.31 ACRES) OF LAND, MORE OR LESS.

SEE EXHIBITS A & B OF THE GENERAL DEVELOPEMENT PLAN APPLICATION NARRATIVE FOR LEGAL DESCRIPTIONS OF PHASES II & III.

NOTE A: EXISTING DUPLEX UNITS TO BECOME SINGLE FAMILY RESIDENCE UNITS BY AMENDMENT OF CONDOMINIUM DECLARATION.

- MINIMUM LOT (UNIT) SIZE - 5,200 SQ. FT.
- AVERAGE FLOOR AREA - 1,800 SQ. FT. (35% OF UNIT)
- AVERAGE IMPERVIOUS SURFACE AREA - 2,900 SQ. FT. (56% OF UNIT)
- AVERAGE LANDSCAPE SURFACE AREA - 2,300 SQ. FT. (44% OF UNIT)

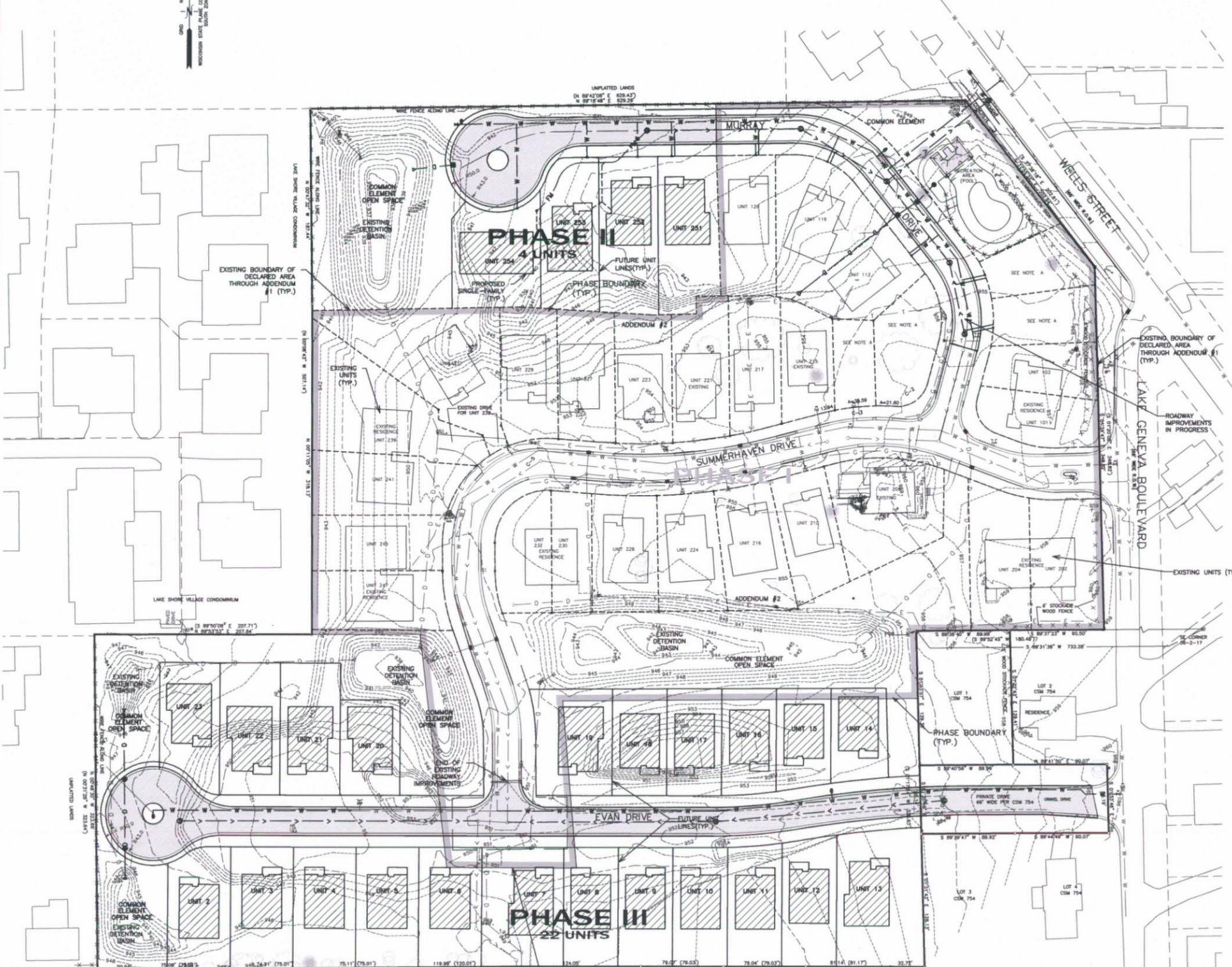
MINIMUM RESIDENTIAL BUILDING SEPARATION IS 12 FEET.

### LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
○	FOUND IRON PIPE STAKE	○	FOUND IRON REBAR STAKE
●	FOUND IRON REBAR STAKE	□	FOUND CONCRETE COUNTY MONUMENT
□	RECORDED AS	(000)	
⊕	SET IRON REBAR STAKE	○	SEWER MANHOLE
○	SEWER MANHOLE	○	DRAINAGE MANHOLE
○	CATCH BASIN	○	WATER VALVE IN BOX
○	FIRE HYDRANT	○	UTILITY POLE
○	UTILITY POLE	○	LIGHT POLE
○	DECIDUOUS TREE	○	CONIFEROUS TREE
○	TREELINE	---	WOOD STORAGE FENCE
---	WOOD STORAGE FENCE	---	WIRE FENCE
---	WIRE FENCE	---	STORM SEWER
---	STORM SEWER	---	SEWER SEWER
---	SEWER SEWER	---	WATER MAIN
---	WATER MAIN	---	GAS MAIN
---	GAS MAIN	---	OVERHEAD WIRES
---	OVERHEAD WIRES	---	UNDERGROUND WIRES
---	UNDERGROUND WIRES	---	TELEPHONE LINE
---	TELEPHONE LINE	---	1' CONTOURS
---	1' CONTOURS	---	PAVEMENT
---	PAVEMENT	---	BUILDING BOX

OWNER/DEVELOPER  
McMURR II, LLC  
351 WEST HUBBARD, SUITE 610  
CHICAGO, IL 60654

NOTE: THERE WILL BE NO SPECIAL LANDSCAPING AROUND STORM WATER BASINS BUT SOME MAY BE ADDED IN THE FUTURE.  
STREET LIGHTING WILL MATCH THAT WHICH WAS INSTALLED FOR PHASE I ALONG SUMMERHAVEN DRIVE.



SUMMERHAVEN OF LAKE GENEVA  
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

GENERAL DEVELOPEMENT PLAN

FARRIS, HANSEN & ASSOCIATES, INC.  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 RIDGWAY COURT P.O. BOX 437  
ELKHORN, WISCONSIN 53121  
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.	8868
DATE	10/19/2018
SHEET NO.	1 OF 1

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

**Prepaid Checks  
12/3/18 - 12/14/18**

**Total:  
\$33,742.85**

**Checks over \$5,000:**

\$	10,027.50	Alliant Energy
\$	8,079.34	Alliant Energy
\$	5,043.26	WE Energies

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

Check Issue Date	Check Number	Vendor Number	Payee	Amount
12/03/2018	69201	5347	EXPRESS STEEL INC	2,900.00
Grand Totals:				2,900.00

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
11-00-00-21100	.00	2,900.00-	2,900.00-
11-32-14-52200	2,900.00	.00	2,900.00
Grand Totals:	2,900.00	2,900.00-	.00

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

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\_\_\_\_\_

City Recorder: \_\_\_\_\_

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

Check Issue Date	Check Number	Vendor Number	Payee	Amount
12/05/2018	69202	2046	ALLIANT ENERGY	8,079.34
12/05/2018	69203	2056	AMAZON	404.13
12/05/2018	69204	2613	GREAT AMERICA FINANCIAL SERVICES	250.99
12/05/2018	69205	3288	SCHOOL LIBRARY JOURNAL	82.99
12/05/2018	69206	5326	STEPHANIE LYNN LAKE GENEVA LLC	2,666.00
12/05/2018	69207	4973	US BANK	1,999.07
12/05/2018	69208	5001	VERIZON WIRELESS	338.50
12/05/2018	69209	5348	WILSON, BRIAN	58.88
Grand Totals:				13,879.90

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
11-00-00-21100	65.04	10,791.82-	10,726.78-
11-14-20-53990	58.88	.00	58.88
11-21-00-53310	1,226.27	34.27-	1,192.00
11-21-00-53990	92.84	30.77-	62.07
11-21-00-54150	745.00	.00	745.00
11-22-00-52210	338.50	.00	338.50
11-22-00-52220	166.80	.00	166.80
11-22-00-53400	250.99	.00	250.99
11-34-10-52220	118.88	.00	118.88
11-34-10-52230	7,217.71	.00	7,217.71
11-52-01-52220	575.95	.00	575.95
47-00-00-21100	.00	2,666.00-	2,666.00-
47-70-00-57155	2,666.00	.00	2,666.00
99-00-00-21100	.00	487.12-	487.12-
99-00-00-52110	172.15	.00	172.15
99-00-00-54100	26.94	.00	26.94
99-00-00-54120	82.99	.00	82.99
99-00-00-55120	13.05	.00	13.05
99-00-00-55140	191.99	.00	191.99
Grand Totals:	14,009.98	14,009.98-	.00

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

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City Recorder: \_\_\_\_\_

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Report Criteria:

Report type: Summary

Check.Type = {<>} "Adjustment"

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

Check Issue Date	Check Number	Vendor Number	Payee	Amount
12/12/2018	69308	2046	ALLIANT ENERGY	10,027.50
12/12/2018	69309	2108	AT&T LONG DISTANCE	200.00
12/12/2018	69310	2852	LECC TRAINING FUND	80.00
12/12/2018	69311	3340	SOMAR TEK LLC/SOMAR ENTERPRISE	1,320.00
12/12/2018	69312	4918	TIME WARNER CABLE	292.19
12/12/2018	69313	5071	WE ENERGIES	5,043.26
Grand Totals:				16,962.95

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
11-00-00-21100	.00	11,920.34-	11,920.34-
11-12-00-52210	.06	.00	.06
11-16-10-52210	.16	.00	.16
11-16-10-52220	2,633.23	.00	2,633.23
11-16-10-52240	998.63	.00	998.63
11-21-00-52210	373.20	.00	373.20
11-21-00-53420	1,320.00	.00	1,320.00
11-21-00-54100	80.00	.00	80.00
11-22-00-52210	2.69	.00	2.69
11-22-00-52220	902.57	.00	902.57
11-22-00-52240	598.78	.00	598.78
11-29-00-52220	54.54	.00	54.54
11-32-10-52210	5.24	.00	5.24
11-32-10-52220	351.19	.00	351.19
11-32-10-52240	1,208.98	.00	1,208.98
11-34-10-52220	189.89	.00	189.89
11-34-10-52230	918.19	.00	918.19
11-51-10-52220	767.10	.00	767.10
11-51-10-52240	732.20	.00	732.20
11-52-00-52220	573.56	.00	573.56
11-52-00-59220	193.55	.00	193.55
11-52-01-52240	16.58	.00	16.58
40-00-00-21100	.00	3,520.00-	3,520.00-
40-55-10-52240	1,005.97	.00	1,005.97
40-55-30-52220	2,514.03	.00	2,514.03
47-00-00-21100	.00	79.10-	79.10-
47-70-00-57155	79.10	.00	79.10
48-00-00-21100	.00	140.12-	140.12-
48-00-00-52240	140.12	.00	140.12
61-00-00-21100	.00	1.67-	1.67-
61-00-00-53110	1.67	.00	1.67
62-00-00-21100	.00	12.10-	12.10-
62-00-00-92100	12.10	.00	12.10
99-00-00-21100	.00	1,289.62-	1,289.62-

GL Account	Debit	Credit	Proof
99-00-00-52210	17.97	.00	17.97
99-00-00-52220	1,271.65	.00	1,271.65
Grand Totals:	<u>16,962.95</u>	<u>16,962.95-</u>	<u>.00</u>

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Recorder: \_\_\_\_\_

Report Criteria:

Report type: Summary

Check.Type = {<>} "Adjustment"

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

**Accounts Payable**

	<u>Fund #</u>	
1. General Fund	11	\$ 45,297.43
2. Debt Service	20	\$ -
3. TID #4	34	\$ -
4. Lakefront	40	\$ 31,659.86
5. Capital Projects	43,52	\$ -
6. Parking	42	\$ -
7. Cemetery	48,49	\$ 262.31
8. Equipment Replacement	50	\$ -
9. Library Fund	99	\$ -
10. Impact Fees	45	\$ 1,865.00
11. Tourism Commission	47	\$ 891.67
<b>Total All Funds</b>		<b><u><u>\$79,976.27</u></u></b>

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

**FINANCE, LICENSE, & REGULATION COMMITTEE  
12/18/2018**

**TOTAL UNPAID ACCOUNTS PAYABLE** \$ **79,976.27**

**ITEMS > \$5,000**

Gage Marine - 2018 Fall Pier/Ramp Removal \$ 18,940.00

Aurora Medical Group - Employee Clinic (Aug, Sep, Oct, Nov) \$ 11,475.00

Dan Larsen Landscaping Inc - Fall Tree Planting (37 Trees) \$ 10,958.00

Burriss Equipment - Genie Lift/Riviera \$ 6,500.00

Balance of Other Items \$ 32,103.27

## **Past Descriptions for Reference**

Alliant Energy - April Electric Bills  
Associated Bank - Debt Payment  
Auto Tech Centers Inc - Loader Tires  
Automated Parking Technologies - 2014 Luke Support  
Clean Air Concepts - Fire Dept Exhaust System  
Ewald Hartford - Street Dept 2014 Ford Truck  
Gage Marine - Pier Repairs  
Gage Marine - pier,ramp & fence removal  
GAI Consultants Inc - April Engineering  
Gappa Security Solutions - Rekeyed Street & Riviera Locks  
General Communications Inc - Repeater, Antenna  
Geneva Lake Environmental Agency - 1st Qtr Payment  
Geneva Lake Level Corporation - 2014 Contribution  
Gilbank Construction Inc - Dunn Restroom Final Payment  
Glass Insurance Center - 2014 Fire Dept Accident Policy  
Humphrey's Contracting - Concrete Project & Repair Riviera Pipes  
Jerry Willkomm Inc - December Gasoline  
Johns Disposal Service Inc - April Refuse & Recycling Service  
Lake Geneva CVB - 1st Qtr Payment  
Lake Geneva Utility Commission - 4th qtr hydrant rent, impact fees  
Lake Geneva Utility Commission - Sewer & Water Impact Fees  
Lexipol - Law Enforcement Policy Manual Updates  
Nyquist Engineering - Oct - Dec IT Services  
Prophoenix - 2014 Support & Training  
Rote Oil Company - February Diesel  
Schenck Business Solutions - 2013 Pre-audit  
Stark Asphalt - 2013 Street Improvement Program  
Tapco - Cook Street Signal  
Timeless Flooring - Riviera Floor Refinishing  
Walworth County Public Works - December Sand/Salt Mix  
We Energies - February Bills  
WI Dept of Justice - Annual TTY Charges  
Ws Darley & Co - Turnout Gear  
YMCA - March - April Payment

## Report Criteria:

Detail report.  
Invoices with totals above \$0.00 included.  
Only unpaid invoices included.  
Invoice.Batch = "181225"

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
<b>A TO Z REFRIGERATION CO INC</b>				
97679	11/28/2018	ICE MAKER PARTS	40-55-10-52400 UPPER RIVIERA REPAIRS	74.45
Total A TO Z REFRIGERATION CO INC:				74.45
<b>ASPHALT CONTRACTORS INC</b>				
18683	10/09/2018	ASPHALT PATCH-724 WALKER	11-32-10-53700 ROAD MAINTENANCE SUPPLIES	2,886.00
18795	12/07/2018	ASHPALT PATCH-RIV ENTRAN	11-32-10-53700 ROAD MAINTENANCE SUPPLIES	130.00
Total ASPHALT CONTRACTORS INC:				3,016.00
<b>AURORA HEALTH CARE</b>				
643657	12/09/2018	BLOOD TEST	11-32-10-52050 DRUG AND MEDICAL TESTING	50.00
Total AURORA HEALTH CARE:				50.00
<b>AURORA MEDICAL GROUP</b>				
241	08/31/2018	EMP CLINIC-AUG	11-10-20-51330 HEALTH AND DENTAL CLAIMS	3,075.00
257	10/08/2018	EMP CLINIC-SEP	11-10-20-51330 HEALTH AND DENTAL CLAIMS	2,700.00
272	11/13/2018	EMP CLINIC-OCT	11-10-20-51330 HEALTH AND DENTAL CLAIMS	3,000.00
287	12/07/2018	EMP CLINIC-NOV	11-10-20-51330 HEALTH AND DENTAL CLAIMS	2,700.00
Total AURORA MEDICAL GROUP:				11,475.00
<b>BATZNER PEST CONTROL</b>				
2579601	11/21/2018	PEST CONTROL-RIV-NOV	40-55-20-53600 RIV MAINTENANCE SERVICE COSTS	114.00
Total BATZNER PEST CONTROL:				114.00
<b>BOTTS WELDING &amp; TRK SERV INC</b>				
640224	11/13/2018	SPRINGS=TRK #23	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	631.01
641076	12/03/2018	LEAF SPRING REPAIR-TRK #23	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	335.75
Total BOTTS WELDING & TRK SERV INC:				966.76
<b>BRUNK INDUSTRIES</b>				
REFUND-12/7/	12/07/2018	BRUNK-SEC DEP 12/7/18	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
REFUND-12/7/	12/07/2018	BRUNK-SETUP,SEC GRD-12/7/1	40-55-10-46740 UPPER RIVIERA REVENUE	322.00
Total BRUNK INDUSTRIES:				678.00
<b>BUMPER TO BUMPER AUTO PARTS</b>				
662-399575	11/26/2018	WINTER HYDRO OIL	48-00-00-53510 CEM VEHICLE MAINT/REPAIR	21.87
662-399795	12/03/2018	THROTTLE CABLE-LEAF VAC	48-00-00-52500 CEM EQUIP MAINT/REPAIRS	31.69
662-399845	11/30/2018	HEATER RESISTOR-TRK #55	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	26.19
662-400141	12/06/2018	OIL FILTER	48-00-00-53510 CEM VEHICLE MAINT/REPAIR	41.07
662-400193	12/07/2018	PLOW LIGHTS	11-32-12-53510 EQUIP MAINT SUPPL-SNOW & ICE	36.54
662-400317	12/10/2018	MANIFOLD GASKET KIT #55	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	34.89
662-400348	12/10/2018	ANTENNA-LOADER #29	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	6.99
662-400360	12/10/2018	ANTENNA-LOADER #35	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	10.59

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total BUMPER TO BUMPER AUTO PARTS:				209.83
<b>BURRIS EQUIPMENT CO</b>				
WI34961	12/03/2018	GENIE LIFT	40-55-20-58000 OUTLAY - RIVIERA EQUIPMENT	6,500.00
Total BURRIS EQUIPMENT CO:				6,500.00
<b>CDW GOVERNMENT INC</b>				
QCV6778	11/26/2018	SPAM BLOCKER-CITY HALL	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	741.65
QDN5844	11/28/2018	BAR CODE READERS;VIDEO A	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	235.25
Total CDW GOVERNMENT INC:				976.90
<b>CES</b>				
LKG/052129	11/29/2018	AIR COMPRESSOR REPAIRS	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	65.06
Total CES:				65.06
<b>CHRIS RIZZO</b>				
1901	11/30/2018	SNOW VIOLATIONS	11-32-12-53440 SNOW REMOVAL EXPENSES	530.00
Total CHRIS RIZZO:				530.00
<b>D &amp; K SERVICES</b>				
20180272	12/04/2018	SEWER RODDING-PD MENS	11-16-10-52400 CITY HALL BUILDING REPAIRS	125.00
Total D & K SERVICES:				125.00
<b>DAN LARSEN LANDSCAPING INC</b>				
TR-18-01	12/10/2018	FALL TREE PLANTING-37 TREE	11-32-13-53460 PURCHASE OF TREES	10,958.00
Total DAN LARSEN LANDSCAPING INC:				10,958.00
<b>DUNN LUMBER &amp; TRUE VALUE</b>				
743333	11/19/2018	STREET LIGHT CONNECTOR	11-34-10-52610 STREET LIGHTS REPAIRS	8.97
744123	11/28/2018	ICE MELT	48-00-00-53500 CEM BLDG MAINT SUPPLIES	38.94
744359	11/30/2018	KEYS, GREASE	48-00-00-53500 CEM BLDG MAINT SUPPLIES	23.96
744671	12/04/2018	STEEL BAR-LEAF WAGON	48-00-00-52500 CEM EQUIP MAINT/REPAIRS	21.99
744722	12/04/2018	FAUCET REPAIR PARTS	11-32-10-53500 BLDG MAINT SUPPLIES-STR DEPT	21.08
744727	12/04/2018	NUTS,BOLTS-VAC WAGON	48-00-00-52500 CEM EQUIP MAINT/REPAIRS	2.79
744900	12/05/2018	CHRISTMAS WREATH LIGHTS	40-55-20-53500 BLDG MAINT SUPPLIES-LOWER RIV	39.96
745068	12/07/2018	VARNISH BRUSH, FUSES, BATT	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	38.44
745230	12/10/2018	WALL BATHROOM HEATER-LIB	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	36.99
745318	12/10/2018	GRINDING WHEEL	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	7.98
745458	12/12/2018	HITCH PIN-TRK #22	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	7.96
745524	12/12/2018	FURNACE FILTERS,FAUCET PA	40-55-10-52400 UPPER RIVIERA REPAIRS	27.19
Total DUNN LUMBER & TRUE VALUE:				276.25
<b>ENSURE PRODUCTIONS</b>				
530	12/05/2018	RIVIERA DIGITAL MARKETING	47-70-00-57150 PROMOTIONAL GRANT	500.00
Total ENSURE PRODUCTIONS:				500.00
<b>FELLOW MORTALS</b>				
REFUND	12/07/2018	FELLOW MORTALS-SEC DEP 1	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
REFUND	12/07/2018	FELLOW MORTALS-SETUP,SEC	40-55-10-46740 UPPER RIVIERA REVENUE	319.25-
Total FELLOW MORTALS:				680.75
<b>GAGE MARINE CORP</b>				
159883	11/20/2018	PIER,RAMP REMOVAL	40-52-10-52110 PIER MAINTENANCE CONTRACT	18,940.00
Total GAGE MARINE CORP:				18,940.00
<b>GENEVA ONLINE INC</b>				
1074115	12/01/2018	EMAIL SVC-DEC	11-12-00-52210 MUNICIPAL CT TELEPHONE	2.00
Total GENEVA ONLINE INC:				2.00
<b>GIRAFFE ELECTRIC II INC</b>				
S1463	11/29/2018	GENEVA ST LIGHT REPAIR	11-34-10-52610 STREET LIGHTS REPAIRS	600.00
Total GIRAFFE ELECTRIC II INC:				600.00
<b>GOAD, VICTORIA</b>				
REFUND 12/8/	12/09/2018	GOAD SEC DEP-12/8/18	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
REFUND 12/8/	12/09/2018	GOAD-SETUP,SEC GRD-12/8/18	40-55-10-46740 UPPER RIVIERA REVENUE	358.50-
Total GOAD, VICTORIA:				641.50
<b>GRAINGER</b>				
9011765451	11/21/2018	AIR COMPRESSOR SWITCH	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	35.75
Total GRAINGER:				35.75
<b>ITU ABSORB TECH INC</b>				
6990083	04/20/2018	MAPS,MOPS,FRAGRANCE	40-55-10-53600 UPPER RIVIERA MAINTENANCE	88.06
7061712	08/10/2018	MAPS,MOPS,FRAGRANCE	40-55-10-53600 UPPER RIVIERA MAINTENANCE	90.41
7080379	09/07/2018	MAPS,MOPS,FRAGRANCE	40-55-10-53600 UPPER RIVIERA MAINTENANCE	90.41
7090871	09/21/2018	MATS,RAGS,COVERALLS	11-32-10-53600 ST DEPT BLDG MAINT SERV COSTS	82.82
7117480	11/02/2018	MATS,MOPS,FRAGRANCE	40-55-10-53600 UPPER RIVIERA MAINTENANCE	90.41
7135256	11/30/2018	MATS	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	98.52
7145231	12/13/2018	MATS	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	98.52
7145234	12/13/2018	MATS,RAGS,COVERALLS	11-32-10-53600 ST DEPT BLDG MAINT SERV COSTS	82.82
Total ITU ABSORB TECH INC:				721.97
<b>JERRY WILLKOMM INC</b>				
245573	11/29/2018	1214 GALS GAS	11-32-10-53410 VEHICLE-FUEL & OIL	2,378.23
Total JERRY WILLKOMM INC:				2,378.23
<b>KAESTNER AUTO ELECTRIC CO</b>				
322660	12/08/2018	HEADLIGHTS-#29	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	599.00
322663	12/08/2018	AIR JACKS-SHOP	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	1,090.24
Total KAESTNER AUTO ELECTRIC CO:				1,689.24
<b>LAKE GENEVA REGIONAL NEWS</b>				
1275825	11/08/2018	LN-GDP 727 GENEVA STREET	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	46.93
1275827	11/08/2018	LN-GDP 832 GENEVA STREET	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	48.09
1275833	11/08/2018	LN-CUP 932 MARIANE TERRAC	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	44.64

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
1275835	11/08/2018	LN-GDP OMEGA HOMES, LASA	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	49.24
1276471	11/08/2018	LN-2019 BUDGET PUBLIC HEAR	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	252.00
1276977	11/15/2018	LN-QUICK N SAVE LIQ PUB	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	25.38
1277248	11/22/2018	LN-TYPE A NOTICE SPRING 20	11-14-30-53110 BALLOTS/OTHER ELECTION EXPENSE	126.00
1277297	11/22/2018	LN-ORD 18-09; AVIAN COMMITT	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	32.44
1277627	12/06/2018	RIVIERA ADS-MSI CONSTRUC	40-55-10-53160 PUBLICATIONS & PROMOTIONS	815.40
1278031	11/29/2018	LN-EYM PIZZA LIQ PUB	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	17.04
Total LAKE GENEVA REGIONAL NEWS:				1,457.16
<b>LAKE GENEVA UTILITY</b>				
435 S CURTIS	12/06/2018	435 S CURTIS ST	45-00-00-24530 SEWER IMPACT FEES	1,865.00
Total LAKE GENEVA UTILITY:				1,865.00
<b>LAKESIDE INTERNATIONAL LLC</b>				
2045137	10/18/2018	A/C REPAIR-BUCKET TRK #31	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	1,408.63
2185542P	12/03/2018	BRAKE CHAMBER	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	139.15
Total LAKESIDE INTERNATIONAL LLC:				1,547.78
<b>LASER ELECTRIC SUPPLY</b>				
1466186-00	11/26/2018	LIGHT BULBS,BALLASTS	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	79.35
1466186-00	11/26/2018	LIGHT BULBS	11-51-10-52400 MUSEUM-MAINTENANCE & REPAIRS	33.00
Total LASER ELECTRIC SUPPLY:				112.35
<b>LASER WORKS UNLIMITED LLC</b>				
1470	11/29/2018	NAMEPLATE-NORD	11-11-00-53990 COUNCIL MISCELLANEOUS EXPENSE	14.10
Total LASER WORKS UNLIMITED LLC:				14.10
<b>LAW FIRM OF ZUKOWSKI RODGERS</b>				
REFUND	12/07/2018	ZUKOWSKI-SEC DEP 11/29/18	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
REFUND	12/07/2018	ZUKOWSKI-SETUP,SEC GRD 12	40-55-10-46740 UPPER RIVIERA REVENUE	278.50-
REFUND	12/07/2018	ZUKOWSKI-LEASE 11/29/18	40-55-10-46740 UPPER RIVIERA REVENUE	500.00-
Total LAW FIRM OF ZUKOWSKI RODGERS:				221.50
<b>MARED MECHANICAL</b>				
7194	11/30/2018	CONTRACT BILLING-SEPTEMB	11-51-10-52400 MUSEUM-MAINTENANCE & REPAIRS	512.00
Total MARED MECHANICAL:				512.00
<b>MCCONN, INC 2015</b>				
084366	12/07/2018	GLOVES,SAFETY VESTS	11-32-10-53900 FIRST AID AND SAFETY SUPPLIES	169.68
Total MCCONN, INC 2015:				169.68
<b>MICHAEL A PAPERFUS</b>				
12/5/18	12/05/2018	GRAVEL-54.15 TNS	11-32-10-53700 ROAD MAINTENANCE SUPPLIES	730.28
Total MICHAEL A PAPERFUS:				730.28
<b>MIKES AUTO REPAIR INC</b>				
47361	12/06/2018	BLOWER MOTOR REPAIR #55	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	107.71

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total MIKES AUTO REPAIR INC:				107.71
<b>MK CELLULAR</b>				
MKCLGIN1091	12/01/2018	CELL PHONE CHARGER-FRED	11-24-00-52620 TELEPHONE EXPENSE	34.99
Total MK CELLULAR:				34.99
<b>NAPA-ELKHORN</b>				
138785	12/05/2018	HYDRAULIC FITTINGS	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	181.49
138899	12/06/2018	TIRE PRESSURE GAUGE	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	59.72
Total NAPA-ELKHORN:				241.21
<b>NEI-TURNER MEDIA</b>				
8260	11/14/2018	AT THE LAKE-WINTER PMT 1	47-70-00-57155 TOURISM MUNICIPAL DEVELOPMENT	391.67
8297	11/29/2018	AT THE LAKE-WEDDING GUIDE	40-55-10-53160 PUBLICATIONS & PROMOTIONS	800.00
Total NEI-TURNER MEDIA:				1,191.67
<b>OFFICE DEPOT</b>				
234778783001	11/21/2018	POCKET FILES	11-15-10-53100 ACCTG OFFICE SUPPLIES	233.18
Total OFFICE DEPOT:				233.18
<b>OFFICE PRO INC</b>				
0323188-001	12/03/2018	TRASH BAGS,CLEANERS	40-55-20-53500 BLDG MAINT SUPPLIES-LOWER RIV	867.82
Total OFFICE PRO INC:				867.82
<b>OTTER SALES &amp; SERVICE INC</b>				
1015321	11/28/2018	BRAKE PINS-#23	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	8.40
Total OTTER SALES & SERVICE INC:				8.40
<b>PARKHILL, KATIE</b>				
CANCEL-9/4/1	12/10/2018	PARKHILL-SEC DEP 9/14/19	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
CANCEL-9/4/1	12/10/2018	PARKHILL-CANCEL 9/14/19	40-55-10-46740 UPPER RIVIERA REVENUE	100.00-
Total PARKHILL, KATIE:				900.00
<b>PATS SERVICES INC</b>				
A-170698	11/26/2018	PORT A POTTY SVC-NOV	48-00-00-52260 CEM WATER/SEWER EXP	80.00
Total PATS SERVICES INC:				80.00
<b>PECK &amp; WEIS HEATING &amp; COOLING</b>				
I-27163-1	12/03/2018	FURNACE VALVE-1055 CAREY	11-32-10-53500 BLDG MAINT SUPPLIES-STR DEPT	23.12
Total PECK & WEIS HEATING & COOLING:				23.12
<b>RHYME BUSINESS PRODUCTS</b>				
23831758	12/03/2018	TASKALFA 30111-DEC	11-24-00-53100 BLDG INSPECTOR OFFICE SUPPLIES	134.64
AR264530	11/29/2018	M3550IDN-DEC	11-12-00-53610 EQUIPMENT MAINT SERVICE COSTS	22.00
AR264531	11/29/2018	SHARP-NOV B&W	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	43.93
AR264531	11/29/2018	SHARP-NOV COLOR	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	273.61

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total RHYME BUSINESS PRODUCTS:				474.18
<b>ROTE OIL COMPANY</b>				
1833200204	11/28/2018	392.4 GALS CLEAR DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	1,043.39
1834000211	12/06/2018	356.3 GALS CLEAR DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	876.15
1834400213	12/10/2018	248.9 GALS DYED DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	522.44
Total ROTE OIL COMPANY:				2,441.98
<b>SHERWIN INDUSTRIES INC</b>				
SS077863	12/05/2018	GRACO PAIL COVER	11-34-10-53700 MARKING PAINT	115.15
SS077870	12/05/2018	MANHOLE RINGS	11-32-10-53700 ROAD MAINTENANCE SUPPLIES	1,200.50
Total SHERWIN INDUSTRIES INC:				1,315.65
<b>SHERWIN-WILLIAMS COMPANY</b>				
5809-3	12/03/2018	PAINT SPRAYER CLEANERS	11-34-10-53700 MARKING PAINT	204.34
Total SHERWIN-WILLIAMS COMPANY:				204.34
<b>SYSTEMS DESIGN</b>				
16980	11/12/2018	IRRIGATION SHUTDOWN-LIB P	11-52-00-53520 GROUNDS MAINT SUPPLIES	210.00
Total SYSTEMS DESIGN:				210.00
<b>THOMAS BRADY &amp; ASSOC ARTISTS</b>				
15038	12/03/2018	SNOWFLAKES-DOWNTOWN	11-34-10-53940 STREET DECORATIONS	564.40
Total THOMAS BRADY & ASSOC ARTISTS:				564.40
<b>TRANSCEDENT TECHNOLOGIES</b>				
M2708	12/06/2018	TAX PROGRAM SUPPORT	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	655.00
Total TRANSCEDENT TECHNOLOGIES:				655.00
<b>TRUGREEN PROCESSING CTR</b>				
95830243	11/29/2018	PARK TURF TREATMENTS	11-52-00-53620 GROUNDS FERTILIZER/WEED CONTR	148.62
Total TRUGREEN PROCESSING CTR:				148.62
<b>UTAH BIODIESEL SUPPLY</b>				
2018-1812	12/03/2018	USED MOTOR OIL PUMP	11-32-10-53990 ST DEPT MISCELLANEOUS EXP	774.00
Total UTAH BIODIESEL SUPPLY:				774.00
<b>WALWORTH COUNTY PUBLIC WORKS</b>				
1118	12/04/2018	BRIDGE INSPECTION-2018	11-32-10-53700 ROAD MAINTENANCE SUPPLIES	550.46
Total WALWORTH COUNTY PUBLIC WORKS:				550.46
<b>WALWORTH COUNTY SHERIFF</b>				
NOV 2018	12/06/2018	PRISONER CONFINES-NOV	11-12-00-52900 CARE OF PRISONERS	60.00
Total WALWORTH COUNTY SHERIFF:				60.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
WI DEPT OF SAFETY AND PROFESSIONAL SERV				
WALLING-201	12/05/2018	2019 CITY LICENSING-WI	11-24-00-53200 MEMBERSHIP DUES & FEES	55.00
Total WI DEPT OF SAFETY AND PROFESSIONAL SERV:				55.00
Grand Totals:				79,976.27

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

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City Recorder: \_\_\_\_\_

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "181225"