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

Common Council Agenda
Monday, February 9, 2026 - 6:00 PM
Lake Geneva City Hall; Council Chambers

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 - Presentation of Colors by Boy Scout Troop 235

3. Roll Call

4. Awards, Presentations, Proclamations, and Announcements

5. Reconsider 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. City Administrator's Report

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

- **a.** Approve the Regular Council Minutes of January 26, 2026
- **b.** Agent Change for Kwik Trip, Inc. dba Kwik Trip #219, 710 Williams St to Ken Baran
- **c.** Original Class "B" Beer / "Class C" Wine license application filed by Eight Maids Cheese Shop LLC dba Eight Maids Cheese Shop, 723 Williams St, Carey Fowler, Agent
- **d.** Acceptance of the Pre-Paid and Regular Check Reports

10. Items removed from the Consent Agenda

11. Discussion/Action regarding possible change to Bulk Pick Up to an on-call basis with Johns Disposal *(recommended by PWC 01/26/2026)*

12. Discussion/Action regarding pursuing the purchase of two trolleys from Jones utilizing undesignated surplus funds for the purpose of offering shuttle services during the HWY 50 reconstruction project and authorizing staff to put together an operational plan for the use of the trolleys to be approved at a later date by the Council

13. Discussion/Action regarding Walworth County and City of Lake Geneva Intergovernmental Agreement for roadway improvements on Interchange North and Center St *(recommended by*

PWC 01/26/2026 and FLR 02/03/2026)

14. Discussion/Action to amend the previous action taken by the Common Council on January 12, 2026 approving the precise implementation plan for Symphony Bay Subdivision Phase 8 at the Southwest corner of Townline Road and North Road, Lake Geneva Wisconsin, Tax Key No. ZYUP500003 and amend the approval by adopting the recommendations made by the Plan Commission on January 6, 2026

15. Discussion/Action regarding Resolution 26-R07 A resolution authorizing the approval of an Amended Planned Development - Precise Implementation Plan (PIP) application filed by Bloomfield Holdings, LLC, 875 Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003

16. Mayoral Appointments

- **a.** Reappointments for the Business Improvement District (BID) board terms expiring January 1, 2028 - Beth Tumas, Anthony Silvestri, Spyro Condos and Angela Carlson
- **b.** Samuel Kelly - BID board term expiring January 1, 2027

17. Adjournment

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

Memo:

To: Common Council

From: David De Angelis, City Administrator

Date: February 6, 2026

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

11. This item is coming to the Council from the Public Works Committee with recommendation for implementation. In the packet materials is the explanation of how the on call system would work instead of the once a month scheduled pick up. The two new features in the proposed new system are the pickup of household electronics and the fact that they would not be driving every street with their vehicles to perform pick up as the new program is an on-call program. There is no change in cost for this change of service delivery. This is a purely service level decision for the Council to make based on how they feel the citizens would best be served. This has been recommended for approval by Public Works staff.

12. The review of the proposed trolley purchase and use as discussed is further presented here this evening and involves a future partnership with the BID for its operation. Included in the packet is the full proposal with most of the costs identified for use. It is important to note that the Trolleys would not be available to the City until June of this year but the purchase arrangements are being sought at this time before they go on the open market for sale. The trolleys have been inspected by staff and they see no issues with them and find them to be in very good condition and well maintained. At this time the major outstanding issues for the operation of the trolley are how the supervision will be established and by what department along with the logistics of scheduling, routing and purchasing. The Council will need to make a determination on funding source for the purchase of the trolleys if you desire to move forward. Funding can be taken from undesignated surplus.

In order to move forward with this item I would recommend a motion as follows:

Move to approve pursuing the purchase of two trolleys from Jones utilizing undesignated surplus funds for the purpose of offering shuttle services during the HWY 50 reconstruction project and authorizing staff to put together an operational plan for the use of the trolleys to be approved at a later date by the Council.

UPDATES:

1. Channel 25 is moving along! Spectrum came last week and did the install of the equipment and is now in the saturation testing and provisioning portion of the install. I will hopefully have some additional information to share with the Council at the meeting.
2. The next strategic planning session date is February 17th at 3:00pm for the Council and there will be a public session following that at 5:30pm. In addition, there will also be planning sessions in March on the 11th through 13th with the particulars of those sessions still being worked out. The existing conditions report is complete and should be available if not today by Monday. As a reminder the survey is still open until the end of the month with 231 responses as of February 3rd.

3. Staff has continued discussion with the DOT regarding the scheduling of the PIM and the final choice for the staging plan. As of this time neither has been finalized. They have however moved the PS&E date for final plans to August 3, 2026 with project letting on either November 11th or December 8th of 2026.

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City Of Lake Geneva Common Council Minutes
Monday, January 26, 2026 - 6:00 PM
Lake Geneva City Hall; Council Chambers

Call to Order
by Mayor Krause at 6:02 pm

Pledge of Allegiance
by Alder Fesenmaier.

Roll Call
Present: Todd Krause, Sherri Ames, Mary Jo Fesenmaier, Joel Hoiland, Cynthia Yager (via zoom), JaNelle Powers (via zoom), Linda Frame, Brian Smith and Cathy Stoodley. Absent: None. Others present: City Administrator Dave De Angelis, City Clerk Lacey L. Reynolds, City Attorney Dan Draper, Finance Director Laura Pisarcik, Parks Director David Winger (via zoom) and other interested persons.

Awards, Presentations, Proclamations, and Announcements
Mayor Krause announced Winterfest beginning Wednesday and thanked DPW staff for their help with snow and setup. The HWY 50 project does not begin until February of 2027.

Reconsider business from previous meeting
None.

Acknowledgement of Correspondence
City Clerk Reynolds announced three emails were received and all are in regard to the Sheridan Springs Property.

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
John Nelson, Troy Dyer, Robert Nabasny, Dan Schermerhorn all spoke in opposition of item 16 - Sheridan Springs Property. (owner of Geneva Square). Constance Kosowski, Brooke Hammel, Michelle Walsh, Mark Moller Gunderson, Lynn Lein, Stephanie Lein, Bill Kahn, Tom Hartz, Elliot Leech, Young Cho, Jim Connors all spoke in favor of item 16 - Sheridan Springs Property. Candy Kirchberg spoke in favor of Symphony Bay adding trees and Sheridan Springs Property sale. Mary Daley spoke in favor of item 14 - trolleys, Spyro Condos, Christie Hunter, Alex Binanti and Bridget Leech spoke in favor of items 16 and 14, Michael Krajovick spoke in favor of item 15.

Discussion/Action regarding Offer to Purchase and Counter-offer #1 Sheridan Springs Property
Motion by Fesenmaier to move item 16 up after public comment, second by Ames. Voice vote, approved, motion carried. Motion by Ames to move item 14 up after item 16, second by Smith. Voice vote, approved, motion carried.

Administrator De Angelis explained the timeline of events beginning in August 2025 regarding the Sheridan Springs Property presentation, offer, discussions and direct negotiations. Attorney Draper explained negotiating in open and closed session. Motion by Ames to approve the purchase and counteroffer, second by Frame. Discussion took place. Roll call vote: Ames, yes; Frame, yes; Fesenmaier, no; Smith, no; Hoiland, no; Stoodley, yes; Yager, yes; Powers, no. Tie vote 4-4. Mayor Krause vote; yes, motion carried 5-4.

Discussion/Action regarding mitigating parking loss through purchase or lease of trolleys
Alder Frame made a motion to approve and Alder Ames seconded the motion. Administrator De Angelis explained trolleys are available, but details regarding trolley operations and the cost of operations are not complete. Discussion took place. Motion by Stoodley to suspend the rules for Alex from BID to speak, second by Frame. Voice vote, approved, motion carried. Alex spoke about partnerships between entities, vans, trolley availability and grants. Motion by Frame to approve and move ahead with the possible purchase of the trolleys, second by Ames. Voice vote, all opposed, motion failed. Motion by Smith to move forward with the concept of purchasing a trolley system, second by Frame. Voice vote, approved, motion carried.

City Administrator's Report
Administrator De Angelis reported Spectrum has an appointment to work on Channel 25 this week. The next

Strategic Plan date is February 17th for a Council session from 3-5 pm with a public session to follow at 5:30 pm. City staff and engineers met with the DOT regarding HWY 50 last week.

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 a-e, second by Ames. Voice vote, approved, motion carried.

Approve the Special Council Minutes of December 22, 2025

Approve the Regular Council Minutes of January 12, 2026

Public Event with Street Use Permit application filed by the Geneva Lakes Family YMCA for the Sprint for Spring 5k Run/Walk on April 25, 2026

Public Event Permit application filed by the Alzheimer's Association for the Walk to End Alzheimer's in Walworth County on September 19, 2026, in Library Park

Acceptance of the Pre-Paid and Regular Check Reports

Items removed from the Consent Agenda
None.

Ordinances and Resolutions

Resolution 26-R05: A resolution amending the Schedule of Fees - Alcohol License Fees *(recommended by the FLR Committee 01/20/2026)*
Motion by Frame to approve, second by Ames. Voice vote, approved, motion carried.

Resolution 26-R06: A resolution authorizing May 9, 2026, as World Migratory Bird Day in the City of Lake Geneva
Motion by Frame to approve, second by Fesenmaier. Voice vote, approved, motion carried.

Discussion/Action regarding approval of Financial Software Contract with BS&A *(recommended by the FLR Committee 01/20/2026)*
Motion by Ames to approve, second by Smith. Alder Fesenmaier requested the Comptroller give regular updates during the process. Voice vote, approved, motion carried.

Discussion/Action regarding the Comprehensive Outdoor Recreation Planning (CORP) 2026 *(recommended by the PHL Committee and Park Board 01/20/2026)*
Motion by Smith to approve, second by Stoodley. Discussion took place. Voice vote, 7-approved, 1-opposed (Frame), motion carried.

Discussion/Action regarding the HWY 50 pathway recommendation from Hillmoor Commission and Park Board
Administrator De Angelis reported the Hillmoor Commission and Park Board submitted recommendations and a decision needs to be made between a 10-foot pathway or a sidewalk along HWY 50. Motion by Stoodley to approve the HWY 50 pathway that was recommended, second by Frame. Voice vote, 7-approved, 1-opposed (Fesenmaier), motion carried.

Discussion/Action regarding directing the City Administrator to compose and send a letter to our State Representatives regarding City proposals to financial disruptions caused by the State's reconstruction of HWY 50 in the city *(Agenda item request form submitted by Alders Fesenmaier and Yager)*
Motion by Smith to approve, second by Ames. Administrator De Angelis will draft a letter to bring back to council for approval. Voice vote, approved, motion carried.

Discussion/Action regarding potential ordinance change to enable two alders to submit agenda items to any committee, commission, board or council *(Agenda item request form submitted by Alders Fesenmaier and Yager)*
Motion by Fesenmaier to direct the city attorney to draft an ordinance change and bring back to council, second by Frame. Voice vote, 7-approved, 1-opposed (Hoiland), motion carried.

Mayoral Appointments

Kenton Martzke - BID board term expiring January 1, 2027
Motion by Fesenmaier to approve the appointment, second by Ames. Voice vote, approved, 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 Sheridan Springs Property, and Wisconsin Statutes 19.85 (1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved regarding Bloomfield Holdings, LLC and Fairwyn SB, Inc. and City of Lake Geneva v. Village of Bloomfield and Town of Bloomfield
The council took a 5-minute recess. Motion by Smith to adjourn to closed session to include the City Attorney, City Administrator, City Clerk, Finance Director and outside counsel Stan Riffle, second by Frame. Roll call vote: Smith, yes; Frame, yes; Stoodley, yes; Powers, yes; Yager, yes; Hoiland, yes; Fesenmaier, yes; Ames, yes. Motion carried. Adjourned to closed session at 9:00 pm.

Motion to return to open session pursuant to Wisconsin Statutes 19.85 (2) and take action on any items discussed in closed session
Motion by Hoiland to amend a previous action regarding Bloomfield Holdings, LLC and Fairwyn SB, Inc., second by Smith. Voice vote, 6-approved, 2- opposed (Fesenmaier & Ames), motion carried.
Motion by Fesenmaier to instruct the attorneys to pursue action at the court of appeals level regarding City of Lake Geneva v. Village of Bloomfield and Town of Bloomfield, second by Frame. Voice vote, approved, motion carried.

Adjournment
Motion by Ames to adjourn, second by Stoodley. Voice vote, approved, motion carried. Adjourned at 9:42 pm.

Lacey L. Reynolds
City Clerk

Agenda Item Memo

City of Lake Geneva

Committee: Council
Meeting Date: February 9, 2026
Subject / Title: Agent Change for Kwik Trip #219
Submitted By: Clerk's Office

Background / Request

Kwik Trip #219 has filed a Change of Agent application. The applicant is qualified to be an agent on an alcohol license in WI, has paid the required processing fee, and has passed the necessary background check.

Fiscal Impact / Budget

- **Estimated Cost: N/A**
- **Funding Source: N / A** (e.g., General Fund, TID, Water Utility, Grants)
- **Budget Status:** ☐ Within Budget _____ ☐ Over Budget _____

  ☐ Budget Amendment Required _____
- **GL Number: _____**

(If applicable, note grant awards, cost-sharing, or capital plan references.)

Ordinance/Policy Implications/Changes:

N/A

Recommendation:

Approve the Agent Change.

Implementation/Next Steps

Name of Committee	Date of Meeting	Original Agenda Item #	Outcome
FLR	02/03/2026	5b	Approval recommended
Council	02/09/2026		

Attachments (list any and all attachments that go with this item and memo)

Agent Change Application

Reviewed by	Date:	Comments
PD	January 2026	Background Check Complete
Clerk's Office	January 2026	Applicant Qualified

Form
AB-101

Alcohol Beverage Appointment of Agent

Date

Agent Type *(check one)*

☐ Original (no fee) ☒ Successor ($10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
Kwik Trip, Inc.

2. Business Trade Name or DBA
Kwik Trip 219

3. Entity Type *(check one)* ☐ Limited Liability Company ☒ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)* ☒ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.
New manager assigned to oversee the store.

Part B: Agent Information

1. Last Name
Baran

2. First Name
Ken

3. M.I.
K

[redacted]

8. State
WI

[redacted]

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ☒ Yes ☐ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☒ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ☒ Yes ☐ No

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Zietlow	Scott	P.

Title	Email	Phone
President	LicensingDept@kwiktrip.com	608-793-4741

Signature	Date
Scott P. Zietlow	12/9/25

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Baran	Ken	K

Signature	Date
Ken Baran	12/22/25

Agenda Item Memo

City of Lake Geneva

Committee: Council
Meeting Date: February 9, 2026
Subject / Title: BBeer CWine License Application for Eight Maids Cheese Shop LLC
Submitted By: Clerk's Office

Background / Request

Eight Maids Cheese Shop located at 723 Williams St has filed an application for a Class "B" Beer / "Class" C Wine License. The applicant is qualified to hold the license, the necessary background checks and property inspections have been performed, the legal notice is being published in the paper, and no issues or concerns have arisen during review.

Fiscal Impact / Budget

- **Estimated Cost: N/A**
- **Funding Source: N / A** (e.g., General Fund, TID, Water Utility, Grants)
- **Budget Status:** ☐ Within Budget _____ ☐ Over Budget _____

  ☐ Budget Amendment Required _____
- **GL Number: _____**

(If applicable, note grant awards, cost-sharing, or capital plan references.)

Ordinance/Policy Implications/Changes:

N/A

Recommendation:

Approve the application and grant the license.

Implementation/Next Steps

Name of Committee	Date of Meeting	Original Agenda Item #	Outcome
FLR	02/03/2026	5a	Approval recommended
Council	02/09/2026		

Attachments (list any and all attachments that go with this item and memo)

Class "B" Beer / "Class" C Wine License Application

Reviewed by	Date:	Comments
PD	January 2026	Background Check Complete
B&Z	January 2026	Premise reviewed
FD	January 2026	Premise reviewed
Clerk's Office	January 2026	Applicant Qualified

Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only
Municipality: Lake Geneva
License Period

License(s) Requested: (up to two boxes may be checked)

- ☐ Class "A" Beer ..... $ _____
- ☑ Class "B" Beer ..... $ _____
- ☐ "Class A" Liquor ..... $ _____
- ☐ "Class B" Liquor ..... $ _____
- ☐ "Class A" Liquor (cider only) $ _____
- ☐ Reserve "Class B" Liquor $ _____
- ☑ "Class C" Liquor (wine only) $ _____

Fees	
License Fees	$
Background Check Fee	$
Publication Fee	$ 25.00
Total Fees	$

pd 1/16

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship): Eight Maids Cheese Shop LLC

2. Business Trade Name or DBA: Eight Maids Cheese Shop

[redacted]

4. Wisconsin Seller's Permit Number: 456-1032166460-02

5. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

6. State of Organization: WI
7. Date of Organization: 08/26/2025
8. Wisconsin DFI Registration Number: L086012

9. Premises Address: 723 Williams Street

10. City: Lake Geneva
11. State: WI
12. Zip Code: 53147

13. County: Walworth
14. Governing Municipality: ☑ City ☐ Town ☐ Village of: Lake Geneva
15. Aldermanic District:

16. Premises Phone: (262) 203-5048
17. Premises Email: carey@eightmaids.com
18. Website: eightmaidscheeeseshop.co

19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

The premises is located at 723 Williams St in Lake Geneva. A two-story building (once a residential home, now zoned commercial). Business has access to main level of property. Main level consists of four rooms. Four rooms are sitting area room, cheese room, enclosed porch room, and retail room. Alcohol will be sold and/or consumed on the main level. Square footage of main level is approx 1180 sq ft.

20. Mailing Address (if different from premises address): N3340 Grove Rd

21. City: Lake Geneva
22. State: WI
23. Zip Code: 53147

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☑ No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? ..... ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? ..... ☐ Yes ☐ No	

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. . . ☐ Yes ☑ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? . . ☐ Yes ☑ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? . . . . . ☐ Yes ☑ No
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. . . . . ☑ Yes ☐ No
6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? . . . . . ☐ Yes ☑ No
7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? . . . . . ☐ Yes ☑ No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Fowler	Carey	Owner	[redacted]

Part D: Attestation

One of the following must sign and attest to this application:

- sole proprietor
- one general partner of a partnership
- one corporate officer
- one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Carey	Fowler	M

Title	Email	Phone
Owner	carey@eightmaids.com	[redacted]

Signature	Date
Carey Fowler	01/08/2026

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
1/16/26			

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)

Form
AB-101

Alcohol Beverage Appointment of Agent

Date
01/08/2026

Agent Type *(check one)*

☑ Original (no fee) ☐ Successor ($10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
Eight Maids Cheese Shop LLC

2. Business Trade Name or DBA
Eight Maids Cheese Shop

3. Entity Type *(check one)*
☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☑ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.

Part B: Agent Information

1. Last Name
Fowler

2. First Name
Carey

3. M.I.
M

[redacted]

8. State
WI

[redacted]

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ☑ Yes ☐ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☑ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ☑ Yes ☐ No

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Fowler	Carey	M

Title	[redacted]
Owner	

Signature	Date
Carey Fowler	01/08/2026

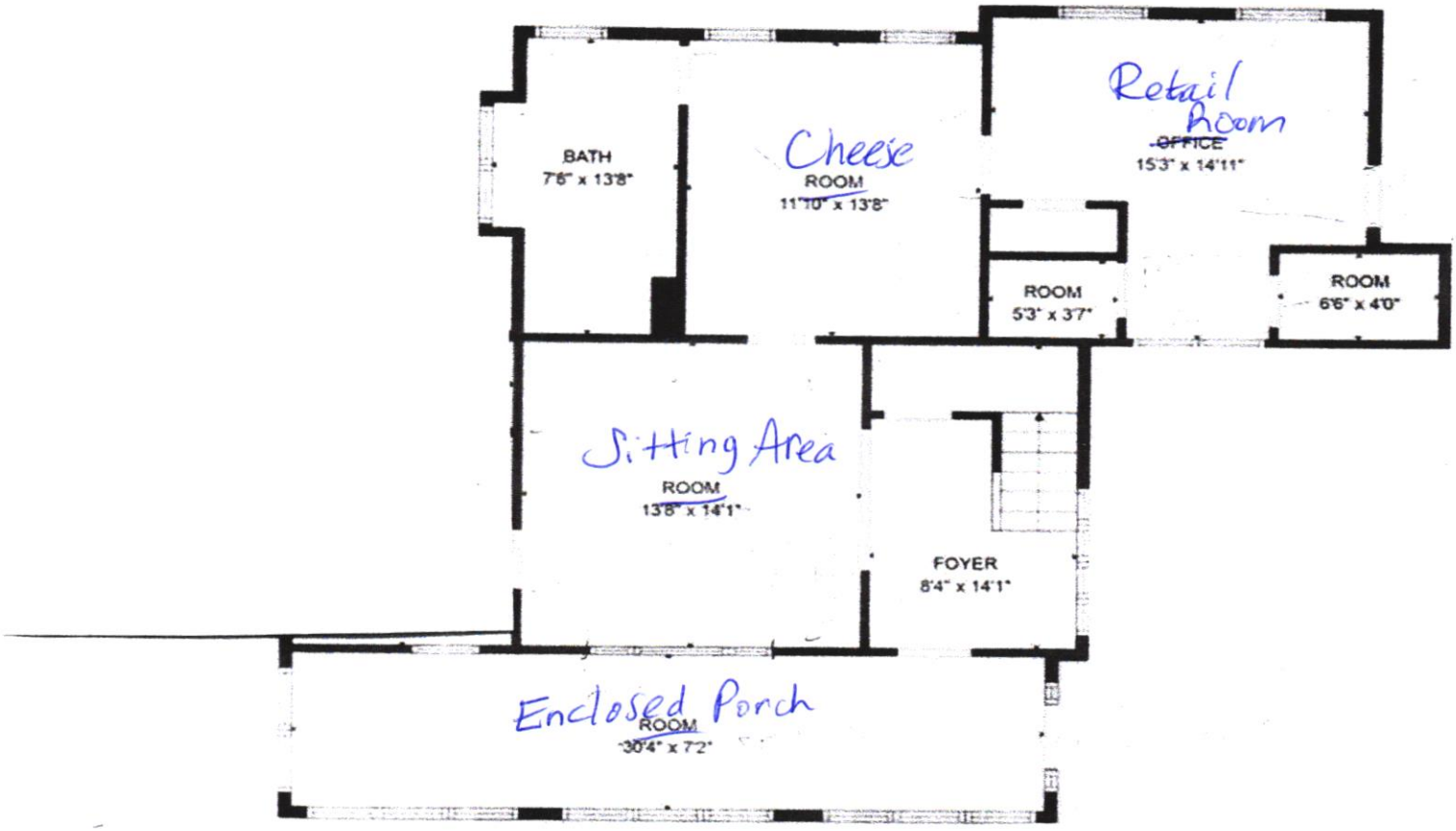
Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Carey	Fowler	M

Signature	Date
Carey Fowler	01/08/26

723 WILLIAMS ST.
LAKE GENEVA, WI 53147



MAIN FLOOR: 1184 sq. ft.

MEASUREMENTS ARE CALULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Eight Maids Cheese Shop LLC
Carey Fowler
N3340 Grove Rd
Lake Geneva, WI 53147

WISCONSIN DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION

License, Permit or Registration

The person, firm, or corporation shown below has complied with the Wisconsin statutes and is authorized to engage in the activity indicated.

ACTIVITY
Retail Food - Not Serving Meals, Simple TCS

LICENSEE MAILING ADDRESS
ATCP-L55530
Eight Maids Cheese Shop LLC
N3340 Grove Rd,
Lake Geneva, WI 53147

EXPIRATION DATE
6/30/2026

NOT TRANSFERABLE

LICENSE NUMBER
ATCP-055904

BUSINESS / ESTABLISHMENT ADDRESS
Eight Maids Cheese Shop
723 Williams St
Lake Geneva, WI 53147

All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the Department before July 1st or a late payment fee will be assessed.

If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

WI DATCP
PO Box 93296
MILWAUKEE, WI 53293-3296
(608) 224-4720

* Include the name of your facility and the ID number.

WISCONSIN DEPARTMENT OF REVENUE
PO BOX 8902
MADISON, WI 53708-8902

Contact Information:

2135 RIMROCK RD PO BOX 8902
MADISON, WI 53708-8902
ph: 608-266-2776 fax: 608-224-5761
email: DORBusinessTax@wisconsin.gov
website: revenue.wi.gov

000003

Letter ID L2063158960

LG CHEESE SHOP LLC
N3340 GROVE RD
LAKE GENEVA WI 53147

Wisconsin Department of Revenue Seller's Permit

Legal/real name: LG CHEESE SHOP LLC

Business name: EIGHT MAIDS CHEESE SHOP
723 Williams St
Lake Geneva WI 53147

- This certificate confirms you are registered with the Wisconsin Department of Revenue and authorized in the business of selling tangible personal property and taxable services.
- You may not transfer this permit.
- This permit must be displayed at the place of business and is not valid at any other location.
- If your business is not operated from a fixed location, you must carry or display this permit at all events.

Tax Type	Account Type	Account Number
Sales & Use Tax	Seller's Permit	456-1032166460-02

Alcohol License Approvals

Business: Eight Maids Cheese Shop

License Type: BBeer/CWine

Police-Background Checks Completed and Premises Reviewed

☑ Approved ☐ Denied Signature: Chief Edward Gritzner
Chief Edward Gritzner (Jan 29, 2026 15:03:02 CST)

Notes:

Fire-Premises Reviewed for Violations

☐ Approved ☐ Denied Signature: Detkowski (Jan 30, 2026 10:48:51 CST)

Notes:

Building & Zoning-Premises Reviewed for Violations

☑ Approved ☐ Denied Signature: Renee Hanlon
Renee Hanlon (Jan 30, 2026 10:52:29 CST)

Notes:

Signature:

City Clerk-Applicant is Qualified and Premises is Lawful

☒ Approved ☐ Denied Signature:

Notes:

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Paid and unpaid invoices included.
Invoice.Batch = "PP12312025B","01232026","PP12312025C","01302026","PP12312025D","PP12312025E"

Invoice Number	Invoice Date	Description	GL Account and Title		Net Invoice Amount
ANNIE'S BURGERTOWN					
E01162026OS	01/16/2026	HOLIDAY PARTY CATERING	11-10-00-51390	STAFF APPRECIATION	1,945.00
Total ANNIE'S BURGERTOWN:					1,945.00
AT&T					
262248210201	01/13/2026	RIVIERA ELEVATOR	40-55-20-52210	RIVIERA ELEVATOR PHONE EXPENSE	297.98
262248226401	01/13/2026	FIRE DEPT	11-22-00-52210	FIRE TELEPHONE EXPENSE	606.32
262248456701	01/13/2026	POLICE-911 MODEM	11-21-00-52620	PD COMMUNICATION SYS MAINT FEE	611.82
262248471501	01/13/2026	CITY HALL-PORTS	11-16-10-52210	CITY HALL TELEPHONE	606.32
262248567101	01/13/2026	RIVIERA ELEVATOR	40-55-20-52210	RIVIERA ELEVATOR PHONE EXPENSE	303.16
262249529901	01/16/2026	LIBRARY - 6 LINES	99-00-00-52210	LIBRARY TELEPHONE EXP	407.28
262249529901	01/16/2026	STREET - 1 LINE	11-32-10-52210	ST DEPT TELEPHONE EXPENSE	67.89
262249529901	01/16/2026	COURT FAX	11-12-00-52210	MUNICIPAL CT TELEPHONE	67.89
262249529901	01/16/2026	CITY HALL-ALARM LINES	11-16-10-52210	CITY HALL TELEPHONE	67.89
262249529901	01/16/2026	CEMETERY - 1 LINE	48-00-00-52210	CEM TELEPHONE EXP	67.89
262249529901	01/16/2026	LOWER RIVIERA - 1 LINE	40-55-20-52210	RIVIERA ELEVATOR PHONE EXPENSE	67.89
262249529901	01/16/2026	UPPER RIVIERA - 2 LINES	40-55-10-52210	TELEPHONE EXPENSE	135.78
262249529901	01/16/2026	FIRE DEPT - 2 LINES	11-22-00-52210	FIRE TELEPHONE EXPENSE	135.78
262249529901	01/16/2026	POLICE - 3 LINES	11-21-00-52210	PD TELEPHONE EXPENSE	203.67
262R72091101	01/01/2026	POLICE 911-JAN	11-21-00-52620	PD COMMUNICATION SYS MAINT FEE	2,600.00
S660270270-2	01/01/2026	ETHERNET-JAN	11-21-00-52210	PD TELEPHONE EXPENSE	339.23
Total AT&T:					6,586.79
AT&T MOBILITY					
287305036061	12/23/2025	CELL PHONE DEC	11-21-00-52210	PD TELEPHONE EXPENSE	1,595.80
Total AT&T MOBILITY:					1,595.80
CHARTER COMMUNICATIONS					
152474001012	01/21/2026	INTERNET SVC-FEB 2026	11-22-00-52210	FIRE TELEPHONE EXPENSE	119.99
152474201011	01/14/2026	INTERNET SVC-JAN 2026	47-70-00-57155	TOURISM MUNICIPAL DEVELOPMENT	119.99
152474301011	01/14/2026	INTERNET SVC JAN 2026	11-21-00-52210	PD TELEPHONE EXPENSE	359.99
152474401011	01/14/2026	INTERNET SVC JAN 2026	11-16-10-52210	CITY HALL TELEPHONE	219.99
Total CHARTER COMMUNICATIONS:					819.96
DIGGERS HOTLINE					
260 1 39101 P	01/16/2026	ANNUAL PREPAYMENT 26	61-00-00-93810	MAINT-MAINS	1,363.90
260 1 39101 P	01/16/2026	ANNUAL PREPAYMENT 26	62-00-00-67500	MAINT SERVICES & CURB BOX	681.95
260 1 39101 P	01/16/2026	ANNUAL PREPAYMENT 26	62-00-00-67300	MAINT OF MAINS & VALVES	681.95
260 1 39101 P	01/16/2026	ANNUAL PREPAYMENT 26	11-32-15-54600	STORM SEWER DIGGERS HOTLINE	1,363.90
Total DIGGERS HOTLINE:					4,091.70
DOWN TO EARTH CONTRACTORS INC					
8730	11/10/2025	STORM DRAIN REPAIRS-2025 C	43-32-10-17010	STREET IMP PROGRAM	2,304.00
Total DOWN TO EARTH CONTRACTORS INC:					2,304.00

Invoice Number	Invoice Date	Description	GL Account and Title		Net Invoice Amount
EHLERS AND ASSOCIATES INC					
101516-PA	12/15/2025	2021A BOND FEES	11-15-10-52120	CONSULTANT FEES	400.00
101517-PA	12/15/2025	2021B BOND FEES	11-15-10-52120	CONSULTANT FEES	400.00
101518-PA	12/15/2025	2022A BOND FEES	11-15-10-52120	CONSULTANT FEES	400.00
101519-PA	12/15/2025	2024A BOND FEES	11-15-10-52120	CONSULTANT FEES	400.00
Total EHLERS AND ASSOCIATES INC:					1,600.00
ELAN FINANCIAL SERVICES					
1459-DEC 202	12/26/2025	IL GOVT RPT SEMINAR	11-15-10-53320	CONFERENCES/TRAINING	40.00
1459-DEC 202	12/26/2025	MISC SUPPLIES	11-51-10-52400	MUSEUM-MAINTENANCE & REPAIRS	59.98
1459-DEC 202	12/26/2025	MISC SUPPLIES	11-51-10-52400	MUSEUM-MAINTENANCE & REPAIRS	34.98
1459-DEC 202	12/26/2025	MISC SUPPLIES-RETRUN	11-51-10-52400	MUSEUM-MAINTENANCE & REPAIRS	34.98-
1459-DEC 202	12/26/2025	PAINT	42-34-50-53100	OFFICE SUPPLIES	11.97
1459-DEC 202	12/26/2025	PRISM.COM	11-14-20-54500	COMPUTER IT SVC & EQUIPMENT	109.00
1459-DEC 202	12/26/2025	RING CENTRAL PHONE SUBCR	50-00-00-58000	MISC/COMP EQUIP PURCHASES	2.09
1459-DEC 202	12/26/2025	ADOBE	11-15-10-53100	OFFICE SUPPLIES	49.28
1459-DEC 202	12/26/2025	ADOBE	11-24-00-53100	OFFICE SUPPLIES	45.83
1459-DEC 202	12/26/2025	SCREEN CLOUD CORE ANNUA	11-00-00-16100	PREPAID EXPENSES	480.00
1459-DEC 202	12/26/2025	RING CENTRAL PHONE SUBCR	11-32-10-52210	ST DEPT TELEPHONE EXPENSE	84.14
1459-DEC 202	12/26/2025	RING CENTRAL PHONE SUBCR	11-32-10-52210	ST DEPT TELEPHONE EXPENSE	416.54
1459-DEC 202	12/26/2025	IGFOA 2026 DUES-PISARCIK	11-00-00-16100	PREPAID EXPENSES	225.00
1459-DEC 202	12/26/2025	SLING PARKING	42-34-50-53100	OFFICE SUPPLIES	27.29
1459-DEC 202	12/26/2025	SLING RIVIERA	40-55-20-53990	MISCELLANEOUS EXPENSES	16.00
1459-DEC 202	12/26/2025	WIX-GOOGLE ADS JAN 2026	11-00-00-16100	PREPAID EXPENSES	300.00
1877-DEC2025	12/26/2025	FACEBOOK ADS	99-00-00-54155	LIBRARY MARKETING	40.85
1877-DEC2025	12/26/2025	GOOGLE BUSINESS SUITE	99-00-00-52110	GENERAL ADMIN EXPENSES	134.68
1877-DEC2025	12/26/2025	STAFF LUNCH / OUTREACH PR	99-00-00-52110	GENERAL ADMIN EXPENSES	32.44
1877-DEC2025	12/26/2025	PARADE LIGHTS	99-00-00-52110	GENERAL ADMIN EXPENSES	156.95
1877-DEC2025	12/26/2025	BUSINESS CARDS	99-00-00-53100	LIBRARY OFFICE SUPPLIES	33.98
1877-DEC2025	12/26/2025	WEBINARS	99-00-00-53320	STAFF CONTINUING EDUCATION	98.00
1877-DEC2025	12/26/2025	FACEBOOK ADS	99-00-00-54155	LIBRARY MARKETING	74.00
2474-DEC2025	12/26/2025	AUTOMOTIVE CREEPER	11-32-10-53990	ST DEPT MISCELLANEOUS EXP	194.38
2474-DEC2025	12/26/2025	MARKER PENS-2025	11-32-12-53400	OPERATING SUPPLIES-SNOW & ICE	26.68
2474-DEC2025	12/26/2025	BOLT BUSTER	11-32-10-53990	ST DEPT MISCELLANEOUS EXP	375.00
2474-DEC2025	12/26/2025	WELDING GLOVES	11-32-10-53990	ST DEPT MISCELLANEOUS EXP	82.38
2474-DEC2025	12/26/2025	XMAS LIGHT BULBS REPLACE	11-34-10-53940	STREET DECORATIONS	91.98
2474-DEC2025	12/26/2025	DISPOSAL EARPLUGS	11-32-10-53900	FIRST AID AND SAFETY SUPPLIES	28.00
2474-DEC2025	12/26/2025	FOLDING TABLES	40-55-10-53500	BLDG MAINT SUPPLIES-UPPER RIV	1,103.20
2474-DEC2025	12/26/2025	ADAPTER	11-32-13-54300	TREE & BRUSH OPER SUPPLIES	14.09
2474-DEC2025	12/26/2025	ICE MACHINE CLEANER	40-55-10-53500	BLDG MAINT SUPPLIES-UPPER RIV	85.99
2474-DEC2025	12/26/2025	DRILL BITS	11-32-10-53990	ST DEPT MISCELLANEOUS EXP	226.99
2474-DEC2025	12/26/2025	VERIZON MONTHLY BILL	11-32-10-53400	OPERATING SUPPLIES-STREET DEPT	472.53
2474-DEC2025	12/26/2025	ABODE SUB	11-32-10-53400	OPERATING SUPPLIES-STREET DEPT	21.09
2474-DEC2025	12/26/2025	LEAF PLOW ATTACHMENT	48-00-00-52500	CEM EQUIP MAINT/REPAIRS	1,484.99
2474-DEC2025	12/26/2025	REGIONAL NEWS SUB	11-32-10-53400	OPERATING SUPPLIES-STREET DEPT	24.99
2474-DEC2025	12/26/2025	LUNCH	11-32-10-53400	OPERATING SUPPLIES-STREET DEPT	71.88
2474-DEC2025	12/26/2025	BOLT CUTTERS, WLEDING SHE	11-32-10-53990	ST DEPT MISCELLANEOUS EXP	794.27
2474-DEC2025	12/26/2025	TOOLS	11-32-10-53990	ST DEPT MISCELLANEOUS EXP	438.12
4416 DEC 202	12/26/2025	BEACH MISC	40-54-10-53990	BEACH MISCELLANEOUS	31.41
7126-DEC 202	12/26/2025	30 DAY JOB POSTING - CODE E	11-24-00-53990	MISCELLANEOUS EXPENSES	250.00
7126-DEC 202	12/26/2025	30 DAY JOB POSTING - ASSIST	11-14-20-53990	MISCELLANEOUS EXPENSES	250.00
7498-DEC 202	12/26/2025	VICTRA-IPHONE ACCESSORIE	11-22-00-53400	OPERATING SUPPLIES	229.94
7498-DEC 202	12/26/2025	HOME DEPOT-BLACK CABINET	11-22-00-53500	BLDG MAINT SUPPLIES-FIREHOUSE	1,354.54
7498-DEC 202	12/26/2025	FIRE STORE-HALLIGAN ENTRY	11-22-00-58000	FIRE EQUIPMENT/SUPPLIES	266.15
7498-DEC 202	12/26/2025	FIRE STORE-GRIP KIT	11-22-00-58000	FIRE EQUIPMENT/SUPPLIES	149.58
7498-DEC 202	12/26/2025	CONWAY-SHIELDS/PANELS FO	11-22-00-58000	FIRE EQUIPMENT/SUPPLIES	440.50

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
7498-DEC 202	12/26/2025	SEAL PRODUCTS-HEMOSTATIC	11-22-00-58100 EMS EQUIPMENT/SUPPLIES	400.00
7498-DEC 202	12/26/2025	TAYLOR TINS-KEYCHAINS/ORN	11-22-00-53995 STAFF APPRECIATION	113.00
7498-DEC 202	12/26/2025	HARTLAUB-CLASS REG. (EMS)	11-22-00-53320 FIRE DEPT CONFERENCES/SCHOOLS	44.52
7498-DEC 202	12/26/2025	TAYLOR TINS-GOLD LEAF TIN-S	50-22-00-58000 FIRE EQUIPMENT PURCHASES	112.00
7498-DEC 202	12/26/2025	FIRELINE SHIELDS-RADIO STR	11-22-00-58000 FIRE EQUIPMENT/SUPPLIES	94.50
7498-DEC 202	12/26/2025	SHUTTERFLY-CHRISTMAS CAR	11-22-00-53990 FIRE MISCELLANEOUS EXP	161.86
7498-DEC 202	12/26/2025	UWHEALTH-COURSE FEE "VAN	11-22-00-55100 EMS TRAINING PAY	175.00
7498-DEC 202	12/26/2025	PIGGLY WIGGLY-BIRTHDAY CA	11-22-00-53990 FIRE MISCELLANEOUS EXP	21.99
7498-DEC 202	12/26/2025	HOME DEPOT-SCREWS	11-22-00-53510 EQUIP MAINT SUPPLIES-FIRE DEPT	7.67
7498-DEC 202	12/26/2025	HOME DEPOT-MISC SCREWS,	11-22-00-54100 FIRE TRAINING PAY	59.13
7498-DEC 202	12/26/2025	HOME DEPOT-OAK ROUND DO	11-22-00-55100 EMS TRAINING PAY	59.65
7498-DEC 202	12/26/2025	HOME DEPOT-MATS, RUNNER	11-22-00-53500 BLDG MAINT SUPPLIES-FIREHOUSE	182.05
7498-DEC 202	12/26/2025	HOME DEPOT-ROCK SALT	11-22-00-53500 BLDG MAINT SUPPLIES-FIREHOUSE	59.82
7498-DEC 202	12/26/2025	HOME DEPOT-SLOP SINK NOZZ	11-22-00-53500 BLDG MAINT SUPPLIES-FIREHOUSE	40.94
7498-DEC 202	12/26/2025	HOME DEPOT-EXTENSION CO	11-22-00-53500 BLDG MAINT SUPPLIES-FIREHOUSE	69.98
7498-DEC 202	12/26/2025	WALGREENS-PHOTO FINISHIN	11-22-00-53990 FIRE MISCELLANEOUS EXP	54.78
7498-DEC 202	12/26/2025	WALMART-BIRTHDAY CAKE/CA	11-22-00-53990 FIRE MISCELLANEOUS EXP	30.39
7498-DEC 202	12/26/2025	WALMART-SLM INV 100W	11-22-00-53500 BLDG MAINT SUPPLIES-FIREHOUSE	36.44
7498-DEC 202	12/26/2025	KWIK TRIP-FUEL FOR SMALL M	11-22-00-53410 FD FUEL EXPENSE	9.84
7498-DEC 202	12/26/2025	WEMSA-CREDITS	11-22-00-55100 EMS TRAINING PAY	100.00-
9347-DEC2025	12/26/2025	SALT	99-00-00-53500 LIBRARY MAINT SUPPLIES	69.56
9347-DEC2025	12/26/2025	PROGRAM REFRESHMENTS	99-00-00-54150 LIBRARY PROGRAMS	50.64
9347-DEC2025	12/26/2025	OUTREACH SUPPLIES	99-00-00-55170 LIBRARY OUTREACH	159.00
9805-DEC 202	12/26/2025	WPRA 2026 MEMBERSHIP DUE	11-00-00-16100 PREPAID EXPENSES	150.00
9805-DEC 202	12/26/2025	WPRA 2026 ANNUAL CONFERE	11-00-00-16100 PREPAID EXPENSES	300.00
9805-DEC 202	12/26/2025	KALAHARI -DEP 2026 CONF	11-00-00-16100 PREPAID EXPENSES	125.00
9805-DEC 202	12/26/2025	PERFECT GIFT-2026 EMPLOYE	11-10-00-51390 STAFF APPRECIATION	309.44
9805-DEC 202	12/26/2025	NEXT DOOR PUB GIFT CARD-H	11-10-00-51390 STAFF APPRECIATION	50.00
Total ELAN FINANCIAL SERVICES:				13,793.90
EWALD HARTFORD LLC				
51157	01/15/2026	VEHICLE 203-1FM5K8AB3TGA6	50-21-00-58000 POLICE EQUIPMENT PURCHASES	50,148.00
51158	01/15/2026	VEHICLE 207-IFM5K8AB6TGA61	50-21-00-58000 POLICE EQUIPMENT PURCHASES	50,148.00
Total EWALD HARTFORD LLC:				100,296.00
GENEVA LAKES VACATIONS				
01/16/26	01/16/2026	REFUND STR FEE 1229 W MAIN	11-00-00-44140 PERMITS-SHORT-TERM RENTALS	718.00
Total GENEVA LAKES VACATIONS:				718.00
INITIAL DESIGNS				
1994	01/21/2026	APPAREL-CAPS, CLASS B, HOO	11-22-00-51380 FIRE DEPT UNIFORMS	1,067.00
Total INITIAL DESIGNS:				1,067.00
JONES, HEATHER				
FEB 2026	02/01/2026	RIVIERA EVENTS COORDINATO	47-00-00-57212 RIVIERA MARKETING COORDINATOR	5,833.34
Total JONES, HEATHER:				5,833.34
LEXIPOL LLC				
INVLEX112641	01/01/2026	LEXIPOL ANNUAL SUBSCRIPTI	11-21-00-53050 DATA PROCESSING	4,518.39
INVLEX112641	01/01/2026	LEXIPOL ANNUAL SUBSCRIPTI	11-21-00-54100 PD TRAINING EXPENSES	4,518.40

Invoice Number	Invoice Date	Description	GL Account and Title		Net Invoice Amount
Total LEXIPOL LLC:					9,036.79
NEW EARTH STRATEGIES LLC					
01/31/26	01/31/2026	BI-WEEKLY-HILMOOR COORDI	11-62-01-59900	OTHER PROFESSIONAL SERVICES	1,500.00
Total NEW EARTH STRATEGIES LLC:					1,500.00
R&R INSURANCE SERVICES INC					
3346526	01/27/2026	POLICY CHANGE	11-22-00-52500	PROPERTY INSURANCE	26,621.00
Total R&R INSURANCE SERVICES INC:					26,621.00
ROZINSKI, ROBIN					
01/18/26	01/18/2026	REIMBURSEMENT-SALT PURC	11-16-10-53500	CITY HALL BLDG MAINT SUPPLIES	12.65
Total ROZINSKI, ROBIN:					12.65
SETTEDUCATE, CHERIE					
12/31/25	12/31/2025	RIVIERA DEPOSIT REFUND	40-55-10-23530	SECURITY DEPOSITS-UPPER RIV	1,000.00
Total SETTEDUCATE, CHERIE:					1,000.00
US BANK					
3341 - Nov/Dec	12/11/2025	AMAZON - FARADAY BAGS	11-21-00-53800	PD SPECIAL INVESTIGATIONS	974.49
3341 - Nov/Dec	12/11/2025	MIDWAY USA - SWAT EQUIP	11-21-00-53420	PD SPECIAL EQUIPMENT	701.56
3341 - Nov/Dec	12/11/2025	AMAZON SURGE PROTECTOR	11-21-00-53800	PD SPECIAL INVESTIGATIONS	35.94
3341 - Nov/Dec	12/11/2025	AMAZON-CALENDAR RETURN	11-21-00-53100	PD OFFICE SUPPLIES	9.99-
3341 - Nov/Dec	12/11/2025	AMAZON-ETSY CREDIT	11-21-00-53990	PD MISCELLANEOUS EXP	1,448.30-
3341 - Nov/Dec	12/11/2025	COUNTRYINN-TAX REFUND	11-21-00-53310	PD MEALS & LODGING	38.92-
3341 - Nov/Dec	12/11/2025	BEST BUY-TAX REFUND	11-21-00-53800	PD SPECIAL INVESTIGATIONS	27.50-
3341 - Nov/Dec	12/11/2025	PROMOTIONS NOW-CHIP CLIP,	11-21-00-53160	CRIME PREVENTION PROGRAM	1,239.91
3341 - Nov/Dec	12/11/2025	AMAZON-RESPONDER BAG	11-21-00-53700	PD MEDICAL SUPPLIES	89.88
3341 - Nov/Dec	12/11/2025	USPS-MAIL BLOOD	11-21-00-53120	PD POSTAGE	41.20
3341 - Nov/Dec	12/11/2025	AMAZON-RESPONDER BAG	11-21-00-53700	PD MEDICAL SUPPLIES	29.76
3341 - Nov/Dec	12/11/2025	WALMART FIREARM CLEANING	11-21-00-54100	PD TRAINING EXPENSES	11.50
3341 - Nov/Dec	12/11/2025	USPS-MAIL BLOOD	11-21-00-53120	PD POSTAGE	20.60
3341 - Nov/Dec	12/11/2025	USPS-MAIL BLOOD	11-21-00-53120	PD POSTAGE	20.60
3341 - Nov/Dec	12/11/2025	HARD HEAD VETERANS-SWAT	11-21-00-53800	PD SPECIAL INVESTIGATIONS	538.00
3341 - Nov/Dec	12/11/2025	ADVANCE AUTO PARTS-CAR C	11-21-00-53610	PD EQUIP MAINT SERV COSTS	41.70
3341 - Nov/Dec	12/11/2025	AMAZON-UTILITY CART	11-21-00-54110	PD APPLICATION PROCESS	99.98
3341 - Nov/Dec	12/11/2025	USPS-MAIL BLOOD	11-21-00-53120	PD POSTAGE	82.40
3341 - Nov/Dec	12/11/2025	FIRSTLITE-MCNEIL	11-21-00-51380	PD UNIFORM ALLOWANCE	220.98
3341 - Nov/Dec	12/11/2025	N-EAR-MCNEIL	11-21-00-51380	PD UNIFORM ALLOWANCE	188.98
3341 - Nov/Dec	12/11/2025	USPS-MAIL BLOOD	11-21-00-53120	PD POSTAGE	20.60
3341 - Nov/Dec	12/11/2025	GALLS-MCNEIL	11-21-00-51380	PD UNIFORM ALLOWANCE	181.44
3341 - Nov/Dec	12/11/2025	ASICS MCNEIL	11-21-00-51380	PD UNIFORM ALLOWANCE	104.45
3341 - Nov/Dec	12/11/2025	ETSY-	11-21-00-53990	PD MISCELLANEOUS EXP	1,614.15
3341 - Nov/Dec	12/11/2025	HIGH SPEED GEAR-MCBRIDE	11-21-00-51380	PD UNIFORM ALLOWANCE	176.09
3341 - Nov/Dec	12/11/2025	BLAUER MCBRIDE	11-21-00-51380	PD UNIFORM ALLOWANCE	383.84
3341 - Nov/Dec	12/11/2025	FLOWERS BY WALTER-MUEDIN	11-21-00-53990	PD MISCELLANEOUS EXP	100.00
3341 - Nov/Dec	12/11/2025	GALLS-MCBRIDE	11-21-00-51380	PD UNIFORM ALLOWANCE	33.74
3341 - Nov/Dec	12/11/2025	BEST BUY - 5 PORT USB	11-21-00-53800	PD SPECIAL INVESTIGATIONS	34.99
3341 - Nov/Dec	12/11/2025	MIDWAY USA-HOLSTER BELT	11-21-00-53420	PD SPECIAL EQUIPMENT	56.50
3341 - Nov/Dec	12/11/2025	UNDERARMOUR-MCBRIDE	11-21-00-51380	PD UNIFORM ALLOWANCE	184.63
3341 - Nov/Dec	12/11/2025	USPS-MAIL BLOOD	11-21-00-53120	PD POSTAGE	41.20
3341 - Nov/Dec	12/11/2025	BEST BUY-PORTABLE HARD DR	11-21-00-53800	PD SPECIAL INVESTIGATIONS	527.43

Invoice Number	Invoice Date	Description	GL Account and Title		Net Invoice Amount
3341 - Nov/Dec	12/11/2025	HARD HEAD VETERANS-SWAT	11-21-00-53420	PD SPECIAL EQUIPMENT	1,076.00
3341 - Nov/Dec	12/11/2025	WALMART-SHOP WITH COP	11-21-00-57310	SHOP WITH A COP PURCHASES	900.00
3341 - Nov/Dec	12/11/2025	FLOFAST- PORTABLE FUEL TAN	11-21-00-53610	PD EQUIP MAINT SERV COSTS	562.97
3341 - Nov/Dec	12/11/2025	WALMART-PRISONER SUPPLIE	11-21-00-52900	CARE OF PRISONERS	71.92
3341 - Nov/Dec	12/11/2025	WALMART-MEDICAL SUPPLIES	11-21-00-53700	PD MEDICAL SUPPLIES	76.23
3341 - Nov/Dec	12/11/2025	AMAZON-FLASH DRIVES	11-21-00-53100	PD OFFICE SUPPLIES	77.97
3341 - Nov/Dec	12/11/2025	WALMART-SHOP WITH COP	11-21-00-57310	SHOP WITH A COP PURCHASES	900.00
3341 Dec 2025	01/01/2026	WALMART - SHOP W/COP	11-21-00-57310	SHOP WITH A COP PURCHASES	900.00
3341 Dec 2025	01/01/2026	AMAZON - FARADAY BAG/EXTE	11-21-00-53800	PD SPECIAL INVESTIGATIONS	437.97
3341 Dec 2025	01/01/2026	STINEBRINK-SHOP W/COP SUP	11-21-00-57310	SHOP WITH A COP PURCHASES	22.33
3341 Dec 2025	01/01/2026	COMM GEAR- SWAT HELMET R	11-21-00-53420	PD SPECIAL EQUIPMENT	393.38
3341 Dec 2025	01/01/2026	WALMART-WINDSHIELD WASH	11-21-00-53610	PD EQUIP MAINT SERV COSTS	29.28
3341 Dec 2025	01/01/2026	HOME DEPOT - PROPERTY BA	11-21-00-53420	PD SPECIAL EQUIPMENT	124.90
3341 Dec 2025	01/01/2026	HOME DEPOT - PROPERTY BA	11-00-00-16100	PREPAID EXPENSES	65.73
3341 Dec 2025	01/01/2026	WALMART-SHOP WITH COP GIF	11-21-00-57310	SHOP WITH A COP PURCHASES	300.00
3341 Dec 2025	01/01/2026	TACTACAM-HILLMOORE CAME	11-21-00-53800	PD SPECIAL INVESTIGATIONS	10.00
3341 Dec 2025	01/01/2026	USPS-MAIL BLOOD	11-21-00-53120	PD POSTAGE	20.60
3341 Dec 2025	01/01/2026	USPS-MAIL BLOOD	11-21-00-53120	PD POSTAGE	61.80
3341 Dec 2025	01/01/2026	AMERICANA FLOWERS-WISNIE	11-21-00-53990	PD MISCELLANEOUS EXP	100.00
3341 Dec 2025	01/01/2026	OREILLY - BATTERY 222 (RETU	11-21-00-53610	PD EQUIP MAINT SERV COSTS	31.65
3341 Dec 2025	01/01/2026	OREILLY - BATTERY 222 (ORIGI	11-21-00-53610	PD EQUIP MAINT SERV COSTS	200.44
3341 Dec 2025	01/01/2026	GALLS BOULAND	11-21-00-51380	PD UNIFORM ALLOWANCE	46.97
3341 Dec 2025	01/01/2026	WALMART- DEPT SUPPLIES	11-21-00-53990	PD MISCELLANEOUS EXP	43.94
3341 Dec 2025	01/01/2026	WALMART - TIRE CLEANING SU	11-21-00-53610	PD EQUIP MAINT SERV COSTS	17.31
3341 Dec 2025	01/01/2026	USPS-MAIL BLOOD	11-21-00-53120	PD POSTAGE	20.60
3341 Dec 2025	01/01/2026	USPS-MAIL BLOOD	11-21-00-53120	PD POSTAGE	20.60
3341 Dec 2025	01/01/2026	USPS-MAIL BLOOD	11-21-00-53120	PD POSTAGE	20.60
3341 Dec 2025	01/01/2026	GALLS BOULAND	11-21-00-51380	PD UNIFORM ALLOWANCE	56.40
3341 Dec 2025	01/01/2026	WALMART-EV TECH TRAINING	11-21-00-54100	PD TRAINING EXPENSES	34.50
3341 Dec 2025	01/01/2026	OFFICE FURNITURE-DISPATCH	11-21-00-58100	EQUIPMENT OUTLAY	894.00
3341 Dec 2025	01/01/2026	NORTHERN TOOL & EQUIP TO	11-21-00-53420	PD SPECIAL EQUIPMENT	427.97
3341 Dec 2025	01/01/2026	HOME DEPOT - HEADLAMP, CO	11-21-00-53420	PD SPECIAL EQUIPMENT	1,887.79
3341 Dec 2025	01/01/2026	USPS-MAIL BLOOD	11-00-00-16100	PREPAID EXPENSES	20.60
3341 Dec 2025	01/01/2026	KFD TRAINING-REBHORN	11-00-00-16100	PREPAID EXPENSES	495.00
3341 Dec 2025	01/01/2026	USPS-MAIL BLOOD	11-00-00-16100	PREPAID EXPENSES	20.60
3341 Dec 2025	01/01/2026	APCO-2026 MEMBERSHIP DISP	11-00-00-16100	PREPAID EXPENSES	108.00
3341 Dec 2025	01/01/2026	ILEARNTOBOAT-KELLER MARIN	11-00-00-16100	PREPAID EXPENSES	64.30
3341 Dec 2025	01/01/2026	APCO-STOLLENWERK TRAININ	11-00-00-16100	PREPAID EXPENSES	460.00
3341 Dec 2025	01/01/2026	USPS-MAIL BLOOD	11-00-00-16100	PREPAID EXPENSES	41.20
3341 Dec 2025	01/01/2026	ILEARNTOBOAT-WALSER MARI	11-00-00-16100	PREPAID EXPENSES	64.30
3341 Dec 2025	01/01/2026	USPS-MAIL BLOOD	11-00-00-16100	PREPAID EXPENSES	20.15
3341 Dec 2025	01/01/2026	ILEARNTOBOAT-HALL MARINE	11-00-00-16100	PREPAID EXPENSES	64.30
3341 Dec 2025	01/01/2026	GALLS BOULAND	11-00-00-16100	PREPAID EXPENSES	65.39
3341 Dec 2025	01/01/2026	AMAZON-TRIPP	11-00-00-16100	PREPAID EXPENSES	59.35
3341 Dec 2025	01/01/2026	USPS-MAIL BLOOD	11-00-00-16100	PREPAID EXPENSES	20.15
3341 Dec 2025	01/01/2026	ILEARNTOBOAT-THORNBURGH	11-00-00-16100	PREPAID EXPENSES	64.30
3341 Dec 2025	01/01/2026	ILEARNTOBOAT- HINZPETER M	11-00-00-16100	PREPAID EXPENSES	64.30
3341 Dec 2025	01/01/2026	C&H PRECISION OPTIC KIT, TO	11-00-00-16100	PREPAID EXPENSES	38.43
3341 Dec 2025	01/01/2026	WALMART-DEPT MEETING SUP	11-00-00-16100	PREPAID EXPENSES	139.06
3341 Dec 2025	01/01/2026	TACTACAM-HILLMOOR CAMER	11-00-00-16100	PREPAID EXPENSES	10.00
3341 Dec 2025	01/01/2026	AMAZON-EV TECH TRAINING	11-21-00-54100	PD TRAINING EXPENSES	63.58
Total US BANK:					17,988.69
US CELLULAR					
0782459158	01/12/2026	HARBORMASTER CELL	40-55-10-52210	TELEPHONE EXPENSE	50.74
0782459158	01/12/2026	ADMINISTRATOR CELL	11-16-10-52210	CITY HALL TELEPHONE	52.23

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
0782459158	01/12/2026	BUILDING INSPECTOR CELL	11-24-00-52620 TELEPHONE EXPENSE	17.74
0782459158	01/12/2026	BEACH CELL	40-54-10-52210 BEACH TELEPHONE	17.24
0782459158	01/12/2026	RIVIERA CELL-HEATHER	47-70-00-57155 TOURISM MUNICIPAL DEVELOPMENT	32.73
0782459158	01/12/2026	PARKING CELL #1	42-34-50-52210 TELEPHONE EXPENSE	37.69
0782459158	01/12/2026	PARKING CELL #2	42-34-50-52210 TELEPHONE EXPENSE	37.69
0782459158	01/12/2026	CITY MAINTENANCE CELL	11-16-10-52210 CITY HALL TELEPHONE	17.74
0782459158	01/12/2026	PARKING SUPERVISOR CELL	42-34-50-52210 TELEPHONE EXPENSE	17.24
0782459158	01/12/2026	CITY CLERK CELL	11-16-10-52210 CITY HALL TELEPHONE	52.73
0782459158	01/12/2026	PARKS SUPERINTENDENT	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	45.73
0782459158	01/12/2026	CEMETERY CELL	48-00-00-52210 CEM TELEPHONE EXP	17.74
0782459158	01/12/2026	STREET DIRECTOR (TOM) CEL	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	70.20
0782459158	01/12/2026	STREET FOREMAN (NEIL) CELL	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	52.73
0782459158	01/12/2026	STREET FOREMAN (BRETT) CE	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	17.74
0782459158	01/12/2026	ARBORIST (JON) CELL	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	22.24
0782459158	01/12/2026	PARKING MANAGER CELL	42-34-50-52210 TELEPHONE EXPENSE	17.24
Total US CELLULAR:				577.39
WE ENERGIES				
5783857355	01/20/2026	CITY HALL GAS/HEAT	11-16-10-52240 CITY HALL GAS HEAT	2,437.75
5783857355	01/20/2026	FIREHOUSE GAS/HEAT	11-22-00-52240 FIREHOUSE GAS HEAT	1,159.96
5783857355	01/20/2026	UPPER RIVIERA GAS/HEAT	40-55-10-52240 UPPER RIVIERA GAS HEAT	437.56
5783857355	01/20/2026	HOST DRIVE WATER TOWER	11-22-00-52240 FIREHOUSE GAS HEAT	662.04
5783857355	01/20/2026	MUSEUM GAS/HEAT	11-51-10-52240 MUSEUM-GAS HEAT	1,264.87
5783857355	01/20/2026	1055 CAREY ST BUILDING	11-32-10-52240 ST DEPT BLDG GAS HEAT	577.72
5783857355	01/20/2026	1065 CAREY ST BUILDING	11-32-10-52240 ST DEPT BLDG GAS HEAT	1,497.24
5783857355	01/20/2026	1070 CAREY ST BUILDING	11-32-10-52240 ST DEPT BLDG GAS HEAT	1,043.08
5783857355	01/20/2026	VETS PARK GAS/HEAT	11-52-01-52240 VETS PARK GAS HEAT	444.36
5783857355	01/20/2026	CEMETERY GAS/HEAT	48-00-00-52240 CEM GAS HEAT EXP	198.10
Total WE ENERGIES:				9,722.68
Grand Totals:				207,110.69

Dated: _____

Mayor: _____

City Council: _____

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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 = "PP12312025B","01232026","PP12312025C","01302026","PP12312025D","PP12312025E"

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Only unpaid invoices included.
Invoice.Batch = "12312025C","12312025D","02042026","02042026A"
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
ALL PRO CLEANING SYSTEMS					
5781	01/15/2026	6 WEEK CLEANING-DEC 22-JAN	99-00-00-53600	LIBRARY BLDG MAINT SERVICES	3,094.00
Total ALL PRO CLEANING SYSTEMS:					3,094.00
ASSOCIATED APPRAISAL CONSULTANTS INC					
184104	01/01/2026	JAN 2026 ASSMT SRVCS	11-15-40-52100	ASSESSOR CONTRACTED SERVICES	3,750.00
Total ASSOCIATED APPRAISAL CONSULTANTS INC:					3,750.00
BUMPER TO BUMPER					
662-508655	01/20/2026	MINI FUSE	48-00-00-52500	CEM EQUIP MAINT/REPAIRS	6.99
662-508681	01/21/2026	DIESEL ADDITIVE	11-32-10-53410	VEHICLE-FUEL & OIL	155.88
662-508731	01/21/2026	TRANSMISSION FLUID	11-32-10-53400	OPERATING SUPPLIES-STREET DEPT	71.91
Total BUMPER TO BUMPER:					234.78
CITY ELECTRIC SUPPLY-MA					
LKG/112086	01/19/2026	STRIP LIGHT	11-32-10-53500	BLDG MAINT SUPPLIES-STR DEPT	125.25
Total CITY ELECTRIC SUPPLY-MA:					125.25
COLUMN SOFTWARE PBC					
C2330076-010	12/10/2025	CC MIN 11.10.25	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	154.41
C2330076-010	12/10/2025	CC MIN 11.24.25	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	171.27
C2330076-010	01/02/2026	HVAC REPL-ASBESTOS CONTR	43-99-00-17010	LIBRARY CAPITAL PROJECTS	13.81
C2330076-011	01/22/2026	PC-2026-002	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	58.25
C2330076-011	01/22/2026	PC-2026-001	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	75.89
C2330076-011	01/22/2026	PC-060	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	72.37
Total COLUMN SOFTWARE PBC:					546.00
CONELL, CASSIDY					
BN743020-5	01/08/2026	CONELL_BN743020-5	11-12-00-45100	COURT PENALTIES & FINES	124.00
Total CONELL, CASSIDY:					124.00
DEMCO INC.					
7752194	01/16/2026	PROTECTORS, LABELS	99-00-00-55120	LIBRARY PROCESSING SUPPLIES	196.39
Total DEMCO INC.:					196.39
DUNN LUMBER					
2283517	01/14/2026	MAGNET	11-32-10-53400	OPERATING SUPPLIES-STREET DEPT	8.99
2283829	01/14/2026	NUTS AND BOLTS	11-32-10-53400	OPERATING SUPPLIES-STREET DEPT	27.16
2285137	01/15/2026	ENTRY KEY REPLACEMENT, D	11-16-10-53500	CITY HALL BLDG MAINT SUPPLIES	98.00
2287663	01/20/2026	NUTS AND BOLTS	11-32-10-53400	OPERATING SUPPLIES-STREET DEPT	14.58
2288148	01/20/2026	LINK LAP STEEL	11-32-10-53400	OPERATING SUPPLIES-STREET DEPT	6.88
2288745	01/20/2026	BAR & CHAIN OIL,	11-32-13-54300	TREE & BRUSH OPER SUPPLIES	29.98

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
2288745	01/20/2026	PLUG, STRAP	11-32-10-53500 BLDG MAINT SUPPLIES-STR DEPT	10.66
Total DUNN LUMBER:				196.25
FERTILIZER DEALER SUPPLY				
2033769	01/19/2026	ADAPTER HOSE POLY, OVER R	11-32-12-53400 OPERATING SUPPLIES-SNOW & ICE	116.54
Total FERTILIZER DEALER SUPPLY:				116.54
GENEVA LAKE ENVIRONMENTAL AGCY				
FEB 2026	02/01/2026	FEB PAYMENT-2026	40-54-10-57300 GLAKE ENVIRONMENTAL AGENCY	11,250.00
Total GENEVA LAKE ENVIRONMENTAL AGCY:				11,250.00
GFC LEASING - WI				
I01088004	01/17/2026	COPIER LEASE- FEB 2026	99-00-00-55320 LIBRARY EQUIP LEASES & MAINT	247.81
Total GFC LEASING - WI:				247.81
GLEN FERN CONSTRUCTION LLC				
25-164-2	12/31/2025	WINDOWS OAK HILL CEM	43-48-00-17010 CEMETERY CAPITAL PROJECTS	17,059.00
25-177	12/31/2025	REPLACEMENT OF INTERIOR D	11-32-10-52400 ST DEPT BUILDING REPAIRS	1,780.00
25-181-1	12/31/2025	REPLACE DOOR AND HARDWA	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	4,970.00
Total GLEN FERN CONSTRUCTION LLC:				23,809.00
HEYER TRUE VALUE				
390834	01/20/2026	LAP LINK 3/8"	11-32-10-53500 BLDG MAINT SUPPLIES-STR DEPT	22.74
Total HEYER TRUE VALUE:				22.74
INGRAM BOOK COMPANY				
93723861	01/14/2026	ADULT BOOKS- CREDIT	99-00-00-54100 LIBRARY ADULT MATERIALS	.66-
93733571	01/15/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	223.09
93733571	01/15/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	22.82
93733572	01/15/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	65.42
93733572	01/15/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	4.89
93733573	01/15/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	36.01
93733573	01/15/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	3.26
93733574	01/15/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	70.05
93733574	01/15/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	3.26
93733575	01/15/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	30.38
93733575	01/15/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	3.26
93733576	01/15/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	24.60
93733576	01/15/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.63
93926028	01/22/2026	ADULT BOOKS- CREDIT	99-00-00-54100 LIBRARY ADULT MATERIALS	1.32-
Total INGRAM BOOK COMPANY:				486.69
JERRY WILLKOMM INC				
324187	01/09/2026	1653.0 GAL-GASLONE	11-32-10-53410 VEHICLE-FUEL & OIL	4,296.15
Total JERRY WILLKOMM INC:				4,296.15
JOHNSON TRACTOR INC				
IH38135	01/17/2026	KUBOTA GLASS	11-52-01-53400 VETS PARK OPERATING SUPPLIES	460.18

Invoice Number	Invoice Date	Description	GL Account and Title		Net Invoice Amount
Total JOHNSON TRACTOR INC:					460.18
JONES, ISABELLE G					
CN80FLM7RK	01/26/2026	HAVEY_CN80FLM7RK	11-12-00-22220	COURT DEPOSITS PAYABLE	350.00
Total JONES, ISABELLE G:					350.00
KAESTNER AUTO ELECTRIC CO					
449366	01/16/2026	LIGHT FOR ALAN TRUCKS	11-32-10-53510	VEHICLE/EQUIPMENT MAINTENANCE	399.99
Total KAESTNER AUTO ELECTRIC CO:					399.99
KAPUR & ASSOCIATES INC					
137493	12/26/2025	MEETINGS FOR BROAD AND D	11-30-00-52160	CITY ENGINEERING FEES	540.00
Total KAPUR & ASSOCIATES INC:					540.00
LAKESIDE INTERNATIONAL LLC					
2380287P	01/21/2026	U JOINT-BRETTS TRUCK	11-32-10-53510	VEHICLE/EQUIPMENT MAINTENANCE	73.53
Total LAKESIDE INTERNATIONAL LLC:					73.53
LI, SILIN					
CN808TDXVX	01/13/2026	LI_CN808TDXVX	11-12-00-45100	COURT PENALTIES & FINES	188.60
CN80B3P5FT	01/13/2026	LI_CN80B3P5FT	11-12-00-45100	COURT PENALTIES & FINES	188.60
Total LI, SILIN:					377.20
MANUEL GONZALEZ, ANGEL					
BN743478-1	01/08/2026	GONZALEZ_BN743478-1	11-12-00-45100	COURT PENALTIES & FINES	313.00
Total MANUEL GONZALEZ, ANGEL:					313.00
MARED MECHANICAL					
CTRCT-INV001	12/31/2025	HVAC MAINT-DEC 2025	11-16-10-53600	CITY HALL MAINT SERVICE COSTS	1,040.00
Total MARED MECHANICAL:					1,040.00
MARLIN PRINTING					
681011	01/16/2026	#10 WINDOW ENVELOPES	11-14-30-53100	OFFICE SUPPLIES	136.67
681011	01/16/2026	#10 WINDOW ENVELOPES	11-15-10-53100	OFFICE SUPPLIES	136.67
681011	01/16/2026	#10 WINDOW ENVELOPES	11-24-00-53100	OFFICE SUPPLIES	68.33
681011	01/16/2026	#10 WINDOW ENVELOPES	42-34-50-53100	OFFICE SUPPLIES	68.33
Total MARLIN PRINTING:					410.00
MIDWEST TAPE LLC					
508307684	01/14/2026	ADULT AUDIO BOOK	99-00-00-54100	LIBRARY ADULT MATERIALS	127.97
508307684	01/14/2026	AUDIO BOOKS PROCESSING	99-00-00-55120	LIBRARY PROCESSING SUPPLIES	5.97
5083651116	01/28/2026	ADULT AUDIO BOOKS	99-00-00-54100	LIBRARY ADULT MATERIALS	138.97
5083651116	01/28/2026	AUDIO BOOKS PROCESSING	99-00-00-55120	LIBRARY PROCESSING SUPPLIES	5.97
Total MIDWEST TAPE LLC:					278.88
MUNICIPAL LAW & LITIGATION GRO S.C.					
15831	09/26/2025	MISC ATTORNEY FEES	11-13-10-52140	OUTSIDE ATTORNEYS FEES	1,142.50

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
16567	01/28/2026	MISC ATTORNEY FEES-DEC 20	11-13-10-52140 OUTSIDE ATTORNEYS FEES	1,770.00
Total MUNICIPAL LAW & LITIGATION GRO S.C.:				2,912.50
NAPA AUTO PARTS				
388688	01/19/2026	FUEL ADAPTIVE	11-32-10-53410 VEHICLE-FUEL & OIL	66.40
Total NAPA AUTO PARTS:				66.40
OFFICE PRO INC				
753887-0	12/29/2025	PAD MICRO FBR FINSIH	40-55-20-53500 BLDG MAINT SUPPLIES-LOWER RIV	319.04
Total OFFICE PRO INC:				319.04
PITNEY BOWES				
1028715371	12/30/2025	INK FOR POSTAGE METER	11-16-10-55320 CH POSTAGE METER RENT & EXP	161.01
Total PITNEY BOWES:				161.01
PITNEY BOWES GLOBAL LEASE				
3321987648	01/21/2026	FOLDING LEASE-NOV 2025-FEB	11-16-10-55320 CH POSTAGE METER RENT & EXP	413.10
Total PITNEY BOWES GLOBAL LEASE:				413.10
RHYME BUSINESS PRODUCTS				
41096693	01/22/2026	B&Z SHARP COPIER - JAN	11-24-00-53130 COPIER EXPENSES	118.91
Total RHYME BUSINESS PRODUCTS:				118.91
ROTE OIL LTD				
18758	01/16/2026	251.1 GL OFF RD	11-32-10-53410 VEHICLE-FUEL & OIL	690.53
18761	01/16/2026	774.2 GL ON RD	11-32-10-53410 VEHICLE-FUEL & OIL	2,326.47
19056	01/20/2026	490.4 ON RD	11-32-10-53410 VEHICLE-FUEL & OIL	1,478.55
19063	01/20/2026	174.5 GAL OFF RD	11-32-10-53410 VEHICLE-FUEL & OIL	479.88
Total ROTE OIL LTD:				4,975.43
SHERWIN WILLIAMS				
363211315201	01/21/2026	PAINT-PARKS	11-52-00-53520 GROUNDS MAINT SUPPLIES	137.73
Total SHERWIN WILLIAMS:				137.73
SHRED-IT				
8013252507	01/25/2026	SHRED SERV. JAN 2026	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	125.56
Total SHRED-IT:				125.56
TITAN PUBLIC SAFETY SOLUTIONS				
TIPPS_6108	01/01/2026	2026 TIPSS SUPPORT	11-12-00-53610 EQUIPMENT MAINT SERVICE COSTS	6,592.00
Total TITAN PUBLIC SAFETY SOLUTIONS:				6,592.00
TJ'S PLUMBING & WATER SVC INC				
1858	01/26/2026	TESTING-REDUCE PRESSURE	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	260.00
Total TJ'S PLUMBING & WATER SVC INC:				260.00

Invoice Number	Invoice Date	Description	GL Account and Title		Net Invoice Amount
ULINE INC					
203046953	01/19/2026	ADJ L DESK / FILE DRAWER	11-14-20-53990	MISCELLANEOUS EXPENSES	1,736.26
Total ULINE INC:					1,736.26
VELOCITY					
2025121	12/31/2025	TECHNOLOGY SERVICES - DE	50-00-00-58000	MISC/COMP EQUIP PURCHASES	2,000.00
Total VELOCITY:					2,000.00
WALWORTH COUNTY PUBLIC WORKS					
122514	01/14/2026	SALT / BRINE FOR ROADS	11-32-12-53400	OPERATING SUPPLIES-SNOW & ICE	433.98
122515	01/14/2026	SALT-DEC LABOR	11-32-12-53400	OPERATING SUPPLIES-SNOW & ICE	6,831.86
Total WALWORTH COUNTY PUBLIC WORKS:					7,265.84
WALWORTH COUNTY SHERIFF					
135704	12/07/2025	PRISONER CONFINEMENT-NO	11-12-00-52900	CARE OF PRISONERS	275.00
135966	01/08/2026	PRISONER CONFINEMENT-DEC	11-12-00-52900	CARE OF PRISONERS	165.00
Total WALWORTH COUNTY SHERIFF:					440.00
WELDERS SUPPLY CO					
3268122	01/15/2026	ACETYLENE, OXYGEN, PROPA	11-32-10-53400	OPERATING SUPPLIES-STREET DEPT	92.02
Total WELDERS SUPPLY CO:					92.02
WISCONSIN MUNICIPAL COURT CLERKS ASS					
WMCCA DUES	01/08/2026	2026 ASSOCIATION DUES	11-12-00-53240	DUES, BOOKS, PUBLICATIONS	110.00
Total WISCONSIN MUNICIPAL COURT CLERKS ASS:					110.00
WOLF PAVING CO INC					
25.0249 PYMT	12/23/2025	PAY REQUEST #6- STREET IMP	43-32-10-17010	STREET IMP PROGRAM	32,310.00
Total WOLF PAVING CO INC:					32,310.00
Grand Totals:					112,774.18

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Recorder: _____

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Only unpaid invoices included.
Invoice.Batch = "12312025C","12312025D","02042026","02042026A"
Invoice Detail.GL account (2 Characters) = {<>} "61"
Invoice Detail.GL account (2 Characters) = {<>} "62"

Agenda Item Memo

City of Lake Geneva

Committee: **Public Works Committee**
Meeting Date: **Jan 26,2026**
Subject / Title: Discussion/Recommendation regarding possible change to Bulk Pick Up to an on-call basis (Johns Disposal)
Submitted By: **Tom Earle for Stoodley**

Background / Request

Possible change to bulk pickup to an on-call basis- Johns Disposal

Fiscal Impact / Budget

- **Estimated Cost:** _____
- **Funding Source:** _____ (e.g., General Fund, TID, Water Utility, Grants)
- **Budget Status:** ☐ Within Budget _____ ☐ Over Budget _____

  ☐ Budget Amendment Required _____
- **GL Number:** _____

(If applicable, note grant awards, cost-sharing, or capital plan references.)

Ordinance/Policy Implications/Changes:

This would need to be approved at Council.

Recommendation:

Recommended approval.

Implementation/Next Steps

Name of Committee	Date of Meeting	Original Agenda Item #	Outcome
PWC	01/26/2026	Item #8	Motion Passed referred to Council
Common Council	02/09/2026		

Attachments (list any and all attachments that go with this item and memo)

Johns Disposal Service Memo

Reviewed by	Date:	Comments

Johns Disposal Service &
The City of Lake Geneva

Proposal for Bulk Items Collection Change

Current Program:

Residents are allowed one bulk items collection per month. City-wide collections are made only on the second pickup of each month. Bulk items collection does not include curbside electronics disposal.

Proposed New Program:

Residents are allowed up to one bulk items collection per month. Residents must call or email of our office to schedule each collection. Collections will be made every week of the month. Residents may select their collection week. With this program, bulk items collection can now include qualified household electronics. Bulk trucks will be efficiently routed to each stop which reduces the Class B vehicle traffic on all city streets. There will be no change to current collection limits.

Program Feature	Current	Proposed
Residents receive up to one collection per month	*Yes*	*Yes*
Residents can dispose of multiple items	*Yes*	*Yes*
Household electronics are included	*No*	*Yes*
Residents can select their collection week	*No*	*Yes*
Collection vehicles will travel on every city street	*Yes*	*No*
Program compliance tracked with recorded calls and work orders	*No*	*Yes*

Bulk Items Collection Transition Process:

If adopted, the new program will go into effect on January 1, 2026. Johns will work with city staff to advertise the service change via tax bill inserts, website updates, social media, and any other requested options.

We will provide residents with a three-month grace period (January 1 – March 31) where we will continue to sweep the entire city for bulk items. Each residence with material out during these collections will receive a notice reminding them of the change. Effective April 1 we will no longer provide the courtesy "no call" collections, residents will be required to adopt the new program.

We have successfully transitioned over 30 communities to this new improved bulk collection program.

Sample Contract Language Revision

Curbside Bulk Items Collection. Each residence may call and schedule up to one bulk pickup per month at no additional cost. Each scheduled pickup may include multiple items. Bulk collection includes furniture, appliances (white goods including freon), bedding, carpeting, and other large items. Waste oil, automotive antifreeze, lead acid batteries and tires are also included. Extra household garbage in resident-owned cans and extra recycling in bins or clear plastic bags are also included in the bulk collection. Construction materials that are contained in 32- gallon cans (no limit on the number of cans) that weigh less than 60-pounds are included in the bulk items collection. No loose construction materials are included. Tires are limited to 8 small vehicle tires (sedan, SUV, pickup trucks, etc.) per home per year. Household electronics are included with bulk collection – maximum one electronic per pickup in place of bulk garbage or recycling items, up to twelve electronics per year. Residential bulk items collection services are for waste generated on the property receiving services – it may not be combined with neighbors or contractor waste. This service shall not be used as a substitute for full-scale remodeling projects, natural disaster relief, tenant evictions, or any such event which would place a substantial burden on the Contractor to perform services other than those which this program is intended for.

Attention City of Lake Geneva Residents

PLEASE NOTE: A change is coming to your bulk items collection in 2026. Effective January 1, residents must call Johns Disposal (262-473-4700) to schedule your bulk items collections. Collections will now be made every week of the month – no more waiting until the second week for pickup.

Questions? 262-473-4700 | www.johnsdisposal.com | office@johnsdisposal.com

Attention City of Lake Geneva Residents

PLEASE NOTE: A change is coming to your bulk items collection in 2026. Effective January 1, residents must call Johns Disposal (262-473-4700) to schedule your bulk items collections. Collections will now be made every week of the month – no more waiting until the second week for pickup.

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Questions? 262-473-4700 | www.johnsdisposal.com | office@johnsdisposal.com

The City of Lake Geneva

Bulk Items Collection Service Change

Effective Jan. 1, 2026

Today, your items were collected as a courtesy.

Effective immediately, you must call Johns (262-473-4700) to schedule each collection.

- Each household will still receive up to one collection per month at no charge.
- You may call on any week of the month. Collections will now be made weekly.
- There are no changes your current collection limits.
- You may now dispose of qualified household electronics!

www.johnsdisposal.com | (262) 473-4700 | office@johnsdisposal.com

***If you called to schedule this collection, please disregard this notice**

The City of Lake Geneva

Bulk Items Collection Service Change

Effective Jan. 1, 2026

Today, your items were collected as a courtesy.

Effective immediately, you must call Johns (262-473-4700) to schedule each collection.

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www.johnsdisposal.com | (262) 473-4700 | office@johnsdisposal.com

***If you called to schedule this collection, please disregard this notice**

ADDITIONAL INFORMATION

Acceptable Items Included in Bulk Collections:

a. Furniture
b. Appliances
c. Automotive Tires
d. Drain Oil / Antifreeze
e. Automotive Batteries
f. Construction Material
g. Household Electronics
h. Extra bagged waste
i. Extra recyclables

PLEASE RECYCLE!

1. You can help recycle correctly by flattening all cardboard boxes.
2. Please keep ***ALL*** plastic bags out of the recycling cart.

www.johnsdisposal.com | (262) 473-4700 | office@johnsdisposal.com

***If you called to schedule this collection, please disregard this notice**

ADDITIONAL INFORMATION

Acceptable Items Included in Bulk Collections:

j. Furniture
k. Appliances
l. Automotive Tires
m. Drain Oil / Antifreeze
n. Automotive Batteries
o. Construction Material
p. Household Electronics
q. Extra bagged waste
r. Extra recyclables

PLEASE RECYCLE!

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www.johnsdisposal.com | (262) 473-4700 | office@johnsdisposal.com

***If you called to schedule this collection, please disregard this notice**

Agenda Item Memo

City of Lake Geneva

Committee: Common Council
Meeting Date: February 9, 2026
Subject / Title: Purchase of Trolleys
Submitted By: David De Angelis

Background / Request

This item has been discussed over the last several months and has culminated in the attached proposal to purchase two used trolleys from Jones for $100,000 and operate them during the HWY 50 reconstruction and possibly beyond that time. The request is to authorize the purchase and finalize operational details, including storage of vehicles, to be approved at a later date.

Fiscal Impact / Budget

- **Estimated Cost: $100,000 plus up to $55,000 to $95,000 depending on operation parameters.**
- **Funding Source:** Click or tap here to enter text.(e.g., General Fund, TID, Water Utility, Grants)
- **Budget Status:** ☐ Within Budget _____ ☐ Over Budget _____

  ☒ Budget Amendment Required Use of $100,000 from undesignated surplus for trolley. Added to 2027 budget for operations
- **GL Number: _____**

(If applicable, note grant awards, cost-sharing, or capital plan references.)

Ordinance/Policy Implications/Changes:

Recommendation:

If this is a service, the Council would like to pursue I recommend the following motion:

Move to approve the pursuing of the purchase of two trolleys from Jones utilizing undesignated surplus funds for the purpose of offering shuttle services during the HWY 50 reconstruction project and authorizing staff to put together an operational plan for the use of the trolleys to be approved at a later date by the Council.

Implementation/Next Steps

Name of Committee	Date of Meeting	Original Agenda Item #	Outcome
Council	2-9-26	12	

Attachments (list any and all attachments that go with this item and memo)

Photos of trolley
Proposal for joint purchase
Trolley summary graphic

Reviewed by	Date:	Comments

Trolleys *for* Lake Geneva:

A Smart Investment in Mobility & Tourism

WHY NOW?

- Hwy 50 Construction Disruption
- Downtown Congestion
- Need for Walkability

BENEFITS FOR LAKE GENEVA

- LESS TRAFFIC & PARKING STRAIN
- BETTER ACCESS FOR ALL
- CONNECT HOTELS, LAKEFRONT & SHOPS
- SCALE FOR EVENTS & WEEKENDS

PROJECT COSTS

CAPITAL

$100K Two Trolleys

+ Storage Facility

- Branding by Sponsors

OPERATIONS

$55K–$95K Annually

- Drivers
- Fuel & Maintenance
- Insurance

WHO HELPS FUND IT?

CITY OF LAKE GENEVA

- City Funding & Grants

DOWNTOWN BID

- Sponsorships & Ads

LASTING VALUE

- REDUCED CONGESTION
- BOOST TO BUSINESSES
- REUSABLE for EVENTS & SEASONS

Trolleys *for* Lake Geneva:

Financial Summary

Capital & Annual Operating Costs

ONE TIME COST

Category	Estimated Cost	Purchase Source
Trolleys	$ 100,000.00	Under Consideration of Source
Storage Space	$ 150,000.00	(Impact Fees/CIP)
Administrative Fees	$ 1,000.00	—
Totals	**$ 344,664.54**	**$250,000.00**

ANNUAL EXPENSES

Category	Estimated Cost
Driver Wages*	$ 49,056.00
Benefits	$ 3,955.72
Maintenance	$ 18,152.82
Insurance (TBD)	(Between 8-128-Cost (TBD) cettntion)
Trolley Fuel	$ 7,500.00
Marketing Development	$ 15,000.00
Totals	**$344,664.54**

– Initial City Cost **$250,000.00**

= Annual Operating Costs ***$94,664.54***

– BID Contribution **$40,000.00**
50% Sponsor Sales 50% Sponsor Sales

– Initial City Cost **$250,000.00**

= Annual Operating Costs
$94,664.54

– BID Contribution
$40,000.00 50% Sponsor Sales

– Tourism Grant **$15,000.00**
(for physical marketing assets administered *by the BID*)

– Other Grants
(to be applied to City contributions)

City Ongoing Contribution

$39,664.54

**Assumes 8-10 drivers at $28.00 an hour average with 110 days of trolley operation between Memorial Day and Labor Day with 12 weeks shoulder season operations of 3 days per week for total of 146 operational days.*

Proposal for Joint Purchase & Operation of Two Tourism Trolleys

A Cooperative Initiative of the City of Lake Geneva and Downtown Lake Geneva BID

---

1. Executive Summary

Lake Geneva is preparing to navigate a period of unprecedented challenges in visitor mobility, with the upcoming **Highway 50 repavement project expected to disrupt traffic flow, parking availability, and visitor access for two full seasons**. At the same time, tourism demand continues to rise, and visitor expectations increasingly include **convenient, attractive, and environmentally friendly mobility options**.

To address these evolving needs, this proposal recommends a **joint purchase and operation of two Tourism Trolleys** to serve downtown Lake Geneva and surrounding high-traffic visitor areas. The initiative would be co-funded and co-managed through:

- **City of Lake Geneva** – Ownership, insurance, driver staffing/operations, vehicle housing, and integration into municipal mobility planning.
- **Lake Geneva BID** – Marketing, sponsorship acquisition, route advertising, rider information, and partnership development with local businesses.

This initiative not only provides a needed service for the upcoming construction disruption but also forms the foundation of **a long-range transportation and walkability enhancement plan** that aligns strongly with **Wisconsin Department of Tourism TEA grant priorities**.

---

2. Project Purpose & Need

2.1 Immediate Need: Highway 50 Corridor Reconstruction (Two Seasons)

The Highway 50 reconstruction project will significantly limit:

- Downtown access
- On-street and near-downtown parking
- Traffic circulation for visitors
- Walkability between business districts

Tourism trolleys will directly offset these disruptions by:

- Providing convenient circulation between peripheral parking areas and downtown
- Reducing congestion through fewer individual vehicle movements
- Enhancing pedestrian-first zones by minimizing the pressure for central parking

2.2 Long-Term Need: Mobility & Walkability for Tourism Economy

Lake Geneva's tourism economy depends heavily on:

- Visitor ease of access
- Multi-district connectivity (downtown, lakefront, hilltop lodging, parks, Flat Iron, Horticultural Hall, piers)
- Smooth movement between destinations without requiring visitors to re-park multiple times

Trolleys become a **permanent enhancement** that supports:

- Walkability
- Visitor satisfaction
- Local business revenue
- Our tourism brand

---

3. Project Description

3.1 Equipment Purchase

- **Vendor:** Jones Bus Service
- **Total Cost:** $100,000 for two trolley vehicles
- **Vehicle Type:** Tourism-style trolleys suitable for short-route circulators; 26 seater with handicap accessibility. (Would require a licensed CDL driver)

3.2 Operating Structure (Shared Responsibilities)

City of Lake Geneva

- Vehicle ownership and insurance placement
- Hiring/coordination of CDL-qualified drivers
- Routing, scheduling, and operational oversight (Considering as a seasonal operation)
- Maintenance, fueling/charging, and vehicle storage
- Integration with citywide mobility and traffic planning

Lake Geneva BID

- Lead marketing, promotions, and route communications
- Secure trolley sponsorships and advertising revenue
- Shape seasonal campaign tie-ins (Oktoberfest, Wine Walks, Summer Weekends, Maxwell Street Days, etc.)
- Lead data collection for ridership, economic impact, and visitor engagement
- Participate in performance review and ROI tracking
- Research and co-application for potential grant resources

3.3 Route Concept (Initial Framework)

- Peripheral parking → Downtown
- Flat Iron Park → Riviera/Piers → Main Street shopping corridors
- Hotels at the top of the hill → Walkable lakefront areas
- Possible stops at: Veterans Park, Library/City Hall, Horticultural Hall, the Beach, and municipal parking lots

---

4. Financial Plan

4.1 Capital Costs

Item	Cost
Two tourism trolleys (Jones Bus Service)	**$100,000**
Branding/Wraps (provided by BID sponsorship revenue)	Sponsorship-funded
Storage space	**$150,000***

***Funded by Impact Fees for larger DPW proposed project for multiuse.

Estimated capital investment may cost between $150,000-$250,000 dollars depending on funding source for the storage space. Alternative could be that storage space is rented annually through Mac's Storage for a two-year term and put into Operational Costs (Costs TBD)

4.2 Operational Costs (Annual)

Estimated city-managed costs include:

- Driver wages
- Insurance coverage
- Fuel/charging
- Routine maintenance

Estimated annual expenses may fall between **$55,000–$95,000**, depending on route hours and seasonal usage.

4.3 Revenue Opportunities

Administered by the BID:

- Annual trolley sponsorship tiers
- Side-panel advertising
- Interior promotional displays
- Seasonal "event route sponsorships"
- Grant research and co-application with City to offset operating costs

Projected BID sponsorship revenue could offset **30-50%** of annual operating costs.

---

5. Grant Feasibility

TEA Program Alignment (Wisconsin Dept. of Tourism)

The Wisconsin **Tourism Equity & Access (TEA)** Grant supports projects that:

- Improve accessibility and equitable access to tourism destinations
- Enhance infrastructure supporting walkability and visitor movement
- Strengthening transportation options connecting tourism assets
- Support local economies and remove barriers to visitor participation
- Advance long-term tourism sustainability

Additional grants BID and City of Lake Geneva Parks Director are actively researching:

- Rural Development State Program – Transit Assistance
- Federal Formula Grant Program for Rural Areas
- AARP Challenge
- Recreational Trails – TAP
- Travel WI – Tourism Development Grant
- Community Development Investment Grant WEDC
- WI Clean Cities, mass transportation

Grants focus on these impact areas:

5.1 Tourism Accessibility & Movement

The trolleys provide transportation for:

- Seniors
- Families with young children
- Visitors who cannot or prefer not to walk long distances
- Guests parking in peripheral lots

Potential funding for marketing materials and for wayfinding may be applied to Tourism Grant funds.

5.2 Economic Impact Expansion

By connecting hotels, parks, attractions, and retail areas, trolleys:

- Increase visitor dispersal
- Boost foot traffic throughout BID districts
- Enhance evening economy potential

5.3 Infrastructure Enhancement

The project becomes a **cornerstone of a broader multimodal transportation initiative**, including:

- Walkability expansions
- Visitor-friendly pedestrian corridors
- “Park once” mobility philosophy
- Future integration with bike rentals or microtransit

5.4 Strategic Timing with Construction

The Highway 50 project creates a **compelling urgency** that strengthens grant competitiveness, demonstrating a clear public need and long-term benefit.

5.5 Strong Partnerships (Highly Weighted in TEA Scoring)

The collaboration among the **City** and **BID** is exactly the type of cross-agency partnership TEA prefers to fund.

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6. Implementation Timeline

Phase	Timeline
Partnership Approval & Agreement	30–60 days
Grant submission (if pursued)	As soon as cycle opens; prep 45 days prior
Purchase order with Jones Bus Service	Immediately upon funding approval
Delivery estimated	4–6 months from order
Branding & sponsorship package rollout	Begins immediately upon vehicle confirmation
Pilot route launch	Prior to Hwy 50 construction season

---

7. Measurement & Evaluation

- Ridership numbers
- Visitor satisfaction surveys (QR-enabled)
- Business revenue change in trolley-connected districts
- Parking congestion reduction metrics
- Operational performance and cost tracking
- Sponsorship ROI reporting

The BID will lead annual reporting in collaboration with the City and Tourism Commission.

---

8. Conclusion

The Tourism Trolley Initiative represents a forward-thinking mobility solution that strengthens Lake Geneva's tourism resilience, enhances visitor experience, and positions the city as a statewide leader in innovative transportation planning. The collaboration between the **Tourism Commission**, **City**, and **BID** creates a sustainable model with shared responsibility and high community value.

This project is **timely**, **feasible**, and **strategically aligned** with various Wisconsin grant goals and Lake Geneva's broader vision for improved walkability, accessibility, and economic vitality.

We respectfully request consideration of this proposal and authorization to move forward with formal partnership agreements, grant development, and the purchase of two tourism trolleys from Jones Bus Service.

Financial Summary:

Capital & Annual Operating Costs

Category	**Estimated Cost**	**Purchase Source**
One Time Cost		
Trolleys	**$ 100,000.00**	Under Consideration of Source
Storage Space	**$150,000.00**	(Impact Fees/CIP)
Administrative Fees	**$ 1,000.00**	
Annual Expenses		
Driver Wages*	**$ 49,056.00**	
Benefits	**$ 3,955.72**	
Maintenance	**$ 18,152.82**	Mechanics, Vehicle regular cleaning
Insurance	(TBD)	(Between 8-12k cost estimate)
Trolley Fuel	**$ 7,500.00**	
Marketing Development	**$ 15,000.00**	(Tourism Commission Grant)
Totals	**$344,664.54**	
-Initial City Cost	**$250,000.00**	
= Annual Operation Costs	**$ 94,664.54**	
-BID Contribution	**$ 40,000.00**	**50% Sponsor Sales**
-Tourism Grant	**$ 15,000.00**	(for physical marketing assets administered by the BID)
-Other Grants	**$ TBD**	(to be applied to City contributions)
City Ongoing Contribution	**$ 39,664.54**	

*****Assumes 8-10 drivers at $28.00 an hour average with 110 days of trolley operation between Memorial Day and Labor Day with 12 weeks shoulder season operations of 3 days per week for total of 146 operational days.

THIS IS NOT AN EMERGENCY DOOR
MOBILITY AID
EMERGENCY EXIT PULL LATCH PUSH WINDOW TO OPEN
MOBILITY AID

EMERGENCY EXIT

CLASSIC
AMERICAN
TROLLEYS
SUPREME CORPORATION
8
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26 JUL
APPORTIONED
WARNING
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www.JonesTravel.com

ELKHORN BUS SERVICE, INC.
US DOT 164199
7

Agenda Item Memo

City of Lake Geneva

Committee: PUBLIC WORKS COMMITTEE
Meeting Date: JANUARY 26, 2026
Subject / Title: Walworth County and COLG Intergovernmental Agreement for Roadway Improvements on Interchange North and Center Street
Submitted By: Tom Earle

Background / Request

Discussion/Recommendation regarding Walworth County and COLG Intergovernmental Agreement for Roadway Improvements on Interchange North and Center Street.

Fiscal Impact / Budget

- **Estimated Cost:** 285K
- **Funding Source:** CAPITAL IMPROVEMENT PROGRAM (e.g., General Fund, TID, Water Utility, Grants)
- **Budget Status:** ☒ Within Budget _____ ☐ Over Budget _____

  ☐ Budget Amendment Required _____
- **GL Number:** _____

(If applicable, note grant awards, cost-sharing, or capital plan references.)

Ordinance/Policy Implications/Changes:

NONE

Recommendation:

This has been worked on for over 5 years and asked for by Council.

Implementation/Next Steps

Name of Committee	Date of Meeting	Original Agenda Item #	Outcome
Public Works Committee	01/26/2026	Item # 9	Motion passed referred to FLR.
FLR	02/03/2026	Item # 7	Motion Passed
Common Council	02/09/2026		

Attachments (list any and all attachments that go with this item and memo)

- EXHIBIT A
- AUTHORIZATION TO BID, SUMMARY SPECIFICATION
- NOTICE OF PUBLIC INFORMATION MEETING
- INTERGOVERNMENTAL AGREEMENT

Reviewed by	Date:	Comments

INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF LAKE GENEVA AND WALWORTH COUNTY
REGARDING RECONDITIONING OF CTH-H
FROM GEORGE ST. TO E. GENEVA SQUARE

THIS AGREEMENT made and entered into by Walworth County, a quasi-municipal corporation with its offices located at 100 West Walworth Street, Elkhorn, Wisconsin 53121 ("County") and the City of Lake Geneva, a municipal corporation with offices located at 626 Geneva Street, Lake Geneva, Wisconsin 53147 ("City") (collectively "the Parties").

WHEREAS, the County and the City are charged with the duty of maintaining their respective infrastructure in a state of good repair; and

WHEREAS, the County and the City recognize that the repair and improvement of their respective infrastructure can be more effectively met by combining their resources in a joint application of their respective authority; and

WHEREAS, the County and City wish to delineate their respective responsibilities regarding the construction of these improvements, as well as their financing and future operations.

NOW, THEREFORE, in consideration of the mutual promises, agreements, understandings, and undertakings hereinafter set forth, and good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

ARTICLE I
CTH-H CONSTRUCTION IMPROVEMENTS

1.01 Authority: The Parties enter into this Agreement in accordance with the authority set forth in Section 66.0301, Wis. Stats.

1.02 Purpose: The purpose of this Agreement is to accomplish the needed rehabilitation of CTH-H from George Street to E. Geneva Square, including storm sewer, curb and gutter, concrete sidewalk, asphalt paving, and all other incidentals necessary to complete the work as specified under Walworth County Project No. 26-003 (hereinafter the "Project"). A breakdown of estimated quantities is attached as Exhibit-A

1.03 Contract for Construction: The County will solicit sealed bids for the Project pursuant to Wisconsin Statutes and enter into a contract with the lowest responsible bidder. Prior to entering into a contract for the Project, the County will notify the City of the successful bidder and the total amount of the project bid. The work is to be completed in 2026.

1.04 Construction Oversight: The County will provide inspection and construction oversight for all work including those items which are attributed to the City.

1.05 Payment: The County shall be responsible to pay the contractor the full amount of the actual construction cost of the Project, pursuant to the terms of the contract. The County shall invoice the City, on a monthly basis, for its share of the completed work, plus ten-percent for construction inspection and administration. The City shall reimburse the County within thirty (30) days of receipt of invoice.

1.06 Ownership of Facilities: Upon reimbursement to the County, the City shall accept their portion of the work and be responsible for the operation and future maintenance of their utilities and infrastructure improvements. The County will own and maintain the paved surface and base course. Regardless of reimbursement, the City shall also be responsible for all future maintenance and replacement of curb and gutter, sidewalk, concrete drive approaches and storm sewer within the project limits. The county will participate in the replacement cost of drive approaches in asphalt only, at the time of future highway resurfacing work.

1.07 Insurance: Upon execution of this Agreement, the parties shall exchange evidence of their insurance coverage against claims of liability brought by third parties against one or both of the parties. The respective amounts of coverage shall be the same or similar, and each party must agree to the insurance coverage of the other.

1.08 Indemnification and Hold Harmless: The Parties agree to indemnify and hold harmless the other party, its agents, and employees from any and all claims of all persons, entities or the like for damage of any kind relating to injury, death or property damage arising directly or indirectly out of the operations of parties under this Agreement by reason of negligent or wrongful conduct, in whole or in part, on the part of the parties or any of their servants, employees, personnel, agents, representatives or independent contractors or agent of said respective parties or persons. The parties agree to assume the defense of any action filed to which this Hold Harmless Agreement applies and to pay all costs and attorney's fees incurred in connection therewith, and to pay any final judgement entered in an action to which this Hold Harmless Agreement and Indemnification Agreement applies.

The Parties declare and acknowledge that they are governmental entities entitled to governmental immunity under the common law and under Section 893.80 of the Wisconsin Statutes, and the Parties agree that nothing contained herein shall waive the rights and defenses to which each party may otherwise be entitled, including all of the immunities, limitations, and defenses under Sections 345.05 and 893.80 of the Wisconsin Statutes. The Parties also agree that they are not waiving any other immunities or defenses available to them under state, federal or administrative law. All of the provisions of Section 895.46 of the Wisconsin Statutes also apply to each municipality for their respective employees.

1.09 Termination of Agreement: Prior to award of the construction contract, the County may terminate the Agreement should the bid prices be determined excessively high and / or not in the public's best interest. Once the contract is awarded by the County, both parties shall fulfill the terms of the Agreement. Notice of termination of this agreement shall be done in writing in accordance with Article 3.01, no later than 12:00pm (local time), April 1, 2025. Email notification is acceptable.

ATRICLE II

Not Used

ARTICLE III
NOTICES

3.01 Unless otherwise noted, any notice required or permitted to be given to either party under this Agreement shall be sufficient if hand delivered or in writing, and sent by registered or certified mail, return receipt requested, postage prepaid, to the following addresses of the parties as indicated below:

(a) To County: County Clerk
Walworth County
P.O. Box 1001
Elkhorn, WI 53121
Email: county_clerk@co.walworth.wi.us

(b) To City: City Clerk
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147
cityclerk@cityoflakegeneva.gov

3.02 Either party may, upon prior notice to the other, specify a different address for giving of notice. Notices shall be deemed to have been given when received or delivery is refused.

ARTICLE IV
MISCELLANEOUS PROVISIONS

4.01 This Agreement shall be governed by, and constructed in accordance with, the laws of the State of Wisconsin. If any provision of this Agreement or the application thereof to any person or circumstance shall, to any extent be invalid or unenforceable, to the remainder of this Agreement shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. In the event a lawsuit is filed in this matter in the Circuit Court of Walworth County and the City brings a motion to move the proceedings to a circuit court of another Wisconsin county, the County will not object to said motion.

4.02 In the event of any action or proceeding brought by either party against the other under this Agreement, the prevailing party shall be entitled to recover all costs and expenses including reasonable attorney fees.

4.03 Unless otherwise specified herein, time is of the essence with respect to the obligations contained herein.

4.04 The parties agree to reasonably cooperate with each other in carrying out the intent of this Agreement.

ARTICLE V
AGREEMENT - GENERAL

5.01 The captions and article and section numbers appearing in this Agreement are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or extent of such article or section nor in any way affect this Agreement.

5.02 Whenever herein the singular number is used, the same shall include the plural and the masculine gender shall include the feminine and neuter genders and vice versa, as the context shall require.

5.03 This Agreement is the product of informed negotiations between the parties, who are acknowledged to have been represented by competent and informed counsel. If any part of this Agreement is deemed to be unclear or ambiguous, it shall be construed as if it were drafted jointly between all parties.

ARTICLE VI
ENTIRE AGREEMENT, AMENDMENTS, AUTHORITY

6.01 This Agreement represents the full and complete agreement between these parties and supersedes all previous agreements between these parties on the subject of the construction of the CTH-H from George Street to E. Geneva Square and their future financial obligations and maintenance responsibilities.

6.02 No amendment to this Agreement shall be effective unless first mutually agreed upon, in writing, and duly executed by both the County and the City.

6.03 The undersigned each certifies that they have authority under their respective organizational structure and governing laws to execute this Agreement

IN WITNESS WHEREOF, the parties herein have caused this Agreement to be duly executed by their officers as of the date and year shown below:

COUNTY:

Dated: _____

_____
Richard Hough
Director Public Works
Walworth County Highway Commissioner

CITY:

Dated: _____

By: _____
(Printed Name)

Title: _____

_____
(Signature)

Approved as to Form:

_____
Michael Cotter
Walworth County Corporation Counsel

_____
Date

Attachment: Exhibit 'A' – CTH H Estimate of Quantities

* * *

EXHIBIT A

	PROJECT MANAGER: Jason Atchison, PE	11/10/2025	$1,535,218.09
CONST. I.D.:	26-0XX		
TITLE:	CTC PAVEMENT IMPROVEMENTS		
LIMITS:	George St to E Geneva Square		
HIGHWAY:	CTH H	Spec Book	03
COUNTY:	Walworth	PSE Date:	Jan-26
PROGRAM CODE:	305 HIGHWAY MAINTENANCE, REPAIR AND TRAFFIC OPERATIONS	Let Date:	
CONCEPT CODE:	PVRPLA - PAVEMENT REPLACEMENT	NET C/L MI:	0.780

SCHEDULE OF BID ITEMS WISDOT STANDARD SPECIFICATIONS

TOTAL BID ITEMS 79	ITEM DESCRIPTION	WALWORTH COUNTY (0010) QUANTITY	CITY OF LAKE GENEVA (0020) QUANTITY	UNIT	UNIT PRICE	WALWORTH COUNTY (0010) COST	CITY OF LAKE GENEVA (0020) COST	COST
204.0110	Removing Asphaltic Surface	348	-	SY	$21.00	$7,308.00	$0.00	$7,308.00
204.0115	Removing Asphaltic Surface Butt Joints	253	-	SY	$16.00	$4,048.00	$0.00	$4,048.00
204.0120	Removing Asphaltic Surface Milling	21,030	-	SY	$4.00	$84,120.00	$0.00	$84,120.00
204.0150	Removing Curb & Gutter	883	1,518	LF	$6.00	$5,298.00	$9,108.00	$14,406.00
204.0155	Removing Concrete Sidewalk	313	80	SY	$12.50	$3,912.50	$1,000.00	$4,912.50
204.0220	Removing Inlets	-	2	EACH	$1,000.00	$0.00	$2,000.00	$2,000.00
204.0245.01	Removing Storm Sewer	-	20	LF	$40.00	$0.00	$800.00	$800.00
205.0100	Excavation Common	1,750	250	CY	$20.00	$35,000.00	$5,000.00	$40,000.00
211.0101.01	Prepare Foundation for Asphaltic Paving	1	-	EACH	$15,000.00	$15,000.00	$0.00	$15,000.00
213.0100.01	Finishing Roadway	1	-	EACH	$4,000.00	$4,000.00	$0.00	$4,000.00
305.0110	Base Aggregate Dense 3/4-Inch	136	121	TON	$35.00	$4,760.00	$4,235.00	$8,995.00
305.0120	Base Aggregate Dense 1 1/4-Inch	1,280	140	TON	$25.00	$32,000.00	$3,500.00	$35,500.00
311.0110	Breaker Run	2,100	-	TON	$21.00	$44,100.00	$0.00	$44,100.00
455.0605	Tack Coat	1,009	-	GAL	$3.00	$3,027.00	$0.00	$3,027.00
460.2000	Incentive Density HMA Pavement	2,971	-	DOL	$1.00	$2,971.00	$0.00	$2,971.00
460.6223	HMA Pavement 3 MT 58-28 S	2,608	-	TON	$85.00	$221,680.00	$0.00	$221,680.00
460.6224	HMA Pavement 4 MT 58-28 S	2,029	-	TON	$90.00	$182,610.00	$0.00	$182,610.00
465.0120	Asphaltic Surface Driveways and Field Entrances	61	-	TON	$185.00	$11,285.00	$0.00	$11,285.00
465.0315	Asphaltic Flumes	10	-	SY	$150.00	$1,500.00	$0.00	$1,500.00
522.1012	Apron Endwalls for Culvert Pipe Reinforced Concrete 12-Inch	-	1	EACH	$1,250.00	$0.00	$1,250.00	$1,250.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	851	1,518	LF	$40.00	$34,040.00	$60,720.00	$94,760.00
601.0600	Concrete Curb Pedestrian	97	-	LF	$50.00	$4,850.00	$0.00	$4,850.00
602.0410	Concrete Sidewalk 5-Inch	3,582	3,236	SF	$10.00	$35,820.00	$32,360.00	$68,180.00
602.0505	Curb Ramp Detectable Warning Field Yellow	118	40	SF	$45.00	$5,310.00	$1,800.00	$7,110.00
606.0200	Riprap Medium	10	-	CY	$20.00	$200.00	$0.00	$200.00
608.0412	Storm Sewer Pipe Reinforced Concrete Class IV 12-Inch	-	40	LF	$110.00	$0.00	$4,400.00	$4,400.00
611.0660	Inlet Covers Type WM	-	4	EACH	$1,600.00	$0.00	$6,400.00	$6,400.00
611.3225	Inlets 2x2.5-FT	-	4	EACH	$2,500.00	$0.00	$10,000.00	$10,000.00
611.8110	Adjusting Manhole Covers	30	-	EACH	$800.00	$24,000.00	$0.00	$24,000.00
611.8115	Adjusting Inlet Covers	13	-	EACH	$775.00	$10,075.00	$0.00	$10,075.00
619.1000	Mobilization	1	0	EACH	$80,000.00	$60,000.00	$20,000.00	$80,000.00
625.0100	Topsoil	1,087	-	SY	$8.00	$8,696.00	$0.00	$8,696.00
627.0200	Mulching	1,087	-	SY	$1.50	$1,630.50	$0.00	$1,630.50
628.1104	Erosion Bales	17	-	EACH	$16.50	$280.50	$0.00	$280.50
628.1504	Silt Fence	-	640	LF	$2.00	$0.00	$1,280.00	$1,280.00
628.1520	Silt Fence Maintenance	-	640	LF	$0.50	$0.00	$320.00	$320.00
628.1905	Mobilizations Erosion Control	5	-	EACH	$300.00	$1,500.00	$0.00	$1,500.00
628.1910	Mobilizations Emergency Erosion Control	3	-	EACH	$300.00	$900.00	$0.00	$900.00
628.2008	Erosion Mat Urban Class I Type B	1,087	-	SY	$2.50	$2,717.50	$0.00	$2,717.50
628.7010	Inlet Protection Type B	-	1	EACH	$150.00	$0.00	$150.00	$150.00
628.7015	Inlet Protection Type C	38	-	EACH	$150.00	$5,700.00	$0.00	$5,700.00
628.7504	Temporary Ditch Checks	-	1	LF	$15.00	$0.00	$15.00	$15.00
628.7555	Culvert Pipe Checks	2	-	EACH	$50.00	$100.00	$0.00	$100.00
628.7570	Rock Bags	66	-	EACH	$50.00	$3,300.00	$0.00	$3,300.00
629.0210	Fertilizer Type B	1	-	CWT	$1,000.00	$1,000.00	$0.00	$1,000.00
630.0140	Seeding Mixture No. 40	21	-	LB	$50.00	$1,050.00	$0.00	$1,050.00
630.0200	Seeding Temporary	32	-	LB	$15.00	$480.00	$0.00	$480.00
633.5200	Markers Culvert End	1	-	EACH	$200.00	$200.00	$0.00	$200.00
643.1050	Traffic Control Signs PCMS	270	-	DAY	$60.00	$16,200.00	$0.00	$16,200.00
644.1601	Temporary Pedestrian Curb Ramp	15	-	DAY	$90.00	$1,350.00	$0.00	$1,350.00
645.0120	Geotextile Type HR	5	-	SY	$45.00	$225.00	$0.00	$225.00
646.1020	Marking Line Epoxy 4-Inch	12,868	-	LF	$1.50	$19,302.00	$0.00	$19,302.00
646.3020	Marking Line Epoxy 8-Inch	485	-	LF	$1.75	$848.75	$0.00	$848.75
646.5120	Marking Word Epoxy	1	-	EACH	$300.00	$300.00	$0.00	$300.00
646.5220	Marking Symbol Epoxy	7	-	EACH	$350.00	$2,450.00	$0.00	$2,450.00
646.6120	Marking Stop Line Epoxy 18-Inch	-	75	LF	$20.00	$0.00	$1,500.00	$1,500.00
646.7120	Marking Diagonal Epoxy 12-Inch	400	-	LF	$11.00	$4,400.00	$0.00	$4,400.00
646.7420	Marking Crosswalk Epoxy Transverse Line 6-Inch	-	981	LF	$13.00	$0.00	$12,753.00	$12,753.00
646.7520	Marking Crosswalk Epoxy Block Style 24-Inch	-	102	LF	$26.00	$0.00	$2,652.00	$2,652.00
650.4000	Construction Staking Storm Sewer	-	3	EACH	$180.00	$0.00	$540.00	$540.00
650.5500	Construction Staking Curb Gutter and Curb & Gutter	851	1,518	LF	$2.50	$2,127.50	$3,795.00	$5,922.50
650.8000	Construction Staking Resurfacing Reference	3,955	-	LF	$0.20	$791.00	$0.00	$791.00
650.9000	Construction Staking Curb Ramps	9	-	EACH	$200.00	$1,800.00	$0.00	$1,800.00
650.9500.01	Construction Staking Sidewalk	-	1	EACH	$1,000.00	$0.00	$1,000.00	$1,000.00
650.9911.01	Construction Staking Supplemental Control	1	-	EACH	$2,000.00	$2,000.00	$0.00	$2,000.00
650.9920	Construction Staking Slope Stakes	-	700	LF	$1.20	$0.00	$840.00	$840.00
690.0150	Sawing Asphalt	227	-	LF	$3.00	$681.00	$0.00	$681.00
690.0250	Sawing Concrete	100	-	LF	$5.00	$500.00	$0.00	$500.00
SPV.0055.01	Special (01. Supplemental Traffic Control)	5,000	-	DOL	$1.00	$5,000.00	$0.00	$5,000.00
SPV.0060.01	Special (01. Rectangular Rapid Flashing Beacon (RRFB) System)	-	2	EACH	$8,000.00	$0.00	$16,000.00	$16,000.00
SPV.0060.02	Special (02. Adjusting Sanitary Manholes)	-	10	EACH	$1,200.00	$0.00	$12,000.00	$12,000.00
SPV.0060.03	Special (03. Adjusting Water Valve Boxes)	-	28	EACH	$250.00	$0.00	$7,000.00	$7,000.00
SPV.0060.04	Special (04. Loop Detector Removal and Replacement (CTH-H @ Sher	-	1	LS	$18,000.00	$0.00	$18,000.00	$18,000.00
SPV.0060.05	Special (05. Curb Ramp Grading, Shaping, and Finishing)	-	9	EACH	$800.00	$0.00	$7,200.00	$7,200.00
SPV.0090.01	Special (01. Curb & Gutter Removal and Replacement)	1,633	-	LF	$70.00	$114,310.00	$0.00	$114,310.00
SPV.0105.01	Special (01. Traffic Control (Phase 1 - Outside Lanes))	1	-	LS	$20,000.00	$20,000.00	$0.00	$20,000.00

SPV.0105.02	Special (02. Traffic Control (Phase 2 - Inside Lanes))	1	-	LS	$20,000.00	$20,000.00	$0.00	$20,000.00
SPV.0105.03	Special (03. Traffic Control (Phase 3 - West of Center St))	1	-	LS	$10,000.00	$10,000.00	$0.00	$10,000.00
SPV.0170.01	Special (01. Proof Rolling)	40	-	STA	$15.00	$600.00	$0.00	$600.00
						COUNTY	CITY	COMBINED
		CONSTRUCTION TOTAL:				$1,087,354.25	$247,618.00	$1,334,972.25
		CONTINGENCY:			15.00%	$163,103.14	$37,142.70	$200,245.84
		TOTAL:				$1,250,457.39	$284,760.70	$1,535,218.09

WALWORTH COUNTY
WISCONSIN
Public Works

November 24, 2025

Notice of Public Information Meeting

Rehabilitation of CTH-H (Williams St.) from George St. to E. Geneva Square

Dear Property Owner or Resident,

You are invited to attend a public information meeting to discuss an upcoming construction project along CTH-H (Williams St.) in the City of Lake Geneva. This project is proposed to rehabilitate the pavement on CTH-H from George Street to E. Geneva Square, a length of approximately 0.6 miles. A project location map is attached for reference. Road construction is currently scheduled to take place during the 2026 construction season, immediately following utility improvements by the Lake Geneva Utility Commission.

The meeting will take place at the Walworth County Public Works Building located at W4097 County Road-NN, Elkhorn, WI 53121 on **Tuesday, December 16, 2025,** from **4:00 p.m. to 6:00 p.m**. The meeting will follow an informal, open-house format, with exhibits and handouts. Representatives from the Walworth County Public Works Department, their design consultant Baxter & Woodman, and the City of Lake Geneva will be available to discuss the proposed project and address any questions or concerns.

In general, the improvements include removing and replacing the existing asphalt surface, spot repairs to curb gutter, minor drainage improvements, and replacement of sidewalk ramps and other safety improvements to select side-road intersections. The project will be completed in stages, and the road will remain open to traffic for the duration of the project. Access for residents and business located along CTH-H will be maintained during construction.

Persons with interest in this project are encouraged to attend this meeting or provide comments to the Walworth County Public Works Department. If you are unable to attend the meeting and would like to provide feedback regarding the project in general or require any special accommodations for the meeting, please do not hesitate to call or email the contacts below:

Jason Atchison, PE
Project Manager, Baxter & Woodman, Inc.
jatchison@baxterwoodman.com
(815) 444-3279

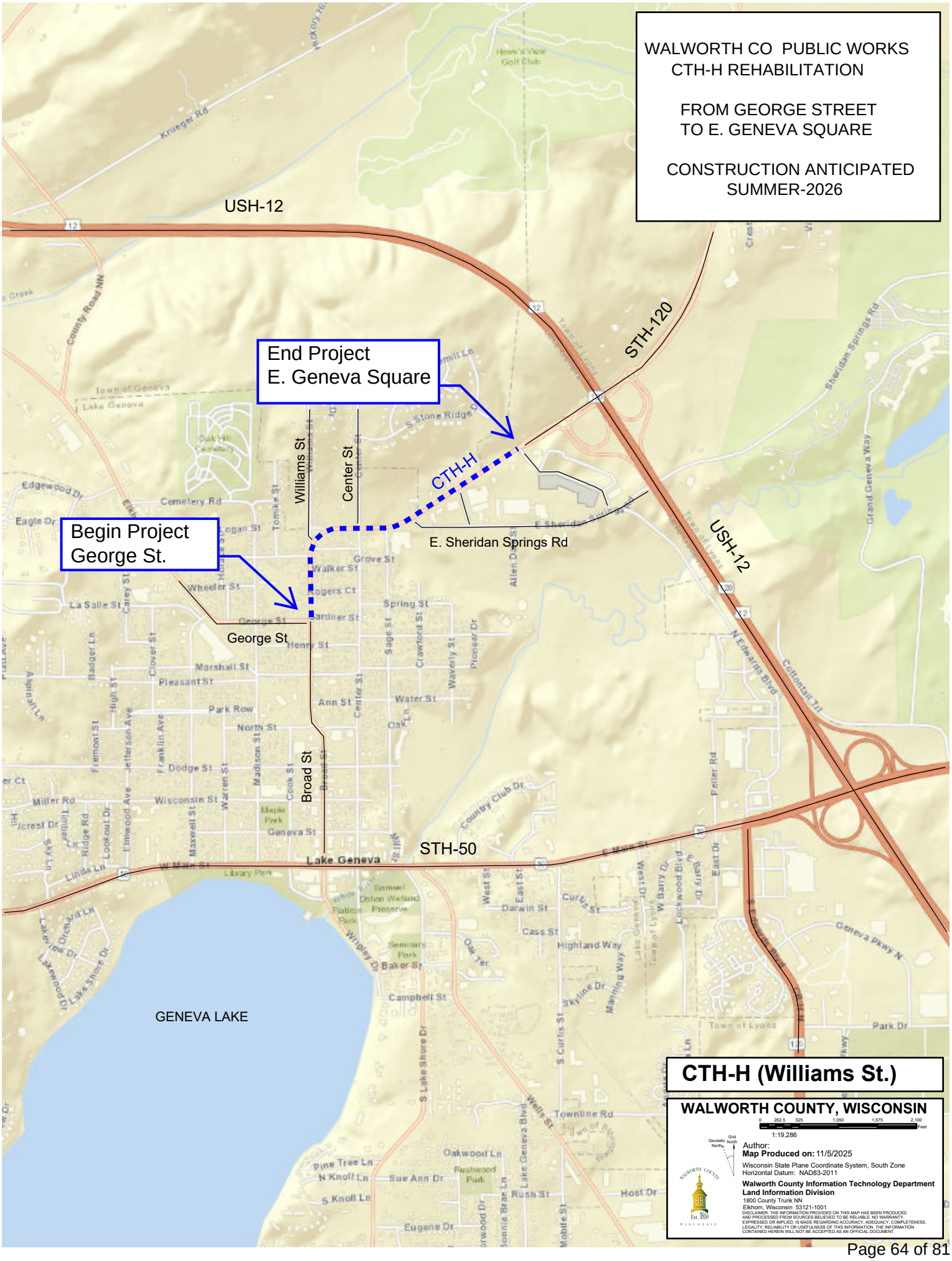
Joe Kroll, PE
County Engineer, Walworth Co.
jkroll@co.walworth.wi.us
(262) 741-3441

Sincerely,

Richard A. Hough

Richard A. Hough
Walworth County Director of Public Works

Enc.


WALWORTH CO PUBLIC WORKS
CTH-H REHABILITATION
FROM GEORGE STREET
TO E. GENEVA SQUARE
CONSTRUCTION ANTICIPATED
SUMMER-2026
USH-12
STH-120
End Project
E. Geneva Square
Williams St
Center St
CTH-H
E. Sheridan Springs Rd
Begin Project
George St.
George St
Broad St
STH-50
Lake Geneva
GENEVA LAKE
CTH-H (Williams St.)
WALWORTH COUNTY, WISCONSIN
1:19,286
Author:
Map Produced on: 11/5/2025
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011
Walworth County Information Technology Department
Land Information Division
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001
DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.

WALWORTH COUNTY
WISCONSIN
Public Works

January 13, 2026

SUMMARY SPECIFICATION

- Authorization to Bid -

PROJECT: #26-003
CTH-H Reconditioning (City of Lake Geneva)
George St. to E. Geneva Square

SCOPE:

The work under this project includes reconditioning of approximately 0.6 miles of CTH-H in the City of Lake Geneva, beginning at George Street and continuing northbound to E. Geneva Square. This section of road has a PASER rating of five and is programmed in the County's 10-year plan for reconditioning in 2026.

The project will be completed in stages, and the road will remain open to traffic for the duration of the project. Access will be maintained to residents and businesses located along CTH-H. It is anticipated that work will begin in early June immediately following utility improvements by the Lake Geneva Utility Commission and be completed by September - 2026.
(A project location map is attached)

Construction will include milling the existing pavement and resurfacing the highway with 4.0-inches of new asphalt. Spot repairs to curb and gutter will be made along with minor drainage improvements. Select side-road intersections will receive new sidewalk ramps and safety enhancements. The City of Lake Geneva will have participating construction including new sidewalks, crosswalks, and a new pedestrian crossing at Center St. with flashing warning signs.

PROJECT COST:

The estimated construction cost is $1,500,000

PROJECT SCHEDULE:

Project Out for Bid:	February - 2026
Bids Due:	March - 2026
PW Committee Award:	March - 2026
Estimated Project Start:	June - 2026
Latest Project Completion:	September - 2026

APPROVED BY THE:
Public Works Committee
Vote: Approved 5-0
Date: 1/19/2026

* * *

Initials:

WALWORTH CO PUBLIC WORKS
CTH-H REHABILITATION

FROM GEORGE STREET
TO E. GENEVA SQUARE

ID 26-003

USH-12

STH-120

End Project
E. Geneva Square

CTH-H

Williams St

Center St

E. Sheridan Springs Rd

USH-12

Begin Project
George St.

George St

Broad St

STH-50

Lake Geneva

GENEVA LAKE

CTH-H (Williams St.)

WALWORTH COUNTY, WISCONSIN

0 262.5 525 1,050 1,575 2,100 Feet

1:19,286

Author:
Map Produced on: 11/5/2025

Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011

Walworth County Information Technology Department
Land Information Division
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001

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EXHIBIT A

	PROJECT MANAGER: Jason Atchison, PE	11/10/2025	$1,535,218.09
CONST. I.D.:	26-0XX		
TITLE:	CTC PAVEMENT IMPROVEMENTS		
LIMITS:	George St to E Geneva Square		
HIGHWAY:	CTH H	Spec Book	03
COUNTY:	Walworth	PSE Date:	Jan-26
PROGRAM CODE:	305 HIGHWAY MAINTENANCE, REPAIR AND TRAFFIC OPERATIONS	Let Date:	
CONCEPT CODE:	PVRPLA - PAVEMENT REPLACEMENT	NET C/L MI:	0.780

SCHEDULE OF BID ITEMS WISDOT STANDARD SPECIFICATIONS

TOTAL BID ITEMS 79	ITEM DESCRIPTION	WALWORTH COUNTY (0010) QUANTITY	CITY OF LAKE GENEVA (0020) QUANTITY	UNIT	UNIT PRICE	WALWORTH COUNTY (0010) COST	CITY OF LAKE GENEVA (0020) COST	COST
204.0110	Removing Asphaltic Surface	348	-	SY	$21.00	$7,308.00	$0.00	$7,308.00
204.0115	Removing Asphaltic Surface Butt Joints	253	-	SY	$16.00	$4,048.00	$0.00	$4,048.00
204.0120	Removing Asphaltic Surface Milling	21,030	-	SY	$4.00	$84,120.00	$0.00	$84,120.00
204.0150	Removing Curb & Gutter	883	1,518	LF	$6.00	$5,298.00	$9,108.00	$14,406.00
204.0155	Removing Concrete Sidewalk	313	80	SY	$12.50	$3,912.50	$1,000.00	$4,912.50
204.0220	Removing Inlets	-	2	EACH	$1,000.00	$0.00	$2,000.00	$2,000.00
204.0245.01	Removing Storm Sewer	-	20	LF	$40.00	$0.00	$800.00	$800.00
205.0100	Excavation Common	1,750	250	CY	$20.00	$35,000.00	$5,000.00	$40,000.00
211.0101.01	Prepare Foundation for Asphaltic Paving	1	-	EACH	$15,000.00	$15,000.00	$0.00	$15,000.00
213.0100.01	Finishing Roadway	1	-	EACH	$4,000.00	$4,000.00	$0.00	$4,000.00
305.0110	Base Aggregate Dense 3/4-Inch	136	121	TON	$35.00	$4,760.00	$4,235.00	$8,995.00
305.0120	Base Aggregate Dense 1 1/4-Inch	1,280	140	TON	$25.00	$32,000.00	$3,500.00	$35,500.00
311.0110	Breaker Run	2,100	-	TON	$21.00	$44,100.00	$0.00	$44,100.00
455.0605	Tack Coat	1,009	-	GAL	$3.00	$3,027.00	$0.00	$3,027.00
460.2000	Incentive Density HMA Pavement	2,971	-	DOL	$1.00	$2,971.00	$0.00	$2,971.00
460.6223	HMA Pavement 3 MT 58-28 S	2,608	-	TON	$85.00	$221,680.00	$0.00	$221,680.00
460.6224	HMA Pavement 4 MT 58-28 S	2,029	-	TON	$90.00	$182,610.00	$0.00	$182,610.00
465.0120	Asphaltic Surface Driveways and Field Entrances	61	-	TON	$185.00	$11,285.00	$0.00	$11,285.00
465.0315	Asphaltic Flumes	10	-	SY	$150.00	$1,500.00	$0.00	$1,500.00
522.1012	Apron Endwalls for Culvert Pipe Reinforced Concrete 12-Inch	-	1	EACH	$1,250.00	$0.00	$1,250.00	$1,250.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	851	1,518	LF	$40.00	$34,040.00	$60,720.00	$94,760.00
601.0600	Concrete Curb Pedestrian	97	-	LF	$50.00	$4,850.00	$0.00	$4,850.00
602.0410	Concrete Sidewalk 5-Inch	3,582	3,236	SF	$10.00	$35,820.00	$32,360.00	$68,180.00
602.0505	Curb Ramp Detectable Warning Field Yellow	118	40	SF	$45.00	$5,310.00	$1,800.00	$7,110.00
606.0200	Riprap Medium	10	-	CY	$20.00	$200.00	$0.00	$200.00
608.0412	Storm Sewer Pipe Reinforced Concrete Class IV 12-Inch	-	40	LF	$110.00	$0.00	$4,400.00	$4,400.00
611.0660	Inlet Covers Type WM	-	4	EACH	$1,600.00	$0.00	$6,400.00	$6,400.00
611.3225	Inlets 2x2.5-FT	-	4	EACH	$2,500.00	$0.00	$10,000.00	$10,000.00
611.8110	Adjusting Manhole Covers	30	-	EACH	$800.00	$24,000.00	$0.00	$24,000.00
611.8115	Adjusting Inlet Covers	13	-	EACH	$775.00	$10,075.00	$0.00	$10,075.00
619.1000	Mobilization	1	0	EACH	$80,000.00	$60,000.00	$20,000.00	$80,000.00
625.0100	Topsoil	1,087	-	SY	$8.00	$8,696.00	$0.00	$8,696.00
627.0200	Mulching	1,087	-	SY	$1.50	$1,630.50	$0.00	$1,630.50
628.1104	Erosion Bales	17	-	EACH	$16.50	$280.50	$0.00	$280.50
628.1504	Silt Fence	-	640	LF	$2.00	$0.00	$1,280.00	$1,280.00
628.1520	Silt Fence Maintenance	-	640	LF	$0.50	$0.00	$320.00	$320.00
628.1905	Mobilizations Erosion Control	5	-	EACH	$300.00	$1,500.00	$0.00	$1,500.00
628.1910	Mobilizations Emergency Erosion Control	3	-	EACH	$300.00	$900.00	$0.00	$900.00
628.2008	Erosion Mat Urban Class I Type B	1,087	-	SY	$2.50	$2,717.50	$0.00	$2,717.50
628.7010	Inlet Protection Type B	-	1	EACH	$150.00	$0.00	$150.00	$150.00
628.7015	Inlet Protection Type C	38	-	EACH	$150.00	$5,700.00	$0.00	$5,700.00
628.7504	Temporary Ditch Checks	-	1	LF	$15.00	$0.00	$15.00	$15.00
628.7555	Culvert Pipe Checks	2	-	EACH	$50.00	$100.00	$0.00	$100.00
628.7570	Rock Bags	66	-	EACH	$50.00	$3,300.00	$0.00	$3,300.00
629.0210	Fertilizer Type B	1	-	CWT	$1,000.00	$1,000.00	$0.00	$1,000.00
630.0140	Seeding Mixture No. 40	21	-	LB	$50.00	$1,050.00	$0.00	$1,050.00
630.0200	Seeding Temporary	32	-	LB	$15.00	$480.00	$0.00	$480.00
633.5200	Markers Culvert End	1	-	EACH	$200.00	$200.00	$0.00	$200.00
643.1050	Traffic Control Signs PCMS	270	-	DAY	$60.00	$16,200.00	$0.00	$16,200.00
644.1601	Temporary Pedestrian Curb Ramp	15	-	DAY	$90.00	$1,350.00	$0.00	$1,350.00
645.0120	Geotextile Type HR	5	-	SY	$45.00	$225.00	$0.00	$225.00
646.1020	Marking Line Epoxy 4-Inch	12,868	-	LF	$1.50	$19,302.00	$0.00	$19,302.00
646.3020	Marking Line Epoxy 8-Inch	485	-	LF	$1.75	$848.75	$0.00	$848.75
646.5120	Marking Word Epoxy	1	-	EACH	$300.00	$300.00	$0.00	$300.00
646.5220	Marking Symbol Epoxy	7	-	EACH	$350.00	$2,450.00	$0.00	$2,450.00
646.6120	Marking Stop Line Epoxy 18-Inch	-	75	LF	$20.00	$0.00	$1,500.00	$1,500.00
646.7120	Marking Diagonal Epoxy 12-Inch	400	-	LF	$11.00	$4,400.00	$0.00	$4,400.00
646.7420	Marking Crosswalk Epoxy Transverse Line 6-Inch	-	981	LF	$13.00	$0.00	$12,753.00	$12,753.00
646.7520	Marking Crosswalk Epoxy Block Style 24-Inch	-	102	LF	$26.00	$0.00	$2,652.00	$2,652.00
650.4000	Construction Staking Storm Sewer	-	3	EACH	$180.00	$0.00	$540.00	$540.00
650.5500	Construction Staking Curb Gutter and Curb & Gutter	851	1,518	LF	$2.50	$2,127.50	$3,795.00	$5,922.50
650.8000	Construction Staking Resurfacing Reference	3,955	-	LF	$0.20	$791.00	$0.00	$791.00
650.9000	Construction Staking Curb Ramps	9	-	EACH	$200.00	$1,800.00	$0.00	$1,800.00
650.9500.01	Construction Staking Sidewalk	-	1	EACH	$1,000.00	$0.00	$1,000.00	$1,000.00
650.9911.01	Construction Staking Supplemental Control	1	-	EACH	$2,000.00	$2,000.00	$0.00	$2,000.00
650.9920	Construction Staking Slope Stakes	-	700	LF	$1.20	$0.00	$840.00	$840.00
690.0150	Sawing Asphalt	227	-	LF	$3.00	$681.00	$0.00	$681.00
690.0250	Sawing Concrete	100	-	LF	$5.00	$500.00	$0.00	$500.00
SPV.0055.01	Special (01. Supplemental Traffic Control)	5,000	-	DOL	$1.00	$5,000.00	$0.00	$5,000.00
SPV.0060.01	Special (01. Rectangular Rapid Flashing Beacon (RRFB) System)	-	2	EACH	$8,000.00	$0.00	$16,000.00	$16,000.00
SPV.0060.02	Special (02. Adjusting Sanitary Manholes)	-	10	EACH	$1,200.00	$0.00	$12,000.00	$12,000.00
SPV.0060.03	Special (03. Adjusting Water Valve Boxes)	-	28	EACH	$250.00	$0.00	$7,000.00	$7,000.00
SPV.0060.04	Special (04. Loop Detector Removal and Replacement (CTH-H @ Sher	-	1	LS	$18,000.00	$0.00	$18,000.00	$18,000.00
SPV.0060.05	Special (05. Curb Ramp Grading, Shaping, and Finishing)	-	9	EACH	$800.00	$0.00	$7,200.00	$7,200.00
SPV.0090.01	Special (01. Curb & Gutter Removal and Replacement)	1,633	-	LF	$70.00	$114,310.00	$0.00	$114,310.00
SPV.0105.01	Special (01. Traffic Control (Phase 1 - Outside Lanes))	1	-	LS	$20,000.00	$20,000.00	$0.00	$20,000.00

SPV.0105.02	Special (02. Traffic Control (Phase 2 - Inside Lanes))	1	-	LS	$20,000.00	$20,000.00	$0.00	$20,000.00
SPV.0105.03	Special (03. Traffic Control (Phase 3 - West of Center St))	1	-	LS	$10,000.00	$10,000.00	$0.00	$10,000.00
SPV.0170.01	Special (01. Proof Rolling)	40	-	STA	$15.00	$600.00	$0.00	$600.00
						COUNTY	CITY	COMBINED
		CONSTRUCTION TOTAL:				$1,087,354.25	$247,618.00	$1,334,972.25
		CONTINGENCY:			15.00%	$163,103.14	$37,142.70	$200,245.84
		TOTAL:				$1,250,457.39	$284,760.70	$1,535,218.09

Agenda Item Memo

City of Lake Geneva
Committee: **PWC**
Meeting Date: **26 Jan 2026**
Agenda Item Number: _____

Subject / Title: I*GA, WalCo and COLG Int North
Submitted By: **TE**
Background / Request

"Disc/rec Walworth County and COLG Intergovernmental Agreement for roadway improvements on Interchange North and Center St" these are the improvements asked by Council for over 5 years.

Fiscal Impact / Budget

- **Estimated Cost: $285k**
- **Funding Source: CIP** _____ (e.g., General Fund, TID, Water Utility, Grants)
- **Budget Status:** [x] Within Budget [ ] Over Budget [ ] Budget Amendment Required

(If applicable, note grant awards, cost-sharing, or capital plan references.)

Ordinance/Policy Implications/Changes:

None

Recommendation:

Approval, this has been worked on for over 5 years and asked for by Council

Implementation/Next Steps

Name of Committee	Date of Meeting	Outcome
FLR	**03 Feb 2026**	

Attachments:

Reviewed by	Date:	Comments

MEMORANDUM

TO:	City Council, City Administrator, City Clerk
FROM:	City Attorney, Daniel S. Draper
DATE:	February 6, 2026
RE:	Motion to Amend Previous Action – Approval of Precise Implementation Plan - Symphony Bay Phase 8

A Motion to Amend Previous Action is Rule 36 under Robert's Rule of Order. The city has adopted Robert's Rules of Order under Sec. 2-39 of the Municipal Code of the City of Lake Geneva. The purpose of the motion is to amend an action previously adopted by the Assembly (City Council).

When the Precise Implementation Plan for Symphony Bay Phase 8 was approved on January 12, 2026, additional conditions for landscaping were added by the city council that differed from the conditions recommended by the Plan Commission at their meeting on January 6, 2026. When the City Council made the additional recommendations, they were unaware of a condition in the Developer's Agreement for Symphony Bay Phase 8 that there was no requirement for the Developer to provide Berms or Landscaping along North Road. While this term exists in the Developer's agreement, the Developer was willing to provide some additional landscaping along North Road to shield part of the development from a residence directly across North Road. The additional landscaping and their placement were negotiated between staff and the Plan Commission. The developer is willing to accept the additional landscaping requested by the Plan Commission and incorporated in the recommendation for approval of the Precise Implementation Plan for Phase 8 of Symphony Bay. That recommendation was submitted to the city council and incorporated in a Resolution dated January 6, 2026. The Developer has requested that we adopt the recommendation of the Plan Commission or go back to the original Developers Agreement wherein no landscaping or berms are required.

Therefore, the agenda item for Symphony Bay Phase 8 is to amend the approval for Symphony Bay Phase 8 and incorporate the recommendations for landscaping adopted by the Plan Commission on January 6, 2026 instead of the recommendations for landscaping made by the city council on January 12, 2026

If you intend to adopt the landscape requirements as recommended by the Plan Commission, you would make a **motion to amend the previous action taken by the Common Council on January 12, 2026 approving the precise implementation plan for Symphony Bay Subdivision Phase 8 at the Southwest corner of Townline Road and North Road, Lake Geneva Wisconsin, Tax Key No. ZYUP500003 and amend it to adopt the recommendations**

for landscaping made by the Plan Commission on January 6, 2026 instead of the recommendations made by the City Council on January 12, 2026.

Thereafter, you would adopt the resolution in the next agenda item incorporating the landscaping requirements recommended by the Plan Commission on January 6, 2026.

If you have any questions, please do not hesitate to contact me.

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the approval of an Amended Planned Development— Precise Implementation Plan (PIP) application filed by Bloomfield Holdings, LLC, 875 Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003.			
Committee:	Plan Commission recommended approved January 6, 2026		
Fiscal Impact:	N/A		
File Number:	**26-R03**	Date:	January 12, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered the application for an Amended Planned Development— Precise Implementation Plan (PIP) application filed by Bloomfield Holdings, LLC, 875 Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003, and;

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on January 6, 2026.

NOW, THEREFORE, BE IT RESOLVED, an Amended Planned Development— Precise Implementation Plan (PIP) application filed by Bloomfield Holdings, LLC, 875 Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, be approved;

Tax Key No. ZYUP 500003

to include all affirmative findings of fact and note staff recommendations and the following conditions:

1. On the Landscaping Plan, large, deciduous and evergreen shrubs should be added along North Road to provide screening for the homes and backyards and to buffer the traffic on North Road to the satisfaction of City Staff.
2. On the Landscaping Plan, trees should be placed behind the homes along North Road (in addition to between the homes) to provide better rear yard screening from North Road to the satisfaction of City Staff.
3. On the Landscaping Plan, all trees should be placed fully on the lot (i.e., not on the lot line), and evergreen trees should be shifted several feet back from the lot line to avoid right-of-way encroachment.

Granted by action of the Common Council of the City of Lake Geneva this 12th day of January 2026.

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

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

1/19/26

Todd Krause, Mayor Date

Official Stamp
Todd Krause
Mayor

Attest:

01/19/2026

Lacey L. Reynolds, City Clerk Date

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the approval of an Amended Planned Development— Precise Implementation Plan (PIP) application filed by Bloomfield Holdings, LLC, 875 Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003.			
Committee:	Plan Commission recommended approval January 6, 2026		
Fiscal Impact:	N/A		
File Number:	**26-R03**	Date:	January 12, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered the application for an Amended Planned Development— Precise Implementation Plan (PIP) application filed by Bloomfield Holdings, LLC, 875 Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003, and;

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on January 6, 2026.

NOW, THEREFORE, BE IT RESOLVED, an Amended Planned Development— Precise Implementation Plan (PIP) application filed by Bloomfield Holdings, LLC, 875 Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, be approved;

Tax Key No. ZYUP 500003

to include all affirmative findings of fact and note staff recommendations and the following conditions:

1. On the Landscaping Plan, trees should be placed behind the homes as opposed to on or near the interior lot lines along North Road to provide better rear yard screening from North Road.
2. On the Landscaping Plan, all trees should be placed fully on the lot (i.e., not on the lot line), and evergreen trees should be shifted several feet back from the lot line to avoid right-of-way encroachment.

Granted by action of the Common Council of the City of Lake Geneva this 12th day of January 2026.

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 a Planned Development – Precise Implementation Plan (PIP) application filed by Bloomfield Holdings, LLC, 875 Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**PC-025**	**Date:**	January 6, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered a Planned Development – Precise Implementation Plan application filed by W Bloomfield Holdings, LLC, 875 Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on December 15, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

1. In general, the proposed PIP is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

2. Specific to this site, the proposed PIP is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

3. The proposed PIP in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed PIP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

6. The potential public benefits of the proposed PIP outweigh all potential adverse impacts of the proposed 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. On the Landscaping Plan, trees should be placed behind the homes as opposed to on or near the interior lot lines along North Road to provide better rear yard screening from North Road.
2. On the Landscaping Plan, all trees should be placed fully on the lot (i.e., not on the lot line), and evergreen trees should be shifted several feet back from the lot line to avoid right-of-way encroachment.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends approval to the Common Council of the Planned Development – Precise Implementation Plan application filed by Bloomfield Holdings, LLC, 875 Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003, per the findings of fact and additional conditions stated above.

Recommended to the Common Council of the City of Lake Geneva this 6th day of January 2026.

PC Action: ☒ **Adopted** ☐ **Failed** **Vote** 6-0

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

1/6/26

Todd Krause, Plan Commission Chair Date

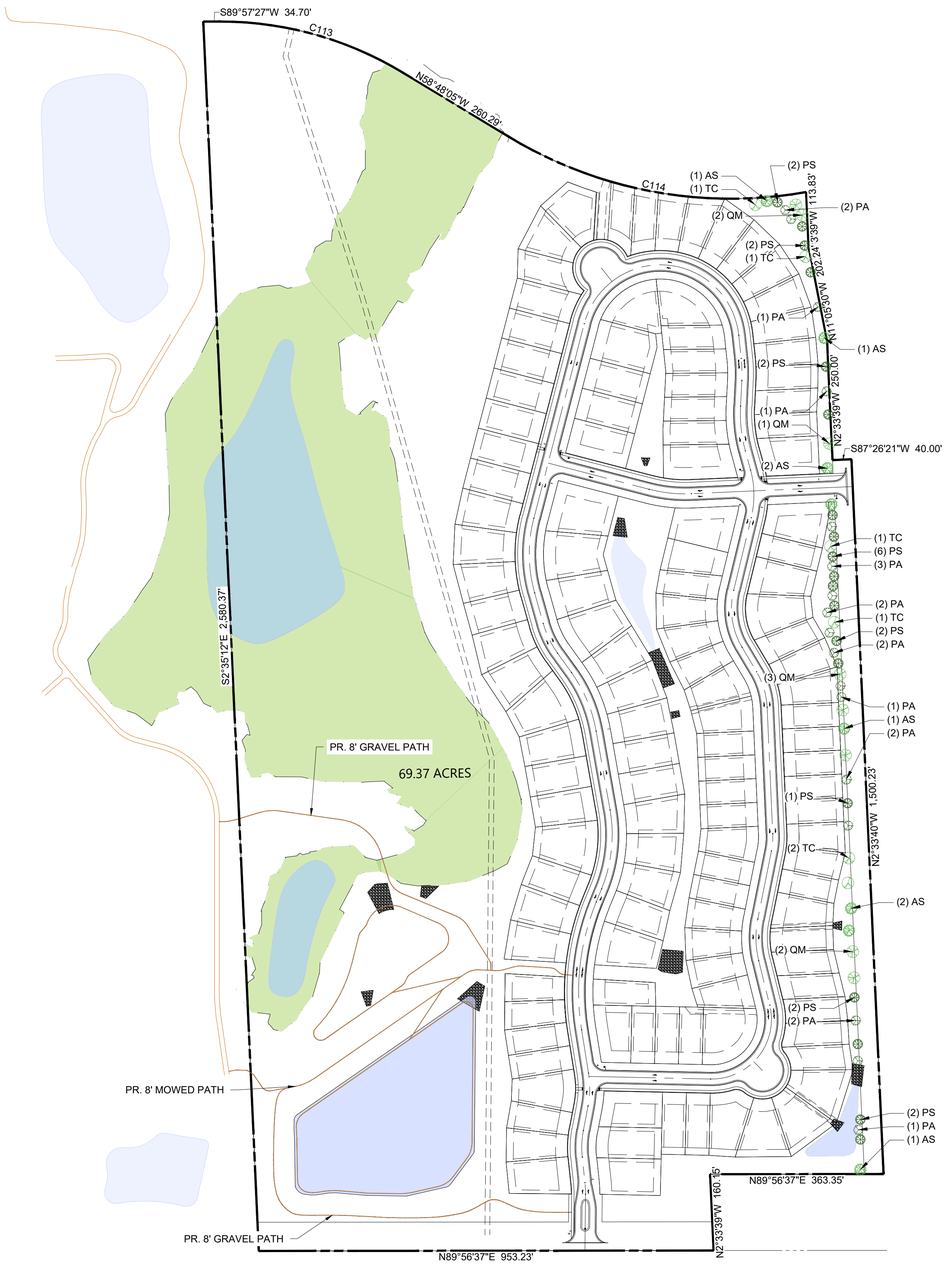
Official Stamp
Todd Krause
Mayor

Attest:

1/8/26

Amanda Rotondi, Building Zoning Clerk Date

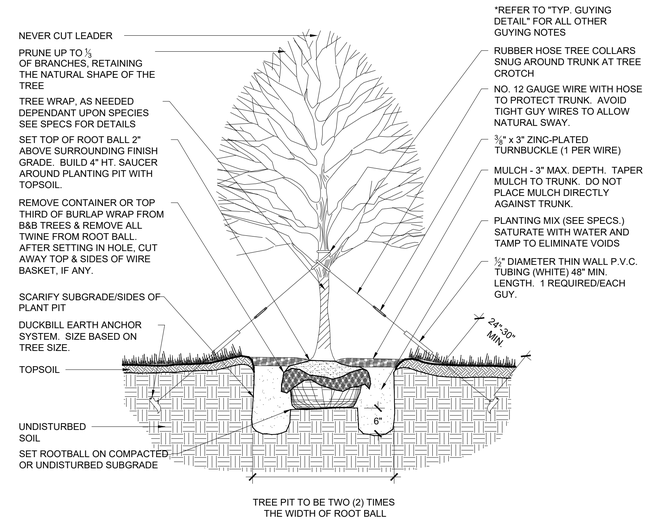
LIETZKE, KRISTEN, 11/3/2025 10:00 AM



NOTE: ALL TREES MUST BE PLANTED 3' OUTSIDE OF THE RIGHT-OF-WAY

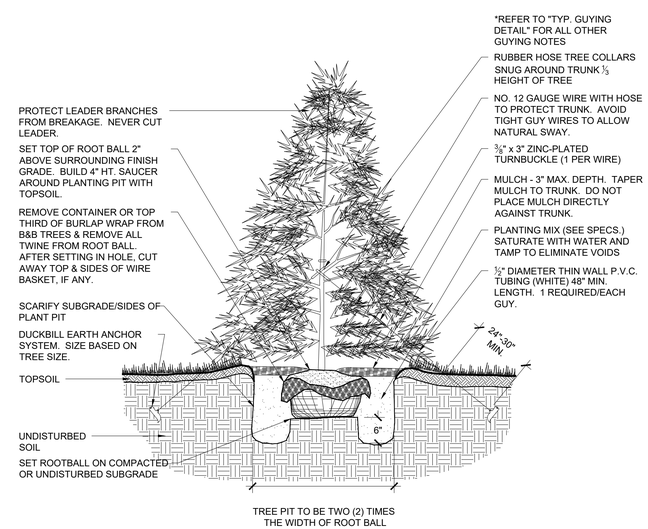
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE
DECIDUOUS TREES				
	AS	8	ACER SACCHARUM SUGAR MAPLE	2" CAL.
	QM	8	QUERCUS MACROCARPA BURR OAK	2" CAL.
	TC	6	TILIA CORDATA LITTLELEAF LINDEN	2" CAL.
EVERGREEN TREES				
	PA	17	PICEA ABIES NORWAY SPRUCE	6` HT.
	PS	19	PINUS STROBUS WHITE PINE	6` HT.



1 TYP. DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



2 TYP. EVERGREEN TREE PLANTING DETAIL

SCALE: NTS

CITY APPROVAL:

NORTH

0 150
1"=150'

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: CITY FILE NUMBER

DRAWN BY: KAL	JOB DATE: 11/3/2025	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: JFR	JOB NUMBER: 2503504	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 11/3/2025			
CAD FILE: J:\2025\2503504\CAD\Dwgs\C\Landscape-Plan			

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - DENVER
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4941
FAX: 844.273.1057

SYMPHONY BAY

LAKE GENEVA, WI

LANDSCAPE

LANDSCAPE PLAN

SHEET L-100

1

APPLICATION FOR PRECISE IMPLEMENTATION PLAN OR AMENDMENT

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
Parcel ZYUP 500003
see attached legal description

Name and Address of Current Owner: Bloomfield Holdings LLC
875 Townline Road, Unit 103, Lake Geneva, WI 53147

Telephone No. with area code & Email of Current Owner:
[redacted]

Owner Signature:

Name and Address of Applicant:
same as owner

Telephone No. with area code & Email of Applicant: same as owner

Proposed Use:
single family home residential development - 128 single family lots

Zoning District in which land is located: SR4

Names and Addresses of architect, professional engineer and contractor of project:
Bowman Consulting Group, Ltd.
10 S. LaSalle Street, Suite 2110, Chicago, IL 60603

Short statement describing activities to take place on site:
development of a 128 lot single family home residential development

PIP fee $450.00, payable upon filing application.

5/6/2025
Date

Signature of Applicant

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the approval of an Amended Planned Development— Precise Implementation Plan (PIP) application filed by Bloomfield Holdings, LLC, 875 Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003.			
Committee:	Plan Commission recommended approval January 6, 2026		
Fiscal Impact:	N/A		
File Number:	**26-R07**	Date:	February 9, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered the application for an Amended Planned Development— Precise Implementation Plan (PIP) application filed by Bloomfield Holdings, LLC, 875 Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003, and;

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on January 6, 2026.

NOW, THEREFORE, BE IT RESOLVED, an Amended Planned Development— Precise Implementation Plan (PIP) application filed by Bloomfield Holdings, LLC, 875 Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, be approved;

Tax Key No. ZYUP 500003

to include all affirmative findings of fact and note staff recommendations and the following conditions:

1. On the Landscaping Plan, trees should be placed behind the homes as opposed to on or near the interior lot lines along North Road to provide better rear yard screening from North Road.
2. On the Landscaping Plan, all trees should be placed fully on the lot (i.e., not on the lot line), and evergreen trees should be shifted several feet back from the lot line to avoid right-of-way encroachment.

Granted by action of the Common Council of the City of Lake Geneva this 9th day of February 2026.

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

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

_____

Todd Krause, Mayor Date

Attest:

_____

Lacey L. Reynolds, City Clerk Date

City of Lake Geneva

Resident Volunteer Application for:

Boards, Committees, and Commissions

Date: 1/22/2026 Aldermanic District: _____ Years in Lake Geneva 1

Last name: Kelly First name: Samuel

[redacted]

Please prioritize your first choice 1-3 of the committees you would like to serve on:

____Avian Committee (2-year term)

____Cemetery Board (2-year term

____Geneva Lake Environmental Agency (1-year term)

____Historic Preservation Committee (3- year term)

____Hillmoor Commission (3-year term)

____Library Board (3-year term)

3 Park Board (3-year term)

____City Plan Commission (3-year term)

____Police and Fire Commission (5-year term)

2 Tourism Commission (1-year term)

____Tree Board (3-year term)

____Utility Commission (3-year term)

____Zoning Board of Appeals 3-year term)

1 Other BID

Please answer the following questions:

Why are you interested in serving on the above indicated committees?

List any specific qualifications you have to serve on your selections.

Open minded
Thinking In & Out of Box
Fresh & Different Perspective
Motivator
Philanthropic Mind
Event Planner, Organizer

Financial Background
Budgets
P&R
Home owner Board Meeting
Exceeding & Controlling Financial.

Describe any prior experience with Public Service or Civic Involvement.

Prior BID Experience - Miami Florida
President of HOA - Home in Round Lake
Deerfield Il Chamber of Commerce Board of Director
Church Board -

What are your goals for your chosen boards/committees/commissions, or the City in general?

Local Community Engagement / Kid Friendly Events / Additional Festivals
More Diversity
Driving Additional Tourism to the Market for Year Road & off Season
Long Haul for Local Businesses to Stay open.
Combine Events w/ BID / Visit Lake Geneva.

Thank you for your interest! The Mayor may request an interview.

Signature Samuel Kelly Date 1.23.2026

Submit completed forms to the City Clerk's Office:
626 Geneva St, Lake Geneva WI 53147
cityclerk@cityoflakegeneva.gov

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Office Use:

Date Received: 01.30.2026
Employee: LR - City Clerk