



City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- www.cityoflakegeneva.gov

**COMMON COUNCIL AGENDA
MONDAY, SEPTEMBER 8, 2025 - 6:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)**

Members:

Mayor Todd Krause, Council President Mary Jo Fesenmaier, Council Vice President Cindy Yager, Alderpersons: Sherri Ames, Linda Frame, Joel Hoiland, JaNelle Powers, Brian Smith and Cathy Stoodley

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Awards, Presentations, Proclamations, and Announcements
5. Re-consider business from previous meeting
6. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes
7. Acknowledgement of Correspondence
8. Review of the 2024 Annual Financial Report and Management Letter; Lauterbach & Amen, LLP
9. City Administrator's Report
10. **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. Approve the Regular Council Minutes of August 25, 2025
 - b. Declaring DPW items as surplus
 - c. Approve moving capital funds from 2026 to 2025 for the museum roof replacement
 - d. Approval of Pay Application No. 5 to Wolf Paving for the 2024 Street Program for \$2,964.50
 - e. Approval of Pay Application No. 2 to Wolf Paving for the 2025 Street Program for \$190,451.08
 - f. Approval of Pay Application No. 1 to Cichinni Asphalt for the 2025 Basketball and Tennis Court Resurfacing for \$105,829.76
 - g. Public Event Permit for Dern Bros Demo at the Lake Geneva Skate Park on September 20, 2025, from noon to 3 pm

11. Items removed from the Consent Agenda
12. Ordinances & Resolutions
 - a. Resolution 25-R46: A resolution authorizing the increase of the Deceased Transfer fee to \$250.00
 - b. Resolution 25-R47: A resolution authorizing the receipt of the 2024 City of Lake Geneva Annual Financial Report and Management Letter
 - c. Resolution 25-R48: A resolution authorizing the creation of an additional capital project to purchase a police boat
13. Discussion/Action regarding rejecting bids for Project 2025-08 Oak Hill Cemetery Sexton Shed
14. Discussion/Action regarding approval of amended Plat of Right-of-Way Required for W. Main Street (STH 50) Construction Project and Relocation Order
15. Discussion/Action regarding the Intergovernmental Cooperative Agreement for Phase One STH 50 Road Reconstruction
16. Discussion/Action regarding potential City-Owned Land Sale Policy
17. Discussion/Action regarding the Offer to Purchase approximately 362 square feet of City owned Property by WP&L for \$550.00
18. Discussion/Action regarding the potential sale of city property located on Sheridan Springs Rd tax key parcels ZA467900001, ZA467900002, ZA468000001 & ZA468000002
19. Hillmoor Commission (*recommended approval August 21, 2025*)
 - a. Discussion/Action regarding approval of the Hillmoor Zone 1 Conceptual Plan RFP
 - b. Discussion/Action regarding approval of the Ecological Restoration RFP
 - c. Discussion and possible action regarding possible future sale of property in Zone 5 of Hillmoor and determination of value for the purpose of sale to a non-profit organization
20. Discussion/Action on the recommendations of the Finance, Licensing, and Regulation Committee- Ald. Ames
 - a. Conditional approval of Public Event Permit Application for Dragon Days™ Fantasy Festival from October 3 to 5, 2025
 - b. Approval of Pre-Paid Checks of \$343,213.05 and Regular Checks of \$128,432.36
21. Discussion/Action regarding Proposed Job Descriptions (*Personnel Committee recommended approval September 2, 2025*)
 - a. Assistant Administrator
 - b. Short Term Rental and Code Enforcement
22. Discussion/Action on the recommendation of the Plan Commission- Ald. Hoiland
 - a. Resolution 25-R49: A Resolution authorizing approval of an Amended Planned Development - General Development Plan and Precise Implementation Plan to allow the

expansion of the building located at 148 W Main Street, Tax Key No. ZOP 00385

23. 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.



Memo:

To: Common Council

From: David De Angelis, City Administrator

Date: September 5, 2025

Re: Council Agenda and Updates

Please find below my comments on agenda items as well as any new information to share with the council.

AGENDA COMMENTS

12 c. This resolution is to authorize the change to the capital budget to allow for the purchase of the police boat and equipment to initiate the City's own boat patrol operation as directed at the last Council meeting. This is being recommended to be paid for with the accumulated interest monies from the 2024 borrowing thus not utilizing any monies from undesignated surplus or other budget items.

I am recommending approval of the use of these funds.

13. Public Works is recommending the rejection of the one bid for the construction of the Sexton shed at the Cemetery due to the price being significantly over budget.

I am recommending rejection of the bid and to authorize rebidding of this project.

14. This is the amended ROW plat for the HWY 50 project and reflects the following changes:

- Added signature title blocks for City Engineer and City Clerk
- Parcel 9: From FEE to TLE
- Parcel 12: Removed TLE
- Parcels 26 & 27: Revised TLEs to PLEs by driveway culvert
- Parcel 32: Removed We Energies Electric (this was a separate email brought to my attention from WisDOT utilities department)

I am recommending approval.

14. An Intergovernmental Agreement with the Town of Lyons is necessary for us to do the temporary limited easement acquisition for a property on the corner of East and Main street for the purpose of removing some existing pavement on private property.

I have spoken to the Town of Lyons and they will be reviewing the same IGA on the 8th.

I am recommending approval.

16. This proposed policy relates to the sale of all City land and the procedure for determining surplus status. I have included a marked-up copy of the policy with recommended changes for the purpose of improving the process.

If the Council wishes to move forward with this policy I would recommend adoption with my proposed changes.

17. Last year the Council approved the sale of 362 square feet of property to WP&L for the purpose of reconstruction and improvements at the substation behind the Museum. This is the final offer to purchase which needs to be approved to move forward with the sale.

I recommend approval.

18. This item is the continuation of the discussion from the previous meeting where the Council was approached about selling excess property that was the result of the construction of Edwards Boulevard. The City has previously sold property from that project based on parties approaching the City, Fairfield Inn and Servpro. For both of those sales the property was appraised and the properties sold based on those appraisals.

If the previous sale of public property policy was adopted prior to this item, then the Council would need to make a determination of surplus property in order to move forward with the process of obtaining an appraisal.

19. a. This plan has been reviewed and recommended for approval by the Hillmoor Commission and is a budgeted item.

I am recommending approval.

19. b. This plan has been reviewed and recommended for approval by the Hillmoor Commission and is a budgeted item.

I am recommending approval.

19. c. This is a forwarded request from the Hillmoor Commission for the Council to make a determination of whether or not they wish to sell property in zone 5 to any qualified non-profit organization. The Council needs to make the determination to sale on non-profit organizations based on the deed restrictions present on the property and under the restrictions as outlined in the opinion letter from the City's Bond Counsel, Quarles and Brady. (included in packet) If item 16 is passed then the Council will need to make the determination of surplus property as part of its deliberations.

21. a. b. At the last Personnel Committee it was recommended to approve the job descriptions for a new positions of Assistant Administrator and a Short-Term Rental and Code Enforcement. Both of these positions have been recommended for approval with the changes as recommended. The change to the Assistant Administrator was to add Assist in ADA Coordination and the changes to the Short-Term Rental position was to add weekend hours and to include citation authority. The descriptions are attached with markup to identify the changes.

I am recommending approval.

UPDATES:

- 1.** I have a scheduled meeting with Spectrum on Monday afternoon to discuss the options and pricing they have come up with for reinstating service. I will give a further update at the meeting. .
- 2.** We received 11 strategic plan proposals for us to review. Given the short week and number of proposals to review the original timeline for review is being modified to push back the original screening date from Monday the 8th to Monday the 15th. This will not affect the overall timeline for Council review on the 22nd of the month.

CITY OF LAKE GENEVA COMMON COUNCIL MINUTES
MONDAY, AUGUST 25, 2025 - 6:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members: Mayor Todd Krause, Council President Mary Jo Fesenmaier, Council Vice President Cindy Yager, Alderpersons: Sherri Ames, Linda Frame, Joel Hoiland, JaNelle Powers, Brian Smith and Cathy Stoodley

Call to Order

by Council President Fesenmaier at 6:08 pm.

Pledge of Allegiance

by Alder Ames.

Roll Call

Present: Mary Jo Fesenmaier, Sherri Ames, JaNelle Powers, Linda Frame, Joel Hoiland, Cynthia Yager and Cathy Stoodley. Absent: Mayor Todd Krause and Alder Brian Smith. Others present: City Administrator Dave De Angelis, City Clerk Lacey L. Reynolds, City Attorney Dan Draper, Finance Director Laura Pisarcik and other interested persons.

Awards, Presentations, Proclamations, and Announcements

None.

Re-consider business from previous meeting

None.

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

Peg Esposito spoke in favor of item 9g and invited the Council members to the event.

Acknowledgement of Correspondence

None.

City Administrator's Report

Administrator De Angelis referenced his memo in the packet, informed the Council he hasn't been able to reach the Town of Lyons and answered questions regarding STR data.

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.

Motion by Frame to approve items a-g including conditions listed in the Deputy Clerk's memo, second by Ames. Voice vote, approved, motion carried.

Approve the Regular Council Minutes of August 11, 2025

Alcohol License Premises Extension filed by the American Legion for the 18th Annual Car Show on September 6, 2025

Temporary Class "B" Beer / "Class B" Wine License application filed by St Francis de Sales Parish for 2025 Annual Fall Festival on September 28, 2025, at 148 W Main St, Robert F McCormick Jr, Agent

Addendum to the Public Event Permit filed by Throwing Star Collective, Inc for the Red Bull Rush Delivery event on September 20, 2025, in order to include the Red Bull Air Force skydiving team and to allow for landings at the waterfront

Public Event Permit Application filed by the Lake Geneva Business Improvement District & Downtown Lake Geneva, Inc. for Oktoberfest from October 10 to 12, 2025

Public Event Permit with Street Use Application filed by VISIT Lake Geneva for the 50th Annual Lake Geneva Electric Christmas Parade on December 6, 2025

Public Event Permit filed by Friends of Hillmoor for a Star Party on September 25, 2025, with a rain date of September 29, 2025

Items removed from the Consent Agenda

None.

Ordinances

Second Reading of Ordinance 25-14: An ordinance amending Period of Nonenforcement of Parking

Motion by Yager to approve Ordinance 25-14, second by Hoiland. Voice vote, 5-approved, 2-no (Powers/Frame), motion carried.

Discussion/Action regarding setting a public hearing date of October 13, 2025 for the Annual Comprehensive Plan Amendment Process

Motion by Hoiland to approve, second by Ames. Voice vote, approved, motion carried.

Discussion/Action on the recommendations of the Finance, Licensing, and Regulation Committee- Ald. Ames

Resolution 25-R45: Authorizing the write-off of 2023 final delinquent personal property taxes for \$8,633.03 deemed uncollectible

Motion by Ames to approve, second by Yager. Discussion took place. Alder Frame expressed her concerns about writing off the delinquent accounts and Alder Stoodley asked for clarification about personal property/taxes. More discussion took place and Alder Ames called the question. Motion by Ames to close debate, second by Hoiland. Voice vote, 6-approved, 1- no (Frame), motion carried. Main motion vote - Voice vote, 6-approved, 1-no (Frame), motion carried.

Acceptance of the Pre-Paid Reports of \$296,432.53 and Regular Check Reports of \$189,164.60

Motion by Ames to approve, second by Frame. Voice vote, approved, motion carried.

Adjournment

Motion by Ames to adjourn, second by Powers. Voice vote, approved, motion carried. Adjourned at 6:34 pm.

Lacey L. Reynolds
City Clerk



City of Lake Geneva Department of Public Works
1065 Carey St, Lake Geneva, WI 53147
262.248.6644

Declaring DPW Items as Surplus

Department of Public Works will be selling two pieces of equipment on Wisconsin Surplus; John Deer 544 Wheel Loader and SnoGO Snow Blower. Wheel Loader and Snow Blower were replaced in 2025. All proceeds will go to the equipment replacement fund.

SnoGo Snow Blower



John Deer 544 Wheel Loader





Memo

To: Finance, License, and Regulation Committee

From: David De Angelis, Administrator, Laura Pisarcik, Finance Director

Date: August 27th, 2025

RE: Museum Capital Funding

We currently have \$100,000 budgeted in the 2026 capital budget for a flat roof replacement at the Museum that included the new military display area. Unfortunately, this area has had some leaking problems over the past months that have included the gutters and the roof in this area. As they are still working on preparing this space for opening next year, we would like to move up the roof replacement to this year so it is secured prior to completion of the exhibit space.

We are recommending to move the \$100,000 from 2026 capital budget to the 2025 capital budget.

Please feel free to contact either of us if you have any questions.

MEMORANDUM TO THE CITY OF LAKE GENEVA

To: Neil Waswo, Tom Earle
From: Bridget Barry, Mumangi Nyangureta
CC: Naomi Rauch, Mike Timmers
Date: August 20, 2025
Re: Pay Request #5 for 2024 Lake Geneva Street Program

A review of the Request for **Payment No. 5** from **Wolf Paving** for the **2024 Lake Geneva Street Program** construction contract has been completed.

Payment in the amount of **\$2,964.50** for this payment request has been recommended for approval by the Construction Manager on site.

The Contractor's documents are enclosed for the City's approval.

Payment amounts are u as follows:

	<u>New Invoice Amount</u>	<u>Previously Invoiced</u>	<u>Total</u>
Invoiced	\$2,964.50	\$829,426.00	\$832,390.50
Retainage (5% until 50% complete)	-	(\$19,924.82)	(\$19,924.82)
Total Approved for Payment	\$2,964.50	\$809,501.18	\$832,390.50

Contract Base Bid, based on plan quantities:	\$796,992.95
Contract Base Bid, including change orders:	\$876,992.95

Please feel free to contact me if you have any questions.

Please send Payment to: **Wolf Paving**

Attention:

Bryan Baker
1320 Walnut Ridge Dr.
Suite 100
Harland, WI 53029



ENGINEERS JOINT CONTRACT
DOCUMENTS COMMITTEE

Contractor's Application for Payment No.

5

Application Period: 11/30/24-6/20/25		Application Date: 8/20/2025	
To (Owner): City of Lake Geneva 626 Geneva Street, Lake Geneva WI 53147	From (Contractor): Wolf Paving	Via (Engineer): Kapur & Associates 1224 S. Pine St. Burlington WI 53105	
Project: 2024 Lake Geneva Street Program	Contract: 2024 Lake Geneva Street Program		
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.: 24.0268	

Application For Payment

Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
CO.1	\$63,506.00	
CO.2	\$16,500.00	
TOTALS	\$80,006.00	
NET CHANGE BY CHANGE ORDERS	\$80,006.00	

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

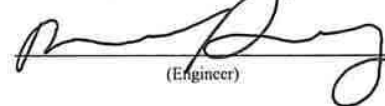
By:  Date: 8/20/2025

1. ORIGINAL CONTRACT PRICE..... \$ \$796,992.95
2. Net change by Change Orders..... \$ \$80,006.00
3. Current Contract Price (Line 1 ± 2)..... \$ \$876,998.95
4. TOTAL COMPLETED AND STORED TO DATE
(Column F total on Progress Estimates)..... \$ \$832,390.50
5. RETAINAGE:
 - a. 5% X \$398,496.48 Work Completed..... \$ \$19,924.82
 - b. X Stored Material..... \$
 - c. Total Retainage (Line 5.a + Line 5.b)..... \$ \$19,924.82
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)..... \$ \$832,390.50
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$ \$809,501.18
8. AMOUNT DUE THIS APPLICATION..... \$ \$2,964.50
9. BALANCE TO FINISH, PLUS RETAINAGE
(Column G total on Progress Estimates + Line 5.c above)..... \$ -

Payment of: \$ TWO THOUSAND NINE HUNDRED SIXTY-FOUR DOLLARS AND FIFTY CENTS

(Line 8 or other - attach explanation of the other amount)

is recommended by:

 8/21/2025
(Engineer) (Date)

Payment of: \$

(Line 8 or other - attach explanation of the other amount)

is approved by:

(Owner)

(Date)

Approved by:

Funding or Financing Entity (if applicable)

(Date)



POND VIEW LN (AT DODGE ST)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate					Qty to Date	\$ Paid to Date
						#1	#2	#3	#4	#5		
204.0110	Removing Asphaltic Surface (Driveways)	SY	20	\$ 11.00	\$ 220.00	12.00	-	-	-	-	12.00	\$ 132.00
204.0120	Removing Asphaltic Surface Milling (Partial Depth 2")	SY	1755	\$ 4.35	\$ 7,634.25	1,356.78	403.22	-	-	-	1760.00	\$ 7,656.00
204.0150	Removing Curb & Gutter	LF	88	\$ 6.00	\$ 528.00	82.00	-	-	-	-	82.00	\$ 492.00
205.0100	Excavation Common - EBS (Undistributed)	CY	120	\$ 15.00	\$ 1,800.00	3.20	84.40	-	-	-	87.60	\$ 1,314.00
305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	100	\$ 19.00	\$ 1,900.00	4.15	-	-	-	-	4.15	\$ 78.85
311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	120	\$ 19.00	\$ 2,280.00	4.49	-	-	-	-	4.49	\$ 85.31
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605)	TON	265	\$ 82.00	\$ 21,730.00	-	257.45	-	-	-	257.45	\$ 21,110.90
465.0110	Asphaltic Surface Patching	TON	24	\$ 240.00	\$ 5,760.00	3.85	-	-	-	-	3.85	\$ 924.00
465.0120	Asphalt Surface Driveways	TON	5	\$ 185.00	\$ 925.00	1.85	-	-	-	-	1.85	\$ 342.25
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	88	\$ 63.00	\$ 5,544.00	82.00	-	-	-	-	82.00	\$ 5,166.00
611.8105	Adjusting Catch Basin Covers	EACH	1	\$ 750.00	\$ 750.00	-	-	-	-	-	0.00	\$ -
611.8110	Adjusting Manhole Covers	EACH	3	\$ 900.00	\$ 2,700.00	2.00	-	-	-	-	2.00	\$ 1,800.00
628.7020	Inlet Protection Type D	EACH	5	\$ 145.00	\$ 725.00	5.00	-	-	-	-	5.00	\$ 725.00
630.0500	Seed Water	MGAL	2	\$ 80.00	\$ 160.00	-	-	-	-	-	0.00	\$ -
690.0150	Sawing Asphalt	LF	203	\$ 1.75	\$ 355.25	-	144.00	-	-	-	144.00	\$ 252.00
690.0250	Sawing Concrete	LF	30	\$ 2.35	\$ 70.50	-	30.00	-	-	-	30.00	\$ 70.50
SPV.0060.01	Adjusting Valve Boxes	EACH	2	\$ 250.00	\$ 500.00	-	-	1.00	-	-	1.00	\$ 250.00
SPV.0105.01	Traffic Control	LS	1	\$ 16,000.00	\$ 16,000.00	1.00	-	-	-	-	1.00	\$ 16,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	40	\$ 7.80	\$ 312.00	-	-	8.80	-	-	8.80	\$ 68.64
SPV.0180.02	Geotextile NX750 (Undistributed)	SY	355	\$ 5.00	\$ 1,775.00	12.00	-	-	-	-	12.00	\$ 60.00
POND VIEW LN SUBTOTAL					\$ 71,669.00	POND VIEW LN SUBTOTAL - Paid to Date					\$ 56,527.45	
Subtotal \$ per Estimate - Pond View Ln						\$ 31,755.40	\$ 24,453.41	\$ 318.64	\$ -	\$ -		

DODGE ST (BETWEEN POND VIEW LN / MCDONALD RD)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate					Qty to Date	\$ Paid to Date
						#1	#2	#3	#4	#5		
204.0110	Removing Asphaltic Surface (Driveways)	SY	10	\$ 11.00	\$ 110.00	8.00	-	-	-	-	8.00	\$ 88.00
204.0120	Removing Asphaltic Surface Milling (Partial Depth 2")	SY	1005	\$ 4.35	\$ 4,371.75	1,016.67	-	-	-	-	1016.67	\$ 4,422.51
204.0150	Removing Curb & Gutter	LF	55	\$ 6.00	\$ 330.00	58.00	-	-	-	-	58.00	\$ 348.00
205.0100	Excavation Common - EBS (Undistributed)	CY	70	\$ 15.00	\$ 1,050.00	-	-	-	-	-	0.00	\$ -
305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	55	\$ 19.00	\$ 1,045.00	-	-	-	-	-	0.00	\$ -
311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	70	\$ 19.00	\$ 1,330.00	-	-	-	-	-	0.00	\$ -
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605)	TON	155	\$ 90.00	\$ 13,950.00	-	129.56	-	-	-	129.56	\$ 11,660.40
465.0110	Asphaltic Surface Patching	TON	14	\$ 285.00	\$ 3,990.00	1.30	-	-	-	-	1.30	\$ 370.50
465.0120	Asphalt Surface Driveways	TON	5	\$ 485.00	\$ 2,425.00	1.25	-	-	-	-	1.25	\$ 606.25
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	55	\$ 64.00	\$ 3,520.00	58.00	-	-	-	-	58.00	\$ 3,712.00
611.8105	Adjusting Catch Basin Covers	EACH	1	\$ 750.00	\$ 750.00	-	-	-	-	-	0.00	\$ -
611.8110	Adjusting Manhole Covers	EACH	6	\$ 900.00	\$ 5,400.00	-	-	-	-	-	0.00	\$ -
628.7020	Inlet Protection Type D	EACH	5	\$ 145.00	\$ 725.00	5.00	-	-	-	-	5.00	\$ 725.00
630.0500	Seed Water	MGAL	1	\$ 80.00	\$ 80.00	-	-	-	-	-	0.00	\$ -
646.1020	Marking Line Epoxy 4-Inch (Yellow)	LF	630	\$ 5.50	\$ 3,465.00	-	-	624.00	-	-	624.00	\$ 3,432.00
646.6120	Marking Stop Line Epoxy 18-Inch	LF	14	\$ 22.00	\$ 308.00	-	-	14.00	-	-	14.00	\$ 308.00
690.0150	Sawing Asphalt	LF	153	\$ 1.75	\$ 267.75	-	88.00	-	-	-	88.00	\$ 154.00
690.0250	Sawing Concrete	LF	15	\$ 2.35	\$ 35.25	-	10.00	-	-	-	10.00	\$ 23.50
SPV.0060.01	Adjusting Valve Boxes	EACH	1	\$ 250.00	\$ 250.00	-	-	1.00	-	-	1.00	\$ 250.00
SPV.0105.01	Traffic Control	LS	1	\$ 7,000.00	\$ 7,000.00	1.00	-	-	-	-	1.00	\$ 7,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	25	\$ 19.80	\$ 495.00	-	-	3.60	-	-	3.60	\$ 71.28
SPV.0180.02	Geotextile NX750 (Undistributed)	SY	200	\$ 5.00	\$ 1,000.00	-	-	-	-	-	0.00	\$ -
DODGE ST SUBTOTAL					\$ 51,897.75	DODGE ST SUBTOTAL - Paid to Date					\$ 33,171.44	
Subtotal \$ per Estimate - Dodge St						\$ 17,272.26	\$ 11,837.90	\$ 4,061.28	\$ -	\$ -		

CIRCLE DR (AT MILLER RD)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate					Qty to Date	\$ Paid to Date
						#1	#2	#3	#4	#5		
204.0100	Removing Concrete Pavement (Driveways)	SY	20	\$ 11.00	\$ 220.00	27.00	-	-	-	-	27.00	\$ 297.00
204.0110	Removing Asphaltic Surface (Driveways)	SY	25	\$ 11.00	\$ 275.00	18.00	-	-	-	-	18.00	\$ 198.00
204.0120	Removing Asphaltic Surface Milling (Partial Depth 2")	SY	1285	\$ 4.35	\$ 5,589.75	1,356.78	-	-	-	-	1356.78	\$ 5,901.99
204.0150	Removing Curb & Gutter	LF	290	\$ 6.00	\$ 1,740.00	290.00	-	-	-	-	290.00	\$ 1,740.00
205.0100	Excavation Common - EBS (Undistributed)	CY	90	\$ 15.00	\$ 1,350.00	16.00	-	-	-	-	16.00	\$ 240.00
305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	75	\$ 19.00	\$ 1,425.00	26.86	-	-	-	-	26.86	\$ 510.34
311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	85	\$ 19.00	\$ 1,615.00	21.12	-	-	-	-	21.12	\$ 401.28
416.0160	Concrete Driveway 6-Inch	SY	20	\$ 78.00	\$ 1,560.00	27.00	-	-	-	-	27.00	\$ 2,106.00
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605)	TON	155	\$ 85.00	\$ 13,175.00	-	171.32	-	-	-	171.32	\$ 14,562.20
465.0110	Asphaltic Surface Patching	TON	24	\$ 240.00	\$ 5,760.00	12.73	-	-	-	-	12.73	\$ 3,055.20
465.0120	Asphalt Surface Driveways	TON	25	\$ 185.00	\$ 4,625.00	-	-	4.34	-	-	4.34	\$ 802.90
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	290	\$ 61.00	\$ 17,690.00	290.00	-	-	-	-	290.00	\$ 17,690.00
611.8105	Adjusting Catch Basin Covers	EACH	2	\$ 750.00	\$ 1,500.00	2.00	-	-	-	-	2.00	\$ 1,500.00
611.8110	Adjusting Manhole Covers	EACH	2	\$ 900.00	\$ 1,800.00	2.00	-	-	-	-	2.00	\$ 1,800.00
628.7020	Inlet Protection Type D	EACH	2	\$ 145.00	\$ 290.00	2.00	-	-	-	-	2.00	\$ 290.00
630.0500	Seed Water	MGAL	6	\$ 80.00	\$ 480.00	-	-	-	-	-	0.00	\$ -
690.0150	Sawing Asphalt	LF	422	\$ 1.75	\$ 738.50	-	34.00	-	-	-	34.00	\$ 59.50
690.0250	Sawing Concrete	LF	66	\$ 2.35	\$ 155.10	-	79.00	-	-	-	79.00	\$ 185.65
SPV.0105.01	Traffic Control	LS	1	\$ 7,500.00	\$ 7,500.00	1.00	-	-	-	-	1.00	\$ 7,500.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	150	\$ 7.80	\$ 1,170.00	-	-	22.70	-	-	22.70	\$ 177.06
SPV.0180.02	Geotextile NX750 (Undistributed)	SY	260	\$ 5.00	\$ 1,300.00	-	-	-	-	-	0.00	\$ -
CIRCLE DR SUBTOTAL					\$ 69,958.35	CIRCLE DR SUBTOTAL - Paid to Date					\$ 59,017.12	
Subtotal \$ per Estimate - Circle Dr						\$ 43,229.81	\$ 14,807.35	\$ 979.96	\$ -	\$ -		

HENRY ST (BETWEEN WILLIAMS ST / CENTER ST)												
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate					Qty to Date	\$ Paid to Date
						#1	#2	#3	#4	#5		
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	40	\$ 11.00	\$ 440.00	15.60	-	-	-	-	15.60	\$ 171.60
204.0150	Removing Curb & Gutter	LF	80	\$ 6.00	\$ 480.00	72.00	-	-	-	-	72.00	\$ 432.00
204.0155	Removing Concrete Sidewalk	SY	135	\$ 11.00	\$ 1,485.00	130.00	-	-	-	-	130.00	\$ 1,430.00
465.0110	Asphaltic Surface Patching	TON	4	\$ 680.00	\$ 2,720.00	8.37	-	-	-	-	8.37	\$ 5,691.60
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	80	\$ 67.00	\$ 5,360.00	72.00	-	-	-	-	72.00	\$ 4,824.00
602.0405	Concrete Sidewalk 4-Inch	SF	890	\$ 7.00	\$ 6,230.00	774.00	-	-	-	-	774.00	\$ 5,418.00
602.0415	Concrete Sidewalk 6-Inch	SF	290	\$ 8.00	\$ 2,320.00	340.00	-	-	-	-	340.00	\$ 2,720.00
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	20	\$ 55.00	\$ 1,100.00	20.00	-	-	-	-	20.00	\$ 1,100.00
611.8105	Adjusting Catch Basin Covers	EACH	2	\$ 750.00	\$ 1,500.00	-	-	-	-	-	0.00	\$ -
628.7020	Inlet Protection Type D	EACH	4	\$ 145.00	\$ 580.00	4.00	-	-	-	-	4.00	\$ 580.00
630.0500	Seed Water	MGAL	6	\$ 80.00	\$ 480.00	-	-	-	-	-	0.00	\$ -
646.6120	Marking Stop Line Epoxy 18-Inch	LF	2	\$ 22.00	\$ 44.00	-	-	2.00	-	-	2.00	\$ 44.00
646.7420	Marking Crosswalk Epoxy Transverse Line 6-Inch	LF	30	\$ 18.00	\$ 540.00	-	-	12.00	-	-	12.00	\$ 216.00
690.0150	Sawing Asphalt	LF	220	\$ 1.75	\$ 385.00	-	220.00	-	-	-	220.00	\$ 385.00
690.0250	Sawing Concrete	LF	120	\$ 2.35	\$ 282.00	-	120.00	-	-	-	120.00	\$ 282.00
SPV.0105.01	Traffic Control	LS	1	\$ 3,000.00	\$ 3,000.00	1.00	-	-	-	-	1.00	\$ 3,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	140	\$ 7.80	\$ 1,092.00	-	-	91.00	-	-	91.00	\$ 709.80
HENRY ST SUBTOTAL				\$	28,038.00	HENRY ST SUBTOTAL - Paid to Date					\$	27,004.00
Subtotal \$ per Estimate - Henry St						\$ 25,367.20	\$ 667.00	\$ 969.80	\$ -	\$ -		

NORTH ST (BETWEEN WARREN ST / MADISON ST)												
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate					Qty to Date	\$ Paid to Date
						#1	#2	#3	#4	#5		
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	45	\$ 11.00	\$ 495.00	20.00	-	-	-	-	20.00	\$ 220.00
204.0150	Removing Curb & Gutter	LF	210	\$ 6.00	\$ 1,260.00	178.00	-	-	-	-	178.00	\$ 1,068.00
204.0155	Remove Concrete Sidewalk	SY	105	\$ 11.00	\$ 1,155.00	99.00	-	-	-	-	99.00	\$ 1,089.00
465.0110	Asphaltic Surface Patching	TON	6	\$ 550.00	\$ 3,300.00	5.87	5.21	-	-	-	11.08	\$ 6,094.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	210	\$ 61.00	\$ 12,810.00	178.00	-	-	-	-	178.00	\$ 10,858.00
602.0405	Concrete Sidewalk 4-Inch	SF	1215	\$ 7.00	\$ 8,505.00	850.00	-	-	-	-	850.00	\$ 5,950.00
602.0415	Concrete Sidewalk 6-Inch	SF	25	\$ 8.00	\$ 200.00	365.00	-	-	(365.00)	-	0.00	\$ -
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	80	\$ 55.00	\$ 4,400.00	80.00	-	-	-	-	80.00	\$ 4,400.00
611.8115	Adjusting Inlet Covers	EACH	2	\$ 750.00	\$ 1,500.00	1.00	-	-	-	-	1.00	\$ 750.00
628.7020	Inlet Protection Type D	EACH	2	\$ 145.00	\$ 290.00	2.00	-	-	-	-	2.00	\$ 290.00
630.0500	Seed Water	MGAL	3	\$ 80.00	\$ 240.00	-	-	-	-	-	0.00	\$ -
638.2102	Moving Signs Type II (Stop Sign)	EACH	2	\$ 285.00	\$ 570.00	-	-	1.50	-	-	1.50	\$ 427.50
646.6120	Marking Stop Line Epoxy 18-Inch	LF	5	\$ 22.00	\$ 110.00	-	-	27.00	-	-	27.00	\$ 594.00
646.7420	Marking Crosswalk Epoxy Transverse Line 6-Inch	LF	25	\$ 18.00	\$ 450.00	-	-	123.30	-	-	123.30	\$ 2,219.40
690.0150	Sawing Asphalt	LF	380	\$ 1.75	\$ 665.00	-	380.00	-	-	-	380.00	\$ 665.00
690.0250	Sawing Concrete	LF	100	\$ 2.35	\$ 235.00	-	100.00	-	-	-	100.00	\$ 235.00
SPV.0060.01	Adjusting Valve Boxes	EACH	1	\$ 250.00	\$ 250.00	-	-	-	-	-	0.00	\$ -
SPV.0105.01	Traffic Control	LS	1	\$ 4,000.00	\$ 4,000.00	1.00	-	-	-	-	1.00	\$ 4,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	55	\$ 7.80	\$ 429.00	-	-	110.90	-	13.50	124.40	\$ 970.32
NORTH ST SUBTOTAL				\$	40,864.00	NORTH ST SUBTOTAL - Paid to Date					\$	39,830.22
Subtotal \$ per Estimate - North St						\$ 34,773.50	\$ 3,765.50	\$ 4,105.92	\$ (2,920.00)	\$ 105.30		

WELLS ST (BETWEEN CASS ST / CAMPBELL ST)												
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate					Qty to Date	\$ Paid to Date
						#1	#2	#3	#4	#5		
204.0100	Removing Concrete Pavement (Driveways)	SY	20	\$ 11.00	\$ 220.00	3.80	-	-	-	-	3.80	\$ 41.80
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	70	\$ 11.00	\$ 770.00	-	-	-	-	-	0.00	\$ -
204.0150	Removing Curb & Gutter	LF	210	\$ 6.00	\$ 1,260.00	189.00	-	-	-	-	189.00	\$ 1,134.00
204.0155	Remove Concrete Sidewalk	SY	65	\$ 11.00	\$ 715.00	8.00	-	62.00	-	-	70.00	\$ 770.00
205.0100	Excavation Common - EBS (Undistributed)	CY	2	\$ 100.00	\$ 200.00	-	-	65.00	(35.00)	-	30.00	\$ 3,000.00
305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	3	\$ 100.00	\$ 300.00	-	-	20.00	-	-	20.00	\$ 2,000.00
460.5223	HMA Pavement Type 3LT 58-28 S	TON	40	\$ 145.00	\$ 5,800.00	-	-	-	-	-	0.00	\$ -
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605)	TON	50	\$ 140.00	\$ 7,000.00	-	-	-	-	-	0.00	\$ -
465.0110	Asphaltic Surface Patching	TON	5	\$ 590.00	\$ 2,950.00	4.90	-	-	-	-	4.90	\$ 2,891.00
601.0407	Concrete Curb & Gutter 18-Inch Type D	LF	30	\$ 77.00	\$ 2,310.00	-	-	-	-	-	0.00	\$ -
601.0410	Concrete Curb & Gutter 24-Inch Type D	LF	40	\$ 72.00	\$ 2,880.00	60.00	-	-	-	-	60.00	\$ 4,320.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	165	\$ 67.00	\$ 11,055.00	129.00	-	-	-	8.30	137.30	\$ 9,199.10
602.0405	Concrete Sidewalk 4-Inch	SF	1680	\$ 7.00	\$ 11,760.00	32.00	-	1,686.50	-	11.80	1730.30	\$ 12,112.10
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	50	\$ 55.00	\$ 2,750.00	-	-	50.00	-	-	50.00	\$ 2,750.00
611.8110	Adjusting Manhole Covers	EACH	1	\$ 900.00	\$ 900.00	-	-	-	-	-	0.00	\$ -
628.7020	Inlet Protection Type D	EACH	4	\$ 145.00	\$ 580.00	4.00	-	-	-	-	4.00	\$ 580.00
630.0500	Seed Water	MGAL	4	\$ 80.00	\$ 320.00	-	-	-	-	-	0.00	\$ -
646.7420	Marking Crosswalk Epoxy Transverse Line 6-Inch	LF	20	\$ 18.00	\$ 360.00	-	-	15.00	-	-	15.00	\$ 270.00
690.0150	Sawing Asphalt	LF	350	\$ 1.75	\$ 612.50	-	350.00	-	-	-	350.00	\$ 612.50
690.0250	Sawing Concrete	LF	120	\$ 2.35	\$ 282.00	-	120.00	-	-	-	120.00	\$ 282.00
SPV.0105.01	Traffic Control	LS	1	\$ 7,000.00	\$ 7,000.00	1.00	-	-	-	-	1.00	\$ 7,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	140	\$ 7.80	\$ 1,092.00	-	-	285.30	-	-	285.30	\$ 2,225.34
DODGE ST SUBTOTAL				\$	61,116.50	DODGE ST SUBTOTAL - Paid to Date					\$	49,187.84
Subtotal \$ per Estimate - Dodge St						\$ 24,921.80	\$ 894.50	\$ 26,232.84	\$ (3,500.00)	\$ 638.70		

GEORGE ST / WHEELER ST ALLEYWAY (BETWEEN CTH H / TOLMAN ST)												
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate					Qty to Date	\$ Paid to Date
						#1	#2	#3	#4	#5		
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	30	\$ 15.00	\$ 450.00	23.00	-	-	-	-	23.00	\$ 345.00
204.0150	Removing Curb & Gutter	LF	30	\$ 15.00	\$ 450.00	31.00	-	-	-	-	31.00	\$ 465.00
204.0155	Removing Concrete Sidewalk	SY	20	\$ 15.00	\$ 300.00	19.00	-	-	-	-	19.00	\$ 285.00
416.0180	Concrete Driveway 8-Inch	SY	25	\$ 84.00	\$ 2,100.00	24.00	-	-	-	-	24.00	\$ 2,016.00
465.0110	Asphaltic Surface Patching	TON	4	\$ 750.00	\$ 3,000.00	6.79	-	-	-	-	6.79	\$ 5,092.50
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	30	\$ 84.00	\$ 2,520.00	31.00	-	-	-	-	31.00	\$ 2,604.00
602.0415	Concrete Sidewalk 6-Inch	SF	160	\$ 7.00	\$ 1,120.00	19.00	-	146.20	-	-	165.20	\$ 1,156.40
630.0500	Seed Water	MGAL	1	\$ 80.00	\$ 80.00	-	-	-	-	-	0.00	\$ -
690.0150	Sawing Asphalt	LF	50	\$ 1.75	\$ 87.50	-	50.00	-	-	-	50.00	\$ 87.50
690.0250	Sawing Concrete	LF	15	\$ 2.35	\$ 35.25	-	15.00	-	-	-	15.00	\$ 35.25
SPV.0105.01	Traffic Control	LS	1	\$ 3,000.00	\$ 3,000.00	-	1.00	-	-	-	1.00	\$ 3,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	10	\$ 19.80	\$ 198.00	-	-	17.40	-	-	17.40	\$ 344.52
GEORGE ST / WHEELER ST ALLEYWAY SUBTOTAL				\$	13,340.75	GEORGE ST / WHEELER ST ALLEYWAY SUBTOTAL - Paid to Date					\$	15,431.17
Subtotal \$ per Estimate - George St / Wheeler St Alleyway						\$ 10,940.50	\$ 3,122.75	\$ 1,367.92	\$ -	\$ -		

NORTH ST / DODGE ST ALLEYWAY (BETWEEN COOK ST / BROAD ST)												
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate					Qty to Date	\$ Paid to Date
						#1	#2	#3	#4	#5		
204.0100	Removing Concrete Pavement (Driveways)	SY	25	\$ 15.00	\$ 375.00		31.70	-	-	-	31.70	\$ 475.50
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	7	\$ 15.00	\$ 105.00		-	-	-	-	0.00	\$ -
204.0150	Removing Curb & Gutter	LF	30	\$ 15.00	\$ 450.00		21.70	-	-	-	21.70	\$ 325.50
204.0155	Removing Concrete Sidewalk	SY	12	\$ 15.00	\$ 180.00		10.60	-	-	-	10.60	\$ 159.00
416.0180	Concrete Driveway 8-Inch	SY	25	\$ 84.00	\$ 2,100.00		31.70	-	-	-	31.70	\$ 2,662.80
465.0110	Asphaltic Surface Patching	TON	1	\$ 2,250.00	\$ 2,250.00		1.00	-	-	-	1.00	\$ 2,250.00
601.0110	Concrete Curb Type D	LF	30	\$ 84.00	\$ 2,520.00		30.00	-	-	-	30.00	\$ 2,520.00
602.0415	Concrete Sidewalk 6-Inch	SF	100	\$ 7.00	\$ 700.00		95.00	-	-	-	95.00	\$ 665.00
630.0500	Seed Water	MGAL	1	\$ 80.00	\$ 80.00		-	-	-	-	0.00	\$ -
690.0150	Sawing Asphalt	LF	65	\$ 1.75	\$ 113.75		26.00	-	-	-	26.00	\$ 45.50
690.0250	Sawing Concrete	LF	10	\$ 2.35	\$ 23.50		15.00	-	-	-	15.00	\$ 35.25
SPV.0105.01	Traffic Control	LS	1	\$ 3,000.00	\$ 3,000.00		1.00	-	-	-	1.00	\$ 3,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	10	\$ 19.80	\$ 198.00		-	8.10	-	-	8.10	\$ 160.38
NORTH ST / DODGE ST ALLEYWAY SUBTOTAL				\$	12,095.25	NORTH ST / DODGE ST ALLEYWAY SUBTOTAL - Paid to Date					\$	12,298.93
Subtotal \$ per Estimate - North St / Dodge St Alleyway						\$	-	\$ 12,138.55	\$ 160.38	\$ -	\$ -	

LAKE GENEVA BOAT PARKING LOT F												
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate					Qty to Date	\$ Paid to Date
						#1	#2	#3	#4	#5		
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	2775	\$ 10.00	\$ 27,750.00	-	2,805.11	-	-	-	2805.11	\$ 28,051.10
204.0150	Removing Curb & Gutter	LF	360	\$ 6.00	\$ 2,160.00	-	-	468.00	-	-	468.00	\$ 2,808.00
204.0155	Remove Concrete Sidewalk	SY	135	\$ 11.00	\$ 1,485.00	-	-	147.80	-	-	147.80	\$ 1,625.80
205.0100	Excavation Common	CY	1317	\$ 15.00	\$ 19,755.00	-	-	810.60	-	-	810.60	\$ 12,159.00
205.0100	Excavation Common - EBS (Undistributed)	CY	640	\$ 15.00	\$ 9,600.00	-	-	393.90	-	-	393.90	\$ 5,908.50
305.0120	Base Aggregate Dense 1 1/4-Inch	TON	1615	\$ 19.00	\$ 30,685.00	-	-	1,293.61	-	-	1293.61	\$ 24,578.59
311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	1280	\$ 19.00	\$ 24,320.00	-	-	620.00	-	-	620.00	\$ 11,780.00
416.0180	Concrete Driveway 8-Inch	SY	30	\$ 84.00	\$ 2,520.00	-	-	30.10	-	-	30.10	\$ 2,528.40
460.5223	HMA Pavement Type 3LT 58-28 S	TON	391	\$ 81.00	\$ 31,671.00	-	453.42	40.23	-	-	493.65	\$ 39,985.65
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605)	TON	309	\$ 87.00	\$ 26,883.00	-	280.03	-	-	-	280.03	\$ 24,362.61
530.0110	Culvert Pipe Corrugated Polyethylene 10-Inch	LF	18	\$ 165.00	\$ 2,970.00	-	-	18.00	-	-	18.00	\$ 2,970.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	360	\$ 66.00	\$ 23,760.00	-	-	468.00	-	-	468.00	\$ 30,888.00
602.0405	Concrete Sidewalk 6-Inch	SF	1700	\$ 8.00	\$ 13,600.00	-	-	1,549.37	-	-	1549.37	\$ 12,394.96
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	10	\$ 55.00	\$ 550.00	-	-	22.00	-	-	22.00	\$ 1,210.00
628.2004	Erosion Mat Urban Class I Type B (NON-NETTED)	SY	215	\$ 2.00	\$ 430.00	-	-	1,626.60	-	-	1626.60	\$ 3,253.20
628.7020	Inlet Protection Type D	EACH	1	\$ 145.00	\$ 145.00	-	-	2.00	-	-	2.00	\$ 290.00
630.0500	Seed Water	MGAL	15	\$ 80.00	\$ 1,200.00	-	-	-	-	-	0.00	\$ -
638.2102	Moving Signs Type II	EACH	1	\$ 285.00	\$ 285.00	-	-	3.00	-	-	3.00	\$ 855.00
646.1020	Marking Line Epoxy 4-Inch (White)	LF	1280	\$ 5.50	\$ 7,040.00	-	-	1.90	-	-	1.90	\$ 10.45
646.5020	Marking Arrow Epoxy	EACH	1	\$ 310.00	\$ 310.00	-	-	-	-	-	0.00	\$ -
646.5120	Marking Word Epoxy "ONLY"	EACH	1	\$ 325.00	\$ 325.00	-	-	-	-	-	0.00	\$ -
690.0150	Sawing Asphalt	LF	115	\$ 1.75	\$ 201.25	-	101.00	-	-	-	101.00	\$ 176.75
690.0250	Sawing Concrete	LF	32	\$ 2.35	\$ 75.20	-	56.00	-	-	-	56.00	\$ 131.60
SPV.0105.01	Traffic Control	LS	1	\$ 22,000.00	\$ 22,000.00	-	0.50	0.50	-	-	1.00	\$ 22,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	363	\$ 7.80	\$ 2,831.40	-	-	1,737.10	-	-	1737.10	\$ 13,549.38
SPV.0180.02	Geotextile NX750 (Undistributed)	SY	1375	\$ 5.00	\$ 6,875.00	-	-	2,408.00	-	-	2408.00	\$ 12,040.00
BOAT PARKING LOT F SUBTOTAL				\$	259,426.85	BOAT PARKING LOT F SUBTOTAL - Paid to Date					\$	253,556.99
Subtotal \$ per Estimate - Lake Geneva Boat Parking Lot F						\$	-	\$100,449.08	\$153,107.91	\$	-	\$ -

TOWNLINE ROAD BIKE PATH (BETWEEN HUDSON TRL / EDWARDS BLVD)												
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate					Qty to Date	\$ Paid to Date
						#1	#2	#3	#4	#5		
204.0120	Removing Asphaltic Surface Milling (Full Depth 3"	SY	485	\$ 16.00	\$ 7,760.00	1,380.00	-	-	-	-	1380.00	\$ 22,080.00
205.0100	Excavation Common	CY	210	\$ 15.00	\$ 3,150.00	-	-	-	-	-	0.00	\$ -
205.0100	Excavation Common - EBS (Undistributed)	CY	32	\$ 15.00	\$ 480.00	-	-	104.10	-	-	104.10	\$ 1,561.50
305.0120	Base Aggregate Dense 1 1/4-Inch	TON	200	\$ 19.00	\$ 3,800.00	-	-	440.00	-	-	440.00	\$ 8,360.00
311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	64	\$ 19.00	\$ 1,216.00	-	-	305.29	-	-	305.29	\$ 5,800.51
460.5224	HMA Pavement Type 4 LT 58-28 S (LIGHT LOAD - 12 TON MAX. PER TRUCK). Item also includes tack coat	TON	250	\$ 109.00	\$ 27,250.00	-	240.35	-	-	-	240.35	\$ 26,198.15
628.1504	Silt Fence	LF	1575	\$ 1.80	\$ 2,835.00	-	-	-	-	-	0.00	\$ -
628.7020	Inlet Protection Type D	EACH	2	\$ 145.00	\$ 290.00	-	-	-	-	-	0.00	\$ -
630.0500	Seed Water	MGAL	36	\$ 40.00	\$ 1,440.00	-	-	-	-	-	0.00	\$ -
SPV.0105.01	Traffic Control	LS	1	\$ 4,000.00	\$ 4,000.00	-	1.00	-	-	-	1.00	\$ 4,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	840	\$ 7.80	\$ 6,552.00	-	-	843.90	-	-	843.90	\$ 6,582.42
TOWNLINE ROAD BIKE PATH SUBTOTAL				\$	58,773.00	TOWNLINE ROAD BIKE PATH SUBTOTAL - Paid to Date					\$	74,582.58
Subtotal \$ per Estimate - Townline Road Bike Path						\$ 22,080.00	\$ 30,198.15	\$ 22,304.43	\$ -	\$ -		

GINO'S DRIVEWAY APRON - COMBINED												
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate					Qty to Date	\$ Paid to Date
						#1	#2	#3	#4	#5		
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	195	\$ 11.00	\$ 2,145.00	-	-	-	160.40	-	160.40	\$ 1,764.40
204.0150	Removing Curb & Gutter	LF	20	\$ 15.00	\$ 300.00	-	-	-	20.00	-	20.00	\$ 300.00
204.0155	Remove Concrete Sidewalk	SY	41	\$ 15.00	\$ 615.00	-	-	-	39.40	-	39.40	\$ 591.00
205.0100	Excavation Common - EBS (Undistributed)	CY	40	\$ 25.00	\$ 1,000.00	-	-	-	-	-	0.00	\$ -
305.0120	Base Aggregate Dense 1 1/4-Inch	TON	45	\$ 25.00	\$ 1,125.00	-	-	-	-	-	0.00	\$ -
416.0180	Concrete Driveway 8-Inch	SY	35	\$ 84.00	\$ 2,940.00	-	-	-	15.80	-	15.80	\$ 1,327.20
460.5223	HMA Pavement Type 3LT 58-28 S	TON	16	\$ 195.00	\$ 3,120.00	-	-	11.10	-	-	11.10	\$ 2,164.50
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605)	TON	13	\$ 225.00	\$ 2,925.00	-	-	8.70	-	-	8.70	\$ 1,957.50
465.0110	Asphaltic Surface Patching	TON	9	\$ 960.00	\$ 8,640.00	-	-	11.30	-	-	11.30	\$ 10,848.00
601.0411	Concrete Curb & Gutter 30-Inch	LF	100	\$ 79.00	\$ 7,900.00	-	-	-	90.00	24.00	114.00	\$ 9,006.00
601.0600	Concrete Curb Pedestrian	LF	5	\$ 54.00	\$ 270.00	-	-	-	5.00	-	5.00	\$ 270.00
602.0405	Concrete Sidewalk 4-Inch	SF	30	\$ 7.00	\$ 210.00	-	-	-	119.00	-	119.00	\$ 833.00
602.0405	Concrete Sidewalk 6-Inch	SF	335	\$ 8.00	\$ 2,680.00	-	-	-	359.20	-	359.20	\$ 2,873.60
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	10	\$ 55.00	\$ 550.00	-	-	-	10.00	-	10.00	\$ 550.00
611.8115	Adjusting Inlet Covers	EACH	1	\$ 750.00	\$ 750.00	-	-	-	1.00	-	1.00	\$ 750.00
628.7020	Inlet Protection Type D	EACH	1	\$ 145.00	\$ 145.00	-	-	-	-	-	0.00	\$ -
630.0500	Seed Water	MGAL	1	\$ 80.00	\$ 80.00	-	-	-	-	-	0.00	\$ -
646.1020	Marking Line Epoxy 4-Inch (Yellow)	LF	40	\$ 5.50	\$ 220.00	-	-	-	-	18.00	18.00	\$ 99.00
646.1020	Marking Line Epoxy 4-Inch (White)	LF	5	\$ 5.50	\$ 27.50	-	-	-	-	5.00	5.00	\$ 27.50
690.0150	Sawing Asphalt	LF	160	\$ 1.75	\$ 280.00	-	-	142.00	-	-	142.00	\$ 248.50
690.0250	Sawing Concrete	LF	30	\$ 2.35	\$ 70.50	-	-	27.00	-	-	27.00	\$ 63.45
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	10	\$ 19.80	\$ 198.00	-	-	-	26.10	10.00	36.10	\$ 714.78
SPV.0105.01	Traffic Control	LS	1	\$ 4,500.00	\$ 4,500.00	-	-	1.00	-	-	1.00	\$ 4,500.00
GINO'S DRIVEWAY APRON SUBTOTAL				\$	40,691.00	GINO'S DRIVEWAY APRON SUBTOTAL - Paid to Date					\$	38,888.43
Subtotal \$ per Estimate - Gino's Driveway Apron						\$	-	\$ 19,781.95	\$	-	\$ 16,885.98	\$ 2,220.50

SPRING ST / GROVE ST ALLEY												
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate					Qty to Date	\$ Paid to Date
						#1	#2	#3	#4	#5		
204.0100	Removing Concrete Pavement (Driveways)	SY	25	\$ 11.00	\$ 275.00	5.10	-	20.00	-	-	25.10	\$ 276.10
204.0120	Removing Asphaltic Surface Milling (Full Depth 3"	SY	720	\$ 11.00	\$ 7,920.00	745.30	-	-	-	-	745.30	\$ 8,198.30
204.0150	Removing Curb & Gutter	LF	80	\$ 15.00	\$ 1,200.00	76.00	-	-	-	-	76.00	\$ 1,140.00
204.0155	Removing Concrete Sidewalk	SY	20	\$ 15.00	\$ 300.00	16.00	-	-	-	-	16.00	\$ 240.00
205.0100	Excavation Common - EBS (Undistributed)	CY	2	\$ 100.00	\$ 200.00	100.00	0.20	-	-	-	100.20	\$ 10,020.00
305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	3	\$ 100.00	\$ 300.00	89.42	-	-	-	-	89.42	\$ 8,942.00
311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	3	\$ 100.00	\$ 300.00	83.37	-	-	-	-	83.37	\$ 8,337.00
416.0180	Concrete Driveway 8-Inch	SY	25	\$ 84.00	\$ 2,100.00	26.00	-	-	-	-	26.00	\$ 2,184.00
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605)	TON	3	\$ 550.00	\$ 1,650.00	3.70	-	-	-	-	3.70	\$ 2,035.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	80	\$ 72.00	\$ 5,760.00	76.00	-	-	-	-	76.00	\$ 5,472.00
602.0415	Concrete Sidewalk 6-Inch	SF	160	\$ 8.00	\$ 1,280.00	84.00	-	-	-	-	84.00	\$ 672.00
630.0500	Seed Water	MGAL	2	\$ 40.00	\$ 80.00	-	-	-	-	-	0.00	\$ -
690.0150	Sawing Asphalt	LF	270	\$ 1.75	\$ 472.50		82.00	-	-	-	82.00	\$ 143.50
690.0250	Sawing Concrete	LF	270	\$ 2.35	\$ 634.50		253.00	-	-	-	253.00	\$ 594.55
SPV.0105.01	Traffic Control	LS	1	\$ 4,500.00	\$ 4,500.00		1.00	-	-	-	1.00	\$ 4,500.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140)	SY	45	\$ 7.80	\$ 351.00	-	-	230.30	-	-	230.30	\$ 1,796.34
SPV.0180.02	Geotextile NX750 (Undistributed)	SY	150	\$ 5.00	\$ 750.00	238.00	62.70	-	-	-	300.70	\$ 1,503.50
SPRING ST / GROVE ST ALLEY SUBTOTAL				\$	28,073.00	SPRING ST / GROVE ST ALLEY SUBTOTAL - Paid to Date					\$	56,054.29
Subtotal \$ per Estimate - Spring St / Grove St Alley						\$ 48,466.40	\$ 5,571.55	\$ 2,016.34	\$ -	\$ -		

EDWARDS BLVD SIDEWALK												
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate					Qty to Date	\$ Paid to Date
						#1	#2	#3	#4	#5		
204.0155	Removing Concrete Sidewalk	SY	4	\$ 25.00	\$ 100.00	-	-	-	-	-	0.00	\$ -
205.0100	Excavation Common	CY	145	\$ 25.00	\$ 3,625.00	-	-	141.20	-	-	141.20	\$ 3,530.00
305.0120	Base Aggregate Dense 1 1/4-Inch	TON	145	\$ 22.00	\$ 3,190.00	-	-	100.00	-	-	100.00	\$ 2,200.00
602.0405	Concrete Sidewalk 4-Inch	SF	5825	\$ 7.00	\$ 40,775.00	-	-	5,775.00	-	-	5775.00	\$ 40,425.00
628.7020	Inlet Protection Type D	EACH	3	\$ 145.00	\$ 435.00	-	-	-	-	-	0.00	\$ -
630.0500	Seed Water	MGAL	35	\$ 40.00	\$ 1,400.00	-	-	-	-	-	0.00	\$ -
638.2102	Moving Signs Type II (Stop Sign)	EACH	3	\$ 285.00	\$ 855.00	-	-	3.00	-	-	3.00	\$ 855.00
690.0250	Sawing Concrete	LF	10	\$ 2.35	\$ 23.50	-	5.00	-	-	-	5.00	\$ 11.75
SPV.0060.01	Adjusting Valve Boxes	EACH	1	\$ 250.00	\$ 250.00	-	-	-	-	-	0.00	\$ -
SPV.0105.01	Traffic Control	LS	1	\$ 4,000.00	\$ 4,000.00	-	-	1.00	-	-	1.00	\$ 4,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	820	\$ 7.80	\$ 6,396.00	-	-	1,093.00	-	-	1093.00	\$ 8,525.40
EDWARDS BLVD SIDEWALK SUBTOTAL				\$ 61,049.50		EDWARDS BLVD SIDEWALK SUBTOTAL - Paid to Date					\$ 59,547.15	
Subtotal \$ per Estimate - Edwards Blvd Sidewalk						\$ -	\$ 11.75	\$ 59,535.40	\$ -	\$ -		

CO1												
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate					Qty to Date	\$ Paid to Date
						#1	#2	#3	#4	#5		
CO 4.1	Mill Patches 4" Deep (W. Main Street)	SY	214	\$ 78.00	\$ 16,692.00	-	64.20	-	-	-	64.20	\$ 5,007.60
CO 4.2	HMA Pavement Type 4LT 58-28 S 4" (Asphaltic Patching)	TON	50	\$ 305.00	\$ 15,250.00	-	12.00	-	-	-	12.00	\$ 3,660.00
CO 4.3	Mill 4" Deep for approximately 667 SY (from Maxwell st. 200 Ft East on W.Main St.)	SY	667	\$ 12.00	\$ 8,004.00	-	687.00	-	-	-	687.00	\$ 8,244.00
CO 4.4	HMA Pavement Type 4LT 58-28 S 4" (From Maxwell st. 200 Ft East on W.Main St)	TON	155	\$ 152.00	\$ 23,560.00	-	127.90	-	-	-	127.90	\$ 19,440.80
Subtotal \$ per Estimate - CO1						\$ -	\$ 36,352.40	\$ -	\$ -	\$ -		

CO2												
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate					Qty to Date	\$ Paid to Date
						#1	#2	#3	#4	#5		
CO 1.1	HMA Pavement Type 4 LT 58-28 S	TON	125	\$ 132.00	\$ 16,500.00	-	158.64	-	-	-	158.64	\$ 20,940.48
Subtotal \$ per Estimate - CO2						\$ -	\$ 20,940.48	\$ -	\$ -	\$ -		

				Subtotal \$ per Estimate	\$258,806.88	\$284,992.32	\$275,160.82	\$ 10,465.98	\$ 2,964.50			
				Retainage per Estimate	\$ (12,940.34)	\$ (6,984.48)						
				Total Paid per Estimate	\$245,866.54	\$278,007.84	\$275,160.82	\$ 10,465.98	\$ 2,964.50			
TOTAL - BASE BID				\$ 796,992.95	TOTAL - Paid to Date				\$ 832,390.50			
				Less Retainage Held				\$ (19,924.82)				
				TOTAL - Paid to Date, Less Retainage				\$ 812,465.68				

MEMORANDUM TO THE CITY OF LAKE GENEVA

To: Neil Waswo, Tom Earle
From: Bridget Barry, Mumangi Nyangureta
CC: Naomi Rauch, Mike Timmers
Date: August 21, 2025
Re: Pay Request #2 for 2025 Lake Geneva Street Program

A review of the Request for **Payment No. 2** from **Wolf Paving** for the **2025 Lake Geneva Street Program** construction contract has been completed.

Payment in the amount of **\$190,451.08** for this payment request has been recommended for approval by the Construction Manager on site.

The Contractor's documents are enclosed for the City's approval.

Payment amounts are broken up as follows:

	<u>New Invoice Amount</u>	<u>Previously Invoiced</u>	<u>Total</u>
Invoiced	\$ 200,474.82	\$ 97,257.50	\$ 297,732.32
Retainage (5% until 50% complete)	\$ (10,023.74)	\$ (4,862.88)	\$ (14,886.62)
Total Approved for Payment	\$ 190,451.08	\$ 92,394.62	\$ 282,845.70

Contract Base Bid, based on plan quantities:	\$846,152.20
Contract Base Bid plus Change Orders 1&2, based on plan quantities:	\$868,677.20

Please feel free to contact me if you have any questions.

Please send Payment to: **Wolf Paving**

Attention:

Allan Griffin
1320 Walnut Ridge Dr.
Suite 100
Harland, WI 53029

Contractor's Application for Payment No.

2

Application Period: 6/24/25-8/15/25		Application Date: 8/21/2025	
To (Owner): City of Lake Geneva 626 Geneva Street, Lake Geneva WI 53147	From (Contractor): Wolf Paving	Via (Engineer): Kapur & Associates 1224 S. Pine St. Burlington WI 53105	
Project: 2025 Lake Geneva Street Program	Contract: 2025 Lake Geneva Street Program		
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.: 25.0249	

Application For Payment Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
CCO 1	\$22,130.00	
CCO 2	\$395.00	
TOTALS	\$22,525.00	
NET CHANGE BY CHANGE ORDERS	\$22,525.00	

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

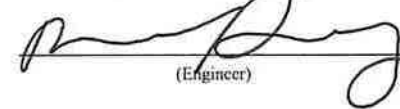
Contractor Signature

By:  Date: 8/21/2025

1. ORIGINAL CONTRACT PRICE.....	\$	\$846,152.20
2. Net change by Change Orders.....	\$	\$22,525.00
3. Current Contract Price (Line 1 + 2).....	\$	\$868,677.20
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$	\$297,732.32
5. RETAINAGE:		
a. 5% X \$297,732.32 Work Completed.....	\$	\$14,886.62
b. X Stored Material.....	\$	
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$14,886.62
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$282,845.70
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$92,394.62
8. AMOUNT DUE THIS APPLICATION.....	\$	\$190,451.08
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$	\$570,944.88

Payment of: \$ ONE HUNDRED NINETY THOUSAND, FOUR HUNDRED FIFTY-ONE DOLLARS AND EIGHT CENTS
(Line 8 or other - attach explanation of the other amount)

is recommended by:

 8/21/2025
(Engineer) (Date)

Payment of:

\$
(Line 8 or other - attach explanation of the other amount)

is approved by:

(Owner) (Date)

Approved by:

Funding or Financing Entity (if applicable) (Date)

**2025 Lake Geneva Street Program - PAYMENT TAB****Payment Tab Dated:****6/26/2025****8/21/2025**

City of Lake Geneva, Walworth County, Wisconsin

Quantities Through Date:

6/23/2025

8/15/2025

Base Bid Section - BROAD ST (MAIN TO WRIGLEY)

LINE	Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate		Qty to Date	\$ Paid to Date
							#1	#2		
1	204.0100	Removing Concrete Pavement (Crosswalk)	SY	70	\$ 36.50	\$ 2,555.00	-	-	0.00	\$ -
2	204.0100	Removing Concrete Pavement (Driveways)	SY	40	\$ 27.50	\$ 1,100.00	-	-	0.00	\$ -
3	204.0120	Removing Asphaltic Surface Milling (Partial Depth 2")	SY	2475	\$ 4.00	\$ 9,900.00	-	-	0.00	\$ -
4	204.0150	Removing Curb & Gutter	LF	320	\$ 11.50	\$ 3,680.00	-	-	0.00	\$ -
5	204.0155	Removing Concrete Sidewalk	SY	275	\$ 27.50	\$ 7,562.50	-	-	0.00	\$ -
6	205.0100	Excavation Common - EBS (Undistributed)	CY	275	\$ 26.00	\$ 7,150.00	-	-	0.00	\$ -
7	305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	290	\$ 27.30	\$ 7,917.00	-	-	0.00	\$ -
8	311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	290	\$ 28.00	\$ 8,120.00	-	-	0.00	\$ -
9	405.0200	Coloring Concrete Custom	CY	15	\$ 100.00	\$ 1,500.00	-	-	0.00	\$ -
10	415.0080	Concrete Pavement 8-Inch	SY	70	\$ 108.00	\$ 7,560.00	-	-	0.00	\$ -
11	460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605).	TON	300	\$ 92.00	\$ 27,600.00	-	-	0.00	\$ -
12	601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	320	\$ 63.00	\$ 20,160.00	-	-	0.00	\$ -
13	602.0405	Concrete Sidewalk 4-Inch	SF	1310	\$ 8.65	\$ 11,331.50	-	-	0.00	\$ -
14	602.0415	Concrete Sidewalk 6-Inch	SF	560	\$ 9.80	\$ 5,488.00	-	-	0.00	\$ -
15	602.0505	Curb Ramp Detectable Warning Field Yellow	SF	20	\$ 50.00	\$ 1,000.00	-	-	0.00	\$ -
16	611.8105	Adjusting Catch Basin Covers	EACH	5	\$ 850.00	\$ 4,250.00	-	-	0.00	\$ -
17	611.8110	Adjusting Manhole Covers	EACH	6	\$ 550.00	\$ 3,300.00	-	-	0.00	\$ -
18	628.7020	Inlet Protection Type D	EACH	5	\$ 110.00	\$ 550.00	-	-	0.00	\$ -
19	638.2102	Moving Signs Type II	EACH	1	\$ 160.00	\$ 160.00	-	-	0.00	\$ -
20	646.1020	Marking Line Epoxy 4-Inch (White)	LF	1800	\$ 3.25	\$ 5,850.00	-	-	0.00	\$ -
21	646.1020	Marking Line Epoxy 4-Inch (Yellow)	LF	735	\$ 4.50	\$ 3,307.50	-	-	0.00	\$ -
22	646.5020	Marking Arrow Epoxy (White)	EACH	3	\$ 250.00	\$ 750.00	-	-	0.00	\$ -
23	646.5120	Marking Word Epoxy "NO PARKING" (Yellow)	EACH	2	\$ 260.00	\$ 520.00	-	-	0.00	\$ -
24	646.5120	Marking Word Epoxy "ONLY" (White)	EACH	2	\$ 275.00	\$ 550.00	-	-	0.00	\$ -
25	646.5220	Marking Symbol Epoxy, ADA Accessible (Blue)	EACH	3	\$ 185.00	\$ 555.00	-	-	0.00	\$ -
26	646.5220	Marking Symbol Epoxy, Motorcycle (White)	EACH	1	\$ 250.00	\$ 250.00	-	-	0.00	\$ -
27	646.6120	Marking Stop Line Epoxy 18-Inch (White)	LF	35	\$ 16.00	\$ 560.00	-	-	0.00	\$ -
28	646.8105	Marking Curb Paint (Yellow)	LF	60	\$ 8.00	\$ 480.00	-	-	0.00	\$ -
29	690.0150	Sawing Asphalt	LF	160	\$ 1.39	\$ 222.40	-	-	0.00	\$ -
30	690.0250	Sawing Concrete	LF	800	\$ 2.10	\$ 1,680.00	-	-	0.00	\$ -
31	SPV.0060.01	Adjusting Valve Boxes	EACH	8	\$ 450.00	\$ 3,600.00	-	-	0.00	\$ -
32	SPV.0060.02	Sanitary Manhole Frame and Cover (R-1580 Neenah)	EACH	4	\$ 900.00	\$ 3,600.00	-	-	0.00	\$ -
33	SPV.0105.01	Traffic Control	LS	1	\$ 17,500.00	\$ 17,500.00	-	-	0.00	\$ -
34	SPV.0180.02	Geotextile NX750 (Undistributed)	SY	825	\$ 7.50	\$ 6,187.50	-	-	0.00	\$ -
Base Bid Section - BROAD ST (MAIN TO WRIGLEY) SUBTOTAL						\$ 176,496.40	PAID TO DATE		\$	-
SUBTOTAL \$ PER ESTIMATE - Base Bid Section - BROAD ST (MAIN TO WRIGLEY)							\$	-	\$	-

LAKEWOOD DR (ORCHARD TO EVERGREEN)

LINE	Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate		Qty to Date	\$ Paid to Date
							#1	#2		
35	204.0120	Removing Asphaltic Surface Milling (Partial Depth 2")	SY	1175	\$ 4.57	\$ 5,369.75	-	-	0.00	\$ -
36	205.0100	Excavation Common - EBS (Undistributed)	CY	200	\$ 30.00	\$ 6,000.00	-	-	0.00	\$ -
37	305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	200	\$ 26.85	\$ 5,370.00	-	-	0.00	\$ -
38	311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	200	\$ 26.85	\$ 5,370.00	-	-	0.00	\$ -
39	460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605).	TON	145	\$ 95.00	\$ 13,775.00	-	-	0.00	\$ -
40	611.8105	Adjusting Catch Basin Covers	EACH	3	\$ 850.00	\$ 2,550.00	-	-	0.00	\$ -
41	628.7020	Inlet Protection Type D	EACH	3	\$ 110.00	\$ 330.00	-	-	0.00	\$ -
42	690.0150	Sawing Asphalt	LF	80	\$ 1.39	\$ 111.20	-	-	0.00	\$ -
43	SPV.0060.01	Adjusting Valve Boxes	EACH	1	\$ 550.00	\$ 550.00	-	-	0.00	\$ -
44	SPV.0060.02	Sanitary Manhole Frame and Cover (R-1580 Neenah)	EACH	3	\$ 900.00	\$ 2,700.00	-	-	0.00	\$ -
45	SPV.0105.01	Traffic Control	LS	1	\$ 6,500.00	\$ 6,500.00	-	-	0.00	\$ -
46	SPV.0180.02	Geotextile NX750 (Undistributed)	SY	585	\$ 8.00	\$ 4,680.00	-	-	0.00	\$ -
LAKEWOOD DR (ORCHARD TO EVERGREEN) SUBTOTAL						\$ 53,305.95	PAID TO DATE		\$	-
SUBTOTAL \$ PER ESTIMATE - LAKEWOOD DR (ORCHARD TO EVERGREEN)							\$	-	\$	-

EDGEWOOD DR										
LINE	Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate		Qty to Date	\$ Paid to Date
							#1	#2		
47	204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	320	\$ 15.05	\$ 4,816.00	-	320.00	320.00	\$ 4,816.00
48	204.0150	Removing Curb & Gutter	LF	15	\$ 100.00	\$ 1,500.00	-	15.00	15.00	\$ 1,500.00
49	205.0100	Excavation Common - EBS (Undistributed)	CY	215	\$ 26.85	\$ 5,772.75	-	11.00	11.00	\$ 295.35
50	305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	215	\$ 28.28	\$ 6,080.20	-	21.14	21.14	\$ 597.84
51	311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	215	\$ 29.00	\$ 6,235.00	-	-	0.00	\$ -
52	460.5223	HMA Pavement Type 3 LT 58-28 S	TON	42	\$ 145.00	\$ 6,090.00	-	54.13	54.13	\$ 7,848.85
53	460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605).	TON	33	\$ 165.00	\$ 5,445.00	-	21.90	21.90	\$ 3,613.50
54	601.0407	Concrete Curb & Gutter 18-Inch Type D	LF	125	\$ 52.50	\$ 6,562.50	-	126.00	126.00	\$ 6,615.00
55	606.0100	Riprap Light	CY	10	\$ 75.00	\$ 750.00	-	-	0.00	\$ -
56	611.8110	Adjusting Manhole Covers	EACH	2	\$ 550.00	\$ 1,100.00	-	-	0.00	\$ -
57	628.7020	Inlet Protection Type D	EACH	2	\$ 110.00	\$ 220.00	-	2.00	2.00	\$ 220.00
58	690.0150	Sawing Asphalt	LF	90	\$ 1.39	\$ 125.10	-	85.00	85.00	\$ 118.15
59	690.0250	Sawing Concrete	LF	6	\$ 2.10	\$ 12.60	-	-	0.00	\$ -
60	SPV.0105.01	Traffic Control	LS	1	\$ 5,500.00	\$ 5,500.00	-	-	0.00	\$ -
61	SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140).	SY	40	\$ 35.00	\$ 1,400.00	-	-	0.00	\$ -
62	SPV.0180.02	Geotextile NX750 (Undistributed)	SY	310	\$ 7.50	\$ 2,325.00	-	-	0.00	\$ -
EDGEWOOD DR SUBTOTAL					\$	53,934.15	PAID TO DATE		\$	25,624.69
SUBTOTAL \$ PER ESTIMATE - EDGEWOOD DR							\$	-	\$	25,624.69

ALLEY NS GEORGE WE TOLMAN-MADISON										
LINE	Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate		Qty to Date	\$ Paid to Date
							#1	#2		
63	204.0100	Removing Concrete Pavement (Driveways)	SY	11	\$ 27.50	\$ 302.50	-	10.11	10.11	\$ 278.03
64	204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	495	\$ 13.00	\$ 6,435.00	-	-	0.00	\$ -
65	204.0150	Removing Curb & Gutter	LF	30	\$ 11.50	\$ 345.00	-	26.40	26.40	\$ 303.60
66	204.0155	Removing Concrete Sidewalk	SY	15	\$ 27.50	\$ 412.50	-	16.00	16.00	\$ 440.00
67	205.0100	Excavation Common	CY	70	\$ 28.00	\$ 1,960.00	-	-	0.00	\$ -
68	205.0100	Excavation Common - EBS (Undistributed)	CY	80	\$ 30.50	\$ 2,440.00	-	-	0.00	\$ -
69	305.0120	Base Aggregate Dense 1 1/4-Inch	TON	8	\$ 56.25	\$ 450.00	-	-	0.00	\$ -
70	305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	170	\$ 28.65	\$ 4,870.50	-	-	0.00	\$ -
71	460.5223	HMA Pavement Type 3 LT 58-28 S	TON	66	\$ 115.00	\$ 7,590.00	-	-	0.00	\$ -
72	460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605).	TON	51	\$ 125.00	\$ 6,375.00	-	-	0.00	\$ -
73	601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	30	\$ 90.00	\$ 2,700.00	-	26.40	26.40	\$ 2,376.00
74	602.0415	Concrete Sidewalk 6-Inch	SF	125	\$ 9.80	\$ 1,225.00	-	144.00	144.00	\$ 1,411.20
75	690.0150	Sawing Asphalt	LF	185	\$ 1.39	\$ 257.15	-	37.00	37.00	\$ 51.43
76	690.0250	Sawing Concrete	LF	15	\$ 2.10	\$ 31.50	-	-	0.00	\$ -
77	SPV.0105.01	Traffic Control	LS	1	\$ 4,800.00	\$ 4,800.00	-	0.50	0.50	\$ 2,400.00
78	SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140).	SY	50	\$ 35.00	\$ 1,750.00	-	-	0.00	\$ -
79	SPV.0180.02	Geotextile NX750 (Undistributed)	SY	245	\$ 7.50	\$ 1,837.50	-	-	0.00	\$ -
ALLEY NS GEORGE WE TOLMAN-MADISON SUBTOTAL					\$	43,781.65	PAID TO DATE		\$	7,260.26
SUBTOTAL \$ PER ESTIMATE - ALLEY NS GEORGE WE TOLMAN-MADISON							\$	-	\$	7,260.26

ALLEY WE BROAD-CENTER NS GENEVA-MAIN										
LINE	Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate		Qty to Date	\$ Paid to Date
							#1	#2		
80	204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	650	\$ 12.50	\$ 8,125.00	-	-	0.00	\$ -
81	204.0100	Removing Concrete Pavement (Driveways)	SY	17	\$ 27.50	\$ 467.50	-	-	0.00	\$ -
82	204.0150	Removing Curb & Gutter	LF	215	\$ 11.50	\$ 2,472.50	-	-	0.00	\$ -
83	204.0155	Remove Concrete Sidewalk	SY	20	\$ 27.50	\$ 550.00	-	-	0.00	\$ -
84	205.0100	Excavation Common	CY	40	\$ 50.00	\$ 2,000.00	-	-	0.00	\$ -
85	205.0100	Excavation Common - EBS (Undistributed)	CY	215	\$ 30.00	\$ 6,450.00	-	-	0.00	\$ -
86	305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	225	\$ 28.25	\$ 6,356.25	-	-	0.00	\$ -
87	311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	225	\$ 30.00	\$ 6,750.00	-	-	0.00	\$ -
88	460.5223	HMA Pavement Type 3 LT 58-28 S	TON	90	\$ 110.00	\$ 9,900.00	-	-	0.00	\$ -
89	460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605).	TON	70	\$ 120.00	\$ 8,400.00	-	-	0.00	\$ -
90	601.0110	Concrete Curb Type D	LF	20	\$ 67.00	\$ 1,340.00	-	-	0.00	\$ -
91	601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	175	\$ 53.00	\$ 9,275.00	-	-	0.00	\$ -
92	602.0415	Concrete Sidewalk 6-Inch	SF	175	\$ 9.80	\$ 1,715.00	-	-	0.00	\$ -
93	602.0820	Concrete Driveway 8-Inch	SY	17	\$ 82.90	\$ 1,409.30	-	-	0.00	\$ -
94	611.8110	Adjusting Manhole Covers	EACH	1	\$ 550.00	\$ 550.00	-	-	0.00	\$ -
95	611.8115	Adjusting Inlet Covers	EACH	1	\$ 600.00	\$ 600.00	-	-	0.00	\$ -
96	627.0200	Mulching	SY	15	\$ 10.00	\$ 150.00	-	-	0.00	\$ -
97	628.7020	Inlet Protection Type D	EACH	2	\$ 110.00	\$ 220.00	-	-	0.00	\$ -
98	690.0150	Sawing Asphalt	LF	250	\$ 1.39	\$ 347.50	-	-	0.00	\$ -
99	690.0250	Sawing Concrete	LF	40	\$ 2.10	\$ 84.00	-	-	0.00	\$ -
100	SPV.0105.01	Traffic Control	LS	1	\$ 5,500.00	\$ 5,500.00	-	-	0.00	\$ -
101	SPV.0180.02	Geotextile NX750 (Undistributed)	SY	325	\$ 7.50	\$ 2,437.50	-	-	0.00	\$ -
ALLEY WE BROAD-CENTER NS GENEVA-MAIN SUBTOTAL					\$	75,099.55	PAID TO DATE		\$	-
SUBTOTAL \$ PER ESTIMATE - ALLEY WE BROAD-CENTER NS GENEVA-MAIN							\$	-	\$	-

ALLEY WE CENTER-MILL NS GENEVA-MAIN

LINE	Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate		Qty to Date	\$ Paid to Date
							#1	#2		
102	204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	805	\$ 12.50	\$ 10,062.50	-	-	0.00	\$ -
103	204.0150	Removing Curb & Gutter	LF	35	\$ 11.50	\$ 402.50	-	-	0.00	\$ -
104	204.0155	Remove Concrete Sidewalk	SY	10	\$ 27.50	\$ 275.00	-	-	0.00	\$ -
105	205.0100	Excavation Common	CY	30	\$ 35.00	\$ 1,050.00	-	-	0.00	\$ -
106	205.0100	Excavation Common - EBS (Undistributed)	CY	540	\$ 28.00	\$ 15,120.00	-	-	0.00	\$ -
107	305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	540	\$ 28.50	\$ 15,390.00	-	-	0.00	\$ -
108	311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	540	\$ 29.50	\$ 15,930.00	-	-	0.00	\$ -
109	460.5223	HMA Pavement Type 3 LT 58-28 S	TON	110	\$ 110.00	\$ 12,100.00	-	-	0.00	\$ -
110	460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605).	TON	86	\$ 115.00	\$ 9,890.00	-	-	0.00	\$ -
111	601.0407	Concrete Curb & Gutter 18-Inch Type D	LF	100	\$ 53.00	\$ 5,300.00	-	-	0.00	\$ -
112	601.0600	Concrete Curb Pedestrian	LF	15	\$ 50.00	\$ 750.00	-	-	0.00	\$ -
113	602.0415	Concrete Sidewalk 6-Inch	SF	76	\$ 9.80	\$ 744.80	-	-	0.00	\$ -
114	611.8110	Adjusting Manhole Covers	EACH	1	\$ 500.00	\$ 500.00	-	-	0.00	\$ -
115	611.8115	Adjusting Inlet Covers	EACH	1	\$ 750.00	\$ 750.00	-	-	0.00	\$ -
116	628.7020	Inlet Protection Type D	EACH	2	\$ 110.00	\$ 220.00	-	-	0.00	\$ -
117	690.0150	Sawing Asphalt	LF	460	\$ 1.39	\$ 639.40	-	-	0.00	\$ -
118	690.0250	Sawing Concrete	LF	40	\$ 2.10	\$ 84.00	-	-	0.00	\$ -
119	SPV.0105.01	Traffic Control	LS	1	\$ 5,500.00	\$ 5,500.00	-	-	0.00	\$ -
120	SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140).	SY	30	\$ 35.00	\$ 1,050.00	-	-	0.00	\$ -
121	SPV.0180.02	Geotextile NX750 (Undistributed)	SY	400	\$ 8.00	\$ 3,200.00	-	-	0.00	\$ -
ALLEY WE CENTER-MILL NS GENEVA-MAIN SUBTOTAL					\$	98,958.20	PAID TO DATE		\$	-
SUBTOTAL \$ PER ESTIMATE - ALLEY WE CENTER-MILL NS GENEVA-MAIN							\$	-	\$	-

SOUTH AND WELLS ST CROSSINGS

LINE	Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate		Qty to Date	\$ Paid to Date
							#1	#2		
122	204.0110	Removing Asphaltic Surface (FULL DEPTH)	SY	210	\$ 19.50	\$ 4,095.00	-	210.00	210.00	\$ 4,095.00
123	204.0150	Removing Concrete Curb & Gutter	LF	165	\$ 11.50	\$ 1,897.50	-	263.00	263.00	\$ 3,024.50
124	204.0155	Removing Concrete Sidewalk	SY	56	\$ 27.50	\$ 1,540.00	-	56.00	56.00	\$ 1,540.00
125	205.0100	Excavation Common	CY	50	\$ 28.00	\$ 1,400.00	-	115.00	115.00	\$ 3,220.00
126	305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	50	\$ 29.00	\$ 1,450.00	-	64.00	64.00	\$ 1,856.00
127	460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605).	TON	28	\$ 225.00	\$ 6,300.00	-	32.00	32.00	\$ 7,200.00
128	601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	170	\$ 55.00	\$ 9,350.00	-	178.00	178.00	\$ 9,790.00
129	602.0405	Concrete Sidewalk 4-Inch	SF	2680	\$ 8.65	\$ 23,182.00	-	2,770.00	2,770.00	\$ 23,960.50
130	602.0505	Curb Ramp Detectable Warning Field Yellow	SF	100	\$ 50.00	\$ 5,000.00	-	100.00	100.00	\$ 5,000.00
131	628.1504	Silt Fence	LF	560	\$ 5.00	\$ 2,800.00	-	560.00	560.00	\$ 2,800.00
132	646.6120	Marking Stop Line Epoxy 18-Inch	LF	60	\$ 18.00	\$ 1,080.00	-	-	0.00	\$ -
133	646.7420	Marking Crosswalk Epoxy Transverse Line 6-Inch	LF	300	\$ 13.00	\$ 3,900.00	-	-	0.00	\$ -
134	646.9000	Marking Removal Line (Stop line & Pedestrian)	LF	430	\$ 4.50	\$ 1,935.00	-	-	0.00	\$ -
135	690.0150	Sawing Asphalt	LF	310	\$ 1.39	\$ 430.90	-	352.00	352.00	\$ 489.28
136	690.0250	Sawing Concrete	LF	40	\$ 2.10	\$ 84.00	-	-	0.00	\$ -
137	SPV.0105.01	Traffic Control	LS	1	\$ 5,000.00	\$ 5,000.00	-	1.00	1.00	\$ 5,000.00
138	SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140).	SY	475	\$ 25.00	\$ 11,875.00	-	-	0.00	\$ -
SOUTH AND WELLS ST CROSSINGS SUBTOTAL					\$	81,319.40	PAID TO DATE		\$	67,975.28
SUBTOTAL \$ PER ESTIMATE - SOUTH AND WELLS ST CROSSINGS							\$	-	\$	67,975.28

S LAKE SHORE DRIVE (TOWN OF LYNN)

LINE	Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate		Qty to Date	\$ Paid to Date
							#1	#2		
139	646.2020	Marking Line Epoxy 6-Inch (White)	LF	2180	\$ 1.00	\$ 2,180.00	2,042.00	-	2042.00	\$ 2,042.00
140	646.2020	Marking Line Epoxy 6-Inch (Double Yellow)	LF	2190	\$ 1.00	\$ 2,190.00	2,164.00	-	2164.00	\$ 2,164.00
141	646.7520	Marking Crosswalk Epoxy Block Style 24-Inch (White)	LF	200	\$ 23.00	\$ 4,600.00	100.00	-	100.00	\$ 2,300.00
142	SPV.0180.03	Seal Coating	SY	5200	\$ 3.00	\$ 15,600.00	5,108.00	-	5108.00	\$ 15,324.00
S LAKE SHORE DRIVE (TOWN OF LYNN) SUBTOTAL					\$	24,570.00	PAID TO DATE		\$	21,830.00
SUBTOTAL \$ PER ESTIMATE - S LAKE SHORE DRIVE (TOWN OF LYNN)							\$	21,830.00	\$	-

S LAKE SHORE DRIVE (CITY OF LAKE GENEVA)

LINE	Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate		Qty to Date	\$ Paid to Date
							#1	#2		
143	646.2020	Marking Line Epoxy 6-Inch (White)	LF	4330	\$ 1.00	\$ 4,330.00	4,400.00	-	4400.00	\$ 4,400.00
144	646.2020	Marking Line Epoxy 6-Inch (Double Yellow)	LF	4170	\$ 1.00	\$ 4,170.00	4,156.00	-	4156.00	\$ 4,156.00
145	646.7520	Marking Crosswalk Epoxy Block Style 24-Inch (White)	LF	200	\$ 23.00	\$ 4,600.00	220.00	-	220.00	\$ 5,060.00
146	SPV.0180.03	Seal Coating	SY	9800	\$ 3.00	\$ 29,400.00	9,489.00	-	9489.00	\$ 28,467.00
S LAKE SHORE DRIVE (CITY OF LAKE GENEVA) SUBTOTAL					\$	42,500.00	PAID TO DATE		\$	42,083.00
SUBTOTAL \$ PER ESTIMATE - S LAKE SHORE DRIVE (CITY OF LAKE GENEVA)							\$	42,083.00	\$	-

UTILITY COMMISSION LOT

LINE	Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate		Qty to Date	\$ Paid to Date
							#1	#2		
147	646.1020	Marking Line Epoxy 4-Inch (Yellow)	LF	810	\$ 4.50	\$ 3,645.00	723.00	-	723.00	\$ 3,253.50
148	646.2020	Marking Line Epoxy 6-Inch (White)	LF	78	\$ 11.00	\$ 858.00	80.00	-	80.00	\$ 880.00
149	646.5020	Marking Arrow Epoxy (White)	EACH	5	\$ 250.00	\$ 1,250.00	5.00	-	5.00	\$ 1,250.00
150	646.5220	Marking Symbol Epoxy, ADA Accessible (Yellow)	EACH	2	\$ 175.00	\$ 350.00	1.00	-	1.00	\$ 175.00
151	646.6120	Marking Stop Line Epoxy 18-Inch (White)	LF	14	\$ 18.00	\$ 252.00	12.00	-	12.00	\$ 216.00
152	SPV.0180.03	Seal Coating	SY	2800	\$ 10.00	\$ 28,000.00	2,757.00	-	2757.00	\$ 27,570.00
153	SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140).	SY	570	\$ 25.00	\$ 14,250.00	-	-	0.00	\$ -
UTILITY COMMISSION LOT SUBTOTAL						\$ 48,605.00	PAID TO DATE		\$ 33,344.50	
SUBTOTAL \$ PER ESTIMATE - UTILITY COMMISSION LOT							\$ 33,344.50	\$ -		

ADDITIONAL BID 1, SW CORNER WELLS/SOUTH PEDESTRIAN IMPROVEMENTS

LINE	Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate		Qty to Date	\$ Paid to Date
							#1	#2		
154	204.0110	Removing Asphaltic Surface (FULL DEPTH)	SY	140	\$ 35.00	\$ 4,900.00	-	140.00	140.00	\$ 4,900.00
155	204.0150	Removing Concrete Curb & Gutter	LF	40	\$ 11.50	\$ 460.00	-	40.00	40.00	\$ 460.00
156	204.0155	Removing Concrete SideWalk	SY	15	\$ 27.50	\$ 412.50	-	15.00	15.00	\$ 412.50
157	460.5224	Remove Pavement Type 4 LT 36-28 S. Item also includes tack	TON	27	\$ 205.00	\$ 5,535.00	-	49.10	49.10	\$ 10,065.50
158	601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	125	\$ 51.00	\$ 6,375.00	-	125.00	125.00	\$ 6,375.00
159	602.0405	Concrete Sidewalk 4-Inch	SF	90	\$ 8.65	\$ 778.50	-	90.00	90.00	\$ 778.50
160	602.0505	Curb Ramp Detectable Warning Field Yellow	SF	20	\$ 50.00	\$ 1,000.00	-	20.00	20.00	\$ 1,000.00
161	628.1504	Silt Fence	LF	115	\$ 50.00	\$ 5,750.00	-	115.00	115.00	\$ 5,750.00
162	646.1020	Marking Line Epoxy 4-Inch (Yellow)	LF	15	\$ 6.00	\$ 90.00	-	-	0.00	\$ -
163	646.6120	Marking Stop Line Epoxy 18-Inch	LF	30	\$ 24.00	\$ 720.00	-	-	0.00	\$ -
164	646.7420	Marking Crosswalk Epoxy Transverse Line 6-Inch	LF	115	\$ 20.00	\$ 2,300.00	-	-	0.00	\$ -
165	646.9000	Marking Removal Line (Stop line & Pedestrian)	LF	120	\$ 9.00	\$ 1,080.00	-	-	0.00	\$ -
166	690.0150	Sawing Asphalt	LF	230	\$ 1.39	\$ 319.70	-	565.00	565.00	\$ 785.35
167	690.0250	Sawing Concrete	LF	15	\$ 2.10	\$ 31.50	-	-	0.00	\$ -
168	SPV.0105.01	Traffic Control	LS	1	\$ 5,000.00	\$ 5,000.00	-	1.00	1.00	\$ 5,000.00
169	SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140).	SY	90	\$ 35.00	\$ 3,150.00	-	-	0.00	\$ -
ADDITIONAL BID 1, SW CORNER WELLS/SOUTH PEDESTRIAN						\$ 37,902.20	PAID TO DATE		\$ 35,526.85	
SUBTOTAL \$ PER ESTIMATE - ADDITIONAL BID 1, SW CORNER WELLS/SOUTH PEDESTRIAN IMPROVEMENTS							\$ -	\$ 35,526.85		

ADDITIONAL BID 2, GRADING ALONG S LAKE SHORE DRIVE

LINE	Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate		Qty to Date	\$ Paid to Date
							#1	#2		
170	205.0100	Excavation Common	CY	40	\$ 55.00	\$ 2,200.00	-	-	0.00	\$ -
171	SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140).	SY	300	\$ 35.00	\$ 10,500.00	-	-	0.00	\$ -
ADDITIONAL BID 2, GRADING ALONG S LAKE SHORE DRIVE SUBTOTAL						\$ 12,700.00	PAID TO DATE		\$ -	

ADDITIONAL BID 3, PATCHES

LINE	Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate		Qty to Date	\$ Paid to Date
							#1	#2		
172	204.0110	Removing Asphaltic Surface (FULL DEPTH)	SY	350	\$ 20.00	\$ 7,000.00	-	226.00	226.00	\$ 4,520.00
173	204.0150	Removing Concrete Curb & Gutter	LF	20	\$ 50.00	\$ 1,000.00	-	-	0.00	\$ -
174	460.5224	Remove Pavement Type 4 LT 36-28 S. Item also includes tack	TON	85	\$ 175.00	\$ 14,875.00	-	77.10	77.10	\$ 13,492.50
175	601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	20	\$ 123.00	\$ 2,460.00	-	-	0.00	\$ -
176	690.0150	Sawing Asphalt	LF	600	\$ 1.39	\$ 834.00	-	68.00	68.00	\$ 94.52
177	690.0250	Sawing Concrete	LF	15	\$ 2.10	\$ 31.50	-	-	0.00	\$ -
ADDITIONAL BID 3, PATCHES SUBTOTAL						\$ 26,200.50	PAID TO DATE		\$ 18,107.02	
SUBTOTAL \$ PER ESTIMATE - ADDITIONAL BID 3, PATCHES							\$ -	\$ 18,107.02		

ADDITIONAL BID 4, WELLS/SCHOOL PEDESTRIAN IMPROVEMENTS										
LINE	Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate		Qty to Date	\$ Paid to Date
							#1	#2		
178	204.0110	Removing Asphaltic Surface (FULL DEPTH)	SY	220	\$ 30.00	\$ 6,600.00	-	220.00	220.00	\$ 6,600.00
179	204.0150	Removing Concrete Curb & Gutter	LF	215	\$ 11.50	\$ 2,472.50	-	229.00	229.00	\$ 2,633.50
180	204.0155	Removing Concrete SideWalk	SY	50	\$ 27.50	\$ 1,375.00	-	50.00	50.00	\$ 1,375.00
181	460.5223	HMA Pavement Type 3 LT 58-28 S.	TON	10	\$ 283.00	\$ 2,830.00	-	-	0.00	\$ -
182	460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack	TON	24	\$ 195.00	\$ 4,680.00	-	0.18	0.18	\$ 35.10
183	601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	240	\$ 53.00	\$ 12,720.00	-	229.00	229.00	\$ 12,137.00
184	602.0405	Concrete Sidewalk 4-Inch	SF	1255	\$ 8.65	\$ 10,855.75	-	916.30	916.30	\$ 7,926.00
185	602.0505	Curb Ramp Detectable Warning Field Yellow	SF	100	\$ 50.00	\$ 5,000.00	-	72.00	72.00	\$ 3,600.00
186	628.1504	Silt Fence	LF	240	\$ 5.00	\$ 1,200.00	-	240.00	240.00	\$ 1,200.00
187	637.2230	Signs Type II Reflective F	SF	44	\$ 40.00	\$ 1,760.00	-	-	0.00	\$ -
188	646.7420	Marking Crosswalk Epoxy Transverse Line 6-Inch	LF	180	\$ 12.00	\$ 2,160.00	-	-	0.00	\$ -
189	646.7520	Marking Crosswalk Epoxy Block Style 24-Inch	LF	105	\$ 24.00	\$ 2,520.00	-	-	0.00	\$ -
190	646.9000	Marking Removal Line (Stop line & Pedestrian)	LF	360	\$ 4.75	\$ 1,710.00	-	-	0.00	\$ -
191	690.0150	Sawing Asphalt	LF	305	\$ 1.39	\$ 423.95	-	467.00	467.00	\$ 649.13
192	690.0250	Sawing Concrete	LF	20	\$ 2.10	\$ 42.00	-	-	0.00	\$ -
193	SPV.0060.03	Sign Post V-LOC Sign Support & Square Post	EA	4	\$ 295.00	\$ 1,180.00	-	-	0.00	\$ -
194	SPV.0105.01	Traffic Control	LS	1	\$ 4,500.00	\$ 4,500.00	-	1.00	1.00	\$ 4,500.00
195	SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140).	SY	350	\$ 25.00	\$ 8,750.00	-	-	0.00	\$ -
ADDITIONAL BID 4, WELLS/SCHOOL PEDESTRIAN IMPROVEMENTS						\$ 70,779.20	PAID TO DATE		\$ 40,655.73	
SUBTOTAL \$ PER ESTIMATE - ADDITIONAL BID 4, WELLS/SCHOOL PEDESTRIAN IMPROVEMENTS							\$ -	\$ 40,655.73		
CCO1										
LINE	Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate		Qty to Date	\$ Paid to Date
							#1	#2		
196	CCO1.1	Concrete Curb & Gutter 18-Inch	LF	85	\$ 58.00	\$ 4,930.00	-	85.00	85.00	\$ 4,930.00
197	CCO1.2	R1-1 Stop Sign Traffic Flashing Beacon System, Solar	EA	4	\$ 4,300.00	\$ 17,200.00	-	-	0.00	\$ -
CCO1 SUBTOTAL						\$ 22,130.00	PAID TO DATE		\$ 4,930.00	
SUBTOTAL \$ PER ESTIMATE - CCO1							\$ -	\$ 4,930.00		
CCO2										
LINE	Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate		Qty to Date	\$ Paid to Date
							#1	#2		
198	CCO2.1	Locate Gas Line Using Vac Truck	HR	1	\$ 395.00	\$ 395.00	-	1.00	1.00	\$ 395.00
CCO2 SUBTOTAL						\$ 395.00	PAID TO DATE		\$ 395.00	
SUBTOTAL \$ PER ESTIMATE - CCO2							\$ -	\$ 395.00		
					Subtotal \$ per Estimate	\$ 97,257.50	\$ 200,474.82			
					Retainage per Estimate	\$ (4,862.88)	\$ (10,023.74)			
					Total Paid per Estimate	\$ 92,394.62	\$ 190,451.08			
TOTAL - BASE BID					\$ 846,152.20	TOTAL - Paid to Date		\$ 297,732.32		
					Less Retainage Held		\$ (14,886.62)			
					TOTAL - Paid to Date, Less Retainage		\$ 282,845.70			

MEMORANDUM TO THE CITY OF LAKE GENEVA

To: Tom Earle, Neil Waswo
From: Bridget Barry, PE
CC: Naomi Rauch, Mike Timmers
Date: August 21, 2025
Re: Pay Request #1 for 2025 Basketball and Tennis Courts Resurfacing

A review of the Request for **Payment No. 1** from **Cichinni Asphalt, LLC**, for the **2025 Basketball and Tennis Courts Resurfacing** construction contract has been completed.

Payment in the amount of **\$105,829.76** for this payment request has been recommended for approval by the Construction Manager on site.

The Contractor's documents are enclosed for the City's approval.

Payment amounts are as follows:

	<u>New Invoice Amount</u>	<u>Previously Invoiced</u>	<u>Total</u>
Invoiced	\$110,917.96	\$0.00	\$110,917.96
Retainage (5% until 50% complete)	(\$5,088.20)	(\$0.00)	(\$5,088.20)
Total Approved for Payment	\$105,829.76	\$0.00	\$105,829.76

Contract Base Bid, based on plan quantities: \$203,528.00

Please feel free to contact me if you have any questions.

Please send Payment to:
Cichinni Asphalt, LLC

Attention:
Greg Krahn
4700 52nd Ave
Kenosha WI53144

Contractor's Application for Payment No.

1

Application Period: 8/1/2025-8/18/2025		Application Date: 8/21/2025	
To (Owner): City of Lake Geneva 626 Geneva Street, Lake Geneva WI 53147	From (Contractor): Cicchini Asphalt Inc	Via (Engineer): Kapur & Associates 1224 S. Pine St. Burlington WI 53105	
Project: Basketball & Tennis Courts Resurfacing	Contract: 2025 Basketball & Tennis Courts Resurfacing		
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.: 24.0485	

Application For Payment Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
TOTALS		
NET CHANGE BY		
CHANGE ORDERS		

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

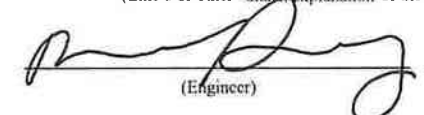

Contractor Signature

By: Luke Van Straten

Date: 8-21-25

1. ORIGINAL CONTRACT PRICE.....	\$	\$203,528.00
2. Net change by Change Orders.....	\$	
3. Current Contract Price (Line 1 ± 2).....	\$	\$203,528.00
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$	\$110,917.96
5. RETAINAGE:		
a. 5% X \$101,764.00 Work Completed.....	\$	\$5,088.20
b. X Stored Material.....	\$	
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$5,088.20
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$105,829.76
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	
8. AMOUNT DUE THIS APPLICATION.....	\$	\$105,829.76
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$	\$92,610.04

Payment of: \$ ONE HUNDRED AND FIVE THOUSAND EIGHT HUNDRED TWENTY NINE DOLLARS AND SEVENTY SIX CENTS
(Line 8 or other - attach explanation of the other amount)

is recommended by:  8/21/2025
(Engineer) (Date)

Payment of: \$ _____
(Line 8 or other - attach explanation of the other amount)

is approved by: _____
(Owner) (Date)

Approved by: _____
Funding or Financing Entity (if applicable) (Date)

**Geneva Lake Seawall Replacement - General Bid Tab**

Payment Tab Dated:

8/21/2025

City of Lake Geneva, Walworth County, Wisconsin

Quantities Through Date:

8/18/2025

TENNIS (MAPLE)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate	Qty to Date	\$ Paid to Date
						#1		
SPV.0090.01	Armor Crack Repair System	LF	600	\$ 5.00	\$ 3,000.00	-	0.00	\$ -
SPV.0090.02	Textured White Lines, 2"	LF	960	\$ 2.00	\$ 1,920.00	-	0.00	\$ -
SPV.0180.02	Acrylic Resurfacer Flex (Two Coats)	SY	1360	\$ 6.50	\$ 8,840.00	-	0.00	\$ -
SPV.0180.03	Acrylic Paint Flex - light green/dark green (Two Coats)	SY	1360	\$ 6.50	\$ 8,840.00	-	0.00	\$ -
				\$ 22,600.00		SUBTOTAL - PAID TO DATE	\$	-
SUBTOTAL \$ PER ESTIMATE - TENNIS (MAPLE)						\$	-	

PICKLEBALL (DUNN)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate	Qty to Date	\$ Paid to Date
						#1		
SPV.0090.01	Armor Crack Repair System	LF	450	\$ 5.00	\$ 2,250.00	-	0.00	\$ -
SPV.0090.02	Textured White Lines, 2"	LF	1584	\$ 2.00	\$ 3,168.00	-	0.00	\$ -
SPV.0180.02	Acrylic Resurfacer Flex (Two Coats)	SY	1400	\$ 6.50	\$ 9,100.00	-	0.00	\$ -
SPV.0180.03	Acrylic Paint Flex - light green/dark green (Two Coats)	SY	1400	\$ 6.50	\$ 9,100.00	-	0.00	\$ -
				\$ 23,618.00		SUBTOTAL - PAID TO DATE	\$	-
SUBTOTAL \$ PER ESTIMATE - PICKLEBALL (DUNN)						\$	-	

BASKETBALL (VETERANS)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate	Qty to Date	\$ Paid to Date
						#1		
204.011	Removing Asphaltic Surface - FULL DEPTH (Contingency, Bike Path)	SY	125	\$ 10.00	\$ 1,250.00	188.22	188.22	\$ 1,882.20
205.01	Excavation Common	CY	333	\$ 50.00	\$ 16,650.00	333.00	333.00	\$ 16,650.00
205.01	Excavation Common (Contingency, Bike Path)	CY	42	\$ 50.00	\$ 2,100.00	52.81	52.81	\$ 2,640.50
305.012	Base Aggregate Dense 1 1/4-Inch	TON	666	\$ 30.00	\$ 19,980.00	634.78	634.78	\$ 19,043.40
305.012	Base Aggregate Dense 1 1/4-Inch (Contingency, Bike Path)	TON	84	\$ 30.00	\$ 2,520.00	-	0.00	\$ -
460.5225	HMA Pavement Type 5LT 58-28 S, Item Includes Tack Coat	TON	230	\$ 162.00	\$ 37,260.00	274.77	274.77	\$ 44,512.74
460.5225	HMA Pavement Type 5LT 58-28 S, Item Includes Tack Coat (Contingency, Bike Path)	TON	25	\$ 162.00	\$ 4,050.00	25.00	25.00	\$ 4,050.00
SPV.0090.02	Textured White Lines, 2"	LF	850	\$ 2.00	\$ 1,700.00	-	0.00	\$ -
SPV.0090.03	Textured Yellow Lines, 2"	LF	750	\$ 2.00	\$ 1,500.00	-	0.00	\$ -
SPV.0105.01	Fencing Remove and Replace	LS	1	\$ 10,000.00	\$ 10,000.00	-	0.00	\$ -
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A	SY	1100	\$ 8.00	\$ 8,800.00	454.89	454.89	\$ 3,639.12
SPV.0180.02	Acrylic Resurfacer Flex (Two Coats)	SY	1000	\$ 6.50	\$ 6,500.00	-	0.00	\$ -
SPV.0180.03	Acrylic Paint Flex - Green (Two Coats)	SY	1000	\$ 6.50	\$ 6,500.00	-	0.00	\$ -
SPV.0180.04	Geotextile NX750 (Undistributed)	SY	1000	\$ 8.50	\$ 8,500.00	1,000.00	1000.00	\$ 8,500.00
				\$ 127,310.00		SUBTOTAL - PAID TO DATE	\$	100,917.96
SUBTOTAL \$ PER ESTIMATE - BASKETBALL (VETERANS)						\$	100,917.96	

Mandatory Additional Bid 1 (DUNN)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate	Qty to Date	\$ Paid to Date
						#1		
SPV.0150.02	Tennis Net Post Ground Sleeve Removal and Restoration	LS	1	\$ 10,000.00	\$ 10,000.00	1.00	1.00	\$ 10,000.00
				\$ 10,000.00		SUBTOTAL - PAID TO DATE	\$	10,000.00
SUBTOTAL \$ PER ESTIMATE - Mandatory Additional Bid 1 (DUNN)						\$	10,000.00	

Mandatory Additional Bid 2 (DUNN)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate	Qty to Date	\$ Paid to Date
						#1		
SPV.0060.01	Pickleball Net	EA	8	\$ 2,500.00	\$ 20,000.00	-	0.00	\$ -
				\$ 20,000.00		SUBTOTAL - PAID TO DATE	\$	-
SUBTOTAL \$ PER ESTIMATE - Mandatory Additional Bid 2 (DUNN)						\$	-	

TOTAL - BASE BID	Subtotal \$ per Estimate	\$ 110,917.96	
	Retainage per Estimate	\$ (5,088.20)	
	Total Paid per Estimate	\$ 105,829.76	
	\$ 203,528.00	TOTAL - Paid to Date	\$ 110,917.96
		Less Retainage Held	\$ (5,088.20)
TOTAL - Paid to Date, Less Retainage		\$	105,829.76



**CITY OF LAKE GENEVA
CITY CLERK'S OFFICE**

626 Geneva Street
Lake Geneva, WI 53147
262.248.3673

Date: September 5, 2025

To: City Council

Re: Public Event Permit Application for Dern Bros Demo at the Lake Geneva Skate Park

An Event Permit Application for a skate demo at the Lake Geneva Skate Park is on the agenda for approval. The applicant is a non-profit organization hoping to raise awareness for their own local skate park project. They are not asking for exclusive use of the skate park. This is a short, 3-hour, event requiring little action on the part of the City. There are no other requests for the skate park, therefore, no conflicts would arise in the granting of the permit.

The application has been forwarded to the necessary city departments for review, and all have signed off in approval with no issues.

This type of event would normally go to the Finance, Licensing, & Regulation Committee (FLR) for consideration prior to Council approval. Initial review of the application was not completed in time for the application to appear on the September 2, 2025, FLR agenda. However, timing requires that this be considered for approval at this Council meeting. The applicants were unaware of the 45-day filing requirement.

Since there are no conflicts, city departments approved the application, and the event requires no City resources and very little action, the application can be approved if Council members have no questions.

If there are any questions regarding this application, I request that Council members send them to the Clerk's Office prior to the meeting so that answers can be researched and provided at the meeting.

Respectfully submitted,

Vanessa Jahns
Deputy City Clerk



CITY OF LAKE GENEVA EVENT PERMIT APPLICATION

Please fill in all blanks completely, as incomplete applications will be rejected. Applications for Public Events must be submitted AT LEAST 45 DAYS prior to the proposed event date for consideration.

Section I- APPLICANT INFORMATION

Name of Applicant: Jonathan Harvey/Fixion Skate Park Project Inc.

Name of Event Organizer/Producer: Dern Bros Demo

Production Company/Organization: Jonathan Harvey/Fixion Skate Park Project Inc. FEIN # [REDACTED]

Street Address: _____

City: Silver Lake State: WI Zip code: 53170

E-mail Address: jon@fixionskateboards.com

Daytime Phone: 262-448-1178 Cell Phone: 262-939-4560

Are you a ☐ Business/Individual OR ☒ Non-Profit Organization 501(c) Yes

[REDACTED]

Section II- EVENT INFORMATION- Select all that apply

☐ **Private Event/Shelter Reservation-** Use of City of Lake Geneva Park and or Park Shelter for private use or event not that is not open to the public. Examples: family reunion, birthday party, club meeting, team practice. *Local non-profits exempt from fees

- | | |
|--|-----------|
| ☐ Flat Iron Park Brunk Pavilion | \$250/day |
| ☐ Gazebo-Flat Iron Park | \$125/day |
| ☐ Seminary Park Shelter | \$75/day |
| ☐ Cobb Park Shelter | \$75/day |
| ☐ Park Use (no shelter) | \$75/day |

Location: _____

☐ **Street Use/Closure** \$75/day
Describe in Section III on page 3 of application

☒ **Public Event-**Event open to the public, including ticketed or open admission. Examples: festival, art/ware sale/market, concert, community activity, parade. *Non-profits exempt from fees

Application fee: ☐ \$100- submitted at least 60 days prior
☐ \$300- submitted at least 45 days but fewer than 60 days prior

Select parks/facilities used during event, fees applied from list above:

- Parks
- ☐ Flat Iron Park
 - ☐ Seminary Park
 - ☐ Cobb Park
 - ☐ Library Park
 - ☒ Other:

- Shelters
- ☐ Brunk Pavilion
 - ☐ Seminary Park Shelter
 - ☐ Cobb Park Shelter
 - ☐ Gazebo

Dern Bros Demo

1. Title of Event: _____
2. Date(s) of Event: September 20th, 2025
3. Location(s) of Event: Lake Geneva Skate Park
4. Hours: 2-3 hours. Noon to 3pm
- Note: Start Time & End Time
5. Event Chair/Contact Person: Jon Harvey Phone: 262-939-4560
6. Day of Event Contact Name: Jon Harvey Phone: 262-939-4560
7. Is the event open to the public? ☒ Yes ☐ No
8. Will you charge an admission fee? ☐ Yes ☒ No
9. Estimated Attendance Number: 50
10. Basis for estimate: Previous events
11. Will you be setting up a tent? ☐ Yes ☒ No

If yes, list the location, size, Rental Company, and proof of completion of locates.

12. Will there be any animals? ☐ Yes ☒ No

If yes, what type and how many: _____

13. **Attach a detailed description of proposed event with map of the exact location of the event and/or route.**

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

I have two professional skaters coming to the skate park to put on a demo. There are trash bins at the park. We will pick up any trash that's left over.

15. Description of plan for providing event security (if applicable):
No need for security.

16. Will there be fireworks or pyrotechnics at your event? ☐ Yes ☒ No

If yes, please attach a fireworks display permit or application.

17. Will your event include the sale of beer and/or wine? ☐ Yes ☒ No

If yes, please attach a completed Temporary Alcohol License & Temporary Operator License Application.

18. Will you or any other vendors be selling food or merchandise? ☐ Yes ☒ No

If yes, please attach list of proposed vendors, including business name and type of food/merchandise sold.

19. Do you intend to use the available picnic tables and benches in the location? ☐ Yes ☒ No

Continue to next page...

Section III- STREET USE

■ Check if this section does not apply

Required for any event using a public street. Per Sec. 62-243 of the municipal code, this application must include the following attachments:

- ☐ Certificate of Comprehensive General Liability Insurance with the City, its employees and agents as additional insured with coverage for contractual liability with minimum limits of \$500,000 per occurrence for bodily injury and property damage limits of \$250,000 per occurrence.
- ☐ Petition signed by more than half of the residential dwelling units and/or commercial units residing along that portion of the street designated for the proposed use or whose property is denied access by virtue of the granting of the permit.

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

Road closures must include rental of barricades; must be coordinated with the City of Lake Geneva Department of Public Works

2. Will any parking stalls be used or blocked during the event?

☐ Yes ☐ No

Parking Stall daily fees or bagging of Parking Stall fees are not included with the event permit fee; arrangements must be made with the City of Lake Geneva Parking Manager

Dates of Use: _____

Total Number of Parking Stalls being Requested: _____

Parking Stall Number(s) and Location: _____

3. Description of Signage to be used during event: _____

**The use of City Street Banner poles will require a separate, complete Street Banner Display Application*

4. Anticipated Services

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

☐ **Electricity;** Explain: _____

☐ **Water;** Explain: _____

☐ **Traffic Control;** Explain: _____

☐ **Police Services;** Explain: _____

☐ **Fire/EMS Services;** Explain: _____

■ **Other;** Explain: We just need the restroom open by the park.

***Please note:** The City of Lake Geneva, the Police Department and/or Fire Department have the right to cancel an event due to inclement weather or any safety risk.

***All Parks and Public Spaces must be left the way they were originally found. A credit card is required to be placed on file with the City Clerk's office should the park or public space incur any damage or has not been cleaned up. Any charges will be communicated to the card holder prior to credit card processing.**

The applicant for her/himself and for other persons, organizations, firms and corporations, if any listed in this application, being of sound mind and body, do hereby freely, voluntarily and knowingly, now and for all times, fully save and hold harmless and defend, the CITY OF LAKE GENEVA, a Wisconsin Municipal Corporation located in the Walworth County, and each and every of its elected and appointed officials, employees, representatives, agents, heirs, and assigns, jointly and severally from and against any and all claims, causes of action, actions, liabilities, demands, losses, damages, and/or expenses of whatsoever kind and nature including counsel or attorneys' fees, which I have or may, at any time, incur or sustain arising from, resulting from, incurred in consequence of, or pertaining to, any and all intentional and negligent acts, omissions, incidents, activities and transactions, of whatever kind and nature, direct or indirect, of mine own and those of or by the CITY OF LAKE GENEVA, and each and every of its elected and appointed officials, employees, representatives, and agents, regardless of when or where, occurring or arising from this event.

Applicant Signature: Jonathan Harvey Date: 8/23/2025

For Office Use Only

Date Filed with Clerk: 8/29/25 Payment Amount: \$ *exempt from fees

Receipt #: N/A

City Clerk/Administrator Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

Police Chief Signature: Chief Edward Gritzner Lt. Kaitlin Tietz Date: _____
Chief Edward Gritzner (Sep 4, 2025 13:09:16 CDT) Lt. Kaitlin Tietz (Sep 4, 2025 08:20:10 CDT)

☒ Approve ☐ Denied Notes: _____

Fire Chief Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

DPW Signature: Neil Waswo Date: _____
Neil Waswo (Sep 4, 2025 09:25:01 CDT)

☒ Approve ☐ Denied Notes: _____
N/A

Parking Signature: N/A Date: _____

☐ Approve ☐ Denied Notes: _____

Harbormaster Signature: N/A Date: _____

☐ Approve ☐ Denied Notes: _____

Parks & Rec Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

Public Events:

FLR Meeting Date: _____

Council Meeting Date: _____

City of Lake Geneva-Public Event

Save the Date Form

Public Events held annually have the ability to reserve future dates for that event no more than three years after the current event being applied for.

Completion of this form is not meant to replace the application process for a City of Lake Geneva Event permit. A new event permit application must still be completed for every future event.

Event Name: _____

Event Date: YR 20____: _____

YR 20____: _____

YR 20____: _____

All Park Facilities: _____

Name of Sponsoring Organization: _____

If Non-profit or Not-for-Profit: Tax ID / EIN #: _____

Contact First Name: _____ Last Name: _____

Phone/Mobile: _____

Email: _____

Notes/Request: _____

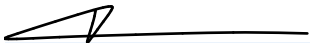
Signature: Lacey L. Reynolds
Lacey L. Reynolds (Sep 4, 2025 08:42:22 CDT)
Email: cityclerk@cityoflakegeneva.gov

Signature: Lt. Kaitlin Tietz
Lt. Kaitlin Tietz (Sep 4, 2025 08:20:10 CDT)
Email: patrolLt@cityoflakegeneva.gov

Signature:
Email: jpeters@cityoflakegeneva.gov

Signature: Neil Waswo
Neil Waswo (Sep 4, 2025 07:08:06 CDT)
Email: nwaswo@cityoflakegeneva.gov

Signature: Chief Edward Gritzner
Chief Edward Gritzner (Sep 4, 2025 13:09:16 CDT)
Email: chief@cityoflakegeneva.gov

Signature: 
Detkowski (Sep 5, 2025 08:02:40 CDT)
Email: ddetkowski@cityoflakegeneva.gov

Signature:
Email: dpwdirector@cityoflakegeneva.gov

Signature: David Winger
David Winger (Sep 3, 2025 15:55:16 CDT)
Email: parksdirector@cityoflakegeneva.gov

Resolution 25-R46

The Common Council of the City of Lake Geneva does hereby establish the following revised schedule of fees, effective September 8, 2025.

**SCHEDULE OF FEES**

CITY OF LAKE GENEVA, WISCONSIN

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

LICENSES & PERMITS	
Temporary Retailer's	\$10.00 Each
Provisional/Temp. Operator (60 days)	\$15.00 each
Operator- 1 Year License (First Time Applicants)	\$50.00
Operator- 2 Year License (Renewal)	\$75.00
Class A Liquor	\$500.00
Class A Beer	\$100.00
Class C Wine	\$100.00
Class B Liquor (Quota License)	\$500.00
Class B Beer	\$100.00
Reserve Class B Liquor	\$10,000.00
Change of Agent	\$10.00
Publication Fee	\$25.00
Extension of Premises	\$25.00
ANNEXATION FILING FEE – DUE UPON PETITION	\$200.00
AMUSEMENTS	
Coin Operated music machine/juke box	\$20.00 per machine
ASSESSMENT REQUEST LETTER	\$35.00 each
BANNER PERMIT	\$1.00 per banner per day of display
BUSINESS LICENSE	\$25.00 Annual
Late fee after July 1	\$20.00 (in addition to license fee)
CAT LICENSE	
Not Spayed/Neutered	\$8.00 Annual
Spayed/Neutered	\$4.00 Annual
Late fee after April 1, or 30 days after adoption of new animal if adoption occurs after April 1	\$5.00 (in addition to license fee)
DOG LICENSE	
Not Spayed/Unneutered	\$30.00 Annual
Spayed/Neutered	\$15.00 Annual
Late fee after April 1, or 30 days after adoption of new animal if adoption occurs after April 1	\$5.00 (in addition to license fee)
BOWLING ALLEY	\$20.00 per lane
BILLIARDS OR POOL TABLE	\$40.00 per table
CARRIAGE COMPANY LICENSE	\$50.00 Annual
Each Additional Carriage	\$25.00
CLOSING OUT SALE	\$25.00 event
CIGARETTE /TOBACCO LICENSE * STATUTORY	\$100.00 Annual
CREAMERY PERMIT	\$50.00
DIRECT SELLERS PERMIT	\$50.00 non-refundable application fee

EVENT PERMITS & SHELTER RESERVATIONS (PER POLICY)	
PRIVATE EVENTS (Local Non-Profit Organizations: No Charges for Private Events)	
PARK USE	\$75 per day
SHELTER RESERVATIONS	
BRUNK PAVILION	\$250 per day
FLAT IRON PARK GAZEBO	\$125 per day
SEMINARY PARK SHELTER	\$75 per day
COBB PARK SHELTER	\$75 per day
STREET USE/CLOSURE	\$75 per day
PARKING RESERVATION WITH PRIVATE EVENTS	\$10 admin fee + daily rate per stall
PUBLIC EVENTS (Non-Profit Organizations: No Charge for Public Events)	
Application fee – if submitted at least 60 days prior to event	\$100
Application fee – if submitted at least 45 days but fewer than 60 days prior to event	\$300
Park/Shelter/Street Use	Cost per day as shown above in Private Events section
PARKING RESERVATION WITH PUBLIC EVENT	\$10 admin fee + daily rate per stall
MESSAGE ESTABLISHMENT	
Investigation	\$50.00 Annual
Transfer	\$50.00
MOBILE HOME PARK LICENSE	\$100.00 Annual
BASEBALL TOURNAMENT PERMIT FEE – VETERAN’S PARK	\$1,000 Security Deposit
Friday Rental	\$150.00
Saturday Rental	\$300.00
Sunday Rental	\$300.00
PARKING STICKERS	
Resident & Non-Resident Residence Owners – Lasts 2 years (even) – 3 hours free parking	4 free per residence Each additional \$25.00
Business Owner – 3 hours free parking	\$50.00 Lasts 2 years (even year) \$25.00 for 1 year
Walworth County Resident - 3 hours free parking	\$160.00 Lasts 2 years (even year) \$80.00 for 1 year
Walworth County Resident- Senior Citizen (65 & Older) - 3 hours free parking	\$130.00 Lasts 2 years (even year) \$65.00 for 1 year
Parking Lot Permit	\$400.00 Annual
PARKING RATES	
All Parking Stalls Rate (Monday thru Thursday)	\$2.00 per hour
All Parking Stalls Rate (Friday thru Sunday)	\$4.00 per hour
Reserved Parking Stalls/Contractor Permits	\$10.00 administrative fee Feb 1 – Nov 14: \$20.00 daily per stall Nov 15 – Jan 31: \$10.00 daily per stall
PARKING TICKETS	
Expired Stall (Over 3 hours; Over 5 hours; Over 25 min.)	\$30.00
More than 3 motorcycles	\$30.00
Improper Use or Display of Sticker	\$30.00
Backed into parking stall	\$30.00
Compact Car Only	\$30.00

No Parking Zone	\$30.00
Over the Line	\$30.00
Parking by fire hydrant	\$30.00
Handicap Zone	\$150.00
Parking with Trailer or Trailer alone in Sage Lot D	\$30.00
Parking any Vehicle without a Trailer or with an occupied Trailer in Boat Launch Parking Lot F	\$30.00
LATE FEES	
Expired Stall After 10 days	\$60.00
More than 3 motorcycles After 10 days	\$60.00
Backed into parking stall After 10 days	\$60.00
Compact Car Only After 10 days	\$60.00
No Parking Zone After 10 days	\$60.00
Parking by fire hydrant	\$80.00
Handicap Zone	\$300.00
Second Collection Letter Fee	\$6.00
Vehicle Suspension Release Fee	\$20.00
PUBLIC RECORDS REQUESTS * STATUTORY	
Photocopies (can include hourly wage for gathering data)	\$0.25 per page
Large Plan Set Printing (Larger than 11"X17")	\$1.75 per page
RADON TEST KIT	\$10.00
REISSUE CHECK FEE	\$25.00
RETURNED CHECK FEE (NSF)	\$30.00 each
ROOM TAX LICENSE	\$10.00 Annual
SHOWS, CIRCUS, CARNIVALS	
Circus	\$50.00 per day
Tent Show – Day 1	\$15.00
Tent Show – Each Additional Day	\$10.00
All Other	\$2.00 per day
SIDEWALK CAFÉ PERMIT	\$15.00 per seat Annual
STREET USE PERMIT	\$25.00 nonrefundable application fee
Up to two days	\$40.00
More than two days	\$100.00
TAX EXEMPT REPORT FILING (every other year)	\$20.00
Late Fee	\$20.00
TAXI CAB COMPANY LICENSE	\$50.00 Annual
Each Additional Car	\$25.00
TAXI CAB DRIVER LICENSE	\$25.00 Annual
THEATER LICENSE	
Up to 1,200 seats	\$200.00
Over 1,200 seats	\$275.00
TOURIST ROOMING/SHORT-TERM RENTAL LICENSE	\$683.00 Annual
TOURIS ROOMING/SHORT-TERM RENTAL LICENSE/LATE-AFTER 1/31	\$250.00
TRAPPING PERMIT	\$25.00 Annual
CITY HALL MEETING ROOM RENT	\$25 per event

LAKEFRONT		
BEACH (Open Memorial Day thru Labor Day)		
Children age 6 and under	Free	
Ages 7 and up	\$10.00 per day	
Annual Resident Beach Bracelet (Maximum 6 per Household)	\$3.00 per bracelet	
Non-Resident Student Annual Bracelet: Students of Lake Geneva Joint #1 Schools, Lake Geneva-Genoa City Union (Badger) High School, St. Francis De Sales School & First Lutheran School (Limit 1 bracelet per student)	\$25.00 per bracelet with valid student ID	
Non-Resident Annual Beach Bracelet Ages 7 and up	\$100.00 per bracelet	
Beach Bathrooms – Opening/Cleaning	Hourly Rate	
BOAT LAUNCH PERMIT		
One-Time Launch	Resident	Non-Resident
Non-Trailer Non-Motor	\$13.75	\$13.75
Less than 20 feet	\$16.25	\$16.25
20 feet to 25 feet 11 inches	\$20.50	\$30.75
26 feet and over	\$24.75	\$37.25
Season Launch Permit	Resident	Non-Resident
Non-Trailer Non-Motor	\$137.50	\$137.50
Less than 20 feet	\$162.50	\$162.50
20 feet to 25 feet 11 inches	\$205.00	\$307.50
26 feet and over	\$247.50	\$372.50
Replacement Sticker	\$5.00	\$5.00
KAYAK LAUNCH PERMIT (Library Park)		
One -Time Kayak Launch	\$10.00	
Season Launch Pass for Kayaks, Canoes and Paddleboards (non-trailer, non-motor)	Resident \$100.00	Non-Resident \$100.00
ANNUAL WEST END PIER SLIP, LAGOON SLIP, BUOY, DINGHY, KAYAK AND PADDLEBOARD RACK LEASE PERMITS	Rates below effective January 13, 2025	
WEST-END PIER 24’ SLIP		
Resident	\$2,240.00	
Non- Resident Property Owner- Dwelling	\$3,521.00	
Non-Resident Property Owner- Lot or Rental	\$4,108.00	
Non-Resident	\$4,693.00	
WEST-END PIER 26’ SLIP		
Resident	\$2,614.00	
Non- Resident Property Owner- Dwelling	\$3,991.00	
Non-Resident Property Owner- Lot or Rental	\$4,538.00	
Non-Resident	\$5,085.00	
BUOYS		
RESIDENT	\$966.00	
NON-RESIDENT PROPERTY OWNER-DWELLING	\$1,684.00	
NON-RESIDENT PROPERTY OWNER-LOT OR RENTAL	\$2,016.00	
NON-RESIDENT	\$2,347.00	
LAGOON SLIP		
Resident	\$920.00	
Non- Resident Property Owner- Dwelling	\$1,604.00	

Non-Resident Property Owner- Lot or Rental	\$1,920.00
Non-Resident	\$2,236.00
LAGOON PERSONAL WATERCRAFT SLIP	\$1,296.00
DINGHY RAMP	
Resident	\$166.00
Non- Resident Property Owner- Dwelling	\$253.00
Non- Resident Property Owner- Lot or Rental	\$300.00
Non-Resident	\$348.00
Replacement or Additional Sticker	\$5.00
KAYAK, & PADDLEBOARD RACKS (7 MONTH RENTAL)	
Resident	\$179.00
Non- Resident Property Owner- Dwelling	\$274.00
Non- Resident Property Owner- Lot or Rental	\$324.00
Non-Resident	\$376.00
Replacement or Additional Sticker	\$5.00
RIVIERA	
RIVIERA SLIPS	\$6,542.00
RIVIERA BUOYS	\$2,999.00
Riviera Slip Extension	\$300.00
RIVIERA LOWER LEVEL CONCOURSE LEASE RATE	\$43.50/Sq Foot
RIVIERA RENTAL RATES (<i>Maximum attendees is 380</i>) Peak Season: May 1- November 30 Off-Peak Season: December 1- April 30	Rates below effective January 1, 2024
PEAK SEASON RATES SOCIAL EVENTS (WEDDINGS , ANNIVERSARIES , ETC)	
Resident Friday	\$3,500.00
Resident Saturday	\$7,750.00
Resident Sunday	\$2,750.00
Resident Mon-Thurs	\$1,425.00
Non-Resident Friday	\$6,000.00
Non-Resident Saturday	\$7,750.00
Non-Resident Sunday	\$5,500.00
Non-Resident Mon-Thurs	\$2,400.00
Holiday Surcharge	\$300.00
OFF-PEAK SEASON RATES SOCIAL EVENTS (WEDDINGS , ANNIVERSARIES , ETC)	
Resident Friday	\$2,375.00
Resident Saturday	\$2,850.00
Resident Sunday	\$1,950.00
Resident Mon-Thurs	\$1,425.00
Non-Resident Friday	\$4,750.00
Non-Resident Saturday	\$5,800.00
Non-Resident Sunday	\$3,800.00
Non-Resident Mon-Thurs	\$2,100.00
Holiday Surcharge	\$300.00
PARKING LOT RESERVATION – Lot B Center Street (Only available with Riviera Ballroom Rental)	\$1,300.00/per day

BUILDING & ZONING	
Building	
Minimum permit fee for all building permits	Residential \$65.00 Commercial \$100.00
Residential Construction:	
One & Two family & attached garage (new, addition and alterations)	\$0.44 / sq. ft. New Single-Family Construction \$1,000.00 Minimum
Accessory buildings & garages	\$0.33 / sq. ft.
Decks	Less than 100 sq. ft. - \$100 \$85.00 Minimum
Roofing and Siding	\$65.00
Commercial Construction:	
Residences - Apartments, Three family & over, Row Housing, Multiple Family Dwellings, Institutional (new, addition and alterations)	\$0.46 / sq. ft. New Commercial Construction \$1,500.00 Minimum
Local Business, Office Building (new, addition or alteration)	\$0.42 / sq. ft.
Manufacturing or Industrial (new, addition or alteration)	\$0.36 / sq. ft.
Commercial, structures, alterations, residing, reroofing, repairs, where square footage cannot be calculated	\$15.00 / \$1,000.00 valuation
Plan Examination:	
One and Two Family Residence	0 to 3,000 sq. ft.- \$300.00 Over 3,000.00 sq. ft. - \$300.00 plus \$0.10/ sq. ft. for floor area greater than 3,000.00 sq. ft.
Apartments, Three Family Residence, Row Housing, Multiple family Building State Approved Plans	\$355.00 plus \$32.00/unit
Commercial, Industrial, Institutional & Additions State Approved Plans Without state approved plans	Commercial/ Industrial New - \$355.00 Commercial/ Industrial Alterations & Additions - \$355.00 Commercial/ Industrial New - \$355.00 Commercial/ Industrial Alterations & Additions - \$355.00
Heating Plans, Energy Calculations, or Lighting Plans submitted separately	\$125.00/ Plan
Additions, Alterations to 1 & 2 Family Dwellings	\$120.00
Accessory building over 240 sq. ft., and decks for 1 & 2 family dwellings	\$85.00
Wisconsin Uniform Building Permit Seal	\$55.00
Occupancy Permit (including commercial tenant change)	\$65.00/Residential \$255.00/Commercial & Industrial
Temporary (6 months or less Commercial only)	\$150.00

Permit Renewal (6-month extension or less)	\$250.00 Commercial \$85.00 Residential
Heating and Air Conditioning:	
Heating and Air Conditioning Distribution Systems	\$4.00/ 100.00 sq. ft. of conditioned area with a minimum fee of \$100.00
New Residential Heating	\$150.00 first unit \$85.00 each additional unit.
Replacement Residential Heating	\$100.00 / unit
Commercial New or Replacement Heating	\$200.00 / unit, up to and including 150,000 BTU units. Additional fee of \$25.00 / each 50,000 BTU fraction thereof up to a maximum of \$1200.00 / unit.
Residential Air Conditioning – Other than Wall Units (new or replacement)	\$100.00 / unit
Commercial Air Conditioning - Other than Wall Units (new or replacement)	\$250.00 / unit up to and including 150,000 BTU's. Additional fee of \$25.00/ each 50,000 BTU's or fraction thereof up to a maximum of \$1200.00 / unit
Permanently installed Wall unit (example – Fireplace, wall pack)	\$100.00 / unit
Commercial/Industrial Exhaust Hoods and Exhaust Systems	\$210.00 / unit
Plumbing Permit:	
Fixture Count	\$20.00 / fixture, drain or device, plus \$85.00 Base Fee
Water Main	\$2.00 / lineal foot of sewer or private water main, \$85.00 Minimum
Sanitary Sewer	\$2.00 / lineal foot of sewer or private water main, \$85.00 Minimum
Storm Sewer	\$2.00 / lineal foot of sewer or private water main / \$15.00 per manhole or basin \$85.00 Minimum
Exterior Grease Trap	\$150.00
Electrical:	
Residential Minimum	\$85.00 Minimum
New Residential Service	\$150.00 / Service First 200 Amps, \$30.00 each additional 100 Amps.
Residential Service Update	\$150.00 / Service
Residential Sub-Panel	\$85.00 / Panel
Residential Generator	\$125.00 (includes gas piping)
Temporary Electrical Service	\$150.00 up to 200 Amps. \$30.00 each additional 100 Amps.

Commercial Electrical Minimum	\$200.00 Minimum
Commercial Electrical Re-Inspections	\$200.00 / Inspection
Commercial Service (New or Update)	\$200.00 First 200 Amps, \$30.00 each additional 100 Amps.
Commercial Sub-Panel	\$75.00 First 100 Amps, \$20.00 each additional 100 Amps.
Commercial Generator	\$250.00 (including gas piping)
Commercial Low Voltage	\$1.00/ Device, \$200.00 Minimum
Commercial Exterior Light Fixture Replacement	\$250.00 per site
Residential Electrical Permit - for minor installations with fees not exceeding \$5.00, the permit fee may be waived by the inspector. Commercial Electrical Permit - for minor installations with fees not exceeding \$5.00, the permit fee may be waived by the inspector.	\$0.15 / sq. ft. of area served, \$85.00 minimum. \$0.15 / sq. ft. of area served, \$200.00 minimum.
Erosion control fees:	
New One and Two Family Buildings	\$205.00 / lot
One and Two Family Additions and Accessory Structures	\$85.00
Multi-Family Residential, Commercial, Industrial and Institutional	\$240.00 /Building, plus \$6.50 /1,000 sq. ft. disturbed lot a area up to \$2,640.00 max.

Zoning	
Zoning Permit	\$85.00
Temporary Use (per Section 98-906)	\$85.00
Zoning Verification Letter	\$85.00
Sign Permit (per Section 98-907)	\$85.00 minimum or \$0.35/ sq ft of sign area
Early Start Permit to start construction	\$250.00 (1-2 family) \$330.00 (all others)
Fuel Tanks	\$100.00 administrative fee/ tank for installation or removal
Wrecking or Razing- Building Inspector may waive the fee if the structure is condemned	\$150.00 (One or two family residences and accessory Structure over 250 sq ft)
Commercial/ Industrial Razing	\$102.00 Minimum plus \$0.14/sq ft \$995 Maximum/ Per Building
Moving buildings over public right-of-ways	\$270.00 plus \$0.14 / sq ft
Special Inspections and Reports	\$250.00 / inspection report
Text Amendment (per Section 98-902)	\$500.00
Zoning Map Amendment (per Section 98-903)	\$500.00
Certified Survey Map (CSM)	For each new Residential Lot Created: \$450.00 For each new Commercial Lot Created: \$250.00
Extra Territorial Zoning (CSM)	\$200.00
Plat Renewal	\$200.00
Conditional Use (per Section 98-905)	\$450.00 \$150.00
Site Plan (per Section 98-908)	\$450.00
Variance (per Section 98-910)	\$450.00
Interpretation (per Section 98-911)	\$250.00

Appeal (per Section 98-912)	\$450.00
PD Zoning Map Amendment (Includes 1 PIP Review)	\$850.00
PIP Review	\$450.00
Filing or Recording fee with City Clerk, plus actual recording fee	\$25.00
Re-Inspections	\$65.00
Solar System – Residential	\$65.00
Solar System – Commercial	\$162.00
Lawn Irrigation System	\$65.00
Lot Line Adjustment	\$200.00

Triple Fees: Upon failure to obtain a permit before work on a building has been started, except in emergency cases, the total fee shall be triple the total fees charged.

NOTE: Fees shall be charged on gross square footage defined as follows:

The exterior dimensions, including attached garage and each floor level

NOTE: In determining costs, all construction shall be included with the exception of heating, air conditioning, electrical or plumbing work.

NOTE: An additional fee for plan review may be assessed at the time of application for renewal of the permit.

* Base fee may be modified by Subsection (4) of Section 98-935, Fees of the Zoning Code

CEMETERY FEES	
Interments (No Sunday Burials)	
Opening Grave – Weekdays (Full Burial)	\$810.00
Opening Grave - Saturdays (Full Burial)	\$960.00
Opening Grave – Weekdays (Cremation)	\$540.00
Opening Grave – Saturdays (Cremation)	\$630.00
Two cremations buried in same grave at one time	\$150.00
Burials after 2:30 pm	\$200.00
Opening Grave – Weekdays - Baby Under 1 Year	\$240.00
Opening Grave – Saturdays - Baby Under 1 Year	\$360.00
NOTE: Before or after a holiday, when employees are not working due to the holiday, Saturday prices will apply.	
Plots	
Grave (50% Perpetual Care)	\$780.00
Grave – Single Cremation (50% Perpetual Care)	\$480.00
Grave – Double Cremation (50% Perpetual Care)	\$600.00
Columbarium Niche (includes opening & inurnment) (\$200 Perpetual Care) (Perpetual care is \$400 and included in prices)	\$1440.00 bottom row \$1200.00
2 nd Inurnment if niche allows for two	\$180.00
Niche Door Inscriptions	Market pricing per vendor
Frost Charges (November 1 to March 15)	\$150.00
Stake Out Fee for Foundations	\$100.00
Foundation Charges	\$0.60 per square inch
Use of Cemetery for Functions	20% of Gross Receipts
Deed Transfer Fee	
Form 1 Living Transfer	\$150.00
Form 2 Deceased Transfer	\$250.00 \$150.00
NOTE: We do allow one full burial and one cremation in one full grave or two cremations in one full grave.	

POLICE DEPARTMENT FEES	
FINGERPRINTING	
City Residents	\$15.00
Individuals employed in business in city limits or working for city licensed business	\$15.00
Non-Residents	\$60.00

PUBLIC WORKS FEES	
CONSTRUCTION PERMIT FEE	
Curb Cut/Driveway Approach Fee	\$25.00
Right-of-Way Excavation Fee	\$60.00
Storm Sewer Connection Fee	\$25.00
Sanitary Sewer Connection Fee	\$25.00
Special brush, limb and refuse pick-up	\$24.00 per 15 minutes
Dumpster Delivery	\$50.00 per dumpster
Dumpster Pick-up	\$50.00 plus additional landfill fees

FIRE DEPARTMENT FEES	
Fees for Apparatus and Personnel (1 hour minimum and fractions thereafter on hourly rates unless stated otherwise)	
Chief, Deputy Chief or Assistant Chief	\$26.00/hr.
Fire and EMS Personnel	\$26.00/hr.
Engine/Squad	\$550.00/hr.
Truck (aerial apparatus)	\$875.00/hr.
Brush Truck	\$300.00/hr.
Air Boat	\$300.00/hr.
Technical Rescue and Utility	\$500.00/hr.
Chief, Deputy Chief, Assistant Chief, or Command Vehicle	\$50.00/hr.
Utility	\$50.00/hr.
Ambulance	\$270.00/hr.
Paramedic Intercept Fee (Option a OR b)	
a. Flat Rate Billed to Requesting Municipality	\$400.00
b. Shared Revenue from Requesting Municipality	50% Monies Received
EMS First Responder and Transport Fees	
Residents Fee	\$150.00 per call
Non-Resident Fee	\$200.00 per call
Ambulance Transport Fee Schedule	
Advanced Life Support Base Rate	\$1,300.00
Advanced Life Support Base Rate (ALS2)	\$1,300.00
Advanced Life Support Base Rate (Intercept)	\$1,300.00
Advanced Life Support Base Rate (Intercept ALS2)	\$1,300.00
Equal Level Staffing Mutual Aid	\$300.00

Basic Life Support Base Rate	\$1,100.00
Mileage Charge	\$20.00 per mile
Supplies used fee	
Oil Dry	\$10.00 per bag
Class A, B, or AB Firefighting Foam	\$30.00/gallon
Fees Relating To Permits Required	
Fire pit burn permit	\$15.00 each fire or \$50.00 yr
Fireworks permit	\$50.00
Burning permits	\$50.00
Key box processing fee	\$10.00
Operational Permit	\$75.00
Fees Relating To Fire Protection Systems	
Basic system Review Fee is charged for systems without hydraulic calcs	\$250
Fire Sprinkler, Fire Control and/or Fire Suppression system plan review with one set of hydraulic calculations. (Fee is charged for each separate floor and /or area of building per system and review.)	\$350.00
Verifications of Additional Hydraulic Calcs (fee is charged for each additional set of hydraulic calculations required by the AHJ)	\$200.00
Additional review of same system. (Fee applies to all re-submittals.)	\$350.00
Site inspection during installation 2 hour minimum Note: system may not be concealed prior to inspection. Inspections are required for all systems.	\$90.00/hr.
Modifications to existing systems	
Min. fee per system without hydraulic calcs	\$100.00
Fee per sprinkler up to 15 sprinklers w/o calcs	\$20.00 ea.
Fee per sprinkler up to 15 with calcs	\$200.00
Fire Pumps per review	\$350.00
Fire prevention inspection fee schedule:	
Residential Building Type:	
4 to 36 units	\$10 per unit per year
37 to 60 units	\$400 per year
61 to 99 units	\$450 per year
100 units and above	\$500 per year
Commercial:	
Under 1,000 square feet	\$50
1,000 to 4,999 square feet	\$100
5,000 to 24,999 square feet	\$150
25,000 to 99,000 square feet	\$200
100,000 to 174,999 square feet	\$400
175,000 to 249,999 square feet	\$700
Industrial:	
Under 5,000 square feet	\$100

5,000 to 24,999 square feet	\$200
25,000 to 99,000 square feet	\$300
100,000 to 174,999 square feet	\$500
175,000 to 349,999 square feet	\$800
Additional conditions: (a) The fee for hotels and motels shall be the same as for residential property, except that the fee shall be calculated on a per room basis. (b) Square footage refers to the total floor area of any building or structure. (c) Inspection fees shall be charged to the property owner. Any fees unpaid by November 1 of each year shall be entered upon the tax roll as a special charge against the property and all proceedings in relation to the collection, return, and sale of the property for delinquent real estate taxes, shall apply to the inspection fee.	
Sprinkler system underground mains	
0-200 feet	\$100.00
201-999 feet	\$150.00
1000 or more	\$300
Fire hose standpipe connections	\$25.00 each
Other fire protection systems (hood, wet & dry chem.)	\$350.00
Fire alarm systems per control panel	\$300.00
Fire Alarm system manual pull stations, initiating and annunciation devices; this includes audible and/or visual devices; smoke, heat, flame, ionization, photoelectric detectors, water flow devices and all monitoring devices per review.	\$75.00 up to 3 \$12.00 each additional
Witness of all required tests – 2 hour minimum	\$180.00/hr.
Inspection during installation	\$90.00/hr.
Fire protection Consulting on systems and or for occupancies or permits	\$90.00/hr. 1 Hour Minimum

Granted by action of the Common Council of the City of Lake Geneva this 8th day of September 2025.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

Todd Krause, Mayor

Date

Attest:

Lacey L. Reynolds, City Clerk

Date

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the creation of an additional capital project to purchase a police boat.			
Committee:	N/A		
Fiscal Impact:	None		
File Number:	25-R48	Date:	September 8, 2025

WHEREAS, the Lake Geneva Common Council previously approved the 2025 Capital Budget for the City of Lake Geneva, and

WHEREAS, the timing for Capital Budget purchases has changed since the adoption of the 2025 Capital Budget, and

WHEREAS, on August 11, 2025, the Lake Geneva Common Council adopted a motion to withdraw from the Geneva Lake Law Enforcement Agency premised on purchasing a police boat to patrol the waters off the shores of the City of Lake Geneva which would be in the best interests of the citizens of and visitors to the City of Lake Geneva, and

WHEREAS, the Lake Geneva Common Council finds that it is in the best interest of the City of Lake Geneva to approve the creation of an additional capital project to purchase the police boat and equipment at a price not to exceed \$210,000.00, and

WHEREAS, the interest income from the 2024 capital borrowing is currently at \$224,483.00 (act# 43-00-00-48110) which is unallocated and would cover the expense of the purchase without reallocation of other funds or use of fund balance, and

WHEREAS, there will be no additional funding required to purchase said police boat.

NOW, THEREFORE BE IT RESOLVED by the Lake Geneva Common Council that the 2025 Capital Budget is amended to create an additional capital project to purchase a police boat and equipment for a price not to exceed \$210,000.00.

Granted by action of the Common Council of the City of Lake Geneva this 8th day of September 2025.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

Todd Krause, Mayor Date
Attest:

Lacey L. Reynolds, City Clerk Date



City of Lake Geneva Department of Public Works
1065 Carey Street
Lake Geneva, WI 53147
262.248.6644

Public Works Department is recommending rejecting the bid for Project 2025-08 Oak Hill Cemetery Sexton Shed. We received one bid from Scherrer Construction in the amount of \$109,257.00. We are recommending rejection due to bid results being over budget. Cemetery Sexton Shed was budgeted for \$80,000. Upon rejection Project 2025-08 will be rebid.

Thank you for your consideration.

Public Works Department



City of Lake Geneva Public Works

Streets/Parks/Forestry/Cemeteries/Buildings and Grounds

1065 Carey St. Lake Geneva WI. 53147 (262)248-6644

City of Lake Geneva Oak Hill Cemetery

Request for Proposals, Sexton Shed Project, 2025-08

1101 Cemetery Rd. LG Wi.

Sec. 1. General

- a. Building use; equipment storage.
- b. Location; Oak Hill Cemetery, 1101 Cemetery Rd. maintenance area.
- c. Size; 40' x 30' Pole type building or approved alternate. Flush roof commercial design, no overhang. (typ)
- d. Median height of building shall not exceed 16.5'. Pitch of roof to match to accommodate 10' tall OH doors.
- e. Standard lower chord truss system.
- f. Truss clearance at heel and center; minimum 11'
- g. End walls shall be purlin blocked.
- h. Roof line wind bracing included.
- i. 2x4 purlins min 24" o/c.
- j. 2x10 headers. Double.
- k. 6"x6" treated posts 8'o/c. set on appropriate concrete footing, uplift protection. Columns shall be three (3) ply unspliced, reinforced spliced or solid wood and shall not be less than 6 inches by 6 inches nominal size.
- l. Building Code enforced; IBC 2015
- m. Wind speed; 90
- n. Wind exposure; C
- o. All required State Approved Plans shall be the responsibility of the proposer. None required.
- p. Local permits to include but not limited to, building, plumbing, electrical, etc. shall be the responsibility of the proposer and supplied 'no-fee' by the City.
- q. All State and local code compliance shall be followed including but not limited to; energy (IECC), electrical, plumbing, building, snow and wind loads, etc.
- r. All building systems shall have a minimum of a 1-year warranty starting from the day of final payment.

- s. The City is exempt from Federal Excise Tax and State Sales tax therefore proposals shall be made exclusive to these taxes. Proper tax-exempt certifications shall be made available to the successful proposer.
- t. The City shall reserve the right to reject any and/or all proposals and to accept the proposal deemed most advantageous to the City.

**Furnish, provide, perform, build and install the following for the City
to take possession of a fully functional building.**

Sec. 2. Excavation, foundation, building systems, doors, insulation.

1. Excavation/site prep:

- a. All excavation spoils will be allowed to be dumped on site. Finish floor elevation shall be set by the City. Asphalt disturbed around building/approach replaced in kind. (concrete allowed)

2. Foundation, floor:

- a. 8" of CA6 grade 8 compacted gravel
- b. See Addenda #1.

3. Heat:

N/A

4. Electrical:

N/A. City shall provide electrical.

5. Garage doors:

- a. (2) insulated 12'w x 10'h CHI R-17.54 Model 3216 White. Or approved alternate. South wall east.
- b. No windows.
- c. OH doors shall include mechanism to be mechanically locked from the inside.

6. Insulation:

See Addendum 1.

7. Man door;

- a. Plyco series 20 or approved alternate blocked 3' 0" x 6' 8". 4" 304 stainless steel fixed pin hinge. 2x6 frame. 3 ½" jamb. *Lockset to be supplied by City.* LH Swing-In. No window.

Sec. 3. Roof, venting, ceiling, walls.

1. Roof;

- a. FABRAL Grand Rib 3 Plus or approved alternate. Lifetime film integrity warranty, 35 year fade and chalk warranty. G-90 galvanizing. Matching screw fasteners. Appropriately trimmed, flashed and sealed. White.

2. Venting;

- a. Marco LP2 Weather-Tite ridge vent, low profile or approved alternate. Appropriately sized Gable vents considered.

3. Ceiling

- b. None

4. Exterior walls;

- a. FABRAL Grand Rib 3 Plus or approved alternate installed on Tyvek Commercial Wrap or approved alternate on ½" OSB with 2x6 nailers appropriately spaced. Lifetime film integrity warranty, 35-year fade and chalk warranty. G-90 galvanizing. To industry standard. Appropriately trimmed, flashed and sealed. Matching screw fasteners. Color to match existing building as close as possible to City's satisfaction. No custom colors.
- b. All trim to match. Color to be approved by City.
- c. Skirt boards if needed shall be double 2x6 T&G treated
- d. South wall; install.
 - 1. Man door; see Sec. 2-7
 - 2. Overhead doors; (2) see Sec 2-5.
 - 3. Man door on west end, OH doors spaced as appropriate in remainder of wall.
- e. North, East and West wall. No improvements.
- f. All openings appropriately trimmed, flashed and sealed per industry and manufacturer standard.

Sec. 4. Remarks

The successful proposer shall be pre-qualified by the City by obtaining and submitting an approved Pre-Qualification packet including Insurance information from the City Clerk. The City may accept proposals without pre-qualification, but the contract shall not be awarded until pre-qualification is approved.

- 1. All RFP holders shall submit an email address for anyone wishing to be copied on all questions/answers asked by holders regarding the RFP. Questions shall be accepted by the DPW

Admin Assistant Ms. Kassy Vina at dpwoffice@cityoflakegeneva.gov up to five (5) days prior to due date and all answers shall be sent to all email addresses provided a minimum of three (3) days prior to due date.

2. This RFP shall be considered all-inclusive with no aspects being considered as to be 'done by others' unless specifically stated in RFP.
3. Completion shall be within eight (8) months of acceptance by the City with extensions being approved as needed at the sole discretion of the City DPW.
4. The Advertisement for this RFP shall be part of this contract/proposal.
5. All work shall be performed in a substantial professional workmanlike manner to industry and manufacturers standards.

Sec. 5. Insurance and Liabilities

1. The successful proposer shall have Liability Insurance as outlined in the pre-qualification packet naming the City as an additional insured. Minimum \$1 million liability coverage.
2. Proposer agrees to save, defend, indemnify and hold harmless the City of Lake Geneva against all demands, liabilities, costs and expenses connected with the furnishing of any material or labor, or because of any injury to persons or property, or from the violation of law and infringement patents. The City of Lake Geneva, in consideration for the proposer complying with the contract provided for by the specifications, agrees to pay the proposer at the times and in the manner set forth in said specifications the sum and amounts set forth in said specifications the sum and amounts set forth in said proposal, pursuant hereof the contract was awarded to him, it being understood that such payment shall be upon invoices furnished by the contractor. It is further agreed by and between the parties hereto that all differences arising out of increase or diminution of contractors shall be adjusted by the City, the understanding being that the material and workmanship shall be free from all defects which might be caused by the use of poor materials or improperly done. If during that period it is found that workmanship is defective or that there has been work improperly performed, the contractor shall at his own cost and expense upon written order from the City, entirely remove any defective portion of the work or repair the same under City direction.

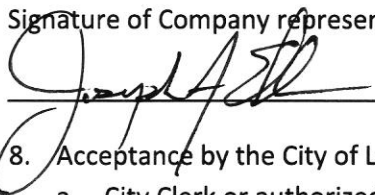
Sec. 6. Payments

1. 15% down prior to start.
2. Monthly draws approved by City.
3. Minimum 5% retainage until final approval.

Sec. 7. Agreement

1. The proposer shall hereby agree to provide to the City all of the items in the request for proposals including the advertisement for the project.
2. Surety bond included. 5% \$ 5% of Base Bid
3. Total contract price in numbers \$ 109,257.00
4. Total contract price in words ONE HUNDRED NINE THOUSAND TWO HUNDRED FIFTY SEVEN DOLLARS
5. Submitted by, Company, Scherrer Construction Company, Inc.
6. Representative (print name) Joe Ehlen
7. Position in company VP of Field Operations

Signature of Company representative

 Date 08 / 20 / 2025

8. Acceptance by the City of Lake Geneva.

- a. City Clerk or authorized representative.

Signature: _____ Date ____/____/2025

- b. Administrator.

Signature: _____ Date ____/____/2025

9. Witnesseth that whereas the City, under provision of Sec.62.29 wis stats, and by virtue of authority vested in the said City Council has awarded the contractor the work.

10. The City confirms that adequate funds are available and dedicated for this project.

- a. City of Lake Geneva Comptroller.

Signature: _____ Date ____/____/2025

Note: Tree trimming or removal and any fencing in conflict with project will be the responsibility of the City. Contractor will make every effort to work with the Cemetery Sexton to minimize disruption of funeral operations. ***Absolutely no exterior work shall be performed during Military Honors of any kind.*** Saturday work from 7am-5pm is allowed.

Alternate 1
Required
City of Lake Geneva Project 2025-08

Sec. A(a). Concrete floor

- a. 6" thick 4000psi concrete floor with 6ml vapor barrier on min. 8" CA6 grade 8 compacted gravel base. Fiber mesh.
- b. Smooth finish, saw cut joints max 100sq/ft.
- c. Cure and seal.
- d. 6' wide, 6" thick approach along entire front (south) on min. 8" CA6 grade 8 compacted gravel, match grade. Exterior concrete shall have tooled joints, broom finish. Rebar and expansion joint where appropriate. Fiber mesh.
- e. Cure and seal.
- f. North, east and west side backfilled min. 2' wide with compacted CA6 grade 8 gravel or approved alternate.
- g. SW corner of inside floor shall have (2) 2" pvc sch 40, 90-degree pipes stubbed 1' above floor against interior wall and 2' west of floor at 18" below grade. Capped. Pipe supplied by City.

Amount \$ 16,287.00

Sec. A(b). Insulation.

- a. Install single bubble vapor drip barrier between roof purlins and roofing. Foil up, white inside. Similar to EcoFoil SKU: EF-RBI-72-750-RWSE-SB.

Amount \$ 2,922.00

Sec. A(c). Garage door openers.

- a. (2) Heavy duty commercial Lift Master Model T 1/2hp opener. 120vac. With (4) 2 button programmed remotes. Push button open/close station for each door mounted on inside wall next to man door as appropriate. Or approved alternate.

Amount \$ 2,611.00

Sec. A(d), Interior walls.

1. Interior of outside walls.

- a. 16" o/c 2"x4" Nailers.
- b. 5/8" cdx plywood around inside perimeter, screwed to nailers. From 5/8" above floor to bottom of joists/trusses.
- c. All cutouts included and shall be coordinated with all contractors. Few anticipated, electrical will be surface mounted.

Amount \$ 11,233.00

Sec. A(e). Acceptance by the City of Lake Geneva, Addendum 1.

Sec A(a) Yes_____ No_____

Sec A(b) Yes_____ No_____

Sec A(c) Yes_____ No_____

Sec A(d) Yes_____ No_____

a. City Clerk.

Signature: _____ Date ____/____/2025

b. Administrator.

Signature: _____ Date ____/____/2025.

c. Comptroller.

Signature; _____ Date ____/____/2025



Concept design, not to scale





1101 Cemetery Rd.



BID BOND

Travelers Casualty and Surety Company of America Hartford, Connecticut 06183

CONTRACTOR:

(Name, legal status and address)

Scherrer Construction Co., Inc.
601 Blackhawk Drive
Burlington, WI 54403

SURETY:

(Name, legal status and principal place of business)

Travelers Casualty and Surety Company of America
One Tower Square
Hartford, CT 06183

OWNER:

(Name, legal status and address)

City of Lake Geneva Public Works
1065 Carey Street
Lake Geneva, WI 53147

BOND AMOUNT: 5% Five Percent of Amount Bid

PROJECT:

(Name, location or address, and Project number, if any)

City of Lake Geneva Oak Hill Cemetary Sexton Shed, Project #2025-08

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 20th day of August, 2025

(Witness)



(Witness)



Scherrer Construction Co., Inc.

(Principal)

(Seal)

By:

(Title) STEVEN RICHARD

Travelers Casualty and Surety Company of America

(Surety)

(Seal)

By:

(Title) Bradley S. Babcock Attorney-in-Fact

The Company executing this bond vouches that this document conforms to American Institute of Architects Document A310, 2010 Edition

2

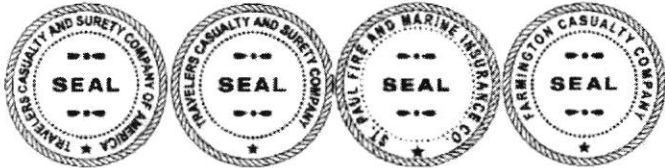


Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company
Farmington Casualty Company

POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, St. Paul Fire and Marine Insurance Company, and Farmington Casualty Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint Bradley S. Babcock of Grafton, WI, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this 4th day of March, 2024.



State of Connecticut

City of Hartford ss.

By: 
Bryce Grissom, Senior Vice President

On this the 4th day of March, 2024, before me personally appeared Bryce Grissom, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the 30th day of June, 2026




Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

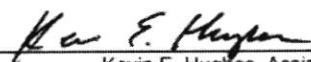
FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this August 20, 2025




Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

CONVENTIONAL SYMBOLS					
SECTION LINE		SECTION CORNER SYMBOL		R/W MONUMENT (TO BE SET)	●
QUARTER LINE				NON-MONUMENTED R/W POINT	○
SIXTEENTH LINE		SECTION CORNER MONUMENT		FOUND IRON PIN (1-INCH UNLESS NOTED)	!P
NEW REFERENCE LINE		GEODETIC SURVEY MONUMENT			
NEW R/W LINE		SIXTEENTH CORNER MONUMENT			
EXISTING R/W OR HE LINE		SIGN		OFF-PREMISE SIGN	
PROPERTY LINE					
LOT, TIE & OTHER MINOR LINES					
SLOPE INTERCEPT					
CORPORATE LIMITS		ELECTRIC POLE		COMPENSABLE	NON-COMPENSABLE
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC)		TELEPHONE POLE			
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)		PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC.)			
TEMPORARY LIMITED EASEMENT AREA		ACCESS RESTRICTED BY ACQUISITION			
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)		NO ACCESS (BY STATUTORY AUTHORITY)			
TRANSMISSION STRUCTURES		ACCESS RESTRICTED (BY PREVIOUS PROJECT OR CONTROL)			
BUILDING		NO ACCESS (NEW HIGHWAY)			
TO BE REMOVED		PARCEL NUMBER		UTILITY NUMBER	
BRIDGE		PARALLEL OFFSETS			
CULVERT					

CONVENTIONAL UTILITY SYMBOLS

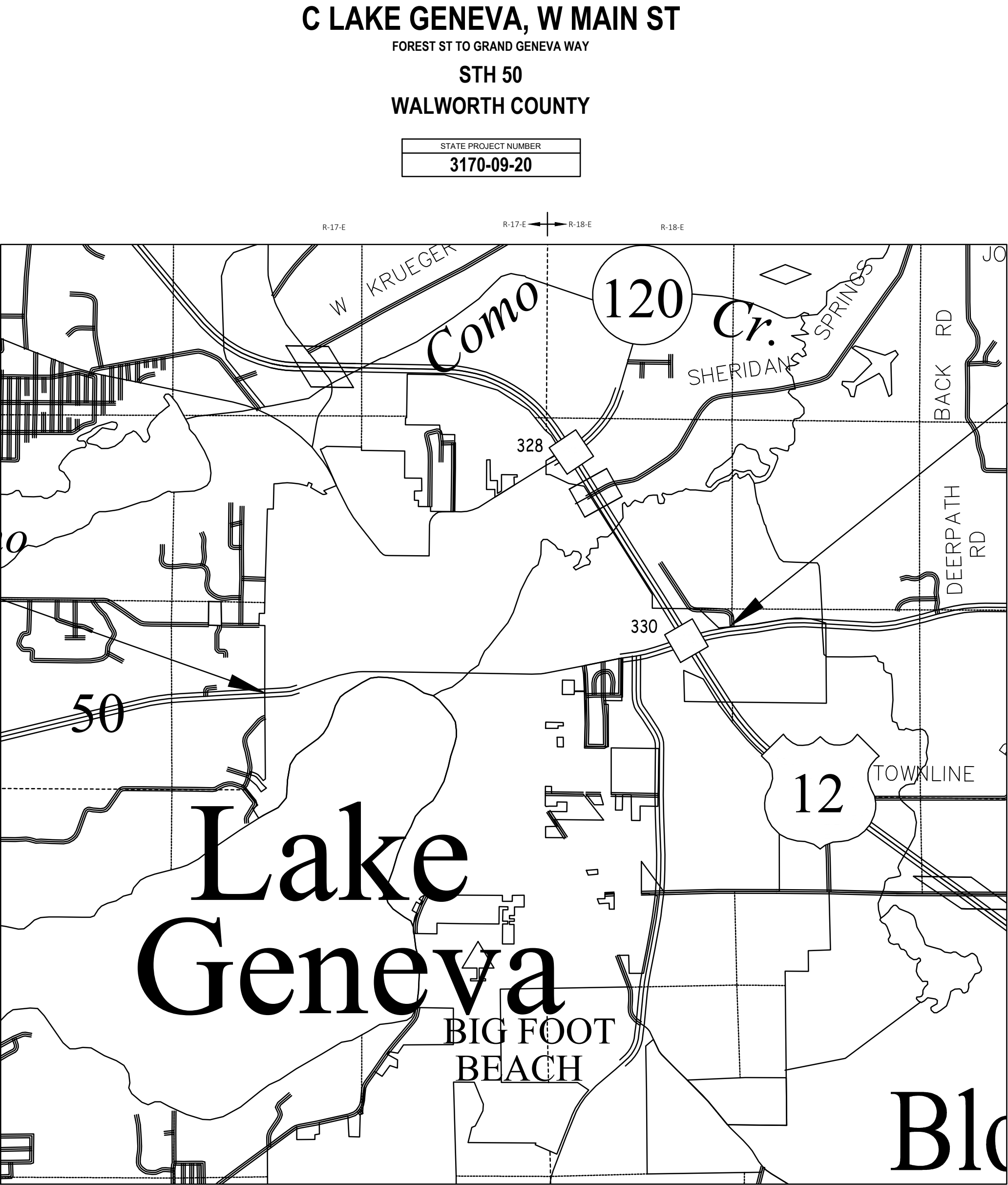
WATER	----
GAS	----
TELEPHONE	----
OVERHEAD TRANSMISSION LINES	----
ELECTRIC	----
CABLE TELEVISION	----
FIBER OPTIC	----
SANITARY SEWER	----
STORM SEWER	----
ELECTRIC TOWER	

CONVENTIONAL ABBREVIATIONS

ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCC
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM	ALUM	RECORDED AS	(100')
AND OTHERS	ET AL	REEL / IMAGE	R/I
BACK	BK	REFERENCE LINE	R/L
BLOCK	BLK	REMAINING	REM
CENTERLINE	C/L	RESTRICTIVE DEVELOPMENT	RDE
CERTIFIED SURVEY MAP	CSM	EASEMENT	
CONCRETE	CONC	RIGHT	RT
COUNTY	CO	RIGHT OF WAY	R/W
COUNTY TRUNK HIGHWAY	CTH	SECTION	SEC
DISTANCE	DIST	SEPTIC VENT	SEPV
CORNER	COR	SQUARE FEET	SF
DOCUMENT NUMBER	DOC	STATE TRUNK HIGHWAY	STH
EASEMENT	EASE	STATION	STA
EXISTING	EX	TELEPHONE PEDESTAL	TP
GAS VALVE	GV	TEMPORARY LIMITED	TLE
GRID NORTH	GN	EASEMENT	
HIGHWAY EASEMENT	HE	TRANSPORTATION PROJECT PLAT	TPP
IDENTIFICATION	ID	UNITED STATES HIGHWAY	USH
LAND CONTRACT	LC	VOLUME	V
LEFT	LT		
MONUMENT	MON		
NATIONAL GEODETIC SURVEY	NGS		
NUMBER	NO		
OUTLOT	OL		
PAGE	P		
POINT OF TANGENCY	PT		
PERMANENT LIMITED EASEMENT	PLE		
POINT OF BEGINNING	POB		
POINT OF CURVATURE	PC		

CURVE DATA ABBREVIATIONS

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE	Δ/DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB



NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WALWORTH COUNTY, NAD83 (2011) IN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY ¾" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

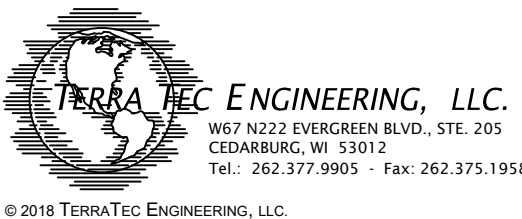
DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN WAUKESHA, SOUTHEAST REGION.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE DETAIL PAGES.



ORIGINAL PLANS PREPARED BY

08/27/2025
(DATE)

STEVEN M. ARNOLD
TERRATEC ENG.
PLS NO 3168

REVISION DATE	CITY OF LAKE GENEVA
	APPROVED FOR THE CITY OF LAKE GENEVA
	DATE: _____ SIGNED: _____ CITY ENGINEER (SIGNATURE)
	DATE: _____ SIGNED: _____ CITY CLERK (SIGNATURE)

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.

4

PARCEL NUMBER	SHEET NUMBER	*OWNER	INTEREST REQUIRED	R/W AREA REQUIRED				TLE (AC)	TLE (SF)	PLE (AC)	PLE (SF)	PARCEL NUMBER
				(AC) NEW (SF)		(AC) TOTAL (SF)						
1	4.07	BRUCE/JOY IRUSSI TRUST	TLE					0.0040	175			1
2	4.08	CHARLES/JILL LORENZI	TLE					0.0063	275			2
3	4.08	HELEN/JOHN HACKETT	TLE					0.0069	300			3
4	4.08	WILLIAM Z PETROPOULIS	TLE					0.0003	12			4
5	4.09	DAVID/DEBRA MONEY TRUST	TLE					0.0031	133			5
6	4.09	1031 W MAIN ST LLC	TLE					0.0025	110			6
7	4.09	JANELLE M POWERS	TLE					0.0008	36			7
8	4.09	JAMES MERCURIO	FEE,TLE	0.0011	48	0.0011	48	0.0021	90			8
9	4.10	JEFFREY M AND BEVERLY LEONARD TRUST	TLE					0.0008	34			9
10	4.10	VENTURE INVESTMENT PARTNERS	TLE					0.0011	48			10
11	4.10	GENEVA CENTER LLC	FEE	0.0013	57	0.0013	57					11
13	4.11	KOCOUREK PROPERTY HOLDINGS LLC	TLE					0.0026	115			13
15	4.11	CITY OF LAKE GENEVA	TLE					0.0062	268			15
16	4.11	JP'S NEVADA LLC	TLE					0.0181	787			16
17	4.11	CITY OF LAKE GENEVA	TLE					0.0029	125			17
18	4.12	SHANE S PIASECKI	TLE					0.0098	425			18
19	4.12	WALWORTH APARTMENTS LLC	TLE					0.0014	62			19
20	4.12	YOUNGQUIST-NADING LLC	TLE					0.0034	150			20
21	4.12	JUNE JOHNSON TRUST	TLE					0.0063	276			21
22	4.12	JOHN TYSHENKO JR	PLE,TLE					0.1224	5333	0.0087	381	22
23	4.13,4.15	CITY OF LAKE GENEVA	FEE,PLE,TLE	0.0277	1209	0.0277	1209	1.1271	49097	0.0367	1600	23
24	4.13,4.15	W.H.J. PROPERTIES LLC	TLE					0.0025	111			24
25	4.12	CATHOLIC CHURCH	TLE					0.0015	64			25
26	4.14,4.15	FRANKLIN D GUSKE SR TRUST	PLE							0.0259	1130	26
27	4.14,4.15	DECORUM LAKE GENEVA LLC	PLE,TLE					0.0251	1093	0.0106	461	27
28	4.16	EVERGREEN BP LLC	FEE,TLE	0.0031	135	0.0031	135	0.0424	1845			28
29	4.16	CHRISTOPHER A CRUM	TLE					0.0045	197			29
30	4.16,4.17	GNI OF LAKE GENEVA LLC	FEE	0.0010	434	0.0010	434					30
31	4.16,4.17	GNI OF ELEVENTH LLC	FEE,TLE	0.0026	113	0.0026	113	0.0028	121			31
32	4.16,4.17	SUNDANCE INC	FEE	0.0043	187	0.0043	187					32

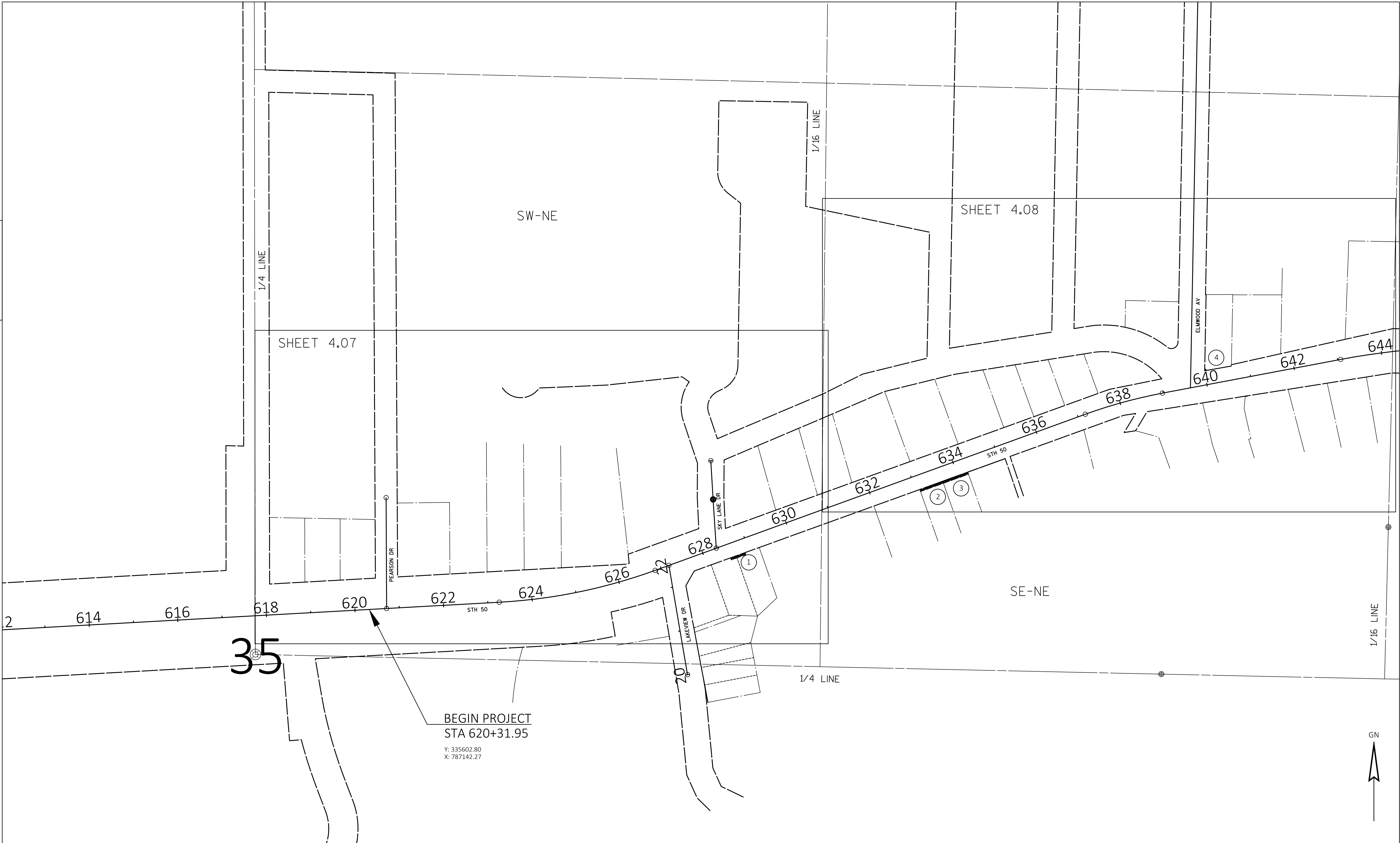
4

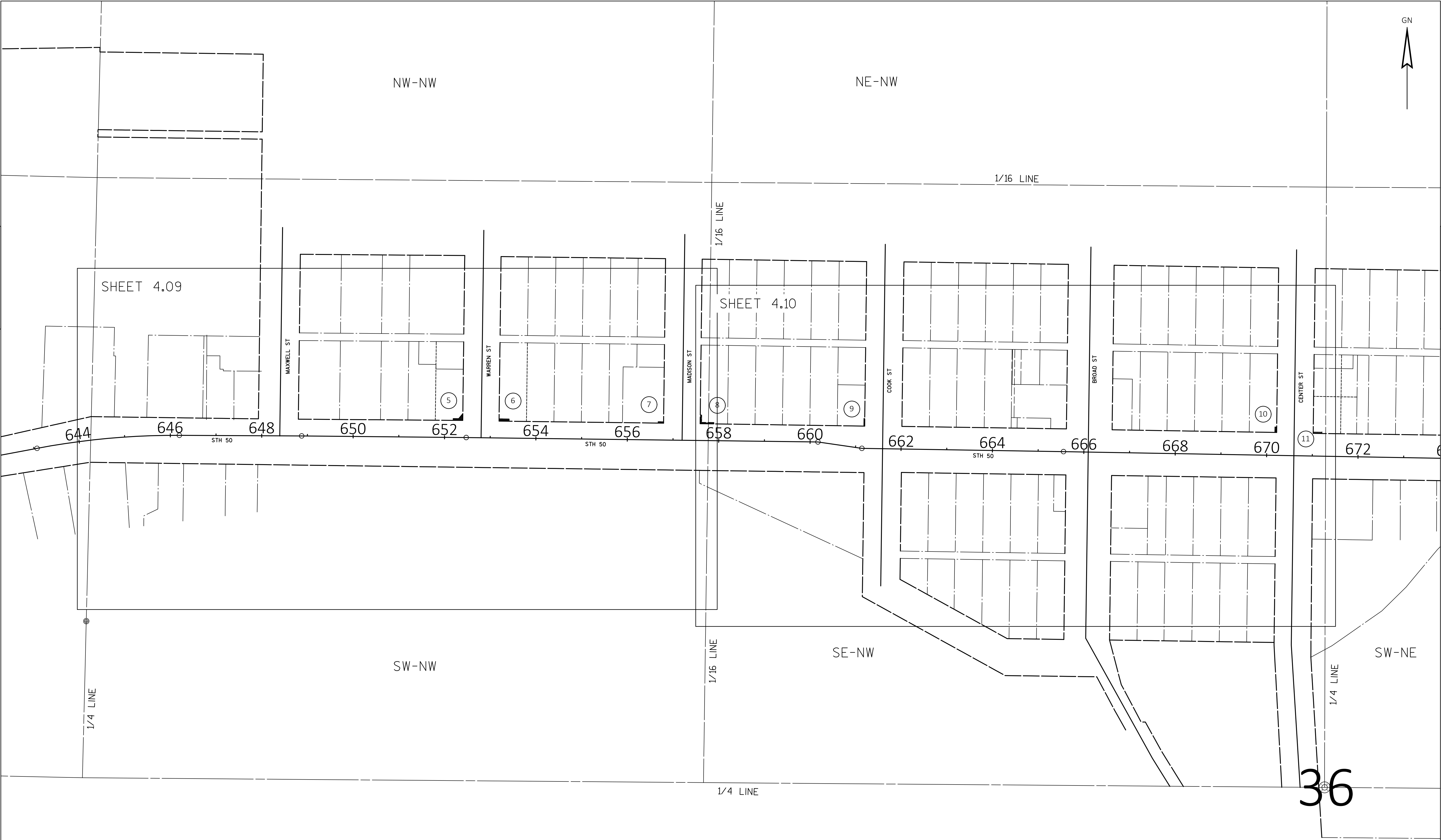
PARCEL NUMBER	SHEET NUMBER	*OWNER	INTEREST REQUIRED
500	4.11,4.13,4.17	ALLIANT ENERGY - ELECTRIC	RELEASE OF RIGHTS
501	4.11,4.13,4.17	WE ENERGIES - GAS	RELEASE OF RIGHTS
504	4.13,4.16	AT&T WISCONSIN	RELEASE OF RIGHTS
505	4.16	LAKE GENEVA UTILITY COMMISSION - SANITARY	RELEASE OF RIGHTS
506	4.17	LAKE GENEVA UTILITY COMMISSION - WATER	RELEASE OF RIGHTS
507	4.17	SPECTRUM	RELEASE OF RIGHTS
510	4.13,4.16	WINDSTREAM	RELEASE OF RIGHTS

REVISION DATE _____ _____ _____	DATE 01/20/2025		SCALE, FEET 0 	HWY: STH 50	STATE R/W PROJECT NUMBER 3170-09-20		PLAT SHEET 4.02	E
	GRID FACTOR _____			COUNTY: WALWORTH	CONSTRUCTION PROJECT NUMBER		PS&E SHEET	

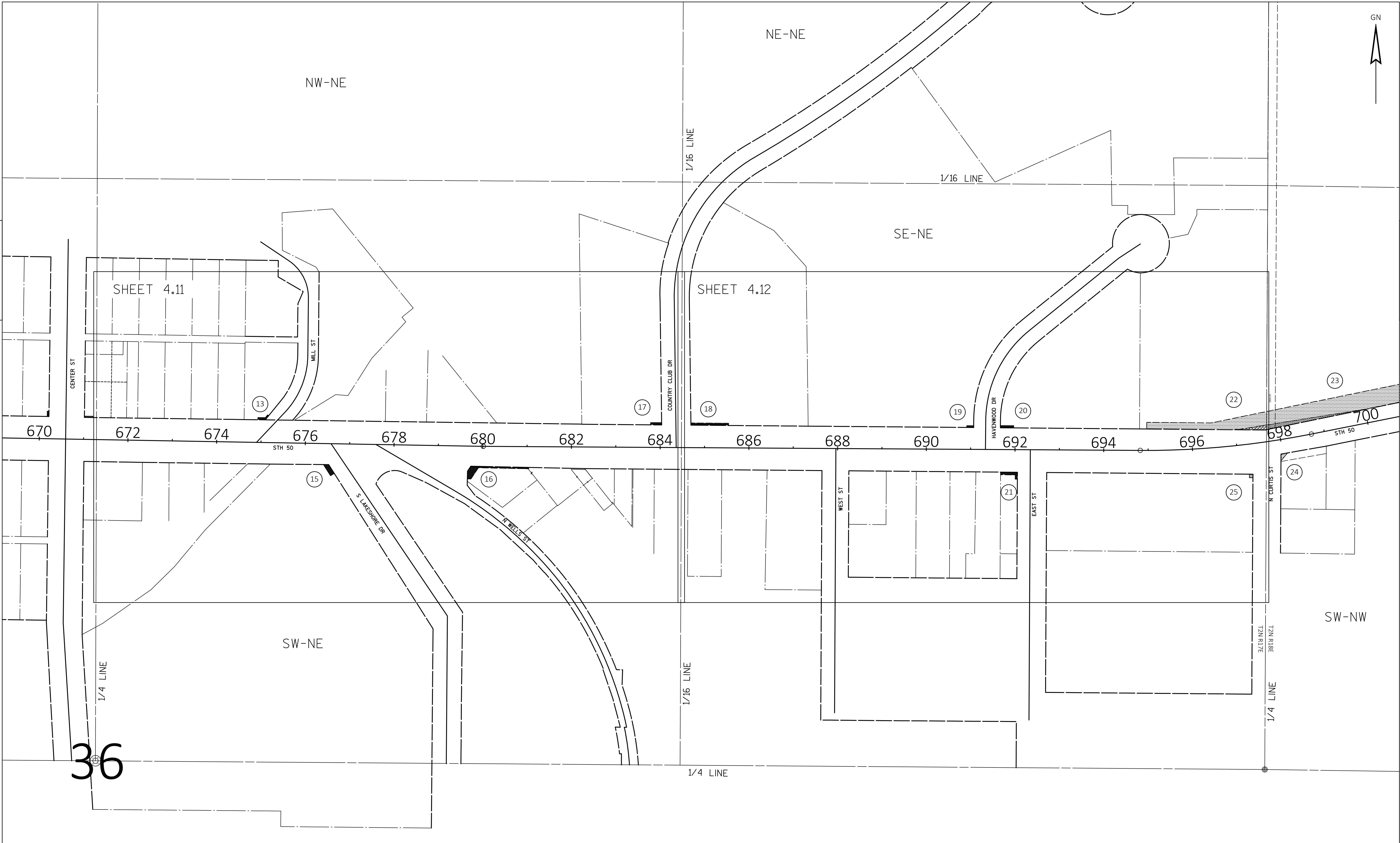
4

4

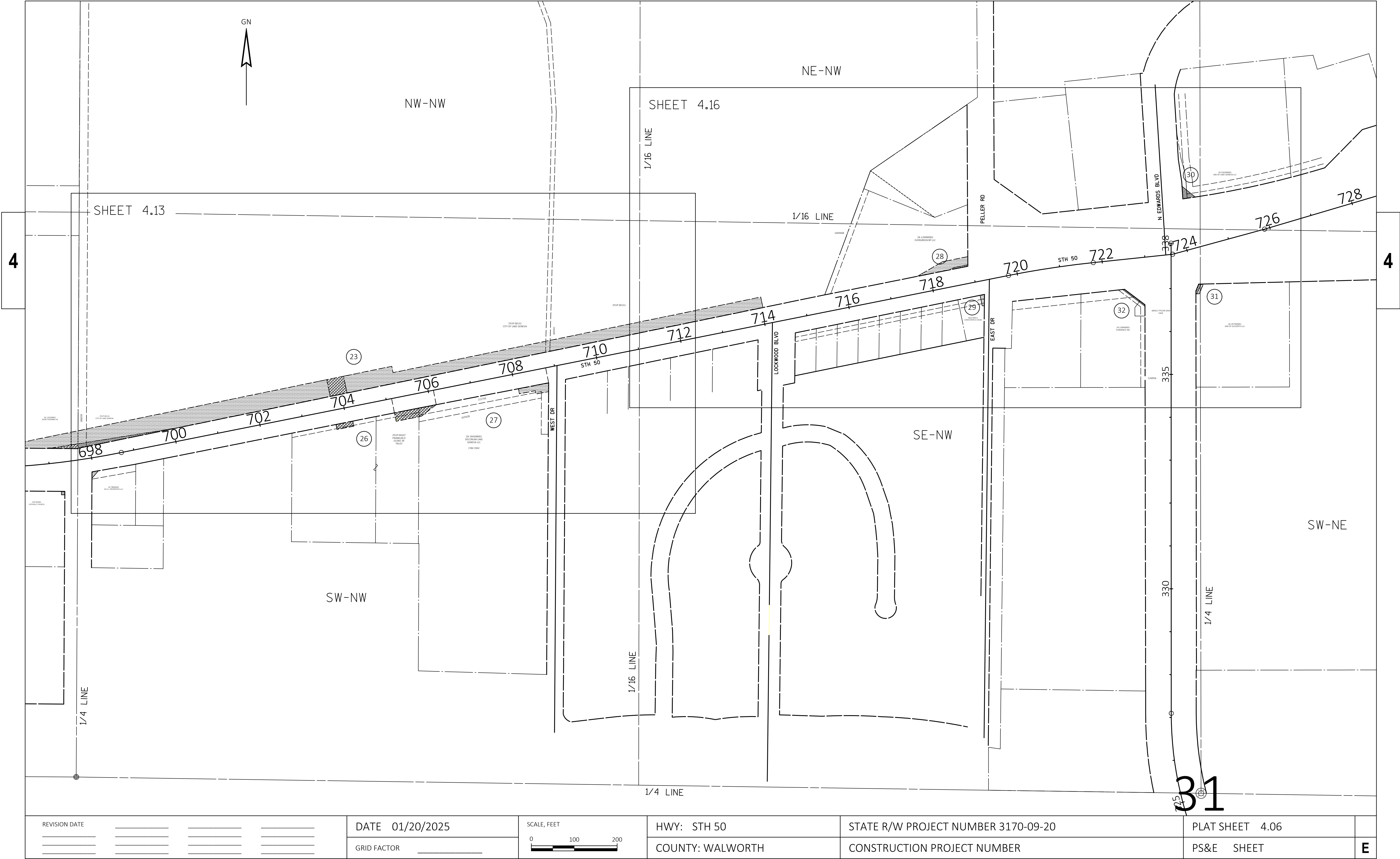




REVISION DATE 	DATE 01/20/2025	SCALE, FEET 0100200	HWY: STH 50	STATE R/W PROJECT NUMBER 3170-09-20	PLAT SHEET 4.04	
	GRID FACTOR		COUNTY: WALWORTH	CONSTRUCTION PROJECT NUMBER	PS&E SHEET	
E						



REVISION DATE 	DATE 01/20/2025	SCALE, FEET 0100200	HWY: STH 50	STATE R/W PROJECT NUMBER 3170-09-20	PLAT SHEET 4.05	E
	GRID FACTOR		COUNTY: WALWORTH	CONSTRUCTION PROJECT NUMBER	PS&E SHEET	



REVISION DATE 	DATE 01/20/2025	SCALE, FEET 0 100 200	HWY: STH 50	STATE R/W PROJECT NUMBER 3170-09-20	PLAT SHEET 4.06	E
	GRID FACTOR		COUNTY: WALWORTH	CONSTRUCTION PROJECT NUMBER	PS&E SHEET	

NOTES:
POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WALWORTH COUNTY, NAD 83 (2011) IN US SURVEY FEET, VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF THE PUBLIC RECORD.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

PROPERTY LINES SHOWN ON THIS PLAT FOR PROPERTIES BEING IMPACTED ARE DRAWN FROM DATA DERIVED FROM FILED/RECORDED MAPS AND DOCUMENTS OF PUBLIC RECORD. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN WAUKESHA.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE RIGHT-OF-WAY PLAT DETAILS / DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE RIGHT-OF-WAY PLAT DETAILS / DETAIL PAGES.

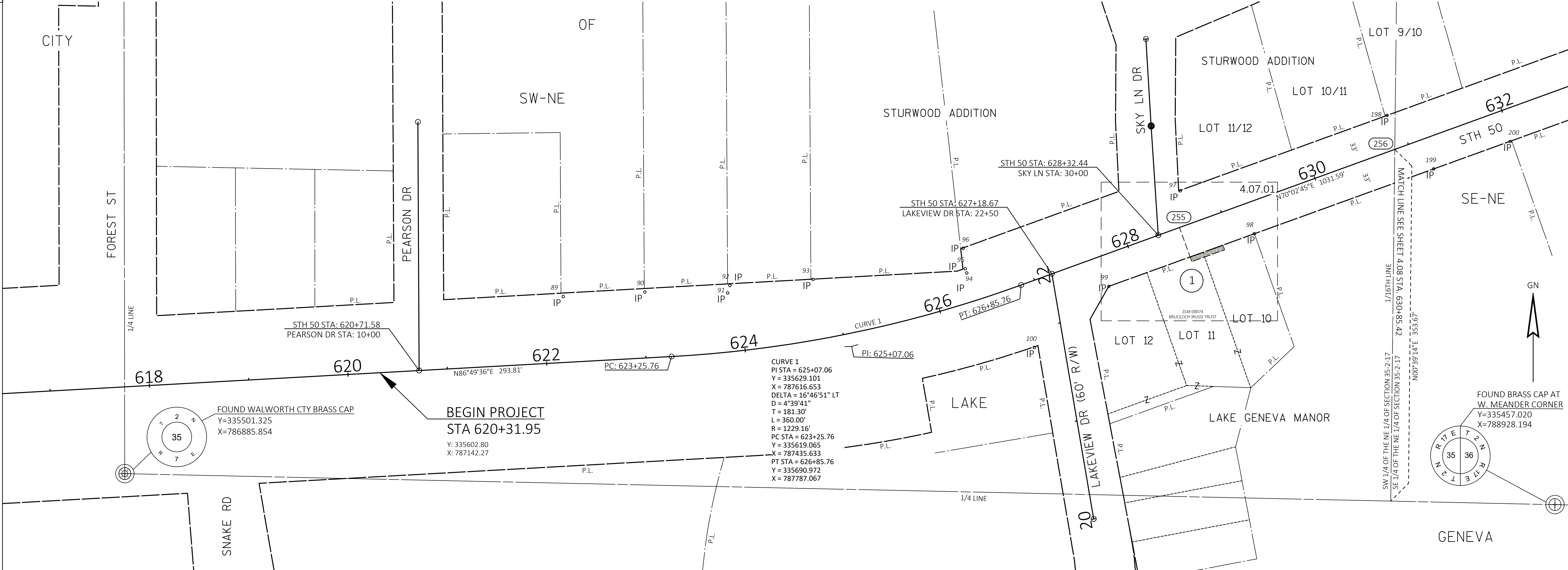
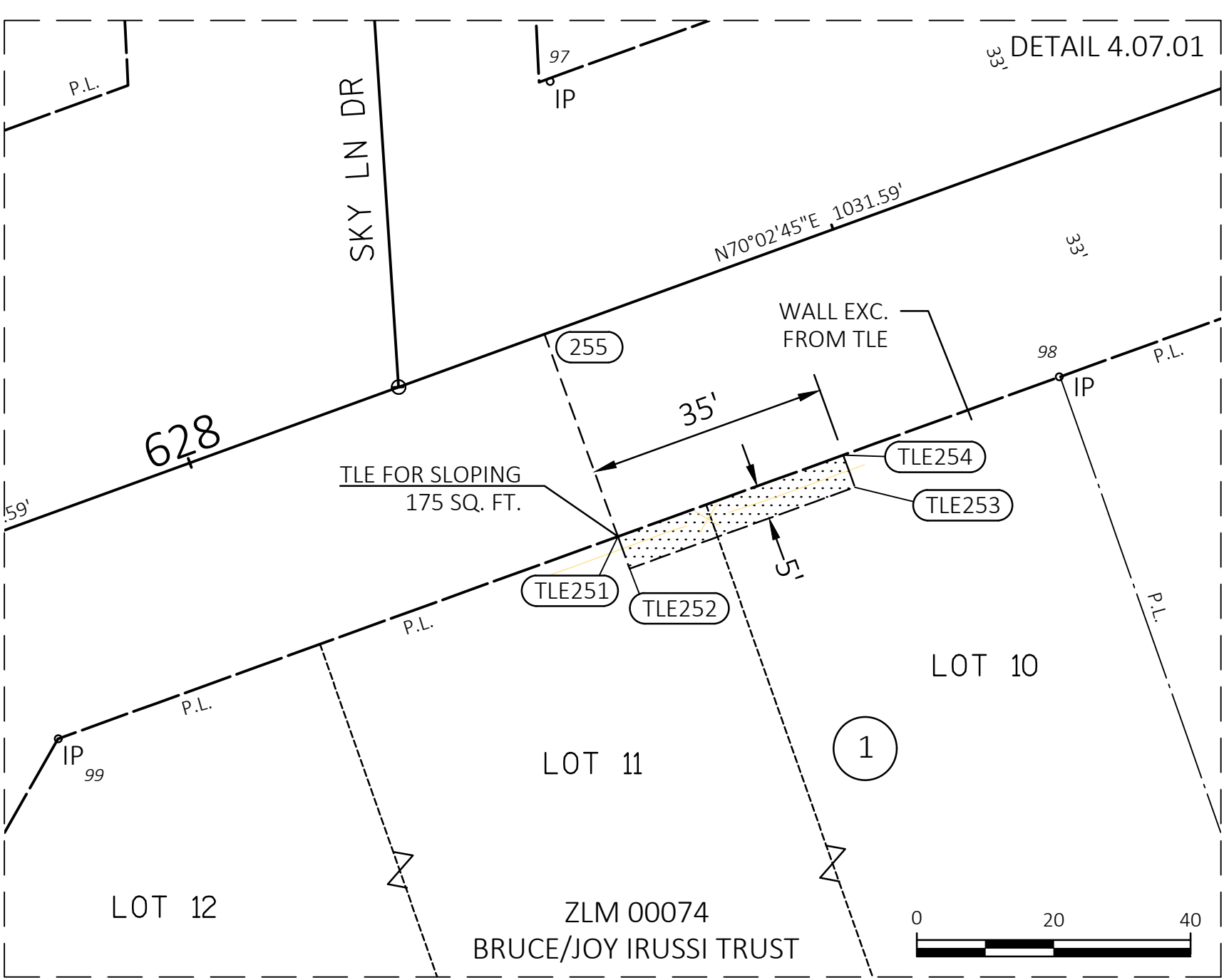
FOUND MONUMENT TABLE			
POINT	DESCRIPTION	Y COORDS	X COORDS
89	IP 2"	335679.337	787326.695
90	IP 1"	335683.918	787408.655
91	IP 3/4"	335682.967	787491.928
92	IP 1"	335690.364	787494.319
93	IP 1"	335696.571	787577.867
94	IP 1"	335703.005	787732.372
95	IP 1"	335707.297	787730.984
96	IP 1"	335727.796	787728.693
97	IP 1"	335785.687	787947.069
98	IP 1"	335742.522	788021.488
99	IP 1"	335689.623	787875.188
100	IP 1"	335628.042	787800.201
198	IP 1"	335861.476	788154.907
199	IP 1"	335807.688	788201.840
200	IP 1"	335835.240	788278.811

COORDINATE TABLE			
POINT	Y COORDS	X COORDS	
TLE251	335719.197	787956.999	
TLE252	335714.496	787958.703	
TLE253	335726.394	787991.619	
TLE254	335731.095	787989.915	
255	335748.770	787946.263	
256	335827.364	788162.734	

COURSE TABLE (4.07.00)		
COURSE	BEARING	DISTANCE
256-255	S70° 02' 45"W	230.30'
255-251	S19° 57' 18"E	31.46'
251-252	S19° 55' 14"E	5.00'
252-253	N70° 07' 33"E	35.00'
253-254	N19° 55' 14"W	5.00'
254-251	S70° 07' 33"W	35.00'

HWY	BASIS OF EXISTING R/W	WIDTH	DATE
STH 50	PLAT OF LAKE GENEVA MANOR SUB	66'	1926
LAKEVIEW	PLAT OF LAKE GENEVA MANOR SUB	60'	1926

FOUND MONUMENT INFO SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPRTY CORNER			
---	--	--	--



REVISION DATE 	DATE 01/20/2025	SCALE, FEET 0 50 100	HWY: STH 50	STATE R/W PROJECT NUMBER 3170-09-20	PLAT SHEET 4.07	E
	GRID FACTOR		COUNTY: WALWORTH	CONSTRUCTION PROJECT NUMBER	PS&E SHEET	

NOTES:
POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WALWORTH COUNTY, NAD 83 (2011) IN US SURVEY FEET, VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF THE PUBLIC RECORD.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

PROPERTY LINES SHOWN ON THIS PLAT FOR PROPERTIES BEING IMPACTED ARE DRAWN FROM DATA DERIVED FROM FILED/RECORDED MAPS AND DOCUMENTS OF PUBLIC RECORD. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN WAUKESHA.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE RIGHT-OF-WAY PLAT DETAILS / DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE RIGHT-OF-WAY PLAT DETAILS / DETAIL PAGES.

SE-NE

STURWOOD ADDITION

LAKEHOUSE CONDO

LAKE GARDENS CONDO

THE GEORGETOWN CONDO

ELMWOOD AV

LINDA LN

LOT 2 OF LOT 1

LOT 4

LOT 3

STURWOOD ADDITION

LAKE

LOT 3/4

BLOCK 31

LAKE GENEVA MANOR

SW-NE

FOUND WALWORTH CTY BRASS CAP
Y=335501.325
X=786885.854

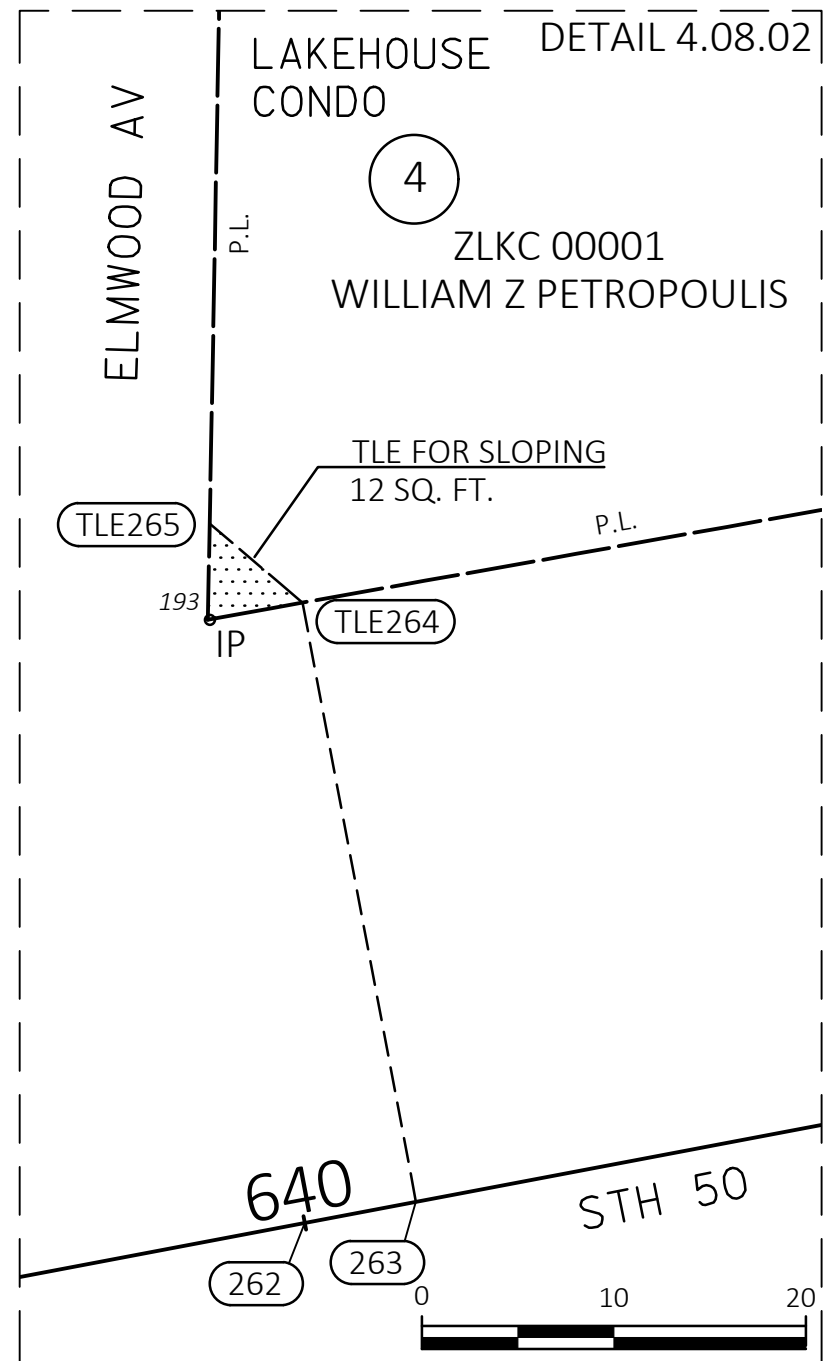
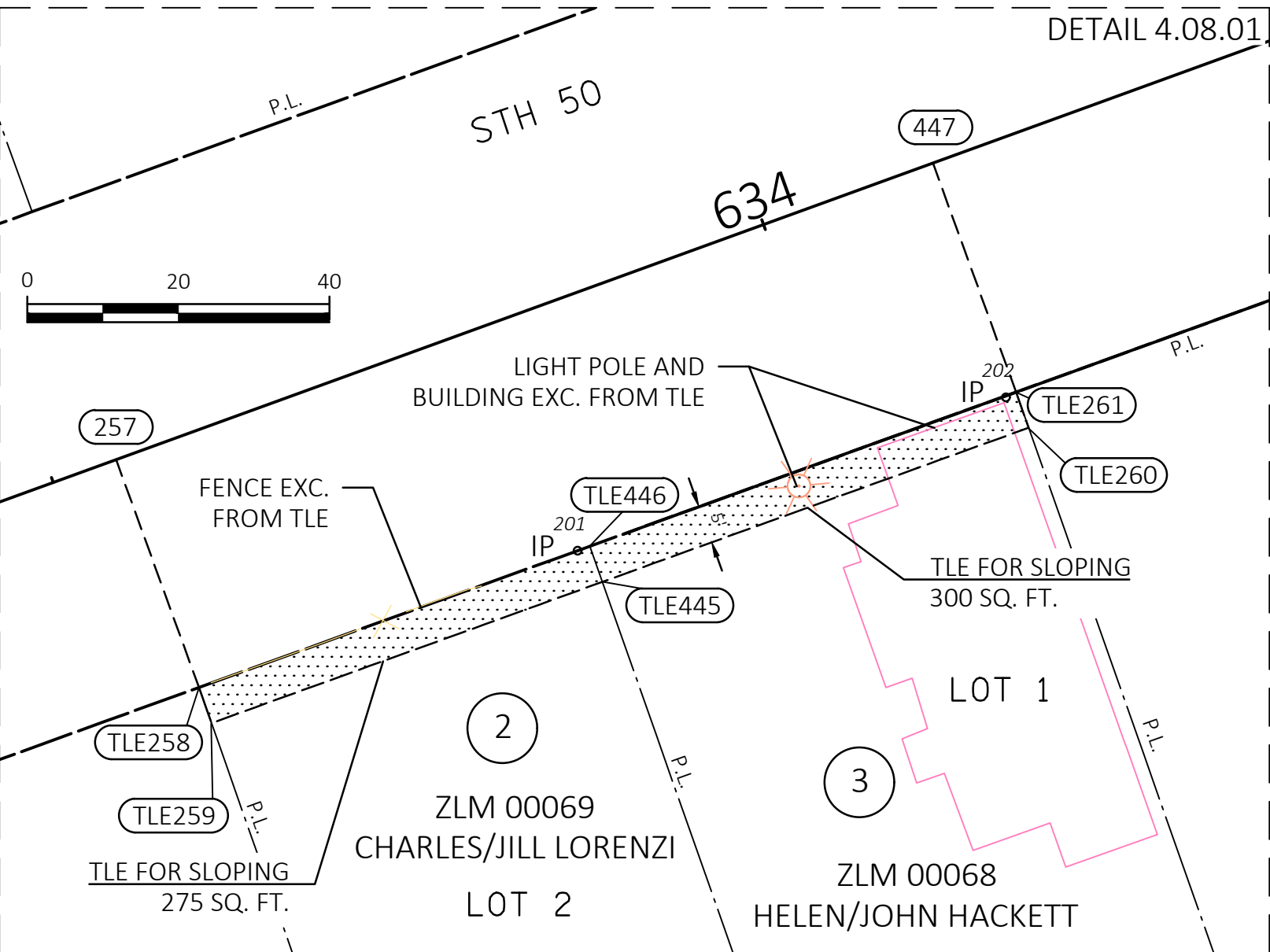
HWY	BASIS OF EXISTING R/W	WIDTH	DATE
STH 50	PLAT OF LAKE GENEVA MANOR SUB	VARIES	1926
ELMWOOD	LAKEHOUSE CONDOMINIUM PLAT	60'	2007

COORDINATE TABLE		
POINT	Y COORDS	X COORDS
256	335827.364	788162.734
257	335903.610	788372.743
TLE258	335873.441	788383.696
TLE259	335868.725	788385.358
TLE260	335907.822	788493.512
TLE261	335912.538	788491.850
262	336109.722	789030.971
263	336110.818	789036.756
TLE264	336142.024	789030.845
TLE265	336146.145	789026.014
TLE445	335887.424	788437.084
TLE446	335892.140	788435.422
447	335942.856	788480.841

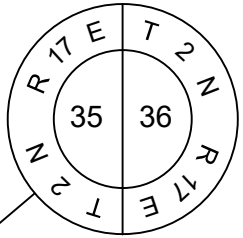
COURSE TABLE (4.08.01-2)		
COURSE	BEARING	DISTANCE
256-257	N70° 02' 45"E	223.42'
257-258	S19° 57' 15"E	32.10'
258-259	S19° 24' 33"E	5.00'
259-445	N70° 07' 33"E	55.00'
445-446	N19° 24' 33"W	5.00'
446-258	S70° 07' 33"W	55.00'
COURSE TABLE (4.08.01-3)		
COURSE	BEARING	DISTANCE
256-447	N70° 02' 45"E	338.43'
447-261	S19° 57' 15"E	32.26'
261-446	S70° 07' 33"W	60.00'
446-445	S19° 24' 33"E	5.00'
445-260	N70° 07' 33"E	60.02'
260-261	N19° 24' 33"W	5.00'
COURSE TABLE (4.08.02)		
COURSE	BEARING	DISTANCE
262-263	N79° 16' 26"E	5.89'
263-264	N10° 43' 34"W	31.76'
264-265	N49° 32' 08"W	6.35'
265-193	S01° 03' 07"W	5.00'
193-264	N79° 52' 38"E	5.00'

FOUND MONUMENT TABLE			
POINT	DESCRIPTION	Y COORDS	X COORDS
190	IR 5/8"	336203.878	789357.036
191	IP 1"	336172.753	789198.582
192	IP 1"	336151.914	789086.236
193	IP 1"	336141.146	789025.923
194	IR 5/8"	336124.341	788931.357
195	IP 1"	336091.308	788787.706
196	IP 1.5"	336063.986	788712.412
197	IP 1"	336012.440	788563.884
198	IP 1"	335861.476	788154.907
199	IP 1"	335807.688	788201.840
200	IP 1"	335835.240	788278.811
201	MAG NAIL	335891.557	788433.795
202	IP 1"	335911.838	788490.524
203	IP 1.5"	335944.958	788580.535
207	IP 1"	336047.078	788889.205
208	IR 5/8"	336068.529	788982.115
209	IP 1"	336074.945	789015.514
216	IP 1"	336094.546	789127.128
217	IP 1"	336122.380	789313.934
218	IP 1"	336133.111	789405.082

FOUND MONUMENT INFO SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPPY CORNER



FOUND WALWORTH CTY BRASS CAP AT N. MEANDER CORNER
Y=335788.565
X=789439.946



GENEVA

SE-NE



REVISION DATE			

DATE 01/20/2025

GRID FACTOR

SCALE, FEET



HWY: STH 50

COUNTY: WALWORTH

STATE R/W PROJECT NUMBER 3170-09-20

CONSTRUCTION PROJECT NUMBER

PLAT SHEET 4.08

PS&E SHEET

E

4

NOTES:
POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WALWORTH COUNTY, NAD 83 (2011) IN US SURVEY FEET, VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY ¾" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF THE PUBLIC RECORD.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

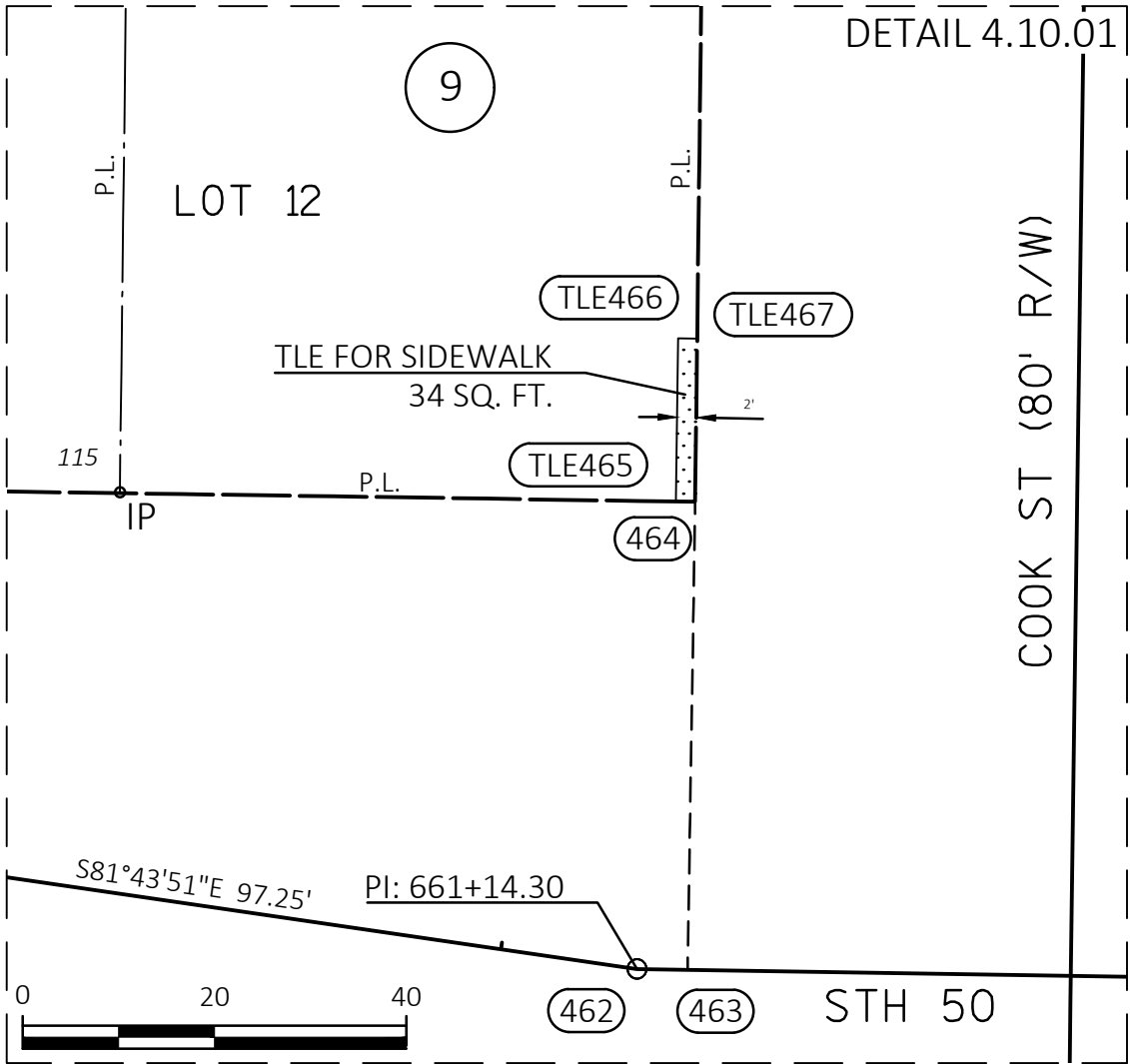
PROPERTY LINES SHOWN ON THIS PLAT FOR PROPERTIES BEING IMPACTED ARE DRAWN FROM DATA DERIVED FROM FILED/RECORDED MAPS AND DOCUMENTS OF PUBLIC RECORD. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN WAUKESHA.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE RIGHT-OF-WAY PLAT DETAILS / DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE RIGHT-OF-WAY PLAT DETAILS / DETAIL PAGES.

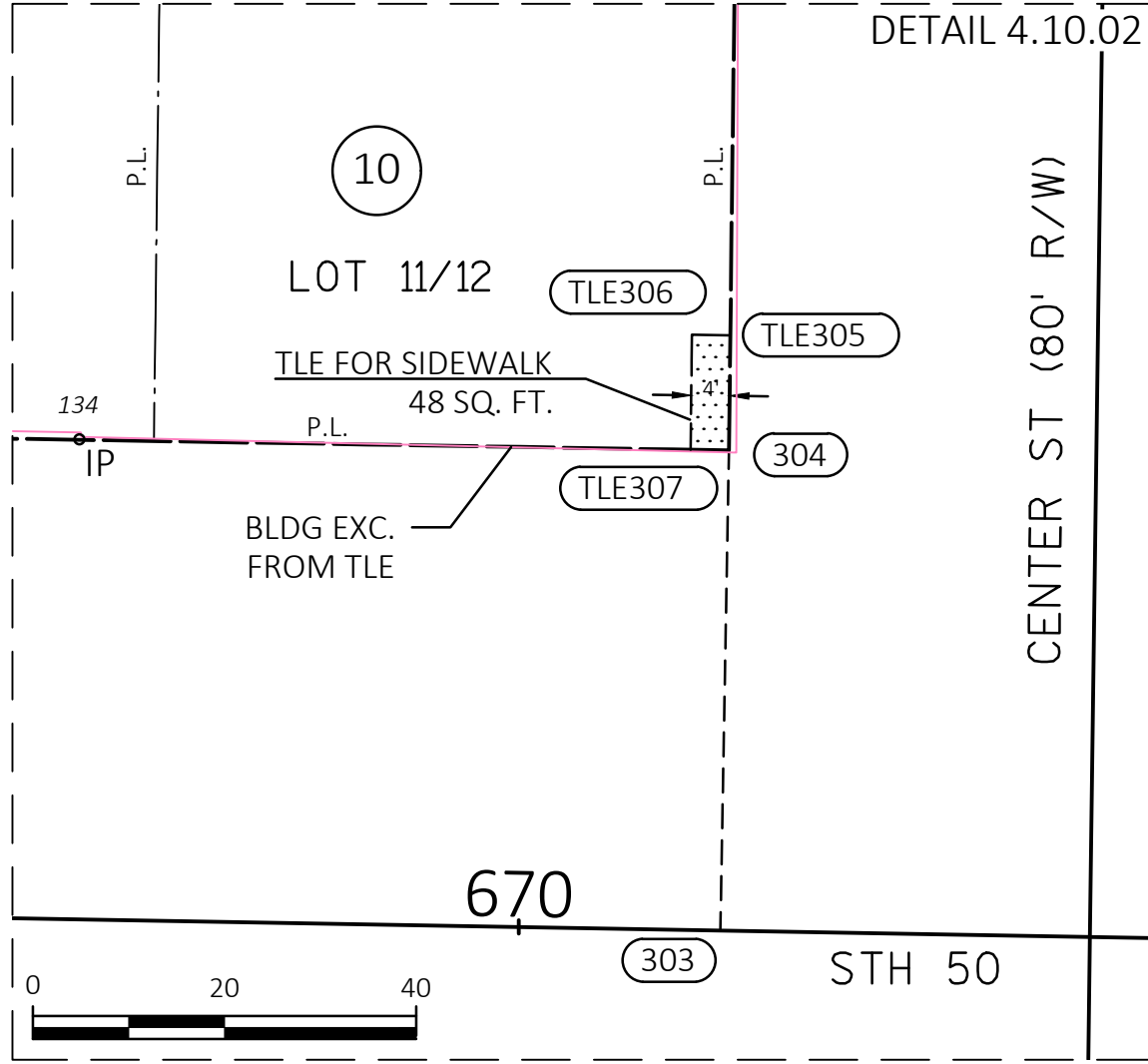
HWY	BASIS OF EXISTING R/W	WIDTH	DATE
STH 50	ORIGINAL PLAT OF GENEVA	100'	1840
CENTER	ORIGINAL PLAT OF GENEVA	80'	1840
COOK	ORIGINAL PLAT OF GENEVA	80'	1840



FOUND MONUMENT TABLE			
POINT	DESCRIPTION	Y COORDS	X COORDS
112	IR 5/8"	336219.016	790903.171
113	IP 1"	336218.022	790963.276
114	IR 5/8"	336217.100	791023.274
115	IR 5/8"	336216.391	791083.146
126	CROSS NOTCH	336206.812	791725.769
128	CROSS NOTCH	336206.017	791758.08
130	CROSS NOTCH	336204.923	791846.23
131	CROSS NOTCH	336204.331	791869.134
132	CROSS NOTCH	336203.445	791932.444
133	CROSS NOTCH	336202.881	791953.770
134	CROSS NOTCH	336202.654	791976.740
140	IR 5/8"	336212.757	792124.165
155	CROSS NOTCH	336102.960	791962.973
157	CROSS NOTCH	336103.363	791943.005
158	CROSS NOTCH	336103.826	791923.462
159	CROSS NOTCH	336104.669	791844.448
162	MAG NAIL	336107.387	791677.598
FOUND MONUMENT INFO SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPRY CORNER			

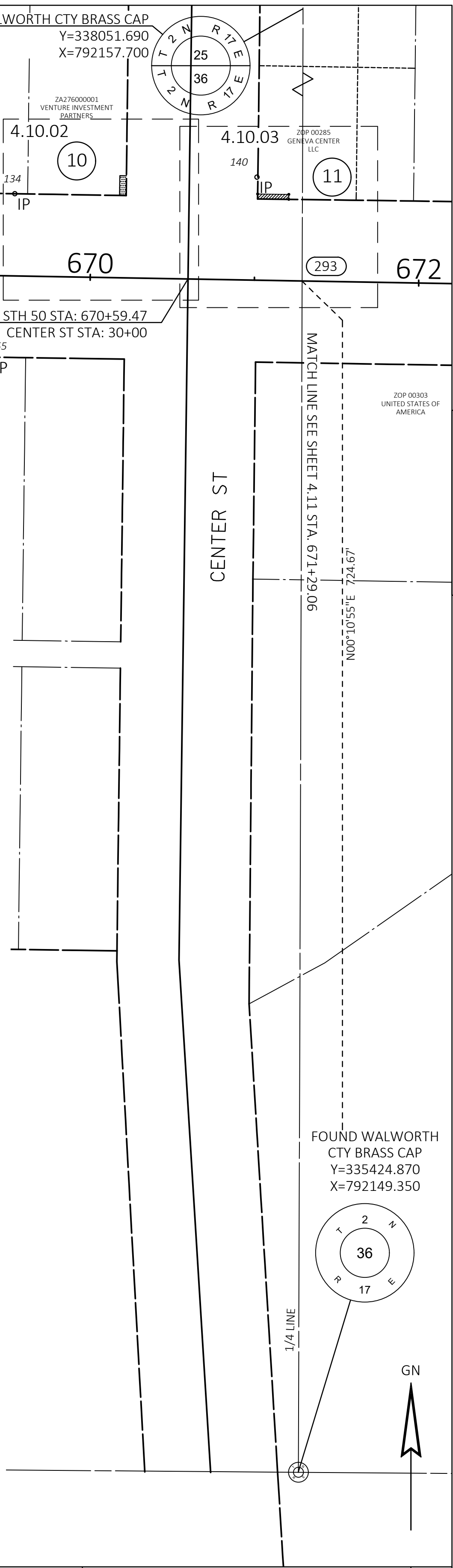
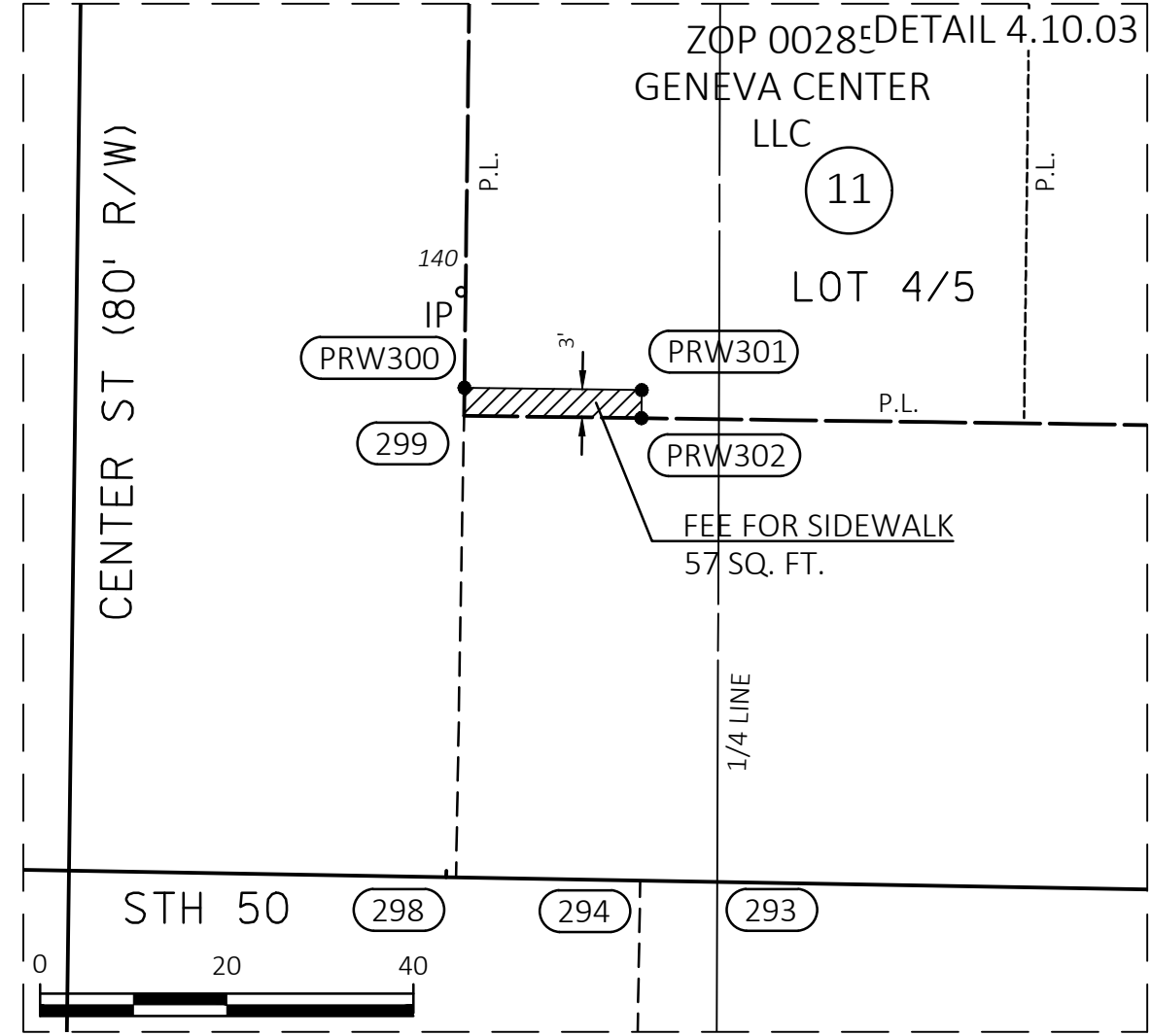
COURSE TABLE (4.10.01 FEE)		
COURSE	BEARING	DISTANCE
462-463	S89° 04' 39"E	5.31'
463-464	N00° 55' 21"E	48.79'
464-465	N89° 08' 42"W	2.00'
465-466	N00° 42' 06"E	17.00'
466-467	S89° 08' 42"E	2.00'
467-464	S00° 42' 06"W	17.00'

COORDINATE TABLE		
POINT	Y COORDS	X COORDS
293	336149.533	792151.654
294	336149.678	792143.396
TLE295	336099.921	792142.523
TLE296	336081.489	792123.076
TLE297	336100.234	792123.305
298	336150.024	792123.649
299	336199.494	792124.521
PRW300	336202.494	792124.558
PRW301	336202.236	792143.556
PRW302	336199.236	792143.520
303	336151.428	792043.661
304	336201.530	792044.540
TLE305	336213.529	792044.687
TLE306	336213.594	792040.688
TLE307	336201.595	792040.541
462	336166.699	791137.043
463	336166.614	791142.352
464	336215.402	791143.137
TLE465	336215.432	791141.138
TLE466	336232.431	791141.346
TLE467	336232.401	791143.346



COURSE TABLE (4.10.02 FEE)		
COURSE	BEARING	DISTANCE
293-303	N88° 59' 41"W	108.01'
303-304	N01° 00' 19"E	50.11'
304-305	N00° 42' 06"E	12.00'
305-306	N89° 04' 01"W	4.00'
306-307	S00° 42' 06"W	12.00'
307-304	S89° 04' 01"E	4.00'

COURSE TABLE (4.10.03 FEE)		
COURSE	BEARING	DISTANCE
293-298	N88° 59' 41"W	28.01'
298-299	N01° 00' 19"E	49.48'
299-300	N00° 42' 06"E	3.00'
300-301	S89° 13' 25"E	19.00'
301-302	S00° 42' 06"W	3.00'
302-299	N89° 13' 25"W	19.00'



REVISION DATE				

DATE 01/20/2025

GRID FACTOR

SCALE, FEET



HWY: STH 50

COUNTY: WALWORTH

STATE R/W PROJECT NUMBER 3170-09-20

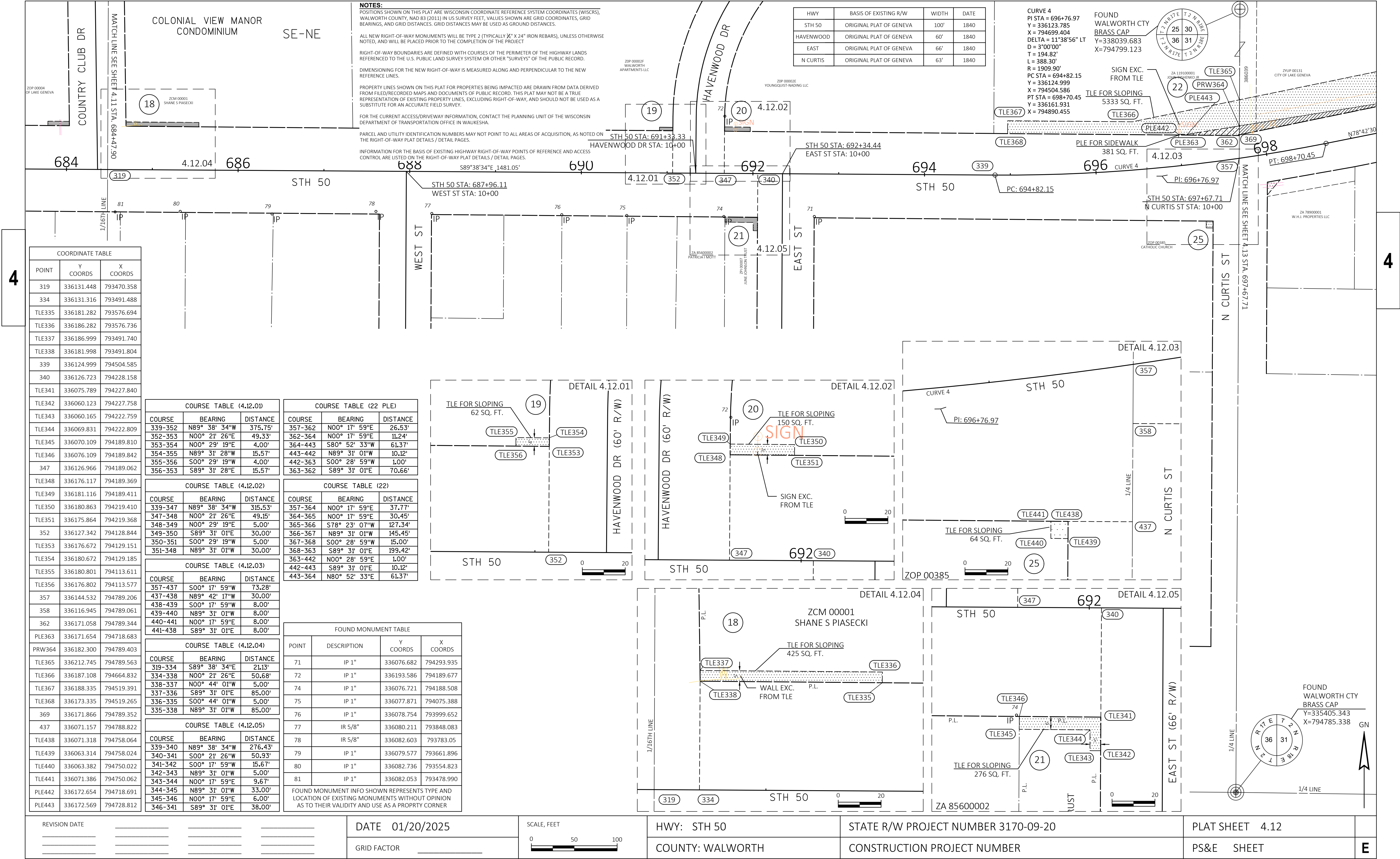
CONSTRUCTION PROJECT NUMBER

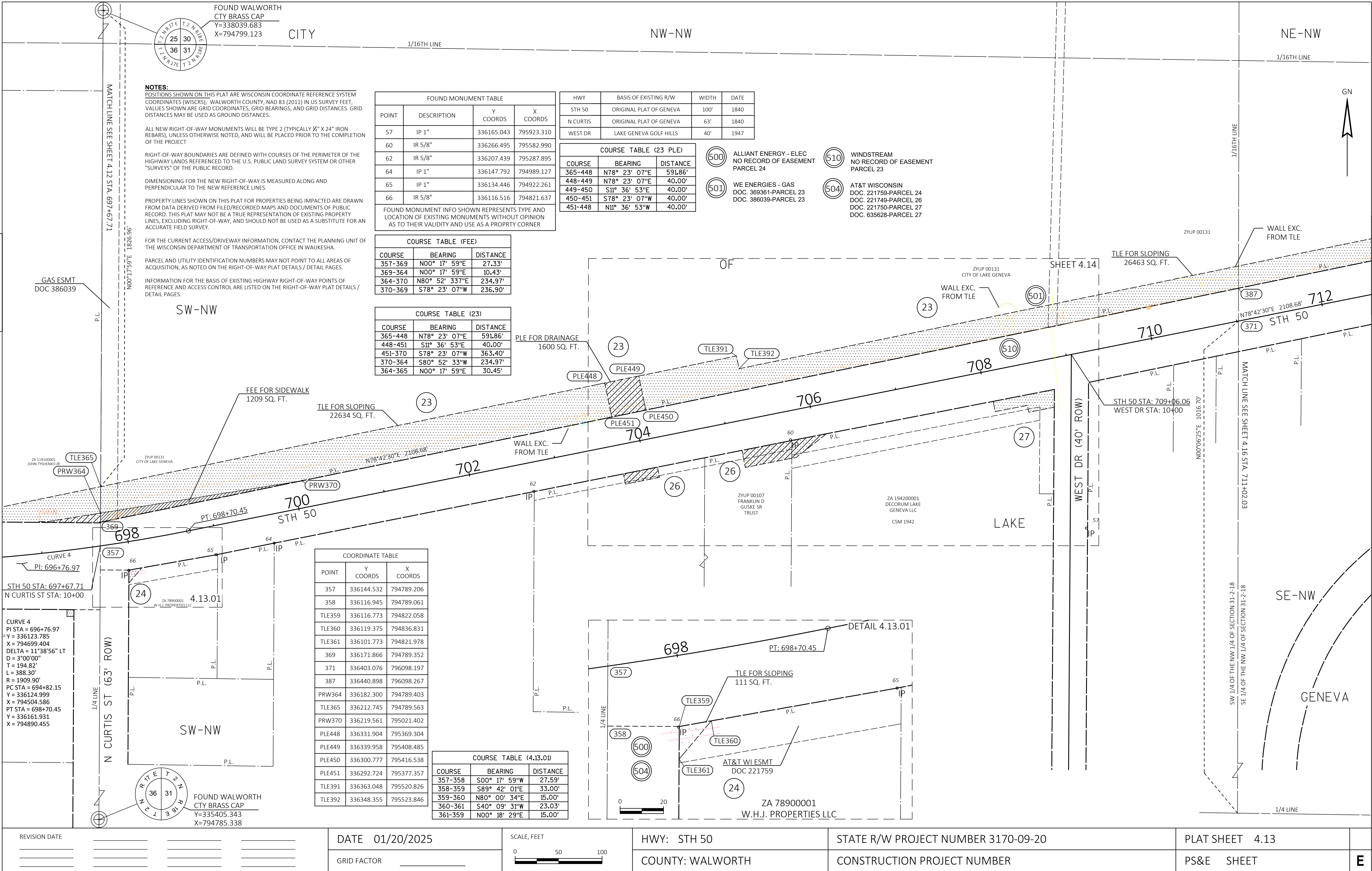
PLAT SHEET 4.10

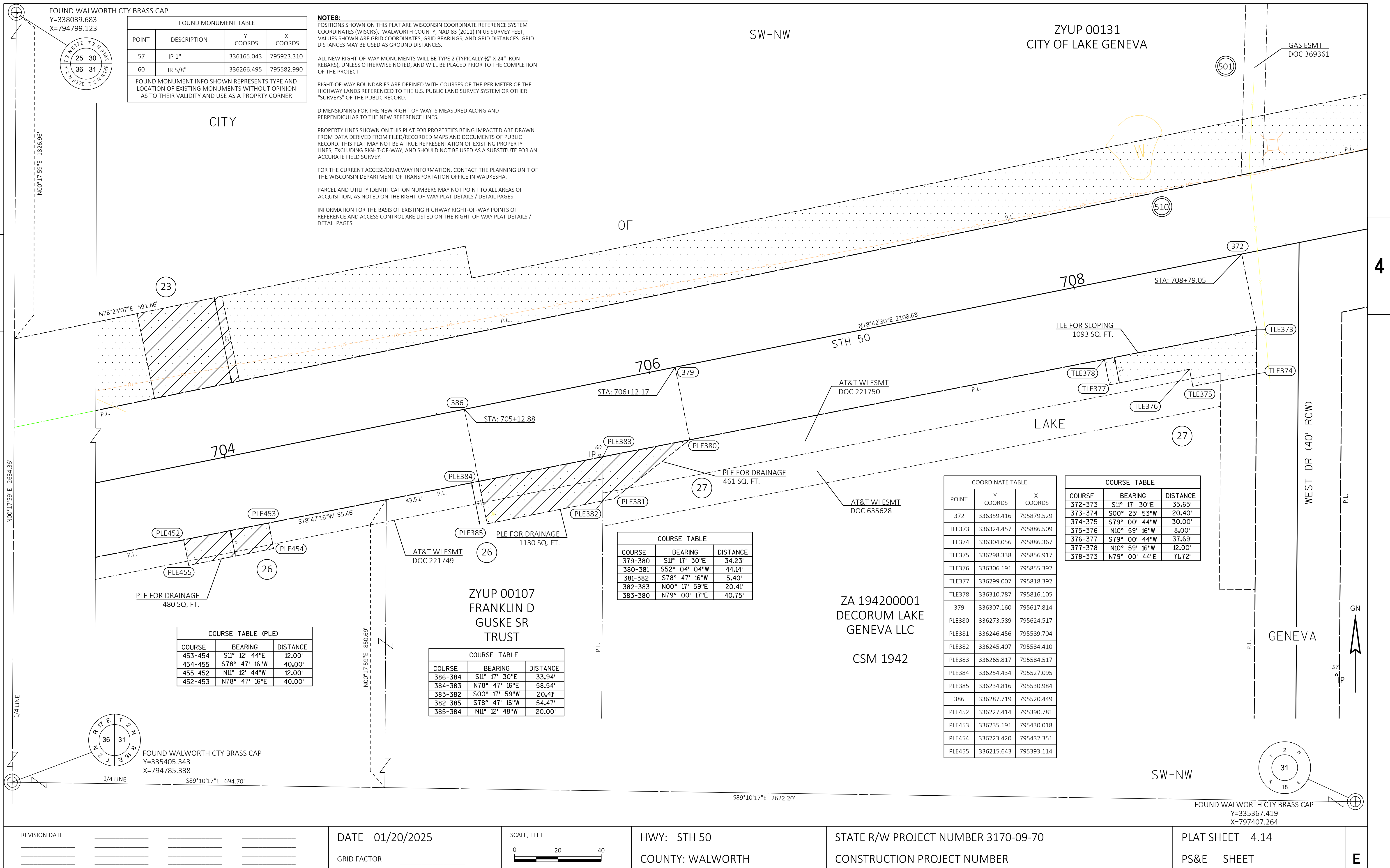
PS&E SHEET

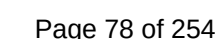
E











NOTES:
POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WALWORTH COUNTY, NAD 83 (2011) IN US SURVEY FEET, VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF THE PUBLIC RECORD.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

PROPERTY LINES SHOWN ON THIS PLAT FOR PROPERTIES BEING IMPACTED ARE DRAWN FROM DATA DERIVED FROM FILED/RECORDED MAPS AND DOCUMENTS OF PUBLIC RECORD. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN WAUKESHA.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE RIGHT-OF-WAY PLAT DETAILS / DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE RIGHT-OF-WAY PLAT DETAILS / DETAIL PAGES.

COURSE TABLE (4.16.01)		
COURSE	BEARING	DISTANCE
399-400	S78° 42' 30"W	208.63'
400-401	N11° 17' 30"W	39.62'
401-402	N59° 47' 31"E	67.95'
402-403	N78° 40' 59"E	60.00'
403-404	S00° 17' 01"E	18.85'
404-407	S78° 40' 59"W	32.50'
407-406	S63° 15' 18"W	13.16'
406-401	S78° 40' 59"W	75.50'

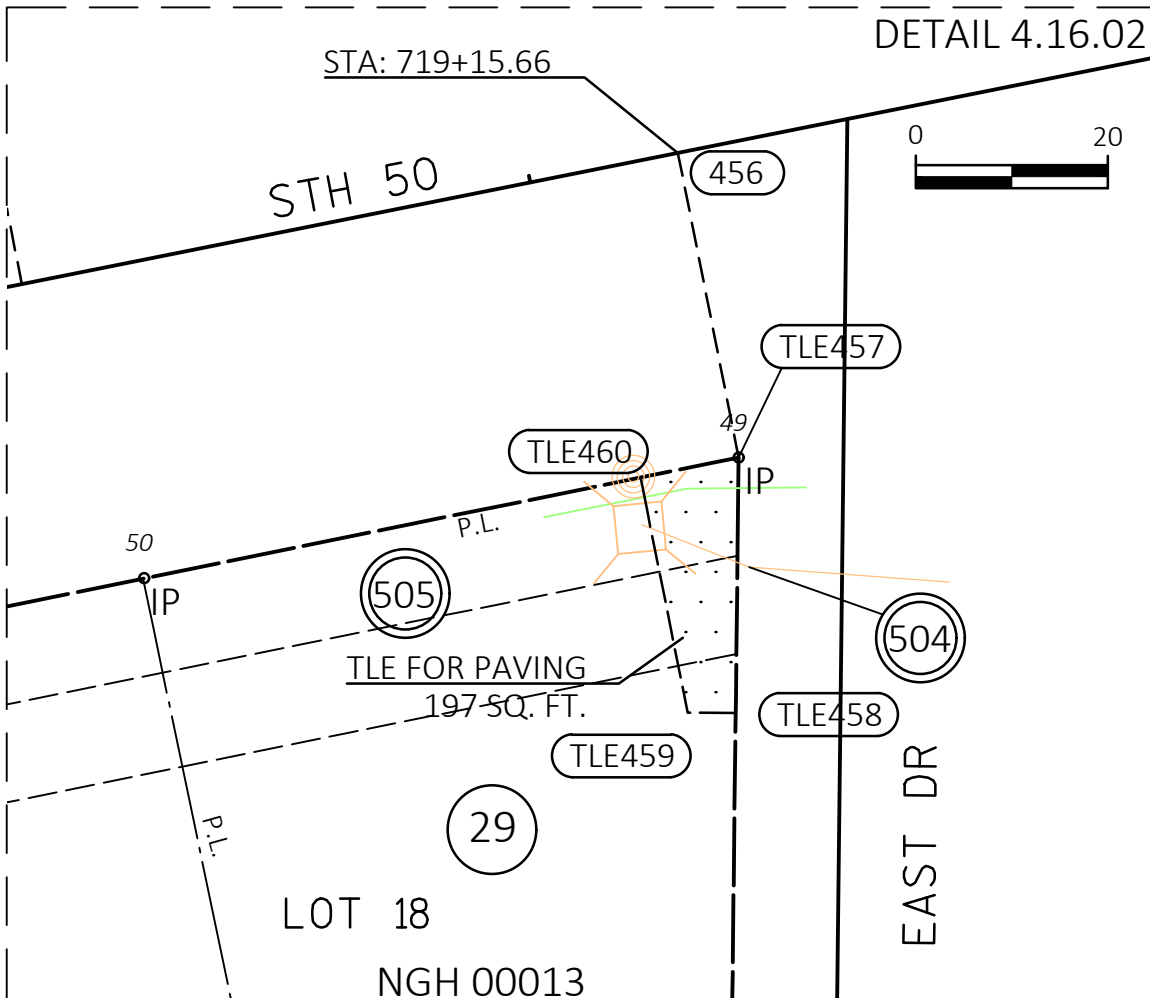
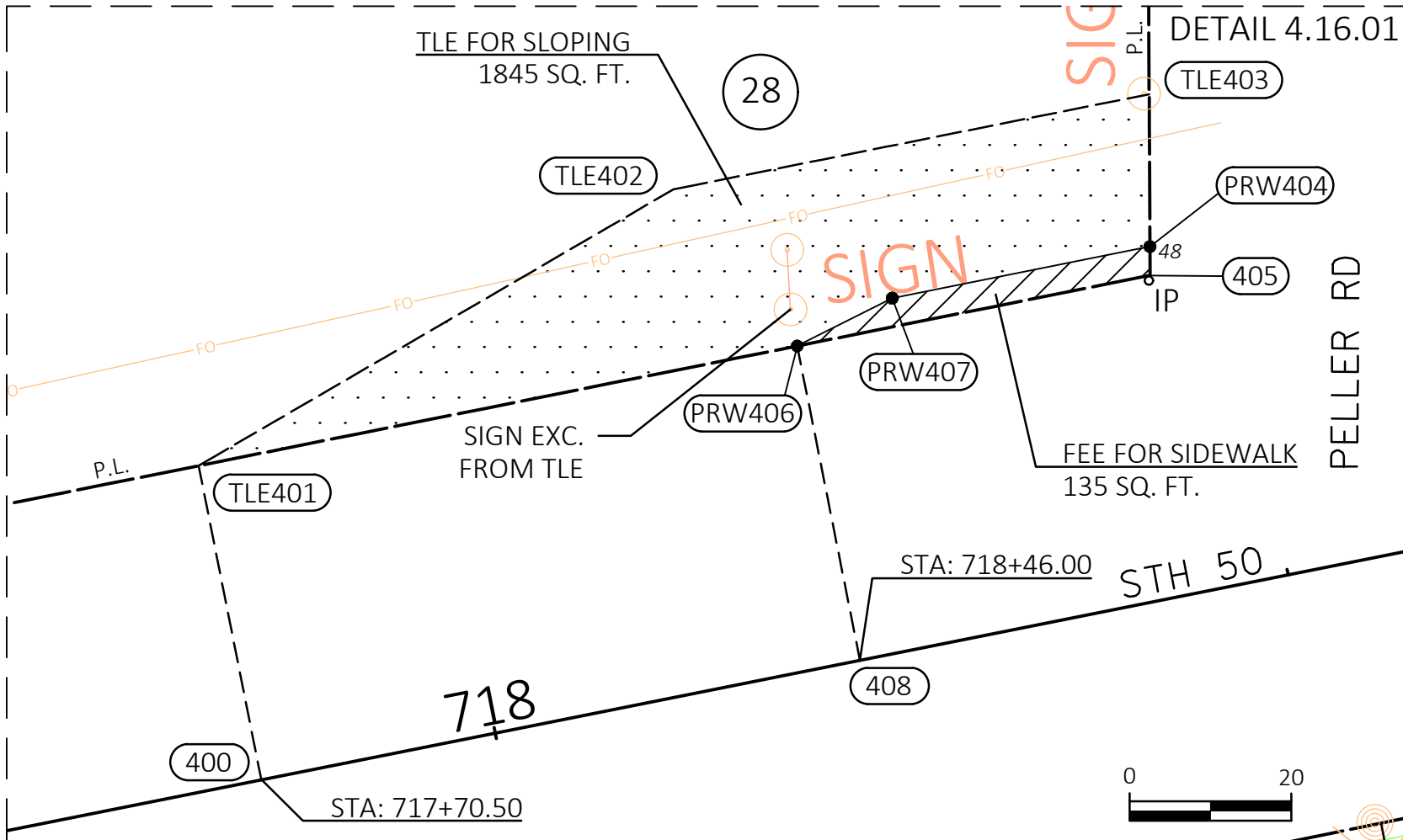
COURSE TABLE (4.16.01 FEE)		
COURSE	BEARING	DISTANCE
399-408	S78° 42' 30"W	133.13'
408-406	N11° 17' 30"W	39.65'
406-407	N63° 15' 18"E	13.16'
407-404	N78° 40' 59"E	32.50'
404-405	S00° 17' 01"E	3.57'
405-406	S78° 40' 59"W	44.50'

COURSE TABLE (4.16.02)		
COURSE	BEARING	DISTANCE
399-456	S78° 42' 30"W	63.47'
456-457	S11° 17' 30"E	32.34'
457-458	S00° 40' 11"W	26.62'
458-459	N89° 20' 32"W	5.00'
459-460	N11° 20' 50"W	24.97'
460-457	N78° 30' 13"E	10.43'

COORDINATE TABLE		
POINT	Y COORDS	X COORDS
371	336403.076	796098.197
387	336440.898	796098.267
TLE397	336524.519	796380.929
TLE398	336500.030	796385.962
399	336574.813	796958.315
400	336533.962	796753.721
TLE401	336572.814	796745.964
TLE402	336607.002	796804.687
TLE403	336618.776	796863.520
PRW404	336599.928	796863.613
405	336596.362	796863.631
PRW406	336587.630	796819.996
PRW407	336593.550	796831.745
408	336548.745	796827.760
456	336562.386	796896.075
TLE457	336530.675	796902.407
TLE458	336504.057	796902.095
TLE459	336504.114	796897.096
TLE460	336528.595	796892.183

HWY	BASIS OF EXISTING R/W	WIDTH	DATE
STH 50	CSM 1294, 2184, 2973, 3263	VARIES	VARIES
PELLER	CSM 1294	66'	1978
N EDWARDS	CSM 3263	VARIES	1999
EAST DR	LAKE GENEVA GOLF HILLS	20'	1947

FOUND MONUMENT TABLE			
POINT	DESCRIPTION	Y COORDS	X COORDS
27	IR WISDOT CAP	336538.814	797395.557
28	IR WISDOT CAP	336554.545	797402.179
29	IR 5/8"	336559.576	797613.598
34	IP 1"	336531.532	797127.832
35	IP 1"	336803.773	797616.991
44	IP 3/4"	336710.136	796786.250
45	IP 1"	336775.494	796622.012
47	IR 5/8"	336529.646	796530.246
48	IR 5/8"	336595.728	796863.476
49	MAG NAIL	336530.675	796902.407
50	IP 1/2"	336518.104	796840.476
51	IP 1"	336490.781	796706.457
52	IP 1"	336468.899	796598.750
53	IR 5/8"	336423.557	796375.633
FOUND MONUMENT INFO SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPRTY CORNER			



REVISION	DATE	DESCRIPTION

DATE 01/20/2025

GRID FACTOR

SCALE, FEET



HWY: STH 50

COUNTY: WALWORTH

STATE R/W PROJECT NUMBER 3170-09-20

CONSTRUCTION PROJECT NUMBER

PLAT SHEET 4.16

PS&E SHEET

E

NOTES:
POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WALWORTH COUNTY, NAD 83 (2011) IN US SURVEY FEET, VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY ¾" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF THE PUBLIC RECORD.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

PROPERTY LINES SHOWN ON THIS PLAT FOR PROPERTIES BEING IMPACTED ARE DRAWN FROM DATA DERIVED FROM FILED/RECORDED MAPS AND DOCUMENTS OF PUBLIC RECORD. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN WAUKESHA.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE RIGHT-OF-WAY PLAT DETAILS / DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE RIGHT-OF-WAY PLAT DETAILS / DETAIL PAGES.

COORDINATE TABLE		
POINT	Y COORDS	X COORDS
410	336641.859	797405.343
411	336639.269	797395.848
412	336634.923	797379.917
413	336611.774	797221.724
414	336753.404	797364.712
PRW415	336782.710	797362.880
PRW416	336757.660	797394.065
417	336542.523	797229.002
418	336506.702	797276.520
PRW419	336502.941	797276.526
PRW421	336542.054	797224.641
422	336554.586	797401.834
PRW423	336554.722	797407.317
PRW424	336532.132	797397.791
425	336538.881	797395.210
TLE426	336555.414	797435.206
TLE427	336550.927	797418.596
TLE428	336534.055	797400.978
PRW429	336512.876	797395.251
430	336624.310	797341.014

PI STA = 720+79.20
Y = 336594.407
X = 797056.450
DELTA = 5°17'34" RT
D = 2°38'47"
T = 100.07'
L = 200.00'
R = 2165.06'
PC STA = 719+79.13
Y = 336574.813
X = 796958.316
PT STA = 721+79.13
Y = 336604.866
X = 797155.973

COURSE TABLE (FEE)		
COURSE	BEARING	DISTANCE
430-413	S84° 00' 04"W	119.95'
413-417	S05° 59' 56"E	69.63'
417-418	S52° 59' 23"E	59.51'
418-419	S00° 06' 05"E	3.76'
419-421	N52° 59' 23"W	64.98'
421-417	N83° 51' 14"E	4.39'

FOUND MONUMENT TABLE			
POINT	DESCRIPTION	Y COORDS	X COORDS
27	IR 3/4" WISDOT CAP	336538.814	797395.557
28	IR 3/4" WISDOT CAP	336554.545	797402.179
29	IR 5/8"	336559.576	797613.598
34	IP 1"	336531.532	797127.832
FOUND MONUMENT INFO SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPRY CORNER			

- (504) AT&T WISCONSIN NO RECORD OF EASEMENT-PARCEL 30,31,32
- (501) WE ENERGIES - GAS DOC. NO RECORD OF EASEMENT PARCEL 32
- (506) LAKE GENEVA UTILITY COMMISSION-WATER DOC. 116423 PARCEL 32
- (507) SPECTRUM DOC. 526956 PARCEL 32 NO RECORD OF EASEMENT PARCEL - 31
- (500) ALLIANT ENERGY - ELEC NO RECORD OF EASEMENT PARCEL - 31 DOC. 526956 - PARCEL 32

ZA 218400001
SUNDANCE INC

ZA 326300001
GNI OF LAKE GENEVA LLC

COURSE TABLE (FEE)		
COURSE	BEARING	DISTANCE
410-411	S74° 44' 27"W	9.84'
411-414	N15° 15' 33"W	118.31'
414-415	N03° 34' 41"W	29.36'
415-416	S51° 13' 34"E	40.00'
CHD416-414	S81° 44' 59"W	29.66'

COURSE TABLE (FEE)		
COURSE	BEARING	DISTANCE
410-412	S74° 44' 27"W	26.35'
412-422	S15° 15' 33"E	83.27'
422-423	N88° 34' 42"E	5.49'
423-424	S22° 52' 03"W	24.52'
424-429	S89° 54' 36"W	2.57'
429-425	N00° 05' 24"W	6.75'
425-422	N22° 52' 03"E	17.04'

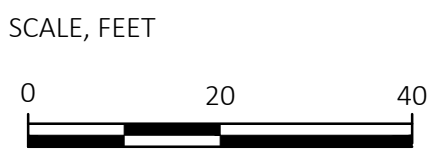
COURSE TABLE		
COURSE	BEARING	DISTANCE
410-412	S74° 44' 27"W	26.35'
412-422	S15° 15' 33"E	83.27'
422-423	N88° 34' 42"E	5.49'
423-426	N88° 34' 42"E	4.13'
426-427	S01° 25' 18"E	3.00'
427-428	S22° 52' 03"W	21.36'
428-424	S89° 54' 36"W	5.43'
424-423	N22° 52' 03"E	24.52'

ZA 297300001
GNI OF ELEVENTH LLC

REVISION DATE				

DATE 01/20/2025

GRID FACTOR



HWY: STH 50

COUNTY: WALWORTH

STATE R/W PROJECT NUMBER 3170-09-20

CONSTRUCTION PROJECT NUMBER

PLAT SHEET 4.17

PS&E SHEET

E

INTERGOVERNMENTAL COOPERATIVE AGREEMENT FOR PHASE ONE STATE HIGHWAY 50 ROAD RECONSTRUCTION

1) PARTIES.

This Intergovernmental Cooperative Agreement for Phase One Highway 50 Road Reconstruction Project (hereinafter the “Project”) in the City of Lake Geneva (the “Agreement”) is between City of Lake Geneva, Wisconsin, a Wisconsin Municipality (hereinafter, the “City”) and the Town of Lyons, a Wisconsin Municipality (hereinafter, the “Town”) are referred to collectively in this Agreement as the “Parties.”

2) TERM OF THE AGREEMENT

Services under this Agreement shall commence upon execution of this agreement by all Parties, and shall continue through end of project estimated date December 31st, 2028.

3) PURPOSE OF AGREEMENT

The purpose of this Agreement is to assign responsibility for the cost and public responsibilities associated with the Project starting at the intersection of East Road located in the Town of Lyons to a point where State Highway 50 intersects with East Road located in the City of Lake Geneva. This Agreement is authorized by Wis. Stat. §66.0301, *Wis. Stats.*

4) SCOPE OF SERVICES

- a. The City is the lead for the Project and agrees to:
 - i. Contract with and administer the contract with the selected consultants and execute the State Municipal Agreement with the Department of Transportation for the complete roadway design and reconstruction of State Highway 50 project designation 3170-09-70 from Country Club Drive to Grand Geneva Way
 - ii. Review and approve all plans and specifications required for the project and coordinate approval with the Wisconsin State Department of Transportation.
 - iii. Pay for 100% of the local cost share for the project.
 - iv. Coordinate all state municipal agreement documents related to project delivery with the State of Wisconsin Department of Transportation.
 - v. As Project lead, be primary party responsible for addressing public concern and disseminating Project information to the public.
- b. The Town of Lyons agrees to do the following:
 - i. Pay 0% of the local cost share for the project.
 - ii. Assist in dealing with public concerns.

- iii. Authorize the City to do all acts necessary to acquire temporary easements in the Town to complete the project.

5) NON-APPROPRIATION OF FUNDS

In the event any of the following events occur, this Agreement shall terminate immediately and each of the Parties shall be responsible to pay its assigned local cost share percentage under Paragraph 4) Scope of Services for any actual work completed up to the date of termination:

- a. The State of Wisconsin or the Federal Government fails to pay any grant funding for the project and the City decides not to proceed with the Project without the funding.
- b. The Common Council of the City fails to appropriate its assigned local cost share percentage under Paragraph 4) Scope of Services.

6) NOTICES

Notices require or deemed advisable under this Agreement shall be placed in writing and delivered personally or by registered or certified mail to the City at:

City of Lake Geneva
Attn: David De Angelis
626 Geneva Street
Lake Geneva, Wisconsin 53147

Notices require or deemed advisable under this Agreement shall be placed in writing and delivered personally or by registered or certified mail to the Town at:

7) INDEPENDENT STATUS

The Parties to this Agreement acknowledge and recognize they are independent agencies for all purposes, including workers compensation, and not employees, or agents of each other.

8) MUTUAL HOLD HARMLESS

The Parties agree fully to hold one another harmless from and against all claims, actions, judgments, costs, and expenses, arising out of damages or injuries to third persons or their property, caused by the fault or negligence of the responsible Party, its agents, or employees, in the performance of this Agreement. The Parties shall give to each other prompt and reasonable notice of any such claims or actions and the other Party shall have the right to investigate, compromise and defend the same.

9) LIABILITY

It is mutually agreed by the Parties that, as related to this Agreement, any loss or expense or resultant legal liability, involving personal injury or property damage, will be the responsibility of the Party whose officer, employee or agent may have caused the loss or expense by his or her respective actions, acts, activities or omissions which occurred or may occur in connection with this agreement.

10) WAIVER OF BREACHES

No waiver of any breaches of this Agreement shall be held to be a waiver of any other or any subsequent breaches. All remedies afforded in this Agreement shall be cumulative and in addition to any other remedies provided by law.

11) SEVERABILITY

Should any article or any part of any article of this Agreement be rendered void, invalid, or unenforceable by a court of law, for any reason, such a determination shall not render void, invalid, or unenforceable any other article or any part of any article in this Agreement.

12) JURISDICTION AND VENUE

The laws of the State of Wisconsin shall govern this Agreement and executed amendments thereto. Venue for all legal proceedings arising out of this Agreement, or breach thereof, shall be exclusively in Walworth County Circuit Court, Elkhorn, Wisconsin.

13) SECTION HEADINGS

The headings of the several sections, and any table or contents appended hereto, shall be solely for convenience of reference and shall not affect the meaning, construction, or effect hereof.

14) STATUTORY PROTECTIONS

It is agreed by the parties that nothing in this Agreement, including but not limited to the hold harmless clause, shall in any way constitute a waiver on the part of any of the Parties of any immunity, liability limitation or other protections available to the parties under any applicable state or other law.

15) NON-ASSIGNMENT OF AGREEMENT

The Parties agree that there shall be no assignment or transfer of this Agreement, nor of any interest, rights or responsibilities herein contained, except as agreed to in writing.

16) MODIFICATIONS TO AGREEMENT

There shall be no modifications to this Agreement except in writing, signed by all Parties.

17) EXECUTION

This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same agreement.

18) INTEGRATION OF AGREEMENT

The entire agreement of the Parties is contained herein, and this Agreement supersedes all previous agreements, whether written or oral and all negotiations as well as any previous agreements presently in effect between the Parties relating to the subject matter.

19) AUTHORITY TO ENTER INTO AGREEMENT

By signing below, the Parties affirm and acknowledge that they have read and understand this Agreement and its Attachments, if any, consisting of four (4) typewritten pages excluding the signature page; They have authority to enter into this Agreement on behalf of the Municipality they are signing for; they are knowingly, freely, and voluntarily entering into this Agreement; and that they accept and agree to be bound by the terms and conditions of this Agreement and its Attachments as outlined in this Agreement.

CITY OF LAKE GENEVA BY:

Todd Krause, Mayor

Attest:

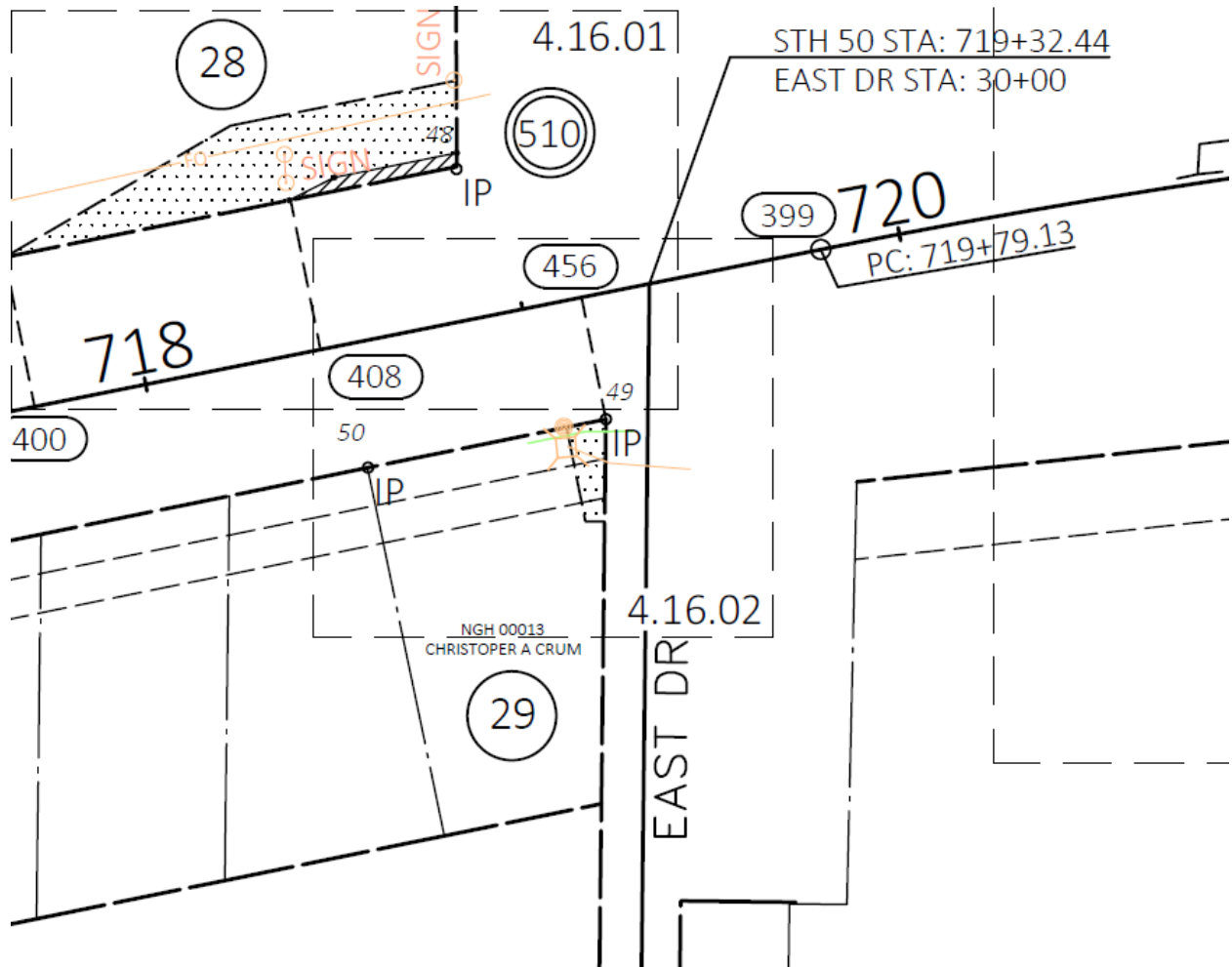
Lacey Reynolds, City Clerk

TOWN OF LYONS

, Town Chairman

Attest:

, Town Clerk



CITY-OWNED LAND SALE POLICY
CITY OF LAKE GENEVA
Adopted [Insert Date]

I. Purpose

This policy establishes a clear, consistent, transparent, and strategic framework for evaluating and conducting the sale of City-owned land. It ensures that land sales support the City's long-term planning goals, promote sound financial stewardship, and the overall public interest of Lake Geneva's residents.

II. Rationale for Selling City-Owned Land

The city may consider selling municipally owned land when one or more of the following apply:

- **No Current or Anticipated Public Use** – The land no longer meets a present or foreseeable municipal need.
- **Supports Community Priorities** – The sale generates funds for public services, infrastructure, or other strategic initiatives.
- **Greater Public Benefit Through Private or Nonprofit Use** – Redevelopment would yield measurable benefits such as jobs, housing, or enhanced public space.
- **Advances Strategic Goals** – The sale supports economic development, affordable housing, or environmental sustainability.
- **Consistency with Adopted Plans** – The sale aligns with the City's Comprehensive Plan, zoning, and land use objectives.

III. Criteria for Consideration

City-owned land may be eligible for sale if it meets one or more of these criteria:

1. **Surplus Designation** – Not essential for City operations or future needs.
2. **Redevelopment or Infill Opportunity** – Suitable for private development that supports smart growth and revitalization.
3. **Public Benefit** – The proposed use offers clear, measurable advantages to the community.
4. **Plan Consistency** – Aligns with the Comprehensive Plan, open space plans, and infrastructure priorities.
5. **Access and Utility Review** – Does not impair essential public access, rights-of-way, or utilities.
6. **Market Feasibility** – There is demonstrated market interest and potential for responsible development.

(See next page)

IV. Evaluation Process

All City-owned land sales shall follow these steps:

1. **Internal Review** – City staff, led by the City Administrator, will assess the property’s current and potential municipal use, legal status, environmental conditions, and strategic value.
2. **Surplus Declaration** – The City Council, by resolution and after a public meeting, may declare the property surplus and eligible for sale.
3. **Public Engagement and Notification** – The City will notify the public through official channels and may hold informational meetings or hearings, especially for parcels of high community interest.
4. **Appraisal and Valuation** – An independent, certified appraisal will determine fair market value. Alternative valuation methods may be considered when appropriate.
5. **Sale Method** – The City may use:
 - Public auction
 - Competitive bidding
 - Direct negotiation
 - Request for Proposals (RFP)
6. **Sale Conditions** – May include development deadlines, use restrictions, public access easements, and reversion clauses for nonperformance.
7. **Approval and Disposition** – Final approval requires a majority vote of the City Council. Sale proceeds will be allocated by Council decision, with preference toward:
 - Capital improvement funds
 - Reserve or contingency funds
 - Infrastructure investment

V. Transparency and Compliance

All land sales will be conducted with transparency, fairness, and in compliance with applicable laws and ethical standards. The City will maintain public records of sale decisions, valuations, and conditions.

VI. Implementation and Oversight

The City Administrator will oversee policy implementation, coordinating with legal counsel, real estate advisors, and relevant departments.

- The Finance, Public Works, and Plan Committees/Commissions may be consulted as needed.
- The policy will be reviewed at least every five (5) years or sooner to reflect legal requirements and community priorities.

Adopted by the City Council of Lake Geneva

Date: _____

Mayor: _____

City Administrator: _____

City Clerk: _____

CITY-OWNED LAND SALE POLICY
CITY OF LAKE GENEVA
Recommended amendments 9-5-25

I. Purpose

This policy establishes a clear, consistent, transparent, and strategic framework for evaluating and conducting the sale of City-owned land. It ensures that land sales support the City's long-term planning goals, promote sound financial stewardship, and the overall public interest of Lake Geneva's residents.

II. Rationale for Selling City-Owned Land

The city may consider selling municipally owned land when one or more of the following apply:

- **No Current or Anticipated Public Use** – The land no longer meets a present or foreseeable municipal need.
- **Supports Community Priorities** – The sale generates funds for public services, infrastructure, or other strategic initiatives.
- **Greater Public Benefit Through Private or Nonprofit Use** – Redevelopment would yield measurable benefits such as jobs, housing, or enhanced public space.
- **Advances Strategic Goals** – The sale supports economic development, affordable housing, or environmental sustainability.
- **Consistency with Adopted Plans** – The sale aligns with the City's Comprehensive Plan, zoning, and land use objectives.

III. Criteria for Consideration

City-owned land may be eligible for sale if it meets one or more of these criteria:

1. **Surplus Designation** – Not essential for City operations or future needs.
2. **Redevelopment or Infill Opportunity** – Suitable for private development that supports **smart** growth and revitalization.
3. **Public Benefit** – The proposed use offers clear, measurable advantages to the community.
4. **Plan Consistency** – Aligns with the Comprehensive Plan, open space plans, and infrastructure priorities.
5. **Access and Utility Review** – Does not impair essential public access, rights-of-way, or utilities.
6. **Market Feasibility** – There is demonstrated market interest and potential for responsible development.

(See next page)

IV. Evaluation Process

All City-owned land sales shall follow these steps:

1. **Internal Review** – City staff, led by the City Administrator, will assess the property’s current and potential municipal use, legal status, environmental conditions, and strategic value.
2. **Surplus Declaration** – The Commonity Council, by resolution and after a public meeting, may declare the property surplus and eligible for sale.

~~3. **Public Engagement and Notification**~~—The City will notify the public through official channels and may hold informational meetings or hearings, especially for parcels of high community interest as determined by the majority of the Common Council, prior to the declaration of surplus status.-

~~4.3.~~ **Appraisal and Valuation** – An independent, certified appraisal will determine fair market value. Alternative valuation methods may be considered when appropriate.

~~5.4.~~ **Sale Method** – ~~T~~The City may use:

- Public auction
- Competitive bidding
- Direct negotiation
- Request for Proposals (RFP)

The method of sale should be predicated on whether the sale is based on the following criteria:

- direct solicitation for a specific project
- an offer being presented
- an anticipated open market sale

~~6.5.~~ **Sale Conditions** – May include development deadlines, use restrictions, public access easements, and reversion clauses for nonperformance.

~~7.6.~~ **Approval and Disposition** – Final approval requires a majority vote of the City Council. Sale proceeds will be allocated by Council decision, with preference toward:

- Capital improvement funds
- Reserve or contingency funds
- Infrastructure investment

V. Transparency and Compliance

All land sales will be conducted with transparency, fairness, and in compliance with applicable laws and ethical standards. The City will maintain public records of sale decisions, valuations, and conditions.

VI. Implementation and Oversight

The City Administrator will oversee policy implementation, coordinating with legal counsel, real estate advisors, and relevant departments.

- The Finance, Public Works, and Plan Committees/Commissions may be consulted as needed.
- The policy will be reviewed at least every five (5) years or sooner to reflect legal requirements and community priorities.

Adopted by the Community Council of Lake Geneva

Date: _____

Mayor: _____

City Administrator: _____

City Clerk: _____



Alliant Energy
4902 North Biltmore Lane
Madison WI 53718-2148

1-800-ALLIANT (800-255-4268)
alliantenergy.com

June 12, 2024

City of Lake Geneva
Attn: Todd Krause
626 Geneva Street
Lake Geneva, WI 53147

Wisconsin Power and Light Company Downtown Lake Geneva Distribution Substation:
City of Lake Geneva Purchase

Dear Mr. Krause,

Wisconsin Power and Light Company (WP&L), a business subsidiary of Alliant Energy, is proposing to rebuild the Downtown Lake Geneva electrical distribution substation. The current parcel owned in fee by WP&L (Parcel ZA312100002) is 0.19 acres. This existing site is significantly smaller than today's standard WP&L substation site, but WP&L understands the public convenience and necessity to supply reliable electrical power to this community.

- WP&L is proposing to acquire from the City approximately 362 square feet on the south side of the existing substation to square off WP&L's property. This would allow for the necessary electrical facilities. Enclosed is the "Preliminary Proposed Property Boundary" drawing with approximate dimensions of the property WP&L is proposing to acquire.
- WP&L has completed a market analysis on commercial properties in the Lake Geneva community. There are several smaller commercial sites for sale that are listed for \$1.20 to \$1.40 a square foot. Therefore, WP&L is offering the City of Lake Geneva \$550.00 dollars for the purchase of approximately 362 square feet of additional land. In accordance with this purchase associated fees such as surveying, closing, and recording will be WP&L's responsibility.

WP&L looks forward to working cooperatively with the City on this matter.

Sincerely,

A handwritten signature in cursive script that reads "Jessica R. Bahr".

Jessica R. Bahr
Senior Real Estate Representative
Alliant Energy

Enclosures:

G:\ROWSubstations\Lake Geneva-Downtown\Rebuild in Existing Location\WP&L Purchase Ltr.

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL MINUTES
WEDNESDAY, AUGUST 14, 2024 - 6:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members: Mayor Todd Krause, Council President, Mary Jo Fesenmaier, Council Vice President, Cindy Yager, Alderpersons: Sherri Ames, Peg Esposito, Linda Frame, Joel Hoiland, Ken Howell, and Shari Straube

Mayor Krause call the meeting to order
Mayor Krause called the meeting to order at 6:00 pm.

Pledge of Allegiance – Alderperson Fesenmaier
Alderperson Fesenmaier led the Council in the Pledge of Allegiance.

Roll Call
Present: Fesenmaier, Yager, Ames, Straube, Frame, Esposito, Hoiland, Howell
Absent:

Awards, Presentations, Proclamations, and Announcements
Mayor Krause made an announcement regarding the removal of item 14 from the agenda due to changes in the laws pertaining to advisory referendum requirements.

Re-consider business from previous meeting

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
Cindy Fueredi, 1010 Geneva St, spoke on items 16-18, stating that the Park Board should have been notified of the changes.

Acknowledgement of Correspondence

Approve the Regular Council Minutes of July 22, 2024, and the Special Council Minutes of July 25, 2024
Motion by Howell to approve, second by Hoiland.
No discussion. Motion carried 8-0 on a voice vote.

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.

Temporary "Class B" Wine / Class "B" Beer License application filed by St. Francis de Sales Parish for the event of: 2024 Annual Fall Festival on September 29, 2024, from 11:00 am to 5:00 pm, located at 148 W Main St

Fireworks Application filed by the Badger Student Council for October 4, 2024, at approximately 9:00 pm

Public Event Permit application filed by the Friends of Hillmoor for the event of: Star Party on Thursday, October 3, 2024, from 6:45 pm to 10:00 pm, located at the Hillmoor clubhouse parking lot; rain date Sunday, October 13, 2024

Alcohol License Premises Extension application filed by the American Legion Post 24 for the 17th Annual Car Show on September 7, 2024, from 8:00 am to 4:00 pm

Alcohol License Premises Extension application filed by Lake City Social for the 3rd Annual Cars & Company Pediatric Cancer Fundraiser on Sunday, September 22, 2024, from 12:00 pm to 7:00 pm
Motion by Howell to approve, second by Yager.
No discussion. Motion carried 8-0 on voice vote.

Items removed from the Consent Agenda

First Reading of **Ordinance 24-05**, an ordinance creating subsection (b)(3) of Section 10-67, Running at Large, of Article III, Dogs and Cats, of Chapter 10, Animals, of the City of Lake Geneva Municipal Code; permitting dogs on their leashes on pathways at Harold Fritz Veterans Park

Mayor Krause offered a first reading of Ordinance 24-05.

Motion by Howell to suspend the rules and move to a Second reading, second by Fesenmaier.

No discussion. Motion carried 8-0 on a voice vote.

Mayor Krause offered a second reading of Ordinance 24-05.

Motion by Frame to approve, second by Straube.

Attorney Draper suggested the removal of Harold Fritz Veterans Park from subsection (a).

Motion to amend by Frame to remove Harold Fritz Veterans Park from subsection (a), second by Esposito.

Motion to amend carried 8-0 on a voice vote.

Main motion as amended carried 8-0 on a voice vote.

Discussion/Action regarding rejection of two proposals received for Project 2024-14, City Hall Carpet Replacement

Comptroller Pisarcik explained the need for the rejection.

Motion by Yager to reject the proposals received, second by Ames.

Motion by Yager to amend to allow for rebidding, second by Ames.

Motion to amend carried 8-0 on a voice vote.

Original motion as amended carried 8-0 on a voice vote.

Discussion/Action regarding a land acquisition proposal from Wisconsin Power and Light Company (Alliant Energy) for approximately 362 square feet on the south side of the existing substation located on Parcel ZA 312100002 (approval recommended by the Utility Commission on June 17, 2024, and the Finance, Licensing, & Regulation Committee on July 2, 2024)

Motion by Frame to approve, second by Esposito.

No discussion.

Motion carried 8-0 on a voice vote.

Recommendation of the Finance, Licensing, and Regulation Committee- Ald. Howell

Discussion/Acceptance of the Pre-Paid Check and Regular Check Reports from August 6, 2024

Motion by Howell to approve, second by Esposito.

No discussion. Motion carried 8-0 on voice vote.

Discussion/Action regarding proposed changes to Section 54-61 of the City of Lake Geneva Municipal Code relating to the Composition of the Board of Park Commissioners

Mayor Krause introduced the proposed changes, including clarifying verbiage on voting vs non-voting members, and member composition.

Motion by Fesenmaier to refer to the Finance, Licensing, & Regulation Committee, second by Straube.

Motion carried 8-0 on a voice vote.

Discussion/Action regarding proposed changes to Subsection 3 of Section 54-68 of the City of Lake Geneva Municipal Code relating to the Composition of the Tree Board

Mayor Krause introduced the proposed changes.

Discussion followed on the voting vs non-voting member makeup and total number of members.

Motion by Howell to refer to the Finance Licensing, & Regulation Committee, second by Frame.

Motion carried 8-0 on a voice vote.

Discussion/Action regarding proposed changes to Section 2-313 of the City of Lake Geneva Municipal Code relating to the Composition of the Plan Commission

Mayor Krause introduced the proposed changes.

Clarification offered that the Alderperson and Mayor serving on the Plan Commission are voting members.

Motion by Frame to refer to the Finance, Licensing, & Regulation Committee, second by Hoiland.
Motion carried 7-1 on voice vote with Howell voting no.

Adjournment

Motion by Ames to adjourn second by Howell.
No discussion. Motion carried 8-0 on voice vote.
The meeting adjourned at 6:20 pm.

These minutes are unofficial until approved by the Council.

Vanessa Jahns
Deputy City Clerk

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL MINUTES
MONDAY, MAY 12, 2025 - 6:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members: Mayor Todd Krause, Council President Mary Jo Fesenmaier, Council Vice President Cindy Yager, Alderpersons: Sherri Ames, Linda Frame, Joel Hoiland, JaNelle Powers, Brian Smith and Cathy Stoodley

Call to Order

by Mayor Krause at 6:09 pm.

Pledge of Allegiance

by Alderperson Smith.

Roll Call

Present: Todd Krause, Sherri Ames, JaNelle Powers, Mary Jo Fesenmaier, Linda Frame, Brian Smith, Joel Hoiland, Cynthia Yager and Cathy Stoodley. Others present: City Administrator Dave De Angelis, City Clerk Lacey L. Reynolds, City Attorney Dan Draper, Finance Director Laura Pisarcik, City Engineer Naomi Rauch and other interested persons.

Awards, Presentations, Proclamations, and Announcements

Mayor Krause announced the Memorial Day parade May 26th from 10:00-11:30 am and the Highway 50 road reconstruction will not begin until February 2027 at the earliest.

Re-consider business from previous meeting

None.

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

Victoria Ross spoke regarding item 14b and how it should not affect the migration of the swifts.

Acknowledgement of Correspondence

City Clerk Reynolds announced a phone call was received and the information passed on to the mayor and city administrator.

Approve the Regular Council Minutes from April 28, 2025

Motion by Ames to approve, second by Smith. Voice vote, approved, motion carried.

City Administrator's Report

City Administrator De Angelis announced May 13th is the beginning of the application period to amend the City's comprehensive plan. Channel 25 is broadcasting without sound. The projectors and screens are not working well in the council chambers, so 4 wall screens will be purchased and installed using video system funds. Recordings will soon be moved over to the CivicPlus Media platform, which is in budget however funds for transferring archived recordings are not in the budget.

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.

Motion by Fesenmaier to remove item F from the consent agenda. Motion by Ames to approve items a-e and g on the consent agenda, second by Smith. Voice vote, approved, motion carried.

Public Event Permit Application for Pink the Lake on August 2, 2025

Public Event Permit Application for the St Francis de Sales Roadrunner 5K on May 24, 2025

Public Event Permit Application for the Downtown Business Improvement District's Spring Wine Walk on May 18, 2025

Temporary "Class B" Wine License Application filed by the Downtown Business Improvement District for the Spring Wine Walk on May 18, 2025

Public Event Permit filed by VISIT Lake Geneva for Concerts in the Park 2025

Public Event Permit filed by VISIT Lake Geneva for Winterfest 2026

Temporary Class "B" Beer / "Class B" Wine License application filed by the Geneva Lake Arts Foundation, Inc for an Open House on June 6, 2025

Items removed from the Consent Agenda

Item f - Public event permit filed by VISIT Lake Geneva for Winterfest 2026. Mayor Krause shared the dates for winterfest have moved earlier in the year and it affects the paid parking. City Administrator De Angelis went over the parking ordinance and loss of revenue in 2025 during winterfest. Motion by Fesenmaier to approve item f, second by Ames. Alder Fesenmaier shared this topic was discussed at Committee of the Whole and should go to the Public Works Committee for discussion. Voice vote, approved, motion carried.

Discussion/Action on the recommendations of the Finance, Licensing, and Regulation Committee- Ald. Ames

Acceptance of the Pre-Paid Check Report \$93,046.10 and Regular Check Report \$249,360.60

Motion by Ames to approve, second by Yager. Voice vote, approved, motion carried.

Approval of bid award for Project 2025-04, Joint & Crack Cleaning and Sealing - Fahrner Asphalt Sealers in the amount of \$31,056.00

Motion by Ames to approve, second by Yager. Voice vote, approved, motion carried.

Approval of Amendment #3 to the SafeBuilt contract regarding the change in fee arrangement and the addition of providing building permit tracking software

Motion by Ames to approve, second by Stoodley. Administrator De Angelis explained the change from an hourly rate to a percentage of fees rate. Alder Fesenmaier asked about contract termination based on performance issues. Voice vote, approved, motion carried.

Discussion/Action on the recommendations of the Public Works Committee- Ald. Stoodley

Resolution 25-R26 Approval of Temporary Limited Easement (TLE) for STH 50 Improvements on City-Owned Properties (Parcel 15, 17 and 23).

Motion by Stoodley to approve, second by Frame. Voice vote, approved, motion carried.

Resolution 25-R27 Approval of Permanent Limited Easement (PLE) for STH 50 Improvements on City-Owned Property (Parcel 23)

Motion by Stoodley to approve, second by Frame. Voice vote, approved, motion carried.

Resolution 25-R28 Approval of Right-of-Way designation FEE for STH 50 Improvements on City-Owned Property (Parcel 23)

Motion by Stoodley to approve, second by Powers. Voice vote, approved, motion carried.

Approval of the bid from Wolf Paving for the 2025 Lake Geneva Street Program including alternates 1-4 in the amount of \$846,152.20

Motion by Stoodley to approve, second by Frame. Alder Fesenmaier asked about alternate bid 2. City Engineer Rauch answered alternate bid 2 covers multiple areas and listed them. Voice vote, approved, motion carried.

Resolution 25-R29 the 2025 preliminary resolution for sidewalk assessments

Motion by Stoodley to approve, second by Frame. Voice vote, approved, motion carried.

Discussion/Action on the recommendations of the Plan Commission- Ald. Hoiland

Resolution 25-R30 approval of a Conditional Use Permit (CUP) for a request for alterations to a site plan within the Estate Residential-1 (ER-1) zoning district for the property located at 1600 Evergreen Lane, Tax

Key No. ZLM 00088A

Motion by Hoiland to approve, second by Stoodley. Voice vote, approved, motion carried.

Resolution 25-R31 approval of a Planned Development – Precise Implementation Plan to allow for reconstruction of the electrical substation located at 255 Mill Street, Tax Key No. ZA312100002

Motion by Hoiland to approve, second by Frame. Voice vote, approved, motion carried.

Resolution 25-R32 approval of a Planned Development – General Development Plan for a request to update the boundary of a Planned Development zoning district and to accommodate a new pavilion and dining hall for Covenant Harbor Bible Camp and Retreat Center located at 1724 W Main St., Tax Key No. ZYUP00096 and ZA254600001

Motion by Hoiland to approve, second by Frame. Voice vote, approved, motion carried.

Resolution 25-R33 approving the Certified Survey Map to combine Tax Key Nos. ZYUP00096, ZA254600001, a portion of ZA254600002, and a portion of ZA95800002 for Covenant Harbor Bible Camp and Retreat Center located at 1724 W. Main St.

Motion by Hoiland to approve, second by Frame. Voice vote, approved, motion carried.

First reading of Ordinance 25-04 approving a Zoning Code Amendment pertaining to Group Developments (Section 98-205(10) and 98-208)

Alder Hoiland read Ordinance 25-04. Motion by Hoiland to suspend the rules and move on to the second reading of Ordinance 25-04, second by Frame. Voice vote, approved, motion carried. Motion by Hoiland to approve, second by Frame. Voice vote, approved, motion carried.

First reading of Ordinance 25-05 approving a Zoning Code Amendment pertaining to Definitions (Section 98-034), Access Standards (Section 98-702), and Fire Department Access and Provision of Fire Lanes (Section 98-727)

Alder Hoiland read Ordinance 25-05. Motion by Hoiland to suspend the rules and move on to the second reading of Ordinance 25-05, second by Smith. Motion by Hoiland to approve, second by Smith. Voice vote, approved, motion carried.

First reading of Ordinance 25-06 approving a Zoning Code Amendment pertaining to parking on paved surfaces (Section 98-704)

Alder Hoiland read Ordinance 25-06. Motion by Hoiland to suspend the rules and move on to the second reading of Ordinance 25-06, second by Ames. Motion by Hoiland to approve, second by Frame. Discussion took place regarding how much property can be paved in the front yard and parking for recreational vehicles. Voice vote, approved, motion carried.

First reading of Ordinance 25-07 approving a Zoning Code Amendment pertaining to alley setbacks for fences (Section 98-720)

Alder Hoiland read Ordinance 25-07. Motion by Hoiland to suspend the rules and move on to the second reading of Ordinance 25-07, second by Powers. Motion by Hoiland to approve, second by Ames. Voice vote, approved, motion carried.

Mayoral Appointment

Rick Bailey to the Cemetery Board for a term expiring April 30, 2027

Motion by Yager to approve, second by Stoodley. Voice vote, 7-approved, 1-abstained (Frame), motion carried.

Motion to go into Closed Session pursuant to Wisconsin Statutes 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session regarding the City Administrator Contract

Motion by Hoiland to adjourn, second by Smith. Roll call vote: Hoiland, yes; Smith, yes; Frame, yes; Fesenmaier, yes; Powers, yes; Ames, yes; Yager, yes; Stoodley, yes. Motion carried. Motion by Yager to amend the motion to include City Attorney Draper, City Clerk Reynolds and Finance Director Pisarcik, second by Hoiland. Roll call vote: Yager, yes; Hoiland, yes; Stoodley, yes; Smith, yes; Frame, yes; Fesenmaier, yes; Powers, yes; Ames, yes. Motion carried. Adjourned to closed session at 7:00 pm.

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

Reconvened in open session at 7:14 pm. City Administrator Contract - Motion by Hoiland to approve the contract for a full time employment agreement with Dave De Angelis, second by Ames. Roll call vote: Hoiland, yes; Ames, yes; Yager, yes; Smith, yes; Fesenmaier, yes; Stoodley, yes; Frame, yes; Powers, yes. Motion carried.

Adjournment

Motion by Ames to adjourn, second by Powers. Voice vote, approved, motion carried. Adjourned at 7:19 pm.

Lacey L. Reynolds
City Clerk

Approved May 27, 2025

WB-13 VACANT LAND OFFER TO PURCHASE

1 **LICENSEE DRAFTING THIS OFFER ON** Wisconsin Power and Light Company **[DATE] IS (AGENT OF BUYER)**
2 **(AGENT OF SELLER/LISTING FIRM) (AGENT OF BUYER AND SELLER) STRIKE THOSE NOT APPLICABLE**

3 The Buyer, Wisconsin Power and Light Company
4 offers to purchase the Property known as Part of the Southwest Quarter of the Northeast Quarter (SW-NE)
5 of Section 36, T2N, R17E

6 [e.g., Street Address, Parcel Number(s), legal description, or insert additional description, if any, at lines 650-664, or
7 attach as an addendum per line 686] in the City of Lake Geneva
8 County of Walworth Wisconsin, on the following terms:

9 **PURCHASE PRICE** The purchase price is
10 Five Hundred and Fifty Dollars (\$ 550.00).

11 **INCLUDED IN PURCHASE PRICE** Included in purchase price is the Property, all Fixtures on the Property as of the date
12 stated on line 1 of this Offer (unless excluded at lines 17-18), and the following additional items: N/A

13
14 **NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are included**
15 **or not included. Annual crops are not part of the purchase price unless otherwise agreed.**

16 **NOT INCLUDED IN PURCHASE PRICE** Not included in purchase price is Seller's personal property (unless included at
17 lines 12-13) and the following: N/A

18
19 **CAUTION: Identify Fixtures that are on the Property (see lines 21-25) to be excluded by Seller or that are rented**
20 **and will continue to be owned by the lessor.**

21 "Fixture" is defined as an item of property which is physically attached to or so closely associated with land so as to be
22 treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage
23 to the premises, items specifically adapted to the premises and items customarily treated as fixtures, including, but not
24 limited to, all: perennial crops, garden bulbs; plants; shrubs and trees; fences; storage buildings on permanent foundations
25 and docks/piers on permanent foundations.

26 **CAUTION: Exclude any Fixtures to be retained by Seller or that are rented on lines 17-18 or at lines 650-664 or in**
27 **an addendum per line 686.**

28 **BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer
29 on or before September 22, 2025

30 Seller may keep the Property on the market and accept secondary offers after binding acceptance of this Offer.

31 **CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.**

32 **ACCEPTANCE** Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical
33 copies of the Offer.

34 **CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term**
35 **Deadlines running from acceptance provide adequate time for both binding acceptance and performance.**

36 **CLOSING** This transaction is to be closed on or before October 17, 2025

37
38 at the place selected by Seller, unless otherwise agreed by the Parties in writing. If the date for closing falls on a Saturday,
39 Sunday, or a federal or a state holiday, the closing date shall be the next Business Day.

40 **CAUTION: To reduce the risk of wire transfer fraud, any wiring instructions received should be independently**
41 **verified by phone or in person with the title company, financial institution, or entity directing the transfer. The real**
42 **estate licensees in this transaction are not responsible for the transmission or forwarding of any wiring or money**
43 **transfer instructions.**

44 **EARNEST MONEY**

45 ■ EARNEST MONEY of \$ accompanies this Offer.

46 If Offer was drafted by a licensee, receipt of the earnest money accompanying this Offer is acknowledged.

47 ■ EARNEST MONEY of \$ 100.00 will be mailed, or commercially, electronically
48 or personally delivered within 30 days ("5" if left blank) after acceptance.

49 All earnest money shall be delivered to and held by (listing Firm) (drafting Firm) (other identified as
50 City of Lake Geneva) **STRIKE THOSE NOT APPLICABLE**

51 (listing Firm if none chosen; if no listing Firm, then drafting Firm; if no Firm then Seller).

52 **CAUTION: If a Firm does not hold earnest money, an escrow agreement should be drafted by the Parties or an**
53 **attorney as lines 56-76 do not apply. If someone other than Buyer pays earnest money, consider a special**
54 **disbursement agreement.**

55 ■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise agreed in writing.

56 ■ **DISBURSEMENT IF EARNEST MONEY HELD BY A FIRM:** If negotiations do not result in an accepted offer and the
57 earnest money is held by a Firm, the earnest money shall be promptly disbursed (after clearance from payer's depository
58 institution if earnest money is paid by check) to the person(s) who paid the earnest money. At closing, earnest money shall
59 be disbursed according to the closing statement. If this Offer does not close, the earnest money shall be disbursed according
60 to a written disbursement agreement signed by all Parties to this Offer. If said disbursement agreement has not been
61 delivered to the Firm holding the earnest money within 60 days after the date set for closing, that Firm may disburse the
62 earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller;
63 (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; (4)
64 upon authorization granted within this Offer; or (5) any other disbursement required or allowed by law. The Firm may retain
65 legal services to direct disbursement per (1) or to file an interpleader action per (2) and the Firm may deduct from the
66 earnest money any costs and reasonable attorneys' fees, not to exceed \$250, prior to disbursement.

67 ■ **LEGAL RIGHTS/ACTION:** The Firm's disbursement of earnest money does not determine the legal rights of the Parties
68 in relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by the Firm holding the earnest
69 money. At least 30 days prior to disbursement per (1), (4) or (5) above, where the Firm has knowledge that either Party
70 disagrees with the disbursement, the Firm shall send Buyer and Seller written notice of the intent to disburse by certified
71 mail. If Buyer or Seller disagrees with the Firm's proposed disbursement, a lawsuit may be filed to obtain a court order
72 regarding disbursement. Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of
73 residential property with one-to-four dwelling units. Buyer and Seller should consider consulting attorneys regarding their
74 legal rights under this Offer in case of a dispute. Both Parties agree to hold the Firm harmless from any liability for good
75 faith disbursement of earnest money in accordance with this Offer or applicable Department of Safety and Professional
76 Services regulations concerning earnest money. See Wis. Admin. Code Ch. REEB 18.

77 **TIME IS OF THE ESSENCE** "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3)
78 occupancy; (4) date of closing; (5) contingency Deadlines **STRIKE AS APPLICABLE** and all other dates and Deadlines in
79 this Offer except: no others

80 . If "Time is of the Essence" applies to a date or Deadline,
81 failure to perform by the exact date or Deadline is a breach of contract. If "Time is of the Essence" does not apply to a date
82 or Deadline, then performance within a reasonable time of the date or Deadline is allowed before a breach occurs.

83 **VACANT LAND DISCLOSURE REPORT** Wisconsin law requires owners of real property that does not include any
84 buildings to provide Buyers with a Vacant Land Disclosure Report. Excluded from this requirement are sales exempt from
85 the real estate transfer fee and sales by certain court-appointed fiduciaries, for example, personal representatives, who
86 have never occupied the Property. The form of the Report is found in Wis. Stat. § 709.033. The law provides: "§ 709.02
87 Disclosure . . . the owner of the property shall furnish, not later than 10 days after acceptance of a contract of sale . . . , to
88 the prospective buyer of the property a completed copy of the report . . . A prospective buyer who does not receive a report
89 within the 10 days may, within 2 business days after the end of that 10-day period, rescind the contract of sale . . . by
90 delivering a written notice of rescission to the owner or the owner's agent." Buyer may also have certain rescission rights if
91 a Vacant Land Disclosure Report disclosing defects is furnished before expiration of the 10 days, but after the Offer is
92 submitted to Seller. Buyer should review the report form or consult with an attorney for additional information regarding
93 rescission rights.

94 **PROPERTY CONDITION REPRESENTATIONS** Seller represents to Buyer that as of the date of acceptance Seller has
95 no notice or knowledge of Conditions Affecting the Property or Transaction (lines 101-181) other than those identified in
96 Seller's Vacant Land Disclosure Report dated _____, which was received by Buyer prior to Buyer
97 signing this Offer and that is made a part of this Offer by reference **COMPLETE DATE OR STRIKE AS APPLICABLE**
98 and _____

99 _____
100 **INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE REPORT**

101 "Conditions Affecting the Property or Transaction" are defined to include:

- 102 a. Flooding, standing water, drainage problems, or other water problems on or affecting the Property.
- 103 b. Impact fees or another condition or occurrence that would significantly increase development costs or reduce the value
104 of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence.
- 105 c. Brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other
106 contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum
107 Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial or cleanup
108 program, the DATCP Agricultural Chemical Cleanup Program, or other similar program.
- 109 d. Subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface
110 foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous
111 materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other
112 laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil
113 movement, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems.
- 114 e. Material violation of an environmental rule or other rule or agreement regulating the use of the Property.
- 115 f. Defects caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, lead in

116 soil, or other potentially hazardous or toxic substances on the Property; manufacture of methamphetamine or other
117 hazardous or toxic substances on the Property; or high voltage electric (100 KV or greater) or steel natural gas transmission
118 lines located on but not directly serving the Property.

119 g. Defects caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic
120 substances on neighboring properties.

121 h. The Property is served by a joint well; Defects related to a joint well serving the Property; or Defects in a well on the
122 Property or in a well that serves the Property, including unsafe well water due to contaminants such as coliform, nitrates, or
123 atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see § NR 812.26, Wis. Adm. Code) but
124 that are not closed or abandoned according to applicable regulations.

125 i. Defects in any septic system or other private sanitary disposal system on the Property; or any out-of-service septic
126 system serving the Property not closed or abandoned according to applicable regulations.

127 j. Underground or aboveground fuel storage tanks presently or previously on the Property for storage of flammable or
128 combustible liquids including, but not limited to, gasoline or heating oil; or Defects in the underground or aboveground fuel
129 storage tanks on or previously located on the Property. Defects in underground or aboveground fuel storage tanks may
130 include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking;
131 corrosion; or failure to meet operating standards. (The owner, by law, may have to register the tanks with the Department
132 of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use
133 or not. Department regulations may require closure or removal of unused tanks.)

134 k. Existing or abandoned manure storage facilities located on the property.

135 l. Notice of property tax increases, other than normal annual increases, or pending Property tax reassessment;
136 remodeling that may increase the Property's assessed value; pending special assessments; or Property is within a special
137 purpose district, such as a drainage district, that has authority to impose assessments on the Property.

138 m. Proposed, planned, or commenced public improvements or public construction projects that may result in special
139 assessments or that may otherwise materially affect the Property or the present use of the Property; or any land division
140 involving the Property without required state or local permits.

141 n. The Property is part of or subject to a subdivision homeowners' association; or the Property is not a condominium unit
142 and there are common areas associated with the Property that are co-owned with others.

143 o. Any zoning code violations with respect to the Property; the Property or any portion thereof is located in a floodplain,
144 wetland or shoreland zoning area under local, state or federal regulations; or the Property is subject to a mitigation plan
145 required by Wisconsin Department of Natural Resources (DNR) rules related to county shoreland zoning ordinances, that
146 obligates the Property owner to establish or maintain certain measures related to shoreland conditions, enforceable by the
147 county.

148 p. Nonconforming uses of the Property (a nonconforming use is a use of land that existed lawfully before the current zoning
149 ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance); conservation
150 easements (a conservation easement is a legal agreement in which a property owner conveys some of the rights associated
151 with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization
152 to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or
153 education, or for similar purposes); restrictive covenants or deed restrictions on the Property; or, other than public rights-of-
154 way, nonowners having rights to use part of the Property, including, but not limited to, private rights-of-way and easements
155 other than recorded utility easements.

156 q. All or part of the Property has been assessed as agricultural land; has been assessed a use-value assessment
157 conversion charge; or payment of a use-value assessment conversion charge has been deferred.

158 r. All or part of the Property is subject to, enrolled in, or in violation of a farmland preservation agreement, Forest Crop
159 Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program.

160 s. A dam is totally or partially located on the Property; or an ownership interest in a dam not located on the Property will
161 be transferred with the Property because the dam is owned collectively by a homeowners' association, lake district, or
162 similar group of which the Property owner is a member.

163 t. No legal access to the Property; or boundary or lot line disputes, encroachments or encumbrances (including a joint
164 driveway) affecting the Property. Encroachments often involve some type of physical object belonging to one person but
165 partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages,
166 driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of
167 the Property or to the use of the Property such as a joint driveway, liens, and licenses.

168 u. Government agency, court order, or federal, state, or local regulations requiring repair, alteration or correction of an
169 existing condition.

170 v. A pier attached to the Property not in compliance with state or local pier regulations; a written agreement affecting
171 riparian rights related to the Property; or the bed of the abutting navigable waterway is owned by a hydroelectric operator.

172 w. Material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide.

173 x. Significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property.

174 y. Significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or
175 shrubs; or substantial injuries or disease in livestock on the Property or neighboring property.

176 z. Animal, reptile, or other insect infestations; drainage easement or grading problems; excessive sliding; or any other
177 Defect or material condition.

- 178 aa. Archeological artifacts, mineral rights, orchards, or endangered species, or one or more burial sites on the Property.
179 bb. Owner is a foreign person as defined in the Foreign Investment in Real Property Tax Act in 26 IRC § 1445(f).
180 cc. Other Defects affecting the Property such as any agreements that bind subsequent owners of the property, such as a
181 lease agreement or an extension of credit from an electric cooperative.

182 ☐ **GOVERNMENT PROGRAMS:** Seller shall deliver to Buyer, within _____ days ("15" if left blank) after acceptance
183 of this Offer, a list of all federal, state, county, and local conservation, farmland, environmental, or other land use programs,
184 agreements, restrictions, or conservation easements, which apply to any part of the Property (e.g., farmland preservation
185 agreements, farmland preservation or exclusive agricultural zoning, use value assessments, Forest Crop, Managed Forest,
186 Conservation Reserve Program, wetland mitigation, shoreland zoning mitigation plan or comparable programs), along with
187 disclosure of any penalties, fees, withdrawal charges, or payback obligations pending, or currently deferred, if any. This
188 contingency will be deemed satisfied unless Buyer delivers to Seller, within 7 days after the deadline for delivery, a notice
189 terminating this Offer based upon the use restrictions, program requirements, and/or amount of any penalty, fee, charge, or
190 payback obligation.

191 **CAUTION: If Buyer does not terminate this Offer, Buyer is hereby agreeing that Buyer will continue in such**
192 **programs, as may apply, and Buyer agrees to reimburse Seller should Buyer fail to continue any such program**
193 **such that Seller incurs any costs, penalties, damages, or fees that are imposed because the program is not**
194 **continued after sale. The Parties agree this provision survives closing.**

195 **MANAGED FOREST LAND:** If all, or part, of the Property is managed forest land under the Managed Forest Law (MFL)
196 program, this designation will continue after closing. Buyer is advised as follows: The MFL is a landowner incentive
197 program that encourages sustainable forestry on private woodlands by reducing and deferring property taxes. Orders
198 designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the
199 MFL program changes, the new owner must sign and file a report of the change of ownership on a form provided by the
200 Department of Natural Resources and pay a fee. By filing this form, the new owner agrees to the associated MFL
201 management plan and the MFL program rules. The DNR Division of Forestry monitors forest management plan
202 compliance. Changes a landowner makes to property that is subject to an order designating it as managed forest land,
203 or to its use, may jeopardize benefits under the program or may cause the property to be withdrawn from the program
204 and may result in the assessment of penalties. For more information call the local DNR forester or visit
205 <https://dnr.wisconsin.gov/topic/forestry>.

206 **USE VALUE ASSESSMENTS:** The use value assessment system values agricultural land based on the income that
207 would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural
208 land to a non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge.
209 To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's
210 Equalization Bureau or visit <http://www.revenue.wi.gov/>.

211 **FARMLAND PRESERVATION:** The early termination of a farmland preservation agreement or removal of land from such
212 an agreement can trigger payment of a conversion fee equal to 3 times the per acre value of the land. Contact the
213 Wisconsin Department of Agriculture, Trade and Consumer Protection Division of Agricultural Resource Management or
214 visit <http://www.datcp.state.wi.us/> for more information.

215 **CONSERVATION RESERVE PROGRAM (CRP):** The CRP encourages farmers, through contracts with the U.S.
216 Department of Agriculture, to stop growing crops on highly erodible or environmentally sensitive land and instead to plant
217 a protective cover of grass or trees. CRP contracts run for 10 to 15 years, and owners receive an annual rent as well as
218 certain incentive payments and cost share assistance for establishing long-term, resource-conserving ground cover.
219 Removing lands from the CRP in breach of a contract can be quite costly. For more information call the state Farm Service
220 Agency office or visit <http://www.fsa.usda.gov/>.

221 **SHORELAND ZONING ORDINANCES:** All counties must adopt uniform shoreland zoning ordinances in compliance with
222 Wis. Admin. Code Chapter NR 115. County shoreland zoning ordinances apply to all unincorporated land within 1,000
223 feet of a navigable lake, pond or flowage or within 300 feet of a navigable river or stream and establish minimum standards
224 for building setbacks and height limits, cutting trees and shrubs, lot sizes, water runoff, impervious surface standards (that
225 may be exceeded if a mitigation plan is adopted and recorded) and repairs to nonconforming structures. Buyers must
226 conform to any existing mitigation plans. For more information call the county zoning office or visit <https://dnr.wi.gov/>.
227 Buyer is advised to check with the applicable city, town or village for additional shoreland zoning or shoreland-wetland
228 zoning restrictions, if any.

229 **FENCES:** Wis. Stat. § 90.03 requires the owners of adjoining properties to keep and maintain legal fences in equal shares
230 where one or both of the properties is used and occupied for farming or grazing purposes.

231 **CAUTION: Consider an agreement addressing responsibility for fences if Property or adjoining land is used and**
232 **occupied for farming or grazing purposes.**

233 **PROPERTY DEVELOPMENT WARNING:** If Buyer contemplates developing Property for a use other than the current use,
234 there are a variety of issues that should be addressed to ensure the development or new use is feasible. Buyer is solely
235 responsible to verify the current zoning allows for the proposed use of the Property at lines 251-255. Municipal and zoning
236 ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses
237 and therefore should be reviewed. Building permits, zoning or zoning variances, Architectural Control Committee approvals,
238 estimates for utility hook-up expenses, special assessments, changes for installation of roads or utilities, environmental
239 audits, subsoil tests, or other development related fees may need to be obtained or verified in order to determine the
240 feasibility of development of, or a particular use for, a property. Optional contingencies that allow Buyer to investigate certain
241 of these issues can be found at lines 244-304 and Buyer may add contingencies as needed in addenda (see line 686).

242 Buyer should review any plans for development or use changes to determine what issues should be addressed in these
243 contingencies.

244 **PROPOSED USE CONTINGENCIES:** This Offer is contingent upon Buyer obtaining, at Buyer's expense, the reports or
245 documentation required by any optional provisions checked on lines 256-281 below. The optional provisions checked on
246 lines 256-281 shall be deemed satisfied unless Buyer, within 180 days ("30" if left blank) after acceptance, delivers: (1)
247 written notice to Seller specifying those optional provisions checked below that cannot be satisfied and (2) written evidence
248 substantiating why each specific provision referred to in Buyer's notice cannot be satisfied. Upon delivery of Buyer's notice,
249 this Offer shall be null and void. Seller agrees to cooperate with Buyer as necessary to satisfy the contingency provisions
250 checked at lines 256-281.

251 **Proposed Use:** Buyer is purchasing the Property for the purpose of: Expanding Wisconsin Power and Light's existing
252 electrical distribution substation

253 _____ [insert proposed use
254 and type or style of building(s), size and proposed building location(s), if a requirement of Buyer's condition to
255 purchase, e.g. 1400-1600 sq. ft. three-bedroom single family ranch home in northwest corner of lot].

256 ☒ **ZONING:** Verification of zoning and that the Property's zoning allows Buyer's proposed use described at lines
257 251-255.

258 ☐ **SUBSOILS:** Written evidence from a qualified soils expert that the Property is free of any subsoil condition that
259 would make the proposed use described at lines 251-255 impossible or significantly increase the costs of such
260 development.

261 ☐ **PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM (POWTS) SUITABILITY:** Written evidence from a
262 certified soils tester that: (a) the soils at the Property locations selected by Buyer, and (b) all other conditions that must
263 be approved, meet the legal requirements in effect on the date of this Offer to obtain a permit for a POWTS for use of
264 the Property as stated on lines 251-255. The POWTS (septic system) allowed by the written evidence must be one of
265 the following POWTS that is approved by the State for use with the type of property identified at lines 251-255 ☒ **CHECK**

266 **ALL THAT APPLY:** ☐ conventional in-ground; ☐ mound; ☐ at grade; ☐ in-ground pressure distribution; ☐ holding
267 tank; ☐ other: _____.

268 ☐ **EASEMENTS AND RESTRICTIONS:** Copies of all public and private easements, covenants and restrictions
269 affecting the Property and a written determination by a qualified independent third party that none of these prohibit or
270 significantly delay or increase the costs of the proposed use or development identified at lines 251-255.

271 ☒ **APPROVALS/PERMITS:** Permits, approvals and licenses, as appropriate, or the final discretionary action by the
272 granting authority prior to the issuance of such permits or building permit, approvals and licenses, for the following items
273 related to Buyer's proposed use: Expanding Wisconsin Power and Light's existing electrical distribution substation.
274 _____.

275 ☐ **UTILITIES:** Written verification of the location of the following utility service connections (e.g., on the Property, at
276 the lot line, across the street, etc.) ☒ **CHECK AND COMPLETE AS APPLICABLE:**

277 ☐ electricity _____; ☐ gas _____; ☐ sewer _____;

278 ☐ water _____; ☐ telephone _____; ☐ cable _____;

279 ☐ other _____.

280 ☐ **ACCESS TO PROPERTY:** Written verification that there is legal vehicular access to the Property from public
281 roads.

282 ☒ **LAND USE APPROVAL/PERMITS:** This Offer is contingent upon ~~(Buyer)~~ (Seller) ☒ **STRIKE ONE** ("Buyer" if neither
283 stricken) obtaining the following, including all costs: a ☒ **CHECK ALL THAT APPLY** ☒ rezoning; ☒ conditional use permit;
284 ☒ variance; ☐ other _____ for the Property for its proposed use described at lines 251-255.

285 Seller agrees to cooperate with Buyer as necessary to satisfy this contingency. ~~Buyer~~ ^{Seller} shall deliver, within 90 days of
286 acceptance, written notice to ~~Seller~~ ^{Buyer} if any item cannot be obtained, in which case this Offer shall be null and void.

287 ☒ **MAP OF THE PROPERTY:** This Offer is contingent upon (Buyer obtaining) ~~(Seller providing)~~ ☒ **STRIKE ONE** ("Seller
288 providing" if neither is stricken) a Map of the Property dated subsequent to the date of acceptance of this Offer prepared by
289 a registered land surveyor, within 30 days ("30" if left blank) after acceptance, at (Buyer's) ~~(Seller's)~~ ☒ **STRIKE ONE**
290 ("Seller's" if neither is stricken) expense. The map shall show minimum of 362 sq feet acres, maximum of _____
291 acres, the legal description of the Property, the Property's boundaries and dimensions, ~~visible encroachments upon the~~
292 ~~Property, the location of improvements, if any, and: no other.~~

293 _____
294 ☒ **STRIKE AND COMPLETE AS APPLICABLE.** Additional map features that may
295 be added include but are not limited to: staking of all corners of the Property; identifying dedicated and apparent streets; lot
296 dimensions; total acreage or square footage; easements or rights-of-way.

297 **CAUTION: Consider the cost and the need for map features before selecting them. Also consider the time required**
298 **to obtain the map when setting the deadline.**

299 This contingency shall be deemed satisfied unless Buyer, within 5 days after the deadline for delivery of said map, delivers
300 to Seller a copy of the map and a written notice which identifies: (1) the significant encroachment; (2) information materially
301 inconsistent with prior representations; or (3) failure to meet requirements stated within this contingency. Upon delivery of
302 Buyer's notice, this Offer shall be null and void. Once the deadline for delivery has passed, if Seller was responsible to

provide the map and failed to timely deliver the map to Buyer, Buyer may terminate this Offer if Buyer delivers a written notice of termination to Seller prior to Buyer's Actual Receipt of said map from Seller.

INSPECTIONS AND TESTING Buyer may only conduct inspections or tests if specific contingencies are included as a part of this Offer. An "inspection" is defined as an observation of the Property, which does not include an appraisal or testing of the Property, other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel source, which are hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or building materials from the Property for laboratory or other analysis of these materials. Seller agrees to allow Buyer's inspectors, testers and appraisers reasonable access to the Property upon advance notice, if necessary, to satisfy the contingencies in this Offer. Buyer or licensees or both may be present at all inspections and testing. Except as otherwise provided, Seller's authorization for inspections does not authorize Buyer to conduct testing of the Property.

NOTE: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose of the test, (e.g., to determine if environmental contamination is present), any limitations on Buyer's testing and any other material terms of the contingency.

Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to Seller. Seller acknowledges that certain inspections or tests may detect environmental pollution that may be required to be reported to the Wisconsin Department of Natural Resources.

☐ **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 305-319).

(1) This Offer is contingent upon a qualified independent inspector conducting an inspection of the Property after the date on line 1 of this Offer that discloses no Defects.

(2) This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing an inspection of _____

_____ (list any Property component(s) to be separately inspected, e.g., dumpsite, timber quality, invasive species, etc.) that discloses no Defects.

(3) Buyer may have follow-up inspections recommended in a written report resulting from an authorized inspection, provided they occur prior to the Deadline specified at line 333. Inspection(s) shall be performed by a qualified independent inspector or independent qualified third party.

Buyer shall order the inspection(s) and be responsible for all costs of inspection(s).

CAUTION: Buyer should provide sufficient time for the Property inspection and/or any specialized inspection(s), as well as any follow-up inspection(s).

This contingency shall be deemed satisfied unless Buyer, within _____ days ("15" if left blank) after acceptance, delivers to Seller a copy of the written inspection report(s) dated after the date on line 1 of this Offer and a written notice listing the Defect(s) identified in those report(s) to which Buyer objects (Notice of Defects).

CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.

For the purposes of this contingency, Defects do not include structural, mechanical or other conditions the nature and extent of which Buyer had actual knowledge or written notice before signing this Offer.

NOTE: "Defect" as defined on lines 553-555 means a condition that would have a significant adverse effect on the value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

■ **RIGHT TO CURE:** Seller (shall)(shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure the Defects.

If Seller has the right to cure, Seller may satisfy this contingency by:

(1) delivering written notice to Buyer within _____ ("10" if left blank) days after Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects;

(2) curing the Defects in a good and workmanlike manner; and

(3) delivering to Buyer a written report detailing the work done no later than three days prior to closing.

This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and:

(1) Seller does not have the right to cure; or

(2) Seller has the right to cure but:

(a) Seller delivers written notice that Seller will not cure; or

(b) Seller does not timely deliver the written notice of election to cure.

~~IF LINE 355 IS NOT MARKED OR IS MARKED N/A LINES 403-414 APPLY.~~

☐ **FINANCING COMMITMENT CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a written _____ [loan type or specific lender, if any] first mortgage loan commitment as described below, within _____ days after acceptance of this Offer. The financing selected shall be in an amount of not less than \$ _____ for a term of not less than _____ years, amortized over not less than _____ years. Initial monthly payments of principal and interest shall not exceed \$ _____. Buyer acknowledges that lender's required monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance premiums, and private mortgage insurance premiums. The mortgage shall not include a prepayment premium. Buyer agrees to pay discount points in an amount not to exceed _____ % ("0" if left blank) of the loan. If Buyer is using multiple loan

363 sources or obtaining a construction loan or land contract financing, describe at lines 650-664 or in an addendum attached
364 per line 686. Buyer agrees to pay all customary loan and closing costs, wire fees, and loan origination fees, to promptly
365 apply for a mortgage loan, and to provide evidence of application promptly upon request of Seller. Seller agrees to allow
366 lender's appraiser access to the Property.

367 ■ **LOAN AMOUNT ADJUSTMENT:** If the purchase price under this Offer is modified, any financed amount, unless otherwise
368 provided, shall be adjusted to the same percentage of the purchase price as in this contingency and the monthly payments
369 shall be adjusted as necessary to maintain the term and amortization stated above.

370 **CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 371 or 372.**

371 ☐ **FIXED RATE FINANCING:** The annual rate of interest shall not exceed _____%.

372 ☐ **ADJUSTABLE RATE FINANCING:** The initial interest rate shall not exceed _____%. The initial interest rate
373 shall be fixed for _____ months, at which time the interest rate may be increased not more than _____% ("2" if
374 left blank) at the first adjustment and by not more than _____% ("1" if left blank) at each subsequent adjustment.
375 The maximum interest rate during the mortgage term shall not exceed the initial interest rate plus _____% ("6" if
376 left blank). Monthly payments of principal and interest may be adjusted to reflect interest changes.

377 ■ **SATISFACTION OF FINANCING COMMITMENT CONTINGENCY:** If Buyer qualifies for the loan described in this Offer
378 or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of a written loan commitment.

379 This contingency shall be satisfied if, after Buyer's review, Buyer delivers to Seller a copy of a written loan commitment
380 (even if subject to conditions) that is:

381 (1) signed by Buyer; or,

382 (2) accompanied by Buyer's written direction for delivery.

383 Delivery of a loan commitment by Buyer's lender or delivery accompanied by a notice of unacceptability shall not satisfy
384 this contingency.

385 **CAUTION: The delivered loan commitment may contain conditions Buyer must yet satisfy to obligate the lender to**
386 **provide the loan. Buyer understands delivery of a loan commitment removes the Financing Commitment**
387 **Contingency from the Offer and shifts the risk to Buyer if the loan is not funded.**

388 ~~■ **SELLER TERMINATION RIGHTS:** If Buyer does not deliver a loan commitment on or before the Deadline on line 357,~~
389 ~~Seller may terminate this Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of~~
390 ~~written loan commitment from Buyer.~~

391 ■ **FINANCING COMMITMENT UNAVAILABILITY:** If a financing commitment is not available on the terms stated in this
392 Offer (and Buyer has not already delivered an acceptable loan commitment for other financing to Seller), Buyer shall
393 promptly deliver written notice to Seller of same including copies of lender(s)' rejection letter(s) or other evidence of
394 unavailability.

395 ☐ **SELLER FINANCING:** Seller shall have 10 days after the earlier of:

396 (1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394: or

397 (2) the Deadline for delivery of the loan commitment on line 357,

398 to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same
399 terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly.
400 If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to
401 cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit
402 worthiness for Seller financing.

403 **IF THIS OFFER IS NOT CONTINGENT ON FINANCING COMMITMENT** Within _____ days ("7" if left blank) after
404 acceptance, Buyer shall deliver to Seller either:

405 ~~(1) reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at~~
406 ~~the time of verification, sufficient funds to close; or~~

407 (2) _____
408 _____ ~~[Specify documentation Buyer agrees to deliver to Seller].~~

409 ~~If such written verification or documentation is not delivered, Seller has the right to terminate this Offer by delivering written~~
410 ~~notice to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written verification. Buyer may or may not obtain~~
411 ~~mortgage financing but does not need the protection of a financing commitment contingency. Seller agrees to allow Buyer's~~
412 ~~appraiser access to the Property for purposes of an appraisal. Buyer understands and agrees that this Offer is not subject~~
413 ~~to the appraisal meeting any particular value, unless this Offer is subject to an appraisal contingency, nor does the right of~~
414 ~~access for an appraisal constitute a financing commitment contingency.~~

415 ☐ **APPRAISAL CONTINGENCY:** This Offer is contingent upon Buyer or Buyer's lender having the Property appraised
416 at Buyer's expense by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated
417 subsequent to the date stated on line 1 of this Offer, indicating an appraised value for the Property equal to or greater than
418 the agreed upon purchase price.

419 This contingency shall be deemed satisfied unless Buyer, within _____ days after acceptance, delivers to Seller a copy
420 of the appraisal report indicating an appraised value less than the agreed upon purchase price, and a written notice objecting
421 to the appraised value.

422 ■ **RIGHT TO CURE:** Seller (shall) (shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure.

423 If Seller has the right to cure, Seller may satisfy this contingency by delivering written notice to Buyer adjusting the purchase
424 price to the value shown on the appraisal report within _____ days ("5" if left blank) after Buyer's delivery of the appraisal

425 report and the notice objecting to the appraised value. Seller and Buyer agree to promptly execute an amendment initiated
426 by either party after delivery of Seller's notice, solely to reflect the adjusted purchase price.

427 This Offer shall be null and void if Buyer makes timely delivery of the notice objecting to appraised value and the written
428 appraisal report and:

429 (1) Seller does not have the right to cure; or

430 (2) Seller has the right to cure but:

431 (a) Seller delivers written notice that Seller will not adjust the purchase price; or

432 (b) Seller does not timely deliver the written notice adjusting the purchase price to the value shown on the appraisal
433 report.

434 **NOTE: An executed FHA, VA or USDA Amendatory clause may supersede this contingency.**

435 ☐ **CLOSING OF BUYER'S PROPERTY CONTINGENCY:** This Offer is contingent upon the closing of the sale of
436 Buyer's property located at _____

437 no later than _____ (the Deadline). If closing does not occur by the Deadline, this Offer shall
438 become null and void unless Buyer delivers to Seller, on or before the Deadline, reasonable written verification from a
439 financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds to close
440 or proof of bridge loan financing, along with a written notice waiving this contingency. Delivery of verification or proof of
441 bridge loan shall not extend the closing date for this Offer.

442 ☐ **BUMP CLAUSE:** If Seller accepts a bona fide secondary offer, Seller may give written notice to Buyer that another
443 offer has been accepted. If Buyer does not deliver to Seller the documentation listed below within _____ hours ("72" if
444 left blank) after Buyer's Actual Receipt of said notice, this Offer shall be null and void. Buyer must deliver the following:

445 (1) Written waiver of the Closing of Buyer's Property Contingency if line 435 is marked;

446 (2) Written waiver of _____
447 _____ (name other contingencies, if any); and

448 (3) Any of the following checked below:

449 ☐ Proof of bridge loan financing.

450 ☐ Proof of ability to close from a financial institution or third party in control of Buyer's funds which shall provide
451 Seller with reasonable written verification that Buyer has, at the time of verification, sufficient funds to close.

452 Other: _____
453 _____

454 [insert other requirements, if any (e.g., payment of additional earnest money, etc.)]

455 ☐ **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon
456 delivery of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer
457 notice prior to any Deadline, nor is any particular secondary buyer given the right to be made primary ahead of other
458 secondary buyers. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to
459 delivery of Seller's notice that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than _____ days ("7"
460 if left blank) after acceptance of this Offer. All other Offer Deadlines that run from acceptance shall run from the time this
461 Offer becomes primary.

462 **HOMEOWNERS ASSOCIATION** If this Property is subject to a homeowners association, Buyer is aware the Property may
463 be subject to periodic association fees after closing and one-time fees resulting from transfer of the Property. Any one-time
464 fees resulting from transfer of the Property shall be paid at closing by (Seller) (Buyer) **STRIKE ONE** ("Buyer" if neither is
465 stricken).

466 **CLOSING PRORATIONS** The following items, if applicable, shall be prorated at closing, based upon date of closing values:
467 real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners or homeowners
468 association assessments, fuel and _____.

469 **CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.**

470 Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.

471 Real estate taxes shall be prorated at closing based on **CHECK BOX FOR APPLICABLE PRORATION FORMULA:**

472 ☐ The net general real estate taxes for the preceding year, or the current year if available (Net general real estate
473 taxes are defined as general property taxes after state tax credits and lottery credits are deducted.) NOTE: THIS CHOICE
474 APPLIES IF NO BOX IS CHECKED.

475 ☐ Current assessment times current mill rate (current means as of the date of closing).

476 ☐ Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior
477 year, or current year if known, multiplied by current mill rate (current means as of the date of closing).

478 ☐ _____
479 **CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be**
480 **substantially different than the amount used for proration especially in transactions involving new construction,**
481 **extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local**
482 **assessor regarding possible tax changes.**

483 ☐ Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on
484 the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5

485 days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall
 486 re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation
 487 and is the responsibility of the Parties to complete, not the responsibility of the real estate Firms in this transaction.

488 **TITLE EVIDENCE**

489 ■ **CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed
 490 (trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as
 491 provided herein), free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements
 492 entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use
 493 restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Vacant Land
 494 Disclosure Report and in this Offer, general taxes levied in the year of closing and no others.

495 _____
 496 _____ (insert other allowable exceptions from title, if
 497 any) that constitutes merchantable title for purposes of this transaction. Seller, at ^{Buyer's} Seller's cost, shall complete and execute
 498 the documents necessary to record the conveyance and pay the Wisconsin Real Estate Transfer Fee.

499 **WARNING: Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements**
 500 **may prohibit certain improvements or uses and therefore should be reviewed, particularly if Buyer contemplates**
 501 **making improvements to Property or a use other than the current use.**

502 ■ **TITLE EVIDENCE:** Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of
 503 the purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall
 504 pay all costs of providing title evidence to Buyer. Buyer shall pay the costs of providing the title evidence required by Buyer's
 505 lender and recording the deed or other conveyance.

506 ■ **GAP ENDORSEMENT:** Seller shall provide a "gap" endorsement or equivalent gap coverage at ~~(Seller's)~~ (Buyer's)
 507 **STRIKE ONE** ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded
 508 after the commitment date of the title insurance commitment and before the deed is recorded, subject to the title insurance
 509 policy conditions, exclusions and exceptions, provided the title company will issue the coverage. If a gap endorsement or
 510 equivalent gap coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 516-
 511 523).

512 ■ **DELIVERY OF MERCHANTABLE TITLE:** The required title insurance commitment shall be delivered to Buyer's attorney
 513 or Buyer not more than 60 days after acceptance ("15" if left blank), showing title to the Property as of a date no more
 514 than 15 days before delivery of such title evidence to be merchantable per lines 489-498, subject only to liens which will be
 515 paid out of the proceeds of closing and standard title insurance requirements and exceptions, as appropriate.

516 ■ **TITLE NOT ACCEPTABLE FOR CLOSING:** If title is not acceptable for closing, Buyer shall notify Seller in writing of
 517 objections to title within 30 days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In
 518 such event, Seller shall have 15 days ("15" if left blank) from Buyer's delivery of the notice stating title objections, to
 519 deliver notice to Buyer stating Seller's election to remove the objections by the time set for closing. If Seller is unable to
 520 remove said objections, Buyer shall have five days from receipt of notice thereof, to deliver written notice waiving the
 521 objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, Buyer shall deliver
 522 written notice of termination and this Offer shall be null and void. Providing title evidence acceptable for closing does not
 523 extinguish Seller's obligations to give merchantable title to Buyer.

524 ■ **SPECIAL ASSESSMENTS/OTHER EXPENSES:** Special assessments, if any, levied or for work actually commenced
 525 prior to the date stated on line 1 of this Offer shall be paid by Seller no later than closing. All other special assessments
 526 shall be paid by Buyer. "Levied" means the local municipal governing body has adopted and published a final resolution
 527 describing the planned improvements and the assessment of benefits.

528 **CAUTION: Consider a special agreement if area assessments, property owners association assessments, special**
 529 **charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are**
 530 **one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments)**
 531 **relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all**
 532 **sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact**
 533 **fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).**

534 **LEASED PROPERTY** If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights
 535 under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the
 536 (written) (oral) **STRIKE ONE** lease(s), if any, are _____

537 _____
 538 _____. Insert additional terms, if any, at lines 650-664 or attach as an addendum per line 686.

539 **DEFINITIONS**

540 ■ **ACTUAL RECEIPT:** "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document
 541 or written notice physically in the Party's possession, regardless of the method of delivery. If the document or written notice
 542 is electronically delivered, Actual Receipt shall occur when the Party opens the electronic transmission.

543 ■ **BUSINESS DAY:** "Business Day" means a calendar day other than Saturday, Sunday, any legal public holiday under
 544 Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive

545 registered mail or make regular deliveries on that day.

546 ■ **DEADLINES:** "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by
547 excluding the day the event occurred and by counting subsequent calendar days. The Deadline expires at Midnight on the
548 last day. Additionally, Deadlines expressed as a specific number of Business Days are calculated in the same manner
549 except that only Business Days are counted while other days are excluded. Deadlines expressed as a specific number of
550 "hours" from the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by
551 counting 24 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific
552 event, such as closing, expire at Midnight of that day. "Midnight" is defined as 11:59 p.m. Central Time.

553 ■ **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would
554 significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would
555 significantly shorten or adversely affect the expected normal life of the premises.

556 ■ **FIRM:** "Firm" means a licensed sole proprietor broker or a licensed broker business entity.

557 ■ **PARTY:** "Party" means the Buyer or the Seller; "Parties" refers to both the buyer and the Seller.

558 ■ **PROPERTY:** Unless otherwise stated, "Property" means the real estate described at lines 4-8.

559 **INCLUSION OF OPTIONAL PROVISIONS** Terms of this Offer that are preceded by an OPEN BOX (☐) are part of
560 this offer ONLY if the box is marked such as with an "X". They are not part of this offer if marked "N/A" or are left blank.

561 **PROPERTY DIMENSIONS AND SURVEYS** Buyer acknowledges that any land dimensions, or total acreage or square
562 footage figures, provided to Buyer by Seller or by a Firm or its agents, may be approximate because of rounding, formulas
563 used or other reasons, unless verified by survey or other means.

564 **CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, and land**
565 **dimensions, if material.**

566 **DISTRIBUTION OF INFORMATION** Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of
567 the Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the
568 transaction as defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession
569 data to multiple listing service sold databases; (iii) provide active listing, pending sale, closed sale and financing concession
570 information and data, and related information regarding seller contributions, incentives or assistance, and third party gifts,
571 to appraisers researching comparable sales, market conditions and listings, upon inquiry; and (iv) distribute copies of this
572 Offer to the seller or seller's agent of another property that Seller intends on purchasing.

573 **MAINTENANCE** Seller shall maintain the Property and all personal property included in the purchase price until the earlier
574 of closing or Buyer's occupancy, in materially the same condition it was in as of the date on line 1 of this Offer, except for
575 ordinary wear and tear.

576 **PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING** If, prior to closing, the Property is damaged in an
577 amount not more than five percent of the purchase price, other than normal wear and tear, Seller shall promptly notify Buyer
578 in writing, and will be obligated to restore the Property to materially the same condition it was in as of the date on line 1 of
579 this Offer. Seller shall provide Buyer with copies of all required permits and lien waivers for the lienable repairs no later than
580 closing. If the amount of damage exceeds five percent of the purchase price, Seller shall promptly notify Buyer in writing of
581 the damage and this Offer may be terminated at option of Buyer. Should Buyer elect to carry out this Offer despite such
582 damage, Buyer shall be entitled to the insurance proceeds, if any, relating to the damage to the Property, plus a credit
583 towards the purchase price equal to the amount of Seller's deductible on such policy, if any. However, if this sale is financed
584 by a land contract or a mortgage to Seller, any insurance proceeds shall be held in trust for the sole purpose of restoring
585 the Property.

586 **BUYER'S PRE-CLOSING WALK-THROUGH** Within three days prior to closing, at a reasonable time pre-approved by
587 Seller or Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no
588 significant change in the condition of the Property, except for ordinary wear and tear and changes approved by Buyer, and
589 that any Defects Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

590 **OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in
591 this Offer at lines 534-538 or in an addendum attached per line 686, or lines 650-664 if the Property is leased. At time of
592 Buyer's occupancy, Property shall be free of all debris, refuse, and personal property ~~except for personal property belonging~~
593 ~~to current tenants, or sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.~~

594 **DEFAULT** Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and
595 conditions of this Offer. A material failure to perform any obligation under this Offer is a default that may subject the defaulting
596 party to liability for damages or other legal remedies.

597 If Buyer defaults, Seller may:

598 ~~(1) sue for specific performance and request the earnest money as partial payment of the purchase price; or~~

599 ~~(2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual~~
600 ~~damages.~~

601 If Seller defaults, Buyer may:

602 (1) sue for specific performance; or

603 (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

~~In addition, the Parties may seek any other remedies available in law or equity. The Parties understand that the availability of any judicial remedy will depend upon the circumstances of the situation and the discretion of the courts. If either Party defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution instead of the remedies outlined above. By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of law those disputes covered by the arbitration agreement.~~

NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES SHOULD READ THIS DOCUMENT CAREFULLY. THE FIRM AND ITS AGENTS MAY PROVIDE A GENERAL EXPLANATION OF THE PROVISIONS OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT CLOSING. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED.

ENTIRE CONTRACT This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds and inures to the benefit of the Parties to this Offer and their successors in interest.

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at (608) 240-5830.

FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA) Section 1445 of the Internal Revenue Code (IRC) provides that a transferee (Buyer) of a United States real property interest must pay or withhold as a tax up to 15% of the total "Amount Realized" in the sale if the transferor (Seller) is a "Foreign Person" and no exception from FIRPTA withholding applies. A "Foreign Person" is a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate. The "Amount Realized" is the sum of the cash paid, the fair market value of other property transferred, and the amount of any liability assumed by Buyer.

CAUTION: Under this law if Seller is a Foreign Person, and Buyer does not pay or withhold the tax amount, Buyer may be held directly liable by the U.S. Internal Revenue Service for the unpaid tax and a tax lien may be placed upon the Property.

Seller hereby represents that Seller is a non-Foreign Person, unless (1) Seller represents Seller is a Foreign Person in a condition report incorporated in this Offer per lines 94-97, or (2) no later than 10 days after acceptance, Seller delivers notice to Buyer that Seller is a Foreign Person, in which cases the provisions on lines 637-639 apply.

IF SELLER IS A NON-FOREIGN PERSON. Seller shall, no later than closing, execute and deliver to Buyer, or a qualified substitute (attorney or title company as stated in IRC § 1445), a sworn certification under penalties of perjury of Seller's non-foreign status in accordance with IRC § 1445. If Seller fails to timely deliver certification of Seller's non-foreign status, Buyer shall: (1) withhold the amount required to be withheld pursuant to IRC § 1445; or, (2) declare Seller in default of this Offer and proceed under lines 601-608.

IF SELLER IS A FOREIGN PERSON. If Seller has represented that Seller is a Foreign Person, Buyer shall withhold the amount required to be withheld pursuant to IRC § 1445 at closing unless the Parties have amended this Offer regarding amounts to be withheld, any withholding exemption to be applied, or other resolution of this provision.

COMPLIANCE WITH FIRPTA. Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument, affidavit, or statement needed to comply with FIRPTA, including withholding forms. If withholding is required under IRC § 1445, and the net proceeds due Seller are not sufficient to satisfy the withholding required in this transaction, Seller shall deliver to Buyer, at closing, the additional funds necessary to satisfy the applicable withholding requirement. Seller also shall pay to Buyer an amount not to exceed \$1,000 for actual costs associated with the filing and administration of forms, affidavits, and certificates necessary for FIRPTA withholding and any withholding agent fees.

Any representations made by Seller with respect to FIRPTA shall survive the closing and delivery of the deed.

Firms, Agents, and Title Companies are not responsible for determining FIRPTA status or whether any FIRPTA exemption applies. The Parties are advised to consult with their respective independent legal counsel and tax advisors regarding FIRPTA.

ADDITIONAL PROVISIONS/CONTINGENCIES Line 4 Property: Property to be purchased is approximately 362 square feet in the SW-NE of Sec 36, T2N, R17E, City of Lake Geneva, Walworth County, WI.

Line 47 Earnest Money: The earnest money will be deducted from the final purchase price upon closing. If the transaction fails to close due to Buyer's contingencies, the Earnest Money shall be non-refundable.

Line 498: Buyer shall pay for recording fees and transfer taxes.

Line 504: Buyer will obtain and pay for an owner's title evidence.

The Buyer, Wisconsin Power and Light Company, a public utility, vested with the right of Eminent Domain, hereby states to Seller that Eminent Domain IS NOT being exercised in this transaction and the Seller hereby acknowledges that the sale is completely voluntary on its part.

Line 1: Seller acknowledges that Jessica R. Bahr is a licensee and drafting this Offer under the direction of Wisconsin Power and Light Company.

DELIVERY OF DOCUMENTS AND WRITTEN NOTICES

Unless otherwise stated in this Offer, delivery of documents and written notices to a Party shall be effective only when accomplished by one of the authorized methods specified at lines 668-683.

(1) **Personal**: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at line 670 or 671.

Name of Seller's recipient for delivery, if any: Todd Krause, as Mayor of City of Lake Geneva

Name of Buyer's recipient for delivery, if any: Jessica R. Bahr

(2) **Fax**: fax transmission of the document or written notice to the following number:

Seller: () Buyer: ()

(3) **Commercial**: depositing the document or written notice, fees prepaid or charged to an account, with a commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's address at line 679 or 680.

(4) **U.S. Mail**: depositing the document or written notice, postage prepaid, in the U.S. Mail, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's address.

Address for Seller: 626 Geneva Street, Lake Geneva, WI 53147

Address for Buyer: 4902 North Biltmore Lane Madison, WI 53718 Attn: Alliant Energy Real Estate

(5) **Email**: electronically transmitting the document or written notice to the email address.

Email Address for Seller: mayor@cityoflakegeneva.com

Email Address for Buyer: jessicabahr@alliantenergy.com

PERSONAL DELIVERY/ACTUAL RECEIPT

Personal delivery to, or Actual Receipt by, any named Buyer or Seller constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

(X) **ADDENDA**: The attached Vacant Land Disclosure Report and Exhibits "A" and "B". is/are made part of this Offer.

This Offer was drafted by [Licensee ~~and Firm~~]

Jessica R. Bahr under the direction of Wisconsin Power and Light Company

(X) Buyer's Signature ▲ Print Name Here ► Wisconsin Power and Light Company, Date ▲
Heather Dee, Manager of Real Estate Services

(X) Buyer's Signature ▲ Print Name Here ► Date ▲

SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS OFFER.

(X) Seller's Signature ▲ Print Name Here ► Date ▲

(X) Seller's Signature ▲ Print Name Here ► Date ▲

This Offer was presented to Seller by [Licensee ~~and Firm~~] Jessica R. Bahr under the direction

of Wisconsin Power and Light Company on _____ at _____ a.m./p.m.

This Offer is rejected _____ This Offer is countered [See attached counter] _____
Seller Initials ▲ Date ▲ Seller Initials ▲ Date ▲

EXHIBIT "A"

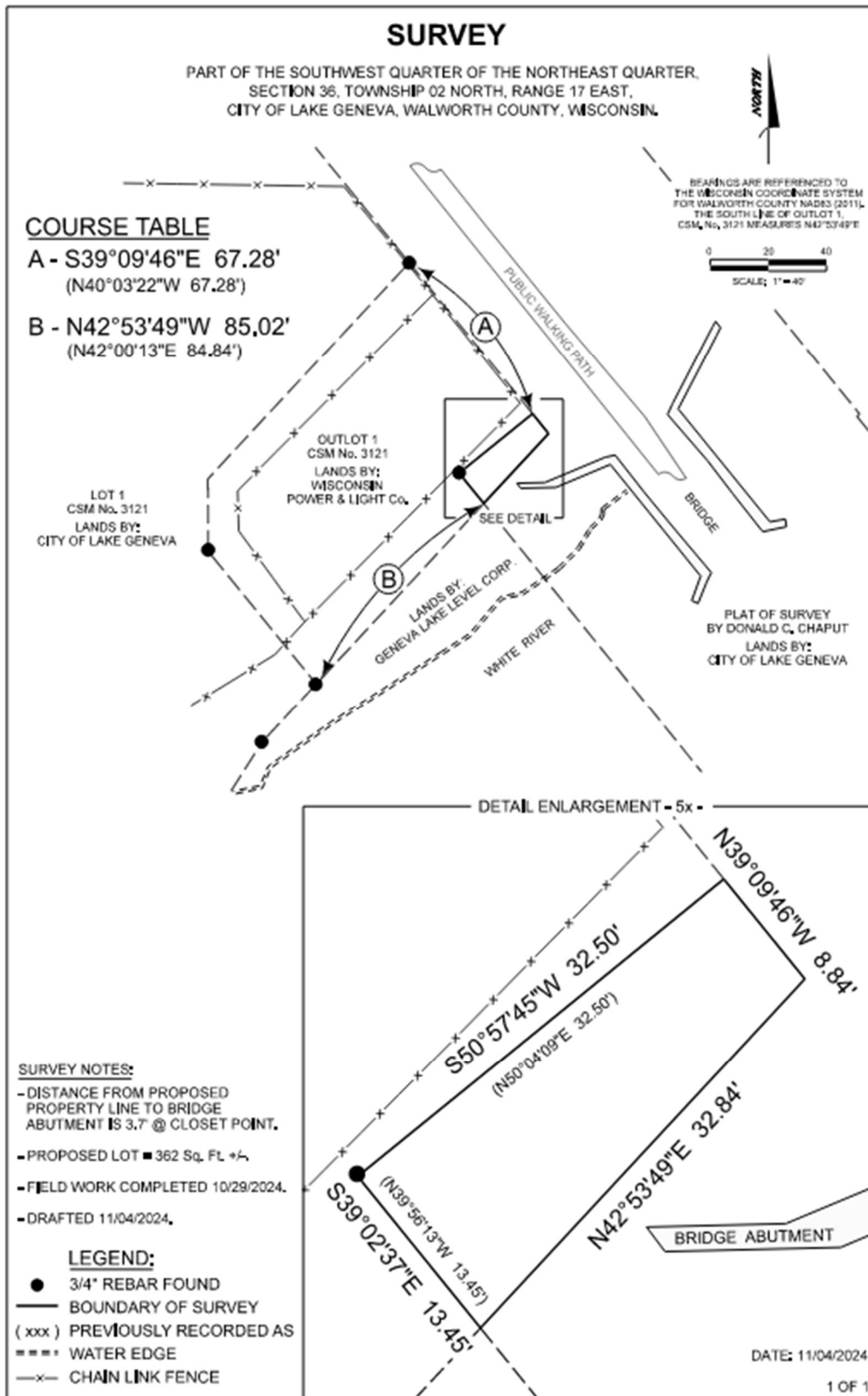
Buyer's obligation to close on the purchase of the Property pursuant to this offer is contingent upon the following:

- Seller obtaining approval from any and all governmental agencies having appropriate jurisdiction over the use of the described Property, including but not limited to the obtaining of any and all licenses, permits and consents necessary to construct and maintain an electric substation for its utility business. Buyer agrees to cooperate with this process.
- Seller obtaining proper zoning of the premises so as to enable the construction of an electric substation for Buyer's utility business.
- Buyer being granted immediate access to the Property for the purpose of conducting soil borings upon the Property. Buyer's obligation to conclude this transaction is conditioned upon Buyer's approval of the results of the soil borings.
- Buyer's approval of the results of Buyer's environmental investigation of the described Property and surrounding premises.
- This Offer is contingent upon the Seller answering the Vacant Land Disclosure Report pursuant to Wisconsin Stat. 709.033 fully and truthfully. Failure to answer the Report shall be grounds for voiding this transaction. Seller agrees to indemnify and save Buyer harmless of and from any and all liability, costs and expenses in a manner arising out of Seller's failure to answer the questionnaire fully and accurately. The Vacant Land Disclosure Report shall be executed by Seller upon the acceptance of this offer and delivered to Buyer within ten (10) days thereafter.

Seller acknowledges that this offer is not contingent on financing and hereby agrees to waive its right of termination as provided in lines 403 through 414 of the WB-13 Vacant Land Offer to Purchase.

Exhibit "B"

Approximate location of "Property"



VACANT LAND DISCLOSURE REPORT

DISCLAIMER

THIS DISCLOSURE REPORT CONCERNS THE REAL PROPERTY LOCATED AT in the Southwest Quarter
of the Northeast Quarter (SW-NE) Sec 36, T2N, R1E
(CITY) (VILLAGE) (TOWN) OF Lake Geneva, COUNTY OF Walworth, STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF _____ (MONTH) _____ (DAY), _____ (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate that does not include any buildings is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

B. ENVIRONMENTAL

- | | YES | NO | N/A |
|--|--------------------------|--------------------------|--------------------------|
| B1. Are you aware of a material violation of an environmental rule or other rule or agreement regulating the use of the property? | ☐ | ☐ | ☐ |
| B2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in soil, or other potentially hazardous or toxic substances on the property? | ☐ | ☐ | ☐ |
| B3. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property? | ☐ | ☐ | ☐ |
| B4. Are you aware of subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil movement, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems? | ☐ | ☐ | ☐ |
| B5. Are you aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties? | ☐ | ☐ | ☐ |
| B6. Are you aware of brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial or cleanup program, the DATCP Agricultural Chemical Cleanup Program, or other similar program? | ☐ | ☐ | ☐ |
| B7. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |

C. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

- | | YES | NO | N/A |
|--|--------------------------|--------------------------|--------------------------|
| C1. Are you aware of underground storage tanks presently or previously on the property for storage of flammable or combustible liquids, including, but not limited to, gasoline or heating oil? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Wisconsin Department of Agriculture, Trade and Consumer Protection regulations may require the closure or removal of unused tanks.) | ☐ | ☐ | ☐ |
| C2. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property? Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards. | ☐ | ☐ | ☐ |
| C3. Are you aware of defects in a well on the property or a well that serves the property, including unsafe well water due to contaminants such as coliform, nitrates, or atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see s. NR 812.26, Wis. Adm. Code) but that are not closed or abandoned according to applicable regulations? | ☐ | ☐ | ☐ |
| C4. Are you aware of a joint well serving this property? | ☐ | ☐ | ☐ |
| C5. Are you aware of a defect relating to a joint well serving this property? | ☐ | ☐ | ☐ |
| C6. Are you aware of defects in any septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations? | ☐ | ☐ | ☐ |
| C7. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |

D. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

	YES	NO	N/A
D1. Have you received notice of a property tax increase, other than normal annual increases, or are you aware of a pending property tax reassessment?	☐	☐	☐
D2. Are you aware of pending special assessments?	☐	☐	☐
D3. Are you aware of the property being located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district?	☐	☐	☐
D4. Are you aware of any land division involving the property for which required state or local permits were not obtained?	☐	☐	☐
D5. Are you aware of impact fees or another condition or occurrence that would significantly increase development costs or reduce the value of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence?	☐	☐	☐
D6. Are you aware of proposed, planned, or commenced public improvements or public construction projects that may result in special assessments or that may otherwise materially affect the property or the present use of the property?	☐	☐	☐
D7. Explanation of "yes" responses _____			

E. LAND USE

	YES	NO	N/A
E1. Are you aware of the property being part of or subject to a subdivision homeowners' association?	☐	☐	☐
E2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others?	☐	☐	☐
E3. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area under local, state or federal law?	☐	☐	☐
E4. Are you aware of any zoning code violations with respect to the property?	☐	☐	☐
E5. Are you aware of nonconforming uses of the property? A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance.	☐	☐	☐
E6. Are you aware of conservation easements on the property? A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes.	☐	☐	☐
E7. Are you aware of restrictive covenants or deed restrictions on the property?	☐	☐	☐
E8. Other than public rights of ways, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements?	☐	☐	☐
E9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county?	☐	☐	☐
E10. The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or (608) 266-2486.			
a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)?	☐	☐	☐
b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2))	☐	☐	☐
c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4))	☐	☐	☐

	YES	NO	N/A
E11. Is all or part of the property subject to or in violation of a farmland preservation agreement? Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Visit https://datcp.wi.gov/Pages/Programs_Services/FPAgreements.aspx for more information.	☐	☐	☐
E12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program?	☐	☐	☐
E13. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)	☐	☐	☐
E14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property? Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses.	☐	☐	☐
E15. Are you aware there is not legal access to the property?	☐	☐	☐
E16. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information.	☐	☐	☐
E16m. Are you aware of a written agreement affecting riparian rights related to the property?	☐	☐	☐
E16n. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator? <i>Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway.</i>	☐	☐	☐
E17. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information).	☐	☐	☐
E18. Are you aware of archeological artifacts, mineral rights, orchards, or endangered species on the property?	☐	☐	☐
E19. Are you aware of existing or abandoned manure storage facilities located on the property?	☐	☐	☐
E20. Are you aware that all or part of the property is enrolled in the managed forest land program? The managed forest land program is a landowner incentive program that encourages sustainable forestry on private woodlands by exempting the landowner from the payment of property taxes in exchange for the payment of a lower acreage share payment and compliance with certain conservation practices. Orders designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the managed forest land program changes, the new owner must sign and file a report of the change of ownership on a form provided by the Wisconsin Department of Natural Resources (DNR) and pay a fee. By filing this form, the new owner agrees to comply with the management plan for the land and the managed forest land program rules. The DNR Division of Forestry monitors forest management plan compliance. Changes that a landowner makes to property that is subject to an order designating it as managed forest land, or to its use, may jeopardize benefits under the program or cause the property to be withdrawn from the program and may result in the assessment of penalties. For more information, call your local DNR forester or visit http://dnr.wi.gov/topic/forestry.html .	☐	☐	☐
E21. Explanation of "yes" responses _____ _____ _____ _____			

F. ADDITIONAL INFORMATION

	YES	NO	N/A
F1. Are you aware of high voltage electric (100 kilo volts or greater) or steel natural gas transmission lines located on, but not directly serving, the property?	☐	☐	☐

	YES	NO	N/A
F2. Are you aware of flooding, standing water, drainage problems, or other water problems on or affecting the property?	☐	☐	☐
F3. Are you aware of material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide?	☐	☐	☐
F4. Are you aware of significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property?	☐	☐	☐
F5. Are you aware of significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or shrubs; or substantial injuries or disease in livestock on the property or neighboring property?	☐	☐	☐
F6. Utility Connections. Are you aware that the property is connected to the following utilities on the property or at the lot line? (If "yes," indicate where the utility is located.)	☐	☐	☐
a. Electricity _____	☐	☐	☐
b. Municipal water _____	☐	☐	☐
c. Telephone _____	☐	☐	☐
d. Cable television _____	☐	☐	☐
e. Natural gas _____	☐	☐	☐
f. Municipal sewer _____	☐	☐	☐
F7. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative?	☐	☐	☐
F8. Are you aware of other defects affecting the property? Other defects may include items such as animal, reptile, or insect infestation; drainage easement or grading problems; excessive sliding; or any other defect or material condition.	☐	☐	☐
F9. Are you aware of a government agency, court order, or federal, state, or local regulations requiring repair, alteration, or correction of an existing condition?	☐	☐	☐
F9m. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.) Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer.	☐	☐	☐
F10. The owner has owned the property for _____ years.			
F11. Explanation of "yes" responses _____			

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at <http://www.doc.wi.gov> or by phone at 608-240-5830.

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner _____ Date _____
 Owner _____ Date _____
 Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____
 Person _____ Items _____ Date _____
 Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer _____ Date _____
 Prospective buyer _____ Date _____
 Prospective buyer _____ Date _____

Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

Simple Food Group

CITY COUNCIL PRESENTATION

*To the Lake Geneva City Council
and our community neighbors,*

As longtime residents of Lake Geneva and founders of Simple Food Group, we want to begin by expressing our deep respect for this city — its people, its history, and its natural beauty. It's not just where we've built a business. It's where we've built a life. And it's with this sense of personal and civic responsibility that we present to you a vision for the Sheridan Springs parcel at the edge of the Hillmoor property.

What we're proposing is not just a development project. It's a place — to gather, to learn, to work, to eat, to explore. A space where the values of community, stewardship, and shared experience come to life through food, education, and access to the land. We believe this can become a true destination — not in the commercial sense, but in the most human one: a place people feel drawn to, return to, and carry with them.

Our intention is to build something that feels wholly of Lake Geneva — something that reflects the character of this place and the care of its people. We envision a mixed-use campus that blends our bakery operations and café with a farm-forward food market, an education and ecology center, and an event space that welcomes field trips, community programming, and creative exploration.

We're committed to honoring this land not just with words, but with action. From the use of low-impact materials and native landscaping to the design of open spaces that connect gently to Hillmoor's nature area, our goal is to build with care, to tread lightly, and to leave something better in our wake.

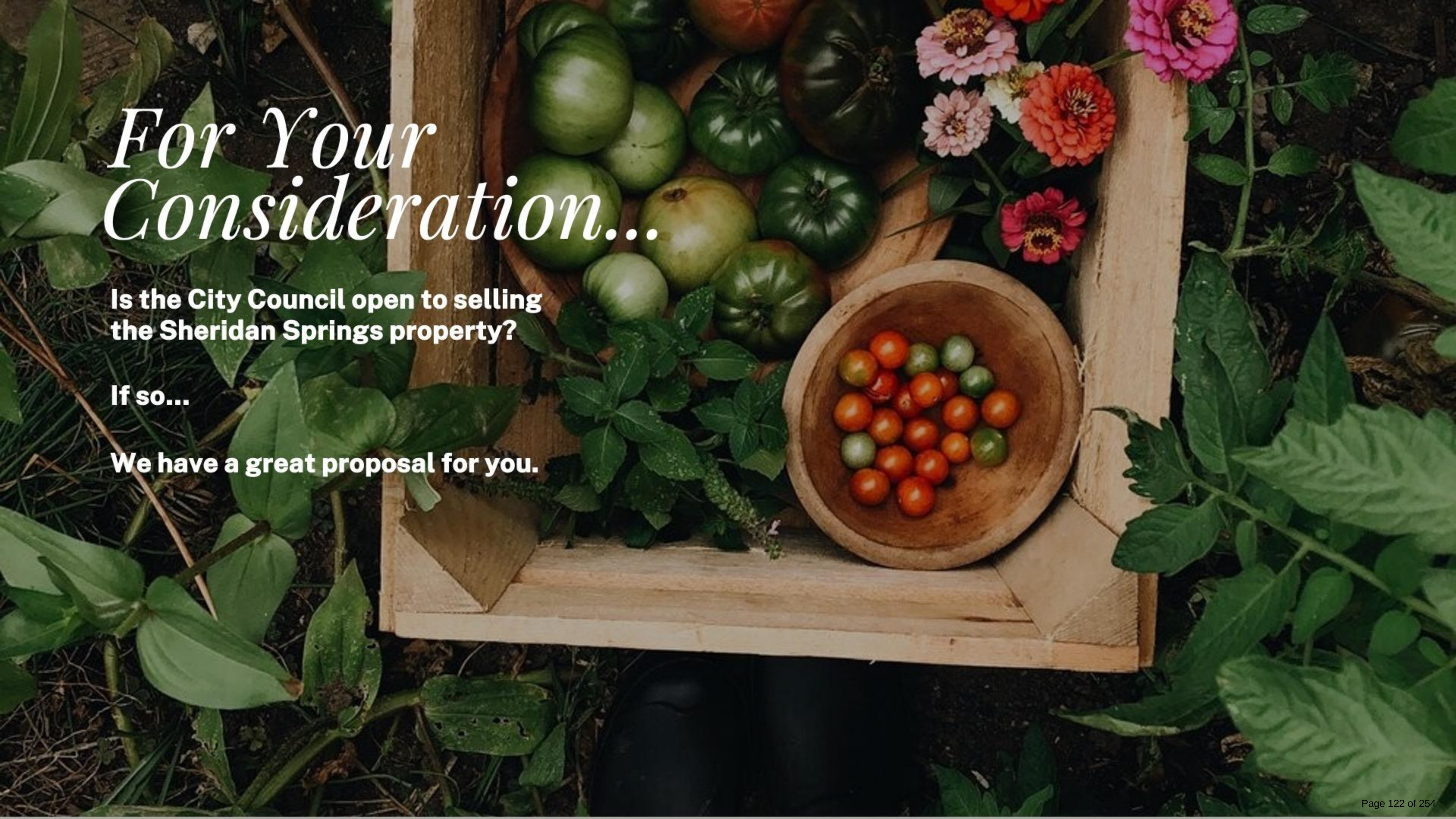
This is a project for our neighbors — for the families who live here year-round, for the visitors who make Lake Geneva part of their story, and for the generations who will inherit what we shape now. We see this as a place where good work and good food meet good people. A place that reflects who we are and what we value.

Thank you for considering our proposal. We look forward to continuing this conversation and to working together to build something that belongs here — and uplifts us all.

Warmly,

Tom Hartz, Young Cho and Lori Hartz

Founders. Simple Food Group
Lake Geneva Residents



For Your Consideration...

**Is the City Council open to selling
the Sheridan Springs property?**

If so...

We have a great proposal for you.

CITY OF LAKE GENEVA'S SHERIDAN SPRINGS LOTS

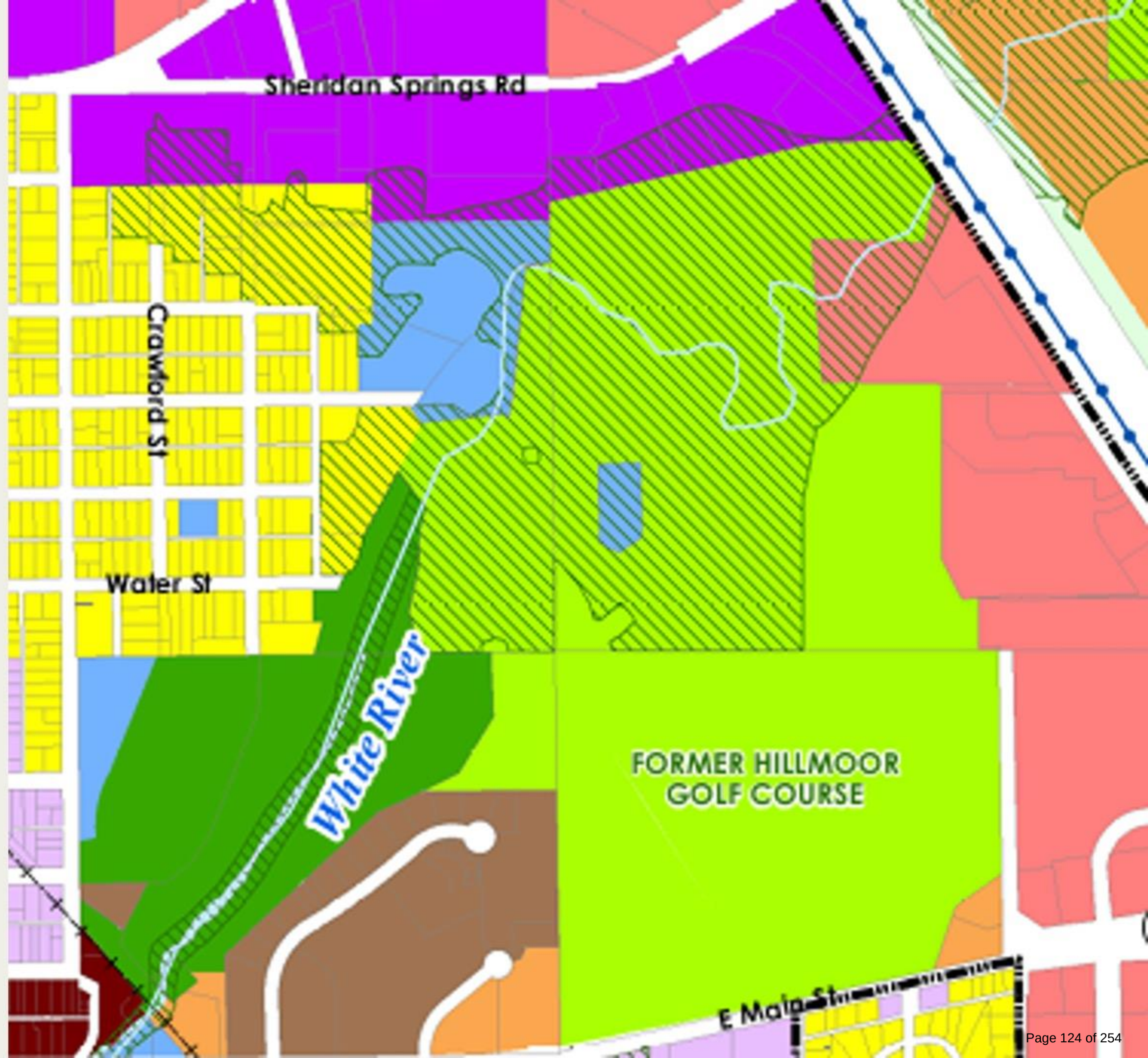


A Vision Aligned with the Comprehensive Plan.

From the Comprehensive Plan:

“Planned Mixed Use areas are intended as vibrant urban spaces that should function as community gathering spots.”

- | | |
|---|---|
|  PLANNED OFFICE |  INSTITUTIONAL & COMMUNITY SERVICES |
|  MULTI-FAMILY RESIDENTIAL |  PLANNED BUSINESS |



BENEFIT TO THE CITY



OUR PLAN/WHAT WE ARE PROPOSING

Bakery Production Facility

Food Market

Bakery Retail

Breakfast & Lunch Cafe

Coffee Shop

Education/Business Training Facility and Test Kitchen/Bakery

Event Space

Hillmoor North Trailhead

COMMUNITY IMPACT



- **Connects directly to our schools** through Culinary ProStart, FFA, School Sponsored Apprenticeships, Classroom Teaching, Fund Raisers, DECA
- **Connects directly to the community through organizations:** Side by Side, Rotary, Treadheads, Special Olympics, Lake Geneva Public Library, Safe Families, WC Food and Diaper Bank, WC Housing Authority
- **Creates a public gathering place** centered on food, service, education, and nature
- **Becomes a center for culture** with speakers, exhibits, and classes
- **Promotes family activities**
- **Privately Owned Public Open Spaces**



Thank You

FOR MORE INFORMATION CONTACT:

TOM HARTZ
262.374.9127

YOUNG CHO
847.471.0825

REQUEST FOR PROPOSALS (RFP) FOR:

Hillmoor Conceptual Plan RFP 2025



Issued by:

City of Lake Geneva, Wisconsin

September 10, 2025

The City of Lake Geneva is seeking Conceptual Architectural and Landscape Planning Services for the beginning phase of its Hillmoor park project.

Proposals Must Be Submitted by:

12:00 PM

October 8, 2025

City of Lake Geneva
626 Geneva Street
Lake Geneva, Wisconsin 53147
Phone 262-248-3673 / Fax 262-248-4715

www.cityoflakegeneva.gov

Hillmoor Conceptual Plan RFP 2025

INTRODUCTION:

The City of Lake Geneva, Wisconsin is seeking professional services to develop an architectural landscaping /master conceptual plan for a public park in the first phase of its Hillmoor park project. The plan is needed specifically for what is referred to as Zone 1 – The White River Corridor, approximately a 32 acre area, which is part of the total 230 acres that make up the Hillmoor property. This RFP outlines the City's requirements for working on this project and seeks qualified individuals and/or firms to submit proposals detailing their qualifications, capabilities, and experience to assist the City in achieving its goal of creating a master conceptual park plan that is supported by the public by March of 2026. A copy of the Hillmoor Commission's mission and the City's Vision and Major Objectives for the project are included in the Appendix.

BACKGROUND:

The City of Lake Geneva is located in southeastern Wisconsin. Its population is approaching 9000 residents and is surrounded by thousands of other residents living in adjacent communities who also consider Lake Geneva their home. Lake Geneva is the largest community on Geneva Lake, which contains over eight (8) square miles of high-quality water for outdoor recreation, which makes Lake Geneva a nationally recognized tourist destination. The City's population swells in the summer vacation season, often overcrowding the City's existing parks. The Hillmoor park project is intended for use primarily by City residents, though once fully opened and beautifully designed, guests and visitors will want to experience it as well.

The White River begins as it flows north out of Geneva Lake through the City and into two existing City parks - Flat Iron Park and Donian Park - before flowing into the Hillmoor property into Zone 1 which is the focus of this RFP. The City acquired 189 acres of the Hillmoor property in late 2022 for the primary purpose of preserving green space within the City, adding to the 30 plus acres of adjacent park land it already owned. A map showing the border of the entire property is shown in the Appendix. A table listing individual tax land parcels that make up the Hillmoor property is also included in the Appendix as well as a map showing the five (5) Land Use Zones that the property has been divided into to facilitate the planning process.

About half of the property was used as a golf course until it closed in 2007. The property has remained vacant since then except for the area along the White River in Zone 1 which has been used for an 18 hole disc golf course and a dog park. Old golf cart paths still exist on parts of the property and are used for walking by some residents, but the property is largely unused by the residents of the City.

The 32 acre section of the Hillmoor property that is the subject of this RFP is generally level land consisting mostly of mowed grassy fields and a few trees. As mentioned, the White River runs through the middle of it, which divides the property into west and east sides. The west side is next to high density residential and downtown areas partially separated by topography and the Eastview Elementary School located on Sage St. Public tennis courts, restrooms, and a skate park also adjoin the property's west side. The existing nearby dog park is officially located in Zone 1. Waverly Street, a public service road, also runs along the west side and provides access to the park area. Most of the east side connects to Zone 3 - The Forested Area, although the southern end adjoins a residential area. The east side also features two ponds in a serene setting, once used as storage ponds for the prior golf course.

In 2023, the City began investigating potential uses and improvements for the entire 230 acre Hillmoor property by forming a temporary Ad Hoc Committee. More recently, in February of 2025 the City formed a new, permanent Hillmoor Commission, chaired by the Mayor, supported by a part time consultant, to begin moving forward with the formal planning of the property. The Commission is a formal recommending body for City Council.

To facilitate the planning process, the Commission divided the property into five (5) different Land Use Zones based on their unique characteristics and value. A copy of a map showing the Land Use Zones is included in the Appendix. Zone 1 – the White River Corridor is the primary focus of this RFP, though some limited trail construction will occur in Zone 3. The other zones are Zone 2 – the Wetland Area, Zone 3 – The Forested Area, Zone 4 – The Gateway Area, and Zone 5 – The Potential Building Area.

In 2024, the City invested over \$200,000 to remove and replace two dilapidated golf cart bridges in Zone 1 over the White River to improve the connection between the east and west sides. The new wood bridges are eight (8) feet wide with a load bearing capacity of five (5) tons each, able to accommodate light vehicles. They are in addition to an older, three (3) ton bridge over the river that is located downstream and further north in Zone 1.

In May of 2025, the City received approval from the Wisconsin Department of Natural Resources for a \$242,690 Knowles-Nelson Stewardship state grant to make improvements on the property, primarily in Zone 1. The City is matching the grant with an equal amount of local funds. The total investment is \$485,380, most of which will be spent constructing new trails. It also includes funds for architectural-land planning services for developing a conceptual plan for Zone 1 that the City is seeking through this RFP. A copy of the Table of Estimated Project Costs for the various components of the Knowles-Nelson grant project along with a map showing the general location of proposed trail improvements that will be constructed as part of the grant is included in the Appendix. Currently this is the only funding allocated for project implementation. ***This RFP is for just architectural planning services, not for implementation or construction.***

It is important to emphasize that the planning services defined in this RFP are only for the 32 acres in Zone 1 – The White River Corridor, and not for the entire property. However, the intention is that the outcomes of Zone 1 planning will set the standards for the rest of the park. The Hillmoor Commission will eventually develop a master plan that lays out trails and amenities for the entire property which will be done through a future RFP.

All work on this project must comply with all regulations required by the Wisconsin Department of Natural Resources through the Knowles Nelson grant program.

Currently in 2025, SEWRPC (Southeastern Wisconsin Regional Planning Commission) is conducting a botanical and invasive species assessment and a rare species survey for the entire property that should be completed by late fall. Invasive plant species have overrun many parts of the property. The Hillmoor Commission plans to hire a firm specializing in ecological restoration to develop an ecological restoration plan for the entire property in 2026.

Primary reasons planning is starting in Zone 1 is because it adjoins a large residential area, has available parking, and is not heavily infiltrated with invasive plant species. A future riverbed/bank ecological restoration project is planned to address invasives confined to the specific river area and to improve access to the river where needed to support recreational activities.

The City has already gathered extensive public input on the Hillmoor project. The Hillmoor Commission allows public comment before each meeting to consider on going public input about the entire Hillmoor project. Since 2023, many ideas for projects, amenities, uses, activities, etc. from the public have been collected and evaluated by the Commission. The amenities have been sorted according to their suitability for each Land Use Zone. The proposed projects/amenities to be included in the architectural conceptual planning phase for Zone 1 have been determined by the Hillmoor Commission and are listed below in this RFP's Scope of Work. Additional public comment will be encouraged and considered at the initial planning meeting and during subsequent public meetings when the proposed conceptual plans will be presented.

A Hillmoor project newsletter was recently added to the City's website to keep the public informed of new developments. Video recordings of past Hillmoor Commission meetings are available on the City's website.

SCOPE OF WORK

The desired outcome of the RFP is a final architectural conceptual, master park plan for Zone 1- The White River Corridor which is publicly supported. The final plan should be a detailed, colored architectural conceptual site plan on an appropriate scale for public viewing that shows the location of all main trails, all access trails, all amenities, all landscaping, a modified disc golf course, and other features such as park benches and lighting.

As part of developing a final architectural conceptual plan for Zone 1, the scope of work will include determining the optimum location for a new, paved, 12 ft. wide, main trail, and connector trails to bridges, existing property access points, and for new planned park amenities. More specific information on the trail layout is available below. Designing and locating new landscaping enhancements are also part of the conceptual plan phase. A primary goal of the plan is to both highlight and increase the natural beauty of this area of the Hillmoor property by adding a variety of colors and forms through landscaping.

The Scope of Work Includes:

- Working with City Council and its agents, the Hillmoor Commission, and City staff, heretofore referred as the “City”, through the planning process.
- Prepare 2 to 3 draft conceptual park plans. Provide costs for any additional drafts.
 - o Work with the City to determine features for each draft. For example, relocate the dog park to free land near the parking area and White River.
 - o Present preliminary plans at two public meetings, one on a weekday evening and one on a weekend, to maximize input. Public feedback will guide the final master park plan.
- Developing an appropriately sized, full colored version of a final architectural conceptual master plan for Zone 1 as described above.
- Developing three smaller colored architectural perspectives of what parts of the park might look like when improvements are made from the perspective of a park visitor.
- Providing the City with two copies of the full colored version of the final plan along with a PDF version.
- Designing the layout of a main 12 ft. wide paved path that meanders on both sides of the White River.
 - o The Hillmoor Commission determined that the main paved path should be 12 ft. wide to safely accommodate two-way traffic for both pedestrians and bikers during periods of heavy use.
- Laying out and designing landscaping to define amenities and beautify this section of the park.
 - o See below for more information about the landscaping.
- Developing landscaping specifications for specific landscaping plots as called for in the plan.
- Developing a Landscape Implementation Plan as described below.
- Attend planning meetings with City as needed to complete the Scope of Work.
- Attending related public meetings. Five (5) public meetings are currently planned.
- Modifying the design and layout of the existing disc golf course as needed to accommodate the optimum location and use of other amenities, projects, activities, and trails. Trees and plants are to be strategically placed to define fairways where appropriate and to create natural obstacles that challenge the skills of players and create variety in the types of holes to be played.

- Providing estimated costs to relocate and replace tee boxes and hole baskets for implementing changes to the disc golf course.
- Recommending grading and drainage improvements where needed to support amenities. (No soil disturbances on the riverbanks are permitted without Wisconsin DNR approval.)
- Recommending the most cost-effective layout of utilities to amenities that require them.
- Providing cost estimates to run utilities to amenities.
- Providing an estimated cost for each amenity.
- Incorporating solar panels/power into the design of amenities which have large enough roofs like picnic pavilions.
- Designing and laying out an 8 ft. wide paved connector path that runs from the existing railroad trail in the southwestern end of the property to the planned new main 12 ft. paved path.
- Laying out a paved connector trail to serve as the main entrance to this section of the park from the existing parking area on the west side to the proposed new main 12 ft. paved path.
- Laying out additional paved connector trails if needed to bridges and amenities.
- Laying out an 8 ft. paved connector trail to the gravel road that connects to Haskins St. on northwest side of property.
- Providing GPS coordinates, GIS, and/or CAD files showing location of all trails for future contractors to install. If requested, assist with “field staking” the centerline of new paths shown in the final park plan prior to the start of construction planned for mid-2026.
- Evaluate the need for security lighting, security camera locations, decorative lighting, and make a recommendation.
- Recommending the type of grass seed to be used for the new grass trail that follows the sewage right of way in the forested Zone 3 area.

SCOPE OF WORK - Amenities to Be Included in Conceptual Plan

The exact size of each amenity has not been determined; therefore, the plan is not expected to include an exact architectural plan for each amenity, but a semi-detailed sketch that approximately represents as accurately as possible the proposed amenity and the amount of land needed for it. Placement of amenities should consider unique impacts such as visuals, sound levels, etc. and requirements for access, parking, utilities, etc. As currently designed/laid out, the disc golf course, which already exists, uses most of the 32 acres of land in Zone 1 and needs to be redesigned to accommodate other uses and amenities. The existing dog park, as currently laid out, uses approximately 2 acres of land. In comparison, a new amphitheater/bandshell would require approximately 1 to 1 ½ acres of land but will require more parking and access to utilities. A large picnic pavilion will also require adequate nearby parking and utilities.

On July 24, 2025, the Hillmoor Commission approved the following amenities/projects/activities to be included in the plan: Landscaping Enhancements, Joint Walking & Biking Paved Paths, Hiking Trails, Amphitheater/Bandshell, Disc Golf Course (existing course to be modified as needed to accommodate

other uses), Dog Park (one park exists, could be moved or modified to incorporate both a small dog park and large dog park), Fishing, Parking, Park Benches, Picnic Pavilions, Picnic Tables, Playground, Signage, Sledding Hill, and Splash Pad. (A brief description of each amenity is included in the Appendix.)

The selected firm will work with the City to determine what amenities should be included in each of the two or three preliminary versions of the conceptual plan which are to be developed and presented for public input before developing the final master plan for the park area in Zone 1.

The City reserves the right to add or remove amenities/projects/activities to the conceptual plan, should the need for such changes be identified during the planning process.

SCOPE OF WORK – Additional Consideration and Conditions

Landscaping

- All plants, including trees, in the landscaping plan should be soil appropriate. A copy of the soil map for Zone 1 of the property is included in the appendix.
- All landscaping designs should incorporate optimizing hydrological impacts to retain water and increase climate resiliency wherever possible.
- Landscaping enhancements for beautification should include consideration for ecological restoration, river restoration, native plantings, plant diversification, and climate resiliency.
- In addition to beautification, landscaping should be used to define amenities, create buffers, and add natural screens where appropriate to create an enjoyable ambiance.
- Landscaping should be mostly sustainable native trees and plants that support pollinators and other wildlife; however, plantings can include non-native species of flowers (including occasional use of cultivars), grass, bushes and trees to improve habitat diversification, climate resilience, insect and disease resistance, intensify color schemes, and add seasonal color.
- The landscaping plan should include strategic locations of concentrations of flowering plants to create clusters of brilliant colors throughout the growing season. Landscaping should be designed so that some plants are in-bloom starting in the spring and others blooming later in the year.
- With limited funds available and to reduce costs, wherever possible, the landscape plan should incorporate standard specifications for different types of plots which feature different types and quantities of plants. The plan should show the recommended locations where each type of plot (with its unique plant mix) should be used. When funding is available, the City plans to hire landscapers to follow the specifications and plant/seed the selected plants in the designated areas as shown on the master conceptual landscaping plan for the property. A detailed example of each unique landscape grouping should be developed to help illustrate how similar plots should be planted. For example, one detail could show a typical layout (maybe 10 ft. wide by 50 ft. long) for a specific plant grouping (of seed mixes, grass, flowers, trees, and shrubs) used for defining disc golf fairways. Another grouping could be designed for path intersections that feature plants which will create dramatic clusters of color.

- The landscape plan should specify the species and location of individual trees that are to be planted on the property with an estimated, installed cost per tree, the total number of each type of tree, and the total cost to purchase and plant all trees.
- The brick pump house at the entrance to the park from the parking lot should be partially screened and visually softened to blend in with the park.
- The fence around the dog park and around the Utility Commission property on the east side of the river near the southwestern corner of the property should be partially screened and visually softened. (Note that the location of the dog park may change.)
- The conceptual plan should include a specifically designed landscape area or a featured gateway entrance – currently expected to be near the skate park parking area off Waverly St. that is within a reasonable budget of the grant.
- All landscaping should be designed to require minimum maintenance. Annual plants are only to be used minimally if called for in special locations.
- Landscaping design should include strategic location of park benches, picnic tables, and picnic pavilions. Specifications and estimated costs for benches and tables are to be provided.

Trails and Amenities

- All trails and amenities should be designed to be ADA compliant and accessible, or better where possible.
- The layout of trails and paths in the plan should include consideration for future connections to adjoining Land Use Zones 2 and 3, besides additional connections to the City where possible
- The designed layout of trails and amenities should feature the White River where practical.
- During the implementation phase for constructing the new paved paths, the selected firm may be asked to place centerline stakes every 50 ft. to mark the location of the new paths for the contractor.
- The existing 8 ft. car paths are to be removed during the construction phase of new trails.

Lighting

- All lighting, if needed, should be night sky compliant. Lighting specifications and total installation cost are to be provided.

Other

- The City's part time Hillmoor Project Coordinator consultant will be available to facilitate work with the selected landscape-planning firm during the project such as touring the property, interfacing with the City, arranging meetings with City staff, helping address issues, and answering questions.
- All planning should consider public safety and create a sense of security as an essential factor in designs and layouts.
- The plan should include consideration of possible placement of temporary vendor or event tents for special events held on the property near the parking area.

SCOPE OF WORK – Landscape Implementation Plan

The Knowles Nelson grant project also includes funds for implementing **part** of the final conceptual architectural park plan that will be developed through this RFP, specifically the construction of paved paths, new trail improvements in Zone 3, and for some landscaping improvements. The construction component, which is not part of this RFP, will occur in phase two of the grant after a final master plan has been developed which shows the final location of trails and where landscaping improvements are to be made. The exact length of trails that will be built during the construction phase planned for the summer of 2026 will not be known until actual contracts are awarded. The total funding available in the grant is not expected to be enough to complete all trail construction. The implementation of the entire master conceptual plan for Zone 1, including the construction of all amenities, trails, and landscaping, will take time to fully implement depending upon available funding.

As mentioned above, a small amount of grant funds are being targeted for actual landscape plantings in the implementation and construction phase planned for mid-summer 2026.

The Landscaping Implementation Plan should include recommendations of landscaping priorities that include multiple phases of implementation. For example, the current main entrance to Zone 1 from the skate park parking lot lacks landscaping improvements and should be a priority. Each phase should identify the location of plantings based on a logical sequencing for implementation. Each phase should include an estimated cost.

CONCEPTUAL PLANNING PROJECT SCHEDULE – TIMELINE

The table below lists the estimated time schedule for project milestones.

<u>Activity or Milestone</u>	<u>Approximate Date</u>	<u>Duration</u>
Issue of RFP	September 10, 2025	
Deadline for Questions	September 24, 2025	
Answers to Questions Distributed	October 1, 2025	
Deadline for Submitting Proposals	October 8, 2025	4 weeks
Review of Proposals	By October 24, 2025	
Interviews of Finalists	Late Oct. / Early Nov.	
City Approval of Contract on or before	November 10, 2025	5 weeks
Planning Meeting with Hillmoor (H.) Commission	December 11, 2025	4 weeks
Presentation of Prelim. Plans to H. Commission	January 22, 2026	6 weeks
Saturday Public Input Meeting on Plans	January 24, 2026	
Presentation of Final Plan to H. Commission	February 19, 2026	4 weeks
Final Plan Presentation to City Council	February 23, 2026	

Note: The City reserves the right to extend the deadline for submitting proposals and to make changes such as clarifications or corrections to the RFP at any time before the RFP submission deadline. The City also reserves the right to modify the estimated timelines to complete the project.

LICENSES and CERTIFICATIONS

Each person, team, firm, or organization submitting proposals must possess all the necessary federal, state, and local licenses as required by law to perform the work described in this RFP and be willing to furnish proof of such upon request by the City.

FEDERAL, STATE, and LOCAL LAWS, REGULATIONS, and ORDINANCES

Submitters/proposers agree to follow all current, pending, and future federal, state, and local laws, regulations, and ordinances relevant to completing the Scope of Work included in this RFP. Failure to do so would be considered a breach of contract.

CONFLICTS OF INTEREST

Submitters/proposers certify that to the best of their knowledge that no employee of the City or City officials involved or affected by this RFP has an interest in the Submitters'/Proposers' business, and that no person associated with the Submitter/Proposer has an interest that would conflict with the performance of a contract with the City.

EVALUATION CRITERIA, PROCESS, and CONDITIONS

The proposals submitted will be reviewed by members of City staff, members of the Hillmoor Commission and members of City Council and its representatives, hereinafter referred to as the "City".

Proposals will be reviewed and evaluated based on the following criteria:

- Compliance with submission requirements of the RFP.
- Thoroughness of proposal.
 - Quality of responses.
 - Ability to meet timeline.
 - Landscaping experience including experience with native plant restoration, plant diversification, climate resiliency, hydrological issues.
 - Quality of references.
 - Total cost of services to complete Scope of Work

The City reserves the right to investigate as it deems necessary to verify all qualifications and/or information that is submitted as part of an RFP. The City also reserves the right to reject any and all proposals at its sole discretion.

As part of the selection process, the City reserves the right to contact or interview none, some or all of the organizations/firms that submitted acceptable proposals. The City reserves the right to negotiate the terms of a contract with the selected organization/firm prior to entering into a contract. If negotiations do

not lead to a mutually agreed-to-contract, the City may proceed to negotiate with the firm with the next best proposal. After completing the selection process the recommendation will be submitted to City Council for formal approval.

All of the information or materials submitted by proposers will be considered public City property. The City retains the right to discard or retain all of the proposals as submitted and use any idea in any proposal regardless of whether the proposal was selected or rejected.

SUBMITTAL REQUIREMENTS

Each proposal must provide the minimum amount of information listed below in order to be considered eligible for the selection process.

Cover Letter

- Statement of Interest
- Name, address, phone, and email of main contact person.
- Statement certifying that the information submitted is true and complete to the best knowledge of the individual signing the cover letter.
- Signature of an authorized principal or partner of the submitting organization/firm.

Organizational Overview

- General background information on your organization. Web address.

Project Team

- A list of personnel that will be working on this project.
- A description of each person's role and responsibilities in the project.
- A resume of each person on the project team.
- A list of any subcontractors that might be involved in the project along with their qualifications, experience, and expected role in the project.

Past Experience and References

- Describe your organization's experience working on similar projects to develop master/architectural/conceptual park plans.
- Provide examples of past completed projects including images of or links to any similar conceptual plans.
- Provide references for two or more similar projects that your organization worked on. Include any web links to plans or information that are available online that would be helpful in the evaluation of your organization.

Innovative Approach

- Describe your organization's approach to accomplishing this RFP's Scope of Work within your proposed cost structure which you believe are innovative for developing the best master conceptual plan for this specific piece of property.
- Provide any additional information that you feel the City should consider when deciding what firm/organization should be selected to do this work.

Cost Proposal

- A detailed breakdown of fees to be charged to accomplish the work outlined in the Project Scope. The total cost for all services to be provided must include a not-to-exceed maximum price. The hourly charge rates/fees for members of the project team upon which the total project cost is based should be included.

Oral Presentations

- Some proposers may be selected to make an oral presentation of their proposal if requested by the City. The presentation may be in person or by conference call. Failure to make such presentation to the City may result in the rejection of the proposal.

SUBMITTAL PROCEDURES

All proposals that are submitted must be signed by an authorized representative of the responsible organization/firm. The City reserves the right to reject any proposals that are incomplete or that contain omissions, alterations, or irregularities of any type.

The submission of a proposal automatically infers acceptance of all conditions in this RFP by the submitter/proposer.

All proposals must be submitted to and received by the City no later than Noon CST on Wednesday, October 8, 2025.

All proposals should include fourteen (14) paper copies, and one electronic PDF copy that is on a flash drive or is emailed directly to the City at the address below. The proposals should be sealed in one envelope and marked with the title – "Hillmoor Planning RFP 2025".

The proposal should be shipped either by the US Postal Service, Federal Express, or United Parcel Service, or it can be hand delivered in person at City Hall, to:

Mr. David De Angelis, City Administrator
Hillmoor Planning RFP 2025
City of Lake Geneva
Lake Geneva, WI
53147

QUESTIONS and RFP ADDENDUMS

Any changes to the RFP will be posted as addendums per the RFP posting process and schedule. Questions about the RFP or the RFP process will be accepted until Noon CST on September 24, 2025. Questions must be made in writing via email directly to the Parks Director, David Winger, at parksdirector@cityoflakegeneva.gov . No questions will be discussed or answered in person or by telephone. Questions that are received will be posted on the City's website along with the answers for public viewing.

GENERAL TERMS and CONDITIONS

Proposals that are received are considered as offers. No proposals or materials will be returned to the proposer or submitting organization/firm.

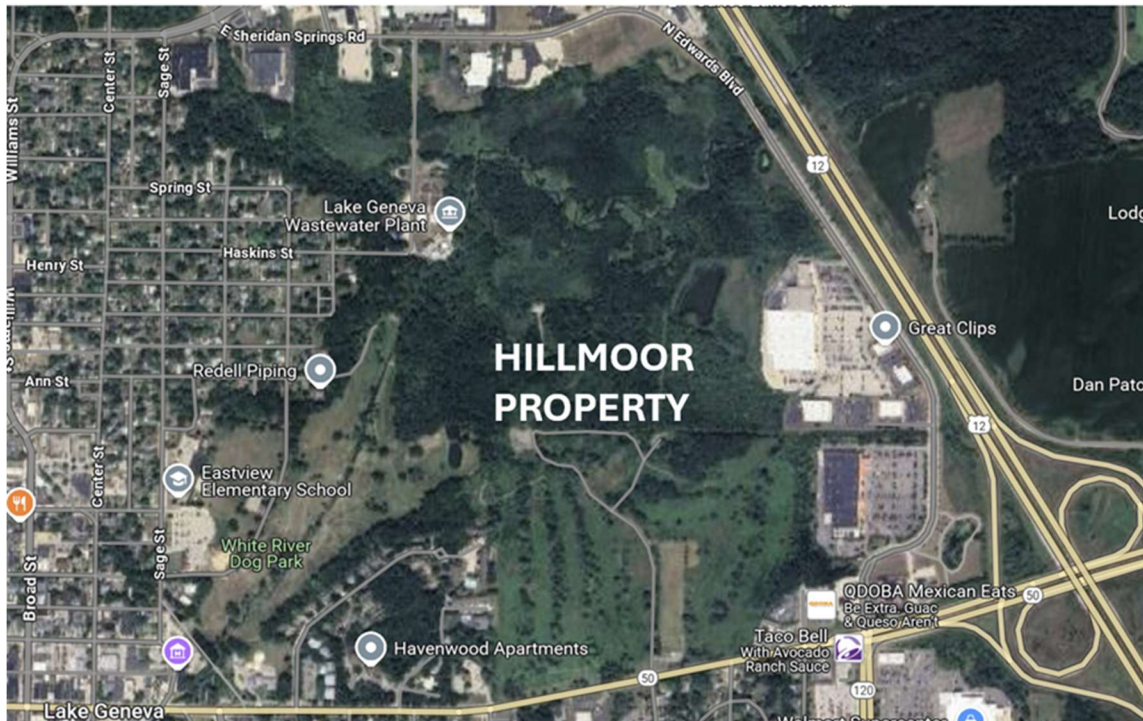
The decision to accept or reject a proposal according to the evaluation criteria of this RFP is a reflection of the City's interpretation of the capability and expertise of the organization/firm submitting the proposal. The solicitation or offering of this RFP does not obligate the City to pay any cost incurred by any individual or organization/firm associated with preparing or submitting a proposal.

Any proposer may withdraw their proposal either personally or by written request at any time before the submittal deadline. No proposal may be withdrawn sixty (60) days after the date set for opening proposals. All submissions will be considered acceptable during this time period.

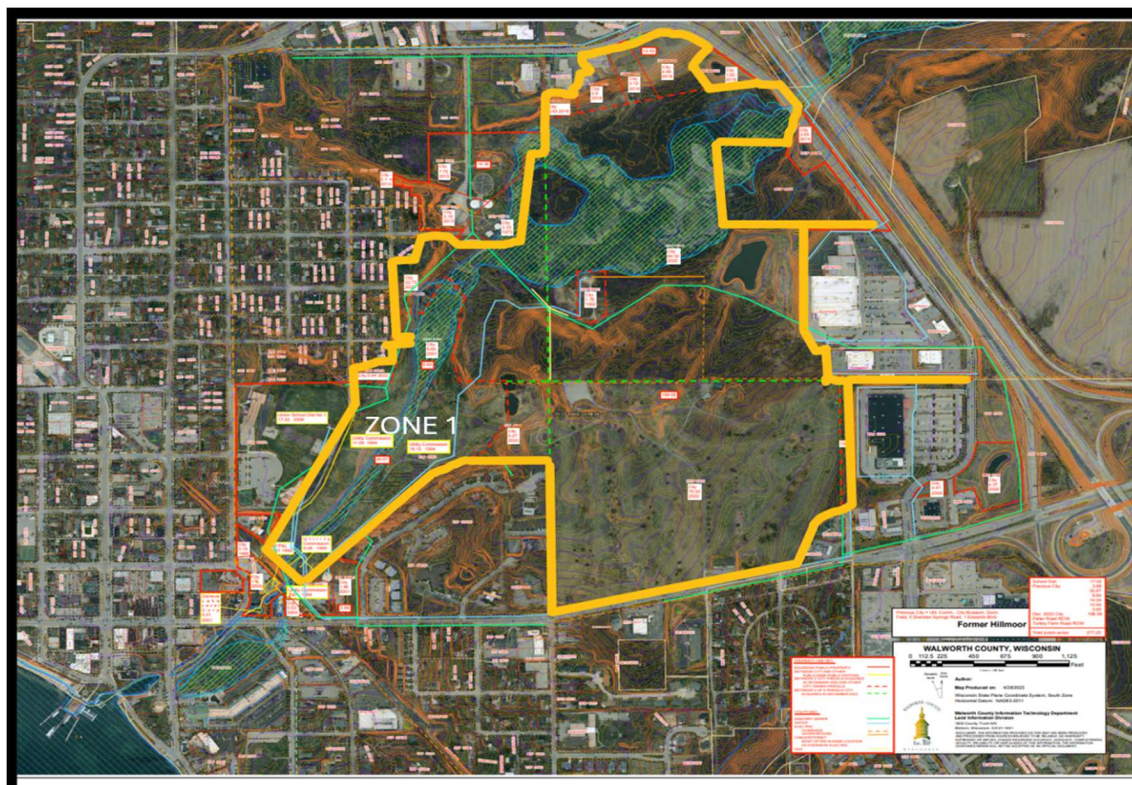
The City reserves its right to accept the proposal which it determines through its own judgment is in the best and most favorable interest of the City and for the common good of its residents. The City reserves the right to reject the proposal with the lowest cost to the City. The City reserves the right to accept any item or any proposal, as well as the right to reject any or all proposals. While the City also reserves the right to waive irregularities and informalities in the RFP process or in any submitted proposal, no organization or firm submitting a proposal should anticipate that such waivers will be granted. The granting of any waiver should not be considered a waiver of any future similar informality.

APPENDIX

Google Map Photo Property and Surrounding Area – Lake Geneva, WI



Map of Approximate Hillmoor Property Boundaries



Hillmoor Land Parcels via Walworth County Property Records rev:7/30/25

Doc: Hillmoor Project: Hillmoor - Land Parcels and Total Acreage – July 2025

CITY OF LAKE GENEVA

<u>PARCEL</u>	<u>ACRES</u>	
ZOP 00004	2.97	(RR Trail – Utility Commission)
ZOP 00004A	0.46	(Utility Commission)
ZOP 00003	16.15	(Zone 1)
ZOP 00003	11.09	(Zone 1)
ZYUP 00001A	0.94	
ZYUP 00001C	22.73	
ZYUP 00153	84.32	
ZOP 00003	5.27	
ZYUP 00131	75.32	
ZA312100001	1.3	
ZOP 00298	0.19	
ZOP 00302	0.53	(Sailboat Plaza, Utility Comm.)
ZOP 00002C	1.86	(Utility Comm., southeast side)
ZYUP 00001	6.69	(Zone 1, north end)
ZYUP 00006	0.1	
ZYUP 00002	3.16	(Utility Comm. sewage plant)
ZGC 00045	7.75	(Utility Comm. sewage plant)
ZYUP 00001B	3.33	(Utility Comm. sewage plant)
ZA 191800001	1.78	(Utility Comm.)
ZYUP 00194A	3.65	
TOTAL	249.59	Total minus Utility properties = 227.75 acres

CITY OF LAKE GENEVA – (Commercial parcels on north side along Edwards Blvd. “Zone 2 a”)

<u>PARCEL</u>	<u>ACRES</u>	
ZA 467900001	2.9	
ZA 467900002	2.12	
ZA 467900003	0.92	
ZA 468000001	4.66	
ZA 468000002	1.82	Total =12.42 acres

SCHOOL DISTRICT – EASTVIEW SCHOOL (adjacent to Hillmoor’s west side)

<u>PARCEL</u>	<u>ACRES</u>	
ZOP 00300	0.31	
CSM 3121	0.21	
ZOP 00003A	17.02	Total = 17.54 acres

The City’s Vision and Major Objectives for Hillmoor were approved by City Council on August 14, 2023.

HILLMOOR’S VISION STATEMENT

“We envision Hillmoor as a cherished place where we enrich our lives by connecting with Nature, ourselves, and others.”

MAJOR OBJECTIVES FOR THE HILLMOOR PROPERTY

Objective 1: Natural Preservation

Create a sustainable place of timeless beauty designed in harmony with the natural environment which supports diverse plant and animal life.

Objective 2: Outdoor Recreation

Create a magical place immersed in Nature where children, families, and friends come to laugh, learn, explore, recreate, and have fun in harmony with the natural world.

Objective 3: Sense of Community

Create a community gathering place where we and our guests go to talk, listen, appreciate, relax, and rejuvenate.

Objective 4: Connectivity to the City

As a welcoming place for all people, Hillmoor will be designed to beautifully blend in with our City, the Lake, the River, and our adjoining Parks. It will also be designed to be easily accessible by foot, bike, and car, and by people with mobility challenges.

Objective 5: High Quality Structures

As an inspirational place, any structures approved for the site will be designed to blend in with the rest of the property and built using high-quality landscaping, building, environmental, and sustainability standards, that will aesthetically enhance the “small town charm” of our nationally recognized City

THE HILLMOOR COMMISSION'S MISSION

The mission of the Hillmoor Commission is to create a master development “conceptual” plan for turning the 230 acre Hillmoor property into a beautiful park that is supported by our residents and worthy of our City’s national reputation. The Commission’s work is guided by the Vision and Major Objectives that were adopted by the City. To enrich our quality of life, the Commission considers a variety of factors that can positively influence our lives. Both the Vision & Major Objectives and the Quality of Life Factors are listed on the following two pages.

To fulfill its mission, the Hillmoor Commission will prioritize projects for the property that:

- fulfill unmet or underserved needs of residents,
- that do not compete with existing services,
- that help people connect with Nature,
- that encourage outdoor recreation,
- that restore natural habitat and biodiversity,
- that can be used by everyone,
- that are a prudent use of both natural and financial resources,
- that enhance the beauty of the property,
- that contribute to our quality of life.

QUALITY OF LIFE FACTORS

These diverse quality of life factors are to be considered to help guide the planning and project evaluation process so that Hillmoor can become a special place where we can go to relax our minds, exercise our bodies, and uplift our spirits.

AESTHETICALLY: All changes to the property are to be done with the goal of enhancing the aesthetic beauty of the site and City.

RECREATIONALLY: We see Hillmoor a place to play, walk and talk with friends, to hike and bike, while connecting with Nature.

HEALTH AND WELLNESS: By encouraging outdoor activities year-round, Hillmoor will contribute to the health and wellness of our residents.

ENVIRONMENTALLY: Everything that is done on the property is to be done with the utmost care for the environment. We seek to make enhancements which are in harmony with the natural environment.

SOCIALLY: We see Hillmoor as a community gathering place for everyone where we spend time with friends and family, reconnect with old friends and make new friends. It is a place that creates a sense of belonging to a community.

SPIRITUALLY: A place where people can find peace, and just 'BE' in harmony with Nature, themselves, others, and the world.

CULTURALLY: A place where we can experience art and culture in a variety of ways to enrich our quality of life.

ECONOMICALLY: Hillmoor becomes an invaluable asset to the community that increases the value of properties throughout the City and indirectly supports economic sustainability for the City and its residents by adding to our quality of life.

EDUCATIONALLY: To enrich the lives of both residents and visitors by sharing information about the area's unique natural and cultural history, ecology and environment including the plant and animal life in and around the crystal waters of Lake Geneva – fish, mammals, birds, reptiles, etc.

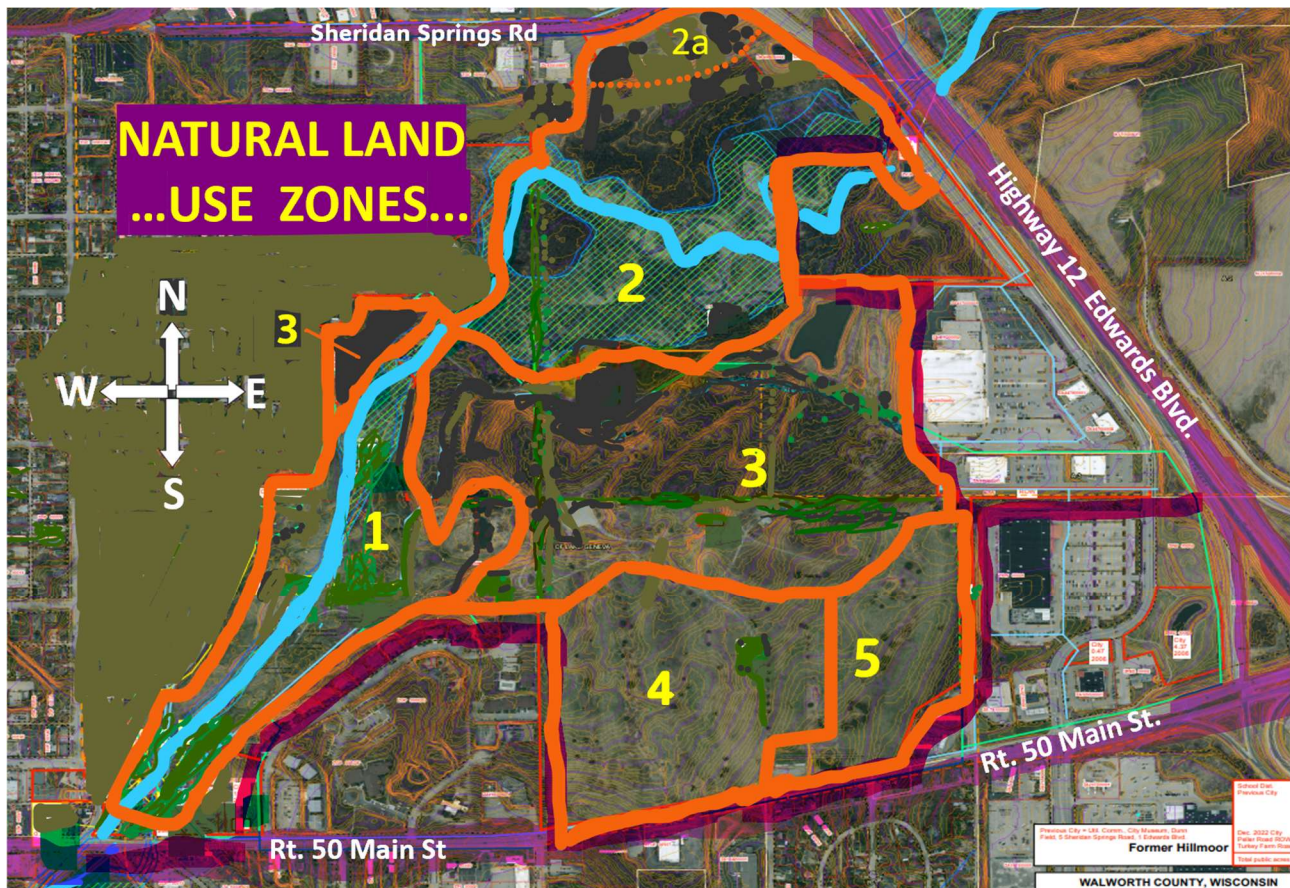
AGRICULTURALLY: Enhance the quality of life by providing land for City residents to locally grow high quality food.

SAFETY: Creating a place where people can feel safe and secure while visiting the property.

[illegible]

Hillmoor Land Use Zones

Hillmoor is a diverse and complicated piece of property with many different features. To facilitate the planning process, the Commission divided the approximate 230 acres of property into five (5) different Land Use Zones based on their unique characteristics such as topography, ecology, viewability, access, availability of utilities, and value. The five Land Use Zones are shown below in Figure 1. They are: Zone 1 – the White River Corridor, Zone 2 – the Wetland Area, Zone 3 – The Forested Area, Zone 4 – The Gateway Area, and Zone 5 – The Potential Building Area.



NAME OF ZONE

APPROXIMATE SIZE

- | | |
|------------------------------------|----------|
| • ZONE 1 – WHITE RIVER AREA | 32 ACRES |
| • ZONE 2 – WETLAND AREA | 68 ACRES |
| • ZONE 3 – FORESTED AREA | 64 ACRES |
| • ZONE 4 – THE GATEWAY RT. 50 AREA | 38 ACRES |
| • ZONE 5 – POTENTIALBUILDING AREA | 21 ACRES |

DESCRIPTION OF AMENITIES/PROJECTS for ZONE 1 – WHITE RIVER CORRIDOR

This section provides a brief description of amenities/projects to help Hillmoor Commission members and the general public better understand the size and scope of each project. It is hoped that this information will develop a basic, common understanding and reduce confusion when discussing or evaluating individual projects. The descriptions are not intended to be 100% complete or accurate. The actual size and shape of each amenity/project will not be fully available until its final design is completed.

- **Ecological Restoration** – The removal of invasive plant species and the planting of desired plant species to create sustainable habitats that support diverse populations of plants and animals.
- **River Restoration** – Similar to ecological restoration but specialized for stream bank and stream bed improvements that support diverse populations of aquatic plants and animals. Specific DNR regulations and permits required. Could include improving human access points to the river.
- **Native Plants** – Plants (including trees, bushes, flowers, and grasses) that are historically native to our region of Wisconsin.
- **Landscaping Enhancements** – Intentionally designed improvements made to the existing landscape that are strategically placed to add aesthetic qualities such as color, beauty, and ambiance. It should include hydrological improvements as well. Plant selections may include climate resilient, non-native species, including cultivars, which are used to enhance beauty and/or animal habitat.
- **Diversification** (of plants) – The selective use of both native and non-native plants to diversify plant life to improve the sustainability of habitat by using species that are climate/drought resilient as well as disease and insect resistant.
- **Joint Walking and Biking Paved Paths** – Paved asphalt paths approximately 12 ft. wide to safely accommodate two-way traffic of pedestrians and bikers. Width determined by what is anticipated to be needed to allow safe passage in a variety of situations such as: a family biking with small children, parents pushing a baby carriage, people in wheelchairs, people walking with dogs, individuals pulling picnic coolers to a pavilion, to two people riding electric bikes, etc.; on a busy weekend in Lake Geneva. Note: 8 ft. wide paved connector trails are expected to be constructed to facilitate access to the main 12 ft. wide trail and to park amenities such as picnic pavilions.
- **Hiking Trails** – 8 ft. to 12 ft. wide walking trails through wooded areas and fields that have a mow-able, grass surface, or possibly a crushed limestone surface if deemed appropriate.
- **Amphitheater/Bandshell** – A music venue that could include either a manicured lawn with tiered levels of seating, level or sloped grassy seating areas, with a hard surface center stage area with or without a bandshell. Some bandshells include storage for summer seating and require electric utilities. The average size of a bandshell with amphitheater style seating would require anywhere from ½ to 1+ acres depending upon the area needed for spectators. Restrooms should be nearby with water and electric utilities. An access road to load and unload stage props and musical instruments is usually needed. Additional nearby parking may be required.

DESCRIPTION OF AMENITIES/PROJECTS for ZONE 1 (continued)

- **Cross Country Ski** – Grassy trails specifically designed for cross country skiing over a variety of terrain. While “back country skiing” is where anyone can ski just about anywhere if there is enough snow, the snow on specific cross country ski trails is often “groomed” – compacted and shaped, with mechanical equipment to increase the enjoyment of the sport. Modern designed trails are a minimum of 12 ft. wide and designed for beginners to experts. If grooming equipment is used, a storage location for the equipment would be needed. Recent winters in the Lake Geneva area have had little snow, limiting the amount of available skiing time.
- **Disc Golf** – Besides installing tee pads and basket holes, a typical 9, 12, 15, or 18 hole course requires 20 to 35 acres of land with holes designed for various left, right and straight throws that incorporate varied terrain and foliage to challenge the skills of participants. Fairways range from 15 ft. to 75+ ft. wide in a mix of open, semi-wooded and heavily wooded settings. A typical 18 hole course ranges from 4500 to 6000 feet in length.
- **Dog Park** – A typical dog park is a 1 to 5 acre area surrounded by a 4 to 5 ft. high fence. It should have a double gated entrance, a source of fresh drinking water, available doggie bags, and a waste disposal station. Additional features could include shade cover such as a pavilion, park benches, picnic tables, restrooms, a dog pool, and storage bins for dog toys. Some dog parks have night lighting for use during short winter days. The owner/manager of the dog park may require proof of dog vaccines for admission and charge an annual fee. Some communities have two dog parks to separate small and large dogs for safety. Adequate nearby parking would be needed.
- **Small Dog Park** – A dog park built for use by dogs that weigh 30 lbs or less.
- **Large Dog Park** - A dog park built for use by larger dogs that weigh between 30 to 150+lbs.
- **Fishing** – Fishing along the White River and in the storage ponds if approved by City and according to Wisconsin DNR regulations.
- **Parking** – Asphalt, impervious paved parking areas needed for people to access the park and its specific amenities. When possible, other surfaces that are water permeable should be considered where appropriate, otherwise, a storm water retention area will need to be constructed for larger parking areas. Permeable surfaces can be more expensive and require additional maintenance.
- **Park Benches** – Benches that are to be strategically placed in the park and should be considered an architectural feature. There are many types of benches to choose from ranging from all wood to recycled plastic to all metal. One standard type of bench should be selected for use in the park. Benches along main paths should have a solid underfoot surface.

DESCRIPTION OF AMENITIES/PROJECTS for ZONE 1 (continued)

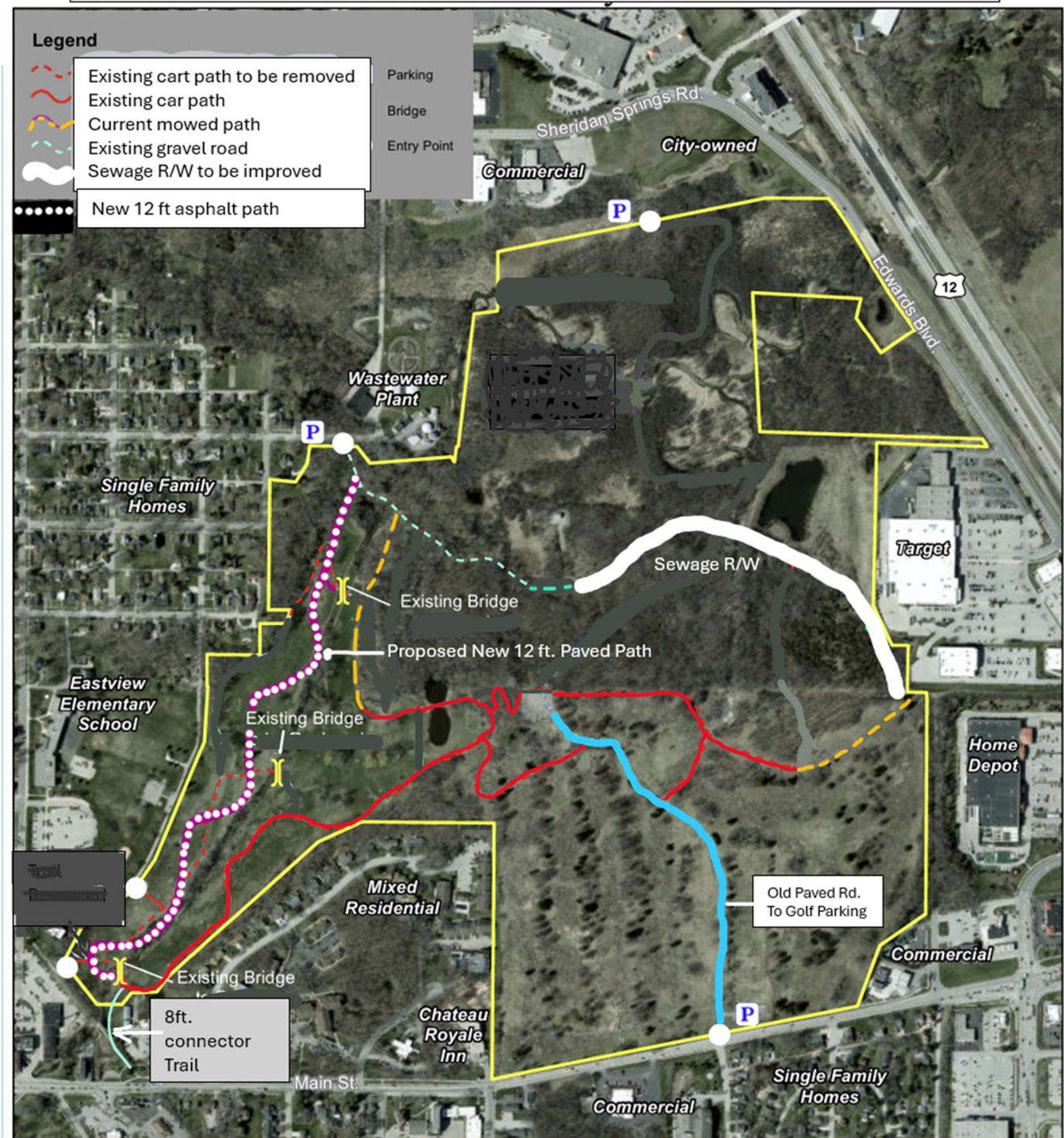
- **Picnic Pavilions** – Very small picnic pavilions are 12 x 20 ft. and could comfortably accommodate two picnic tables. Large pavilions are 40 x 70+ ft. (2800 sq. ft.) and could accommodate up to 20 picnic tables and 120 -150 people. Modern, high-quality pavilions are built to last with stone or brick wainscoting and can include features such as restrooms, electric power, heaters, fans, refrigerator, kitchen area, fireplace, dance floor, and removable walls to enable use throughout three seasons in colder climates. Pavilions should be located near available parking. They are also often located near other park amenities like playgrounds.
- **Playground** – Playgrounds vary in size and features. Many custom designs and themes are available to choose from. Sizes can range from 2000 to 10,000 sq. ft. (approx. ¼ acre). They can have a variety of soft surfaces to protect children from falls. Nearby parking would be needed.
- **Restrooms** – Public toilet facilities that could be provided through a separate standalone building or part of larger building structures such as a community center or picnic pavilion.
- **Signage** – Different types of signs could be placed in a park. They include entrance signs, directional signs, interpretive signs, public notice signs, etc. of various designs, colors, shapes, and sizes.
- **Sledding Hill** – A cleared grassy slope preferable located on a north facing hillside that can be used for sledding or inner tubing in the wintertime. Best locations on the property are the slope near the No.1 tee of disc golf (access museum parking lot) and the slope on the east side of the White River near the 3 ton bridge where trees would need to be cleared (access Haskins St.).
- **Splash Pad** – A popular water feature for children and adults of all abilities to cool off on hot days often resembling a playground with slip resistant surfaces and no standing water making it a safer alternative to a swimming pool. Water is pumped, sprayed, and jettisoned often through interactive features creating playful water displays. Typical sizes range from about 1000 to 2500 sq. ft. Modern pads recycle water making them more environmentally friendly. They are less expensive to build and maintain than public swimming pools. Available nearby parking is required.

State of Wisconsin
Department of Natural Resources
Stewardship Local Assistance, Federal Land & Water Conservation Fund, & Recreational Trails
Program Grant Application
Stewardship Urban Rivers sub-Program

Project Title: Hillmoor Trail System
Grant Application Revisions
March 2025

City of Lake Geneva, Wisconsin
Walworth County

Revised Hillmoor Preliminary Trail Plan March 2025



Project Title: Hillmoor Trail System

City of Lake Geneva, Wisconsin, Walworth County

Revised Project Cost Estimates

April 2025

Development Project Items	Quantity	Unit of Measure	Component Costs	Estimated Total Item Cost
Landscape architect/planning	1	n/a	n/a	\$75,000
Remove existing 8 ft. wide golf cart paths	2,100	Linear ft.	\$22.40	\$47,000
Construct new 12 ft. wide main asphalt paved path	3,200	Linear ft.	\$82.00	\$262,000
Construct new 8 ft. wide asphalt paved connector trail to lower RR path on east side of White River.	260 (+grading & retain wall)	Linear ft. (specific est. project cost)	\$60.00 \$14,400	\$15,600 \$14,400
Sewage R/W improvement project (leveling, widening, clearing new 300 ft. section)	1900	Linear ft.	\$15.80	\$30,000
Signs	2	Per sign	\$2,500	\$5,000
Landscaping plants	To be determined	per plant & seed	To be determined	\$36,380
TOTAL ESTIMATED COST				\$485,380

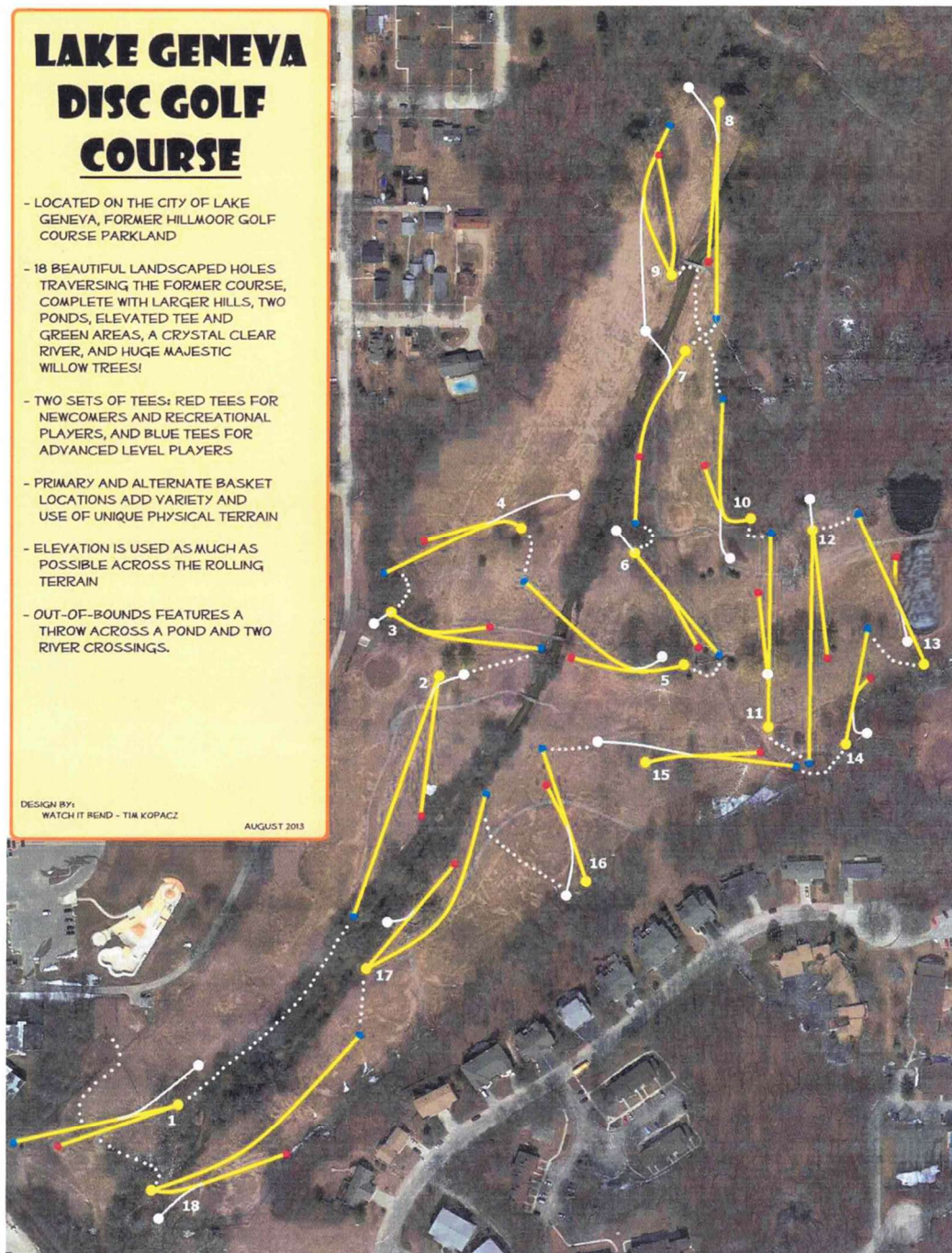
Soil Map Zone 1 – White River Corridor (via Wallworth County)



Soil Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ac	Adrian muck, 0 to 2 percent slopes	6.9	5.0%
Am	Alluvial land	19.6	14.2%
CeC2	Casco loam, 6 to 12 percent slopes, eroded	5.4	3.9%
CrE2	Casco-Rodman complex, 20 to 30 percent slopes, eroded	19.3	14.0%
FsA	Fox silt loam, 0 to 2 percent slopes	15.4	11.1%
FsB	Fox silt loam, 2 to 6 percent slopes	31.5	22.7%
JuA	Juneau silt loam, 1 to 3 percent slopes	1.1	0.8%
KIA	Kendall silt loam, 1 to 3 percent slopes	0.0	0.0%
MmA	Matherton silt loam, 1 to 3 percent slopes	2.8	2.0%
MpB	McHenry silt loam, 2 to 6 percent slopes	1.3	1.0%
MpC	McHenry silt loam, 6 to 12 percent slopes	7.9	5.7%
MxD2	Miami loam, sandy loam substratum, 12 to 20 percent slopes, eroded	9.1	6.6%
RsF	Rodman-Casco complex, 30 to 45 percent slopes	6.1	4.4%
Wa	Wallkill silt loam	5.6	4.1%
Ww	Wet alluvial land	6.6	4.8%
Totals for Area of Interest		138.5	100.0%

Best Available Map of Disc Golf Course Layout



REQUEST FOR PROPOSALS (RFP) FOR:
Hillmoor Ecological Restoration Plan RFP 2025



Issued by:

City of Lake Geneva, Wisconsin

August ??, 2025

The City of Lake Geneva is seeking professional Ecological Restoration Services for its Hillmoor park project.

Proposals Must Be Submitted by:

12:00 PM

September ??, 2025

City of Lake Geneva
626 Geneva Street
Lake Geneva, Wisconsin 53147
Phone 262-248-3673 / Fax 262-248-4715

www.cityoflakegeneva.gov

Hillmoor Ecological Restoration Plan RFP 2025

INTRODUCTION:

The City of Lake Geneva, Wisconsin is seeking professional services to develop an ecological restoration plan for its Hillmoor park project. The plan is needed for the approximate 230 acres that make up the Hillmoor property. This RFP outlines the City's requirements for working on this project and seeks qualified individuals and/or firms to submit proposals detailing their qualifications, capabilities, and experience to assist the City in achieving its goal of creating a restoration plan that is supported by the public by June 15th of 2026. A copy of the Hillmoor Commission's mission and the City's Vision and Major Objectives for the Hillmoor project are included in the Appendix.

BACKGROUND:

The City of Lake Geneva is located in southeastern Wisconsin. Its population is approaching 9000 residents and is surrounded by thousands of other residents living in adjacent communities who also consider Lake Geneva their home. Lake Geneva is the largest community on Geneva Lake, which contains over eight (8) square miles of high-quality water for outdoor recreation, which makes Lake Geneva a nationally recognized tourist destination. The City's population swells in the summer vacation season, often overcrowding the City's existing parks. The Hillmoor park project is intended for use primarily by City residents, though once fully opened and beautifully designed, guests and visitors will want to experience it as well.

The White River begins as it flows north out of Geneva Lake through the City and into two existing City parks - Flat Iron Park and Donian Park - before flowing into the Hillmoor property. The City acquired 189 acres of the Hillmoor property in late 2022 for the primary purpose of preserving green space within the City, adding to the 30 plus acres of adjacent park land it already owned. A map showing the border of the entire property is shown in the Appendix. A listing of individual tax land parcels that make up the Hillmoor property is also included in the Appendix.

About half of the property was used as a golf course until it closed in 2007. The property has remained vacant since then except for the area along the White River in Zone 1 which has been used for an 18 hole disc golf course and a dog park. Old golf cart paths still exist on parts of the property and are used for walking by some residents, but the property is largely unused by the residents of the City.

In 2023, the City began investigating potential uses and improvements for the entire 230 acre Hillmoor property by forming a temporary Ad Hoc Committee. The City's Vision and Major Objectives for the property are included in the Appendix along with various quality of life factors and the Hillmoor Commission's mission.

More recently, in February of 2025 the City formed a new Hillmoor Commission, chaired by the Mayor, supported by a part time consultant, to begin moving forward with the formal planning of the property. The selected consultant/firm will work with the Commission to develop the ecological restoration plan. The Commission is a formal recommending body for City Council.

To facilitate the planning process, the Commission divided the property into five (5) different Land Use Zones based on their unique characteristics and value. Zone 1 – The White River Corridor, Zone 2 – the Wetland Area, Zone 3 – The Forested Area, Zone 4 – The Gateway Area, and Zone 5 – The Potential Building Area. Each Zone has different potential uses and/or ecological features. A map of the five (5) zones is included in the Appendix.

Zone 2a, located to the north of Zone 2, is a commercial site owned by the City of Lake Geneva and is only to be included in this restoration plan to the extent of identifying and recommending removal of invasive species located at the southern side of the parcels. Most of the property is mowed grass and will not be part of this restoration plan since it will most likely be used for commercial development.

Zone 5 is ecologically similar to Zone 4, but is specified as a separate zone due to its location making it favorable for potential future building sites.

Currently in 2025, SEWRPC (Southeastern Wisconsin Regional Planning Commission) is conducting a botanical and invasive species assessment and a rare species survey for the entire property that should be completed by late fall 2025. Invasive plant species have overrun many parts of the property except for Zone 1 that consists mostly of mowed grassy fields that make up a disc golf course.

In addition to the SEWRPC study, the Hillmoor Commission is currently working on developing a master conceptual architectural plan for Zone 1 which has limited invasive plant species infiltration. The architectural plan, which is expected to be completed by the end of the first quarter of next year, will involve the design and layout of Zone 1 of the park including amenities such as picnic pavilions and new paved paths. The conceptual planning of Zone 1 will also involve setting landscaping planting standards that include strategies for using soil appropriate native plant species, plant and habitat diversification, improving on site water retention, climate resiliency, insect and disease resistance, and improving seasonal color. The restoration ecological restoration plan for the entire Hillmoor property described in this RFP will involve incorporating similar strategies.

SCOPE OF WORK

Hillmoor Ecological Restoration Plan

PRIMARY GOAL

A Primary Goal of the restoration plan is to improve the quality of terrestrial habitat on the Hillmoor property which will support a more diverse population of wildlife. The goal is to improve the ecology in each of the five (5) Land Use Zones – the oak forest area in Zone 3, the wetland area in Zone 2, the shrubland and upland/grassland areas in Zones 4 & 5. Due to their similarity, Zones 4 & 5 can be combined for restoration planning purposes, though their implementation priority level may be different, especially for new plantings if development is to occur in Zone 5.

While Zone 1 is mainly mowed grass, developing a riverbed and riverbank ecological restoration plan for the White River in Zone 1 is to be included as part of the overall restoration plan for the property. In some cases, part of the riverbank improvements may involve improving access to the river where needed to support recreational activities, which will be determined through the architectural conceptual planning process for Zone 1 previously mentioned.

REQUIRED RESTORATION PLAN COMPONENTS

Please provide an estimated cost to complete the work described in each of the sections 'a' through 'e' below.

a) Assessing the Property

Past uses of the property may impact the restoration plan and should be part of the assessment of the property. Historically, much of the property was used as a public golf course for nearly 100 years until the course closed in 2007. The tree lines of old fairways can be seen on the property especially in Zones 4 & 5, though much of the course is now heavily overgrown and infiltrated with invasives. The White River was channelized in Zone 1 during the layout of the golf course. Other parts of the property, including some flood plain areas, were used for agricultural. Sections along the White River were dammed for powering water wheels and recreation.

The Scope of Work is to include:

- Developing a detailed map of an appropriate size that shows the location of each invasive plant community/species considered ecologically significant within each Zone. Significant is defined as being large enough and pervasive enough to have harmed habitat diversity and require

removal. Some of the invasive plant species that have been identified on the property include buckthorn, honey suckle, black alder, phragmites, reed canary grass, black locust, multiflora rose, yellow Iris and garlic mustard. If necessary to properly convey the desired information, provide a separate map for each individual zone.

- Creating a supporting document for the map of invasives in the form of a table listing all significant or impactful invasive species that are present in each of the 5 Land Use Zones. As previously mentioned, Zones 4 & 5 can be treated as one Zone due to their ecological similarity.
- Providing an estimate of abundance of each species in the terms of acreage and relative percent of cover in each Zone should be provided where practical and useful to quantify the extent of saturation.
- The assessment of the property should also include an inventory and evaluation of the health of existing preferred plant species. Some older trees are near the end of their expected lifespan. In cases where younger preferred species are located among invasives, they should be marked before removing invasives to protect them from accidental removal.
- Providing photographic documentation of invasives that can be used to show the City, potential donors, and grant makers the extent of ecological degradation. They will also be used to show “before and after” photos to document progress.
- It is understood that the 5 Land Use Zones being used by the City most likely will not accurately represent all uniquely identifiable ecological zones on the property. The 5 Land Use Zones may include multiple sub zones to more accurately define floral habitat. These subzones may also overlap between the 5 Land Use Zones.

b) Recommending Treatments for Removing Invasive Plants

Broadcast spraying, burning, spot spraying, cutting, girdling, and other removal methods are expected to be needed in specific areas.

The Scope of Work is to include:

- A table listing the recommended mechanical and chemical means for removing each invasive species identified in specific sections of each Zone. For example, indicated where forest mowing and broadcast spraying is recommended for removing dense populations of woody invasive shrubs such as buckthorn or honeysuckle, and where brush cutting smaller populations followed by spot-spraying or other means of direct application would be recommended.
- A list of recommended chemicals, concentrations, and instructions for application, for each invasive species that is to be removed. Also include the recommended best/seasonal time periods for application to maximize removal effectiveness. Note: The White River flowing out of Geneva Lake is of high water quality. The City’s drinking water comes from underground aquifers connected to the hydrological system of the Lake and river. The City wishes to

minimize the use of herbicides wherever possible to minimize any negative impacts on the environment and water quality.

- Recommendations for both short-term control methods and long-term vegetation management requirements for each Zone.
- Where practical and useful, recommend on site uses for brush and trees that have been cut which can be intentionally placed to enhance animal habitat.
- Providing the expected time frame and necessary long-term commitments to achieve implementation success assuming that all the necessary resources are available for successful implement of the restoration plan.
- The expected annual work required for maintaining the sections of property (for example – controlled burns) once most of the invasive species are removed and new planting have taken hold.
- The estimated cost for removal of invasives species and the estimated percent % removal goal (for example – 100% or 95% eradication)
- An assessment of the extent of overgrazing on the property by deer, any wildlife threats to the restoration effort, and recommended methods to mitigate potential damage, especially for new plantings.
- Identifying any concerns requiring the avoidance of disturbances during primary nesting periods.

c) Recommending New Plantings

The Scope of Work is to include:

- Developing an appropriately sized detailed map showing the location of plantings of native and preferred plant species (those that enhance floral diversity and improve climate resiliency) to replace the invasive species on the property. Planting instructions such as spacing, locations and density should be provided for each specific tree species. If necessary to properly convey the desired information, provide a separate map for each individual Zone.
- Recommending new plantings based on soil types. Soil maps are available through USDA's National Resources Conservation Services. Some field testing of soil will most likely be required to verify soil types especially in areas where extensive earth moving may have occurred such as during construction of the former golf course.
- Recommending seed mixes with listing of all types of plant seeds that are included in the mix. Provide planting instructions for each seed mix. Include a list of vendors that sell the recommended seed mixes.
- Recommend any new planting technologies or soil nutrients that would improve success rate of plant survival.

d) Recommending Implementation Strategies

The Scope of Work is to include:

- Developing individual implementation plans for each of the five (5) Land Use Zones broken into the three main stages: 1) Removal of invasive species. 2) Planting of new plants and seeds, and 3) Long-term recommendations for ecological maintenance.
- Providing recommended priorities for restoration efforts indicating the best locations to start. Based on current observations, information, and understandings, Zone 4 and parts of Zone 5 are considered higher priority based on their visible location and rapid infiltration of growing invasives. Zone 3 – the forested area would also be considered a high priority.
- Developing three different implementation strategies for the property based on three different levels of available funding. The three different levels of funding to be used are \$50,000 per year, \$100,000 per year, and \$200,000 per year. It is important that the City is able to understand what can be accomplished based on the amount funding available for implementation. (Note: Funding for implementation of the restoration plan will be dependent upon future annual appropriations determined by the City.)
- Working with the City to develop an implementation plan based on the City's expected annual resource capacity needed to complete the work.
- Providing an hourly rate for follow-up visits, for additional consultation and updates, and for performing onsite oversight and assessment during implementation of the restoration plan.
- Please provide an estimated schedule and an approximate amount of time that will be needed for proper oversight during implementation stage of the restoration process.
- The City Public Works Department may be involved in helping with the implementation plan. If they are, the selected consultant/firm will be expected to help guide their involvement in the restoration project.

e) Evaluating Levels of Success

The Scope of Work includes developing metrics the City could use to measure the success of its restoration efforts. Success of the restoration effort will be evaluated based on:

1. the extent to which invasive species are removed,
2. the amount of land area that has been seeded and/or planted with preferred and native plant species,
3. the number and types of new trees and plant species that have been planted,
4. the types and areas of new or original floral habitat that are established over time (such as oak forest/savanna or prairie,
5. the increase in biodiversity including the attraction of new animal species,
6. the improvement of water absorption and soil health, and
7. the improvement in ecological climate resiliency and disease/insect resistance through native plantings and plant diversification.

8. Other criteria - recommending other metrics that should be considered to measure success

f) Integrating Volunteer Support

The plan is to include a recommendation for how and when to use volunteers where possible and practical to help with the restoration effort. Lake Geneva's current Hillmoor focused volunteer group – the Friends of Hillmoor – is interested in helping to restore the property and have already assisted with trail clearing. Currently a few members are in the process of becoming Wisconsin DNR certified to apply herbicides. They plan to assist in areas where targeted restoration efforts are needed such as where cut and stump application would be recommended for the removal of invasive plant species.

g) Recommending Resources

The plan is to include a list of private and public (both state and federal) potential grant opportunities and other support programs that this restoration project would be eligible for and that City could apply for to help with the implementation of the plan.

As mentioned above, the plan is to include a list of qualified contractors located in the southern Wisconsin – northern Illinois region, organized by area of expertise, that can provide the specialized services needed to implement all parts of this plan.

As also stated, provide a list of vendors and/or nurseries in the region who can provide the seeds and plants specified for the plantings in each Zone of the property.

TBD - HILLMOOR ECOLOGICAL RESTORATION PLAN PROJECT SCHEDULE – TIMELINE

The table below lists the estimated time schedule for project milestones.

Activity or Milestone	Approximate Date
Issue of RFP	August 29, 2025
Deadline for Questions	September 12, 2025
Answers to Questions Distributed	September 19, 2025
Deadline for Submitting Proposals	September 26, 2025
Staff and H. Commission Review of Proposals	Early October
Interviews of Finalists (if needed)	Early to Mid October
City Approval of Contract on or before	October 13, 2025
Meeting with Hillmoor Commission	November 13, 2026
Presentation of Preliminary Findings to Hillmoor Commission	February 12, 2026
Public Input Meeting on Restoration Plan	???
Presentation of Final Plan to Hillmoor Commission	June 11, 2026

Presentation to City Council	June 22, 2026

Note: The City reserves the right to extend the deadline for submitting proposals and to make changes such as clarifications or corrections to the RFP at any time before the RFP submission deadline. The City also reserves the right to modify the estimated timelines to complete the project.

LICENSES and CERTIFICATIONS

Each person, team, firm, or organization submitting proposals must possess all the necessary federal, state, and local licenses as required by law to perform the work described in this RFP and be willing to furnish proof of such upon request by the City.

FEDERAL, STATE, and LOCAL LAWS, REGULATIONS, and ORDINANCES

Submitters/proposers agree to follow all current, pending, and future federal, state, and local laws, regulations, and ordinances relevant to completing the Scope of Work included in this RFP. Failure to do so would be considered a breach of contract.

CONFLICTS OF INTEREST

Submitters/proposers certify that to the best of their knowledge that no employee of the City or City officials involved or affected by this RFP, has an interest in the Submitters’/Proposers’ business, and that no person associated with the Submitter/Proposer has an interest that would conflict with the performance of a contract with the City.

EVALUATION CRITERIA, PROCESS, and CONDITIONS

The proposals submitted will be reviewed by members of City staff, members of the Hillmoor Commission and members of City Council and its representatives, hereinafter referred to as the “City”.

Proposals will be reviewed and evaluated based on the following criteria:

- Compliance to submission requirements of the RFP.
- Thoroughness of proposal.
 - Quality of responses.
 - Ability to meet timeline.
 - Experience in developing comprehensive ecological restoration plans involving different ecological habitats.
 - Relevant ecological restoration experience including the removal of invasive plant species, native plant restoration, current plant diversification strategies, climate resiliency, hydrological issues.
 - Quality of references.
 - Total cost of services to complete Scope of Work

The City reserves the right to investigate as it deems necessary to verify all qualifications and/or information that is submitted as part of an RFP. The City also reserves the right to reject any and all proposals at its sole discretion.

As part of the selection process, the City reserves the right to contact or interview none, some, or all of the organizations/firms that submitted acceptable proposals. The City reserves the right to negotiate the terms of a contract with the selected organization/firm prior to entering into a contract. If negotiations do not lead to a mutually agreed-to-contract, the City may proceed to negotiate with the firm with the next best proposal. After completing the selection process the recommendation will be submitted to City Council for formal approval.

All of the information or materials submitted by proposers will be considered public City property. The City retains the right to discard or retain all of the proposals as submitted and use any idea in any proposal regardless of whether the proposal was selected or rejected.

SUBMITTAL REQUIREMENTS

Each proposal must provide the minimum amount of information listed below in order to be considered eligible for the selection process.

Cover Letter

- Statement of Interest
- Name, address, phone, and email of main contact person.
- Statement certifying that the information submitted is true and complete to the best knowledge of the individual signing the cover letter.
- Signature of an authorized principal or partner of the submitting organization/firm.

Organizational Overview

- General background information on your organization. Web address.

Project Team

- A list of personnel that will be working on this project.
- A description of each person's role and responsibilities in the project.
- A resume of each person on the project team.
- A list of any subcontractors that might be involved in the project along with their qualifications, experience, and expected role in the project.

Past Experience and References

- Describe your organization's experience working on similar projects to develop multi-faceted ecological restoration plans for similar size properties.
- Provide examples of past completed projects including images of or links to any similar conceptual plans.

- Provide references for two or more similar projects that your organization worked on. Include any web links to plans or information that are available online that would be helpful in the evaluation of your organization.

Innovative Approach

- Describe your organization's approach to accomplishing this RFP's Scope of Work within your proposed cost structure which you believe are innovative for developing the best restoration plan for this specific piece of property.
- Assuming global temperatures will continue to rise, how will your firm develop planting strategies that are climate resilient?
- Provide any additional information that you feel the City should consider when deciding what firm/organization should be selected to do this work.

Cost Proposal

- A detailed breakdown of fees to be charged to accomplish the work outlined in the Project Scope. The total cost for all services to be provided must include a not-to-exceed maximum price. The hourly charge rates/fees for members of the project team upon which the total project cost is based should be included.

Oral Presentations

- Some proposers may be selected to make an oral presentation of their proposal if requested by the City. The presentation may be in person or by conference call. Failure to make such presentation to the City may result in the rejection of the proposal.

SUBMITTAL PROCEDURES

All proposals that are submitted must be signed by an authorized representative of the lead, responsible organization/firm. The City reserves the right to reject any proposals that are incomplete or that contain omissions, alterations, or irregularities of any type.

The submission of a proposal automatically infers acceptance of all conditions in this RFP by the submitter/proposer.

All proposals must be submitted to and received by the City no later than Noon CST on Friday, September 2025.

All proposals should include fourteen (14) paper copies, and one electronic PDF copy that is on a flash drive or is emailed directly to the City at the address below. The proposals should be sealed in one envelope and marked with the title – "Hillmoor Planning RFP 2025".

The proposal should be shipped either by the US Postal Service, Federal Express, or United Parcel Service, or it can be hand delivered in person at City Hall, to:

Mr. David De Angelis, City Administrator
Hillmoor Planning RFP 2025
City of Lake Geneva
Lake Geneva, WI
53147

QUESTIONS and RFP ADDENDUMS

Any changes to the RFP will be posted as addendums per the RFP posting process and schedule. Questions about the RFP or the RFP process will be accepted until Noon CST on October 10, 2025. Questions must be made in writing via email directly to the City Administrator, Dave D'Angelis, at cityadmin@cityoflakegeneva.gov . No questions will be discussed or answered in person or by telephone. Questions that are received will be posted on the City's website along with the answers for public viewing.

???? questions to Dave W.????

GENERAL TERMS and CONDITIONS

Proposals that are received are considered as offers. No proposals or materials will be returned to the proposer or submitting organization/firm.

The decision to accept or reject a proposal according to the evaluation criteria of this RFP is a reflection of the City's interpretation of the capability and expertise of the organization/firm submitting the proposal. The solicitation or offering of this RFP does not obligate the City to pay any cost incurred by any individual or organization/firm associated with preparing or submitting a proposal.

Any proposer may withdraw their proposal either personally or by written request at any time before the submittal deadline. No proposal may be withdrawn sixty (60) days after the date set for opening proposals. All submissions will be considered acceptable during this time period.

The City reserves its right to accept the proposal which it determines through its own judgment is in the best and most favorable interest of the City and for the common good of its residents. The City reserves the right to reject the proposal with the lowest cost to the City. The City reserves the right to accept any item or any proposal, as well as the right to reject any or all proposals. While the City also reserves the right to waive irregularities and informalities in the RFP process or in any submitted proposal, no organization or firm submitting a proposal should anticipate that such waivers will be granted. The granting of any waiver should not be considered a waiver of any future similar informality.

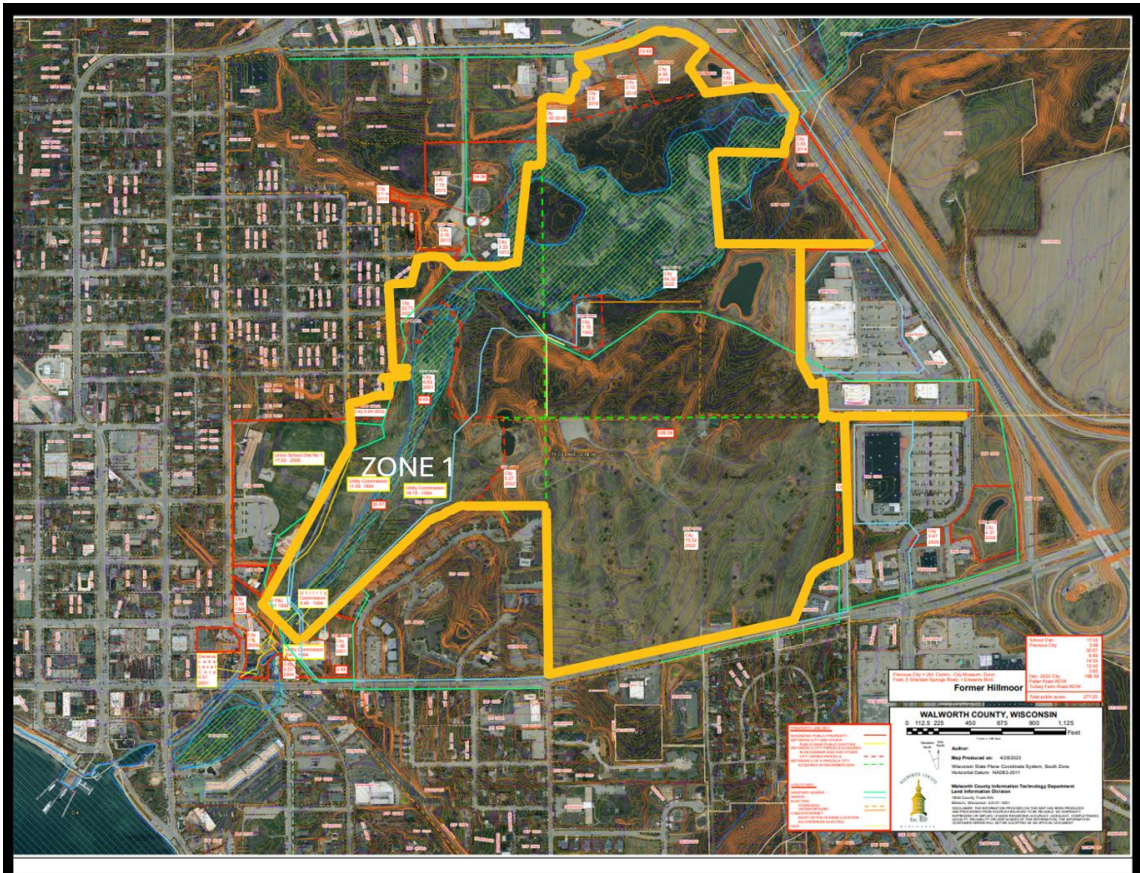
APPENDIX

Hillmoor Ecological Restoration Plan RFP 2025

Google Map Photo Property and Surrounding Area – Lake Geneva, WI



Map of Approximate Hillmoor Property Boundaries



Hillmoor Land Parcels via Walworth County Property Records rev:7/30/25

Doc: Hillmoor Project: Hillmoor - Land Parcels and Total Acreage – July 2025

CITY OF LAKE GENEVA

<u>PARCEL</u>	<u>ACRES</u>
ZOP 00004	2.97 (RR Trail – Utility Commission)
ZOP 00004A	0.46 (Utility Commission)
ZOP 00003	16.15 (Zone 1)
ZOP 00003	11.09 (Zone 1)
ZYUP 00001A	0.94
ZYUP 00001C	22.73
ZYUP 00153	84.32
ZOP 00003	5.27
ZYUP 00131	75.32
ZA312100001	1.3
ZOP 00298	0.19
ZOP 00302	0.53 (Sailboat Plaza, Utility Comm.)
ZOP 00002C	1.86 (Utility Comm., southeast side)
ZYUP 00001	6.69 (Zone 1, north end)
ZYUP 00006	0.1
ZYUP 00002	3.16 (Utility Comm. sewage plant)
ZGC 00045	7.75 (Utility Comm. sewage plant)
ZYUP 00001B	3.33 (Utility Comm. sewage plant)
ZA 191800001	1.78 (Utility Comm.)
ZYUP 00194A	3.65
TOTAL	249.59 Total minus Utility properties = 227.75 acres

CITY OF LAKE GENEVA – (Commercial parcels on north side along Edwards Blvd. “Zone 2 a”)

<u>PARCEL</u>	<u>ACRES</u>
ZA 467900001	2.9
ZA 467900002	2.12
ZA 467900003	0.92
ZA 468000001	4.66
ZA 468000002	1.82 Total =12.42 acres

SCHOOL DISTRICT – EASTVIEW SCHOOL (adjacent to Hillmoor’s west side)

<u>PARCEL</u>	<u>ACRES</u>
ZOP 00300	0.31
CSM 3121	0.21
ZOP 00003A	17.02 Total = 17.54 acres

The City's Vision and Major Objectives for Hillmoor were approved by City Council on August 14, 2023.

HILLMOOR'S VISION STATEMENT

“We envision Hillmoor as a cherished place where we enrich our lives by connecting with Nature, ourselves, and others.”

MAJOR OBJECTIVES FOR THE HILLMOOR PROPERTY

Objective 1: Natural Preservation

Create a sustainable place of timeless beauty designed in harmony with the natural environment which supports diverse plant and animal life.

Objective 2: Outdoor Recreation

Create a magical place immersed in Nature where children, families, and friends come to laugh, learn, explore, recreate, and have fun in harmony with the natural world.

Objective 3: Sense of Community

Create a community gathering place where we and our guests go to talk, listen, appreciate, relax, and rejuvenate.

Objective 4: Connectivity to the City

As a welcoming place for all people, Hillmoor will be designed to beautifully blend in with our City, the Lake, the River, and our adjoining Parks. It will also be designed to be easily accessible by foot, bike, and car, and by people with mobility challenges.

Objective 5: High Quality Structures

As an inspirational place, any structures approved for the site will be designed to blend in with the rest of the property and built using high-quality landscaping, building, environmental, and sustainability standards, that will aesthetically enhance the “small town charm” of our nationally recognized City

THE HILLMOOR COMMISSION'S MISSION

The mission of the Hillmoor Commission is to create a master development “conceptual” plan for turning the 230 acre Hillmoor property into a beautiful park that is supported by our residents and worthy of our City’s national reputation. The Commission’s work is guided by the Vision and Major Objectives that were adopted by the City. To enrich our quality of life, the Commission considers a variety of factors that can positively influence our lives. Both the Vision & Major Objectives and the Quality of Life Factors are listed on the following two pages.

To fulfill its mission, the Hillmoor Commission will prioritize projects for the property that:

- fulfill unmet or underserved needs of residents,
- that do not compete with existing services,
- that help people connect with Nature,
- that encourage outdoor recreation,
- that restore natural habitat and biodiversity,
- that can be used by everyone,
- that are a prudent use of both natural and financial resources,
- that enhance the beauty of the property,
- that contribute to our quality of life.

QUALITY OF LIFE FACTORS

These diverse quality of life factors are to be considered to help guide the planning and project evaluation process so that Hillmoor can become a special place where we can go to relax our minds, exercise our bodies, and uplift our spirits.

AESTHETICALLY: All changes to the property are to be done with the goal of enhancing the aesthetic beauty of the site and City.

RECREATIONALLY: We see Hillmoor a place to play, walk and talk with friends, to hike and bike, while connecting with Nature.

HEALTH AND WELLNESS: By encouraging outdoor activities year-round, Hillmoor will contribute to the health and wellness of our residents.

ENVIRONMENTALLY: Everything that is done on the property is to be done with the utmost care for the environment. We seek to make enhancements which are in harmony with the natural environment.

SOCIALLY: We see Hillmoor as a community gathering place for everyone where we spend time with friends and family, reconnect with old friends and make new friends. It is a place that creates a sense of belonging to a community.

SPIRITUALLY: A place where people can find peace, and just 'BE' in harmony with Nature, themselves, others, and the world.

CULTURALLY: A place where we can experience art and culture in a variety of ways to enrich our quality of life.

ECONOMICALLY: Hillmoor becomes an invaluable asset to the community that increases the value of properties throughout the City and indirectly supports economic sustainability for the City and its residents by adding to our quality of life.

EDUCATIONALLY: To enrich the lives of both residents and visitors by sharing information about the areas unique natural and cultural history, ecology and environment including the plant and animal life in and around the crystal waters of Lake Geneva – fish, mammals, birds, reptiles, etc.

AGRICULTURALLY: Enhance the quality of life by providing land for City residents to locally grow high quality food.

SAFETY: Creating a place where people can feel safe and secure while visiting the property.

Hillmoor Land Use Zones

Hillmoor is a diverse and complicated piece of property with many different features. To facilitate the planning process, the Commission divided the approximate 230 acres of property into five (5) different Land Use Zones based on their unique characteristics such as topography, ecology, viewability, access, availability of utilities, and value. The five Land Use Zones are shown below in Figure 1. They are: Zone 1 – the White River Corridor, Zone 2 – the Wetland Area, Zone 3 – The Forested Area, Zone 4 – The Gateway Area, and Zone 5 – The Potential Building Area.



<u>NAME OF ZONE</u>	<u>APPROXIMATE SIZE</u>
• ZONE 1 – WHITE RIVER AREA	32 ACRES
• ZONE 2 – WETLAND AREA	68 ACRES
• ZONE 3 – FORESTED AREA	64 ACRES
• ZONE 4 – THE GATEWAY RT. 50 AREA	38 ACRES
• ZONE 5 – POTENTIAL BUILDING AREA	21 ACRES

POTENTIAL SALE OF HILLMOOR LAND IN ZONE 5 TO NONPROFIT CHARITABLE ORGANIZATIONS

Prepared by:
Hillmoor Commission
August 18, 2025

REQUEST TO City COUNCIL

Since it is beyond the authority of the Hillmoor Commission to do so, the Commission requests that City Council determine a fair selling price per acre of land that can be given to any nonprofit organization that is interested in constructing a new facility on the Hillmoor property.

BACKGROUND

The City purchased most of the Hillmoor property in late 2022 and agreed to a deed restriction that limits the use of 189 acres of the property for only public and nonprofit uses. The restriction prohibits independent, for-profit businesses and uses.

As part of its planning effort, the Hillmoor Commission has divided the Hillmoor property into 5 unique Land Use Zones. It has identified 21 acres in Zone 5 as the preferred potential building area due to its close proximity to utilities, accessibility, and favorable topography. Zone 5 is located in the southeast corner of the property adjacent to the back of Home Depot and other commercial buildings. It is adjacent to the Peller Rd. planned extension to be built in support of future development. The southern end of Zone 5 borders HWY 50.

The Hillmoor Commission is asking City Council to determine the price of land for any eligible nonprofit charitable organization that is interested in constructing a new facility in Zone 5 of the Hillmoor property.

This request is being made so any nonprofit organization can decide upfront if they can afford the purchase price of land as part of their project cost, before investing the time and money to work with the Hillmoor Commission to determine if their project will align with the City's overall plan for the property.

To be clear, the Hillmoor Commission is not recommending that City Council sell any land to any nonprofit organization at this time. Before the Commission would make such a recommendation to City Council, the Commission will conduct a detailed review of the nonprofit's project to determine if it is compatible with the overall plan and vision for the property. For example, the Commission will work with the organization to determine the actual amount of land needed for the project, the exact location of the project, its impacts on the property, impacts to residents, any estimated costs that the City might directly or indirectly incur as a result of the project, etc., before being able to make an informed recommendation to City Council.

The nonprofit's project would also need to meet all zoning requirements, all building and site standards, along with any protective covenants, conditions, and restrictions. All organizations seeking approval to purchase land will be required to develop a detailed site plan that accurately represents the project's size, layout, and location on the property which will be presented for public review and comment before the Commission would make a recommendation on whether the project should become part of Hillmoor park plan.

Due to the deed restriction accepted by the City when it purchased the property, the Hillmoor Commission cannot and will not consider any independent for-profit businesses or investor funded projects wanting to potentially locate on the Hillmoor property. The Commission will consider nonprofit projects which offer the types of amenities desired by residents, which align with the City's Vision and Objectives for the property, and are supported by the community.

It is the understanding of the Hillmoor Commission that the property cannot be leased while the property is still legally encumbered with financial conditions set by the City's tax exempt bond used to purchase the property. It is also understood that the City cannot sell more than 5% of the 189 acre parcel (up to 9.45 acres) without meeting specific conditions set in the bond agreement or risk losing the bond's tax-exempt status and potentially harming the City's current bond rating.

CURRENT NONPROFIT CHARITABLE PROJECTS

Currently, the Lake Geneva YMCA is the only nonprofit, public charity that is seeking the price of land in Zone 5. They do not want to invest the time and money to pay their design consultants to work with the Commission if they cannot afford the total cost of the land needed for their project.

Based on public input over the last six months, the Hillmoor Commission sees confusion among residents about the size and scope of the YMCA project based on the variety of proposals the YMCA has made to the City over the last two years.

It is the current understanding of the Hillmoor Commission that the YMCA is now seeking approximately 15 acres of land for their project as stated publicly by Chris Duesing, the Chairman of the YMCA Board of Directors, at the Hillmoor Commission's special public input meeting on April 2, 2025.

At the Hillmoor Commission meeting held on Thursday, April 10, 2025, the Commission agreed that the YMCA's project should be investigated so that an informed recommendation could be made to City Council as to whether it should be considered as part of the Hillmoor park plan. The Commission authorized the Mayor and Hillmoor consultant M. Krajovic to work with the YMCA to gather the necessary information so that the Commission could evaluate the project, and conversely, the Y could make an informed decision about moving forward at Hillmoor.

Their request for the cost of land came after a meeting in late April between the YMCA's Board Chair, their CEO, the Mayor, and the Hillmoor consultant when it was discussed what would be required of the YMCA and the City to move this project forward for further evaluation. Their request is a logical and reasonable next step. The YMCA is still waiting for a land price from the City.

The exact location of the YMCA project and the actual amount of land needed for their project will not be determined until detailed review of the project is conducted as described above.

NEXT STEPS

If after receiving the cost of land from the City, the YMCA decides to work with the Hillmoor Commission to define their project, the Commission and the City will need to:

- 1) Determine the appropriate rezoning of the property for Zone 5,
- 2) Develop Building and Site standards for the Hillmoor property,
- 3) Develop the appropriate protective Covenants, Conditions and Restrictions for Zone 5, and
- 4) Assist in planning the approximate location of utilities and access road.

It is believed that the YMCA is currently investigating the possibility of building a new satellite facility in Delevan approximately 10 miles west of Lake Geneva. It is unclear what impact this project might have on their Lake Geneva project.

It is hoped that the proceeds from the sale of any land be reinvested into implementing the City's master plan for the Hillmoor property.



February 12, 2024

To: Mayor Charlene Klein
From: Bridgette Keating, bond counsel for the City of Lake Geneva
CC: City Attorney Dan Draper
City Administrator Dave Nord
City Comptroller Laura Pisarcik
Re: Requirements for use of former Hillmoor property financed with tax-exempt bonds

You asked what requirements or limitations the City has in three situations related to use of the Hillmoor property because the City financed the acquisition of the property with tax-exempt bonds: contract to manage a portion of the property, charging user fees for use of the property and sale of portion of the property.

As bond counsel to the City, I will describe the reason for the restrictions or limitations on the use of the Hillmoor property and then answer the requirements or limitations to each of the situations asked about.

Tax-Exempt Bonds and Private Business Test

The City issued its \$6,075,000 General Obligation Park and Public Grounds Bonds, Series 2022A, dated December 7, 2022 (the "Bonds") to acquire the Hillmoor property for park and public ground purposes. The Bonds were issued on a tax-exempt basis, and as a result, the City must comply with the various rules under the Internal Tax Code and related Treasury Regulations for tax-exempt bonds, including the "Private Business Test."

Generally, local governments are permitted to finance projects with tax-exempt bonds that further their government functions, such as providing parks and public grounds. The Private Business Test is designed to measure whether any private business is benefiting from the use of projects financed with tax-exempt bonds. The Private Business Test has two prongs, and both must be met for the test to be met.

The first prong - private business use - is met if more than 5% of the projects financed are used in a trade or business of a nongovernmental person. The second prong - private payment - is

met if the debt service on the Bonds is secured or paid directly or indirectly by a private business.

If the Private Business Test is met, then tax-exempt bonds cannot be issued to finance a project. If the bonds have already been issued and there is a change in the use of the project, the issuer must take corrective action to maintain the tax-exempt status of the bonds.

If the City hires a nongovernmental entity to manage any portion of the Hillmoor property for a golf course or any other purpose, how can the City avoid meeting the Private Business Test?

Generally, contracts with a nongovernmental entity to provide services to the government by using property financed with tax-exempt bonds would be considered private business use. For example, if the City hired a nongovernmental entity to manage a golf course rather than using City employees to manage the golf course, that contract would be subject to the Private Business Test. However, if the contract followed the following safe harbor provisions for a management contract, the Private Business Test would not be met.

- Compensation to the service provider must be reasonable for the services rendered.
- The service provider must not share in net profits from the operation of the managed property. Compensation may be based on any one or more of the following factors:
 - Capitation fee (fixed periodic amount for each person for whom the service provider provides services)
 - Periodic fixed fee
 - Per-unit fee
 - Reimbursement of actual costs
- The contract must not impose upon the service provider the burden of bearing any share of net losses from the operation of the managed property.
- The term of the contract, including all renewal options, is not greater than the lesser of 30 years or 80% of the economic life of the managed property.
- The City must exercise a significant degree of control over the managed property.
- The City must bear the risk of loss upon damage or destruction of the managed property (for example upon force majeure).
- The service provider must agree that it is not entitled to depreciate the managed property.

Therefore, if you have a management contract that follows all the parameters above, the contract will not result in private business use and the City will not have to take any additional action to preserve the tax-exempt status of the bonds.

What requirements does the City have to charge user fees for use of the Hillmoor property to avoid meeting the Private Business Test? This would apply to an amphitheater or skating rink run by City employees.

One exception for private business use is “general public use.” Use by a member of the general public – even if that member is a private business – is not private business use. Use by a person in their trade or business is treated as general public use only if the property being used is intended to be available for use on the same basis by persons not engaged in a trade or business. Therefore, if all use of the Hillmoor property can be considered general public use, then the City does not have to be concerned with whether the use is by persons in their trade or business. The following are requirements for general public use:

- No arrangement that conveys priority rights or other preferential benefits when granting use. For example, the first come first served.
- Generally applicable and uniformly applied rates for all users.
 - Different rates may apply to different classes of users if the differences are customary and reasonable
- No arrangement with a term, including renewal options, greater than 200 days.

Therefore, if all users have the same ability to use the Hillmoor property on the same basis and are charged the same rates, no use will result in private business use and the City will not have to take any additional action to preserve the tax-exempt status of the bonds.

What actions would the City have to take if it sold a portion of the land to a nongovernmental entity, including a nonprofit entity?

Because the City intended to use the land for governmental purposes at the time the Bonds were issued, any sale of more than 5% of the land to a nongovernmental entity with compensation to the City, would result in the Private Business Test being met.

If the Private Business Test is met, the City would have to undertake one of the following options to preserve the tax-exempt status of the Bonds:

- Deposit all proceeds received from the sale into an escrow account and use those funds to pay a portion of the Bonds on their first redemption date (February 1, 2030).
- Use all proceeds received from the sale of the land for another governmental purpose (with no private business use) within 2 years of the sale of the land.
- Refinance the Bonds with taxable bonds.

If the City took one of the actions above, it would be able to preserve the tax-exempt status of the Bonds.



**CITY OF LAKE GENEVA
CITY CLERK'S OFFICE**

626 Geneva Street
Lake Geneva, WI 53147
262.248.3673

Date: August 29, 2025

To: Finance, Licensing, & Regulation Committee

Re: Public Event Permit Application for Dragon Days™ Fantasy Festival

The Event Permit Application for the 2025 Dragon Days™ Fantasy Festival event is before you for consideration today. This application was submitted earlier this spring and has subsequently undergone updates. City staff have met multiple times internally as well as once with the applicant to clarify details. This is a newer annually occurring event, having taken place in 2023 and 2024. The scope of this year's application is similar to prior year's applications as well as other festival type events in the City. While the layout of the event has yet to be finalized between the applicant and city staff, timing necessitates that the application begins the process at the Committee level now.

Included in the packet for this item are the originally submitted application, an addendum submitted on August 10th, a map of the applicant's updated layout, and a map of the City's proposed layout for the event. Some topics to consider are as follows:

1. The applicant's proposed use of Library grounds for the event vs the City's proposed layout entirely on the park grounds
2. Placement of the beverage (non-alcoholic) vendor truck
3. Badger Homecoming Parade uses the area of Central Dennison/Maple on October 3rd
4. Various areas not under the jurisdiction of the Event Permitting process are listed in the application: Library Building & Grounds, Horticultural Hall, Central Dennison Parking Lot, Business District

Discussion at the various review meetings centered on the layout of the event in general and safety concerns with proposed archery. In the past this event has been operated on Library Building & Grounds. The Library and city staff will work with the applicant through the event permit process on this year's event; but future events will need to obtain the approval of the Library Board, unless the event is moved entirely into Library Park and/or other city park grounds.

Due to pedestrian congestion and various other public safety concerns with archery being conducted in a city park, staff are requesting that archery not be permitted at this year's event.

Options for the beverage truck location were also discussed. City staff recommended that the best location to park the truck is the paved area near the kayak launch at the west end.

The Committee can recommend this application for approval with various conditions. Below are the clerk's office's suggestions for possible conditions.

1. The applicant, the library, and city staff finalize the layout
2. A final list of vendors including the nature of their business and any required insurance is to be provided to the City no less than 1 week prior to the start of the event.
3. At City Staff request, Archery vendors/performers will not be permitted to participate.
4. Use of Maple Park limited to October 4th & 5th, or omitted entirely

Lastly, the clerk's office would like to clarify that any permit granted through this application will not reference locations that do not fall under the permitting jurisdiction, including but not limited to Horticultural Hall and the Central Dennison Parking Lot.

Questions regarding licensing and permitting in general or specific applications can be directed to the Clerk's office. I would request that questions be directed prior to the meeting so that answers can be researched and provided during the meeting.

Respectfully submitted,

Vanessa Jahns
Deputy City Clerk

LAKE GENEVA**CITY OF LAKE GENEVA EVENT PERMIT APPLICATION**

Please fill in all blanks completely, as incomplete applications will be rejected. Applications for Public Events must be submitted AT LEAST 45 DAYS prior to the proposed event date for consideration.

Section I- APPLICANT INFORMATION

Name of Applicant: DRAGON DAYS™ FANTASY FESTIVAL

Name of Event Organizer/Producer: PAUL STORMBERG

Production Company/Organization: GYGAX MEMORIAL FUND FEIN #: [REDACTED]

Street Address: 315 HASKINS STREET

City: LAKE GENEVA State: WISCONSIN Zip code: 53147

E-mail Address: BREADLOAF BOOKS@OUTLOOK.COM

Daytime Phone: 262-949-1238 Cell Phone: 262-949-1238

Are you a ☐ Business/Individual OR ☒ Non-Profit Organization 501(c) 3

[REDACTED]

Section II- EVENT INFORMATION- Select all that apply

☐ **Private Event/Shelter Reservation**- Use of City of Lake Geneva Park and or Park Shelter for private use or event not that is not open to the public. Examples: family reunion, birthday party, club meeting, team practice. *Local non-profits exempt from fees

- ☐ Flat Iron Park Brunk Pavilion \$250/day
- ☐ Gazebo-Flat Iron Park \$125/day
- ☐ Seminary Park Shelter \$75/day
- ☐ Cobb Park Shelter \$75/day
- ☐ Park Use (no shelter) \$75/day

Location: _____

☐ **Street Use/Closure** \$75/day

Describe in Section III on page 3 of application

☒ **Public Event**-Event open to the public, including ticketed or open admission. Examples: festival, art/ware sale/market, concert, community activity, parade. *Non-profits exempt from fees

Application fee: \$100- submitted at least 60 days prior
\$300- submitted at least 45 days but fewer than 60 days prior

Select parks/facilities used during event, fees applied from list above:

Parks

- ☐ Flat Iron Park
- ☐ Seminary Park
- ☐ Cobb Park

☒ Library Park

☒ Other:

MAPLE PARK + TENNIS COURT

(Tennis Court provides market site for game vendors)

Shelters

- ☐ Brunk Pavilion ☐ Gazebo
- ☐ Seminary Park Shelter
- ☐ Cobb Park Shelter

1. Title of Event: DRAGON DAYS™ FANTASY FESTIVAL
2. Date(s) of Event: OCTOBER 3rd, 4th and 5th, 2025
3. Location(s) of Event: LIBRARY PARK, MAPLE PARK, HORTICULTURAL ARL + BUSINESS DISTRICTS
4. Hours: 10 AM TO 5 PM
Note: Start Time & End Time
5. Event Chair/Contact Person: HAROLD JOHNSON Phone: 262-949-1238
6. Day of Event Contact Name: HAROLD JOHNSON Phone: 262-949-1238
7. Is the event open to the public? ☒ Yes ☐ No
8. Will you charge an admission fee? ☒ Yes ☐ No
9. Estimated Attendance Number: 2,500
10. Basis for estimate: Previous show counts + research of GARY CON + JAMESVILLE RENO FAIR
11. Will you be setting up a tent? ☐ Yes ☒ No

If yes, list the location, size, Rental Company, and proof of completion of locates.

12. Will there be any animals? ☐ Yes ☒ No

If yes, what type and how many: _____

13. Attach a detailed description of proposed event with map of the exact location of the event and/or route.

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

Hired disposal services for dumpster + debris pickup
Clean up by Event crew

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

Hiring independent local security service to patrol and
secure booth after hours

16. Will there be fireworks or pyrotechnics at your event?

☐ Yes ☒ No

If yes, please attach a fireworks display permit or application.

17. Will your event include the sale of beer and/or wine?

☐ Yes ☒ No

If yes, please attach a completed Temporary Alcohol License & Temporary Operator License Application.

18. Will you or any other vendors be selling food or merchandise?

☐ Yes ☐ No

If yes, please attach list of proposed vendors, including business name and type of food/merchandise sold.

- still recruiting vendors

- Hope to

- still recruiting vendors

19. Do you intend to use the available picnic tables and benches in the location?

☒ Yes ☐ No

Continue to next page...

Section III- STREET USE

☐ Check if this section does not apply

Required for any event using a public street. Per Sec. 62-243 of the municipal code, this application must include the following attachments:

☐ Certificate of Comprehensive General Liability Insurance with the City, its employees and agents as additional insured with coverage for contractual liability with minimum limits of \$500,000 per occurrence for bodily injury and property damage limits of \$250,000 per occurrence.

☐ Petition signed by more than half of the residential dwelling units and/or commercial units residing along that portion of the street designated for the proposed use or whose property is denied access by virtue of the granting of the permit.

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

Road closures must include rental of barricades; must be coordinated with the City of Lake Geneva Department of Public Works

2. Will any parking stalls be used or blocked during the event?

☒ Yes ☐ No

Parking Stall daily fees or bagging of Parking Stall fees are not included with the event permit fee; arrangements must be made with the City of Lake Geneva Parking Manager

Dates of Use: OCTOBER 3, 4, and 5, 2025

Total Number of Parking Stalls being Requested: Four (4) for load-in and load-out of exhibitors
(is it possible to also reserve Dennison Parking Lot for exhibitor parking?)

Parking Stall Number(s) and Location: _____

3. Description of Signage to be used during event: Lamp post banners + Dragon Sculptures + Inflatable
and wall hangings

**The use of City Street Banner poles will require a separate, complete Street Banner Display Application*

4. Anticipated Services

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

☒ Electricity; Explain: Library Park

☐ Water; Explain: _____

☐ Traffic Control; Explain: _____

☐ Police Services; Explain: _____

☐ Fire/EMS Services; Explain: _____

☐ Other; Explain: _____

***Please note:** The City of Lake Geneva, the Police Department and/or Fire Department have the right to cancel an event due to inclement weather or any safety risk.

***All Parks and Public Spaces must be left the way they were originally found. A credit card is required to be placed on file with the City Clerk's office should the park or public space incur any damage or has not been cleaned up. Any charges will be communicated to the card holder prior to credit card processing.**

The applicant for her/himself and for other persons, organizations, firms and corporations, if any listed in this application, being of sound mind and body, do hereby freely, voluntarily and knowingly, now and for all times, fully save and hold harmless and defend, the CITY OF LAKE GENEVA, a Wisconsin Municipal Corporation located in the Walworth County, and each and every of its elected and appointed officials, employees, representatives, agents, heirs, and assigns, jointly and severally from and against any and all claims, causes of action, actions, liabilities, demands, losses, damages, and/or expenses of whatsoever kind and nature including counsel or attorneys' fees, which I have or may, at any time, incur or sustain arising from, resulting from, incurred in consequence of, or pertaining to, any and all intentional and negligent acts, omissions, incidents, activities and transactions, of whatever kind and nature, direct or indirect, of mine own and those of or by the CITY OF LAKE GENEVA, and each and every of its elected and appointed officials, employees, representatives, and agents, regardless of when or where, occurring or arising from this event.

Applicant Signature: _____

Harold Johnson

Date: 2 FEB 2025

For Office Use Only

Date Filed with Clerk: 2/28/25 Payment Amount: \$ *exempt from fees

Receipt #: n/a

City Clerk/Administrator Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: need list of vendors prior to event start

Police Chief Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

Fire Chief Signature: [Signature] Date: 3/11/25

☒ Approve ☐ Denied Notes: _____

DPW Signature: [Signature] Date: 3/25/25

☒ Approve ☐ Denied Notes: _____

Parking Signature: [Signature] Date: 11 MAR 2025

☒ Approve ☐ Denied Notes: 4 SPACES @ LIBRARY PARK \$480 ~~PAYADE~~ 4 STALLS 3 DAYS

Harbormaster Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

Parks & Rec Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

Homecoming parade 10/3/2025. Parade uses central Denneson parking lot & surrounding area/streets.

Public Events:

FLR Meeting Date: _____

Council Meeting Date: _____

DRAGON DAYS™ Festival of Fantasy

October 13-15, Lake Geneva, WI

The DRAGON DAYS™ Festival three day event is being created to celebrate Lake Geneva's Legacy of Fantasy from the birthplace of the DUNGEONS & DRAGONS® game – *"The Game That Changed the World!!"*

This legacy did not just create the new category of Role-Playing Games, it impacted all the many faces of fantasy across the entire world for decades, including:

- Adventure, Board, Card and Hobby Games
- Arcade, Video and Computer Games
- Internet Content from Pod casts to original shows and programming
- Television, Film, Animation and Stage
- Art, Graphics, and Fashion
- Literature, from Novels and Anthologies, Reference and Compilations, Comics and Graphic Novels (over 1000 titles)
- Music, Crafts, Costumes and Food

And much, much more, becoming an integral part of everyday popular culture –
not to mention this rich history of Fantasy within the city of Lake Geneva that draws thousands to visit every year.

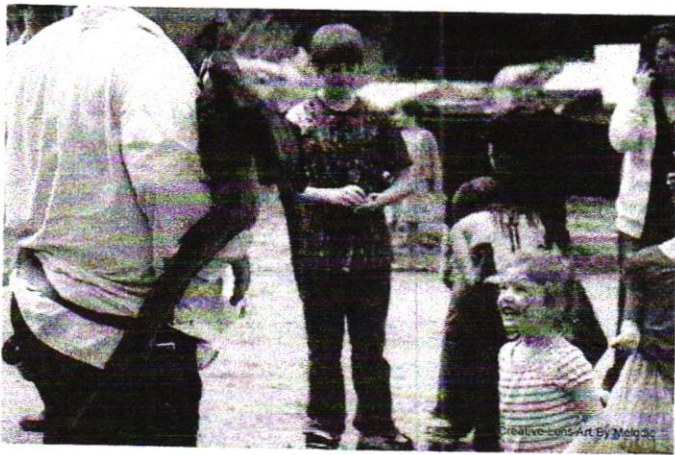
This public event would marry the elements of a fantasy Renaissance Faire with the many facets of this legacy as a cornerstone event to draw fans worldwide to make an annual pilgrimage to our fair city to the benefit of all our businesses.

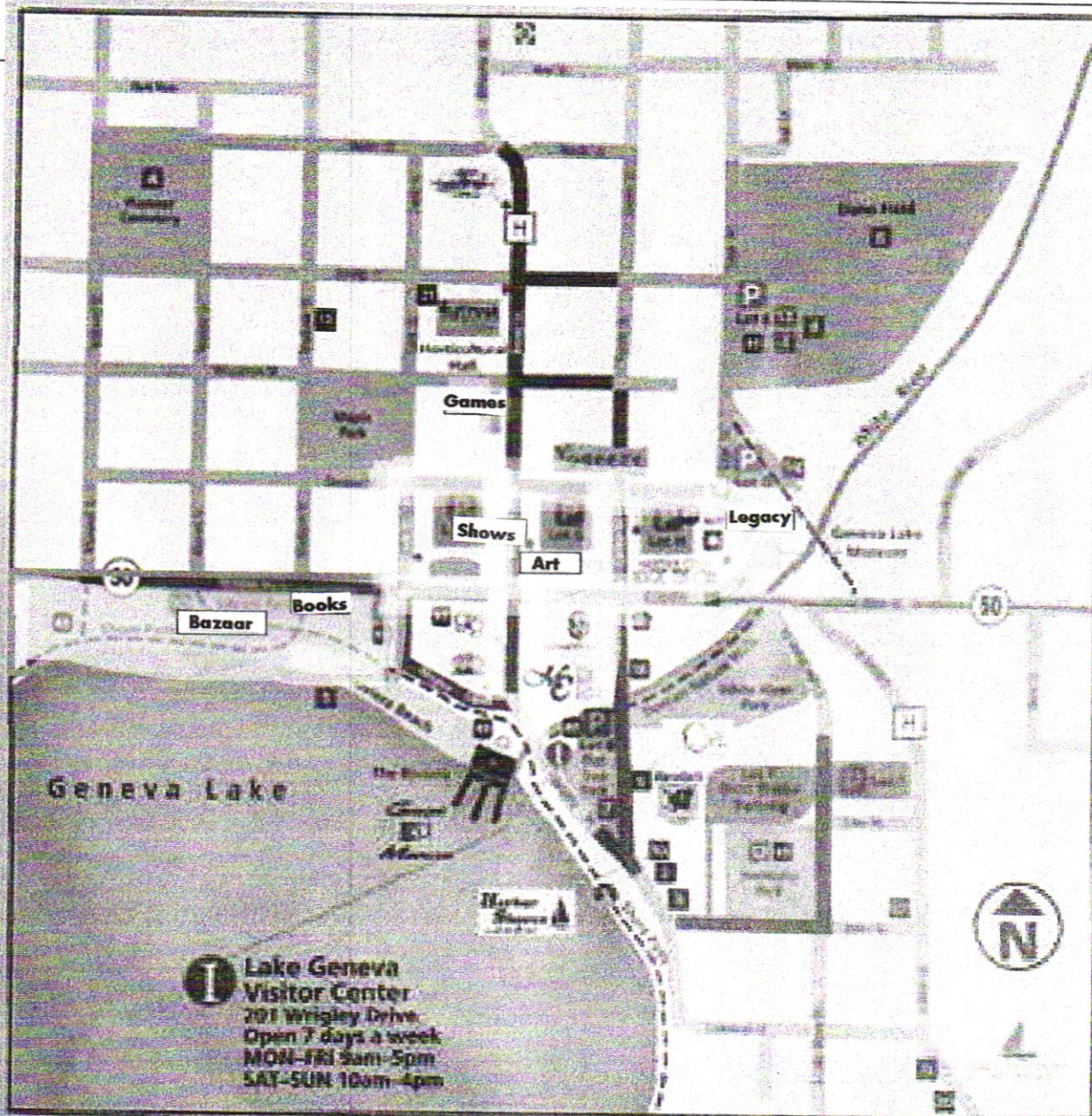
The festival would be divided into several program tracks showcasing these facets:

- Gaming
- Books
- Art
- Fashion
- Entertainment
- Street Performers
- and a celebration of our fair city's History of Fantasy and of Gary Gygax the author of many books, games, and myriad licenses and of creator of "The Game that Changed the World"

All framed with the theme of a Fantasy Fair drawing from Wisconsin's many very successful Renaissance Fairs across the state. In cooperation with local businesses and outside vendors to transform the city of Lake Geneva into a celebration of Fantasy.

And this would be the beginning of an ever evolving event to create a Fun for the Entire Family yearly celebration that would continue to support the many businesses of Lake Geneva.





DOWNTOWN LAKE GENEVA

*Lake
Geneva*

VISIT LAKE GENEVA
800.345.3025
VISITLAKEGENEVA.COM

Legend:

- Boat Launch
- Post Office
- Fire Department
- Police Department
- Public Restrooms
- Metered Parking Lot
- Free Parking Lot
- Shore Path
- Free Street Parking
- Metered Street Parking

MAIN STREET

MAIN STREET

WRIGLEY DRIVE

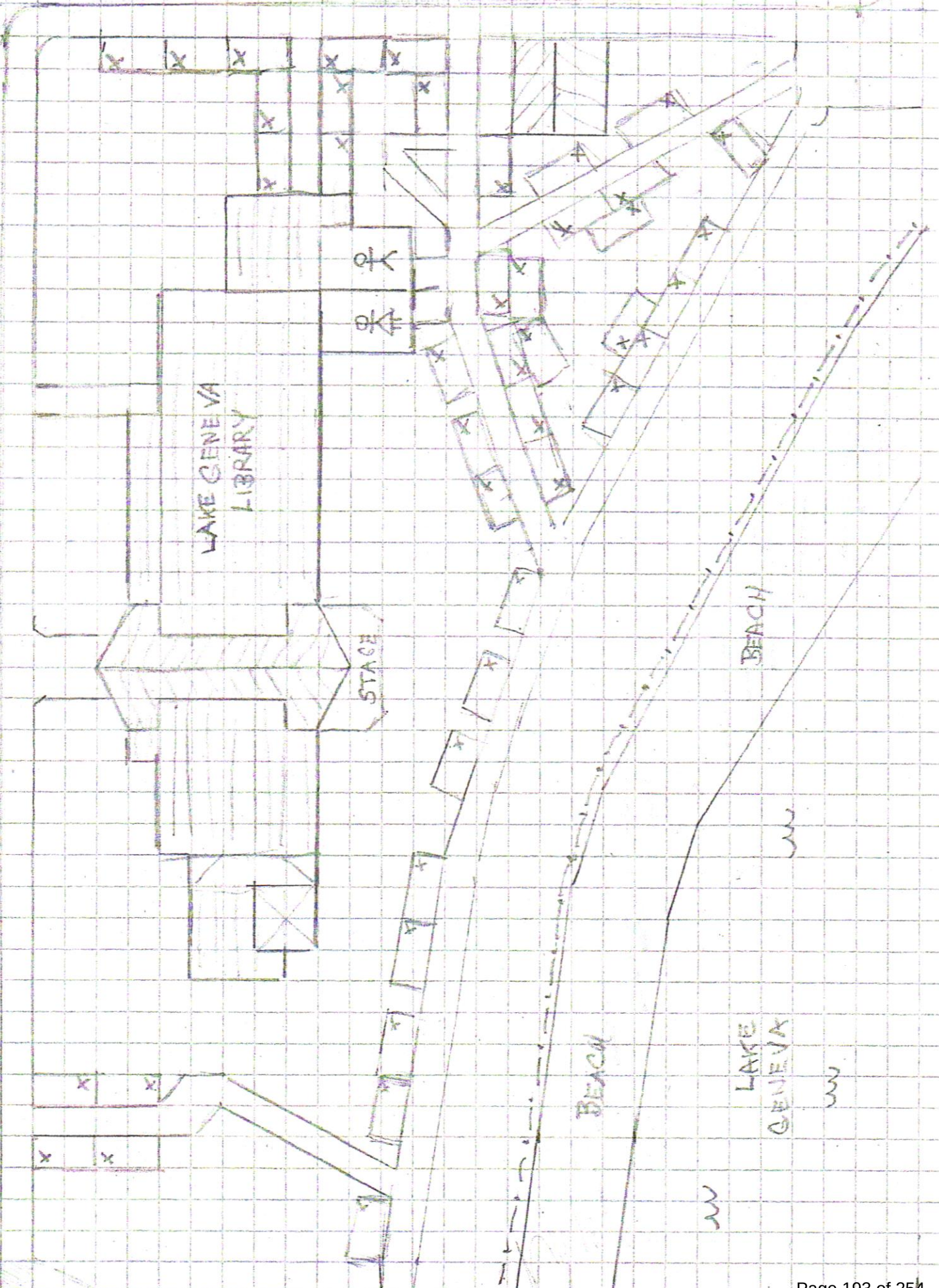
LAKE GENEVA
LIBRARY

STAGE

BEACH

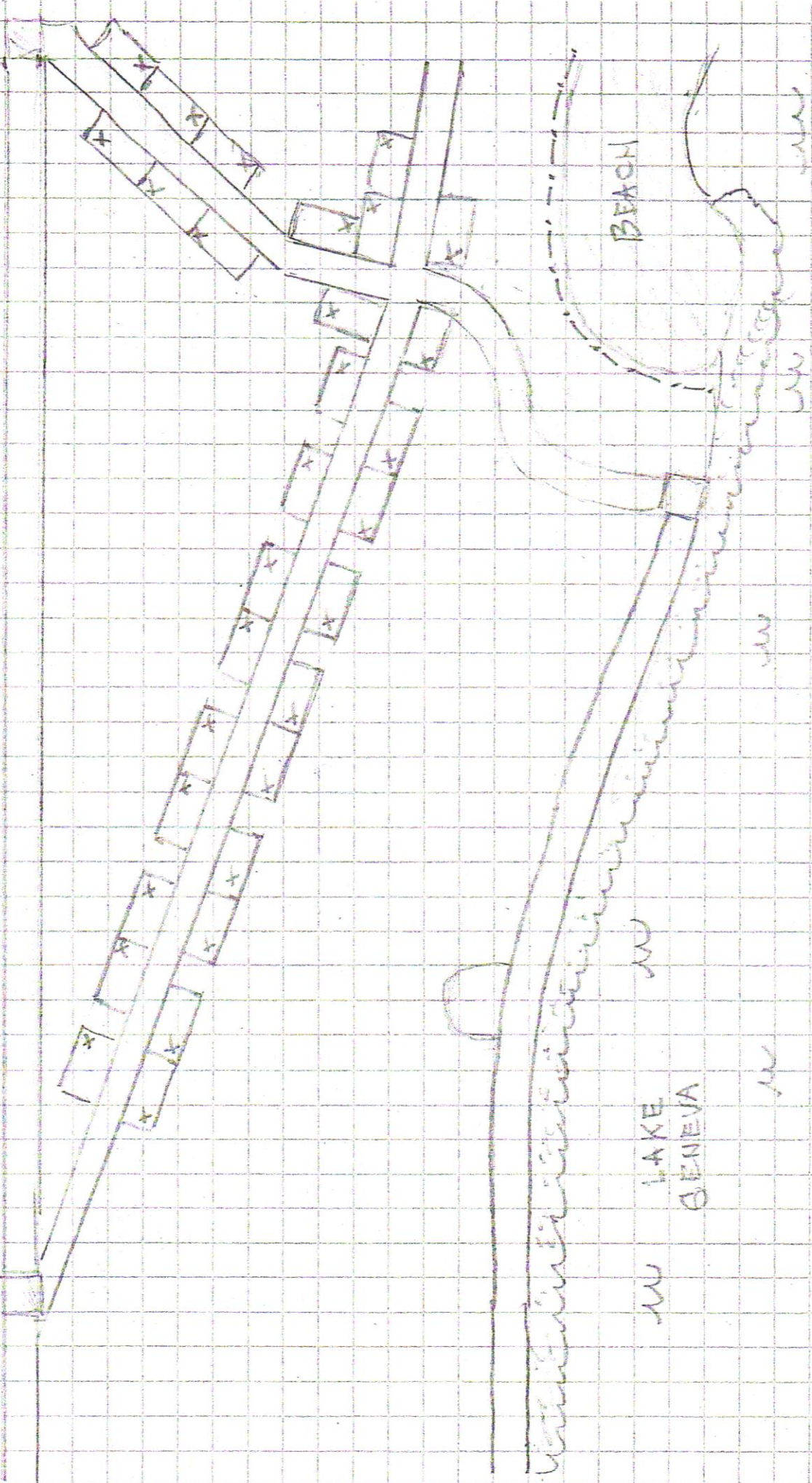
BEACH

LAKE
GENEVA



MAIN STREET

MAIN STREET



City of Lake Geneva-Public Event

Save the Date Form

Public Events held annually have the ability to reserve future dates for that event no more than three years after the current event being applied for.

Completion of this form is not meant to replace the application process for a City of Lake Geneva Event permit. A new event permit application must still be completed for every future event.

Event Name: DRAGON DAYS

Event Date: YR 2025: OCT 3-5

YR 2026: OCT 2-4

YR 2027: OCT 1-3

All Park Facilities: LIBRARY PARK + MAPLE PARK

Name of Sponsoring Organization: GYGAX MEMORIAL FUND

If Non-profit or Not-for-Profit: Tax ID / EIN #: [REDACTED]

Contact First Name: HAROLD Last Name: JOHNSON

Phone/Mobile: 262-949-1238

Email: hal0309@gmail.com

Notes/Request: _____

DRAGON DAYS FANTASY FESTIVAL MERCHANTS

1. Entry Booth

Get your tickets to the 1st annual Dragon Days Fantasy Festival here! If you ordered tickets online, we'll confirm and hand you your wristbands. Enjoy the faire!

2. Gygax Memorial Fund

Learn about the the memorial being planned to honor Gary Gyax, the Master of Gaming, in his home town of Lake Geneva. Limited supply of cool stickers, T-shirts, and maps free with your donations.

3. Potions & Dragons

Stop in to get your free Potions & Dragons! Your "potions" are really small bottles of water—you might not turn invisible but you will be hydrated! Enjoy your potion by munching on a "dragon" sugar cookie! Free!

4. BanjoTurkey Leather Works

Craftsman Bill Ford's attention to detail is evident in each hat he creates as well as his very popular purses, bags, and totes. Enjoy a tarot reading by Esperanza Vence, Sunday only.

5. The Dragon Days Dungeon Maze!

Not your ordinary maze, this one features treasure, magical items—and DRAGONS!

6. Fairy Mary Face Painter

Behold the wondrous talents of Fairy Mary, the Magical Face Painter! Sparked by your imagination, you may be transformed into a princess, pirate, fearsome dragon, or other wondrous creature.

7. Daydream Dragons

Each whimsical polymer clay dragon made by Michael Paul is imbued with her magical artistic vision, given genuine expressions and intricate scales and textures. Each tiny creation is a true work of art.

8. The Dragon Days Photo Opp Spot

Pose as a valiant knight (or dragon!), or put your hand on the magical blade! Strike a pose and have a memento of your first Dragon Days.

9. Dorlemagne's

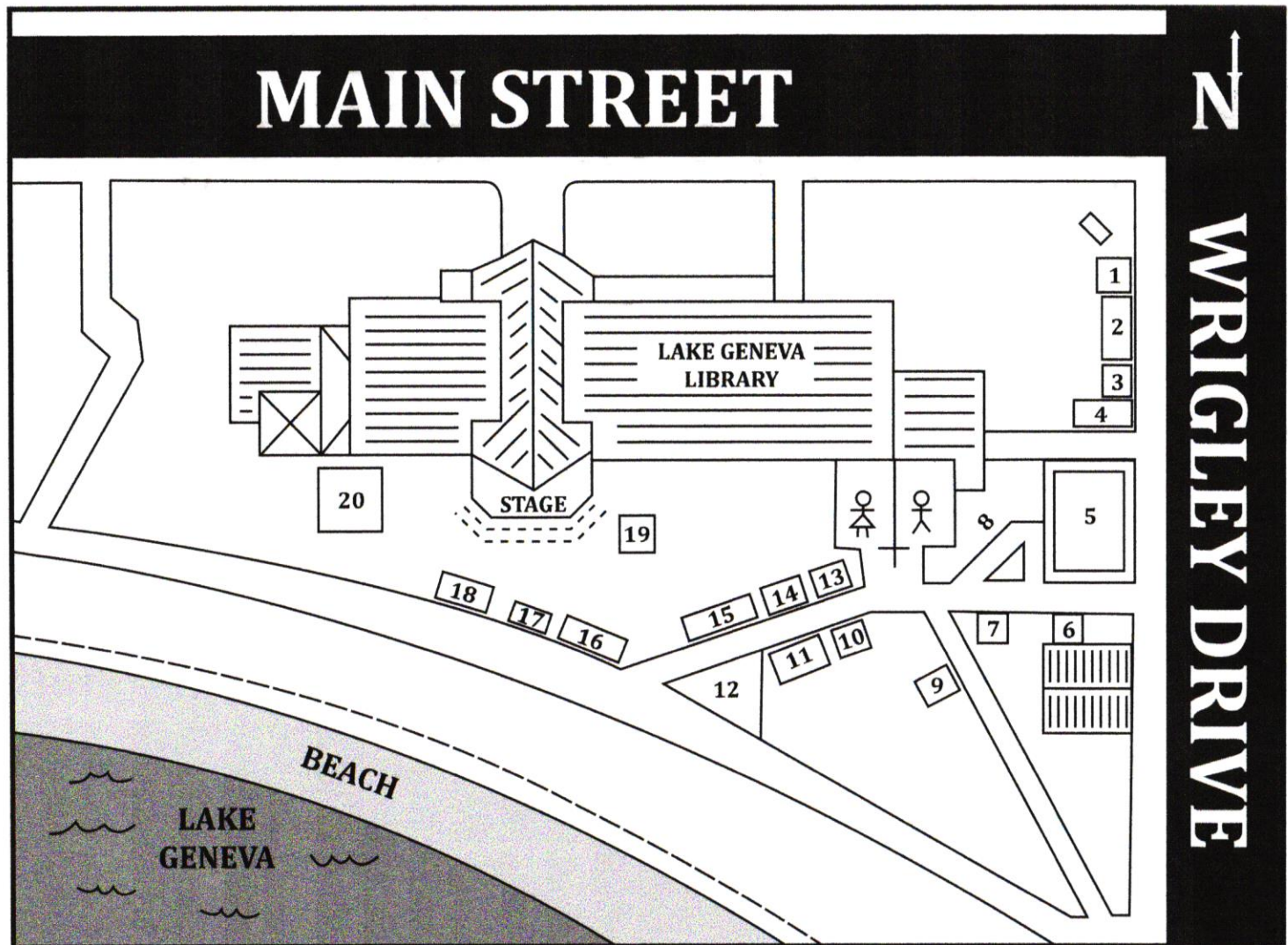
Dori creates handcrafted items, including soap, which she makes in small scent-laden batches. Dori is also the Merchant Coordinator and a Costume Contest Judge for this year's Dragon Days.

10. Kira's Magick Needle

At Kira's booth you'll find a lovely selection of unique, whimsical, and high-quality hats; embroidered tarot and dice bags; and her new line of refillable, reusable embroidered notebooks.

11. Papa's Crafty Crafts

LeRoy Robinson—"Papa" to everyone who knows him—makes electrocuted wooden items 100% from scratch. "I specialize in treasure/dice boxes!" Papa says.



12. Razor's Edge Knife Works

The Medieval Blacksmith offers demos for ages 10 and up all day Saturday and Sunday. Follow the sound of clanging metal, but do respect the safety boundaries!

13. Amalgamated Research Gaming Hub (ARGH)—The Game Pirates

This booth is filled with rustic handcrafted items and gaming treasures!

14. Haven 3D

Find an assortment of 3D-printed resin miniatures and tiles for fantasy games.

15. Scorpius Emporium

Larp quality leather goods with on the spot customs, hand made D&D items and more.

16. Bits and Bobs

Embrace your inner nerd with laser-engraved dice towers and oversized d20s!

17. The Wandering Wire Jeweler

Wire-wrapped jewelry sure to appeal to the Druid or Fae in you.

18. R. Craig Leatherworks

Veteran artisan offering handcrafted leather goods and wood items; will hold demos.

19. Rain Pavilion

Shelter from stray raindrops!

20. Merchant & Entertainer Tent

Please, staff only; no patrons.

Vendors at the American Legion Hall (Saturday) and at Horticultural Hall (Sunday)

Special Guest of Honor Jeff Easley

The renowned TSR fantasy artist will be at the American Legion Hall, Saturday only! He will be selling art prints and will be available for autographs.

Author Christopher D. Schmitz

Christopher D. Schmitz is an author whose major work is based on the Dragon Dice® game.

SFR, Inc.

Producers of Dragon Dice®, a highly successful collectible dice game.

DATE: 10 August 2025

TO: Vanessa Johns

FROM: Harold Johnson (hal0309@gmail.com) (Phone 262-949-1238)

**RE: 2025 DRAGON DAYS Fantasy Festival
OCT 3rd - 5th**

Addendum

As the festival's scheduled performance dates approach festival directors have identified some additional information not originally available at the time of filing the original permit. We would like to therefore append the existing permit so we have time to gain permission for the following additional event features:

- 1.) Beverage Truck – CRITICAL HIT SODA – seek to vend to our faire customers.

Their method of vending is from a food truck. Website: CriticalHitSoda.com

Critical Hit Soda is a D&D-themed beverage brand that offers a variety of unique sodas, lemonade, and energy drinks, all inspired by fantasy elements.

The truck has a footprint of 22 linear feet and we are seeking a parking solution that will allow them to vend to customers on the sidewalk, not in the street. Currently exploring the possibility of working with @properties parking lot which we know would require a Limited Use Permit. Costs for additional parking will be passed on to the vendor. If this does not work out, an alternate parking site would need assigned.

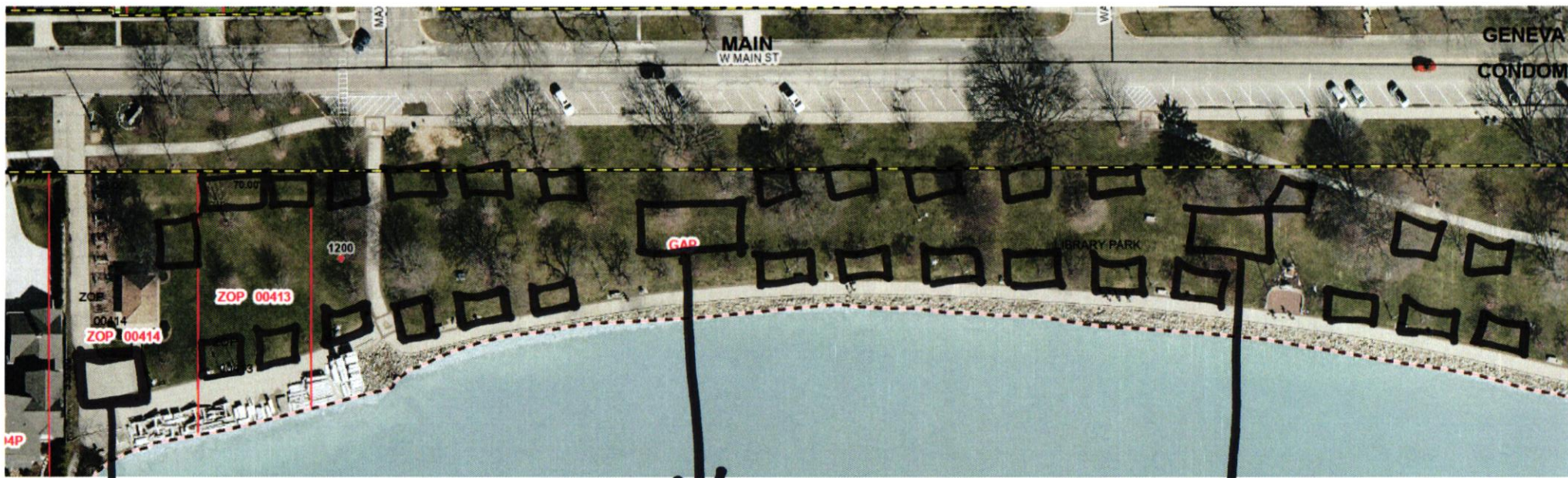
- 2.) SPECIAL USE ABEYANCES – Several of our vendors would require prior approvals and we want to work with the various departments of the City of Lake Geneva to secure these permissions ahead of time. Each special needs vendor will make themselves available and cooperate in modifying their business operation to be in compliance with all safety ordinances and will provide proof of liability insurance.

- a) Blacksmith – controlled flame forge on site – present at previous 2024 show.
- b) Pewter smith – contained smelting flame for on site pewter casting
- c) Arrowsmith Children's Archery Range. –
Copy of business info from 2024 attached.

- 3.) Magic the Dragon – We are being loaned a 16 foot inflatable dragon from Midwest Gaming Classic, a Milwaukee based convention who is providing an interactive display of the evolution of computer and video games due to the creation of D&D. The plan is to use weighted bags to secure this display in place. (picture file)
- 4.) Signage – We have added a variety of signage options to our assets – a freestanding gateway, booth banners, posters, flags and feather flags, as well as several dragon cloth wall hangings (8'x10' and 10'x12') and seek permission to hang these on several business outside walls using Command strips and clamps. In addition, this year we would like to create and hang 4 lamp post banners (which at this time we would need the dimensions and parameters to make sure the final product is compatible with the lamp post hangers). Will submit a request with an art mockup later this week.
- 5.) Parking Stalls – Currently we have requested 4 parking spaces be reserved during the show – 1 on Main Street next to the No Parking Space for load in and load out, and 3 side-by-side on Wrigley Street. Since the food truck may require additional spaces we will work with Parking Authority for locations and fees.

Thank you for your kind attention to these matters. Please let us know any further steps, information, or documentation necessary.





SODA
TRUCK

STRAW
MAZE

STAGE

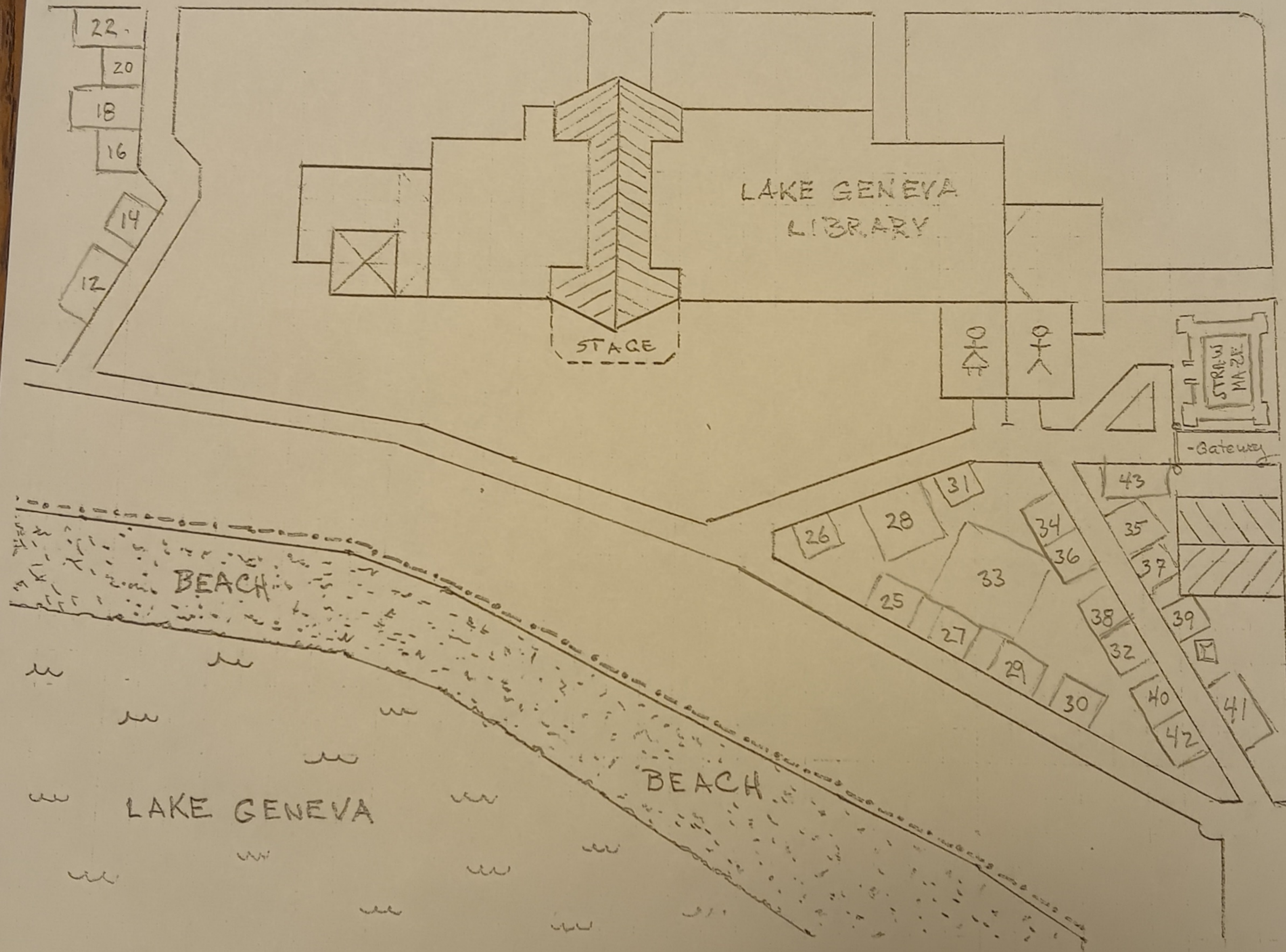
□ - Vendors spread throughout the park.

Dragon Days Event - Location Library
Park.

MAIN STREET

MAIN STREET

1/4

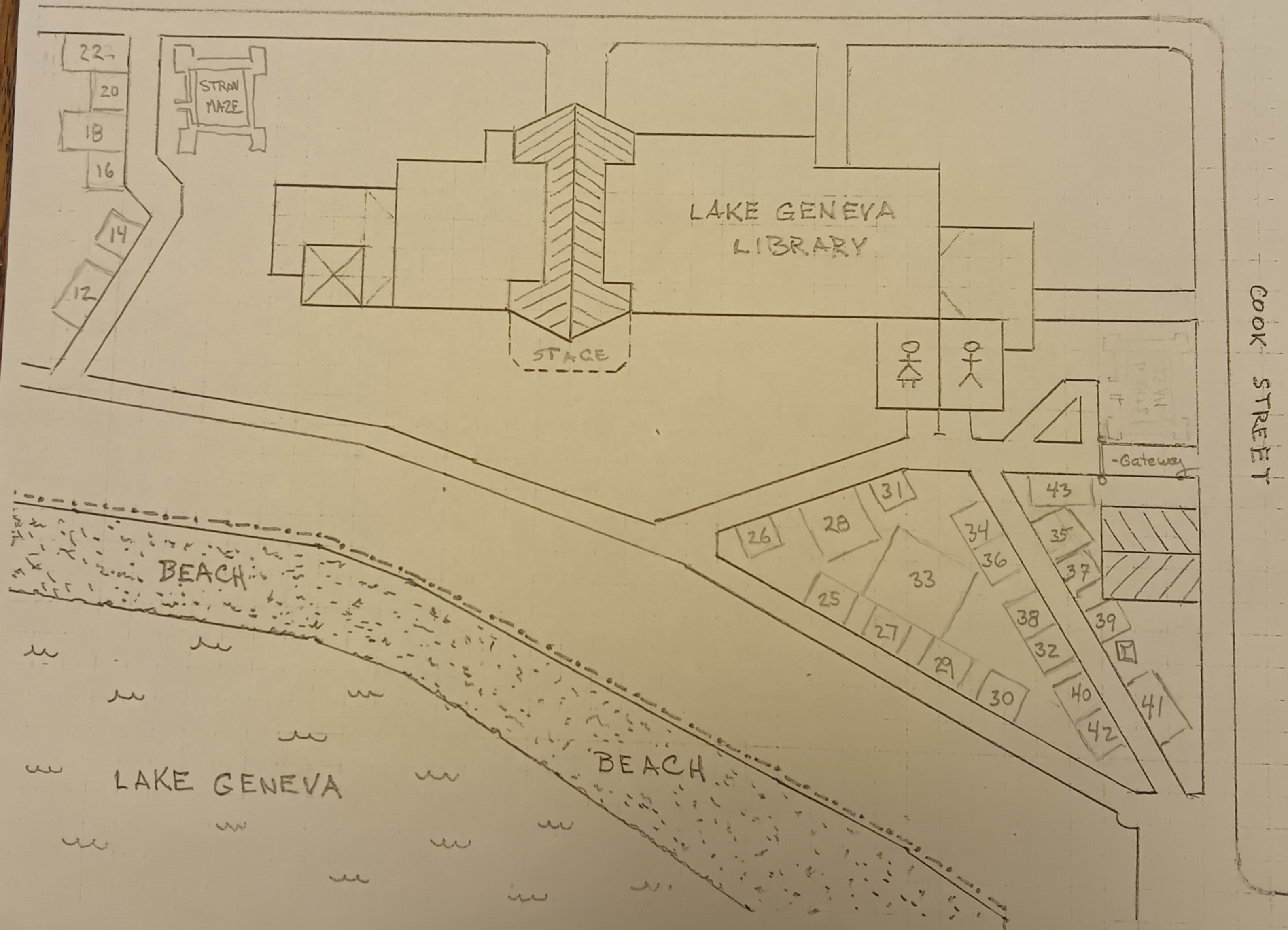


COOK STREET

MAIN STREET

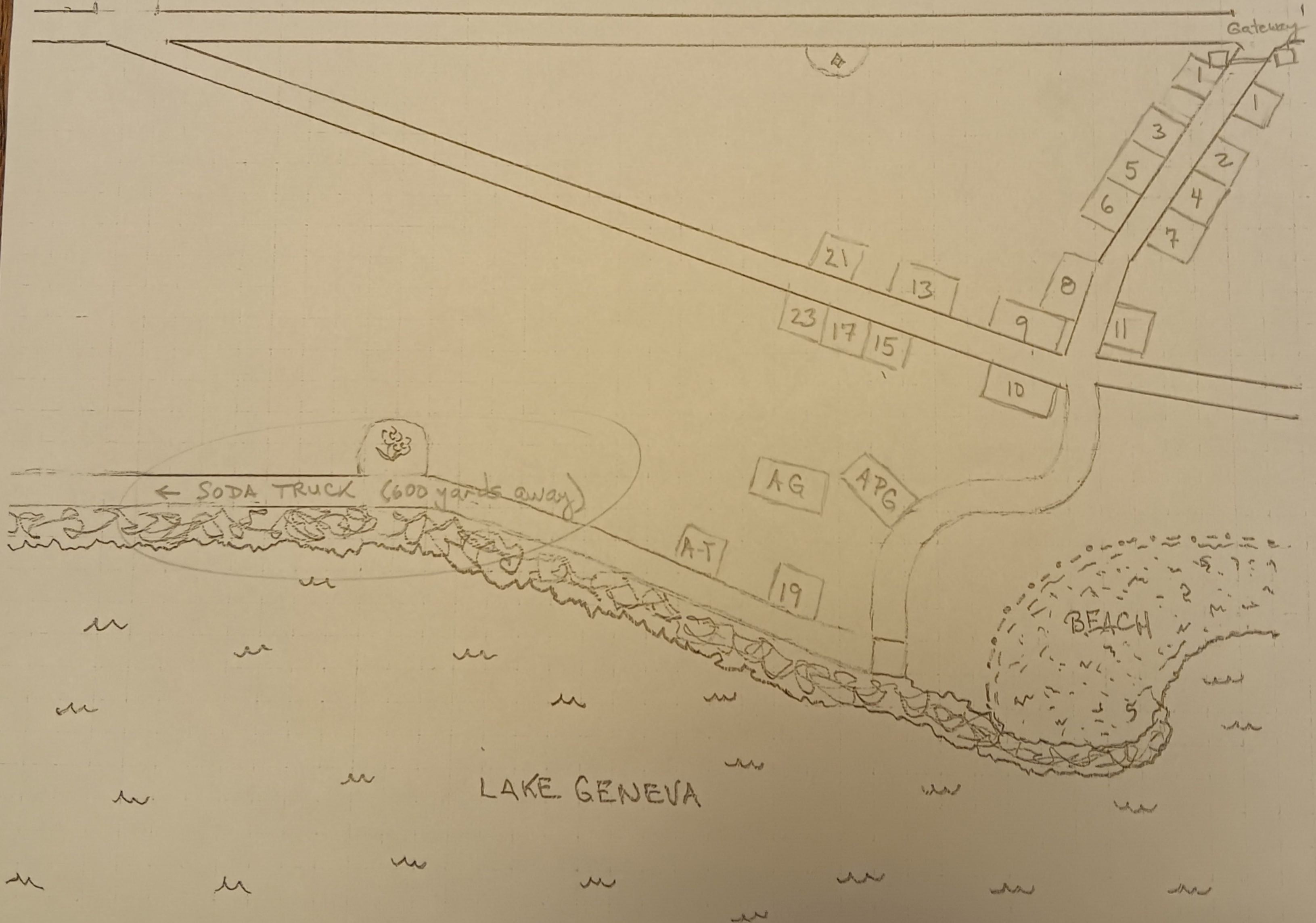
MAIN STREET

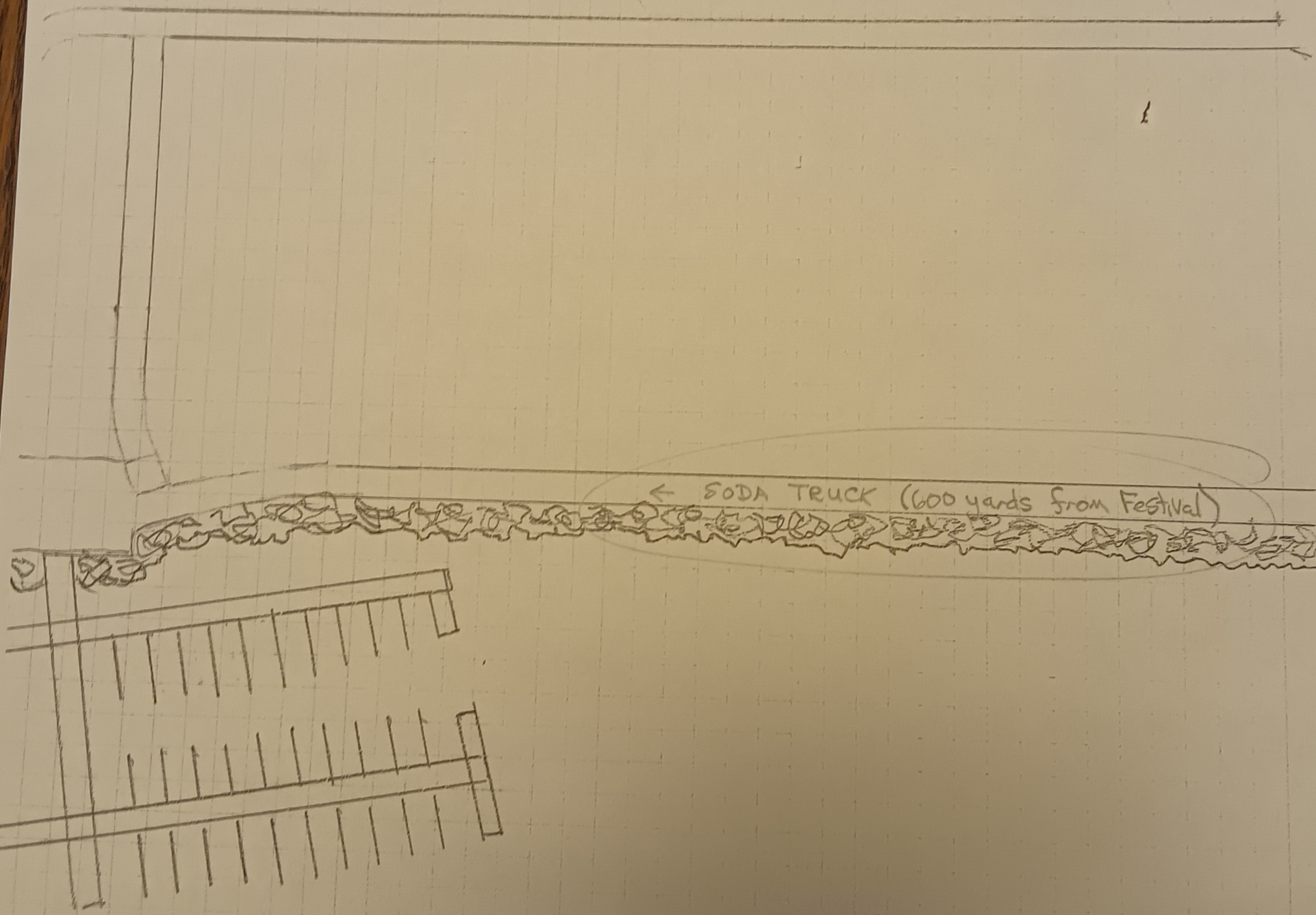
1/4

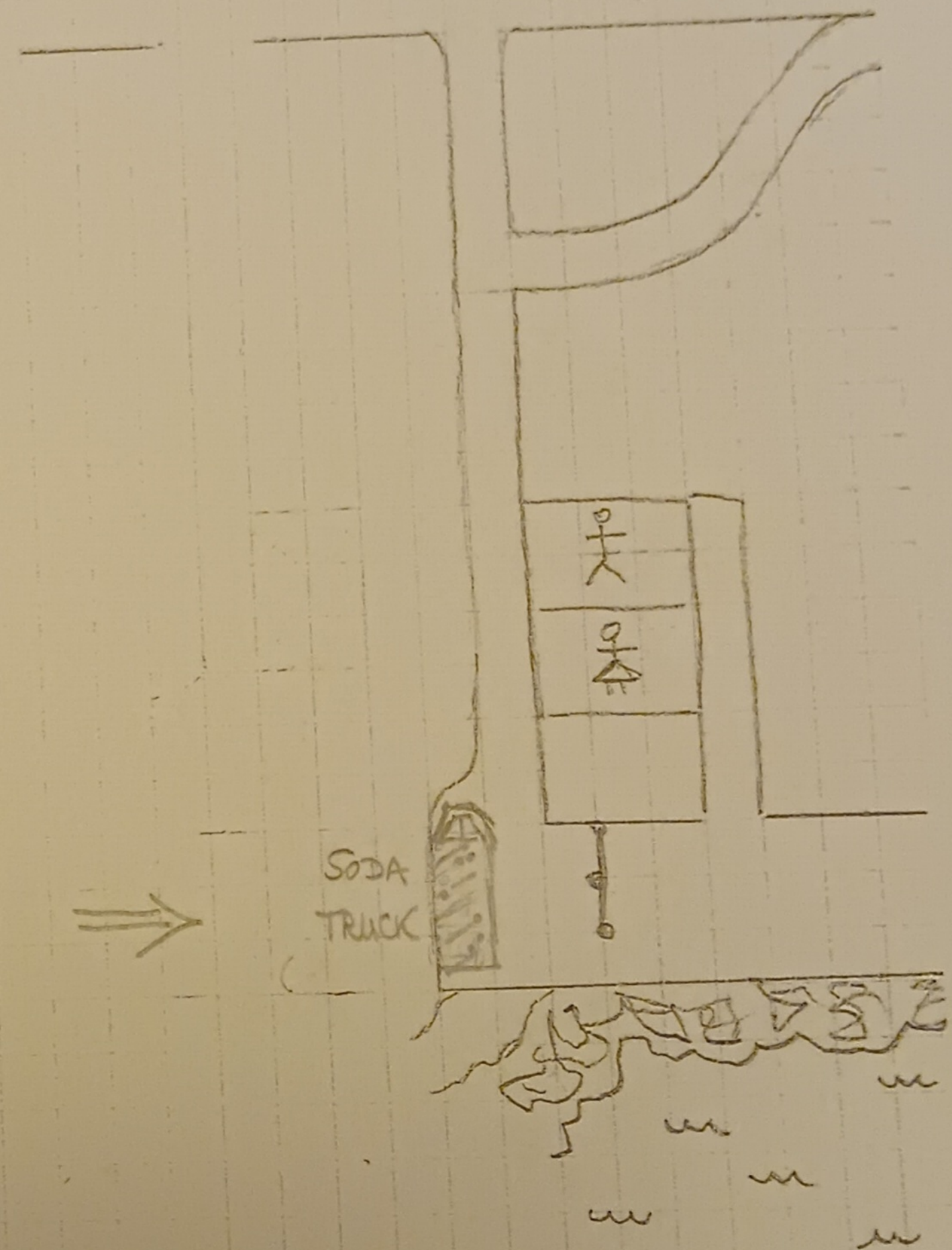


MAIN STREET

2/4







Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

Invoice.Batch = "08222025","08212025","CC08222025","08292025"

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
AMAZON CAPITAL SERVICES				
JUL 2025	08/01/2025	RETURN UNIVERSAL POWER S	11-12-00-53100 MUNICIPAL CT OFFICE SUPPLIES	15.19-
JUL 2025	08/01/2025	MINUTE RECORDS BOOKS	11-14-30-53100 CITY CLERK OFFICE SUPPLIES	394.77
JUL 2025	08/01/2025	WATERMARKED MINUTE PAPE	11-14-30-53100 CITY CLERK OFFICE SUPPLIES	86.85
JUL 2025	08/01/2025	TOILET PISTON	11-16-10-52400 CITY HALL BUILDING REPAIRS	45.88
JUL 2025	08/01/2025	DEODORIZER WIPES	11-16-10-53100 CITY HALL OFFICE SUPPLIES	10.27
JUL 2025	08/01/2025	THERMAL PAPER	11-16-10-53100 CITY HALL OFFICE SUPPLIES	19.99
JUL 2025	08/01/2025	PHONE CHARGER	11-52-00-53400 PARKS OPERATING SUPPLIES	8.49
JUL 2025	08/01/2025	14-OFFICE CHAIRS	11-14-20-53990 CITY ADMIN MISC EXPENSE	2,239.86
JUL 2025	08/01/2025	14-OFFICE CHAIRS (SHIPPING	11-14-20-53990 CITY ADMIN MISC EXPENSE	20.95
JUL 2025	08/01/2025	CREDIT MEMO - OFFICE CHAR	11-14-20-53990 CITY ADMIN MISC EXPENSE	420.00-
JUL 2025	08/01/2025	TOILET TANK REPAIR	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	21.98
JUL 2025	08/01/2025	LABELING REFILL SYSTEM	11-16-10-53100 CITY HALL OFFICE SUPPLIES	11.35
JUL 2025	08/01/2025	WIRELESS KEYBOARD-PARKS	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	142.49
JUL 2025	08/01/2025	WEBCAM-PARKS DIRECTOR	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	66.49
JUL 2025	08/01/2025	WIRELESS MOUSE-PARKS DIR	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	32.99
JUL 2025	08/01/2025	PRINTABLE BUSINESS CARDS	11-16-10-53100 CITY HALL OFFICE SUPPLIES	11.19
JUL 2025	08/01/2025	PRINTABLE BUSINESS CARDS	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	11.19
JUL 2025	08/01/2025	SMALL BINDER CLIPS	11-16-10-53100 CITY HALL OFFICE SUPPLIES	8.07
JUL 2025	08/01/2025	TV WALL MOUNT	11-14-20-53990 CITY ADMIN MISC EXPENSE	54.99
JUL 2025	08/01/2025	CALCULATOR	11-14-20-53100 CITY ADMIN OFFICE SUPPLIES	8.99
JUL 2025	08/01/2025	MISC SUPPLIES	11-12-00-53100 MUNICIPAL CT OFFICE SUPPLIES	70.00
JUL 2025	08/01/2025	MISC SUPPLIES	11-22-00-53100 OFFICE SUPPLIES	162.06
JUL 2025	08/01/2025	MISC SUPPLIES	11-22-00-53500 BLDG MAINT SUPPLIES-FIREHOUSE	211.04
JUL 2025	08/01/2025	MISC SUPPLIES	11-22-00-58100 EMS EQUIPMENT/SUPPLIES	199.90
JUL 2025	08/01/2025	MISC SUPPLIES	11-22-00-51380 FIRE DEPT UNIFORMS	41.00
JUL 2025	08/01/2025	MISC SUPPLIES	11-22-00-53510 EQUIP MAINT SUPPLIES-FIRE DEPT	31.70
JUL 2025	08/01/2025	AMAZON DISCOUNT	11-22-00-53500 BLDG MAINT SUPPLIES-FIREHOUSE	40.98-
JUL 2025	08/01/2025	AMAZON SHIPPING	11-22-00-53120 POSTAGE EXPENSE	5.98
JUL 2025	08/01/2025	CARGO PANTS, SHIRTS	11-22-00-51380 FIRE DEPT UNIFORMS	126.51
JUL 2025	08/01/2025	CHARGING HUB	43-22-00-17010 FD CAPITAL PROJECTS	18.04
JUL 2025	08/01/2025	OFFICE SUPPLIES	11-22-00-53100 OFFICE SUPPLIES	158.07
JUL 2025	08/01/2025	LED ROAD FLARES	11-22-00-58000 FIRE EQUIPMENT/SUPPLIES	36.96
JUL 2025	08/01/2025	CARGO PANTS	11-22-00-51380 FIRE DEPT UNIFORMS	66.99
JUL 2025	08/01/2025	WOMENS HIKING BOOTS	11-22-00-51380 FIRE DEPT UNIFORMS	93.75
JUL 2025	08/01/2025	MISC SUPPLIES	11-22-00-51155 FIRE SAFETY/PUBLIC ED EXP	472.91
JUL 2025	08/01/2025	GLUE, MOUNTING TAPE	11-29-00-53100 EMER MGMT OFFICE SUPPLIES	19.98
JUL 2025	08/01/2025	COUPLER PIN	11-22-00-58110 SPECIALIZED TEAMS EQUIP/SUP	9.69
JUL 2025	08/01/2025	WATER FILTER-TREATMENT PL	62-00-00-93000 MISCELLANEOUS GENERAL EXP	78.58
JUL 2025	08/01/2025	GEL PENS, STORAGE BINS	61-00-00-53100 OFFICE SUPPLIES EXPENSE	15.03
JUL 2025	08/01/2025	GEL PENS, STORAGE BINS	62-00-00-92100 OFFICE SUPPLIES & EXPENSE	15.02
JUL 2025	08/01/2025	STENS OEM REPLACEMENT BE	61-00-00-93700 MAINT-VEHICLES & EQUIP	31.92
JUL 2025	08/01/2025	PLANT SIGN MAINTENANCE SU	61-00-00-93501 MAINT-HEADWORKS BLDG	53.64
JUL 2025	08/01/2025	DYMO LABEL MAKER	61-00-00-53500 OPERATIONS TOOLS & EQUIP	39.10
JUL 2025	08/01/2025	LAWN MOWER TIRES	61-00-00-93700 MAINT-VEHICLES & EQUIP	64.59
JUL 2025	08/01/2025	CREDIT MEMO	99-00-00-54100 LIBRARY ADULT MATERIALS	.97-
JUL 2025	08/01/2025	CREDIT MEMO	99-00-00-54150 LIBRARY PROGRAMS	56.99-
JUL 2025	08/01/2025	WILS GRANT PURCHASE -REIM	99-00-00-52110 GENERAL ADMIN EXPENSES	107.23
JUL 2025	08/01/2025	CHAPIN FUNDS-REIMB	99-00-00-52110 GENERAL ADMIN EXPENSES	282.99
JUL 2025	08/01/2025	BOOKMOBILE BOOKS	43-99-00-17010 LIBRARY CAPITAL PROJECTS	168.99
JUL 2025	08/01/2025	REIMB-FRIENDS OF LG LIBRAR	99-00-00-52110 GENERAL ADMIN EXPENSES	42.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
JUL 2025	08/01/2025	OFFICE SUPPLIES	99-00-00-53100 LIBRARY OFFICE SUPPLIES	59.93
JUL 2025	08/01/2025	BOOKMOBILE BOOKS	43-99-00-17010 LIBRARY CAPITAL PROJECTS	63.43
JUL 2025	08/01/2025	BOOKMOBILE BOOKS	43-99-00-17010 LIBRARY CAPITAL PROJECTS	79.98
JUL 2025	08/01/2025	AVEDISIAN FUNDS-REIMB	99-00-00-52110 GENERAL ADMIN EXPENSES	19.94
JUL 2025	08/01/2025	EXTENSION CORD	99-00-00-54150 LIBRARY PROGRAMS	32.98
JUL 2025	08/01/2025	ADULT MATERIALS	99-00-00-54100 LIBRARY ADULT MATERIALS	164.21
JUL 2025	08/01/2025	MISC SUPPLIES	99-00-00-52110 GENERAL ADMIN EXPENSES	73.82
JUL 2025	08/01/2025	AVEDISIAN FUNDS-REIMB	99-00-00-52110 GENERAL ADMIN EXPENSES	111.95
JUL 2025	08/01/2025	MISC SUPPLIES	99-00-00-53500 LIBRARY MAINT SUPPLIES	394.34
JUL 2025	08/01/2025	YOUTH SUPPLIES	99-00-00-54110 LIBRARY YOUTH MATERIALS	106.73
JUL 2025	08/01/2025	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	266.78
JUL 2025	08/01/2025	BOOKCART PAINT	99-00-00-55110 CIRCULATION SUPPLIES & SERVICE	68.62
JUL 2025	08/01/2025	ADULT MATERIALS	99-00-00-54100 LIBRARY ADULT MATERIALS	509.01
JUL 2025	08/01/2025	ADULT MATERIALS	99-00-00-54100 LIBRARY ADULT MATERIALS	411.43
JUL 2025	08/01/2025	UNIVERSAL POWER SUPPLY	11-12-00-53100 MUNICIPAL CT OFFICE SUPPLIES	15.19
Total AMAZON CAPITAL SERVICES:				7,664.67

ARMBRUST, SARAH

ARMBRUST-08	08/02/2025	INTRO TO DRY BRUSHING	99-00-00-54150 LIBRARY PROGRAMS	40.00
Total ARMBRUST, SARAH:				40.00

AT&T

262248471508	08/13/2025	CITY HALL-PORTS	11-16-10-52210 CITY HALL TELEPHONE	419.10
262248471508	08/13/2025	POLICE-911 MODEM	11-21-00-52620 PD COMMUNICATION SYS MAINT FEE	424.60
262248471508	08/13/2025	FIRE DEPT	11-22-00-52210 FIRE TELEPHONE EXPENSE	419.10
262248471508	08/13/2025	STREET FAX	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	209.55
262248471508	08/13/2025	RIVIERA ELEVATOR	40-55-20-52210 RIVIERA ELEVATOR PHONE EXPENSE	209.55
262248471508	08/13/2025	RIVIERA ELEVATOR	40-55-20-52210 RIVIERA ELEVATOR PHONE EXPENSE	205.09
262249529908	08/16/2025	LIBRARY - 6 LINES	99-00-00-52210 LIBRARY TELEPHONE EXP	496.44
262249529908	08/16/2025	STREET - 1 LINE	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	82.74
262249529908	08/16/2025	COURT FAX	11-12-00-52210 MUNICIPAL CT TELEPHONE	82.74
262249529908	08/16/2025	CITY HALL-ALARM LINES	11-16-10-52210 CITY HALL TELEPHONE	82.74
262249529908	08/16/2025	CEMETERY - 1 LINE	48-00-00-52210 CEM TELEPHONE EXP	82.74
262249529908	08/16/2025	LOWER RIVIERA - 1 LINE	40-55-20-52210 RIVIERA ELEVATOR PHONE EXPENSE	82.74
262249529908	08/16/2025	UPPER RIVIERA - 2 LINES	40-55-10-52210 TELEPHONE EXPENSE	165.48
262249529908	08/16/2025	FIRE DEPT - 2 LINES	11-22-00-52210 FIRE TELEPHONE EXPENSE	165.48
262249529908	08/16/2025	POLICE - 3 LINES	11-21-00-52210 PD TELEPHONE EXPENSE	248.29
Total AT&T:				3,376.38

AT&T WISCONSIN

7567455017	08/11/2025	CITY HALL-LINES- .45	11-16-10-52210 CITY HALL TELEPHONE	216.11
7567455017	08/11/2025	POLICE MAIN-LINES- .45	11-21-00-52210 PD TELEPHONE EXPENSE	216.11
7567455017	08/11/2025	COURT MAIN-LINES- .05	11-12-00-52210 MUNICIPAL CT TELEPHONE	24.02
7567455017	08/11/2025	METER-LINES- .05	42-34-50-52210 TELEPHONE EXPENSE	24.01
9170694016	08/11/2025	CITY HALL-PORTS- .45	11-16-10-52210 CITY HALL TELEPHONE	322.06
9170694016	08/11/2025	POLICE MAIN-PORTS- .45	11-21-00-52210 PD TELEPHONE EXPENSE	322.06
9170694016	08/11/2025	COURT MAIN-PORTS .05	11-12-00-52210 MUNICIPAL CT TELEPHONE	35.78
9170694016	08/11/2025	METER-PORTS- .05	42-34-50-52210 TELEPHONE EXPENSE	35.78
Total AT&T WISCONSIN:				1,195.93

CAPITAL ONE

1664523378	08/19/2025	VENESIAN FEST-PLASTIC ORG/	11-22-00-52175 2% FIRE DUES EXPENSES	48.38
1664523378	08/19/2025	VENESIAN FEST-BUDGET SAVE	11-22-00-52175 2% FIRE DUES EXPENSES	52.68

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
1664523378	08/19/2025	VENESIAN FEST-6FT TABLE	11-22-00-52175 2% FIRE DUES EXPENSES	54.94
Total CAPITAL ONE:				156.00
CHARTER COMMUNICATIONS				
152474001082	08/21/2025	INTERNET SVC SEP 2025	11-22-00-52210 FIRE TELEPHONE EXPENSE	119.99
152474201081	08/14/2025	INTERNET SVC AUG 2025	47-70-00-57155 TOURISM MUNICIPAL DEVELOPMENT	119.99
152474301081	08/14/2025	INTERNET SVC AUG 2025	11-21-00-52210 PD TELEPHONE EXPENSE	359.99
152474401081	08/14/2025	INTERNET SVC AUG 2025	11-16-10-52210 CITY HALL TELEPHONE	219.99
Total CHARTER COMMUNICATIONS:				819.96
CITY OF LAKE GENEVA BID				
JUL 2025	08/19/2025	WAL CTY S/A-JUL 2025	89-00-00-24700 DUE TO BID DISTRICT	325.90
Total CITY OF LAKE GENEVA BID:				325.90
CULLEN, JODI				
CULLEN-0813	08/13/2025	MILEAGE REIMBURSEMENT	99-00-00-53320 STAFF CONTINUING EDUCATION	243.60
Total CULLEN, JODI:				243.60
DE LAGE LANDEN FINANCIAL SERVICES INC				
591344027	08/07/2025	COPIER SEP 2025	11-22-00-53400 OPERATING SUPPLIES	291.81
Total DE LAGE LANDEN FINANCIAL SERVICES INC:				291.81
ELAN FINANCIAL SERVICES				
1459-JUL2025	07/28/2025	BUILDING MAINT. SUPPLIES	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	21.90
1459-JUL2025	07/28/2025	5GAL WATER	40-54-10-53990 BEACH MISCELLANEOUS	8.48
1459-JUL2025	07/28/2025	PRISMM-MONTHLY PYMT	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	109.00
1459-JUL2025	07/28/2025	5GAL WATER	40-54-10-53990 BEACH MISCELLANEOUS	16.96
1459-JUL2025	07/28/2025	TOILET PART	11-16-10-52400 CITY HALL BUILDING REPAIRS	47.21
1459-JUL2025	07/28/2025	RIV CAMERA	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	20.00
1459-JUL2025	07/28/2025	RIV CAMERA	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	114.00
1459-JUL2025	07/28/2025	WATER FOR BEACH ATTENDAN	40-54-10-53990 BEACH MISCELLANEOUS	20.90
1459-JUL2025	07/28/2025	ACROBAT YR RENEWAL	11-14-20-53100 CITY ADMIN OFFICE SUPPLIES	118.28
1459-JUL2025	07/28/2025	GO DADDY-RENEWAL	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	44.38
1459-JUL2025	07/28/2025	SLING RENEWAL-PARKING	42-34-50-53100 OFFICE SUPPLIES	24.11
1459-JUL2025	07/28/2025	SLING RENEWAL-BEACH	40-54-10-53100 BEACH OFFICE SUPPLIES	33.29
1459-JUL2025	07/28/2025	SLING RENEWAL-BOAT	40-52-11-53990 LAUNCH RAMP MISCELLANEOUS	8.00
1459-JUL2025	07/28/2025	SLING RENEWAL-RIV	40-55-20-53990 MISCELLANEOUS EXPENSES	8.00
1459-JUL2025	07/28/2025	WATER FOR BEACH ATTENDAN	40-54-10-53990 BEACH MISCELLANEOUS	6.90
1459-JUL2025	07/28/2025	LUNA CLIMA PLUS CEILING	11-16-10-52400 CITY HALL BUILDING REPAIRS	119.00
1459-JUL2025	07/28/2025	WEBINAR	11-15-10-53320 ACCTG CONFERENCES/TRAINING	50.00
1459-JUL2025	07/28/2025	WIX-GOOGLE ADS-RENEWAL	47-70-00-57155 TOURISM MUNICIPAL DEVELOPMENT	300.00
1459-JUL2025	07/28/2025	IPCAMLIVE-FRGN TRANS FEES	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	2.68
2474-JULY 202	07/28/2025	REGIONAL NEWS SUB	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	14.99
2474-JULY 202	07/28/2025	TREE PLAQUE-TREE DONATIO	11-32-13-48510 DONATIONS TO TREE PROGRAM	163.00
2474-JULY 202	07/28/2025	PENS-OFFICE	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	39.86
2474-JULY 202	07/28/2025	ADOBE SUB	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	21.09
2474-JULY 202	07/28/2025	VERIZON- PHONES MONTHLY -	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	472.53
2474-JULY 202	07/28/2025	PHONES MONTHLY-JUNE	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	472.53
2474-JULY 202	07/28/2025	WEBINAR- CHIPPER	11-32-13-54100 TRAINING & SEMINARS	113.59
2474-JULY 202	07/28/2025	WEBINAR- TREE	11-32-13-54100 TRAINING & SEMINARS	103.30
2474-JULY 202	07/28/2025	BENCH DONATION	11-32-10-57360 DONATION PURCHASES	295.76
2474-JULY 202	07/28/2025	PROPANE CONTRACT	48-00-00-52240 CEM GAS HEAT EXP	1,224.97

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
2474-JULY 202	07/28/2025	PIPE CLEANERS-RIV	40-55-10-53500 BLDG MAINT SUPPLIES-UPPER RIV	5.64
2474-JULY 202	07/28/2025	SAMS VEHICLE FLOOR MATS	50-32-00-58000 DPW EQUIPMENT PURCHASES	69.99
2474-JULY 202	07/28/2025	DEED PAPER	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	9.49
2474-JULY 202	07/28/2025	TOMS IPHONE CASE	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	69.99
2474-JULY 202	07/28/2025	RECOIL STARTER	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	71.81
2474-JULY 202	07/28/2025	LUNCH	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	27.28
2474-JULY 202	07/28/2025	ECHO BLOWER	11-52-00-53400 PARKS OPERATING SUPPLIES	219.00
2474-JULY 202	07/28/2025	DRILL BITS	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	34.94
2474-JULY 202	07/28/2025	LUNCH	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	17.29
2474-JULY 202	07/28/2025	HEDGE TRIM KIT	11-32-10-53500 BLDG MAINT SUPPLIES-STR DEPT	199.00
4007-JULY202	07/28/2025	CANVA APPAREL ORDER	99-00-00-52110 GENERAL ADMIN EXPENSES	25.00
4007-JULY202	07/28/2025	FACEBOOK AD	99-00-00-54155 LIBRARY MARKETING	2.59
4007-JULY202	07/28/2025	FACEBOOK AD	99-00-00-54155 LIBRARY MARKETING	102.13
4007-JULY202	07/28/2025	GOOGLE SUITE	99-00-00-52110 GENERAL ADMIN EXPENSES	134.40
4007-JULY202	07/28/2025	CONTINUING EDUCATION - CO	99-00-00-53320 STAFF CONTINUING EDUCATION	350.00
4007-JULY202	07/28/2025	DONATION PLAQUE	99-00-00-52110 GENERAL ADMIN EXPENSES	13.40
4007-JULY202	07/28/2025	WEBSITE RENEWAL	99-00-00-55150 LIBRARY COMPUTER SOFTWARE	276.00
4007-JULY202	07/28/2025	NOTARY BOND - JODI CULLEN	99-00-00-52110 GENERAL ADMIN EXPENSES	20.00
4007-JULY202	07/28/2025	DUPLICATE KEYS	99-00-00-53500 LIBRARY MAINT SUPPLIES	44.15
4007-JULY202	07/28/2025	DUPLICATE KEYS	99-00-00-53500 LIBRARY MAINT SUPPLIES	29.44
4007-JULY202	07/28/2025	NOTARY APPLICATION FEE - JO	99-00-00-52110 GENERAL ADMIN EXPENSES	20.00
7126- JULY 20	07/28/2025	HEALTH INS PREMIUM-PER CO	11-14-20-51345 CITY ADMIN HEALTH INSURANCE	3,387.68
7126- JULY 20	07/28/2025	SMART TV TCL	11-14-20-53990 CITY ADMIN MISC EXPENSE	599.99
7126- JULY 20	07/28/2025	HOLIDAY MUSIC MOTEL	11-14-20-53310 CITY ADMIN MEALS/LODGING	258.00
7498-JULY 202	07/28/2025	HOME DEPOT-SPLASH BOARD	11-22-00-52175 2% FIRE DUES EXPENSES	461.26
7498-JULY 202	07/28/2025	KWIK TRIP FUEL	11-22-00-53410 FD FUEL EXPENSE	79.44
7498-JULY 202	07/28/2025	2861 DOOR LATCH	11-22-00-53510 EQUIP MAINT SUPPLIES-FIRE DEPT	2.94
7498-JULY 202	07/28/2025	HOME DEPOT-WEED KILLER, E	11-22-00-53500 BLDG MAINT SUPPLIES-FIREHOUSE	116.87
7498-JULY 202	07/28/2025	ALERT ALL-FIRE HAT SHIELD S	11-22-00-52175 2% FIRE DUES EXPENSES	315.00
7498-JULY 202	07/28/2025	ADOBE LICENSE-7/11/25-7/10/2	11-22-00-54500 FIRE IT SERVICES	253.07
7498-JULY 202	07/28/2025	STREICHER'S-ID PATCHES, PLA	11-22-00-51380 FIRE DEPT UNIFORMS	317.92
7498-JULY 202	07/28/2025	JOBTOWN GRAPHICS-TENT, BA	11-22-00-52175 2% FIRE DUES EXPENSES	2,209.35
7498-JULY 202	07/28/2025	4ALL PROMOS-MISC ITEMS	11-22-00-52175 2% FIRE DUES EXPENSES	2,184.11
7498-JULY 202	07/28/2025	JIMMY JOHNS-INTERVIEWS/DI	11-22-00-53990 FIRE MISCELLANEOUS EXP	110.06
7498-JULY 202	07/28/2025	WSFA 2025-2026 MEMBERSHIP	11-22-00-53200 MEMBERSHIP DUES & FEES	1,435.20
7498-JULY 202	07/28/2025	CHULA VISTA ACCOMADATION	11-22-00-51440 FD TRAVEL/MEAL EXPENSES	540.00
7498-JULY 202	07/28/2025	FIRST TACTICAL-MENS A2 PAN	11-22-00-51380 FIRE DEPT UNIFORMS	139.98
7498-JULY 202	07/28/2025	FIRST TACTICAL-MENS A2 PAN	11-22-00-51380 FIRE DEPT UNIFORMS	227.96
7498-JULY 202	07/28/2025	BRASSBELL-LRG NICKEL BRAS	11-22-00-57360 DONATION PURCHASES	753.95
Total ELAN FINANCIAL SERVICES:				19,129.03
FOSTER COACH SALES INC				
LGFD081225	08/12/2025	NEW AMBULANCE-2024 FORD	50-22-00-58000 FIRE EQUIPMENT PURCHASES	292,023.40
Total FOSTER COACH SALES INC:				292,023.40
INITIAL DESIGNS				
1735	08/17/2025	APPAREL-KUBIAK, HARTLAUB,	11-22-00-51380 FIRE DEPT UNIFORMS	1,910.00
Total INITIAL DESIGNS:				1,910.00
JONES, HEATHER				
SEP2025	08/22/2025	RIVIERA EVENTS COORDINATO	47-00-00-57212 RIVIERA MARKETING COORDINATOR	5,833.34
Total JONES, HEATHER:				5,833.34

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
KRAJOVIC, MICHAEL W.				
08/30/25	08/22/2025	HILMOOR CONSULTANT-08/30/2	11-62-01-59900 OTHER PROFESSIONAL SERVICES	1,500.00
Total KRAJOVIC, MICHAEL W.:				1,500.00
LAKE AIRE LLC				
08/25/25	08/25/2025	REFUND-8 SEATS SIDEWALK C	11-00-00-44130 PERMITS-SELL,CAFE,ROOM,MASSAG	120.00
Total LAKE AIRE LLC:				120.00
NAGORKA, FRANK W				
080825	08/08/2025	SEMINAR-DOCUMENTATION/TE	11-22-00-55100 EMS TRAINING PAY	750.00
Total NAGORKA, FRANK W:				750.00
ROCKWEILER, JACOB				
08/06/25	08/07/2025	MEALS REIMB-TRAINING 09/09-	11-21-00-53310 PD MEALS & LODGING	57.00
Total ROCKWEILER, JACOB:				57.00
ROZEK, SOPHIA				
08/22/25	08/27/2025	RIVIERA DEPOSIT REFUND 08/2	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
Total ROZEK, SOPHIA:				1,000.00
SMALL, MARC				
FRANKLIN	08/22/2025	REIMB SIDEWALK-80 SQ FT @	11-32-10-52700 SIDEWALK REPAIRS	140.00
Total SMALL, MARC:				140.00
STERBENZ, ALLISON				
08/23/25	08/27/2025	RIVIERA DEPOSIT REFUND 08/2	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
08/23/25	08/27/2025	PIANO TUNING	40-55-10-46740 UPPER RIVIERA REVENUE	180.00-
Total STERBENZ, ALLISON:				820.00
TOMERA, KELLY				
07/25/26	08/18/2025	REFUND RIVIERA PAYMENT-07/	40-00-00-21400 DEFERRED REVENUE-UPPER RIVIER	3,875.00
Total TOMERA, KELLY:				3,875.00
TOWN OF BLOOMFIELD POLICE DEPT				
WARRANT-AN	08/22/2025	ROGER L ANDERSON, CASE#/P	11-12-00-24280 COURT FINES-OTHER	649.50
Total TOWN OF BLOOMFIELD POLICE DEPT:				649.50
TRIPP, KYLE				
08/06/25	08/07/2025	MEALS REIMB-TRAINING 09/09-	11-21-00-53310 PD MEALS & LODGING	57.00
Total TRIPP, KYLE:				57.00
US CELLULAR				
0749475756	08/12/2025	HARBORMASTER CELL	40-55-10-52210 TELEPHONE EXPENSE	50.74
0749475756	08/12/2025	ADMINISTRATOR CELL	11-16-10-52210 CITY HALL TELEPHONE	52.23
0749475756	08/12/2025	BUILDING INSPECTOR CELL	11-24-00-52620 TELEPHONE EXPENSE	17.74
0749475756	08/12/2025	BEACH CELL	40-54-10-52210 BEACH TELEPHONE	17.24
0749475756	08/12/2025	RIVIERA CELL-HEATHER	47-70-00-57155 TOURISM MUNICIPAL DEVELOPMENT	32.73

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
0749475756	08/12/2025	PARKING CELL #1	42-34-50-52210 TELEPHONE EXPENSE	39.81
0749475756	08/12/2025	PARKING CELL #2	42-34-50-52210 TELEPHONE EXPENSE	40.77
0749475756	08/12/2025	CITY MAINTENANCE CELL	11-16-10-52210 CITY HALL TELEPHONE	17.74
0749475756	08/12/2025	PARKING SUPERVISOR CELL	42-34-50-52210 TELEPHONE EXPENSE	17.24
0749475756	08/12/2025	CITY CLERK CELL	11-16-10-52210 CITY HALL TELEPHONE	52.73
0749475756	08/12/2025	PARKS SUPERINTENDENT	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	45.73
0749475756	08/12/2025	CEMETERY CELL	48-00-00-52210 CEM TELEPHONE EXP	17.74
0749475756	08/12/2025	STREET DIRECTOR (TOM) CEL	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	100.48
0749475756	08/12/2025	STREET FOREMAN (NEIL) CELL	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	52.73
0749475756	08/12/2025	STREET FOREMAN (BRETT) CE	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	17.74
0749475756	08/12/2025	ARBORIST (JON) CELL	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	22.24
0749475756	08/12/2025	PARKING MANAGER CELL	42-34-50-52210 TELEPHONE EXPENSE	17.24
Total US CELLULAR:				612.87
WE ENERGIES				
5587906392	08/12/2025	UNIT A LIBRARY RESTROOMS	99-00-00-52220 LIBRARY UTILITIES	9.57
5587923946	08/12/2025	UNIT A RESTROOMS-PARKS	11-52-00-52240 PARKS GAS HEAT	9.57
5595469980	08/18/2025	CITY HALL GAS/HEAT	11-16-10-52240 CITY HALL GAS HEAT	377.11
5595469980	08/18/2025	FIREHOUSE GAS/HEAT	11-22-00-52240 FIREHOUSE GAS HEAT	49.39
5595469980	08/18/2025	UPPER RIVIERA GAS/HEAT	40-55-10-52240 UPPER RIVIERA GAS HEAT	64.46
5595469980	08/18/2025	HOST DRIVE WATER TOWER	11-22-00-52240 FIREHOUSE GAS HEAT	13.99
5595469980	08/18/2025	MUSEUM GAS/HEAT	11-51-10-52240 MUSEUM-GAS HEAT	27.20
5595469980	08/18/2025	1055 CAREY ST BUILDING	11-32-10-52240 ST DEPT BLDG GAS HEAT	9.57
5595469980	08/18/2025	1065 CAREY ST BUILDING	11-32-10-52240 ST DEPT BLDG GAS HEAT	26.36
5595469980	08/18/2025	1070 CAREY ST BUILDING	11-32-10-52240 ST DEPT BLDG GAS HEAT	9.57
5595469980	08/18/2025	VETS PARK GAS/HEAT	11-52-01-52240 VETS PARK GAS HEAT	9.24
5595469980	08/18/2025	CEMETERY GAS/HEAT	48-00-00-52240 CEM GAS HEAT EXP	15.63
Total WE ENERGIES:				621.66
Grand Totals:				343,213.05

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
----------------	--------------	-------------	----------------------	-----------------------

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

Invoice.Batch = "08222025","08212025","CC08222025","08292025"

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "09032025","09032025A"

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

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

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
ALAM, MUHAMMAD A.				
BM975850-1	08/21/2025	REFUND BM975850-1	11-12-00-45100 COURT PENALTIES & FINES	98.80
Total ALAM, MUHAMMAD A.:				98.80
ALL PRO CLEANING SYSTEMS				
4922	08/14/2025	6X WEEK CLEANING -JULY 21-A	99-00-00-53600 LIBRARY BLDG MAINT SERVICES	2,990.00
Total ALL PRO CLEANING SYSTEMS:				2,990.00
ASSOCIATED APPRAISAL CONSULTANTS INC				
182098	09/01/2025	SEPT 2025 ASSMT SRVCS	11-15-40-52100 ASSESSOR CONTRACTED SERVICES	3,645.83
Total ASSOCIATED APPRAISAL CONSULTANTS INC:				3,645.83
BATZNER PEST CONTROL				
80109653	07/25/2025	PEST CONTROL-JULY 2025	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	65.00
81478122	08/25/2025	PEST CONTROL-AUGUST 2025	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	65.00
Total BATZNER PEST CONTROL:				130.00
BEARINGS INC SOUTH				
611647	08/08/2025	BEARING	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	172.08
Total BEARINGS INC SOUTH:				172.08
BUMPER TO BUMPER				
662-503474	08/14/2025	OIL	48-00-00-53400 CEM OPERATING SUPPLIES	27.78
662-503692	08/20/2025	BATTERY AND CORE	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	135.99
Total BUMPER TO BUMPER:				163.77
CINTAS				
5287431304	08/20/2025	FIRST AID CABINET RESTOCK	11-32-10-53900 FIRST AID AND SAFETY SUPPLIES	115.94
Total CINTAS:				115.94
COLUMN SOFTWARE PBC				
C2330076-008	08/01/2025	CEMETERY SHED BID NOTICE	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	190.37
C2330076-008	08/14/2025	CC MIN 07.28.25	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	222.68
Total COLUMN SOFTWARE PBC:				413.05
COPIES & PRINTS PLUS LLC				
345071	08/20/2025	SWIFT NIGHT OUT-2025, CARD	11-70-00-57800 AVIAN COMMITTEE EXPENSES	228.50
Total COPIES & PRINTS PLUS LLC:				228.50

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
DEMCO INC.				
7681991	08/13/2025	JACKETS,PROTECTORS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	95.58
Total DEMCO INC.:				95.58
DUNN LUMBER				
2118395	08/14/2025	PREFILLED PROPANE	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	73.79
Total DUNN LUMBER:				73.79
ELKHORN NAPA AUTO PARTS				
374999	08/15/2025	BREAK LIGHT FOR TRUCK #56	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	4.49
Total ELKHORN NAPA AUTO PARTS:				4.49
ETI LLC				
08 25 2025	08/25/2025	LIC MGR 6/1/25-5/31/26	11-14-30-53820 LICENSE/SUPPORT EXPENSE	299.00
Total ETI LLC:				299.00
FASTENALCOMPANY				
WIELK184443	01/21/2025	SIGN BANDINGS-(CLAMPS)	42-34-50-53400 OPERATING SUPPLIES-ENFORCEMEN	379.22
Total FASTENALCOMPANY:				379.22
FORD OF LAKE GENEVA				
88830	07/07/2025	OIL CHANGE-RANGER	42-34-50-53510 VEHICLE/EQUIPMENT MAINT	53.11
88847	07/10/2025	THE WORKS PCKG OIL,FILTER,	42-34-50-53510 VEHICLE/EQUIPMENT MAINT	687.29
Total FORD OF LAKE GENEVA:				740.40
GAGE MARINE CORP				
262081	08/22/2025	REPAIR DAMAGED PIER	40-52-10-52640 BUOYS & BOAT STALLS-REPAIRS	401.72
Total GAGE MARINE CORP:				401.72
GFC LEASING-WI				
101046068	08/17/2025	EQUIPMENT LEASE-SEPT 25	99-00-00-55320 LIBRARY EQUIP LEASES & MAINT	247.81
Total GFC LEASING-WI:				247.81
GFL ENVIRONMENTAL				
V20000016772	08/15/2025	LANDFILL USE	11-36-00-52960 SOLID WASTE-STREET DEPT	817.69
Total GFL ENVIRONMENTAL:				817.69
GIRAFFE ELECTRIC II INC				
25-0368	07/31/2025	LED LIGHTS-CH LIGHT PROJEC	43-16-10-17010 CITY HALL CAPITAL PROJECTS	21,965.00
25-0375	07/31/2025	25 AMP FOR WATER HEATER	11-32-10-52400 ST DEPT BUILDING REPAIRS	412.75
Total GIRAFFE ELECTRIC II INC:				22,377.75
INGRAM BOOK COMPANY				
89787696	08/14/2025	BOOKMOBILE	43-99-00-17010 LIBRARY CAPITAL PROJECTS	18.19
89787697	08/14/2025	BOOKMOBILE	43-99-00-17010 LIBRARY CAPITAL PROJECTS	18.23
89787698	08/14/2025	ADULT BOOK	99-00-00-54100 LIBRARY ADULT MATERIALS	16.62
89787698	08/14/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.57

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
89787699	08/14/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	16.66
89787699	08/14/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.32
89787700	08/14/2025	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	29.34
89787700	08/14/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	2.64
89787701	08/14/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	16.05
89787701	08/14/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.32
89787702	08/14/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	240.04
89787702	08/14/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	10.89
89787703	08/14/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	38.00
89787704	08/14/2025	BOOK MOBILE- YOUTH	43-99-00-17010 LIBRARY CAPITAL PROJECTS	12.82
89787705	08/14/2025	BOOKMOBILE	43-99-00-17010 LIBRARY CAPITAL PROJECTS	18.33
89787706	08/14/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	119.89
89787706	08/14/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	2.97
89811461	08/15/2025	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	12.26
89811461	08/15/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.57
89811462	08/15/2025	BOOKMOBILE	43-99-00-17010 LIBRARY CAPITAL PROJECTS	82.54
89811463	08/15/2025	BOOKMOBILE	43-99-00-17010 LIBRARY CAPITAL PROJECTS	55.94
89811464	08/15/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	2.64
89811464	08/15/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	32.63
89811465	08/15/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	10.89
89811465	08/15/2025	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	97.83
89811466	08/15/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	105.56
89811466	08/15/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	3.63
90061670	08/26/2025	BOOK MOBILE- YOUTH	43-99-00-17010 LIBRARY CAPITAL PROJECTS	5.09
Total INGRAM BOOK COMPANY:				975.46
ITU ABSORBTECH INC				
8577139	08/01/2025	MAT SERVICE-RIV	40-55-10-53600 UPPER RIVIERA MAINTENANCE	81.64
8584723	08/15/2025	MAT SERVICE	11-32-10-53600 ST DEPT BLDG MAINT SERV COSTS	103.73
8584724	08/15/2025	MAT SERVICE-AUGUST 2025	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	140.53
Total ITU ABSORBTECH INC:				325.90
JOHNSON CONTROLS FIRE PROTECTION LP				
24877946	08/01/2025	ANNUAL INSP 2025	11-51-10-52400 MUSEUM-MAINTENANCE & REPAIRS	1,466.07
24877991	08/01/2025	ANNUAL INSP 2025	11-16-10-52400 CITY HALL BUILDING REPAIRS	3,614.44
Total JOHNSON CONTROLS FIRE PROTECTION LP:				5,080.51
KAPUR & ASSOCIATES INC				
134484	08/19/2025	REPORT	11-30-00-52160 CITY ENGINEERING FEES	135.00
134485	08/19/2025	SYMPHONY BAY PH 8	11-00-00-13910 A/R BILL OUTS	2,849.00
134486	08/19/2025	CENTER/NORTH CORNER	11-00-00-13910 A/R BILL OUTS	202.50
134487	08/19/2025	31 AC EAST OF STONE RDG	11-00-00-13910 A/R BILL OUTS	67.50
134488	08/19/2025	1120 S LSD #21	11-30-00-52160 CITY ENGINEERING FEES	135.00
134489	08/19/2025	VISTAS SHODEEN	11-00-00-13910 A/R BILL OUTS	781.00
134491	08/19/2025	PHSE 16 - CTY H	11-30-00-52160 CITY ENGINEERING FEES	337.50
134492	08/19/2025	MEETINGS	11-30-00-52160 CITY ENGINEERING FEES	305.50
134493	08/20/2025	SPEED LIMIT HWY 50	11-30-00-52160 CITY ENGINEERING FEES	682.50
134494	08/19/2025	REVISIONS TO PLATS FOR SUR	11-30-00-52160 CITY ENGINEERING FEES	249.00
134495	08/19/2025	SYMPHONY BAY PH 6	11-00-00-13910 A/R BILL OUTS	182.00
134496	08/19/2025	STONE RIDGE PH 3	11-00-00-13910 A/R BILL OUTS	2,709.70
134497	08/19/2025	SYMPHONY BAY PH 7	11-00-00-13910 A/R BILL OUTS	1,599.10
134498	08/19/2025	BASKETBALL COURT-VETS PA	43-52-00-53000 PARKS AND REC CAPITAL PROJECTS	476.00
134499	08/19/2025	STR SHAPEFILES	11-30-00-52160 CITY ENGINEERING FEES	113.00
134500	08/19/2025	MUNI BOUNDRY MAP	11-30-00-52160 CITY ENGINEERING FEES	169.50

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
134501	08/19/2025	HOUSE # MAP	11-30-00-52160 CITY ENGINEERING FEES	113.00
134569	08/20/2025	BOAT TRAILER PARKING LOT S	43-32-10-17010 STREET IMP PROGRAM	489.30
134570	08/20/2025	PHSE 5	11-30-00-52160 CITY ENGINEERING FEES	1,350.00
134571	08/20/2025	LAGOON DREDGING	43-40-00-17015 LAKEFRONT CAPITAL PROJECTS	1,838.50
134572	08/20/2025	SIDEWALK EVAULATION PHSE	11-30-00-52160 CITY ENGINEERING FEES	745.50
134573	08/20/2025	VETERANS PARK RFP- BID OPE	43-52-00-53000 PARKS AND REC CAPITAL PROJECTS	654.50
134574	08/20/2025	DRAFT PLANS AND SPECS AND	11-30-00-52160 CITY ENGINEERING FEES	714.00
Total KAPUR & ASSOCIATES INC:				16,898.60
LAKE GENEVA UTILITY				
312 EVAN DR	07/31/2025	312 EVAN DR	45-00-00-24520 WATER IMPACT FEES	2,530.00
312 EVAN DR	07/31/2025	312 EVAN DR	45-00-00-24530 SEWER IMPACT FEES	4,103.00
Total LAKE GENEVA UTILITY:				6,633.00
MARED MECHANICAL				
CTRCT-INV001	08/08/2025	HVAC MAINT-2025	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	978.00
Total MARED MECHANICAL:				978.00
MCCLELLAN SALES & SERVICE				
4920506	08/06/2025	MOWER REPAIR	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	1,828.00
Total MCCLELLAN SALES & SERVICE:				1,828.00
MUNICIPAL CODE ENFORCEMENT LLC				
1615	08/01/2025	JULY 2025-CODE ENFORCE	11-24-00-53350 OTHER PROFESSIONAL FEES	8,982.17
Total MUNICIPAL CODE ENFORCEMENT LLC:				8,982.17
NORTHWIND PERENNIAL FARM				
11578	08/15/2025	GARDEN CARE AUGUST 2025	99-00-00-53600 LIBRARY BLDG MAINT SERVICES	660.00
Total NORTHWIND PERENNIAL FARM:				660.00
OFFICE PRO INC				
741906-0	08/21/2025	TOWELS, TISSUE, LINERS	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	210.10
Total OFFICE PRO INC:				210.10
PESCHES GREENHOUSE				
27865	08/07/2025	FLOWERS-JIMSTEELE	11-10-00-51390 STAFF APPRECIATION	60.00
27891	08/25/2025	FLOWERS-ROBIN LESLIE	11-10-00-51390 STAFF APPRECIATION	65.00
Total PESCHES GREENHOUSE:				125.00
PURE MECHANICAL LLC				
S10102	06/27/2025	COMPRESSOR REPLACEMENT	40-55-20-53600 RIV MAINTENANCE SERVICE COSTS	5,405.19
S9842	05/18/2025	FURANCE REPAIRS-RIV	40-55-20-53600 RIV MAINTENANCE SERVICE COSTS	677.50
Total PURE MECHANICAL LLC:				6,082.69
QUALITY STATE OIL				
3994	08/12/2025	173.6 GAL ON RD	11-32-10-53410 VEHICLE-FUEL & OIL	553.08
3995	08/12/2025	222.5 GAL OFF RD	11-32-10-53410 VEHICLE-FUEL & OIL	643.03
4243	08/14/2025	101.6 GAL ON RD	11-32-10-53410 VEHICLE-FUEL & OIL	323.69

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
4244	08/14/2025	82.7 GAL OFF RD	11-32-10-53410 VEHICLE-FUEL & OIL	239.00
4812	08/20/2025	153.3 GALS OFF RD	11-32-10-53410 VEHICLE-FUEL & OIL	443.04
4814	08/20/2025	513.8 CLEAR DIESEL ON RD	11-32-10-53410 VEHICLE-FUEL & OIL	1,636.96
Total QUALITY STATE OIL:				3,838.80
REINDERS				
6078869-00	08/06/2025	VETS PARK MOWER	11-52-01-53400 VETS PARK OPERATING SUPPLIES	388.74
Total REINDERS:				388.74
RHYME BUSINESS PRODUCTS				
39873626	08/11/2025	KYOCERA TASKALFA508CI SEP	11-12-00-53610 EQUIPMENT MAINT SERVICE COSTS	164.79
39956971	08/22/2025	B&Z SHARP COPIER	11-24-00-53100 BLDG INSPECTOR OFFICE SUPPLIES	117.41
Total RHYME BUSINESS PRODUCTS:				282.20
RYDZ, GERI				
BM500276-0	08/21/2025	CITATION BM500276-0 REFUND	11-12-00-45100 COURT PENALTIES & FINES	132.90
Total RYDZ, GERI:				132.90
SAFEBUILT LLC				
2168097	07/31/2025	BLDG INSP/PLAN REVIEWS/INS	11-24-00-52190 CONTRACT BUILDING INSPECTOR	28,262.96
Total SAFEBUILT LLC:				28,262.96
SHRED-IT				
8011801975	08/25/2025	SHRED SERV. AUGUST 2025	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	172.69
Total SHRED-IT:				172.69
STATE BAR OF WISCONSIN				
5153458	08/18/2025	EVIDENCE HANDBOOK FY26	11-12-00-53240 DUES, BOOKS, PUBLICATIONS	96.50
Total STATE BAR OF WISCONSIN:				96.50
T2 SYSTEMS INC				
UPS03156118	07/31/2025	AUTOMATED OWNER LOOKUP	42-34-50-54500 SUPPORT CONTRACTS	855.00
Total T2 SYSTEMS INC:				855.00
TIM'S TAP LINE CLEANING INC				
30024	08/21/2025	LINE CLEANING	40-55-10-53600 UPPER RIVIERA MAINTENANCE	100.00
Total TIM'S TAP LINE CLEANING INC:				100.00
UNITED LABORATORIES				
INV442231	08/21/2025	LIQUI-ZYME ENZYME ODOS, PI	40-55-20-53500 BLDG MAINT SUPPLIES-LOWER RIV	661.22
Total UNITED LABORATORIES:				661.22
WATERTOWN MEMORIAL CO INC				
8.20.25	08/20/2025	FIRST BURIAL HEADSTONE-CE	48-00-00-54200 CEM GRAVES/FOUNDATIONS	497.50
Total WATERTOWN MEMORIAL CO INC:				497.50

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
WI ELEVATOR INSPECTION INC.				
21054	08/10/2025	ANNUAL ELEV INSP-2025	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	240.00
21055	08/10/2025	ANNUAL ELEV INSP-RIV	40-55-20-53600 RIV MAINTENANCE SERVICE COSTS	120.00
Total WI ELEVATOR INSPECTION INC.:				360.00
YMCA				
09012025	08/18/2025	BIMONTHLY PMT SEPT/OCT	11-70-00-57600 YMCA-YOUTH ATHLETIC PROGRAM	10,609.00
Total YMCA:				10,609.00
Grand Totals:				128,432.36

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "09032025","09032025A"

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

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

Assistant City Administrator

Department: Administration

FLSA Status: Exempt

Reports to: City Administrator

Salary Grade: K

General Definition of Work

Under the general administration and a direct report of the City Administrator, performs a variety of complex and specialized administrative functions which include the requirement of independent operation and judgement, confidentiality and a high level of proficiency. This position will be responsible for special projects, general administration and coordination of citywide communication and general support of the Administrator and the Mayor.

Qualification Requirements

To perform this job successfully, an individual must be able to perform each essential function satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodation may be made to enable individuals with disabilities to perform the essential functions.

Essential Functions

*The following duties **ARE NOT** intended to serve as a comprehensive list of all duties performed by all employees in this classification, only a representative summary of the primary duties and responsibilities. Incumbent(s) may not be required to perform all duties listed and may be required to perform additional, position-specific duties.*

- Represents the City Administrator in interactions with elected and appointed officials, business owners, managers, neighborhood groups, employees and other citizens. Assists in the development and presentation of written and oral reports to the City Council, groups and the media.
- Performs other duties or assumes other responsibilities as apparent or assigned, including the functions of the City Administrator in the absence of the City Administrator.
- Coordinates and implements major projects and provides management, direction and oversight of assigned special projects.
- Is a liaison to all lake organizations and coordinates those activities with the appropriate departments.
- Attends regular, special and work sessions of the City Council as necessary and represents the City Administrator on various boards and commissions in lieu of the City Administrator's absence.
- Assists, gathers, interprets and prepares data for studies and reports, makes recommendations and coordinates activities with other departments and agencies as needed.
- Designs, updates and maintains the City's website, Facebook Page, Twitter account and all related media.
- Designs, writes and distributes any City newsletters or online updates.
- Coordinates volunteer activities
- Coordinates staff training with department heads.
- Coordinates IT management across departments
- Coordinate and assist with grant writing with departments
- Assists with ADA coordination
- Assists other departments as directed.

Strategic & Long-Range Planning

- Responsible for maintaining the Strategic Plan and planning for updates to the plan.

- Develop and maintain employee engagement and retention strategies.

Supervision

- In the absence of the City Administrator shall be responsible for overseeing day-to-day operations.

Budget

- Assist and do research regarding overall budget creation in coordination with the administrator and comptroller.

Knowledge, Skills, and Abilities

- City policies and procedures.
- Knowledge of the principles and methods of public administration; knowledge of economic development practices including experience in tax increment financing and other financial assistance programs.
- Possess an understanding of planning, zoning, land use and economic development.
- Basic knowledge of the organization, functions, and problems of municipal government.
- Considerable knowledge of municipal, county, State and Federal community-related statutes.
- Ability to solve a wide range of intellectual and practical problems. Ability to comprehend non-verbal symbolism and abstract concepts.
- Ability to effectively write or edit reports and articles to communicate ideas. Ability to prepare comprehensive reports and records.
- Excellent interpersonal skills are necessary. Ability to establish and maintain an effective working relationship with the City Council, Mayor, boards, agencies, departments, coworkers, city consultants, contractors, builders, architects, developers, press, and the general public.
- Knowledge of public relation techniques with ability to plan, organize, train and evaluate professional staff.
- Business and personal computers, and spreadsheet software applications.
- Proficiency in managing social media and website.
- Ability to work within time limits efficiently and effectively.
- Maintain confidentiality as required by job functions.
- Conduct mathematical operations and calculate figures and analyze simple financial data.

Education and Experience

- Bachelor's degree in business/public administration, finance, accounting or closely related field with a Master's Degree in Public Administration or equivalent experience strongly preferred.
- Strong oral and written communication skills.
- Strong interpersonal and problem-solving skills for employee relations.
- Proficiency in a variety of computer programs, including Microsoft Office, Adobe and publishing software.

Physical Demands

This work requires the occasional exertion of up to 25 pounds of force; work regularly requires sitting, speaking or hearing and frequently requires reaching with hands and arms and repetitive motions and occasionally requires standing, walking, stooping, kneeling, crouching or crawling, pushing or pulling and lifting; work has standard vision requirements; vocal communication is required for expressing or exchanging ideas using the spoken word and conveying detailed or important instructions to others accurately, loudly or quickly; hearing is required to perceive information at normal spoken word levels and to receive detailed information through oral communications and/or to make fine distinctions in sound; work requires preparing and analyzing written or computer data; work has no exposure to environmental conditions; work is generally in a quiet location (e.g. business office, light traffic).

The physical demands described are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodation may be made to enable individuals with disabilities to perform the essential function.

Special Requirements

- Possession of a valid driver's license.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The City of Lake Geneva is Equal Opportunity Employer.

Short Term Rental and Code Enforcement

Department: Building and Zoning

FLSA Status: Non-Exempt

Reports to: Building and Zoning Director

Salary Grade: G

General Definition of Work

This position will manage the short-term rental process including onsite inspections and code enforcement. This position will also assist in zoning code enforcement as needed. The work is performed under the supervision of the Building and Zoning Director. This position includes some night and weekend work.

Qualification Requirements

To perform this job successfully, an individual must be able to perform each essential function satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions

Essential Duties and Responsibilities

General Duties-

- Manage and process all applications for Short Term Rentals (STR)
 - Review STR license applications for completeness and accuracy, inspect properties to determine minimum safety standards are met and assign maximum occupancy, issue licenses, and send notices of license expiration or violation.
 - Monitors for unlicensed Tourist Rooming Houses within the City of Lake Geneva
 - Create and maintain an up-to-date list of different types of Short-term Rental uses within the City of Lake Geneva.
 - Maintain STR software and assist property owners, management companies and the public with inquiries about the short-term rental licensing program.
 - Assists in the collection and reporting of room taxes required for short-term rental stays.
 - Issue citations and prepares documentation for prosecution
- Assists in maintaining department files and keeping department records accurate and up to date
- Investigate and acts to resolve municipal code compliance complaints received from property owners and the general public in regard to municipal code violations and general public nuisances including issuing citations-
 - Work with the Public Works Department to address municipal code violations as they pertain to the Department

Strategic and Long-Range Planning-

- None

Supervision-

- None

Budget-

- Responsible for making recommendations regarding license fees

Knowledge, Skills and Abilities

- Skilled at establishing and maintaining cooperative relationships with employees and citizens.
- Thorough knowledge of and/or ability to read, interpret and apply provisions of State and Municipal laws, ordinances, and codes in regard to building, zoning and STR's
- Ability to compute rates, ratios, and percentages
- Ability to interpret a variety of instructions furnished in written, oral, diagram or schedule form while making decisions in accordance with City rules, regulations, and policies.
- Excellent oral and written communication skills with both employees and customers.
- Must be able to carry out various administrative and clerical duties with little supervision using time and resources effectively.
- Knowledge of various business computer hardware and software. Ability to learn and become proficient in new software applications.
- Adaptable to a fluid and dynamic work environment.
- Strong attention to detail, prompt, and dependable.

Education and Experience

- Education: High school diploma or equivalent, zoning enforcement certification, associate's degree in business or trades preferred
- A minimum of two years of zoning enforcement experience or related equivalent.
- Experience in or ability to learn GIS software applications.
- Proficiency in a variety of computer programs including: Microsoft Office, META platforms, various social media platforms and other related software.
- Familiarity with City ordinances, State statutes, procedures, guidelines, and correspondence.
- Proven strong oral and written communication. Proven ability to present to large groups.
- Must have a valid driver's license.

Physical Demands

- Ability to work evenings and weekends when necessary and when appropriate
- This work is performed both in an office setting with regular work in a field setting in all types of weather conditions. While performing the duties of this job, the employee is frequently required to sit or stand for extended periods of time.
- Must be able to lift and move up to 35 pounds. Must have simple grasping and hand-eye coordination to handle or operate objects, tools, controls, and office equipment.
- Must be able to communicate effectively with a wide spectrum of society on the telephone, in person, and via electronic platforms. Must be able to communicate well with vendors.
- Specific vision abilities required by this job include close vision and the ability to adjust focus.
- Must be able to visit shop environments that include noxious fumes, loud noise levels, and hazardous areas which may require PPE.
- Must be able to work well and interact with various City Departments to provide knowledge and support.

The physical demands described are representative of those that must be met by an employee to successfully perform the essential function of this job. Reasonable accommodation may be made to enable individuals with disabilities to perform the essential function.

The City of Lake Geneva is an Equal Opportunity Employer.



Memo

To: Personnel Committee

From: David De Angelis, Administrator

Date: August 27th, 2025

RE: Job Descriptions/Organizational Chart

In your packet you will find the draft job descriptions for the following positions:

- Assistant City Administrator
- Harbormaster
- Short term rental and code enforcement

The assistant city administrator position is a position I would like to create to allow for some delegation of responsibilities from the administrator position but more importantly put them in charge of specific operations that we currently either lack specific personnel assigned to the role or are currently not doing consistently. I believe the most important and impactful of these would be managing and maintaining our communications for consistency and being responsible for updates of information. Some of the others would be coordinating staff training, grant writing and assistance with grants, IT coordination and volunteer coordination. This position would be mostly funded by the salary saved by not replacing the financial specialist.

The harbormaster is being proposed to go to a full-time position to accommodate the increased expectations of lakefront management and to assist the parks director on administrative tasks during the slower off-season period. It is expected by having increased supervisor presence and administrative time we will be able to better manage pier, buoy and lakefront activities. I am proposing this position to transition to full time as of June 1st of 2026. This position would become a direct report to the parks director instead of the city administrator or as in the past the public works director. It is anticipated that this position would be allocated at 75% harbormaster and 25% parks work.

Last but certainly not least for job descriptions is the creation of the position of short-term rental and code enforcement position. This position's primary purpose will be to manage and enforce our ordinances for short-term rentals and the licensees. Supplemental to that will be assisting in general code enforcement as needed. This position is intended to be almost entirely funded by short-term rental license fees.

Included in the packet is the updated organizational chart which does not at this time include additions of the new positions above or the reporting structure of the harbormaster. It does however include all of the changed position descriptions of the previous meetings' changes.

Please feel free to contact me if you have any questions.

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the approval of an Amended Planned Development— General Development Plan (GDP) and Precise Implementation Plan (PIP) application filed by Bailey Freeman, 601 Black Hawk Drive, Burlington, WI, to allow a building addition located at 148 W Main Street, Tax Key No. ZOP 00385.			
Committee:	Plan Commission approved August 18, 2025		
Fiscal Impact:	N/A		
File Number:	25-R49	Date:	September 8, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered the application for an Amended Planned Development— General Development Plan (GDP) and Precise Implementation Plan (PIP) application filed by Bailey Freeman, 601 Black Hawk Drive, Burlington, WI, to allow a building addition located at 148 W Main Street, Tax Key No. ZOP 00385, and;

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on August 18, 2025.

NOW, THEREFORE, BE IT RESOLVED, an Amended Planned Development— General Development Plan (GDP) and Precise Implementation Plan (PIP) application filed by Bailey Freeman, 601 Black Hawk Drive, Burlington, WI, to allow a building addition located at 148 W Main Street be approved;

Tax Key No. ZOP 00385

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

1. Substantial compliance with *Site Plan Package For: St Francis De Sales Building Addition* drawn by REI Engineering, Inc. dated 7-22-25, and
2. Owner shall secure all required State and Municipal permits prior to start of construction.
3. An as-built survey shall be provided for the improvements within the HWY 50 Right-of-way. This information will be provided to the HWY 50 design engineer for consideration with the HWY 50 construction plans.
4. Survey data is provided for the existing drainage system onto HWY 50 for City records. We understand that the proposed improvements will not tie into the existing stormwater drainage system that drains to a dead end “inlet” on HWY 50.
5. All required ADA parking spaces shall be provided within the private parcel of St. Francis to allow for the consideration of removal of the ADA ramp and parking currently on HWY 50.
6. Sedimentation and erosion control devices shall be installed prior to upland disturbance and remain in place until final stabilization of the site. Construction sediment and debris shall not be tracked onto public roadways. It is the applicant’s responsibility to removal sediment and restore areas in a timely manner should tracking occur.

Granted by action of the Common Council of the City of Lake Geneva this 8th day of September 2025.

Council Action: ☒ Adopted ☐ Failed **Vote** _____

Mayoral Action: ☐ Accept ☐ Veto

Todd Krause, Mayor Date

Attest:

Lacey L. Reynolds, City Clerk Date

RESOLUTION OF THE PLAN COMMISSION

Resolution recommending to the Common Council an Amended Planned Development – General Development Plan (GDP) and Precise Implementation Plan (PIP) application filed by Bailey Freeman, 601 Black Hawk Drive, Burlington, WI, to allow a building addition located at 148 W Main Street, Tax Key No. ZOP 00385.

Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	PC-029	Date:	August 18, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered an Amended Planned Development – General Development Plan and Precise Implementation Plan application filed by Bailey Freeman, 601 Black Hawk Drive, Burlington, WI, to allow a building addition located at 148 W Main Street, Tax Key No. ZOP 00385, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on August 18, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

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

WHEREAS, the Plan Commission has recommended the following conditions:

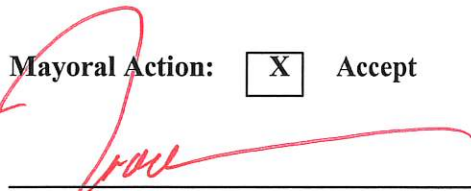
1. Substantial compliance with *Site Plan Package For: St Francis De Sales Building Addition* drawn by REI Engineering, Inc. dated 7-22-25, and
2. Owner shall secure all required State and Municipal permits prior to start of construction.
3. An as-built survey shall be provided for the improvements within the HWY 50 Right-of-way. This information will be provided to the HWY 50 design engineer for consideration with the HWY 50 construction plans.
4. Survey data is provided for the existing drainage system onto HWY 50 for City records. We understand that the proposed improvements will not tie into the existing stormwater drainage system that drains to a dead end "inlet" on HWY 50.
5. All required ADA parking spaces shall be provided within the private parcel of St. Francis to allow for the consideration of removal of the ADA ramp and parking currently on HWY 50.
6. Sedimentation and erosion control devices shall be installed prior to upland disturbance and remain in place until final stabilization of the site. Construction sediment and debris shall not be tracked onto public roadways. It is the applicant's responsibility to removal sediment and restore areas in a timely manner should tracking occur.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends approval to the Common Council of the Amended Planned Development – General Development Plan and Precise Implementation Plan application filed by Bailey Freeman, 601 Black Hawk Drive, Burlington, WI, to allow a building addition located at 148 W Main Street, Tax Key No. ZOP 00385, per the findings of fact and additional conditions stated above.

Recommended to the Common Council of the City of Lake Geneva this 18th day of August 2025.

PC Action: ☒ Adopted ☐ Failed Vote 5-0

Mayoral Action: ☒ Accept ☐ Veto


Todd Krause, Plan Commission Chair

8-22-2025
Date

Attest:


Amanda Rotondi, Building & Zoning Clerk

8-22-25
Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: August 18, 2025

Agenda Item #8a

Applicant:

Bailey Freeman
601 Black Hawk Drive
Burlington, WI

Request:

148 W Main Street
Tax Key No. ZOP 00385
Amended PD-General Development Plan and
Precise Implementation Plan

Summary Description:

The parcel in question is improved with a building housing a Place of Worship and School. Planned Development- General Development Plan (GDP) and Precise Implementation Plan (PIP) approval was granted by the Common Council for the building improvements in 1999. This application is for the amendment of the Planned Development-GDP and PIP to include an addition to the existing building to provide additional classroom space.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Amended Planned Development-General Development Plan and Precise Implementation Plan:

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

- Provide the Common Council with a *recommendation* regarding the proposed Amended PD-GDP and PIP;
- Include *findings* required by the Zoning Ordinance for PD-GDP and PIP; and,
- Provide specific suggested *conditions* of approval.

Staff Review Comments:

The proposed Amended Planned Development-General Development Plan and Precise Implementation Plan provides for a building addition to allow for more classroom space. The approval of this request would allow the school located in this building to expand.

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

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

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:
- a. In general, the proposed Amended PD-GDP and PIP is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

Staff Recommendation on the proposed Conditional Use Permit:

1. Staff recommend that the Plan Commission recommend approval of the proposed Amended PD-GDP and PIP as submitted.
2. Staff recommend the Plan Commission adopt the *affirmative set of findings* provided above.
3. Finally, staff recommend that *the following additional conditions of approval* be attached to the approval:
 - a. Substantial conformance to *Site Plan Package For: St Francis De Sales Building Addition* drawn by REI Engineering , Inc. dated 7-22-2025, and.
 - b. Owner shall secure all required State and Municipal permits prior to start of construction.

APPLICATION TO INITIATE PLANNED DEVELOPMENT PROCESS

City of Lake Geneva

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

148 West Main Street, Lake Geneva, WI 53147

ZOP 00385

Name and Address of Current Owner:

Saint Francis De Sales Parish - 148 West Main Street, Lake Geneva, WI 53147

Telephone No. with area code & Email of Current Owner: 262-248-8524

parish@sfdsig.org

Owner Signature:

Rev. Raymond P. Luthi

Name and Address of Applicant:

On behalf of Saint Francis De Sales Parish - Bailey Freeman

601 Black Hawk Dr., Burlington WI 53105

Telephone No. with area code & Email of Applicant: 715.657.0037

bfreeman@scherrerconstruction.com

Proposed Use: Addition to existing school

Zoning District in which land is located: PD Planned Development

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

Bailey Freeman - 601 Black Hawk Dr., Burlington WI 53105

Scherrer Construction - 601 Black Hawk Dr., Burlington WI 53105

Short statement describing activities to take place on site:

The project involves the demolition of the existing entrance and canopy along Curtiss Street, followed by the construction of a two-story building addition at the northeast corner of the existing structure. The addition will have an approximate footprint of 1,722 square feet and will include three classrooms and a new main entrance oriented toward West Main Street.

6-3-25

Date

Rev. Raymond P. Luthi
Signature of Applicant

St. Francis de Sales 130 W. Main St. Lake Geneva 25-446
Petitioner Name Project Address Cost Recovery #

Petitioner Name

Project Address

AR # 2286

OFFICE USE ONLY

Description of Request

Planned Development

Agreement for Services

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

Raymond P. Guthrie, as applicant/petitioner for

Project:

Saint Francis De Sales Parish Addition

Project Address:

148 West Main Street, Lake Geneva, WI 53147

Parcel No.

ZOP 00385

Name:

Address:

148 West Main Street

Lake Geneva, WI 53147

Cell Phone: () - -

Phone: (262) - 248 - 8924

Email: parish@sfdsig.org

Dated this 3rd Day of June, 2025

Printed Name of Applicant / Petitioner

RAYMOND P. GUTHRIE

Signature of Applicant/Petitioner

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

Section 98-935 Fees:

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

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

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

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

Development Review Committee (DRC) Application

Complete as much detailed information as possible to allow for a comprehensive departmental review prior to a Development Review Committee meeting. This application must be returned to the Building Inspector, with all conceptual plans, designs and other information prior to the scheduling a DRC meeting.

Applicant Information

Property Address 148 West Main Street, Lake Geneva, WI 53147

Applicant name Rev. Raymond Guthrie

Applicant email parish@seedsig.org Phone Number 262-248-8524

Architect/Contractor/Designer Name Bailey Freeman

Architect/Contractor/Designer Email bfreeman@scherrerconstruction.com Phone Number 715.657.0037

Type of Construction: New _____ Addition ☒ Remodel _____

Type of Development: Single-family _____ Multi-family _____ Commercial _____ Industrial _____

Type of Business School

Engineering

Site Plans should include the following: Project title and owner's/developer's name and address noted, architect's and/or engineer's name and address noted, property boundaries and dimensions, abutting property zoning classifications, general description of building materials, façade and roof detail, setback lines indicated, easements for access, if any, 100-year floodplain identification, existing and proposed topography shown at a contour interval of one foot, indicating proposed grade and location of improvements, signage and outdoor lighting, number of parking spaces provided, type, size and location of all structures with all building dimensions shown, location of existing and general location of proposed sanitary sewers, storm sewers, water-mains, and any proposed stormwater management facilities, location, extent and type of proposed landscaping and landscaping plantings and buffers to adjacent property, including fencing or other screening, location of pedestrian sidewalks and walkways, graphic outline of any development staging that is planned, driveway locations and sizes, handicap accessibility, environmental concerns (odor, smoke, noise, graphic scale and north arrow).

- Storm water management provisions provided? YES / ☒ NO
 - As-built/certification notification
- Erosion control plan provided? YES / ☒ NO
- Wetlands, floodplains, environmental corridors, groundwater Identified. YES / ☒ NO
- Utility Plans Provided
 - Watermain
 - Sanitary Sewer
 - Storm Water
- Is a Land Division required? YES / ☒ NO
- Access points and dimensions shown? YES / ☒ NO
 - WISDOT Right-of-way?
 - County Right-of-way?

- Estimated Traffic impacts None
 - Traffic Study Required YES/NO
 - Traffic Control Plan Required YES/NO
 - Will construction affect street parking or intersections? YES / NO
- Paving Materials, Typical Sections? YES / NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
- Watermain extension required? YES / NO
- Sanitary sewer extension required? YES / NO
- SEWRPC Service Area Amendment needed? YES / NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / NO
- Proposed building/expansion dimensions 30' x 68'
- Will there be signage? YES / NO type (mounted, freestanding) _____
- Exterior lighting plans? YES / NO
- What kind of noise or level of noise will the business have? Same as existing building
- Detailed property Site Plan? YES / NO Date of Plan: To be completed
- Green Space Calculations (Existing vs. Proposed) YES / NO
- Are landscape plans provided? YES / NO
- Is a Land Division required? YES / NO

Water/Sewer Utilities

If an existing structure please circle the following:

- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO

If the development is Commercial or Industrial, please provide the following:

- Water service size requirement Existing
- Estimated daily water usage in gallons per day Same as Existing
- Estimated maximum water flow in gallons per minute _____
- Number of bathrooms None added
- Brief description of process (if Industrial) _____

If the development is a multi-family dwelling, please provide the following:

- Number of units _____
- Number of bedrooms in each unit _____
- Water service size requirement _____

Building with Integrity Since 1928

601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scheererconstruction.com

PRELIMINARY NOT FOR CONSTRUCTION



ST FRANCIS DE SALES

ADDITION

ARCHITECTURAL SITE PLAN

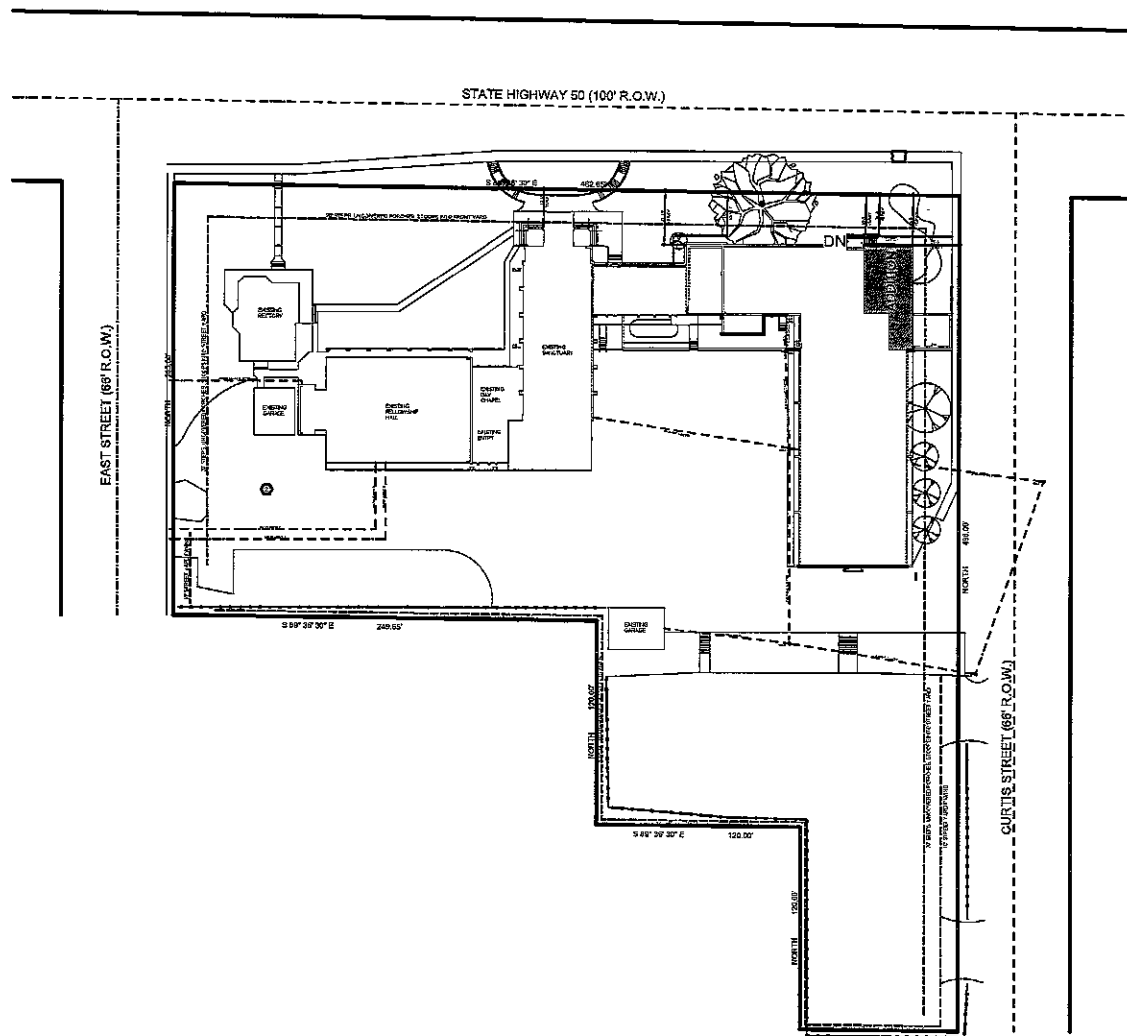
Project number 25-002

Date: 2025.05.04

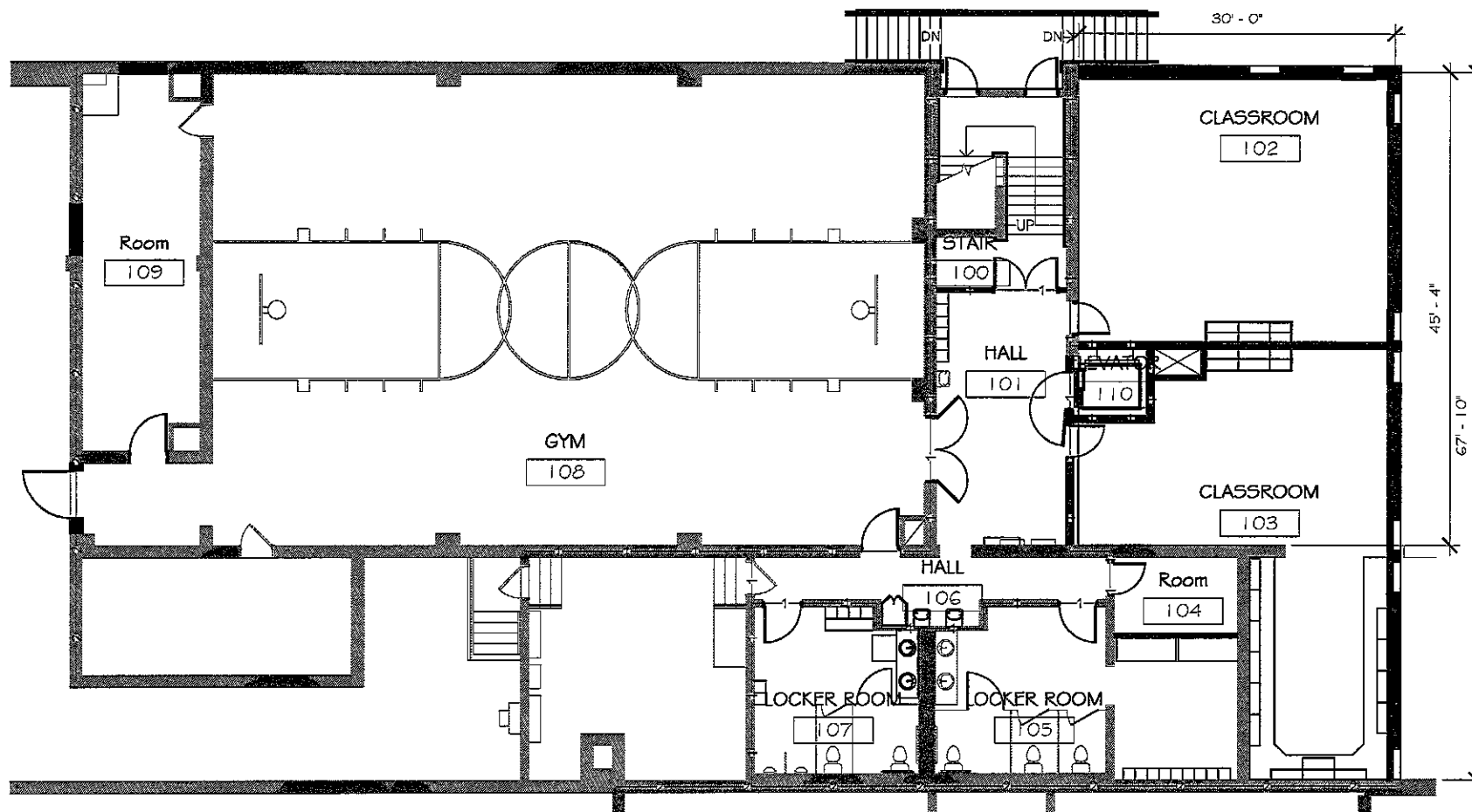
Drawn by	ZUF
Checked by	ZUF

Checked by _____
 Sheet Number _____

AS



1 SITE PLAN
AS 1" = 80'-0"



PRELIMINARY NOT FOR CONSTRUCTION



ST FRANCIS DE SALES

ADDITION

LOWER LEVEL PLAN

Project number	23-000
Date	2023.06.04
Drawn by	BJP
Created by	BJP
Sheet Number	

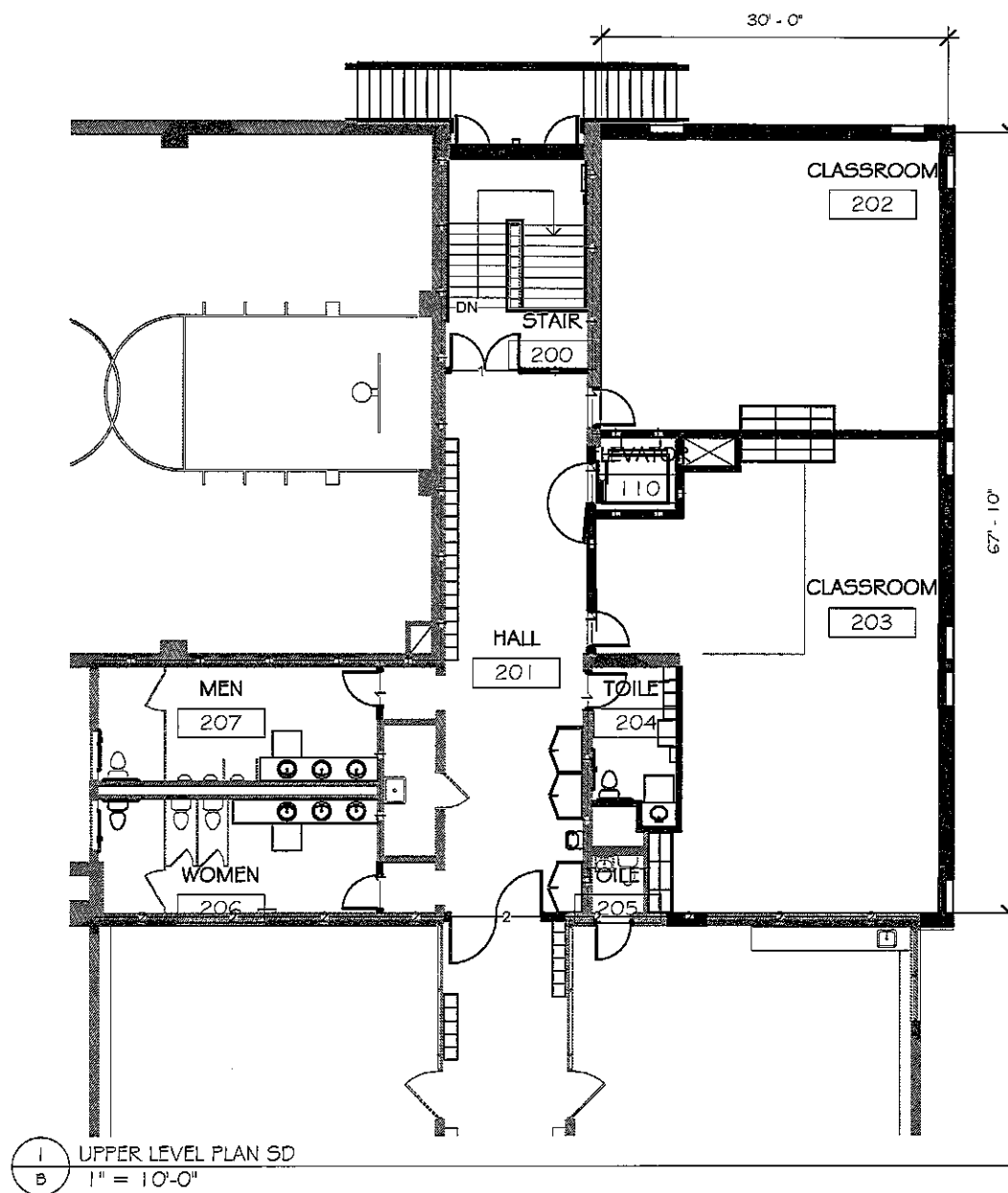
A

1
A LOWER LEVEL PLAN 5D
1" = 10'-0"



Building with Integrity Since 1928

601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 538-3100
Fax: (262) 538-3101
www.schererconstruction.com



PRELIMINARY NOT FOR CONSTRUCTION



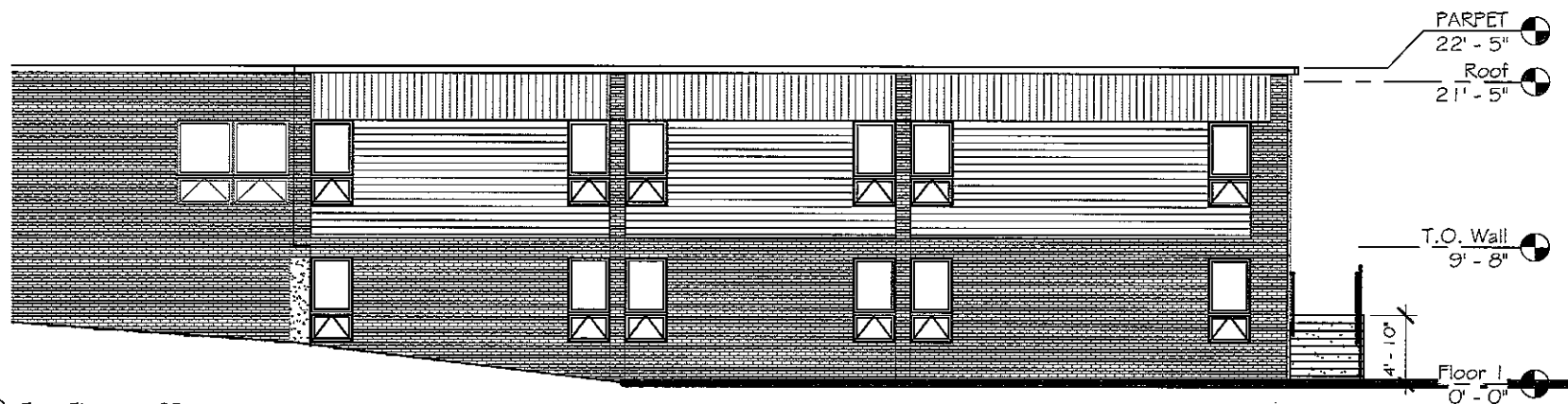
ST FRANCIS DE SALES

ADDITION

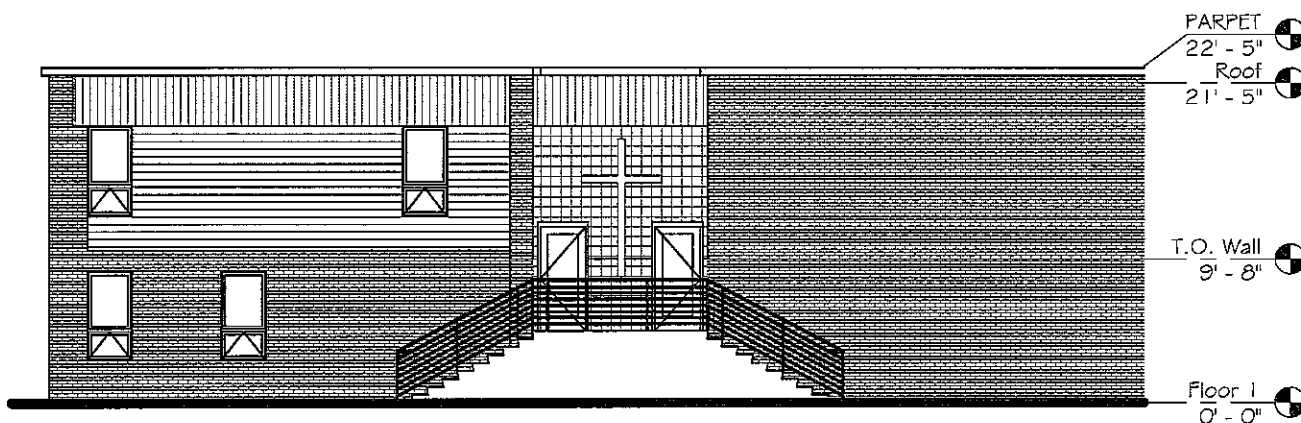
UPPER LEVEL PLAN

Project Number	25-000
Date	2025.06.04
Drawn by	BJP
Checked by	BJP
Sheet Number	

B



1 East Elevation SD
1/8" = 1'-0"



2 North Elevation SD
1/8" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

ST FRANCIS DE SALES

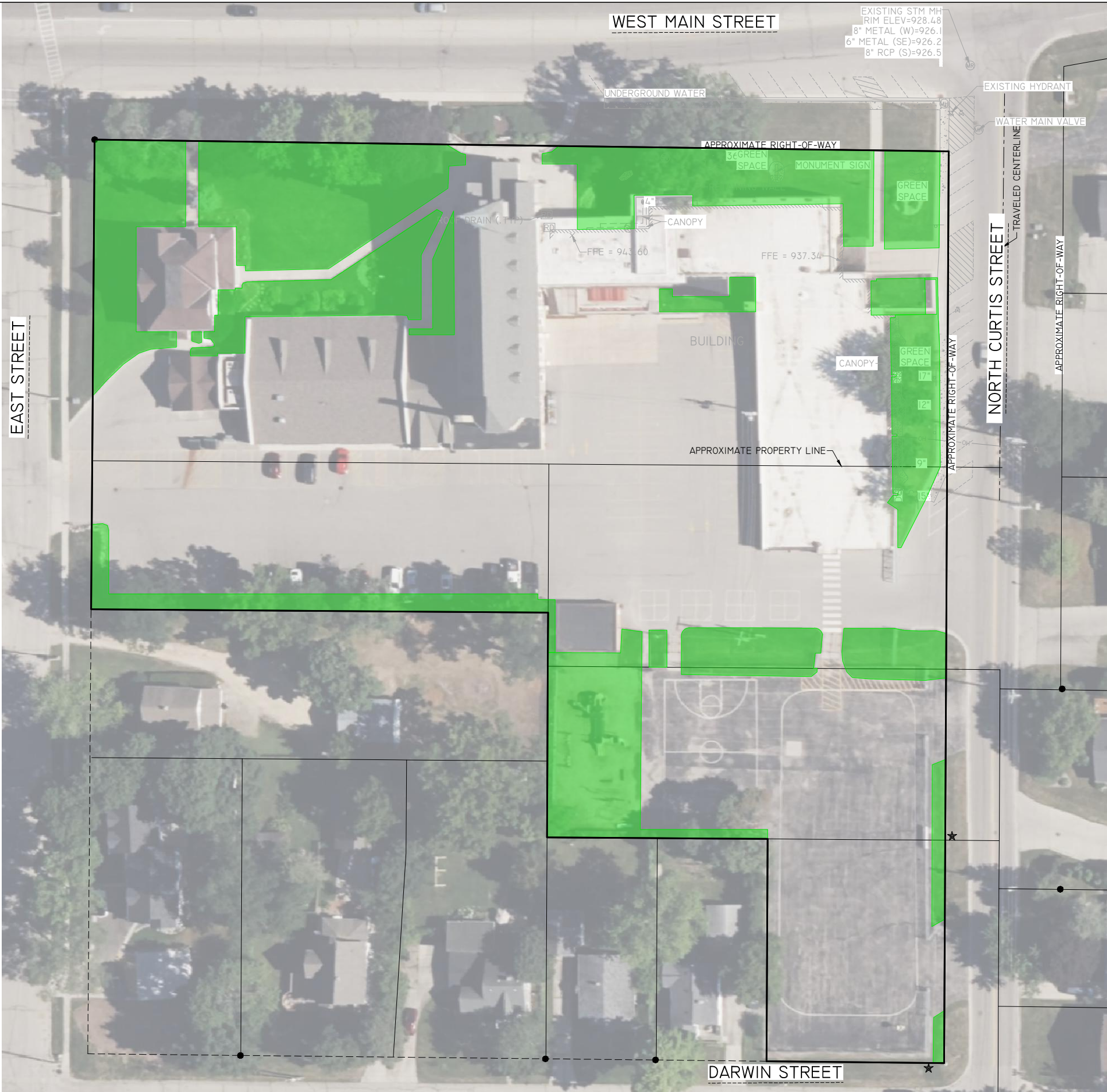
ADDITION

EXTERIOR ELEVATIONS

Project Number	25-001
Date	2025.04.04
Drawn by	B.F.
Checked by	B.F.
Sheet Number	

C

DRAWING FILE: Q:\2000-12999\12094 - SCHERRER - ST. FRANCIS DE SALES ADDITION - 148 W MAIN STREET - CITY OF LAKE GENEVA - WALWORTH COUNTY\DRAWING\FIGURES & EXHIBITS\12094-01-02-PERVIOUS VS IMPERVIOUS EXHIBIT.DWG LAYOUT: EXH-I
PLOTTED: JUL 22, 2025 - 10:10AM PLOTTED BY: TODDW



TOTAL PERVIOUS AREA PRE-CONSTRUCTION

TOTAL COMBINED LOT AREAS = 156,254 S.F.
TOTAL AREA OF PERVIOUS = 40,068 S.F.
TOTAL AREA OF IMPERVIOUS = 116,186 S.F.

IMPERVIOUS SURFACE AREA: 74%
LANDSCAPE SURFACE AREA RATIO: 26%

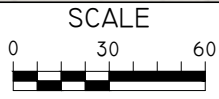
NOTE:
NO BOUNDARY SURVEY WAS COMPLETED FOR THIS PROJECT. PROPERTY LINES AND SURFACE AREAS WERE BASED ON GIS INFORMATION AVAILABLE ON THE WALWORTH COUNTY GIS WEB PAGE AND THE STATEWIDE PARCEL INITIATIVE WEBSITE.

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



REI

CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

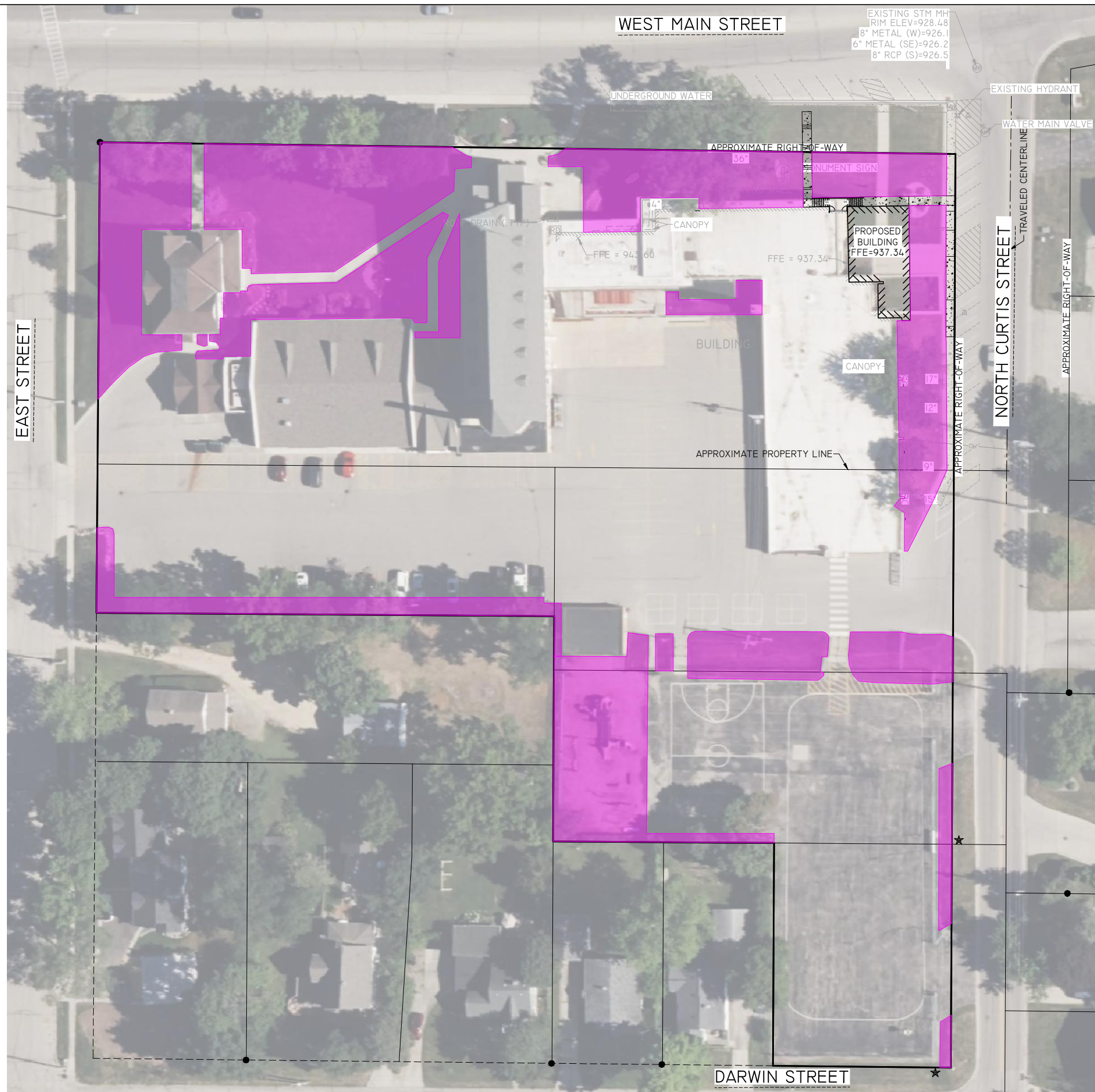


DATE	ISSUANCE	BY	CHKD	SURVEYED BY: JAF, ER	DESIGNED BY:	SURVEY DATE: 6-25-2025
				SURVEY CHKD BY: JLR	CIVIL CHKD BY:	CIVIL DATE: 7-22-2025
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: TAW

PERVIOUS / IMPERVIOUS AREA PRE-CONSTRUCTION
ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN



REI No. 12094
SHEET EXH-I



TOTAL PERVIOUS AREA POST-CONSTRUCTION

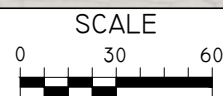
TOTAL COMBINED LOT AREAS = 156,254 S.F.
TOTAL AREA OF PERVIOUS = 39,197 S.F.
TOTAL AREA OF IMPERVIOUS = 117,057 S.F.

IMPERVIOUS SURFACE AREA: 75%
LANDSCAPE SURFACE AREA RATIO: 25%

NOTE:
NO BOUNDARY SURVEY WAS COMPLETED FOR THIS PROJECT. PROPERTY LINES AND SURFACE AREAS WERE BASED ON GIS INFORMATION AVAILABLE ON THE WALWORTH COUNTY GIS WEB PAGE AND THE STATEWIDE PARCEL INITIATIVE WEBSITE.

**REI**

**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**



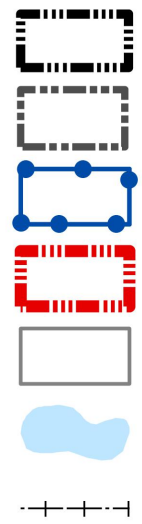
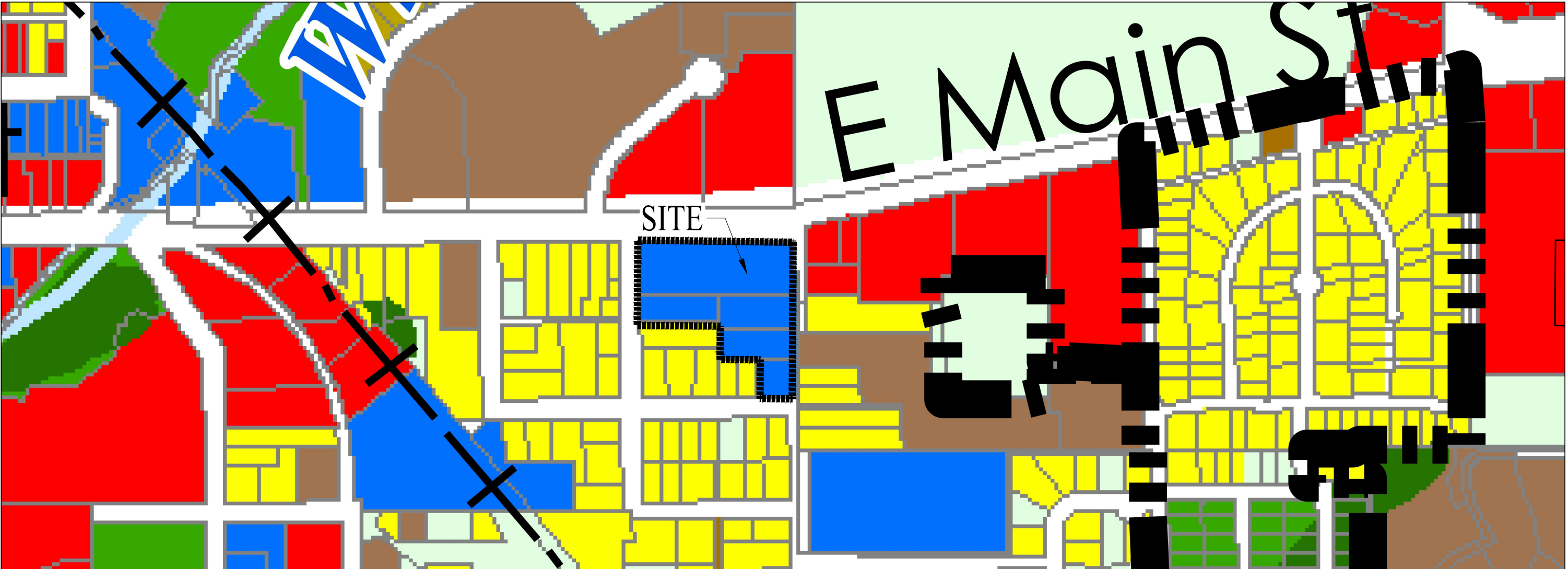
DATE	ISSUANCE	BY	CHKD	SURVEYED BY: JAF, ER	DESIGNED BY:	SURVEY DATE: 6-25-2022
				SURVEY CHKD BY: JLR	CIVIL CHKD BY:	CIVIL DATE: 7-22-2025
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: TAW

PERVIOUS / IMPERVIOUS AREA POST-CONSTRUCTION
ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN



REI No. 12094
SHEET EXH-2

DRAWING FILE: Q:\2000-12999\12094 - SCHERRER - ST. FRANCIS DE SALES BUILDING ADDITION - 148 W MAIN STREET - CITY OF LAKE GENEVA - WALWORTH COUNTY\DRAWING\FIGURES & EXHIBITS\12094-03-EXISTING LAND USE EXHIBIT.DWG LAYOUT: EXH-3
PLOTTED: JUL 22, 2025 - 10:11AM PLOTTED BY: TODD W



City of Lake Geneva
Other Municipal Boundaries
Urban Service Area Boundary
Extraterritorial Jurisdiction Boundary
Parcels
Surface Water
Abandoned Railroads

Land Use Categories

Agricultural, Open Lands, & Vacant
Single Family Residential (Unsewered)
Single Family Residential(Sewered)
Two-Family/Townhouse Residential
Multi-Family Residential
Commercial
Government & Institutional
Airport

Private Recreation Facilities
Public Park & Recreation
Industrial
Extraction
Wetland
Right of Way



VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

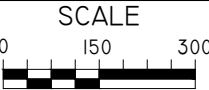
Date: January 8, 2020
Source: SEWRPC, Walworth
County LIO, WisDNR,
V&A

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



REI

**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**

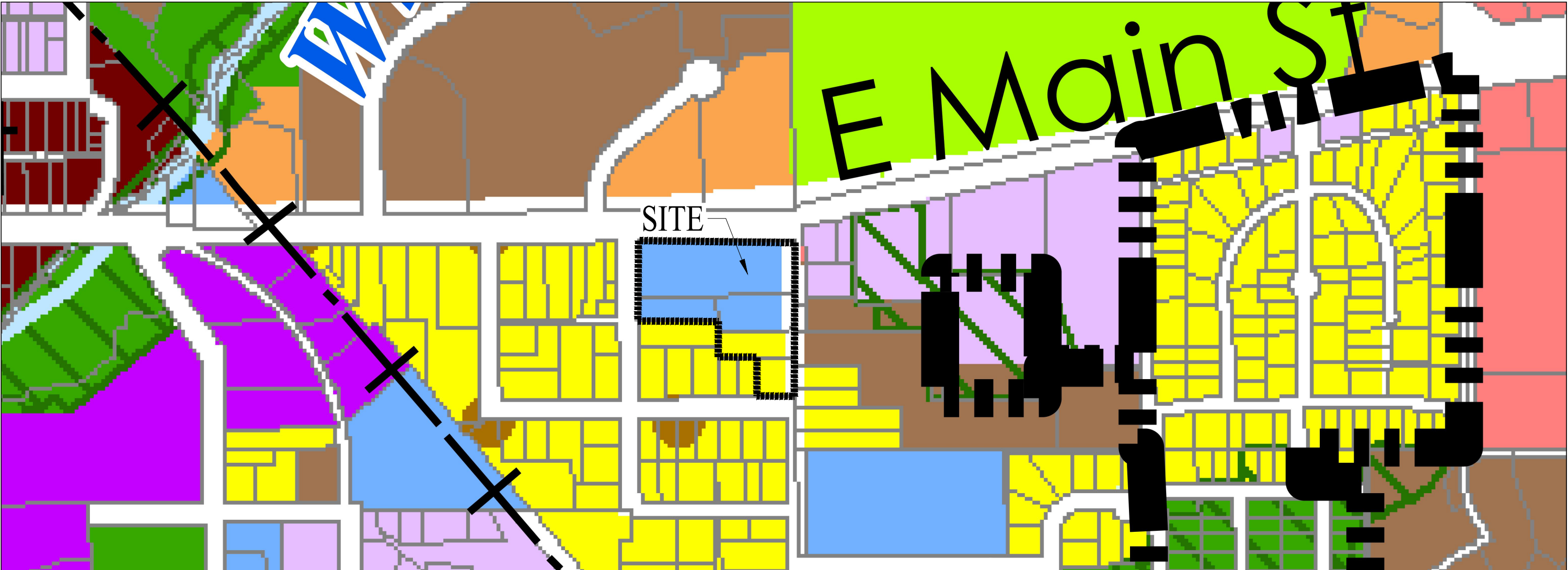


DATE	ISSUANCE	BY	CHKD	SURVEYED BY: JAF, ER	DESIGNED BY:	SURVEY DATE: 6-25-2025
				SURVEY CHKD BY: JLR	CIVIL CHKD BY:	CIVIL DATE: 7-22-2025
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: TAW

EXISTING LAND USE EXHIBIT
ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN

REI
REI No. 12094
SHEET EXH-3

DRAWING FILE: Q:\2000-12999\12094 - SCHERRER - ST. FRANCIS DE SALES BUILDING ADDITION - 148 W MAIN STREET - CITY OF LAKE GENEVA - WALWORTH COUNTY\DRAWING\FIGURES & EXHIBITS\12094-04-FUTURE LAND USE EXHIBIT.DWG LAYOUT: EXH-4
PLOTTED: JUL 22, 2025 - 10:12AM PLOTTED BY: TODDW



Land Use Categories

- Agricultural & Rural
- Single Family Residential - Exurban
- Single Family Residential - Urban
- Two-Family/Townhouse Residential
- Multi-Family Residential
- Planned Neighborhood

*Each "Planned Neighborhood" may include a mix of:

1. Single Family - Urban (predominate land use)
2. Two-Family/Townhouse
3. Multi-Family Residential
4. Institutional & Community Services
5. Neighborhood Mixed Use
6. Public Park & Recreation

- Neighborhood Mixed Use
- Planned Office
- Planned Business

- Central Business District
- Planned Mixed Use

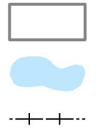
*Each "Planned Mixed Use Area" may include mix of:

1. Planned Office
2. Multi-Family Residential
3. Institutional & Community Services
4. Planned Business

- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor
- Extraterritorial Jurisdiction Boundary



- Other Municipal Boundaries
- City of Lake Geneva
- Urban Service Area Boundary



- Parcels
- Surface Water
- Abandoned Railroad



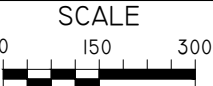
VANDEWALLE & ASSOCIATES INC.
Shaping places. shaping change
Date: January 8, 2020
Source: SEWRPC, Walworth
County LIO, WisDNR,
V&A

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



REI

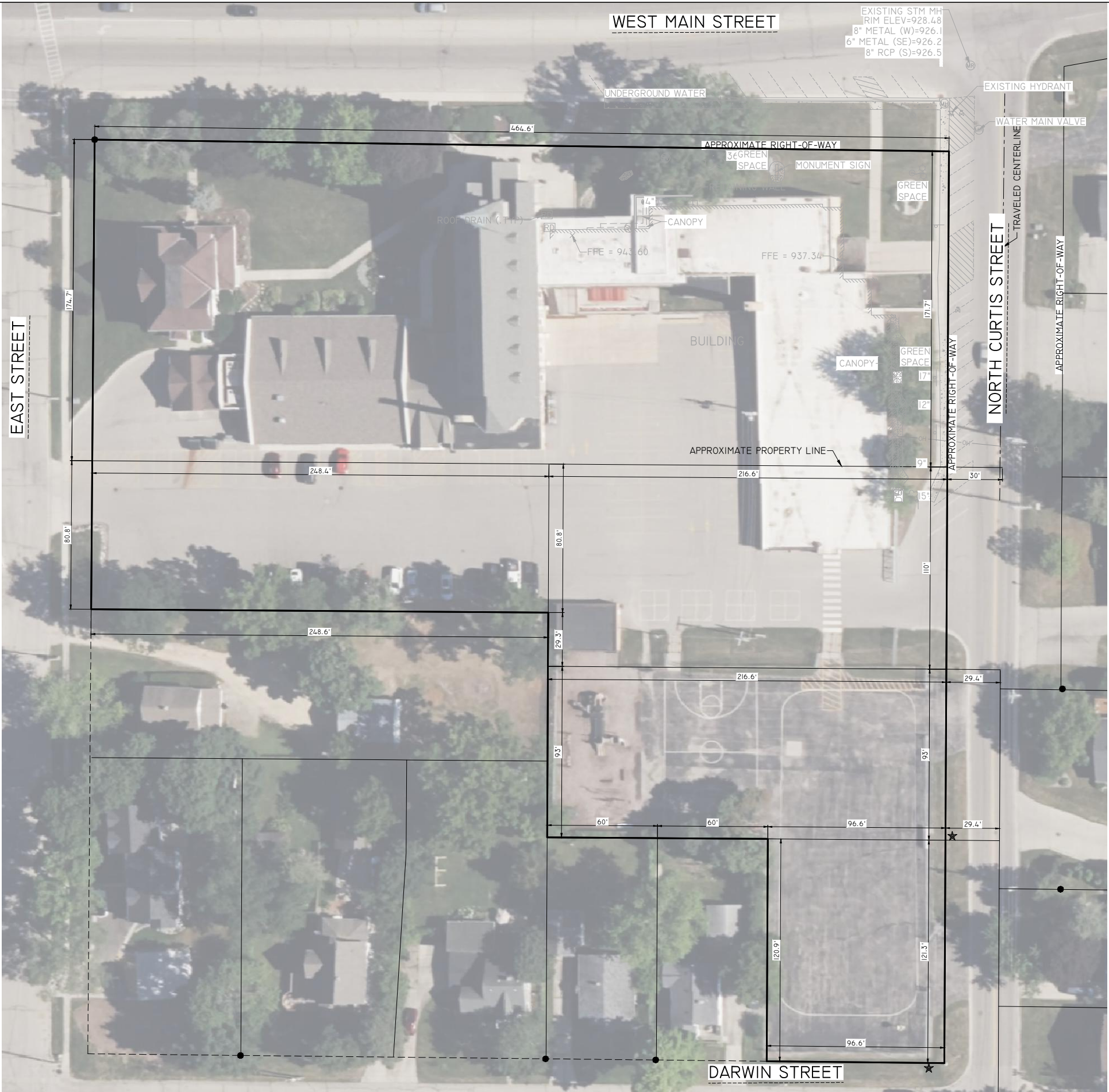
**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**



DATE	ISSUANCE	BY	CHKD	SURVEYED BY: JAF, ER	DESIGNED BY:	SURVEY DATE: 6-25-2025
				SURVEY CHKD BY: JLR	CIVIL CHKD BY:	CIVIL DATE: 7-22-2025
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: TAW

FUTURE LAND USE EXHIBIT
ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN

REI
REI No. 12094
SHEET EXH-4



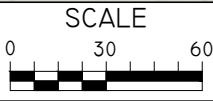
NOTE:
NO BOUNDARY SURVEY WAS COMPLETED FOR THIS PROJECT. PROPERTY LINES WERE BASED ON GIS INFORMATION AVAILABLE ON THE WALWORTH COUNTY GIS WEB PAGE AND THE STATEWIDE PARCEL INITIATIVE WEBSITE.

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784, FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



REI

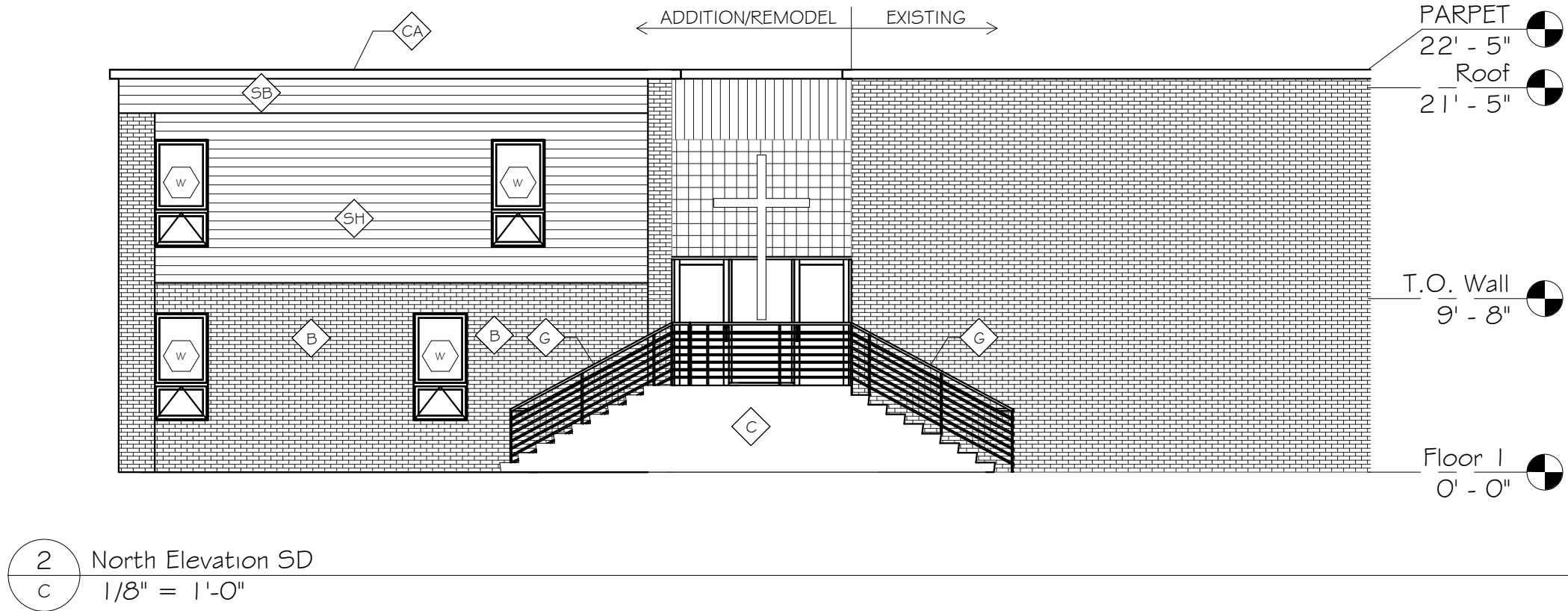
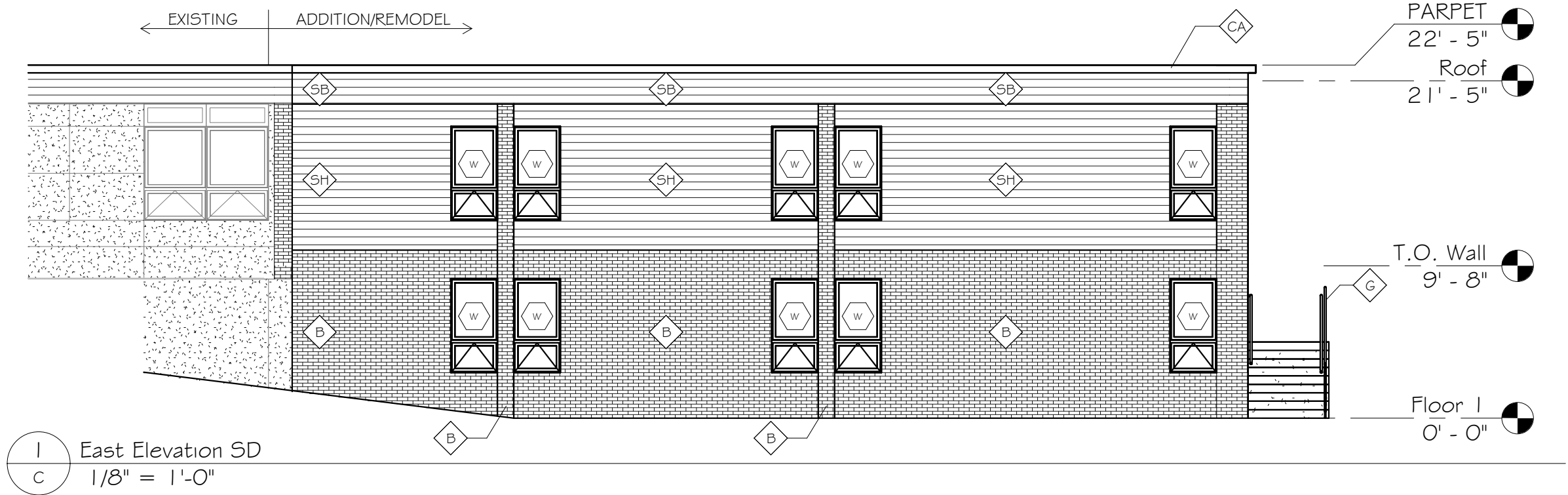
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING



DATE	ISSUANCE	BY	CHKD	SURVEYED BY: JAF, ER	DESIGNED BY:	SURVEY DATE: 6-25-2025
				SURVEY CHKD BY: JLR	CIVIL CHKD BY:	CIVIL DATE: 7-22-2025
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: TAW

SITE DIMENSION EXHIBIT
ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN

REI
REI No. 12094
SHEET EXH-6



KEY TO EXTERIOR ELEVATIONS MATERIALS		
SYMBOL	MATERIAL	COLOR
	BRICK	TO MATCH EXISTING
	SIDING - HORIZONTAL	BEIGE (TO MATCH EXISTING)
	SIDING - HORIZONTAL	BROWN (TO MATCH EXISTING)
	EXPOSED CONCRETE	
	WINDOW TYPE	TO MATCH EXISTING
	GUARD RAIL / HANDRAIL	
	MASONRY CONTROL JOINT	
	MASONRY WALL CAP	TO MATCH EXISTING

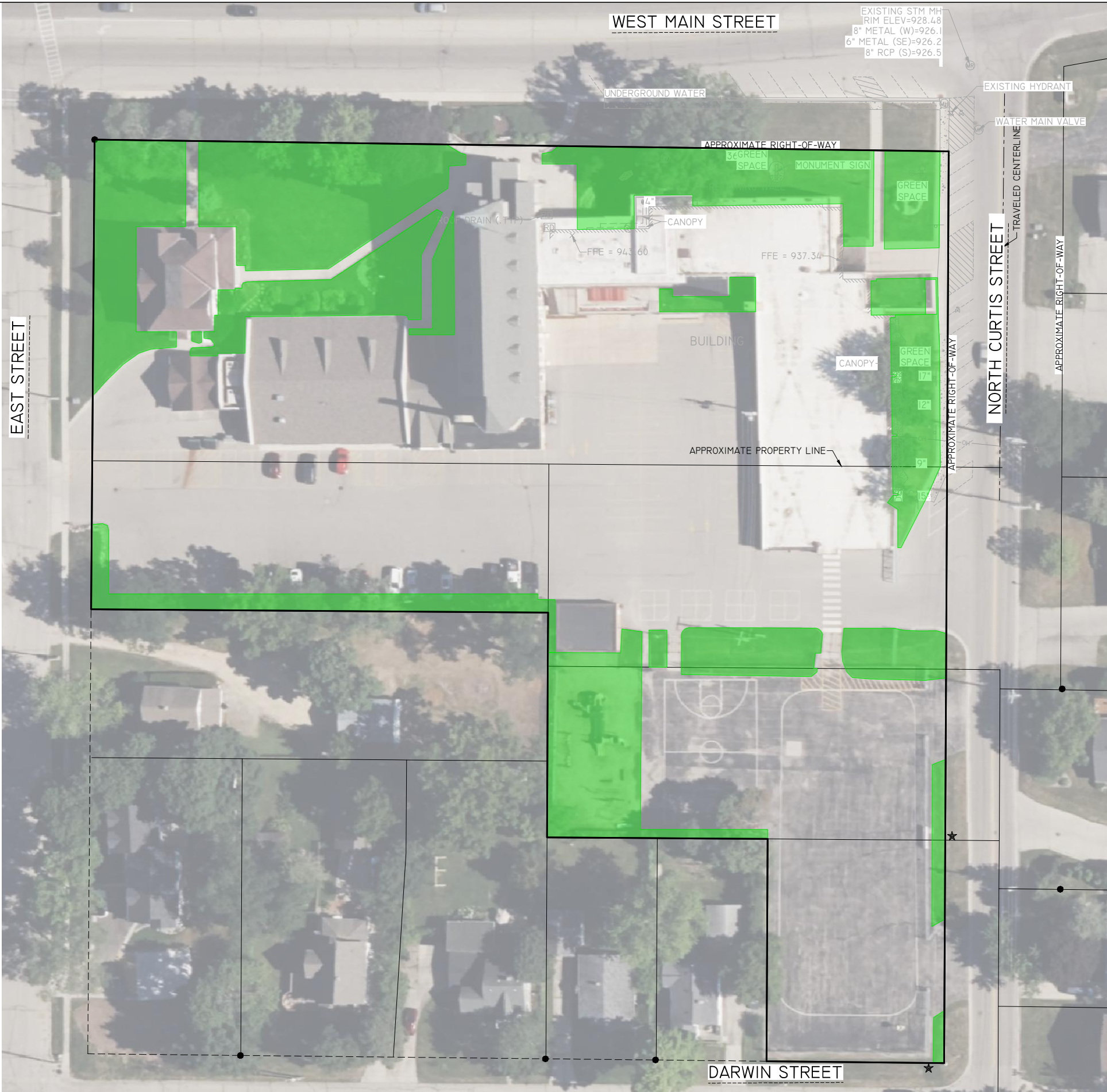
ST FRANCIS DE SALES

ADDITION

EXTERIOR ELEVATIONS

Project number 25-002
Date 025.07.22
Drawn by BJF
Checked by BJF
Sheet Number

DRAWING FILE: Q:\2000-12999\12094 - SCHERRER - ST. FRANCIS DE SALES ADDITION - 148 W MAIN STREET - CITY OF LAKE GENEVA - WALWORTH COUNTY\DRAWING\FIGURES & EXHIBITS\12094-01-02-PERVIOUS VS IMPERVIOUS EXHIBIT.DWG LAYOUT: EXH-I
PLOTTED: JUL 22, 2025 - 10:10AM PLOTTED BY: TODDW



TOTAL COMBINED LOT AREAS = 156,254 S.F.
TOTAL AREA OF PERVIOUS = 40,068 S.F.
TOTAL AREA OF IMPERVIOUS = 116,186 S.F.

IMPERVIOUS SURFACE AREA: 74%
LANDSCAPE SURFACE AREA RATIO: 26%

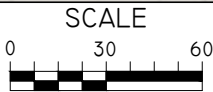
NOTE:
NO BOUNDARY SURVEY WAS COMPLETED FOR THIS PROJECT. PROPERTY LINES AND SURFACE AREAS WERE BASED ON GIS INFORMATION AVAILABLE ON THE WALWORTH COUNTY GIS WEB PAGE AND THE STATEWIDE PARCEL INITIATIVE WEBSITE.

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



REI

CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

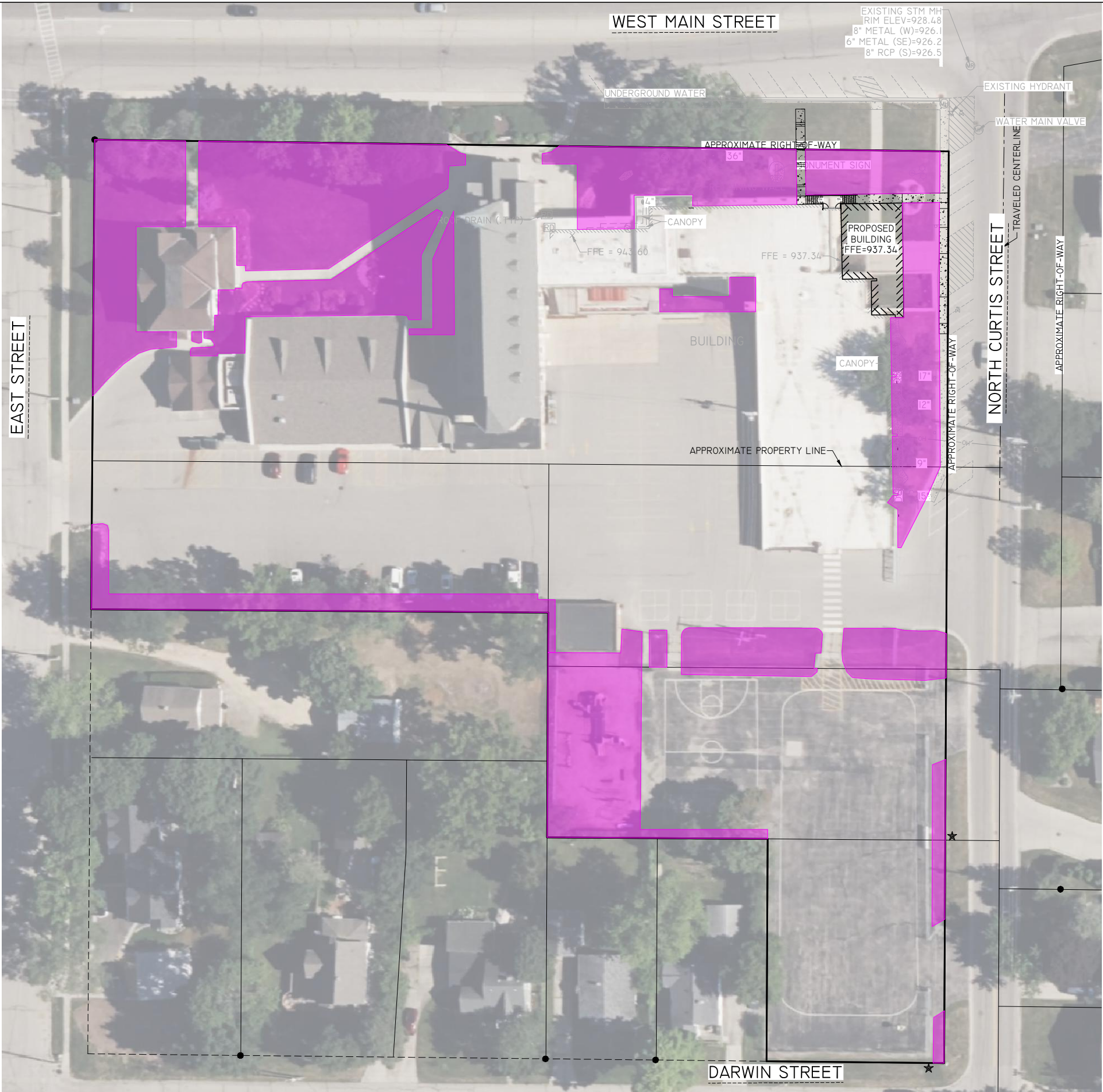


DATE	ISSUANCE	BY	CHKD	SURVEYED BY: JAF, ER	DESIGNED BY:	SURVEY DATE: 6-25-2025
				SURVEY CHKD BY: JLR	CIVIL CHKD BY:	CIVIL DATE: 7-22-2025
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: TAW

PERVIOUS / IMPERVIOUS AREA PRE-CONSTRUCTION
ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN

REI
REI No. 12094
SHEET EXH-I

DRAWING FILE: Q:\2000-12999\12094 - SCHERRER - ST. FRANCIS DE SALES ADDITION - 148 W MAIN STREET - CITY OF LAKE GENEVA - WALWORTH COUNTY\DRAWING\FIGURES & EXHIBITS\12094-01-02-PERVIOUS VS IMPERVIOUS EXHIBIT.DWG LAYOUT: EXH-2
PLOTTED: JUL 22, 2025 - 10:11AM PLOTTED BY: TODDW



TOTAL PERVIOUS AREA POST-CONSTRUCTION

TOTAL COMBINED LOT AREAS = 156,254 S.F.
TOTAL AREA OF PERVIOUS = 39,197 S.F.
TOTAL AREA OF IMPERVIOUS = 117,057 S.F.

IMPERVIOUS SURFACE AREA: 75%
LANDSCAPE SURFACE AREA RATIO: 25%

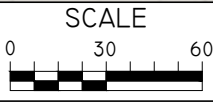
NOTE:
NO BOUNDARY SURVEY WAS COMPLETED FOR THIS PROJECT. PROPERTY LINES AND SURFACE AREAS WERE BASED ON GIS INFORMATION AVAILABLE ON THE WALWORTH COUNTY GIS WEB PAGE AND THE STATEWIDE PARCEL INITIATIVE WEBSITE.

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784, FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



REI

CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING



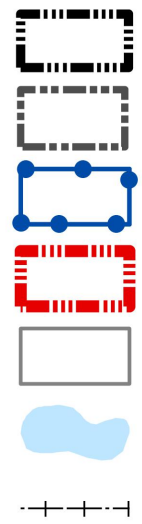
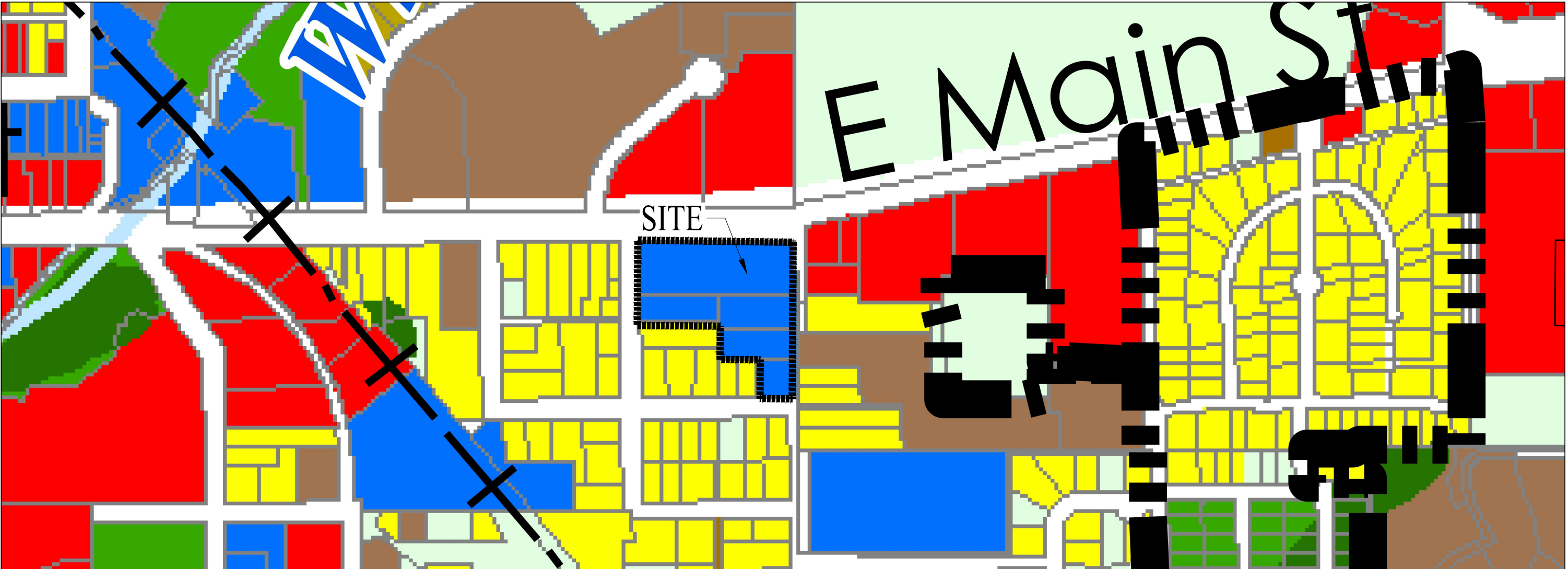
DATE	ISSUANCE	BY	CHKD	SURVEYED BY: JAF, ER	DESIGNED BY:	SURVEY DATE: 6-25-2025
				SURVEY CHKD BY: JLR	CIVIL CHKD BY:	CIVIL DATE: 7-22-2025
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: TAW

PERVIOUS / IMPERVIOUS AREA POST-CONSTRUCTION
ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN



REI No. 12094
SHEET EXH-2

DRAWING FILE: Q:\2000-12999\12094 - SCHERRER - ST. FRANCIS DE SALES BUILDING ADDITION - 148 W MAIN STREET - CITY OF LAKE GENEVA - WALWORTH COUNTY\DRAWING\FIGURES & EXHIBITS\12094-03-EXISTING LAND USE EXHIBIT.DWG LAYOUT: EXH-3
PLOTTED: JUL 22, 2025 - 10:11AM PLOTTED BY: TODDW



City of Lake Geneva
Other Municipal Boundaries
Urban Service Area Boundary
Extraterritorial Jurisdiction Boundary
Parcels
Surface Water
Abandoned Railroads

Land Use Categories

Agricultural, Open Lands, & Vacant
Single Family Residential (Unsewered)
Single Family Residential(Sewered)
Two-Family/Townhouse Residential
Multi-Family Residential
Commercial
Government & Institutional
Airport

Private Recreation Facilities
Public Park & Recreation
Industrial
Extraction
Wetland
Right of Way



VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Date: January 8, 2020
Source: SEWRPC, Walworth
County LIO, WisDNR,
V&A

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



REI

**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**

SCALE
0 150 300

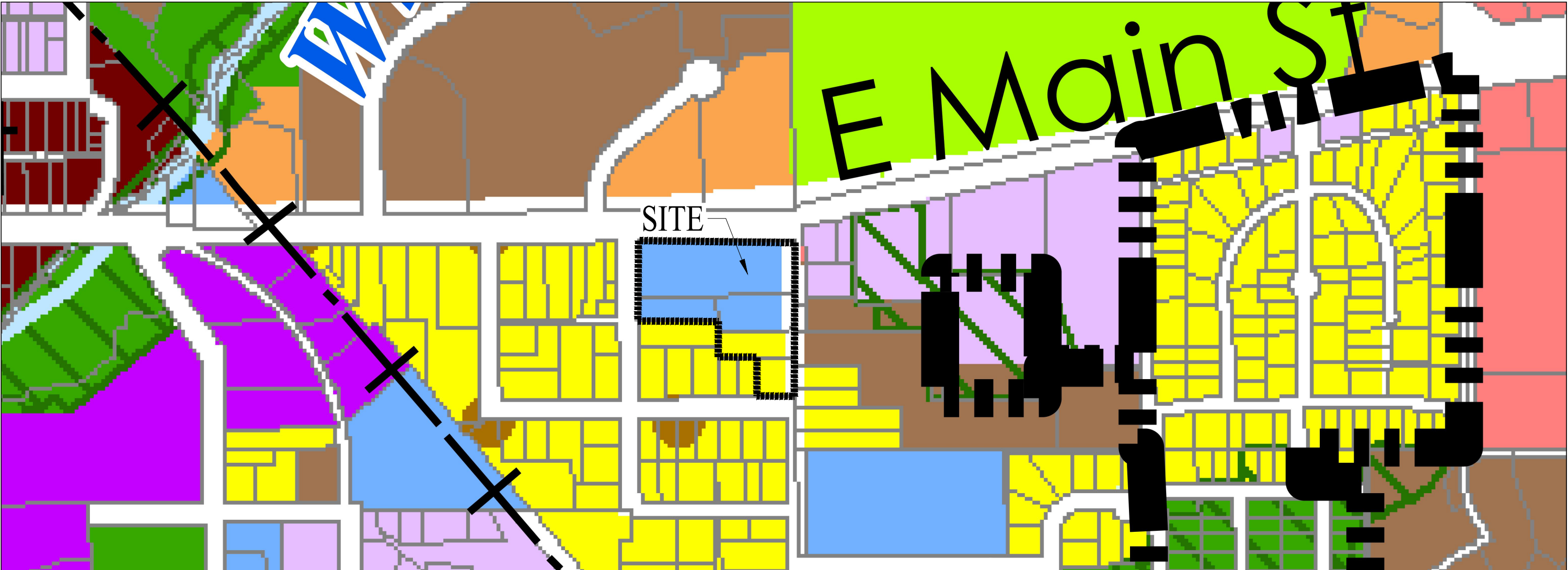


DATE	ISSUANCE	BY	CHKD	SURVEYED BY: JAF, ER	DESIGNED BY:	SURVEY DATE: 6-25-2025
				SURVEY CHKD BY: JLR	CIVIL CHKD BY:	CIVIL DATE: 7-22-2025
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: TAW

EXISTING LAND USE EXHIBIT
ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN

REI
REI No. 12094
SHEET EXH-3

DRAWING FILE: Q:\2000-12999\12094 - SCHERRER - ST. FRANCIS DE SALES ADDITION - 148 W MAIN STREET - CITY OF LAKE GENEVA - WALWORTH COUNTY\DRAWING\FIGURES & EXHIBITS\12094-04-FUTURE LAND USE EXHIBIT.DWG LAYOUT: EXH-4
PLOTTED: JUL 22, 2025 - 10:12AM PLOTTED BY: TODDW



Land Use Categories

- Agricultural & Rural
- Single Family Residential - Exurban
- Single Family Residential - Urban
- Two-Family/Townhouse Residential
- Multi-Family Residential
- Planned Neighborhood

*Each "Planned Neighborhood" may include a mix of:

1. Single Family - Urban (predominate land use)
2. Two-Family/Townhouse
3. Multi-Family Residential
4. Institutional & Community Services
5. Neighborhood Mixed Use
6. Public Park & Recreation

- Neighborhood Mixed Use
- Planned Office
- Planned Business

- Central Business District
- Planned Mixed Use

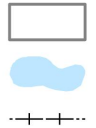
*Each "Planned Mixed Use Area" may include mix of:

1. Planned Office
2. Multi-Family Residential
3. Institutional & Community Services
4. Planned Business

- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor
- Extraterritorial Jurisdiction Boundary



- Other Municipal Boundaries
- City of Lake Geneva
- Urban Service Area Boundary



- Parcels
- Surface Water
- Abandoned Railroad



VANDEWALLE & ASSOCIATES INC.
Shaping places. shaping change

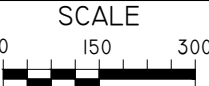
Date: January 8, 2020
Source: SEWRPC, Walworth
County LIO, WisDNR,
V&A

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

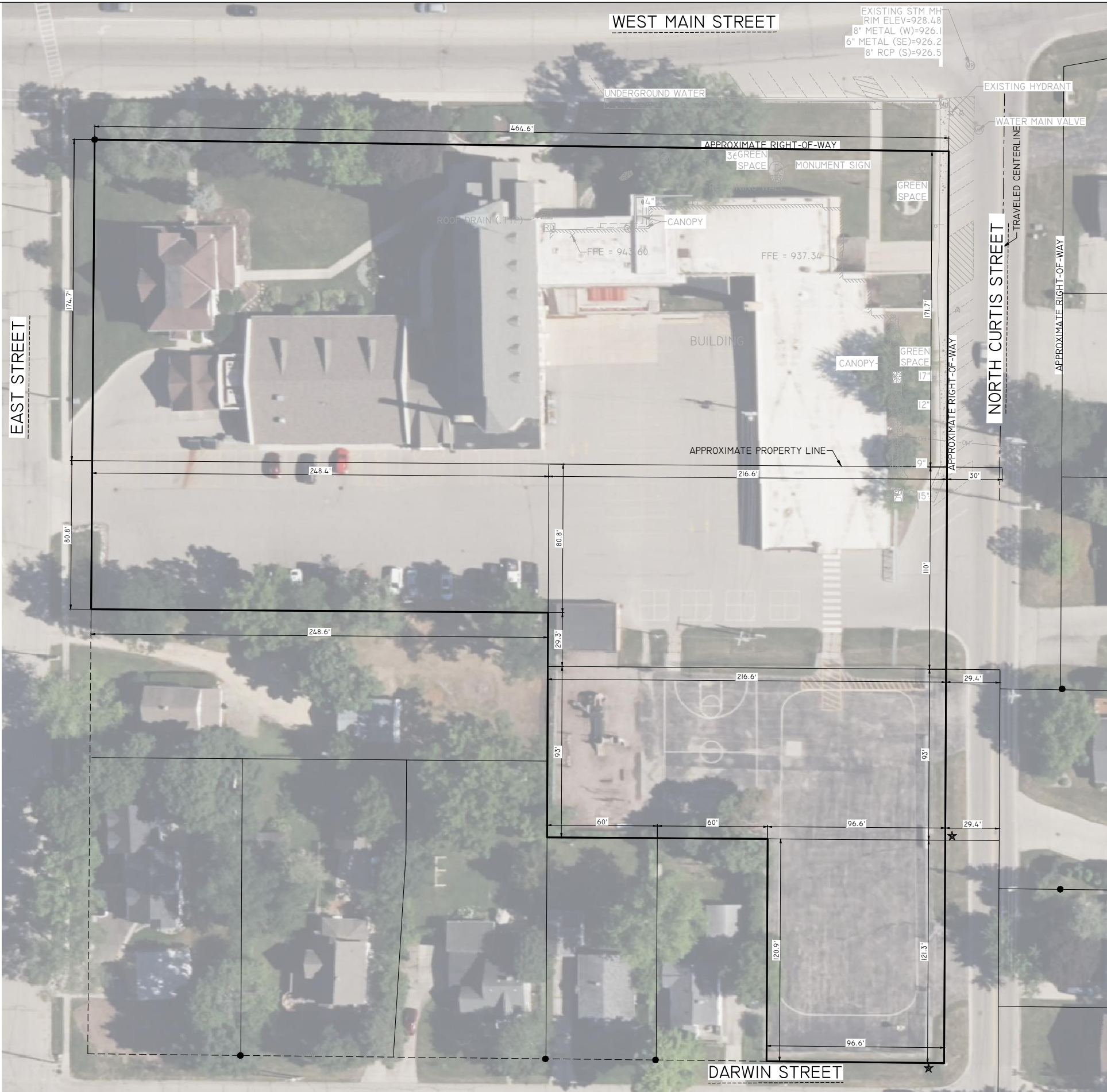


DATE	ISSUANCE	BY	CHKD	SURVEYED BY: JAF, ER	DESIGNED BY:	SURVEY DATE: 6-25-2025
				SURVEY CHKD BY: JLR	CIVIL CHKD BY:	CIVIL DATE: 7-22-2025
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: TAW

FUTURE LAND USE EXHIBIT
ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN

REI
REI No. 12094
SHEET EXH-4

DRAWING FILE: Q:\2000-12999\12094 - SCHERRER - ST. FRANCIS DE SALES ADDITION - 148 W MAIN STREET - CITY OF LAKE GENEVA - WALWORTH COUNTY\DRAWING\FIGURES & EXHIBITS\12094-06-SITE DIMENSION EXHIBIT.DWG LAYOUT: EXH-6
PLOTTED: JUL 22, 2025 - 10:14AM PLOTTED BY: TODDW



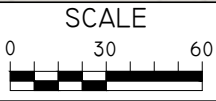
NOTE:
NO BOUNDARY SURVEY WAS COMPLETED FOR THIS PROJECT. PROPERTY LINES WERE BASED ON GIS INFORMATION AVAILABLE ON THE WALWORTH COUNTY GIS WEB PAGE AND THE STATEWIDE PARCEL INITIATIVE WEBSITE.

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784, FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



REI

CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING



DATE	ISSUANCE	BY	CHKD	SURVEYED BY: JAF, ER	DESIGNED BY:	SURVEY DATE: 6-25-2025
				SURVEY CHKD BY: JLR	CIVIL CHKD BY:	CIVIL DATE: 7-22-2025
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: TAW

SITE DIMENSION EXHIBIT
ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN

REI
REI No. 12094
SHEET EXH-6