



FINANCE, LICENSE & REGULATION COMMITTEE

MONDAY, AUGUST 24, 2015 – 6:00 PM

COUNCIL CHAMBERS, CITY HALL

AMENDED AGENDA

Deleted duplicate item #7
“approval of Budget timeline
and goals” and changed
language from Action to
Recommendation

1. Call to Order by Alderman Kupsik
2. Roll Call
3. 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.
4. Approve the Finance, License and Regulation Committee Meeting minutes of August 10, 2015, as prepared and distributed.
5. **LICENSES & PERMITS**
 - a. Temporary Class “B”/Class “B” Retailer’s License application for the sale of fermented malt beverages and wine filed by the Lake Geneva Business Improvement District for Taste of Lake Geneva on September 12, 2015 from 10:00am to 5:00pm in Flat Iron Park
 - b. Temporary Class “B” Retailer’s License application filed by Geneva Lake Arts Foundation for the sale of fermented malt beverages during the Art Exhibit Opening Reception at 647 W. Main Street on August 28, 2015 from 6:00pm to 8:00pm
 - c. Temporary Operator License application filed by Linda McLean on behalf of the Geneva Lake Arts Foundation for the Art Exhibit Opening Reception at 647 W. Main Street on August 28, 2015
 - d. Original Class “A”/“Class A” Intoxicating Liquor and Fermented Malt Beverage License application filed by Hare Krishna Liquor Inc d/b/a Geneva Liquor, 797 Wells Street, Lake Geneva, Devdatt Patel, Agent, contingent upon payment of all outstanding liabilities and delinquencies with the City of Lake Geneva and wholesaler invoices, clearance of any Department of Revenue holds by all parties, and contingent upon H&P Enterprises LLC d/b/a Geneva Liquors surrendering their license
 - e. Original Class “A”/“Class A” Intoxicating Liquor and Fermented Malt Beverage License application filed by SA Enterprises LLC d/b/a QuickNSave, 1231 Grant Street, Lake Geneva, Amrik Singh, Agent, contingent upon payment of all outstanding liabilities and delinquencies with the City of Lake Geneva and wholesaler invoices, clearance of any Department of Revenue holds by all parties, and contingent upon QuickNSave LLC d/b/a QuickNSave surrendering their license
 - f. Original 2015-2016 Operator’s (Bartender) License applications filed by Melissa Froemming and Alyssa Olsen
 - g. Renewal 2015-2016 Operator’s (Bartender) License applications filed by Justin Davis, Jay McNulty, Melissa Reiherzer, Gail Rempert, Judith Tapson and Andrew Wesolowski
 - h. Original Taxi Driver License application filed by Brandon Frank (*Approved by Police Chief; informational only*)

6. Discussion/Recommendation on approval of 2016 Budget timeline and goals
7. Discussion/Recommendation on renewal of CD in the amount of \$463,302.57 plus interest, maturing on August 30, 2015 from BMO Harris Bank
8. Discussion/Recommendation on **Resolution 15-R42**, a 2015 budget resolution transferring \$30,762.00 from the Contingency Account to the City Administrator Account for the City Administrator's salary increase per employee agreement
9. Discussion/Recommendation on awarding bid to Burriss Equipment of Waukegan, Illinois for a Sand Star II groomer for the Veteran's Park baseball fields in the amount of \$16,410.50 funded from Department of Public Works Equipment Replacement Fund with the YMCA to contribute half of the replacement cost
10. Discussion/Recommendation on second amendment to the City of Lake Geneva Employee Health Care Plan regarding chiropractic care
11. Discussion/Recommendation on Cemetery mapping project proposals
12. Discussion/Recommendation on acceptance of City of Lake Geneva Tax Incremental District No. 4 Financial Statements through June 30, 2015 and distribution of report to taxing jurisdictions
13. **Presentation of Accounts**
 - a. Purchase Orders (none)
 - b. Prepaid Bills in the amount of \$6,103.50
 - c. Regular Bills in the amount of \$129,749.84

14. 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.

8/21/2015 6:44pm-Original Posting

8/21/2015 7:32pm-Amended

cc: Committee Members, Mayor & remaining Council, Administrator, City Clerk, Attorney

**FINANCE, LICENSE & REGULATION COMMITTEE
MONDAY, AUGUST 10, 2015 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Chairperson Kupsik called the meeting to order at 6:00 p.m.

Roll Call. Present: Aldermen Howell, Gelting, Kupsik, Kordus and Wall. Also Present: City Administrator Oborn, Comptroller Pollitt and Assistant City Clerk Gunderson

Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes. None.

Approval of Minutes

Wall/Kordus motion to approve the Finance, License and Regulation Committee Meeting minutes of July 27, 2015, as prepared and distributed. Unanimously carried.

LICENSES & PERMITS

Park Reservation Permit Application filed by Daniel E. Thiermann to use Seminary Park for a birthday party on August 15, 2015 from 2:00 pm to 7:00 pm

Kordus/Wall motion to approve. Unanimously carried.

Street Use Permit Application filed by Nicole and Michael Keens to close the block surrounding 1115 Geneva Street for a block party on August 22, 2015 from 5:00 pm to 10:00 pm

Kordus/Howell motion to approve. Alderman Kordus questioned if it was the alleyway or street that would be closed. Alderman Kupsik confirmed it was the alleyway. Unanimously carried.

Original 2015-2016 Operator's (Bartender) License application filed by Amanda Crawford, Llana Crego, Shari Cruz, Samantha Denton, Bridget Ieronimo, Scott Koeppen, Steven Kosmalski, Kimberly Purnell, Kayla Richter, Samantha Rizzo, Manjit Singh, Sharise Stamborski, and Treasha Warren

Howell/Gelting motion to approve. Unanimously carried.

Renewal 2015-2016 Operator's (Bartender) License application filed by Nancy Dvnoch and Dawn Hancock

Kordus/Wall motion to approve. Unanimously carried.

Original Taxi Driver License applications filed by Mark Crews and Courtney Riordon (*Approved by Police Chief; informational only*)

Discussion/Recommendation on Resolution 15-R40, a resolution adopting a budget amendment to transfer \$1,500 from the Contingency account to the Museum-Maintenance & Repairs account to fund the installation of smoke detectors at the museum

Kordus/Wall motion to approve. Alderman Kupsik questioned the extent of the installation and if is one smoke detector or a whole system. City Administrator stated it is a multiple wireless system. There was recently a fire in the museum and the alarms did not go off. Mr. Kupsik asked if the system will be wired to the Fire Department so that they are notified if there is no one in the building. Mr. Oborn was unsure but stated he would look into it with the committee. Alderman Gelting asked for the current balance in the contingency fund. Comptroller Pollitt stated \$89,934. Mr. Kupsik stated he has no objection. Although he would like to do it the right way now, even if it costs a little more money, to avoid a major catastrophe. Mr. Oborn stated the committee can approve a higher figure if they would like. Alderman Kordus asked if the Fire Department has looked at the plan and approved it. Mr. Oborn stated the Fire Department provided recommendations. Mr. Kupsik would like an opinion from the Fire Department. Mr. Kordus asked if this is needed immediately or can it be continued to the next meeting. Mr. Oborn recommended they approve it and he will make sure whatever system they go with meets the requirements Mr. Kupsik suggested. He stated if additional money is needed, they can come back to council.

Kordus/Wall motion an amendment to approve contingent upon the system being connected to the Fire Department and approved by the Fire Department. Unanimously carried.

Discussion/Recommendation on Resolution 15-R41, amending the City's Schedule of fees, raising Riviera rental fee to \$2,500 for resident weekend and \$3,000 non-resident weekend effective immediately for new Riviera bookings
(Recommended by Piers, Harbors and Lakefront on July 23, 2015)

Wall/Kordus motion to approve. Unanimously carried.

Discussion/Recommendation on Parking app proposal from Parkmobile (Continued from July 27, 2015 Council meeting and recommended by Parking Commission on July 15, 2015)

Kordus/Gelting motion to accept option #1 including the 15 cent surcharge and wallet option.

Kordus/Kupsik motion to suspend rules to allow Sylvia Mullally to update the Committee. Parking Manager Mullally noted option 1 would be a revenue sharing. Parkmobile would receive 20 cents from the user. The City would receive 15 cents that would directly subsidize credit card processing fees. The wallet portion is optional and the user would have to load a minimum of \$25. With this option, Parkmobile would be the merchant of record. The City would pay the processing fee to Parkmobile of 15 cents plus 3%. The City would then benefit with the 15 cents per transaction. The wallet option can be used in Fontana and Milwaukee as well. She stated this would be a nice convenience that we can pass along to our customers. Parking revenues would be received from Parkmobile between 30 to 45 days. Ms. Mullally stated the 35 cent option would leave the City as merchant of record. This would be a trial to understand better how it is used and if it would be an advantage to the City.

Alderman Wall asked if this was the option Ms. Mullally previously recommended with the added 15 cents that the City would retain. She stated yes, the 15 cents would help offset the credit card processing. Mr. Kordus pointed out that they should not look at the 15 cent transition as revenue; it is only to offset the credit card processing fees. He stated the City pays about 6 ½ cents for every dollar taken in and with a 3 hour transaction, the 15 cents would not even cover the full fee, just offset it.

Alderman Gelting questioned how Parkmobile would determine the wallet reload fee. Ms. Mullally stated it depends on where it is originated. Mr. Kordus asked if the City has control to turn on or off the wallet option. Mr. Oborn noted if they choose not to do the wallet, it would not be available. It is just an added option. Unanimously carried.

Discussion/Recommendation on request filed by William Chesen on behalf of the Lake Geneva Fire Bells Rehab Unit #64 to reserve and waive the parking fees for six parking stalls on the east side of the 100 block of Broad Street from the alleyway north to Main Street for the annual Lake Geneva Fire Bells fundraiser on Sunday, September 20, 2015

Wall/Gelting motion to approve. Unanimously carried.

Discussion/Recommendation on method of charge for Fire Department Fire Protection Hydrant Rental Charge

City Administrator Oborn stated the Lake Geneva Utility Commission is seeking a 36% water rate increase from the Public Service Commission. A component of the Water Rate is the Public Fire Protection (PFP) charge sometimes referred to as hydrant rental with the charge to the City listed in the Fire Department Budget under Fire Protection – Hydrant Rental. He stated component means it is one of the sources of revenue that the water fund receives. The PFP charge covers the utility's cost for upsizing the water system and to provide hydrants for Public Fire Protection Services. The PFP charge was \$229,357 in 2014 and is budgeted at \$232,000 in 2015. A 36% increase in the PFP is about \$84,000. It is essentially \$84,000 paid from the general fund. The PFP is a component of the rate increase and could vary plus or minus 36%. Meaning the estimate of \$84,000 could vary between \$100,000 to \$20,000.

Currently the PFP charge is recovered as a Municipal charge funded through property taxes and is included in the Fire Department Budget. At the August 6, 2015 Police & Fire Commission meeting it was recommended the City Council remove the PFP charge from the Fire Department Budget. He stated the PFC did not want to get involved if the City would like to charge it an alternative way. If left in their budget, PFC would have to absorb a rate increase. The City's other option would be to recover the charge from the water bill. He stated most municipalities have moved towards the water bill option. He stated the advantages of leaving as it is right now as a municipal charge on the general fund which is primarily funded by property tax is the water bill is smaller, the PFP charge is tax deductible, and the tax is paid proportional to the value of home. If it is on the water bill it would be one rate for residential based on meter size. Hypothetically it would be proportional as more taxes are charged with someone with a larger home. A disadvantage is that Tax exempt organizations do not contribute, such as the school districts. Alderman Kordus stated the charge is tax deductible to the homeowner as it is part of the property tax bill. Mr. Oborn stated this option would take it off the tax bill and put it on the water bill instead. He noted there is some complexity on how water customers outside of the City are treated. Right now it is done the old fashioned way, based on line sizes and number of hydrants. They do not include the hydrants and lines that are outside of City limits. There are also a lot of islands where there is no significant line outside of City limits. Mr. Oborn stated if put

on the water bill, people outside the City limits would have the fee included, plus they would still pay the 25% water rate surcharge. Alderman Kordus asked if it goes on the water bill, it would be a flat rate per customer regardless of home size and/or water usage or is it a percentage. Mr. Oborn stated the most common way would be a flat rate based on meter size. It would be an annual estimate of about \$50 per customer, although it may be lower upon implementation.

Alderman Wall asked if the water bill charge would be beneficial to the tax payer. Mr. Oborn stated yes because people outside the City limits would have the surcharge and PFP charge. From that point of view it would be advantageous to the City taxpayer and less advantageous to people outside the City limits.

Mr. Kordus asked if this would be made as a line item on the water bill, would an increase have to go through the Public Service Commission. Mr. Oborn stated they would only raise it if they do a rate increase, which is also when they would recalculate the fire protection charge. He stated as part of this 36% rate increase, they are going to calculate it the new way and the City will receive a fixed amount. With fire protection being a component, it is subject to them and they will go through their process. By having it on the general fund, the City is at the mercy of the PSC. If it is on the water bill, it will be passed on every time there is a water rate increase. He stated they have not raised the water rates in over 21 years.

Mr. Kordus stated if it is on the tax bill, the burden is solely on the City of Lake Geneva property taxpayers. If someone is on the City water system and is outside the City limits with a hydrant, they are not paying for the service. By using the water bill option, anyone that is attached to the City water system, would be charged. Mr. Oborn added people outside the City limits would also pay the 25% surcharge. Mr. Kupsik asked if they put it on the water bill, would tax exempt organizations contribute. Mr. Oborn stated yes, they will be added into the equation.

Mr. Oborn explained including it on the water bill does not increase property taxes, the rate increases are passed on to users, tax exempt organizations contribute, and water customers outside of the City contribute. The disadvantages are that it is not tax deductible, water rate increases on the water bill, and it is not perfectly equitable. However, he noted it is not perfectly equitable right now.

When calculating the PFP charge, it appears that the PSC does not include the over sizing waterlines and hydrants outside of the City in the PFP charge for the City. It is estimated that 8% of users and 12% of usage is outside of City limits. The water rate 25% surcharge for outside the City water customers appears to help reduce the PFP expense for these customers. Mr. Oborn stated more research will be done to make sure they get charged. The most common method for the water bill charge is a rate based on ratios of meter size. The PFP charge method has been changed since the last rate increase so the new PFP charge could vary. The Utility Commission expects to have the water rate increase detail by the middle of September 2015. He noted they could hold off on making a decision until they receive the dollar amount as it does not have to be included with the rate increase.

Mr. Oborn stated he recommended the amount going on all at one time which avoids the general fund covering any additional fees. It can be blended with 50% on the water bill and 50% the way it is being done now as well. Mr. Kordus stated he would be interested in the charge on the water bill as it seems most advantageous to the City and taxpayer. Mr. Kupsik stated he would like to hold off until they receive the water rate increase detail.

Kordus/Wall motion to continue the item until figures are received on water rates with recommendation that the charge go on the water bill. Unanimously carried.

Presentation of Accounts

Purchase Orders. None.

Howell/Gelting motion to recommend approval of Prepaid Bills in the amount of \$9,043.94. Unanimously carried.

Wall/Kordus motion to recommend approval of Regular Bills in the amount of \$132,058.94. Unanimously carried.

Adjournment

Kordus/Gelting motion to adjourn at 6:44 p.m. Unanimously carried.

/s/ Stephanie Gunderson, Assistant City Clerk

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE FINANCE, LICENSE & REGULATION COMMITTEE



REGULAR CITY COUNCIL MEETING
MONDAY, AUGUST 24, 2015 – 7:00 PM
COUNCIL CHAMBERS, CITY HALL

AGENDA

1. Mayor Connors calls the meeting to order
2. Pledge of Allegiance – Alderman Hill
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 to be limited to 5 minutes.
7. Acknowledgement of Correspondence
8. Approve Special City Council Meeting minutes of July 24, 2015 and Regular City Council Meeting minutes of August 10, 2015, as prepared and distributed
9. **CONSENT AGENDA.** 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. Temporary Class “B”/Class “B” Retailer’s License application for the sale of fermented malt beverages and wine filed by the Lake Geneva Business Improvement District for Taste of Lake Geneva on September 12, 2015 from 10:00am to 5:00pm in Flat Iron Park
 - b. Temporary Class “B” Retailer’s License application filed by Geneva Lake Arts Foundation for the sale of fermented malt beverages during the Art Exhibit Opening Reception at 647 W. Main Street on August 28, 2015 from 6:00pm to 8:00pm
 - c. Temporary Operator License application filed by Linda McLean on behalf of the Geneva Lake Arts Foundation for the Art Exhibit Opening Reception at 647 W. Main Street on August 28, 2015
 - d. Original Class “A”/“Class A” Intoxicating Liquor and Fermented Malt Beverage License application filed by Hare Krishna Liquor Inc d/b/a Geneva Liquor, 797 Wells Street, Lake Geneva, Devdatt Patel, Agent, contingent upon payment of all outstanding liabilities and delinquencies with the City of Lake Geneva and wholesaler invoices, clearance of any Department of Revenue holds by all parties, and contingent upon H&P Enterprises LLC d/b/a Geneva Liquors surrendering their license

- e. Original Class “A”/“Class A” Intoxicating Liquor and Fermented Malt Beverage License application filed by SA Enterprises LLC d/b/a QuickNSave, 1231 Grant Street, Lake Geneva, Amrik Singh, Agent, contingent upon payment of all outstanding liabilities and delinquencies with the City of Lake Geneva and wholesaler invoices, clearance of any Department of Revenue holds by all parties, and contingent upon QuickNSave LLC d/b/a QuickNSave surrendering their license
- f. Original 2015-2016 Operator’s (Bartender) License applications filed by Melissa Froemming and Alyssa Olsen
- g. Renewal 2015-2016 Operator’s (Bartender) License applications filed by Justin Davis, Jay McNulty, Melissa Reiherzer, Gail Rempert, Judith Tapson and Andrew Wesolowski
- h. Original Taxi Driver License application filed by Brandon Frank *(Approved by Police Chief; informational only)*

10. Item removed from the Consent Agenda

11. Finance, License and Regulation Committee Recommendations – Alderman Kupsik

- a. Discussion/Action on approval of 2016 Budget timeline and goals
- b. Discussion/Action on renewal of CD in the amount of \$463,302.57 plus interest, maturing on August 30, 2015 from BMO Harris Bank
- c. **Resolution 15-R42**, a 2015 budget resolution transferring \$30,762.00 from the Contingency Account to the City Administrator Account for the City Administrator’s salary increase per employee agreement
- d. Discussion/Action on awarding bid to Burris Equipment of Waukegan, Illinois for a Sand Star II groomer for the Veteran’s Park baseball fields in the amount of \$16,410.50 funded from Department of Public Works Equipment Replacement Fund with the YMCA to contribute half of the replacement cost
- e. Discussion/Action on second amendment to the City of Lake Geneva Employee Health Care Plan regarding chiropractic care
- f. Discussion/Action on Cemetery mapping project proposals
- g. Discussion/Action on acceptance of City of Lake Geneva Tax Incremental District No. 4 Financial Statements through June 30, 2015 and distribution of report to taxing jurisdictions

12. Plan Commission Recommendations – Alderman Kupsik

- a. First Reading of **Ordinance 15-08** to adopt an amendment to the City of Lake Geneva Comprehensive Plan
- b. Discussion/Action on a Planned Development (PD) including the General Development Plan (GDP) and the Precise Implementation Plan (PIP) filed by William Henry, for the Lake Geneva Joint 1 School District, 208 South Street, Lake Geneva, WI 53147 on behalf of Michael & Kathleen Sebastian, to allow for a Parking Lot at 833 Wisconsin Street, Tax Key No. ZOP 00100 contingent on City Council changing the Comprehensive Plan with the Plan Commission requirements added to include the following: 1) Stop sign added to left turn only sign at alley exit, 2) Fence to end at alley at the extension of last parking space, 3) Detection field added at sidewalk on each side of alley on Cook Street, 4) Stop sign and cross walk sign added at North side of alley at Cook Street, 5) City Engineer to approve drainage plan, and 6) Protect trees along East property line and replace with like species if trees die
- c. Discussion/Action on an application for Land Division Review for a Certified Survey Map submitted on behalf of Potter’s Self Storage LLC, by Farris Hansen & Associates, PO Box 437, Elkhorn, WI 53121 for land located in the extra-territorial plat review area at W2285 Townline Road, Lake Geneva, WI 53147 to include Engineers comments to fix minor items in survey

- d. **Resolution 15-R43**, authorizing the issuance of a Conditional Use Application filed by Elizabeth & Jeffery Iverson, 365 Elm Street, Elgin, IL, to operate a Bed & Breakfast establishment at 421 Madison Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00091 to include Plan Commission requirements as follows: 1) No outside storage, 2) Guest parking to use two spaces along alley and two spaces in front of garage, and 3) Findings of fact
 - e. Discussion/Action on an application for a Site Plan Review for landscape and parking lot alteration filed by the City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147 for a parking lot located at 255/275 Mill Street, Tax Key No's ZA312100001 and ZOP 00298 with Staff recommendations
 - f. Discussion/Action on setting a Public Hearing date for a Joint meeting of the Plan Commission and City Council on a Comprehensive Plan Amendment application submitted by John Michael Ford for Tempo Development, Inc., 11921 S. Hobart Street, Palos Park, IL 60464 to change the land use for parcels located at Tax Key No's. ZOP 00001, ZYUP 00001C, ZYUP 00131, ZYUP 00153 from Private Recreation Facilities to Neighborhood Mixed Use with recommendations that hearing be set for a special meeting on October 17, 2015 and notices be sent to property owners within 300 feet of subject properties
 - g. **Resolution 15-R44**, to adopt an amendment to the City of Lake Geneva Comprehensive Plan changing the land use of property located at 833 Wisconsin Street, Tax Parcel No. ZOP 00100, from Single Family Residential-Urban to Institutional and Community Services
13. Discussion/Action on the City of Lake Geneva joining the application by the developers of Symphony Bay development to vacate, assign, transfer, and convey to owner all of the City's right, title, and interest to all park land, walkways, alleys, and streets right-of-way within approximately 145 acres of the 171 acres under the previous plat for Southland Farms to accommodate the revised lots, park land, walkways, alleys and streets right-of-way configurations under the amended General Development Plan for Symphony Bay development, pursuant to Wis. Stats §§236.43(3) and 236.43(4)(a), and all restrictions imposed under the Plat in favor of the City, pursuant to Wis. Stats., §236.293 for property located on East Edwards Blvd., between Townline Road and Bloomfield Road in the City of Lake Geneva, WI 53147, under Tax Parcel Nos. ZSF 00001 – 00326 (City Attorney Draper)
14. **Presentation of Accounts**
- a. Purchase Orders (none)
 - b. Prepaid Bills in the amount of \$6,103.50
 - c. Regular Bills in the amount of \$129,749.84

15. **Mayoral Appointments** (none)

16. **Adjournment**

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

**SPECIAL CITY COUNCIL MEETING
FRIDAY, JULY 24, 2015 – 5:00 PM
COUNCIL CHAMBERS, CITY HALL**

Mayor Connors called the meeting to order at 5:01 p.m.

Roll Call. Present: Mayor Connors, Aldermen Wall, Kordus, Hill, Gelting, Kupsik, Hedlund, Howell. Absent (excused): Alderman Chappell. Also Present: City Attorney Draper, City Clerk Waswo

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 to be limited to 5 minutes. None.

Discussion/Action on Request for Temporary Alcohol License Premises Extension filed by American Legion Post #24, 735 Henry Street, Lake Geneva, to include fenced outdoor yard area during car show on Saturday, July 25, 2015 from 9:00 am to 6:00 pm

Kordus/Wall motion to approve.

Roll Call: Wall, Kordus, Hill, Gelting, Kupsik, Hedlund, Howell voted “yes.” Motion carried 7 to 0.

Adjournment

Kordus/Hill motion to adjourn at 5:03 p.m. Motion carried 7 to 0.

/s/ Sabrina Waswo, City Clerk

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE COMMON COUNCIL

**REGULAR CITY COUNCIL MEETING
MONDAY, AUGUST 10, 2015 – 7:00 PM
COUNCIL CHAMBERS, CITY HALL**

Mayor Connors called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was led by Alderman Kordus.

Roll Call. Present: Mayor Connors, Aldermen Chappell, Wall, Kordus, Hill, Gelting, Kupsik, Hedlund, Howell. Also Present: City Administrator Oborn, City Attorney Draper, Assistant City Clerk Gunderson

Awards, Presentations, and Proclamations.

City Administrator Oborn gave a presentation on finance and demographics from the Wisconsin Taxpayers Alliance Report.

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 to be limited to 5 minutes. None.

Acknowledgement of Correspondence

The Clerk's Office received emails from Jay and Dawn Fairbanks on August 6, Frank Elmudesi on July 31, Gail Kukla on July 29, Lynda Elmudesi on July 30 and Selena Proska on July 28 all opposing the Comprehensive Plan change at 833 Wisconsin Street.

Approval of Minutes

Wall/Kordus motion to approve Regular City Council Meeting minutes of July 27, 2015, as prepared and distributed. Unanimously carried.

Second Reading of Ordinance 15-07, amending Ambulance Service Transportation Fees

Kupsik/Kordus motion to approve. City Attorney Draper stated Section 30-59 needs to be amended to Section 30-59(1). Roll Call: Chappell, Wall, Kordus, Hill, Gelting, Kupsik, Hedlund, Howell voted "yes." Unanimously carried.

Consent Agenda

Park Reservation Permit Application filed by Daniel E. Thiermann to use Seminary Park for a birthday party on August 15, 2015 from 2:00 pm to 7:00 pm

Street Use Permit Application filed by Nicole and Michael Keens to close the block surrounding 1115 Geneva Street for a block party on August 22, 2015 from 5:00 pm to 10:00 pm

Original 2015-2016 Operator's (Bartender) License applications filed by Amanda Crawford, Llana Crego, Shari Cruz, Samantha Denton, Bridget Ieronimo, Scott Koeppen, Steven Kosmalski, Kimberly Purnell, Kayla Richter, Samantha Rizzo, Manjit Singh, Sharise Stamborski, and Treasha Warren

Renewal 2015-2016 Operator's (Bartender) License applications filed by Nancy Dvonch and Dawn Hancock

Original Taxi Driver License applications filed by Mark Crews and Courtney Riordon *(Approved by the Police Chief; informational only)*

Hill/Wall motion to approve. Unanimously carried.

Items removed from the Consent Agenda. None.

Finance, License and Regulation Committee Recommendations – Alderman Kupsik

Resolution 15-R40, a resolution adopting a budget amendment to transfer \$1,500 from the Contingency account to the Museum-Maintenance & Repairs account to fund the installation of smoke detectors at the museum

Kupsik/Howell motion to approve. Alderman Kupsik noted there is a need for additional smoke detectors at the Museum recommended by the Fire Department. At FLR he questioned whether the additional cost was adequate and if the amount included notification to the Fire Department if the alarms go off at night, which the City Administrator advised he would look into it further. Alderman Hill asked about the \$5,000 cost suggested in the letter. Mr. Oborn said they initially thought it would be around \$5,000 but the bids were closer to \$3,000. He suggested splitting the bill 50-50 with the museum. If it comes in higher, the line item could absorb another \$500 but there may be a possibility for an additional budget revision if the system does not meet the higher standards requested. Ms. Hill stated she was told the system would communicate with the Fire Department as it is not just a smoke detector, it is an alarm system.

Roll Call: Chappell, Wall, Kordus, Hill, Gelting, Kupsik, Hedlund, Howell voted “yes.” Unanimously carried.

Resolution 15-R41, amending the City’s Schedule of Fees, raising Riviera rental fee to \$2,500 for resident weekend and \$3,000 non-resident weekend effective immediately for new Riviera bookings *(Recommended by Piers, Harbors and Lakefront on July 23, 2015)*

Kupsik/Wall motion to approve. The last increase was in 2008. This would be for new bookings only, which are into 2017 already.

Roll Call: Chappell, Wall, Kordus, Hill, Gelting, Kupsik, Hedlund, Howell voted “yes.” Unanimously carried.

Discussion/Action on Parking app proposal from Parkmobile *(Continued from July 27, 2015 Council meeting and recommended by Parking Commission on July 15, 2015)*

Kupsik/Kordus motion to approve option 1 including the wallet portion contingent upon approval of the contract by the City Attorney. Alderman Hill asked if there was a discussion regarding the multiple merchant accounts and credit card processing fees. Mayor Connors stated staff preferred to remain the merchant of record. Alderman Kupsik stated it seemed that option 1 with the wallet was the best choices for the City. Mr. Connors noted this is another payment alternative that people can use if they want, and no other payment options are being taken away. Mr. Kupsik stated it is a trial basis.

Kupsik/Chappell motion to suspend the rules to allow Parking Manager Mullally to speak. Unanimously carried.

Parking Manager Sylvia Mullally gave a background of the ParkMobile app and noted it can be used in other municipalities that offer the service. The app is a free download for the user. ParkMobile offered the City two options. The favored option is a 20 cent user fee with 15 cents coming back to the City to offset credit card processing fees. The City would still remain the merchant of record. The additional wallet option has a \$25 minimum. A customer that has the wallet in Milwaukee could also use those monies in Lake Geneva and Fontana. It is called an open loop system. She stated this is a trial that can be evaluated for usage. Alderman Chappell asked if there is a cost to the City. Ms. Mullally stated no. Mr. Oborn said this is not a mandatory option and noted the more payment options given, the more compliance there is. There is also a merchant benefit as they can offer promotions to their customers. Alderman Kordus said the 15 cent transaction fee is an offset to the credit card processing fees; it is not a revenue stream. Ms. Chappell would like to keep track to see if the City is actually making money. Mayor Connors stated the City would break even at best. Currently the City pays the merchant fees, which means the City loses a portion of the \$1.00 an hour, but this would offset that.

Roll Call: Chappell, Wall, Kordus, Hill, Gelting, Kupsik, Hedlund, Howell voted “yes.” Unanimously carried.

Discussion/Action on request filed by William Chesen on behalf of the Lake Geneva Fire Bells Rehab Unit #64 to reserve and waive the parking fees for six parking stalls on the east side of the 100 block of Broad Street from the alleyway north to Main Street for the annual Lake Geneva Fire Bells fundraiser on Sunday, September 20, 2015

Kupsik/Hill motion to approve including waiving the parking fees.

Roll Call: Chappell, Wall, Kordus, Hill, Gelting, Kupsik, Hedlund, Howell voted “yes.” Unanimously carried.

Discussion/Action regarding correspondence received from the Public Safety Commission of Wisconsin regarding the application by American Transmission Company to build and place a new transmission line

Mayor Connors explained two routes proposed by ATC. Route 2, the magenta option would route the line along Edwards Boulevard to Interchange North, then north on Center Street. This would have a visual impact on the businesses along Edwards Boulevard north of Hwy 50. The alternative is Route 1 the blue route, which has less of an

impact to the City. The route will be one of these two options. Mr. Connors stated the City could express their view by sending a letter to the Public Service Commission. Alderman Hedlund stated the magenta route would be going through a residential area and down Edwards Boulevard, which the City just spent a ton of money trying to make look nice. Mr. Connors also noted the poles will not be visually appealing as they are made out of weathering steel. Alderman Hill said she is in favor of the blue option. City Administrator Oborn stated it would be advantageous to the City for individuals to oppose it as well. Alderman Kordus noted there is an opportunity coming up for residents to express their concerns at the Lake Geneva Library.

Kordus/Hill motion to adopt a letter expressing the City's preferred option as route 1 running to the east side of Highway 12.

Roll Call: Chappell, Wall, Kordus, Hill, Gelting, Kupsik, Hedlund, Howell voted "yes." Unanimously carried.

Discussion/Action on acceptance and referral of a Petition for Direct Annexation to the Plan Commission to set a public hearing on property located in the Town of Lyons, Walworth County, Wisconsin

City Attorney Draper explained the annexation process. A petition is filed and referred to the Plan Commission to hold a public hearing on the annexation, most likely in September. The Plan Commission then makes a recommendation to the Common Council. He stated there is one difference as the City is one of the parties involved due to a City sidewalk located in the parcel. City Administrator Oborn noted this is an island, meaning it is surrounded by all City owned property with water and sewer on three sides.

Mr. Draper said there is a tiny section on the corner of Curtis Street and Townline Road that still remains in the Town of Lyons. The Town of Lyons prefers that the City take over the road maintenance of that stretch since there is very little involvement with the Town of Lyons. Mr. Draper spoke with the Department of Administration who expressed their preference to have the City of Lake Geneva take over that portion of road.

Alderman Hill asked if there are any ramifications to the City. Mr. Draper stated the annexation will go on the City's tax roll. In order to do that, the petitioner will have to pay 5 years of taxes to the Town of Lyons, but only the Town's tax portion. When the Plan Commission makes their decision, they will recommend the zoning. Mayor Connors stated the future land use map shows it zoned as planned neighborhood. Ms. Hill asked if there is a cost to the City. Mr. Draper stated no. Mr. Oborn said the advantage to the petitioner is they will have City services, police, fire, water and sewer. Mr. Kupsik noted the advantage is it eliminates an island in the City. Ms. Hill was concerned with who were all the parties involved. Mr. Oborn stated this is a direct annexation which has a 100% vote on the property owner that is petitioning.

Kupsik/Hill motion to accept and refer petition to the Plan Commission.

Roll Call: Chappell, Wall, Kordus, Hill, Gelting, Kupsik, Hedlund, Howell voted "yes." Unanimously carried.

Presentation of Accounts – Alderman Kupsik

Purchase Orders. None.

Kupsik/Chappell motion to approve Prepaid Bills in the amount of \$9,043.94.

Roll Call: Chappell, Wall, Kordus, Hill, Gelting, Kupsik, Hedlund, Howell voted "yes." Unanimously carried.

Kupsik/Kordus motion to approve Regular Bills in the amount of \$132,058.94.

Roll Call: Chappell, Wall, Kordus, Hill, Gelting, Kupsik, Hedlund, Howell voted "yes." Unanimously carried.

Mayoral Appointments. None.

Adjournment

Kordus/Hill motion to adjourn at 7:59 p.m. Unanimously carried.

/s/ Stephanie Gunderson, Assistant City Clerk

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE COMMON COUNCIL

APPLICATION FOR TEMPORARY CLASS "B"/"CLASS B" RETAILER'S LICENSE

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

FEE \$ 10.00

Application Date: June 19 2015

Town Village City of Lake Geneva County of Walworth

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

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

at the premises described below during a special event beginning 09/12/15 and ending 09/12/15 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. ORGANIZATION (check appropriate box) Bona fide Club Church Lodge/Society Veteran's Organization Fair Association

- (a) Name Lake Geneva Business Improvement District
(b) Address PO Box 863 Lake Geneva WI 53147
(c) Date organized 1991
(d) If corporation, give date of incorporation
(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:
(f) Names and addresses of all officers: President Mike Kocourek - Lake Geneva, Vice President Kevin Fleming - Lake Geneva, Secretary, Treasurer
(g) Name and address of manager or person in charge of affair: Erin Thornburgh - Lake Geneva

2. LOCATION OF PREMISES WHERE BEER AND/OR WINE WILL BE SOLD:

- (a) Street number
(b) Lot Block Wingley Drive - Center Street
(c) Do premises occupy all or part of building? park
(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: fenced area of park

3. NAME OF EVENT

- (a) List name of the event Taste of Lake Geneva
(b) Dates of event September 12, 2015

DECLARATION

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

Officer Mike Kocourek 8/10/15 Lake Geneva Business Improvement District
Officer Kevin Fleming 6/19/15
Date Filed with Clerk 8/10/15
Date Reported to Council or Board
License No.

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

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

Applicant Organization: Lake Geneva Business Improvement District

Name of Event: Taste of Lake Geneva

Date of Event: September 12, 2015

Time of Event: 10:00 am (Beginning) 5:00 pm (Ending)

Event Contact Person: Erin Thornburgh

Contact Phone: _____

Contact Email: erin.lakegeneva@gmail.com

**Will a Licensed Operator be serving or supervising the service of alcohol?
*This includes Temporary Operator's who have completed the
Responsible Beverage Servers class.**

Yes

No

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

For Office Use Only

Date Filed: <u>8/12/15</u>	Receipt No: <u>C150812-6</u>
Total Amount: <u>10.00</u>	
Forwarded to Police Chief: <u>8/12/15</u> <u>8:12/15 pm</u>	
Recommendation: <u>W.</u> Approved Denied	
Verification that not more than 2 temporary wine licenses have been issued to this applicant within the last 12 months: <u>✓ W</u>	
FLR Approval: _____	License Issued: _____
Council Approval: _____	License Number: _____
	License Expires: _____
MAILTO: _____	Organization _____

APPLICATION FOR TEMPORARY CLASS "B"/"CLASS B" RETAILER'S LICENSE

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

FEE \$ 10.00

Application Date: 7/24/2015

Town Village City of Lake Geneva County of Walworth

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

[X] A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

3/11 No [X] A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning Aug 28, 2015 and ending Aug 28, 2015 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. ORGANIZATION (check appropriate box) [X] Bona fide Club [] Church [] Lodge/Society [] Veteran's Organization [] Fair Association

(a) Name Geneva Lake Arts Foundation

(b) Address 647 West Main St Lake Geneva WI 53147

(c) Date organized 1947

(d) If corporation, give date of incorporation

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

(f) Names and addresses of all officers:

President Nikki Marsicano

Vice President Gary Wigman

Secretary Kirsten Gamble

Treasurer Mary Abbott

(g) Name and address of manager or person in charge of affair: Carol Smith 730 Bonnie Brae Ln. Lake Geneva, WI 53147

2. LOCATION OF PREMISES WHERE BEER AND/OR WINE WILL BE SOLD:

(a) Street number 647 West Main St. Lake Geneva, WI

(b) Lot Block

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

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

3. NAME OF EVENT

(a) List name of the event Opening Reception for Art Exhibit

(b) Dates of event Aug 28, 2015

DECLARATION

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

Signature of Nikki Marsicano, president of Geneva Lakes Arts Foundation

Officer (Signature/date) 8/1/15

Officer (Signature/date)

Date Filed with Clerk 8/3/15

Date Granted by Council License No.

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

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

Applicant Organization: Geneva Lake Arts Foundation
 Name of Event: Opening Reception for Art Exhibit
 Date of Event: Aug. 26, 2015
 Time of Event: 6:00 PM (Beginning) 8:00 PM (Ending)
 Event Contact Person Linda McLean
 Contact Phone: _____
 Contact Email: _____

**Will a Licensed Operator be serving or supervising the service of alcohol?
 *This includes Temporary Operator's who have completed the
 Responsible Beverage Servers class.**

Yes No

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

For Office Use Only

Date Filed: <u>8/3/15</u>	Receipt No: <u>050803-23</u>
Total Amount: <u>\$1000</u>	
Forwarded to Police Chief: <u>8/3/15</u>	
Recommendation: <u>W</u>	<input checked="" type="radio"/> Approved <input type="radio"/> Denied
Verification that not more than 2 temporary wine licenses have been issued to this applicant within the last 12 months: <u>Wine Lic on 11/21 & on 6/5/2015 - unable to issue another wine licenses within 12 month period.</u>	
FLR Approval: _____	License Issued: _____
Council Approval: _____	License Number: _____
	License Expires: _____
MAILTO: _____	Organization _____

STARK
PK

CITY OF LAKE GENEVA TEMPORARY OPERATOR LICENSE



PLEASE FILL IN ALL BLANKS COMPLETELY, AS INCOMPLETE APPLICATIONS WILL BE REJECTED. FEE OF \$10.00 IS PAYABLE TO CITY OF LAKE GENEVA AND DUE UPON APPLICATION.

NOTE: This license shall be issued to persons under the terms of Wisconsin State Statutes 125.17 (4). License shall be issued only to operators employed by or donating their services to non-profit corporations. A maximum of one temporary operator license will be issued to any individual per year. This license shall be valid only for the period of time specified on the license, which time period shall not exceed fourteen (14) days.

APPLICANT INFORMATION

Name: McLean Linda ~~Stark~~ Sue
Last First Middle

Maiden Name: Stover Date of Birth: _____

Address (Physical): 951 S. Lake Shore Dr. Unit 12

Mailing Address (if different): _____

City, State, Zip: Lake Geneva WI

Phone: _____

Drivers License #: _____

ORGANIZATION WHERE SERVICES OF LICENSEE WILL BE EMPLOYED

Organization Name: Lake Geneva Arts Foundation

Address: 647 W Main St Lake Geneva, WI 53147

Name of Event where licensee will work: Opening Reception for Exhibit

Date of Event: Aug 28, 2015

APPLICANT SIGNATURE

Linda S. McLean DATE: 7/24/2015

court meetings
July 27
1910
1924

For Office Use Only

Date Filed: 7/30/15
Receipt No: C150720-9
Total Amount: \$10.00
Forwarded to Police Chief: 7/31/15
Background Completed: 8.5.15 RM
Recommendation: [Signature] Approved Denied

Verification that no other temporary licenses have been issued to this applicant in current year:

FLR Approval: _____

Council Approval: _____

License Issued: _____

License Number: _____

License Expires: _____

MAIL TO: Individual
 Organization

ORIGINAL ALCOHOL BEVERAGE RETAIL LICENSE APPLICATION

Submit to municipal clerk.

For the license period beginning August 25 20 15 ;
ending June 30 20 16

TO THE GOVERNING BODY of the: Town of }
 Village of } Lake Geneva
 City of }

County of Walworth Aldermanic Dist. No. _____ (if required by ordinance)

Applicant's Wisconsin Seller's Permit Number: _____	
Federal Employer Identification Number (FEIN) _____	
LICENSE REQUESTED ▶	
TYPE	FEE
<input checked="" type="checkbox"/> Class A beer	\$
<input type="checkbox"/> Class B beer	\$
<input type="checkbox"/> Class C wine	\$
<input checked="" type="checkbox"/> Class A liquor	\$
<input type="checkbox"/> Class B liquor	\$
<input type="checkbox"/> Reserve Class B liquor	\$
Publication fee	\$ <u>25.00</u>
TOTAL FEE	\$

1. The named INDIVIDUAL PARTNERSHIP LIMITED LIABILITY COMPANY
 CORPORATION/NONPROFIT ORGANIZATION

hereby makes application for the alcohol beverage license(s) checked above.

2. Name (individual/partners give last name, first, middle; corporations/limited liability companies give registered name): ▶ HARE KRISHNA LIQUOR INC

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

Title Name Home Address Post Office & Zip Code
President/Member DEVDATT PATEL 1615 60th St KENOSHA WI 53140
Vice President/Member _____
Secretary/Member _____
Treasurer/Member _____
Agent ▶ DEVDATT PATEL
Directors/Managers _____

3. Trade Name ▶ General Liquor Business Phone Number 262 248 5000
4. Address of Premises ▶ 797 Wells St Post Office & Zip Code ▶ Lake Geneva 53147

5. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? Yes No
6. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant? Yes No
7. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? Yes No
8. (a) **Corporate/limited liability company applicants only:** Insert state WI and date _____ of registration.
(b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? Yes No
(c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? Yes No

(NOTE: All applicants explain fully on reverse side of this form every YES answer in sections 5, 6, 7 and 8 above.)

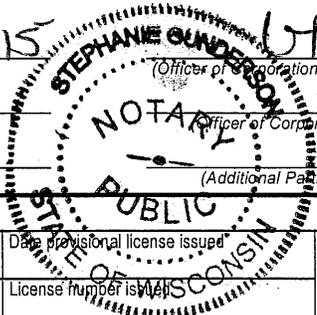
9. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) Cooler, Storage & Floor

10. Legal description (omit if street address is given above): _____
11. (a) Was this premises licensed for the sale of liquor or beer during the past license year? Yes No
(b) If yes, under what name was license issued? H&P Enterprises LLC

12. Does the applicant understand they must file a Special Occupational Tax return (TTB form 5630.5) before beginning business? [phone 1-800-937-8864] Yes No
13. Does the applicant understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in Section 2, above? [phone (608) 266-2776] Yes No
14. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? Yes No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signers. Signers agree to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants and each member of a partnership applicant must sign; corporate officer(s), members/managers of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

SUBSCRIBED AND SWORN TO BEFORE ME
this 4 day of August, 20 15
Stephanie Gunderson
(Clerk/Notary Public)
My commission expires 4/3/18
Stephanie Gunderson
(Officer of Corporation/Member/Manager of Limited Liability Company/Partner/Individual)
Stephanie Gunderson
(Officer of Corporation/Member/Manager of Limited Liability Company/Partner)
(Additional Partner(s)/Member/Manager of Limited Liability Company if Any)



TO BE COMPLETED BY CLERK			
Date received and filed with municipal clerk <u>8/4/15</u>	Date reported to council/board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

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

Submit to municipal clerk.

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

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

The undersigned duly authorized officer(s)/members/managers of HARE KRISHNA LIQUOR 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

GENEVA LIQUOR
(trade name)
located at 797 S WELLS Street LAKE GENEVA WI 53147

appoints DEV DATT PATEL
(name of appointed agent)
1615 60th St KENOSHA WI 53140
(home address of appointed agent)

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

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

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

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 17 months

Place of residence last year 3906 Washington Rd #106 Kenosha WI 53140

For: Hare Krishna 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, DEV DATT PATEL,
(print/type agent's name) hereby accept this appointment as agent for the

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

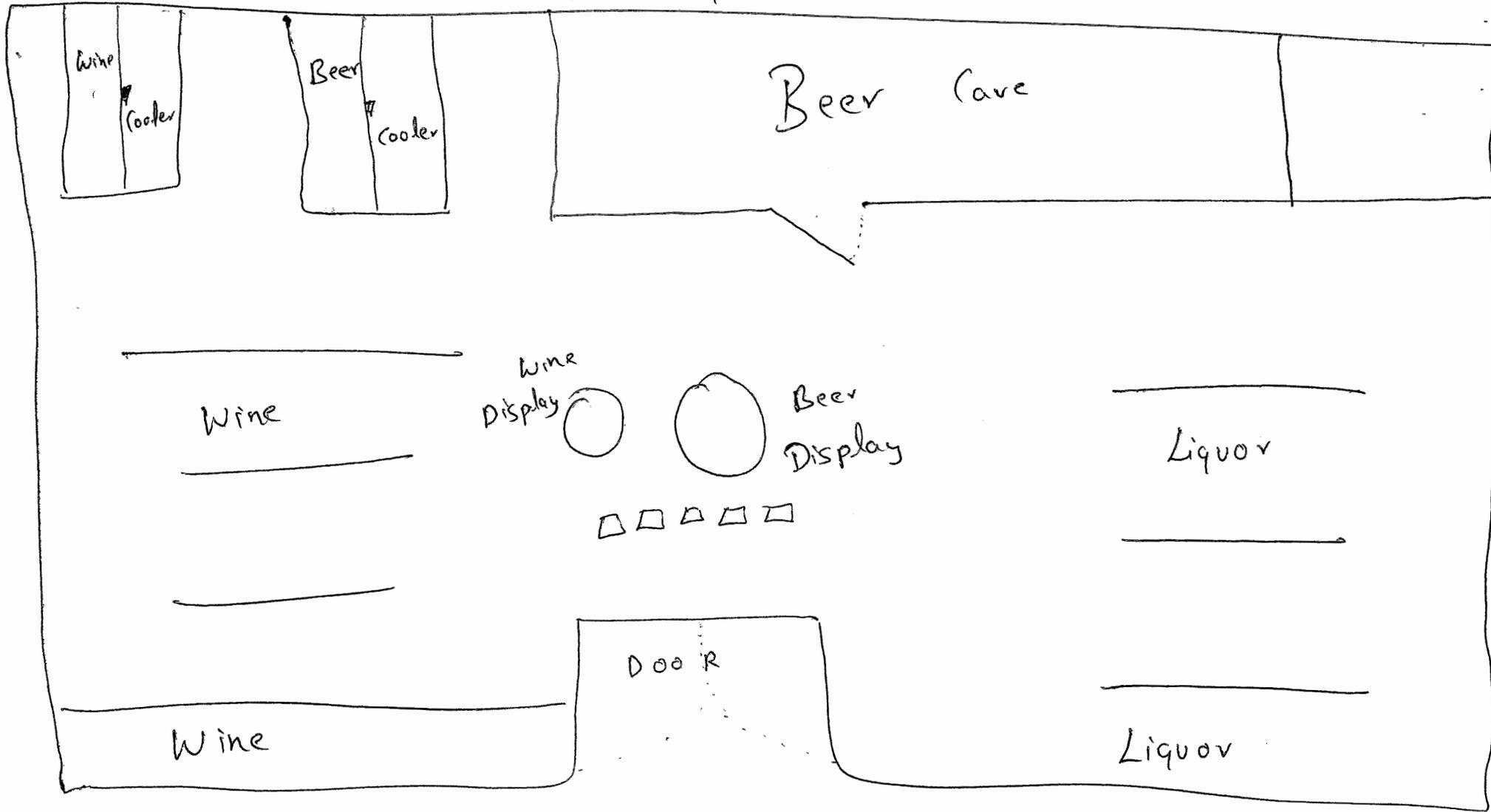
[Signature] 08.12.15 Agent's age _____
(signature of agent) (date)
1615 60th St. KENOSHA WI 53140 Date of birth _____
(home address of agent)

**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 8.14.2015 by [Signature] Title Police Chief
(date) (signature of proper local official) (town chair, village president, police chief)

Geneva Liquors 797 S Wells street



Front Parking

Road

ORIGINAL ALCOHOL BEVERAGE RETAIL LICENSE APPLICATION

Submit to municipal clerk.

For the license period beginning JULY 2015 ;
ending JUNE 2016

TO THE GOVERNING BODY of the: Town of }
 Village of } Lake Geneva
 City of }

County of Walworth Aldermanic Dist. No. _____ (if required by ordinance)

Applicant's Wisconsin Seller's Permit Number: _____	
Federal Employer Identification Number (FEIN): _____	
LICENSE REQUESTED	
TYPE	FEE
<input checked="" type="checkbox"/> Class A beer	\$ 100
<input type="checkbox"/> Class B beer	\$
<input type="checkbox"/> Class C wine	\$
<input checked="" type="checkbox"/> Class A liquor	\$ 500
<input type="checkbox"/> Class B liquor	\$
<input type="checkbox"/> Reserve Class B liquor	\$
Publication fee	\$ 25
TOTAL FEE	\$ 625.00

1. The named INDIVIDUAL PARTNERSHIP LIMITED LIABILITY COMPANY
 CORPORATION/NONPROFIT ORGANIZATION

hereby makes application for the alcohol beverage license(s) checked above.

2. Name (individual/partners give last name, first, middle; corporations/limited liability companies give registered name): AMRIK SINGH SA ENTERPRISES LLC DBA QUICK N SAVE

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

President/Member OWNER AMRIK SINGH 602 MINK RANCH RD Burlington WI 53105
Vice President/Member _____
Secretary/Member _____
Treasurer/Member _____
Agent AMRIK SINGH
Directors/Managers _____

3. Trade Name SA ENTERPRISES LLC DBA QUICK N SAVE Business Phone Number 262-248-1988
4. Address of Premises 1231 GRANT ST LAKE GENEVA Post Office & Zip Code Lake Geneva 53147

5. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? Yes No
6. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant? Yes No
7. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? Yes No
8. (a) Corporate/limited liability company applicants only: Insert state WI and date 07/30/2015 of registration.
(b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? Yes No
(c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? Yes No
(NOTE: All applicants explain fully on reverse side of this form every YES answer in sections 5, 6, 7 and 8 above.)

9. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) SHELF BACK ROOM OFFICE BEER CAVE

10. Legal description (omit if street address is given above): _____
11. (a) Was this premises licensed for the sale of liquor or beer during the past license year? Yes No
(b) If yes, under what name was license issued? _____

12. Does the applicant understand they must file a Special Occupational Tax return (TTB form 5630.5) before beginning business? [phone 1-800-937-8864] Yes No
13. Does the applicant understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in Section 2, above? [phone (608) 266-2776] Yes No
14. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? Yes No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signers. Signers agree to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants and each member of a partnership applicant must sign; corporate officer(s), members/managers of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

State of Wisconsin, County of Racine

SUBSCRIBED AND SWORN TO BEFORE ME

this 31st day of July 2015
Katharyne B Poirt
(Clerk/Notary Public)

[Signature]
(Officer of Corporation/Member/Manager of Limited Liability Company/Partner/Individual)
STATE OF WISCONSIN
Notary Public
KATHARYNE B. POIRT
(Additional Partner(s)/Member/Manager of Limited Liability Company if Any)

My commission expires 3/20/2016

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk <u>8/3/15</u>	Date reported to council/board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

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

Submit to municipal clerk.

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

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

The undersigned duly authorized officer(s)/members/managers of A [Signature]
(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 SA ENTERPRISES LLC DBA QUICK N SAVE
(trade name)

located at 1231 GRANT ST LAKE GENEVA WI 53147

appoints AMRIK SINGH
(name of appointed agent)

602 MINK RANCH RD BURLINGTON WI 53105
(home address of appointed agent)

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

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

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

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

Place of residence last year 602 MINK RANCH RD BURLINGTON WI 53105

For: SA ENTERPRISES LLC DBA QUICK N SAVE
(name of corporation/organization/limited liability company)

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

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

ACCEPTANCE BY AGENT

I, AMRIK SINGH, 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.

[Signature] 07/30/2015 Agent's age _____
(signature of agent) (date)

602 MINK RANCH RD BURLINGTON WI 53105 Date of birth _____
(home address of agent)

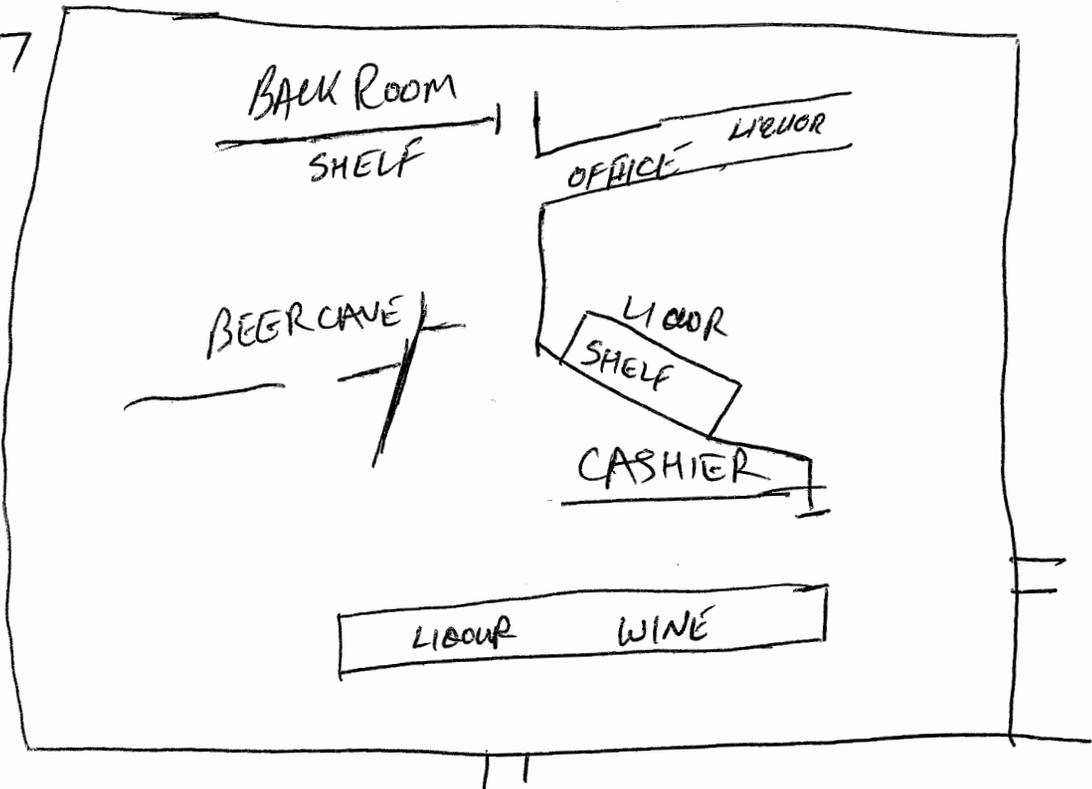
**APPROVAL OF AGENT BY MUNICIPAL AUTHORITY
 (Clerk cannot sign on behalf of Municipal Official)**

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 8-5-15 by [Signature] Title Police Chief
(date) (signature of proper local official) (town chair, village president, police chief)

QUICKN SAVE
1231 GRANT ST
LAKE GENEVA
WI 53147

CAR WASH



City of Lake Geneva

Licenses Issued Between: 8/25/2015 and 8/25/2015

Date: 8/20/2015

Time: 1:00 PM

Page: 1

Operator's Regular - Renewal

<u>Issued</u>	<u>License No</u>	<u>Customer</u>	<u>Address</u>		<u>Total</u>
8/25/2015	2015 -257	Justin Paul Davis Employer: Oakfire LLC d/b/a Oakfire Pizz	1740 Hillcrest Dr. 831 Wrigley Dr	Lake Geneva, WI 53147	50.00
8/25/2015	2015 -258	Jay M. McNulty Employer: Medusa Grill & Bistro LLC	39426 91st Street 501 Broad St.	Genoa City, WI 53147	50.00
8/25/2015	2015 -259	Melissa Marie Reiherzer Employer: Walgreens #5600	N5766 Plank Rd. 351 N. Edwards Blvd.	Elkhorn, WI 53147	50.00
8/25/2015	2015 -260	Gail M. Rempert Employer: Walgreens #5600	42364 N Lagoon Ct 351 N. Edwards Blvd.	Antioch, IL 60002	50.00
8/25/2015	2015 -261	Judith A. Tapson Employer: Walgreens #5600	830 Kelly Lane 351 N. Edwards Blvd.	Elkhorn, WI 53147	50.00
8/25/2015	2015 -262	Andrew M. Wesolowski Employer: Walgreens #5600	S65 W18580 Silver Dr 351 N. Edwards Blvd.	Muskego, WI 53150	50.00

Operator's Regular - Renewal

Count: 6

CITY OF LAKE GENEVA TAXI/TROLLEY DRIVER LICENSE



STARLO
PK

Please Check:

- Original Application
 Renewal of Current License

PLEASE FILL IN ALL BLANKS COMPLETELY, AS INCOMPLETE APPLICATIONS WILL BE REJECTED. ANNUAL LICENSE EXPIRES JUNE 30TH EACH YEAR. FEE OF \$25.00 IS DUE UPON APPLICATION.

APPLICANT INFORMATION

Name: Brandon Frank
Address (Physical): 1386 Spring Valley ^{road}
Mailing Address (if different): _____
City, State, Zip: Burlington WI 53105
Phone: _____ E-Mail: _____
Drivers License #: _____

***Please attach copy of Current Drivers License to application.*

Date of Birth: _____ Place of Birth: _____

BUSINESS WHERE LICENSEE WILL BE EMPLOYED

Business Name: All Star Cab
Address: W1044 Evergreen Pell Lake 53157
Phone: 262-613-0621 Fax: _____

PLEASE ANSWER THE FOLLOWING QUESTIONS COMPLETELY

1. Have you, as an adult, ever been convicted of a felony, misdemeanor, or of violating a municipal ordinance or county ordinance in Wisconsin or in any other state, or do you have such a charge pending at this time? YES NO
If Yes, please state charge, year offense committed or alleged, and disposition:

2. Have you ever had your driver's license suspended or revoked in Wisconsin or in any other state? YES NO

If Yes, please explain: _____

3. Have you previously been licensed as a taxi/trolley driver or chauffeur?

YES NO

If Yes, please state when and where: _____

4. Have you received any traffic citations in Wisconsin or in any other state within the past five years, or do you have any such citations pending?

YES NO

If Yes, please state charge, year offense committed or alleged, and disposition: _____

5. Please list the name and address of all employers for which you have worked and/or businesses you have operated in the past five (5) years:

Northside
Mobil 501 interchange North Lake Geneva
WI 53147

6. Please list all addresses at which you have lived in the past five (5) years:

1386 Spring Valley Rd Burlington WI 53105

APPLICANT SIGNATURE

Wendell Brunk

DATE: 8-5-15

For Office Use Only

Date Filed: 8/5/15
Receipt No: C150805-16
Total Amount: 25.00

Forwarded to Police: 8/14/15
Background Completed: 8-15-15 gja
Fingerprinted: _____

Recommendation: u Approved Denied

License Issued: _____ License Number: _____

Budget Guideline

City of Lake Geneva 2016 Budget Process

Monday, August 24, 2015	Finance Committee's Regular Meeting - Review Timeline and Goals (modify if necessary)
Thursday, August 27, 2015	Administrator's staff meeting to notify Department Heads of Budget due dates and guidelines
Tuesday, September 29, 2015	Department 2016 Budget Requests due to City Administrator
Thursday, October 1, 2015 10:00 am – noon	Department Budget Request Presentations 10:00 Library 10:20 Meter 10:40 PW/Streets/Parks 11:10 Cemetery
Thursday, October 1, 2015 4:00 pm – 6:00 pm	Budget Request Presentations (if necessary) 4:00 Historic Preservation 4:15 Geneva Lake Level 4:30 GLEA 4:45 Chamber 5:00 YMCA 5:15 Museum
Friday, October 2, 2015 10:00 am – noon	Department Budget Request Presentations 10:00 Fire 10:30 Police 11:00 Emergency Mgmt
Monday, October 12, 2015 10:00 am – noon	Compile all Budget requests by Administrator, Comptroller and Finance Chair
Monday, October 12, 2015 6:00 pm	Finance Committee – Regular meeting – Budget update
Tuesday, October 13, 2015 6:00 pm	Finance Committee – Budget Workshop/Review
Wednesday, October 21, 2015 6:00pm	Full Council – Budget Workshop/Review (preliminary budget on website)
Monday, October 26, 2015 6:00pm	Finance Committee-Regular meeting – approve Budget Summary to publish, follow with Council approval
Tuesday, October 27, 2015	Deadline to newspaper for publishing Budget Summary
Thursday, October 29, 2015	Publication Date for the Budget Summary
Monday, November 16, 2015 5:00pm	<u>Public Hearing</u> for the 2016 City Budget and Special Council meeting following

City of Lake Geneva
2016 Budget Goals

1. No property tax increase
2. Balanced budget with \$90,000 Contingency
3. Evaluate options on Public Fire Protection charge and pending increase
4. Evaluate options on Room Tax Revenue and pending law changes
5. Review Capital Needs
6. Evaluate Premier Resort Area Sales Tax and Infrastructure Funding
7. Implement Compensation Study
8. Budget for Employees Pay increase with 1% 1/1/2016 and 1% 7/1/2016
9. Fund Equipment Replacement Fund
10. Complete negotiations on Labor Agreements for Police and Fire
11. Continue effort to lower Employee Health Benefit Costs including :
 - a. Wellness Program
 - b. Plan Design including consideration of High Deductible Plan with HSA and fully insured plan
 - c. Transparency Program
12. Evaluated cost allocation between funds

City of Lake Geneva
CD and CDARS Investments
8/24/2015

<u>Bank</u>	<u>Amount Invested</u>	<u>Time Period</u>	<u>% rate</u>	<u>Maturity Dates</u>	<u>Fund</u>	<u>#</u>
<u>BMO Harris Bank</u>						
Regular CD	\$ 463,302.57	9 months	0.15	08/30/15	TIF 4	7755715319
Regular CD	\$ 143,818.73	13 months	0.35	06/21/16	TIF 4	46150170
Sub-Total	\$ 607,121.30					
<u>Peoples Bank</u>						
Regular CD	\$ 65,000.00	15 months	0.35	09/02/16	TIF 4	12860
Sub-Total	\$ 65,000.00					
<u>Associated Bank</u>						
Regular CD	\$ 314,958.81	12 months	0.33	06/16/16	TIF 4	2910693924
Regular CD	\$ 300,000.00	12 months	0.33	05/23/16	TIF 4	2910680772
Sub-Total	\$ 614,958.81					
<u>Town Bank</u>						
Regular CD	\$ 311,022.56	6 months	0.20	02/09/16	TIF 4	10018
Regular CD	\$ 302,398.20	12 months	0.25	05/27/16	TIF 4	89437
Sub-Total	\$ 613,420.76					
TOTAL invested	\$ 1,900,500.87					
Interest to Re-invest	TB	\$ 2,635.29				
		\$ 1,903,136.16				

RESOLUTION 15-R42

WHEREAS, the Common Council approved the 2015 Budget for the City of Lake Geneva for operations, and

WHEREAS, the operating budget includes a contingency fund for unforeseen expenses, which had an original budget of \$99,194.00 and has a current balance of \$88,444.00, and

WHEREAS, the Council expressed the desire to hire the new City Administrator at a salary higher than was budgeted and this difference can be balanced with contingency funds, and

WHEREAS, the Council approved expenses for Administrator recruitment which exceeded the original budget by \$3,595.00 and this difference can be balanced with Contingency funds, and

WHEREAS, the Council approved a contract with the new City Administrator that includes a moving expense provision of \$8,000 and this can be funded with contingency funds,

BE IT THEREFORE RESOLVED, that the Common Council adopt a budget amendment allowing for a transfer in the 2015 Operating Budget within the General Fund as follows:

Decrease Acct # 11-10-00-5780, Contingency Account, by \$30,762.00, and
Increase Acct # 11-14-20-5110, City Administrator Salary, by \$16,892.00, and
Increase Acct # 11-14-20-5136, City Administrator Retirement, by \$983.00, and
Increase Acct # 11-14-20-5152, City Administrator FICA, by \$1,292.00, and
Increase Acct # 11-14-20-5399, City Administrator Misc Exp, by \$11,595.00

Adopted this 24th day of August, 2015.

APPROVED:

James R. Connors, Mayor

ATTEST:

Sabrina Waswo, City Clerk

**City of Lake Geneva
Street Department**

1065 Carey Street Lake Geneva WI. 53147
(262) 248-6644
Fax (262) 248-4913
www.cityoflakegeneva.com

19 August, 2015

Mr. Oborn,

This letter discusses the replacement of the Toro Sand Pro that is currently in use at Vets Park for baseball field prep duties.

The machine is due for replacement in 2015. As in the past, the Lake Geneva YMCA will be paying half the replacement cost.

The City acquired 3 bids from appropriate vendors.

Burris Equipment; Sand Star II	\$16,410.50
JW Turf; John Deere 1200 Hydro	\$16,798.23
Rienders Inc; Toro Sand Pro 3040	\$17,444.89

Trial periods for each piece of equipment were done jointly by Street Department staff and YMCA staff.

It is agreed that the Sand Star II from Burris Equipment would be the logical choice as it offers all we were looking for at a reasonable price.

Funding would be from the Equipment Replacement Fund.

Respectfully,

Tom Earle, Assistant DPW.



Geneva Lakes Family YMCA
203 S. Wells St.
Lake Geneva, WI 53147

www.genevalakesymca.org
262-248-6211

August 18, 2015

City of Lake Geneva

Dear Mr. Earle,

The Geneva Lakes Family YMCA will pay for \$8,205.25 (half of the total cost) towards the new Sand Pro groomer for Veteran's Park maintenance.

The YMCA EIN is 39-0816867.
YMCA tax exempt number is ES-6670.

Sincerely,

Mike Kramp
CEO/Executive Director
mike.kramp@glymca.com

SECOND AMENDMENT

WHEREAS, on July 1, 2014, City of Lake Geneva established the City of Lake Geneva Employee Health Care Plan, for all eligible employees of City of Lake Geneva; and

WHEREAS, said Plan Document provides that City of Lake Geneva may amend the Plan without the consent of any covered individual; and

WHEREAS, amendment of the Plan is now considered desirable;

NOW, THEREFORE, it is resolved that the Plan is amended in the following particulars:

Effective July 1, 2015

- 1) Page 7, the schedule of benefits in the “Comprehensive Medical Expense Benefits” first column sections for “Annual Out-of-Pocket Maximum Including the Deductible and Coinsurance” and “Overall Annual Out-of-Pocket Maximum Including the Deductible, Coinsurance, and Medical and Prescription Drugs Co-Pays” as previously amended, shall be deleted and replaced with the following:

“Annual Deductible and Coinsurance Maximum (Does not include the benefit reduction for failure to comply with the Managed Care measures of the Plan, ineligible charges, medical and prescription drug co-pays, or any amount over the Usual, Customary and Reasonable procedure rate.)
Annual Out-of-Pocket Maximum Including the Deductible, Coinsurance, and Medical and Prescription Drugs Co-Pays (Does not include the benefit reduction for failure to comply with the Managed Care measures of the Plan, ineligible charges, or any amount over the Usual, Customary and Reasonable procedure rate.)”

- 2) Page 7, the benefit for Chiropractic Care shall be deleted and replaced as follows:

Benefit for Chiropractic Care Limited to 30 visits per Calendar Year	In-Network: 100% after a \$25 co-pay per visit Out-of-Network: 80% after a \$25 co-pay, Deductible waived
---	--

SECOND AMENDMENT, City of Lake Geneva

- 3) Page 25, "General Limitations" section, point 12 shall be deleted and replaced as follows:
"Charges incurred in connection with the purchase or fitting of eyeglasses, contact lenses, or such similar aid devices. This limitation does not apply to the initial purchase of glasses or contacts due to cataract surgery, aphakia, or keratoconus. Soft lenses or sclera shells intended to treat eye Injury/Illness are also an Eligible Expense."

- 4) Page 49, change the reference of "wife, husband" to "spouse" in "Payment of Claims" paragraph.

Accepted and Approved this _____ day of _____, 20____.

City of Lake Geneva

By:

Witnessed By:

Signature of Authorized Representative

Signature of Witness

Print Name

Print Name

Title

CITY OF LAKE GENEVA

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



Memorandum

Date: August 20, 2015
To: Finance, License & Regulation Committee
From: Blaine Oborn, City Administrator
Subject: Cemetery Mapping

The City Council in the 2015 Budget appropriated \$26,200 for Cemetery Mapping.

The Cemetery Committee evaluated four cemetery data management systems in an effort to replace the current manual cards system. The Committee chose to go with Pontem Software as the most cost effective option for \$12,500 for 2015 and annual maintenance cost of \$1,200. Lake Geneva Cemetery Committee has a Budget. Engineering mapping for \$8,100 is also needed. The total cost is \$20,600.

The Cemetery Mapping will also require data entry costs that the Cemetery Committee hopes to budget for in 2016.

**TASK ORDER NUMBER #1
CIVIL ENGINEERING SERVICES**

This task order is made as of July 13, 2015 under the terms and conditions established in the MASTER AGREEMENT FOR ENGINEERING SERVICES, (the Agreement), between the **City of Lake Geneva (Owner)** and **Kapur & Associates, Inc. (Engineer)**. This Task Order is made for the following purpose:

Provide section, lot and grave level mapping for the Oak Hill Cemetery in GIS format along with linkage to lot cards and data entry capabilities for internment numbers, first and last names of deceased.

Section A. – Scope of Services

Engineer shall perform the following Services:

Activities

1. Input current City of Lake Geneva Oak Hill Cemetery mapping into web based GIS based mapping.
2. Link Lot Cards to appropriate sections that will be viewable on the web based GIS site.
3. Provide field review and lot card review to determine number and orientation of the graves in sections as requested by Owner. Map graves in GIS.
4. Number graves per direction of Owner and their consultants.
5. Create workflows to allow internment numbers as well as first and last names of the deceased to be entered (by others).
6. Final product provide to Owner: web based map with colored sections (by letter), numbered lots and numbered graves (for sections approved to be mapped to the grave level). A shape file will be provided with links to Lot Cards for graves and sections. Each grave will have a workflow link where an internment number and first and last names of the deceased can be entered.

Section C. – Compensation

In return for the performance of the foregoing obligations, Owner shall pay to Engineer an amount not-to-exceed Eight Thousand One Hundred dollars (\$8,100.00) payable according to the following terms:

A not-to-exceed amount based on the rates as listed in Attachment A of the Agreement, plus direct expenses. Cost plus services are limited to an agreed maximum figure unless amended.

Engineer may request a change to the billing hours if scope changes, beyond the control of the Engineer, resulting in an extension of the schedule or necessitates a change in personnel.

Compensation for Additional Services (if any) shall be paid by Owner to Engineer according to the hourly billing rates shown in Attachment A of the Agreement.

IN WITNESS WHEREOF, the Owner and Engineer have executed the Task Order.

Owner: City of Lake Geneva

Engineer: Kapur & Associates, Inc.

By: _____

By: Thomas W. Foht

Signature: _____

Signature: _____

Title: _____

Title: Associate

Date: _____

Date: _____



215 Dexter Road Eaton Rapids, MI 48827
 Phone: 888.742.2378
 Fax: 517.663.2166

Proposal

DATE: 7/1/2015
 Valid Until: 9/29/2015

Prepared For:

City of Lake Geneva
 Blain Oborn
 626 Geneva St
 Lake Geneva, WI 53147
 cityadmin@cityoflakegeneva.com

Description	Qty.	Type	Price
CM Data Manager with Integrated Imaging - 1 Concurrent User	1	L	\$ 3,000.00
CM Integrated GIS Mapping	1	L	\$ 2,000.00
CM Additional Concurrent User License	1	L	\$ 1,000.00
Esri ArcEngine Single Use License	2	3P	\$ -
CM Data Conversion Services	1	P	\$ 3,500.00
CM GIS Map Services for Customer Provided GeoDatabase	1	P	\$ 3,000.00
Complimentary Annual Support Subscription - First Year	1	A	\$ -
Total Cost			\$12,500.00
Due Upon Purchase			\$9,250.00

Billing Types Key	
L	Software license purchase - A one-time fee - Subject to Annual Support
A	Services such as remote hosting and storage - Billed annually in advance
P	Professional Services - A one-time fee for custom services provided
SU	Setup and Configuration - A one-time fee
CS	Customer-Supplied License
3P	Third-Party/Partner Product - One time fee - Billed by partner future years
SB	Billable Support and Training Including Travel Reimbursement
MISC	Miscellaneous one-time fees and discounts

Summary:	
License Cost	\$6,000.00
Total Prof. Services	\$6,500.00
Services Deposit	\$3,250.00
Misc. and 3rd Party	\$0.00
Set-up Costs	\$0.00
Billable Support	\$0.00
Annual Hosting	\$0.00
* Annual Support	\$1,200.00

* Pontem offers unlimited tech support, remote training, and software upgrades to clients with active support subscriptions. A complimentary one year Annual Support Subscription is provided with your software purchase to commence upon installation of your Pontem products.

Thank you for considering Pontem.

You can indicate your acceptance and place your order by signing in the designated area at the end of this document. If you have questions or wish to discuss the items herein, please contact:

Sherry Hood
 sherryh@pontem.com
 Toll-free 888.742.2378
<http://www.pontem.com>

Proposal Line Item Description	Billing Type
<p>Software License Single User - Data Manager with Integrated Imaging</p> <ul style="list-style-type: none"> •Record management for graves, owners, deeds and occupants •Access all your vital information from one easy-to-use view •Add owner, occupant and reserved information from one screen •Associate an unlimited number of owners and occupants to each grave record •Advanced search and filter capabilities allowing searches for just about any combination of data •Customizable List Views for search results •Unlimited notes for graves spaces, owners and occupants •Easy-to-use tools for creating new grave records; mass edit, and more •Associate an unlimited number of images and/or documents to each cemetery master record •Image and document file compatibilities include .jpg, .bmp, .pdf, .doc, .rtf, .xls. •Manage ALL your contacts by "role" (owners, interested parties, reserved grave space, etc.) •Track contacts associated with occupants (family, friends and interested parties) •Track contacts for which there is a grave space reserved for burial •Ensure accurate, consistent data entry with user-defined field lists •60+ customizable, user-defined fields - Fully reportable and searchable •Customize the behavior of the software with user-defined preferences •Numerous standard reports and forms, including mail labels •Save reports to various file formats (.pdf, Excel, etc.) •E-mail reports from within the software •Track genealogical information including notes •Pontem offers complimentary Deed/Owner Certificate customization - Additional Custom forms are billed at a rate of \$150/hr 	L
<p>Integrated GIS Mapping Single User License (One-time License Fee)</p> <p>GIS (Geographic Information Systems) mapping engineered using ESRI technology coupled with geographically accurate parameters for sophisticated mapping at its best</p> <ul style="list-style-type: none"> •State-of-the-art mapping solution featuring standard map layers including layers for: Cemetery, Section, Block/Lot, Grave Space Boundaries, and Roads •Additional layers (buildings, sprinkler lines, etc.) - Quoted upon request •Color-coded grave spaces - user-defined •Zooming capabilities allow views of an entire cemetery boundary with topographical features and structures to the refined details of lot and grave positioning •Locate and view any grave location using powerful search and identify features •Adjust transparency with easy-to-use slider bar •GIS mapping is also available for use with Pontem's Online Burial Services •Possible to capture GPS Points from GIS Maps <p>NOTE: Prices do not include map data creation - See professional services below for more information</p>	L
<p>Additional Concurrent User Licenses</p> <ul style="list-style-type: none"> •If you require access to the software by more than one person AT A TIME you may want to purchase additional concurrent users licenses. •Billed at 20% of the base license cost 	L
<p>Esri ArcEngine Desktop License - Required for GIS mapping (These licenses are not being added to the cost of this proposal as it has been indicated your city can provide these licenses.)</p> <ul style="list-style-type: none"> •\$ 650.00/workstation - The price to purchase additional licenses from Pontem if needed •Includes license procurement, registration and installation <p>NOTE: License will be registered directly with Esri. Associated support fees may be required and should be paid directly to Esri.</p>	3P
<p>Data Conversion from Source GIS Map Data. Includes association of Lot Card images to grave records in Pontem.</p>	P

GIS Map Data Intergration Services:

P

Final services provided by Pontem include:

- Consulting Services provided to City Engineer during map creation process
- Combine graves within tagged LOT poloygons
- Integration with Pontem database
- GPS Center Points (latitude/longitude) - Needed for Satellite Imagery
- Installation, Setup, Training

IMPORTANT NOTE: Failure to provide map data as outlined in attached Requirements Doc will result in project delays and/or incomplete mapping services. It is also assumed the cemetery acreage sited to be the area to be mapped. Any additional services required may result in additional charges.

Annual Software Support Subscription (free for first year)

A

- Unlimited support issues (cases)
 - Toll free help desk support during business hours (8:00AM - 5:00PM est.)
 - 24-7 access to Pontem's online knowledgebase
 - Unlimited remote application training and support via Webinars
 - Automated product updates for program corrections or enhancements
 - Free upgrade to new product releases, including data migration
- NOTE: High-speed Internet required for support services provided via Webinars

PLACE YOUR ORDER

City of Lake Geneva
 Blain Oborn
 626 Geneva St
 Lake Geneva, WI 53147
 cityadmin@cityoflakegeneva.com

Signed: _____

Print Name: _____

Today's Date: _____ Contact Telephone # _____

Item Summary	Qty.	Type	Price
CM Data Manager with Integrated Imaging - 1 Concurrent User	1	L	\$ 3,000.00
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CM GIS Map Services for Customer Provided GeoDatabase	1	P	\$ 3,000.00
Complimentary Annual Support Subscription - First Year	1	A	\$ -
Total Cost			\$12,500.00

Sherry Hood
 sherryh@pontem.com
 Toll-free 888.742.2378
<http://www.pontem.com>

OAK HILL CEMETERY COMMISSION MEETING

WEDNESDAY, July 29, 2015-4pm

Cemetery Building

1. Chairman Clarence Read called meeting to order at 4:00pm

2, Roll Call: Present: Bob Kordus, Coryn Commare, Arleen Krohn, Teresa Klein, Clarence Read. Also present Administrator Oborn, Comptroller Pollitt, No public present.

3. Comments from the public as allowed by WI Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes. No comments from the public.

4. Approval of Cemetery Commission meeting minutes for May 27, 2015. Motioned by Kordus, seconded by Commare. With no discussion, motion carried unanimously.

5. Software update given by Osborn. Determined that only sections of the cemetery need to be cataloged, there is no need to survey to grave site. The survey would maximize usage of spots within the cemetery. It would also save time and labor in the future. Oborn explained he only has information on the Pontem software. Oborn explained the different options within the company. The Cemetery could have the data entry done at City Hall, around other duties of the staff, for an estimated cost of 10 thousand dollars. The Burial Search feature of the Pontem program, would be on the web, showing the map, section and actual grave site on unfilled sections. Discussed the annual support fee that includes the license fee. This would have plots online for burial searches.

Discussion included the question on the man hour cost for the city data entry.

Kordus stated he would like to see quotes on the data entry cost and the need for it to be placed in the 2016 budget. Commare states she would like to see the different scenarios on the data entry. It is also stated the Cemetery was going with Pontem as they were willing to work with the city regarding implementation. They were also upfront regarding costs.

Comptroller Pollitt stated there are funds available in the 2015 budget for the data entry. There would be enough funds for the GIS Setup and the Data entry.

Kordus suggested we ask if we want to go to the grave level at a later date, what the additional cost would be. Also, to look at going online with the burial search.

Also noted internet access and an updated computer needed for the cemetery office. These should be added to the 2016 budget.

Kordus Motion: To advice to contract with Pontem Software with GIS setup not to exceed \$8100, the CM Data Manager, which replaces the card files, to go only to the section level and not to exceed \$12,500. The contract should include options for their doing the data entry and/or the city doing the data entry. Also to direct Administrator Oborn to obtain firmer pricing on the city doing the data entry. Seconded by Commare. Carries 5-0

6. Discussion/Recommendations on labor and staffing. Lance is working with the Street Dept to share employee resources. Street Dept is now sending up a part time employee to help with landscaping. Street Dept is now taking care of the Pioneer Cemetery. The Street Sweeper will also go through the cemetery. No action taken

7. Discussion/Recommendations on landscaping. Pres Read said he has had several complaints regarding the landscaping and it is the Cemetery's responsibility to up keep it. Comptroller Pollitt stated the Cemetery had a landscaping budget. Suggested to work with Lance regarding what is needed. Also suggested we may be able to piggyback on the City's contract for trees. Reminder given the need to follow the City's purchasing policy for anything over \$500. No action taken

8. Discussion/Recommendation on Road Maintenance. Currently no major issues. Pres Read will come back with recommendations. No action taken.

9. Discussion/Recommendations on Equipment additions and Repairs. Pres Read stated that Lance would like to purchase an enclosure for the tractor. Discussion on equipment line item in the budget. Pollitt stated the Cemetery reserve is \$112,000 and the cost of the enclosure could come from that account. Another option would be to use extra money from other line items for enclosure and transfer money only if needed. Motion Kordus

**CITY OF LAKE GENEVA, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 4**

FINANCIAL STATEMENTS

JUNE 30, 2015

**CITY OF LAKE GENEVA, WISCONSIN
TAX INCREMENTAL DISTRICT NO. 4**

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To the Mayor and City Council
City of Lake Geneva, Wisconsin

Management is responsible for the accompanying financial statements of the City of Lake Geneva Tax Incremental District No. 4 as of and for the period from date of creation through June 30, 2015 in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Emphasis of Matter

The financial statements of the City of Lake Geneva Tax Incremental District No. 4 are intended to present the financial position and the changes in financial position of the District. They do not purport to, and do not present fairly the financial position of the City of Lake Geneva, Wisconsin as of June 30, 2015, the changes in its financial position, or, where applicable, its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Certified Public Accountants
Green Bay, Wisconsin
August 6, 2015



City of Lake Geneva, Wisconsin Tax Incremental District No. 4
 Schedule of Project Costs, Project Revenues and Changes in Fund Balance
 From Date of Creation Through June 30, 2015

Projects	Project Plan			Actual Costs		
	Actual Costs Prior to 2009 Amendment ⁽¹⁾	3rd Amendment (2009)	Total Project Plan	1995	1996	1997
Project Costs						
Beach & Boat Facilities District						
General Projects	1,560,014	1,185,000	2,745,014	-	-	-
River remodel				-	-	-
Museum improvements				-	-	-
Lakefront improvements				-	32,270	828,740
West/East Pier Areas	625,892	243,000	868,892	-	-	-
Geneva Lake dam				-	-	-
East pier - gas docks				-	-	-
River sea wall				-	-	-
Library Park	37,603	165,000	202,603	-	-	-
Total Beach & Boat Facilities	<u>2,223,509</u>	<u>1,593,000</u>	<u>3,816,509</u>	-	<u>32,270</u>	<u>828,740</u>
White River Canal District						
Boat launch	159,727	640,000	799,727	-	-	-
Park Improvement/Redevelopment	145,542	1,195,000	1,340,542	-	-	-
Seminary Park improvements				-	-	-
Dunn Field parking and bathrooms				-	-	-
Flat Iron park				-	-	-
Main St. Improvement	536,870	-	536,870	-	-	-
Highway Bypass	1,197,712	-	1,197,712	-	-	-
Total White River Canal District	<u>2,039,851</u>	<u>1,835,000</u>	<u>3,874,851</u>	-	-	-
White River Trail District						
Extension of White River Trail	90,198	200,000	290,198	-	2,000	88,198
Redevelopment planning, design, engineering	24,231	100,000	124,231	-	-	-
Acquisition and construction	725,172	400,000	1,125,172	-	-	-
Total White River Trail District	<u>839,601</u>	<u>700,000</u>	<u>1,539,601</u>	-	<u>2,000</u>	<u>88,198</u>
Beach & White River Canal Districts						
Underground placement of antiquated power system	343,203	200,000	543,203	-	-	-
Downtown Parking Improvements	-	1,000,000	1,000,000	-	-	-
Downtown Signage & Lighting Improvements	652,621	100,000	752,621	-	155,052	235,666
Intersection Improvements & Acquisitions	1,680,813	1,700,000	3,380,813	-	-	54,323
Total Beach & White River Canal Districts	<u>2,676,637</u>	<u>3,000,000</u>	<u>5,676,637</u>	-	<u>155,052</u>	<u>289,989</u>
Non-Specific Area TID Projects						
Traffic signals	-	800,000	800,000	-	-	-
Parking meter system	-	600,000	600,000	-	-	-
Equipment for TID area maintenance	-	185,000	185,000	-	-	-
Park building upgrades	-	50,000	50,000	-	-	-
Tree planting	-	200,000	200,000	-	-	-
Edwards Blvd. improvement	164,050	2,840,000	3,004,050	-	-	-
Total Non-Specific Area TID Projects	<u>164,050</u>	<u>4,675,000</u>	<u>4,839,050</u>	-	-	-
Administrative & Other						
Redevelopment plan update	-	15,000	15,000	-	-	-
Administrative	257,203	900,000	1,157,203	306	11,197	12,491
Organizational costs	21,298	-	21,298	8,382	1,202	7,139
Design, engineering & maintenance	-	60,000	60,000	-	-	-
Discretionary funding	1,585,569	2,646,200	4,231,769	-	-	17,163
Legal services	15,468	30,000	45,468	-	137	302
Escrow account for maintenance	-	1,000,000	1,000,000	-	-	-
Total Administrative & Other	<u>1,879,538</u>	<u>4,651,200</u>	<u>6,530,738</u>	<u>8,688</u>	<u>12,536</u>	<u>37,095</u>
Debt Service (Recoverable Project Costs)						
Interest on long-term debt	798,946	-	798,946	-	-	133,269
Debt issuance costs	125,372	-	125,372	-	8,073	-
Total Debt Service	<u>924,318</u>	<u>-</u>	<u>924,318</u>	<u>-</u>	<u>8,073</u>	<u>133,269</u>
Total Project Costs	\$ 10,747,504	\$ 16,454,200	\$ 27,201,704	8,688	209,931	1,377,291
Project Revenues						
Tax increments				-	-	456,557
Special assessments				-	126,508	9,600
Intergovernmental						
State grants				-	-	33,500
Tax exempt computer aids				-	-	-
Shared revenue - Dam rehabilitation				-	-	-
Interest				-	2,482	-
Miscellaneous						
Donations				-	-	-
Other				-	7,717	-
Total Project Revenues				<u>-</u>	<u>136,707</u>	<u>499,657</u>
Debt Service Principal						
Debt proceeds				-	2,720,000	-
Principal retirement				-	-	(215,000)
Total Debt Service Principal				<u>-</u>	<u>2,720,000</u>	<u>(215,000)</u>
Change in Fund Balance						
Fund Balance - Beginning				(8,688)	2,646,776	(1,092,634)
Fund Balance - Ending				<u>-</u>	<u>(8,688)</u>	<u>2,638,088</u>
	\$	\$	\$	(8,688)	\$ 2,638,088	\$ 1,545,454

⁽¹⁾ As part of the amendment 3, the City reported project costs of \$7,566,046 through April, 2009. Based on our analysis, actual project costs, including interest and debt issuance costs, totaled \$10,747,504 as of December 31, 2008. Based on the intent of the 2009 amendment, the actual costs as of December 31, 2008 plus amended project costs of \$16,454,200, were used as the District's project plan.

City of Lake Geneva, Wisconsin Tax Incremental District No. 4
 Schedule of Project Costs, Project Revenues and Changes in Fund Balance
 From Date of Creation Through June 30, 2015

Projects	Actual Costs						
	1998	1999	2000	2001	2002	2003	2004
Project Costs							
Beach & Boat Facilities District							
General Projects							
River remodel	-	-	-	-	-	-	-
Museum improvements	-	-	-	-	-	-	-
Lakefront improvements	306,913	1,088	-	-	-	-	42,154
West/East Pier Areas							
Geneva Lake dam	-	-	-	-	407,916	43,009	-
East pier - gas docks	-	-	-	-	-	-	-
River sea wall	-	-	-	-	-	-	-
Library Park	-	-	-	-	-	4,840	-
Total Beach & Boat Facilities	306,913	1,088	-	-	407,916	47,849	42,154
White River Canal District							
Boat launch	-	-	-	-	-	-	-
Park Improvement/Redevelopment							
Seminary Park improvements	-	-	-	-	-	-	-
Dunn Field parking and bathrooms	-	-	-	-	-	-	-
Flat Iron park	23,221	-	-	-	-	-	-
Main St. Improvement	-	-	-	-	-	-	-
Highway Bypass	-	-	-	-	600,325	208	572,223
Total White River Canal District	23,221	-	-	-	600,325	208	572,223
White River Trail District							
Extension of White River Trail	-	-	-	-	-	-	-
Redevelopment planning, design, engineering	9,455	-	852	13,924	-	-	-
Acquisition and construction	-	308,066	-	-	200,839	87,796	54,956
Total White River Trail District	9,455	308,066	852	13,924	200,839	87,796	54,956
Beach & White River Canal Districts							
Underground placement of antiquated power system	-	-	-	-	-	-	228,045
Downtown Parking Improvements	-	-	-	-	-	-	-
Downtown Signage & Lighting Improvements	78,304	133,007	-	-	20,003	25,750	-
Intersection Improvements & Acquisitions	30,498	28,080	11,644	-	-	-	10,641
Total Beach & White River Canal Districts	108,802	161,087	11,644	-	20,003	25,750	238,686
Non-Specific Area TID Projects							
Traffic signals	-	-	-	-	-	-	-
Parking meter system	-	-	-	-	-	-	-
Equipment for TID area maintenance	-	-	-	-	-	-	-
Park building upgrades	-	-	-	-	-	-	-
Tree planting	-	-	-	-	-	-	-
Edwards Blvd. improvement	-	-	-	-	-	-	-
Total Non-Specific Area TID Projects	-						
Administrative & Other							
Redevelopment plan update	-	-	-	-	-	-	-
Administrative	12,500	12,500	8,557	2,139	14,608	10,284	11,227
Organizational costs	4,575	-	-	-	-	-	-
Design, engineering & maintenance	-	-	-	-	-	-	-
Discretionary funding	1,438	260,704	967,382	335,558	-	-	-
Legal services	-	-	-	6,832	494	-	-
Escrow account for maintenance	-	-	-	-	-	-	-
Total Administrative & Other	18,513	273,204	975,939	344,529	15,102	10,284	11,227
Debt Service (Recoverable Project Costs)							
Interest on long-term debt	130,061	120,821	110,011	98,680	86,460	73,260	24,649
Debt issuance costs	-	-	-	-	-	117,299	-
Total Debt Service	130,061	120,821	110,011	98,680	86,460	190,559	24,649
Total Project Costs	596,965	864,266	1,098,446	457,133	1,330,645	362,446	943,895
Project Revenues							
Tax increments	702,557	1,013,582	1,074,982	1,111,720	1,190,063	1,454,256	1,411,388
Special assessments	30,000	30,000	11,368	-	-	-	-
Intergovernmental							
State grants	2,500	-	12,250	87,750	200,000	-	1,795
Tax exempt computer aids	-	-	479	840	680	1,711	1,552
Shared revenue - Dam rehabilitation	-	-	-	-	294,376	3,402	-
Interest	341	-	-	22,583	35,107	43,632	37,638
Miscellaneous							
Donations	-	-	300	-	300	-	1,500
Other	-	-	91,085	-	11,139	384	-
Total Project Revenues	735,398	1,043,582	1,190,464	1,222,893	1,731,665	1,503,385	1,453,873
Debt Service Principal							
Debt proceeds	-	-	-	-	-	787,299	-
Principal retirement	(220,000)	(235,000)	(245,000)	(260,000)	(275,000)	(960,000)	(326,655)
Total Debt Service Principal	(220,000)	(235,000)	(245,000)	(260,000)	(275,000)	(172,701)	(326,655)
Change in Fund Balance	(81,567)	(55,684)	(152,982)	505,760	126,020	968,238	183,323
Fund Balance - Beginning	1,545,454	1,463,887	1,408,203	1,255,221	1,760,981	1,887,001	2,855,239
Fund Balance - Ending	\$ 1,463,887	\$ 1,408,203	\$ 1,255,221	\$ 1,760,981	\$ 1,887,001	\$ 2,855,239	\$ 3,038,562

City of Lake Geneva, Wisconsin Tax Incremental District No. 4
 Schedule of Project Costs, Project Revenues and Changes in Fund Balance
 From Date of Creation Through June 30, 2015

Projects	Actual Costs						
	2005	2006	2007	2008	2009	2010	2011
Project Costs							
Beach & Boat Facilities District							
General Projects							
River remodel	-	-	12,500	-	-	121,530	699,010
Museum improvements	-	-	-	4,303	41,313	81,104	66,136
Lakefront improvements	481	-	330,596	969	-	-	-
West/East Pier Areas							
Geneva Lake dam	-	-	-	-	-	-	-
East pier - gas docks	-	-	-	174,967	-	-	-
River sea wall	-	-	-	-	-	-	-
Library Park	-	4,605	457	27,701	129,259	-	-
Total Beach & Boat Facilities	481	4,605	343,553	207,940	170,572	202,634	765,146
White River Canal District							
Boat launch	-	-	658	159,069	36,321	-	-
Park Improvement/Redevelopment							
Seminary Park improvements	20,477	86,653	-	-	-	-	-
Dunn Field parking and bathrooms	-	-	-	-	564,524	27,379	-
Flat Iron park	-	-	15,030	161	-	90,796	71,453
Main St. Improvement	-	-	-	536,870	167,303	44,248	-
Highway Bypass	24,956	-	-	-	-	-	-
Total White River Canal District	45,433	86,653	15,688	696,100	768,148	162,423	71,453
White River Trail District							
Extension of White River Trail	-	-	-	-	-	-	-
Redevelopment planning, design, engineering	-	-	-	-	-	-	-
Acquisition and construction	68,717	-	4,798	-	-	5,472	-
Total White River Trail District	68,717	-	4,798	-	-	5,472	-
Beach & White River Canal Districts							
Underground placement of antiquated power system	374	114,784	-	-	-	-	-
Downtown Parking Improvements	-	-	-	-	-	-	-
Downtown Signage & Lighting Improvements	-	-	4,839	-	-	26,510	-
Intersection Improvements & Acquisitions	234,011	425,086	719,465	167,065	292,822	583,143	328,096
Total Beach & White River Canal Districts	234,385	539,870	724,304	167,065	292,822	609,653	328,096
Non-Specific Area TID Projects							
Traffic signals	-	-	-	-	-	-	336,354
Parking meter system	-	-	-	-	-	-	355,065
Equipment for TID area maintenance	-	-	-	-	181,007	-	-
Park building upgrades	-	-	-	-	-	-	-
Tree planting	-	-	-	-	-	32,218	13,812
Edwards Blvd. improvement	11,254	-	44,240	108,556	236,518	2,347,314	47,823
Total Non-Specific Area TID Projects	11,254	-	44,240	108,556	417,525	2,379,532	753,054
Administrative & Other							
Redevelopment plan update	-	-	-	-	-	-	-
Administrative	17,127	60,340	93,729	(9,802)	481	150	150
Organizational costs	-	-	-	-	-	-	-
Design, engineering & maintenance	-	-	-	-	-	-	-
Discretionary funding	-	-	3,324	-	-	-	27,749
Legal services	-	-	-	7,703	8,415	622	-
Escrow account for maintenance	-	-	-	-	-	-	-
Total Administrative & Other	17,127	60,340	97,053	(2,099)	8,896	772	27,899
Debt Service (Recoverable Project Costs)							
Interest on long-term debt	11,480	10,255	-	-	-	-	-
Debt issuance costs	-	-	-	-	-	-	-
Total Debt Service	11,480	10,255	-	-	-	-	-
Total Project Costs	388,877	701,723	1,229,636	1,177,562	1,657,963	3,360,486	1,945,648
Project Revenues							
Tax increments	1,495,389	1,474,642	1,699,062	1,772,673	1,900,182	2,061,152	1,986,998
Special assessments	-	-	-	-	-	-	-
Intergovernmental							
State grants	-	-	133,142	-	-	-	-
Tax exempt computer aids	8,054	2,608	1,720	3,515	2,465	2,560	1,919
Shared revenue - Dam rehabilitation	-	-	-	-	-	-	-
Interest	105,145	202,228	262,880	173,909	133,463	40,291	22,751
Miscellaneous							
Donations	-	-	-	10,000	-	600,000	-
Other	-	-	-	7,653	8,489	9,609	17,728
Total Project Revenues	1,608,588	1,679,478	2,096,804	1,967,750	2,044,599	2,713,612	2,029,396
Debt Service Principal							
Debt proceeds	-	-	-	-	-	-	-
Principal retirement	(364,744)	(405,900)	-	-	-	-	-
Total Debt Service Principal	(364,744)	(405,900)	-	-	-	-	-
Change in Fund Balance	854,967	571,855	867,168	790,188	386,636	(646,874)	83,748
Fund Balance - Beginning	3,038,562	3,893,529	4,465,384	5,332,552	6,122,740	6,509,376	5,862,502
Fund Balance - Ending	\$ 3,893,529	\$ 4,465,384	\$ 5,332,552	\$ 6,122,740	\$ 6,509,376	\$ 5,862,502	\$ 5,946,250

City of Lake Geneva, Wisconsin Tax Incremental District No. 4
 Schedule of Project Costs, Project Revenues and Changes in Fund Balance
 From Date of Creation Through June 30, 2015

Projects	Actual Costs					Project Costs (Over) Under Project Plan
	2012	2013	2014	2015	Total	
Project Costs						
Beach & Boat Facilities District						
General Projects						
River remodel	1,648	30,733	34,898	-	900,319	108,628
Museum improvements	-	-	-	-	192,856	
Lakefront improvements	-	-	-	-	1,543,211	
West/East Pier Areas						
Geneva Lake dam	-	-	-	-	450,925	161,005
East pier - gas docks	-	-	-	-	174,967	
River sea wall	-	81,346	649	-	81,995	
Library Park	-	16,890	-	-	183,752	18,851
Total Beach & Boat Facilities	1,648	128,969	35,547	-	3,528,025	288,484
White River Canal District						
Boat launch	-	-	-	-	196,048	603,679
Park Improvement/Redevelopment						(29,398)
Seminary Park improvements	-	-	-	-	107,130	
Dunn Field parking and bathrooms	113,999	328,176	-	-	1,034,078	
Flat Iron park	28,071	-	-	-	228,732	
Main St. Improvement	-	-	-	-	748,421	(211,551)
Highway Bypass	-	-	-	-	1,197,712	-
Total White River Canal District	142,070	328,176	-	-	3,512,121	362,730
White River Trail District						
Extension of White River Trail	-	-	-	-	90,198	200,000
Redevelopment planning, design, engineering	-	-	-	-	24,231	100,000
Acquisition and construction	35,691	-	-	-	766,335	358,837
Total White River Trail District	35,691	-	-	-	880,764	658,837
Beach & White River Canal Districts						
Underground placement of antiquated power system	-	-	-	-	343,203	200,000
Downtown Parking Improvements	-	72,107	-	-	72,107	927,893
Downtown Signage & Lighting Improvements	89,989	21,179	38,225	4,975	833,499	(80,878)
Intersection Improvements & Acquisitions	127,999	227,614	-	-	3,240,487	140,326
Total Beach & White River Canal Districts	217,988	320,900	38,225	4,975	4,489,296	1,187,341
Non-Specific Area TID Projects						
Traffic signals	315,308	52,936	162,152	-	866,750	(66,750)
Parking meter system	334,605	-	-	-	689,670	(89,670)
Equipment for TID area maintenance	-	-	-	-	181,007	3,993
Park building upgrades	-	-	-	-	-	50,000
Tree planting	15,098	4,314	-	-	65,442	134,558
Edwards Blvd. improvement	39,301	41,000	-	-	2,876,006	128,044
Total Non-Specific Area TID Projects	704,312	98,250	162,152	-	4,678,875	160,175
Administrative & Other						
Redevelopment plan update	-	-	-	-	-	15,000
Administrative	1,644	150	162	49	259,989	897,214
Organizational costs	-	-	-	-	21,298	-
Design, engineering & maintenance	-	-	-	-	-	60,000
Discretionary funding	630,179	268,529	291,443	-	2,803,469	1,428,300
Legal services	1,673	469	306	4,615	31,568	13,900
Escrow account for maintenance	-	-	-	-	-	1,000,000
Total Administrative & Other	633,496	269,148	291,911	4,664	3,116,324	3,414,414
Debt Service (Recoverable Project Costs)						
Interest on long-term debt	-	-	-	-	798,946	-
Debt issuance costs	-	-	-	-	125,372	-
Total Debt Service	-	-	-	-	924,318	-
Total Project Costs	1,735,205	1,145,443	527,835	9,639	21,129,723	\$ 6,071,981
Project Revenues						
Tax increments	1,775,802	1,991,180	1,856,605	1,068,990	27,497,780	
Special assessments	-	-	-	-	207,476	
Intergovernmental						
State grants	61,142	-	-	-	532,079	
Tax exempt computer aids	1,757	2,432	1,165	-	33,457	
Shared revenue - Dam rehabilitation	-	-	-	-	297,778	
Interest	13,714	12,019	13,605	1,284	1,123,072	
Miscellaneous						
Donations	-	-	-	-	612,100	
Other	12,777	22,887	9,244	-	198,712	
Total Project Revenues	1,865,192	2,028,518	1,880,619	1,070,274	30,502,454	
Debt Service Principal						
Debt proceeds	-	-	-	-	3,507,299	
Principal retirement	-	-	-	-	(3,507,299)	
Total Debt Service Principal	-	-	-	-	-	
Change in Fund Balance	129,987	883,075	1,352,784	1,060,635	9,372,731	
Fund Balance - Beginning	5,946,250	6,076,237	6,959,312	8,312,096	-	
Fund Balance - Ending	\$ 6,076,237	\$ 6,959,312	\$ 8,312,096	\$ 9,372,731	\$ 9,372,731	

Peg,

I reviewed the formatted report, and are attaching for your review. I added a column which compares your project plan budget with actual costs.

A couple of observations:

- 1) We assumed the project plan budget should include actual costs prior to amendment 3, plus future costs projected in amendment 3. This was the content of the text within amendment no. 3, even noting that 2008 costs were not audited yet. Because certain costs incurred by the District were not included in the analysis prepared by Dennis as part of the amendment, the project plan quoted in amendment 3 is lower than our analysis.
- 2) The actual costs, when compared to the project plan, appear to be very close. The project plan is an estimate, built at a point in time using best estimates of anticipated costs in the year of plan development. Over time, because of inflation and other changes in design, the actual costs will vary and, at times, may be significantly different. A couple of observations:
 - a. Overall project costs are approximately \$6 million under the project plan.
 - b. Administrative costs are about \$900,000 less than the project plan. While the approved project plan amendment no. 3 projected administrative costs of \$900,000, the City has been very conservative in its allocation of administrative costs, with the primary costs being the annual fees paid to the Wisconsin Department of Revenue.
 - c. Escrow account for maintenance of \$1,000,000 was not used.
 - d. Discretionary projects has a \$1.4 million available, which the projects being proposed certainly could be considered within this project line.
- 3) It appears, based on the project plan and the projects anticipated, that they could be funded within the existing project plan and amendments, and not require a final amendment to the project plan, but I would recommend you discuss with your attorney.

I will give you a call when I return from vacation.

ORDINANCE 15-08

ORDINANCE TO ADOPT AN AMENDMENT TO THE
CITY OF LAKE GENEVA COMPREHENSIVE PLAN,
WALWORTH COUNTY, WISCONSIN

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

WHEREAS, pursuant to §61.35 and 62.23(2) and (3) of Wisconsin Statutes, the City of Lake Geneva is authorized to prepare and adopt a comprehensive plan as defined in §66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the City Council adopted its comprehensive plan in 2009 entitled “City of Lake Geneva Comprehensive Plan”; and

WHEREAS, as part of the City’s original adoption of a comprehensive plan the City Council adopted and has since followed written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by §66.1001(4)(a) of the Wisconsin Statutes; and

WHEREAS, the Plan Commission of the City of Lake Geneva, by a vote of 5-2 as recorded in its official minutes, has recommended to the City Council the adoption of an amendment to the City’s comprehensive plan to change a single parcel of land from Single Family Residential-Urban to Institutional and Community Services on the Future Land Use Maps. The affected parcel is located at 833 Wisconsin Street, under Tax Key Numbers ZOP 00100; and

WHEREAS, the City of Lake Geneva has, in compliance with the requirements of §66.1001(4)(d) of the Wisconsin Statutes, provided opportunities for public involvement per its adopted public participation plan; and

WHEREAS, the City Council held a public hearing on the proposed amendment on August, 17 2015, considered the public comments made and the recommendations of the Plan Commission and staff, and has determined to approve the recommended amendment.

NOW, THEREFORE, the City Council of the City of Lake Geneva, Wisconsin, does ordain that the single parcel of land located at 833 Wisconsin Street under Tax Key Numbers ZOP 00100 is changed from the designation of Single Family Residential-Urban to Institutional and Community Services on the Future Land Use Map of the City’s Comprehensive Plan pursuant to §66.1001(4)(c) of Wisconsin Statutes and as shown on the proposed amended Maps 5a & 5b attached.

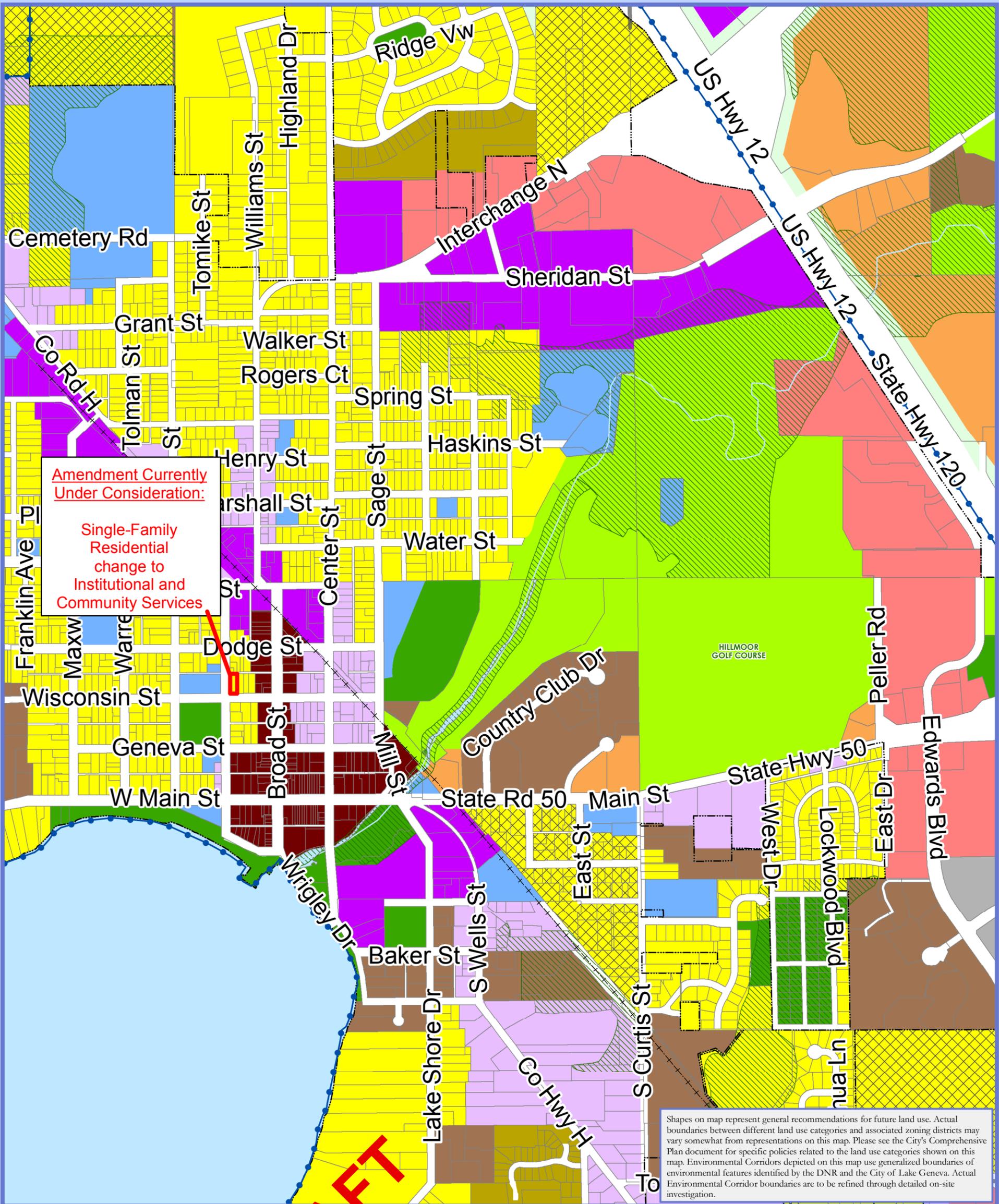
Enacted this __ day of August, 2015.

James R. Connors, Mayor

ATTEST:

Sabrina Waswo, City Clerk

First Reading: 08/24/15
Second Reading:
Adopted:
Published:



Amendment Currently Under Consideration:
 Single-Family Residential change to Institutional and Community Services

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.

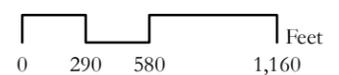
Map 5b: Future Land Use - City of Lake Geneva Comprehensive Plan

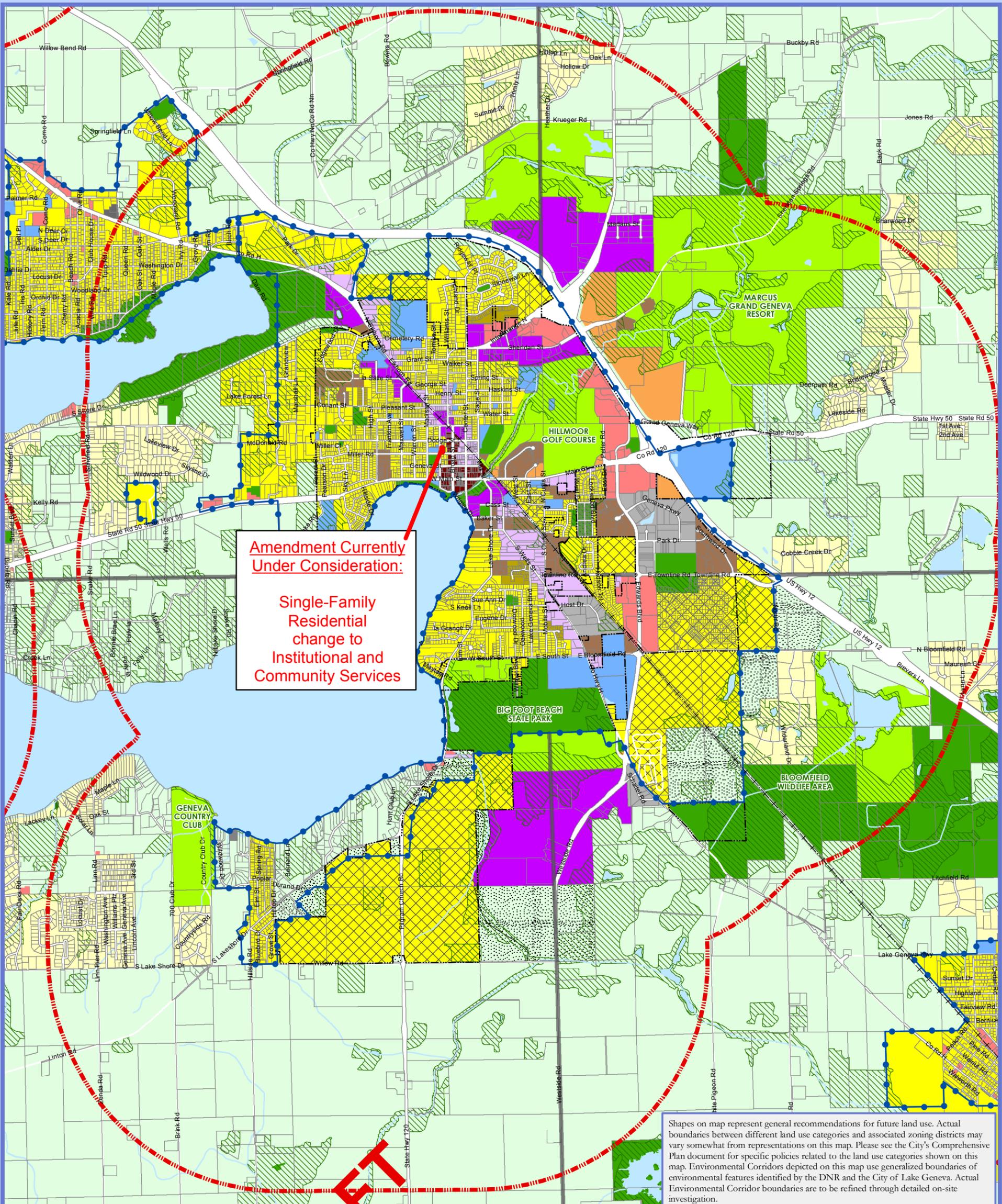
Land Use Categories

- Agricultural & Rural
 - Single Family Residential - Exurban
 - Single Family Residential - Urban
 - Two-Family/Townhouse Residential
 - Multi-Family Residential
 - Planned Neighborhood
 - Neighborhood Mixed Use
 - Planned Office
 - Planned Business
- *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

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

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





Amendment Currently Under Consideration:

Single-Family Residential change to Institutional and Community Services

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.

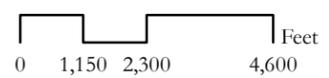
Map 5a: Future Land Use - City of Lake Geneva Comprehensive Plan

Land Use Categories

- Agricultural & Rural
 - Single Family Residential - Exurban
 - Single Family Residential - Urban
 - Two-Family/Townhouse Residential
 - Multi-Family Residential
 - Planned Neighborhood
 - Neighborhood Mixed Use
 - Planned Office
 - Planned Business
- *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

- 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



Dr. Gottinger and Flower discussed the change to the younger aged children at Central Dennison. It was stated that the #1 reason for the change was Economic Desparity. To balance out the low income and free lunch children between Central Dennison and Eastview. Eastview had been at aprox 70%, while Central Dennison was at 50%. The change helped to balance these numbers out. Alderman Hill noted perhaps a bigger issue to be looked at is why there is such a high poverty level amongst the cities children. Hill further questioned the planning priorities to renovate the interior of the school with the parking safety issues of such concern. Flitcroft stated that the #1 issues were the heating and cooling and with the renovations that were recently completed the building should be running for another 40 years.

11. Closing of the Public Hearing

MOTION #1

Hill/Chapell moved to close the public hearing. The motion carried unanimously.

12. Adjourn City Council

MOTION #2

Hill/Wall moved to adjourn the Council Members only.

The motion carried unanimously. The Council was adjourned 7/0 at 8:17 pm.

13. Discussion/Recommendation from Planning Commission regarding Amendment to the Comprehensive Plan on a parcel of land located at 833 Wisconsin Street, Tax Parcel No. ZOP00100 changing the land use from Single Family Residential-Urban to Institutional and Community Services.

DISCUSSION

Planner Slavney discussed the procedure, stating there is no required maximum timeline only a minimum which is 30 day waiting period after the public notice is made before the public hearing. We are at the public hearing now and past that requirement. From this point on there are no statutory timelines that are applicable to this process. Inspector Robers stated there is no historic designation on the building/structure itself. There is reference to the architecture as a contributing factor. Attorney Draper further confirmed that regardless of whether it has historical designation or not, that would only change the procedure of what they would need to do to get permits for demolition etc. That should not have any effect on whether or not you decide to amend the comp plan or not.

Flower noted that usually UW Madison or UW Milwaukee would do a survey to designate if it is in fact historical and takes about a month or two to have done. It would be the responsibility of the property owner to have the survey done. There was further discussion regarding some of the alternative parking ideas for the school.

MOTION #3

Kupsik moved to send to council without recommendation.

There was no second. The motion died.

MOTION #4

Kupsik/Skates move to approve the recommendation regarding Amendment to the Comprehensive Plan on a parcel of land located at 833 Wisconsin Street, Tax Parcel No. ZOP00100 changing the land use from Single Family Residential-Urban to Institutional and Community Services.

The motion carried 4/3 (Gibbs, Flower & Frederick against)

KEHOE - HENRY & ASSOCIATES, INC.

ARCHITECTURE & ENGINEERING

25 North Wisconsin Street
ELKHORN, WISCONSIN 53121

Daniel R. Kehoe, Architect
Voice 262-723-2660
Fax 262-723-5986

William R. Henry, Architect-P.E.
Voice 262-723-4399
Fax 262-723-4299

June 19, 2015

City of Lake Geneva

626 Geneva Street
P. O. Box 340
Lake Geneva, WI 53147

Attn: Mr. Ken Robers
Zoning Administrator

RE: Proposed Parking Lot at
CENTRAL-DENISON ELEMENTARY SCHOOL
Lake Geneva, Wisconsin
Job No. 1508

Dear Mr. Robers:

The Lake Geneva Joint 1 School District wishes to construct a parking lot across the street from Central-Denison Elementary School at the northeast corner of Cook and Wisconsin Streets. Enclosed please find fifteen copies of the complete application packet requesting a Zoning Map Amendment for Planned Development Zoning including General Development and Precise Implementation Plans approval. Each packet contains the following.

- Application for Zoning Map Amendment for Planned Development Zoning including PD/GDP and PD/PIP Plans Approval.
- Current property owner's authorization letter dated 5-19-15
- Reimbursement of Services Agreement
- Planned Development Checklist for steps 1 through 4: Pre-Application, Concept Plan, GDP and PIP
- Location Map/Land Use Plan Map (11" x 17")
- Set of plans dated 6-19-15 including Sheets C-1 and C-2 (11" x 17")
- Existing Survey (11" x 17")
- Walworth County GIS Aerial Photograph with Topography
- Map of Property Owners within 300ft
- List of Property Owners within 300ft
- Mailing Label List of Property Owners within 300ft

An electronic copy of the above is also being submitted via email to your office.

The \$750.00 application fee is attached as well.

Two sets of 24" x 36" plans are also included.

The existing school building occupies Tax Key Parcel #ZOP 00092, at 900 Wisconsin Street between Cook and Madison Streets. The School District also owns a small off-street parking lot immediately north of the alley with frontage on Cook Street, Tax Key Parcel #ZOP 00087. Both parcels are presently zoned PD, Planned Development.

The limited off-street parking forces staff to park on the residential streets in the surrounding neighborhood. The School District has made an offer to purchase the property at the northeast corner of Cook and Wisconsin Streets with the intention of providing additional off-street parking for school staff. Tax Key Parcel #ZOP 00100 at 833 Wisconsin Street is presently zoned SR-4 and is occupied by a single family residence. Per the attached letter dated 5-19-15, the owners have authorized the School District to act on their behalf during the City approval process for the proposed parking lot.

The School District is requesting a Planned Development to demolish the existing residence and construct an off-site parking lot. In a separate application, the School District is requesting that the Future Land Use Map of the City of Lake Geneva Comprehensive Plan be amended to change Parcel number ZOP 00100 from Single Family-Urban to Institutional so that an off-site parking lot may be permitted on the property. The proposed amendment to the Comprehensive Plan will benefit the public and neighborhood by providing off-street parking for approximately 30 vehicles, reducing the need for school staff to park on the residential streets surrounding the school. The proposed off-street parking lot will also be available for use by the public on weekends and during the times that school is not in session, which will provide additional parking when the city needs it most.

A zoning amendment to Planned Development is necessary because the permitted and conditional uses allowed in the SR-4 District do not allow off-site parking and are too restrictive to permit the School District to develop a parking lot with enough stalls to be cost effective. Specifically, the following SR-4 non-residential intensity and bulk requirements cannot be met:

1. The 50% minimum landscape surface ratio cannot be met. The areas around the perimeter of the proposed parking lot shall be maintained as lawn areas. These areas at the four corners of the site will be required to remain open and available for snow removal. As such, no landscape plantings would survive in these areas.
2. The 40,000 SF minimum lot area (20,000 SF with a conditional use permit) cannot be met. The existing parcel is only 10,320 SF (60' X 172')
3. The 100 feet minimum lot width cannot be met. As noted above, the existing parcel is only 60 feet wide.
4. The 10 feet minimum paved surface setback from the street cannot be met along Cook Street.
5. The 10 feet minimum landscaped bufferyard along the east property line cannot be met. We are proposing a standard 5 feet side setback with a decorative wood fence.
6. The landscape requirements cannot be met for reasons stated in item 1 above.

7. We request exemption from the landscaped island or peninsula requirements. This would result in the loss of 3 much-needed parking stalls and create obstacles to efficient snow removal.
8. The 100 feet minimum distance between an access point and an intersection cannot be met. As noted above, the existing parcel is only 60 feet.
9. In lieu of a minimum access drive width of 18 feet, we are proposing an access drive/aisle width of 17.25', which is consistent with the city zoning ordinance parking layout dimensions for 75° angle parking.
10. In lieu of a minimum 25 feet throat length, we are proposing a minimum throat length of 22.33 feet as shown on the proposed site plan.
11. We request exemption from providing additional lighting on site. The proposed parking lot is immediately adjacent to existing angle parking along Cook Street between Wisconsin Street to the south and the public alley to the north. Existing street lighting is presently across Cook Street on the south side of the alley and at the southeast corner of the intersection of Cook and Wisconsin Streets.
12. Exemptions shall be required for any other nonresidential performance standard that does not presently exist on the site or is in conflict with the proposed concept plans submitted herewith.
13. Exemptions may be required to the signage regulations. Additional information shall be submitted as signage needs are determined.

The following existing conditions shall remain as is:

1. Primary vehicular access to the school shall remain on Cook and Madison Streets.
2. Vehicular access to the proposed parking lot shall be from Wisconsin Street on the south with left turn egress only to the alley on the north.
3. Off-street passenger loading shall remain on the vacated portions of Wisconsin Street.
4. On-site parking for the school shall remain as is on the small lot at the northeast corner of the site, in the alley alcove, and along vacated Wisconsin Street during non-school hours.

We understand this matter shall be on the Plan Commission agenda for July 20, 2015 beginning at 6:30 p.m. Please advise if you require any additional information prior to the Plan Commission meeting.

Very truly yours,

KEHOE-HENRY & ASSOCIATES, INC.



William R. Henry
Architect – P.E.

Enclosure

CC: Mr. Warren Flitcroft
File

**APPLICATION FOR ZONING MAP AMENDMENT FOR PLANNED DEVELOPMENT
ZONING INCLUDING GENERAL DEVELOPMENT PLAN APPROVAL (PD/GDP) AND
ONE PRECISE IMPLEMENTATION PLAN APPROVAL (PD/PIP)**

Name of Applicant: Lake Geneva Joint 1 School District

Address of Applicant: 208 South Street, Lake Geneva, WI 53147

Telephone No. (262) 348-1070

Fax and/or email: warren.flitcroft@badger.k12.wi.us

Name of Owner: Michael D. Sebastian, Kathleen M. Sebastian

Address of Owner: 3821 Redwood Court, Spring Grove, IL 60081

Telephone No. _____

Fax and/or email: ()

Subject property address and/or complete legal description (use attached sheet if necessary):

Parcel Number ZOP 00100, Address: 833 Wisconsin Street, Lake Geneva, WI

Current Zoning District: SR-4

Fee of \$750.00 payable upon filing application.

June 18, 2015
Date


Signature of Applicant Warren Flitcroft

LAKE GENEVA SCHOOLS

Lake Geneva Joint #1 School District & Lake Geneva-Genoa City Union High School District

District Administration Center
208 South Street
Lake Geneva, WI 53147
(262)348-1000 FAX (262) 248-9704

James Gottinger
District Administrator

Warren Flitcroft
Director of Business Services

Jan Eckols
Director of Curriculum & Instruction

Dan Schmidt
Director of Technology

Steve Zorich
Director of Student Services

May 19, 2015

City of Lake Geneva
626 Geneva Street
P. O. Box 340
Lake Geneva, WI 53147

Attn: Ms. Sabrina Waswo
City Clerk

RE: Proposed Parking Lot at
CENTRAL-DENISON ELEMENTARY SCHOOL
Lake Geneva, Wisconsin

Dear Ms. Waswo:

The Lake Geneva Joint 1 School District wishes to construct a parking lot across the street from Central-Denison Elementary School at the northeast corner of Cook and Wisconsin Streets. The following items were previously submitted to Mr. Ken Robers, Zoning Administrator, and discussed at the staff meeting yesterday afternoon.

Concept Site Plan
Existing Survey
Walworth County GIS Aerial Photograph

The current owner(s) of the property have authorized Lake Geneva Joint 1 School District to act as their agent throughout any proceedings required by the City of Lake Geneva for review and approval of the proposed parking lot project. Signature(s) of the owner(s) are included below as evidence of this authorization.

As the result of direction by staff received at yesterday's meeting, we hereby request that the Future Land Use Map of the City of Lake Geneva Comprehensive Plan be amended to change parcel number ZOP 00100 from Single Family-Urban to Institutional so that an off-site parking lot may be permitted on the property. We further ask that this be considered an emergency request to initiate an expedited review that will hopefully be completed within approximately two and one-half months. This will give us the opportunity to complete construction of the project prior to area asphalt plants closing for the season sometime this fall.

**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:
PLANNED DEVELOPMENT REVIEW AND APPROVAL (Per Section 98-914)**

This form should be used by the Applicant as a guide to submitting a complete application for a planned development and by the City to process said application. Parts II, III, V, and VII should be used by the Applicant to submit a complete application; Parts I - VIII should be used by the City as a guide when processing said application.

I.RECORDATION OF ADMINISTRATIVE PROCEDURES



Pre-submittal staff meeting scheduled:

Date of Meeting: 5-18-2015 Time of Meeting: 4:00 pm Date: _____ by: _____

Follow-up pre-submittal staff meetings scheduled for:

_____ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

_____ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

_____ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

_____ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

_____ Application form filed with Zoning Administrator: Date: _____ by: _____

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

_____ Reimbursement of professional consultant costs agreement executed: Date: _____ by: _____

**II.APPLICATION SUBMITTAL PACKET REQUIREMENTS
PD PROCESS STEP 1: PRE-APPLICATION**

Step 1 does not require the submittal of an application packet; however, Steps 2-4 do require submittal of all draft and final application packets to the Zoning Administrator prior to Plan Commission review.



A. Contact the Zoning Administrator to place an informal discussion item for the PD on the Plan Commission agenda. No details beyond the name of the Applicant and the identification of the discussion item as a PD is required to be given in the agenda.



B. Engage in an informal discussion with the Plan Commission regarding the potential PD. Appropriate topics may include: location, project themes and images, general mix of dwelling unit types and/or land uses being considered, approximate residential densities, and non-residential intensities, general treatment of natural features, general relationship to nearby properties and public streets, and relationship to the Comprehensive Plan.

Done with
staff at 5/18/15
Meeting.

NOTE: Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the Applicant or the City, but should be considered as the informal, non-binding basis for proceeding to the next step.

APPLICATION SUBMITTAL PACKET REQUIREMENTS PD PROCESS STEP 2: CONCEPT PLAN

Prior to submitting the 25 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: _____

____ ~~X~~ A. Provide Zoning Administrator with draft PD Concept Plan Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for Concept Plan review. The submittal packet shall contain all of the following items:

~~X~~ (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;

~~X~~ (2) **A general written description of proposed PD** including:

- ~~X~~ General project themes and images;
- ~~X~~ The general mix of dwelling unit types and/or land uses;
- ~~X~~ Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
- ~~X~~ The general treatment of natural features;
- ~~X~~ The general relationship to nearby properties and public streets;
- ~~X~~ The general relationship of the project to the Master Plan;
- ~~X~~ An initial draft list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and, a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply. 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; and,

~~X~~ (3) **A written description of potentially requested exemption** from the requirements of the underlying zoning district, in the following order:

1. Land Use Exemptions;
2. Density and Intensity Exemptions;
3. Bulk Exemptions;
4. Landscaping Exceptions;
5. Parking and Loading Requirements Exceptions;

~~X~~ (4) **A conceptual plan drawing** (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction.

**FINAL APPLICATION PACKET INFORMATION
PD PROCESS STEP 2: CONCEPT PLAN**

- _____ 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: _____

**APPLICATION SUBMITTAL REQUIREMENTS
PD STEP 3: GENERAL DEVELOPMENT PLAN (GDP)**

Prior to submitting the 25 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. Provide Zoning Administrator with a draft GDP Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for GDP review. The submittal packet shall contain all of the following items:



(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" x 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 PD including:

 General project themes and images;

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

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

 The general treatment of natural features;

 The general relationship to nearby properties and public streets;

 The general relationship of the project to the Master Plan,

 A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.

X A complete list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PD 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.

X A written description of potentially requested exemption from the requirements of the underlying zoning district, in the following order:
1. Land Use Exemptions;
2. Density and Intensity Exemptions;
3. Bulk Exemptions;
4. Landscaping Exceptions;
5. Parking and Loading Requirements Exceptions.

X (4) **A General Development Plan Drawing** at a minimum scale of 1"=100' (11" x 17" reduction shall also be provided by Applicant) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:

X A conceptual plan drawing (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction;

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

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

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

X (5) **General conceptual landscaping plan** for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this Ordinance (except as noted in the listing of exceptions) and the use of extra landscaping and bufferyards;

X (6) **A general signage plan** for the project, including all:

X Project identification signs; (**Accessible Parking**)

N/A Concepts for public fixtures and signs (street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from City standards or common practices;

~~X~~ (7) Written justification for the proposed Planned Development. (See Section 98-905 for requirements of the conditional use procedure.)

FINAL APPLICATION PACKET INFORMATION
PD STEP 3: GENERAL DEVELOPMENT PLAN (GDP)

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/GDP 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 blue/line or black/line 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: _____**

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

Prior to submitting the 25 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: _____

_____ ~~X~~ 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.

~~X~~ (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;

- ~~X~~ (2) **A map of the subject property** for which the PD is proposed:
- ~~X~~ Showing all lands within 300 feet of the boundaries of the subject property;
 - ~~X~~ 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);
 - ~~X~~ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
 - ~~X~~ Map and all its parts clearly reproducible with a photocopier;
 - ~~X~~ Map size of 11" by 17" and map scale not less than one inch equals 800 feet;
 - ~~X~~ All lot dimensions of the subject property provided;
 - ~~X~~ Graphic scale and north arrow provided.

- ~~X~~ (3) **A general written description** of proposed PIP including:
- ~~X~~ Specific project themes and images;
 - ~~X~~ The specific mix of dwelling unit types and/or land uses;
 - ~~X~~ Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
 - ~~X~~ The specific treatment of natural features;
 - ~~X~~ The specific relationship to nearby properties and public streets.
 - ~~X~~ 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.
 - ~~X~~ 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.

- ~~X~~ (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)*
- ~~X~~ 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;
 - N/A Location of recreational and open space areas and facilities specifically describing those that are to be reserved or dedicated for public acquisition and use;
 - ~~X~~ 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

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

~~X~~ (5) **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.

N/A (6) **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.

~~X~~ (7) **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.

N/A (8) **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.

~~X~~ (9) **A written description** which demonstrates the full consistency of the proposed PIP with the approved GDP.

~~X~~ (10) **A written description** of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed PIP development; and,

N/A (11) **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 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:

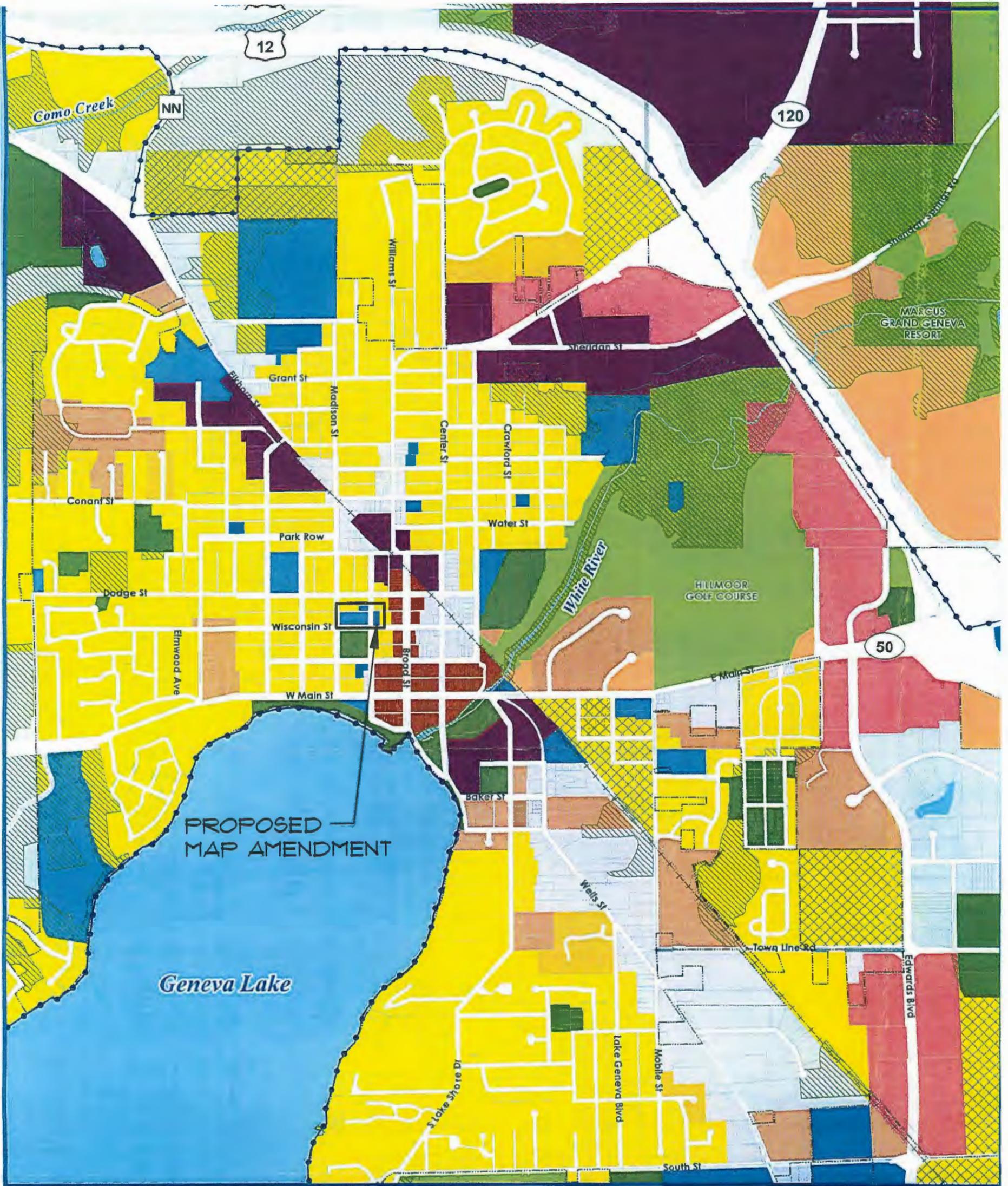
Date: _____ by: _____

_____ Class 2 Legal Notice sent to official newspaper by City Clerk:

Date: _____ by: _____

_____ Class 2 Legal Notice published on _____ and _____

by: _____



Map 5b: 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
 - Neighborhood Mixed Use
 - Planned Office
 - Planned Business
- *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

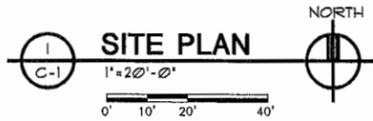
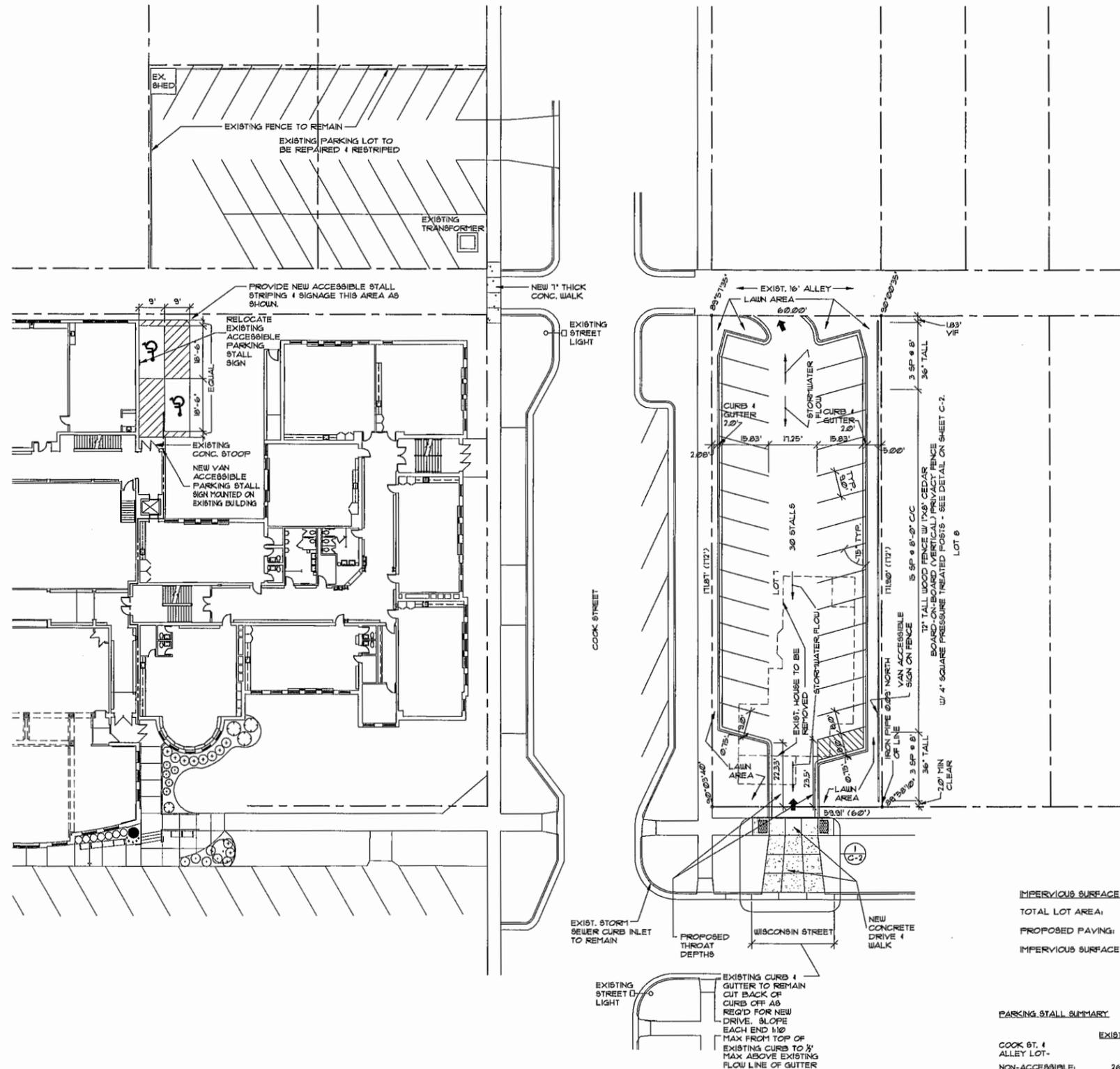
- Central Business District
 - Planned Mixed Use
 - Planned Industrial
 - General Industrial
 - Institutional & Community Services
 - Private Recreation Facilities
 - Public Park & Recreation
 - Environmental Corridor
 - Long Range Exurban Growth Area
- *Each "Planned Mixed Use Area" may include mix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

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



Adopted: December 14, 2009
 Amended: October 24, 2014
 Source: SEWRPC, WIDNR,
 Walworth County LIQ, V&A

ACAD.DWG: H:\2015\1508\1508-01.dwg DATE: 6/16/15



IMPERVIOUS SURFACE RATIO
 TOTAL LOT AREA: 10,320 SF
 PROPOSED PAVING: 8,111 SF
 IMPERVIOUS SURFACE AREA: .78%

PARKING STALL SUMMARY

	EXISTING	PROPOSED
COOK ST. & ALLEY LOT - NON-ACCESSIBLE:	26	26
ALLEY ALCOVE - ACCESSIBLE:	1 21 STALLS	2 28 STALLS
COOK & WISCONSIN STREET LOT - NON-ACCESSIBLE:		23 30 STALLS
TOTAL:	27 STALLS (INCLUDING 1 ACCESSIBLE)	58 STALLS (INCLUDING 3 ACCESSIBLE)

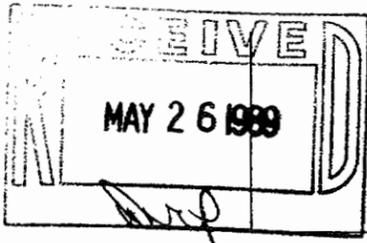
REVISIONS

SITE PLAN

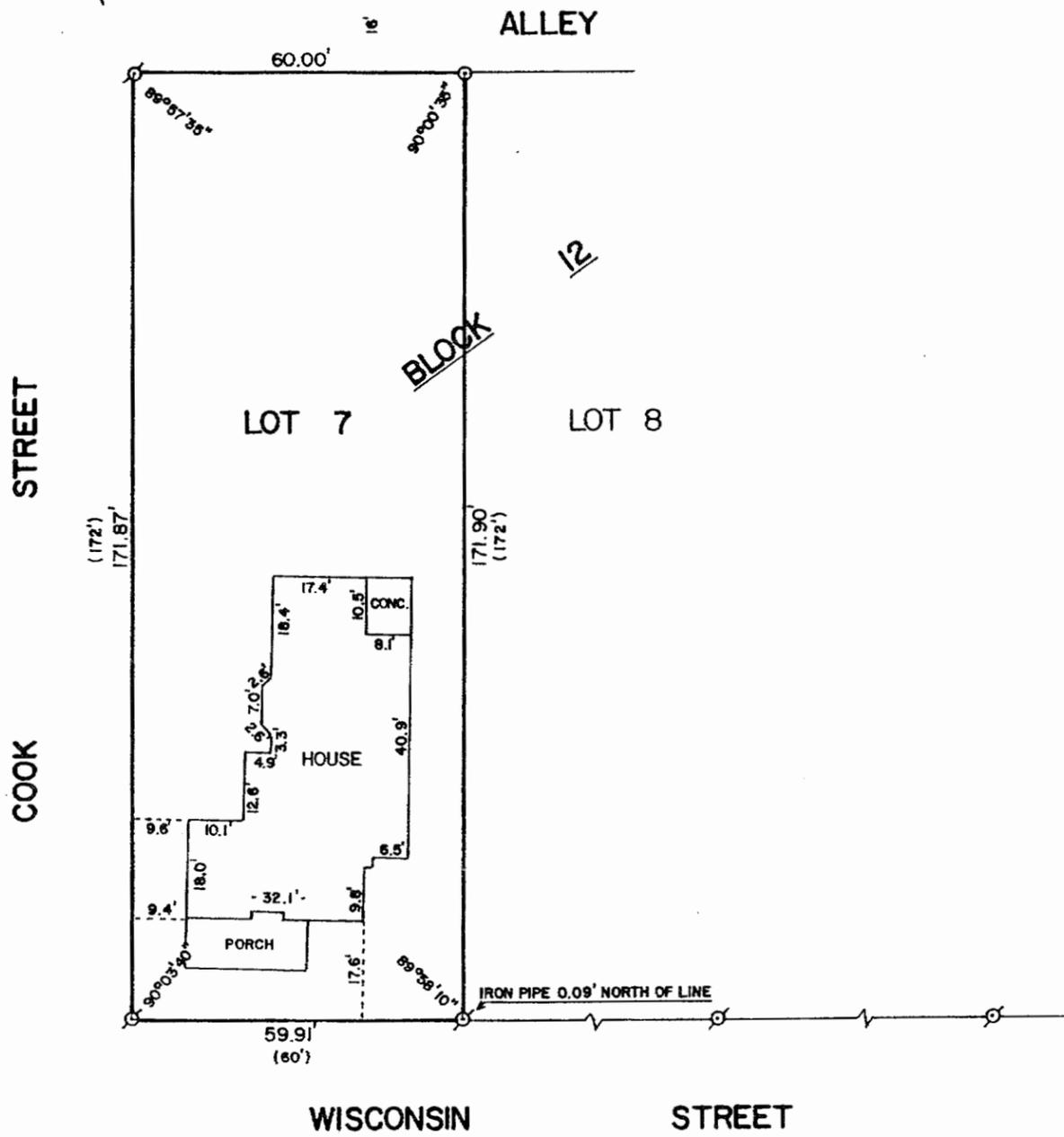
PARKING LOT FOR:
 CENTRAL-DENISON
 ELEMENTARY SCHOOL
 LAKE GENEVA, WISCONSIN

KEHOE - HENRY & ASSOCIATES, INC.
 ARCHITECTURE & ENGINEERING
 25 NORTH WISCONSIN STREET
 ELKHORN, WISCONSIN 53121
 TELEPHONE 262-723-4359
 FAX 262-723-4059

JOB NO.
1508
 DATE
6/19/15
 SHEET NO.
C-1



ABELL
SURVEYING & MAPPING
 DELAVAN, WISCONSIN 53115
 414-728-8787



PLAT OF SURVEY OF

LOT 7, BLOCK 12 OF THE ORIGINAL PLAT OF THE VILLAGE, NOW CITY, OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

ORDERED BY: ANCHOR SAVINGS & LOAN
 P.O. BOX 997
 LAKE GENEVA, WI. 53147



SCALE - 1"=30'

LEGEND

- ⊘ - IRON PIPE FOUND
- - IRON PIPE SET
- () - RECORDED AS

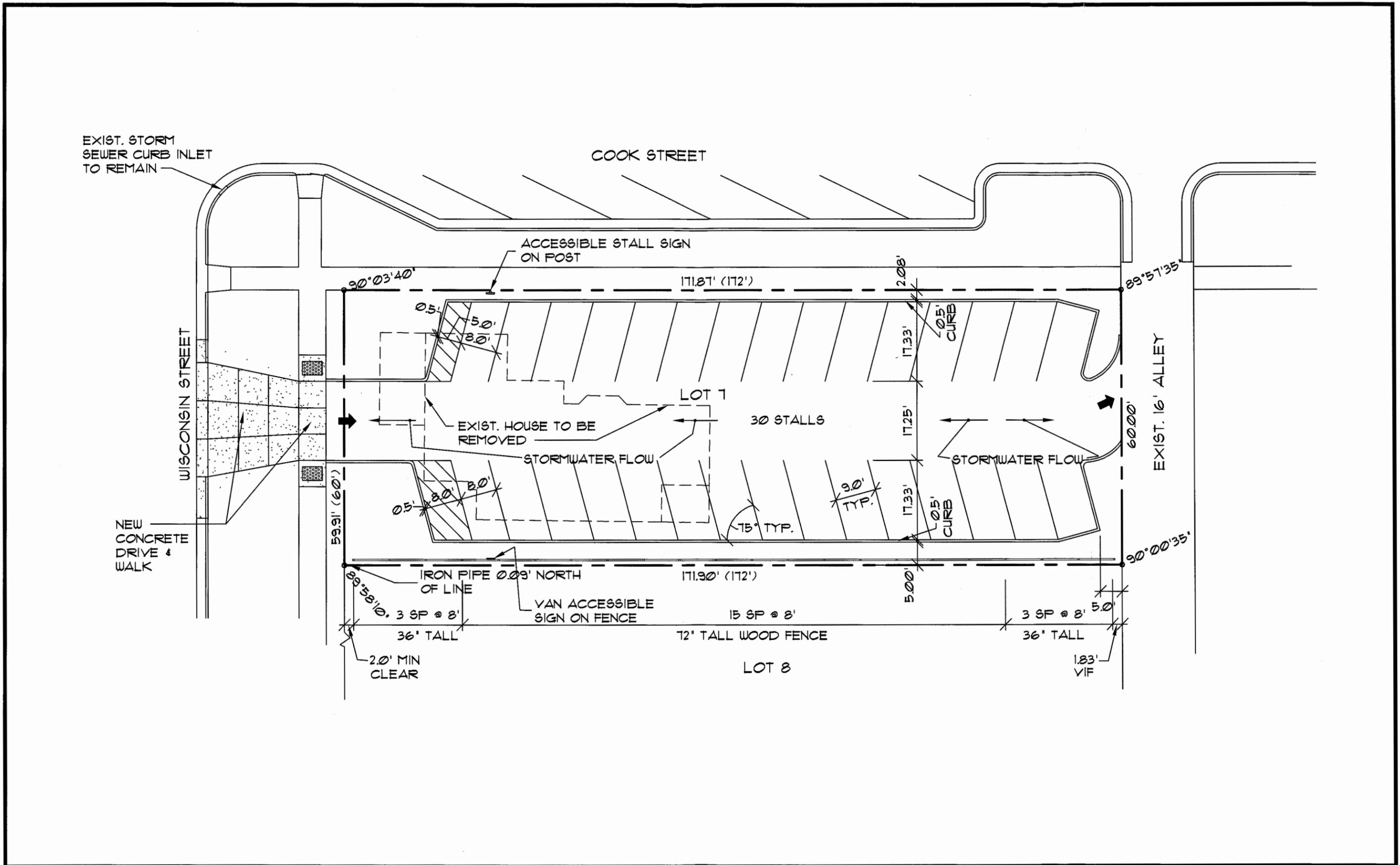
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES,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

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 (1) YEAR FROM DATE HEREOF.

David F. Abell
 DAVID F. ABELL
 WISCONSIN REGISTERED LAND SURVEYOR, S-1596

DATE January 17, 1989 JOB NUMBER - 89005
 NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

278-00



PROPOSED PARKING LOT AT
 CENTRAL-DENISON ELEMENTARY SCHOOL
 LAKE GENEVA, WISCONSIN

KEHOE - HENRY & ASSOCIATES, INC.
 25 NORTH WISCONSIN STREET
 ELKHORN, WISCONSIN 53121
 TELEPHONE 262-723-4399
 FAX 262-723-4299

SITE PLAN
 1" = 20'-0"
 NORTH

REVISIONS
 ADDENDUM

JOB NO.
 1508
 DATE
 5/27/15

SHEET NO.
 C-1

7. Public Hearing and recommendation for a Planned Development (PD) including the General Development Plan (GDP) and the Precise Implementation Plan (PIP) filed by William Henry, for the Lake Geneva Joint 1 School District, 208 South Street, Lake Geneva, WI 53147 on behalf of Michael & Kathleen Sebastian, to allow for a Parking Lot at 833 Wisconsin Street, Tax Key No. ZOP 00100.

DISCUSSION – Mr Bill Henry

Mr. Henry presented a power point with handouts and briefly addressed the commission. There was some back and forth general discussion related to needed traffic studies, signage, drainage and landscaping for the proposed parking lot.

PUBLIC SPEAKER #1 –Charlene Klein -817 Wisconsin St, LG

Speaker voiced their concerns and opposition to agenda item #7.

*Referencing her previous comments from the Joint meeting (*See Joint meeting minutes*)
She also inquired who is going to monitor who is parking in a teacher/staff parking lot?

PUBLIC SPEAKER #2 – Gail Gygax -Address, LG

Speaker voiced their concerns and opposition to agenda item #7.

She would like to see a study done on traffic from school, tourists and residents.

PUBLIC SPEAKER #3 - Perez -, LG (*He is the son of mother who lives there*)

He voiced his concerns and opposition to agenda item #7.

PUBLIC SPEAKER #4 – Maureen Marks – 834 Dodge St, LG

Speaker voiced their concerns and opposition to agenda item #7.

Sebastian told her that the school board approached him.

Concerned about the exceptions ... at least 10 of them...

PUBLIC SPEAKER #5 – Mark Immer – 821 Wisconsin St, LG

Speaker voiced their concerns and opposition to agenda item #7.

Not looked into all options.

PUBLIC SPEAKER #6 – Richard Melman – S Lake Shore Dr, LG

Speaker voiced their concerns and opposition to agenda item #7.

Switch the schools and have the older kids go to Dennison and young ones go to LGMS.

MOTION #8

Kupsik/Gibbs moved to close the public hearing. The motion carried unanimously.

DISCUSSION

Inspector Robers clarified that there are 3 units in the existing property and no building permits have been pulled on The property, if they are doing any remodeling it is being done without City permits. The property owner submitted a signed letter with the application granting permission for the application.

MOTION #10 TO AMEND

Mayor Connors/Skates moved to amend the recommendation with the following additions:

- Add a Stop sign at the North exit with the alley and a left turn only sign
- Stop Sign at the alley along with a crosswalk
- Detection field on the sidewalk
- Landscaping be preserved as noted in the plan and any damaged trees be replaced by the same species
- Length of the fence along the East side be cut off even with the angle on the Northern most parking stall to protect vision
- City engineers review and approval of all drainage

The amendment passed 6/1 (Gibbs against).

MOTION #11

Kupsik/Skates moved to approve the recommendation for a Planned Development (PD) including the General Development Plan (GDP) and the Precise Implementation Plan (PIP) filed by William Henry, for the Lake Geneva Joint 1 School District, 208 South Street, Lake Geneva, WI 53147 on behalf of Michael & Kathleen Sebastian, to allow for a Parking Lot at 833 Wisconsin Street, Tax Key No. ZOP 00100. To include finding of fact and all staff recommendations and amendment items listed below and contingent upon council approval of the Comprehensive Plan change.

- Add a Stop sign at the North exit with the alley and a left turn only sign
- Stop Sign at the alley along with a crosswalk
- Detection field on the sidewalk
- Landscaping be preserved as noted in the plan and any damaged trees be replaced by the same species
- Length of the fence along the East side be cut off even with the angle on the Northern most parking stall to protect vision
- City engineers review and approval of all drainage

The motion passed 5/2 (Gibbs/Frederick against).

8. **Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted on behalf of Potter's Self Storage LLC, by Farris Hansen & Associates, PO Box 437, Elkhorn, WI 53121 for land located in the extra-territorial plat review area at W2285 Townline Road, Lake Geneva, WI 53147.**

MOTION #10

Mayor Connors/Kupsik moved to approve the recommendation on an Application for Land Division Review for a Certified Survey Map submitted on behalf of Potter's Self Storage LLC, by Farris Hansen & Associates, PO Box 437, Elkhorn, WI 53121 for land located in the extra-territorial plat review area at W2285 Townline Road, Lake Geneva, WI 53147; including engineering review of the CSM. The motion passed 6/1 (Flower against)

9. **Public Hearing and recommendation on a Conditional Use Application filed by Elizabeth & Jeffery Iverson, 365 Elm Street, Elgin, IL, to operate a Bed & Breakfast establishment at 421 Madison Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00091.**

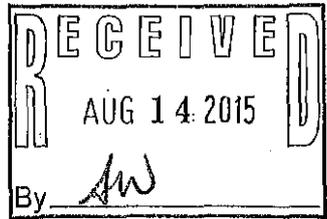
DISCUSSION

Elizabeth Iverson spoke to the commission with a brief overview of the proposed recommendation. There was a brief discussion of the application for clarification purposes.

PUBLIC SPEAKER - None

MOTION #11

Kupsik/Flower moved to close the public hearing. The motion carried unanimously.



PROTEST PETITION

I, the undersigned do hereby protest the rezoning of the property at 833 Wisconsin Street, Lake Geneva, Wisconsin, Walworth County, Tax Key No. ZOP 00100, and protest the amendment of the Comprehensive Plan to change from Single-Family Residential Urban to Institutional and Community Services, Planned Development District pursuant to section 98-903, Amendment of Official Zoning Map of the City of Lake Geneva Zoning Ordinance.

The person below duly signed and acknowledged is among either owners of 20% or more either of the areas of the land included in the proposed amendment, or is owner of 20% or more of the area of the land immediately adjacent extending 100 feet from the property, or is owner of 20% or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite property. Therefore, the rezoning of the property shall not become effective except by the favorable vote of three-fourths (3/4's) of the members of the Lake Geneva City Council voting on the proposed change. This Protest Petition meets the legal requirements for a protest petition pursuant to Wisconsin Statute 62.23 (7)(d)(2m).

Fee title Holder: James Mcintosh

Signature: [Signature]

Property Address: 827 Wisconsin Street

Name: James McIntosh

Lake Geneva, WI

ACKNOWLEDGEMENT

STATE OF Illinois)

)

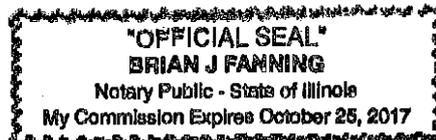
Cook COUNTY)

This instrument was acknowledged before me on August 7 2015, by

James McIntosh (name)

Notary Public, State of Illinois

My Commission: (is permanent) (expires) 10.25.17



Sabrina Waswo, Lake Geneva City Clerk

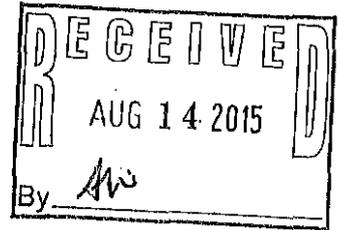
626 Geneva Street, Lake Geneva, Wisconsin 53147

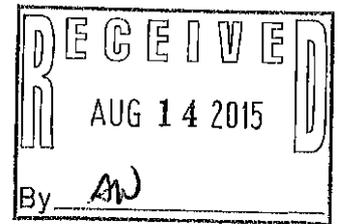
cityclerk@cityoflakegeneva.com

Please Distribute

To : Mayor, James Connors, All City Aldermen and Plan Commission Members:

I am opposed to the Comprehensive Plan Change at 833 Wisconsin Street, Lake Geneva, Wisconsin, a part of the Maple Park National Historic District.





PROTEST PETITION

I, the undersigned do hereby protest the rezoning of the property at 833 Wisconsin Street, Lake Geneva, Wisconsin, Walworth County, Tax Key No. ZOP 00100, and protest the amendment of the Comprehensive Plan to change from Single-Family Residential Urban to Institutional and Community Services, Planned Development District pursuant to section 98-903, Amendment of Official Zoning Map of the City of Lake Geneva Zoning Ordinance.

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Fee title Holder: MAUREEN A. MARKS

Signature: Maureen A Marks

Property Address: 834 Dodge St

Name: MAUREEN A. MARKS

Lake Geneva, WI
53147

ACKNOWLEDGEMENT

STATE OF Wisconsin)

WALWORTH COUNTY)

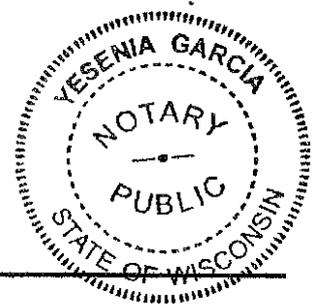
This instrument was acknowledged before me on 8/6 2015, by

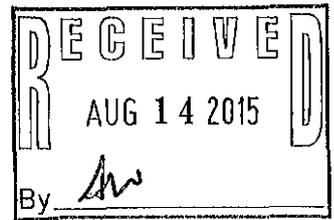
Maureen Marks (name)

Notary Public, State of WI

My Commission: (is permanent) (expires) 5-15-2017

Ysabel Egan





PROTEST PETITION

I, the undersigned do hereby protest the rezoning of the property at 833 Wisconsin Street, Lake Geneva, Wisconsin, Walworth County, Tax Key No. ZOP 00100, and protest the amendment of the Comprehensive Plan to change from Single –Family Residential Urban to Institutional and Community Services, Planned Development District pursuant to section 98-903, Amendment of Official Zoning Map of the City of Lake Geneva Zoning Ordinance.

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Fee title Holder: MARK IMMER

Signature: Mark Immer

Property Address: 821 WISCONSIN

Name: MARK IMMER

LAKE GENEVA

ACKNOWLEDGEMENT

STATE OF Wisconsin)

Walworth COUNTY)

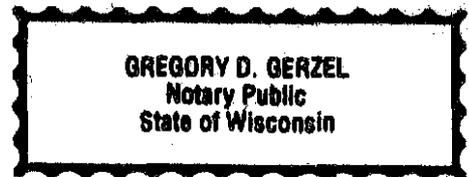
This instrument was acknowledged before me on August 3, 2015, by

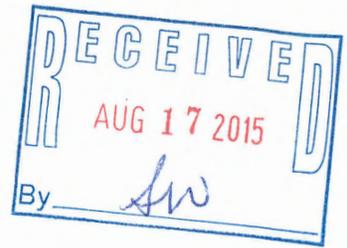
Mark Immer (name)

Notary Public, State of Wisconsin

My Commission: (is permanent) (expires) 04-19-2019

Gregory D. Gerzel





PROTEST PETITION

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Fee title Holder: Virgil & Sharon Wuttke

Signature: Sharon S. Wuttke

Property Address: 830 Wisconsin St.

Name: Sharon Wuttke

Lake Geneva, WI 53147

ACKNOWLEDGEMENT

STATE OF Wisconsin)

)

Walworth COUNTY)

This instrument was acknowledged before me on 8-7 2015, by

Linnea L. Schult (name)

Notary Public, State of Wisconsin

My Commission: (is permanent) (expires) ~~8-16-17~~ 7-16-17



MOTION #10 TO AMEND

Mayor Connors/Skates moved to amend the recommendation with the following additions:

Plan Commission
Minutes
August 17, 2015

- Add a Stop sign at the North exit with the alley and a left turn only sign
- Stop Sign at the alley along with a crosswalk
- Detection field on the sidewalk
- Landscaping be preserved as noted in the plan and any damaged trees be replaced by the same species
- Length of the fence along the East side be cut off even with the angle on the Northern most parking stall to protect vision
- City engineers review and approval of all drainage

The amendment passed 6/1 (Gibbs against).

MOTION #11

Kupsik/Skates moved to approve the recommendation for a Planned Development (PD) including the General Development Plan (GDP) and the Precise Implementation Plan (PIP) filed by William Henry, for the Lake Geneva Joint 1 School District, 208 South Street, Lake Geneva, WI 53147 on behalf of Michael & Kathleen Sebastian, to allow for a Parking Lot at 833 Wisconsin Street, Tax Key No. ZOP 00100. To include finding of fact and all staff recommendations and amendment items listed below and contingent upon council approval of the Comprehensive Plan change.

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The motion passed 5/2 (Gibbs/Frederick against).

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MOTION #10

Mayor Connors/Kupsik moved to approve the recommendation on an Application for Land Division Review for a Certified Survey Map submitted on behalf of Potter’s Self Storage LLC, by Farris Hansen & Associates, PO Box 437, Elkhorn, WI 53121 for land located in the extra-territorial plat review area at W2285 Townline Road, Lake Geneva, WI 53147; including engineering review of the CSM. The motion passed 6/1 (Flower against)

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DISCUSSION

Elizabeth Iverson spoke to the commission with a brief overview of the proposed recommendation. There was a brief discussion of the application for clarification purposes.

PUBLIC SPEAKER - None

MOTION #11

Kupsik/Flower moved to close the public hearing. The motion carried unanimously.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

CERTIFIED SURVEY MAP or

SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

POTTER'S SELF STORAGE LLC

W2285 TOWNLINE ROAD

LAKE GENEVA, WI. 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 248-3559

NAME AND ADDRESS OF APPLICANT:

FARRIS HANSEN & ASSOCIATES

PO BOX 437

ELKHORN, WI. 53121

TELEPHONE NUMBER OF APPLICANT: (262) 723-2098

NAME AND ADDRESS OF SURVEYOR:

PETER S. GORDON

PO BOX 437

ELKHORN, WI. 53121

TELEPHONE NUMBER OF SURVEYOR:

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

COMBINING 2 DIFFERENT CSM LOTS INTO 1.

SUBMITTAL CHECKLIST

✓

LOCATION MAP SHOWING LOCATION OF PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED WITH TOWN OR TOWNS, AND PARCELS WITHIN 1,000-FT OF BOUNDARY OF SUBJECT PROPERTY.

✓

SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.

(See Rezone MAP)

✓

CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES.

✓

PROVIDE 5 FULL SETS AND 20 11" X 17" COPIES OF CSM OR PLAT PRIOR TO PLACEMENT ON PLAN COMMISSION AGENDA.

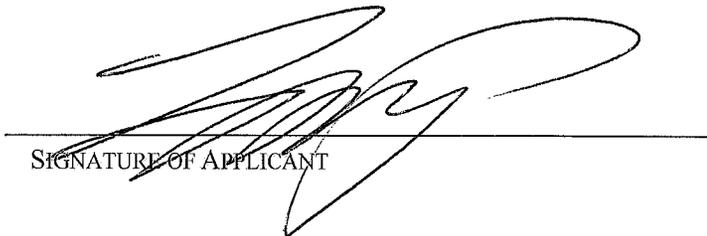
I AM AWARE THAT THE CITY OF LAKE GENEVA IS ACTIVELY ENGAGED IN THE REVIEW, APPROVAL OR DENIAL OF LAND DIVISIONS WITHIN ITS EXTRATERRITORIAL LAND DIVISION REVIEW AREA.

I UNDERSTAND THAT THE CITY OF LAKE GENEVA LAND DIVISION ORDINANCE REQUIRES THE CITY TO DENY LAND DIVISIONS WHICH CREATE NEW, BUILDABLE PARCELS OR LOTS WITHIN THE EXTRATERRITORIAL AREA WITH OVERALL DENSITY THAT EXCEEDS MORE THAN ONE DWELLING UNIT PER THIRTY-FIVE ACRES UNLESS THE CITY DETERMINES THAT THE LAND DIVISION CONSTITUTES INFILL DEVELOPMENT.

DATE

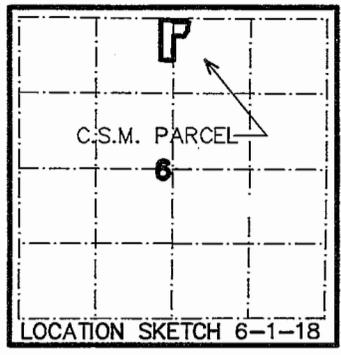
7/10/2015

SIGNATURE OF APPLICANT

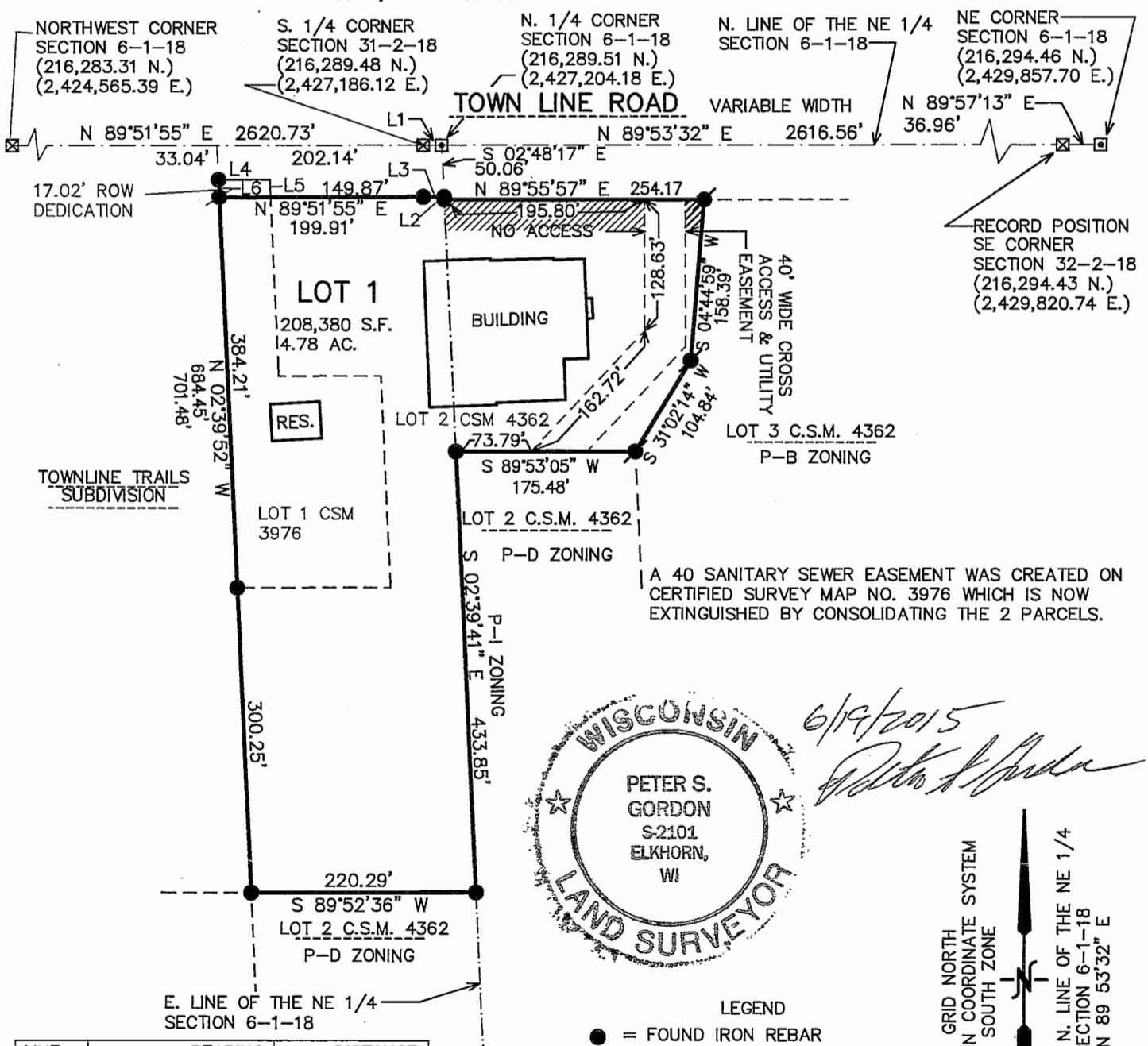


FARRIS, HANSEN & ASSOC. INC. CERTIFIED SURVEY MAP NO. _____

7 RIDGWAY COURT- P.O. BOX 437
 ELKHORN, WISCONSIN 53121
 PHONE (262) 723-2098
 FAX (262) 723-5886
 OWNER(S):
 POTTER'S SELF STORAGE, LLC
 W2285 TOWNLINE ROAD
 LAKE GENEVA, WI 53147
 ZONING: B-4
 SOILS: MpB



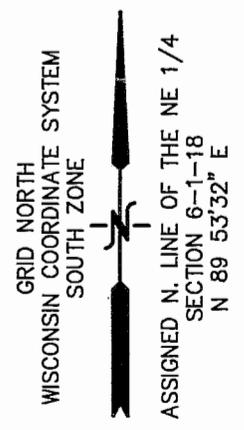
A PARCEL CONSOLIDATION OF LOT 1 OF C.S.M. 3976 AND LOT 1 OF CSM 4362 LOCATED IN PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 18 EAST, TOWN OF BLOOMFIELD WALWORTH COUNTY, WISCONSIN



LINE	BEARING	DISTANCE
L1	N 89°53'32" E	18.06'
L2	S 02°48'17" E	2.64'
L3	N 89°53'32" E	20.40'
L4	N 89°51'55" E	50.05'
L5	S 02°39'52" E	17.02'
L6	N 02°39'52" W	17.02'

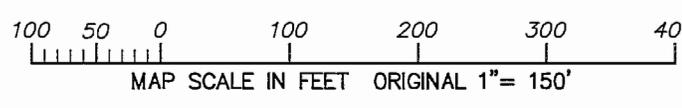


6/19/2015
[Signature]



- LEGEND**
- = FOUND IRON REBAR STAKE, 3/4" DIA.
 - = FOUND IRON PIPE STAKE, 1 3/8" O.D.
 - ⦿ = SET IRON REBAR STAKE 24"x3/4"x1.50 lbs./ft.
 - ☐ = FOUND CONCRETE COUNTY MONUMENT W/ BRASS CAP
 - {XXX} = RECORDED AS
 - ⊕ = SEPTIC SYSTEM

THIS INSTRUMENT DRAFTED BY PETER S. GORDON
 PROJECT NO. 6457.15
 DATED: 05-28-2015
 SHEET 1 OF 3 SHEETS



CERTIFIED SURVEY MAP NO. _____

**A PARCEL CONSOLIDATION OF LOT 1 OF C.S.M. 3976 AND
LOT 1 OF CSM 4362 LOCATED IN PART OF THE NW 1/4
OF THE NE 1/4 AND PART OF THE NE 1/4 OF
THE NW 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 18
EAST, TOWN OF BLOOMFIELD
WALWORTH COUNTY, WISCONSIN**

SURVEYORS CERTIFICATE

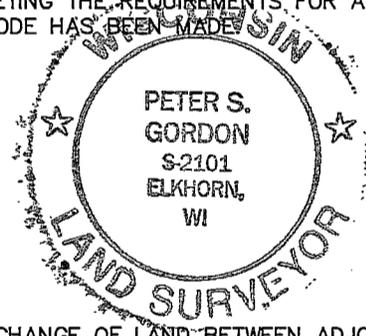
I HEREBY CERTIFY THAT AT THE DIRECTION OF LEO C. AND MADELEINE L. POTTER TRUST, POTTERS SELF STORAGE, LLC, OWNERS, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF WISCONSIN STATUTES, THE LAND DIVISION ORDINANCE FOR THE TOWN OF BLOOMFIELD, AND THE SUBDIVISION ORDINANCE FOR THE CITY OF LAKE GENEVA, I HAVE SURVEYED, DIVIDED, DEDICATED AND MAPPED THE FOLLOWING DESCRIBED LANDS AND THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE MAP AND OF THE SUBDIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF:

A PARCEL CONSOLIDATION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3976 (C.S.M. 3976), RECORDED IN VOLUME 24 ON PAGE 244 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 683657, AND LOT 1 OF CERTIFIED SURVEY MAP NO. 4362 (C.S.M. 4362), RECORDED IN VOLUME 28 ON PAGE 145 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 819308 LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 18 EAST, TOWN OF BLOOMFIELD AND CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTH 1/4 CORNER OF SAID SECTION 6 (T1N, R18E); THENCE S 02DEG 48MIN 17SEC E, 50.06 FEET TO AN IRON REBAR STAKE FOUND ON THE SOUTH LINE OF TOWN LINE ROAD AND THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARIES OF SAID LOT 1 OF C.S.M. 4362 AND LOT 1 OF C.S.M. 3976 THE FOLLOWING COURSES: S 02DEG 48MIN 17SEC E, 2.64 FEET; THENCE N 89DEG 55MIN 57SEC E, 254.17 FEET; THENCE S 04DEG 44MIN 59SEC W, 158.39 FEET; THENCE S 31DEG 02MIN 14SEC W, 104.84 FEET; THENCE S 89DEG 53MIN 05SEC W, 175.48 FEET; THENCE S 02DEG 39MIN 41SEC E, 433.85 FEET; THENCE S 89DEG 52MIN 36SEC W, 220.29 FEET; THENCE N 02DEG 39MIN 52SEC W, 701.48 FEET; THENCE N 89DEG 51MIN 55SEC E, 50.05 FEET; THENCE S 02DEG 39MIN 52SEC E, 17.02 FEET; THENCE N 89DEG 51MIN 55SEC E, 149.87 FEET;; THENCE N 89DEG 53MIN 32SEC E, 19.61 FEET TO THE POINT OF BEGINNING.
CONTAINING 208,380 SQUARE FEET (4.78 ACRES) OF LAND, MORE OR LESS.

NOTE: LOT 1 HAS AN EXISTING SANITARY SEWER SYSTEM IN PLACE WHICH APPEARS TO BE FUNCTIONING. NO EVALUATION BY THE WALWORTH COUNTY SANITATION DEPARTMENT AS TO MEETING THE REQUIREMENTS FOR A REPLACEMENT SYSTEM UNDER COM-85 OF THE WISCONSIN ADMINISTRATIVE CODE HAS BEEN MADE.

DATED: JUNE 19, 2015


PETER S. GORDON RLS 2101



NOTE: THIS LOT LINE ADJUSTMENT IS FOR THE PURPOSE OF A SALE OR EXCHANGE OF LAND BETWEEN ADJOINING LAND OWNERS THAT DOES NOT CREATE ADDITIONAL LOTS, AND THE ORIGINAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE BLOOMFIELD VILLAGE/TOWN CODE OF ORDINANCES (ZONING.SHORELAND ZONING).

TOWN OF BLOOMFIELD APPROVAL

APPROVED THIS _____ DAY OF _____, 2015 BY THE TOWN OF BLOOMFIELD, WALWORTH COUNTY, WISCONSIN.

TOWN CLERK

CITY OF LAKE GENEVA APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP, LOCATED IN THE EXTRATERRITORIAL PLAT JURISDICTION AREA FOR THE CITY OF LAKE GENEVA, IS HEREBY APPROVED THIS _____ DAY OF _____, 2015.

CITY CLERK

THIS INSTRUMENT DRAFTED
BY PETER S. GORDON
PROJECT NO. 6457.15
DATED: 05-28-2015
SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

A PARCEL CONSOLIDATION OF LOT 1 OF C.S.M. 3976 AND
LOT 1 OF CSM 4362 LOCATED IN PART OF THE NW 1/4
OF THE NE 1/4 AND PART OF THE NE 1/4 OF
THE NW 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 18
EAST, TOWN OF BLOOMFIELD
WALWORTH COUNTY, WISCONSIN

OWNERS CERTIFICATE

AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED,
DIVIDED, DEDICATED, AND MAPPED AS REPRESENTED ON THE MAP. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED
BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.

TOWN OF BLOOMFIELD
CITY OF LAKE GENEVA

LEO C. POTTER, REPRESENTATIVE
POTTERS SELF STORAGE, LLC

STATE OF WISCONSIN)
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2015, THE ABOVE NAMED, LEO C.
POTTER, REPRESENTATIVE, POTTERS SELF STORAGE, LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC _____, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

TOWN BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE
LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LANDS, DOES HEREBY CONSENT TO
SURVEYING, DIVIDING, DEDICATING, AND MAPPING AS REPRESENTED ON THIS MAP AND DO HEREBY CONSENT TO
THE CERTIFICATE OF POTTERS SELF STORAGE, LLC, OWNERS. IN WITNESS WHEREOF, THE SAID
TOWN BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS OFFICER, AT
_____, WISCONSIN THIS _____ DAY OF _____, 2015

AUTHORIZED SIGNATURE FOR TOWN BANK

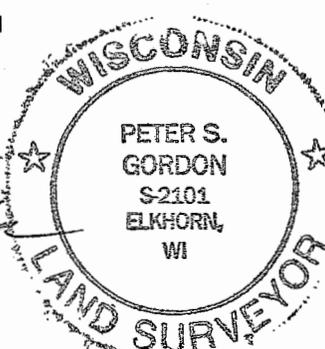
STATE OF WISCONSIN)
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2015, THE ABOVE
NAMED _____ OF TOWN BANK, TO ME KNOWN TO BE THE PERSON(S) WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS
SUCH OFFICERS AS THE DEED OF SAID CORPORATION BY ITS AUTHORITY.

MY COMMISSION EXPIRES

NOTARY PUBLIC, _____, WISCONSIN

6/19/2015
Peter S. Gordon



THIS INSTRUMENT DRAFTED
BY PETER S. GORDON
PROJECT NO. 6457.15
DATED: 05-28-2015
SHEET 2 OF 3 SHEETS

CONDITIONAL USE RESOLUTION 15-R43

A resolution authorizing the issuance of a Conditional Use Permit to Elizabeth and Jeffrey Iverson, 365 Elm Street, Elgin IL, to operate a Bed & Breakfast establishment at 421 Madison Street, Lake Geneva, WI 53147.

WHEREAS, the City Plan Commission has considered the application of Elizabeth and Jeffrey Iverson,

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on August 17, 2015.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit for Elizabeth and Jeffrey Iverson to operate a Bed & Breakfast establishment at 421 Madison Street, Lake Geneva, WI 53147 in a Single Family Residential (SR-4) zoning district located at 421 Madison Street, Lake Geneva, WI 53147, Tax Parcel ZOP 00091 with the recommendations that parking for guests be at the two spaces along alley and two in front of the garage, no outside storage allowed, and including all findings of fact.

Granted by action of the Common Council of the City of Lake Geneva this 24th day of August, 2015.

James R. Connors, Mayor

ATTEST:

Sabrina Waswo, City Clerk

MOTION #10 TO AMEND

Mayor Connors/Skates moved to amend the recommendation with the following additions:

- Add a Stop sign at the North exit with the alley and a left turn only sign
- Stop Sign at the alley along with a crosswalk
- Detection field on the sidewalk
- Landscaping be preserved as noted in the plan and any damaged trees be replaced by the same species
- Length of the fence along the East side be cut off even with the angle on the Northern most parking stall to protect vision
- City engineers review and approval of all drainage

The amendment passed 6/1 (Gibbs against).

MOTION #11

Kupsik/Skates moved to approve the recommendation for a Planned Development (PD) including the General Development Plan (GDP) and the Precise Implementation Plan (PIP) filed by William Henry, for the Lake Geneva Joint 1 School District, 208 South Street, Lake Geneva, WI 53147 on behalf of Michael & Kathleen Sebastian, to allow for a Parking Lot at 833 Wisconsin Street, Tax Key No. ZOP 00100. To include finding of fact and all staff recommendations and amendment items listed below and contingent upon council approval of the Comprehensive Plan change.

- Add a Stop sign at the North exit with the alley and a left turn only sign
- Stop Sign at the alley along with a crosswalk
- Detection field on the sidewalk
- Landscaping be preserved as noted in the plan and any damaged trees be replaced by the same species
- Length of the fence along the East side be cut off even with the angle on the Northern most parking stall to protect vision
- City engineers review and approval of all drainage

The motion passed 5/2 (Gibbs/Frederick against).

- 8. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted on behalf of Potter's Self Storage LLC, by Farris Hansen & Associates, PO Box 437, Elkhorn, WI 53121 for land located in the extra-territorial plat review area at W2285 Townline Road, Lake Geneva, WI 53147.**

MOTION #10

Mayor Connors/Kupsik moved to approve the recommendation on an Application for Land Division Review for a Certified Survey Map submitted on behalf of Potter's Self Storage LLC, by Farris Hansen & Associates, PO Box 437, Elkhorn, WI 53121 for land located in the extra-territorial plat review area at W2285 Townline Road, Lake Geneva, WI 53147; including engineering review of the CSM. The motion passed 6/1 (Flower against)

- 9. Public Hearing and recommendation on a Conditional Use Application filed by Elizabeth & Jeffery Iverson, 365 Elm Street, Elgin, IL, to operate a Bed & Breakfast establishment at 421 Madison Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00091.**

DISCUSSION

Elizabeth Iverson spoke to the commission with a brief overview of the proposed recommendation. There was a brief discussion of the application for clarification purposes.

PUBLIC SPEAKER - None

MOTION #11

Kupsik/Flower moved to close the public hearing. The motion carried unanimously.

MOTION #12

Kupsik/Adams moved to approve the recommendation on a Conditional Use Application filed by Elizabeth & Jeffery Iverson, 365 Elm Street, Elgin, IL, to operate a Bed & Breakfast establishment at 421 Madison Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00091. To include all staff recommendations, findings of fact, no outside storage and the location of the parking stalls, two on the alley and balance on the driveway. The motion carried unanimously.

- 10. Public Hearing and recommendation for a Planned Development (PD), General Development Plan (GDP) filed by Kim Pischke for Core Commercial, Inc., PO Box 1154, Appleton, WI, 54912, to allow for a multi-tenant commercial building at 351 Peller Road, Lake Geneva, WI 53147, Tax Key No. ZA 76100001.**

DISCUSSION – Grant (Fondu Lac)

He gave a brief overview of the PD and GDP for Core Commercial. There are two tenants lined up, Noodles Inc and QDoba and two more will be general retail. There was a brief discussion of the application for clarification purposes.

PUBLIC SPEAKER - None

MOTION #7

Connors/Flower moved to continue the item to the September meeting including the public hearing. The motion carried unanimously.

- 11. Review and Recommendation on an Application for Site Plan Review for landscape and parking lot alteration filled by City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147 for parking lot located at 255/275 Mill Street, Tax Key No's ZA312100001 and ZOP 00298.**

DISCUSSION

ROBERS gave a brief overview of what is proposed.

MOTION #13

Kupsik/Flower moved to approve the recommendation on an Application for Site Plan Review for landscape and parking lot alteration filled by City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147 for parking lot located at 255/275 Mill Street, Tax Key No's ZA312100001 and ZOP 00298. To include all staff recommendations. The motion carried unanimously.

- 12. Review and recommendation for an Application for a Comprehensive Plan Amendment submitted by John Michael Ford for Tempo Development, Inc., 11921 S. Hobart Street, Palos Park, IL 60464 to change the land use for parcels located at Tax Key No's. ZOP 00001, ZYUP 00001C, ZYUP 00131 & ZYUP 00153 from Private Recreation Facilities to Neighborhood Mixed Use, to start the Public Review process, and set a Public Hearing on said matter before a joint meeting of the Plan Commission and City Council.**

DISCUSSION

There was a brief overview of what is proposed.

MOTION #14

Mayor Connors/Kupsik moved to approve the recommendation for an Application for a Comprehensive Plan Amendment submitted by John Michael Ford for Tempo Development, Inc., 11921 S. Hobart Street, Palos Park, IL 60464 to change the land use for parcels located at Tax Key No's. ZOP 00001, ZYUP 00001C, ZYUP 00131 & ZYUP 00153 from Private Recreation Facilities to Neighborhood Mixed Use, to start the Public Review process, and set a Public Hearing on said matter before a joint meeting of the Plan Commission and City Council. Including notification recommendations for 300 ft. (To be on agenda of October 19th meeting.) The motion carried unanimously.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

421 Madison Street Lake Geneva, WI 53147
ZOP 00091

NAME AND ADDRESS OF CURRENT OWNER: Prior to July 31, 2015

Frederick A. Gahl
1661 S. Lake Shore Drive Lake Geneva, WI 53147-2124

TELEPHONE NUMBER OF CURRENT OWNER: Can be reach through Coldwell Banker Honig Bell
266 Brand St. Lake Geneva, WI 53147

NAME AND ADDRESS OF APPLICANT: /OWNERS after July 31, 2015

Elizabeth (Beth) & Jeffrey (Jeff) Iverson
365 Elm St. Elgin, IL

TELEPHONE NUMBER OF APPLICANT:

PROPOSED CONDITIONAL USE:

Bed & Breakfast (overnight lodging w/ inclusive breakfast) 4-6 available parking spaces
Owners will reside in home

ZONING DISTRICT IN WHICH LAND IS LOCATED: SR-4

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

None - Using home as is

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Renting out bedroom w/ bath for overnight lodging breakfast for guest(s) Use of Comon areas of house, yard & parking

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

7/5/15
DATE

Elizabeth Iverson / Jeff Iverson
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?

Will bring increased tourism to the area thus increasing revenues/taxes for the city and other businesses in surrounding area as well ie: shops/restaurant

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 close proximity to beach, restaurants & shopping will allow for increased patronage of all mentioned businesses thus increasing cities taxes/revenues

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 adverse effects / ample parking

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?

House & property will remain in keeping w/ rest of residential homes in immediate 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?

Yes, same as the rest of the surrounding residential home

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 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: _____



**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:
SITE PLAN REVIEW AND APPROVAL (Requirements per Section 98-908)**

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ **Pre-submittal staff meeting scheduled:**

Date of Meeting: _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

Follow-up pre-submittal staff meetings scheduled for:

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Application form filed with Zoning Administrator:** **Date:** _____ **by:** _____

___ **Application fee of \$ _____ received by Zoning Administrator:** **Date:** _____ **by:** _____

___ **Reimbursement of professional consultant costs agreement executed:** **Date:** _____ **by:** _____

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 25 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (5 Copies to Zoning Administrator) **Date:** _____ **by:** _____

↓ *Draft Final Packet (1 Copy to Zoning Administrator)* **Date:** _____ **by:** _____

↓

___ (a) **A written description of the intended use describing in reasonable detail the:**

- ___ Existing zoning district(s) (and proposed zoning district(s) if different);
- ___ Land use plan map designation(s);
- ___ Current land uses present on the subject property;
- ___ Proposed land uses for the subject property (per Section 98-206);
- ___ Projected number of residents, employees, and daily customers;
- ___ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;
- ___ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

___ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;

___ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";

___ Exterior building and fencing materials (Sections 98-718 and 98-720);

___ Possible future expansion and related implications for points above;

___ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

___ (b) **A Small Location Map** at 11" x 17" showing the subject property, all properties within 300 feet, and illustrating its relationship to the nearest street intersection. (A photocopy of the pertinent section of the City's Official Zoning Map with the subject property clearly indicated shall suffice to meet this requirement.)

___ (c) **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;

___ 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;

___ The location and type of any permanently protected green space areas;

___ The location of existing and proposed drainage facilities;

___ 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.

- ___ (d) **A Detailed Landscaping Plan of the subject property:**
- ___ Scale same as main plan (> or equal to 1" equals 100')
 - ___ Map reduction at 11" x 17"
 - ___ Showing the location of all required bufferyard and landscaping areas
 - ___ Showing existing and proposed Landscape Point fencing
 - ___ Showing berm options for meeting said requirements
 - ___ Demonstrating complete compliance with the requirements of Article VI
 - ___ Providing individual plant locations and species, fencing types and heights, and berm heights;

- ___ (e) **A Grading and Erosion Control Plan:**
- ___ Same scale as the main plan (> or equal to 1" equals 100')
 - ___ Map reduction at 11" x 17"
 - ___ Showing existing and proposed grades including retention walls and related devices, and erosion control measures.

- ___ (f) **Elevation Drawings of proposed buildings or remodeling of existing buildings:**
- ___ Showing finished exterior treatment;
 - ___ With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance;
 - ___ Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

NOTE: Initiation of Land Use or Development Activity: Absolutely no land use or development activity, including site clearing, grubbing, or grading shall occur on the subject property prior to the approval of the required site plan. Any such activity prior to such approval shall be a violation of law and shall be subject to all applicable enforcement mechanisms and penalties.

NOTE: Modification of an Approved Site Plan: Any and all variation between development and/or land use activity on the subject property and the approved site plan is a violation of law. An approved site plan shall be revised and approved via the procedures of Subsections 98-908(2) and (4) so as to clearly and completely depict any and all proposed modifications to the previously approved site plan, prior to the initiation of said modifications.

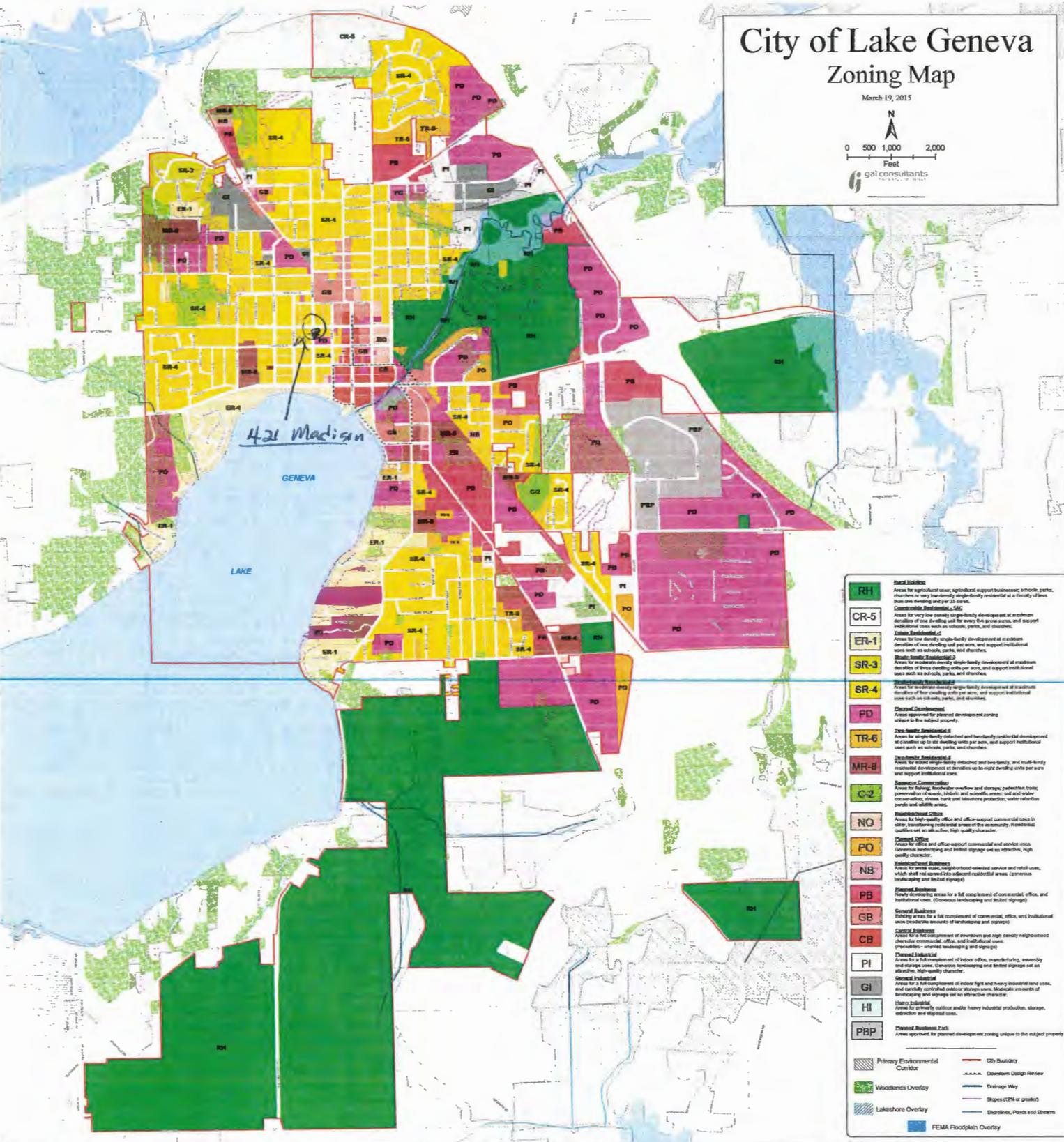
III.FINAL APPLICATION PACKET INFORMATION

___ 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: _____

City of Lake Geneva Zoning Map

March 19, 2015



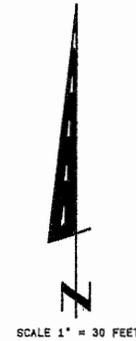
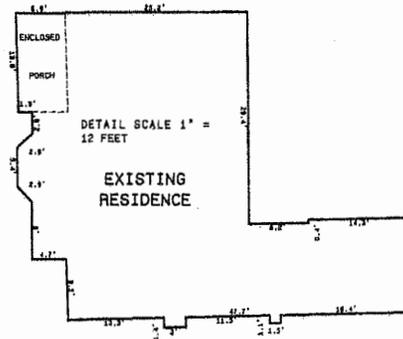
421 Madison

RH	Rural Residence Areas for agricultural uses, agricultural support businesses, schools, parks, churches or very low density single-family residential at a density of less than one dwelling unit per acre.
CR-5	Community Residential - Single-Family Areas for low density single-family development at a maximum density of one dwelling unit per acre, and support institutional uses such as schools, parks, and churches.
ER-1	Executive Residential Areas for low density single-family development at a maximum density of one dwelling unit per acre, and support institutional uses such as schools, parks, and churches.
SR-3	Single-Family Residential Areas for moderate density single-family development at a maximum density of three dwelling units per acre, and support institutional uses such as schools, parks, and churches.
SR-4	Single-Family Residential Areas for moderate density single-family development at a maximum density of four dwelling units per acre, and support institutional uses such as schools, parks, and churches.
PD	Planned Development Areas approved for planned development zoning unique to the subject property.
TR-6	Two-Family Residential Areas for single-family detached and two-family residential development at a density up to six dwelling units per acre, and support institutional uses such as schools, parks, and churches.
MR-8	Multi-Family Residential Areas for medium single-family detached and two-family, and multi-family residential development at densities up to eight dwelling units per acre and support institutional uses.
C-2	Community Center Areas for shopping, recreation, overflow and storage, pedestrian, traffic, preservation of scenic, historic and scientific areas, and water conservation, storm water and hazardous materials, water retention ponds and wildlife areas.
NO	Neighborhood Office Areas for high-quality office and office-support commercial uses in urban, neighborhood, residential areas of the community. Residential qualities set an attractive, high-quality character.
PO	Planned Office Areas for medium and office-support commercial and service uses. Generous landscaping and limited signage set an attractive, high-quality character.
NB	Neighborhood Business Areas for small-scale, neighborhood-oriented service and retail uses, which shall not exceed into adjacent residential areas. (Prohibition: related landscaping and signage)
PB	Planned Business Neighborhood-oriented areas for a full complement of commercial, office, and institutional uses. (Prohibition: related landscaping and signage)
GB	General Business Existing areas for a full complement of commercial, office, and institutional uses. (Prohibition: related landscaping and signage)
CB	Central Business Areas for a full complement of downtown and high-density neighborhood character commercial, office, and institutional uses. (Prohibition: related landscaping and signage)
PI	Planned Industrial Areas for a full complement of indoor office, manufacturing, assembly and storage uses. Generous landscaping and limited signage set an attractive, high-quality character.
GI	General Industrial Areas for a full complement of indoor light and heavy industrial uses, and suitable controlled outdoor storage uses. (Prohibition: related landscaping and signage)
HI	Heavy Industrial Areas for primarily outdoor and/or heavy industrial production, storage, extraction and related uses.
PBP	Planned Business Park Areas approved for planned development zoning unique to the subject property.

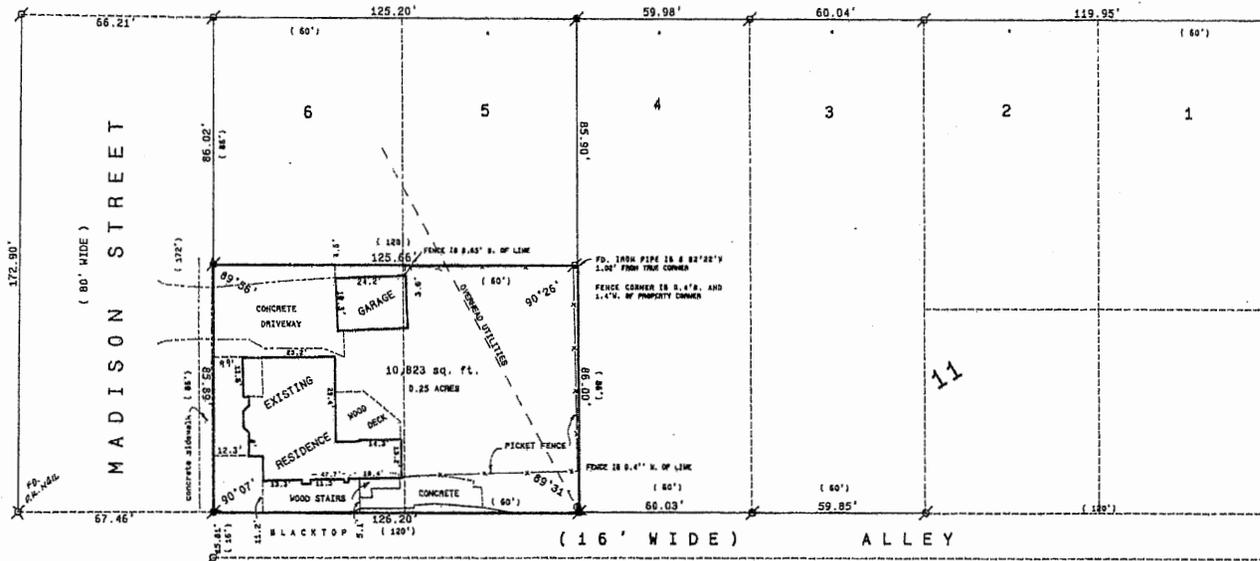
	Primary Environmental Corridor		City Boundary
	Woodlands Overlay		Downtown Design Review
	Lakeshore Overlay		Drainage Way
	FEMA Floodplain Overlay		Slopes (2% or greater)
			Channels, Ponds and Streams

PLAT OF SURVEY

THE SOUTH 1/2 OF
LOTS 5 AND 6, BLOCK
11 OF THE ORIGINAL
PLAT OF THE VILLAGE
OF LAKE GENEVA, NOW
CITY OF LAKE
GENEVA, WALWORTH
COUNTY, WISCONSIN.



DODGE STREET



BLOCK

Legend

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND BRASS CAPPED MONUMENT
- FOUND CONCRETE MONUMENT
- CHISEL CUT IN CONCRETE
- SET IRON ROD, 3/4" LONG, WEIGHING 1.5 LBS., LINEAL FT., 3/4" DIA.
- SET IRON ROD, 1 1/2" LONG, WEIGHING 4.5 LBS., LINEAL FT., 1 1/4" DIA.
- (---) RECORDED AS DIMENSION
- - - - - EXISTING FENCE



SCALE: 1" = 30 FEET

ORDERED BY: JUDY HOME
PRUDENTIAL SELECT PROPERTIES
623 MAIN ST.
LAKE GENEVA, WI. 53147

OWNER: CHAPEL REAL ESTATE, INC.
421 MADISON ST.
LAKE GENEVA, WI. 53147

SURVEYOR'S COMMENT

THIS SURVEY RETRACES A PREVIOUS PLAT OF SURVEY PREPARED BY ROBERT N. BAERENALD DATED AUG. 9, 1991 AS JOB NO. 3158 ON RECORD IN THE WALWORTH COUNTY SURVEYORS OFFICE. THIS SURVEY SIGNS THIS PARCEL TO BE APPROXIMATELY 8 FEET LONGER EAST - WEST THAN THE RECORDED DIMENSION OF 120 FEET. NO DEEDS WERE FOUND ON RECORD WHICH CONVEYED THIS STRIP AND THEREFORE THIS STRIP IS LAND OF QUESTIONABLE OWNERSHIP. PLEASE NOTE THAT THE BAERENALD MONUMENTED LINE FALLS EAST OF THE SIDEWALK AS IS USUALLY THE CASE.



"I hereby certify that the above described property has been surveyed in me or under my direction and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, temporary fences, easement appurtenances, roadways and visible encroachments, if any.
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 date hereof."

Kenneth B. Abernathy, Jr.

KENNETH B. ABERNATHY, JR.
WISCONSIN REGISTERED LAND SURVEYOR,
S-1594

Date: Apr 2, 2001 Job No. 01, 002

007-2012
208.911



421 Madison Street
Lake Geneva, WI 53147



A. Introduction

1. Our Services

. What is Humble B&B?

Humble B&B will be a short term lodging opportunity located in downtown Lake Geneva. Over the long-term we intend Humble B&B to become a highly recommended choice in Walworth County, WI for temporary lodging. We as new owners, intend to create a differentiated experience for our guests by capitalizing on the prime location of the traditional 2 story Victorian home with 2,754 square feet, housing four large guest rooms, one with a private bath downstairs, three upstairs with shared bath for rent, owners quarters in an upstairs apartment, spacious common areas and it's surrounding .24 acres of fenced in back yard, among the older established homes. It is located within walking distance of the downtown hub of activities and beach that make Lake Geneva a prime area for vacationers from the surrounding Midwest Region. The 4 Gables Home built in 1880 is steeped in history, which we intend to research and share with our guests.

. What do we plan to do?

Humble B&B will offer overnight or extended short term lodging for out of town & local guests that will include all the amenities of a relaxed, yet well-appointed home atmosphere including breakfast service in the morning, information regarding local attractions, dining and entertainment in the areas.

. What does Humble B&B offer their guests?

Humble B & B home was originally built in 1880 and is beautifully preserved and maintained with updated amenities in keeping with the style of the home.

We plan to create an idyllic "home away from home" environment, offer exceptional service, and introduce our patrons to the area and it's charms. The riches of the Walworth County have long drawn a significant number of tourists to the area as well as seasonal homeowners from surrounding cities. In addition to providing our guests with information about local attractions and activities, we plan to collaborate with the Chamber of Commerce, tour agencies and businesses throughout the area by offering packages with special rates and incentives. We intend to create a loyal customer base through advertising, personal contacts and client list. Expanding our exposure via the Internet, involvement in the local community and introducing the area to Humble B&B patrons that have not yet discovered this year-round paradise as well as those who have been coming to lake Geneva all their lives.

Amenities that go beyond the typical B&B will include:

- Complimentary cookies
- An extensive DVD & CD library for guest use
- Flat Screen TV's in each room
- Wifi Internet Access

- Complimentary coffee/teas/etc. located in common area, as well as bottled water, ice and a variety of grab & go snacks
- Complimentary toiletries
- Picnic baskets and coolers for beach/exploring excursions

2. The Company

. How do we plan to structure the business?

After possession and a brief period of becoming established as new ownership in the community, we, as proprietors, plan to diversify into offering packages that link our clientele with local businesses thus ensuring a steady flow of patrons (tourists and locals) through our doors.

Humble B&B business structure will be that of a Limited Liability Partnership in the name of Elizabeth J. & Jeffery P. Iverson. Both Elizabeth and Jeffery will reside on the property while managing and maintaining the business and satisfying bed & breakfast licensing requirements.

. What do we have to bring to the table?

Elizabeth has been employed by Max McGraw Wildlife Foundation in East Dundee, IL for 25 years planning and assisting with events for its 480+ members including corporate training meetings, charity functions, showers, weddings and holiday parties. Elizabeth has handled the details from the initial phone call/reservation through the planning process to being on site to make sure every facet of the event goes smoothly to processing the invoice for billing. The facility also houses 8 overnight rooms, a full kitchen & staff (which she oversees), meeting rooms and administrative offices. She has established a great rapport with the members and co-management of other departments.¹

Jeffery has spent the last 30 years in Management, Customer Service and Sales in both Retail & Restaurant establishments. He has knowledgeable skills that he uses to find out what the client's needs are and see that they are met. He has established a rapport with his customers that have had them following him from location to location over a span of years.

3. The Market

. How do we compare?

B&Bs, along with other short-term lodging in Walworth County and the popular Lake Geneva Area, have been a substantial part of the local tourism realm and has maintained its popularity even during the most recent downturn of the economy. Of the short-term lodgings in Walworth County, Humble B& B will establish itself, as a contender amongst the existing B&B's of which there are only a select few. Hotels/Motels constitute the largest percentage of rental properties surrounding Lake Geneva in terms of units.

. Who is our Customer?

The two primary customer segments are tourists from the surrounding 100-150 mile radius who traditionally prefer the cozy environment of B&Bs and local patrons who need the facilities for various celebrations, housing out of town family who travel for meetings, retreats and events. Additional guest will find us via an eye catching, informative, user-friendly web site. Increasing web presence on travel sites, commerce sites, social media & more, as well as one on one promotion with local business owners and mailings will provide additional exposure to potential customers for minimal advertising costs and nominal annual fees.

Tourists will want to explore the riches of Lake Geneva as well as surrounding Walworth County such as popular beaches, fine & casual dining, nearby wineries, horseback riding stables, spas, indoor & outdoor music venues, zip line adventures, farmers markets, antique & retail shopping venues as well as the many lakeside activities and boat rentals & tours.

B. Objectives

Become proprietors of Humble B&B offering 4 rentable overnight rooms with inclusive breakfast meal through bookings from personal clientele list, referrals, and local business partnerships

1. Demonstrate a minimum of 25% occupancy average throughout the remainder of 2015.
2. Increase income by 10% the first full year through community-based activities, incentives and referral packages.
3. Both Elizabeth and Jeff will supplement B&B revenue through employment outside of the Bed and Breakfast through local contacts.

C. Mission

The Mission of Humble B&B is to be among the best choice in Walworth County for temporary lodging by creating a comfortable relaxed environment for it's guests, capitalizing on the treasures that Walworth County has to offer it's tourists and local patrons year-round. Elizabeth and Jeffery intend to make Humble B&B more than a great bed and breakfast, they plan to create an environment of comfortable, lodging and attention to customer service that surpasses the standard fare for the immediate area that will keep them coming back for years to come.

MOTION #12

Kupsik/Adams moved to approve the recommendation on a Conditional Use Application filed by Elizabeth & Jeffery Iverson, 365 Elm Street, Elgin, IL, to operate a Bed & Breakfast establishment at 421 Madison Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00091. To include all staff recommendations, findings of fact, no outside storage and the location of the parking stalls, two on the alley and balance on the driveway. The motion carried unanimously.

10. Public Hearing and recommendation for a Planned Development (PD), General Development Plan (GDP) filed by Kim Pischke for Core Commercial, Inc., PO Box 1154, Appleton, WI, 54912, to allow for a multi-tenant commercial building at 351 Peller Road, Lake Geneva, WI 53147, Tax Key No. ZA 76100001.

DISCUSSION – Grant (Fondu Lac)

He gave a brief overview of the PD and GDP for Core Commercial. There are two tenants lined up, Noodles Inc and QDoba and two more will be general retail. There was a brief discussion of the application for clarification purposes.

PUBLIC SPEAKER - None

MOTION #7

Connors/Flower moved to continue the item to the September meeting including the public hearing. The motion carried unanimously.

11. Review and Recommendation on an Application for Site Plan Review for landscape and parking lot alteration filled by City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147 for parking lot located at 255/275 Mill Street, Tax Key No's ZA312100001 and ZOP 00298.

DISCUSSION

ROBERS gave a brief overview of what is proposed.

MOTION #13

Kupsik/Flower moved to approve the recommendation on an Application for Site Plan Review for landscape and parking lot alteration filled by City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147 for parking lot located at 255/275 Mill Street, Tax Key No's ZA312100001 and ZOP 00298. To include all staff recommendations. The motion carried unanimously.

12. Review and recommendation for an Application for a Comprehensive Plan Amendment submitted by John Michael Ford for Tempo Development, Inc., 11921 S. Hobart Street, Palos Park, IL 60464 to change the land use for parcels located at Tax Key No's. ZOP 00001, ZYUP 00001C, ZYUP 00131 & ZYUP 00153 from Private Recreation Facilities to Neighborhood Mixed Use, to start the Public Review process, and set a Public Hearing on said matter before a joint meeting of the Plan Commission and City Council.

DISCUSSION

There was a brief overview of what is proposed.

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APPLICATION FOR SITE PLAN REVIEW

City of Lake Geneva

Site Address and Parcel No. or Legal Description:

255 1/2 275 Mill Street Tax # 2A312100001 & ZOP 00298

Name and Address of Current Owner:

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

Telephone No. of Current Owner including area code:

262-248-3673

Name and Address of Applicant:

Same

Telephone No. of Applicant including area code:

Proposed Use:

Re-configuration of existing parking lot to improve flow. Remove some islands and bus parking. Restripe Lot.

Zoning District:

Planned Development

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

City of Lake Geneva
Public Works Department

Short statement describing activities to take place on site:

City parking lot.

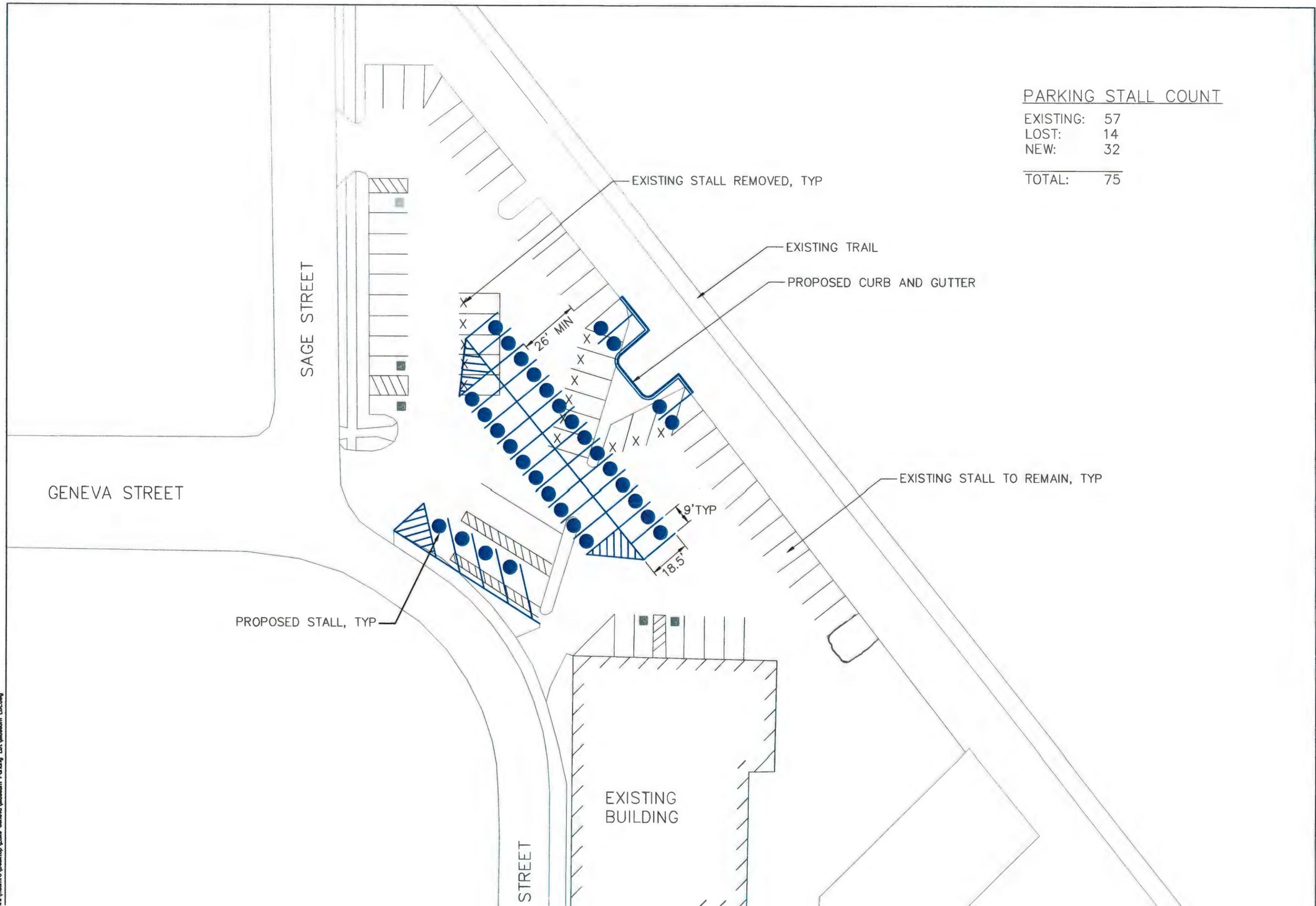
Site Plan Review fee: \$400.00, due upon filing of Application.



Signature of Applicant

AGREEMENT FOR SERVICES

\\ms\indomno\Desktop\Lake Geneva\Museum Parking Lot\Museum Lot.dwg



PARKING STALL COUNT

EXISTING:	57
LOST:	14
NEW:	32
TOTAL:	75



KAPUR & ASSOCIATES
CONSULTING
7711 N. PORT WASHINGTON
MILWAUKEE, WISCONSIN
Phone: 414.351.6566
www.kapure.com

PROJECT:
MUSEUM
L
PLA

LOCATION:
CITY C
GEN
WALV
COUN

CLIENT:

RELEASE:

REVISIONS:

#	DATE



SCALE:

IF NOT ONE INCH AT ALL SCALES, INDICATE SCALE ACCORDINGLY

SEAL:

we listen we innovate we turn your vision into reality

SHEET:

CONCI
PARKING

PROJECT MANAGER
PROJECT NUMBER
DATE

MOTION #12

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PUBLIC SPEAKER - None

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Harrison, Williams & McDonell, LLP

RECEIVED
Date: 6-30-15 *JS*

Attorneys at Law

David C. Williams

415 Broad Street #202
Lake Geneva, WI 53147
Phone: 262/248-8175
Fax: 262/248-3154
Email: lucyabell@sbcglobal.net

June 30, 2015

Martin W. Harrison
Wallace K. McDonell
452 W. Main Street
P.O. Box 59
Whitewater, WI 53190-0059
Phone: 262/473-7900
Fax: 262/473-7906

Andrew Farr Allen (1946-2003)

Please Reply to Lake Geneva Office

HAND DELIVERED



Sabrina Waswo
City Clerk, City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147

Re: Application for Amendment to the Comprehensive Plan

Dear Ms. Waswo:

I am enclosing for filing City of Lake Geneva Application for Amendment to the Comprehensive Plan for the "Hillmoor" property.

If there is a filing fee or other fee necessary with this Application, please let me know and I will deliver it today as well.

Very truly yours,

HARRISON, WILLIAMS & McDONELL, LLP

David C. Williams
State Bar No. 1013899

DCW/mla
Enclosure

Cc: Ken Robers, Building Inspector w/enclosure ✓

Mayor Jim Connors w/enclosure

Dan Draper, City Attorney w/enclosure

Mike Slavney w/enclosure

Mike Ford w/enclosure

CITY OF LAKE GENEVA
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN

NOTE: All applications for amendments to the Comprehensive Plan must be submitted to the City Clerk on or before June 30th.

PART A: AMENDMENT REQUEST

I, John Michael Ford, HEREBY REQUEST THE CITY OF LAKE GENEVA PLAN COMMISSION AND COMMON COUNCIL TO HOLD A PUBLIC HEARING ON THE FOLLOWING REQUEST FOR AMENDMENT TO THE LAKE GENEVA COMPREHENSIVE PLAN:

Please check all that apply:

- Amendment to the Future Land Use Map
 Amendment to the Community Facilities & Utilities Map
 Amendment to Other Maps
 Text Amendment (policies, programs, etc.)
 Other

PART B: CONTACT INFORMATION

APPLICANT:

Name (Person OR Firm): Tempo Development, Inc. Address: 11921 S. Hobart St., Palos Park, IL 60464
Email Address: ford.johnmike@gmail.com Daytime Telephone: (708) 751-2070

PROPERTY OWNER: (if different from Applicant) MY SIGNATURE INDICATES THAT I AUTHORIZE AND AGREE WITH ALL ASPECTS OF THIS REQUEST:

Name: Lake Geneva Properties, LLC Signature: 
By: Daniel F. Dooley, Manager of Lake Geneva Properties, LLC

PART C: BRIEF DESCRIPTION OF THIS PROPERTY AND PROPOSED LAND USE:

(If request is NOT linked to a particular property, skip to PART D.)

Parcel 1: ZUP00001 & ZYUP00131
Parcel 1A: ZYUP00001A
Parcel Number: Parcel 2: ZYUP00001C Address: Highway 50 East, Lake Geneva, WI 53147 (no specific street address)
Parcel 3: ZYUP00153

BRIEF DESCRIPTION OF THE PROPOSED AMENDMENT REQUEST: To allow creation of a residential Planned Unit Development around a lake setting with a minor commercial component. This will require a change to "Planned Mixed Use" for those portions of the property currently designated "Private Recreation Facilities."

CURRENT ZONING:

Zoning District: RH (Rural Holding District)

FUTURE PROPOSED USE (be specific)

A mixture of single-family lots, townhouses and multi-family condominiums, with limited commercial lots surrounding a 35+ acre lake. See attached Exhibit "A", Preliminary Concept Plan.

PART D: The Plan Commission and Common Council consider the following criteria when making recommendations regarding amendments to the Comprehensive Plan. Please respond to the following questions: *(If you need additional space for your response, please attach to the back of this application form.)*

1. How will the proposed amendment to the Comprehensive Plan benefit the public, City, and/or surrounding neighbors or neighborhoods?

See attached Addendum "A"

2. How does the request advance the Comprehensive Plan vision, and the goals, objectives and policies for the chapter within which the amendment affects?

See attached Addendum "A"

3. As it affects the amendment request, what circumstances have changed or what new information is now available since the original adoption of the City's Comprehensive Plan, or in the case of a previously requested amendment, what circumstances have changed since the last amendment process?

See attached Addendum "A"

4. Is there any additional information that the City of Lake Geneva should consider in its evaluation of this request?

See attached Addendum "A"

PART E: Please describe below (or on a separate sheet) what your specific request for a Comprehensive Plan amendment is. Provide any necessary maps, charts, or other supporting data as needed, including conceptual development plans (if applicable). Applicant also **MUST ATTACH** a redline/strikeout of the proposed text amendment and/or a clearly labeled and marked-up version of the proposed Map Amendment.

See attached Addendum "B"

TEMPO DEVELOPMENT, INC.

By: John M. Ford
Signature of Applicant(s) John Michael Ford, President

6/26/15
Date

REQUESTED COMPREHENSIVE PLAN AMENDMENT FOR:

333 East Main Street, Lake Geneva, WI 53147

Subject Property Address(s)

NAME OF OWNER(S)	ADDRESS(S):	
Lake Geneva Properties, LLC	55 West Monroe Street, Suite 2500	
Daniel F. Dooley,	Chicago, IL 60603	
Principal and CEO		
SUBJECT PROPERTY:	ADDRESS(S):	PARCEL/LOT #
See attached Exhibit "B" for legal description		
PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY: (for Map Amendments only)		
NAME	ADDRESS	PARCEL/LOT #
See attached Exhibit "C"		

ADDENDUM "A"
TO

CITY OF LAKE GENEVA
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN

PART D:

1. How will the proposed amendment to the Comprehensive Plan benefit the public, City and/or surrounding neighbors or neighborhoods?

At the present time the property presents to tourists and other members of the public entering the City along Highway 50 (the main artery to downtown and through the City) an unattractive view consisting of weeds, grass that is only occasionally mowed and trees that are dead, dying or not maintained. This proposed use will replace that view with an attractive buffer of landscaping and a view of a lake, attractive residential and some limited commercial use adjoining other commercial uses in the City.

Although the project will be affordable to local residents with children, we anticipate that its occupants will be mostly local retirees or out-of-state residents seeking a second or retirement home with lake amenities which will be priced within the means of many more individuals than those who can afford properties on Geneva Lake. Accordingly, while adding real estate tax revenue to the City the intended use will not significantly increase the number of students in the local school districts. Because the development provides its own lake amenities, it will not generate any significant demand or impact on Geneva Lake.

The project will also retain open space on its north half, as well as the opportunity to enhance public recreation by completing the White River Trail through the City of Lake Geneva to connect with other portions of the trail outside the City limits.

2. How does the request advance the Comprehensive Plan vision, and the goals, objectives and policies for the chapter within which the amendment affects?

Because it is a significant part of the City of Lake Geneva there are a number of direct references to the Hillmoor property in the City's Comprehensive Plan. Page 10 of the Comprehensive Plan under "Opportunities" lists:

"Redevelop Hillmoor Golf Course (potential new park/open space facility or traditional neighborhood development)."

This proposal accomplishes both: a) neighborhood development to the south half of the property suitable for development with direct access to major traffic arteries and adjacent to similar existing development and b) recreation/open space on the north half of the property suited for that use.

There are several references in the Comprehensive Plan to desire of residents to maintain Hillmoor as a golf course or even having the City purchase Hillmoor and operate it as a municipal golf course. That would be contrary to the other goal in the plan of redeveloping it as a neighborhood. As more completely described below, Hillmoor has not been utilized as a golf course for a number of years and has become a public eyesore along the major entryway into the City.

Wetlands to the north of Hillmoor Golf Course are mentioned as a significant wetland area on page 28 of the Comprehensive Plan.

There are frequent references in the Comprehensive Plan to maintaining open space, including especially wetlands and other areas still in a natural state, and this proposal accomplishes that for the approximately half of the property already in such uses.

The Plan also urges development of trails, parks and waterfront areas, and it is likely that an extension of the White River Trail and possible public use of portions of the property will be discussed as part of the development process. Specific desires of the City for public use are unknown at this time.

The Comprehensive Plan also encourages identification and rationalization of major roads and highways for accesses to and from the City. The location of the Hillmoor property on Highway 50 very close to the Highway 12 "freeway" system will minimize disruption caused by weekend traffic resulting from not only tourists, but individuals coming to and from secondary residences. Traffic will flow to and from Edwards Boulevard and from there to the Highway 120, Highway 50 or Highway 12 main arteries.

Another objective of the Comprehensive Plan is to preserve the wetland to the north of the Hillmoor Golf Course (see Page 28) and at the eastern most edge of the City, and this proposal will accomplish that as well. Preservation of floodplains, drainage ways, wetlands, steep slopes, woodland areas and wildlife habitat are also listed as objectives of the Comprehensive Plan on page 30. The Comprehensive Plan identifies these areas as playing significant roles in maintaining the quality of groundwater and surface water and to provide valuable habitats for fish, birds and other wildlife.

The Comprehensive Plan also encourages development of "infill" areas, areas already approved for development and areas closer to the center of town over outlying areas on the edges of the City proper or surrounding areas of the Towns which have not yet been annexed. Although one might argue that Hillmoor is too large to be considered an "infill" property, the chart on page 50 of the Comprehensive Plan shows that Hillmoor was approved for 275 residential units on March 13, 2006, as well as three non-residential units on June 16, 2006. Subsequent to approval of the Comprehensive Plan, the City has approved and considerable retail commercial areas have been constructed adjoining Hillmoor along Edwards Boulevard which is farther from the center of the City than Hillmoor.

Although 275 residential units and some commercial development was approved on Hillmoor in 2006, timely construction was never commenced because of the decline of the general economy and real estate in particular, and therefore its zoning has reverted to Rural Holding after previously having been rezoned to Planned Development. Hillmoor is now effectively surrounded by residential property to the west and commercial property to the east, except for the property on the north which was not proposed for development nor is suited for development.

3. As it affects the amendment request, what circumstances have changed or what new information is now available since the original adoption of the City's Comprehensive Plan, or in the case of a previously requested amendment, what circumstances have changed since the last amendment process?

On page 91 of the 2011 Comprehensive Plan it states in reference to Hillmoor Golf Club: "The future of the Golf Course is uncertain." The future is more certain now, although the future is not as a golf course.

The major change is the fact that the golf course has not been used as one or maintained as one for a number of years and to create one now or in the future would be basically starting from scratch. In addition, the clubhouse, never in good condition, has been demolished and would need to be replaced. The cost of replacing the golf course and clubhouse would be in the millions in addition to the cost of the land.

Jim Gaugert, a former owner of the golf course and strong golfing advocate, has recently and publicly stated before the City Plan Commission that he has concluded with great regret that Hillmoor no longer has a future as a golf course because of the competition of the many excellent golf courses surrounding Lake Geneva, as well as the cost of restoring it to golf course use. This is also recognized by the City Council which recently declined to include acquiring Hillmoor Golf Course as one of the possible uses of TIF funding before the TIF District is closed. If acquiring and/or maintaining a golf course cannot be done with TIF funding, it certainly won't be done with funds acquired from raising taxes on local residential or commercial real estate.

Further, the City has terminated the lease of certain City-owned property formerly leased as part of Hillmoor Golf Club, and has converted or designated the land to other recreational uses.

Therefore, the circumstances that have changed since the original adoption of the Comprehensive Plan is that Hillmoor is no longer a golf course, competition is such that creating or maintaining a new golf course is not financially feasible, and the City has justifiably declined the opportunity to purchase Hillmoor to return it to a public or private golf course.

4. Is there any additional information that the City of Lake Geneva should consider in its evaluation of this request?

The City's image has taken a serious blow over the last several years because the main entryway for visitors into the City passes right by Hillmoor Golf Club. It is infrequently mowed and the views are usually of dried grass and trees which are dead or dying and not timely removed. As has been commented by City residents at public meetings on a number of occasions, many nonresidents assume that the City owns the golf course even though that was only true for a part of it not visible from Highway 50. Thus, the view along this prime entryway also reflects on the City as an assumed owner of the property.

The property has been foreclosed and has been on the market for years with no other development proposal being presented. No one has stepped forward with a concrete proposal to restore it or maintain it as a golf course. Who knows how long it will take to have another suitable proposal made for use of the property in this economic climate?

The City of Lake Geneva had the possibility of purchasing the property through use of TIF funds, which would have left it free of debt, but the City (probably wisely) declined the possibility of either operating it with City personnel or renting it to a private operator. Several million dollars would need to be spent to reopen Hillmoor as a golf course. No private operator has stepped forward and offered to lease the property from the City for use as a golf course if the City did purchase it for that use.

The current developer proposes to create a lake as an amenity to attract those who wish a water-oriented property but who cannot afford to purchase on or near Geneva Lake. Fewer residences are now being proposed than in the approved but never built 2006 development which kept part of Hillmoor as a golf course. Although the present developer does not know what form or format is desired by the City, the possibility exists to extend the White River Trail through the property, create other recreational uses, and protect or enhance significant open space and wildlife habitat in the center of the City, all at minimal cost to the City. All these values are recommended by the Comprehensive Plan as a result of the public input into the Plan.

ADDENDUM "B"
TO

CITY OF LAKE GENEVA
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN

PART E: Please describe below (or on a separate sheet) what your specific request for a Comprehensive Plan amendment is. Provide any necessary maps, charts, or other supporting data as needed, including conceptual development plans (if applicable). Applicant also **MUST ATTACH** a redline/strikeout of the proposed text amendment and/or a clearly labeled and marked-up version of the proposed Map Amendment.

The appropriate future land use category for the portion of the property proposed for development (See Exhibit "A") is "Planned Mixed Use." "Planned Neighborhood" was considered, but the text of the Comprehensive Plan (Page 59) states in part:

"A minimum of 60 percent of all new dwelling units in each Planned Neighborhood should be single family detached residential dwellings."

This proposal includes less than 50% of the dwelling units to be single family detached.

"Planned Business" is inappropriate because this development proposal is primarily residential.

"Neighborhood Mixed Use" was also considered, but the Comprehensive Plan states (Page 61) that this use is intended to stabilize the land uses and character of "existing neighborhoods" that are not characterized by a homogeneous land use pattern and that such use is generally mapped in "established neighborhoods." Hillmoor is vacant land at this time.

The most appropriate development category appears to be "Planned Mixed Use" which is intended to facilitate a "carefully controlled mix of commercial and residential uses" tied to "City approval of a specific plan for the project." See page 62 of Comprehensive Plan. This language indicates that it was intended to be applied to an undeveloped parcel of land where there is no existing neighborhood and a controlled and specific plan can be approved in advance of any development.

Although Map 5a to the Comprehensive Plan (see copy attached) indicates in the legend that Planned Mixed Use may include a mix including "Multi-Family Residential," the text on page 62 for Planned Mixed Use states that such category "advises a carefully designed blend of Mixed Residential, Planned Office, Planned Business." and other uses. Although the term "Mixed Residential" is not defined, the text also suggests that a mix including MR zoning districts is appropriate for zoning categories. The zoning text for the only Multi-Family Residential District (MR-8) states in part:

“The land use standards for this district permit single-family detached, twin house/duplex, two flats, townhouses, multiplexes and apartments permitted by right and related institutional land uses.” (See Section 98-105(2)(e)(1) of Zoning Ordinance). (Underlining supplied).

Although single family lots of 9,000 square feet are allowed by right in the MR-8 zoning district, and the proposed single family lots in this project are either 10,500 square feet or 12,000 square feet, lots larger than 9,000 square feet are not prohibited. The significance is that the proposed single family residences, townhouses and multi-family buildings are all permitted in the MR-8 zoning district, without limitations as to the percentage of the mix.

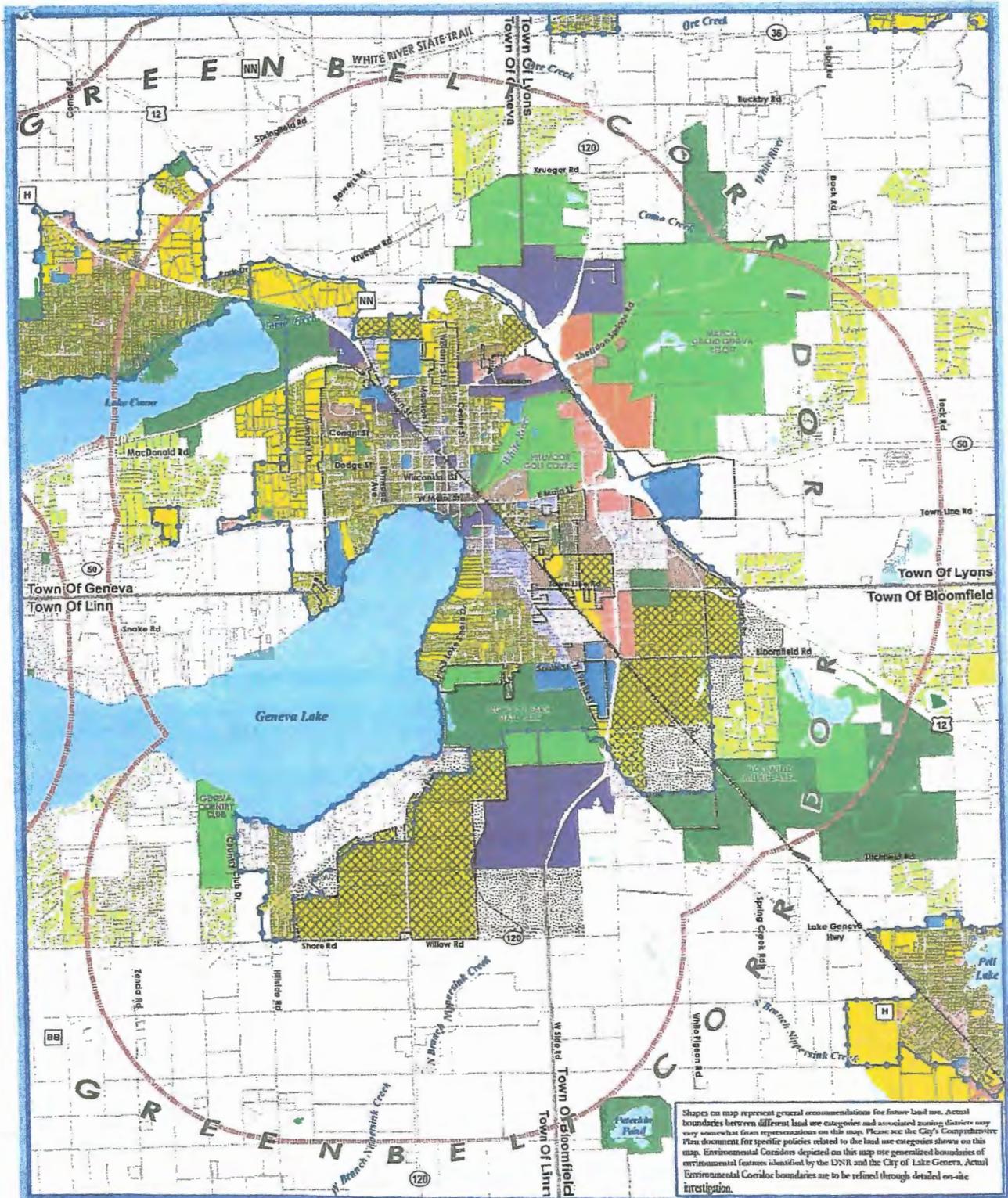
Notwithstanding our reference to such zoning category in defining the term “Mixed Residential” in the Comprehensive Plan, the most appropriate zoning category for this project would be the Planned Development (PD) District because it permits flexible zoning treatment.

In addition, certain text amendments might be necessary consistent with this development request. The only text amendment we are aware of at this time is an amendment to delete the statement on page 66 of the Comprehensive Plan which lists as a policy or program under “Private Recreation”:

“Support Private Recreation uses, including Hillmore (sic) Golf Course, in the Lake Geneva area as a critical component of the City’s resort and recreation identity.”

This statement is contradicted on page 10 of the Comprehensive Plan where it lists as an “opportunity” redevelopment of Hillmoor Golf Course as a potential new park/open space facility or traditional neighborhood development. The same page lists as an “opportunity” expanding recreation, cultural activities, green space and trails. All these goals can be accomplished at Hillmoor by development of the south half of the property which is high and dry and utilizing the northern half of the property for open space, green space, expansion of recreation and trails.

Attached Exhibit “A” includes the outlines of the Hillmoor property proposed to be changed from Private Recreation Facilities to Planned Mixed Use.



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 a 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: August 30, 2011
 Source: SEWRPC, WIDNR, Walworth County LIQ, V&A

EXHIBIT "A"

PRELIMINARY CONCEPT PLAN

EXHIBIT "B"

LEGAL DESCRIPTION

EXHIBIT "A"
Legal Description

PARCEL 1:

A parcel of land located in Sub-lots 3 and 4 of the Plat of Geneva, being sometimes known as the Original Plat of Lake Geneva, and the Northwest 1/4 of Section 31, T 2 N, R 18 E, and in the Northeast 1/4 of Section 36, T2N, R17E, City of Lake Geneva, Walworth County, Wisconsin and described as follows:

Beginning at the Northwest corner of said Section 31; thence N 89° 54' 15" E 2080.67 feet to the centerline of Turkey Farm Road; thence S 1° 22' 00" E 1016.52 feet along said centerline; thence S 54° 32' 20" W 302.47 feet; thence S 19° 13' 00" W 355.44 feet to the reference line of State Trunk Highway 50; thence S 77° 22' 40" W 1761.10 feet along said line; thence N 0° 41' 25" W 1264.99 feet along the West line of said Section 31; thence S 89° 19' 30" W 629.89 feet along the North line of Country Club Subdivision; thence N 67° 20' 10" E 192.92 feet; thence N 28° 37' 30" E 314.50 feet; thence N 0° 41' 25" W 297.00 feet to the North line of said Section 36; thence N 89° 15' 35" E 297.00 feet, along said North line to the place of beginning.

Tax Key No: ZOP 00001 and ZYUP 00131

PARCEL 1A:

A parcel of land located in the Southeast 1/4 of Section 25, T 2 N, R 17 E, City of Lake Geneva, Walworth County, Wisconsin and described as follows:

Commencing at the Southeast corner of said Section 25; thence S 89° 15' 35" W 1138.67 feet along the South line of said Section 25, to the place of beginning; thence continue S 89° 15' 35" W 235.00 feet to the West line of Waverly Street; thence N 0° 16' 45" W 149.82 feet along said West line; thence N 89° 15' 35" E 307.00 feet; thence S 25° 18' 05" W 166.74 feet to the place of beginning.

Tax Key No: ZYUP 00001A

PARCEL 2:

A parcel of land located in the Southeast 1/4 of Section 25, T2N, R17E, City of Lake Geneva, Walworth County, Wisconsin, being more particularly described as follows:

Beginning at a concrete monument marking the Southeast corner of said Section 25; thence South 89° 48' West, 625.11 feet; thence North 16° 17' West, 200.17 feet; thence North 12° 35' East, 213.89 feet; thence North 2° 29' East, 166.12 feet; thence North 15° 33' East, 113.58 feet; thence North 39° 00' 30" West, 210.52 feet; thence South 28° 17' 45" West, 332.17 feet; thence North 89° 52' West, 193.89 feet to the East line of Manufacturer's Avenue; thence North 0° 08' East along the East line of Manufacturer's Avenue; 440.18 feet; thence South 85° 57' 30" East, 124.86 feet; thence North 31° 12' East, 63.16 feet; thence North 27° 13' East, 40.99 feet; thence North 9° 08' East, 84.48 feet to the South line of Haskins Street; thence South 89° 59' East along the South line of Haskins Street and its Easterly extension, 429.22 feet; thence South 55° 18' 30" East, 100.43 feet; thence North 73° 50' East, 206.17 feet to the West line of Lot "H" of the Geneva

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ALTA Commitment (06/17/2006)



EXHIBIT "A"
Legal Description

Lake Crawford Manufacturing Company's Addition to the City of Lake Geneva; thence North 6° 32' East, (recorded as North 6° 15' East) 645.5 feet to the Northwest corner of said Lot "H"; thence North 82° East, 112.3 feet more or less along the North line of said Lot "H" to the East line of said Section 25; thence South along the said East line of Section 25, 1807.75 feet more or less to the point of beginning.

Tax Key No: ZYUP 00001C

PARCEL 3:

Part of the Southeast 1/4, Southwest 1/4, Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Town 2 North, Range 18 East, in the City of Lake Geneva, Walworth County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of Section 30; thence South 89°54'09" West along the south line of said Southwest 1/4 Section 548.11 feet to the point of beginning of the lands to be described; thence continuing South 89°54'09" West along said south line 2056.22 feet to a point on the west line of the Southwest 1/4 of Section 30; thence North 00°46'41" West along said west line 2081.15 feet to a point; thence North 77°28'13" East 1301.13 feet to a point; thence North 89°32'32" East 414.52 feet to a point on the westerly line of USH "12"; thence South 33°01'04" East along said westerly line 203.83 feet to a point; thence South 11°20'04" West 309.68 feet to a point; thence North 88°00'24" West 522.16 feet to a point; thence South 04°06'36" East 697.13 feet to a point; thence South 89°15'36" East 557.97 feet to a point; thence South 00°00'15" West 775.32 feet to a point; thence South 26°19'37" East 207.41 feet to a point; thence North 89°27'46" East 74.05 feet to a point; thence South 00°32'08" East 230.92 feet to a point; thence North 88°22'57" East 95.37 feet to a point; thence South 00°26'51" East 15.38 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

Lot 1 of Certified Survey Map No. 1918 being part of the Southwest 1/4 of the Southeast 1/4 of Section 30, Town 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin bounded and described as follows:

Commencing at the Southwest corner of said Section 30; thence North 0°46'41" West 607.53 feet; thence South 63°27'02" East 237.52 feet to the point of beginning; thence North 0°46'41" West 369.72 feet; thence North 89°13'19" East 200.00 feet; thence South 0°46'41" East 346.37 feet; thence South 55°16'59" West 128.36 feet; thence North 63°27'12" West 105.25 feet to the point of beginning.

Tax Key No: ZYUP 00153

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ALTA Commitment (06/17/2006)

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ST CHARLES, IL 60175

SHEILA A BEHRENS TRUST
1202 CLEVEN AVE
MT PROPSECT, IL 60056

ALAN A SWARTZ SR
MAUREEN E SWARTZ
7768 3RD AVE
KENOSHA, WI 53143

GREGORY T SIPLA
39W667 WALT WHITMAN RD
ST CHARLES, IL 60175

BRENDA C O'BRIEN
GREGORY O'BRIEN
2 W HIAWATHA TRAIL
MT PROSPECT, IL 60056

COSTION FAMILY LIVING TRUST
2306 HANSCOM CT
SCHAUMBURG, IL 60193

MATT RAFFERTY
PATRICIA M RAFFERTY
307 HUDSON
CLARENDON HILLS, IL 60514

JOHN E JANCZAK
6 SANDAL WOOD CT
STREAMWOOD, IL 60107

TIMOTHY O'NEIL
MAUREEN O'NEIL
512 ASHBURY CT
LEMONT, IL 60439

SUSAN GLEASON
355 HAVENWOOD DR, #6
LAKE GENEVA, WI 53147

JOHN D MUSTIS
430 SOUTH WESTERN AVE
#408
DES PALINES, IL 60016

ROBERT R KASOVIC
355 HAVENWOOD DR UNIT 8
LAKE GENEVA, WI 53147

~~LAKE GENEVA PROPERTIES LLC
55 W MONROE ST, STE 2500
CHICAGO, IL 60603-0300~~

YOUNGQUIST-NADING LLC
255 HAVENWOOD DR
LAKE GENEVA, WI 53147

WALWORTH APARTMENTS LLC
2 E MIFFLIN ST
STE 801
MADISON, WI 53703-6200

CITY OF LAKE GENEVA
626 GENEVA ST
LAKE GENEVA, WI 53147

CATHOLIC CHURCH
148 MAIN ST
LAKE GENEVA, WI 53147

ST FRANCIS DE SALES CONGREGATION
LAKE GENEVA, WI 53147

HOME DEPOT USA INC
PROPERTY TAX DEPT #4916
PO BOX 105842
ATLANTA, GA 30348-4200

LAKE GENEVA PROPERTIES LLC
55 W MONROE ST, STE 2500
CHICAGO, IL 60603-0300

FRANKLIN D GUSKE SR TRUST
PO BOX 46
PELL LAKE, WI 53157

~~LAKE GENEVA PROPERTIES LLC
55 W MONROE ST, STE 2500
CHICAGO, IL 60603-0300~~

~~LAKE GENEVA PROPERTIES LLC
55 W MONROE ST, STE 2500
CHICAGO, IL 60603-0300~~

RESOLUTION 15-R44

ESTABLISHING PUBLIC PARTICIPATION PROCEDURES FOR BOTH THE REGULAR AND UNIQUE CONSIDERATION OF 2015 AMENDMENTS TO THE CITY OF LAKE GENEVA COMPREHENSIVE PLAN

WHEREAS, the City of Lake Geneva on August 30, 2011 adopted the City of Lake Geneva Comprehensive Plan, under the authority of and procedures established by §66.1001(4), Wisconsin Statutes; and

WHEREAS, that 2011 Comprehensive Plan document allows both the regular Plan Commission review process of the Comprehensive Plan, as well as the ability to respond to unique circumstances which arise in relation to the Comprehensive Plan which are distinct from the regular plan review process, and to enable the City's consideration of potential amendments where the Plan becomes irrelevant or contradictory to emerging policy or trends; and

WHEREAS, §66.1001(4)(a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of the comprehensive plan preparation or amendment process, and that such written procedures shall provide for wide distribution of draft plan materials, an opportunity for the public to submit written comments on the plan materials, and a process for the governing body to respond to such comments; and

WHEREAS, the City of Lake Geneva believes that meaningful public involvement in processes designed to periodically consider and adopt amendments to its Comprehensive Plan is important to assure that the resulting Plan and adopted amendments meet the wishes and expectations of the public; and

WHEREAS, the attached "Public Participation Strategy and Procedures for Amendments to City of Lake Geneva Comprehensive Plan" includes procedures to foster public participation, ensure distribution of draft plan materials, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lake Geneva hereby adopts the procedures included in the "Public Participation Strategy and Procedures for Amendments to City of Lake Geneva Comprehensive Plan" as its public participation procedures for periodic amendments to the City's Comprehensive Plan, meeting the requirements of §66.1001(4)(a), Wisconsin Statutes.

Approved this ____ day of _____, 2015

James R. Connors, Mayor

ATTEST:

Sabrina Waswo, City Clerk

**PUBLIC PARTICIPATION STRATEGY AND PROCEDURES
FOR BOTH THE REGULAR AND UNIQUE CONSIDERATION OF
2015 AMENDMENTS TO CITY OF LAKE GENEVA COMPREHENSIVE PLAN**

Introduction

A key required component of Section 66.1001 of Wisconsin Statutes—the State’s comprehensive planning legislation—is actively involving community stakeholders as each local comprehensive plan is being developed, updated, or amended. Public participation helps to ensure that the resulting comprehensive plan accurately reflects the vision, goals, and values of citizens of the community.

Section 66.1001(4)(a) of Wisconsin Statutes requires the City of Lake Geneva to adopt, by resolution, written procedures designed to foster public participation at every stage in the preparation or subsequent amendment of its comprehensive plan. The written procedures must provide for wide distribution of the comprehensive plan, an opportunity for the public to submit written comments on the plan, and provisions for local response to such comments.

This document meets this statutory requirement. It serves as the procedures that will be used to consider and potentially adopt amendments to the City’s August 30, 2011 Comprehensive Plan under both a regular Plan review process, as well as in the instance of responding to an unique Plan amendment circumstance.

Major Goals of Public Participation Strategy

- Provide opportunities for people to participate in processes to consider and adopt amendments to the City’s Comprehensive Plan.
- Adopt plan amendments that reflect the ideas, desires, and objectives of most residents and property owners.
- Meet both the letter and spirit of Wisconsin’s Comprehensive Plan legislation.
- Use the City’s Plan Commission as a foundation for guiding the plan amendment process.
- Recognize that the goals expressed above must be balanced with the need to complete the comprehensive plan amendments within a reasonable timeframe.

Selected Public Participation Techniques

The City will, at a minimum, use the following techniques to obtain public input during the plan amendment process:

- Assure that all Plan Commission and City Council meetings to consider and adopt amendments are open to the public, and are noticed as required by state open meeting regulations.
- Provide an opportunity at each public meeting held on the Plan Amendment for public comment. Some meetings will be particularly meant to encourage wide participation from the public. Other meetings are intended to be work sessions for the Plan Commission, City Council, or some combination. The public comment period will be provided at either the beginning or end of each public meeting, or at one or more other parts of the meeting at the discretion of the Plan Commission or City Council. This will allow the Commission or Council to concentrate on completing tasks without interruption, while still allowing the public an appropriate chance to observe and comment.

- Hold at least one formal public hearing on the proposed comprehensive plan amendments and the adopting ordinance prior to adoption. All members of the public will have an opportunity to present testimony and offer comments at the public hearing. The public hearing will be noticed and held per the requirements of Wisconsin Statutes, Section 66.1001.

Opportunities for Comments/Responses on Draft Comprehensive Plan Amendments

The City will have available copies of draft plan amendment materials at City Hall and the Library during normal business hours. The City will also provide copies of the draft and final plan amendments to adjacent and overlapping governments and non-metallic mineral interests as required by statute, and to members of the participating public as requested. The City may charge for public copies an amount equal to the costs of time and materials to produce such copies.

Public comments will be solicited and responded to at every stage of the plan amendment process. Written comments on the comprehensive plan amendments may also be delivered, mailed, faxed, or e-mailed to the City Clerk. The City will respond to written comments via mail, e-mail, fax, telephone, meeting, and/or through consideration of appropriate changes to the comprehensive plan, or to the proposed amendments to the comprehensive plan.

**City of Lake Geneva
Council Meeting
August 24, 2015**

**Prepaid Checks
8/10/15 - 8/21/15**

**Total:
\$6,103.50**

Checks over \$5,000: \$6,000.00
Beach Bank 8/12

FROM 08/12/2015 TO 08/21/2015

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
CITYLG		CITY OF LAKE GENEVA							
	BEACH REF 8/12			08/12/15		61040	08/12/15	6,000.00	6,000.00
	01 REPLENISH BEACH BANK		4054101010						6,000.00
							VENDOR TOTAL:		6,000.00
WCTC		WAUKESHA CNTY TECH COLLEGE							
	GRAD BANQUET			08/12/15		61041	08/17/15	103.50	103.50
	01 GRAD BANQUET-CHIEF,LT,NITSCH		1121005331						103.50
							VENDOR TOTAL:		103.50
							TOTAL --- ALL INVOICES:		6,103.50

**City of Lake Geneva
Council Meeting
August 24, 2015**

Accounts Payable

	<u>Fund #</u>	
1. General Fund	11	\$ <u>52,767.50</u>
2. Debt Service	20	\$ <u>457.83</u>
3. TID #4	34	\$ <u>-</u>
4. Lakefront	40	\$ <u>15,418.11</u>
5. Capital Projects	41	\$ <u>2,200.84</u>
6. Parking	42	\$ <u>10,178.67</u>
7. Cemetery	48	\$ <u>238.30</u>
8. Equipment Replacement	50	\$ <u>-</u>
9. Library Fund	99	\$ <u>2,273.59</u>
10. Impact Fees	45	\$ <u>46,215.00</u>
11. Tax Agency Fund	89	\$ <u>-</u>
Total All Funds		<u><u>\$129,749.84</u></u>

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

COUNCIL MEETING DATE OF:

8/24/2015

TOTAL UNPAID ACCOUNTS PAYABLE \$ **129,749.84**

ITEMS > \$5,000

Lake Geneva Utility Commission - Sewer & Water Impact Fees	\$ 46,706.50
Alliant Energy - July Electric Bills	\$ 26,913.61
Down To Earth Contractors - Emergency Sewer Repair	\$ 5,438.20

Balance of Other Items \$ 50,691.53

INVOICES DUE ON/BEFORE 08/25/2015

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

A+	A+ GRAPHICS & PRINTING						
8178	08/04/15	01	OLD TIME NEWSLETTER	1170005720		08/25/15	80.00
						INVOICE TOTAL:	80.00
8227	08/03/15	01	"TALES OF LG" FLYERS	1170005720		08/25/15	80.00
						INVOICE TOTAL:	80.00
8228	08/10/15	01	"TALES OF LG" FLYERS	1170005720		08/25/15	40.00
						INVOICE TOTAL:	40.00
						VENDOR TOTAL:	200.00
ADVAND	ADVANCED DISPOSAL SERVICES						
A40000006440	07/31/15	01	LANDFILL USEAGE-8.03	1136005296		08/25/15	448.59
						INVOICE TOTAL:	448.59
						VENDOR TOTAL:	448.59
ALLIANT	ALLIANT ENERGY						
RE081815	08/05/15	01	INV 101952-010-SNAKE RD/HWY 50	1134105222		08/25/15	11.39
		02	INV 106985-010-STREET LIGHTS	1134105223			6,972.97
		04	INV 124743-010-S LAKE SHORE DR	1152005222			20.17
		05	INV 127818-010-W HWY 50 BLOCK	1134105222			11.39
		06	INV 140837-010-S LAKE SHORE DR	1134105222			8.44
		07	INV 147744-014-1070 CAREY	1132105222			70.45
		08	INV 178856-010-GEORGE ST	1134105222			7.94
		09	INV 184924-010-COBB PARK	1152005222			23.65
		10	INV 188965-013-1065 CAREY	1132105222			678.82
		11	INV 216918-010-CITY HALL	1116105222			5,107.87
		12	INV 239783-010-TENNIS COURTS	1152005222			8.57
		13	INV 243947-013-1055 CAREY	1132105222			101.90
		14	INV 268954-010-FLAT IRON PK	1152005222			149.70
		15	INV 278857-010-OAK HILL CEM	4800005222			23.51
		16	INV 279779-010-918 MAIN/LIB	9900005222			1,518.19
		17	INV 292807-010-WELLS ST	1134105222			74.02

INVOICES DUE ON/BEFORE 08/25/2015

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

ALLIANT	ALLIANT ENERGY						
RE081815	08/05/15	18	INV 302769-011-DUNN BASEBALL	1152005922		08/25/15	106.27
		20	INV 318816-010-HWY 50/HWY 12	1134105222			10.89
		21	INV 335773-010-WELLS ST	1134105222			10.43
		22	INV 336765-010-FLAT IRON PK	1152005222			8.57
		23	INV 355867-010-DODGE ST	1134105222			8.11
		24	INV 375931-010-RIVIERA	4055305222			5,281.69
		25	INV 392817-010-LIBRARY PK	1152005222			35.12
		27	INV 433829-010-FIRE HOUSE	1122005222			775.38
		29	INV 489578-003-MUSEUM	1151105222			1,447.60
		30	INV 492771-003-GENEVA SQ	1134105223			28.96
		31	INV 514311-001-BAKER/SEMINARY	1152005222			21.71
		32	INV 517852-001-SAGE ST/DUNN	1129005222			5.04
		33	INV 544872-001-VETS PK/TOWNLIN	1152015222			726.86
		34	INV 551929-001-OAK HILL CEM	4800005222			37.18
		35	INV 560544-002-1003 HOST DR	1122005222			204.60
		36	INV 589078-001-RUSH ST	1152005222			20.56
		37	INV 589905-001-BEACH HOUSE	4054105222			941.58
		38	INV 590084-001-DONIAN PK	1152005222			94.79
		39	INV 594309-001-STREET LIGHTS	1134105223			300.45
		40	INV 605259-001-GENEVA ST LOT	1134105223			130.62
		41	INV 614948-001-VETS PK SCOREBO	1152015222			262.26
		43	INV 621606-001-WELLS ST	1134105222			9.86
		44	INV 621825-001-S WELLS	1134105222			10.51
		46	INV 626232-001-HWY 50/HWY 12	1134105222			25.33
		47	INV 627270-001-730 MARSHALL ST	1129005222			18.90
		48	INV 628749-001-W COOK SIREN	1129005222			11.79
		49	INV 640082-001-201 EDWARDS SIR	1129005222			10.75
		50	INV 652115-002-EDWARDS BVD SIG	1134105223			71.60
		51	INV 653994-001-HWY 120/TOWNLIN	1134105222			81.13
		52	INV 654168-001-HWY 50 SIGNAL	1134105223			131.40
		53	INV 656566-001-HWY 120/BLOOMFI	1134105223			93.25
		54	INV 657276-002-389 EDWARDS SIG	1134105223			97.50
		55	INV 675414-001-VETS PK PAVILN	1152015222			300.91
		56	INV 679833-001-GENEVA ST LOT	1134105223			199.06

INVOICES DUE ON/BEFORE 08/25/2015

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

ALLIANT ALLIANT ENERGY							
RE081815	08/05/15	59	INV 696255-001-SHARED SAVINGS	9900005663		08/25/15	4.80
		60	INV 696255-001-SHARED SAVINGS	9900005623			135.02
		63	INV 699860-001-IMPOUND	1121005222			28.55
		64	INV 703098-001-LIB PK RESTROOM	1152005222			62.57
		65	INV 703615-001-MAIN ST LIGHTS	1134105223			106.13
		66	INV 710858-001-INTRCHG N SGNL	1134105223			66.70
		67	INV 722670-001-COOK ST SIGNL	1134105223			32.55
		68	INV 723022-001-SHARED SAVINGS	2081005664			3.71
		69	INV 723022-001-SHARED SAVINGS	2081005625			91.12
		70	INV 722220-001 BROAD ST SIGNAL	1134105223			45.50
		72	INV 722221-001-724 WILLIAMS ST	1134105223			19.72
		73	INV 433906-010 HAVENWOOD	1134105222			7.60
						INVOICE TOTAL:	26,913.61
						VENDOR TOTAL:	26,913.61
ASSOCTR ASSOCIATED TRUST COMPANY							
2629	08/11/15	01	2015 ANNUAL FEE	2081005656		08/25/15	363.00
						INVOICE TOTAL:	363.00
						VENDOR TOTAL:	363.00
AT&T81 AT&T							
RE081815	08/12/15	01	262 R42-8188 663 1 CITY HALL	1116105221		08/25/15	271.52
		02	262 R42-8188 663 1-POLICE	1121005221			271.52
		03	262 R42-8188 663 1-COURT	1112005221			30.17
		04	262 R42-8188 663 1-METER	4234505221			30.17
		06	262 248-2264 368 9-FIRE DEPT	1122005221			301.00
		07	262 248-4567 367 1-911 MODEM	1121005221			179.82
		08	262 248-4715 125 4-CITY HALL	1116105221			232.38
		10	262 248-4913 601 4-STR FAX/DSL	1132105221			157.15
		12	262 249-5299 313 5-6 LIB LINES	9900005221			124.38
		13	262 249-5299 313 5-1 STR LINE	1132105221			20.73
		14	262 249-5299 313 5-COURT FAX	1112005221			20.73

INVOICES DUE ON/BEFORE 08/25/2015

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

AT&T81	AT&T						
RE081815	08/12/15	15	262 249-5299 313 5-CH ALARM	1116105221		08/25/15	41.46
		16	262 249-5299 313 5-CEM 2 LINES	4800005221			41.46
		17	262 249-5299 313 5-LOWER RIV	4055205221			20.73
		18	262 249-5299 313 5-UPPER RIV	4055105221			41.46
		19	262 249-5299 313 5-FIRE 2 LINE	1122005221			41.49
		20	262 249-5299 313 5-POL 3 LINES	1121005221			62.19
		21	262 248-6837 457 9-POL 911 CON	1121005221			94.43
						INVOICE TOTAL:	1,982.79
						VENDOR TOTAL:	1,982.79
AT&TL	AT&T LONG DISTANCE						
RE081815	08/04/15	01	LONG DIST-AUG	1100001391		08/25/15	16.28
		03	LONG DIST-AUG	4800005221			1.74
		04	LONG DIST-AUG	1132105221			4.20
		05	LONG DIST-AUG	1122005221			12.26
		06	LONG DIST-AUG	9900005221			7.84
		07	LONG DIST-AUG	1121005221			119.58
		08	LONG DIST-AUG	1116105221			2.07
		09	LONG DIST-AUG	1112005221			0.06
						INVOICE TOTAL:	164.03
						VENDOR TOTAL:	164.03
BAY	BAY LOCK SERVICE						
20550	07/03/15	01	ZINGLE-STORAGE DOOR KNOB FIX	4055205240		08/25/15	70.00
						INVOICE TOTAL:	70.00
						VENDOR TOTAL:	70.00
BIO	BIO AQUATIC SERVICES LLC						
2936	03/13/15	01	LAKE WEED SPRAYING	4054105264		08/25/15	4,850.00
						INVOICE TOTAL:	4,850.00
						VENDOR TOTAL:	4,850.00

INVOICES DUE ON/BEFORE 08/25/2015

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

BREEZY BREEZY HILL NURSERY							
I-186404	05/29/15	01	PLANTING MAINT-MAY	4234505220		08/25/15	4,217.61
						INVOICE TOTAL:	4,217.61
						VENDOR TOTAL:	4,217.61
BSL BADGER STATE LOGISTICS							
264043	08/17/15	01	PAPER TOWELS	1151105240		08/25/15	16.61
		02	PAPER TOWELS,TP,TRASH LINERS	1116105350			332.35
						INVOICE TOTAL:	348.96
						VENDOR TOTAL:	348.96
BUMPL BUMPER TO BUMPER AUTO PARTS							
662-322298	08/10/15	01	DOOR HANDLE-TRK #14	1132105351		08/25/15	14.39
						INVOICE TOTAL:	14.39
662-322825	08/17/15	01	EXHAUST CLAMP-TRK #22	1132105250		08/25/15	18.44
						INVOICE TOTAL:	18.44
						VENDOR TOTAL:	32.83
CITYDE CITY OF DELAVAN							
WARRANT 8/17/15	08/18/15	01	WARRANT #4011121222	1112002428		08/25/15	303.00
						INVOICE TOTAL:	303.00
						VENDOR TOTAL:	303.00
COMPL COMPLETE OFFICE OF WISCONSIN							
383735	08/11/15	01	ADDRESS LABELS	4234505310		08/25/15	27.35
						INVOICE TOTAL:	27.35
384116	08/11/15	01	HAND COUNTERS	4054105310		08/25/15	26.48
						INVOICE TOTAL:	26.48
						VENDOR TOTAL:	53.83

INVOICES DUE ON/BEFORE 08/25/2015

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

DELS	DEL'S SERVICE						
25965	07/23/15	01	TOWING-JD MIDSTATE TO LG	1132105351		08/25/15	150.00
						INVOICE TOTAL:	150.00
5587	07/15/15	01	TOWING-JD TO MIDSTATE	1132105351		08/25/15	150.00
						INVOICE TOTAL:	150.00
						VENDOR TOTAL:	300.00
DES	DATA EQUIPMENT SERVICES						
207	08/17/15	01	AUG MODEM SVC	4234505221		08/25/15	945.00
		02	AUG MODEM SVC	4054105221			45.00
						INVOICE TOTAL:	990.00
						VENDOR TOTAL:	990.00
DOUSM	DOUSMAN TRANSPORT CO						
45-05,450	08/03/15	01	SHUTTLE 7/4-7/5	4234505399		08/25/15	781.85
						INVOICE TOTAL:	781.85
						VENDOR TOTAL:	781.85
DOWN	DOWN TO EARTH CONTRACTORS INC						
5963	07/24/15	01	HWY H/HOST-EMER SWR FIX	1132155450		08/25/15	2,684.70
						INVOICE TOTAL:	2,684.70
5965	07/24/15	01	NORTH/MADISON EMER SWR FIX	1132155450		08/25/15	1,828.50
						INVOICE TOTAL:	1,828.50
5968	07/29/15	01	NORTH/BROAD-CATCH BASIN FIX	1132155450		08/25/15	925.00
						INVOICE TOTAL:	925.00
						VENDOR TOTAL:	5,438.20
DSPTS	STATE OF WISCONSIN						
381360	07/14/15	01	ELEV PERMIT	1124005217		08/25/15	50.00
						INVOICE TOTAL:	50.00
						VENDOR TOTAL:	50.00

INVOICES DUE ON/BEFORE 08/25/2015

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

DUNCAN	DUNCAN PARKING TECHNOLOGIES						
DPT023302	08/11/15	01	WIRELESS FEE AUG-OCT	4234505450		08/25/15	1,200.00
						INVOICE TOTAL:	1,200.00
						VENDOR TOTAL:	1,200.00
DUNN	DUNN LUMBER & TRUE VALUE						
598336	03/27/15	01	WOOD-BIRD HOUSES	1152005840		08/25/15	18.00
						INVOICE TOTAL:	18.00
605655	05/23/15	01	BATTERIES	4054105399		08/25/15	18.98
		02	DISCOUNT	1100004819			-0.95
						INVOICE TOTAL:	18.03
607800	06/10/15	01	BOLTS	4054105399		08/25/15	0.98
		02	DISCOUNT	1100004819			-0.05
						INVOICE TOTAL:	0.93
614842	08/05/15	01	DOOR PAINT,ROLLERS	1132105350		08/25/15	52.43
		02	DISCOUNT	1100004819			-2.62
						INVOICE TOTAL:	49.81
614912	08/05/15	01	ZIP TIES-BRUSH NOTICES	1132135430		08/25/15	14.76
		02	DISCOUNT	1100004819			-0.74
						INVOICE TOTAL:	14.02
615045	08/06/15	01	LP TORCH LIGHTER	4234505250		08/25/15	27.99
		02	DISCOUNT	1100004819			-1.40
						INVOICE TOTAL:	26.59
615134	08/07/15	01	SCREWS,FASTENERS-SIGNS	1134105375		08/25/15	110.56
		02	DISCOUNT	1100004819			-3.93
						INVOICE TOTAL:	106.63
615179	08/07/15	01	NUTS/BOLTS	4054105399		08/25/15	3.83

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
DUNN DUNN LUMBER & TRUE VALUE							
615179	08/07/15	02	DISCOUNT	1100004819		08/25/15	-0.19
						INVOICE TOTAL:	3.64
615189	08/07/15	01	NUTS/BOLTS	4054105399		08/25/15	1.95
		02	DISCOUNT	1100004819			-0.10
						INVOICE TOTAL:	1.85
615256	08/07/15	01	BOLTS RETURN	4054105399		08/25/15	-1.30
		02	DISCOUNT	1100004819			0.07
						INVOICE TOTAL:	-1.23
615752	08/12/15	01	CAN AIR, GLUE PEN, MAGNET TRAY	4234505250		08/25/15	30.95
		02	DISCOUNT	1100004819			-1.55
						INVOICE TOTAL:	29.40
616290	08/17/15	01	WIRE WHEELS	1132105340		08/25/15	39.96
		02	DISCOUNT	1100004819			-2.00
						INVOICE TOTAL:	37.96
616406	08/18/15	01	2-CYCLE OIL	1152005352		08/25/15	107.76
		02	DISCOUNT	1100004819			-5.39
						INVOICE TOTAL:	102.37
						VENDOR TOTAL:	408.00
ELKHO ELKHORN CHEMICAL CO INC							
564267	07/31/15	01	SQUEEGEE BLADES	4055205350		08/25/15	21.60
						INVOICE TOTAL:	21.60
						VENDOR TOTAL:	21.60
FIRSTS FIRST SUPPLY LLC							
1219355-00	07/28/15	01	SHOWER SWITCH	4054105352		08/25/15	416.35
						INVOICE TOTAL:	416.35

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

FIRSTS	FIRST SUPPLY LLC						
9073927-00	07/31/15	01	SENSOR-URINAL	4055205350		08/25/15	748.42
						INVOICE TOTAL:	748.42
						VENDOR TOTAL:	1,164.77
GAI	GAI CONSULTANTS INC						
2093022	07/27/15	01	JUL ENG	4132101413		08/25/15	2,200.84
						INVOICE TOTAL:	2,200.84
						VENDOR TOTAL:	2,200.84
GENUP	GENEVA UPHOLSTERING CORP						
700506	08/10/15	01	LUKE COVER	4234505250		08/25/15	92.00
						INVOICE TOTAL:	92.00
						VENDOR TOTAL:	92.00
HESTA	HE STARK AGENCY INC						
6089PARK-6/15	06/30/15	01	JUN COLLECTION FEES	4234505216		08/25/15	978.20
						INVOICE TOTAL:	978.20
6089PARK-7/15	07/31/15	01	JUL COLLECTION FEES	4234505216		08/25/15	556.64
						INVOICE TOTAL:	556.64
6089TAX-5/15	05/29/15	01	WESLEY INN/TRADER NICS INT	1100004180		08/25/15	144.54
						INVOICE TOTAL:	144.54
						VENDOR TOTAL:	1,679.38
HUMPH	HUMPHREY'S CONTRACTING						
6/8/15	06/08/15	01	GENEVA ST-ST LIGHT-4/23	1110005245		08/25/15	1,767.07
						INVOICE TOTAL:	1,767.07
						VENDOR TOTAL:	1,767.07
ITU	ITU ABSORB TECH INC						

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

ITU	ITU ABSORB TECH INC						
6042692	08/14/15	01	MATS	1116105360		08/25/15	73.28
						INVOICE TOTAL:	73.28
						VENDOR TOTAL:	73.28
JDL	JOHN DEERE LANDSCAPES INC						
72113058	06/08/15	01	DELIVERY FEE INV #72113058	1132135220		08/25/15	8.50
						INVOICE TOTAL:	8.50
						VENDOR TOTAL:	8.50
JERRY	JERRY WILLKOMM INC						
217936	07/27/15	01	1550 GALS GAS	1132105341		08/25/15	4,043.95
						INVOICE TOTAL:	4,043.95
						VENDOR TOTAL:	4,043.95
LARRY	LARRY'S TOWING & RECOVERY						
24328	08/06/15	01	TOWING-CHEVY TRAIL BLAZER	1134105290		08/25/15	145.00
						INVOICE TOTAL:	145.00
						VENDOR TOTAL:	145.00
LGREG	LAKE GENEVA REGIONAL NEWS						
1115152	07/09/15	01	CUP-WEIGLEY	1110005315		08/25/15	46.89
						INVOICE TOTAL:	46.89
1115161	07/09/15	01	LN-SYMPHONY BAY DVLPMT	1110005315		08/25/15	48.18
						INVOICE TOTAL:	48.18
1115164	07/09/15	01	CUP-TERHARK	1110005315		08/25/15	53.30
						INVOICE TOTAL:	53.30
1115942	07/02/15	01	LN 6/8 COUNCIL MINUTES	1110005314		08/25/15	444.29
						INVOICE TOTAL:	444.29

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LGREG	LAKE GENEVA REGIONAL NEWS						
1116567	07/02/15	01	HW AD-LABORER	1132105399		08/25/15	108.85
						INVOICE TOTAL:	108.85
1116581	07/02/15	01	MOSQUITO SPRAY NOTICE	1132105342		08/25/15	54.45
						INVOICE TOTAL:	54.45
1118006	07/16/15	01	LN-LIQ LIC-BOTTLE SHOP	1110005315		08/25/15	16.33
						INVOICE TOTAL:	16.33
1118501	07/23/15	01	LN-6/22 COUNCIL MINUTES	1110005314		08/25/15	548.77
						INVOICE TOTAL:	548.77
1118597	07/16/15	01	LN-PUB HRNG COMP PLAN AMEND	1110005314		08/25/15	72.60
						INVOICE TOTAL:	72.60
1119553	07/23/15	01	MOSQUITO SPRAY NOTICE	1132105342		08/25/15	54.45
						INVOICE TOTAL:	54.45
1120682	07/30/15	01	AD-HW FRONT CLERK	1115105399		08/25/15	55.60
						INVOICE TOTAL:	55.60
						VENDOR TOTAL:	1,503.71
LGUTI	LAKE GENEVA UTILITY COMMISSION						
5182	08/04/15	01	HEARING TESTS	4800005216		08/25/15	61.00
		02	HEARING TESTS	1132105205			410.50
						INVOICE TOTAL:	471.50
5184	08/05/15	01	FI FOUNTAIN-METER INSTALL	1152005227		08/25/15	20.00
						INVOICE TOTAL:	20.00
570 SOUTHWIND DR	07/31/15	01	570 SOUTHWIND DR	4500002452		08/25/15	20,280.00
		02	570 SOUTHWIND DR	4500002453			22,380.00
						INVOICE TOTAL:	42,660.00

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LGUTI	LAKE GENEVA UTILITY COMMISSION						
724 PINE TREE LANE	07/20/15	01	724 PINE TREE LN	4500002452		08/25/15	1,690.00
		02	724 PINE TREE LN	4500002453			1,865.00
						INVOICE TOTAL:	3,555.00
						VENDOR TOTAL:	46,706.50
MAILF	MAILFINANCE						
N5446420	08/26/15	01	METER LEASE SEP-NOV	1116105532		08/25/15	891.00
						INVOICE TOTAL:	891.00
						VENDOR TOTAL:	891.00
MARED	MARED MECHANICAL						
6490	07/10/15	01	HVAC QTRLY PREV MAINT	1116105360		08/25/15	931.25
						INVOICE TOTAL:	931.25
93220	07/14/15	01	NEW A/C CONDENSOR	1151105240		08/25/15	2,680.00
						INVOICE TOTAL:	2,680.00
93985	08/12/15	01	A/C CIRCUIT FIX	1116105240		08/25/15	319.00
						INVOICE TOTAL:	319.00
						VENDOR TOTAL:	3,930.25
MINUT	MINUTEMAN PRESS						
24489	08/07/15	01	ENVELOPES	1116105310		08/25/15	82.10
						INVOICE TOTAL:	82.10
						VENDOR TOTAL:	82.10
MLIC	MINNESOTA LIFE INSURANCE CO						
RE081815	08/01/15	01	INV 099002-SEP LIFE INS	1112005134		08/25/15	9.67
		02	INV 099002-SEP LIFE INS	1113005134			33.60
		03	INV 099002-SEP LIFE INS	1114305134			8.71

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MLIC	MINNESOTA LIFE INSURANCE CO						
RE081815	08/01/15	04	INV 099002-SEP LIFE INS	4234505134		08/25/15	3.72
		05	INV 099002-SEP LIFE INS	1115105134			51.18
		07	INV 099002-SEP LIFE INS	1124005134			30.67
		12	INV 099009-SEP LIFE INS	1121005134			259.61
		15	INV 099010-SEP LIFE INS	1122005133			77.28
		17	INV 099019-SEP LIFE INS	9900005134			86.98
		23	INV 099052-SEP LIFE INS	4055105134			28.70
		24	INV 099052-SEP LIFE INS	1132105134			125.66
		25	INV 099052-SEP LIFE INS	1116105134			20.47
		26	INV 099016-SEP LIFE INS	4800005134			29.06
		27	SEP LIFE INS	1110005133			155.07
		28	SEP LIFE INS	1100002134			960.04
		29	INV 099044-SEP LIFE INS	4234505134			54.52
		30	INV 099002-SEP LIFE INS	1114205134			24.41
						INVOICE TOTAL:	1,959.35
						VENDOR TOTAL:	1,959.35
NAPAE	ELKHORN NAPA AUTO PARTS						
208	08/17/15	01	U-BOLT SIGN HOLDER	1152005350		08/25/15	9.80
						INVOICE TOTAL:	9.80
218	08/17/15	01	U-BOLT	1132105351		08/25/15	4.09
						INVOICE TOTAL:	4.09
995177	07/09/15	01	BRAKE PADS, ROTORS-#54	1132105351		08/25/15	133.49
						INVOICE TOTAL:	133.49
						VENDOR TOTAL:	147.38
OFFIC	OFFICE DEPOT						
783968963001	07/31/15	01	PENS, INK, TAPE, BATTERIES	1112005310		08/25/15	64.16
						INVOICE TOTAL:	64.16
783969332001	07/31/15	01	DESKPAD	1112005310		08/25/15	2.40
						INVOICE TOTAL:	2.40
						VENDOR TOTAL:	66.56

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
OFFICIM OFFICEMAX INC							
207386	08/03/15	01	ENVELOPES,FOLDERS	1132105340		08/25/15	31.83
						INVOICE TOTAL:	31.83
						VENDOR TOTAL:	31.83
OTTER OTTER SALES & SERVICE INC							
P155984	08/11/15	01	EXHAUST,BRAKES	1132105250		08/25/15	413.93
						INVOICE TOTAL:	413.93
						VENDOR TOTAL:	413.93
OTTO OTTO JACOBS							
109648	07/27/15	01	GRAVEL-HWY H/HOST EMER FIX	1132155450		08/25/15	834.50
						INVOICE TOTAL:	834.50
109705	07/31/15	01	GRAVEL-BROAD/NORTH	1132155450		08/25/15	645.00
						INVOICE TOTAL:	645.00
						VENDOR TOTAL:	1,479.50
PAPER PAPER ROLL PRODUCTS							
146214	08/05/15	01	TICKET PAPER	4234505340		08/25/15	1,062.88
						INVOICE TOTAL:	1,062.88
						VENDOR TOTAL:	1,062.88
PHILI PHILIPS MEDICAL CAPITAL							
46618544	08/08/15	01	MONITOR,DEFIBS-AUG	1122005830		08/25/15	700.16
						INVOICE TOTAL:	700.16
						VENDOR TOTAL:	700.16
PNC PNC BANK							
0437-8/15	08/09/15	01	HOME DEPOT-HANDSOAP	1151105240		08/25/15	10.98

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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
PNC PNC BANK							
0437-8/15	08/09/15	02	HOME DEPOT-BULBS,CLNRS,SALT	1116105350		08/25/15	147.10
		03	CRAIGSLIST-HW AD	1115105399			25.00
		04	GO DADDY.COM DOMAIN RIV	4055105316			109.90
						INVOICE TOTAL:	292.98
1831-8/15	08/09/15	01	USPS-SPRKLR PLANS HOME GOODS	1122005312		08/25/15	5.95
						INVOICE TOTAL:	5.95
						VENDOR TOTAL:	298.93
PROVE PROVEN POWER INC							
02-162317	08/06/15	01	MOWER BLADES,LENS	1152005250		08/25/15	47.97
						INVOICE TOTAL:	47.97
						VENDOR TOTAL:	47.97
RACIN RACINE COUNTY CLERK OF COURT							
WARRANT 8/18/15	08/18/15	01	WARRANT #10FO542-GRONERT	1112002428		08/25/15	489.90
						INVOICE TOTAL:	489.90
						VENDOR TOTAL:	489.90
ROTE ROTE OIL COMPANY							
306235	08/12/15	01	387.9 GAL DYED DIESEL	1132105341		08/25/15	717.24
		02	130.5 GAL CLEAR DIESEL	1132105341			281.62
						INVOICE TOTAL:	998.86
						VENDOR TOTAL:	998.86
SLNEW SOUTHERN LAKES NEWSPAPERS							
162626-2015	06/01/15	01	SPIRIT OF GENEVA LAKES	4055105316		08/25/15	383.00
						INVOICE TOTAL:	383.00
						VENDOR TOTAL:	383.00
SUN SUN LIFE FINANCIAL							

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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

SUN	SUN LIFE FINANCIAL						
RE081815	08/20/15	01	CEM DISABILITY-SEP	4800005137		08/25/15	29.65
		03	LIB DISABILITY-SEP	9900005137			69.38
		04	PD DISABILITY-SEP	1110205134			564.70
		05	STREET DISABILITY-SEP	1110205134			170.13
		06	WATER DISABILITY-SEP	1100001634			139.69
		07	WWTF DISABILITY-SEP	1100001634			78.07
		08	C HALL DISABILITY-SEP	1110205134			140.31
		09	PARKING DISABILITY-SEP	4234505137			15.00
						INVOICE TOTAL:	1,206.93
						VENDOR TOTAL:	1,206.93
SUPPLY	THE SUPPLY CORPORATION						
62438-IN	07/29/15	01	HAND SOAP	1152005350		08/25/15	263.40
						INVOICE TOTAL:	263.40
62513-IN	08/10/15	01	HAND SOAP	1152005350		08/25/15	263.40
						INVOICE TOTAL:	263.40
62519-IN	08/12/15	01	HAND SOAP	1152005350		08/25/15	263.40
						INVOICE TOTAL:	263.40
						VENDOR TOTAL:	790.20
T0001078	VICTOR HERRERA						
REFUND	08/16/15	01	HERRERA-RIV SEC DEP 8/08/15	4055102353		08/25/15	1,000.00
		02	HERRERA-SETUP, SEC GRD 8/08/15	4055104674			-284.00
						INVOICE TOTAL:	716.00
						VENDOR TOTAL:	716.00
T0001079	JESUS & ANDREA SANCHEZ						
REFUND	08/16/15	01	SANCHEZ-RIV SEC DEP 8/15/15	4055102353		08/25/15	1,000.00
		02	SANCHEZ-SETUP, SEC GRD 8/15/15	4055104674			-454.00
						INVOICE TOTAL:	546.00

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
T0001079 JESUS & ANDREA SANCHEZ							
REFUND FLAT IRON	08/17/15	01	SANCHEZ-FI CLEANING FEE 8/15	1152004675		08/25/15	-100.00
		02	SANCHEZ-TAX PKG STALL REF 8/15	1100002421			5.21
		03	SANCHEZ-PKG STALL REF 8/15	4234504640			94.79
REFUND FLAT IRON	08/17/15	04	SANCHEZ-FI REF DEP 8/15/15	1100002353		08/25/15	150.00
						INVOICE TOTAL:	150.00
						VENDOR TOTAL:	696.00
T0001080 ANDREW RICHARD NOVAK							
BOND REFUND	08/18/15	01	CITATION I-000259&260 REFUND	1112004510		08/25/15	35.20
						INVOICE TOTAL:	35.20
						VENDOR TOTAL:	35.20
T0001081 DANIEL E THIERMANN							
REFUND	08/17/15	01	THIERMANN-SEC DEP SEM PK 8/15	1100002353		08/25/15	100.00
						INVOICE TOTAL:	100.00
						VENDOR TOTAL:	100.00
T0001082 PERSIO LISBOA							
REFUND	08/17/15	01	REFUND TICS 188794-96	4234504634		08/25/15	60.00
						INVOICE TOTAL:	60.00
						VENDOR TOTAL:	60.00
T0001083 DANIELA CIMINO							
REFUND	08/18/15	01	CIMINO-RIV SEC DEP 8/07/15	4055102353		08/25/15	1,000.00
		02	CIMINO-SETUP, SEC GRD 8/07/15	4055104674			-324.00
						INVOICE TOTAL:	676.00
						VENDOR TOTAL:	676.00
TAPCO	TAPCO						

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TAPCO	TAPCO						
I498000	08/07/15	01	WALK SIGNAL CENTER&MAIN	1134105260		08/25/15	186.27
						INVOICE TOTAL:	186.27
						VENDOR TOTAL:	186.27
TRUGR	TRUGREEN PROCESSING CTR						
36688860	07/22/15	01	FERTILIZER SVC	1152005362		08/25/15	689.97
						INVOICE TOTAL:	689.97
						VENDOR TOTAL:	689.97
UNEMP	UNEMPLOYMENT INSURANCE						
7064555	07/31/15	01	JUL UE-FD	1110005154		08/25/15	99.52
						INVOICE TOTAL:	99.52
						VENDOR TOTAL:	99.52
VERIZON	VERIZON WIRELESS						
9749921950	08/01/15	01	AIR CARDS-JUL	1129005221		08/25/15	40.01
						INVOICE TOTAL:	40.01
9749922461	08/01/15	01	CELL CHGS-JUL	1121005221		08/25/15	460.40
						INVOICE TOTAL:	460.40
9750074033	08/03/15	01	AIR CARDS-JUL	1121005221		08/25/15	397.71
						INVOICE TOTAL:	397.71
						VENDOR TOTAL:	898.12
VILLGC	VILLAGE OF GENOA CITY						
916	08/13/15	01	BEACH TESTING-JUL	4054105362		08/25/15	360.00
						INVOICE TOTAL:	360.00
						VENDOR TOTAL:	360.00
WALCOS	WALWORTH COUNTY SHERIFF						

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WALCOS	WALWORTH COUNTY SHERIFF						
7/15	08/05/15	01	JUL PRISONER CONFINES	1112005290		08/25/15	105.00
						INVOICE TOTAL:	105.00
						VENDOR TOTAL:	105.00
WEENE	WE ENERGIES						
RE081815	08/05/15	01	7891-194-618 JUL GAS BILL	1116105224		08/25/15	222.35
		03	7837-744-963 JUL GAS BILL	1122005224			47.20
		04	0480-524-472 JUL GAS BILL	4055105224			110.76
		06	0847-573-906 JUL GAS BILL-ST#2	1122005224			13.85
		07	5288-664-956 JUL GAS BILL	1151105224			24.65
		08	8052-439-940 JUL GAS BILL-1055	1132105224			21.05
		09	8017-524-022 JUL GAS BILL-1065	1132105224			105.40
		10	6602-046-262 JUL GAS BILL-1070	1132105224			23.80
		11	7283-171-261 JUL GAS BILL	1152015224			9.57
		12	1885-876-489 JUL GAS BILL	4800005224			14.70
		13	3843-358-997 JUL GAS BILL	9900005222			85.00
		14	5604-510-433 JUL GAS BILL	9900005222			242.00
						INVOICE TOTAL:	920.33
						VENDOR TOTAL:	920.33
WHOLE	WHOLESALE DIRECT INC						
215947	08/05/15	01	PINTLE PLATES,BOLTS,HOOKS	1132135420		08/25/15	403.80
						INVOICE TOTAL:	403.80
						VENDOR TOTAL:	403.80
ZSCAPE	Z-SCAPE LANDSCAPE & DESIGN						
5524	07/31/15	01	POND MAINT-JUL	1152005362		08/25/15	300.00
						INVOICE TOTAL:	300.00
						VENDOR TOTAL:	300.00
						TOTAL ALL INVOICES:	129,749.84