



REGULAR CITY COUNCIL MEETING
TUESDAY, MAY 29, 2018 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL

Members:

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

AGENDA

1. Mayor Hartz calls the meeting to order
2. Pledge of Allegiance – Alderperson Skates
3. Roll Call
4. Awards, Presentations, and Proclamations
5. Re-consider business from previous meeting
6. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes.
7. Acknowledgement of Correspondence
8. Approve Regular City Council Meeting minutes of May 14, 2018, as prepared and distributed
9. **CONSENT AGENDA**– *Recommended by Finance, License and Regulation on May 22, 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 Operator (Bartender) License applications filed by various applicants listed in packet
 - b. Event Permit Application filed by the Lake Geneva Public Library for the events of Music in the Library to be held June 8, 2018, June 22, 2018, July 13, 2018, July 27, 2018, August 10, 2018, and August 24, 2018 on the south lawn of the library facing the beach (*Applicant is requesting waiver of all fees*)
 - c. **Renewal of Massage Establishment License applications filed by the following:**
 - 1) Element Massage Studio, 647 W Main St
 - 2) Lake Geneva Massage Therapy, 905 Marshall St
 - 3) Loosen Up LTD, 201 Broad St
 - 4) Healing Muscle Therapies, 201 Broad St Suite D
 - 5) The Therapeutic Touch, 601 W Main St
 - 6) Clear Waters Salon Spa, 734 Main St
 - d. Agent Change Request filed by SS2 INC d/b/a The Red Geranium Restaurant, 393 N Edwards Blvd, from Lyle Swatek to Troy Bartz

10. Finance, License, and Regulation Committee Recommendations of May 22, 2018- Ald. Howell

- a. **Discussion/Action regarding Renewal of Taxi Cab Company License applications filed by the following***(Approval contingent upon favorable review of Insurance by City Attorney)*
 - 1) N&T Enterprises INC d/b/a Lakes Area Taxi, 112 S 4th St, Delavan, WI
 - 2) Senior Cab, W3099 Krueger Rd, Lake Geneva, WI
- b. Discussion/Action on **Resolution 18-R42** placing the “Closing Dark Store Loopholes” referendum question on the November 2018 ballot *(Request made by Alderperson Flower and Alderperson Proksa)*
- c. Discussion/Action on **Resolution 18-R37** amending the Schedules of Fees to provide for an Administrative Fee for the Tourist Rooming House/Short-term Rentals Annual City License in the amount of \$2,000
- d. Discussion/Action regarding purchase of Shade Structure in the amount of \$8,000.00 to be paid from Park Impact Fees for placement at City Skate Park/Dunn Field
- e. Discussion/Action regarding purchase of bleachers in the amount of \$2,400.00 to be paid from Park Impact Fees for placement at City Skate Park/Dunn Field
- f. Discussion/Action regarding the purchase of a fluid drive coupler replacement for the Public Works current Vac-All unit in the amount of \$5,550.00
- g. Discussion/Action regarding the purchase of a new Public Works Department Vac-All unit from R.N.O.W. INC in the amount of \$253,045.00 to be paid from the Equipment Replacement Fund

11. Planning Commission Recommendations of May 21, 2018- Ald. Skates

- a. Discussion/Action on a Land Division, for a Condominium Plat, to create two condominium lots for an existing duplex building currently located on South Stone Ridge Drive at 530 & 532 South Stone Ridge Drive situated in the Two-Family Residential – 6 (TR-6) zoning, filed by Judith E. Castleman, 530 South Stone Ridge Drive, Lake Geneva, WI 53147 Tax Key Nos. ZSR00066.
- b. Discussion/Action on **Resolution 18-R38** an application for a Conditional Use Permit filed by Ryan Finley, 805 Cumberland Trail, Lake Geneva, WI 53147 to install a 48” fence along the property line abutting Townline Road. The property zoned SR-4 and allows for a maximum street side fence height of 36” & 60% opacity. Tax Key No. ZTT00041.
- c. Discussion/Action on **Resolution 18-R39** an application for a Conditional Use Permit filed by Renee T. Wu, 527 Forest Glen Dr, Fontana, WI 53125 to operate a restaurant located at 239 Cook Street, Lake Geneva, WI 53147 located in the Central Business (CB) zoning, Tax Key No. ZOP00253.
- d. Discussion/Action on **Resolution 18-R40** an application for a Conditional Use Permit filed by William and Carol Dick, 723B Geneva Street, Lake Geneva WI, 53147 to operate a Commercial Indoor Lodging at 723 Geneva Street, located in the Central Business (CB) zoning, Tax Key No. ZOP000158.
- e. Discussion/Action on **Resolution 18-R41** an amendment to the Precise Implementation Plan (PIP) for property located in the Summerhaven of Lake Geneva Condominiums located on Lake Geneva Blvd, filed by McMurr II LLC. The request is to amend the existing PIP to complete Phase 1 of the development. Overlapping Multiple Tax Key Nos. ZSUM00101 – ZSUM00247.
- f. Discussion/Action on a Certified Survey Map (CSM) Land Division for the applicant Dodge Street Properties LLC, 500 Stone Ridge Drive, Lake Geneva, WI 53147, to divide the property zoned SR-4 for, 2 lots as .93 acres and 1 parcel at 1.09 acres located to the north of Dodge Street, and west of Fremont Ave located in the SR-4 zoning district. Tax Key No. ZYUP00053.

- g. Discussion/Action on an application for a General Development Plan for the Hampton Inn located at 1111 N. Edwards Blvd, filed by 1111 N. Edwards Blvd LLC, to construct a 5 story, 92 unit, Hampton Inn hotel at the South East corner of the Sheridan Springs Rd and North Edwards Blvd intersection adjacent to the Highway 12 corridor. Located in the Planned Industrial (PI) zoning district, Tax Key Nos. ZA468000003 & ZA468000004.
 - h. Announce opening the annual plan amendment process and review of draft public participation plan to amend the City of Lake Geneva's Comprehensive Plan.
12. **Discussion/Action regarding Resolution 18-R43 Temporary 4-Way Stop Signs at the Intersection of Geneva Street and Board Street.**
13. **Mayoral Appointments**
- a. Appointment of Christine Brookes to the Historic Preservation Committee with a term to expire May 1, 2021
14. **Presentation of Accounts – Ald. Howell (Recommended by Finance, License and Regulation Committee on May 22, 2018)**
- b. Purchase Orders (none)
 - c. Prepaid Bills in the amount of \$11,631.23
 - d. Regular Bills in the amount of \$153,657.07
15. **Motion to go into Closed Session pursuant to Wis. Stat. 19.85(1)(e)** deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session with regard to Firefighters Union Labor Agreement
16. **Motion to return to open session pursuant to Wisconsin Statutes 19.85 (2) and take action on any items discussed in closed session**
17. **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.

5/25/2018 12:00 PM

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

REGULAR CITY COUNCIL MEETING MINUTES
MONDAY, MAY 14, 2018 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL

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

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

Alderson Proksa led the Council in the Pledge of Allegiance.

Roll Call:

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

Absent: None

Guests: City Administrator Oborn, City Attorney Draper, and City Clerk Kropf

Awards, Presentations, and Proclamations

Proclamation of Emergency Medical Services Week

Mayor Hartz proclaimed the week of May 20, 2018 through May 26, 2018 as Emergency Medical Services Week.

Proclamation of American Legion Auxiliary Poppy Month

Mayor Hartz proclaimed the month of May 2018 as American Legion Auxiliary Poppy Month.

Presentation of Poppy to Mayor Hartz by American Legion Auxiliary

Joyce Bouhl, with the City of Lake Geneva American Legion Auxiliary, presented Mayor Hartz with a poppy flower.

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.

Charlene Klein; 817 Wisconsin St; Spoke in regards to the MSI contracts for the Riviera up for reconsideration. She also addressed the Short-Term Rental Ordinance and would like the second reading to occur tonight.

Jennifer Jones; 4403 Basswood Dr; Spoke in favor of the issuance of the Temporary Class B to the Lake Geneva Fresh Air Association for the event of Girls Night Out.

Jonathon Foster; City Arborist; Spoke in favor of the changes to the employee handbook regarding the changes to overtime.

Neil Waswo; Public Works Superintendent; Spoke in favor of the changes to the employee handbook regarding the changes to overtime.

Terry O'Neil; 954 George St; Spoke in regards to several bills in the regular bills and spoke in regards to the MSI agreements for the Riviera.

Ryan Davis; 550 Pine Canyon Rd; Utah; Spoke in regards to the proposed ice castle and explained his business.

Chris Gelting; 1231 Wisconsin St; Spoke in regards to the ice castle as a representative of the Tourism Commission.

Acknowledgement of Correspondence

Clerk Kropf noted that there was one item of correspondence from Utilities Director Gajewski in regards to the employee handbook changes and it was forwarded to the Council.

Approve Regular City Council Meeting minutes of April 23, 2018 and May 7, 2018, as prepared and distributed
Motion by Skates to approve, second by Proksa. No discussion. Motion carried 8-0.

CONSENT AGENDA– Recommended by Finance, License and Regulation on May 8, 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.

Aldersperson Skates requested that the item related to the ice castle be removed from the consent agenda.

-2018-2019 Operator (Bartender) License applications filed by various applicants listed in packet

-Temporary Class “B”/ “Class B” Retailer’s License Application made by Lake Geneva Fresh Air Association (Holiday Home Camp) for the event of Girls Night Out to be held on June 15, 2018 at 214 Broad St, Lake Geneva, WI

-Temporary Operator License Application made by Karin Bennett to be used at the event Girls Night Out to be held on June 15, 2018 at 214 Broad St, Lake Geneva, WI

-Street Use Permit Application made by the American Lung Association for the event of Fight for Air Ride to be held June 9, 2018

-Park Reservation Permit Application made by the SC Walworth Soccer Club for the event of SCW Walworth Tryouts to be held on June 11, 2018 and June 18, 2018 at the two soccer fields on the north side of Veterans Park (YMCA representatives confirmed the availability of fields for the two dates)

-Initial Sidewalk Café Permit with Alcohol Application and Alcohol License Premises Extension Application made by Linda Chirouis on behalf of Hogs & Kisses to be used at 149 Broad St, Lake Geneva, WI

-Initial Sidewalk Café Permit with Alcohol Application and Alcohol License Premises Extension Application made by Dana Trilla on behalf of Flat Iron Tap to be used at 150 Center St, Lake Geneva, WI

-Park Reservation Permit Application made by Buffalo Grove High School for the event of a Cheerleading Camp to be held June 13, 2018 through June 15, 2018 in Flat Iron Park (Park Board Commission recommended approval at April 25, 2018 meeting)

-Park Reservation Permit Application made by Kevin Hoff for the event of Hoff Wedding Party Picnic to be held on July 4, 2018 from 10am through 10pm at the Sam Donian Wetland Park (Park Board Commission recommended approval at April 25, 2018 meeting)

Motion by Howell to approve the consent agenda, second by Halverson. No discussion. Motion carried on a voice vote 8-0.

Item(s) removed from the Consent Agenda

-Beach Reservation Permit Application made by Ice Castles LLC for the period of October 2018 through April 2019 (Open to the Public December 2018 through February 2019) to display an Ice Castle at Riviera Beach or Seminary Park (Piers, Harbors, and Lakefronts approved the use of Riviera Beach for the display on April 18, 2018 and Park Board Commissioners approved the use of Seminary Park for the display on April 25, 2018; \$20,000 for fees and cost of staff time to be paid by the Tourism Commission; Finance, License, and Regulation Committee approved upon favorable review by the City Attorney)

Motion by Howell to approve the application for the Ice Castle to be used at the Riviera Beach and that there is an acceptable agreement with Ice Castles LLC, indemnification of the City in the agreement, insurance with the City as additional insured, prior approvals with DNR for any permits necessary, and the City Council approval of the Operations Plan, second by Hedlund. Motion carried on a roll call vote 8-0.

Items for Reconsideration (*Action taken at the April 23, 2018 Common Council Meeting. Motion by Skates to reconsider agreement between MSI General and the City of Lake Geneva for the architectural contract and engineering contract, second by Flower. Motion carried 8-0.*)

Discussion/Action of approval of Agreement between Owner (City of Lake Geneva) and Architect (MSI General) for Riviera Improvement Project

Motion by Hedlund to approve the agreement between the City of Lake Geneva and MSI General as Architect for the Riviera Improvement Project pending Attorney review, second by Halverson. Motion failed on a roll call vote 0-8.

Motion by Skates to direct the City Attorney to renegotiate the contract and to refer back to the City Council, second by Hedlund. Motion carried on a roll call vote 8-0.

Discussion/Action of approval of Agreement between Owner (City of Lake Geneva) and Construction Manager as Constructor (MSI General) for Riviera Improvement Project

Motion by Hedlund to approve the Agreement between the City of Lake Geneva and MSI General as Construction Manager and Constructor for the Riviera Improvement Project pending City Attorney review, second by Halverson. No discussion. Motion failed on a roll call vote 0-8.

Motion by Skates to direct the City Attorney to renegotiate the contract and to refer back to the City Council, second by Hedlund. Motion carried in a roll call vote 8-0.

First Reading of Ordinance 18-3; An Ordinance Amending Chapter 98; Zoning ordinance of the City of Lake Geneva Zoning Ordinance to clarify the regulation of Tourist Rooming/Short-Term Rentals

Motion by Hedlund to suspend Council rules and move to a second reading, second by Howell. Motion carried on a roll call vote 8-0.

Motion by Hedlund to approve Ordinance 18-3, second by Howell. City Attorney Draper clarified that this doesn't just regulate to single family residences, but all residential property. Motion carried on a roll call vote 8-0.

Finance, License, and Regulation Committee Recommendations of May 8, 2018- Ald. Howell

Fireworks Permit Application made by Spielbauer Fireworks Co for an event in conjunction with the Riviera Ballroom to be held on May 19, 2018 at 9pm; fireworks display to be launched from a boat within the Geneva Lake (*Application currently under review by Police Chief Rasmussen, Fire Chief Peters, Fire Captain Detkowski, and the GLLEA; license approval contingent upon favorable review from all staff and agencies; Finance, License, and Regulation Committee did not make a recommendation on this item*)

Motion by Howell to approve subject to approval from GLLEA, second by Flower. Motion carried on a roll call vote 8-0.

Discussion/Recommendation City of Lake Geneva Employee Handbook change in Section 603 for Overtime pay for Full-Time Public Works Employees when working on Saturdays and Sundays (*Requested by Public Works Committee and Utilities Commission*)- page 46 of Employee Handbook

Motion by Howell to approve, second by Hedlund. Flower stated that she is in favor of the changes, but cautions that staff may be overworked. She wondered if part time staff could be hired to alleviate stress and work load on the current employees. Hedlund noted that these types of changes can come from the Department Head to move forward. Motion carried on a roll call vote 8-0.

Discussion/Recommendation of **Resolution 18-R35** Designating Insurance Proceeds on damaged Veterans Park Playground Equipment to fund 11 00-00-3441, Designated Fund Balance-Parks, in the amount of \$15,471.00

Motion by Howell to approve, second by Hedlund. No discussion. Motion carried on a roll call vote 8-0.

Discussion/Recommendation of **Resolution 18-R36** a resolution to write off delinquent personal property taxes deemed uncollectable from the years 2011 through 2015 in the amount of \$2,783.52

Motion by Howell to approve, second by Hedlund. No discussion. Motion carried on a roll call vote 8-0.

Discussion/Recommendation on Glen Fern Construction Payment Request No. 3 for \$53,773.67 for Visitors Center Project from Capital Projects

Motion by Howell to approve, second by Straube. City Administrator Oborn noted that VISIT Lake Geneva is responsible for twenty-six percent of the costs. Motion carried on a roll call vote 8-0.

Mayoral Appointments

Appointment of Peggy Schneider to the Board of Park Commissioners with a term to expire May 1, 2021

Motion by Skates to approve the appointment of Peggy Schneider to the Board of Park Commissioners, second by Proksa. Motion carried on a voice vote 8-0.

Presentation of Accounts – Ald. Howell (Recommended by Finance, License and Regulation Committee on May 8, 2018)

Purchase Orders

None

Prepaid Bills in the amount of \$29,415.06

Motion by Howell to approve, second by Hedlund. No discussion. Motion carried on a roll call vote 8-0.

Regular Bills in the amount of \$285,344.90

Motion by Howell to approve, second by Hedlund. No discussion. Motion carried on a roll call vote 8-0.

Amendment to the motion by Howell to remove a reimbursement payment of \$16.35 to Jim Flower, second by Hedlund. Alderperson Flower recused herself. Motion carried on a roll call vote 7-0.

Motion by Howell to approve the reimbursement payment of \$16.35 to Jim Flower, second by Skates. Alderperson Flower recused herself. Motion carried 7-0.

Adjournment

Motion by Howell to adjourn the meeting of the Common Council, second by Hedlund. Motion carried on a voice vote 8-0. The May 14, 2018 meeting of the Common Council adjourned at 7:21 p.m.

Original Operators

Stavroula Sarantopoulos
Lynette Bychowski
Michael Mack II
Maia Vogt
Calista Banovez
Shannon Miller

Renewals

Denise Whitehead
Karlene Bull
RanSi Lei
RanSi Lei
Nina Bowler
Kelly Lei
Rhonda Holden
Laila Schiavo
Hanna Brewer
Brian Dahme
Nancy Lazansky
Cheryl Lynn Jark
Barbara Soble
Dimitries Anagnos
Troy Bartz
Amy Eling
Marianne Goodfellow
Lori Ochman
Prokopios Vassos
Lori Triplett
John Gelshenen
Judy Tapson
Elizabeth Recob
Nicholas Bertran
Alexander Gyax
Lynda Colby
Michael Howars
Tia Serna
Ronald Carstenson
Linda Hayes Diamond
Jonathan Kane
Joanne Sontag
Morgan Foley
Nancy Cherney
Samantha Vandercar
Kristen Jensen
Veronika Vigil
Amanda Andrews

Natasha Rees
Rene Ratchek
Amanda Dahl
Eric Schmitt
Kirsten Lawless
David Agnew
Shelby Fry
Douglas Smith
Gina Nocek
Allison Dertz
Hannah Wanda
Candice Jasper
Crystal Bauman
Linda Pietsch
James Fritz
Danielle Quale
Craig Evans
Shikha Dadhwal
Jessica Christenson
Uriah Weidner



LAKE GENEVA PUBLIC LIBRARY

To:
Finance, License, and Regulation Committee
Re:
Waiver of fee request for library park permit

To the FLR Committee,

The Lake Geneva Public Library would like to request a waiver of fees for the Music in the Library events on 6/8, 6/22, 7/13, 7/27, 8/10, and 8/24 from 3pm-4pm each of those dates on the south lawn of the library. The permit was submitted by Alisha Hines, of the Lake Geneva Public Library.

These events are part of our Summer Reading Program series with this year's national theme of "Libraries Rock!".

Thank you in advance for your consideration and supporting our events and programs!

Emily Kornak
Library Director

CITY OF LAKE GENEVA EVENT PERMIT APPLICATION



Please fill in all blanks completely, as incomplete applications will be rejected.
Applications must be submitted **AT LEAST 10 WEEKS** prior to the proposed event date(s).

Section I - What type of Permit(s) will your event require?

- Parade Permit. Required for any parade on public property.
 - Map or description of the requested route to be traveled.
- Public Assembly Permit. Required for any public gathering on public property. No fee required.
- Street Use Permit. Required for any event using a public street. Per Sec. 62-243 of the municipal code, this application must include the following attachments:
 - Certificate of Comprehensive General Liability Insurance with the City, its employees and agents as additional insured with coverage for contractual liability with minimum limits of \$500,000 per occurrence for bodily injury and property damage limits of \$250,000 per occurrence.
 - Petition signed by more than half of the residential dwelling units and/or commercial units residing along that portion of the street designated for the proposed use or whose property is denied access by virtue of the granting of the permit.
- Parking Stall Bag Request. Required for reserving the use of any City parking stall in conjunction of with an event.
- Park Reservation Permit. Required for reserving the use of a park facility or shelter.
 - Brunk Pavilion. Requires rental of Flat Iron Park. Additional rental fees apply.
- Beach Reservation Permit. Required for reserving the use of the beach.

Section II - Applicant Information

1. Applicant Name: Alisha Hines Date of Application: 5/4/18
2. Organization Name: Lake Geneva Public Library
3. Organization Type: For Profit Non-Profit (501(c)) Tax ID: _____
4. Mailing Address: 918 W Main St.
5. City, State, Zip: Lake Geneva, WI 53147
6. Phone: _____
7. Applicant _____
8. Are you applying as a resident of the City of Lake Geneva? Yes No
If yes, proof of residency must be attached.

Section III - Event Information

1. Title of Event: Music in the Library
2. Date(s) of Event: 6/8/18; 6/22/18; 7/13/18; 7/27/18; 8/10/18; 8/24/18
3. Location(s) of Event: South lawn of library facing public beach
4. Hours: 3 pm 4 pm
Start Time End Time

5. Event Chair/Contact Person: Alisha Hines Phone: _____

6. Day of Event Contact Name: 11 Phone: _____

7. Is the event open to the public? Yes No

8. Will you charge an admission fee? Yes No

9. Estimated Attendance Number: 40-60

10. Basis for Estimate: past attendance of ongoing program series

11. Will you be setting up a tent? Yes No
If yes, list the location, size, Rental Company, and proof of completion of locates.

12. Will there be any animals? Yes No
If yes, what type and how many:

13. Detailed description of proposed event with map of exact location of the event and/or route.

1-3 musicians will perform w/ sound equipment. Electricity will be from library with extension cord leading from ~~inside~~ the library to outside. Library staff will set up @ 30 chairs outside. Water may be served at the program. If so, a garbage can will be set up.

- See Map Attached -

14. Description of plan for handling refuse collection and after-event clean-up:

~~Library~~ staff will take down chairs and clear any refuse right after the program. Musicians will take down sound equipment.

15. Description of plan for providing event security (if applicable):

N/A

16. Will there be fireworks or pyrotechnics at your event? Yes No
If yes, please attach a fireworks display permit or application.

17. Will your event include the sale of beer and/or wine? Yes No
If yes, please attach a completed Temporary Alcohol License & Temporary Operator License Application.

18. Will you or any other vendors be selling food or merchandise? Yes No
If yes, please attach list of proposed vendors, including business name and type of food/merchandise sold.

Section IV - Street Use

Check if this section does not apply.

1. Description of the portion(s) of road(s) to be used:

Road closures must include rental of barricades.

2. Will any parking stalls be used or blocked during the event? Yes No

Date(s) of use: _____

Total Number of Stalls Request: _____

Stall Number(s) and Location: _____

Additional Information:

3. Description of signage to be used during event:

If requesting City banner poles, please include a Street Banner Display Application.

Anticipated Services

Please indicate below any additional services you are requesting for your event. Estimated Fees or Deposits for these services may be required prior to issuance of permit(s).

- Electricity Explain: _____
- Water Explain: _____
- Traffic Control Explain: _____
- Police Services Explain: _____
- Fire/EMS Services Explain: _____
- Other Explain: _____

Section V- Fees

N/A

Application and Permit Fees		Unit Fee			Applicable Fee
Parade Permit					
Application Fee		\$25.00			
Street Use Permit					
Application Fee		\$25.00			
Permit Fee - Events lasting 2 days or less		\$40.00			
Permit Fee - Events lasting more than 2 days		\$100.00			
Parking Stall Bag Request					
Administrative Fee		\$10.00			
Parking Stall Usage/Blockage Fee - Per Stall, Per Day			# of Stalls	# of Days	
March 1 - November 14	\$20.00	x	_____	x _____ =	_____
November 15 - February 29	\$10.00	x	_____	x _____ =	_____
Park Reservation Permit					
Application Fee		\$25.00			
Security Deposit					
Non-Profit or Resident					
49 Attendees or Less		\$50.00			
50-149 Attendees		\$100.00			
150 or more Attendees		<i>Determined by Park Board</i>			
Non-Resident					
49 Attendees or Less		\$100.00			
50-149 Attendees		\$150.00			
150 or more Attendees		<i>Determined by Park Board</i>			
Park Reservation Fees - Per Location, Per Day					
Non-Profit or Resident					
49 Attendees or Less	\$30.00	x	_____	x _____ =	_____
50-149 Attendees	\$55.00	x	_____	x _____ =	_____
150 or more Attendees	\$105.00	x	_____	x _____ =	_____
Non-Resident					
49 Attendees or Less	\$75.00	x	_____	x _____ =	_____
50-149 Attendees	\$125.00	x	_____	x _____ =	_____
150 or more Attendees	\$225.00	x	_____	x _____ =	_____
Brunk Pavilion Rental Permit					
<i>Must also include rental of Flat Iron Park to rent Pavilion</i>					
Non-Profit or Resident	\$250.00			x _____ =	_____
Non-Resident	\$500.00			x _____ =	_____
Additional Park Amenities					
Equipment (with delivery)	Rental Fee		# Requested	Sec. Dep.	Applicable Fee
Benches	\$5.00 each		x _____ +	\$50.00 =	_____
Picnic Tables	\$15.00 each		x _____ +	\$50.00 =	_____
Barricades	\$5.00 each		x _____ +	\$50.00 =	_____
Trash Receptacles	\$8.00 each		x _____ +	\$50.00 =	_____
Dumpster Delivery	\$50.00 each		x _____ +	\$0 =	_____
Dumpster Pick-up	\$50.00 plus additional landfill		_____		_____
Fencing - Snow	\$30.00 per 50 feet		_____		_____
<i>Requests for equipment are subject to availability.</i>					Subtotal: \$ _____

Application and Permit Fees	Unit Fee	Applicable Fee
Beach Reservation Permit		
<i>Excludes Normal Beach Hours Memorial Day through Labor Day 9am-5pm</i>		
<i>Opening/Cleaning of Beach Bathrooms will be invoiced at an Hourly Rate</i>		
Application Fee	\$25.00	_____
Security Deposit		_____
Non-Profit or Resident		
49 Attendees or Less	\$50.00	_____
50-149 Attendees	\$100.00	_____
150 or more Attendees	<i>Determined by Piers, Harbors & Lakefront</i>	_____
Non-Resident		
49 Attendees or Less	\$100.00	_____
50-149 Attendees	\$150.00	_____
150 or more Attendees	<i>Determined by Piers, Harbors & Lakefront</i>	_____
Beach Reservation Fees - Per Day		
Non-Profit or Resident		
49 Attendees or Less	\$30.00	x _____ = _____
50-149 Attendees	\$55.00	x _____ = _____
150 or more Attendees	\$105.00	x _____ = _____
Non-Resident		
49 Attendees or Less	\$75.00	x _____ = _____
50-149 Attendees	\$125.00	x _____ = _____
150 or more Attendees	\$225.00	x _____ = _____
		Subtotal: \$ _____
		+ Subtotal from Page 4: \$ _____

Total PAID with Application: \$ _____

Accepted by cash, credit card or checks (payable to the City of Lake Geneva)

Section VI - Signature of Applicant

"The information provided in this application is true and correct to the best of my knowledge and belief. I understand that cancellation of any event, for any reason, shall result in the forfeiture of permit fees. I understand that application fees are not refunded in the event the application is not approved. I understand that in addition to the schedule of fees, if any additional City services are requested or determined to be impacted, an additional fee will be charged for those services. I agree to comply with all applicable state, federal and municipal regulations and ordinances."

APPLICANT SIGNATURE:

Alisha J. Hines

DATE: 5/4/18

For Office Use Only

Date Filed with Clerk: _____ Payment with Application: \$ _____ Receipt # _____

Additional Fees Collected: \$ _____ Receipt # _____

Departmental review (all that apply):

Police Chief: Approved Denied Signed: _____

Additional services needed: _____

Additional fees or deposit: _____

Fire Chief: Approved Denied Signed: _____

Additional services needed: _____

Additional fees or deposit: _____

Street Dept: Approved Denied Signed: _____

Additional services needed: _____

Additional fees or deposit: _____

Parking Dept: Approved Denied Signed: _____

Additional services needed: _____

Additional fees or deposit: _____

Piers, Harbors & Lakefront: Approved Denied Signed: _____

Additional services needed: _____

Additional fees or deposit: _____

Committee/Council review (all that apply):

Park Board: Meeting Date(s): _____ Approved Denied

Reasons/Conditions: _____

Finance, License & Regulation: Meeting Date(s): _____ Approved Denied

Reasons/Conditions: _____

Council: Meeting Date(s): _____ Approved Denied

Reasons/Conditions: _____

Clerk's Office Completion:

Total Add'l fee/deposit to be collected: \$ _____ Receipt # _____

Permit(s) issued: Parade/PA Street Use Park Permit

Date of issue: _____ Deposit Returned: \$ _____ Deposit withheld: \$ _____

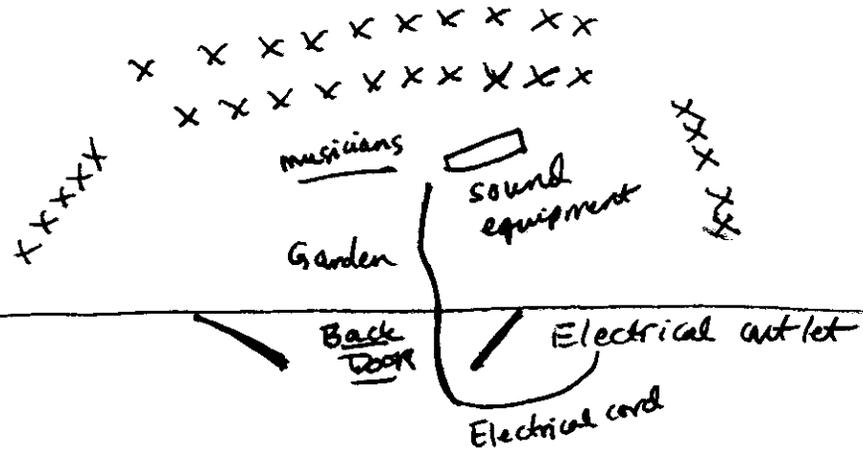
Reason withheld: _____

MAP

- Beach -

Alisha Hines
Lake Geneva
Public Library
Music Programs
2016

Public sidewalk



- LIBRARY -

Front Door



CITY OF LAKE GENEVA MASSAGE ESTABLISHMENT APPLICATION

\$50.00 ANNUAL LICENSE FEE

EXPIRES JUNE 30TH EACH YEAR

Is Application: Original or Renewal

Application must be accompanied by the following documents:

1. \$50.00 License fee, payable to the City of Lake Geneva and due upon application
- * 2. Copy of Applicant's Driver's License
3. A listing of the name and address of each Massage Technician employed or subcontracted by the establishment
4. Copy of each Massage Technician's Current and Valid State of Wisconsin Massage Therapist or Bodywork Therapist Certificate
5. Copy of each Massage Technician's Driver's License
6. If the applicant business is a corporation, include a report of the names and current addresses of all officers, directors, and stockholders owning more than 10% of stock in the corporation

BUSINESS INFORMATION

Trade Name: Element Massage Studio

Corporate Name (if applicable): _____

Business Address (Physical): 647 W. Main St. Suite 400

Mailing Address (if different): _____

City, State, Zip: Lake Geneva, WI 53147

Phor _____

Please explain the nature of services to be provided: We offer Multiple versions of Therapeutic and Medical Types of Massage

BUSINESS OWNER (APPLICANT) INFORMATION

Please include information for all business owners

Full Name: Dale Lee Martin

Please provide names and addresses of any and all previous establishments where applicant was employed or subcontracted as a Massage technician during the last 3 years, including type of work performed and dates of employment:

Element Massage Studio (current)

Have you ever had a massage or similar license/permit revoked, suspended, or denied?

NO YES If yes, please explain: _____

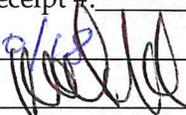
Have you ever been arrested, charged, and/or convicted for any offense, other than misdemeanor traffic violations, in Wisconsin or any other state?

NO YES If yes, provide the offense, date, location, and disposition: _____

The undersigned hereby swears, under penalty of law, that the foregoing information provided in this application is true and correct to the best of his/her knowledge and belief.

APPLICANT SIGNATURE:  Date: 5/9/18

For Office Use Only

Date Filed: 5/10/18 Receipt #: C180510-6 Amt Paid: 50.00
Forwarded to Police Dept: 5/10/18 Background Completed: 5-12-18 BB
Police Chief Recommendation:  Approved Denied
Fingerprinting required for new establishments - Fingerprinted by LGPD: N/A
Forwarded to Building Dept: 5/10/18 *Inspector approval required for new establishments*
Building Inspector Recommendation: N/A Approved Denied
FLR/Council Approval Dates: _____ License #: _____
Verified: Stark MSI Notes/Conditions: _____

Copies to: Building & Zoning Police Chief Fire Chief



CITY OF LAKE GENEVA

MASSAGE ESTABLISHMENT APPLICATION

\$50.00 ANNUAL LICENSE FEE

EXPIRES JUNE 30TH EACH YEAR

Is Application: Original or Renewal

Application must be accompanied by the following documents:

1. \$50.00 License fee, payable to the City of Lake Geneva and due upon application
2. Copy of Applicant's Driver's License
3. A listing of the name and address of each Massage Technician employed or subcontracted by the establishment
4. Copy of each Massage Technician's Current and Valid State of Wisconsin Massage Therapist or Bodywork Therapist Certificate
5. Copy of each Massage Technician's Driver's License
6. If the applicant business is a corporation, include a report of the names and current addresses of all officers, directors, and stockholders owning more than 10% of stock in the corporation

BUSINESS INFORMATION

Trade Name: Lake Geneva Massage Therapy

Corporate Name (if applicable): _____

Business Address (Physical): 905 Marshall St

Mailing Address (if different): _____

City, State, Zip: Lake Geneva, WI 53147

Phone: _

Please explain the nature of services to be provided: Therapeutic Massage

BUSINESS OWNER (APPLICANT) INFORMATION

Please include information for all business owners

Full Name: Mark W & Barbara J Mitchell

Address: _____

City, State, & Zip: _____

Phone: _____

er's License Attached

Please provide names and addresses of any and all previous establishments where applicant was employed or subcontracted as a Massage technician during the last 3 years, including type of work performed and dates of employment:

None

Have you ever had a massage or similar license/permit revoked, suspended, or denied?

NO YES If yes, please explain: _____

Have you ever been arrested, charged, and/or convicted for any offense, other than misdemeanor traffic violations, in Wisconsin or any other state?

NO YES If yes, provide the offense, date, location, and disposition: _____

The undersigned hereby swears, under penalty of law, that the foregoing information provided in this application is true and correct to the best of his/her knowledge and belief.

APPLICANT SIGNATURE: Barb Mitchell / Marshall Mitchell Date: 5-9-18

For Office Use Only

Date Filed: 5/10/18 Receipt #: 9180510-5 Amt Paid: \$50.00
Forwarded to Police Dept: 5/10/18 Background Completed: 5-12-18-BB
Police Chief Recommendation: _____ Approved Denied
Fingerprinting required for new establishments - Fingerprinted by LGPD: N/A
Forwarded to Building Dept: 5/10/18 *Inspector approval required for new establishments*
Building Inspector Recommendation: N/A Approved Denied
FLR/Council Approval Dates: _____ License #: _____
Verified: Stark MSI Notes/Conditions: _____

Copies to: Building & Zoning Police Chief Fire Chief



CITY OF LAKE GENEVA

MASSAGE ESTABLISHMENT APPLICATION

\$50.00 ANNUAL LICENSE FEE

EXPIRES JUNE 30TH EACH YEAR

Is Application: Original or Renewal

Application must be accompanied by the following documents:

1. \$50.00 License fee, payable to the City of Lake Geneva and due upon application
2. Copy of Applicant's Driver's License
3. A listing of the name and address of each Massage Technician employed or subcontracted by the establishment
4. Copy of each Massage Technician's Current and Valid State of Wisconsin Massage Therapist or Bodywork Therapist Certificate
5. Copy of each Massage Technician's Driver's License
6. If the applicant business is a corporation, include a report of the names and current addresses of all officers, directors, and stockholders owning more than 10% of stock in the corporation

BUSINESS INFORMATION

Trade Name: Loosen up LTD

Corporate Name (if applicable): Loosen up LLC

Business Address (Physical): 201 Broad St

Mailing Address (if different): _____

City, State, Zip: Lake Geneva

Phone: _____ Email: Info @ loosenupLTD.com

Please explain the nature of services to be provided: Massage Therapy

BUSINESS OWNER (APPLICANT) INFORMATION

Please include information for all business owners

Full Name: Terence Pisano

Address: _____

City, State _____

Phone: _____

Massage E _____

Please provide names and addresses of any and all previous establishments where applicant was employed or subcontracted as a Massage technician during the last 3 years, including type of work performed and dates of employment:

looked up

Have you ever had a massage or similar license/permit revoked, suspended, or denied?

NO YES If yes, please explain: _____

Have you ever been arrested, charged, and/or convicted for any offense, other than misdemeanor traffic violations, in Wisconsin or any other state?

NO YES If yes, provide the offense, date, location, and disposition: _____

The undersigned hereby swears, under penalty of law, that the foregoing information provided in this application is true and correct to the best of his/her knowledge and belief.

APPLICANT SIGNATURE: _____ Date: 5/18/2018

For Office Use Only

Date Filed: May 18, 2018 Receipt #: C180518-4 Amt Paid: \$50 - cc

Forwarded to Police Dept: May 18, 2018 Background Completed: 5-18-18

Police Chief Recommendation: _____ Approved _____ Denied _____

Fingerprinting required for new establishments - Fingerprinted by LGPD: N/A

Forwarded to Building Dept: _____ Inspector approval required for new establishments

Building Inspector Recommendation: _____ Approved _____ Denied _____

FLR/Council Approval Dates: _____ License #: _____

Verified: Stark MSI Notes/Conditions: _____

Copies to: Building & Zoning Police Chief Fire Chief



CITY OF LAKE GENEVA MASSAGE ESTABLISHMENT APPLICATION

\$50.00 ANNUAL LICENSE FEE

EXPIRES JUNE 30TH EACH YEAR

Is Application: Original or Renewal

Application must be accompanied by the following documents:

1. \$50.00 License fee, payable to the City of Lake Geneva and due upon application
2. Copy of Applicant's Driver's License
3. A listing of the name and address of each Massage Technician employed or subcontracted by the establishment
4. Copy of each Massage Technician's Current and Valid State of Wisconsin Massage Therapist or Bodywork Therapist Certificate
5. Copy of each Massage Technician's Driver's License
6. If the applicant business is a corporation, include a report of the names and current addresses of all officers, directors, and stockholders owning more than 10% of stock in the corporation

BUSINESS INFORMATION

Trade Name: HEALING MUSCLE THERAPIES

Corporate Name (if applicable): _____

Business Address (Physical): 201 Broad St, Suite D, ~~Lake Geneva, WI 53147~~

Mailing Address (if different): _____

City, State, Zip: Lake Geneva, WI 53147

Phone: _____ Email: info@healingmt.com

Please explain the nature of services to be provided: _____

Therapeutic Massage Services and Neuromuscular Art

BUSINESS OWNER (APPLICANT) INFORMATION

] _____

] _____

(_____

] _____er's License Attached

] _____ion Date: April 2017

Please provide names and addresses of any and all previous establishments where applicant was employed or subcontracted as a Massage technician during the last 3 years, including type of work performed and dates of employment:

Rau Salon,
Jan, 2006 to Currently employed, but no longer providing
massage therapy services. Work part-time as front desk
receptionist.

Have you ever had a massage or similar license/permit revoked, suspended, or denied?

NO YES If yes, please explain: _____

Have you ever been arrested, charged, and/or convicted for any offense, other than misdemeanor traffic violations, in Wisconsin or any other state?

NO YES If yes, provide the offense, date, location, and disposition: _____

The undersigned hereby swears, under penalty of law, that the foregoing information provided in this application is true and correct to the best of his/her knowledge and belief.

APPLICANT SIGNATURE: Martha E. Dortch Date: 5/16/18

For Office Use Only

Date Filed: 5/16/18 Receipt #: C180516-4 Amt Paid: \$50.00

Forwarded to Police Dept: 5/16/18 Background Completed: 5-18-18 g7

Police Chief Recommendation: [Signature] ~~Approved~~ Denied

Fingerprinting required for new establishments - Fingerprinted by LGPD:

Forwarded to Building Dept: 5/16/18 Inspector approval required for new establishments

Building Inspector Recommendation: _____ Approved Denied

FLR/Council Approval Dates: _____ License #: _____

Verified: Stark MSI Notes/Conditions: _____

Copies to: Building & Zoning Police Chief Fire Chief



CITY OF LAKE GENEVA MASSAGE ESTABLISHMENT APPLICATION

\$50.00 ANNUAL LICENSE FEE

EXPIRES JUNE 30TH EACH YEAR

Is Application: Original or Renewal

Application must be accompanied by the following documents:

1. \$50.00 License fee, payable to the City of Lake Geneva and due upon application
2. Copy of Applicant's Driver's License
3. A listing of the name and address of each Massage Technician employed or subcontracted by the establishment
4. Copy of each Massage Technician's Current and Valid State of Wisconsin Massage Therapist or Bodywork Therapist Certificate
5. Copy of each Massage Technician's Driver's License
6. If the applicant business is a corporation, include a report of the names and current addresses of all officers, directors, and stockholders owning more than 10% of stock in the corporation

BUSINESS INFORMATION

Trade Name: The Therapeutic Touch

Corporate Name (if applicable): _____

Business Address (Physical): 601 W. Main St., Lake Geneva

Mailing Address (if different): _____

City, State, Zip: Lake Geneva 53147

Phone: 262-248-6888 Email: info@thetherapeutictouch.com

Please explain the nature of services to be provided: Massage, Facials and Body Treatments

BUSINESS OWNER (APPLICANT) INFORMATION

Please include information for all business owners

Full Name: Monica Clausen 1 Max Clausen

Address: _____

City, State: _____

Phone: _____

Please provide names and addresses of any and all previous establishments where applicant was employed or subcontracted as a Massage technician during the last 3 years, including type of work performed and dates of employment:

See Attached

Have you ever had a massage or similar license/permit revoked, suspended, or denied?

NO YES If yes, please explain: _____

Have you ever been arrested, charged, and/or convicted for any offense, other than misdemeanor traffic violations, in Wisconsin or any other state?

NO YES If yes, provide the offense, date, location, and disposition: _____

The undersigned hereby swears, under penalty of law, that the foregoing information provided in this application is true and correct to the best of his/her knowledge and belief.

APPLICANT SIGNATURE: [Signature] Date: 5-12-18

For Office Use Only

Date Filed: 5/15/18 Receipt #: C180515-5 Amt Paid: 50.00
Forwarded to Police Dept: 5/15/18 Background Completed: 5-18-18
Police Chief Recommendation: [Signature] Approved Denied
Fingerprinting required for new establishments - Fingerprinted by LGPD:
Forwarded to Building Dept: 5/15/18 Inspector approval required for new establishments
Building Inspector Recommendation: _____ Approved Denied
FLR/Council Approval Dates: _____ License #: _____
Verified: Stark MSI Notes/Conditions: _____

Copies to: Building & Zoning Police Chief Fire Chief

due 5/13



CITY OF LAKE GENEVA MASSAGE ESTABLISHMENT APPLICATION

\$50.00 ANNUAL LICENSE FEE

EXPIRES JUNE 30TH EACH YEAR

Is Application: Original or Renewal

Application must be accompanied by the following documents:

1. \$50.00 License fee, payable to the City of Lake Geneva and due upon application
2. Copy of Applicant's Driver's License
3. A listing of the name and address of each Massage Technician employed or subcontracted by the establishment
4. Copy of each Massage Technician's Current and Valid State of Wisconsin Massage Therapist or Bodywork Therapist Certificate
5. Copy of each Massage Technician's Driver's License
6. If the applicant business is a corporation, include a report of the names and current addresses of all officers, directors, and stockholders owning more than 10% of stock in the corporation

BUSINESS INFORMATION

Trade Name: Clear Waters Salon Spa

Corporate Name (if applicable): Clear Waters Salon Spa, INC

Business Address (Physical): 734 Main St., Lake Geneva WI 53147

Mailing Address (if different): same

City, State, Zip: _____

Phone: 262-248-2444 Email: clearwaterssalonspa@gmail

Please explain the nature of services to be provided: Swedish, deep tissue, hot stone + Ayurvedic hot oil massage

BUSINESS OWNER (APPLICANT) INFORMATION

Please include information for all business owners

Full Name: Dawn Marie Mancuso Jennifer Veith

Address _____

City, Sta _____

Phone: _____

Please provide names and addresses of any and all previous establishments where applicant was employed or subcontracted as a Massage technician during the last 3 years, including type of work performed and dates of employment:

Clear Waters Salon Spa - Williams Bay WI

Have you ever had a massage or similar license/permit revoked, suspended, or denied?

NO YES If yes, please explain: _____

Have you ever been arrested, charged, and/or convicted for any offense, other than misdemeanor traffic violations, in Wisconsin or any other state?

NO YES If yes, provide the offense, date, location, and disposition: _____

The undersigned hereby swears, under penalty of law, that the foregoing information provided in this application is true and correct to the best of his/her knowledge and belief.

APPLICANT SIGNATURE: Dawn Marie Mancuso Date: 5/10/18

For Office Use Only

Date Filed: May 15, 2018 Receipt #: 180515-18 Amt Paid: 25-

Forwarded to Police Dept: _____ Background Completed: 5-18-18 87

Police Chief Recommendation: _____ Approved Denied

Fingerprinting required for new establishments - Fingerprinted by LGPD: N/A

Forwarded to Building Dept: N/A Inspector approval required for new establishments

Building Inspector Recommendation: _____ Approved Denied

FLR/Council Approval Dates: _____ License #: _____

Verified: Stark MSI Notes/Conditions: _____

Copies to: Building & Zoning Police Chief Fire Chief

pd 110 ck 4/20/18

AT-107a: SCHEDULE FOR SUCCESSOR OF AGENT

If there is a change in agent, each club, corporation, or limited liability company who holds a retail permit to sell fermented malt beverages and/or intoxicating liquor must appoint a successor agent pursuant to sec. 125.04(6), Wis. Stats. There is a \$10 change in agent processing fee due with this form. The following questions must be answered by the Agent. The appointment must be signed by the President and Secretary or members of limited liability company. The appointment must be approved by the licensing authority.

LAKE GENOVA Wisconsin 4-19 20 18
(Municipality) (Date)

1. Name of agent Troy A. Bartz

- | | | | |
|----|-------------------------------------|-------------------------------------|--|
| | Yes | No | |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are you of legal drinking age? |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have you been a resident of Wisconsin for at least 90 continuous days prior to the date of appointment as agent? |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have you ever been convicted of a federal law violation? |
| 5. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have you ever been convicted of a State law violation? |
| 6. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have you ever been convicted of a Local ordinance violation? |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have you completed the required responsible beverage server program per sec. 125.04(5)(a)5, Wis. Stats.? |

UNDER PENALTY OF LAW, I declare that all of the above information is true and correct to the best of my knowledge and belief.

Troy A. Bartz
(Signature of Agent)
1703 E Norwich Ave, St Francis, WI
(Address) 53235

SUCCESSOR AGENT

The undersigned appoints Troy Bartz as agent in accordance with sec. 125.04(6), Wis. Stats.

Name of Permittee _____
Date 4/19 20 18 By Anthony L Swatuk
(Signature of President/Member)

(Signature of Secretary/Member)

I hereby accept appointment as agent for SWATEK SALES CORP / SSZ FINE and assume full responsibility of the conduct of the business relative to fermented malt beverages and intoxicating liquors.

Date 4-19 20 18 Troy A. Bartz
(Signature of Agent)

THE AGENT APPOINTED ABOVE MUST BE APPROVED BY THE LICENSING AUTHORITY TO BE EFFECTIVE. (See sec. 125.04(6), Wis. Stats.)

LAKE GENOVA WI April 20 2018
(Municipality) (Date)
[Signature]
(Signature of Official)
City Clerk
(Title)

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.

To the governing body of: Town Village of LAKE GENEVA County of WAUWATOSH
City

The undersigned duly authorized officer(s)/members/managers of SWATEK SALES CORP. / S.S.#2 INC.
(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 THE RED GERANIUM RESTAURANT
(trade name)

located at 393 W. EDWARDS BLVD. LAKE GENEVA, WI 53147

appoints TROY A. BARTZ
(name 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 HAVE LICENSE

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 50 yrs

Place of residence last year SAME AS ABOVE

For: Swatek Sales Corp / SS #2 Inc
(name of corporation/organization/limited liability company)

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

And: _____
(signature of Officer/Member/Manager)

ACCEPTANCE BY AGENT

I, Troy A. Bartz, hereby accept this appointment as agent for the
(print/type agent's name)

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.

Troy A. Bartz 4-19-18 Ag

**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 4.25.18 by [Signature] Title Police Chief
(date) (signature of proper local official) (town chair, village president, police chief)

AUXILIARY QUESTIONNAIRE ALCOHOL BEVERAGE LICENSE APPLICATION

Submit to municipal clerk.

Individual's Full Name (please print)	(last name)	(first name)	(middle name)
	BARTZ	TROY	Anthony

- Applying for an alcohol beverage license as an **individual**.
- A member of a **partnership** which is making application for an alcohol beverage license.
- Agent of SWATEK SALES CORP. / S.S. RTR
(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? 5/27/15
- 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>Self-Employed</u>	Employer's Address	Employed From	To
Employer's Name <u> </u>	Employer's Address	Employed From	To

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 19th day of April, 20 18
Paul A. Clark
(Clerk/Notary Public)

Anthony A. Bartz
(Signature of Named Individual)

My commission expires 04/27/2022



Printed on Recycled Paper

**City of Lake Geneva
Operator's License**

License No: 2017 - 100

WHEREAS, the local governing body of the City of Lake Geneva, County of Walworth, Wisconsin, has, upon application, duly made, granted and authorized the issuance of an "Operator's" License to:

Troy A. Bartz
1703 E Norwich Ave
St. Francis, WI 53235

AND WHEREAS, the said applicant has paid to the Treasurer the sum of \$50.00 as required by the Municipal ordinances and has complied with all requirements necessary for obtaining a license;

NOW THEREFORE, an "Operator's" License, pursuant to Sections 125.32(2) and 126.68(2) of the Wisconsin Statutes, and local ordinances, is hereby issued to the said applicant;

for the period from 7/01/2017 to 6/30/2018.

Given under my hand and the Great Seal of the City of Lake Geneva, County of Walworth, State of Wisconsin, this 23rd day of May, 2017.



Lana Kropf, City Clerk

Separate the top portion and place in wallet.

**City of Lake Geneva
Operator's License
License No: 2017 - 100
License Fee: \$50.00**

WHEREAS, the local governing body of the City of Lake Geneva, County of Walworth, Wisconsin, has, upon application, duly made, granted and authorized the issuance of an "Operator's" License to:

Troy A. Bartz

AND WHEREAS, the said applicant has paid to the Treasurer the sum of \$50.00 as required by the Municipal ordinances and has complied with all requirements necessary for obtaining a license;

NOW THEREFORE, an "Operator's" License, pursuant to Sections 125.32(2) and 126.68(2) of the Wisconsin Statutes, and local ordinances, is hereby issued to the said applicant;

for the period from 7/01/2017 to 6/30/2018.

Given under my hand and the Great Seal of the City of Lake Geneva, County of Walworth, State of Wisconsin, this 23rd day of May, 2017.



Lana Kropf, City Clerk

Separate the top portion and place in wallet.
Bottom portion remains on file at the establishment



CITY OF LAKE GENEVA

TAXI COMPANY LICENSE APPLICATION

Please Check:

- Original Application
- Renewal of Current License

Fees of \$50.00 for first car and \$25.00 per each additional car are due upon application

Annual License Expires June 30th each year

Please fill in all blanks completely, as incomplete applications will be rejected.

NOTE: Application must be accompanied by the following documents:

- Copy of policy of liability insurance covering all vehicles, insuring the licensee against loss from liability to the amount of \$300,000 for the injury or death of one or more persons and in the amount of \$100,000 for damage to property of others for any one accident due to negligent operation of vehicle.
- Copy of certificate of inspection signed by a reputable automobile mechanic or public garage owner certifying that the vehicle sought to be licensed is mechanically sound and in a thoroughly safe condition for the transportation of passengers and in clean, fit and good appearance.
- Taxi/Trolley Driver License Application(s) for any drivers who are not currently licensed with the City of Lake Geneva.

ANY APPLICATION SUBMITTED WITHOUT THE REQUIRED DOCUMENTATION SHALL BE CONSIDERED INCOMPLETE AND REJECTED.

BUSINESS INFORMATION

Business Name: NVT Enterprises Inc dba: Lakes Area Taxi

Bus. Address (Physical): 112 S. 4th ST Delavan WI 53115

Mailing Address (if different): Po Box 382 Delavan WI 53115

City, State, Zip: Delavan WI 53115

Name of Liability Carrier: Integrity Mutual Insurance
Corvera Insurance Services Inc

BUSINESS OWNER/AGENT INFORMATION

Owner/ Agent Name: N&T Enterprises Inc
Nancy A Rock

PLEASE ANSWER THE FOLLOWING QUESTIONS COMPLETELY

1. Have you been previously licensed to operate a taxicab company? YES NO
If Yes, please state where: DeLavan, WI + Lake Geneva WI
2. Have you ever had a license revoked? YES NO
If Yes, please explain: _____

TAXI VEHICLE INFORMATION

Total Number of Vehicles to be operated: 3

Vehicle #1 unit #15

<u>Ford Econoline</u>	<u>2009</u>
Make	Year
<u>12</u>	<u>190 BWR</u>
Capacity	License Plate No.

Vehicle #2 unit #14

<u>Dodge</u>	<u>Grand Caravan</u>	<u>2014</u>
Make	Model	Year
<u>6</u>	<u>ROCK N</u>	
Capacity	License Plate No.	

VIN	Certificate of Title No. <u>1</u>
-----	-----------------------------------

Vehicle #3 Unit #16

<u>Chrysler</u>	<u>Town + Country Van</u>	<u>2015</u>
Make	Model	Year
<u>7</u>	<u>859 XSP</u>	
Capacity	License Plate No.	

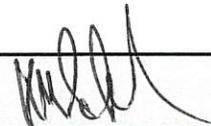
Vehicle #4

Make	Model	Year
Capacity	License Plate No.	
VIN	Certificate of Title No.	

APPLICANT SIGNATURE

Chancey A. Rock DATE: 05-11-2018

For Office Use Only

Date Filed: <u>May 15, 2018</u>	Police Chief
Receipt No: <u>C18D515-4</u>	Recommendation: <u></u>
Total Amount: <u>\$100</u>	<input checked="" type="radio"/> Approved <input type="radio"/> Denied
Forwarded to Police Chief: <u>May 15, 2018</u>	
Forwarded to City Attorney: _____	City Attorney Approval of Liability Insurance: _____
Verified: Stark <input checked="" type="checkbox"/> MSI <input checked="" type="checkbox"/>	
Notes: _____	
FLR Approval: _____	License Date: _____
Council Approval: _____	License Number: _____

VEHICLE SAFETY INSPECTION

Instructions: The licensee shall provide this form to the garage, dealership or auto repair shop to be completed by the inspector upon completion of the vehicle inspection. The licensee shall submit the completed form to the City Clerk.

Vehicle Owner/Agent Name Thomas E or Nancy A Rock / N+T Enterprises Inc
 #15

Vehicle - Year	Make	Model	Color	Odometer Reading	License Plate Number
2009	Ford	Van	Silver	162228	190 BWR
Name - Inspecting Company or Agency			Name - Inspector		Telephone Number
Hunters Service					262 728 9288
Address			City	State	Zip Code
235 S. 7th St			Delavan	WI	53115

VEHICLE INSPECTION CHECKLIST

Item	Pass	Repair / Replace	Item	Pass	Repair / Replace
BRAKES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SAFETY FEATURES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. Failure indicator light	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Turn signals operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. System integrity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	18. Head lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Pedal reserve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Tail lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Disc / drum condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Brake lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Hoses and assembly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Horn	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SUSPENSION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Windows / Windshield (cracks / chips)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Shock absorbers / struts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. Front seat safety belts condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Springs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24. Back seat safety belts condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Shackles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	25. Door locks operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Modifications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WIPERS / WIPER BLADES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STEERING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	26. Wipers operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Lash	<input checked="" type="checkbox"/>	<input type="checkbox"/>	27. Blades contact	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Free turning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	28. Blades condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Linkage play	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TIRES - FRONT	Lft	Rt
13. Power system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	29. Tread depth	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
EXHAUST SYSTEM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30. Matching	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
14. Leaks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	31. Condition	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
15. Legal muffler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TIRES - REAR	Lft	Rt
16. Tailpipe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	32. Tread depth	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			33. Matching	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			34. Condition	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Brief Comments - Refer to Item Number

SIGNATURE - Inspector

Date - Inspection

5-14-18

VEHICLE SAFETY INSPECTION

Instructions: The licensee shall provide this form to the garage, dealership or auto repair shop to be completed by the inspector upon completion of the vehicle inspection. The licensee shall submit the completed form to the City Clerk.

Vehicle Owner/Agent Name Thomas E or Nancy A Rock
 #14

Vehicle - Year	Make	Model	Color	Odometer Reading	License Plate Number
2014	Dodge	Van	Silver	224445	ROCK N1
Name - Inspecting Company or Agency			Name - Inspector		Telephone Number
Hunters Service					262-728-5788
Address			City	State	Zip Code
235 S 7th St			Delavan	WI	53115

VEHICLE INSPECTION CHECKLIST

Item	Pass	Repair / Replace	Item	Pass	Repair / Replace		
BRAKES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SAFETY FEATURES	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
1. Failure indicator light	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Turn signals operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2. System integrity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	18. Head lights	<input type="checkbox"/>	<input type="checkbox"/>		
3. Pedal reserve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Tail lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4. Disc / drum condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Brake lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Hoses and assembly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Horn	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
SUSPENSION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Windows / Windshield (cracks / chips)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
6. Shock absorbers / struts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. Front seat safety belts condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
7. Springs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24. Back seat safety belts condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Shackles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	25. Door locks operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9. Modifications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WIPERS / WIPER BLADES	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
STEERING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	26. Wipers operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10. Lash	<input checked="" type="checkbox"/>	<input type="checkbox"/>	27. Blades contact	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
11. Free turning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	28. Blades condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. Linkage play	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TIRES - FRONT	Lft	Rt	Lft	Rt
13. Power system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	29. Tread depth	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST SYSTEM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30. Matching	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Leaks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	31. Condition	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Legal muffler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TIRES - REAR	Lft	Rt	Lft	Rt
16. Tailpipe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	32. Tread depth	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			33. Matching	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			34. Condition	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brief Comments - Refer to Item Number

SIGNATURE - Inspector Date - Inspection 5-14-18

VEHICLE SAFETY INSPECTION

Instructions: The licensee shall provide this form to the garage, dealership or auto repair shop to be completed by the inspector upon completion of the vehicle inspection. The licensee shall submit the completed form to the City Clerk.

Thomas E or Nancy A Rock
 Vehicle Owner/Agent Name

#16

3 161340014684

vehicle - year	Make	Model	Color	Odometer Reading	License Plate Number
2015	chrys	van	Brown	28992	859XSP
Name - Inspecting Company or Agency			Name - Inspector		Telephone Number
Hunters Service			XXXXXXXXXX		262 728 5788
Address			City	State	Zip Code
235 S. 7th St			Delavan	W.	53115

VEHICLE INSPECTION CHECKLIST

Item	Pass	Repair / Replace	Item	Pass	Repair / Replace
BRAKES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SAFETY FEATURES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. Failure indicator light	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Turn signals operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. System integrity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	18. Head lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Pedal reserve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Tail lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Disc / drum condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Brake lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Hoses and assembly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Horn	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SUSPENSION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Windows / Windshield (cracks / chips)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Shock absorbers / struts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. Front seat safety belts condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Springs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24. Back seat safety belts condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Shackles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	25. Door locks operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Modifications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WIPERS / WIPER BLADES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STEERING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	26. Wipers operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Lash	<input checked="" type="checkbox"/>	<input type="checkbox"/>	27. Blades contact	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Free turning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	28. Blades condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Linkage play	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TIRES - FRONT	Lft	Rt
13. Power system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	29. Tread depth	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
EXHAUST SYSTEM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30. Matching	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
14. Leaks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	31. Condition	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
15. Legal muffler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TIRES - REAR	Lft	Rt
16. Tailpipe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	32. Tread depth	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			33. Matching	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			34. Condition	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Brief Comments - Refer to Item Number

[Signature]
 SIGNATURE - Inspector

Date - Inspection

5-14-18

COVERRA INSURANCE SERVICES INC
 3803 CREEKSIDE LN
 HOLMEN, WI
 54636

Integrity Mutual Insurance Co.
 P.O. Box 539
 Appleton, Wisconsin 54912-0539

ABR

(608) 526-2127
 Agent No. 48-193-00

Named Insured and Address

Policy Type: *Commercial Auto*

Reason Issued: *Policy Change - Multiple Changes*
Policy Number: CA 2014950-05
Change Effective Date: 02/27/18
Issue Date: 03/15/18
ACCT. NO: 0000151894

N&T ENTERPRISES INC
 SEE NAMED INSURED SCHEDULE
 PO BOX 382
 DELAVAN WI 53112

From: 02/27/18 To: 02/27/19 12:01 a.m. standard time at the address of the named insured as shown above. These declarations together with the application, common policy conditions, forms and endorsements, if any, complete the above numbered policy. In return for the payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated in this policy.

Commercial Auto Coverage Part/Business Auto Coverage Form Declarations

Named Insured's Legal Entity is: *Corporation*

Item 2 - Schedule of Coverages and Covered Autos

This policy provides only those coverages where a charge is shown in the premium column below. Each of these coverages will apply only to those "autos" shown as covered "autos". "Autos" are shown as covered "autos" for a particular coverage by the entry of one or more of the symbols from the COVERED AUTOS Section of the Business Auto Coverage Form next to the name of the coverage.

Coverages	Covered Auto Symbols	Limit <i>The most we will pay for any one accident or loss.</i>	Premium
Liability Coverage Combined Single Limits	07 08	\$300,000 Per Accident	\$ 14,774.00
Maximum PIP Benefits			
Maximum Added PIP Benefits Medical Payments			
Uninsured Motorists Combined Single Limits	06 08	\$300,000 Per Accident	125.00
Underinsured Motorists Combined Single Limits	06 08	\$300,000 Per Accident	143.00
Physical Damage Insurance Comprehensive	07	Actual cash value or cost of repair, whichever is less, minus deductible shown. See Item 3 for deductible for each covered auto. No deductible applies to loss caused by fire or lightning. See Item 4 for hired or borrowed autos.	2,287.00
Collision	07	See Item 3 for deductible for each covered auto. See Item 4 for hired or borrowed autos.	8,183.00
Towing and Labor Acts of Terrorism Municipal Taxes Other State Specific Charge			338.00
Premium for Endorsements			71.00

Premium Change For This Policy Change: \$0.00 * Your Estimated Total Policy Premium Is **\$ 25,621.00**
 THIS IS NOT A BILL. Premium does not include service charges.
 * This policy may be subject to final audit.

Item 2 continued - Forms and Endorsements

IL0017	1198	IL0021	0702	IL0283	0907	IL43	0511	CA0001	1013
CA0117	1013	CA50	1016	CA62	1111	CA0301	1013	CA2103	1013
CA2145	1013	CA2402	1013	CA9947	1013	CA9944	1013	CA9910	1013

Item 3 - Schedule of Covered Autos You Own

Unit	State	Ter.	Year	Description	Vehicle Identification Number	Age	Cost	Class	Stated Amount	Change Date
X 010	WI#15	110	09	FORD ECONOLINE E3	1FBNE31L59DA54308	010	29450	4189		02/27/1
012	WI	110	12	CHRY TOWN & COUNT	2C4RC1CG7CR124628	007	33205	4189		02/27/1
X 015	WI#14	110	14	DODG GRAND CARAVA	2C4RDGBG0ER104192	005	19995	4189		02/27/1
016	WI	110	14	DODG GRAND CARAVA	2C4RDGCC8ER290479	005	38100	4189		02/27/1
017	WI	110	14	FORD ECONOLINE E3	1FBSS3BL1EDB03928	005	34560	4189		02/27/1
X 018	WI#12	110	15	CHRY TOWN & COUNT	2C4RC1GG6FR534898	004	39995	4189		02/27/1

Item 3 - Schedule of Covered Autos You Own - Premiums

Unit	Liab.	PD Ded.	Med Pay	UM	UMPD	UIM	Comp. Ded.	Comp. Prem.	Coll. Ded.	Coll. Prem.	PIP	APIP	Spec. Perils	Spec. Perils Ded.	Tow-ing	Other	Total Prem.
010	2457	500		20		23	500	329	500	965							3794
012	2457	500		20		23	500	381	500	1253							4134
015	2457	500		20		23	500	311	500	1144							3955
016	2457	500		20		23	500	405	500	1543							4448
017	2457	500		20		23	500	405	500	1543							4449
018	2457	500		20		23	500	456	500	1735							4691

N&T ENTERPRISES INC
SEE NAMED INSURED SCHEDULE
PO BOX 382
DELA VAN WI 53115

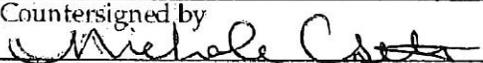
Integrity Mutual Insurance
P.O. Box 539
Appleton, Wisconsin 54912-0539

Endorsement	IL 03
-------------	-------

Policy Number: CPP 2014949

Cancellation Privilege Notice

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Endorsement effective 2/27/19	at 12:01 A.M. standard time	
Named Insured Delevan Taxi Division of N&T Enterprises	Countersigned by 	

(Authorized Representative)

SCHEDULE

Name and Address of Person or Organization to Receive Notice of Cancellation:

CITY OF LAKE GENEVA
626 GENEVA ST
LAKE GENEVA WI 53147

- A. If we cancel this policy, we will mail to the person or organization named in the Schedule of this endorsement, written notice of cancellation at least 30 days before the effective date of cancellation.
- B. If you cancel this policy, we will mail to the person or organization named in the Schedule of this endorsement, written notice of cancellation.

Veh #	Company vehicle #	Insured ID	Plate #	Year	Make	Model	VIN
3	12			2012	CHRY	TOWN & COU	2C4RC1CG7CR124628
7	10			2009	FORD	ECONOLINE	1FBNE31L59DA54308
9	15			2014	DODG	GRAND CARA	2C4RDGBG0ER104192
10	16			2014	DODG	GRAND CARA	2C4RDGCG8ER290479
11	17			2014	FORD	ECONOLINE	1FBSS3BL1EDB03928
12	18			2015	CHRY	TOWN & COU	2C4RC1GG6FR534898

Vehicle type	Body type	Cost new	GVW/GCW	Symbol/age group	Territory	Radius	Use
		33205			110	100	
		29450			110	100	
		19995			110	100	
		38100			110	100	
		34560			110	100	
		39995			110		

Driver #	Name	Drivers license #	Date of birth	State licensed
10	John Albert	A4164717902504	01/25/1979	WI
13	Martin Blackmore	B4255616109601	03/16/1961	WI
15	David Mueller	M4601644905104	02/11/1949	WI
18	Russell Ford	F6307276228806	08/08/1962	WI
20	David Rock	R2001777701100	01/11/1974	WI
21	Nancy Rock	R2006214879807	08/18/1948	WI
29	Robert Keuth	K3007645141209	11/12/1951	WI
30	Robert Phelps	P4127715424703	07/07/1951	WI
31	Matthew Trane	T6505465034607	09/26/1950	WI
34	Melvin Los	L2006104738603	10/26/1947	WI
36	Jon Del Roth	R3004246728505	08/05/1967	WI



CITY OF LAKE GENEVA

TAXI COMPANY LICENSE APPLICATION

Please Check:

- Original Application
- Renewal of Current License

Fees of \$50.00 for first car and \$25.00 per each additional car are due upon application

Annual License Expires June 30th each year

Please fill in all blanks completely, as incomplete applications will be rejected.

NOTE: Application must be accompanied by the following documents:

- Copy of policy of liability insurance covering all vehicles, insuring the licensee against loss from liability to the amount of \$300,000 for the injury or death of one or more persons and in the amount of \$100,000 for damage to property of others for any one accident due to negligent operation of vehicle.
- Copy of certificate of inspection signed by a reputable automobile mechanic or public garage owner certifying that the vehicle sought to be licensed is mechanically sound and in a thoroughly safe condition for the transportation of passengers and in clean, fit and good appearance.
- Taxi/Trolley Driver License Application(s) for any drivers who are not currently licensed with the City of Lake Geneva.

ANY APPLICATION SUBMITTED WITHOUT THE REQUIRED DOCUMENTATION SHALL BE CONSIDERED INCOMPLETE AND REJECTED.

BUSINESS INFORMATION

Business Name: Senior Cab

Bus. Address (Physical): W3099 Krueger Rd

Mailing Address (if different): _____

City, State, Zip: Lake Geneva, WI, 53147

BUSINESS OWNER/AGENT INFORMATION

Owner/Agent Name: Harry Ryzalski

PLEASE ANSWER THE FOLLOWING QUESTIONS COMPLETELY

1. Have you been previously licensed to operate a taxicab company? YES NO
If Yes, please state where: Lake Geneva since 2004

2. Have you ever had a license revoked? YES NO
If Yes, please explain: SWD - Walworth County
22 yrs ago

TAXI VEHICLE INFORMATION

Total Number of Vehicles to be operated: 4

Vehicle #1		
Make	Model	Year
<u>Ford</u>	<u>Econoline</u>	<u>1996</u>
<u>14</u>	<u>696JEG</u>	
Capacity	License Plate No	

Vehicle #2		
Make	Model	Year
<u>Dodge</u>	<u>Caravan</u>	<u>2008</u>
<u>7</u>	<u>879-VFA</u>	
Capacity	License Plate No	

Vehicle #3		
Chrysler	Town & Country	2003
Make	Model	Year
7	653-ZSC	
Capacity	License Plate No.	

Vehicle #4		
Chevrolet	Express Van	2010
Make	Model	Year
14	253-YVP	
Capacity	License Plate No.	

APPLICANT SIGNATURE

Larry Ryznicki DATE: 5/8/18

For Office Use Only

Date Filed: <u>May 16, 2018</u>	Police Chief <u>[Signature]</u>
Receipt No: <u>0180510-3</u>	Recommendation: <u>Approved</u> Denied
Total Amount: <u>\$125-</u>	
Forwarded to Police Chief: <u>May 16, 2018</u>	
Forwarded to City Attorney: _____	City Attorney Approval of Liability Insurance: _____
Verified: Stark <input checked="" type="checkbox"/> MSI <input checked="" type="checkbox"/>	
Notes: _____	
FLR Approval: _____	License Date: _____
Council Approval: _____	License Number: _____

VEHICLE SAFETY INSPECTION

Instructions: The licensee shall provide this form to the garage, dealership or auto repair shop to be completed by the inspector upon completion of the vehicle inspection. The licensee shall submit the completed form to the City Clerk.

Vehicle Owner/Agent Name
Senior Cab / Larry Rydzewski

Vehicle - Year	Make	Model	Color	Odometer Reading	License Plate Number
2003	Chrysler	Town & Country	Silver	115,061	653 ZSC
Name - Inspecting Company or Agency			Name - Inspector		Telephone Number
GLP Automotive			Don stardy		262-248-3560
Address			City	State	Zip Code
N3314 Cty Highway H			Lake Geneva	WI	53147

VEHICLE INSPECTION CHECKLIST

Item	Pass	Repair / Replace	Item	Pass	Repair / Replace			
BRAKES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SAFETY FEATURES	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
1. Failure indicator light	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Turn signals operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. System integrity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	18. Head lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Pedal reserve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Tail lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Disc / drum condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Brake lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Hoses and assembly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Horn	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
SUSPENSION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Windows / Windshield (cracks / chips)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Shock absorbers / struts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. Front seat safety belts condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Springs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24. Back seat safety belts condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Shackles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	25. Door locks operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
9. Modifications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WIPERS / WIPER BLADES	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
STEERING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	26. Wipers operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
10. Lash	<input checked="" type="checkbox"/>	<input type="checkbox"/>	27. Blades contact	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
11. Free turning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	28. Blades condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
12. Linkage play	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TIRES - FRONT	Lft	Rt	Lft	Rt	
13. Power system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	29. Tread depth	6/32	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EXHAUST SYSTEM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30. Matching	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14. Leaks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	31. Condition	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15. Legal muffler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TIRES - REAR	Lft	Rt	Lft	Rt	
16. Tailpipe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	32. Tread depth	6/32	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			33. Matching	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
			34. Condition	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Brief Comments - Refer to Item Number

SIGNATURE - Inspector [Signature] Date - Inspection 4/26/18

VEHICLE SAFETY INSPECTION

Instructions: The licensee shall provide this form to the garage, dealership or auto repair shop to be completed by the inspector upon completion of the vehicle inspection. The licensee shall submit the completed form to the City Clerk.

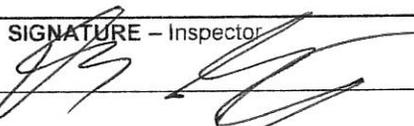
Vehicle Owner/Agent Name Senior Cab / Harry Rygielski

Vehicle - Year	Make	Model	Color	Odometer Reading	License Plate Number
2010	Chevy	Express Van	Red	190,174	253 YVP
Name - Inspecting Company or Agency			Name - Inspector		Telephone Number
GLP Automotive			Don Stardy		262-248-3560
Address			City	State	Zip Code
N 3314 County Road H			Lake Geneva	WI	53147

VEHICLE INSPECTION CHECKLIST

Item	Pass	Repair / Replace	Item	Pass	Repair / Replace		
BRAKES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SAFETY FEATURES	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
1. Failure indicator light	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Turn signals operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2. System integrity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	18. Head lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Pedal reserve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Tail lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4. Disc / drum condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Brake lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Hoses and assembly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Horn	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
SUSPENSION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Windows / Windshield (cracks / chips)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
6. Shock absorbers / struts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. Front seat safety belts condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
7. Springs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24. Back seat safety belts condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Shackles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	25. Door locks operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9. Modifications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WIPERS / WIPER BLADES	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
STEERING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	26. Wipers operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10. Lash	<input checked="" type="checkbox"/>	<input type="checkbox"/>	27. Blades contact	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
11. Free turning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	28. Blades condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. Linkage play	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TIRES - FRONT	Lft	Rt	Lft	Rt
13. Power system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	29. Tread depth	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST SYSTEM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30. Matching	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Leaks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	31. Condition	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Legal muffler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TIRES - REAR	Lft	Rt	Lft	Rt
16. Tailpipe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	32. Tread depth	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			33. Matching	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			34. Condition	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brief Comments - Refer to Item Number

SIGNATURE - Inspector  Date - Inspection 04/26/18

VEHICLE SAFETY INSPECTION

Instructions: The licensee shall provide this form to the garage, dealership or auto repair shop to be completed by the inspector upon completion of the vehicle inspection. The licensee shall submit the completed form to the City Clerk.

Vehicle Owner/Agent Name Senior Cab / Henry Ryzewski

Vehicle - Year	Make	Model	Color	Odometer Reading	License Plate Number
2008	Dodge	Caravan	White	172,045	879-VFA
Name - Inspecting Company or Agency			Name - Inspector		Telephone Number
GLP Automotive			Don stardy		262-248-3560
Address			City	State	Zip Code
N3314 CTH			Lake Geneva	WI	53947

VEHICLE INSPECTION CHECKLIST

Item	Pass	Repair / Replace	Item	Pass	Repair / Replace
BRAKES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SAFETY FEATURES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. Failure indicator light	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Turn signals operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. System integrity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	18. Head lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Pedal reserve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Tail lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Disc / drum condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Brake lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Hoses and assembly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Horn	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SUSPENSION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Windows / Windshield (cracks / chips)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Shock absorbers / struts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. Front seat safety belts condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Springs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24. Back seat safety belts condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Shackles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	25. Door locks operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Modifications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WIPERS / WIPER BLADES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STEERING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	26. Wipers operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Lash	<input checked="" type="checkbox"/>	<input type="checkbox"/>	27. Blades contact	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Free turning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	28. Blades condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Linkage play	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TIRES - FRONT	Lft	Rt
13. Power system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	29. Tread depth	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
EXHAUST SYSTEM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30. Matching	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Leaks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	31. Condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Legal muffler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TIRES - REAR	Lft	Rt
16. Tailpipe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	32. Tread depth	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			33. Matching	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			34. Condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Brief Comments - Refer to Item Number

SIGNATURE - Inspector  Date - Inspection 5/15/16

VEHICLE SAFETY INSPECTION

Instructions: The licensee shall provide this form to the garage, dealership or auto repair shop to be completed by the inspector upon completion of the vehicle inspection. The licensee shall submit the completed form to the City Clerk.

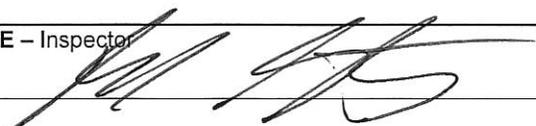
Vehicle Owner/Agent Name Senior Cab / Henry Rykowski

Vehicle - Year	Make	Model	Color	Odometer Reading	License Plate Number
1996	Ford	F350 van	white	227,897	696 JEG
Name - Inspecting Company or Agency			Name - Inspector		Telephone Number
GLP Automotive			Don Sturdy		262-248-3560
Address			City	State	Zip Code
N 3314 Hwy H			Lake Geneva	WI	53147

VEHICLE INSPECTION CHECKLIST

Item	Pass	Repair / Replace	Item	Pass	Repair / Replace		
BRAKES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SAFETY FEATURES	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
1. Failure indicator light	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Turn signals operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2. System integrity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	18. Head lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Pedal reserve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Tail lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4. Disc / drum condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Brake lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Hoses and assembly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Horn	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
SUSPENSION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Windows / Windshield (cracks / chips)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
6. Shock absorbers / struts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. Front seat safety belts condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
7. Springs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24. Back seat safety belts condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Shackles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	25. Door locks operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9. Modifications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WIPERS / WIPER BLADES	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
STEERING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	26. Wipers operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10. Lash	<input checked="" type="checkbox"/>	<input type="checkbox"/>	27. Blades contact	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
11. Free turning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	28. Blades condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. Linkage play	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TIRES - FRONT	Lft	Rt	Lft	Rt
13. Power system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	29. Tread depth 9/32	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST SYSTEM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30. Matching	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Leaks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	31. Condition	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Legal muffler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TIRES - REAR	Lft	Rt	Lft	Rt
16. Tailpipe	<input type="checkbox"/>	<input type="checkbox"/>	32. Tread depth 6/32	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			33. Matching	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			34. Condition	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brief Comments - Refer to Item Number

SIGNATURE - Inspector  Date - Inspection 5/8/18

CITY OF LAKE GENEVA RESOLUTION 18-R42
NOTICE OF REFERENDUM ELECTION REGARDING
“CLOSING DARK STORE LOOPHOLES”

THE COMMON COUNCIL OF THE CITY OF LAKE GENEVA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, The City of Lake Geneva is a political subdivision of the State of Wisconsin; and

WHEREAS, The City of Lake Geneva is interested in closing the State of Wisconsin “Dark Store” loopholes; and

WHEREAS, home owners in Wisconsin already pay 68% of the total statewide property tax levy; and

WHEREAS, home owners in the City of Lake Geneva already pay 72% of the total City property tax levy; and

WHEREAS, that disproportionate burden is about to get much worse unless the Legislature closes loopholes that national chains like Walgreens, and big box retail establishments like Target are using across the country to gain dramatic reductions in their property tax bills at the expense of homeowners and other taxpayers; and

WHEREAS, a carefully orchestrated wave of lawsuits in Wisconsin are forcing assessors to slash the market value of thriving national retail stores, and shifting their tax burden to local small businesses and homeowners; and

WHEREAS, Walgreens and CVS stores in Wisconsin have argued in communities across the state that the assessed value of their properties for property tax purposes should only be half of their actual values on the open market; and

WHEREAS, in many cases the courts have sided with Walgreens and CVS, requiring communities to refund tax revenues back to the stores; and

WHEREAS, there are over 200 Walgreens stores located in Wisconsin’s cities and villages; and

WHEREAS, Target, Lowe’s, Meijer, Best Buy, and other big box chains are using what is known as the “Dark Store Theory” to argue that the assessed value of a new and thriving store should be based on comparing their buildings to nearby vacant or abandoned stores from a different market segment; and

WHEREAS, Commercial Property assessments in the City of Lake Geneva between 2014 and 2015 dropped 1.7%, and Best Buy alone, was able to lower its assessed value by \$2.2 million, leading to increased dependence on home owners tax revenue in the City, and

WHEREAS, the Republican-controlled Indiana state Legislature has overwhelmingly passed legislation on two occasions in the last two years prohibiting assessors from valuing new big box stores on the same basis as nearby abandoned stores from different market segments; and

WHEREAS, the Michigan state house overwhelmingly passed similar legislation in May of 2016.

WHEREAS, The City of Lake Geneva wishes to gauge the voters interest in “Closing Dark Store Loopholes”;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Lake Geneva does hereby approve a Non-Binding Referendum for the November 6, 2018 election as follows:

Should the state legislature protect residential property taxpayers by preventing commercial and manufacturing property owners from using tax loopholes that shift an ever-increasing tax burden to homeowners who already pay 68% of the statewide property tax levy by enacting legislation that: 1) prohibits using closed, vacant (dark) properties as comparable properties for determining the assessed value of open, occupied, and fully operational properties; and 2) overturns the 2008 Wisconsin Supreme Court decision in Walgreens v. City of Madison, which is being interpreted by the courts as requiring municipalities to assess many leased commercial properties at a substantial discount, often 50% below the actual sale prices of such properties?

A **YES** vote will recommend that the State Legislature pass legislation to prevent commercial and manufacturing property owners from using tax loopholes that shift an ever-increasing tax burden to homeowners

A **NO** vote will recommend that the State Legislature not pass legislation to prevent commercial and manufacturing property owners from using tax loopholes that shift an ever-increasing tax burden to homeowners

Adopted by the Common Council of the City of Lake Geneva on May 29, 2018.

Tom Hartz, Mayor

ATTEST:

Lana Kropf, City Clerk

CITY OF LAKE GENEVA

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



Memorandum

Date: May 24, 2018

To: City Council

From: Blaine Oborn, City Administrator

Subject: Discussion/Recommendation of Resolution 18-R42 placing the “Closing Dark Store Loopholes” referendum question on the November 2018 ballot (Request made by Alderperson Flower and Alderperson Proksa)

This item has been placed on the agenda at the request of Alderperson Flower and Alderperson Proksa. Kenosha and other cities and villages in Wisconsin are doing a Dark Store/Walgreens Reversal Advisory Referendum to encourage State Legislators to support the proposed State Legislation closing the loopholes. The City Council on September 12, 2016 passed Resolution 16-R44 Close Loopholes causing More of Property Tax Burden to Shift from Commercial to Residential (see attached).

The Finance, License, & Regulation at the May 22, 2018 meeting recommended a November 6, 2018 Referendum on this issue. The advantage is that this will be a General (Governor) election with a large voter turnout expected. The negatives are the estimated cost of the referendum at \$2,000 and effort needed to promote. The deadline for the City Council approving the referendum for the ballot is August 23, 2018. Attached is the requested Resolution with the Referendum language recommended by the League of Wisconsin Municipalities. Also, attached is a Draft Media Release for a Dark Store/Walgreens Reversal Advisory Referendum.

CITY OF LAKE GENEVA RESOLUTION 16-R44

Close Loopholes Causing More of Property Tax Burden to Shift from Commercial to Residential

Whereas, home owners in Wisconsin already pay 70% of the total statewide property tax levy; and

Whereas, home owners in the City of Lake Geneva already pay 71% of the total City property tax levy; and

Whereas, that disproportionate burden is about to get much worse unless the Legislature closes loopholes that national chains like Walgreens, and big box retail establishments like Target are using across the country to gain dramatic reductions in their property tax bills at the expense of homeowners and other taxpayers; and

Whereas, a carefully-orchestrated wave of 100s of lawsuits in Wisconsin is forcing assessors to slash the market value of thriving national retail stores, shifting their tax burden to local mom and pop shops and homeowners; and

Whereas, Walgreens and CVS stores in Wisconsin have argued in communities across the state that the assessed value of their property for property tax purposes should be only half of its actual value on the open market; and

Whereas, in many cases the courts have sided with Walgreens and CVS, requiring communities to refund tax revenue back to the stores; and

Whereas, there are over 200 Walgreens stores located in Wisconsin's cities and villages; and

Whereas, Target, Lowe's, Meijer, Best Buy, and other big box chains are using what is known as the "Dark Store Theory" to argue that the assessed value of a new, thriving store should be based on comparing their buildings to nearby vacant or abandoned stores from a different market segment; and

Whereas, Commercial Property assessments in the City of Lake between 2014 and 2015 has dropped 1.7%, thus leading to increased dependence on home owners in the City. In addition Best Buy was able to drop its property value by \$2.2 million in 2016; and

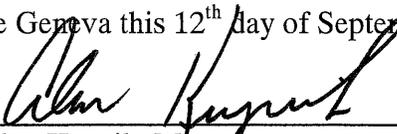
Whereas, the Republican-controlled Indiana state Legislature has on two occasions in the last two years overwhelmingly passed legislation prohibiting assessors from valuing new big box stores the same as nearby abandoned stores from a different market segment; and

Whereas, the Michigan state house overwhelmingly passed similar legislation in May of 2016.

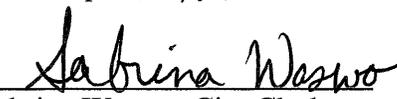
Now, Therefore, Be It Resolved, that the common council of the City of Lake Geneva urges the Governor and the Legislature to protect homeowners and main street businesses from having even more of the property tax burden shifted to them by passing legislation clarifying that:

1. Leases are appropriately factored into the valuation of properties; and
2. Assessors must, when using the comparable sale method of valuation, consider as comparable those sales exhibiting a similar highest and best use market segment, rather than similarly sized but abandoned properties.

Granted by action of the Common Council of the City of Lake Geneva this 12th day of September, 2016.


Alan Kupsik, Mayor

ATTEST:


Sabrina Waswo, City Clerk

Dark Store/Walgreens Reversal Advisory Referendum

Media Release

City of Lake Geneva Takes Dark Store Loophole to the Voters

May 29, 2018

For More Information Contact: Blaine Oborn, City Administrator, City of Lake Geneva,
Phone Number (262)249-4098

The City of Lake Geneva joined cities, villages and counties across Wisconsin in placing the Dark Store and *Walgreens* Reversal Loopholes Advisory Referendum on the November 2018 ballot for consideration by the voters.

The advisory referendum gives voters the opportunity to ask their state legislators to protect homeowners and small businesses from the shift in property taxes that occurs when multinational big box stores and other retailers use the loopholes to avoid paying their fair share.

The City of Lake Geneva has already experienced the property tax value of Best Buy dropping by \$2.2 million in 2016. Between 2014 and 2015 commercial property values in the City dropped 1.7%, thus leading to increased dependence on home owners in the City.

“The question to ask yourself is what will happen long term to our thriving community if large retailers aren’t paying their fair share. On May 30, 2016 at 4:52 AM Lake Geneva Police Officers were called to the Lake Geneva Walgreens on the report of an armed robbery. The robber demanded narcotics and threatened to blow up the store with a drone. The robber fled before the officers arrived. The robber was taken into custody peacefully in about 12 hours due to excellent police work. I bring this incident up because this is a store open 24/7 paying at least half the property taxes it should be paying. I also note that dark stores don’t have armed robberies at 4:52 am. Also, I estimate that property taxes could increase by \$550 (10% increase) for the average home valued at \$258,652, assuming 40% value reduction of commercial properties in Lake Geneva at risk of additional reduction by use of tax avoidance strategies legitimized by the dark store approach and *Walgreens* decision.”, said Blaine Oborn, Lake Geneva City Administrator.

The City of Lake Geneva is not alone in facing this challenge in Wisconsin. National big box retail chains and single tenant commercial properties like Walgreens are increasingly using the loopholes in state law to significantly reduce their property taxes and shift the burden to homeowners and main street businesses.

The referendum reads as follows:

Should the state legislature protect residential property taxpayers by preventing commercial and manufacturing property owners from using tax loopholes that shift an ever-increasing tax burden to homeowners who already pay 68% of the statewide property tax levy by enacting legislation that: 1) prohibits using closed, vacant (dark) properties as comparable properties for determining the assessed value of open, occupied, and fully operational properties; and 2) overturns the 2008 Wisconsin Supreme Court decision in *Walgreens v. City of Madison*, which is being interpreted by the courts as requiring municipalities to assess many leased commercial properties at a substantial discount, often 50% below the actual sale prices of such properties?



Resolution 18-R37

The Common Council of the City of Lake Geneva does hereby establish the following revised schedule of fees, effective May 29, 2018.

SCHEDULE OF FEES

CITY OF LAKE GENEVA, WISCONSIN

The City of Lake Geneva may retain overpayments of taxes, fees, licenses, and similar charges when the overpayment is \$2 or less, unless such refund is specifically requested by the remitter.

LICENSES & PERMITS	
ALCOHOL LICENSE FEES * STATUTORY LIMITS	
Temporary Retailer's	\$10.00 Each
Provisional/Temp. Operator (60 days)	\$15.00 each
Operator	\$50.00 Annual Prorated after January 1 to \$30.00
Class A Liquor	\$500.00
Class A Beer	\$100.00
Class C Wine	\$100.00
Class B Liquor (Quota License)	\$500.00
Class B Beer	\$100.00
Reserve Class B Liquor	\$10,000.00
Change of Agent	\$10.00
Publication Fee	\$25.00
Extension of Premises	\$25.00
ANNEXATION FILING FEE - DUE UPON PETITION	\$200.00
AMUSEMENTS	
Coin Operated music machine/juke box	\$20.00 per machine
ASSESSMENT REQUEST LETTER	\$35.00 each
BANNER PERMIT	\$20.00 per banner per two-week time period
BUSINESS LICENSE	\$25.00 Annual
Late fee after July 1	\$20.00 (in addition to license fee)
CAT LICENSE	
Not Spayed/Neutered	\$8.00 Annual
Spayed/Neutered	\$4.00 Annual
Late fee after April 1, or 30 days after adoption of new animal if adoption occurs after April 1	\$5.00 (in addition to license fee)
DOG LICENSE	
Not Spayed/Unneutered	\$29.00 Annual
Spayed/Neutered	\$14.00 Annual
Late fee after April 1, or 30 days after adoption of new animal if adoption occurs after April 1	\$5.00 (in addition to license fee)
BOWLING ALLEY	\$20.00 per lane
BILLIARDS OR POOL TABLE	\$40.00 per table
CARRIAGE COMPANY LICENSE	\$50.00 Annual
Each Additional Carriage	\$25.00
CLOSING OUT SALE	\$25.00 event
CIGARETTE/TOBACCO LICENSE * STATUTORY	\$100.00 Annual

CREAMERY PERMIT	\$50.00
DIRECT SELLERS PERMIT	\$50.00 nonrefundable application fee
MESSAGE ESTABLISHMENT	
Investigation	\$50.00 Annual
Transfer	\$50.00
MOBILE HOME PARK LICENSE	\$100.00 Annual
PARADE PERMITS	\$25.00 nonrefundable application fee
CITY PARK PERMITS	
RENTAL FEES ARE PER DAY, PER LOCATION	\$25.00 nonrefundable application fee
49 Attendees or less	
Non-Profit Organization	\$50.00 deposit, \$30.00 Rental
Resident	\$50.00 deposit, \$30.00 Rental
Non-Resident	\$100.00 deposit, \$75.00 Rental
50 to 149 Attendees	
Non-Profit Organization	\$100.00 deposit, \$55.00 Rental
Resident	\$100.00 deposit, \$55.00 Rental
Non-Resident	\$150.00 deposit, \$125.00 Rental
150 or more Attendees	
Non-Profit Organization	Deposit Determined by Park Board, \$105.00 Rental
Resident	Deposit Determined by Park Board, \$105.00 Rental
Non-Resident	Deposit Determined by Park Board, \$225.00 Rental
BASEBALL TOURNAMENT PERMIT FEE - VETERAN'S PARK	\$1,000 Security Deposit
Friday Rental	\$150.00
Saturday Rental	\$300.00
Sunday Rental	\$300.00
ADDITIONAL PARK AMENITIES	
Brunk Pavilion Rental	\$250.00 Resident/Non-Profit \$500.00 Non-Resident
Benches	\$50.00 deposit, \$5.00 each
Picnic Tables	\$50.00 deposit, \$15.00 each
Barricades	\$50.00 deposit, \$5.00 each
Fencing - Snow	\$30.00 per 50 feet
Trash Receptacles	\$50.00 deposit, \$8.00 each
PARKING STICKERS	
Resident & Non-Resident Residence Owners - Lasts 2 years (even) - 2 hours free parking	4 free per residence each additional \$25.00
Business Owner - 2 hours free parking	\$25.00 Lasts 2 years (even) \$25.00 for 1 year (effective Jan. 1 2017) \$50.00 (effective Jan. 1, 2018)
Walworth County Resident - 2 hours free parking	\$160.00 Lasts 2 years (even) \$80.00 for 1 year
Parking Lot Permit	\$400.00 Annual

PARKING RATES	
Parking Stall Rate for stalls on Wrigley Dr., 10 stalls at the boat launch, stalls on lower Center St. south of Main St., stalls on lower Broad St. south of Main St., 700 & 800 blocks of Main St., and Center St. Parking Lot	\$2.00 per hour
All other Parking Stalls Rate	\$1.00 per hour
Parking Meter Bags/Contractor Permits	\$10.00 administrative fee \$25.00 deposit per locked bag March 1 - Nov 14: \$20.00 daily per bag Nov 15 - Feb 29: \$10.00 daily per bag
PARKING TICKETS	
Expired Stall (Over 2 hours; Over 5 hours; Over 25 min.)	\$20.00
More than 3 motorcycles	\$20.00
Improper Use or Display of Sticker	\$20.00
Backed into parking stall	\$25.00
Compact Car Only	\$25.00
No Parking Zone	\$25.00
Over the Line	\$25.00
Parking by fire hydrant	\$40.00
Handicap Zone	\$150.00
Parking with Trailer or Trailer alone in Sage Lot D	\$25.00
Parking any Vehicle without a Trailer or with an occupied Trailer in Boat Launch Parking Lot F	\$25.00
LATE FEES	
Expired Stall After 10 days	\$40.00
More than 3 motorcycles After 10 days	\$40.00
Backed into parking stall After 10 days	\$50.00
Compact Car Only After 10 days	\$50.00
No Parking Zone After 10 days	\$50.00
Parking by fire hydrant	\$80.00
Handicap Zone	\$300.00
Second Collection Letter Fee	\$6.00
Vehicle Suspension Release Fee	\$20.00
PUBLIC ASSEMBLY PERMIT	Free
PUBLIC RECORDS REQUESTS * STATUTORY	
Photocopies (can include hourly wage for gathering data)	\$0.25 per page
RADON TEST KIT	\$10.00
REISSUE CHECK FEE	\$25.00
RETURNED CHECK FEE (NSF)	\$30.00 each
ROOM TAX LICENSE	\$10.00 Annual
SHOWS, CIRCUS, CARNIVALS	
Circus	\$50.00 per day
Tent Show - Day 1	\$15.00
Tent Show - Each Additional Day	\$10.00
All Other	\$2.00 per day
SIDEWALK CAFÉ PERMIT	\$15.00 per seat Annual

STREET USE PERMIT	\$25.00 nonrefundable application fee
Up to two days	\$40.00
More than two days	\$100.00
TAX EXEMPT REPORT FILING (every other year)	\$20.00
Late Fee	\$20.00
TAXI CAB COMPANY LICENSE	\$50.00 Annual
Each Additional Car	\$25.00
TAXI CAB DRIVER LICENSE	\$25.00 Annual
THEATER LICENSE	
Up to 1,200 seats	\$200.00
Over 1,200 seats	\$275.00
TOURIST ROOMING/SHORT-TERM RENTAL LICENSE	\$2,000.00 Annual
TRAPPING PERMIT	\$25.00 Annual
CITY HALL MEETING ROOM RENT	\$25 per event

LAKEFRONT	
BEACH (Open Memorial Day thru Labor Day - no glass containers allowed)	
Children age 6 and under	Free
Children age 7-12	\$4.00 per day
Ages 13 to Adult	\$8.00 per day
Resident Beach Tags (Maximum 6 per Household)	\$3.00 per tag
Seasonal Pass Adult 13 and up	\$70.00 per year
Seasonal Pass Child 7-12	\$40.00 per year
Beach Use Permits Rental Excludes Beach Operating Hours Memorial Day through Labor Day 9:00am to 6:00pm Rental Fees are Per Day	\$25.00 nonrefundable application fee
49 Attendees or less	
Non-Profit Organization	\$50.00 deposit, \$30.00 Rental
Resident	\$50.00 deposit, \$30.00 Rental
Non-Resident	\$100.00 deposit, \$75.00 Rental
50 to 149 Attendees	
Non-Profit Organization	\$100.00 deposit, \$55.00 Rental
Resident	\$100.00 deposit, \$55.00 Rental
Non-Resident	\$150.00 deposit, \$125.00 Rental
150 or more Attendees	
Non-Profit Organization	Deposit Determined by Piers, Harbors & Lakefront, \$105.00 Rental
Resident	Deposit Determined by Piers, Harbors & Lakefront, \$105.00 Rental
Non-Resident	Deposit Determined by Piers, Harbors & Lakefront, \$225.00 Rental

Beach Bathrooms - Opening/Cleaning	Hourly Rate	
BOAT LAUNCH PERMIT		
One-Time Launch	Resident	Non-Resident
Non-Trailer Non-Motor	\$7.00	\$8.00
Less than 20 feet	\$10.00	\$11.00
20 feet to 25 feet 11 inches	\$14.00	\$21.00
26 feet and over	\$16.00	\$24.00
Season Launch Permit	Resident	Non-Resident
Non-Trailer Non-Motor	\$70.00	\$80.00
Less than 20 feet	\$100.00	\$110.00
20 feet to 25 feet 11 inches	\$140.00	\$210.00
26 feet and over	\$160.00	\$240.00
BUOY/SLIP RATES ESTABLISHED ANNUALLY BY RESOLUTION		
Season Launch Pass for Kayaks, Canoes and Paddleboards (non-trailer, non-motor)	\$30.00 per year	
RIVIERA RENTALS <i>Maximum attendees is 380</i>		
Security Deposit	\$1,000.00	
Resident Rental Fee (Friday, Saturday, Sunday)	\$2,500.00	
Non-Resident Rental Fee (Friday, Saturday, Sunday)	\$3,000.00	
Resident & Non-Resident Weekday Rental Fee (Monday - Thursday)	\$500.00	
Not-for-Profit Group Rental Fee	\$400.00	
Per Hour Set Up Fee	\$20.00 per hour	
Security Guards for Event (2)	Additional Renter Expense- Hourly Rate	
Extra Security Guard over 250 attendees	Additional Renter Expense - Hourly Rate	

BUILDING & ZONING	
Building	
Minimum permit fee for all building permits	Residential \$60.00 Commercial \$100.00
Residential Construction:	
One & Two family & attached garage (new, addition and alterations)	\$0.31 / sq. ft. New Single Family Construction \$1,000.00 Minimum
Accessory buildings & garages	\$0.25 / sq. ft.
Decks	\$0.15 / sq. ft., or \$60.00 Minimum
Roofing and Siding	\$60.00
Commercial Construction:	
Residences - Apartments, Three family & over, Row Housing, Multiple Family Dwellings, Institutional (new, addition and alterations)	\$0.31 / sq. ft. New Commercial Construction \$1,500.00 Minimum
Local Business, Office Building (new, addition or alteration)	\$0.30/ sq. ft.
Manufacturing or Industrial (new, addition or alteration)	\$0.30 / sq. ft.

Commercial , structures, alterations, residing, reroofing, repairs, where square footage cannot be calculated	\$10.00 / \$1,000.00 valuation
Plan Examination:	
One and Two Family Residence	\$150.00
Apartments, Three Family Residence, Row Housing, Multiple family Building State Approved Plans	\$150.00 plus \$10.00 / unit
Commercial, Industrial, Institutional & Additions State Approved Plans	\$350.00
Heating Plans, Energy Calculations, or Lighting Plans submitted separately	\$125.00/ Plan
Additions, Alterations to 1 & 2 Family Dwellings	\$75.00
Accessory building over 240 sq. ft., and decks for 1 & 2 family dwellings	\$40.00
Wisconsin Uniform Building Permit Seal	\$45.00
Occupancy Permit - Residential	\$60.00
Commercial and Industrial	\$100.00
Temporary (6 months or less Commercial only)	\$75.00
Permit Renewal (6 month extension or less)	\$200.00 Commercial \$50 Residential
Heating and Air Conditioning:	
Heating and Air Conditioning Distribution Systems	\$3.00/ 100 sq. ft. of conditioned area with a minimum fee of \$60.00
New Residential Heating	\$125.00 first unit, \$60.00 each additional unit.
Replacement Residential Heating	\$60.00 / unit
Commercial New or Replacement Heating	\$150.00/ unit, up to and including 150,000 BTU units. Additional fee of \$20.00 / each 50,000 BTU fraction thereof up to a maximum of \$900.00 / unit.
Residential Air Conditioning – Other than Wall Units (new or replacement)	\$60.00 / unit
Commercial Air Conditioning - Other than Wall Units (new or replacement)	\$150.00/ unit up to 5tons or 60,000 BTU's. Additional fee of \$20.00 each ton or 12,000 BTU's or fraction thereof up to a maximum of \$900.00 / unit
Permanently installed Wall unit (example - Fireplace, wall pack)	\$60.00 / unit
Commercial/Industrial Exhaust Hoods and Exhaust Systems	\$75.00
Plumbing Permit:	
Fixture Count	\$15.00/ fixture, drain or device, \$60.00 Minimum
Water Main	\$1.00 / lineal foot of sewer or private water main, \$60.00 Minimum

Sanitary Sewer	\$1.00 / lineal foot of sewer or private water main, / \$9.00 per manhole \$60.00 Minimum
Storm Sewer	\$1.00 / lineal foot of sewer or private water main / \$12.00 per manhole or basin \$60.00 Minimum
Exterior Grease Trap	\$100.00
Electrical:	
Residential Minimum	\$60.00 minimum.
New Residential Service	\$100.00/ Service First 200 Amps, \$25.00 each additional 100 Amps.
Sanitary Sewer	\$1.00 / lineal foot of sewer or private water main, \$60.00 minimum & / \$9.00 per manhole.
Residential Service Update	\$100.00/ Service
Residential Sub-Panel	\$50.00/ Panel
Residential Generator	\$75.00 (includes gas piping)
Temporary Electrical Service	\$100.00 up to 200 Amps. \$25.00 each additional 100 Amps.
Commercial Electrical Minimum	\$150.00 Minimum
Commercial Electrical Re-Inspections	\$150.00/ Inspection
Commercial Service (New or Update)	\$150.00 First 200 Amps, \$25.00 each additional 100 Amps.
Commercial Sub-Panel	\$50.00 First 100 Amps, \$10.00 each additional 100 Amps.
Commercial Generator	\$150.00 (included gas piping)
Commercial Low Voltage	\$1.00/ Device, \$100.00 Minimum
Commercial Exterior Light Fixture Replacement	\$100.00 per site
Residential Electrical Permit - for minor installations with fees not exceeding \$5.00, the permit fee may be waived by the inspector.	\$0.10 / sq. ft. of area served, \$60.00 minimum.
Commercial Electrical Permit - for minor installations with fees not exceeding \$5.00, the permit fee may be waived by the inspector.	\$0.10 / sq. ft. of area served, \$150.00 minimum.
Erosion control fees:	
New One and Two Family Buildings	\$125.00 / lot
One and Two Family Additions and Accessory Structures	\$50.00
Multi-Family Residential, Commercial, Industrial and Institutional	\$175.00/Building, plus \$5.00/1,000 sq. ft. disturbed lot area up to \$2,000.00 max.
Other	\$40.00

Zoning	
Zoning Permit	\$60.00
Certificate of Occupancy (per Section 98-909)	\$60.00
Temporary Use (per Section 98-906)	\$60.00
Zoning Verification Letter	\$50.00
Sign Permit (per Section 98-907)	\$60.00 minimum or \$0.35/ sq ft of sign area
Early Start Permit to start construction	\$125.00 (1-2 family) \$250.00 (all others)
Fuel Tanks	\$75.00 administrative fee/ tank for installation or removal
Wrecking or Razing- Building Inspector may waive the fee if the structure is condemned	\$100.00 (One or two family residences and accessory Structure over 250 sq ft)
Commercial/ Industrial Razing	\$350.00
Moving buildings over public right-of-ways	\$250.00 plus \$0.03/ sq ft
Special Inspections and Reports	\$150.00/ inspection report
Text Amendment (per Section 98-902)	\$400.00
Zoning Map Amendment (per Section 98-903)	\$400.00
Certified Survey Map (CSM)	For each new Residential Lot Created: \$400.00 For each new Commercial Lot Created: \$200.00
Plat Renewal	\$150.00
Conditional Use (per Section 98-905)	\$400.00 \$100.00
Site Plan (per Section 98-908)	\$400.00
Variance (per Section 98-910)	\$400.00
Interpretation (per Section 98-911)	\$150.00
Appeal (per Section 98-912)	\$400.00
PD Zoning Map Amendment (Includes 1 PIP Review)	\$750.00
PIP Review	\$400.00
Filing or Recording fee with City Clerk, plus actual recording fee	\$10.00
Triple Fees: Upon failure to obtain a permit before work on a building has been started, except in emergency cases, the total fee shall be triple the total fees charged.	
NOTE: Fees shall be charged on gross square footage defined as follows: <ul style="list-style-type: none"> The exterior dimensions, including attached garage and each floor level 	
NOTE: In determining costs, all construction shall be included with the exception of heating, air conditioning, electrical or	

plumbing work.	
NOTE: All fee amounts shall be rounded up to the next full dollar amount.	
NOTE: An additional fee for plan review may be assessed at the time of application for renewal of the permit.	
* Base fee may be modified by Subsection (4) of Section 98-935, Fees of the Zoning Code	

CEMETERY FEES	
Opening Grave - Weekdays (Full Burial)	\$675.00
Opening Grave - Saturdays (Full Burial)	\$800.00
Opening Grave - Weekdays (Cremation)	\$450.00
Opening Grave - Saturdays (Cremation)	\$525.00
Two cremations buried in same grave at one time	\$100.00 extra charge
Opening Grave - Weekdays - Baby Under 1 Year	\$200.00
Opening Grave - Saturdays - Baby Under 1 Year	\$300.00
Grave (50% Perpetual Care)	\$650.00
Grave - Single Cremation (50% Perpetual Care)	\$400.00
Grave - Double Cremation (50% Perpetual Care)	\$500.00
Columbarium Niche (includes opening & inurnment) (\$200 Perpetual Care)	\$1,200.00 \$1,000.00 bottom row
2 nd Inurnment if Niche allows for two	\$150.00 additional
Niche Door Inscriptions	\$240.00
Frost Charges (November 1 to March 15)	\$75.00
Stake Out Fee for Foundations	\$50.00
Foundation Charges	\$0.40 per square inch
Use of Cemetery for Functions	20% of Gross Receipts
POLICE DEPARTMENT FEES	
FINGERPRINTING	
City Residents	\$15.00
Individuals employed in business in city limits or working for city licensed business	\$15.00
Non-Residents	\$60.00
PUBLIC WORKS FEES	
CONSTRUCTION PERMIT FEE	
Curb Cut/Driveway Approach Fee	\$25.00
Right-of-Way Excavation Fee	\$25.00
Storm Sewer Connection Fee	\$25.00
Sanitary Sewer Connection Fee	\$25.00
Special brush, limb and refuse pick-up	\$24.00 per 15 minutes
Dumpster Delivery	\$50.00 per dumpster
Dumpster Pick-up	\$50.00 plus additional landfill fees

FIRE DEPARTMENT FEES	
Fees for Apparatus and Personnel	1 hour minimum and fractions thereafter on hourly rates unless stated otherwise
Chief, Deputy Chief or Assistant Chief	\$26.00/hr.
Fire and EMS Personnel	\$26.00/hr.
Engine/Squad	\$550.00/hr.
Truck (aerial apparatus)	\$875.00/hr.
Brush Truck	\$300.00/hr.
Air Boat	\$300.00/hr.
Technical Rescue and Utility	\$500.00/hr.
Chief, Deputy Chief, Assistant Chief, or Command Vehicle	\$50.00/hr.
Utility	\$50.00/hr.
Ambulance	\$270.00/hr.
EMS First Responder and Transport Fees	
Residents Fee	\$150.00 per call
Non-Resident Fee	\$200.00 per call
Ambulance Transport Fee Schedule	
Advanced Life Support Base Rate	\$918.89
Advanced Life Support Base Rate (ALS2)	\$1010.47
Advanced Life Support Base Rate (Intercept)	\$918.89
Advanced Life Support Base Rate (Intercept ALS2)	\$1010.47
Equal Level Staffing Mutual Aid	\$300.00
Basic Life Support Base Rate	\$700.00
Mileage Charge	\$20.00 per mile
Supplies used fee	
Defibrillation	\$100.00
EKG Monitoring	\$150.00
Spinal Immobilization	\$150.00
I/O Needle & Associated Supplies	\$200.00
Airway Placement	\$150.00
Oxygen & Associated Supplies	\$100.00
IV & Associated Supplies	\$150.00
CPAP Disposable	\$150.00
Epi 1:1,000	\$35.00
Nitro Tabs	\$22.00
Albuterol/Ventolin	\$30.00
Glucagon	\$211.00
Narcan	\$48.00
ASA	\$32.00
Dextrose 25gms/50cc	\$32.00

Glucose	\$10.50
CO2 Monitor Nasal/Tube	\$40.00
Oil Dry	\$10.00 per bag
Class A, B, or AB Firefighting Foam	\$30.00/gallon
BLS Supplies Used	\$75.00
ALS Supplies Used	\$125.00
Paramedic Medications	
Adenocard	\$31.00
Amiodorone	\$125.00
Atropine	\$37.00
Calcium Chloride	\$43.00
Dextrose 5%	\$32.00
Diltiazem	\$9.00
Diphenhydramine	\$5.00
Epi 1:10,000	\$16.00
Etomidate	\$94.00
Heparin	\$32.00
Ketamine	\$54.00
Lidocaine	\$36.00
Magnesium Sulfate	\$7.00
Methylprednisolone	\$101.00
Metoprolol	\$9.00
Midazolam	\$68.00
Norepinephrine	\$22.00
Ondansteron	\$28.00
Sodium Bicarbonate	\$37.00
Sublimaze	\$5.00
Succinylcholine	\$41.00
Clopidogral	\$19.00
Dopamine	\$97.00
Hydromorphone	\$10.00
Hydroxycobalamin	\$1270.00
Metoclopramide	\$5.00
Morphine Sulfate	\$56.00
Tranexamic Acid	\$96.00

Adopted this 23rd day of April, 2018.

Tom Hartz, Mayor

Attest:

Lana Kropf, City Clerk

CITY OF LAKE GENEVA

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



Memorandum

Date: May 22, 2018

To: Finance, License, and Regulation Committee

From: Blaine Oborn, City Administrator

Subject: Discussion/Recommendation of Resolution 18-R37 amending the Schedules of Fees to provide for an Administrative Fee for the Tourist Rooming House/Short-term Rentals Annual City License in the amount of \$2,000

The City Council on May 14, 2018 passed Ordinance 18-3; An Ordinance Amending Chapter 98; Zoning ordinance of the City of Lake Geneva Zoning Ordinance to clarify the regulation of Tourist Rooming/Short-Term Rentals. The ordinance in Section 1.b. ix. states “Payment of an Administrative Fee, set annually by the City Board, to cover the costs to the City of administering ...”.

This is a new fee, so the City’s Schedule of Fees needs to be updated to provide for an Administrative Fee for the Tourist Rooming House/Short-term Rentals Annual City License. The fee amount discussed by the Plan Commission and City staff is \$2,000. Walworth County recently enacted a \$904 annual license fee. It is my understanding that Fontana is also considering a \$2,000 annual license fee. The annual fee is intended to cover the City’s cost of administrating the Tourist Rooming House/Short-term Rentals program.

Shelters are another way to provide shade for your area, and furnishings such as seating, tables, and amenities add to any site.



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A



Shade Walks - Shade Systems

10 of 11

FW: Skate Park Shelter Budgets for Skate Park

Greg Odden [gregodden@glen-fern.com]

Sent: Wednesday, March 21, 2018 3:08 PM

To: Neil Waswo

Hi Neil,

Forwarding this to you as discussed.

Thanks.

Gregory E. Odden; LEED AP, CCM



705 Madison Street, Suite 101
Lake Geneva, WI 53147

Ph: 262-203-7034
Cell: 262-745-3044
Fax: 262-546-1457

Corinthians 13:13 Three things will last forever—faith, hope, and love—and the greatest of these is love.

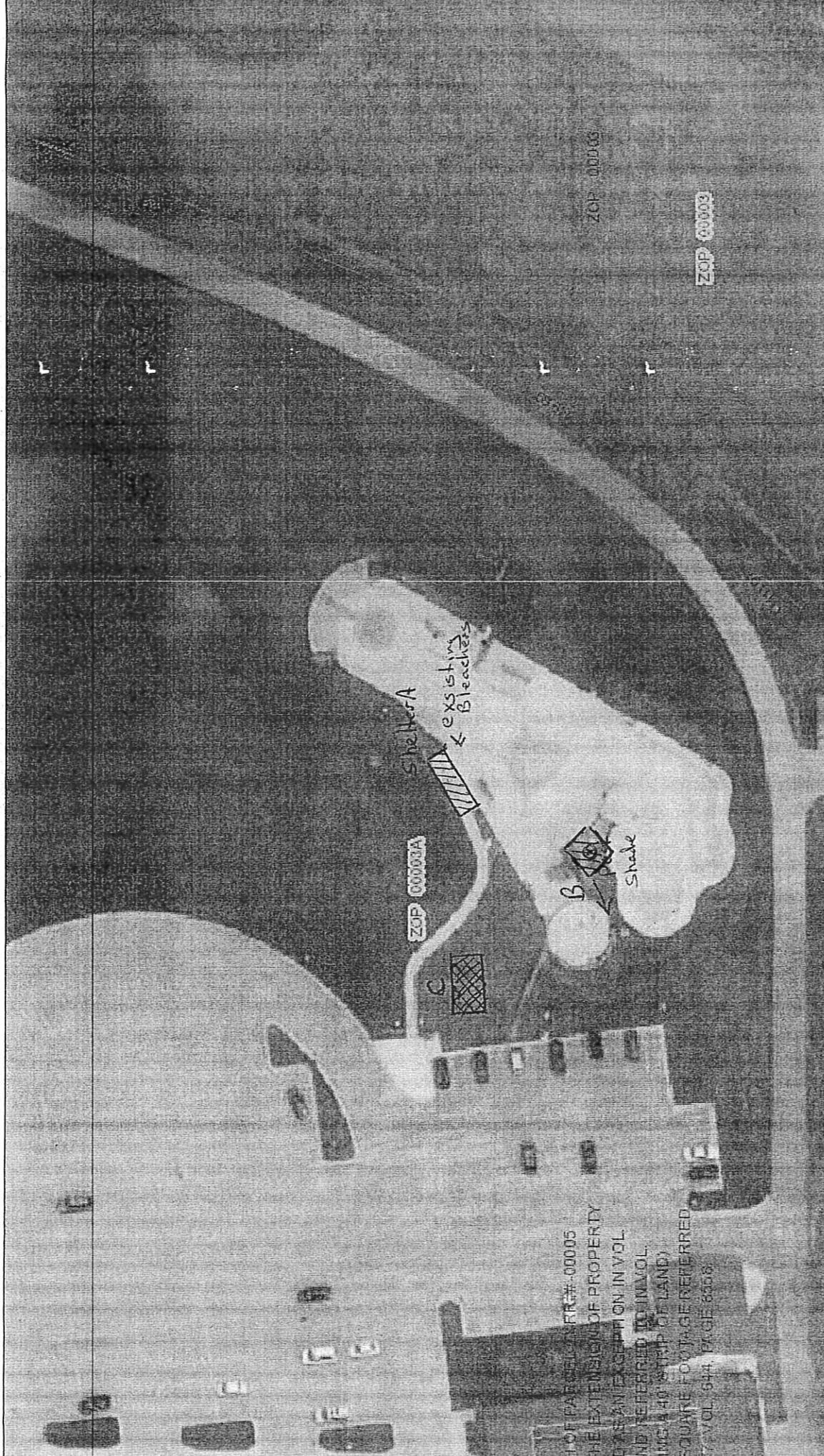
From: Greg Odden
Sent: Tuesday, March 13, 2018 6:01 PM
To: Tom Earle <tearle@cityoflakegeneva.com>
Subject: Skate Park Shelter Budgets for Skate Park

Hello Tim and Neil,

I have reviewed the drawings you provided and have put some numbers to the page as to the estimated cost for the shelters based on the sketch drawing you provided.

Ⓐ Shade Walk Shelter: Located along the entry walk coming from the west.
Total cost including purchase of awning unit. \$7,980.00 incl. install

- a. Includes layout and auguring two holes for concrete pier base. Holes to be 24" diameter and 4'-0" deep. Includes rebar reinforcement per plan.
- b. Remove spoils from site.
- c. Install steel base posts per plan, install shelter unit as provided by Miller and Associates.
- d. Clean up and remove all waste and debris generated by our work



H OF PAGE 644, RFR#-00005
THE EXTENSION OF PROPERTY
DAS AN EXCEPTION IN VOL
AND REFERRED TO INVOL
SINCE A 40' STRIP OF LAND
SQUARE FOOTAGE REFERRED
77 VOL 644 PAGE 6358

My Map

WALWORTH COUNTY, WISCONSIN

1 inch = 63 feet

Map Produced on: 2/20/2018

Author:
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83

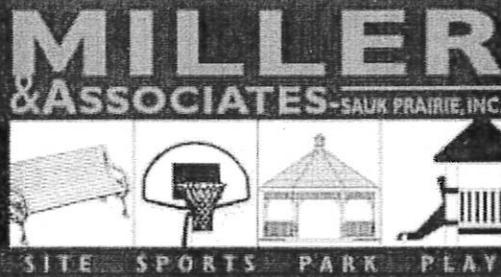
Walworth County Information Technology Department
Land Information Division

1500 County Park Drive
Dodgeville, Wisconsin 53533-1001

FOR MORE INFORMATION CONTACT THE CLERK OF COURTS
CLERK OF COURTS, 1000 COUNTY PARK DRIVE, DODGEVILLE, WI 53533-1001

WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE
HORIZONTAL DATUM: NAD83





PO Box 154
Prairie du Sac, WI 53578

www.MillerSaukPrairie.com

Office 608.643.8105
800.953.8700
Fax 608.643.7932

BUDGET QUOTATION

Date: February 28, 2018
To: City of Lake Geneva Street Department
Attn: Neil Waswo
Project: Picnic Tables, Portable Benches, Bleacher

QTY.	MODEL/DESCRIPTION	AMOUNT
Tables & Benches:		
-1-	(PT-HG06) 6' Heavy Duty Picnic Table w/ Aluminum Seats & Top With 2-3/8" Galvanized Steel Understructure	\$ 700.00
-1-	(BE-PG06) 6' Portable Bench w/Aluminum Seat & Back With 2 3/8" Galvanized Steel Understructure (Legs)	\$ 390.00
	Total Shipping of (1) Table & (1) Bench to Lake Geneva	\$ 385.00
3-Row Bleacher Unit:		
-1-	(3R19A-3) JW Industries 3 Row x 19' Non-Elevated Bleacher With Single Foot Plank No Risers Net Seating Capacity: 32 per unit	\$2,125.00
Alternate:		
-1-	(3R19A-1) JW Industries 3 Row x 19' Non-Elevated Bleacher With Double Foot Plank Risers below Rows 2 & 3 Net Seating Capacity: 32 per unit	\$2,395.00
	Total Shipping of One Bleacher to Lake Geneva	\$ 250.00

Terms: Net 15 From Invoice Date
(We apply a surcharge of 3% on all credit card purchases.)

FOB: Lake Geneva, WI
Quote Valid: Budget Quote Only. Please contact us for exact pricing as your project moves forward.

*******NOTE*******

- Pricing **DOES NOT INCLUDE** any applicable tax.
- Materials will be shipped via common carrier. The purchaser is responsible for receiving (off loading) and storage of all materials. Any damages or shortages must be noted on the bill of lading at the time of receiving the materials.

Ty Calkins

Ty Calkins
Sales Representative

H OF PARCEL ARR#-00005
THE EXTENSION OF PROPERTY
ON AN EXTENSION IN VOL
AND REFERRED TO INVOL
SINCE A 40' STRIP OF LAND
SQUARE FOOTAGE REFERRED
77 VOL 544 PAGE 8358.

Shelter A
← existing
bleachers

B
Shade

ZOP 00000A

C

My Map

WALWORTH COUNTY, WISCONSIN

Map Produced on: 2/20/2018
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83

1 inch = 83 feet

0 12.5 25 50 75 100 feet

Author:
Map Produced on: 2/20/2018
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83

Walworth County Information Technology Department
Land Information Division
500 County Trunk RD
Elkhart, Wisconsin 53121-0001

WISCONSIN
STATE

B BRUCE EQUIPMENT

N60 W15835 Kohler Lane
 Menomonee Falls, WI 53051
 262-252-4744 • 800-252-4799
 Fax: 262-252-3955

Ship To: CITY OF LAKE GENEVA
 1065 CAREY 53147

Invoice To: CITY OF LAKE GENEVA
 626 GENEVA ST
 LAKE GENEVA WI 53147

Branch 02 - BRUCE MUNICIPAL		
Date 04/24/2018	Time 7:44:32 (O)	Page 1
Account No LAKEG001	Phone No 2622483673	Est No 01 000616
Ship Via	Purchase Order 04242018	
Tax ID No		
		Salesperson 135

ESTIMATE EXPIRY DATE: 05/24/2018

PARTS ESTIMATE - NOT AN INVOICE

Part#	Description	Qty	Price	Amount
3141-0021D	TRANS FLUID CPL	1	6900.00	6900.00
			Subtotal:	6900.00
			Tax:	.00
			TOTAL:	6900.00

Authorization: _____

no shipping
~~\$5550~~

*bearing
 # 9063-0035
 \$70.00*

*VAC-All Service Egypt. fluid drive and bearing
 \$5550.00
 shipping included*

Quality Environmental Solutions and Support



MACQUEEN EQUIPMENT GROUP

Replacement of;
1998 IHC 4900 Vac-All
DT 530 Navistar, tandem axle.
63000 miles
12000+ hrs
10,000+ on auxiliary unit.

This unit is the primary machine for cleaning the 1200+ catch basins in the City. It also doubles as a leaf machine in tight areas and cds's.

As the replacement can not only perform catch basin maintenance, it can also sweep streets through a regenerative air principal and it is my hope to have the replacement machine not only perform the regular Vac-All duties, but to replace one of the Elgin Pelicans as well. This would save us replacing one of the Pelicans at an expense of over \$200,000.00 in 2023.

The existing auxiliary unit has experienced several issues over the years. Many nuisance electrical issues present themselves almost daily, including starting and charging issues. Murphy switches have been replaced several times. In addition, the Fluid-Drive coupler is damaged to the tune of a \$5600.00 repair, not including labor.

The cab and chassis are typical of a 20 year old unit. Rust is taking over frame and body parts, and the City recently paid over \$8000.00 for head, fuel rack and cylinder wall issues. We also experience many fuel and electrical issues on a daily basis. Seals on the hopper are daily maintenance items as well as the doors.

Replacement considerations include;

Schwarze Monsoon A9 regenerative air unit.

Johnston VT651

Elgin Mega Wind

Currently there is \$285,000.00 allocated for this machine in the Equipment Replacement Fund. It is scheduled to be replaced in 2018.





R.N.O.W., Inc.
8636R West National Avenue
West Allis, WI 53227

QUOTATION

Quote Number: 2018-3416
 Quote Date: Mar 6, 2018
 Page: 1

Voice: 414-541-5700
 Fax: 414-543-9797

Quoted To:

CITY OF LAKE GENEVA
 361 W. MAIN STREET
 LAKE GENEVA, WI 53147
 U.S.A.

Accepted By: _____

Sign above to accept quotation and place order

Customer Fax:

Customer ID	Good Thru	Payment Terms	Sales Rep
LAKE GENEVA WI	4/5/18	DUE ON DELIVERY	KJW

Quantity	Item	Description	Unit Price	Amount
1.00	INTERNATIONAL CHASSI	INTERNATIONAL 4300 SBA 4X2 CHASSIS PER THE ENCLOSED SPECIFICATIONS SUPPLIED BY SCHWARZE INDUSTRIES	80,712.00	80,712.00
1.00	S-A9 MONSOON	SCHWARZE A9 MONSOON REGENERATIVE AIR SWEEPER with all standard equipment plus the following options: ----- - 140 hp John Deere Tier IVF - Standard w/rubber blast orifice pick up head - Sweep Head Deluge (Must Pick Standard Head) - Gutter Broom, Dual - Gutter Broom, Tilt Power Dual - Gutter Broom, GEO Dual - Standby, Full w/Throttle Ramp - Variable Speed Gutter Broom(S) - 10 point remote grease manifold - Dual Camera System - Water Tank, Standard 250G - Water Tank, W/ Add. 350G total of 600	172,333.00	172,333.00

Thank you for the opportunity to quote

SUBMITTED BY _____

Steven D. Krall
President

Subtotal	Continued
Sales Tax	Continued
Freight	
TOTAL	Continued



R.N.O. W., Inc.
8636R West National Avenue
West Allis, WI 53227

QUOTATION

Quote Number: 2018-3416
 Quote Date: Mar 6, 2018
 Page: 2

Voice: 414-541-5700
 Fax: 414-543-9797

Quoted To:

CITY OF LAKE GENEVA
 361 W. MAIN STREET
 LAKE GENEVA, WI 53147
 U.S.A.

Accepted By: _____

Sign above to accept quotation and place order

Customer Fax:

Customer ID	Good Thru	Payment Terms	Sales Rep
LAKE GENEVA WI	4/5/18	DUE ON DELIVERY	KJW

Quantity	Item	Description	Unit Price	Amount
		Gallons - Water Tank Low Level Alarm & Ind. - Spray Bar, Front - Spray Bar, Hopper Add. 7 Nozzles - High Pressure Washdown W/ 50' Hose Reel located on the curbside - Hopper Drain 6" (SS) - Hopper Sound Suppression - Hopper Dump Assist Shaker - Hand Hose, 8" Power Boom Heavy Duty Hose (Remote Engine Throttle Included) - Additional Plug In Pendant Control for Power Boom - One (1) Additional Hand Hose Extension - Aluminum Tube 4' Feet Long - One (1) 6' Tube Extensions for Hand Hose - Tube Rack for two tubes located under rear bumper - Hopper Deluge, Conical Spray - Load Weight Alarm & Indicator - Hopper Up Alarm & Indicator - Hopper Aux. Engine Screen Cover - Hopper Door Open Indicator		

Thank you for the opportunity to quote

SUBMITTED BY _____

Steven D. Krall
President

Subtotal	Continued
Sales Tax	Continued
Freight	
TOTAL	Continued



R.N.O.W., Inc.
8636R West National Avenue
West Allis, WI 53227

QUOTATION

Quote Number: 2018-3416
 Quote Date: Mar 6, 2018
 Page: 3

Voice: 414-541-5700
 Fax: 414-543-9797

Quoted To:

CITY OF LAKE GENEVA
 361 W. MAIN STREET
 LAKE GENEVA, WI 53147
 U.S.A.

Accepted By: _____

Sign above to accept quotation and place order

Customer Fax:

Customer ID	Good Thru	Payment Terms	Sales Rep
LAKE GENEVA WI	4/5/18	DUE ON DELIVERY	KJW

Quantity	Item	Description	Unit Price	Amount
		<ul style="list-style-type: none"> - Hopper W/ Remote DD Screens High Strength Stainless Steel ~LIFETIME WARRANTY~ - Low Hydraulic Level Indicator In-Cab - Air Filter Restriction Indicator - Strobe, Rear W/Guard LED (Std) - Two (2) Additional Floodlights, LED Mount Flood lights above rear door, one each corner - Paint, Standard White To Match Cab - Decal Kit - Standard Rear Backup Alarm - STANDARD- 1 Year or 1200 hours Warranty. Lifetime on the Stainless Hopper 		

Thank you for the opportunity to quote

SUBMITTED BY _____

Steven D. Krall
President

Subtotal	253,045.00
Sales Tax	
Freight	
TOTAL	253,045.00

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: May 21, 2018

Agenda Item:6

Applicant:

Judith E. Castleman
530 Stone Ridge Drive
Lake Geneva, WI 53147

Request:

Condominium Plat land division
review 530 & 532 Stone Ridge
Drive Tax Key No. ZSR00066

Description:

This request is for a land division of an existing duplex property with an existing duplex building currently located at the above addresses of 530 & 532 Stone Ridge Dr. The applicant is looking at the future sale of the property as condominium use sale.

The parcel included in this Condominium Plat request is:

Tax Key No. ZSR00066

The result of this land division will create 2 individual lots consisting with a properly built -0- lot-line constructed buildings.

Site Plans Prepared by: Farris, Hansen, & Associates

Project: 6041.66

Dated: 03/07/2018

Project Details from Condominium Plat Submittal dated March 19, 2018:

The proposed land division drawing is provided identifying the 2 lots located on Stone Ridge Drive Lane which will divide the parcel equally with adequate street frontage.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Condominium Plat Application:

As part of the consideration of the requested Condominium Plat the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed CSM.

Staff Recommendation on the proposed Certified Survey Map (CSM):

1. Staff recommends that the Plan Commission recommend *approval* of the CSM as submitted.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

Condominium Plat (2 units)
 CERTIFIED SURVEY MAP or SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Judith E. Castleman

530 S. Stone Ridge Drive

Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: () *contact Attorney Ted Johnson listed below

EMAIL ADDRESS: * email Attorney Ted Johnson listed below

PROJECT ADDRESS 530 and 532 S. Stone Ridge TAX KEY NUMBER: ZSR 00066

NAME AND ADDRESS OF APPLICANT:

Attorney Theodore N. Johnson - Godfrey, Leibsle, Blackburn & Howarth, S.C.

354 Seymour Court

Elkhorn, WI 53121

TELEPHONE NUMBER OF APPLICANT: (262) 741-1540

EMAIL ADDRESS: tjohnson@godfreylaw.com

NAME AND ADDRESS OF SURVEYOR:

Brian M. Carlson- Farris, Hansen and Associates

7 Ridgeway Court

Elkhorn, WI 53121

TELEPHONE NUMBER OF SURVEYOR: (262) 723-2098

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Divide existing duplex into a two unit condominium so Owner can sell one of the units.

Similar as to the other condominium lots located on both sides of this parcel.

See enclosed Condominium Plat and Condominium Declaration.

CONDOMINIUM DECLARATION OF CONDITIONS,
COVENANTS, RESTRICTIONS, AND EASEMENTS FOR
530-532 SOUTH STONE RIDGE CONDOMINIUM

Document Number

Document Name

THIS CONDOMINIUM DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS, AND EASEMENTS FOR 530-532 SOUTH STONE RIDGE CONDOMINIUM ("Declaration") is made pursuant to the Condominium Ownership Act of the State of Wisconsin, Wis. Stat. ch. 703 ("Act"), this ____ day of _____, 2018, by JUDITH E. CASTLEMAN, a widow ("Declarant").

1. **Statement of Declaration.** This Declaration submits the lands hereinafter described and the improvements constructed thereon to the condominium form of ownership in the manner provided by law and by this Declaration. Declarant hereby declare that she is the sole owner of the real property described in this Declaration, together with all buildings and improvements thereon, which are hereby submitted to the condominium form of use and ownership as provided in the Act and in this Declaration. The property, building, and improvements shall be a "Small Condominium," as that term is defined in the Act. Declarant elect to have the following provisions of Wis. Stat. § 703.365 apply to this Small Residential Condominium:

- A. The condominium declaration provisions specified in Wis. Stat. § 703.365(2);
- B. The condominium bylaw requirements specified in Wis. Stat. § 703.365(3);
- C. The condominium plat requirements specified in Wis. Stat. § 703.365(4);
- D. The condominium association requirements specified in Wis. Stat. § 703.365(5);
- E. The prohibition upon expansion of the condominium specified in Wis. Stat. § 703.365(7); and
- F. The condominium disclosure requirements specified in Wis. Stat. § 703.365(8);

Recording Area

Name and Return Address

James P. Howe
GODFREY, LEIBSLE, BLACKBOURN &
HOWARTH, S.C.
354 Seymour Court
Elkhorn, Wisconsin 53121

ZSR 00066

Parcel Identification Number (PIN)

2. **Legal Description.** The following described real estate is subjected to the provisions of this Declaration:

Lot 66 of Stone Ridge, a subdivision located in part of the SE 1/4 of the SW 1/4 & SW 1/4 and SE 1/4 of the SE 1/4 of Section 24 and in part of the NE 1/4 and NW 1/4 of the NW 1/4 & NE 1/4, NW 1/4, SW 1/4, and SE 1/4 of the NE 1/4 of Section 25, all in Town 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin, as recorded in Cabinet D, Slides 24 through 28, both inclusive, in the office of the Walworth County Register of Deeds, on August 31, 2005, as Document No. 651991. (End of legal description.) (“Property”)

3. **Name.** The Property, and the building and improvements thereon, shall be known as “530-532 South Stone Ridge Condominium.”

4. **Description and Location of Buildings.** There is one main building (“Building”) on the Property, a one-story residential duplex, containing two (2) residential condominium units. The Building is one (1) story in height, with two (2) walkout lower levels and two (2) attached garages, and is constructed principally of wood frame sided with cultured stone veneer and pre-stained “smart” siding, aluminum fascia, soffit and gutters, with a roof of thirty (30) year Class A shingles. The Building is situated on the Property as indicated on the Condominium Plat attached hereto as Exhibit A and incorporated herein (“Plat”).

5. **Description of Units.**

A. Unit 2 has a post office address of 530 S. Stone Ridge Drive, Lake Geneva, Wisconsin 53147. It is the east one-half of the Building, and includes an attached garage. Unit 2 is more particularly depicted on the Plat.

B. Unit 1 has a post office address of 532 S. Stone Ridge Drive, Lake Geneva, Wisconsin 53147. It is the west one-half of the Building, and includes an attached garage. Unit 1 is more particularly depicted on the Plat.

6. **Description of Common Elements.** The common elements consist of (i) the roof covering both units, (ii) the common wall dividing both units (“Common Wall”), (iii) the frame and the covering of the exterior walls, such as the cultured stone veneer and pre-stained “smart” siding, aluminum fascia, soffit and gutters, and other exterior decorations, (iv) the shared municipal water and sanitary sewer service laterals extending from the mains therefor to the point that each enters the unit that it serves (collectively, “Laterals”), and (v) any pipes, wires, conduits, public utility lines, or other structural components running through one (1) unit and serving more than one (1) unit (collectively, “Components”), regardless of whether the Components are located in the floors, ceilings, or perimeter or interior walls of a unit. No major repair or replacement of a common element (except as noted below) shall be made without the agreement of both unit owners; provided, however, that minor repairs not affecting the appearance of the roof or exterior walls shall be made by the owner of the unit whose roof or wall areas require such repairs. The exterior

of the Building shall be maintained, decorated, and repaired so as to retain a uniform appearance of both units.

The Common Wall, the Laterals and the Components are to be used by the unit owners in common, each unit owner to bear equally with the other the cost of keeping the Common Wall, any Laterals and any Components in good order and repair; provided, however, that damage to the Common Wall, any Laterals, or any Component within one unit not affecting the other unit shall be repaired by the owner of the unit in which the damage has occurred.

Should the owners of Unit 1 and Unit 2 be unable to agree upon the necessity of a repair or the cost of a proposed repair to the common elements, either unit owner may seek a determination as to the necessity of the repair or the reasonableness of the proposed repair expense in an arbitration proceeding under Wis. Stat. ch. 788, as amended. Acceptance of a conveyance of a unit in 530-532 South Stone Ridge Condominium shall constitute agreement by the unit owner to submit such disputes to arbitration as provided herein.

Any dispute submitted for arbitration shall be decided by a panel of three (3) arbitrators who shall be selected as follows: Each unit owner shall appoint one (1) arbitrator. The two (2) arbitrators chosen by the unit owners shall then select a third arbitrator who shall serve as chairperson of the arbitration panel.

All arbitration proceedings shall be held in Walworth County, Wisconsin. Except as provided for herein, the arbitration shall be governed by the commercial rules of the American Arbitration Association.

The expense of the arbitration shall be shared equally by the unit owners. The award of the arbitrators shall be final and binding upon the parties and may be entered as a judgment in any state or federal court.

7. **Limited Common Elements and Facilities.** The limited common elements for each unit shall consist of the concrete driveway in front of each garage leading to each unit, the walk leading from the driveway to the South Stone Ridge Drive entrance to each unit, the stoop in front of each unit, the brick patio adjacent to the rear of each unit, the brick patio adjacent to rear of the garage of each unit, and the yard of each unit, which is determined by the imaginary extension of the common wall dividing the unit extended to the north and south property lines of the Property, all as more particularly depicted and described on Exhibit A. Use of the limited common elements is restricted to use by the owner of the unit to which said limited common elements are so designated herein and on Exhibit A.

8. **Maintenance and Utilities.** Each unit owner shall be responsible for the repair, maintenance, or replacement of his or her individual unit and the limited common elements of such unit. Said unit shall be repaired at the cost of such unit's owner. Each unit owner shall keep his or her unit in good repair, subject only to normal wear and tear. Each

unit owner shall pay such unit owner's natural gas, electricity, sanitary sewer, municipal water, and any other utilities, each of which shall be separately metered to each unit owner.

9. **Destruction and Reconstruction.** In the event of the total destruction of the Building, it shall be determined by agreement of both unit owners whether to rebuild, repair, restore, or sell the Property. If damage is only to one unit, and such damage does not affect the other unit, then the damaged unit shall be repaired by the owner of the damaged unit.

10. **Residential Purposes.** The Building and units therein contained are intended for, and restricted exclusively to, residential use.

11. **Easements.** Easements are hereby declared and granted for utility purposes, as said easements may exist and appear of record, including, without limitation, to inspect, maintain, repair and replace the Laterals. Easements for the provision of sanitary sewer and municipal water service are also reserved over, upon, and across both units.

12. **Binding Effect.** All easements and rights described in this Declaration are easements appurtenant to and running with the land. All easements and rights described in this Declaration are granted and reserved to, and shall inure to the benefit of and be binding upon, Declarant, her respective heirs, successors, and assigns, and on all unit owners, purchasers, and mortgagees, their heirs, executors, administrators, successors, and assigns. Acceptance of a deed by a unit owner shall constitute an acceptance of the provisions of this Declaration, the Bylaws, and other rules and regulations adopted pursuant thereto.

13. **Insurance.** The unit owners, through the Association (as hereinafter defined), shall provide insurance coverage for loss by fire and extended coverage in an amount sufficient to protect their interest in the common elements and the limited common elements, and in their individual unit. Such insurance shall be obtained in the name of the unit owner and such unit owner's mortgagee, as their interests may appear. Premiums for such insurance coverage shall be allocated to each unit based upon its insured value, as determined by the insurance carrier.

14. **Percentage of Interest.** The undivided percentage interest in the common elements, limited common elements, and facilities appurtenant to each unit shall be allocated as follows: fifty (50) percent shall be appurtenant to Unit 1 and fifty (50) percent shall be appurtenant to Unit 2.

15. **Association.** The condominium association shall be named "530-532 South Stone Ridge Condominium Association, U.A.", an unincorporated, not-for-profit association ("Association"). Each unit shall have one vote at meetings of the Association, and there shall be only one class of voting membership.

16. **Action by the Association.** All actions to be taken by the Association require the unanimous consent of the board of directors.

17. **Amendments to Declaration, Bylaws, and Rules.** This Declaration may only be amended by the unanimous consent of the owners of both units; the Bylaws and administrative rules of the condominium, if any, shall likewise be amended only by the unanimous consent of the owners of both units. The unit owners, by unanimous consent, may terminate this condominium in accordance with Wis. Stat. § 703.28, subject to the consent of the mortgagee of each unit, if any.

18. **Service of Process.** Judith E. Castleman, whose address is 530 S. Stone Ridge Drive, Lake Geneva, Wisconsin 53147, shall be the person authorized to receive service of process on behalf of the Association. Upon conveyance of both Units by the Declarant, the Association shall designate a successor to Judith E. Castleman for purposes of receiving service of process. The person so designated shall be chosen by unanimous consent of the board of directors. Future successors shall be likewise designated by unanimous consent of the board of directors.

19. **Number and Gender.** Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

20. **Captions.** The captions and section headings herein are inserted only as matters of convenience and for reference, and in no way define nor limit the scope or intent of the various provisions hereof.

21. **Severability.** The provisions of this Declaration shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of the remaining portion of said provision or of any other provision hereof.

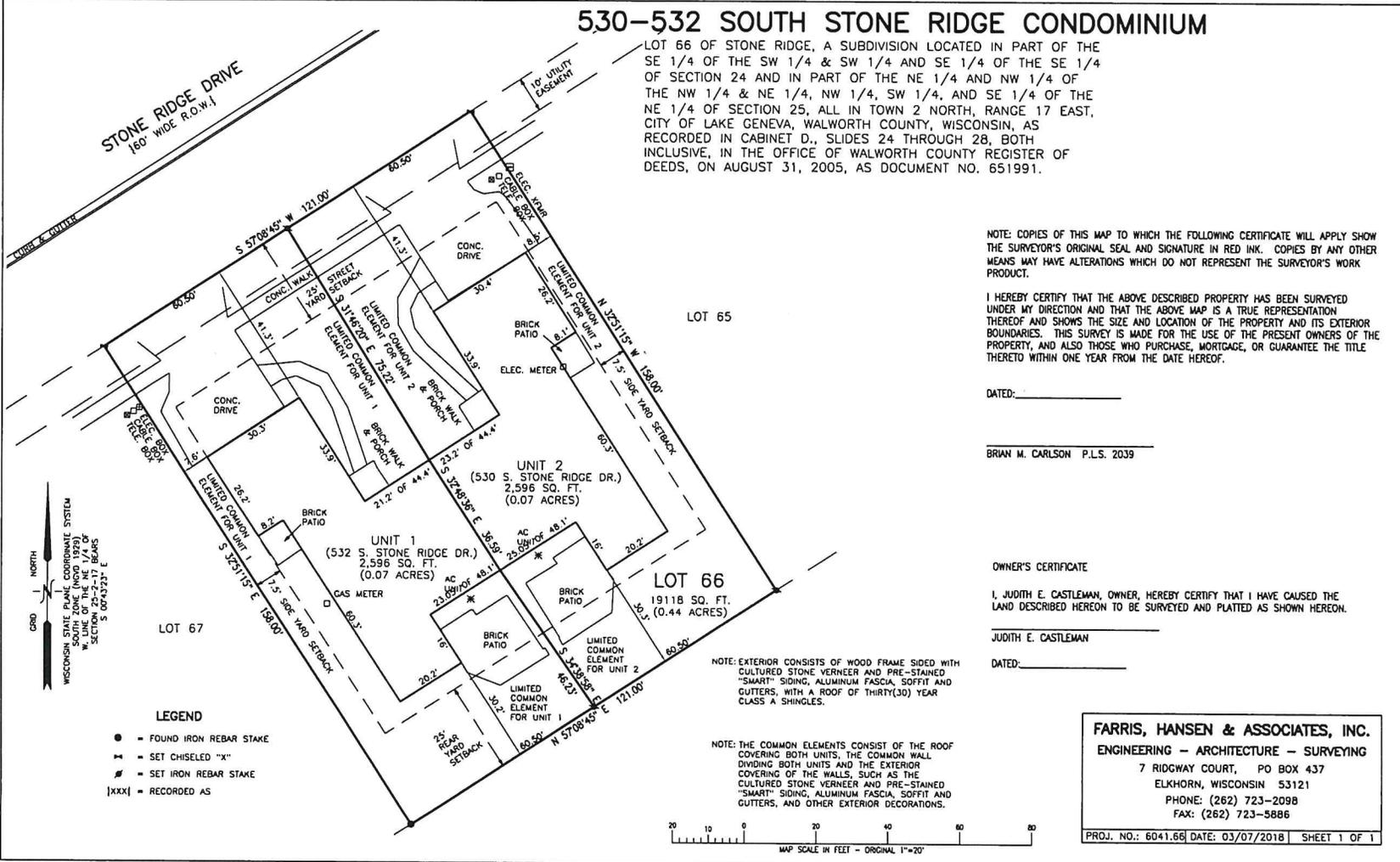
22. **Homestead.** This is homestead property.

(Signature page follows)

EXHIBIT A
CONDOMINIUM PLAT

See attached.

X:\PROJECTS\6041\INDIV.LOTS\LOT_66.ACAD\6041_66_VILAS_DT_STONE RIDGE CONDOMINIUM NO. 6.DWG



530-532 SOUTH STONE RIDGE CONDOMINIUM

LOT 66 OF STONE RIDGE, A SUBDIVISION LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 & SW 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 24 AND IN PART OF THE NE 1/4 AND NW 1/4 OF THE NW 1/4 & NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 OF THE NE 1/4 OF SECTION 25, ALL IN TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, AS RECORDED IN CABINET D., SLIDES 24 THROUGH 28, BOTH INCLUSIVE, IN THE OFFICE OF WALWORTH COUNTY REGISTER OF DEEDS, ON AUGUST 31, 2005, AS DOCUMENT NO. 651991.

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: _____

BRIAN M. CARLSON P.L.S. 2039

OWNER'S CERTIFICATE

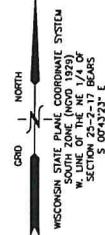
I, JUDITH E. CASTLEMAN, OWNER, HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

JUDITH E. CASTLEMAN

DATED: _____

NOTE: EXTERIOR CONSISTS OF WOOD FRAME SIDED WITH CULTURED STONE VERNEER AND PRE-STAINED "SMART" SIDING, ALUMINUM FASCIA, SOFFIT AND GUTTERS, WITH A ROOF OF THIRTY(30) YEAR CLASS A SHINGLES.

NOTE: THE COMMON ELEMENTS CONSIST OF THE ROOF COVERING BOTH UNITS, THE COMMON WALL DIVIDING BOTH UNITS AND THE EXTERIOR COVERING OF THE WALLS, SUCH AS THE CULTURED STONE VERNEER AND PRE-STAINED "SMART" SIDING, ALUMINUM FASCIA, SOFFIT AND GUTTERS, AND OTHER EXTERIOR DECORATIONS.



- LEGEND**
- = FOUND IRON REBAR STAKE
 - ✕ = SET CHISELED "X"
 - = SET IRON REBAR STAKE
 - [xxx] = RECORDED AS



FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886
PROJ. NO.: 6041.66 DATE: 03/07/2018 SHEET 1 OF 1

CONDITIONAL USE RESOLUTION 18-R38

A resolution authorizing the issuance of a Conditional Use Permit to Ryan Finley, 805 Cumberland Tr., Lake Geneva, WI 53147, to install a 48” picket type fence

WHEREAS, the City Plan Commission has considered the application of Ryan Finley for a fence installation;

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on May 10, 2018.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit to Ryan Finley, 805 Cumberland Tr., Lake Geneva, WI 53147, to install a fence at the same address, in the Single Family Residence – 4 (SR-4) zoning district,

Tax Key No. ZTT00041

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 28th day of May 2018.

Tom Hartz, Mayor

ATTEST:

Lana Kropf, City Clerk

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: May 21, 2018

Agenda Item: 7

Applicant:

Ryan Finley
805 Cumberland Trail
Lake Geneva, WI 53147

Request:

805 Cumberland Trail
Conditional Use Permit
Fence Installation in the SR-4 Zoning District
Tax Key No. ZTT00041

Description:

The applicant is submitting a proposal for a Conditional Use Permit (CUP) for a new fence installation in the SR-4 Zoning district. The project is requesting to exceed the allowable heights for a fence installation on a street side property. The applicants have carefully designed the proposed fence to increase size to 48” whereas the maximum allowable fence height of 36” and 60% opaque.

Project Details from CUP Submittal

The proposed project exceeds the allowable fence heights in the SR-4 Zoning District.

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:

The proposed conditional use includes increases in the fence heights, the rendition of the proposed fence location on Townline Rd.

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:
- a. In general, the proposed conditional use 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.

- b. Specific to this site, the proposed conditional use 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.
- c. The proposed conditional use 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.
- d. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- e. The proposed conditional use 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.
- f. The potential public benefits of the proposed conditional use 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:

- a. In general, the proposed conditional use 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.
- b. Specific to this site, the proposed conditional use 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.
- c. The proposed conditional use 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.
- d. The proposed conditional use 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.
- e. The proposed conditional use 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.

- f. The potential public benefits of the proposed conditional use 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:

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above, noting that the proposal is a fully consistent with the setback requirements of the SR-4 zoning district, and results in compliance to the setbacks on all four sides of the building over the current home.
3. Finally, staff recommends that *the following additional condition of approval* be attached to the approval:
 - a. That the location of all approved building setbacks be verified by an on-site inspection by the Building Administrator prior to pouring building foundation walls.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

805 Cumberland Trail, Lake Geneva, WI 53147

NAME AND ADDRESS OF CURRENT OWNER:

Ryan C Finley
805 Cumberland Trail, Lake Geneva, WI 53147

TELEPHONE NUMBER & EMAIL OF CURRENT OWNER: (815) 793-9362 RCFINLEY@GMAIL.COM

NAME AND ADDRESS OF APPLICANT:

SAME

TELEPHONE NUMBER & EMAIL OF APPLICANT: SAME

PROPOSED CONDITIONAL USE:

We would like permission to install a 4' (48")
fence to enclose our side & back yard

ZONING DISTRICT IN WHICH LAND IS LOCATED: Residential

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

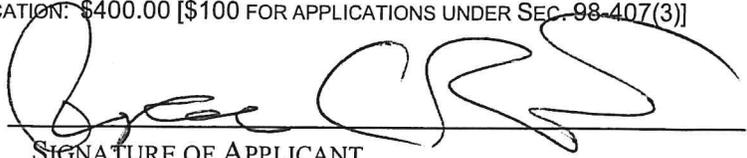
Roger ~~Aranson~~ ^{Aranson} - Aranson Fence, Inc.
26356 W. Ivanhoe Rd, Wauconda, IL 60084

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Erect a 4' wooden fence to enclose the side and
back yards

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

3-16-18
DATE


SIGNATURE OF APPLICANT

- _____ (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?

The proposed fence is safe, and will be of quality construction.

2. How is the proposed conditional use, in its specific 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?

The fence will improve the look and usefulness of the property, and will contribute to a safe and beautiful neighborhood.

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?

No, it does not. The yard in question is elevated in relation to the street and would provide no visibility hazard.

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?

The fence is consistent with the neighborhood and other single family homes.

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.

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.

IV. FINAL APPLICATION PACKET INFORMATION

____ Receipt of 5 full scale copies in blueline or blackline 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: _____

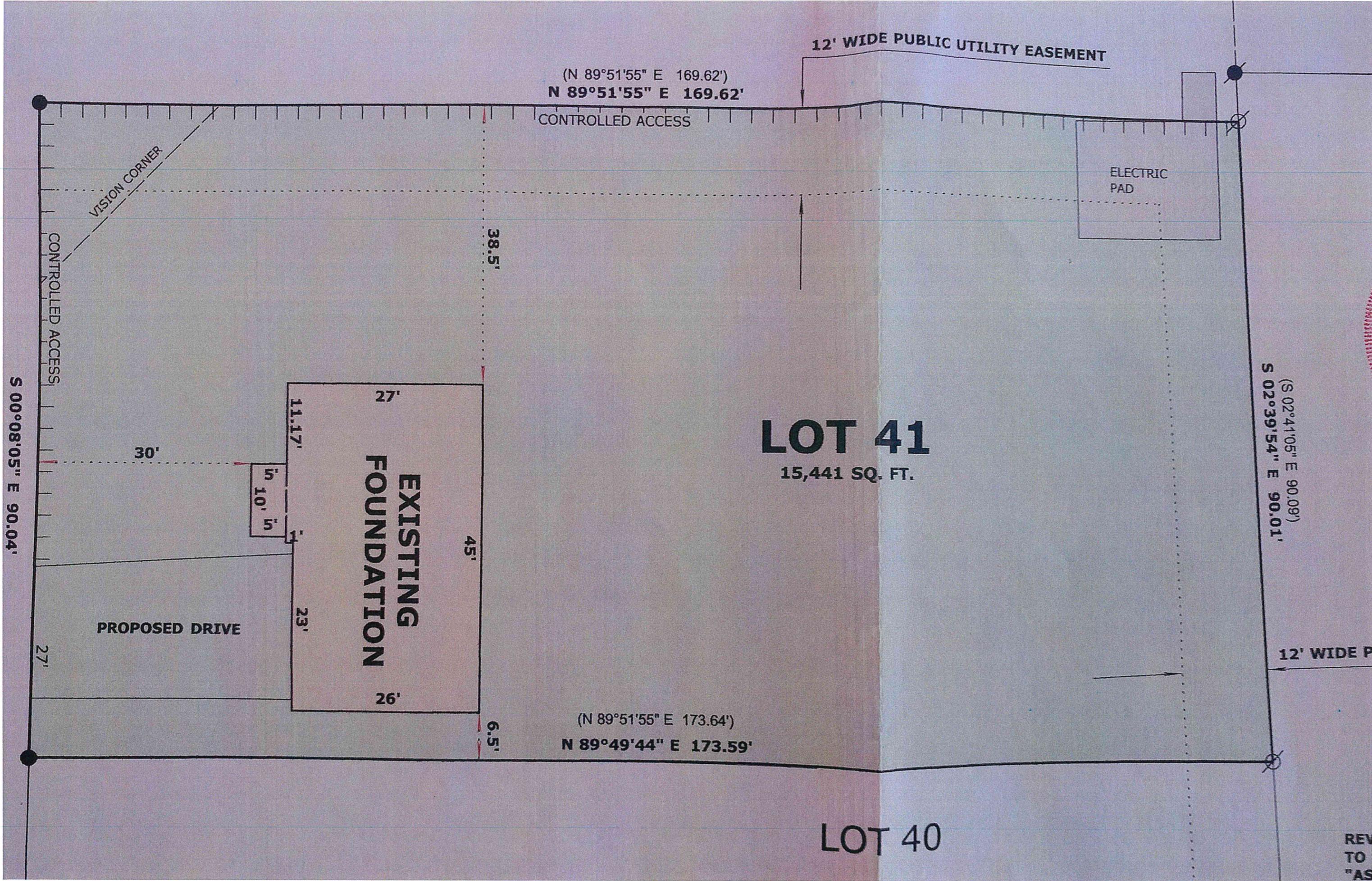
____ A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline. Date: _____ by: _____

____ 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: _____

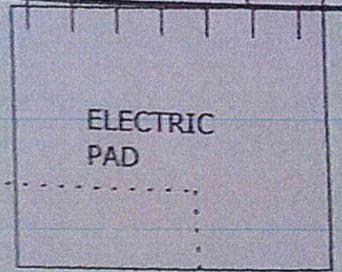
____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____



12' WIDE PUBLIC UTILITY EASEMENT

(N 89°51'55" E 169.62')
N 89°51'55" E 169.62'

CONTROLLED ACCESS



VISION CORNER

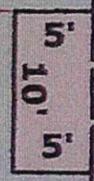
CONTROLLED ACCESS

S 00°08'05" E 90.04'

(S 02°41'05" E 90.09')
S 02°39'54" E 90.01'

LOT 41
15,441 SQ. FT.

30'



**EXISTING
FOUNDATION**

PROPOSED DRIVE

12' WIDE P

(N 89°51'55" E 173.64')
N 89°49'44" E 173.59'

LOT 40

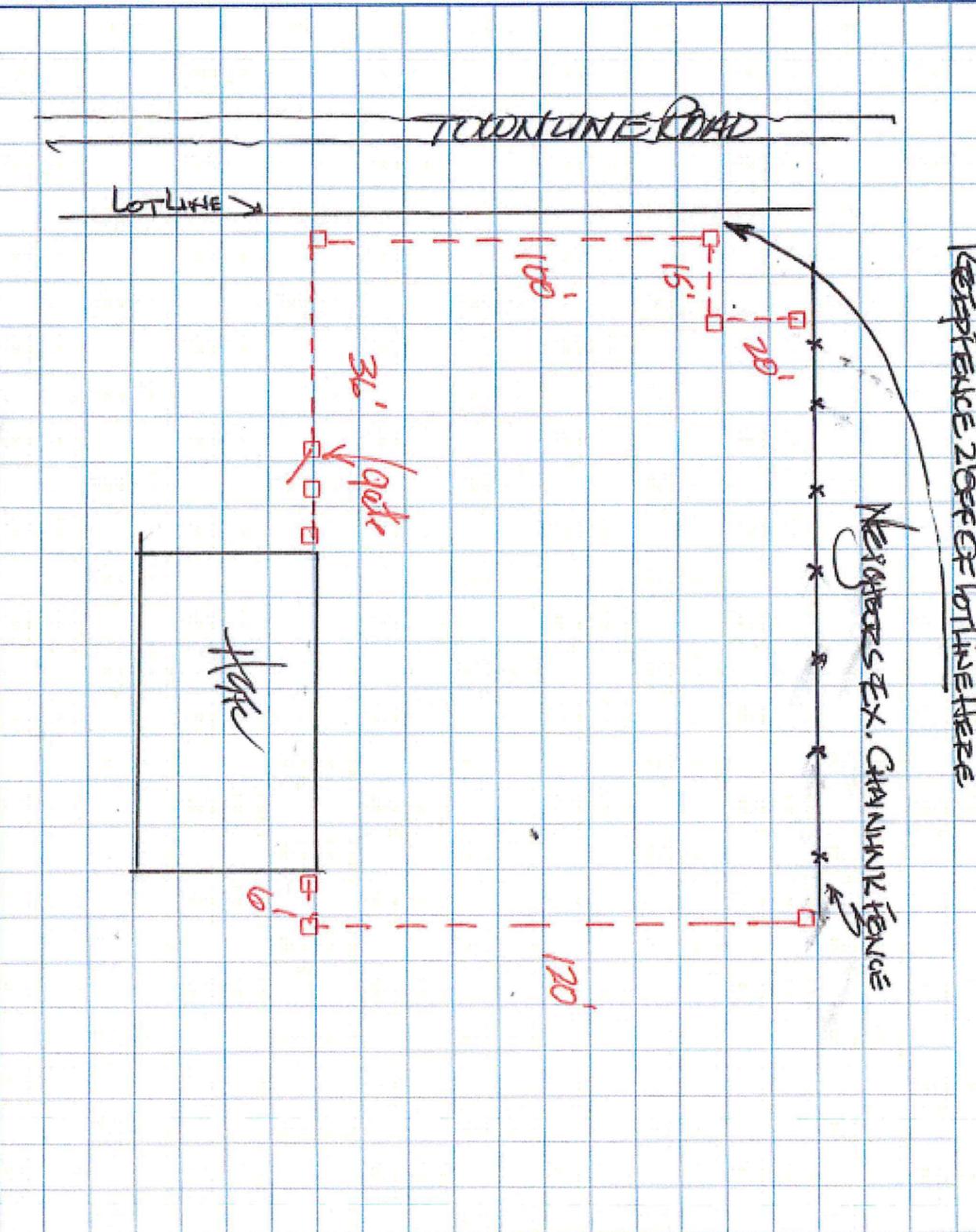
REV
TO
"AS

FENCE LOCATION DETAIL SHEET

DIG#:

SYMBOLS

-  Tree
-  Bush
-  Existing C/L
-  Wood
-  Sewer
-  Utilities
-  A/C
-  Grade
-  Window Well
-  Window
-  Door



- REMARKS:** All posts set in concrete unless otherwise specified. Note: all wood fences will naturally check and weather to a silver grey color.
- Follow contour of grade
 - Keep level with highest grade
 - Step if needed
 - Finish side face-out
 - Finish side face-in
 - Toe-nail
 - Face nail

CONDITIONAL USE RESOLUTION 18-R39

A resolution authorizing the issuance of a Conditional Use Permit to Renee T. Wu, 527 Forest Glen Dr., Fontana, WI 53125, to operate a restaurant at 239 Cook Street with an Indoor Commercial Entertainment land use.

WHEREAS, the City Plan Commission has considered the application of Renee T. Wu for a restaurant;

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on May 10, 2018.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit to Renee T. Wu, 527 Forest Glen Dr., Fontana, WI 53125, to operate a restaurant at 239 Cook Street, located in the Central Business (CB) zoning district,

Tax Key No. ZOP00253

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 28th day of May 2018.

Tom Hartz, Mayor

ATTEST:

Lana Kropf, City Clerk

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: May 21, 2018

Agenda Item: 8

Applicant:

Renee T. Wu
527 Forest Glen Dr.
Fontana, WI 53125

Request:

239 Cook Street, Lake Geneva, WI 53147
Proposed Conditional Use Permit for
Indoor Commercial Entertainment –
Restaurant
Tax Key No. ZYUP000253

Description of Proposed Conditional Uses:

The applicant is submitting a Conditional Use Permit (CUP) to propose a 3 table Sushi, Smoothie, & Salad restaurant - primarily a carryout restaurant, in a multi-tenant building located at 239 Cook Street.

The property is located in the Central Business District.

No signage or other exterior modifications are being proposed to the building at the time of the application.

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:

The proposed conditional use is fully consistent with the requirements of the Zoning Ordinance.

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 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 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 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 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 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 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 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 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 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 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 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 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:

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.
3. Staff recommends that no additional conditions of approval be attached.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

239 Cook ST. Lake Geneva, WI 53147

Parcel # ZOP 00253

NAME AND ADDRESS OF CURRENT OWNER:

Lake Geneva retail Lease Co. LLC

Delaware limited liability (listed on a recent amendment)

TELEPHONE NUMBER & EMAIL OF CURRENT OWNER: 630-586-6648, angela.surico@inlandgroup.com

NAME AND ADDRESS OF APPLICANT:

Renee T. Wu 527 Forest glen dr. Fontana

WI 53125

TELEPHONE NUMBER & EMAIL OF APPLICANT: 773-909-0188 wxb12345@gmail.com

PROPOSED CONDITIONAL USE:

Fast Food Service (pick up)

ZONING DISTRICT IN WHICH LAND IS LOCATED:

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

Not yet contacted, after approval the local electrician and plumber will be contacted.

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Provide salad, simple sushi, Juice and Fresh Fruit Freeze.

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

04/05/2018

DATE



SIGNATURE OF APPLICANT

_____ (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?

Supplying a quality fresh fast food, take out and deli
to the city of Lake Geneva.

2. How is the proposed conditional use, in its specific 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?

other restaurant in close proximity which will fit
the same business category.

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?

Small scale take out food service should not adversely
to traffic parking on the public.

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?

this business is in harmony with other live
business in this area.

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?

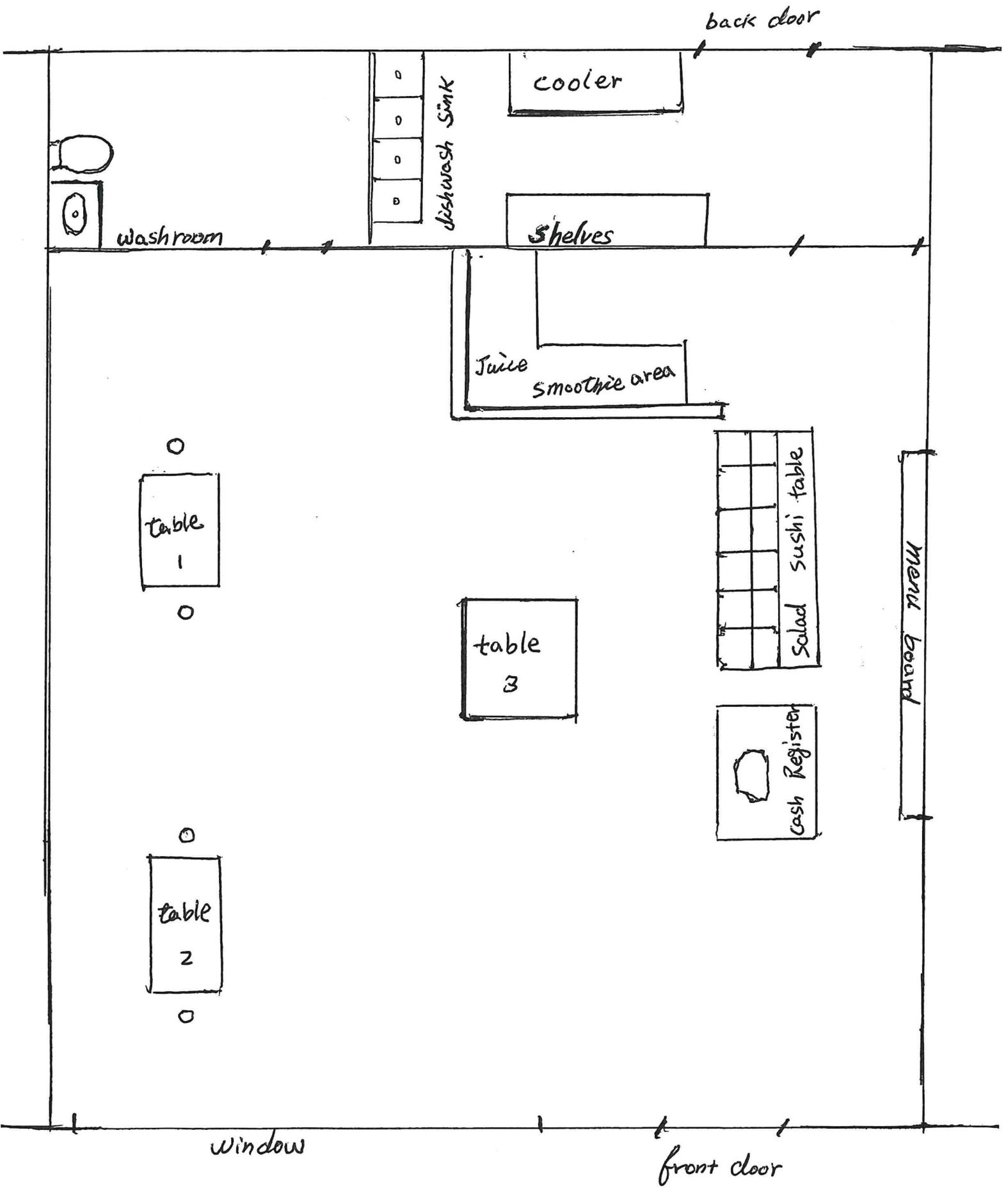
Small takeout restaurant not impose burden on
utilities and facilities or services provided by the city.

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?

The public option of a fast food takeout service
should be in positive addition to the city.

IV. FINAL APPLICATION PACKET INFORMATION

- ____ Receipt of 5 full scale copies in blueline or blackline 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: _____



back door

cooler

washroom

dishwash Sink

Shelves

Juice
Smoothie area

table
1

table
3

Salad
sushi table

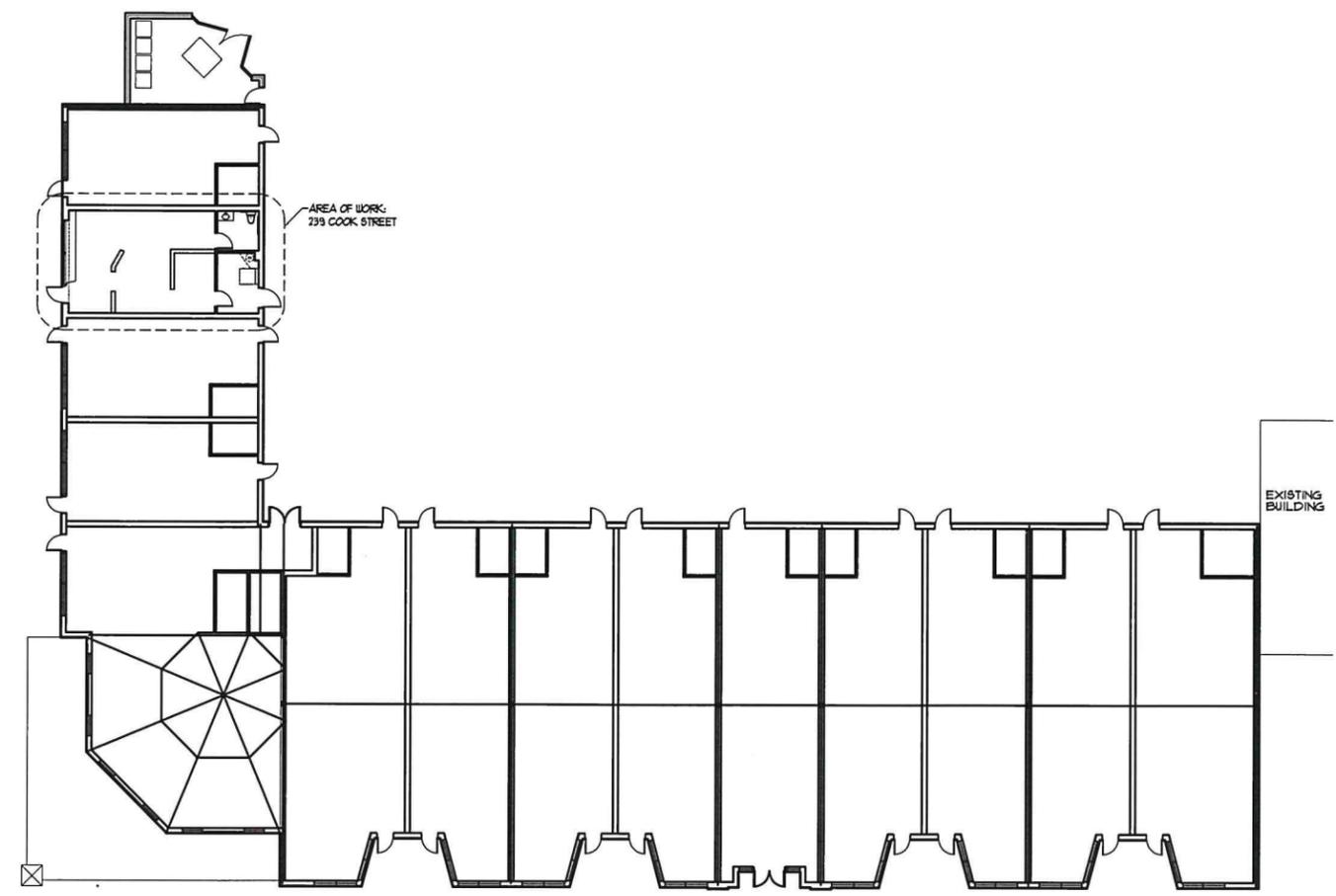
menu board

Cash Register

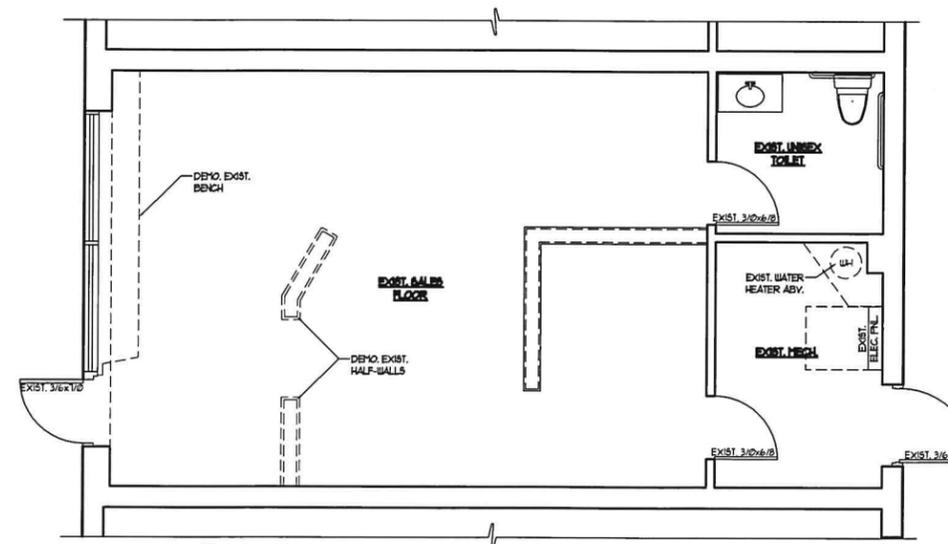
table
2

window

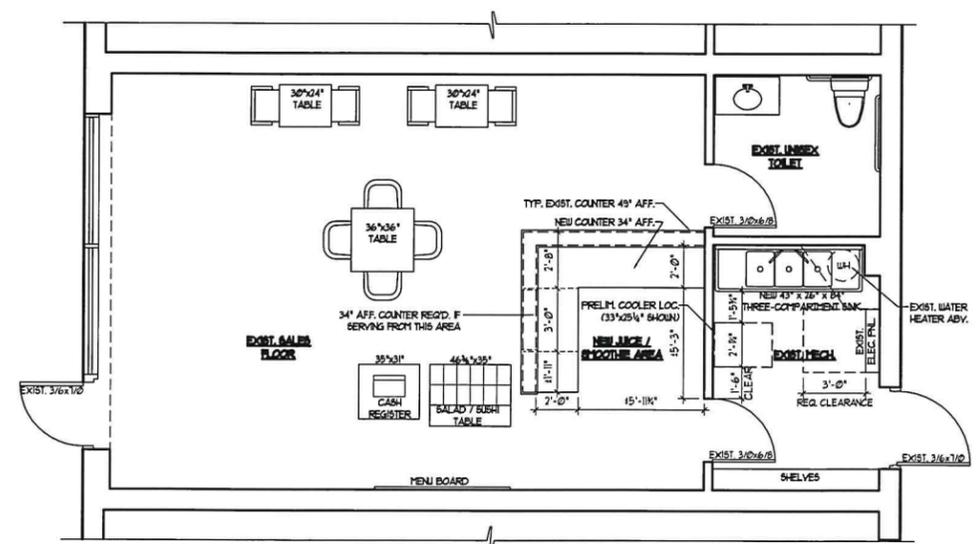
front door



 **EXISTING NEWPORT WEST BUILDING**
 SCALE: 1/4" = 1'-0"



 **EXISTING / DEMO. FINISH OUT SPACE**
 SCALE: 1/4" = 1'-0"



 **PROPOSED FINISH OUT SPACE**
 SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

1. ALL WORK SHALL COMPLY W/ APPLICABLE BUILDING CODE STANDARDS, OSHA STANDARDS AND ANY ADDITIONAL REQUIREMENTS AS SPECIFIED BY THE LOCAL BUILDING INSPECTOR.
2. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR CONFORMANCE TO LOCAL AND STATE LAWS.
3. ALL ACTIVE UTILITIES DESIGNATED TO REMAIN SHALL BE PRESERVED IN OPERATING CONDITION.
4. NOTIFY ALL UTILITY COMPANIES (UTILITY, DIGGERS HOTLINE, ETC.) AS APPLICABLE. EXTREME CAUTION SHALL BE TAKEN TO VERIFY LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
5. PROVIDE ADEQUATE SHORING AND BRACING OF ALL RELATED STRUCTURE TO REMAIN PRIOR TO ANY DEMOLITION OPERATIONS. NOTIFY ARCHITECT OF ANY STRUCTURAL CONCERN IMMEDIATELY.
6. USE ALL MEANS NECESSARY TO PROTECT EXISTING OBJECTS DESIGNATED TO REMAIN IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
7. CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE W/ ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
8. REMOVE ALL DEBRIS, RUBBISH OR OTHER MATERIALS RESULTING FROM THE DEMOLITION ON A DAILY BASIS. FINAL CLEANUP SHALL BE BROOD CLEAN INSIDE AND RAKED OUTSIDE WITH NO BROKEN GLASS REMAINING. LEGALLY DISPOSE OF THE ABOVE MATERIALS OFF-SITE IN AN APPROVED LANDFILL AREA.
9. ALL WALLS, CEILINGS, SOFFITS, FLOORS, CONCRETE SLABS, FOOTINGS AND FOUNDATIONS SHALL BE REMOVED AS NOTED ON DRAWINGS.
10. ALL MECHANICAL, PLUMBING OR ELECTRICAL EQUIPMENT, DOORS AND WINDOWS, APPLIANCES, CABINETS, SPECIAL MILLWORK AND OTHER ITEMS REMOVED SHALL BE STORED AS DIRECTED BY OWNER, UNLESS OTHER AGREEMENT FOR SALVAGE.

Green Poke BUSINESS PLAN

Prepared by:

Renee T. Wu & Tianzhaoxi Wu

239 Cook St
Lake Geneva, Wisconsin 53147
7739090188
tanglemm@hotmail.com

N/A

I. EXECUTIVE SUMMARY

Green Poke (referred to from hereon in as the "Company") is intended to be established as a Limited Liability Company at 239 Cook St, Lake Geneva, Wisconsin 53147 with the expectation of rapid expansion in the offer poke salad bowl, and simple sushi ,fresh fruit smoothie, fresh fruit juice and some ice cream. industry.

Business Description

The Company shall be formed as Limited Liability Company under Wisconsin state laws and headed by Renee T. Wu & Tianzhaoxi Wu.

Renee T. Wu has over 10 years experience of fast food . Tianzhaoxi Wu has over 4 years experience of fast food ,also he has a food management certificate

The Company will employ 2 full-time employees and 3-4 part-time employees.

New Service

The Company is prepared to introduce the following service to the market:

delivery : food delivery

service for city of lake Geneva customer, who online order or phone order our food.

II. BUSINESS SUMMARY

Industry Overview

In the United States, the offer poke salad bowl, and simple sushi, fresh fruit smoothie, fresh fruit juice and some ice cream. industry presently makes 150,000-250,000 dollars in sales.

the travel season beginning.

Research shows that consumers in this industry primarily focus on the following factors when making purchasing decisions:

poke salad bowl is the popular Hawaii health food, most traveler familiar with it, sushi is the most popular Japanese food, we are intent is, available a health and fresh food in town and fast delivery to the customer

Business Goals and Objectives

Short Term:

service for the traveler also At the same time, local residents should meet our restaurants through advertisements and promotions.

Long Term:

Serve local residents, provide quality, healthy and fast food, and obtain stable economic benefits

Legal Issues

The Company affirms that its promoters have acquired all legally required trademarks and patents.

III. MARKETING SUMMARY

Target Markets

The Company's major target markets are as follows:

Traveler and resident

The estimated number of potential clients within the Company's geographic scope is 0.

Pricing Strategy

The Company has completed a thorough analysis of its competitors' pricing. Keeping in mind our competition's pricing and the costs of customer acquisition, we have decided on the following pricing strategy:

Reference to nearby similar restaurants for food prices

Services

First-rate service is intended to be the focus of the Company and a cornerstone of the brand's success. All clients will receive conscientious, one-on-one, timely service in all capacities, be they transactions, conflicts or complaints. This is expected to create a loyal brand following and return business.

IV. FINANCIAL PLAN

12-Month Profit and Loss Projection

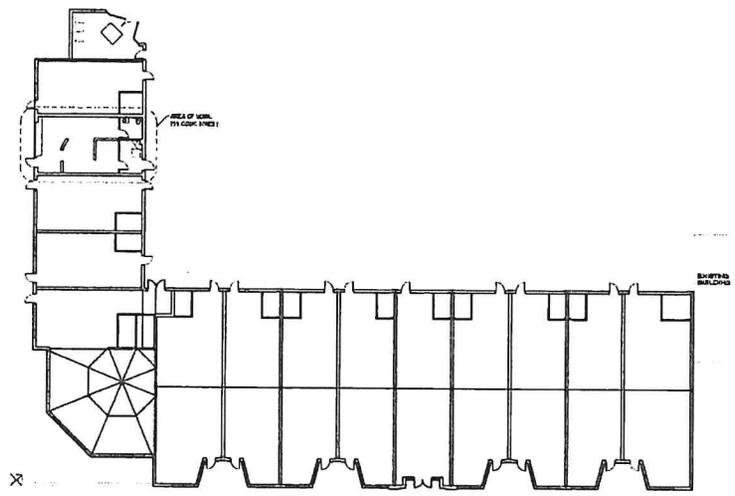
Monthly expense for salaries and overhead (projected):	\$0.00
Revenue and sales for first year of business (projected):	\$0.00
Gross profit for first year of business (projected):	\$0.00

Note

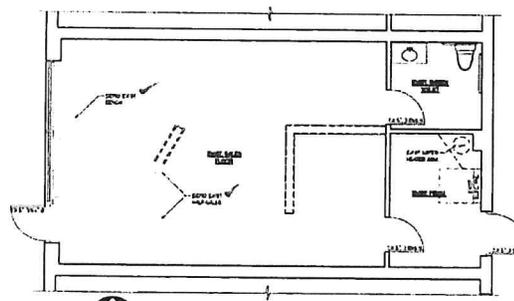
1. No liquor licence needed
2. No out side dining
3. Signage. "Green Poke"

IF MUNICIPALITY OR HEALTH DEPT. REQUIRES A GREASE TRAP/INTERCEPTOR, SOLE RESPONSIBILITY OF PROCUREMENT, DELIVERY & INSTALLATION SHALL BE TENANT'S.

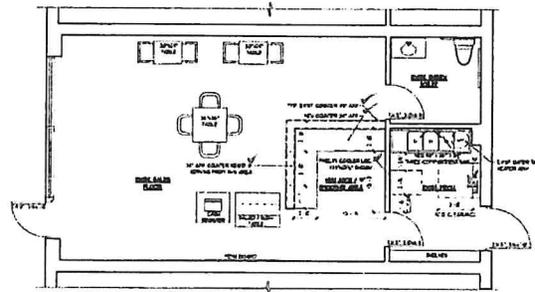
AS NOTED
 Approved by Landlord contingent on permit review
 and approval from the Authority Having Jurisdiction.
[Signature] 4.20.18
 Inland Operations Manager Date



EXISTING NEWPORT WEST BUILDING



EXISTING / DEMO. FINISH OUT SPACE



PROPOSED FINISH OUT SPACE

- DEMOLITION NOTES:**
1. ALL DEMO SHALL COMPLY BY APPLICABLE REGIONS CODES, MANUFACTURE, STATE, FEDERAL AND APPLICABLE REGULATIONS AS APPLICABLE TO THE LOCAL, REGIONAL, NATIONAL AND FEDERAL REGULATIONS.
 2. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR COMPLIANCE TO LOCAL AND STATE LAWS.
 3. ALL ACTIVE UTILITIES IDENTIFIED BY SURVEY SHALL BE PROTECTED BY DEMOLITION CONTRACTOR.
 4. NOTIFY ALL LOCAL JURISDICTIONS, LOCAL ORDINANCES, STATE AND APPLICABLE FEDERAL REGULATIONS BY ORDER TO NOTIFY JURISDICTIONS OF ALL DEMO OPERATIONS BEFORE BEGINNING DEMOLITION.
 5. PROVIDE ADEQUATE NOTICES AND WARNINGS OF ALL RELATED OPERATIONS TO TENANT BEFORE BEGINNING DEMOLITION. NOTIFY ARCHITECT OF ANY STRUCTURAL CONCERN IMMEDIATELY.
 6. USE ALL PRECAUTIONS TO PROTECT FINISH OBJECTS SUBMITTED TO BE REMOVED BY THE PROJECT OWNER. PROVIDE ADEQUATE PROTECTION AND REPAIRS TO THE REMAINING PORTION OF THE WORK AS TO APPLICABLE CODES.
 7. CONDUCT DEMOLITION OPERATIONS AND BE RESPONSIBLE OF OBTAINING NECESSARY PERMITS AND OBTAIN ALL NECESSARY APPROVALS AS REQUIRED BY THE LOCAL, REGIONAL, NATIONAL AND FEDERAL REGULATIONS.
 8. REMOVE ALL DEMO, REMOVE OR OTHER MATERIALS FROM THE DEMOLITION OR DEMOLITION. THE CLEANUP SHALL BE DEMOLITION AREA AND DEMO CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMO, REMOVE OR OTHER MATERIALS FROM THE DEMOLITION AREA AS APPLICABLE LAWS.
 9. ALL WASTE, DEBRIS, SOILS, FLOORS, CONCRETE, SLABS, METALS AND FUNDAMENTALS SHALL BE REMOVED AS NOTED ON DRAWINGS.
 10. ALL REMAINING, MATERIALS, THE ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURAL MATERIALS, SHALL BE REMOVED AND DEMO CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMO, REMOVE OR OTHER MATERIALS FROM THE DEMOLITION AREA AS APPLICABLE LAWS.

McCormack + Eiter / Architects, LLP
 400 Grand Street
 Lake Geneva, WI 53147
 Tel: 262.845.1100
 www.mccormackeiter.com

FINISH OUT OF EXISTING SPACE FOR
CHINA MAX
 PROJECT NO. 1046
 LAKE GENEVA, WISCONSIN 53147

NO. 1046
 PROJECT NO. 1046
 SHEET
 A-1

LIMITED CONDITIONAL USE RESOLUTION 18-R40

A resolution authorizing the issuance of a Limited Conditional Use Permit to William and Carol Dick, 723 Geneva St., Lake Geneva WI, 53147, to conduct a Commercial Indoor Lodging land use for the property located at 723 Geneva Street.

WHEREAS, the City Plan Commission has considered the application of William and Carol Dick to operate a Commercial Indoor Lodging;

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on May 10, 2018.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Limited Conditional Use Permit to William and Carol Dick, 723 Geneva St., Lake Geneva WI, 53147, to operate a Commercial Indoor Lodging, in the Central Business (CB) zoning district,

Tax Key No. ZOP00158

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

1. The Limited Conditional Use Permit is valid only to the Applicant
2. The Limited Conditional Use Permit shall be applied to the "both units" within 730 days with active applications for the land use requested by the owner to operate the Commercial Indoor Lodging as requested.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of May 2018.

Tom Hartz, Mayor

ATTEST:

Lana Kropf, City Clerk

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: May 21, 2018

Agenda Item: 9

Applicant:

William & Carol Dick
723 Geneva St.
Lake Geneva WI, 53147

Request:

723 Geneva Street
Conditional Use Permit (CUP) for
Commercial Indoor Lodging land use in the
Central Business (CB) Zoning District
Tax Key No. ZOP000185

Description:

The applicant is submitting a proposal for the issuance of a Conditional Use Permit (CUP) to utilize the property located at 723 Geneva Street for the Commercial Indoor Lodging Services land use located in the Central Business (CB) zoning district.

The request is to allow the property owners rent the units out for a rental term of less than 6 days in accordance with the Commercial Indoor Lodging.

Project Details from CUP Submittal

The proposed request of for this use is a permitted land use in the CB zoning if granted the CUP.

With this request the applicants currently reside in the upper unit as their residence, and are requesting that this application is applied to both upper and lower units. As stated the upper is their primary residence at this time albeit in the future they wish to have the same opportunity to utilize the dwelling as a Commercial Indoor Lodging land use without having to resubmit at a later date.

Staff Review Comments:

In speaking with the applicants, it is understood that the process for this request is that the **Lower** unit will need to have to meet the guidelines for Commercial Indoor Lodging and be applied at the time they wish to rent that unit.

The **Upper** unit however at the time of this request is exempt from inspections and will remain their dwelling but will be required to comply should they move forward with the Commercial Indoor Lodging requirements for that unit.

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.

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:
- a. In general, the proposed conditional use 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.
 - b. Specific to this site, the proposed conditional use 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.
 - c. The proposed conditional use 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.
 - d. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 - e. The proposed conditional use 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.
 - f. The potential public benefits of the proposed conditional use 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:
- a. In general, the proposed conditional use 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.
 - b. Specific to this site, the proposed conditional use 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.
 - c. The proposed conditional use 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.

- d. The proposed conditional use 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.
- e. The proposed conditional use 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.
- f. The potential public benefits of the proposed conditional use 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:

- 1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted, with the findings under A.1-6., above.
- 2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above, noting that the proposal is a fully consistent with the setback requirements of the SR-4 zoning district, and results in compliance to the setbacks on all four sides of the building over the current home.
- 3. Finally, staff recommends that *the following additional condition of approval* be attached to the approval:
 - a. That the location of all approved building setbacks be verified by an on-site inspection by the Building Administrator prior to pouring building foundation walls.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

723 Geneva Street - Attached Legal description

NAME AND ADDRESS OF CURRENT OWNER:

William + Carol Dick

723B Geneva St Lake Geneva, WI

TELEPHONE NUMBER & EMAIL OF CURRENT OWNER: 815-355-2989 - 815-355-3589

NAME AND ADDRESS OF APPLICANT:

William + Carol Dick

SAME AS ABOVE

TELEPHONE NUMBER & EMAIL OF APPLICANT: SAME AS ABOVE

PROPOSED CONDITIONAL USE:

We want to rent the lower unit for commercial indoor lodging for 1 week or less. We currently live upstairs and eventually want to convert that apartment as well.

ZONING DISTRICT IN WHICH LAND IS LOCATED: Central business

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

not apply

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

offering sleeping accommodations as a rental for less than 1 week or longer than 1 week.

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

4-2-18

DATE



SIGNATURE OF APPLICANT

723 Geneva St.
Lake Geneva, WI

THE EAST ONE-QUARTER OF LOT NUMBER EIGHT (8) AND THE WEST HALF OF LOT
NUMBER NINE (9) IN BLOCK NUMBER SIXTEEN (16) IN THE VILLAGE OF GENEVA,
NOW CITY OF LAKE GENEVA, ACCORDING TO THE PLAT OF SAID VILLAGE,
LOCATED IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

_____ (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?

We are located in the business district.
It would be a resort business serving in a resort town. It would be located in the proper area.

2. How is the proposed conditional use, in its specific 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?

The location is conducive to serve tourists who come to Lake Geneva. They can walk to stores, restaurants and to the Lake.

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?

NONE

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?

The property is located in the area that the City has already passed other properties for conditional use, for the same purpose.

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 it is located in the business District.

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 we will be serving the public and encouraging tourist's to visit Lake Geneva.

IV.FINAL APPLICATION PACKET INFORMATION

___ Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

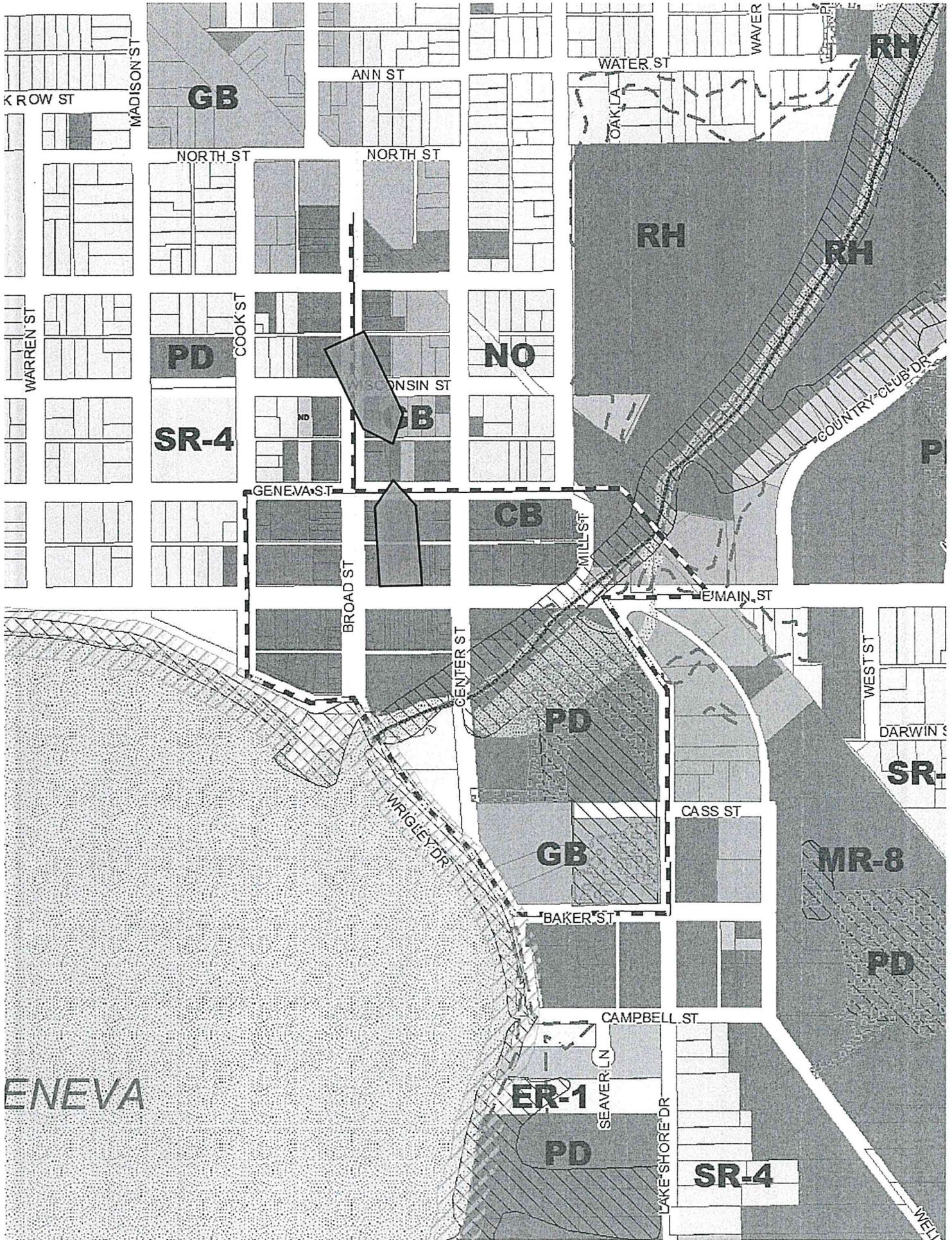
___ Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

___ 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: _____



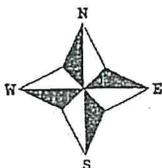
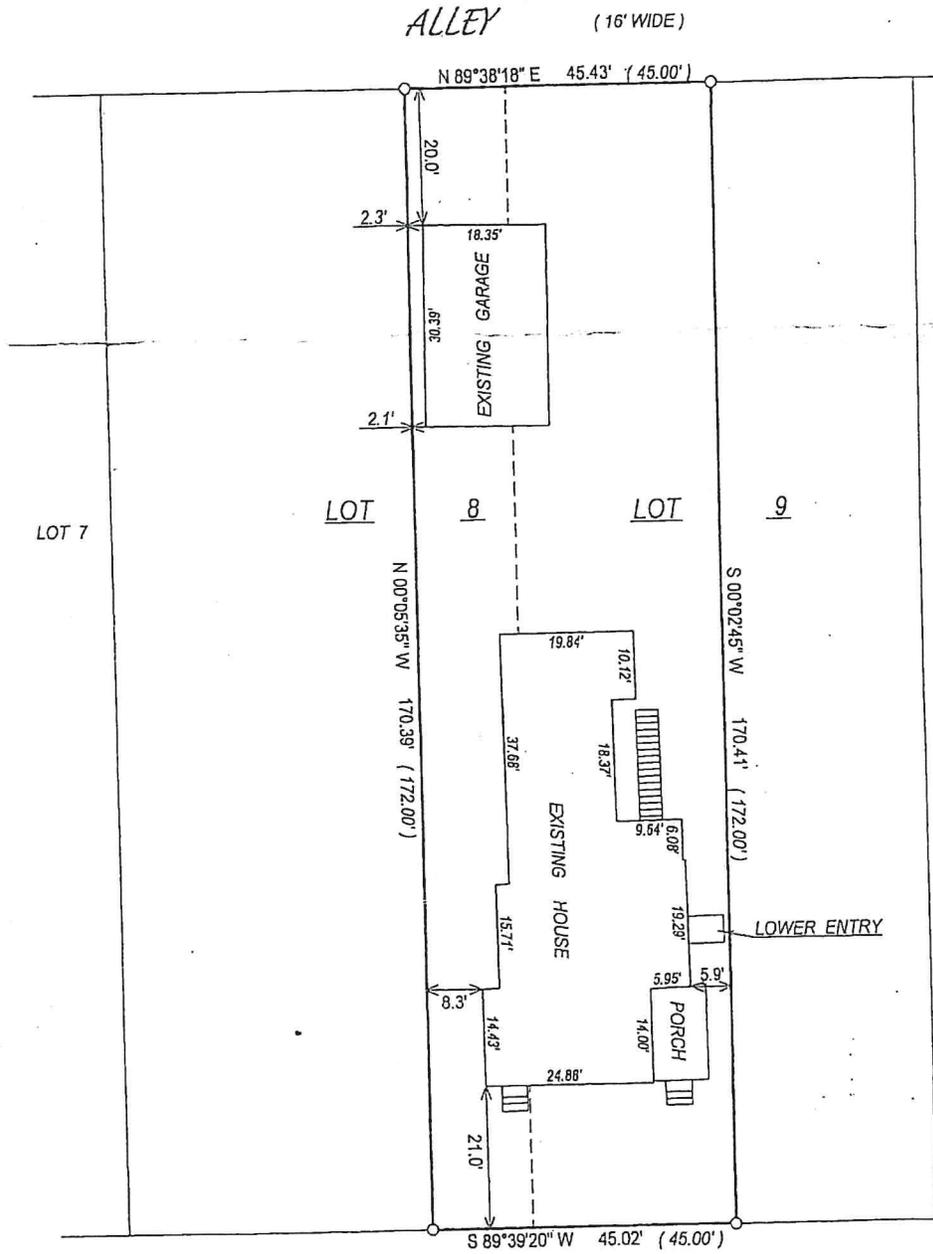
PREPARED FOR: CENTURY 21 PAGLIARINI GROUP INC.
C/O MATT WAKELEY
252 CENTER STREET
LAKE GENEVA WI. 53147

PLAT OF SURVEY

J.K. SI
N3705
LAKE
262-24

- OF -

THE EAST ONE-QUARTER OF LOT NUMBER EIGHT (8) AND THE WEST HALF OF LOT NUMBER NINE (9) IN BLOCK NUMBER SIXTEEN (16) IN THE VILLAGE OF GENEVA, NOW CITY OF LAKE GENEVA, ACCORDING TO THE PLAT OF SAID VILLAGE, LOCATED IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.



C.L. GENEVA STREET
(80' WIDE ROAD)

AMENDING THE PRECISE IMPLIMENTATION PLAN
RESOLUTION 18-R41

A resolution authorizing the third amendment of the existing Precise Implementation Plan to McMurr II LLC., 351 Hubbard, Suite 610, Chicago, IL 60654, to allow for the third amendment of the Phase 1 Precise Implementation Plan for the property located on Lake Geneva Blvd.

WHEREAS, the City Plan Commission has considered the application of McMurr II LLC to amend the existing Precise Implementation Plan;

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on May 10, 2018.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Precise Implementation Plan to McMurr II LLC, 351 Hubbard, Suite 610, Chicago, IL 60654, for the property located in the Planned Development (PD) zoning district,

Overlapping Tax Key Nos. ZSUM00101 – ZSUM00247

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 28th day of May 2018.

Tom Hartz, Mayor

ATTEST:

Lana Kropf, City Clerk

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: May 21, 2018

Agenda Item: 12

Applicant:

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

Request:

Summerhaven Third Amendment to a Precise
Implementation Plan (PIP)
Tax Parcel Nos. ZSUM00101 –
ZSUM001247

Description:

The applicant is submitting a Precise Implementation Plan (PIP) to amend an existing Planned Development for a Condominium development located at Tax Parcel Nos. ZSUM00101 – ZSUM001247 which is in the vicinity of Lake Geneva Blvd. and Wells St.

No changes are proposed to the site plan or building exterior other than the reduction in units per acre.

Because this site is zoned as a Planned Development, a change of land use or land division involves review and approval of a Precise Implementation Plan (PIP) amendment.

The PIP 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. As no changes are proposed to the site that would change the existing site plan, no flexibilities are requested.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Precise Implementation Plan (PIP):

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

- Provide the Common Council with a *recommendation* regarding the proposed PIP;
- Include *findings* required by the Zoning Ordinance for PIPs; 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 zoning. The site is planned for *Planned Neighborhood* in the Comprehensive Plan.

The applicant is reminded that future changes to the site plan or on-site operational characteristics will likely require an amendment to the approved GPD and/or PIP. Staff recommends approving the request to amend the PIP.

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

A proposed PIP 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 PIP 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 PIP 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 PIP 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 PIP 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 PIP 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 PIP 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 Precise Implementation Plan:

1. Staff recommends that the Plan Commission recommends *approval* of the PIP as submitted.
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.

APPLICATION FOR PRECISE IMPLEMENTATION PLAN AMENDMENT

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):

Summerhaven of Lake Geneva Condominium, southwest corner of intersection of Wells Street and Lake Geneva Boulevard. See attached Exhibit B for legal description.

Name and Address of Current Owner:

McMurr II, LLC, 351 W. Hubbard, Suite 610, Chicago, IL 60654, Attn: Murray S. Peretz

Telephone No. with area code & Email of Current Owner: 312-527-3600 x 1; mperetz@spectrumchicago.com

Name and Address of Applicant:

Same as Owner

Telephone No. with area code & Email of Current Owner: _____

Proposed Use:

See Project Narrative attached as Exhibit A and incorporated herein.

Zoning District in which land is located: PD, Planned Development, Precise Implementation Plan

Names and Addresses of architect, professional engineer and contractor of project:

Warren Hansen, FARRIS, HANSEN & ASSOCIATES, INC., 7 West Ridgway, Elkhorn, WI 53121
262-723-2098

Short statement describing activities to take place on site:

See Exhibit A, Project Narrative.

PIP Amendment fee \$400.00, payable upon filing application.

McMurr II, LLC,

April 5, 2018

Date

By: 

Signature of Applicant

Cost Recovery # _____

Petitioner Name _____

Project Address _____

OFFICE USE ONLY

Description of Request _____

Agreement for Services

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposals coming before the Plan commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit of **\$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** Surplus deposits shall be returned to the Applicant at the conclusion of the project.

McMurr II, LLC _____, as applicant/petitioner for

Project: Summerhaven Phase I _____

Project Address: Murray Drive and Summerhaven Drive, Lake Geneva, WI 53147 _____

Name: McMurr II, LLC _____

Address: 351 W. Hubbard, Suite 610 _____

Chicago, IL 60654, Attn: Murray S. Peretz _____

Cell Phone: (312) - 965 - 2807 Phone: (312) - 527 - 3600 x 1 _____

Email: mperetz@spectrumchicago.com _____

Dated this _____ Day of April _____, 20 18 _____

McMurr II, LLC _____

Printed Name of Applicant / Petitioner



Signature of Applicant/Petitioner

Applicant/Petitioner agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof

Section 98-935 Fees:

(1) Fees for Procedures or Permits Requested by a Private Party: The fees for the procedures and permits established by this Chapter shall be established by resolution of the Common Council of the City of Lake Geneva

(2) Fees for Procedures Requested by the City of Lake Geneva: There shall be no fee in the case of applications filed in the public interest by the Common Council or the Plan Commission, other agency, or official of the City of Lake Geneva.

(3) Payment of Fees: Fees shall be payable at the time applications are filed with the appropriate officer of the City (per the requirements of this Chapter), and are not refundable.

(4) Professional Consultant Review Services: The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission. The City may apply the charges for these services to the Petitioner. The City will require the Petitioner to sign a professional consultant review services form. The City Administrator at any time may require an applicant to submit an advance deposit **of \$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property.

APPLICATION SUBMITTAL REQUIREMENTS
PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)

Prior to submitting the 20 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. After the effective date of the rezoning to PD/GDP, the Applicant may file an application for the proposed PIP with the Plan Commission. This submittal packet shall contain the following items, prior to its acceptance by the Zoning Administrator and placing the item on the Plan Commission agenda for PIP review.

_____ (1) **A location map** of the subject property and its vicinity at 11" x 17", as depicted on a copy of the City of Lake Geneva Land Use Plan Map;

_____ (2) **A map of the subject property** for which the PD is proposed:

_____ Showing all lands within 300 feet of the boundaries of the subject property;

_____ Referenced to a list of the names and addresses of the owners of all lands on said map as the same 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 clearly reproducible with a photocopier;

_____ Map size of 11" by 17" and map scale not less than one inch equals 800 feet;

_____ All lot dimensions of the subject property provided;

_____ Graphic scale and north arrow provided.

_____ (3) **A general written description** of proposed PIP including:

_____ Specific project themes and images;

_____ The specific mix of dwelling unit types and/or land uses;

_____ Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;

_____ The specific treatment of natural features;

_____ The specific relationship to nearby properties and public streets.

_____ A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.

_____ A complete list of zoning standards which will not be met by the proposed PIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall

be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

_____ (4) **A Precise Implementation Plan Drawing** at a minimum scale of 1"=100' (and reduced to 11" x 17") of the proposed project showing at least the following information in sufficient detail: *(See following page)*

_____ A PIP site plan conforming to all requirements of Section 98-908(3). If the proposed PD is a group development (per Section 98-208) also provide a proposed preliminary plat or conceptual plat;

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

_____ Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or City Council; and

_____ Notations relating the written information (3), above to specific areas on the GDP Drawing.

_____ (5) **A Property Site Plan drawing which includes:**

_____ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;

_____ The date of the original plan and the latest date of revision to the plan;

_____ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);

_____ A reduction of the drawing at 11" x 17";

_____ A legal description of the subject property;

_____ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;

_____ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;

_____ All required building setback lines;

_____ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;

_____ The location and dimension (cross-section and entry throat) of all access points onto public streets;

_____ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;

- _____ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
- _____ The location of all outdoor storage areas and the design of all screening devices;
- _____ The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;
- _____ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property – including the clear demonstration of compliance with Section 98-707;
- _____ All engineering requirements for utilities, site designs, etc;
- _____ The location and type of any permanently protected green space areas;
- _____ The location of existing and proposed drainage facilities for storm water;
- _____ In the legend, data for the subject property on:
 - _____ Lot Area;
 - _____ Floor Area;
 - _____ Floor Area Ratio (b/a);
 - _____ Impervious Surface Area;
 - _____ Impervious Surface Ratio (d/a);
 - _____ Building Height.

- _____ (6) **A landscaping plan for subject property**, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.
- _____ (7) **A series of building elevations** for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.
- _____ (8) **A general signage plan** including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from City standards or common practices.
- _____ (9) **A general outline of the intended organizational structure** for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.
- _____ (10) **A written description** which demonstrates the full consistency of the proposed PIP with the approved GDP.
- _____ (11) **A written description** of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed PIP development; and,

- _____ (12) **Proof of financing capability** pertaining to construction and maintenance and operation of public works elements of the proposed development.

FINAL APPLICATION PACKET INFORMATION
PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 98-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/PIP not fully developed within five years of final City Council approval shall expire, and no additional PD-based development shall be permitted. The City Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

- _____ **Receipt of 5 full scale copies in blueline or blackline 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:** _____

**SUMMERHAVEN
OF
LAKE GENEVA CONDOMINIUM**

**THIRD AMENDMENT TO PRECISE
IMPLEMENTATION PLAN (PIP)**

**Applicant: McMurr II, LLC,
an Illinois limited liability company**

May 9, 2018

EXHIBIT A
PIP THIRD AMENDMENT - NARRATIVE

McMurr II, LLC, an Illinois limited liability company (“McMurr II”), is the Successor Declarant of the Summerhaven development (“Summerhaven”) and the owner of fifteen (15) of the units in Phase I thereof (“Phase I”) and all the lands comprising Summerhaven’s second and third phases. 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, and has extended Summerhaven Drive to Lake Geneva Boulevard, paving the access for emergency vehicles to Summerhaven.

Phase I, approximately 8.04 acres, more particularly described in the attached Exhibit B incorporated herein, is zoned by the City of Lake Geneva (“City”) as PD, Planned Development Zoning District, under a Precise Implementation Plan (“PIP”) that has been amended in 2014 and in 2017 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 (10) duplex dwellings in five (5) buildings have been constructed, as well as three (3) single-family dwellings, with additional single-family units under construction. 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 thirty-seven (37) units originally approved for Phase I, now reduced to twenty-eight (28) units, but also to accommodate an additional forty-seven (47) units originally approved for the second and third phases of Summerhaven. Under the 2017 Second Amendment to the PD-PIP for Phase I (“Second Amendment”), 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.

In planning the completion of such public and private infrastructure construction under the Second Amendment, however, McMurr II has learned that the size of the cul-de-sac to be constructed at the north terminus of Murray Drive, to be located largely on the real property more particularly described in the attached Exhibit C incorporated herein (“Phase II Property”), is substantially larger than originally planned and can have no center island, due to state-imposed requirements to accommodate emergency vehicles. The larger cul-de-sac has resulted in the reduction of the number of potential units on the Phase II Property from five (5) to four (4) and the addition of considerable fill to the Phase II Property.

The availability of fill and changing plans for the four (4) units potentially to be added to the Phase II Property have made the completion of the necessary improvements more viable. Consequently, McMurr proposes this Third Amendment to the PD-PIP for Phase I to amend the engineering to complete the public and private infrastructure of Phase I and to

accommodate up to four (4) units on the Phase II Property, if the Phase II Property is so rezoned, including, without limitation, the abandonment of the temporary T-turnaround at the current north terminus of Murray Drive, the construction of the larger cul-de-sac at the extended north terminus of Murray Drive, and the addition of fill to allow such improvements.

Attached as Exhibit D and incorporated herein is McMurr's Overall Site Plan depicting the extension of Murray Drive to its north terminus in the larger cul-de-sac, and the public and private infrastructure for the completion of Phase I and possibly four (4) units on the Phase II Property. Attached as Group Exhibit E and incorporated herein are the Phase I Buildout & Phase II Final Engineering Plans.

Also filed herewith is a First Amendment to the Development Agreement for Phase I, to reflect the completion of the public and private infrastructure, the cut off by McMurr of multiple public water and sanitary sewer services at the mains therefor in excess of one (1) set for each unit, for built and unbuilt units in Summerhaven, the grant of a twenty-five (25) foot-wide public utility easement to the City along the north boundary of the Phase II Property from the west end of the planned cul-de-sac to the west boundary of the Phase II Property, depicted in Group Exhibit E, to enable the City to loop public water mains through adjoining properties to the north or the west of the Phase II Property. McMurr will post with the City sufficient bond to cover the cost of the final lift and the installation of the remaining public and private infrastructure work for Phase I and the Phase II Property.

A map of Summerhaven, showing all lands within three hundred (300) feet, and a list of the names and addresses of the owners of all lands on said map, indicating the current zoning of Summerhaven and its environs, and the jurisdiction, is attached as Group Exhibit F and incorporated herein.

Except as modified by this Third Amendment to the PIP for Summerhaven, the PIP remains unchanged. The landscaping, signage, lighting, organizational structure, and the consistency of the PIP, as amended hereby, and the GDP, are not materially changed.

McMurr II believes that this Third Amendment to the PIP will render Summerhaven a more viable and improved in-fill development for the City.

**SUMMERHAVEN OF LAKE GENEVA CONDOMINIUM
EXHIBIT B
LEGAL DESCRIPTION OF SUMMERHAVEN PHASE I**

Units 101, 103, 107, 109, 112, 116, 126, 202, 204, 207, 208, 209, 210, 215, 216, 217, 221, 223, 224, 226, 227, 229, 230, 232, 237, 239, 241, 245, and 247 in the Summerhaven of Lake Geneva Condominium, created by a "Declaration of Condominium" recorded on March 28, 2007, in the Office of the register of Deeds for Walworth County, Wisconsin, as Document No. 704378, together with any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said condominium being located in the City of Lake Geneva, County of Walworth, and State of Wisconsin (end of legal description).

Tax Key Numbers: ZSUM 00101, ZSUM 00103, ZSUM 00107, ZSUM 00109, ZSUM 00112, ZSUM 00116, ZSUM 00126, ZSUM 00202, ZSUM 00204, ZSUM 00207, ZSUM 00208, ZSUM 00209, 210, ZSUM 00215, ZSUM 00216, ZSUM 00217, ZSUM 00221, ZSUM 00223, ZSUM 00224, ZSUM 00226, ZSUM 00227, ZSUM 00229, ZSUM 00230, ZSUM 00232, ZSUM 00237, ZSUM 00239, ZSUM 00241, ZSUM 00245, and ZSUM 00247.

**SUMMERHAVEN OF LAKE GENEVA CONDOMINIUM
EXHIBIT C
LEGAL DESCRIPTION – ADJOINING 1.75 ACRE PARCEL
FOR TURNAROUND – 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

**SUMMERHAVEN OF LAKE GENEVA CONDOMINIUM
EXHIBIT D
OVERALL SITE PLAN**

See attached.

**SUMMERHAVEN OF LAKE GENEVA CONDOMINIUM
EXHIBIT E
PHASE I BUILDOUT & PHASE II FINAL ENGINEERING PLANS**

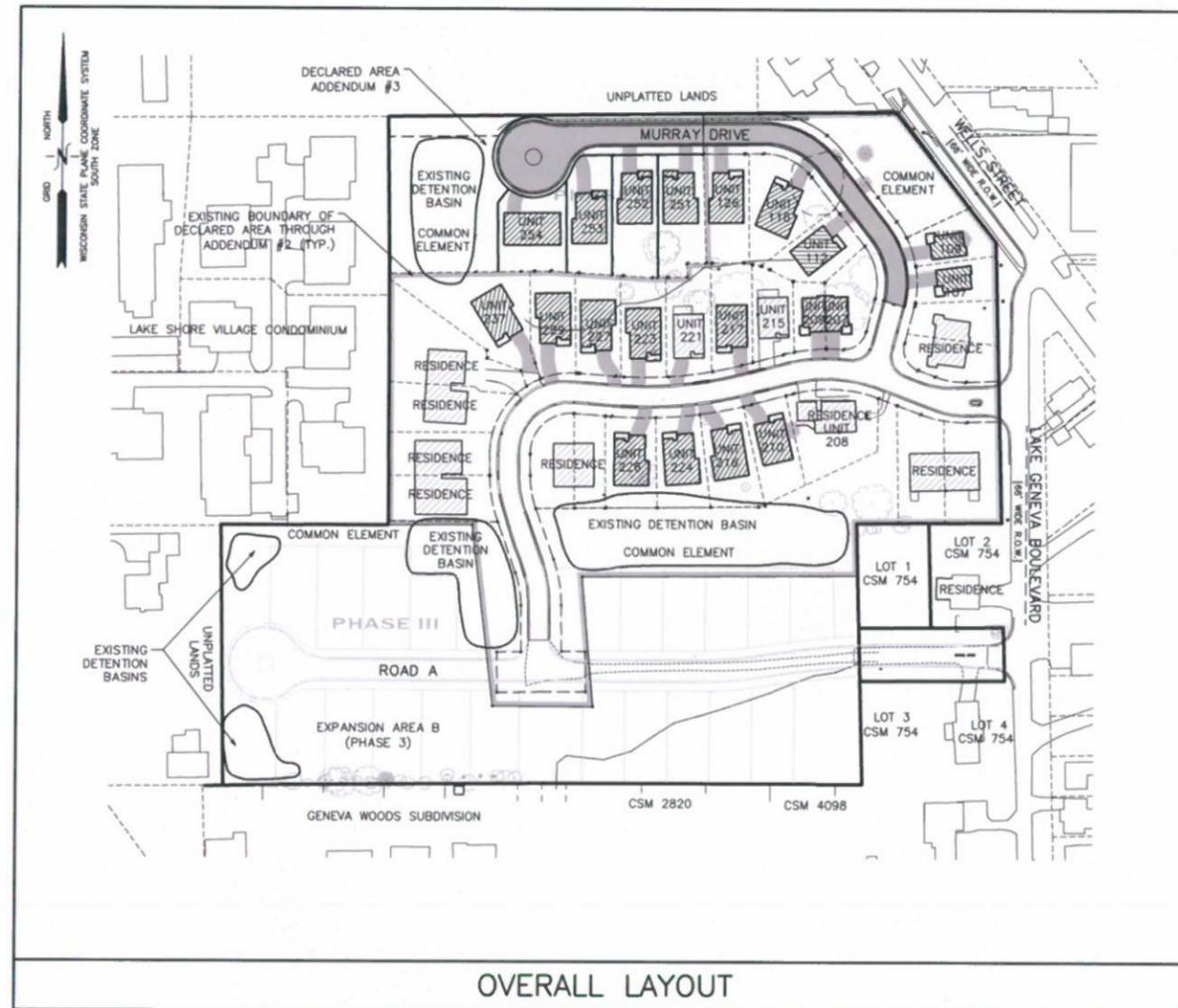
See attached.

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



- 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

FH

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

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
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05/10/2018 - 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

WS STATUTE 192.0175(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'



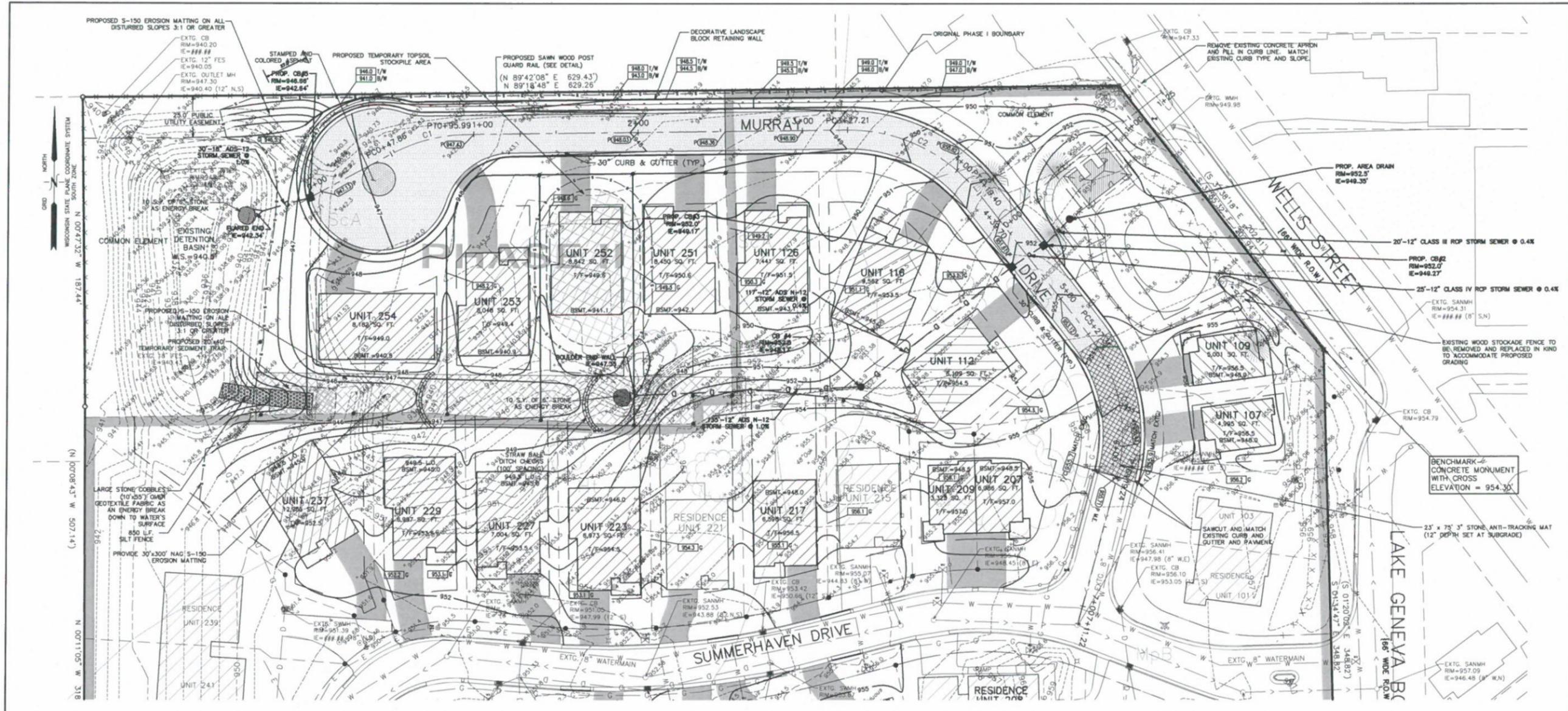
**SUMMERHAVEN OF LAKE GENEVA
PHASE 1 BUILDOUT & PHASE 2
FINAL ENGINEERING PLANS**
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

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

FARRIS, HANSEN & ASSOCIATES, INC.
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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
 - - - - - FINISHED GROUND
 - - - - - 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

- PUD
- EXISTING ZONING
- 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.



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DIGGERS HOTLINE

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Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

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



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

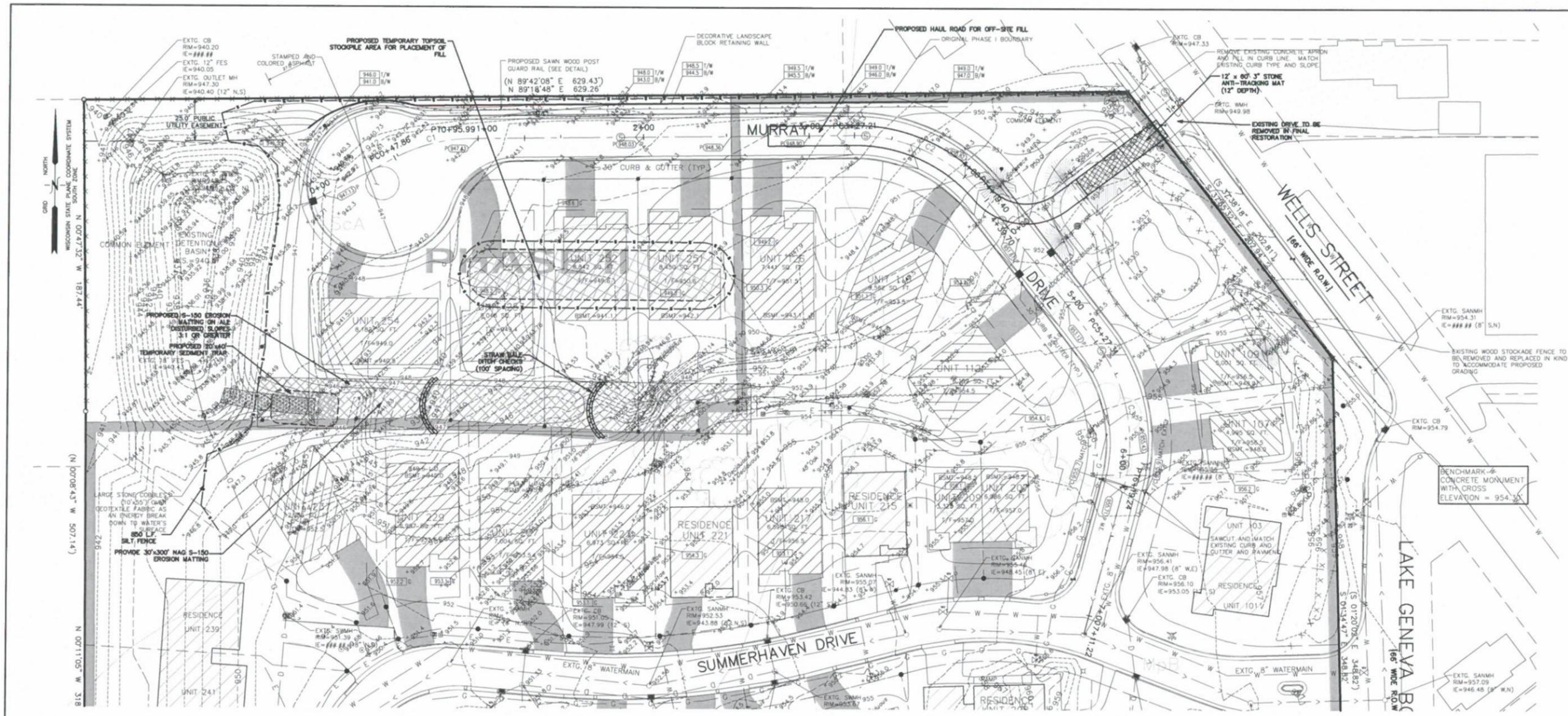
**HAUL ROAD FOR
MAJOR FILL OPERATIONS**

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SHEET NO.
3 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. 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.
7. ALL DISTURBED SLOPES 3:1 OR GREATER TO BE STABILIZED WITH NORTH AMERICAN GREEN S-150 EROSION CONTROL BLANKET.

GENERAL NOTES

1. REMOVE ALL BRUSH AND SCRUB TREES PRIOR TO STRIPPING OF TOPSOIL.
2. TOPSOIL STOCKPILE SHALL BE LOCATED WHERE SHOWN ON PLAN. INSTALL TEMPORARY SILT FENCE AROUND ENTIRE PERIMETER OF STOCKPILE PER WDNR TECHNICAL STANDARDS. SOIL LEFT UNDISTURBED FOR 14 DAYS MUST BE SEEDED AND STABILIZED.
3. ALL FILL PLACED SHALL BE ON PREPARED LEVELED SUBSOIL WITH FILL PLACED IN COMPACTED 8" TO 12" LIFTS BY DOZER AND SHEEPSFOOT COMPACTOR.
4. ANY DISTURBED OR DAMAGED ROADWAY OR SIDEWALK SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
5. WELLS STREET TO BE KEPT FREE OF DIRT, MUD, DEBRIS, ETC. AT ALL TIMES.
6. ALL SITE CLEANING, EXCAVATION, GRADING, COMPACTION, SUBGRADE PREPARATION, SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION," 2016 EDITION, STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE REQUIREMENTS OF ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL ORDINANCES.

- LEGEND**
- - - - - EXISTING CONTOURS
 - 949.89 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
 - EROSION MAT OR EQUIVALENT
 - PROPOSED BUILDING BOX HOME SITE
 - PROPOSED DRIVE LOCATIONS



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

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

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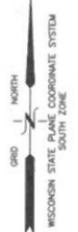
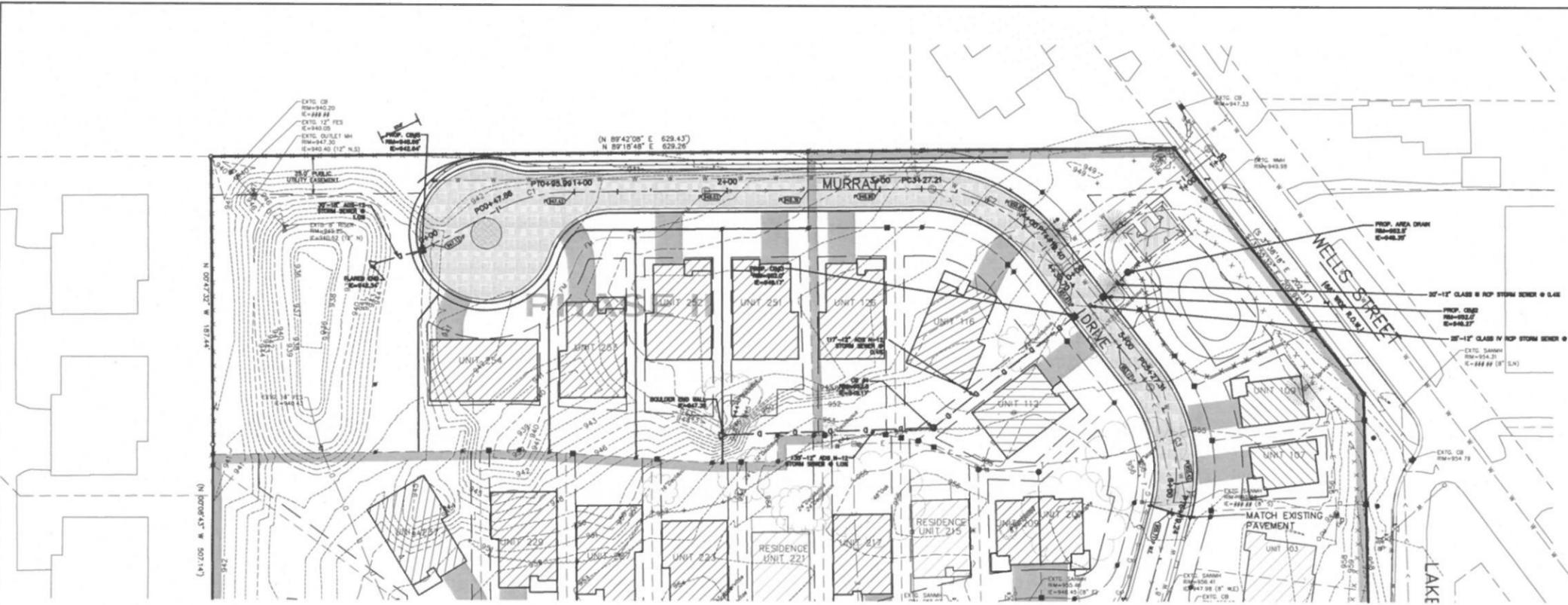
**SUMMERHAVEN OF LAKE GENEVA
PHASE 1 BUILDOUT & PHASE 2
FINAL ENGINEERING PLANS**
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

**PAVING & STORM SEWER
PLAN & PROFILE**

FARRIS, HANSEN & ASSOCIATES, INC.
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GENERAL NOTES:

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES OR STRUCTURES SHOWN ANYWHERE WITHIN THESE PLANS ARE BASED UPON RECORDS AVAILABLE AT THE TIME THE PLANS WERE PREPARED AND SHOULD NOT BE ASSUMED TO BE COMPLETE OR CORRECT IN ALL INSTANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE FOR HIMSELF THE EXACT LOCATIONS AND TYPES OF THEIR FACILITIES BEFORE EXCAVATING. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND WORK DURING THE COURSE OF HIS CONSTRUCTION ACTIVITY.
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 WORK DONE WITHIN THE ROAD RIGHT-OF-WAY TO BE DONE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.

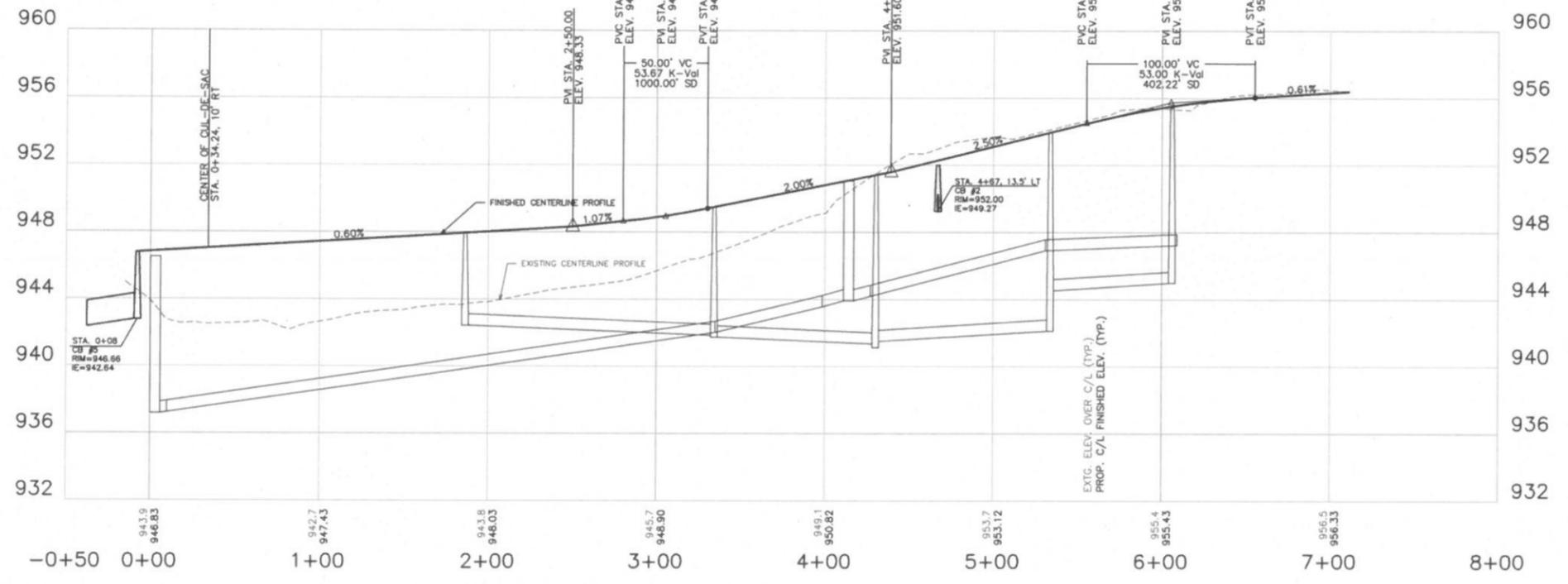
TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

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.

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"



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PUBLIC SANITARY SEWER AND WATER MAIN
101. STANDARD SPECIFICATIONS

The "Standard Specifications for Sewer and Water Construction in Wisconsin", Sixth Edition, December 22, 2003, with Addendum No. 1, "Standard Specifications" and The City of Lake Geneva Special Provisions Development Standards for Private Developments, "Special Provisions" will govern all public sanitary sewer and water main utility work performed on this project. Below are the relevant sections of the "Special Provisions".

In the event of a discrepancy between the "Special Provisions" and the "Standard Specifications" the "Special Provisions" shall govern.

Copies of the "Standard Specifications" may be obtained by contacting:

Public Works Industry Improvement Program
2835 N. Mayfair Road, Suite 35
Milwaukee, WI 53222
Phone: (414) 778-1050

Copies of the City of Lake Geneva Special Provisions Development Standards for Private Developments may be obtained by contacting the City Water and Sewer Utility Engineer (City Utility Engineer):

Kapur & Associates
1224 S. Pine St.
Burlington, WI 53105
Phone: (262) 787-2747

201. SANITARY SEWER CONSTRUCTION

A. Bedding and Cover Material

1. Sanitary sewer bedding and cover material shall conform to the appropriate sections of the "Standard Specifications", as specified and/or modified below:

a. PVC Pipe - Section 3.2.6(f), as modified below (Note that the bedding section is essentially Class "B" Bedding including bedding a minimum of 12 inches of cover material over the top of the pipe.):

(1) Bedding material used for 18" diameter or smaller sewer pipes shall conform to either Table 32 (3/8" crushed stone chips containing at least 85% machine fractured particles) or Table 33 (3/4" crushed stone chips containing at least 65% machine fractured particles) of Section 8.43.2(a). Crushed pea gravel will not be allowed for use as bedding material. Cover material shall be the same material as used for bedding.

(2) Delete the following sentence from Paragraphs 3.2.6(b)2 and 3.2.6(i):

"If crushed stone chips or other materials conforming to Section 8.43.2(a) are used as cover material, no compaction or staging is required."

(3) Placement and Compaction.

(a) Place bedding material to the springline of the pipe and compact prior to placing cover material. Compaction of bedding material at the level of the pipe springline shall include working bedding material under the haunches of the pipe using shovels or other suitable methods. The Contractor shall take care to completely work bedding material under the haunches of the pipe to provide adequate side support.

(b) Place and compact cover material in one or more lifts after compacting bedding material. Place a minimum of 12 inches of cover material over the pipe.

(c) Refer to Subsection 607.B. of the "Special Provisions" for requirements for recompacting Class "B" bedding disturbed by trench boxes.

B. Laterals

1. Connections to the Main Sewer

a. Building sewer (lateral) connections to the main sewer 18" in diameter or less shall be made with wyes except as noted below. The ends of laterals shall be plugged in accordance with Paragraph 3.2.5(f) of the "Standard Specifications".

(1) All lateral connections to new flexible pipe shall be made with factory fabricated or injection molded in-line wyes unless otherwise approved by the Engineer.

b. Place wyes at a typical vertical angle of 45° to the horizontal except install wyes flat or level when the Plans state to install laterals as low as possible.

2. Grade
a. Install sewer laterals at a minimum 2.08% (1/4"/ft.) grade unless shown otherwise on the Plans.

3. Marker Stakes

a. The Contractor shall furnish and install a marker stake over the end of each lateral installed. The marker shall be a minimum 2" x 4" x 4" wooden plank or as approved by the Engineer. The marker shall be placed vertically with its top flush with the surface grade. Place a spike or other durable magnetic material in the top of the marker stake to aid in future relocation.

4. Risers

a. Risers on shallow flexible gravity sewer mains shall be constructed of flexible gravity sewer pipe in accordance with File No. 10E of the "Standard Specifications". Use File No. 10E for risers up to 6 feet in height and for mains not exceeding 16 feet in depth measured from the flowline of the sewer.

b. Riser connections shall be made with factory fabricated or injection molded in-line tees. Do not use saddles for riser connections.

5. Cleanouts

a. All laterals exceeding 100 feet in length shall have cleanouts installed on them. Cleanouts shall be placed at 100 foot maximum spacings as shown on the Plans or as directed by the Engineer. They shall be constructed in accordance with the details shown on the Plans.

C. Connections to Existing Manhole

1. Sewer connections to existing manholes shall be made in accordance with Section 3.5.7 of the "Standard Specifications". Field tapped holes for connecting sewer pipe to manholes shall be made by coring the manhole except that connections to brick or block manholes may be made by punching out the opening. Flexible pipe connections shall be made with flexible watertight connectors, Kor-N-Seal, Link-Seal or equal. All clamps, bolts, etc. of pipe to manhole seals shall be stainless steel. If Link-Seal connectors are used, the bolt heads shall be placed on the inside of manholes.

2. Form a new flow line(s) in the existing manhole(s) in accordance with File No. 13 of the "Standard Specifications".

3. For outside drop connection to existing manhole follow section 3.5.8(d)4, File 22 of the "Standard Specifications".

4. Plug Downstream Manhole

a. Place temporary plugs in all downstream (receiving) manholes to prevent groundwater and debris from entering the existing sewer system.

D. Pipe Flotation

1. Pipes installed below the groundwater elevation shall be protected against flotation. The Contractor shall lower the groundwater elevation until after adequate cover has been placed to secure pipes.

E. Insulation

1. Sewer lines shall be insulated where noted on the Plans and wherever the depth of cover is less than five (5) feet when so ordered by the Engineer. Insulation shall be in accordance with Chapter 4.17.0 of the "Standard Specifications" and the details in the Appendix of the "Special Provisions".

F. Deflection Testing

1. Polyvinyl chloride (PVC) sewer pipe shall be deflection tested with an approved go-no-go acceptance testing device. The test shall not be conducted until after all backfill has been placed and consolidated and after riser pipes and sewer laterals have been installed. The entire length of sewer pipe shall be tested.

a. PVC pipe shall be deflection tested in accordance with Paragraph 3.2.6(j)4, of the "Standard Specifications", as amended below:

(1) PVC pipe shall not be deflection tested until at least 14 days after all backfill has been placed, including backfilling of laterals and risers. Initial deflection testing shall be done using a 92.5% mandrel. The use of a 92.5% testing device will not be allowed for initial testing regardless of the time elapsed after backfilling.

(2) All sections failing to pass the test shall be repaired and retested, however, if at least 30 days have elapsed since the pipe was placed and backfilled, the Contractor will be allowed to retest the sewer line using a 92.5% mandrel.

2. Mandrels

a. Go-no go mandrels shall conform to the requirements of File No. 30 and 30A of the "Standard Specifications".

G. Leakage Testing

1. Low Pressure Air Test

a. Amend Paragraph 3.7.1 of the "Standard Specifications" to read in part: "Sanitary sewers less than or equal to 36 inches in diameter shall be tested for leakage using the low pressure air test. The length of laterals included in the test section shall be included in determining the test time."

H. Telescoping Sewers

1. The Contractor shall telescope all sewers after successfully completing deflection and leakage testing.

2. The Contractor shall provide the Owner with a copy of the videotape and a written report by the video contractor. The report shall indicate all defects (i.e., bad joints, cracked pipe, infiltration, standing water, etc.) and shall list locations of all laterals.

3. All defects shall be corrected and any dirt, gravel or foreign material removed from the sewer prior to acceptance by the Owner.

205. SANITARY SEWER MATERIALS

A. Sanitary sewer pipe material shall be polyvinyl chloride (PVC) pipe conforming to the following:

1. Polyvinyl chloride (PVC) sewer pipe (4 inch through 15 inch diameter) meeting the requirements of ASTM D3034, SDR 35, with a minimum pipe stiffness of 46 psi and having integral bell type flexible elastomeric joints meeting the requirements of ASTM D3212. Gaskets shall meet the requirements of ASTM F477. PVC material shall have a cell classification of 12454B, 12454C, 12364C or 13364B, except that 12364C and 13364B shall have a minimum modulus of elasticity of 500,000 psi. (Option: SDR 26 with a minimum pipe stiffness of 115 psi.)

2. Polyvinyl chloride (PVC) small diameter profile wall sewer pipe (8 inch and 10 inch diameter) meeting the requirements of ASTM F949, open profile, core type pipe (CONTECH A-2026). Pipe shall have a minimum pipe stiffness of 115 PSI and have integral bell type flexible elastomeric joints meeting the requirements of ASTM D3212. Joint gaskets shall meet the requirements of ASTM F477. PVC material shall have a cell classification of 12454B or 12454C and a minimum modulus of elasticity of 500,000 psi.

a. Lateral pipe material shall conform to the requirements of ASTM D3034, SDR 26.

210. SANITARY MANHOLES

A. Standard Manhole

1. Sanitary manholes shall be constructed in accordance with Chapter 3.5.0 and File Nos. 12, 12A, 13, and 15 of the "Standard Specifications" and these Special Provisions.

a. Poured Manhole Base

(1) All manhole bases (benches) shall be poured in place in accordance with Subsection 3.5.5(b) of the "Standard Specifications". Precast manhole bases or precast integral base units will be allowed in accordance with Subsection 3.5.5(c), however, no precast base units with preformed benches are allowed. All manhole benches shall be poured in place.

2. Manholes shall be precast 48 inch inside diameter with concentric cones.

a. Adjusting Rings

(1) A minimum of 4 inches to a maximum of 19 inches of adjusting rings shall be furnished for each manhole, unless shown otherwise on the Plans. (Note: Type II Manholes - 3 inches minimum of rings is acceptable.)

(2) Furnish manholes to minimize the chimney height required, so that chimney seal extensions will not be required. Note that a standard 9 inch seal covers a 6-1/2 inch chimney height.

(3) Material

(a) Adjusting rings shall be concrete, unless specified otherwise below, meeting the requirements of Subsection 8.39.11 of the "Standard Specifications".

(b) Rubber Adjusting Rings

(1) The top adjusting ring on manholes subject to traffic loadings shall be rubber as manufactured by Infra-Risers, Adaptor, Inc., or equal. Use tapered adjusting rings alone or in combination to place the manhole casting truly parallel with the plane of the pavement. Install adjusting rings in accordance with the manufacturer's instructions using the recommended adhesive.

b. Manhole depths shown on the Plans are approximate only, unless the cover elevation is indicated. Manhole covers shall be placed to match the existing grade unless the finished elevation is shown on the Plans.

(f) Place manhole covers 1/4 inch below the pavement grade in roadways.

3. Manhole Frames and Covers

a. Manhole frames and covers shall be Neenah R-1580 with Type "B" self-sealing lids, non-rocking, or equal.

B. Frame/Chimney Joints

1. Type I - Modified

a. All sanitary manholes shall be constructed with Type I frame/chimney joints. Type I joints shall consist of the following:

(1) Adjusting rings shall be set with butyl rubber sealant troweled into a 1/4 inch thick layer over the entire surface area of all adjusting rings. The butyl rubber sealant shall be EZ-Sik or Kent-Seal butyl base sealant in trowelable grade or equal.

(2) Internal/External Chimney Seal

Type I joints shall be provided with an external manhole chimney seal (internal/external adaptor seal) as manufactured by Adaptor Inc., West Allis, Wisconsin. The internal/external manhole seal shall be installed in accordance with the manufacturer's instructions.

(a) Furnish and install manhole seals to span (cover) the entire chimney height. Provide extensions as required.

2. Cone/Ring Dimensions

a. Manhole Cone Sections

(1) The top dimensions of cone sections shall be either 24 inches inside diameter by 36 inches outside diameter or 26 inches inside diameter by 38 inches outside diameter.

(2) The outside diameter of the top of the cone section shall be as large as or larger than the base flange of the manhole casting.

b. Adjusting Rings

(1) Adjusting ring dimensions shall match the dimensions of the top of the cone section; either 24" x 36" or 26" x 38".

(2) Adjusting rings shall have flat or even bearing surfaces providing bearing contact over the entire contact surfaces.

(3) Adjusting rings shall be as specified in Section 8.39.11 of the "Standard Specifications" or Subsection 210.A.2.a(3) of the "Special Provisions", except the dimensions shall be as specified above.

c. Center adjusting rings on manhole cones and center manhole castings on adjusting rings so that their surfaces will be flush whenever possible.

C. Manhole Riser Joints

1. Joints for precast manhole riser sections shall be made with rubber "O"-ring gaskets, a continuous ring of butyl rubber sealant (EZ-Sik or Kent-Seal in rope form) or equal. The butyl sealant shall be 1 inch diameter equivalent or as recommended by the manhole manufacturer.

2. Joints for precast manhole barrel sections including the joint with the bottom of the cone shall be wrapped with an external joint seal as manufactured by Mor Mac Construction Products Company; Cretek Specialty Products; CCI Pipeline Systems, etc. The external manhole seal shall be installed in accordance with the manufacturer's instructions.

a. If external joint seals require steel strapping, it shall be a minimum 5/8" - 316 stainless steel with stainless steel "strap lock" fasteners.

D. Manhole Lifting Holes

1. All lifting holes in precast manhole sections shall be lugged using rubber plugs supplied by the manhole supplier, non-shrink grout or other approved method. Non-shrink grout shall fill the entire void and shall be troweled at each face to provide smooth surfaces. Cement mortar shall not be used to plug lifting holes.

E. Manhole Pipe Connections

1. Connections of pipes to manholes shall be made in accordance with Section 3.5.7 of the "Standard Specifications". All field tapped holes for connecting sewer pipe to manholes shall be made by coring.

2. All plastic pipe shall be connected to manholes by means of flexible watertight pipe to manhole seals in accordance with Subsection 3.5.7(c). Manhole seals shall be Kor-N-Seal, Link Seal or equal. All clamps, bolts, etc. of pipe to manhole seals shall be stainless steel. If Link Seal connectors are used, the bolt heads shall be placed on the inside of manholes.

F. Drop Manholes

1. All drop manholes, unless shown otherwise on the Plans, shall be constructed as "outside" drop manholes in accordance with Section 3.5.8(d) and File No. 19 or 20 of the "Standard Specifications" and the requirements of these Special Provisions.

a. Heights of manhole drops shown on the Plans are figured from the invert of the outgoing sewer to the invert of the incoming sewer.

G. Manhole Air Vents

1. The Contractor shall construct manhole air vents at the locations shown on the Plans and/or as directed by the Engineer. Manhole air vents shall be constructed in accordance with the details shown on the Plans or included in the Appendix of the "Special Provisions".

H. Manhole Vacuum Testing

1. Delete Section 3.7.6 of the "Standard Specifications" in its entirety and replace it with the following:

a. The chimney and casting shall be in place prior to vacuum testing manholes.

b. All testing shall be done in the presence of the City Utility Engineer or his representative.

3. Isolate the manhole to be tested by plugging the inlet and outlet pipes with inflatable stoppers or other suitable test plugs. The plugs shall be securely braced to prevent the plugs from being drawn into the manhole.

4. The test head shall be placed at the top of the manhole in accordance with the manufacturer's recommendations.

a. Prior to starting the vacuum pump, determine the hydrostatic head on the lowest pipe connection to the manhole being tested.

b. If the hydrostatic head on the lowest pipe connection to the manhole is 12 feet or less, a vacuum pressure equal to 10 inches Hg (mercury) shall be applied to the manhole utilizing the vacuum pump.

c. When the pressure gage indicates 10 inches Hg, close the control valve, shut off the vacuum pump, and begin counting the seconds for the indicated pressure to drop one inch Hg. If the elapsed time is longer than the minimum time indicated in the following Table J, the manhole passes the test.

4. In the event the hydrostatic head is between 12 feet and 21 feet above the lowest connection to the manhole, the test vacuum pressure shall be reduced one inch Hg for each foot of hydrostatic head in accordance with the following Table K. If the hydrostatic head is greater than 22 feet, no vacuum test shall be performed.

e. If the test fails, repair or seal the manhole using non-shrink grout or other approved materials. Retest until an acceptable test is obtained.

f. Tests may be conducted before or after backfilling.

501. WATER MAIN CONSTRUCTION

A. Bedding and Cover Material

1. Polyvinyl Chloride (PVC) Pipe

a. Bedding and cover material shall be crushed stone chips conforming to either Table 32 (3/8" crushed stone chips containing at least 85% machine fractured particles) or Table 33 (3/4" crushed stone chips containing at least 65% machine fractured particles) of Section 8.43.2(a) of the "Standard Specifications". Crushed pea gravel will not be allowed for use as bedding or cover material.

2. Trench Section

a. The trench section shall conform to Section 4.3.3 and File No. 36 of the "Standard Specifications", as amended below:

(1) Bedding and cover shall be placed in a minimum of three separate lifts to ensure adequate compaction of these materials, with one lift of bedding material ending at or near the springline of the pipe. The Contractor shall take care to completely work bedding material under the haunch of the pipe to provide adequate side support.

(2) Amend Section 4.3.3 and File No. 36 of the "Standard Specifications" to require a minimum of 12 inches of cover material over the top of the pipe.

B. Polyethylene Wrap

1. Delete Section 4.4.4 and all references to polyethylene wrap from the "Standard Specifications". Polyethylene wrap is not required along the trunk water main unless the Engineer orders it to be installed.

2. Water mains installed within organic soil layers, former landfill areas or crossing cathodically protected pipe lines shall be wrapped as ordered by the Engineer.

a. Polyethylene wrap, if required, shall meet the requirements of AWWA Standard C-105 (ANSI A21.5) using Class C (black) polyethylene material and shall be installed as specified in Section 4.4.4 of the "Standard Specifications".

3. All fittings and valves are to be polyethylene wrapped. Polyethylene wrap shall meet the requirements of AWWA Standard C-105 (ANSI A21.5) using Class C (black) polyethylene material and shall be installed as specified in Section 4.4.4 of the "Standard Specifications".

C. Disinfecting Water Mains

1. Water mains shall be cleaned and disinfected in accordance with Sections 4.3.11 and 4.3.12 and Chapter 4.16.0 of the "Standard Specifications" and AWWA Standard C651. Place calcium hypochlorite tablets in the water main as specified in Section 4.3.12.

2. See Section 555 of the "Special Provisions" for water main flushing and sampling requirements.

D. Sewer Crossings

1. Center one full length of water main pipe on sewers wherever water main crosses over or under a sanitary or storm sewer so that both water main joints will be as far from the sewer as possible.

E. High Points in Water Main

1. The Contractor shall install water main at the grades shown on the Plans with no high points constructed in the main except at hydrants and as indicated on the Plans. If a high point which could trap air cannot be prevented, then an air release assembly shall be constructed at that point, if so ordered by the Engineer.

a. The Engineer reserves the right to order the Contractor to relay water main placed at the wrong grade. The cost of such relay work shall be paid for by the Contractor.

F. Joint Restraint

1. Restraining Fittings, Valves and Sleeves

a. MEGALUG Restrained Joints
(1) Restrain all fittings (bends, tees, caps and plugs), valves and sleeves using MEGALUG restrained joints as manufactured by EBAA Iron Sales, Inc. of Eastland, Texas.

(2) Buttress all fittings, as provided for in Paragraph G.1 below, in addition to joint restraint.

2. Restraining Vertical Bends and Offsets

a. Changes in the grade of the water main made by vertical bends or offsets shall be restrained as provided for in Subsection F.1 above.

3. Restrained Joint Pipe Sections

a. All water main pipe and fittings, within sections shown on the Plans as "Joint Restrain" or "Restrained", shall be restrained as specified in Subsection F. above and fittings shall be buttressed as specified in Subsection G. below.

b. Restrained Joints in Casings

(1) The joints of restrained joint pipe installed in casings shall be fully extended to take up the joint slack prior to making the end connections.

4. Restrain Valves on PVC Pipe in Valve Manholes

a. All valves placed in valve manholes and installed on PVC pipe shall be restrained using PVC joint restraint systems as manufactured by EBAA Iron Sales, Inc.

5. Restrained Hydrant Leads

a. Hydrant leads shall be restrained in accordance with Subsection 530.D. of the "Special Provisions".

G. Concrete Blocking (Buttresses)

1. All horizontal bends, tees, caps and plugs shall be provided with concrete buttresses, in addition to joint restraint as specified in Paragraph F.1.a(1) above, in accordance with Section 4.3.13 and File Nos. 44, 44A, 45 and 46 of the "Standard Specifications".

H. Insulation

1. Water mains shall be insulated where noted on the Plans and wherever the depth of cover is less than five (5) feet when so ordered by the Engineer. Insulation shall be in accordance with Chapter 4.17.0 of the "Standard Specifications" and the details in the Appendix of the "Special Provisions".

I. Operation of Existing Valves

1. All existing valves will be operated by or under the supervision of the Lake Geneva Utility Commission. Contact Josh Grjewski at (262) 248-2311, ext. 6115.

J. Water Service Disruption

1. The Contractor shall coordinate his work schedule with the Owner when connecting intersecting streets to the new water main in order to minimize inconvenience and disruption caused by the temporary discontinuance of water service. Water service to residences shall not be shut down for a period longer than eight (8) hours, nor after 4:30 p.m. or on weekends without approval of the Owner. Residential water service may only be shut down between the hours of 8:30 a.m. to 4:30 p.m., except that residential water services may be shut down outside of these hours with the Owner's permission. Water service to businesses shall not be shut down for a period longer than two (2) hours unless satisfactory arrangements are made with the businesses affected. The Contractor shall take whatever measures are necessary to return service at the end of each working day, including the use of temporary valves or plugs.

a. The Contractor shall notify homeowners and businesses at least 24 hours prior to shutting off any water service.

K. Water Main Offsets

1. Water mains shall be offset as shown on the Plans or as directed by the Engineer. Water main offsets shall be in accordance with File No. 47 of the "Standard Specifications" as modified below.

a. Place offsets to provide a minimum of six (6) feet of cover.

(1) Water main shall be offset down only (under the conflicting utility) to prevent high points being created in the offset.

b. Offset castings may be used when the change in grade is 24 inches or less.

c. Concrete buttresses shall be constructed as shown, however, optional restraining methods as specified in the section on Joint Restraint of this article shall be used in lieu of strapping.

L. Tracer Wire

a. PVC water main shall be provided with tracer wire, including stubs and nonmetallic services and dead-end mains.

b. Material. Tracer wire shall be single strand, single conductor, insulated copper wire, minimum thickness No. 10 AWG.

c. Installation. Place tracer wire at the springline of the main and tape to the pipe at five-foot intervals. Extend wire up all valve boxes and hydrants terminated in a Blugram & Taylor P5200NF/D12WET box set behind each hydrant.

d. Testing. The contractor shall test tracer wire for electrical continuity prior to acceptance of the main.

505. WATER MAIN MATERIALS

A. Water main pipe material shall be ductile iron (DI) or polyvinyl chloride (PVC) pipe conforming to the following:

B. Tests

1. Pipe material delivered for use on this project shall conform to the requirements of the appropriate AWWA and ASTM Specifications noted herein. All pipe shall be marked in accordance with the requirements of the cited Specifications and each load delivered to the job site shall be accompanied by the manufacturer's certification of such compliance. Said certification to be delivered to the Engineer or his representative.

505.1. DUCTILE IRON PIPE

A. Ductile iron pipe meeting the requirements of AWWA Standard C151 (ANSI 21.51), cement mortar lined with internal and external bituminous coating and furnished with either push-on or mechanical joints with rubber gaskets. Do not furnish cable bonding or other methods of providing electrical conductivity.

1. Ductile iron pipe shall be furnished for the following minimum thickness classes:
a. Six (6) inch hydrant lead and 8 inch pipe shall be Class 53.

505.2. POLYVINYL CHLORIDE PIPE

A. Polyvinyl chloride (PVC) pipe (4 inch through 12 inch diameter) meeting the requirements of AWWA Standard C900, DR18, with cast iron O.D. and integral elastomeric bell and spigot joints.

1. Hydrant leads shall be ductile iron pipe.

2. Do not furnish cable bonding or other methods of providing electrical conductivity on valves, hydrants and fittings located within sections of water main constructed with PVC pipe.



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



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

**PUBLIC SEWER & WATER
SPECIFICATIONS**

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-9886

REVISIONS
05/19/2016 - 028
PER CITY COMMENTS

PROJECT NO.
8868

DATE
10/19/2016

SHEET NO.
7 OF 10

505.4. FITTINGS (USED WITH DUCTILE IRON AND PVC PIPE)

- A. Fittings shall be ductile iron or cast iron, cement mortar lined with internal and external bituminous coating and meeting the requirements of AWWA Standard C110 (ANSI 21.10). Fittings shall be supplied with mechanical joints with rubber gaskets.
1. Ductile iron mechanical joint fittings meeting the requirements of AWWA Standard C153 for "compact fittings", 3" through 24" size, may be used in place of the fittings specified above.
2. All fittings shall be North American made; Star Pipe Products, Tyler/Union and Sigma Corp. ONLY.

- B. Bolts
1. All water main nuts and bolts, including connections to mains, fittings, valves and hydrants, shall be stainless steel or Cor-Blue T-Bolts as manufactured by NSS Industries or equal.

510. VALVES AND VALVE BOXES

- A. Resilient-Seated Gate Valves
1. Resilient-seated gate valves shall meet the requirements of AWWA C-509 or AWWA C-515.
- a. Resilient-seated gate valves shall be furnished with mechanical joints with rubber gaskets, cast iron or ductile iron body, bronze mounted, resilient wedge, non-rising stem, "O"-ring stem seals, 2 inch square operating nut opening to the left (counterclockwise) and rated at 200 psi working pressure.
- (1) Furnish valves with "Everdur" or "NDZ heavy-duty brass stem.
- b. All 4, 6, and 8 inch valves shall be resilient-seated gate valves unless shown otherwise on the Plans.
- c. Resilient-seated gate valves shall be Waterous, American Flow Control 2500 series valve CS15.

B. Valve Boxes

1. Valve boxes shall be three (3) piece cast iron valve boxes consisting of bottom (5-1/4" shaft diameter) and screw type top section with cover marked "WATER".
- a. Place valve box covers at the existing grade or to the elevation shown on the Plans or as specified in the "Special Provisions". Furnish extension sections as required. Turn the top section down, where covers are set below the finished grade, to allow for future final adjustment (raising) to finish grade.
- b. Valve boxes shall be North American made; Tyler/Union, East Jordan Iron Works, Bingham & Taylor.

2. Valve Box Adaptors

- a. Valve boxes for both gate and butterfly valves shall be installed by mounting on valve box adaptors. Valve box adaptors shall be Adaptor, Inc. #6 Series Valve Box Adaptor.

3. Valve Stem Extensions

- a. All valves installed at greater than 5 feet of depth shall be provided with valve stem extensions to bring the operating nut up to normal depth. The extension shall be secured to the operating nut with at least 2 set screws drilled into the nut. Provide a centering ring at the top of the extension.

4. Valve Box Depth

- a. Valve box depths shown on the Plans are approximate only, unless the cover elevation is indicated. Valve box covers shall be placed to match the existing grade (1/4 inch below pavement surface) unless the finished elevation is shown on the Plans.

C. Tapping Valves and Sleeves

1. Tapping valves shall be similar to the AWWA gate valves specified in Subsection 510.A. of the "Special Provisions" except for the end connection (usually flanged) to the tapping sleeve and oversized seat rings to permit entry of the tapping machine cutters.
2. Tapping sleeves shall be supplied by the manufacturer of the tapping valves.

D. Cutting-in Valves and Sleeves

1. Cutting-in valves shall be similar to the AWWA gate valves specified in Subsection 510.A. of the "Special Provisions" except that they shall be provided with special gaskets allowing assembly on various types of pipe.
2. Cutting-in sleeves shall be supplied by the manufacturer of the cutting-in valves.

530. HYDRANTS

A. Standard Hydrant

1. Hydrants shall be Waterous "Pacer" Model WB-67, conforming to the following specifications:
- a. Hydrants shall be compression type, with 5-1/4 inch bottom valve and 6 inch mechanical joint inlet connection equipped with cable bonding, "O"-ring packing, safety flange construction, meeting the requirements of AWWA Standard C502 and meeting specifications for 300 PSI test pressure and 150 PSI working pressure.
- b. Hydrants shall have two 2-1/2 inch hose nozzles with National Standard fire hose coupling screw threads and nut type nozzle caps with gaskets and chains and one 4-1/2 inch pumper nozzle with STORZ-LOK 125 quick-connect fitting.
- c. Hydrants shall have 1-1/2 inch pentagon operating nut opening to the left (counter-clockwise).
- d. Hydrants, including barrel extensions, shall be painted federal safety yellow.

2. Air-Release Hydrants

- a. Air-release hydrants shall be installed in accordance with the details shown in the Appendix of the "Special Provisions".

B. Barrel Extensions

1. Hydrants shall be furnished for 6-1/2 feet of bury unless the Plans show greater burial depths. Use bends in the hydrant lead to bring the hydrant to the proper burial depth. The distance from the ground line to the centerline of the lowest nozzle shall be from 18 to 23 inches.
2. Extensions
- a. Hydrant extensions may be used only where bends cannot be utilized to bring the hydrant to the desired depth and only with the Owner's approval. Hydrant extensions shall be compatible with hydrant barrel and stem sections and shall be installed at the top of the barrel section.

C. Valves and Valve Boxes

1. Hydrant valves and valve boxes shall conform to the requirements for gate valves and valve boxes of the "Special Provisions".

D. Hydrant Leads

1. Hydrant leads shall be six (6) inch, Class 53, ductile iron pipe.
2. Restrain hydrants with thrust blocking and by anchoring to the main. Restrain all joints with MECALUG restrained joints or anchoring pipe and anchoring fittings. Provide concrete thrust blocks for both hydrant and hydrant tee.
3. Restrain one full length of pipe on both sides of the hydrant tee.

E. Hydrant and Auxiliary Valve Locations

1. Place hydrants 5 feet behind the back of curb or as shown on the Plans.
2. Place hydrant valves 3 feet off hydrant.

F. Temporary Hydrant Cover

1. Temporarily cover new hydrants during construction with polyethylene bags, securely fastened in place, until after the water main has been tested and placed in service.

540. WATER SERVICES

A. Installation

1. Water service piping shall be installed in accordance with Chapter 5.5.0 of the "Standard Specifications" and the following provisions:
- a. Do not connect services to the water main until after the main has been tested and a safe water sample obtained.
- b. Insert the corporation stop into the water main while the main is in service and under pressure.
- c. Don't backfill the water service trench until after the service has been checked for leaks and the service piping thoroughly flushed.
2. Cover
- a. Install water service piping with 6-1/2 feet minimum cover except provide 5 feet minimum cover at ditches.
3. Tapping PVC Water Main
- a. PVC water main shall be tapped using double strap service clamps. Corporation stops installed on PVC pipe shall be furnished with AWWA tapered threads conforming to AWWA C-800.
- (1) Service clamps shall have the following minimum total widths:
- (a) 3/4" and 1" services - 2" minimum width.
- (b) 1-1/4", 1-1/2" and 2" services - 3" minimum width.
- b. Taps shall be located at least 2 feet from the ends of pipe sections and at least 18 inches apart measured in a horizontal direction.
- c. Tap PVC pipe using a shell cutter with internal teeth. Do not use a standard drill and tap for direct tapping under pressure.
- d. Place teflon tape on corporation stop threads prior to installation. Corporation stops shall be torqued to a maximum of 35 ft.-lb. or as recommended by the manufacturer.

B. Curb Valve Location

1. Curb valves shall be placed six (6) inches to one (1) foot from the right-of-way line, unless shown otherwise on the Plans; with the residence side of the curb valve capped or plugged.
- a. Valve placement in sidewalk is NOT acceptable.

C. Water Service/Sanitary Sewer (Laterals) Separation

1. Horizontal Separation
- a. Install water services 2-1/2 inches or larger in diameter at least 8 feet horizontally from sanitary sewer laterals.
- b. Install water services 2 inches or less in diameter at least 30 inches horizontally from sanitary sewer laterals.
- (1) Water services may be installed closer than 30 inches from a sewer lateral if the bottom of the water piping is at least 12 inches above the sewer.
- c. No water service may be installed within 6 inches of a storm sewer.

2. Vertical Separation

- a. Water main and water service piping crossing a sanitary sewer, including laterals, and located within 10 feet of the point of crossing shall be installed:
- (1) At least 12 inches above the top of the sewer, or
- (2) At least 18 inches below the bottom of the sewer from the top of the water piping, or
- (3) Within a waterproof sleeve, made of PVC (ASTM D3034 or ASTM D1785) or other acceptable material per Table 84.30-3 of the Plumbing Code - Department of Commerce.

B. Water Service Piping

1. Copper Tubing
- a. Water service piping for shall be CTS SDR9 poly tubing.

C. Water Service Materials

1. The cost of water services shall include furnishing and installing corporation stop, service clamps if required, curb valve, valve box, and stationary rod as specified herein and as shown on the Plans.
- a. Corporation stops shall be Mueller B25008 compression fittings.
- (1) Install all stops on PVC pipe with double strap service clamps. Furnish saddles for PVC OD pipe.
- b. Curb valves shall be Mueller B25155.
- c. Curb boxes shall be extension type with Minneapolis pattern base; Mueller H-10300 (1-1/4" upper section) with stationary rod #84261.
- (1) Furnish curb boxes with stationary rod for 6-1/2 feet of bury. Stationary rods shall be 51" in length.
- d. All water service fittings shall be compression type.

550. HYDROSTATIC TESTS

A. General Requirements

1. All tests shall be performed as specified in Chapter 4.15.0 of the "Standard Specifications", except that the water main shall pass three consecutive one-hour leakage tests. The City Utility Engineer or his Representative shall be present at all times during testing.
2. The Contractor shall furnish all labor, equipment and material to complete all testing.

3. Temporary Air-Release

- a. Trapped air shall be bled off (by tapping the main) when filling the main with water and/or removed by flushing through hydrants.
- b. Temporary air-release may be provided by tapping 1 inch corporation stops into the high points of pipe or into the plug on dead end lines. After flushing and testing is completed, the temporary taps shall be abandoned in place.
- c. The Contractor shall provide temporary flushing hydrants if required to flush dead end lines.

B. Test Sections

1. The Contractor has the option to test the entire new water main as one continuous test section or in segments per his discretion.
2. Connections to intersecting streets need not be tested, however, the Contractor shall sterilize and flush all connecting mains. The intersecting main(s) shall be subjected to line pressure and any visible defects repaired prior to backfilling.

555. DISINFECTION

A. General Requirements

1. The water main shall be disinfected in accordance with Section 4.3.12 and Chapter 4.16.0 of the "Standard Specifications".
- a. Amend paragraph 4.16.5 of the "Standard Specifications" to read:
- 4.16.5 SAMPLING. The Contractor shall take all necessary samples of the water and provide any equipment necessary to take these samples at no cost to the Owner. The Contractor, accompanied by the Engineer or his representative, shall deliver the samples to an approved laboratory for testing.

B. Safe Samples

1. At least one (1) safe sample must be obtained from each of the segments hydrostatically tested as listed under Subsection 550.B. (Test Sections) of these Special Provisions. Additional samples may also be required from:
- a. Representative locations from each of the test sections to establish that all of the mains are free of contamination.
- b. Dead end lines.
- c. Connections to existing mains (see Subsection 555.C. of the "Special Provisions").
2. Water main segment(s) shall not be placed in service until after safe water sample(s) have been obtained.

C. Procedures for Disinfecting Connections to Existing Mains

The following procedures apply when existing mains are wholly or partially dewatered. Existing mains that are isolated by an existing valve require no disinfection. After the appropriate procedures have been completed, the existing main may be returned to service prior to completion of bacteriological testing to minimize disruption to service.

1. Apply liberal quantities of hypochlorite to wet trenches at or near the connection to the existing main. Use hypochlorite tablets if water is being pumped from the trench to prolong protection as hypochlorite is slowly released as the tablets dissolve.
2. Swab the interior of all pipe and fittings located between the connection to the existing main and the closest new valve (including connection pipe and fittings) with a one percent hypochlorite solution in accordance with Subsection 555.F. of the "Special Provisions".
3. Flush the connection to the existing main, from both directions toward the connection if valve and locations permit, as soon as the connection has been completed and the nearest new valve installed and secured. Flush through the new main until all discolored water is eliminated.
4. Should the water main connection be severely contaminated by dirty water or other means, the existing main and connection shall be disinfected by slug chlorination in accordance with the procedure specified below:
- a. Continue to isolate the section of contaminated main.
- b. Shut off all service connections.
- c. Place hypochlorite tablets in the connection to the new main.
- d. Flush the main to remove particulates.
- e. Slowly dose the contaminated main with a 300 mg/l free chlorine concentration for a period of at least 15 minutes.
- f. Flush the main until the water is free of noticeable chlorine odor.
- g. Open service connections and return the main to service.
5. Take bacteriological samples to provide a record for determining the effectiveness of the procedure. Samples may be required from both sides of the connection.
- If unsatisfactory tests are recorded, the City Utility Engineer will determine the necessary corrective action. Take daily samples until two consecutive safe samples have been recorded.

D. Rechlorination

1. Should any test prove unsatisfactory, the water main shall be sterilized by the Contractor by such methods as he deems necessary and samples taken until acceptable results are obtained.

E. Flushing

1. All water mains, including dead end mains and all hydrants, and all water services shall be flushed. Water services shall be flushed, with a minimum amount of water equivalent to the volume of the service pipe, until the water is visibly clean.
- a. Provisions shall be made to convey water used for flushing or testing to a suitable discharge point without damage to crops or cropland and without disruption of farming operations. No flushing water may be discharged on farmlands.
- b. The Contractor shall use suitable methods for disposing of flushing water to prevent surface erosion.
- c. The Contractor shall provide temporary flushing hydrants as required.

2. Water Furnished By the City of Lake Geneva

- a. Water for testing and flushing will be furnished by the City of Lake Geneva. The Contractor shall notify the City prior to commencing flushing and shall coordinate his operations with the City in order not to deplete the water supply. Water usage may be restricted to periods of low demand (night time or weekend hours) if water usage is high during normal working hours. All flushing of new mains and services shall be done under the direct supervision of the Engineer or his representative.

**SPECIFICATIONS FOR
ROADWAY, GRADING,
STORM SEWER CONSTRUCTION,
SITE PREPARATION, DRAINAGE
AND EROSION CONTROL,
SUMMERHAVEN OF LAKE GENEVA, PHASE II
CITY OF LAKE GENEVA,
WALWORTH COUNTY, WISCONSIN**

GENERAL DESCRIPTION

Spectrum Real Estate Properties, defined as OWNER, will receive bids for all work as shown on the plans, indicated within the bid Proposal, and further described in the following Specifications complete, and in accordance with the "Standard Specifications for Sewer and Water Construction in Wisconsin" sixth edition, December 22, 2003, with Addendum No. 1, December 22, 2004, except Part I thereof, and its Addendums and the "Standard Specifications for Highway and Structure Construction," 2016 Edition, State of Wisconsin Department of Transportation, except Part I thereof.

The project consists of all the roadways, storm sewer construction, site grading, and erosion control. The project and roadways are to be privately owned and maintained.

The work that shall be done under this Contract consists of furnishing all labor, tools, equipment, machinery and appliances, and all materials, except where definitely specified to the contrary, and construction complete, in working order, ready for use.

The ENGINEER, Farris, Hansen & Associates, Inc., will stake the work once at no expense to the CONTRACTOR; however, if the CONTRACTOR shall request re-staking, this work will be done at the expense of the CONTRACTOR. CONTRACTOR should make every attempt to notify ENGINEER a minimum of two (2) days prior to his commencing work requiring either line and/or grade stakes. Requests shall be made periodically as work proceeds.

PART 1 - STORM SEWER (TO BE PRIVATELY OWNED)

1. STANDARD SPECIFICATIONS

All work under this project shall be done in accordance with the "Standard Specifications for the Sewer and Water Construction in Wisconsin," Sixth Edition, December 22, 2003, and its Addendums, hereinafter referred to as the "Standard Specifications," and its amendments and corrections. Specifications contained herein shall supersede these standard specifications as indicated only to modify, alter or extend them.

2. EXISTING UTILITIES

It shall be the responsibility of the CONTRACTOR to notify all public utilities such as telephone, power, gas, etc., prior to excavating to determine for himself the extent of existing underground utilities. In addition the CONTRACTOR shall be responsible for any costs involved with relocating or bracing any above ground utility poles or structures which may be weakened or on line of any proposed sewer construction.

3. ABOVE GROUND UTILITIES

It shall be the responsibility of the CONTRACTOR to notify any above ground utilities such as electric power utilities, phone companies, and telegraph companies to relocate or reinforce any poles, ties, or anchors, which may be on the line of the proposed sewer line, or weakened by excavation for the sewer line at no extra cost to the OWNER.

4. UNDERGROUND UTILITIES

The CONTRACTOR shall have located or verify all known underground utilities such as existing gas line, telephone lines, underground power lines, storm sewer, sanitary sewers or water mains, prior to requesting grades for any sewer line. If any other utility is on line or grade, the location of the sewer line will be relocated to clear such utility, if possible, or the underground utility will be relocated.

5. UTILITY CROSSINGS

The CONTRACTOR shall carefully expose, with hand tools, all utilities which cross the proposed storm sewer prior to construction in the immediate area of same, to allow the ENGINEER to check for conflicts. All utilities shall be protected from any disturbance throughout the project work and supported in accordance with Section 2.6.5 of the "Standard Specifications."

6. INTERFERENCE OF UNDERGROUND STRUCTURES

Section 2.1.1 of the "Standard Specifications" shall govern except as modified hereafter: All altered work shall be either negotiated between CONTRACTOR and OWNER or payment made by increasing or decreasing the bid item involved. Concrete encasement or capping of sewer when ordered shall be negotiated as an extra.

7. SURFACE REPLACEMENT

Sections 2.6.11, 2.6.12, 2.7.1 and 2.7.2 of the "Standard Specifications" shall be deleted and the following shall apply: The CONTRACTOR shall include within his unit price bid the cost of replacing all damaged or disturbed driveways, pavements, or other existing surface improvements. Replacement of all existing surface improvements shall meet or exceed the quality of the original materials or workmanship. Existing bituminous or concrete pavements shall be sawcut prior to excavating.

8. SEWER CONSTRUCTION

The appropriate provisions of Parts II and III of the "Standard Specifications" shall apply except as modified or amended hereafter. Construction shall be in accordance with requirements contained within all permits obtained for the project, copies of which shall be furnished to the CONTRACTOR and made a part of these specifications.

All excavations within established roadways, shoulders or new roadways shall be backfilled with granular material conforming to Section 8.43.4. Consolidation of backfill within these established areas shall be by mechanical compaction as defined in Section 2.6.14. granular material in established roadways. All excavations outside of existing pavement or shoulder areas may be backfilled with excavated material conforming to Section 8.46.5 unless the material is determined to be unsuitable. If determined unsuitable at the time of construction, granular material conforming to Section 8.43.4 shall be substituted and used as an extra cost. Extra cost shall include watering the unsuitable soils on site outside of building pad areas in designated fill areas as shown on the plans which have been stripped of topsoil preceding its placement. Cubic yard quantities shall be determined by using the factor 0.15 cubic yards per foot of trench depth per foot of trench length.

All bedding and cover materials used for sewer construction shall conform to materials as defined under Section 8.43.0 of the "Standard Specifications".

9. COMPACTION

Compact soil to not less than the following percentages of maximum density for soils which exhibit a well-defined moisture density relationship (cohesive soils) determined in accordance with ASTM D1557; and not less than the following percentages of relative density, determined in accordance with ASTM D2049; for soils which will not exhibit a well-defined moisture-density relationship (cohesionless soils):

- a. Under Paving Areas: Compact top eight inches of existing ground surface and each layer of backfill or fill material to 98 percent maximum density for cohesive soils or 90 percent relative density for cohesionless soils.
- b. Other Areas: Compact top eight inches of existing ground surface and each layer of backfill or fill material to 95 percent maximum density for cohesive soils or 90 percent relative density for cohesionless soils.

Compact the soil materials around piping and conduit with hand-operated tamper.

Do not allow heavy vehicles, equipment, or machinery to operate directly over piping and conduit until a minimum of 24 inches of backfill has been placed and compacted over it.

10. STORM SEWER PIPE MATERIALS

The CONTRACTOR shall furnish all new materials required to complete work as called for within these specifications and shown on the drawings. Reinforced concrete pipe shall be used throughout entire project unless specifically noted on the plans.

Reinforced concrete pipe used for storm sewers shall meet the requirements of ASTM C-76 with rubber gasket joints conforming to ASTM C-443 or Section 3.2.15 of the "Standard Specifications".

11. CATCH BASINS AND AREA DRAINS

The provisions of Section 3.6.1 of the "Standard Specifications" shall govern except as modified hereafter. Catch basins in gutter line of pavement shall be 48" LD, unless otherwise shown, and conform to details shown on this plan. Castings shall be Neenah R-3067 with Type R grate. Catch basins shall be bid to include all costs associated with their construction complete including inlet castings and grates.

Backfill trenches within new roadways with granular material.

Area drains shall be 48 inches diameter precast concrete section with a top opening to accommodate the Neenah R-2560-EI frame and grate.

It should be noted that placement of catch basins and area drains may be modified by Engineer prior to construction if conflicts or other conditions occur.

12. CLEANING OF SEWERS AND APPURTENANCES

The interior of all sewers and appurtenances shall be kept clean throughout construction. The work shall be freed from all dirt and extraneous materials of all types as the work progresses and left clean at the completion of work.

13. COORDINATION OF WORK

The CONTRACTOR shall coordinate his work effort with that of the Contractor for the site, grading and roadway construction. Stripping and stockpiling of topsoil and rough grading of roadway sub-grade shall be done by others ahead of installation of the underground utilities by this CONTRACTOR. After all sewer and construction for a given street or area is complete the CONTRACTOR for the roadway construction shall be responsible for the protection of all surface protruding appurtenances such as manhole frames and lids, area drains, catch basins, etc.

14. SURPLUS EXCAVATED MATERIALS

The provisions of Section 2.2.11 of the "Standard Specifications" shall be deleted and the following shall apply: The CONTRACTOR shall haul and dispose of surplus excavated material to designated fill areas on site. The cost of placing such surplus or disposing of material to the designated fill area shall be included in the bid for the work.

15. ADJUSTMENT OF SURFACE PROTRUSIONS

All catch basins, area drains, and other surface protrusions shall be adjusted at the request of the CONTRACTOR for Street Construction if found to be unreasonably high or low at the time of paving or doing other work which must meet elevations of the surface protrusions. This work shall be done promptly or the OWNER may cause others to do the work and charge the CONTRACTOR for the costs.

16. STAKING, STAKES AND LATH

Necessary stakes and lath shall be furnished by the ENGINEER for staking of line and grade. All line and grade shall be provided as required by the Project Engineer.

17. SURVEY POINTS

All reference stakes, horizontal and vertical control points, survey monuments and other points which are marked by lath crossed over the point and heavily ribbed shall be protected by the CONTRACTOR against being destroyed. If these points are destroyed by the CONTRACTOR's work activity, they shall be replaced at the CONTRACTOR's cost by the ENGINEER.

18. SUBSURFACE SOIL INVESTIGATION

Subsurface soil investigations have not been made. All CONTRACTORS who review shall make his own judgment pertaining to the character of existing subsurface materials of the site. The CONTRACTOR shall be responsible in formulating his own opinion of the soils to be encountered and to what extent testing or investigation is required for him to formulate his bid. The CONTRACTOR shall assume the responsibility of constructing all improvements for the bid prices. The only exception to this shall be as specified for ordering undercut and other specified extras or changes to work.

19. SCHEDULE OF WORK

It shall be the intent of the Owner to complete all grading for the sub-base of the roadways, drainage swales and underground pipe work as soon as possible. The CONTRACTOR shall submit a schedule for his work completion with his bid as contained within the proposal of the Contract Document.

20. TRAFFIC CONTROL

The Contractor shall maintain access to the existing residences at all times. Roads shall be maintained in a safe condition throughout the duration of the project. The Contractor shall take all precautions necessary to safely warn the public of the probable increased danger to travel due to construction of the work.

Whenever the Contractor's activities obstruct through traffic, there shall be sufficient flagmen on duty to guide the traffic, and the Contractor shall furnish and install all temporary signing and barricades required to safely direct the traveling public around the obstructed area. Traffic control shall be provided in accordance with the Manual on Uniform Traffic Control Devices.

PART 2 - ROADWAY AND SITE WORK

1. STANDARD SPECIFICATIONS

All work as shown on the plans, indicated within the bid proposal, and further described in the following specifications, completed, and in accordance with "Standard Specifications for Highway and Structure Construction", Edition of 2016, State of Wisconsin Department of Transportation, except Part I thereof.

The ENGINEER will stake the work once at no expense to the CONTRACTOR; however, if CONTRACTOR shall request re-staking, this work will be done at the expense of the CONTRACTOR. CONTRACTOR should make every attempt to notify ENGINEER a minimum of two (2) days prior to his commencing work requiring either line and/or grade stakes. Requests shall be made periodically as work proceeds. All project areas shall be stripped, rough graded and brought to subgrades, as shown on the plans.

2. CLEARING AND GRUBBING

All clearing and grubbing will be in accordance with plan requirements and as directed by Engineer.

The CONTRACTOR shall clear, grub and dispose of all brush, trees, stumps, logs, etc. within all excavation limits in accordance with Section 201 of the "Standard Specifications". Clearing and grubbing shall be paid for on a lump sum basis. All brushy vegetation and limbs shall be chipped and blown over existing vegetated site in a maximum of one to two inches depth. Stumps are to be ground and logs to be hauled offsite.

3. UNCLASSIFIED EXCAVATION

Unclassified excavation shall consist of all excavations necessary to provide a subgrade at suitable elevations such that roadways, curb and gutter, and lands adjacent thereto can be constructed to finished elevations shown on the plans by application of stone base course and pavement or topsoil replacement as applicable.

Payment for the unclassified excavation shall be lump sum which shall include all required transportation and disposal costs of excess materials. All excess excavated materials shall be disposed of on site in designated areas shown on the plans as directed by either OWNER or ENGINEER.

5. CUTS

All areas of grading work, particularly cut areas, shall be kept shaped and drained during construction. All roadway and drainage swales, pockets, depressions and low areas shall drain effectively at all times. Graded areas shall be protected against erosion prior to the completion of the work by use of temporary traps, diversions, checks and other methods.

5. COMPACTION

Compact soil to not less than the following percentages of maximum density for soils which exhibit a well-defined moisture density relationship (cohesive soils) determined in accordance with ASTM D1557; and not less than the following percentages of relative density, determined in accordance with ASTM D2049; for soils which will not exhibit a well-defined moisture-density relationship (cohesionless soils):

- A. Under Paving Areas: Compact top eight inches of existing ground surface and each layer of backfill or fill material to 98 percent maximum density for cohesive soils and 90 percent relative density for cohesionless soils may be adjusted by building designer).
- B. Other Areas: Compact top eight inches of existing ground surface and each layer of backfill or fill material to 95 percent maximum density for cohesive soils or 90 percent relative density for cohesionless soils.

Where soil materials must be moisture conditioned before compaction, uniformly apply water to the surface. Prevent free water from appearing on the surface of soil materials during or subsequent to compaction operations.

Remove, replace, or scarify all dry or soil materials that are too wet to permit compaction to the specified density.

All compaction tests and inspections shall be made by an independent testing laboratory acceptable to Engineer. Site contractor will assist the testing firm in the performance of their tests and inspections and be responsible for coordinating the tests and inspections. Soil testing reports and procedures shall be completed and followed. Copies are to be provided to the OWNER.

No fill shall be placed without inspection and approval of the subgrade and fill material composition by a representative of the testing laboratory or Engineer.

Method of test for density of soil in place shall be the Sand-Cone Method, ASTM D1556 or Nuclear Density Meter. Method of test for moisture-density relations of soils shall be Modified Proctor, ASTM D-1557-78. Relative density of cohesionless soils shall be established by ASTM D-2049-69, 90 percent relative density.

Excavated materials may be used for backfill provided all wood, roots and other deleterious materials are removed and subject to approval by the Construction Manager. Excavated material shall be placed into fill areas once dried to proper moisture content or determined to be suitable by site Engineer. Excavated site materials shall be inspected, placed and compacted in lifts as recommended by the testing firm.

6. FILL

Place the fill under final graded and compacted subgrade surfaces to the thickness indicated. Maintain optimum moisture content for compacting material during placement operations. Place, place and compact off site pit run granular material to supplement any site shortage of suitable material to bring to the site to subgrade if ordered by owner at a unit price per ton. Borrow site within the existing pond area will be considered if suitable materials are found there. Otherwise the material will be hauled in form off-site from an appropriate location.

7. SUBGRADE INSPECTION

Upon completion of final subgrade work and prior to the placement of crushed aggregate base material, the roadway areas will be inspected by the Engineer to check that conformance to the proposed grades is maintained. In addition, all subgrade shall be test rolled with a loaded quad-axle truck with the CITY ENGINEER present before base course placement is started.

8. CRUSHED AGGREGATE BASE COURSE

Crushed aggregate base course shall be twelve inches (12") thick and placed in a minimum of two lifts and shall conform to Gradation No. 2 as specified in accordance with the "State Specifications" Section 305.2. All crushed aggregate base course shall be compacted with water truck, grader and vibrator roller.

The base course shall be crushed stone and shall be constructed in accordance with the requirements of Section 305 of the "State Specifications". Payment shall be by the ton hauled.

If undercut and compacted granular fill is ordered by the ENGINEER at the time of excavating for the subgrade, payment shall be made as an extra at the supplemental price bid per cubic yard. All subgrade shall be test rolled with loaded quad-axle truck with CITY ENGINEER present before base course placement is started.

9. BITUMINOUS CONCRETE PAVEMENT

Bituminous concrete pavement shall be 4 LT 58-26 S - 2.25 inch thickness of binder course and a 3 LT 58-26 S - 1.75 inch thickness of surface course. All requirements of Section 501 of the "State Specifications" shall apply unless otherwise modified herein or wolved by the ENGINEER. Course aggregate shall be proportioned between Size No. 1 and No. 2 to provide suitable workability with a 6 percent or content plus or minus 1.5 percent.

All bituminous concrete paving operations shall be done under the observation of the City Engineer.

10. TACK COAT

All existing paved surfaces which call for a surface lift of pavement shall be thoroughly cleaned and dry prior to paving with an emulsified asphalt tack coat applied at a rate of 0.05 - 0.15 gallons per square yard. For new pavements when a time delay between binder course and surface course is specified or ordered by the ENGINEER the first binder lift shall be thoroughly cleaned and dry with an emulsified asphalt tack coat applied at 0.04 - 0.08 gallons per square yard.

11. CONCRETE

All concrete used on this project, except for pavement, shall be air-entraining, 6-bag mix with a minimum 28 day compressive strength of 4,000 psi. All requirements of Section 501 of the "State Specifications" shall apply unless otherwise modified herein or wolved by the ENGINEER. Course aggregate shall be proportioned between Size No. 1 and No. 2 to provide suitable workability with a 6 percent or content plus or minus 1.5 percent.

12. CURB & GUTTER

Curb and gutter shall be constructed in accordance with the requirements of Sections 501 and 601 of the "State Specifications" and the typical section and requirements shown on the plans unless otherwise modified herein.

Reinforcement shall be placed in the curb and gutter at all points where open cut trenches for sewer laterals and water services cross the curb and gutter. Reinforcement shall consist of 3 - #5 bars 15 feet long placed as shown on the drawings and extended over the previously open cut trenches.

Expansion joints for curb and gutter shall be provided at all street intersections where the tangent and radial curb and gutter meet, at all other points of curvature, and on tangent sections at a maximum spacing of 300 feet. The expansion joints shall be 3/4 in. with an approved type bituminous filler and elastomeric sealer. Contraction joints shall be placed every 10 feet along the length of the curb and gutter with a minimum of 8 feet at terminations. Place expansion joints 3 feet from each side of drainage extensions.

Finished surfaces of the curb and gutter shall be troweled and brushed and an impervious curing compound applied conforming to Subsections 415.2.4 and 415.2.5 of the "State Specifications".

Traffic shall not be allowed on curb and gutter for a period of at least 7 days after placing or until the concrete has attained a compressive strength of at least 3,000 pounds per square inch.

13. TRAFFIC CONTROL

The Contractor shall maintain access to the existing residence at all times. Roads shall be maintained in a safe condition throughout the duration of the project. The Contractor shall take all precautions necessary to safely warn the public of the probable increased danger to travel due to construction of the work.

Whenever the Contractor's activities obstruct through traffic, there shall be sufficient flagmen on duty to guide the traffic, and the Contractor shall furnish and install all temporary signing and barricades required to safely direct the traveling public around the obstructed area. Traffic control shall be provided in accordance with the Manual on Uniform Traffic Control Devices.

14. DRAINAGE SWALES & OFF STREET GRADING

Drainage swales and off street grading shall be constructed in accordance with details of line, grade and configuration shown on the plans and as specified under Sub-section 205.3.6 of the "State Specifications". Temporary bole ditch checks, sediment basins, diversions, silt fence, etc., shall be used to minimize erosion throughout construction.

All swales and off pavement grading shall be graded smooth to inlets of the storm sewer provided. If erosion control is found necessary, fabric, silt fencing, or other materials shall be provided as directed by the ENGINEER for the costs as listed in the Supplementary Prices.

15. DELIVERY TICKETS

Delivery tickets for all items paid for on a unit price basis shall be provided by the CONTRACTOR at the time of delivery to the site. Tickets shall be dated, numbered and include all applicable pay quantities thereon with signature of scale operator as applicable. Provisions for required scale operations shall be provided by the CONTRACTOR. All items to be paid by weight shall be signed by the scale operator and all other quantities of volume or number shall be monitored by the Project Inspector.

16. SALVAGE, STOCKPILE & REPLACEMENT OF TOPSOIL

All topsoil on areas to be disturbed shall be stripped and stockpiled in areas as indicated on the plans or otherwise approved by the ENGINEER.

After excavating and rough grading of all required areas a minimum 6" topsoil shall be replaced and graded. All work shall be performed in accordance with the requirements of Section 625 of the "State Specifications". All excess topsoil shall remain the property of the OWNER and be placed in fill locations outside building site areas.

17. REMOVING MISCELLANEOUS MATERIALS

The CONTRACTOR shall remove and dispose of any old curb and gutter, bituminous pavement, masonry and manholes in accordance with the requirements of Subsection 204 of the "State Specifications". Payment for removal of miscellaneous structures shall be included in the Proposal for the work.

18. WASTE MATERIALS OR EXCESS EXCAVATION

All excess excavated materials resulting from construction of roadways and drainage courses shall be moved offsite or to designated fill areas on the site and there deposited in compacted 12 in. lifts as staked by the ENGINEER. This work shall be done only after stripping topsoil. All material shall be used on site. (See requirements for engineered fill under buildings and roadways.)

19. TIME PERIOD FOR PAVING

Installation of the binder course shall be done at as early a date as possible after initial start of work. The surface course shall not be constructed until one (1) year after installation of the binder course unless an earlier or later installation is approved by the Owner. The CONTRACTOR shall provide for any lack of cost required. The delayed installation of the surface course shall not interfere with finalizing the Contract and payments for all other work. In addition the paving shall be disregarded in determining the time of completion.

Prior to the paving operation streets shall be regraded and additional crushed gravel provided and compacted to bring the base course to grades as shown on the plans. The ENGINEER shall stake centerline base course grades (red tops) once for CONTRACTORS use prior to the paving work as required. The base course shall be proof rolled before paving.

20. SEEDING, MULCHING & FERTILIZER

Preparation of all seed beds, sowing, and other requirements shall be in accordance with Section 630 of the "State Specifications". Seed Mixture shall be Seed Mixture No. 40, applied at a rate of 4 pounds per 1000 square feet of area. All seeded areas shall be mulched in accordance with Section 627 of the "State Specifications".

Fertilizer to be used shall be as defined under Sub-section 629.2.1 and applied at a rate of 7 pounds per 1000 square feet of area following procedures conforming to Sub-section 629.3 of the "State Specifications" for all areas seeded or sodded.

The street trenches, finished areas along boundary and sewer easements shall be seeded, mulched and fertilized except as may be otherwise noted on the plans. CONTRACTOR will provide a perennial rye cover crop over other disturbed or open lands. These disturbed areas shall be prepared and seeded with Seed Mixture No. 20 applied at a rate of 5 pounds per 1000 square feet area or approved lawn turf mix.

Following any initial soil disturbance, permanent or temporary stabilization shall be completed within seven calendar days as to the surface of all slopes greater than 3:1. In addition, all other disturbed or graded areas shall be stabilized within fourteen calendar days.

21. DUST PALLIATIVE

The CONTRACTOR shall minimize the dispersion of dust from the sub-base, basecourse, drainage swales and other surface areas disturbed throughout construction until acceptance of work, by the applications of water or other approved dust control materials when surfaces are dry and travel over unfinished surfaces is required. No extra for water trucks and control will be paid. Calcium chloride, if used, shall be applied at a rate of 2 lbs. per square yard.

22. EROSION CONTROL

The Contractor shall use the current Wisconsin Department of Natural Resources Construction Site Erosion & Sediment Control Standards as a reference and guide for erosion control practices.

The Contractor shall comply with the provisions of local erosion control plans and/or ordinances.

All erosion and sediment control measures should be constructed and maintained in accordance with these Standards. Sediment control measures should be adjusted to meet field conditions at the time of construction and installed prior to any grading or disturbance of existing surface materials. Periodic inspection and maintenance of all sediment control structures should be provided to ensure intended purpose is accomplished. Sediment control measures are to be in working condition at the end of each working day. After any significant rainfall, sediment control structures should be inspected for integrity. Any damaged structures should be corrected for integrity. Sediment control measures should not be removed until the areas served have established vegetative cover. Stone and gravel mats shall be installed at all construction site exits to prevent tracking of soil. Any tracked soil should be collected from paved roads located near the construction site. Overland flow should be prevented from directly leaving the work site by routing through proposed sediment traps. Following the cessation of initial soil disturbance and work activities in the area, permanent or temporary stabilization shall be completed and stabilized within fourteen calendar days of work completion.

All disturbed areas shall be seeded with temporary dormant seed mix (oats, winter wheat, annual rye) if permanent seed cannot be completed by September 15, 2017, with appropriate follow-up to address erosion problems, wash-out, etc. Permanent seed mix must then be made by June 1, 2018. Seeding rates and mixes shall conform to Section 630 of the "State Specifications". If lands are disturbed after October 30 additional stabilization may be required with anionic polymer over a cover crop of winter wheat, oats, or annual rye on all slopes 4:1 or greater.

23. EROSION MAT

The CONTRACTOR shall place erosion mat over all seeded areas with slopes over 4:1 as required to control erosion, including at the locations shown on the plans and/or as directed by the ENGINEER. Erosion mat shall be placed in accordance with the procedure recommended by the manufacturer and Section 628.3.2 of the "State Specification" or as directed by the engineer.

Erosion mat material shall be North American Green S-150 double net straw blanket or equal, as indicated on the plans.

24. SEDIMENT TRAPS

Sediment traps shall be constructed as indicated on the plans and shall be constructed as part of the initial BMPs whenever practical. An overflow weir is incorporated at the outlet to discharge flow from the trap. Sediment traps shall be phased with the earthwork activity where practical. If sediment trap sizes shown on the grading plan cannot be constructed due to terrain, CONTRACTOR shall incorporate a "Best Fit" sediment trap.

25. DEWATERING

All sites or trench dewatering shall be done by acceptable methods in strict accordance with technical standards (Code No. 1061) W DNR. Discharge shall be into storm water basins and sediment containment areas at rates that can be accommodated (ENGINEER to approve).

Any dewatering being pumped directly to storm sewer or affluents shall be done through geotextile bags. In general, dewatering shall be pumped to the storm water basin area for containment.

26. PERMITS

Contractor shall be responsible for all permit conditions concerning erosion control and City site permit conditions along with the State NCR permits. Drainage that leaves the site must be controlled and erosion prevented. It will be very important to prevent tracking of mud or other materials off site onto the roadways. If this occurs it must be immediately cleaned by power brush or other acceptable means. Anti-tracking mats are to be created and maintained as shown.



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

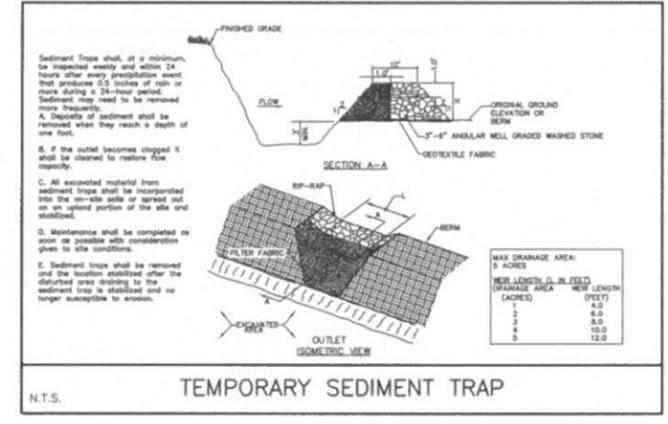
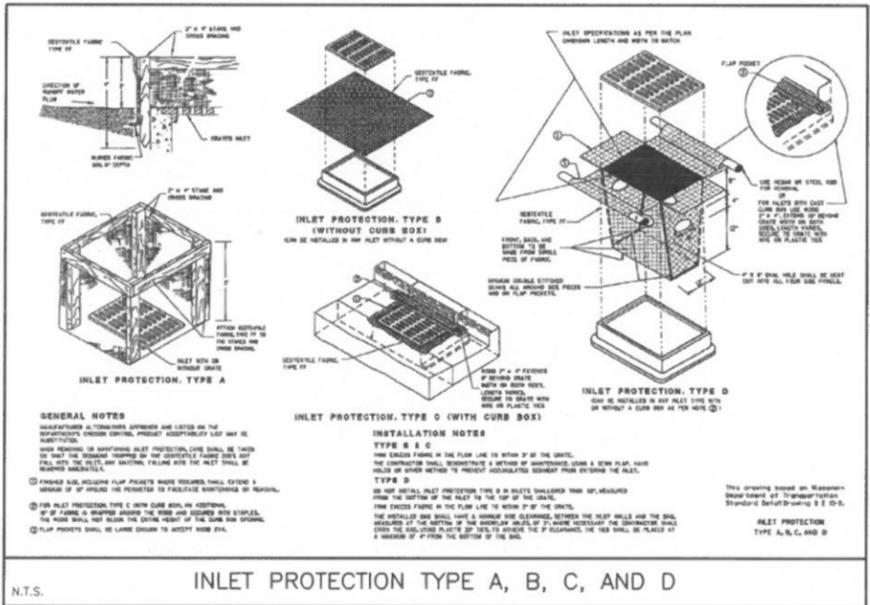
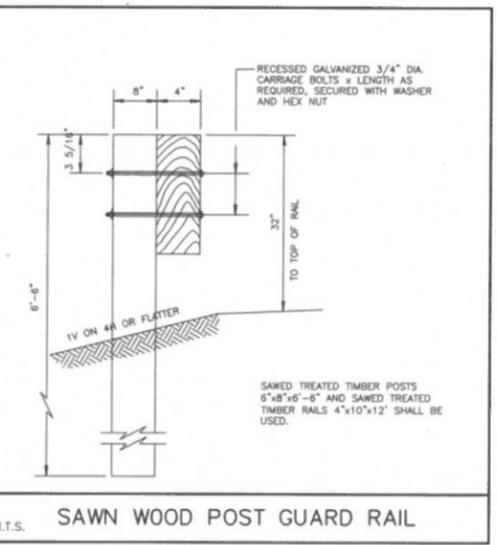
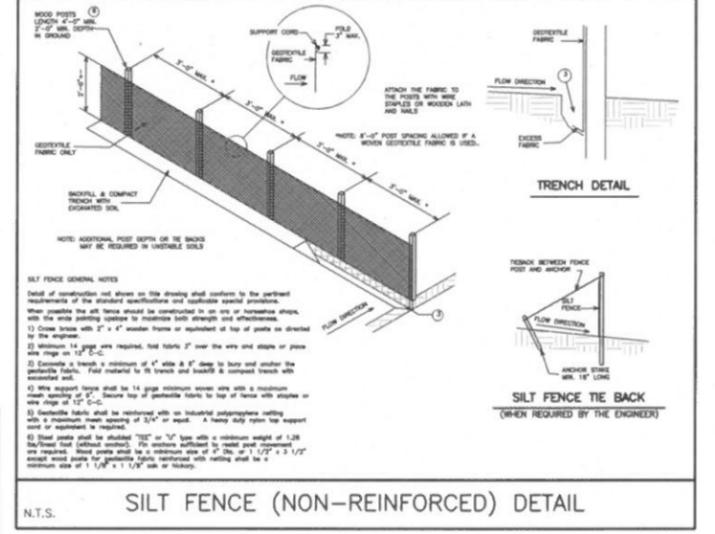
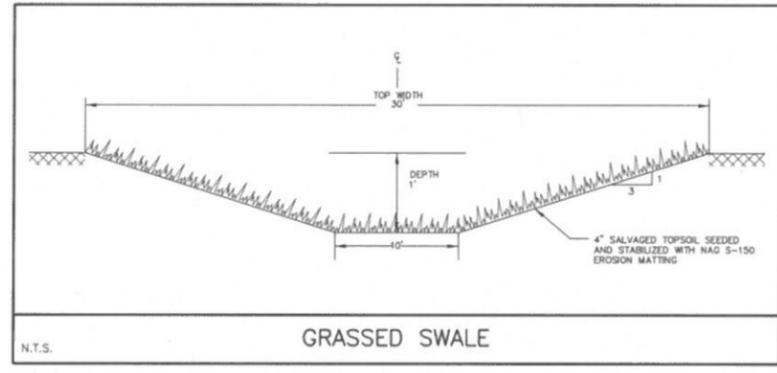
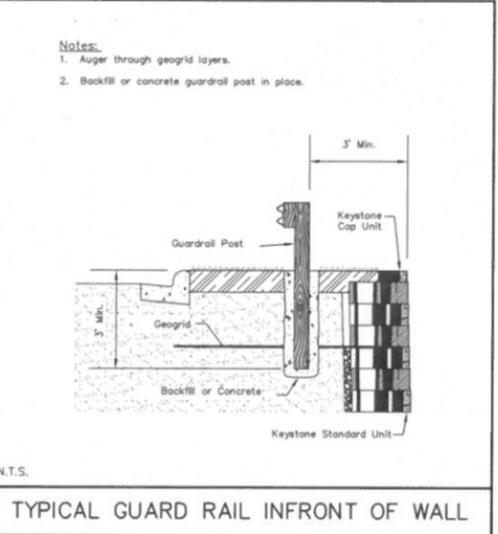
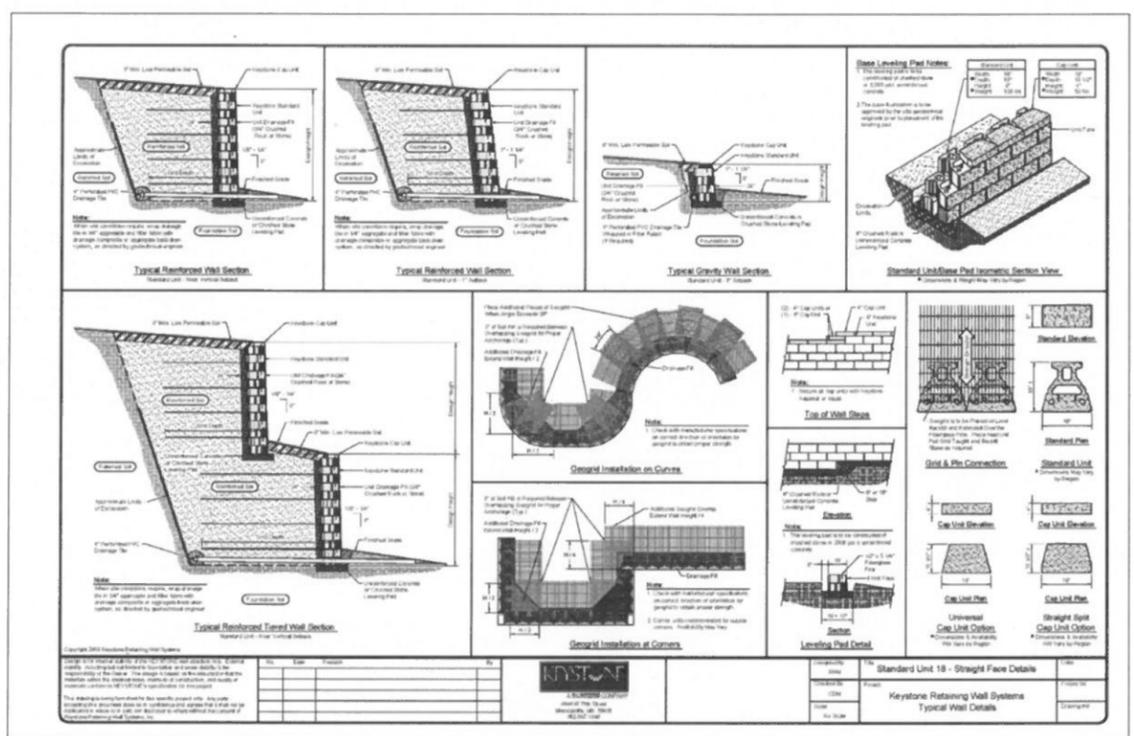
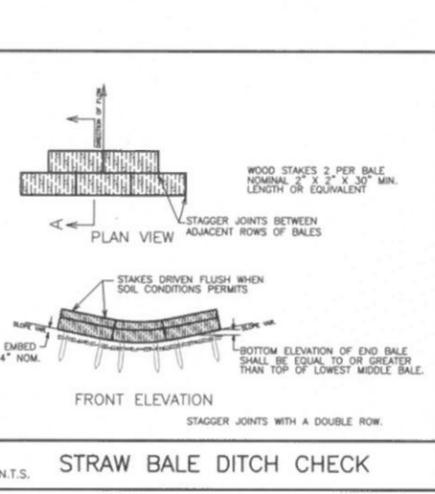
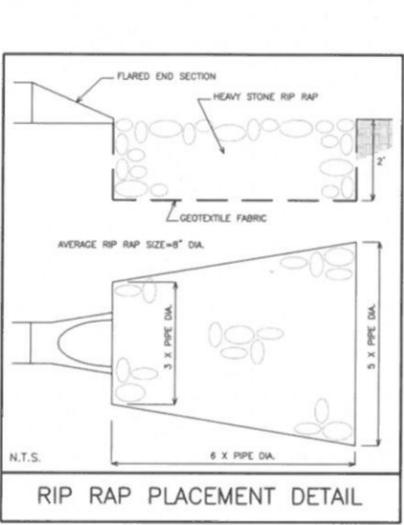
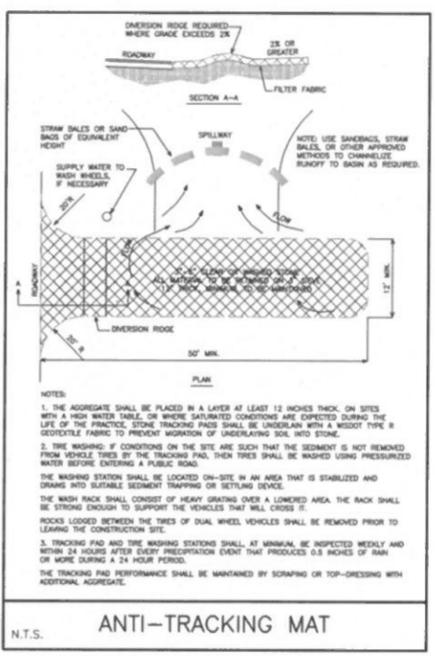
SITE SPECIFICATIONS

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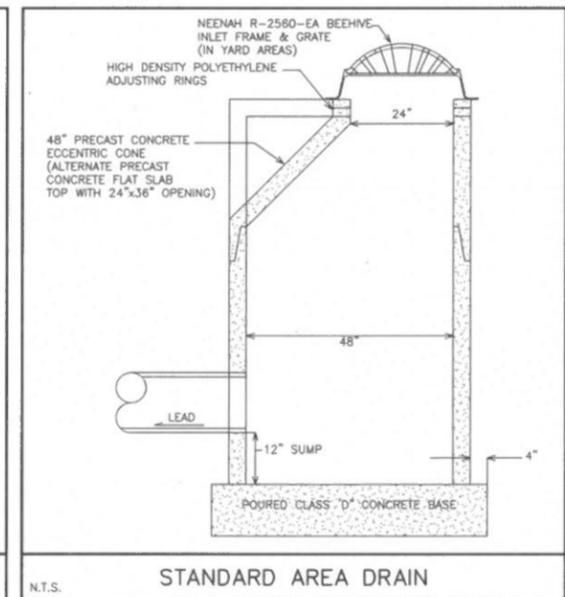
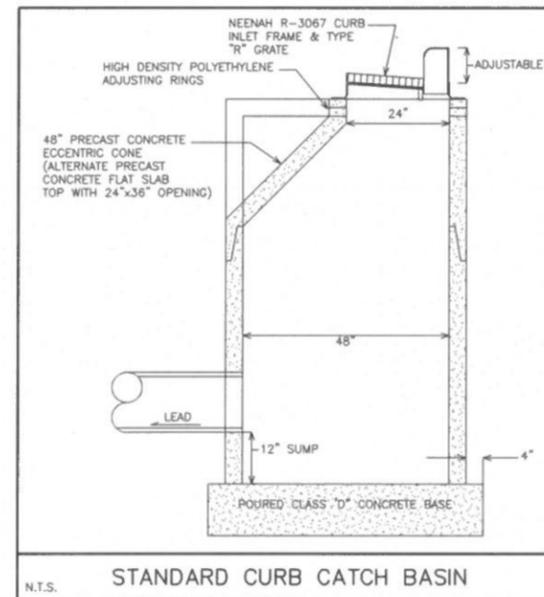
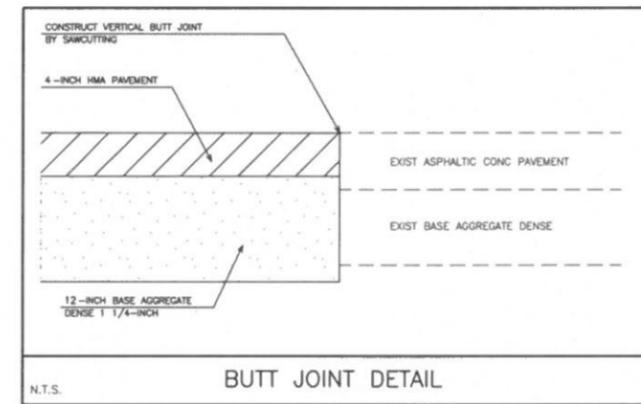
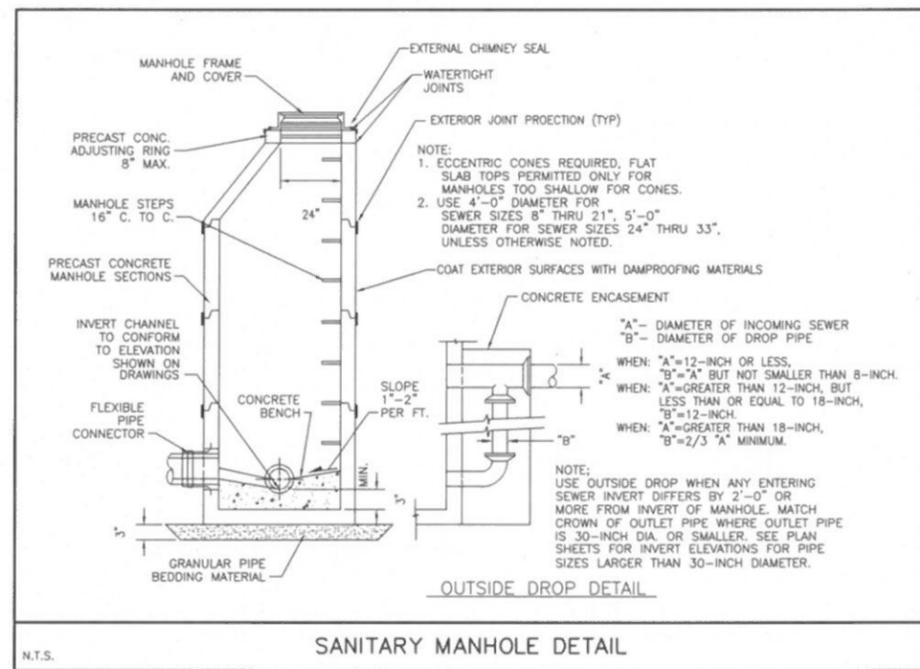
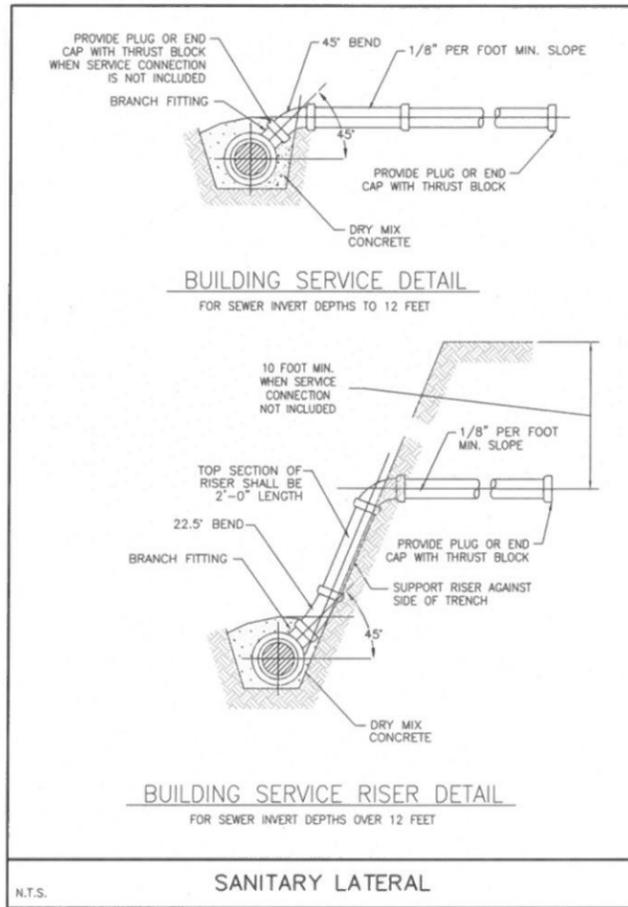
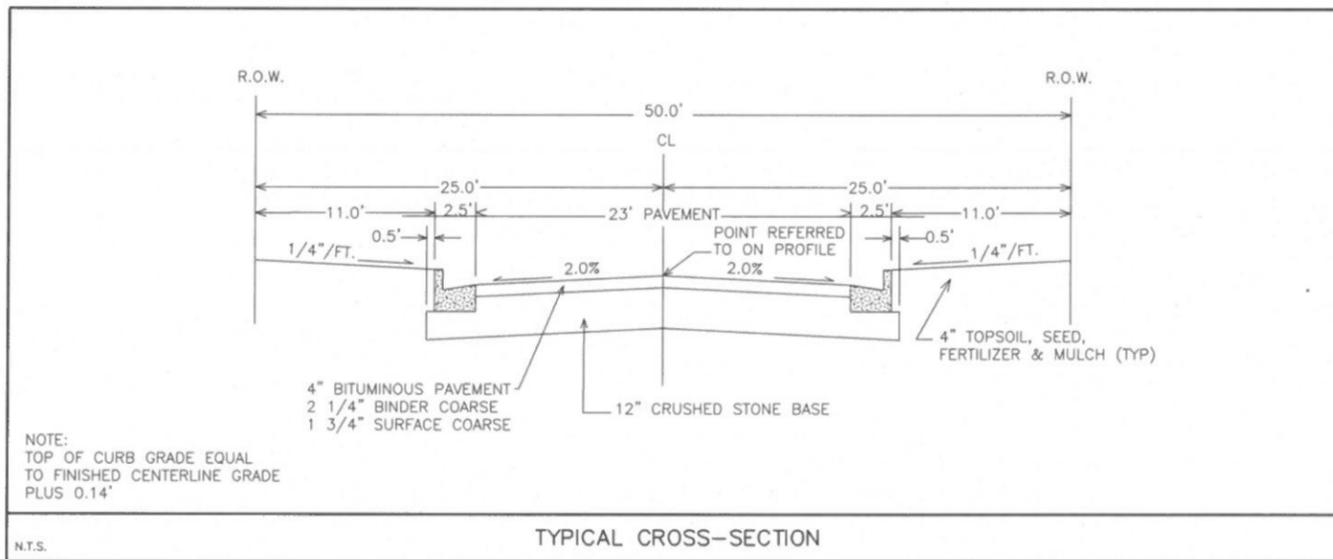
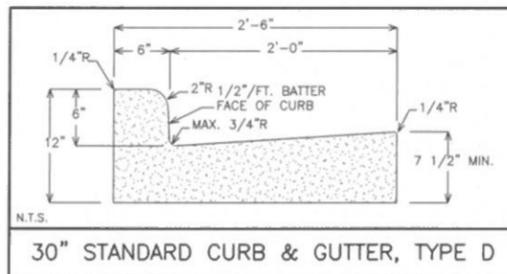
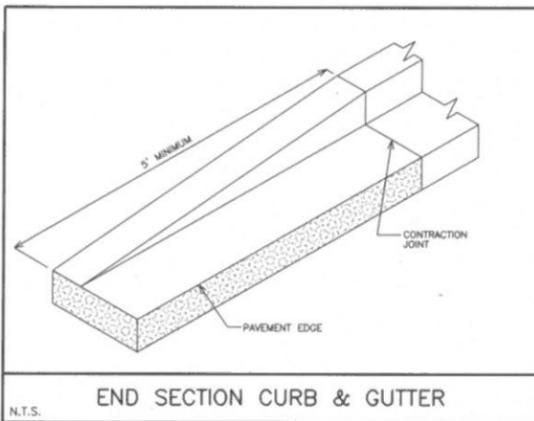
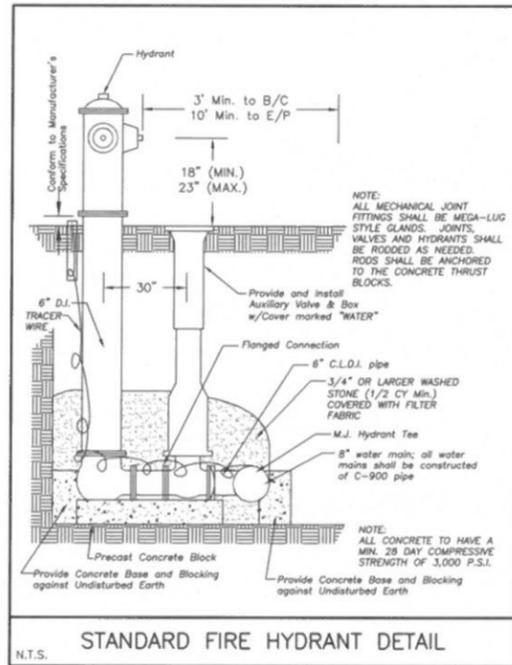
REVISIONS

05/10/2018 - DSR
PER CITY COMMENTS

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



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

CONSTRUCTION DETAILS

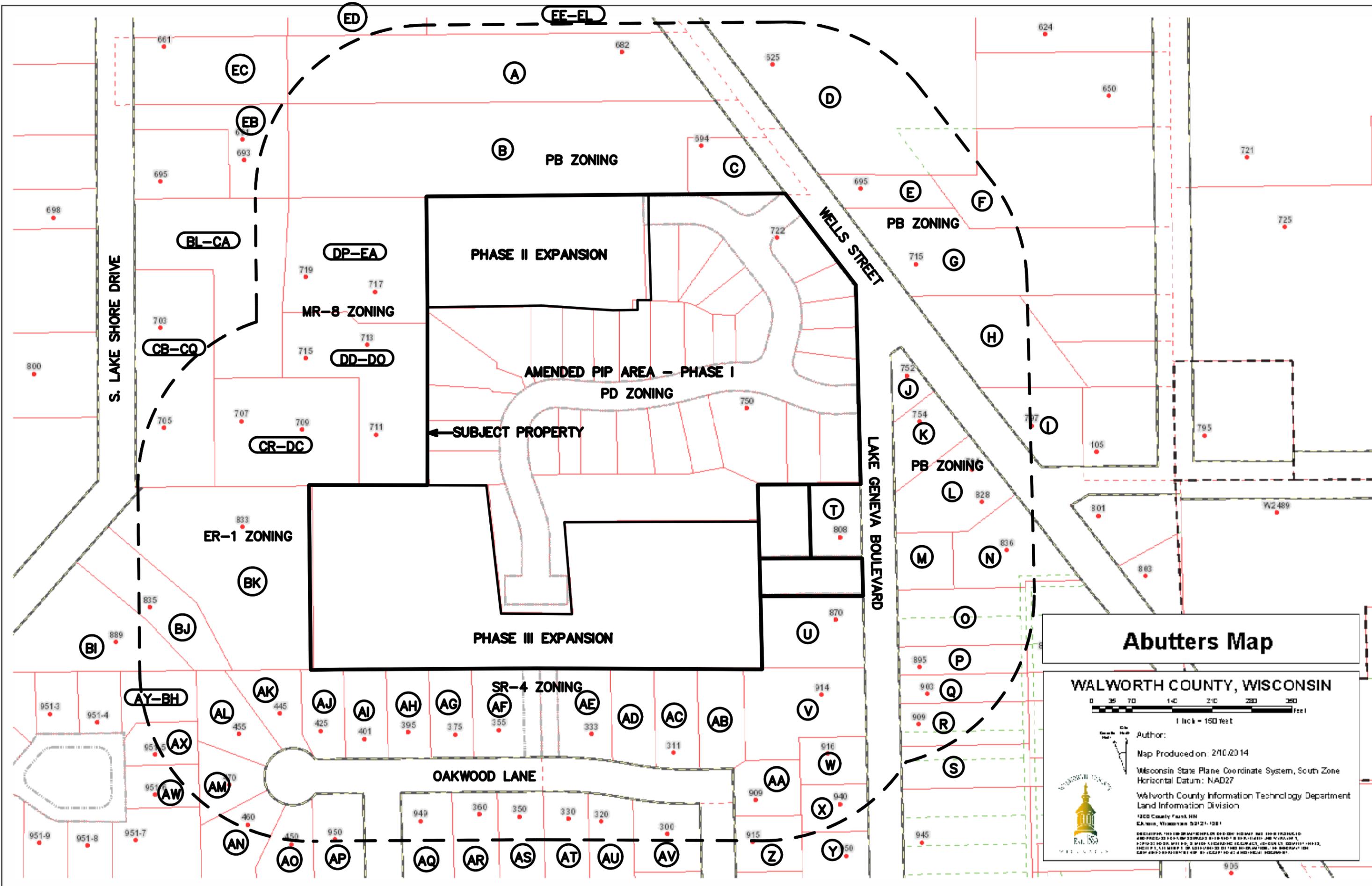
FARRIS, HANSEN & ASSOCIATES, INC.
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10/19/2016
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10 OF 10

**SUMMERHAVEN OF LAKE GENEVA CONDOMINIUM
EXHIBIT F
PROPERTY OWNERS WITHIN 300 FEET
OF SUBJECT PROPERTY - LIST & MAP**

See attached.



Abutters Map

WALWORTH COUNTY, WISCONSIN



Author:
 Map Produced on: 2/10/2014
 Wisconsin State Plane Coordinate System, South Zone
 Horizontal Datum: NAD27
 Walworth County Information Technology Department
 Land Information Division
 1200 County Park N
 Elkhorn, Wisconsin 53121-1281



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Patricia L. Heidenreich
794 S. Wells St.
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| B. | Lester Synowiec
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Park Ridge, IL 60068 | M. | Rita Popelka
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Fitchburg, WI 53713 |
| D. | 625 Wells Street LLC
625 Wells St.
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Madison, WI 53713 |
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Heather N. Winters
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Spring Grove, IL 60081 |
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Lake Geneva, WI 53147 | T. | John P Billings
808 Lake Geneva Blvd
Lake Geneva, WI 53147 |
| J. | Molly M. Fine
Frederick Michaelis
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Lake Geneva, WI 53147 | U. | Bruce N. Jalosynski
Joyce A. Jalosynski
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Lake Geneva, WI 53147 |
| K. | John Manna Trust
Rosa Manna Trust
61 Arlington Heights Rd
Elk Grove Village, IL 60007 | | |

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AC.	James & Grace Hanny 311 Oakwood Lane Lake Geneva, WI 53147	AN.	Michael D. Kramp Jennifer S. Kramp 460 Oakwood Ln Lake Geneva, WI 53147
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AG.	Raj Handa	AR.	Randall W. Sims Deborah K. Sims

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CC.	John J Malcolm Trust	CO.	William B. Ittner 705 S. Lakeshore Dr, # 2F

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CW.	Marilyn I Ellman PO Box 1225 Lake Geneva, WI 53147	DI.	Mark & Mary Butitta 2429 S. Alpine Rd Rockford, IL 61108
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Karen Ann Kramer Trust
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Lake Geneva, WI 53147

- EL. Taylor-Klewer Enterprises, LLC
PO Box 384
Lake Geneva, WI 53147

**FIRST AMENDMENT TO
DEVELOPMENT AGREEMENT**

Document Number

Document Name

Recording Area

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (“Amendment”) is made this ____ day of _____, 2018, between the CITY OF LAKE GENEVA, Walworth County, Wisconsin (“City”), and McMurr II, LLC, an Illinois limited liability company (“Developer”).

RECITALS

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

Name and Return Address
GODFREY, LEIBSLE, BLACKBOURN &
HOWARTH, S.C.
354 Seymour Court
Elkhorn, Wisconsin 53121

WHEREAS, the Developer is the owner, successor developer, and successor declarant of certain real property located in the City, more particularly described in the attached Exhibit A incorporated herein (“Phase I”), and commonly known as Summerhaven of Lake Geneva Condominium (“Summerhaven”), which is zoned PD, Planned Development Zoning District, with an approved General Development Plan and a Precise Implementation Plan that has been amended three times pursuant to applications submitted by the Developer in 2014, in 2017, and in 2018, and approved by the City, subject to staff recommendations (“PIP”), to permit the development of a condominium single-family and duplex community of up to twenty-eight (28) units, with up to ten (10) units in five (5) duplex buildings, and the balance of the units in up to eighteen (18) single-family residences. The public improvements, i.e., the sanitary sewer mains and the municipal water mains, for the southern portion of Phase I have been constructed, and a substantial portion of the private infrastructure, i.e., the private storm water management facilities, other utilities and the private streets (to their surface course), has been constructed and installed, as well as five (5) duplex buildings, containing ten (10) condominium units, and three (3) single-family condominium units; and

ZSUM 00101, ZSUM 00103, ZSUM 00107, ZSUM 00109, ZSUM 00112, ZSUM 00116, ZSUM 00126, ZSUM 00202, ZSUM 00204, ZSUM 00207, ZSUM 00208, ZSUM 00209, 210, ZSUM 00215, ZSUM 00216, ZSUM 00217, ZSUM 00221, ZSUM 00223, ZSUM 00224, ZSUM 00226, ZSUM 00227, ZSUM 00229, ZSUM 00230, ZSUM 00232, ZSUM 00237, ZSUM 00239, ZSUM 00241, ZSUM 00245, and ZSUM 00247

Parcel Identification Number (PIN)

WHEREAS, the approved first and second amendments to the PIP have required the Developer to make certain private improvements as part of Phase I, as specified in and pursuant to a certain Development Agreement between the City and the Developer, approved May 27, 2014 (“Agreement”); and

WHEREAS, the approved third amendment to the PIP requires the Developer to make certain additional public and private improvements (collectively, “Improvements”) as part of Phase I and part of certain real property adjacent and contiguous to the north boundary of Phase I owned by the Developer, consisting of approximately 1.75 acres, which is more particularly described in the attached Exhibit B incorporated herein (“Phase II”), as specified in and pursuant to this Amendment; and

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

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

SECTION 1 RESTATEMENT OF RECITALS

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

SECTION 2 IMPROVEMENTS

2.03 **Required Improvements.** Subsection 2.03(b) of the Agreement is hereby deleted in its entirety, and the following is substituted in its place:

(b) **Private Summerhaven Streets.** The final lift to the existing private streets of Phase I of Summerhaven shall be installed by the Developer within one (1) year after the date of this Amendment. The final lift to the private streets of any subsequent phase of Summerhaven shall be installed by the Developer within one (1) year after the completion of the construction of the last of the residential structures and their related improvements for the subject phase. Prior to the installation of a final lift, the Developer shall repair all damaged road base and replace the surface course as required by the City Engineer. In conjunction with the installation of the final lift in Phase I, the Developer shall construct Murray Drive to its north terminus, to its binder course, ending with a cul-de-sac of a size, and without an island, as shown in the Plans for the third amendment to the PIP, that meets state standards for emergency vehicles.

2.03 **Required Improvements.** The following subsections 2.03 (e) and (f) are hereby added to the Agreement:

(e) **Sanitary Sewer System.** The Developer shall extend the public sanitary sewer Improvements north within the right-of-way for Murray Drive to make adequate sanitary

sewerage service available to each unit within Phase I and any units that may be approved for Phase II. The size, type, and installation of all sanitary sewers and laterals to street line shall be in accordance with the Plans. The Developer shall cut off multiple public water and sanitary sewer services at the mains therefor in excess of one (1) set for each unit, for built and unbuilt units in Phase I. The Developer shall grant to the City a twenty-five (25) foot-wide public utility easement along the north boundary of Phase II from the west end of the planned cul-de-sac at the terminus of Murray Drive to the west boundary of Phase II to enable the City to loop public utilities through adjoining properties to the north or the west of Phase II. The Developer agrees that the City will not accept the public sanitary sewer Improvements for any phase until the same have been installed in accordance with the Plans and accepted by the City Engineer.

(f) **Public Water Supply Facilities.** The Developer shall extend the public water main Improvements north within the right-of-way for Murray Drive to make adequate water service available to each unit within Phase 1 and any Phase II. The size, type, and installation of all public water mains proposed to be constructed shall be in accordance with the Plans. The Developer agrees that the City will not accept the public water supply Improvements until such Improvements have been installed in accordance with the Plans.

SECTION 4 CONSTRUCTION AND INSPECTION

4.12 Add the following as Section 4.12 to the Agreement:

4.12 **Setbacks Verification.** The location of all approved building setbacks shall be verified by an on-site inspection by the Building Administrator before building foundation walls are poured.

SECTION 6 TIME FOR COMPLETION OF WORK; SECURITY

6.02 Subsection 6.02 of the Agreement is hereby deleted in its entirety, and the following is substituted in its place:

6.02 **Bond.** An irrevocable standby letter of credit, or a performance and payment bond (“Bond”) in form and with terms acceptable to the City will be filed with the City prior to construction. The procedure for filing the Bond shall be as follows: A Bond equal in amount to one hundred twenty percent (120%) of the estimated cost of the Improvements shall be issued by a financial institution acceptable to the City, including a condition that the Bond cannot be revoked or not renewed upon its expiration unless the issuing institution provides the City and the Developer at least thirty (30) days prior written notice thereof. The amount of the Bond may be reduced from time to time by the value of the Improvements previously completed and fully paid by the Developer. Should the cost of the

Improvements prove to be greater than originally anticipated, the surety on the Bond shall be immediately supplemented to include such greater costs. The Bond shall be adequate in amount initially to cover the costs of the Improvements under this Amendment, including, without limitation, those described under subsections 2.03 (b), (e) and (f), above.

**SECTION 10
MISCELLANEOUS**

Except as expressly modified by this Amendment, the Agreement remains in full force and effect. Capitalized terms not defined herein shall have the same definitions assigned to such terms under the Agreement.

(Signature pages follow)

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

CITY:

CITY OF LAKE GENEVA, a Wisconsin municipal corporation

By: _____
Thomas Hartz, Mayor

Attest: _____
Lana Kropf, City Clerk

APPROVAL OF COMMON COUNCIL

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

DEVELOPER:

McMURR II, LLC, an Illinois limited liability company

By: _____
Murray S. Peretz, its Manager

T:\M\McMurr, LLC\Summerhaven\2018 phase 2\off copy\3rd amndt- P I\1st amndt to dvpt agr-3.docx

EXHIBIT A
LEGAL DESCRIPTION OF PHASE I

Units 101, 103, 107, 109, 112, 116, 126, 202, 204, 207, 208, 209, 210, 215, 216, 217, 221, 223, 224, 226, 227, 229, 230, 232, 237, 239, 241, 245, and 247 in the Summerhaven of Lake Geneva Condominium, created by a "Declaration of Condominium" recorded on March 28, 2007, in the Office of the register of Deeds for Walworth County, Wisconsin, as Document No. 704378, together with any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said condominium being located in the City of Lake Geneva, County of Walworth, and State of Wisconsin (end of legal description).

Tax Key Numbers: ZSUM 00101, ZSUM 00103, ZSUM 00107, ZSUM 00109, ZSUM 00112, ZSUM 00116, ZSUM 00126, ZSUM 00202, ZSUM 00204, ZSUM 00207, ZSUM 00208, ZSUM 00209, 210, ZSUM 00215, ZSUM 00216, ZSUM 00217, ZSUM 00221, ZSUM 00223, ZSUM 00224, ZSUM 00226, ZSUM 00227, ZSUM 00229, ZSUM 00230, ZSUM 00232, ZSUM 00237, ZSUM 00239, ZSUM 00241, ZSUM 00245, and ZSUM 00247.

EXHIBIT B
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

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: May 21, 2018

Agenda Item: 15

Applicant:

Dodge Street Properties LLC.
500 Stone Ridge Drive
Lake Geneva, WI 53147

Request:

Dodge Street CSM land division intended for properties located in the Woodland Overlay District Tax Key No. ZYUP00253

Description of Proposed Conditional Uses:

The applicant is submitting a Land Division (CSM) to propose a newland division to create 3 individual buildable lots on Dodge Street. This property is located on the north side of Dodge Street, west of Pond View Ln and east of Freemont Street.

As proposed, the newly created lots will be located within the SR-4 zoning and remain single family lots. The proposed lot sizes are 2 lots at .93 acres & 1 lot that is 1.09 acres with the site restrictions for the Woodland Overlay to limit the removal of trees to 30% of the lots.

The building pads are also depicted on lots 4, 5, & 6.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Land Division (CSM):

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

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

Staff Review:

The proposed certified survey map use is fully consistent with the requirements of the Municipal Ordinance and within the Comprehensive plan.

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

A proposed CSM 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 certified survey map 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 certified survey map 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 certified survey map 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 certified survey map 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 certified survey map 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 certified survey map 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 certified survey map 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 certified survey map 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 certified survey map 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 certified survey map does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

5. The proposed certified survey map 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 certified survey map 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:

1. Staff recommends that the Plan Commission recommend approval of the proposed certified survey map as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.
3. Staff recommends the following *additional condition of approval* be attached.
 - a. Certified Survey Map approval is consistent as proposed within the Woodland Overlay protection zoning guidelines.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

CERTIFIED SURVEY MAP or SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Dodge Street Properties, LLC

500 Stone Ridge Dr.

Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 853-5576

NAME AND ADDRESS OF APPLICANT:

Same as owner.

TELEPHONE NUMBER OF APPLICANT: ()

NAME AND ADDRESS OF SURVEYOR:

Paul H. Van Henkelum

Cardinal Engineering LLC

201 Broad Street Suite B Lake Geneva, WI 53147

TELEPHONE NUMBER OF SURVEYOR: (262) 757-8776

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Division of land for single family home construction and resale.

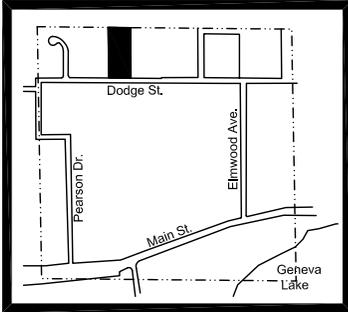
Currently zoned SR-4 with minimum lot sizes per code of 9,000 square feet. Minimum lot size proposed of 40,816.

Conditional Use Approved on Property 30% land clearing maximum shown.

CERTIFIED SURVEY MAP NO. _____

Being a re-division of Lot 4 of C.S.M. No. _____ being part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Town 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin.

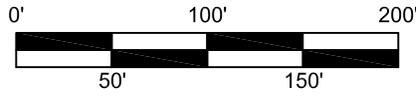
LOCATION MAP



NE 1/4 Sec. 35-2-17
SCALE: 1" = 2,000'

- GENERAL NOTES:**
- SOIL DELINEATION AND CONTOURS TAKEN FROM WALWORTH COUNTY G.I.S. MAPPING.
 - THERE IS NO FLOODPLAIN ON THIS PROPERTY PER FEMA MAP 55127C0125D.
 - THESE LOTS ARE SERVED BY SANITARY SEWER PROVIDED BY THE CITY OF LAKE GENEVA.

GRAPHIC SCALE

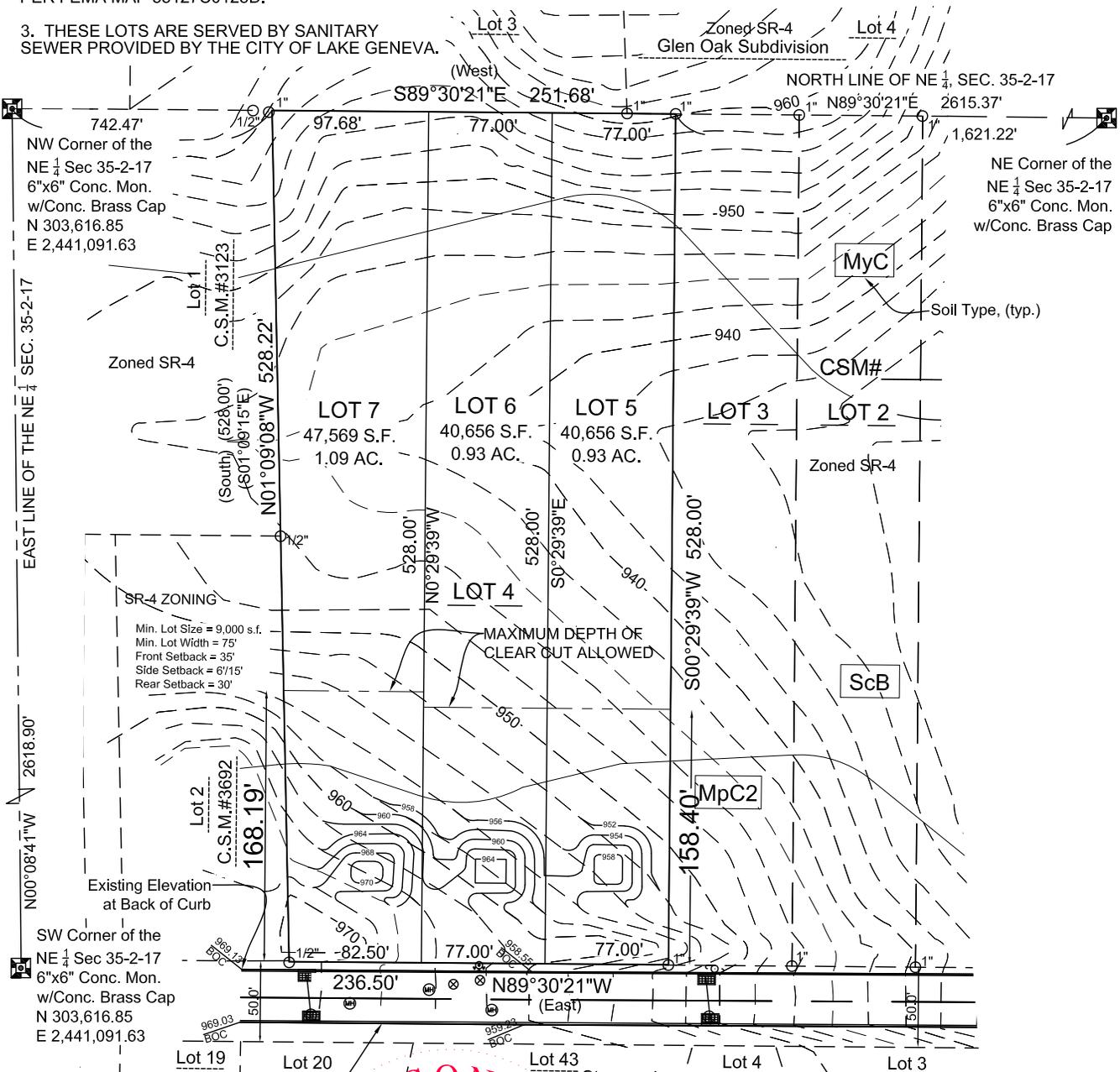
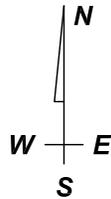


1 INCH = 100 FEET

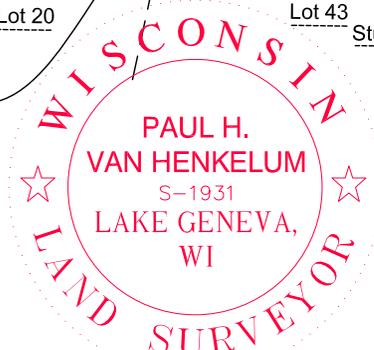
Owners/Subdividers:
Dodge Street Properties LLC
500 Stone Ridge Drive
Lake Geneva, WI 43147

Surveyor:
Paul H. Van Henkelum
Cardinal Engineering LLC
201 Broad Street, Ste B
Lake Geneva, WI 53147
414-406-3248

Basis of Bearing: All Bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone. The North line of the Northeast $\frac{1}{4}$ of Section 35 bears S89°30'21"E. (N.A.D. 1927).



Existing 32" Asphalt Pavement with curb and gutter



LEGEND

- $\bigcirc_{1/2}$ Iron Pipe - Found, O.D. listed
- \bullet Set 1" O.D. x 18" Iron Bar w/cap (1.13#/l.f. - min.)
- (xxx) "Recorded As" data
- ScB Soil Types
- Existing Contours
- Existing Storm Inlet/Manhole
- Existing Hydrant/Valve
- Existing Manhole

REVISED 5-3-2018
REVISED 4-9-2018
REV. 1-15-2018
DATE 8-28-2017
SHEET 1 OF 3
JOB#17-0013

CERTIFIED SURVEY MAP NO. _____

Being a re-division of Lot 4 of C.S.M. No. _____ being part of the NW 1/4 of the NE 1/4 of Section 35,
Town 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, PAUL H. VAN HENKELUM, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND HEREIN DESCRIBED:

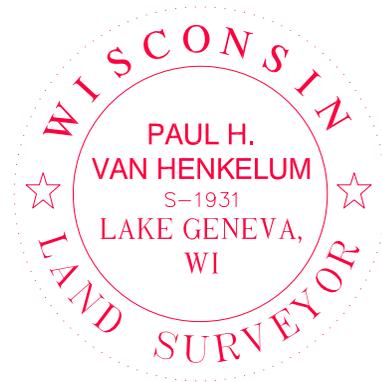
Being a re-division of Lot 4 of C.S.M. No. _____, recorded as Document No. _____ recorded on _____ day of _____, 20__ in the Register of Deed office of Walworth County, being part of the NW 1/4 of the NE 1/4 of Section 35, Town 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin. Said parcel contains 2.96 acres more or less.

I FURTHER CERTIFY THAT I HAVE MADE SAID MAP BY THE DIRECTION OF _____, OWNER OF SAID LAND. THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCES OF THE CITY OF LAKE GENEVA AND WALWORTH COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 3rd DAY OF MAY, 2018.

PAUL H. VAN HENKELUM,
PROFESSIONAL LAND SURVEYOR #1931



OWNER'S CERTIFICATE

AS OWNER, _____ HEREBY CERTIFIES THAT HE/SHE HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON.

AS OWNER, I FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

- 1.) THE CITY OF LAKE GENEVA

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 2018.

DODGE STREET PROPERTIES LLC
OWNER

STATE OF _____) ss
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018

THE ABOVE NAMED _____, OWNER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFIED SURVEY MAP NO. _____

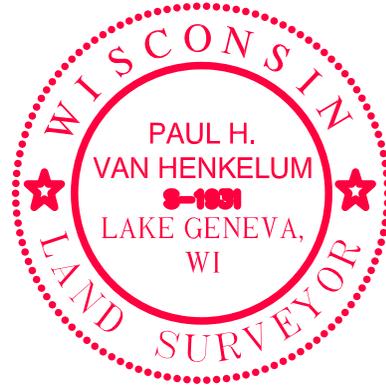
Being a re-division of Lot 4 of C.S.M. No. _____ being part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35,
Town 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin.

CERTIFICATE OF PLAN COMMISSION APPROVAL:

APPROVED BY THE PLAN COMMISSION OF THE CITY OF LAKE GENEVA
ON THIS _____ DAY OF _____, 2018.

ALAN KUPSİK,
CHAIRMAN

LANA KROPF,
SECRETARY



REVISED 5-3-2018
REVISED - 4-9-2018
REV. 1-15-2018
DATE 8-28-2017
SHEET 3 OF 3
JOB#17-0013

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: May 21, 2018

Agenda Item: 11

Applicant:

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

Request:

Hampton Inn
General Development Plan (GDP) for
Commercial Indoor Lodging land use in the
Planned Industrial (PI) Zoning District
Tax Key No. ZA468000003 & ZA468000004

Description:

The applicant is submitting a request for the new construction of a 5 story 92 unit Hampton Inn to be located at the south east portion of the intersection of N. Edwards Blvd and Sheridan Springs Rd.

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

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

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

Consistency with the Comprehensive Plan:

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

Relation to Base Zoning Standards:

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

Action by the Plan Commission:

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

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

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

Staff Review Comments:

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

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

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

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

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

Or:

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

Staff Recommendation on the General Development Plan:

1. Staff recommends that the Plan Commission recommend *approval* of the GDP as submitted, including the granting of the requested zoning ordinance flexibilities.
2. Staff recommends the affirmative set of findings provided above, noting that the proposal meets Factor 3. Specifically, the proposal maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
3. Staff recommends that Plan Commission's recommendation is that storm water approval be contingent on review and satisfaction of the city engineer.

GENERAL DEVELOPMENT PLAN

HAMPTON INN

**LAKE GENEVA, WISCONSIN,
A PLANNED DEVELOPMENT OF
1111 N EDWARDS BLVD LLC**

May 10, 2018

General Development Plan Introduction

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

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

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

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

The principal building on the Site will be approximately 65 feet in height, five floors, with 92 single room and suite units of varying sizes, breakfast area facilities, a fitness center, an indoor pool, a meeting room, and related motel facilities. The Hampton Inn franchise is premium-ranked in the industry.

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

The Site is zoned PI, Planned Industrial. Applicant proposes rezoning to a planned development (“PD”) of the Site, using the Planned Business District as the base zoning district, with the grant of the conditional use of Commercial Indoor Lodging, which is a conditional use under the Planned Business District.

General Development Plan:

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

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

3. General written description of the proposed PD including:

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

b. General mix of land uses: The Site is planned for use as a Hampton Inn and its related requirements and uses, such as parking lot, storm water management system, and other facilities.

c. Approximate non-residential intensities as described by floor area ratio and impervious surface area ratio: The Maximum Floor Area Ratio (FAR) is .30. Applicant requests a maximum FAR of .45.

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

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

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

f. General relationship of the project to the Master Plan: Under the City's Comprehensive Master Plan, the Site is part of a "Planned Mixed Use Area," which includes the Planned Business District. No amendment of the Comprehensive

Master Plan is required, because Applicant asks to use the Planned Business District as the base zoning district of this GDP.

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

h. Zoning standards which will and will not be met by the proposed PD: If the Site is zoned PD with a Planned Business base district, the Site will need the following Planned Business District uses thereunder and will meet the following Planned Business District standards:

i. Land Uses Permitted by Right: (per Section 98-202(2))

Selective Cutting (per Section 98-206(2)(f))

Passive Outdoor Public Recreation (per Section 98-206(3)(a))

Indoor Institutional (per Section 98-206(3)(c))

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))

Commercial Indoor Lodging (per Section 98-206(4)(k))

iii. Land Uses Permitted as Accessory Uses: (per Section 98-202(5))

Land Uses Permitted by Right:

On-Site Parking Lot (per Section 98-206(8)(n))

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))

Land Uses Permitted as Conditional Use: None (Accessory).

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))

Relocatable Building (per Section 98-206(9)(e))

If the Site is zoned PD with a Planned Business base district, the Site will meet many of the following Planned Business District standards. For those standards that the Site will not meet, Applicant requests the listed flexibilities from them:

Regulations Applicable to Nonresidential Uses:**Nonresidential Intensity Requirements:**

Maximum Number of Floors (F): 4. *Applicant requests flexibility to allow 5 floors, and a maximum building height of approximately 65 feet, not 45 feet, given the size, shape and location of the Site, the need for parking, the storm water management system, and other facilities thereon, and the requisite number of units for the Site. The Site is relatively isolated, with major highways and roadways surrounding it. There are no nearby residential properties for which views will be significantly affected, the closest being Stone Ridge Subdivision, which is located northwest of the Site, outlets on Center Street, is built on a hill higher than the Site, with the Site not in the line of sight between the subdivision and Geneva Lake. The building will use a flat roof, rather than a pitched roof, to minimize its height. A four foot-high parapet around the roof will screen any necessary mechanical equipment and vents from view, particularly at street level. As a hotel-motel, greater ceiling height is needed, particularly for the first floor, to accommodate amenities such as the breakfast area facilities, the fitness center, the indoor pool, and the meeting room. The Applicant will install water pressure boosting equipment if required for fire suppression or other water needs to serve the building. See Group Exhibit F for a rendering of the building from USH 12, illustrating that the Site, well below the pavement on USH 12, diminishes the perceived height of the building to passersby on USH 12.*

Minimum Landscape Surface Ratio (LSR): 25%. *Applicant requests an LSR of approximately 42%, based on the ratio of 44,619 square feet to 107,506.08 square feet.*

Maximum Floor Area Ratio (FAR): .30. *Applicant requests a maximum FAR of .45, based on the ratio of 46,100 square feet to 107,506.08 square feet. The LSR and FAR are based on a gross building area of 58,440 square feet, total area of 107,506.08 square feet, a building footprint of 12,340 square feet, and upper floors of 11,525 square feet.*

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

Maximum Building Size (MBS): Not applicable

Nonresidential Bulk Requirements:

a) Minimum Lot Area: 20,000 square feet

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

c) Minimum Setbacks:

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

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

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

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

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

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

g) Maximum Building Height: 45 feet. *Applicant requests flexibility to allow 5 floors, and a maximum building height of approximately 65 feet, not 45 feet, given the size, shape and location of the Site, the need for parking, the storm water management system, and other facilities thereon, and the requisite number of units for the Site. The Site is relatively isolated, with major highways and roadways surrounding it. There are no nearby residential properties for which views will be significantly affected, the closest being Stone Ridge Subdivision, which is located northwest of the Site, outlets on Center Street, is built on a hill higher than the Site, with the Site not in the line of sight between the subdivision and Geneva Lake. The building will use a flat roof, rather than a pitched roof, to minimize its height. A four foot-high parapet around the roof will screen any necessary mechanical equipment and vents from view, particularly at street level. As a hotel-motel, greater ceiling height is needed, particularly for the first floor, to accommodate amenities such as the breakfast area facilities, the fitness center, the indoor pool, and the meeting room. The Applicant will install water pressure boosting equipment if required for fire suppression or other water needs to serve the building. See Group Exhibit F for a rendering of the building from USH 12, illustrating that the Site, well below the pavement on USH 12, diminishes the perceived height of the building to passersby on USH 12.*

Minimum Number of Off-Street Parking Spaces Required on the Lot: 98 stalls, including 4 ADA stalls

Nonresidential Landscaping Requirements (Nonresidential, Two- & Multi-family):

- 1) 40 landscaping points per 100 linear ft. of building foundation
- 2) 10 landscaping points per 1,000 square ft. of gross floor area
- 3) 40 landscaping points per 100 linear feet of street frontage
- 4) 80 landscaping points per 10,000 square ft. paved area/20 stalls

See Conceptual Landscaping Plan, Exhibit H

Nonresidential Performance Standards: *Under 98-702(6), on an arterial or nonresidential collector street, no access point can be closer than one hundred (100) feet from the intersection of any two street rights-of-way unless such street is the only available frontage on the property. The north access point to the Site on North Edwards Boulevard is approximately 100 feet from the intersection of North Edwards Boulevard and Sheridan Springs Road. Applicant requests flexibility to locate the north access*

point as shown on the Site Plan to align the driveway properly with the porte cochere and the lobby entrance to the Hampton Inn.

Nonresidential Signage Regulations: *See Signage Plan, Exhibit I.*

i. Description of potentially requested exemptions from the requirements of the underlying zoning district, in the following order:

1. Land Use Exemptions: None.

2. Density and Intensity Exemptions:

Maximum Number of Floors (F): 4. Applicant requests flexibility to allow 5 floors, and a maximum building height of approximately 65 feet, not 45 feet, given the size, shape and location of the Site, the need for parking, the storm water management system, and other facilities thereon, and the requisite number of units for the Site. The Site is relatively isolated, with major highways and roadways surrounding it. There are no nearby residential properties for which views will be significantly affected, the closest being Stone Ridge Subdivision, which is located northwest of the Site, outlets on Center Street, is built on a hill higher than the Site, with the Site not in the line of sight between the subdivision and Geneva Lake. The building will use a flat roof, rather than a pitched roof, to minimize its height. A four foot-high parapet around the roof will screen any necessary mechanical equipment and vents from view, particularly at street level. As a hotel-motel, greater ceiling height is needed, particularly for the first floor, to accommodate amenities such as the breakfast area facilities, the fitness center, the indoor pool, and the meeting room. The Applicant will install water pressure boosting equipment if required for fire suppression or other water needs to serve the building. See Group Exhibit F for a rendering of the building from USH 12, illustrating that the Site, well below the pavement on USH 12, diminishes the perceived height of the building to passersby on USH 12.

Minimum Landscape Surface Ratio (LSR): 25%. Applicant requests an LSR of approximately 42%, based on the ratio of 44,619 square feet to 107,506.08 square feet.

Maximum Floor Area Ratio (FAR): .30. Applicant requests a maximum FAR of .45, based on the ratio of 46,100 square feet to 107,506.08 square feet. The LSR and FAR are based on a gross building area of 58,440 square feet, total area of 107,506.08 square feet, a building footprint of 12,340 square feet, and upper floors of 11,525 square feet.

3. Bulk Exemptions:

Minimum Setbacks:

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

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

Maximum Building Height: 45 feet. *Applicant requests flexibility to allow 5 floors, and a maximum building height of approximately 65 feet, not 45 feet, given the size, shape and location of the Site, the need for parking, the storm water management system, and other facilities thereon, and the requisite number of units for the Site. The Site is relatively isolated, with major highways and roadways surrounding it. There are no nearby residential properties for which views will be significantly affected, the closest being Stone Ridge Subdivision, which is located northwest of the Site, outlets on Center Street, is built on a hill higher than the Site, with the Site not in the line of sight between the subdivision and Geneva Lake. The building will use a flat roof, rather than a pitched roof, to minimize its height. A four foot-high parapet around the roof will screen any necessary mechanical equipment and vents from view, particularly at street level. As a hotel-motel, greater ceiling height is needed, particularly for the first floor, to accommodate amenities such as the breakfast area facilities, the fitness center, the indoor pool, and the meeting room. The Applicant will install water pressure boosting equipment if required for fire suppression or other water needs to serve the building. See Group Exhibit F for a rendering of the building from USH 12, illustrating that the Site, well below the pavement on USH 12, diminishes the perceived height of the building to passersby on USH 12.*

4. Nonresidential Performance Standards:

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

Minimum Number of Off-Street Parking Spaces Required on the Lot: 98 stalls, including 4 ADA stalls

5. Landscaping Exceptions: None.

6. Parking and Loading Requirements Exceptions: None.

4. A General Development Plan Drawing (“GDP Drawing”) showing at least the following:

a. Conceptual plan drawing of the general land use layout and the general location of major public streets and/or private drives. *See GDP Drawing attached as Exhibit G and incorporated herein.*

b. Location of recreational and open space areas and facilities, specifically those dedicated for public acquisition and use: The City has recently adopted a Bicycle and Pedestrian Plan, which includes planned bicycle paths on Sheridan Springs Road and North Edwards Boulevard that meet at the intersection of such streets. See the Site Plan for the approximate location of bike racks that Applicant proposes to

purchase, install and maintain on the Site, to assist bicyclists riding the paths. Beyond such assistance, none of the Site shall be dedicated to public acquisition and use.

c. Statistical data on density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio, expected staging, and any other plans required by the Plan Commission or Common Council; and

d. notations relating the written information above to specific areas on the GDP Drawing.

5. General conceptual landscaping plan for the Site noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this Chapter (except as noted in the listing of exceptions) and the use of extra landscaping and bufferyards: *See* Conceptual Landscaping Plan attached as Exhibit H and incorporated herein

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. *See* General Signage Plan attached as Exhibit I and incorporated herein.

7. Written 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 “Planned Mixed Use Area,” which includes the Planned Industrial District and the Planned Business District.

b. The Planned Development in its specific location is in harmony with the Comprehensive Master Plan and the Zoning Ordinance: The Site is part of a “Planned Mixed Use Area,” which includes the Planned Business District. The Planned Business District includes among its conditional uses Commercial Indoor Lodging, for hotel/motel use. No amendment of the Comprehensive Master Plan is required, because Applicant asks to use the Planned Business 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: The Site is relatively isolated, surrounded by major highways and roadways and largely undeveloped property, with no nearby residential development, and no commercial development but for Geneva Square shopping center, which is oriented toward USH 12 and the interchange of USH 12 and STH 36/120. The Site is not in a Primary Environmental Corridor or in the watershed for Geneva Lake; any

storm water draining from the Site to the White River will enter the river east of the outflow control gates from Geneva Lake, and will meet all applicable water quality standards. Traffic entering and exiting the Site will be light and spread out largely throughout the day. All parking will be on the Site. Rights-of-way surrounding the Site are in excess of 100 feet in width. Direct access from the Site to USH 12 is prohibited. Direct access from the Site to Sheridan Springs Road is not requested.

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: The Hampton Inn is a use for the Site envisioned under the City's Comprehensive Master Plan. The requested flexibilities can be granted under the City's Zoning Ordinance, especially given the size, shape and location of the Site. The Site is particularly appropriate for a Hampton Inn, given its proximity to USH 12, the interchange with USH 12 and STH 36/120, North Edwards Boulevard, and Sheridan Springs Road.

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 roads are more than adequate, the utilities are at the lot line of the Site, and the required capacity for utilities and other services to serve a Hampton Inn will be less than most industries for which the Site is currently zoned.

f. The potential public benefits of the Planned Development outweigh all potential adverse impacts of the Planned Development. The Hampton Inn will provide a considerable economic benefit to the City and its residents, in the form of general real estate and room taxes, employment for construction and operation, and a motel that is premium class in its industry. The Hampton Inn can put the proximity of the Site to USH 12, the interchange with USH 12 and STH 36/120, North Edwards Boulevard, and Sheridan Springs Road, to better use than almost any other. Finally, the Hampton Inn can put the Site, a narrow, triangular-shaped, relatively isolated property owned by the City to its highest and best use, converting it from tax-exempt to revenue-producing.

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
LEGAL DESCRIPTION OF SITE

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

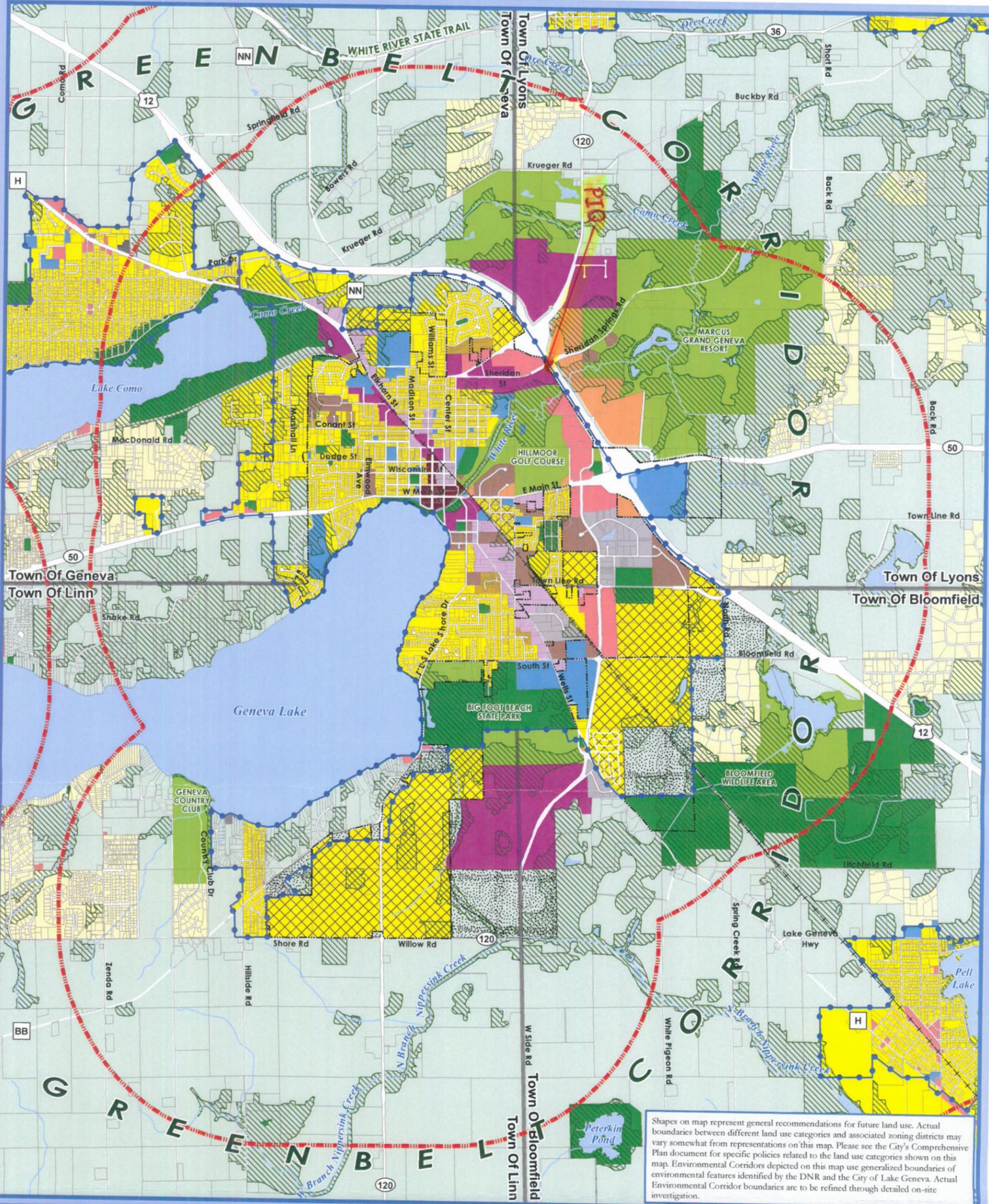
Tax Key No. ZA468000003 and ZA 468000004

Address: Vacant Lots, 1111 North Edwards Boulevard

GROUP EXHIBIT B

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

See attached.



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

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

Land Use Categories

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

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

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



Adopted: October 24, 2014

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



CSM 4680 Lots 3 and 4

WALWORTH COUNTY, WISCONSIN



Author:

Map Produced on: 3/2/2018

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

Walworth County Information Technology Department
Land Information Division

1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001



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

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

See attached.

PARCEL: ZA110000004
 OWNER: LAKE GENEVA INVESTORS LLC
 OWNER ADDRESS: 1901 HARRISON ST,
 OAKLAND, CA

PARCEL: ZA110000002
 OWNER: LAKE GENEVA INVESTORS LLC
 OWNER ADDRESS: 1901 HARRISON ST,
 OAKLAND, CA

PARCEL: NA 96400001
 OWNER: CHRISTOPHER C
 STEADMAN
 OWNER ADDRESS:
 1340 EDGEWOOD DR

PARCEL: N LY3000006
 OWNER: GERARD W
 LEDGER TRUST
 OWNER ADDRESS:
 PO BOX 544

PARCEL: N LY3000005
 OWNER: JOANN M HORVATH
 OWNER ADDRESS: 763 CHELSEY CT
 GURNEE, IL

PARCEL: N LY30000041
 OWNER: CHARLES & RHEA SMITH
 OWNER ADDRESS: 7105 SHERIDAN SPRINGS RD

PARCEL: ZA468000003
 OWNER: CITY OF LAKE GENEVA
 OWNER ADDRESS: 626 GENEVA ST

PARCEL: ZA468000004
 OWNER: CITY OF LAKE GENEVA
 OWNER ADDRESS: 626 GENEVA ST

PARCEL: ZA468000001
 OWNER: CITY OF LAKE GENEVA
 OWNER ADDRESS: 626 GENEVA ST

PARCEL: ZA467900002
 OWNER: CITY OF LAKE GENEVA
 OWNER ADDRESS: 626 GENEVA ST

PARCEL: ZA468000002
 OWNER: CITY OF LAKE GENEVA
 OWNER ADDRESS: 626 GENEVA ST

PARCEL: N LY3000011
 OWNER: PELLER INVESTMENTS LLC
 OWNER ADDRESS: 9655 WOODS DR, UT 506
 SKOKIE, IL

PARCEL: ZYUP 00153
 OWNER: WHITE RIVER HOLDINGS LLC
 OWNER ADDRESS: 11 E MADISON ST,
 STE 1100, CHICAGO, IL



Certification & Seal:

MARK	DATE	DESCRIPTION
DATE ISSUED:	05/09/2018	
ISSUE PHASE:	PUD GENERAL DEVELOPMENT PLAN	
PROJECT TITLE:	HAMPTON INN 5 STORY 92 UNIT	
PROJECT OWNER:	CHIEF WAUBONSIE, LLC	
PROJECT LOCATION:	LAKE GENEVA, WI	

PRELIMINARY SITE PLAN AND SURROUNDING PROPERTIES

PROJECT NUMBER: 36359
 SHEET NUMBER: C200

PROJECT NUMBER	SHEET NUMBER
36359	C200

- SITE INFORMATION**
- PARCEL INFORMATION:
 - PARCEL ZA468000003 = ± 1.93 ACRES
 - PARCEL ZA468000004 = ± 0.53 ACRES
 - TOTAL AREA = ± 2.46 ACRES
 - EXISTING PERCENT IMPERVIOUS = ± 0%
 - PROPOSED PERCENT IMPERVIOUS = 58.69%
 - NET INCREASE IN IMPERVIOUS AREA = ± 62,887 SF
 - TOTAL DISTURBED AREA = ± TBD ACRES
 - CURRENT ZONING: COMMERCIAL LAND USE
 - CURRENT USE: VACANT
 - PAST USE: VACANT
 - PROPOSED PARKING:
 - 94 REGULAR PARKING STALLS
 - 4 HANDICAP STALL
 - 98 TOTAL STALLS

NOTE:
 1. ALL PROPERTY LINES SHOWN ARE APPROXIMATE OFF OF GIS AERIAL, BESIDE THOSE OF PARCELS ZA468000003 & ZA468000004 WHICH WERE SURVEYED.

LEGEND

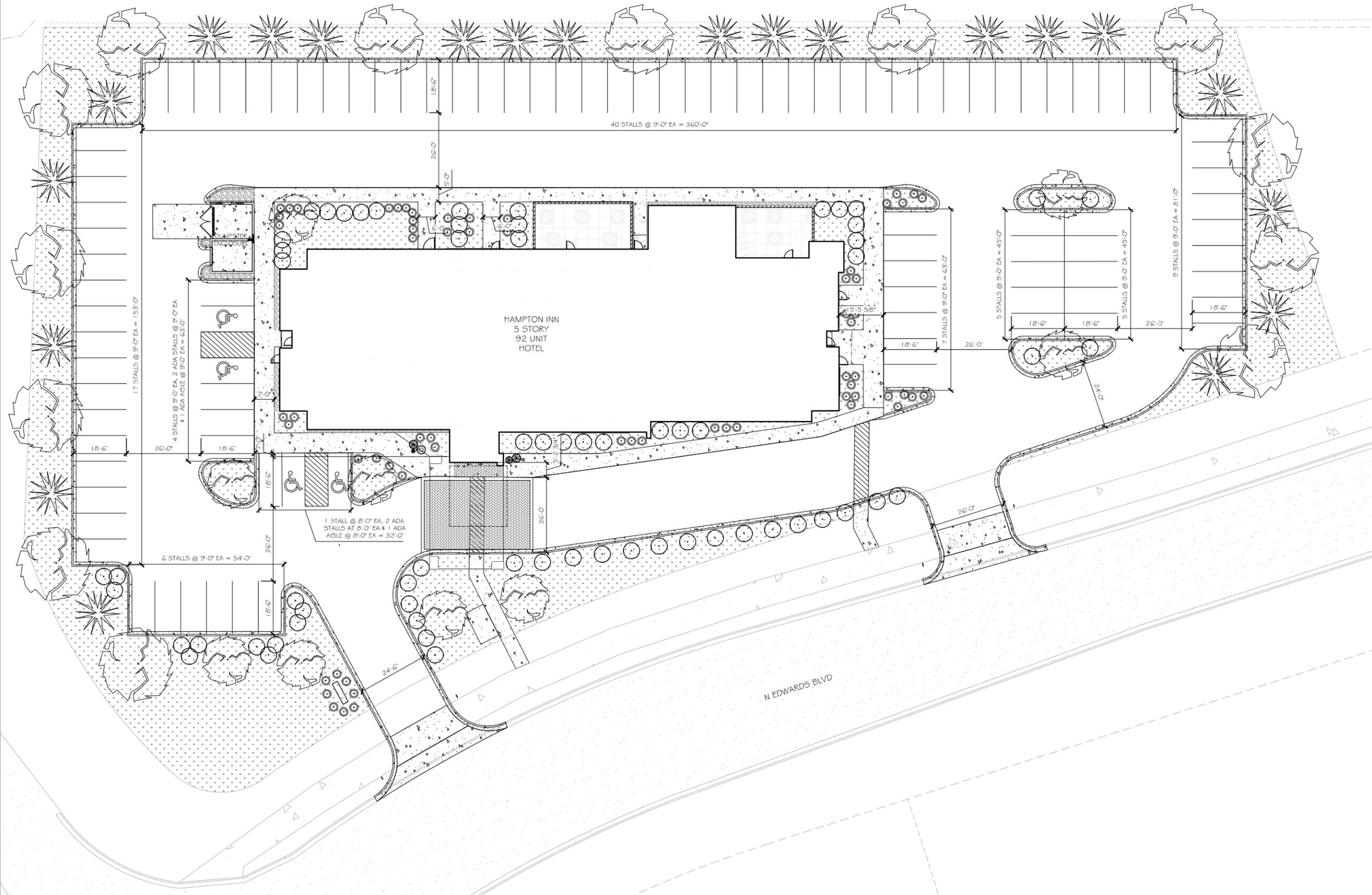
- EXISTING PROPERTY CORNER
- PROPOSED CONCRETE
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- EXISTING LOT LINES



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**EXHIBIT D
SITE PLAN**

See attached.



NORTH

Certification & Seal:

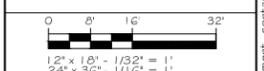
MARK	DATE	DESCRIPTION
	05/09/2018	
DATE ISSUED:		
ISSUE		
PHASE: PUD GENERAL DEVELOPMENT PLAN		
PROJECT TITLE:		

**HAMPTON INN
 5 STORY
 92 UNIT**

PROJECT OWNER:
**CHIEF WAUBONSIE,
 LLC**

PROJECT LOCATION:
LAKE GENEVA, WI

SHEET TITLE:
**ARCHITECTURAL SITE
 PLAN**

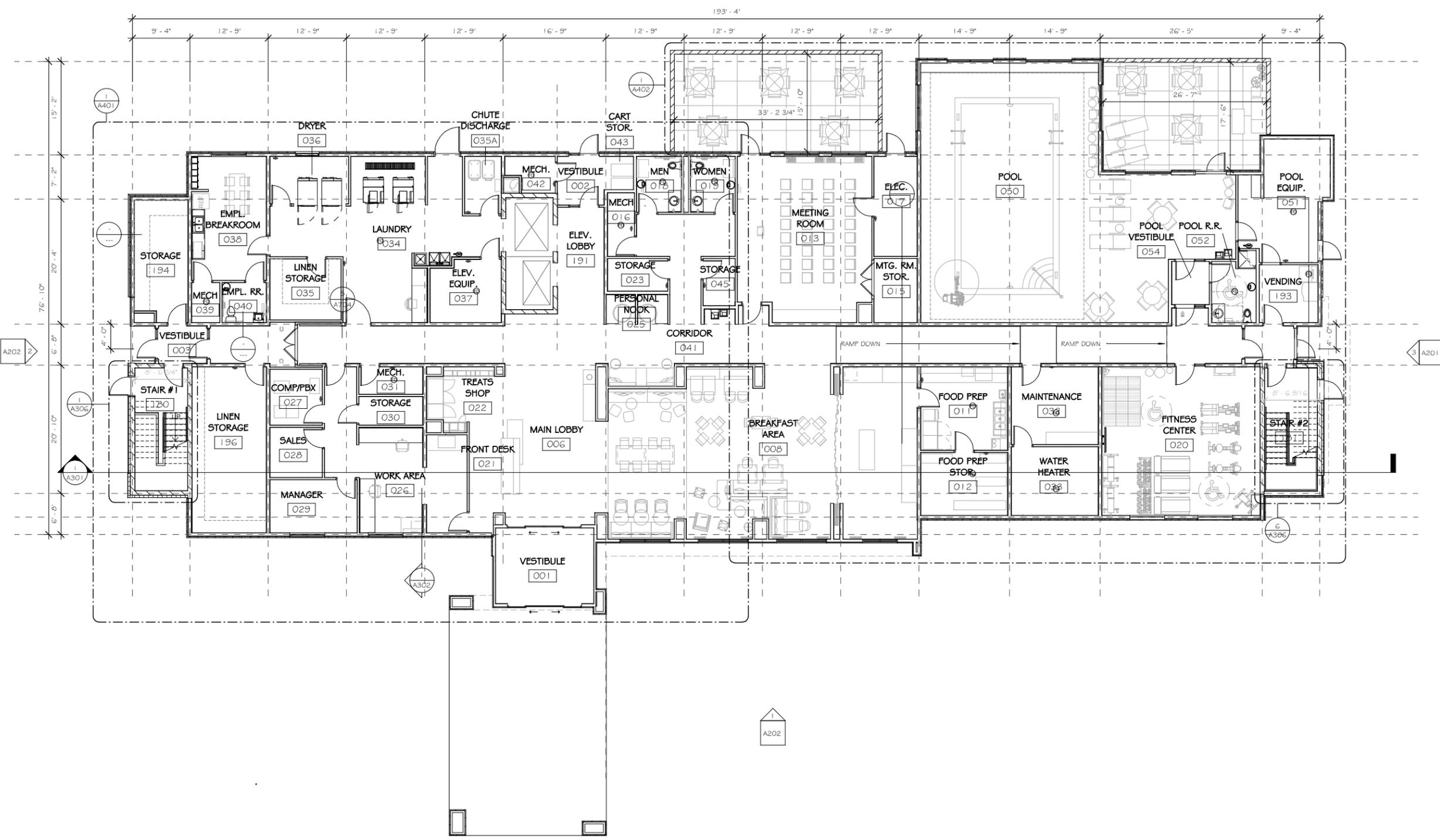


PROJECT NUMBER: **36359**
 SHEET NUMBER: **A001**

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

**GROUP EXHIBIT E
FLOOR PLANS**

See attached.



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



ELEVATOR SCHEDULE				
LOCATION	MFG	CAPACITY	SPEED	USAGE
ELEV #1	SCHINDLER	TBD #	150	GENERAL
ELEV #2	SCHINDLER	TBD #	150	GENERAL

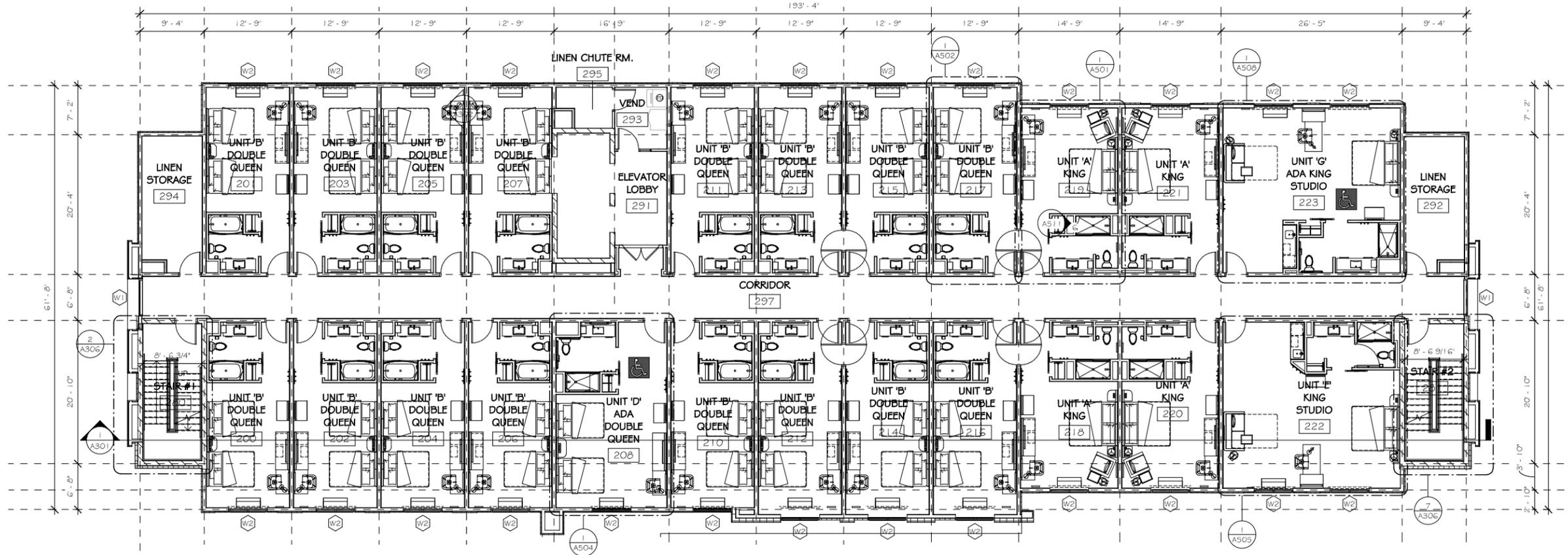
Certification & Seal:

DATE ISSUED	05/09/2018
ISSUE PHASE	PUD GENERAL DEVELOPMENT PLAN
PROJECT TITLE:	HAMPTON INN 92 UNIT 5 STORY
PROJECT OWNER:	CHIEF WAUBONSIE, LLC
PROJECT LOCATION:	LAKE GENEVA, WI

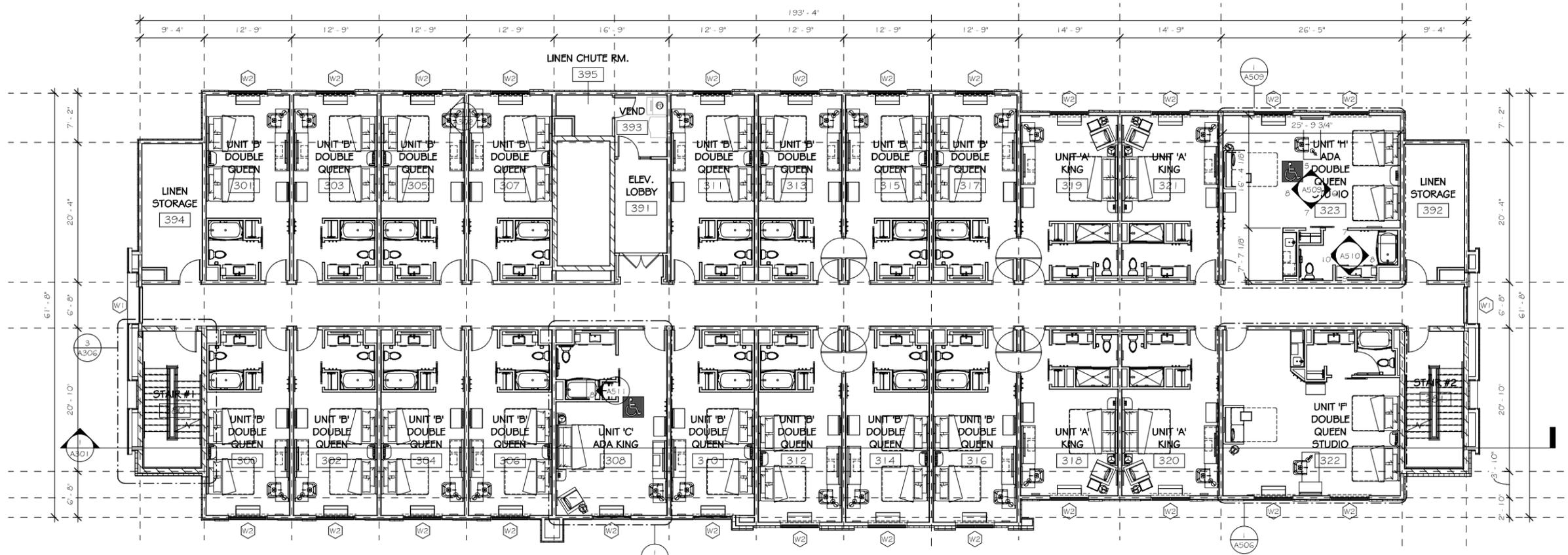
SHEET TITLE:	FIRST FLOOR PLAN
PROJECT NUMBER:	36359
SHEET NUMBER:	A101

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1 SECOND FLOOR
 SCALE: 1/8" = 1'-0"



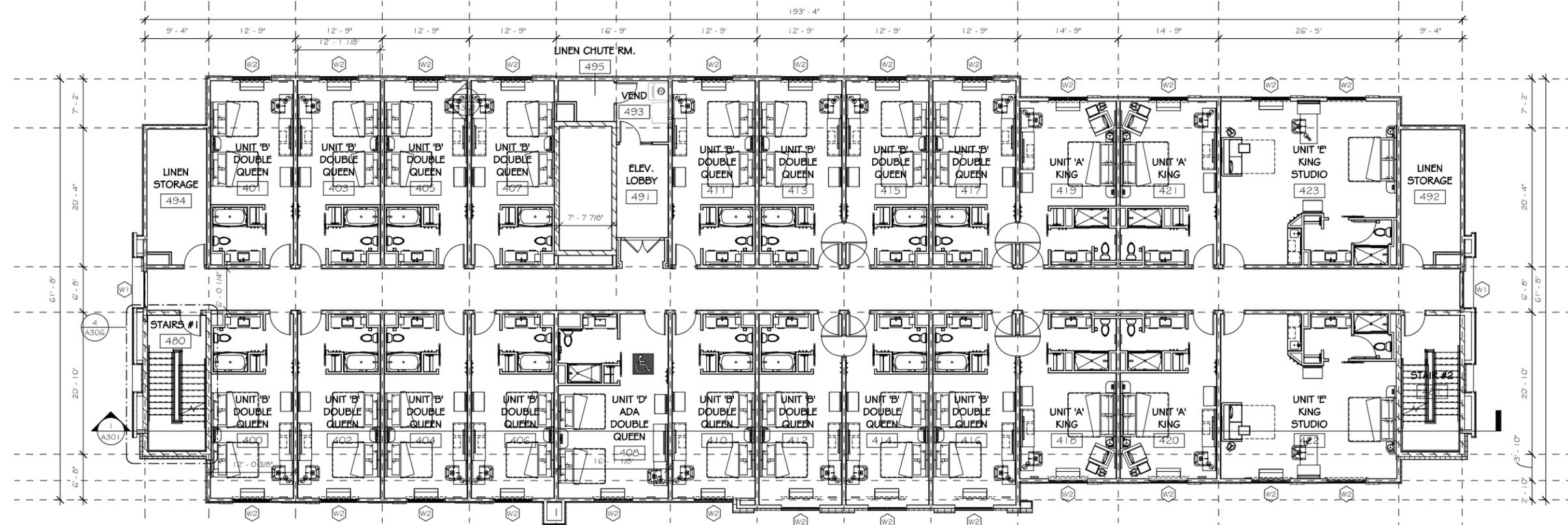
2 THIRD FLOOR
 SCALE: 1/8" = 1'-0"



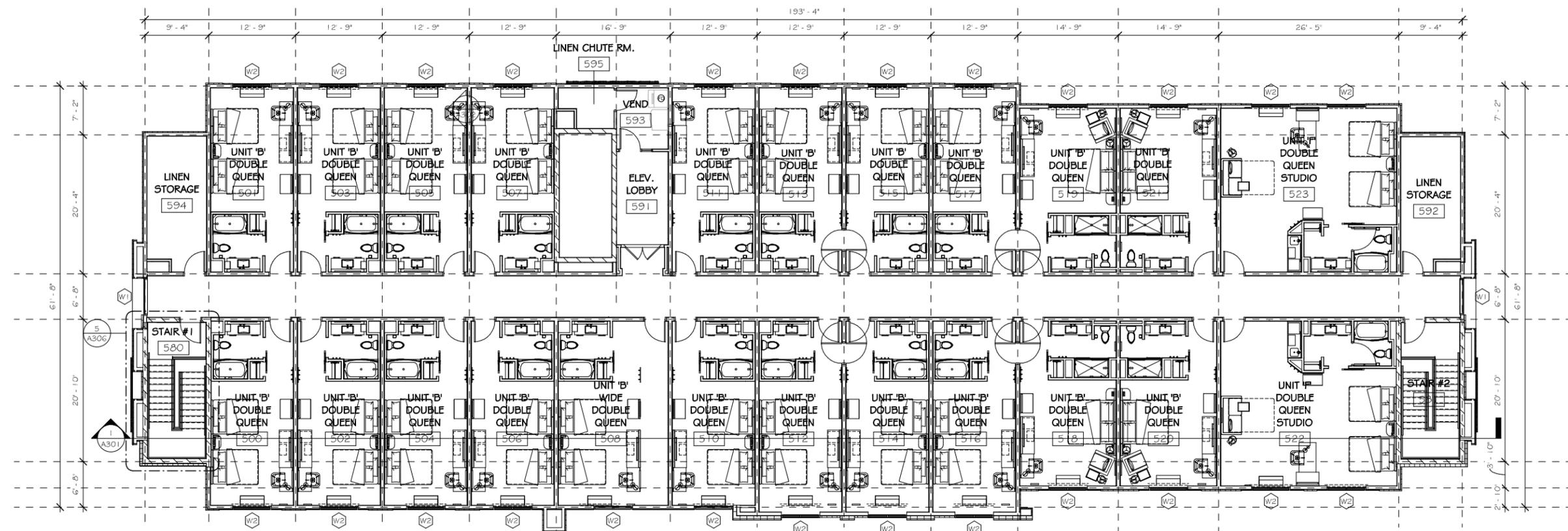
Certification & Seal:

Revision	Date
DATE ISSUED	05/09/2018
ISSUE	PUD GENERAL DEVELOPMENT PLAN
PROJECT TITLE:	HAMPTON INN 92 UNIT 5 STORY
PROJECT OWNER:	CHIEF WAUBONSIE, LLC
PROJECT LOCATION:	LAKE GENEVA, WI
SHEET TITLE:	SECOND & THIRD FLOOR PLAN
PROJECT NUMBER	36359
SHEET NUMBER	A102

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1 FOURTH FLOOR
 SCALE: 1/8" = 1'-0"



2 FIFTH FLOOR
 SCALE: 1/8" = 1'-0"

Certification & Seal:

Revision	Date
DATE ISSUED	05/09/2018
ISSUE PHASE	PUD GENERAL DEVELOPMENT PLAN
PROJECT TITLE:	HAMPTON INN 92 UNIT 5 STORY
PROJECT OWNER:	CHIEF WAUBONSIE, LLC
PROJECT LOCATION:	LAKE GENEVA, WI
SHEET TITLE:	FOURTH & FIFTH FLOOR PLAN
PROJECT NUMBER	36359
SHEET NUMBER	A103

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**GROUP EXHIBIT F
ELEVATIONS & RENDERINGS**

See attached.

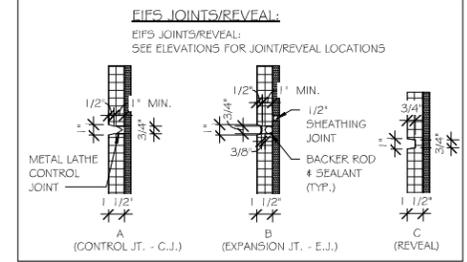
Certification & Seal:

Revision	Date
DATE ISSUED	05/09/2018
ISSUE PHASE	PUD GENERAL DEVELOPMENT PLAN
PROJECT TITLE:	
HAMPTON INN 92 UNIT 5 STORY	
PROJECT OWNER:	
CHIEF WAUBONSIE, LLC	
PROJECT LOCATION:	
LAKE GENEVA, WI	
SHEET TITLE:	
EXTERIOR ELEVATIONS	
PROJECT NUMBER	36359
SHEET NUMBER	A201



1 EAST EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"

LOUVER AT DRYER ROOM. SEE MECH PLANS AND EQUIPMENT SPECIFICATIONS. MECHANICAL LOUVER TO MATCH COLOR OF ADJACENT SURFACE.



3 SOUTH EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"

TYP. CONTROL JOINTS @ DOOR AND WINDOW OPENINGS - PROVIDE THRU WALL FLASHING W/ FWD DAMS ABOVE

- BUILDING SIGNAGE**
- ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS. MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
 - ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY. TYPICAL 120V REQUIREMENT.
 - RACEWAYS / WIREWAYS ARE NOT ALLOWED PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
 - GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING OF THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.
 - SEE SIGNAGE PLAN FOR ADDITIONAL SIGNAGE INFORMATION.

- EXTERIOR MATERIALS LEGEND**
- E.I.F.S. COLOR #1 - DRYVIT - COLOR: TO MATCH SHERWIN WILLIAMS, SW7014 - EIDER WHITE; EXTERIOR READY-MIX, SAILCLOTH; SWIRL TEXTURE
 - E.I.F.S. COLOR #2 - DRYVIT - COLOR: TO MATCH SHERWIN WILLIAMS, SW7016 - MINDFUL GRAY; SWIRL TEXTURE
 - E.I.F.S. COLOR #3 - (AT WINDOWS) - DRYVIT - COLOR: TO MATCH SHERWIN WILLIAMS, SW7018 - DOVETAIL; SWIRL TEXTURE
 - E.I.F.S. COLOR #4 - (AT STONE CAP) - DRYVIT - COLOR: TO MATCH SHERWIN WILLIAMS, SW7020 - BLACK FOX; SWIRL TEXTURE
 - MASONRY SPLIT FACE
 - MASONRY GROUND FACE
 - ARCHITECTURAL WOOD LOOK PANEL
- E.I.F.S. - DO NOT EXCEED 144 SF BETWEEN CONTROL JOINTS. THE DISTANCE BETWEEN CONTROL JOINTS SHOULD NOT EXCEED 18 FEET IN EITHER DIRECTION WITH A LENGTH TO WIDTH RATIO OF 2.5 TO 1.

- EXTERIOR ELEVATION NOTES**
- ALL EXTERIOR VENTS & LOUVERS TO BE PAINTED TO MATCH ADJACENT WALL COLOR. SEE MECHANICAL FOR SIZE AND LOCATIONS
 - FOAM PLASTIC INSULATION GREATER THAN 4" IN THICKNESS SHALL HAVE A MAXIMUM FLAME SPREAD INDEX OF 75 AND A SMOKE DEVELOPED INDEX OF 450 WHERE TESTED AT A MINIMUM THICKNESS OF 4"
 - PROVIDE BLOCKING AND ELECTRICAL CIRCUITING TO ALL SIGN LOCATIONS; COORDINATE WITH SIGN CONTRACTOR.
 - EIFS NOT TO EXCEED 144 SQ. FT. W/O CONTROL JOINT. SEE DETAILS FOR CONTROL AND EXPANSION JOINTS

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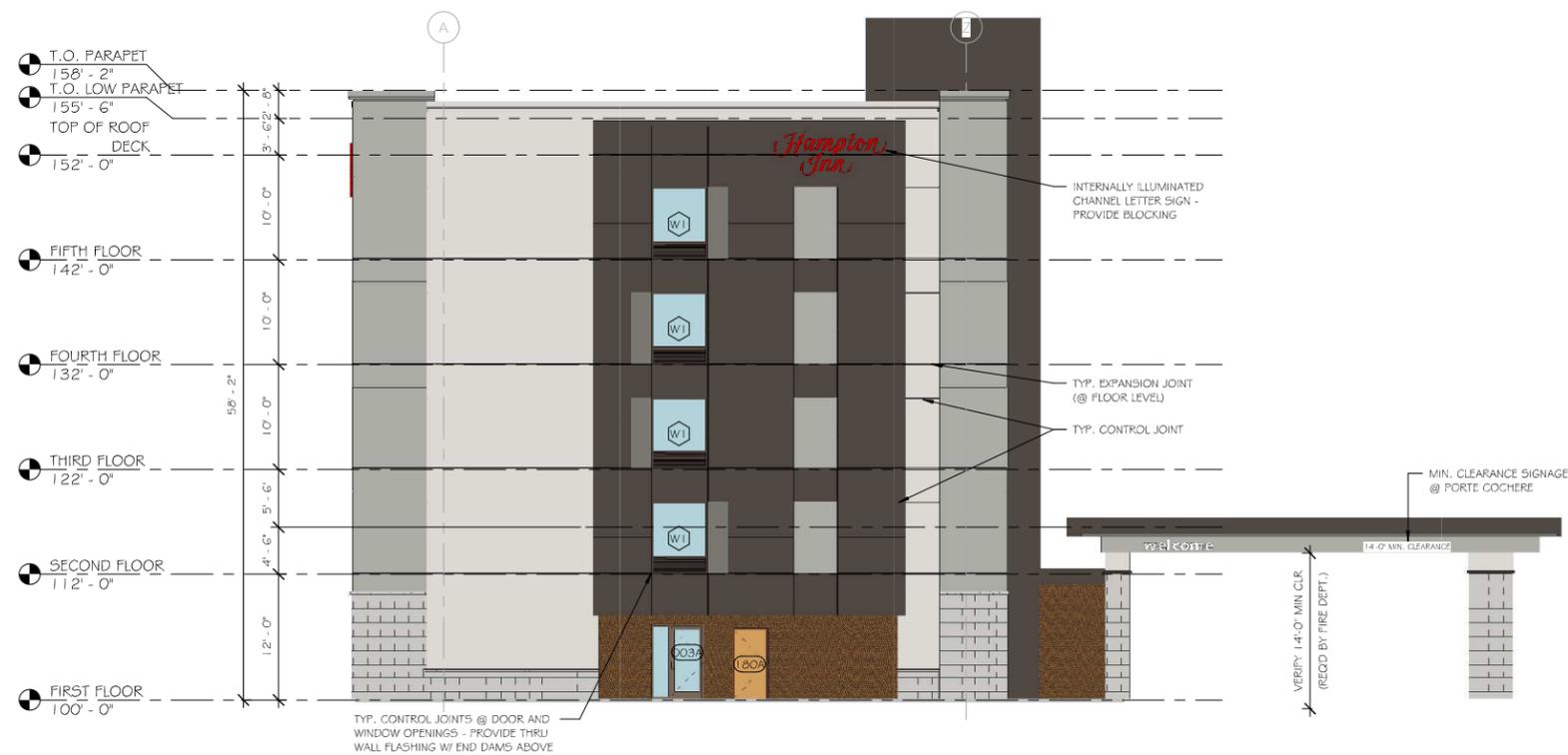


1 WEST EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"

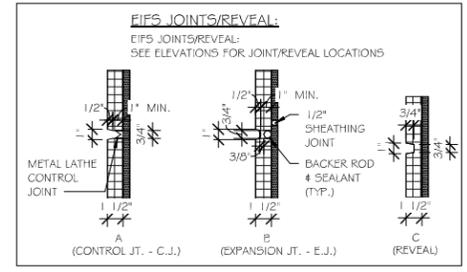
T.O. PARAPET	158' - 2"
T.O. LOW PARAPET	155' - 6"
TOP OF ROOF DECK	152' - 0"
FIFTH FLOOR	142' - 0"
FOURTH FLOOR	132' - 0"
THIRD FLOOR	122' - 0"
T.O. PARAPET (CANOPY)	116' - 6"
SECOND FLOOR	112' - 0"
FIRST FLOOR	100' - 0"
MID LEVEL	97' - 6"
LOWER LEVEL	96' - 0"

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



- BUILDING SIGNAGE**
- ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS. MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
 - ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY. TYPICAL 120V REQUIREMENT.
 - RACEWAYS / WIREWAYS ARE NOT ALLOWED PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
 - GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING OF THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.
 - SEE SIGNAGE PLAN FOR ADDITIONAL SIGNAGE INFORMATION

EXTERIOR MATERIALS LEGEND

	E.I.F.S. COLOR #1 - DRYVIT - COLOR: TO MATCH SHERWIN WILLIAMS, 'SW7014 - EIDER WHITE, EXTERIOR READY-MIX, SAILCLOTH; SWIRL TEXTURE
	E.I.F.S. COLOR #2 - DRYVIT - COLOR: TO MATCH SHERWIN WILLIAMS, 'SW7016 - MINDFUL GRAY; SWIRL TEXTURE
	E.I.F.S. COLOR #3 - (AT WINDOWS) - DRYVIT - COLOR: TO MATCH SHERWIN WILLIAMS, 'SW7018 - DOVETAIL; SWIRL TEXTURE
	E.I.F.S. COLOR #4 - (AT STONE CAP) - DRYVIT - COLOR: TO MATCH SHERWIN WILLIAMS, 'SW7020 - BLACK FOX; SWIRL TEXTURE
	MASONRY SPLIT FACE
	MASONRY GROUND FACE
	ARCHITECTURAL WOOD LOOK PANEL

E.I.F.S. - DO NOT EXCEED 144 SF BETWEEN CONTROL JOINTS. THE DISTANCE BETWEEN CONTROL JOINTS SHOULD NOT EXCEED 18 FEET IN EITHER DIRECTION WITH A LENGTH TO WIDTH RATIO OF 2.5 TO 1.

- EXTERIOR ELEVATION NOTES**
- ALL EXTERIOR VENTS & LOUVERS TO BE PAINTED TO MATCH ADJACENT WALL COLOR. SEE MECHANICAL FOR SIZE AND LOCATIONS
 - FOAM PLASTIC INSULATION GREATER THAN 4" IN THICKNESS SHALL HAVE A MAXIMUM FLAME SPREAD INDEX OF 75 AND A SMOKE DEVELOPED INDEX OF 450 WHERE TESTED AT A MINIMUM THICKNESS OF 4"
 - PROVIDE BLOCKING AND ELECTRICAL CIRCUITING TO ALL SIGN LOCATIONS; COORDINATE WITH SIGN CONTRACTOR.
 - EIFS NOT TO EXCEED 144 SQ. FT. W/O CONTROL JOINT. SEE DETAILS FOR CONTROL AND EXPANSION JOINTS

Certification & Seal:

Revision	Date
DATE ISSUED	05/09/2018
ISSUE PHASE	PUD GENERAL DEVELOPMENT PLAN
PROJECT TITLE:	HAMPTON INN 92 UNIT 5 STORY
PROJECT OWNER:	CHIEF WAUBONSIE, LLC
PROJECT LOCATION:	LAKE GENEVA, WI
SHEET TITLE:	EXTERIOR ELEVATIONS
PROJECT NUMBER	36359
SHEET NUMBER	A202

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 Woodc iff Lake, NJ • Bayamon, PR

Certification & Seal:

Revision	Date
DATE ISSUED	05/09/2018
ISSUE PHASE	PUD GENERAL DEVELOPMENT PLAN
PROJECT TITLE:	
HAMPTON INN	
92 UNIT	
5 STORY	
PROJECT OWNER:	
CHIEF WAUBONSIE, LLC	
PROJECT LOCATION:	
LAKE GENEVA, WI	
SHEET TITLE:	
RENDERING	
PROJECT NUMBER	36359
SHEET NUMBER	A901

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Certification & Seal:

Revision	Date
DATE ISSUED	04/06/2018
ISSUE	PUD GENERAL
PHASE	DEVELOPMENT PLAN

PROJECT TITLE:
**HAMPTON INN
92 UNIT
5 STORY**

PROJECT OWNER:
CHIEF WAUBONSIE, LLC

PROJECT LOCATION:
LAKE GENEVA, WI

SHEET TITLE:
RENDERING

PROJECT NUMBER: 36359
SHEET NUMBER: A901

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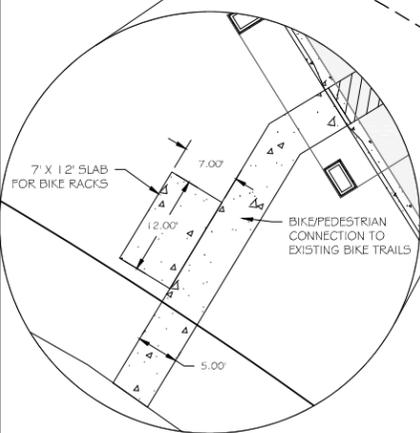
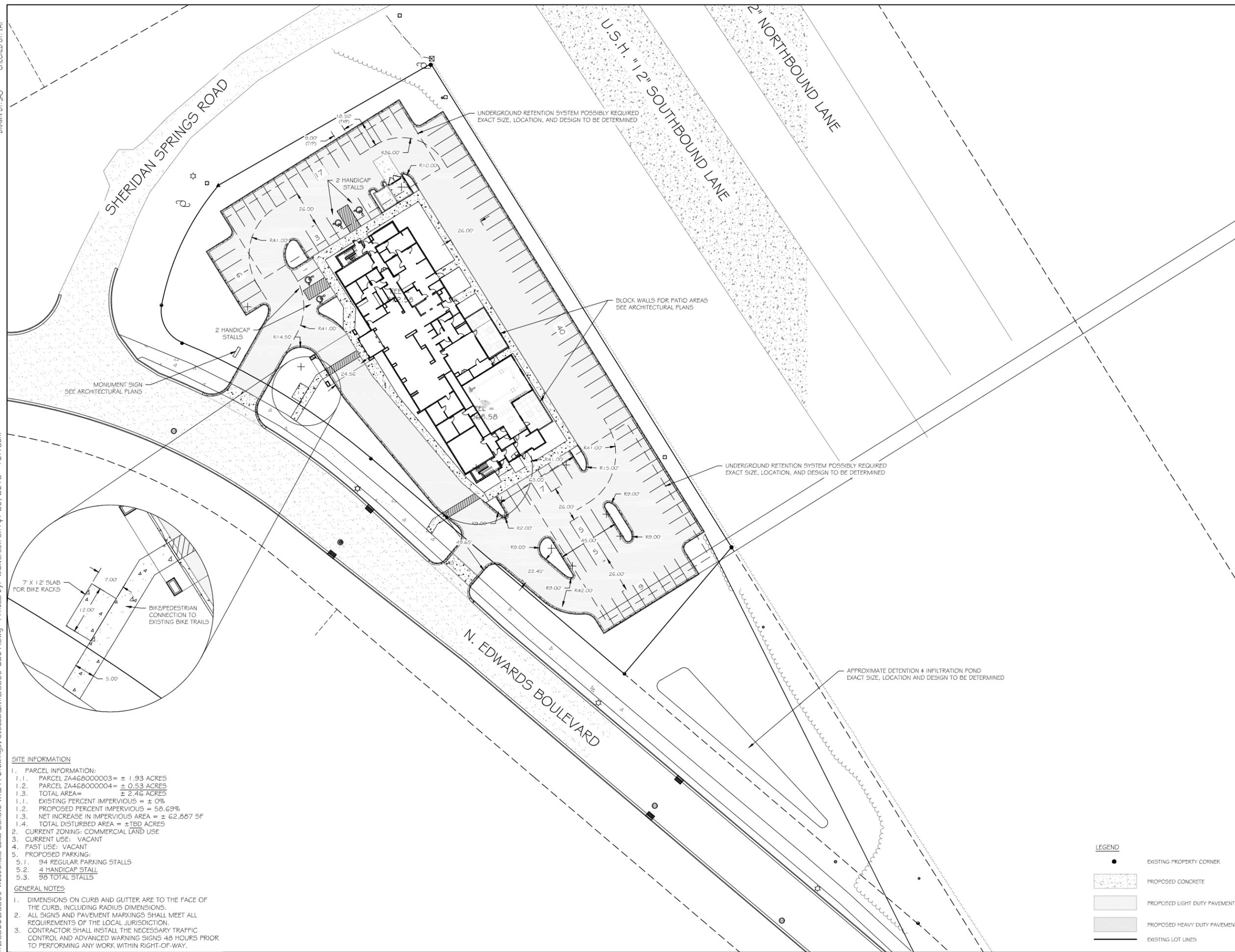
**EXHIBIT G
GDP DRAWING**

See attached.



Certification & Seal:

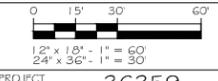
MARK	DATE	DESCRIPTION
DATE ISSUED:	05/09/2018	
ISSUE PHASE:	PUD GENERAL DEVELOPMENT PLAN	
PROJECT TITLE:		
HAMPTON INN 5 STORY 92 UNIT		
PROJECT OWNER:		
CHIEF WAUBONSIE, LLC		
PROJECT LOCATION:		
LAKE GENEVA, WI		
SHEET TITLE:		
PRELIMINARY SITE PLAN		
PROJECT NUMBER:	36359	
SHEET NUMBER:	C201	



- SITE INFORMATION**
- PARCEL INFORMATION:
 - 1.1. PARCEL 2A46B000003 = ± 1.93 ACRES
 - 1.2. PARCEL 2A46B000004 = ± 0.53 ACRES
 - 1.3. TOTAL AREA = ± 2.46 ACRES
 - 1.4. EXISTING PERCENT IMPERVIOUS = ± 0%
 - 1.5. PROPOSED PERCENT IMPERVIOUS = 58.63%
 - 1.6. NET INCREASE IN IMPERVIOUS AREA = ± 62,887 SF
 - 1.7. TOTAL DISTURBED AREA = ± TBD ACRES
 - CURRENT ZONING: COMMERCIAL LAND USE
 - CURRENT USE: VACANT
 - PAST USE: VACANT
 - PROPOSED PARKING:
 - 5.1. 94 REGULAR PARKING STALLS
 - 5.2. 4 HANDICAP STALL
 - 5.3. 98 TOTAL STALLS
- GENERAL NOTES**
- DIMENSIONS ON CURB AND GUTTER ARE TO THE FACE OF THE CURB, INCLUDING RADIUS DIMENSIONS.
 - ALL SIGNS AND PAVEMENT MARKINGS SHALL MEET ALL REQUIREMENTS OF THE LOCAL JURISDICTION.
 - CONTRACTOR SHALL INSTALL THE NECESSARY TRAFFIC CONTROL AND ADVANCED WARNING SIGNS 48 HOURS PRIOR TO PERFORMING ANY WORK WITHIN RIGHT-OF-WAY.

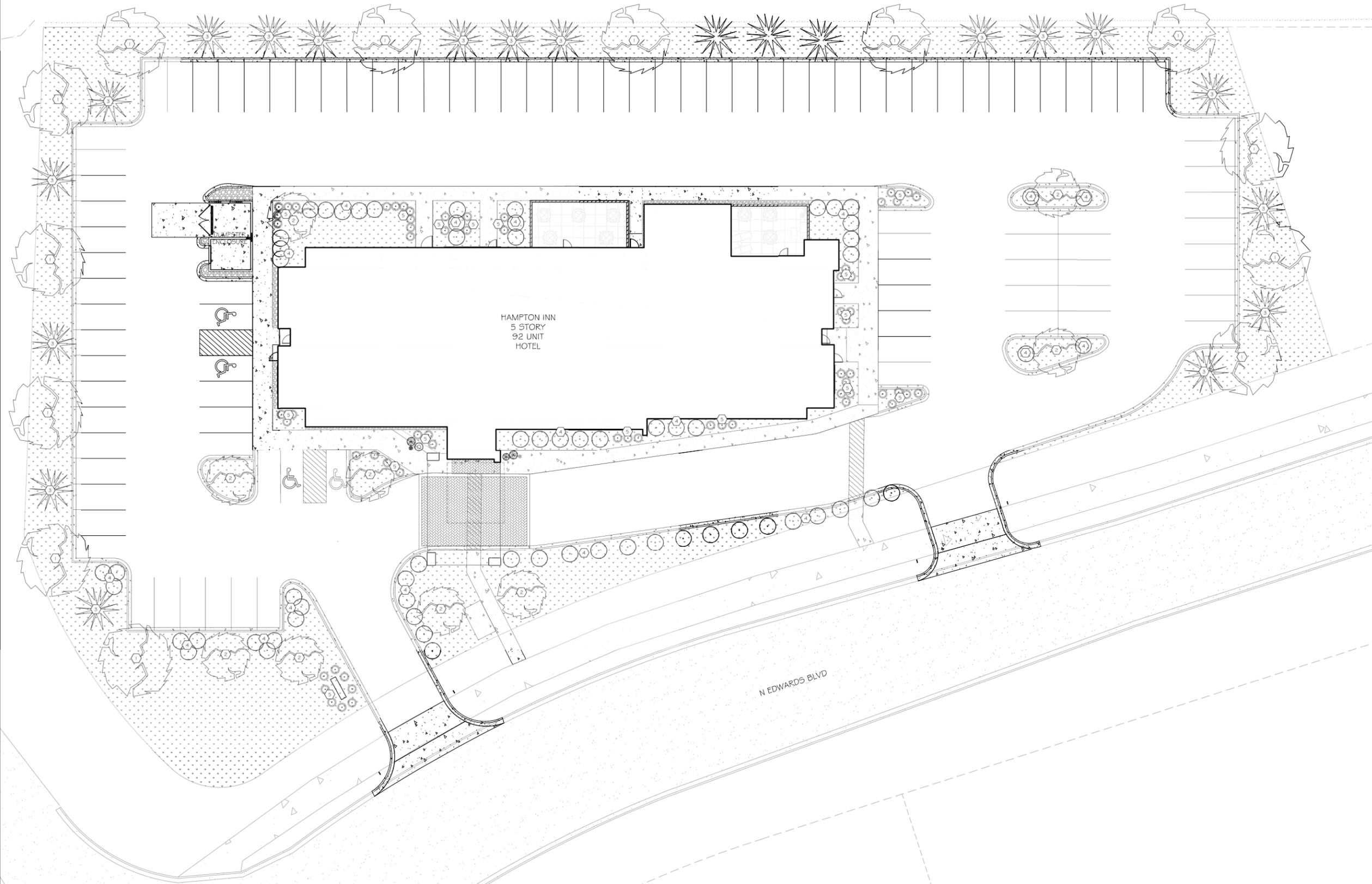
LEGEND

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



**EXHIBIT H
CONCEPTUAL LANDSCAPING PLAN**

See attached.



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

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

CLASSIFICATION OF PLANTS (ARTICLE VI TABLE 98-G 1 I)					
KEY	PLANT CLASSIFICATION	PLANT NAME	POINTS PER SPECIMEN	QUANTITY PROVIDED	TOTAL POINTS
1	TALL DECIDUOUS TREE	RED MAPLE	30	13	390
2	LOW DECIDUOUS TREE	CRABAPPLE/HAWTHORN	8	11	88
3	MEDIUM EVERGREEN TREES	AMERICAN ARBORVITAE	20	21	420
4	MEDIUM DECIDUOUS SHRUBS	COTONEASTER/FORSYTHIA/ROSE	3	65	195
5	LOW EVERGREEN SHRUBS	JUNIPERUS	3	62	186
TOTAL					1,279 POINTS

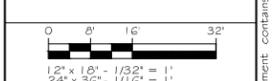
MARK	DATE	DESCRIPTION
DATE ISSUED:	05/09/2018	
ISSUE PHASE:	PUD GENERAL DEVELOPMENT PLAN	

PROJECT TITLE:
**HAMPTON INN
 5 STORY
 92 UNIT**

PROJECT OWNER:
**CHIEF WAUBONSIE,
 LLC**

PROJECT LOCATION:
LAKE GENEVA, WI

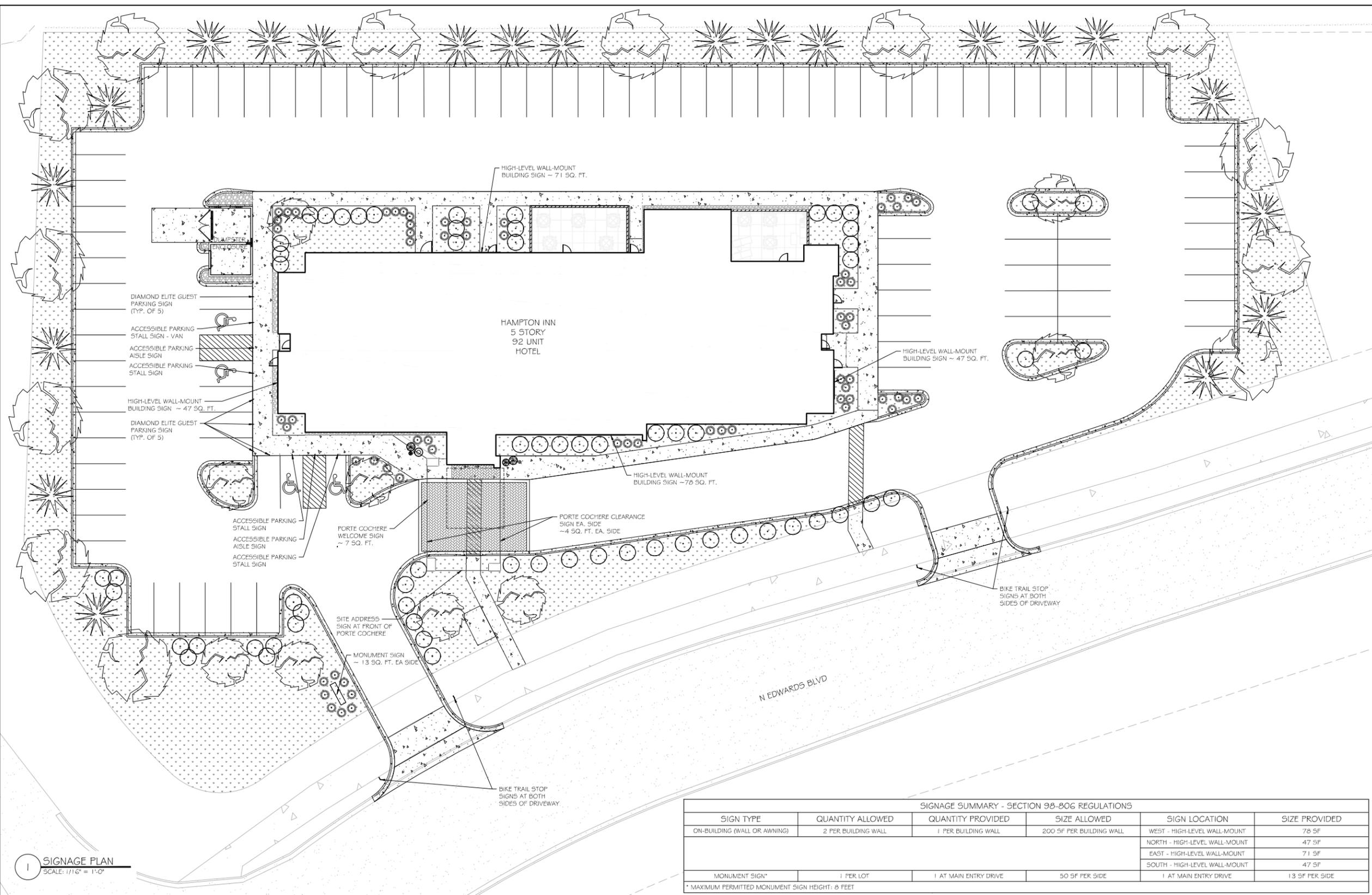
SHEET TITLE:
LANDSCAPING PLAN



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

**EXHIBIT I
GENERAL SIGNAGE PLAN**

See attached.



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

SIGNAGE SUMMARY - SECTION 98-806 REGULATIONS					
SIGN TYPE	QUANTITY ALLOWED	QUANTITY PROVIDED	SIZE ALLOWED	SIGN LOCATION	SIZE PROVIDED
ON-BUILDING (WALL OR AWNING)	2 PER BUILDING WALL	1 PER BUILDING WALL	200 SF PER BUILDING WALL	WEST - HIGH-LEVEL WALL-MOUNT	78 SF
				NORTH - HIGH-LEVEL WALL-MOUNT	47 SF
				EAST - HIGH-LEVEL WALL-MOUNT	71 SF
				SOUTH - HIGH-LEVEL WALL-MOUNT	47 SF
MONUMENT SIGN*	1 PER LOT	1 AT MAIN ENTRY DRIVE	50 SF PER SIDE	1 AT MAIN ENTRY DRIVE	13 SF PER SIDE

* MAXIMUM PERMITTED MONUMENT SIGN HEIGHT: 8 FEET

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

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

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

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

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

MARK	DATE	DESCRIPTION
DATE ISSUED:	05/09/2018	
ISSUE PHASE:	FUD GENERAL DEVELOPMENT PLAN	
PROJECT TITLE:		

HAMPTON INN
5 STORY
92 UNIT
 PROJECT OWNER:
CHIEF WAUBONSIE, LLC
 PROJECT LOCATION:
LAKE GENEVA, WI

SHEET TITLE:
SIGNAGE PLAN

 PROJECT NUMBER: **36359**
 SHEET NUMBER: **A003**



VANDEWALLE & ASSOCIATES INC.

To: City of Lake Geneva
From: Mike Slavney, FAICP, City Planner
Date: May 15, 2018
Re: Annual Comprehensive Plan Amendment Process

The City adopted the updated Comprehensive Plan on December 14, 2009. As a dynamic community facing a myriad of growth issues, the City receives requests for Plan amendments in the coming years, well before the required update in 2019. To provide a manageable, predictable, and cost effective process, the City has established a single plan amendment cycle every year.

Several Wisconsin communities use an annual plan review and amendment process cycle to ensure these evaluations and adjustments are handled in a predictable and efficient manner. The City Clerk will accept applications for Plan amendments from **May 22 through June 29, 2018**. Applications will be reviewed by the Plan Commission at its July and August meetings. Applicants may adjust their applications to respond to Plan Commission concerns, and all revised applications must be finalized by August 27, 2018.

The procedures to adopt or amend a Comprehensive Plan are defined under Section 66.1001(4), Wisconsin Statutes. The City process needs to follow these requirements. The timeline on the following page presents a proposed five-month process to allow for plan amendment requests, consider amendments, and go through the adoption procedures in compliance with the State Statutes.

This approach features a combined meeting of the Plan Commission and Common Council.

During the meeting:

1. the Common Council holds a Public Hearing on the requested Plan amendments; and
2. the Plan Commission considers Plan amendment requests and public testimony, and then adopts a resolution making a specific recommendation on each of the requested Plan amendments to the Common Council.

At a subsequent meeting of the Common Council, the Council will consider the Plan Commission's recommendations, vote on motions for each requested Plan amendment, and finally, adopt an ordinance to officially adopt the Plan amendments per their individually voted motions.

This combined meeting approach allows for the Plan Commission and Council to hear the same public testimony, prior to the Plan Commission's recommendation, and the Council's actions.

City of Lake Geneva

2018 Annual Comprehensive Plan Amendment Process

Activity	May	June	July	August	Sept.	Oct.
Plan Commission Announces the Opening of the Plan Amendment Process, and Reviews the Draft Public Participation Plan	May 21					
City Clerk Accepts Plan Amendment Applications	May 22 - June 29					
Plan Commission Recommends Adoption of the Public Participation Plan		June 18				
Council Adopts Public Participation Plan		June 25				
Plan Commission Reviews Plan Amendment Applications (Requests & Staff Analysis included in Plan Comm. Packet.)			July 16	Aug. 20		
Plan Commission Recommends Setting Public Hearing by Council				Aug. 20		
Council Sets Public Hearing (applications frozen)				Aug. 27		
City Clerk Distributes Requested Plan Amendments to Surrounding and Overlapping Jurisdictions				Aug. 29		
Public Review Period (Newspaper published Wed.)					Sept. 5 - Oct. 14	
Joint City Council and Plan Commission Meeting 1. Council Holds Public Hearing 2. Plan Commission Adopts Resolution Recommending Plan Amendments						Oct. 15
Council Adopts Ordinance on Recommended Plan Amendments						Oct. 22
City Clerk Distributes Amended Plan to Surrounding and Overlapping Jurisdictions						After Adoption

**City of Lake Geneva
Amendment to the Comprehensive Plan
APPLICATION FORM**

PETITION: I, _____ hereby petition the City of Lake Geneva consider the following request for amendment to the Lake Geneva Comprehensive Plan:

Please check those that apply:

- _____ Future Land Use Map (Map 5)
- _____ Other Maps (Transportation Facilities Map, etc.)
- _____ Text Amendment (policies, programs, etc.)
- _____ Other

Name of Applicant: Person(s) or Firm	
Address:	
Daytime Telephone:	
Email or Fax:	
Property Owner Name and Address: If different from applicant	
Description of Property, Parcel Number, or Street Address: If request is related to a particular property	
Summary of the Proposed Amendment Request: Please describe here (or on a separate sheet) your specific request for a Comprehensive Plan amendment. Provide any necessary maps or supporting data as needed, including conceptual development plans, if applicable.	
Present Zoning: If applicable	
Future Proposed Use: Attach additional pages and/or concept plan as appropriate.	

The Lake Geneva Plan Commission will consider the following criteria when making recommendations regarding amendments to the Comprehensive Plan. Please respond to the following questions:

If additional space is needed for your response, please attach additional sheets to this form.

1. How will the proposed amendment to the Comprehensive Plan benefit the public, City, and/or surrounding neighbors or neighborhoods?	
2. How does the request advance the goals, objectives and policies of the Comprehensive Plan?	
3. As it affects the amendment request, what circumstances have changed or what new information is now available since the 2011 adoption of the City's Comprehensive Plan, or in the case of a previously requested amendment, what circumstances have changed since the last amendment request?	
4. Is there any additional information that the City of Lake Geneva should consider in its evaluation of this request?	

The deadline for requests to amend the Comprehensive Plan is **Friday, June 29, 2018 at 4:00 p.m.**
 Requests shall be submitted to City Hall or via email to bzclerk@cityoflakegeneva.com.

 Signature of Applicant

_____, 2018
 Date

CITY OF LAKE GENEVA RESOLUTION18-R43

THE COMMON COUNCIL OF THE CITY OF LAKE GENEVA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, The City of Lake Geneva is a political subdivision of the State of Wisconsin; and

WHEREAS, Sec. 349.065, *Wis. Stats.*, provides that “Local authorities shall place and maintain traffic control devices upon highways under their jurisdiction to regulate, warn, guide or inform traffic,”

WHEREAS, The City of Lake Geneva is authorized to install traffic devices at the intersections of its City streets and roadways and authorize temporary traffic control during periods of construction, and

WHEREAS, The City of Lake Geneva had duly authorized and made road improvements and utility installations in the Central Business District and certain temporary traffic control plans were authorized during the project, and

WHEREAS, for the safety, health, and general welfare of the citizens of and visitors to the City of Lake Geneva, the City Council would like to continue temporary traffic control devices at certain intersections for additional time to see if permanent changes at those intersections would be beneficial;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Lake Geneva does hereby resolve as follows:

1. The City Council authorizes the Public Works Department to continue the placement of temporary 4-way stop signs at the intersection of Geneva Street and Broad Street until further notice by the City Council.
2. The police are authorized to enforce these temporary traffic control devices pursuant to Sec. 74-200 of the Municipal Code of the City of Lake Geneva.

Adopted by the Common Council of the City of Lake Geneva on the 29th day of May, 2018.

BY:

Tom Hartz, Mayor

ATTEST:

Lana Kropf, City Clerk

**City of Lake Geneva
Finance, License, & Regulation Committee
May 29, 2018**

**Prepaid Checks
5/7/18 - 5/18/18**

**Total:
\$11,631.23**

Checks over \$5,000:

\$	5,116.78	US Bank - PD Credit Card
\$	-	
\$	-	
\$	-	
\$	-	

FROM 05/07/2018 TO 05/14/2018

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
CHASE	CHASE CARD SERVICES								
	7531-4/18			04/21/18		67498	05/09/18	1,468.71	1,468.71
		01 CTY MADISON-PARKING	1132105330						9.00
		02 CTY MADISON-PARKING	1132105330						7.65
		03 WI DEPT FI-NOTARY BRIERE	1115105310						20.00
		04 RUBBERSTAMPS-SIGNATURE STMP	1115105310						24.24
		05 NEOPOST-METER TAPES	1114305312						20.75
		06 WALMART-ELEC REFRESHMENTS	1114305311						24.36
		07 WEST BEND MUT-BOND BRIERE	1115105310						20.00
		08 PIGGLYWIGGLY-ELEC DONUTS	1114305311						8.99
		09 WEST BEND MUT-BOND KROPF	1114305310						20.00
		10 SUBWAY-ELEC REFRESHMENTS	1114305311						74.61
		11 HOME DEPOT-HUSKY TOOL BAGS	1122005800						92.71
		12 HOME DEPOT-RET TOOL BAGS	1122005800						-92.71
		13 HOME DEPOT-SIGN STAKES	4332101701						20.85
		14 HOME DEPOT-HUSKY TOOL BAGS	1122005800						87.88
		15 WTRFRT OSHKOSH-KOELLER	1122005332						371.67
		16 WALMART-STERLT 3 DR	1122005810						12.88
		17 DUNKIN DONUTS-PLA CONF HINES	9900005332						6.15
		18 TAXI SVC-PLA CONF HINES	9900005332						75.31
		19 PARIS BAGUETTE-PLA CONF HINES	9900005332						11.88
		20 DUTCH EATING-PLA CONF HINES	9900005332						11.06
		21 BURGER FI-PLA CONF HINES	9900005332						8.93
		22 AMERICAN AIR-FEE/HONES	9900005332						25.00
		23 PARIS BAGUETTE-PLA CONF HINES	9900005332						12.69
		24 CIBO BISTRO-PLA CONF HINES	9900005332						14.56
		25 MOLLY MALLOYS-PLA CONF HINES	9900005332						16.20
		26 NOOBAR-PLA CONF HINES	9900005332						2.69
		27 BASSETTS-PLA CONF HINES	9900005332						5.50
		28 USPS-STAMPS	9900005312						50.00
		29 USPS-ILL	9900005312						2.53
		30 ALA-ALSC CONF SOUKUP	9900005332						475.00
		31 USPS-ILL & STAMPS	9900005312						25.32
		32 USPS-ILL	9900005312						3.01
								VENDOR TOTAL:	1,468.71
EQUAL	EQUAL RIGHTS DIVISION								
	250-4/18			04/30/18		700061	05/08/18	67.50	67.50
		01 WORK PERMITS-APR	1100002422						67.50
								VENDOR TOTAL:	67.50
MLIC	SECURIAN FINANCIAL GROUP								
	RE050918			05/01/18		67499	05/09/18	1,740.81	1,740.81

FROM 05/07/2018 TO 05/14/2018

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
	RE050918			05/01/18		67499	05/09/18	1,740.81	1,740.81
	01	INV 099002-JUN LIFE INS	1112005134						10.55
	02	INV 099002-JUN LIFE INS	1113005134						34.58
	03	INV 099002-JUN LIFE INS	1114305134						12.39
	04	INV 099002-JUN LIFE INS	4234505134						43.41
	05	INV 099002-JUN LIFE INS	1115105134						30.31
	07	INV 099002-JUN LIFE INS	1124005134						27.48
	12	INV 099009-JUN LIFE INS	1121005134						223.82
	15	INV 099010-JUN LIFE INS	1122005133						65.17
	17	INV 099019-JUN LIFE INS	9900005134						63.66
	23	INV 099052-JUN LIFE INS	4055105134						4.09
	24	INV 099052-JUN LIFE INS	1132105134						134.41
	25	INV 099052-JUN LIFE INS	1116105134						25.76
	26	INV 099016-JUN LIFE INS	4800005134						30.28
	27	JUN LIFE INS	1110005133						129.41
	28	JUN LIFE INS	1100002134						862.79
	29	INV 099002-JUN LIFE INS	1114205134						42.70
								VENDOR TOTAL:	1,740.81
NELSO	BRANDI NELSON								
	REIMB 5/18			05/09/18		67500	05/09/18	82.00	82.00
	01	AMERICINN CHG PD BY EMPLOYEE	1121005331						82.00
								VENDOR TOTAL:	82.00
T0001654	SAILOR'S WIFE								
	REFUND-PP TAX			05/07/18		67501	05/09/18	212.80	212.80
	01	OVERPAYMENT OF PERS PROP TAX	1100001232						212.80
								VENDOR TOTAL:	212.80
UNEMP	UNEMPLOYMENT INSURANCE								
	8948762			04/30/18		700062	05/08/18	443.00	443.00
	01	UE-PARKING	1110005154						443.00
								VENDOR TOTAL:	443.00
USBANK	US BANK								
	3341-4/18			04/11/18		67502	05/09/18	5,116.78	5,116.78
	01	LAPG RET-SET	1121005342						-295.85
	02	LAPG RET-GRITZNER	1121005138						-95.95
	03	LAPG RET-HALL	1121005138						-179.90
	04	PIZZARIA UNO-WAY	1121005331						11.55

FROM 05/07/2018 TO 05/14/2018

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
	3341-4/18			04/11/18		67502	05/09/18	5,116.78	5,116.78
		05 LAPG-SET GEAR	1121005342						94.94
		06 QUALITY INN-PAPENFUS	1121005331						62.99
		07 COUNTRY INN-WAY	1121005331						82.00
		08 FIRSTNET-FMLA CLASS-PAPENFUS	1121005410						100.00
		09 FIRSTNET-FMLA CLASS-GRITZNER	1121005410						100.00
		10 GREEN MILL-TIETZ, NELSON, RCHDSN	1121005331						20.05
		11 DEFENSIVE EDGE TRNG-SPOTZ	1121005410						450.00
		12 GATEWAY-EMR COURSE-SG, SM, SR, BW	1121005410						893.20
		13 THE PLUS-TIETZ, NELSON, RCHDSN	1121005331						33.23
		14 LISMORE EAU CLAIRE-WAY	1121005331						211.12
		15 LISMORE EAU CLAIRE-TIETZ, RCHDS	1121005331						186.00
		16 HOLIDAY STN-FUEL/WAY	1121005330						28.90
		17 HEADSETS DIRECT-HEADSETS	1121005262						558.98
		18 FBI LEEDA-RASMUSSEN MEMBERSHIP	1121005399						50.00
		19 SLEEP INN MADISON-GRITZNER	1121005331						329.50
		20 PROLOK-WEDGES	1121005342						230.25
		21 WALMART-DRONE SUPPLIES	1121005342						240.97
		22 BEST BUY-DRONE SUPPLIES	1121005342						44.98
		23 PAYPAL-WIPSCOM-FROGGATT	1121005410						225.00
		24 HOME DEPOT-RANGE SUPPLIES	1121005342						51.28
		25 AMERICINN WI DELLS-HALL	1121005331						164.00
		26 FIRSTNET-EMP EVAL-FROGGATT	1121005410						100.00
		27 FIRSTNET-EMP EVAL-GRITZNER	1121005410						100.00
		28 FIRSTNET-EMP EVAL-WAY	1121005410						100.00
		29 FIRSTNET-EMP EVAL-HALL	1121005410						100.00
		30 FIRSTNET-EMP EVAL-HINZPETER	1121005410						100.00
		31 FIRSTNET-EMP EVAL-DERRICK	1121005410						100.00
		32 FIRSTNET-SOCIAL MEDIA-GRITZNER	1121005410						100.00
		33 FIRSTNET-SOCIAL MEDIA-POVISH	1121005410						100.00
		34 PIGGLYWIGGLY-REUSS FLOWERS	1121005399						89.40
		35 PAYPAL-COSTPLUS ELEC	1121005342						607.56
		36 WALMART-DA UPDATE REFRESHMTS	1121005399						22.58
								VENDOR TOTAL:	5,116.78
VERIZON	VERIZON WIRELESS								
	9806028763			04/23/18		67503	05/09/18	336.04	336.04
		01 CELL CHGS-APR	1122005221						336.04
								VENDOR TOTAL:	336.04
WALCC	WALWORTH COUNTY CLERK OF COURT								
	WARRANT-PERALTA			05/05/18		67504	05/09/18	400.00	400.00
		01 CIT #BB479183-5 PERALTA	1112002428						400.00
								VENDOR TOTAL:	400.00

FROM 05/16/2018 TO 05/18/2018

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
HESTA	HE STARK AGENCY INC								
	6089PARK-4/18			04/30/18		67647	05/16/18	830.79	830.79
	01 COLLECTION FEES-APR		4234505216						830.79
								VENDOR TOTAL:	830.79
LEAGUE	LEAGUE OF WI MUNICIPALITIES								
	CONF-2018			05/16/18		67648	05/16/18	295.00	295.00
	01 LWM ATTORNEY INSTITUTE REGIS		1113005332						295.00
								VENDOR TOTAL:	295.00
T0001657	BEVERLY LEONARD								
	PURP MARTIN CONSV			05/14/18		67649	05/16/18	290.93	290.93
	01 MAGNETS,PURP MARTIN DECOYS		1170005780						290.93
								VENDOR TOTAL:	290.93
WIDOTS	WI DEPT OF TRANSPORTATION								
	5/11/18			05/11/18		67650	05/16/18	300.00	300.00
	01 REG SUSPENSIONS-60		4234505310						300.00
								VENDOR TOTAL:	300.00
								TOTAL --- ALL INVOICES:	1,716.72

City of Lake Geneva
Finance, License, & Regulation Committee
May 29, 2018

Accounts Payable

	<u>Fund #</u>	
1. General Fund	11	\$ 95,532.19
2. Debt Service	20	\$ -
3. TID #4	34	\$ -
4. Lakefront	40	\$ 29,005.73
5. Capital Projects	52	\$ 305.00
6. Parking	42	\$ 9,164.62
7. Cemetery	48	\$ 1,244.48
8. Equipment Replacement	50	\$ 13,631.46
9. Library Fund	99	\$ 1,218.59
10. Impact Fees	45	\$ 3,555.00
11. Tourism Commission	47	\$ -
Total All Funds		<u><u>\$153,657.07</u></u>

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

**FINANCE, LICENSE, & REGULATION COMMITTEE
5/29/2018**

TOTAL UNPAID ACCOUNTS PAYABLE **\$ 153,657.07**

ITEMS > \$5,000

Johns Disposal - May Refuse & Recycling Service; Cemetery Dumpster	\$ 39,085.77
Dan the Concrete Man - Boardwalk Replacement; Elmer's Pier Parking Space	\$ 23,300.00
Alliant Energy - May Electric Bills	\$ 19,385.98
Walworth County Public Works - Salt	\$ 11,659.41
Schenck Business Solutions - 2017 Audit (Interim Billing)	\$ 6,000.00
Deere & Company - Tractor Mower for Cemetery	\$ 5,669.19
Breezy Hill - Arbor Day Tree, Planting/Pond Maintenance	\$ 5,549.72
Shi Computers - Computer Server	\$ 5,302.89

Balance of Other Items \$ 37,704.11

INVOICES DUE ON/BEFORE 05/30/2018

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

ADVANAU ADVANCE AUTO PARTS							
7193812828127	05/08/18	01	2 CYCLE OIL	4800005341		05/30/18	20.49
						INVOICE TOTAL:	20.49
						VENDOR TOTAL:	20.49
ALLIANT ALLIANT ENERGY							
RE051818	05/18/18	01	ACCT #026273-HAVENWOOD FLSH	1134105222		05/30/18	11.24
		02	ACCT #057300-SOUTH/WELLS FLSH	1134105222			16.93
		03	ACCT #064442-WELLS ST FLSH	1134105222			17.76
		04	ACCT #072470-MAIN ST LITES	1134105223			225.64
		07	ACCT #108571-1055 CAREY	1132105222			168.27
		08	ACCT #111395-BROAD ST TRFC LT	1134105223			46.57
		11	ACCT #148614-HWY 50/12 FLASHER	1134105222			14.45
		12	ACCT #152472-W COOK SIREN	1129005222			19.53
		13	ACCT #161895-RIVIERA ELEC	4055305222			2,302.45
		14	ACCT #165231-BEACH HOUSE	4054105222			242.48
		15	ACCT #178450-INTCHG N/SHER SPR	1134105223			68.94
		16	ACCT #182684-HWY 120/BLMFLD LT	1134105223			87.70
		17	ACCT #243254-LIBRARY PARK	1152005222			22.01
		18	ACCT #252132-EDWDS BLVD/WM SIG	1134105223			72.71
		20	ACCT #293132-SAGE ST/DUNN SRN	1129005222			4.86
		21	ACCT #303645-MS2 STREET LTS	1134105223			303.67
		22	ACCT #327582-DUNN FIELD	1152005922			152.84
		23	ACCT #339772-SNAKE RD/HWY 50	1134105222			15.35
		24	ACCT #363673-VETS PK/TWNLN RD	1152015222			167.71
		25	ACCT #393713-MUSEUM 256 MILL	1151105222			612.19
		27	ACCT #401872-WELLS ST FLSH	1134105222			14.01
		28	ACCT #414694-HOST DR WATER TWR	1122005222			227.27
		29	ACCT #422323-GENEVA SQ TRF LT	1134105223			8.29
		30	ACCT #433371-LIBRARY	9900005222			896.72
		31	ACCT #457625-LOT LITE GNVA ST	1134105223			226.82
		32	ACCT #462852-WELLS ST FLSH	1134105222			68.29
		33	ACCT #549716-FLAT IRON PARK	1152005222			152.72
		34	ACCT #566211-W HWY 50 BLK FLSH	1134105222			15.35

INVOICES DUE ON/BEFORE 05/30/2018

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
ALLIANT ALLIANT ENERGY							
RE051818	05/18/18	35	ACCT #595515-LIB PARK RESTROOM	1152005222		05/30/18	107.69
		36	ACCT #602235-724 WILLIAMS ST	1134105223			23.82
		37	ACCT #604445-S LAKESHORE DR FL	1134105222			12.47
		38	ACCT #622184-S LAKESHORE DR	1152005222			25.91
		39	ACCT #630016-COOK ST/HWY 50	1134105223			26.38
		40	ACCT #661112-OAK HILL CEMETERY	4800005222			221.33
		41	ACCT #684954-730 MARSHALL SRN	1129005222			27.87
		43	ACCT #688465-TENNIS CTS/SCHL	1152005222			16.81
		44	ACCT #718894-OAK HILL CEMETERY	4800005222			33.20
		46	ACCT #732492-389 EDWDS TRF LT	1134105223			113.49
		47	ACCT #734115-HWY 50/HWY 12 LTS	1134105222			30.28
		48	ACCT #738154-RUSHWOOD PARK	1152005222			25.56
		49	ACCT #758433-700 GENEVA ST LOT	1134105223			179.09
		50	ACCT #758940-1065 CAREY ST	1132105222			469.91
		51	ACCT #759513-STREET LIGHTS	1134105223			7,064.46
		52	ACCT #800930-VETS PK SCOREBRD	1152015222			167.71
		53	ACCT #837813-SEM PARK RESTROOM	1152005222			19.65
		54	ACCT #895526-HWY 50 TRF LT	1134105223			117.39
		55	ACCT #912610-GEORGE ST FLSHR	1134105222			12.17
		56	ACCT #923482-1070 CAREY ST	1132105222			204.66
		59	ACCT #926683-FLAT IRON PK/WRGL	1152005222			16.70
		60	ACCT #932215-DODGE ST FLSHR	1134105222			11.57
		63	ACCT #940353-IMPND 1070 CAREY	1121005222			21.66
		64	ACCT #952816-FIRE HOUSE	1122005222			823.30
		65	ACCT #957203-HWY 120/TWNLD RD	1134105222			79.08
		66	ACCT #965570-201 EDWARDS SIREN	1129005222			19.29
		67	ACCT #969933-CITY HALL	1116105222			2,850.72
		68	ACCT #973443-VETS PARK PAVLN	1152015222			238.62
		69	ACCT #980910-DONIAN PARK	1152005222			149.14
		70	ACCT #998403-COBB PARK	1152005222			28.02
		71	ACCT #2626179751-HVNWD/MAIN	1134105223			65.26
						INVOICE TOTAL:	19,385.98
						VENDOR TOTAL:	19,385.98

AT&TL AT&T LONG DISTANCE

INVOICES DUE ON/BEFORE 05/30/2018

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

AT&TL	AT&T LONG DISTANCE						
RE051818	05/04/18	01	LONG DIST-APR	1100001391		05/30/18	20.73
		03	LONG DIST-APR	4800005221			0.73
		04	LONG DIST-APR	1132105221			4.88
		05	LONG DIST-APR	1122005221			5.52
		06	LONG DIST-APR	9900005221			9.99
		07	LONG DIST-APR	1121005221			119.27
		08	LONG DIST-APR	1116105221			0.43
		09	LONG DIST-APR	1112005221			0.33
						INVOICE TOTAL:	161.88
						VENDOR TOTAL:	161.88
AUROM	AURORA MEDICAL GROUP						
IN191	04/30/18	01	EMP CLINIC-APR	1110205133		05/30/18	2,700.00
						INVOICE TOTAL:	2,700.00
						VENDOR TOTAL:	2,700.00
BLAIR	BLAIR FIRE PROTECTION						
9900	05/04/18	01	FLOOD/AIR TEST	1116105360		05/30/18	868.00
						INVOICE TOTAL:	868.00
9927	05/04/18	01	FLOOD/AIR TEST	1151105240		05/30/18	1,650.00
						INVOICE TOTAL:	1,650.00
						VENDOR TOTAL:	2,518.00
BREEZY	BREEZY HILL NURSERY						
I-213108	04/30/18	01	ARBOR DAY TREE	1132135430		05/30/18	637.04
						INVOICE TOTAL:	637.04
I-213340	04/30/18	01	POND MAINT-APR	4234505220		05/30/18	216.00
						INVOICE TOTAL:	216.00
I-213341	05/01/18	01	TOPSOIL-3 YDS	1152005352		05/30/18	72.00
						INVOICE TOTAL:	72.00

INVOICES DUE ON/BEFORE 05/30/2018

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

BREEZY	BREEZY HILL NURSERY						
I-213342	05/04/18	01	PLANTING MAINT-MAY	4234505220		05/30/18	4,624.68
						INVOICE TOTAL:	4,624.68
						VENDOR TOTAL:	5,549.72
BRUCE	BRUCE EQUIPMENT INC						
P06752	05/02/18	01	BRAKE PAD KIT-SWEEPER	1132105250		05/30/18	725.85
						INVOICE TOTAL:	725.85
						VENDOR TOTAL:	725.85
BUMPL	BUMPER TO BUMPER AUTO PARTS						
662-388535	05/15/18	01	BACKUP LAMP BULB-#30	1132105351		05/30/18	8.23
						INVOICE TOTAL:	8.23
662-388559	05/15/18	01	SNOW BLOWER PRIMER	1132125250		05/30/18	30.36
						INVOICE TOTAL:	30.36
						VENDOR TOTAL:	38.59
CDW	CDW GOVERNMENT INC						
MPN3824	05/02/18	01	SOFTWARE UPGRADE	5000005800		05/30/18	478.68
						INVOICE TOTAL:	478.68
MPN8438	05/03/18	01	SOFTWARE UPGRADE	5000005800		05/30/18	1,632.10
						INVOICE TOTAL:	1,632.10
MQL7628	05/07/18	01	CLERK LAPTOP	5000005800		05/30/18	548.60
						INVOICE TOTAL:	548.60
MQQ7024	05/08/18	01	WALL MOUNT KIT	1114305310		05/30/18	5.79
						INVOICE TOTAL:	5.79
MQV9540	05/09/18	01	LOBBY KIOSK	4234505250		05/30/18	696.54
						INVOICE TOTAL:	696.54
						VENDOR TOTAL:	3,361.71

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
CES	CES						
LKG/046414	04/23/18	01	STREET LAMP FUSE	1134105261		05/30/18	38.29
						INVOICE TOTAL:	38.29
						VENDOR TOTAL:	38.29
CINTAS	CINTAS CORP						
5010649051	05/04/18	01	1ST AID-SINUS,BURN CARE	1132105390		05/30/18	79.21
						INVOICE TOTAL:	79.21
						VENDOR TOTAL:	79.21
CONSERV	CONSERV FS INC						
65053487	05/08/18	01	TURFACE MVP 50LB	1152015952		05/30/18	671.20
						INVOICE TOTAL:	671.20
						VENDOR TOTAL:	671.20
DAMAR	DAMARC QUALITY INSPECTION SVCS						
37959	05/01/18	01	BOILER INSPECTION	1116105360		05/30/18	240.00
						INVOICE TOTAL:	240.00
						VENDOR TOTAL:	240.00
DAN	DAN THE CONCRETE MAN						
20	05/07/18	01	ELMERS PIER PARKING SPACE	4052105800		05/30/18	1,800.00
						INVOICE TOTAL:	1,800.00
21	05/11/18	01	BOARDWALK REPLACEMENT	4054105810		05/30/18	21,500.00
						INVOICE TOTAL:	21,500.00
						VENDOR TOTAL:	23,300.00
DCPORT	DC PORTABLE WELDING &						
1670	05/15/18	01	SNOW BLOWER REPAIRS	1132105250		05/30/18	1,472.60
						INVOICE TOTAL:	1,472.60
						VENDOR TOTAL:	1,472.60

INVOICES DUE ON/BEFORE 05/30/2018

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
DEERE DEERE & COMPANY							
116216582	04/30/18	01	TRACTOR MOWER	5048005800		05/30/18	5,669.19
						INVOICE TOTAL:	5,669.19
						VENDOR TOTAL:	5,669.19
DELTR DELTRAN USA LLC							
410747	05/14/18	01	BATTERY CHGR REPAIR	4234505250		05/30/18	30.00
						INVOICE TOTAL:	30.00
						VENDOR TOTAL:	30.00
DES DATA EQUIPMENT SERVICES							
939	05/14/18	01	MODEM SVC-MAY	4234505221		05/30/18	990.00
		02	MODEM SVC-MAY	4054105340			45.00
						INVOICE TOTAL:	1,035.00
						VENDOR TOTAL:	1,035.00
DOWN DOWN TO EARTH CONTRACTORS INC							
6765	04/30/18	01	WATER PIPE REPAIR	4800005350		05/30/18	226.00
						INVOICE TOTAL:	226.00
						VENDOR TOTAL:	226.00
DUNN DUNN LUMBER & TRUE VALUE							
721999	05/16/18	01	CONCRETE MIX-BIRD HOUSES	1132105340		05/30/18	5.69
						INVOICE TOTAL:	5.69
722286	05/09/18	01	GRAVE TARPS	4800005340		05/30/18	65.98
						INVOICE TOTAL:	65.98
722412	05/06/18	01	BATTERIES,LED BULBS	4055205350		05/30/18	65.96
		02	DISCOUNT	1100004819			-3.30
						INVOICE TOTAL:	62.66

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

DUNN	DUNN LUMBER & TRUE VALUE						
722443	05/10/18	01	RAZOR BLADES,GOO REMOVER	4234505250		05/30/18	13.98
		02	DISCOUNT	1100004819			-0.70
						INVOICE TOTAL:	13.28
722652	05/11/18	01	HACK SAW BLADES	4800005340		05/30/18	16.99
						INVOICE TOTAL:	16.99
722669	05/11/18	01	SCREWDRIVER,RAZOR BLADES	4234505250		05/30/18	18.44
		02	DISCOUNT	1100004819			-0.92
						INVOICE TOTAL:	17.52
722831	05/14/18	01	PLOW PAINT	1132105351		05/30/18	12.47
		02	DISCOUNT	1100004819			-0.62
						INVOICE TOTAL:	11.85
722880	05/14/18	01	NUTS,BOLTS-SWEEPER	1132105351		05/30/18	3.20
		02	DISCOUNT	1100004819			-0.16
						INVOICE TOTAL:	3.04
722886	05/14/18	01	HOSE SPLICER-SWEEPER	1132105351		05/30/18	0.99
		02	DISCOUNT	1100004819			-0.05
						INVOICE TOTAL:	0.94
723053	05/15/18	01	LED BULBS	4055105350		05/30/18	62.97
		02	DISCOUNT	1100004819			-3.15
						INVOICE TOTAL:	59.82
723060	05/15/18	01	BATTERIES-RESTROOMS	4054105352		05/30/18	12.99
		02	DISCOUNT	1100004819			-0.65
						INVOICE TOTAL:	12.34
723133	05/16/18	01	LED BULBS	4055105350		05/30/18	68.97
		02	LED BULBS-RETURNED	4055105350			-62.97
		03	BLEACH	4055105350			55.54
						INVOICE TOTAL:	61.54

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
DUNN DUNN LUMBER & TRUE VALUE							
723178	05/16/18	01	SNOW BLOWER PAINT	1132125250		05/30/18	14.95
		02	NUTS,BOLTS-BOOK DROP	9900005350			2.88
		03	DISCOUNT	1100004819			-0.14
						INVOICE TOTAL:	17.69
723341	05/17/18	01	TORCH KIT,LUBRICANT	4234505250		05/30/18	30.98
		02	DISCOUNT	1100004819			-1.55
						INVOICE TOTAL:	29.43
						VENDOR TOTAL:	378.77
EARLE TOM EARLE							
MARCH 2018	05/08/18	01	78 MILES-ASPHALT SEMINAR	1132105330		05/30/18	42.51
						INVOICE TOTAL:	42.51
						VENDOR TOTAL:	42.51
FLOWE JIM FLOWER							
APRIL 2018	04/30/18	01	34 MILES-C/E	1124005330		05/29/18	18.53
						INVOICE TOTAL:	18.53
						VENDOR TOTAL:	18.53
GAPPA GAPPA SECURITY SOLUTIONS LLC							
15141	05/02/18	01	LOCK CORES	4055105360		05/30/18	48.00
						INVOICE TOTAL:	48.00
15189	05/07/18	01	PADLOCKS	1152005399		05/30/18	104.50
						INVOICE TOTAL:	104.50
						VENDOR TOTAL:	152.50
GIRAF GIRAFFE ELECTRIC							
18-378	05/01/18	01	HWY 50/12-LIGHT REPAIR	1134105260		05/30/18	135.00
						INVOICE TOTAL:	135.00
						VENDOR TOTAL:	135.00

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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

ITU	ITU ABSORB TECH INC						
6948678	02/09/18	01	RAGS,MATS,COVERALLS	1132105360		05/30/18	80.70
						INVOICE TOTAL:	80.70
6999261	05/04/18	01	RAGS,MATS,COVERALLS	1132105360		05/30/18	118.84
						INVOICE TOTAL:	118.84
6999262	05/04/18	01	MATS	1116105360		05/30/18	79.16
						INVOICE TOTAL:	79.16
7008241	05/18/18	01	MATS	1116105360		05/30/18	79.16
						INVOICE TOTAL:	79.16
						VENDOR TOTAL:	357.86
JOHNS	JOHNS DISPOSAL SERVICE INC						
179532	05/04/18	01	MAY SVC	1136005294		05/30/18	27,626.97
		02	MAY SVC	1136005297			11,314.80
						INVOICE TOTAL:	38,941.77
180652	05/07/18	01	2 YD DUMPSTER	4800005399		05/30/18	144.00
						INVOICE TOTAL:	144.00
						VENDOR TOTAL:	39,085.77
JUREW	JUREWICZ, JUDY						
4305	05/14/18	01	RHINO MOWER REPAIR	1132105250		05/30/18	273.42
						INVOICE TOTAL:	273.42
						VENDOR TOTAL:	273.42
LASERE	LASER ELECTRIC SUPPLY						
1461504-00	05/10/18	01	BALLASTS,BULBS	4055205240		05/30/18	85.97
		02	DISCOUNT	1100004819			-1.72
						INVOICE TOTAL:	84.25
						VENDOR TOTAL:	84.25

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

LGBID	LAKE GENEVA BUSINESS						
REFUND 5/7/18	05/07/18	01	REF BAR-ARTS FEST 5/4	1100002353		05/30/18	50.00
						INVOICE TOTAL:	50.00
						VENDOR TOTAL:	50.00
LGREG	UNITED COMMUNICATIONS CORP						
1253948	04/05/18	01	LN-CUP 101 N EDWARDS BLVD	1110005315		05/30/18	45.79
						INVOICE TOTAL:	45.79
1253949	04/05/18	01	LN-MULTI TENANT COMM BLDG	1110005315		05/30/18	49.24
						INVOICE TOTAL:	49.24
1253950	04/05/18	01	LN-PIP 244 BROAD ST	1110005315		05/30/18	44.64
						INVOICE TOTAL:	44.64
1253951	04/05/18	01	LN-CUP 837 BAYVIEW DR	1110005315		05/30/18	43.49
						INVOICE TOTAL:	43.49
1253954	04/05/18	01	LN-CUP 962 MARIANE TERRACE	1110005315		05/30/18	45.79
						INVOICE TOTAL:	45.79
1253955	04/05/18	01	LN-TOURIST HOUSING	1110005315		05/30/18	44.64
						INVOICE TOTAL:	44.64
1255535	04/12/18	01	LN-ORD 18-02 STORM SEWER	1110005314		05/30/18	33.72
						INVOICE TOTAL:	33.72
1255536	04/12/18	01	LN-3/12 COUNCIL MINUTES	1110005314		05/30/18	249.94
						INVOICE TOTAL:	249.94
						VENDOR TOTAL:	557.25
LGUTI	LAKE GENEVA UTILITY						
222 WEST ST	04/30/18	01	222 WEST ST	4500002452		05/30/18	1,690.00

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

LGUTI	LAKE GENEVA UTILITY						
222 WEST ST	04/30/18	02	222 WEST ST	4500002453		05/30/18	1,865.00
						INVOICE TOTAL:	3,555.00
						VENDOR TOTAL:	3,555.00
MARED	MARED MECHANICAL						
107677	04/30/18	01	HEATER UNIT REPAIR	1151105240		05/30/18	1,718.12
						INVOICE TOTAL:	1,718.12
107885	04/30/18	01	CHILLER REPAIR	1116105360		05/30/18	649.36
						INVOICE TOTAL:	649.36
						VENDOR TOTAL:	2,367.48
MCCOR	MCCORMACK & ETEN ARCHITECTS						
1023-4/30/18	04/30/18	01	VISITORS CENTER REMODEL	4352005300		05/30/18	305.00
						INVOICE TOTAL:	305.00
						VENDOR TOTAL:	305.00
MIDST	MIDSTATE EQUIPMENT						
N20693	05/10/18	01	MOWER REPAIR-TIRE, INNERTUBE	4800005351		05/30/18	369.91
						INVOICE TOTAL:	369.91
						VENDOR TOTAL:	369.91
MUNIC	MUNICIPAL SERVICES LLC						
201832	04/28/18	01	APR SVCS	1124005219		05/30/18	1,125.75
						INVOICE TOTAL:	1,125.75
						VENDOR TOTAL:	1,125.75
NAPAE	ELKHORN NAPA AUTO PARTS						
116097	05/09/18	01	BRUSH	1132105340		05/30/18	16.84
						INVOICE TOTAL:	16.84

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NAPAE ELKHORN NAPA AUTO PARTS							
116619	05/14/18	01	BATTERY-TRACTOR #53	1132105351		05/30/18	220.98
		02	CORE DEPOSIT	1132105351			36.00
		03	CORE DEPOSIT CREDIT	1132105351			-36.00
		04	STARTER, SOLENOID-TRK #14	1132105351			100.58
						INVOICE TOTAL:	321.56
116667	05/14/18	01	HOSE CLAMP, FITTINGS	1132105351		05/30/18	9.55
						INVOICE TOTAL:	9.55
116818	05/15/18	01	SNOW BLOWER PRIMER	1132125250		05/30/18	28.84
						INVOICE TOTAL:	28.84
116819	05/15/18	01	SNOW BLOWER PRIMER	1132125250		05/30/18	23.52
						INVOICE TOTAL:	23.52
						VENDOR TOTAL:	400.31
NATIO NATIONAL BAND & TAG COMPANY							
531131	05/07/18	01	TREE TAGS	1132135346		05/29/18	378.60
						INVOICE TOTAL:	378.60
						VENDOR TOTAL:	378.60
OFFIC OFFICE DEPOT							
133999470001	05/02/18	01	PAPER, POST-ITS	1116105310		05/30/18	180.41
		02	PENS	1124005310			9.53
						INVOICE TOTAL:	189.94
						VENDOR TOTAL:	189.94
PATS PATS SERVICES INC							
A-158800	05/10/18	01	PORT A POTTY SVC-APR	4800005226		05/30/18	80.00
						INVOICE TOTAL:	80.00
						VENDOR TOTAL:	80.00

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

RHYME RHYME BUSINESS PRODUCTS							
22566553	04/27/18	01	TASKALFA-APR	1124005310		05/30/18	144.74
						INVOICE TOTAL:	144.74
AR218999	04/30/18	01	M35501DN-MAY	1112005361		05/30/18	20.00
						INVOICE TOTAL:	20.00
AR219000	04/30/18	01	SHARP-APR B&W	1116105531		05/30/18	83.13
		02	SHARP-APR COLOR	1116105531			165.14
						INVOICE TOTAL:	248.27
						VENDOR TOTAL:	413.01
RUNDL RUNDLE SPENCE							
S2664816.001	05/07/18	01	FAUCET PART	1116105360		05/30/18	72.70
						INVOICE TOTAL:	72.70
						VENDOR TOTAL:	72.70
SCHEN SCHENCK BUSINESS SOLUTIONS							
SC10177834	04/30/18	01	2017 AUDIT	1115105213		05/30/18	6,000.00
						INVOICE TOTAL:	6,000.00
						VENDOR TOTAL:	6,000.00
SHI SHI COMPUTERS							
B08192898	05/07/18	01	SERVER	5000005800		05/30/18	5,061.93
		02	MICROSOFT OFFICE-CLERK	5000005800			240.96
						INVOICE TOTAL:	5,302.89
						VENDOR TOTAL:	5,302.89
T0001656 CENTRAL DENISON							
REFUND D CONDOS 5/4	05/04/18	01	REF TABLES-COLOR RUN 5/4	1100002353		05/30/18	50.00
						INVOICE TOTAL:	50.00
						VENDOR TOTAL:	50.00

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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
T0001659 JACQUELINE BENJAMIN							
REFUND-BENJAMIN	05/13/18	01	BENJAMIN-SEC DEP 5/12/18	4055102353		05/30/18	1,000.00
		02	BENJAMIN-SETUP 5/12/18	4055104674			-170.00
		03	BENJAMIN-SEC GRD 5/12/18	4055104674			-204.00
						INVOICE TOTAL:	626.00
						VENDOR TOTAL:	626.00
T0001660 DEBORAH PRATHER							
REFUND-PRATHER	05/14/18	01	PRATHER-SEC DEP 5/11/18	4055102353		05/30/18	1,000.00
		02	PRATHER-SETUP 5/11/18	4055104674			-200.00
		03	PRATHER-SEC GRD 5/11/18	4055104674			-76.50
						INVOICE TOTAL:	723.50
						VENDOR TOTAL:	723.50
T0001661 KRISTIN BERGLUND							
REFUND-BERGLUND	05/08/18	01	BERGLUND-SEC DEP 5/5/18	4055102353		05/30/18	1,000.00
		02	BERGLUND-SETUP 5/5/18	4055104674			-240.00
		03	BERGLUND-SEC GRD 5/5/18	4055104674			-184.88
						INVOICE TOTAL:	575.12
						VENDOR TOTAL:	575.12
T2SYS T2 SYSTEMS CANADA							
INVSTD0000034946	04/25/18	01	IRIS FEES-MAY	4234505450		05/30/18	2,544.00
		02	IRIS FEES-MAY	4054105340			119.25
						INVOICE TOTAL:	2,663.25
						VENDOR TOTAL:	2,663.25
UNITE UNITED LABORATORIES							
INV222661	05/07/18	01	AIR FRESHENERS	4055205350		05/30/18	262.70
						INVOICE TOTAL:	262.70
INV223152	05/11/18	01	VANDALISM MARK REMOVER	1152005350		05/30/18	231.03
						INVOICE TOTAL:	231.03
						VENDOR TOTAL:	493.73

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

VILLWB	VILLAGE OF WILLIAMS BAY						
18-0509	05/09/18	01	2017 GLLEA COST SHARE	4054105721		05/30/18	217.36
						INVOICE TOTAL:	217.36
						VENDOR TOTAL:	217.36
WALCOP	WALWORTH COUNTY PUBLIC WORKS						
416	05/08/18	01	FLEX PIPE-TRK #25 EXHAUST	1132105351		05/30/18	87.17
						INVOICE TOTAL:	87.17
417	05/08/18	01	SALT-APR	1132105340		05/30/18	11,572.24
						INVOICE TOTAL:	11,572.24
						VENDOR TOTAL:	11,659.41
WEENE	WE ENERGIES						
RE051818	05/15/18	01	7891-194-618 MAY GAS	1116105224		05/30/18	748.72
		03	7837-744-963 MAY GAS	1122005224			285.73
		04	0480-524-472 MAY GAS	4055105224			254.44
		06	0847-573-906 MAY GAS	1122005224			159.74
		07	5288-664-956 MAY GAS	1151105224			318.97
		08	8052-439-940 MAY GAS-1055	1132105224			124.15
		09	8017-524-022 MAY GAS-1065	1132105224			243.19
		10	6602-046-262 MAY GAS-1070	1132105224			338.03
		11	7283-171-261 MAY GAS	1152015224			80.72
		12	1885-876-489 MAY GAS	4800005224			65.85
		13	3843-358-997 MAY GAS	9900005222			83.00
		14	5604-510-433 MAY GAS	9900005222			226.00
						INVOICE TOTAL:	2,928.54
						VENDOR TOTAL:	2,928.54
WIAGR	WI DEPT OF AG, TRADE &						
115-0000008951	04/30/18	01	2018 ANNUAL WEIGHTS/MEASURES	1124005218		05/30/18	4,800.00
						INVOICE TOTAL:	4,800.00
						VENDOR TOTAL:	4,800.00
						TOTAL ALL INVOICES:	153,657.07