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

Amended Common Council Agenda
Wednesday, August 19, 2026 - 6:00 PM
Lake Geneva City Hall; Council Chambers

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

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Awards, Presentations, Proclamations, and Announcements
    a. Proclamation in recognition of Bev and Jeff Leonard and their Humanitarian Support for the People of Ukraine
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 from July 27, 2026
    b. Acceptance of the Pre-Paid Checks of $192,179.07 and Regular Checks of $462,302.40
    c. Private event permit requesting exclusive park use for Mt. Zion Worship in the Park September 13, 2026
    d. Public special event permit requesting exclusive park use and parking for Red Bull Rush Delivery on September 17-19, 2026
    e. Public special event permit requesting exclusive park use, parking, and vendor stationing for Dragon Days on October 2-4, 2026.
    f. Fireworks permit application filed by Badger High School for October 16, 2026 at 9:00 pm
    g. Address Correction to "Class A" Intoxicating Liquor License for Edie Inc, 737 W Main St, Lake Geneva, WI 53147 dba Marigold, 725 W Main St, Lake Geneva, WI 53147, Angela Carlson, Agent

h. Agent Changes for Chubby Kitty LLC dba Fat Cat's and Samson Enterprises LLC dba Magpies Den & Pen to Anthony Silvestri

10. Items removed from the Consent Agenda

11. Ordinances and Resolutions

a. Ordinance 26-10: An ordinance amending Subsection (2) Traffic Signals of Section 74-204, Stop Intersections of Chapter 74, Traffic and Vehicles of the Municipal Code of the City of Lake Geneva, Wisconsin by amending Sub-Subsections d and e removing language and placing it in new Sub-Subsection j and adding Sub-Subsections f, g, h, and i, adding signalized intersections to the traffic code *(first and possible second reading)*

b. Resolution 26-R47: A resolution authorizing acceptance of dedication of road, rights-of-way, and public improvements shown on the existing plat for the Stoneridge Phase 2B development

c. Resolution 26-R48: A resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by Carrie Douglas, 289 Indian Bend Road, Burlington, WI, to establish an Indoor Entertainment Facility (Wedding Venue) at 625 S Wells Street, Tax Key No. ZOP 00398

d. Resolution 26-R49: A resolution approving a Conditional Use Permit (CUP) filed by Desmond Wahlfeld, 323 Broad Street Suite 102, Lake Geneva, WI, to construct a new single family residential structure within the Estate Residential-1 (ER-1) district to the Sigle Family Residential-4 (SR-4) bulk standards for the property located at 1626 Evergreen Lane, Tax Key No. ZLM 00016

e. Resolution 26-R50: A resolution approving a Planned Development (PD)- General Development Plan (GDP) filed by Kristen Kettle, 672 W Main Street #1136, Lake Geneva, WI to allow for the construction of a commercial building at 140 Broad Street, Tax Key No. ZOP 00331

f. Resolution 26-R51: A resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by Jeff Auberger, Stebnitz Builders Inc. 204 Commerce Court #3, Elkhorn, WI to establish a Commercial Apartment on the second floor of the building located at 736-738 W Main Street, Tax Key No. ZOP 00315 and ZOP 00316

g. Resolution 26-R52: A resolution approving a Planned Development (PD)- Precise Implementation Plan (PIP) filed by Tess Komas, 640 N Vel R Phillips Suite 210, Milwaukee, WI to allow for the construction of a single-family residential structure on the property located at 630 S Lake Shore Drive, Tax Key No. ZA 315600002

h. Resolution 26-R53: A resolution approving a Planned Development (PD)- General Development Plan (GDP) filed by Simple Food Group LLC, 525 Broad Street, Lake Geneva, WI to allow for the construction of a commercial building to house a culinary campus on property located along Sheridan Springs Road, Tax Key Nos. ZA 467900001, ZA 467900002, ZA 46800001, and ZA 46800002

i. Resolution 26-R54: A resolution adopting the public participation procedures for both the regular and unique consideration of 2026 amendments to the City of Lake Geneva Comprehensive Plan

12. Discussion/Action regarding the approval of the training and development policy *(Personnel Committee recommended approval 08/03/26)*

13. Discussion/Action regarding amending Policy 101 Standards of Conduct for Elected Officials

(Personnel Committee recommended approval 08/03/26)

14. Discussion/Action regarding Pay Request #3 from Asphalt Contractors, Inc. for the 2026 Street Program in the amount of $58,230.02

15. Discussion/Action regarding training and development policy framework, July 31st revision *(Agenda item request submitted by Alders Hoiland and Smith)*

16. Discussion/Action regarding Policy 101 Standards of Conduct, Modernizing Ethics Ordinance, Creating Rules of Procedure *(Agenda item request submitted by Alders Hoiland and Smith)*

17. Discussion/Action to initiate a Public Facilities Partnership Initiative with the YMCA *(Agenda item request submitted by Alders Hoiland and Smith)*

18. Discussion/Action to designate Townline Road property (Tax Key No. ZSB 00331) as the City's proffered location for a future public safety facility *(Agenda item request submitted by Alders Hoiland and Smith)*

19. Mayoral Appointment - Dana Trilla to the Tourism Commission *(term expiring May 1, 2027)*

20. 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.

CITY OF LAKE GENEVA

Proclamation

Proclamation in recognition of Bev and Jeff Leonard and their
Humanitarian Support for the People of Ukraine

WHEREAS, communities around the world are strengthened by individuals who show compassion, generosity and selfless service to those in need; and

WHEREAS, the people of Ukraine have experienced tremendous hardship, displacement and loss, creating an ongoing need for humanitarian assistance and support; and

WHEREAS, Bev and Jeff Leonard have answered that need with extraordinary compassion, dedicating their time and resources to providing humanitarian aid and hope to Ukrainians affected by the humanitarian crisis; and

WHEREAS, through their generosity and commitment to helping others Bev and Jeff Leonard demonstrate that acts of kindness transcend distance and bring comfort and encouragement to those facing unimaginable challenges; and

WHEREAS, their humanitarian efforts have inspired others to support relief initiatives and have reflected the enduring values of compassion, service, and empathy; and

WHEREAS, while respected members of the Lake Geneva community and owners of Delaney Street Mercantile, Bev and Jeff Leonard demonstrate that the spirit of service can extend beyond one's hometown and positively impact lives around the world;

NOW, THEREFORE, BE IT PROCLAIMED, that the City of Lake Geneva proudly recognizes and honors Bev and Jeff Leonard for their outstanding humanitarian support of the people of Ukraine and for their unwavering commitment to helping those affected by hardship.

BE IT FINALLY PROCLAIMED, that the City of Lake Geneva expresses its sincere appreciation for Bev and Jeff Leonard's commitment to humanitarian service and celebrates their example of generosity, empathy, and community leadership and for demonstrating that even small acts of kindness bring hope and healing to those in need.

IN WITNESS WHEREOF, this Proclamation is presented in grateful recognition of their exceptional humanitarian service to the people of Ukraine and their enduring commitment to compassion and helping others.

In witness whereof, I have hereunto set my hand and caused the Seal of the City of Lake Geneva to be affixed this 19th day of August 2026.

Todd Krause, MAYOR

Lacey L. Reynolds, CITY CLERK

Official Stamp
Todd Krause
Mayor

Memo:

To: Common Council

From: David De Angelis, City Administrator

Date: August 12, 2026

Re: Updates

AGENDA COMMENTS

All of my agenda comments are on the memo forms.

UPDATES:

1. The Strategic Plan version 15 was sent out on Tuesday August 11 to everyone with the implementation matrix. This will be on the August 24th Council agenda for discussion and possible approval. The consultant will be appearing via zoom.

2. The County Highway H project phase 3 is starting this week with traffic changes continuing with curb and sidewalk and base course paving work. They are currently on schedule.

3. Highway 50 reconstruction land acquisition is continuing and we are continuing to work with DOT on some follow-up items. Encroachment discussion continues with property owners.

4. We are currently doing a refresh our door lock system this week as the system was past end of life and we were experiencing outages. The phone system is almost complete but we are now waiting for Intrado which is our 911 equipment supplier to initiate the switch over from analog to digital.

5. July 3rd storm updates has been stopped as we have finished our brush pick up efforts of storm damaged trees and DRT is finalizing helping those identified in need of assistance. We will start the additional work of cleaning up the non-critical areas as soon as Venetian Festival is over. We are currently doing catch up work on items that have not been done over the past month such as roadside mowing and trimming and getting back to a more regular mowing schedule.

   We turned in our preliminary estimates of cost, $104,088.02, for the disaster fund submittal which will allow us to seek reimbursement of expenses up to 70% of our costs. We will now be compiling our updated costs and backup documentation for submittal on September.

6. Assistant Administrator Bennett has been appointed to the Wisconsin City/County Managers Association Board of Directors as our regions representative.

City of Lake Geneva Common Council Minutes
Monday, July 27, 2026 - 6:00 PM
Lake Geneva City Hall; Council Chambers

Call to Order
by Mayor Krause at 6:00 pm.

Pledge of Allegiance
by Alder Fesenmaier.

Roll Call
Present: Todd Krause, Sherri Ames, JaNelle Powers, Mary Jo Fesenmaier, Linda Frame, Brian Smith (via zoom, joined @ 6:06 pm), Joel Hoiland, Cathy Stoodley and Cynthia Yager. Absent: None. Others present: City Administrator Dave De Angelis, City Clerk Lacey L. Reynolds, City Attorney Dan Draper (arrived @ 6:29 pm), Finance Director Laura Pisarcik, Assistant City Administrator Chris Bennett, City Engineer Bridget Barry and other interested persons.

Awards, Presentations, Proclamations, and Announcements
City Clerk Reynolds announced In Person Absentee Voting hours for City of Lake Geneva voters will be 9:00 am - 4:00 pm July 28-31 and August 3-7. Acceptable photo ID is required. You can view a sample ballot posted in the lobby and on myvote.wi.gov. Voters needing to register need to do so in the Clerk's office; voters cannot register online or by mail at this time.

Reconsider business from previous meeting
None.

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

Acknowledgement of Correspondence
None received.

Review of the 2025 Annual Financial Report and Management Letter; Lauterbach & Amen, LLP
Jamie Wilkey, Partner from Lauterbach & Amen LLP reviewed the 2025 audit and discussion took place.

City Administrator's Report
City Administrator De Angelis reviewed and reported on the updates listed in his memo.

Comptroller's Report
Alder Hoiland asked questions regarding the reports and discussion took place.

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 Stoodley to approve items a-e, second by Yager. Voice vote, approved, motion carried.

Approve the Regular Council Minutes from July 13, 2026

Approve the Special Council Minutes from July 7 & 20, 2026

Acceptance of the Pre-Paid Checks of $361,136.29 and Regular Checks of $561,706.39

Temporary Class "B" Beer / "Class B" Wine License application filed by the Lake Geneva Garden Club for the Splash, Sparkle & Bloom, a GCA Flower Show/Preview Party on August 5, 2026, at the Riviera Ballroom, Brianna Manriquez, Agent

Massage Establishment License Renewal Application filed by Kate's Healing Hands LLC, 601 W Main St

Items removed from the Consent Agenda
None.

Ordinances and Resolutions

Resolution 26-R44: A resolution authorizing the receipt of the 2025 City of Lake Geneva Annual Financial Report and Management Letter
Motion by Hoiland to approve, second by Stoodley. Voice vote, approved, motion carried.

Resolution 26-R45: A resolution rescinding the City of Lake Geneva Emergency Declaration
Motion by Ames to approve, second by Yager. Voice vote, approved, motion carried.

Resolution 26-R46: A resolution authorizing acceptance of City owned parcel for dedication of rights-of-way, shown on the Plat of Right of Way Required for W Main Street (City of Lake Geneva) Forest St. to Grand Geneva Way WisDOT R/W Project Number 3170-09-20
City Engineer Barry explained the resolution is a permanent easement being changed to right of way to make room for the new pathway on HWY 50. Motion by Ames to approve, second by Stoodley. Voice vote, approved, motion carried.

Discussion/Action regarding the approval of the 2027 Budget Timeline
Motion by Hoiland to approve, second by Powers. Voice vote, approved, motion carried.

Discussion/Action regarding the Council meeting schedule for the month of August 2026 due to the 2026 Partisan Primary Election on Tuesday, August 11, 2026
Motion by Ames to move the meeting to August 18, second by Powers. Discussion took place regarding dates and availability. Motion by Fesenmaier to amend to August 19 at 6:00 pm, second by Ames. Voice vote, approved, motion carried. Vote for motion as amended. Voice vote, approved, motion carried.

Discussion/Action regarding Pay Request #2 from Asphalt Contractors, Inc. for the 2026 Street Program in an amount of $41,975.68
Motion by Yager to approve, second by Stoodley. Voice vote, approved, motion carried.

Discussion/Action regarding the Intergovernmental Agreement between the WI Department of Transportation (WisDOT) and the City of Lake Geneva for partially Local Roads Improvement Program (LRIP) funded roadway improvements on Cook Street from Main St to Geneva St
Motion by Yager to approve and have the mayor sign the paperwork for the grant accepting the conditions, second by Ames. Voice vote, approved, motion carried.

Motion to go into Closed Session pursuant to Wisconsin Statutes 19.85(1)(b) considering the granting or denial of a bartender's/operator's license for Daniel Parks and 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 purchase of portions of properties for the HWY 50 road construction project - 905 W Main St., 685 W Main St., 101 Wells St., 245 Country Club Dr., 148 W Main St., and 300 Peller Rd.
Motion by Ames to adjourn to closed session to include Police Chief Ed Gritzner, City Administrator Dave De Angelis, City Clerk Lacey L. Reynolds, City Attorney Dan Draper, Finance Director Laura Pisarcik, Assistant City Administrator Chris Bennett, second by Yager. Roll call vote: Ames, yes; Yager, yes; Stoodley, yes; Hoiland, yes; Smith, yes; Fesenmaier, yes; Powers, yes. Motion carried. Adjourned to closed session at 6:46 pm.

Motion to return to open session pursuant to Wisconsin Statutes 19.85 (2) and take action on any items discussed in closed session
Reconvened in open session at 6:58 pm.

Motion by Fesenmaier to deny the bartender/operator license for Daniel Parks on the basis of lying on his application, a felony conviction and has not been pardoned, is a habitual law offender, and he was given the opportunity to appear and did not show up for his hearing to provide evidence to the contrary that the circumstances of the charges do not substantially relate to the job of a bartender, second by Ames. Voice vote, approved, motion carried

Motion by Yager to purchase portions of the properties 905 W Main St**,** 685 W Main St, 101 Wells St, 245 Country Club Dr, 148 W Main St and 300 Peller Rd, second by Ames. Voice vote, approved, motion carried.

Adjournment
Motion by Ames to adjourn, second by Stoodley. Voice vote, approved, motion carried. Adjourned at 7:01 pm.

Lacey L. Reynolds
City Clerk

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Paid and unpaid invoices included.
Invoice.Batch = "07242026","07232026","07282026","07312026"

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
ALLIANT ENERGY/WPL				
JUL 2026	07/24/2026	OAK HILL CEMETERY-JUL 2026	48-00-00-52220 CEM ELECTRICITY EXP	86.80
JUL2026	07/24/2026	OAK HILL CEMETERY-JUL 2026	48-00-00-52220 CEM ELECTRICITY EXP	34.72
Total ALLIANT ENERGY/WPL:				121.52
AT&T				
262248210207	07/13/2026	RIVIERA ELEVATOR	40-55-20-52210 RIVIERA ELEVATOR PHONE EXPENSE	297.32
262248456707	07/13/2026	POLICE-911 MODEM	11-21-00-52620 PD COMMUNICATION SYS MAINT FEE	607.31
262248471507	07/13/2026	CITY HALL-PORTS	11-16-10-52210 CITY HALL TELEPHONE	601.81
262248567107	07/13/2026	RIVIERA ELEVATOR	40-55-20-52210 RIVIERA ELEVATOR PHONE EXPENSE	300.91
262248714607	07/13/2026	FIRE DEPARTMENT	11-22-00-52210 FIRE TELEPHONE EXPENSE	325.28
26249528007	07/16/2026	LIBRARY - 6 LINES	99-00-00-52210 LIBRARY TELEPHONE EXP	422.40
26249528007	07/16/2026	COURT FAX	11-12-00-52210 MUNICIPAL CT TELEPHONE	70.40
26249528007	07/16/2026	CITY HALL-ALARM LINES	11-16-10-52210 CITY HALL TELEPHONE	70.46
26249528007	07/16/2026	CEMETERY - 1 LINE	48-00-00-52210 CEM TELEPHONE EXP	70.40
26249528007	07/16/2026	LOWER RIVIERA - 1 LINE	40-55-20-52210 RIVIERA ELEVATOR PHONE EXPENSE	70.40
26249528007	07/16/2026	UPPER RIVIERA - 2 LINES	40-55-10-52210 TELEPHONE EXPENSE	140.80
26249528007	07/16/2026	POLICE - 3 LINES	11-21-00-52210 PD TELEPHONE EXPENSE	211.20
Total AT&T:				3,188.69
AT&T LONG DISTANCE				
816988240-06	07/04/2026	262-248-8617	61-00-00-53110 TELEPHONE EXPENSE	1.58
Total AT&T LONG DISTANCE:				1.58
AT&T MOBILITY				
287357916615	06/27/2026	CITY HALL-HOT SPOT- .45	11-16-10-52210 CITY HALL TELEPHONE	50.62
287357916615	06/27/2026	POLICE MAIN-HOT SPOT .45	11-21-00-52210 PD TELEPHONE EXPENSE	50.62
287357916615	06/27/2026	COURT MAIN-HOT SPOT .05	11-12-00-52210 MUNICIPAL CT TELEPHONE	5.62
287357916615	06/27/2026	METER-HOT SPOT- .05	42-34-50-52210 TELEPHONE EXPENSE	5.62
S660270270-2	07/01/2026	ETHERNET	11-21-00-52210 PD TELEPHONE EXPENSE	582.91
Total AT&T MOBILITY:				695.39
AT&T WISCONSIN				
2922018111	07/07/2026	CITY HALL-IP ROUTER- .45	11-16-10-52210 CITY HALL TELEPHONE	231.73
2922018111	07/07/2026	POLICE MAIN-IP ROUTER- .45	11-21-00-52210 PD TELEPHONE EXPENSE	231.73
2922018111	07/07/2026	COURT MAIN-IP ROUTER- .05	11-12-00-52210 MUNICIPAL CT TELEPHONE	25.75
2922018111	07/07/2026	METER-IP ROUTER- .05	42-34-50-52210 TELEPHONE EXPENSE	25.75
Total AT&T WISCONSIN:				514.96
BRUCE G & JOY L IRUSSI REVOCABLE TRUST				
ZLM 00074	07/13/2026	IRUSSI, BRUCE/JOY IRREVOC	43-32-10-17010 STREET IMP PROGRAM	2,200.00
Total BRUCE G & JOY L IRUSSI REVOCABLE TRUST:				2,200.00
CHARTER COMMUNICATIONS				
152474001072	07/21/2026	INTERNET SVC AUG 2026	11-22-00-52210 FIRE TELEPHONE EXPENSE	119.99

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
152474201071	07/14/2026	INTERNET SVC-JUL 2026	47-70-00-57155 TOURISM MUNICIPAL DEVELOPMENT	119.99
152474301071	07/14/2026	INTERNET SVC-JUL 2026	11-21-00-52210 PD TELEPHONE EXPENSE	359.99
152474401071	07/14/2026	INTERNET SVC-JUL 2026	11-16-10-52210 CITY HALL TELEPHONE	219.99
Total CHARTER COMMUNICATIONS:				819.96
DEMODY, SEAN				
07/10/26	07/10/2026	RIVIERA DEPOSIT REFUND 07/1	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
07/10/26	07/10/2026	SET UP CHARGE- 2 HOURS	40-55-10-46740 UPPER RIVIERA REVENUE	100.00-
Total DEMODY, SEAN:				900.00
DEXTER, SHARON D				
07/11/26	07/11/2026	EMS REFUND-#22-E701053 8/11	11-22-00-46240 FIRE/EMS BILLING REVENUE	105.21
Total DEXTER, SHARON D:				105.21
ELAN FINANCIAL SERVICES				
1382 JUN 2026	06/24/2026	WLWORTH CTY ECONOMIC DE	11-14-20-53990 MISCELLANEOUS EXPENSES	15.45
1459-JUNE202	06/24/2026	STORM HOT LINE PHONE	11-10-00-58000 STORM EXPENDITURES	22.67
1459-JUNE202	06/24/2026	RING CENTRAL PHONE	11-16-10-52210 CITY HALL TELEPHONE	33.95
1459-JUNE202	06/24/2026	50 YEARLY EVENTS MAY 30-JU	11-14-20-54500 COMPUTER IT SVC & EQUIPMENT	109.00
1459-JUNE202	06/24/2026	2026 WGFOA MEMBERSHIP DU	11-15-10-53200 PROFESSIONAL DUES	25.00
1459-JUNE202	06/24/2026	WIX PREMIUM PLAN BUSINESS	47-70-00-57155 TOURISM MUNICIPAL DEVELOPMENT	708.00
1459-JUNE202	06/24/2026	FIBERGLASS FILTER	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	9.92
1459-JUNE202	06/24/2026	BICYCLE LOCK	42-34-50-53400 OPERATING SUPPLIES-ENFORCEMEN	14.96
1459-JUNE202	06/24/2026	RING CENTRAL PHONE	11-16-10-52210 CITY HALL TELEPHONE	535.74
1459-JUNE202	06/24/2026	RING CENTRAL PHONE	99-00-00-52210 LIBRARY TELEPHONE EXP	219.19
1459-JUNE202	06/24/2026	RING CENTRAL PHONE	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	138.50
1459-JUNE202	06/24/2026	RING CENTRAL PHONE	11-22-00-52210 FIRE TELEPHONE EXPENSE	258.09
1459-JUNE202	06/24/2026	GOOGLE ADS - MONTHLY MAY	47-70-00-57155 TOURISM MUNICIPAL DEVELOPMENT	12.80
1459-JUNE202	06/24/2026	SLING MONTHLY	40-55-20-53990 MISCELLANEOUS EXPENSES	10.00
1459-JUNE202	06/24/2026	SLING MONTHLY	42-34-50-53100 OFFICE SUPPLIES	26.00
1459-JUNE202	06/24/2026	SLING MONTHLY	40-54-10-53100 BEACH OFFICE SUPPLIES	53.89
1459-JUNE202	06/24/2026	METRA TICKETS - GFOA CONF	11-15-10-53300 TRAVEL	27.00
1877-JUN2026	06/24/2026	GRAMMERLY SUBSCRIPTION	99-00-00-52110 GENERAL ADMIN EXPENSES	72.00
1877-JUN2026	06/24/2026	FACEBOOK AD	99-00-00-54155 LIBRARY MARKETING	46.29
1877-JUN2026	06/24/2026	CANVA	99-00-00-52110 GENERAL ADMIN EXPENSES	76.00
1877-JUN2026	06/24/2026	CANVA	99-00-00-52110 GENERAL ADMIN EXPENSES	290.00
1877-JUN2026	06/24/2026	GOOGLE SUITE	99-00-00-52110 GENERAL ADMIN EXPENSES	134.40
1877-JUN2026	06/24/2026	MEETING LUNCH	99-00-00-52110 GENERAL ADMIN EXPENSES	44.82
1877-JUN2026	06/24/2026	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	62.36
1877-JUN2026	06/24/2026	SUMMER READING SUPPLIES	99-00-00-52110 GENERAL ADMIN EXPENSES	70.04
1877-JUN2026	06/24/2026	BOOK	99-00-00-54100 LIBRARY ADULT MATERIALS	59.00
1877-JUN2026	06/24/2026	FACEBOOK AD	99-00-00-52110 GENERAL ADMIN EXPENSES	94.00
1877-JUN2026	06/24/2026	EVENTBRITE AD	99-00-00-52110 GENERAL ADMIN EXPENSES	50.22
1877-JUN2026	06/24/2026	CANVA	99-00-00-52110 GENERAL ADMIN EXPENSES	38.00
1877-JUN2026	06/24/2026	BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	35.87
1877-JUN2026	06/24/2026	ADOBE SUBSCRIPTION	99-00-00-52110 GENERAL ADMIN EXPENSES	179.88
1877-JUN2026	06/24/2026	CANVA	99-00-00-52110 GENERAL ADMIN EXPENSES	38.00
2474-JUNE202	06/24/2026	LAMINATING OUCHES,HARDST	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	24.97
2474-JUNE202	06/24/2026	VELCRO STRIPS	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	15.98
2474-JUNE202	06/24/2026	BUNGEE CORDS, BATTERY CO	11-32-10-53990 ST DEPT MISCELLANEOUS EXP	44.48
2474-JUNE202	06/24/2026	VERIZON MONTHLY SUB	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	510.98
2474-JUNE202	06/24/2026	ADOBE SUB	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	21.09
2474-JUNE202	06/24/2026	CLASS SIGN UP	11-32-13-54100 TRAINING & SEMINARS	150.00
2474-JUNE202	06/24/2026	CLASS SIGN UP	11-32-13-54100 TRAINING & SEMINARS	150.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
2474-JUNE202	06/24/2026	DNR LICENSE	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	169.13
2474-JUNE202	06/24/2026	CARD ADAPTER	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	19.98
2474-JUNE202	06/24/2026	CALENDAR PLANNER	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	8.99
2474-JUNE202	06/24/2026	DOOR HINGE ADJUSTING WRE	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	35.99
2474-JUNE202	06/24/2026	CLASS SIGN UP	11-32-13-54100 TRAINING & SEMINARS	150.00
2474-JUNE202	06/24/2026	ELECTRIC BLOWER	11-32-13-54300 TREE, BRUSH & COMPOST OPER SUP	179.00
2474-JUNE202	06/24/2026	BALL VALVE	11-52-00-53520 GROUNDS MAINT SUPPLIES	30.98
2474-JUNE202	06/24/2026	FLOWERS-SHOP	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	119.76
2474-JUNE202	06/24/2026	BLACK DIE CUT LETTERS	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	5.85
2474-JUNE202	06/24/2026	REGIONAL NEWS SUB	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	24.99
2474-JUNE202	06/24/2026	CREDIT-BARCO RETURN	11-32-10-57360 DONATION PURCHASES	20.70-
2474-JUNE202	06/24/2026	DNR EBILL CREDIT	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	169.13-
2949-JUNE202	06/24/2026	KOSCO FLAGS-DERRICK FUNE	11-22-00-57360 DONATION PURCHASES	200.00
2949-JUNE202	06/24/2026	TOLLWAY-PETERS FDIC CONFE	11-22-00-53320 FIRE DEPT CONFERENCES/SCHOOLS	18.00
2949-JUNE202	06/24/2026	NREMT-JOLLY PARAMEDIC INIT	11-22-00-55100 EMS TRAINING PAY	175.00
2949-JUNE202	06/24/2026	ACKMAN GLASS-ANNEALED CL	11-22-00-53500 BLDG MAINT SUPPLIES-FIREHOUSE	249.78
2949-JUNE202	06/24/2026	BOAT ED-CULLEN	11-22-00-54100 FIRE TRAINING PAY	59.03
2949-JUNE202	06/24/2026	TOLLWAY-PETERS FDIC CONFE	11-22-00-53320 FIRE DEPT CONFERENCES/SCHOOLS	34.50
2949-JUNE202	06/24/2026	NFFWCF-REEVES/BEHRENS	11-22-00-54100 FIRE TRAINING PAY	103.63
2949-JUNE202	06/24/2026	WALMART-TV MONITOR BAY	11-22-00-52410 FIREHOUSE REPAIRS	238.00
2949-JUNE202	06/24/2026	WALMART-VACUUM CLEANER	11-22-00-53500 BLDG MAINT SUPPLIES-FIREHOUSE	98.00
2949-JUNE202	06/24/2026	DUNK'IN-BREAKFAST JR FF DA	11-22-00-51155 FIRE SAFETY/PUBLIC ED EXP	44.28
2949-JUNE202	06/24/2026	HOME DEPOT-HARDWOOD DO	11-22-00-54100 FIRE TRAINING PAY	23.46
2949-JUNE202	06/24/2026	HOME DEPOT-MORTON WATER	11-22-00-53500 BLDG MAINT SUPPLIES-FIREHOUSE	298.00
2949-JUNE202	06/24/2026	HOME DEPOT-YARD SPRINKLE	11-22-00-53500 BLDG MAINT SUPPLIES-FIREHOUSE	19.98
2949-JUNE202	06/24/2026	HOME DEPOT-HOSE, NOZZLE	11-22-00-53500 BLDG MAINT SUPPLIES-FIREHOUSE	39.96
2949-JUNE202	06/24/2026	KWIK TRIP-BREAKFAST DERRI	11-22-00-53995 STAFF APPRECIATION	160.28
2949-JUNE202	06/24/2026	TAYLOR TINS-LOCKER TAGS/C	11-22-00-58000 FIRE EQUIPMENT/SUPPLIES	64.00
2949-JUNE202	06/24/2026	HOME DEPOT-DERRICK GEAR	11-22-00-57360 DONATION PURCHASES	102.24
2949-JUNE202	06/24/2026	HOME DEPOT-DERRICK 1/2X8B	11-22-00-57360 DONATION PURCHASES	9.02
7126-0624202	06/24/2026	NIU OUTREACH-CREDIT	11-14-20-53320 CONFERENCES & SEMINARS	280.00-
7498-JUN2026	06/24/2026	HOME DEPOT-3FT 4 OUTLET S	11-22-00-53500 BLDG MAINT SUPPLIES-FIREHOUSE	29.44
7498-JUN2026	06/24/2026	HOME DEPOT-HOSE, NOZZLE,	11-22-00-53500 BLDG MAINT SUPPLIES-FIREHOUSE	103.79
7498-JUN2026	06/24/2026	SALSBARY-LOCKERS	11-22-00-58500 EQUIPMENT OUTLAY	5,718.84
7498-JUN2026	06/24/2026	RADIO ANTENNAS	11-22-00-52620 FD-COMMUNICATION SYS MAINT FEE	61.49
7498-JUN2026	06/24/2026	COMM GEAR-RADIO CONNECT	11-22-00-52620 FD-COMMUNICATION SYS MAINT FEE	59.98
9347-JUN2026	06/24/2026	POSTAGE	99-00-00-53120 LIBRARY POSTAGE	32.10
9347-JUN2026	06/24/2026	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	19.96
9347-JUN2026	06/24/2026	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	16.96
9347-JUN2026	06/24/2026	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	63.79
9347-JUN2026	06/24/2026	YOUTH SUMMER READING (RE	99-00-00-52110 GENERAL ADMIN EXPENSES	219.36
9347-JUN2026	06/24/2026	YOUTH SUMMER READING (RE	99-00-00-52110 GENERAL ADMIN EXPENSES	230.18
9347-JUN2026	06/24/2026	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	62.99
9347-JUN2026	06/24/2026	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	118.37
Total ELAN FINANCIAL SERVICES:				13,377.79
GFL ENVIRONMENTAL				
V20000017769	07/15/2026	LANDFILL USE	11-36-00-52960 SOLID WASTE-STREET DEPT	1,010.19
Total GFL ENVIRONMENTAL:				1,010.19
INITIAL DESIGNS				
2294	07/05/2026	APPAREL-JULY 4TH AMERICA 2	11-22-00-57360 DONATION PURCHASES	1,975.60
2295	07/13/2026	APPAREL-HOODED SS, CAPS,	11-22-00-51380 FIRE DEPT UNIFORMS	922.78
2309	07/13/2026	SEW PATCHES ON FIRE INV. AP	11-22-00-51380 FIRE DEPT UNIFORMS	18.00
2313	07/16/2026	APPAREL-DAILY WORK SHORT	11-22-00-51380 FIRE DEPT UNIFORMS	441.20

Invoice Number	Invoice Date	Description	GL Account and Title		Net Invoice Amount
2318	07/20/2026	APPAREL-TACTICAL POLO, (2)	11-22-00-51380	FIRE DEPT UNIFORMS	97.00
Total INITIAL DESIGNS:					3,454.58
JONES, HEATHER					
AUG 2026	08/01/2026	RIVIERA EVENTS COORDINATO	47-00-00-57212	RIVIERA MARKETING COORDINATOR	5,833.34
Total JONES, HEATHER:					5,833.34
LAKEHOUSE CONDOMINIUM ASSOCIATION					
ZLKC00001-00	07/08/2026	LAKESHORE CONDO ASS ZLKC	43-32-10-17010	STREET IMP PROGRAM	100.00
Total LAKEHOUSE CONDOMINIUM ASSOCIATION:					100.00
LDV INC.					
218623	07/13/2026	REPAIR ACCIDENT DAMAGE VI	11-21-00-53610	PD EQUIP MAINT SERV COSTS	749.79
218623	07/13/2026	REPAIR ACCIDENT DAMAGE VI	11-22-00-52400	EQUIPMENT REPAIRS-FIRE DEPT	5,243.35
Total LDV INC.:					5,993.14
MEJA MANAGEMENT LLC					
07/30/26	07/30/2026	REIMBURSE-ROOM TAX JAN 20	11-00-00-41210	ROOM TAX	45.32
07/30/26	07/30/2026	REIMBURSE-ROOM TAX FEB 20	11-00-00-41210	ROOM TAX	45.32
07/30/26	07/30/2026	REIMBURSE-ROOM TAX MAY 20	11-00-00-41210	ROOM TAX	139.47
Total MEJA MANAGEMENT LLC:					230.11
MUTUAL OF OMAHA					
002155685107	07/21/2026	LTD AUG 2026	11-00-00-21555	LT DISABILITY INS PAYABLE	2,478.99
002155685107	07/21/2026	STD AUG 2026	11-00-00-21562	ST DISABILITY DEDUCTIONS	1,892.46
002155685107	07/21/2026	ACC AUG 2026	11-00-00-21564	ACCID INS DEDUCTIONS	607.48
Total MUTUAL OF OMAHA:					4,978.93
NEW EARTH STRATEGIES LLC					
07/31/26	07/30/2026	BI-WEEKLY-HILMOOR COORDI	11-62-01-59900	OTHER PROFESSIONAL SERVICES	1,500.00
Total NEW EARTH STRATEGIES LLC:					1,500.00
NORTHWEST SERVICES INC					
3226	07/14/2026	STORM DAMAGE CLEAN UP	11-10-00-58000	STORM EXPENDITURES	36,688.50
3231	07/22/2026	STORM DAMAGE CLEAN UP	11-10-00-58000	STORM EXPENDITURES	33,611.25
3234	07/28/2026	STORM DAMAGE CLEAN UP	11-10-00-58000	STORM EXPENDITURES	35,886.50
Total NORTHWEST SERVICES INC:					106,186.25
REGISTRATION FEE TRUST					
1FT8W3BN2T	07/17/2026	1FT8W3BN2TEE15064 TITLE /P	50-22-00-58000	FIRE EQUIPMENT PURCHASES	225.50
Total REGISTRATION FEE TRUST:					225.50
RHYME BUSINESS PRODUCTS					
42393238	07/01/2026	RHYME COPIER-JUNE 2026	11-22-00-53400	OPERATING SUPPLIES	291.11
Total RHYME BUSINESS PRODUCTS:					291.11

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
ROZINSKI, ROBIN				
07/30/26	07/30/2026	REIMBURSE-PARTS FOR COUN	11-11-00-53990 COUNCIL MISCELLANEOUS EXPENSE	21.12
Total ROZINSKI, ROBIN:				21.12
SKINNER, ANNE				
07/11/26	07/11/2026	RIVIERA DEPOSIT REFUND 07/1	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
Total SKINNER, ANNE:				1,000.00
TISCHER'S TREE AND LANDSCAPE LLC				
1203	07/13/2026	STORM DAMAGE	11-10-00-58000 STORM EXPENDITURES	20,580.00
1204	07/17/2026	STORM DAMAGE CLEAN UP	11-10-00-58000 STORM EXPENDITURES	16,065.00
Total TISCHER'S TREE AND LANDSCAPE LLC:				36,645.00
T-MOBILE				
222057396-06	07/12/2026	HARBORMASTER CELL	40-55-10-52210 TELEPHONE EXPENSE	30.75
222057396-06	07/12/2026	ADMINISTRATOR CELL	11-16-10-52210 CITY HALL TELEPHONE	40.74
222057396-06	07/12/2026	BUILDING INSPECTOR CELL	11-24-00-52620 TELEPHONE EXPENSE	30.75
222057396-06	07/12/2026	BEACH CELL	40-54-10-52210 BEACH TELEPHONE	30.75
222057396-06	07/12/2026	RIVIERA CELL-HEATHER	47-70-00-57155 TOURISM MUNICIPAL DEVELOPMENT	45.74
222057396-06	07/12/2026	PARKING CELL #1	42-34-50-52210 TELEPHONE EXPENSE	3.39
222057396-06	07/12/2026	PARKING CELL #2	42-34-50-52210 TELEPHONE EXPENSE	5.11
222057396-06	07/12/2026	CITY MAINTENANCE CELL	11-16-10-52210 CITY HALL TELEPHONE	30.75
222057396-06	07/12/2026	PARKING SUPERVISOR CELL	42-34-50-52210 TELEPHONE EXPENSE	30.75
222057396-06	07/12/2026	CITY CLERK CELL	11-16-10-52210 CITY HALL TELEPHONE	40.74
222057396-06	07/12/2026	PARKS SUPERINTENDENT	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	30.75
222057396-06	07/12/2026	CEMETERY CELL	48-00-00-52210 CEM TELEPHONE EXP	30.75
222057396-06	07/12/2026	STREET DIRECTOR (TOM) CEL	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	73.76
222057396-06	07/12/2026	STREET FOREMAN (NEIL) CELL	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	40.74
222057396-06	07/12/2026	STREET FOREMAN (BRETT) CE	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	30.75
222057396-06	07/12/2026	ARBORIST (JON) CELL	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	30.75
222057396-06	07/12/2026	PARKING MANAGER CELL	42-34-50-52210 TELEPHONE EXPENSE	30.75
Total T-MOBILE:				557.72
WALWORTH COUNTY REGISTER OF DEEDS				
ZYUP 00131	07/30/2026	ZYUP00131 ROW & EASEMENT	11-10-00-53160 RECORDING FEES	60.00
Total WALWORTH COUNTY REGISTER OF DEEDS:				60.00
WE ENERGIES				
6010201066	07/17/2026	CITY HALL GAS/HEAT	11-16-10-52240 CITY HALL GAS HEAT	507.59
6010201066	07/17/2026	FIREHOUSE GAS/HEAT	11-22-00-52240 FIREHOUSE GAS HEAT	88.74
6010201066	07/17/2026	UPPER RIVIERA GAS/HEAT	40-55-10-52240 UPPER RIVIERA GAS HEAT	65.62
6010201066	07/17/2026	HOST DRIVE WATER TOWER	11-22-00-52240 FIREHOUSE GAS HEAT	16.88
6010201066	07/17/2026	MUSEUM GAS/HEAT	11-51-10-52240 MUSEUM-GAS HEAT	28.90
6010201066	07/17/2026	1055 CAREY ST BUILDING	11-32-10-52240 ST DEPT BLDG GAS HEAT	13.78
6010201066	07/17/2026	1065 CAREY ST BUILDING	11-32-10-52240 ST DEPT BLDG GAS HEAT	34.41
6010201066	07/17/2026	1070 CAREY ST BUILDING	11-32-10-52240 ST DEPT BLDG GAS HEAT	9.57
6010201066	07/17/2026	VETS PARK GAS/HEAT	11-52-01-52240 VETS PARK GAS HEAT	9.90
6010201066	07/17/2026	CEMETERY GAS/HEAT	48-00-00-52240 CEM GAS HEAT EXP	16.59
Total WE ENERGIES:				791.98

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
WEYCO GROUP				
05/21/2026	06/02/2026	RIVIER DEPOSIT REFUND 05/21	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
Total WEYCO GROUP:				1,000.00
WOODSTOCK IMPROV				
07132026	07/17/2026	YOUTH IMPROV PROGRAM	99-00-00-54150 LIBRARY PROGRAMS	375.00
Total WOODSTOCK IMPROV:				375.00
Grand Totals:				192,179.07

Dated: _____

Mayor: _____

City Council: _____

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City Recorder: _____

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Paid and unpaid invoices included.
Invoice.Batch = "07242026","07232026","07282026","07312026"

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Only unpaid invoices included.
Invoice.Batch = "08052026","08052026A"
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				
6471	07/17/2026	6 WEEK CLEANING-JUN 29-JUL	99-00-00-53600 LIBRARY BLDG MAINT SERVICES	2,294.00
Total ALL PRO CLEANING SYSTEMS:				2,294.00
ASPHALT CONTRACTORS INC				
26.0136-PYME	07/01/2026	ROAD PAVING/IMPROVEMENT	43-32-10-17010 STREET IMP PROGRAM	41,975.68
Total ASPHALT CONTRACTORS INC:				41,975.68
ASSOCIATED APPRAISAL CONSULTANTS INC				
187096	07/01/2026	JULY 2026 ASSMT SRVCS	11-15-40-52100 ASSESSOR CONTRACTED SERVICES	3,750.00
Total ASSOCIATED APPRAISAL CONSULTANTS INC:				3,750.00
BATZNER PEST CONTROL				
99858642	07/27/2026	PEST CONTROL-JULY 2026	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	97.25
Total BATZNER PEST CONTROL:				97.25
BIGELOW REFRIGERATION				
73497	07/16/2026	ICE MACHINE-SERVICE CALL	11-32-10-53600 ST DEPT BLDG MAINT SERV COSTS	171.00
Total BIGELOW REFRIGERATION:				171.00
BIO-AQUATIC SERVICES LLC				
5012	03/19/2026	SEASONAL CONTROL WEEDS/	40-54-10-52640 LAKE SPRAYING	5,000.00
Total BIO-AQUATIC SERVICES LLC:				5,000.00
BUMPER TO BUMPER				
662-514795	07/23/2026	HEADLIGHT	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	11.98
Total BUMPER TO BUMPER:				11.98
CINTAS				
5348603604	07/20/2026	FIRST AID RESTOCK	11-32-10-53900 FIRST AID AND SAFETY SUPPLIES	279.02
Total CINTAS:				279.02
CJ & ASSOCIATES INC				
C26343	07/21/2026	FURNISH & INSTALL CEILING P	99-00-00-59000 LGIP EXPENDITURES	8,073.52
Total CJ & ASSOCIATES INC:				8,073.52
COLUMN SOFTWARE PBC				
C2330076-014	05/15/2026	26-27 LIQ LIC RNWLS	11-14-30-53140 OFFICIAL PUBLICATIONS & NOTICE	131.16
C2330076-015	06/25/2026	CC MIN-06.08.26-5PM	11-14-30-53140 OFFICIAL PUBLICATIONS & NOTICE	70.01
C2330076-015	06/25/2026	CC MIN-06.08.26	11-14-30-53140 OFFICIAL PUBLICATIONS & NOTICE	210.05

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
C2330076-016	07/24/2026	PC-2026-042	11-14-30-53140 OFFICIAL PUBLICATIONS & NOTICE	74.14
Total COLUMN SOFTWARE PBC:				485.36
CONSERV FS INC				
146036024	07/24/2026	140.4 GAL PETROLEUM GA	48-00-00-52240 CEM GAS HEAT EXP	224.50
Total CONSERV FS INC:				224.50
DESCHAMPS MATS SYSTEMS INC				
8610	06/23/2026	MOBI-MATS 2026	43-40-00-17015 LAKEFRONT CAPITAL PROJECTS	33,767.00
Total DESCHAMPS MATS SYSTEMS INC:				33,767.00
DUNN LUMBER				
2475778	07/16/2026	BATTERY	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	9.99
2481752	07/22/2026	BLADE KNIFE HOOK, WELD 2O	11-32-13-54300 TREE, BRUSH & COMPOST OPER SUP	118.13
2481762	07/22/2026	BROOM ANGLE	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	14.99
2482227	07/22/2026	OAK 1X8	11-32-13-54300 TREE, BRUSH & COMPOST OPER SUP	181.20
2482257	07/22/2026	COMMON COUNCIL PHOTO PR	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	382.17
2483760	07/23/2026	NUTS & BOLTS	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	88.77
2487622	07/27/2026	NUTS&BOLTS, RUBBER TIEDO	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	3.23
251899	07/22/2026	OAK 1X8 CREDIT	11-32-13-54300 TREE, BRUSH & COMPOST OPER SUP	181.20-
Total DUNN LUMBER:				617.28
GAGE MARINE CORP				
277489	07/13/2026	WEST PIER WEDGES 2026	40-52-10-53990 BUOY/STALL MISC. EXPENSES	495.00
277780	07/16/2026	SWIM PIER LADDER 2026	40-52-10-53990 BUOY/STALL MISC. EXPENSES	778.36
Total GAGE MARINE CORP:				1,273.36
GENEVA LAKE ENVIRONMENTAL AGCY				
08012026	08/01/2026	AUGUST PAYMENT 2026	40-54-10-57300 GLAKE ENVIRONMENTAL AGENCY	11,250.00
Total GENEVA LAKE ENVIRONMENTAL AGCY:				11,250.00
GENEVA LAKE WATER SAFETY				
08012026	08/01/2026	2026 CONTRIBUTION	40-54-10-57200 WATER SAFETY PATROL	41,758.00
Total GENEVA LAKE WATER SAFETY:				41,758.00
GFC LEASING - WI				
I590501	07/21/2026	COPIER LEASE-AUG 2026	99-00-00-55320 LIBRARY EQUIP LEASES & MAINT	247.81
Total GFC LEASING - WI:				247.81
GILBERTSON'S STAINED GLASS STUDIO				
30368	07/10/2026	PROGRAM ROOM RENOVATIO	43-99-00-17010 LIBRARY CAPITAL PROJECTS	1,865.00
Total GILBERTSON'S STAINED GLASS STUDIO:				1,865.00
GIRAFFE ELECTRIC II INC				
26-0659	07/08/2026	WIRED TRAFFIC LIGHT OFF OF	11-34-10-52600 REPAIRS-TRAFFIC SIGNALS,ETC	135.00
Total GIRAFFE ELECTRIC II INC:				135.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
GLEN FERN CONSTRUCTION LLC				
24657000-5	07/17/2026	PROJECT 24657000-PYMT 5	99-00-00-59000 LGIP EXPENDITURES	30,334.78
25-199	05/22/2026	RIVIERA DOORS	40-55-20-52400 LOWER RIVIERA REPAIRS	11,520.00
Total GLEN FERN CONSTRUCTION LLC:				41,854.78
GREAT AMERICA FINANCIAL SERVICES CORP				
42615026	07/28/2026	SHARP COPIER AUG 2026	11-13-00-53100 CITY ATTORNEY OFFICE SUPPLIES	73.85
Total GREAT AMERICA FINANCIAL SERVICES CORP:				73.85
HEIN ELECTRIC SUPPLY COMPANY				
S100371565.0	05/15/2026	CROSS ARM STREET LIGHT RE	11-34-10-52610 STREET LIGHTS REPAIRS	3,048.00
Total HEIN ELECTRIC SUPPLY COMPANY:				3,048.00
IMPRESSIONS COUNT PRINTING INC				
PC-238942	06/09/2026	AVIAN RACK CARDS	11-70-00-57800 AVIAN COMMITTEE EXPENSES	108.00
Total IMPRESSIONS COUNT PRINTING INC:				108.00
INGRAM BOOK COMPANY				
97841599	07/13/2026	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	11.17
97841599	07/13/2026	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
97841600	07/13/2026	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	9.43
97841600	07/13/2026	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
97841601	07/13/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	81.26
97841601	07/13/2026	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	9.95
97841602	07/13/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	32.83
97841602	07/13/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	3.98
97841603	07/13/2026	ADULT COLLECTION	99-00-00-54100 LIBRARY ADULT MATERIALS	16.84
97841603	07/13/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
97841604	07/13/2026	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	7.56
97841604	07/13/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
97841605	07/13/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	38.93
97841605	07/13/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	3.98
97841606	07/13/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	54.51
97841606	07/13/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	3.98
97841607	07/13/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	84.95
97841607	07/13/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	9.95
97932235	07/16/2026	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	87.31
97932235	07/16/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	13.93
97932236	07/16/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	131.32
97932236	07/16/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	15.92
97932237	07/16/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	34.06
97932237	07/16/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
97932238	07/16/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	96.09
97932238	07/16/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	11.94
97932239	07/16/2026	ADULT COLLECTION	99-00-00-55170 LIBRARY OUTREACH	17.14
97932239	07/16/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
97932240	07/16/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	85.67
97932240	07/16/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	9.95
97932241	07/16/2026	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	11.05
97932241	07/16/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
97932242	07/16/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	59.89
97932242	07/16/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	5.97
97932243	07/16/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	56.65

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
97932243	07/16/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	5.97
97932244	07/16/2026	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	34.35
97932244	07/16/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	5.97
97932245	07/16/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	34.08
97932245	07/16/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	3.98
97932246	07/16/2026	ADULT COLLECTION	99-00-00-54100 LIBRARY ADULT MATERIALS	17.05
97932246	07/16/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
97969882	07/17/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	196.56
97969882	07/17/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	29.85
97973839	07/17/2026	YOUTH BOOK-CREDIT	99-00-00-54110 LIBRARY YOUTH MATERIALS	.33-
97979613	07/19/2026	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	15.46
97979613	07/19/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
97979614	07/19/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	24.41
97979614	07/19/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
97979615	07/19/2026	ADULT COLLECTION	99-00-00-54100 LIBRARY ADULT MATERIALS	65.04
97979615	07/19/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
98018341	07/21/2026	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	28.64
98018341	07/21/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	3.98
98018342	07/21/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	29.18
98018342	07/21/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	3.98
98018343	07/21/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	275.07
98018343	07/21/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	35.82
98018344	07/21/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	98.53
98018344	07/21/2026	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	11.94
98018345	07/21/2026	ADULT BOOKS	99-00-00-55170 LIBRARY OUTREACH	16.05
98018345	07/21/2026	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
98018346	07/21/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	16.60
98018346	07/21/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
98018347	07/21/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	19.92
98018347	07/21/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
98018348	07/21/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	53.62
98018348	07/21/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	3.98
98018349	07/21/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	37.78
98018349	07/21/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	3.98
98018350	07/21/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	17.46
98018350	07/21/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
98033789	07/21/2026	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	21.60
98033789	07/21/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	3.98
98033790	07/21/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	19.23
98033790	07/21/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
98033791	07/21/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	62.28
98033791	07/21/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	5.97
98040518	07/21/2026	ADULT BOOKS- CREDIT	99-00-00-54100 LIBRARY ADULT MATERIALS	.33-
98056576	07/22/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	40.90
98056576	07/22/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	3.98
98069935	07/23/2026	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	10.55
98069935	07/23/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
98069936	07/23/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	54.06
98069936	07/23/2026	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	7.96
98069937	07/23/2026	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	7.55
98069937	07/23/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
98069938	07/23/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	16.18
98069938	07/23/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
98069939	07/23/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	16.70
98069939	07/23/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
98069940	07/23/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	16.62
98069940	07/23/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
98069941	07/23/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	19.36
98069941	07/23/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
98069942	07/23/2026	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	10.59
98069942	07/23/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
98069943	07/23/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	3.98
98069943	07/23/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	36.12
98069944	07/23/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	130.89
98069944	07/23/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	7.96
98069945	07/23/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	50.85
98069945	07/23/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	5.97
98069946	07/23/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	43.95
98069946	07/23/2026	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	3.98
98069947	07/23/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	499.80
98069947	07/23/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	55.72
98069948	07/23/2026	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	10.51
98069948	07/23/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
98069949	07/23/2026	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	12.66
98069949	07/23/2026	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
98069950	07/23/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	15.98
98069950	07/23/2026	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
98069951	07/23/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	17.10
98069951	07/23/2026	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
98069952	07/23/2026	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	884.37
98069952	07/23/2026	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	163.18
98069953	07/23/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	52.38
98069953	07/23/2026	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	5.97
98069954	07/23/2026	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	35.42
98069954	07/23/2026	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	5.97
98069955	07/23/2026	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	5.97
98069955	07/23/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	50.85
98087245	07/23/2026	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	196.27
98087245	07/23/2026	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	41.79
98087246	07/23/2026	ADULT COLLECTION	99-00-00-54100 LIBRARY ADULT MATERIALS	49.06
98087246	07/23/2026	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
98087247	07/23/2026	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	69.69
98087247	07/23/2026	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	11.94
98115375	07/24/2026	ADULT BOOKS- CREDIT	99-00-00-54100 LIBRARY ADULT MATERIALS	15.19-
98132058	07/26/2026	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	22.38
98132058	07/26/2026	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	3.98
98132059	07/26/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	82.39
98132059	07/26/2026	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	9.95
98132060	07/26/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	36.83
98132060	07/26/2026	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
98132061	07/26/2026	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	6.08
98132061	07/26/2026	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
98132062	07/26/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	16.70
98132062	07/26/2026	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
98132063	07/26/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	61.68
98132063	07/26/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	5.97
98132064	07/26/2026	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	40.57
98132064	07/26/2026	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	3.98
98166271	07/27/2026	ADULT BOOKS- CREDIT	99-00-00-54100 LIBRARY ADULT MATERIALS	.33-
Total INGRAM BOOK COMPANY:				5,217.32
INITIAL DESIGNS				
2311	07/14/2026	STAFF APPAREL 2026	40-54-10-51380 UNIFORMS	1,419.50

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Total INITIAL DESIGNS:				1,419.50
ITU ABSORBTECH INC				
8762088	07/17/2026	MAT SERVICE	11-32-10-53600 ST DEPT BLDG MAINT SERV COSTS	147.07
8762089	07/17/2026	MAT SERVICE-JULY 2026	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	127.95
Total ITU ABSORBTECH INC:				275.02
JERRY WILLKOMM INC				
327864	07/15/2026	1650.0 GASOLINE	11-32-10-53410 VEHICLE-FUEL & OIL	6,598.35
Total JERRY WILLKOMM INC:				6,598.35
JOHN FABICK TRACTOR COMPANY				
PIMK0491959	07/10/2026	FILTER	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	105.01
PIMK0492233	07/13/2026	FILTER	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	55.92
PIMK0492234	07/13/2026	AIR FILTER	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	42.12
PIMS0513389	07/13/2026	FILTER	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	87.16
Total JOHN FABICK TRACTOR COMPANY:				290.21
KAESTNER AUTO ELECTRIC CO				
453875	07/07/2026	WIRE ENDS	11-32-10-53500 BLDG MAINT SUPPLIES-STR DEPT	25.99
453875	07/07/2026	RAKES	11-52-00-53520 GROUNDS MAINT SUPPLIES	299.94
Total KAESTNER AUTO ELECTRIC CO:				325.93
KAPUR & ASSOCIATES INC				
141728	07/14/2026	SUMMERHAVEN-PH 3	11-00-00-13910 A/R BILL OUTS	3,190.00
141729	07/14/2026	SYMPHONY BAY-PH 7	11-00-00-13910 A/R BILL OUTS	1,080.30
141730	07/14/2026	STONE RIDGE PH 3	11-00-00-13910 A/R BILL OUTS	142.00
141731	07/14/2026	HWY 50 ROAD IMPROVEMENT	43-32-10-17010 STREET IMP PROGRAM	1,874.00
141732	07/14/2026	TALK WITH PI CONSULTANT RE	11-30-00-52160 CITY ENGINEERING FEES	87.50
141938	07/20/2026	ROAD PAVING/IMPROVEMENT	43-32-10-17010 STREET IMP PROGRAM	8,627.63
141939	07/20/2026	CENTER INTERCHANGE N	11-00-00-13910 A/R BILL OUTS	1,775.00
141940	07/20/2026	SIMPLEE CAMPUS	11-00-00-13910 A/R BILL OUTS	355.00
141941	07/20/2026	69 HILLSIDE DR	11-00-00-13910 A/R BILL OUTS	98.00
141942	07/20/2026	TDS FIBER- JUNE 1 - JUNE 27	11-30-00-52160 CITY ENGINEERING FEES	142.00
141943	07/20/2026	N KNOLL LN	11-00-00-13910 A/R BILL OUTS	175.00
141944	07/20/2026	630 S LSD	11-00-00-13910 A/R BILL OUTS	87.50
141945	07/20/2026	BACK RD CSM	11-00-00-13910 A/R BILL OUTS	169.00
141946	07/20/2026	MEADOWLANDS STORMWATE	11-30-00-52160 CITY ENGINEERING FEES	355.00
141947	07/20/2026	938 MOBILE ST	11-00-00-13910 A/R BILL OUTS	371.50
141948	07/20/2026	140 BROAD ST	11-00-00-13910 A/R BILL OUTS	71.00
141949	07/20/2026	736-738 W MAIN ST	11-00-00-13910 A/R BILL OUTS	142.00
141950	07/20/2026	1626 EVERGREEN LN	11-00-00-13910 A/R BILL OUTS	142.00
141951	07/20/2026	625 S WELLS ST	11-00-00-13910 A/R BILL OUTS	142.00
141952	07/20/2026	1075 LG BLVD	11-30-00-52160 CITY ENGINEERING FEES	142.00
141983	07/21/2026	CHILD SAFETY ZONE MAPPING	11-30-00-52160 CITY ENGINEERING FEES	840.00
141984	07/21/2026	ZONING ADMIN	11-30-00-52160 CITY ENGINEERING FEES	120.00
141986	07/21/2026	DEPT. OF NATURAL RESOURC	11-30-00-52160 CITY ENGINEERING FEES	350.00
142007	07/22/2026	VISTAS	11-00-00-13910 A/R BILL OUTS	1,261.00
142010	07/22/2026	ROAD PAVING/IMPROVEMENT -	43-32-10-17010 STREET IMP PROGRAM	1,775.00
142013	07/22/2026	HWY 50 ROAD IMPROVEMENT	43-32-10-17010 STREET IMP PROGRAM	726.50
142015	07/22/2026	TOWNLINE/EDWARDS TOWNLI	43-32-10-17020 DPW CAPITAL PROJECTS	6,647.50
142016	07/22/2026	COORDINATION FOR SCHOOL	11-30-00-52160 CITY ENGINEERING FEES	142.00

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142017	07/22/2026	OAK HILL CEMETERY ROADS	43-48-00-17010 CEMETERY CAPITAL PROJECTS	2,748.35
142019	07/22/2026	SYMPHONY BAY-PH 8	11-00-00-13910 A/R BILL OUTS	34,455.98
142020	07/22/2026	1730 RIDGEWAY PT	11-30-00-52160 CITY ENGINEERING FEES	87.50
142021	07/22/2026	MEETINGS	11-30-00-52160 CITY ENGINEERING FEES	1,666.00
142022	07/22/2026	GIS	11-30-00-52160 CITY ENGINEERING FEES	382.00
142024	07/22/2026	CEMETERY GIS	11-30-00-52160 CITY ENGINEERING FEES	196.00
Total KAPUR & ASSOCIATES INC:				70,566.26
KEHOE HENRY & ASSOCIATES INC				
2409-4	07/17/2026	SALT SHED EXPANSION	43-32-10-17020 DPW CAPITAL PROJECTS	1,364.26
2409-5	07/14/2026	SALT SHED EXPANSION	43-32-10-17020 DPW CAPITAL PROJECTS	745.15
Total KEHOE HENRY & ASSOCIATES INC:				2,109.41
LAKE GENEVA UTILITY				
702 HANDEL D	05/19/2026	702 HANDEL DR	45-00-00-24530 SEWER IMPACT FEES	4,103.00
702 HANDEL D	05/19/2026	702 HANDEL DR	45-00-00-24520 WATER IMPACT FEES	2,530.00
815 HANDEL D	05/19/2026	815 HANDEL DR	45-00-00-24520 WATER IMPACT FEES	2,530.00
815 HANDEL D	05/19/2026	815 HANDEL DR	45-00-00-24530 SEWER IMPACT FEES	4,103.00
816 HANDEL D	05/11/2026	816 HANDEL DR	45-00-00-24530 SEWER IMPACT FEES	4,103.00
816 HANDEL D	05/11/2026	816 HANDEL DR	45-00-00-24520 WATER IMPACT FEES	2,530.00
817 HANDEL D	06/29/2026	817 HANDEL DR	45-00-00-24520 WATER IMPACT FEES	2,530.00
817 HANDEL D	06/29/2026	817 HANDEL DR	45-00-00-24530 SEWER IMPACT FEES	4,103.00
825 HANDEL D	05/07/2026	825 HANDEL DR	45-00-00-24520 WATER IMPACT FEES	2,530.00
825 HANDEL D	05/07/2026	825 HANDEL DR	45-00-00-24530 SEWER IMPACT FEES	4,103.00
827 HANDEL D	05/07/2026	827 HANDEL DR	45-00-00-24520 WATER IMPACT FEES	2,530.00
827 HANDEL D	05/07/2026	827 HANDEL DR	45-00-00-24530 SEWER IMPACT FEES	4,103.00
831 BRAHMS	06/30/2026	831 BRAHMS ST	45-00-00-24520 WATER IMPACT FEES	2,530.00
831 BRAHMS	06/30/2026	831 BRAHMS ST	45-00-00-24530 SEWER IMPACT FEES	4,103.00
832 HANDEL D	05/11/2026	832 HANDEL DR	45-00-00-24530 SEWER IMPACT FEES	4,103.00
832 HANDEL D	05/11/2026	832 HANDEL DR	45-00-00-24520 WATER IMPACT FEES	2,530.00
838 HANDLE D	06/02/2026	838 HANDLE DR	45-00-00-24520 WATER IMPACT FEES	2,530.00
838 HANDLE D	06/02/2026	838 HANDLE DR	45-00-00-24530 SEWER IMPACT FEES	4,103.00
839 BRAHMS	05/08/2026	839 BRAHMS ST	45-00-00-24530 SEWER IMPACT FEES	4,103.00
839 BRAHMS	05/08/2026	839 BRAHMS ST	45-00-00-24520 WATER IMPACT FEES	2,530.00
844 BRAHMS	05/11/2026	844 BRAHMS ST	45-00-00-24520 WATER IMPACT FEES	2,530.00
844 BRAHMS	05/11/2026	844 BRAHMS ST	45-00-00-24530 SEWER IMPACT FEES	4,103.00
849 BRAHMS	05/13/2026	849 BRAHMS ST	45-00-00-24520 WATER IMPACT FEES	2,530.00
849 BRAHMS	05/13/2026	849 BRAHMS ST	45-00-00-24530 SEWER IMPACT FEES	4,103.00
850 BRAHMS	06/29/2026	850 BRAHMS ST	45-00-00-24520 WATER IMPACT FEES	2,530.00
850 BRAHMS	06/29/2026	850 BRAHMS ST	45-00-00-24530 SEWER IMPACT FEES	4,103.00
852 BRAHMS	05/08/2026	852 BRAHMS ST	45-00-00-24530 SEWER IMPACT FEES	4,103.00
852 BRAHMS	05/08/2026	852 BRAHMS ST	45-00-00-24520 WATER IMPACT FEES	2,530.00
853 BRAHMS	05/11/2026	853 BRAHMS ST	45-00-00-24520 WATER IMPACT FEES	2,530.00
853 BRAHMS	05/11/2026	853 BRAHMS ST	45-00-00-24530 SEWER IMPACT FEES	4,103.00
854 BRAHMS	05/11/2026	854 BRAHMS ST	45-00-00-24530 SEWER IMPACT FEES	4,103.00
854 BRAHMS	05/11/2026	854 BRAHMS ST	45-00-00-24520 WATER IMPACT FEES	2,530.00
855 BRAHMS	05/08/2026	855 BRAHMS ST	45-00-00-24530 SEWER IMPACT FEES	4,103.00
855 BRAHMS	05/08/2026	855 BRAHMS ST	45-00-00-24520 WATER IMPACT FEES	2,530.00
856 BRAHMS	05/28/2026	856 BRAHMS ST	45-00-00-24520 WATER IMPACT FEES	2,530.00
856 BRAHMS	05/28/2026	856 BRAHMS ST	45-00-00-24530 SEWER IMPACT FEES	4,103.00
858 BRAHMS	05/08/2026	858 BRAHMS ST	45-00-00-24520 WATER IMPACT FEES	2,530.00
858 BRAHMS	05/08/2026	858 BRAHMS ST	45-00-00-24530 SEWER IMPACT FEES	4,103.00
Total LAKE GENEVA UTILITY:				126,027.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
LAKESIDE INTERNATIONAL LLC				
2384732P	04/24/2026	FLEETRITE WATER	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	94.98
Total LAKESIDE INTERNATIONAL LLC:				94.98
MIDWEST TAPE LLC				
509140584	07/15/2026	ADULT AUDIO BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	45.99
509140584	07/15/2026	PROCESSING CHARGES	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
509172633	07/22/2026	ADULT AUDIO BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	42.99
509172633	07/22/2026	AUDIO BOOKS PROCESSING	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.99
Total MIDWEST TAPE LLC:				92.96
NAPA AUTO PARTS				
405462	07/22/2026	AIR FILTER	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	44.80
405940	07/27/2026	HOSE CLAMP	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	1.76
Total NAPA AUTO PARTS:				46.56
OFFICE PRO INC				
772405-0	07/17/2026	TOILET PAPER -6 CASES	40-54-10-53520 BEACH MAINTENANCE SUPPLIES	191.94
772405-0	07/17/2026	TOILET PAPER	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	639.80
772405-0	07/17/2026	TOILET PAPER - 4 CASES	99-00-00-53500 LIBRARY MAINT SUPPLIES	127.96
772500-0	07/17/2026	TOWELS, TOILET PAPER	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	138.40
773128-1	07/27/2026	HANDWASH	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	1,414.16
Total OFFICE PRO INC:				2,512.26
PHIL'S ELECTRIC DRAIN				
266128	07/20/2026	TOLIET REPAIR-RIV	40-55-20-52400 LOWER RIVIERA REPAIRS	165.00
Total PHIL'S ELECTRIC DRAIN:				165.00
PITNEY BOWES GLOBAL LEASE				
3322934127	07/21/2026	FOLDING MACHINE LEASE-MAY	11-16-10-55320 CH POSTAGE METER RENT & EXP	413.10
Total PITNEY BOWES GLOBAL LEASE:				413.10
PLAYAWAY PRODUCTS LLC				
543133	07/24/2026	YOUTH MATERIALS	99-00-00-54110 LIBRARY YOUTH MATERIALS	5,599.97
543134	07/24/2026	YOUTH MATERIALS	99-00-00-54110 LIBRARY YOUTH MATERIALS	953.19
543205	07/27/2026	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	1,645.93
Total PLAYAWAY PRODUCTS LLC:				8,199.09
RHYME BUSINESS PRODUCTS				
42569298	07/22/2026	RHYME COPIER-JULY 2026	11-24-00-53130 COPIER EXPENSES	118.91
Total RHYME BUSINESS PRODUCTS:				118.91
ROTE OIL LTD				
35992	07/17/2026	388.5 ON RD	11-32-10-53410 VEHICLE-FUEL & OIL	1,521.37
36808	07/24/2026	327.5 OFF RD	11-32-10-53410 VEHICLE-FUEL & OIL	1,303.45
36809	07/24/2026	783.4 ON RD	11-32-10-53410 VEHICLE-FUEL & OIL	3,357.65
Total ROTE OIL LTD:				6,182.47

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
SHRED-IT				
8014943766	07/25/2026	SHRED SERV-JULY 2026	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	118.61
Total SHRED-IT:				118.61
TOTAL PARKING SOLUTIONS INC				
107953	08/01/2026	WEB OFFICE AUGUST 2026	42-34-50-54500 SUPPORT CONTRACTS	3,850.00
109599	07/16/2026	DIGITIZER (KIOSK SCREEN)	42-34-50-52500 KIOSK REPAIRS/SUPPLIES	714.00
TOTAL PARKING SOLUTIONS INC:				4,564.00
TRANE US INC				
990610921	07/16/2026	REPLACED A FAULTY SENSOR-	11-16-10-52400 CITY HALL BUILDING REPAIRS	784.00
Total TRANE US INC:				784.00
UNITED LABORATORIES				
INV464691	07/17/2026	DEFENDER URNIAL	40-55-10-53500 BLDG MAINT SUPPLIES-UPPER RIV	209.70
Total UNITED LABORATORIES:				209.70
VANDEWALLE & ASSOCIATES INC				
202607005	07/16/2026	CORP PLANNING & ENGAGEME	43-52-00-53000 PARKS AND REC CAPITAL PROJECTS	11,004.56
Total VANDEWALLE & ASSOCIATES INC:				11,004.56
VON BRIESEN & ROPER SC				
536761	07/17/2026	VBR-05/04/2026-ADVISE DURIN	11-13-10-52140 OUTSIDE ATTORNEYS FEES	94.25
Total VON BRIESEN & ROPER SC:				94.25
WALWORTH COUNTY PUBLIC WORKS				
2026-07	07/28/2026	INTERCHANGE NORTH/CENTE	43-32-10-17010 STREET IMP PROGRAM	14,826.14
Total WALWORTH COUNTY PUBLIC WORKS:				14,826.14
WELDERS SUPPLY CO				
3327891	07/27/2026	PROPANE,	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	78.42
Total WELDERS SUPPLY CO:				78.42
WITTE SUPPLY COMPANY				
187677	07/21/2026	MULCH	11-52-00-53520 GROUNDS MAINT SUPPLIES	672.00
187777	07/22/2026	MULCH	11-52-00-53520 GROUNDS MAINT SUPPLIES	504.00
187843	07/23/2026	MULCH	11-52-00-53520 GROUNDS MAINT SUPPLIES	336.00
188201	07/28/2026	BARRIER	11-52-01-59520 GROUNDS MAINTENANCE SUPPLIES	96.00
Total WITTE SUPPLY COMPANY:				1,608.00
Grand Totals:				462,302.40

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.
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Invoice Detail.GL account (2 Characters) = {<>} "61"
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Agenda Memo

08/10/2026 12:07 PM (CDT)

Committee	Council
Meeting Date	08/19/2026
Subject or Item Title	Special Event Approvals
Submitted By	David Winger
Email Address	parksdirector@cityoflakegeneva.gov
Purpose of Request	General Business
Background / Request	This request is for the approval of the following events: Mt. Zion Worship in the Park (9/13/2026) - Private event that needs assessment of what to charge. Is this an event that Council would like to charge? If Council wishes to be consistent with other events charged this summer, the charge would be $125 for the Gazebo, $250 for Brunk Pavilion, and $75 for Flat Iron Park. I do not recommend charging for the Beach for this event as the space needed wouldn't limit access to others. Red Bull Rush Delivery (9/19/2026) - For-profit event be charged for use of the Beach $75/day and Beach Restrooms hourly rate. Dragon Days (10/3/10/4/2026) - Council is approving activities on City of Lake Geneva property only. Organizer must go to Library Board for activities relating to or on Library property. For future planning purposes, Council should consider whether it wishes to grant exclusive use of public space to events that charge admission fees. Badger Homecoming Fireworks Permit (10/16/2026)
Does Item Have a Fiscal/Budget Impact?	N/A
Does Item Have Ordinance or Policy Implications or Changes?	N/A
Possible Motion	Motion to approve the following events: Private Event - Mt. Zion Worship in the Park on 9/13/2026 to be charged $450 for park and shelter use. Public Event - Red Bull Rush Delivery on 9/19/2026 to be charged $75/day for Beach use and the hourly rate for Beach Restrooms. Public Event - Dragon Days on 10/3-10/4/2026. Soda truck to be parked in one of the two parking spaces by West-End restrooms. Public Event - Badger Homecoming Fireworks Display on 10/16/2026.
Timeline	

i. **Committee Name**

Council

Date of Meeting

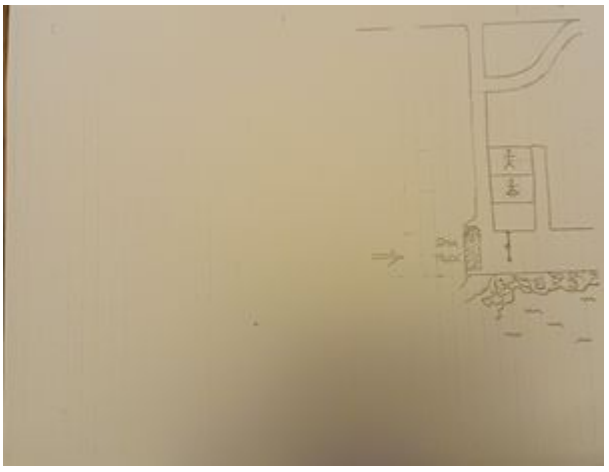
08/19/2026

Outcome	Other

You selected "Other", please explain why:

Meeting upcoming

Necessary Attachments	SIGNED 2026 Mt. Zion Worship in the Park Event App_Redacted.pdf Signed Red Bull Rush Delivery Event App - Redacted.pdf Signed Dragon Days Event App - Redacted.pdf



Badger Homecoming Fireworks 2026 Permit App_Redacted.pdf

2025.06.12_RB-RUSH_PLAN-V2.pdf

Next Direct Step	City Admin Review

Admininstration Approval

City Administrator Date	08/11/2026
City Administrator Additional Comments	Library Board still needs to approve the Dragon Days use so I am recommending approval contingent upon the Boards approval.
City Administrator Signature	

CITY OF LAKE GENEVA EVENT PERMIT APPLICATION

For events using City Parks or other Public Property.
Please fill in all blanks completely, as incomplete applications will be rejected.
Applications for Public Events must be submitted AT LEAST 45 DAYS prior to the proposed event date for consideration.
Do not use this form if your event is on private property.

Submit to: parksdirector@cityoflakegeneva.gov

Section I- APPLICANT INFORMATION

Name of Applicant: Mt. Zion Church

Name of Event Organizer/Producer: [redacted]

Production Company/Organization: Mt. Zion Church FEIN #: [redacted]

Street Address: [redacted]

City: Lake Geneva State: WI Zip code: 53147

E-mail Address: [redacted]

Daytime Phone: [redacted] Cell Phone: [redacted]

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

EIN # (Tax Exempt Number): [redacted]
*All non-profits must present a copy of their current Tax ID- EIN#

Section II- EVENT INFORMATION- Select all that apply

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

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

Other Location: Lake Geneva Beach

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

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

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

Park Space
- ☐ Flat Iron Park
- ☐ Seminary Park
- ☐ Cobb Park
- ☐ Library Park
- ☐ Other: _____

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

*Applicants for a Public Event Permit MUST attend the Committee & Council meetings where their applications are considered for approval.

1. Title of Event: Worship in the Park + Beach Baptism
2. Date(s) of Event: Sept. 13, 2029 (Sunday)
3. Location(s) of Event: Flat Iron Park + Lake Geneva Beach
4. Hours: 9 - 3
Include :Start Time & End Time of event, and set up and tear down times
5. Event Chair/Contact Person: [redacted] Phone: [redacted]
6. Day of Event Contact Name: [redacted] Phone: [redacted]
7. Is the event open to the public? ☒ Yes ☐ No
8. Will you charge an admission fee? ☐ Yes ☒ No
9. Estimated Attendance Number: 200
10. Basis for estimate: past events
11. Will you be setting up a tent? ☐ Yes ☒ No

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

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

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

14. Description of plan for handling refuse collection and after-event clean-up:
We will use the garbage cans availalble at the site.

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

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

17. Will your event include the sale of beer and/or wine? ☐ Yes ☒ No
If yes, please submit a completed Temporary Alcohol License & any necessary Temporary Operator License Applications to the City Clerk's office.

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

19. Describe Signage to be used during event:

If using City Street Banner poles, submit a completed Street Banner Display Application.

Section III- STREET USE/CLOSURE-$75 PER DAY PLUS COST OF BARRICADE RENTAL

☐ Street Closure ☐ Street Use ☒ N/A-Skip to Section IV

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

☐ Certificate of Comprehensive General Liability Insurance with the City, its employees and agents as additional insured with coverage for contractual liability with minimum limits of $500,000 per occurrence for bodily injury and property damage limits of $250,000 per occurrence.

☐ Petition signed by more than half of the residential dwelling units and/or commercial units residing along that portion of the street designated for the proposed use or whose property is denied access by virtue of the granting of the permit.

Describe street(s) being used or closed. Attach additional pages if necessary & include a map.
Street closures must include rental of barricades; must be coordinated with the City of Lake Geneva Department of Public Works

Section IV- PARKING REQUESTS

Will any parking stalls be used or blocked during the event? ☐Yes ☒No

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

Dates of Use:_____

Total Number of Parking Stalls being Requested:_____

Parking Stall Location:_____
Attach a map showing location of requested stalls.

Section V - REQUESTS FOR ADDITIONAL SERVICES

Anticipated Services Beyond Facility/Park Space Use Will Result in Additional Fees
Please indicate below any additional services you are requesting for your event. Estimated Fees for these services may be required prior to issuance of permit

☒ **Electricity**; Explain: Electric at the shelter for music equipment.

☐ **Water;** Explain:_____

☐ **Traffic Control;** Explain:_____

☐ **Police Services;** Explain:_____

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

☐ **Other;** Explain:_____

Section VI - SIGNAUTRE AND INDEMINIFICATION

Acknowledgements-Applicant Must Initial Each Item

1. R.M. The City of Lake Geneva, the Police Department and/or Fire Department have the right to cancel an event due to inclement weather, other safety risks, or if event is found to be in violation of any conditions of the event permit issued. No refunds will be issued for cancellations due to safety risks or permit violations.

2. R.M. All Parks and Public Spaces must be left the way they were originally found.

3. R.M Event Tear Down and Clean Up must be completed within time frame specified in the hours listed on page 2, unless prior arrangements are made with the Parks Director and/or other appropriate City Staff.

4. R.M Applicant is responsible for the cost of damages or additional clean up resulting from event.

5. R.M. Applicant will be invoiced for damages or clean up charges. Failure to pay invoices will result in denial of any and all future event applications.

6. R.M Must have a designated contact person on site and accessible at all times.

7. R.M. Application fees due upon submission. Facility/Park Space fees, Parking Fees, Additional Services Fees due at least 1 week prior to the start of the event. Waived

8. R.M. Applicant is responsible for reporting any issues or concerns with event location to the appropriate City Department as soon as they are aware.

9. R.M Any incomplete, misleading, or falsified information in this application will result in automatic denial.

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

Applicant Signature: Rose M. Miller **Date:** 5/20/26

Submit completed applications to the Parks Director: parksdirector@cityoflakegeneva.gov

For Office Use Only

Date Filed: _____ **Fees:** ☐ **Exempt** ☐ **Charged** **Amt Due:** _____

Required Approvals

Parks Director Signature: David Winger David Winger (Jul 27, 2026 16:49:31 CDT) Date: 07/22/2026

☑ Approve ☐ Denied Notes: Looking for fee determination from Council

Police Chief Signature: Lt. Kaitlin Tietz Lt. Kaitlin Tietz (Jul 27, 2026 08:58:03 CDT) Date: 07/23/2026

☑ Approve ☐ Denied Notes: _____

Fire Chief Signature: Dennis (Jul 27, 2026 10:01:35 CDT) Date: 07/23/2026

☑ Approve ☐ Denied Notes: _____

DPW Signature: Neil Wasvo Neil Wasvo (Jul 27, 2026 09:16:45 CDT) Date: 07/23/2026

☑ Approve ☐ Denied Notes: N/A

As Needed Approvals

Parking Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

Harbormaster Signature: Luke (Jul 27, 2026 16:06:45 CDT) Date: 07/27/2026

☑ Approve ☐ Denied Notes: _____

City Clerk Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

Public Events:

FLR Meeting Date: _____

Council Meeting Date: Mid August

Public Event-Save the Date Form

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

Completion of this form does not replace the application process for a City of Lake Geneva Event permit. An event permit application must be submitted each year.

Do not compete this form if your event is a private event.

Event Name: _____

Event Date: YR 20___: _____

YR 20___: _____

YR 20___: _____

All Park Facilities: _____

Name of Sponsoring Organization: _____

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

Contact First Name: _____ Last Name: _____

Phone/Mobile: _____

Email: _____

Notes/Request: _____

_____

2026 Mt. Zion Worship in the Park Event App_Redacted

Final Audit Report 2026-07-27

Created:	2026-07-22
By:	David Winger (parksdirector@cityoflakegeneva.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAASS2uHsXjAOE7rtblcdQEOzEVZfih21ME

"2026 Mt. Zion Worship in the Park Event App_Redacted" History

Document created by David (parksdirector@cityoflakegeneva.gov)
2026-07-22 - 8:43:55 PM GMT

Document emailed to David (parksdirector@cityoflakegeneva.gov) for signature
2026-07-22 - 8:44:03 PM GMT

Document emailed to Katie (patrollt@cityoflakegeneva.gov) for signature
2026-07-22 - 8:44:03 PM GMT

Document emailed to Dennis (ddetkowski@cityoflakegeneva.gov) for signature
2026-07-22 - 8:44:04 PM GMT

Document emailed to Neil (dpwsuperintendent@cityoflakegeneva.gov) for signature
2026-07-22 - 8:44:04 PM GMT

Document emailed to Luke (harbormaster@cityoflakegeneva.gov) for signature
2026-07-22 - 8:44:04 PM GMT

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2026-07-22 - 8:49:29 PM GMT

Document e-signed by David Winger (parksdirector@cityoflakegeneva.gov)
Signature Date: 2026-07-22 - 8:49:31 PM GMT - Time Source: server - Signature Appearance Selected: TYPE

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2026-07-23 - 11:11:25 AM GMT

Signer Neil (dpwsuperintendent@cityoflakegeneva.gov) entered name at signing as Neil Waswo
2026-07-23 - 11:13:43 AM GMT

Document e-signed by Neil Waswo (dpwsuperintendent@cityoflakegeneva.gov)
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2026-07-23 - 1:58:23 PM GMT

Signer Katie (patrollt@cityoflakegeneva.gov) entered name at signing as Lt. Kaitlin Tietz
2026-07-23 - 1:58:57 PM GMT

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Signature Date: 2026-07-23 - 1:58:59 PM GMT - Time Source: server - Signature Appearance Selected: TYPE

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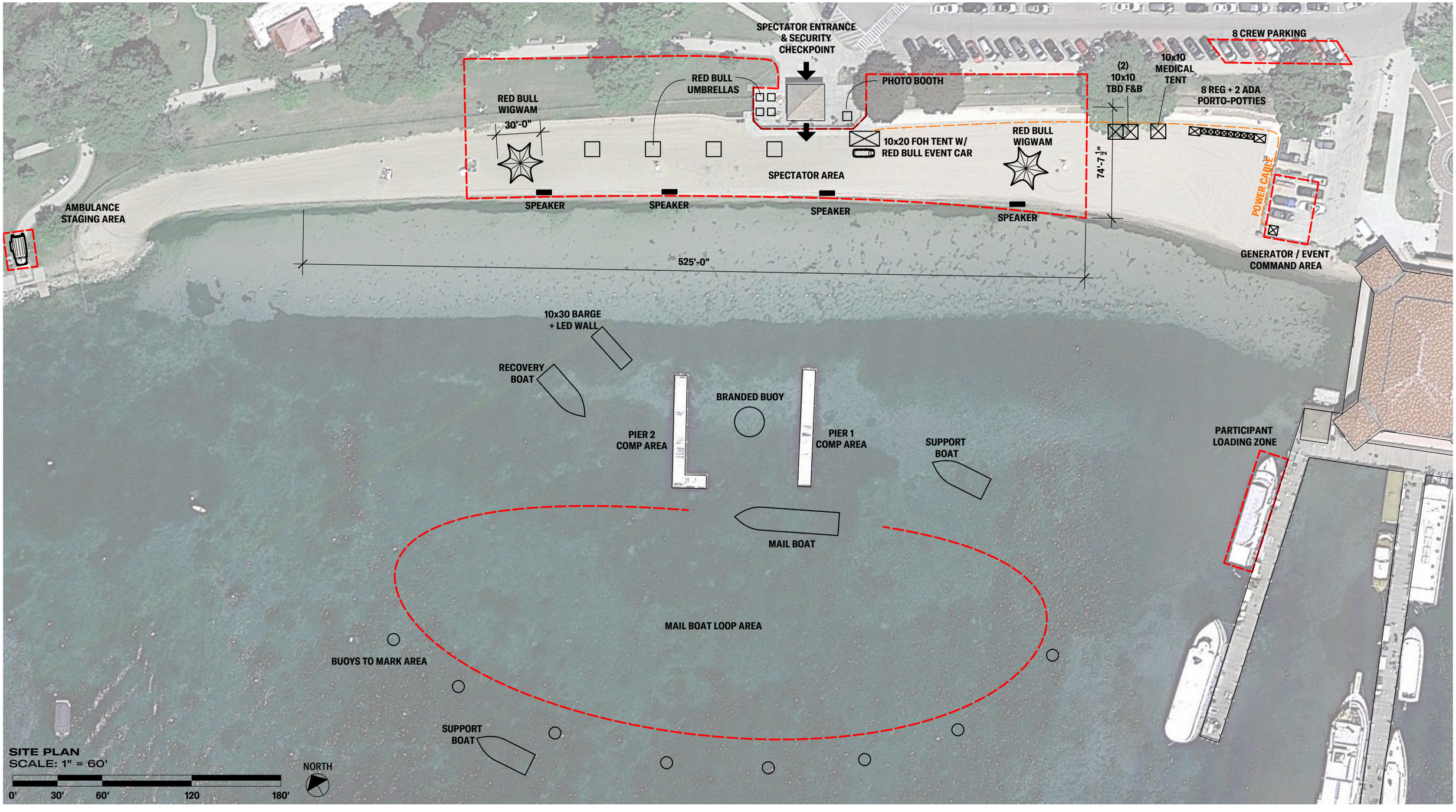
2026-07-27 - 9:03:48 PM GMT

Document e-signed by Luke (harbormaster@cityoflakegeneva.gov)
Signature Date: 2026-07-27 - 9:05:45 PM GMT - Time Source: server - Signature Appearance Selected: DRAW

Agreement completed.
2026-07-27 - 9:05:45 PM GMT

RED BULL RUSH DELIVERY 2025

PRELIMINARY EVENT PLAN
LAKE GENEVA WISCONSIN
V2: 6/12/2025



VELOBELLE

CITY OF LAKE GENEVA EVENT PERMIT APPLICATION

For events using City Parks or other Public Property.
Please fill in all blanks completely, as incomplete applications will be rejected.
Applications for Public Events must be submitted AT LEAST 45 DAYS prior to the proposed event date for consideration.
Do not use this form if your event is on private property.

Submit to: parksdirector@cityoflakegeneva.gov

Section I- APPLICANT INFORMATION

Name of Applicant: Josh Greene

Name of Event Organizer/Producer: Red Bull Rush Delivery 2026

Production Company/Organization: Throwing Star Collective Inc FEIN #: [redacted]

Street Address: [redacted]

City: [redacted] State: [redacted] Zip code: [redacted]

E-mail Address: [redacted]

Daytime Phone: _____ Cell Phone: [redacted]

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

EIN # (Tax Exempt Number): [redacted]

*All non-profits must present a copy of their current Tax ID- EIN#

Section II- EVENT INFORMATION- Select all that apply

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

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

Other Location: Riviera Beach

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

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

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

Park Space
- ☐ Flat Iron Park
- ☐ Seminary Park
- ☐ Cobb Park
- ☐ Library Park
- ☐ Other: Riviera Beach + Waterfront

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

*Applicants for a Public Event Permit MUST attend the Committee & Council meetings where their applications are considered for approval.

Red Bull Rush Delivery + Red Bull Air Force Skydive Show

1.Title of Event: _____

2.Date(s) of Event: September 17-19, 2026

3.Location(s) of Event: Riviera Beach, Waterfront, and Gage Marine Docks

4.Hours: Sept 17 - 9am-5pm for set up, Sept 18 - 8am-6pm for set up + testing, Sept 19 -8am-11am prep, 11am-4pm event, 4pm-8pm Strike

Include :Start Time & End Time of event, and set up and tear down times

5. Event Chair/Contact Person: [redacted] Phone: [redacted]

6. Day of Event Contact Name: [redacted] Phone: [redacted]

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

8. Will you charge an admission fee? ☐ Yes ■ No

9. Estimated Attendance Number: 3,000-4,000

10. Basis for estimate: Historics and growth from 2025 event

11. Will you be setting up a tent? ☐ Yes ☐ No

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

Tents will all be 10x10 or 10x20 pop ups

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

If yes, what type and how many: _____

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

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

Garbage cans on site and dumpster access at Riviera - can look to bring in dumpster if needed, but trash/recycling was minimal in 2025 due to no on site full concessions. Can review and update

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

work with local team similar to 2025 - coverage for set up, event and strike. Aligned wtih PD

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

If yes, please submit a fireworks display application.

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

If yes, please submit a completed Temporary Alcohol License & any necessary Temporary Operator License Applications to the City Clerk's office.

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

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

19. Describe Signage to be used during event:

Event branding on the beach, signage, Red Bull infrastructure similar to 2025 set up

If using City Street Banner poles, submit a completed Street Banner Display Application.

Section III- STREET USE/CLOSURE-$75 PER DAY PLUS COST OF BARRICADE RENTAL

☐ Street Closure ☐ Street Use ☐ N/A-Skip to Section IV

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

☐ Certificate of Comprehensive General Liability Insurance with the City, its employees and agents as additional insured with coverage for contractual liability with minimum limits of $500,000 per occurrence for bodily injury and property damage limits of $250,000 per occurrence.

☐ Petition signed by more than half of the residential dwelling units and/or commercial units residing along that portion of the street designated for the proposed use or whose property is denied access by virtue of the granting of the permit.

Describe street(s) being used or closed. Attach additional pages if necessary & include a map.
Street closures must include rental of barricades; must be coordinated with the City of Lake Geneva Department of Public Works

Section IV- PARKING REQUESTS

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

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

Dates of Use: September 17-19 - Parking lot spaces at Riviera same as 2025

Total Number of Parking Stalls being Requested: 12 on the street - slight increase from 2025

Parking Stall Location: shown on map at entrance to Riviera

Attach a map showing location of requested stalls.

Section V - REQUESTS FOR ADDITIONAL SERVICES

Anticipated Services Beyond Facility/Park Space Use Will Result in Additional Fees
Please indicate below any additional services you are requesting for your event. Estimated Fees for these services may be required prior to issuance of permit

☐ **Electricity;** Explain: N/A - provide generator for power

☐ **Water;** Explain: Access from the gazebo on beach and opening restrooms

☐**Traffic Control;** Explain: _____

☐ **Police Services;** Explain: Event support as direct by local PD

☐ **Fire/EMS Services;** Explain: Event support for water safety, medical for participants and public on beach

☐ **Other;** Explain: _____

Section VI - SIGNAUTRE AND INDEMINIFICATION

Acknowledgements-Applicant Must Initial Each Item

1. JG The City of Lake Geneva, the Police Department and/or Fire Department have the right to cancel an event due to inclement weather, other safety risks, or if event is found to be in violation of any conditions of the event permit issued. No refunds will be issued for cancellations due to safety risks or permit violations.

2. JG All Parks and Public Spaces must be left the way they were originally found.

3. JG Event Tear Down and Clean Up must be completed within time frame specified in the hours listed on page 2, unless prior arrangements are made with the Parks Director and/or other appropriate City Staff.

4. JG Applicant is responsible for the cost of damages or additional clean up resulting from event.

5. JG Applicant will be invoiced for damages or clean up charges. Failure to pay invoices will result in denial of any and all future event applications.

6. JG Must have a designated contact person on site and accessible at all times.

7. JG Application fees due upon submission. Facility/Park Space fees, Parking Fees, Additional Services Fees due at least 1 week prior to the start of the event.

8. JG Applicant is responsible for reporting any issues or concerns with event location to the appropriate City Department as soon as they are aware.

9. JG Any incomplete, misleading, or falsified information in this application will result in automatic denial.

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

Applicant Signature: _____ **Date:** November 5, 2025

Submit completed applications to the Parks Director: parksdirector@cityoflakegeneva.gov

For Office Use Only

Date Filed:_____ **Fees:** ☐ **Exempt** ☐ **Charged** **Amt Due:**_____

Required Approvals

Parks Director Signature: David Winger (Jul 30, 2026 09:53:07 CDT) Date: 07/30/2026

☑ Approve ☐ Denied Notes:_____

Police Chief Signature: Lt. Kaitlin Tietz (Jul 30, 2026 14:10:53 CDT) Date: 07/30/2026

☑ Approve ☐ Denied Notes:_____

Fire Chief Signature: Dennis (Jul 30, 2026 09:50:14 CDT) Date: 07/30/2026

☑ Approve ☐ Denied Notes:_____

DPW Signature: NeilWaswo (Jul 30, 2026 10:27:14 CDT) Date: 07/30/2026

☑ Approve ☐ Denied Notes: N/A

As Needed Approvals

Parking Signature: Beth Gehris-Padro (Aug 3, 2026 10:25:04 CDT) Date: 08/03/2026

☐ Approve ☐ Denied Notes: cost for 12 parking spaces $1200

Harbormaster Signature: Luke (Jul 30, 2026 09:40:20 CDT) Date: 07/30/2026

☑ Approve ☐ Denied Notes:_____

City Clerk Signature:_____ Date:_____

☐ Approve ☐ Denied Notes:_____

Public Events:

FLR Meeting Date:_____

Council Meeting Date: 8/19/2026

Public Event-Save the Date Form

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

Completion of this form does not replace the application process for a City of Lake Geneva Event permit. An event permit application must be submitted each year.

Do not compete this form if your event is a private event.

Event Name: _____

Event Date: YR 20___: _____

YR 20___: _____

YR 20___: _____

All Park Facilities: _____

Name of Sponsoring Organization: _____

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

Contact First Name: _____ Last Name: _____

Phone/Mobile: _____

Email: _____

Notes/Request: _____

_____

Red Bull Rush Delivery 2026_Event Permit V1

Final Audit Report 2026-08-03

Created:	2026-07-30
By:	David Winger (parksdirector@cityoflakegeneva.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZbhRoLLqfZ4HUmXqvh-0RpqsfzFAdJHb

"Red Bull Rush Delivery 2026_Event Permit V1" History

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2026-07-30 - 7:10:51 PM GMT

Document e-signed by Lt. Kaitlin Tietz (patrollt@cityoflakegeneva.gov)
Signature Date: 2026-07-30 - 7:10:53 PM GMT - Time Source: server - Signature Appearance Selected: TYPE

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2026-08-03 - 3:17:31 PM GMT

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Signature Date: 2026-08-03 - 3:25:04 PM GMT - Time Source: server - Signature Appearance Selected: DRAW

Agreement completed.
2026-08-03 - 3:25:04 PM GMT

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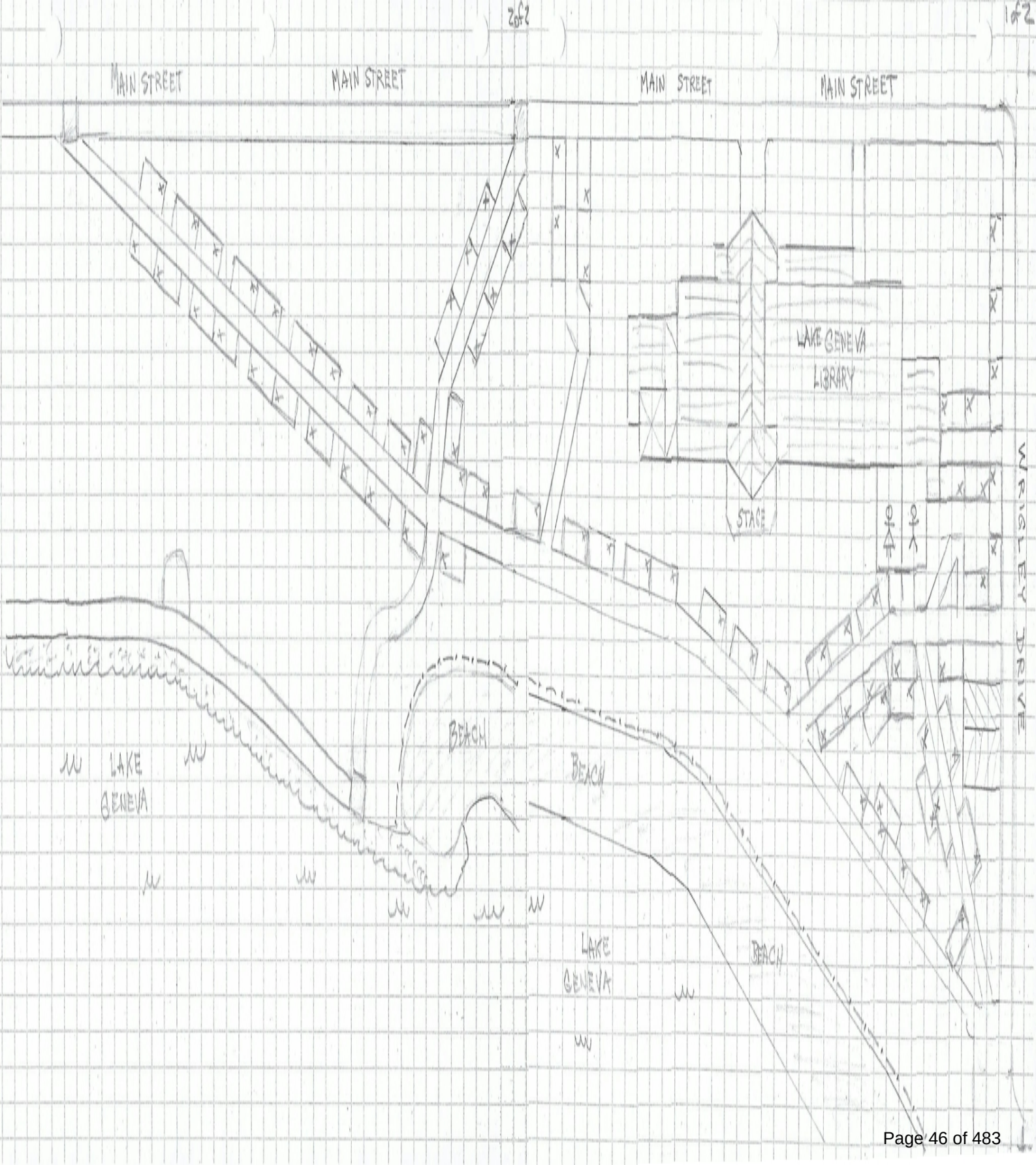
WARREN ST
MADISON ST
W MAIN ST
Geneva Lake
226
224
222
1107
1105
1031
1019
1011
1003
222
933
927
921
915
918
4 Parking Stalls Requested
WALWORTH COUNTY, WISCONSIN
Author:
Map Produced on: 6/5/2026
Walworth County Information Technology Department
Land Information Division


MAIN STREET
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MAIN STREET
LAKE GENEVA LIBRARY
STAGE
BEACH
BEACH
BEACH
LAKE GENEVA
LAKE GENEVA
MARIGOLD DRIVE

CITY OF LAKE GENEVA EVENT PERMIT APPLICATION

For events using City Parks or other Public Property.
Please fill in all blanks completely, as incomplete applications will be rejected.
Applications for Public Events must be submitted AT LEAST 45 DAYS prior to the proposed event date for consideration.
Do not use this form if your event is on private property.

Submit to: parksdirector@cityoflakegeneva.gov

Section I- APPLICANT INFORMATION

Name of Applicant: Sonja Akright / Chair of Permissions & Permits, Dragon Days Fantasy Festival

Name of Event Organizer/Producer: Paul Stormberg

Production Company/Organization: Gygax Memorial Fund FEIN #: [redacted]

Street Address: [redacted]

City: Lake Geneva State: WI Zip code: 53147

E-mail Address [redacted]

Daytime Phone: [redacted] Cell Phone: [redacted]

Are you a ☐ **Business/Individual** OR ☐ **Non-Profit Organization** 501(c) 3

EIN # (Tax Exempt Number): [redacted]

*All non-profits must present a copy of their current Tax ID- EIN#

Section II- EVENT INFORMATION- Select all that apply

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

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

Other Location: _____

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

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

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

Park Space
- ☐ Flat Iron Park
- ☐ Seminary Park
- ☐ Cobb Park
- ☐ Library Park
- ☐ Other: Maple Park

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

*Applicants for a Public Event Permit MUST attend the Committee & Council meetings where their applications are considered for approval.

1. Title of Event: Dragon Days Fantasy Festival
2. Date(s) of Event: Oct 2-4, 2026
3. Location(s) of Event: Library, Library Park, Maple Park,Geneva Lake Museum, Horticultural
4. Hours: 10 am - 6pm
Include :Start Time & End Time of event, and set up and tear down times
5. Event Chair/Contact Person: [redacted] Phone: [redacted]
6. Day of Event Contact Name [redacted] Phone: [redacted]
7. Is the event open to the public? ☐ Yes ☐ No
8. Will you charge an admission fee? ☐ Yes ☐ No
9. Estimated Attendance Number: 2,500
10. Basis for estimate: Past Performance + 20% growth
11. Will you be setting up a tent? ☐ Yes ■ No

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

12. Will there be any animals? ☐ Yes ■ No
If yes, what type and how many: N/A

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

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

Working with the street department and Nieuwenhuis Brothers for trash disposal. Staff will collect and remove trash during and after the event.

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

Hiring an independent security service to patrol and secure the vending booths and park area.

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

17. Will your event include the sale of beer and/or wine? ☐ Yes ■ No
If yes, please submit a completed Temporary Alcohol License & any necessary Temporary Operator License Applications to the City Clerk's office.

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

19. Describe Signage to be used during event:

Dragon Inflatables at the entrance & gates, Sandwich Boards, Feather Banners,

If using City Street Banner poles, submit a completed Street Banner Display Application.

Section III- STREET USE/CLOSURE-$75 PER DAY PLUS COST OF BARRICADE RENTAL

☐ Street Closure ☐ Street Use ☐ N/A-Skip to Section IV

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

☐ Certificate of Comprehensive General Liability Insurance with the City, its employees and agents as additional insured with coverage for contractual liability with minimum limits of $500,000 per occurrence for bodily injury and property damage limits of $250,000 per occurrence.

☐ Petition signed by more than half of the residential dwelling units and/or commercial units residing along that portion of the street designated for the proposed use or whose property is denied access by virtue of the granting of the permit.

Describe street(s) being used or closed. Attach additional pages if necessary & include a map.
Street closures must include rental of barricades; must be coordinated with the City of Lake Geneva Department of Public Works

Section IV- PARKING REQUESTS

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

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

Dates of Use: October 2, 3, 4, 2026

Total Number of Parking Stalls being Requested: 4 stalls for loading /unloading vendor setup

Parking Stall Location: On Main St. adjacent to Madison St. Crosswalk closer to the library

Attach a map showing location of requested stalls.

Section V - REQUESTS FOR ADDITIONAL SERVICES

Anticipated Services Beyond Facility/Park Space Use Will Result in Additional Fees
Please indicate below any additional services you are requesting for your event. Estimated Fees for these services may be required prior to issuance of permit

☐ **Electricity;** Explain: Power for vendors needed in Library Park

☐ **Water;** Explain: _____

☐ **Traffic Control;** Explain: _____

☐ **Police Services;** Explain: _____

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

☐ **Other;** Explain: _____

Section VI - SIGNAUTRE AND INDEMINIFICATION

Acknowledgements-Applicant Must Initial Each Item

1. SDA The City of Lake Geneva, the Police Department and/or Fire Department have the right to cancel an event due to inclement weather, other safety risks, or if event is found to be in violation of any conditions of the event permit issued. No refunds will be issued for cancellations due to safety risks or permit violations.

2. SDA All Parks and Public Spaces must be left the way they were originally found.

3. SDA Event Tear Down and Clean Up must be completed within time frame specified in the hours listed on page 2, unless prior arrangements are made with the Parks Director and/or other appropriate City Staff.

4. SDA Applicant is responsible for the cost of damages or additional clean up resulting from event.

5. SDA Applicant will be invoiced for damages or clean up charges. Failure to pay invoices will result in denial of any and all future event applications.

6. SDA Must have a designated contact person on site and accessible at all times.

7. SDA Application fees due upon submission. Facility/Park Space fees, Parking Fees, Additional Services Fees due at least 1 week prior to the start of the event.

8. SDA Applicant is responsible for reporting any issues or concerns with event location to the appropriate City Department as soon as they are aware.

9. SDA Any incomplete, misleading, or falsified information in this application will result in automatic denial.

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

Applicant Signature: Sonja Akright **Date:** 7/6/2026

Submit completed applications to the Parks Director: parksdirector@cityoflakegeneva.gov

For Office Use Only

Date Filed:_____ **Fees:** ☐ **Exempt** ☐ **Charged** **Amt Due:**_____

Required Approvals

Parks Director Signature: David Winger (Jul 30, 2026 10:05:02 CDT) Date: 07/30/2026

☑ Approve ☐ Denied Notes: Switch soda truck parking to a 15-minute space for duration of event

Police Chief Signature: Lt. Kaitlin Tietz (Jul 30, 2026 14:12:07 CDT) Date: 07/30/2026

☑ Approve ☐ Denied Notes:_____

Fire Chief Signature: JJ Date: 07/30/2026

☑ Approve ☐ Denied Notes:_____

DPW Signature: NeilWaswo (Jul 30, 2026 10:32:38 CDT) Date: 07/30/2026

☑ Approve ☐ Denied Notes: There is only one location for Power on the Park. By control box in the middle of the park.

As Needed Approvals

Parking Signature: Beth Gehris-Padro (Aug 3, 2026 10:28:24 CDT) Date: 08/03/2026

☑ Approve ☐ Denied Notes: cost of parking -$480

Harbormaster Signature:_____ Date:_____

☐ Approve ☐ Denied Notes:_____

City Clerk Signature:_____ Date:_____

☐ Approve ☐ Denied Notes:_____

Public Events:

FLR Meeting Date:_____

Council Meeting Date: 08/19/2026

Public Event-Save the Date Form

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

Completion of this form does not replace the application process for a City of Lake Geneva Event permit. An event permit application must be submitted each year.

Do not compete this form if your event is a private event.

Event Name: Dragon Days Fantasy Festival

Event Date: YR 20 27 : October

YR 20 28 : October

YR 20 29 : October

All Park Facilities: Library & Maple Park

Name of Sponsoring Organization: Gygax Memorial Fund

If Non-profit or Not-for-Profit: Tax ID / EIN #: 30-00580070

Contact First Name: Sonja Last Name: Akright

Phone/Mobile: (505) 400-1326

Email: co.chairman2@dragondays.org

Notes/Request:

Dragon Days EVENT PERMIT APP

Final Audit Report 2026-08-03

Created:	2026-07-30
By:	David Winger (parksdirector@cityoflakegeneva.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAARo6O7aHRZGfSTGy5h9SuLFQQpvmsjx-g

"Dragon Days EVENT PERMIT APP" History

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2026-07-30 - 3:00:16 PM GMT

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Signature Date: 2026-07-30 - 3:05:02 PM GMT - Time Source: server - Signature Appearance Selected: TYPE

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Signature Date: 2026-07-30 - 3:32:38 PM GMT - Time Source: server - Signature Appearance Selected: TYPE

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2026-07-30 - 7:11:16 PM GMT

Signer Katie (patrollt@cityoflakegeneva.gov) entered name at signing as Lt. Kaitlin Tietz
2026-07-30 - 7:12:05 PM GMT

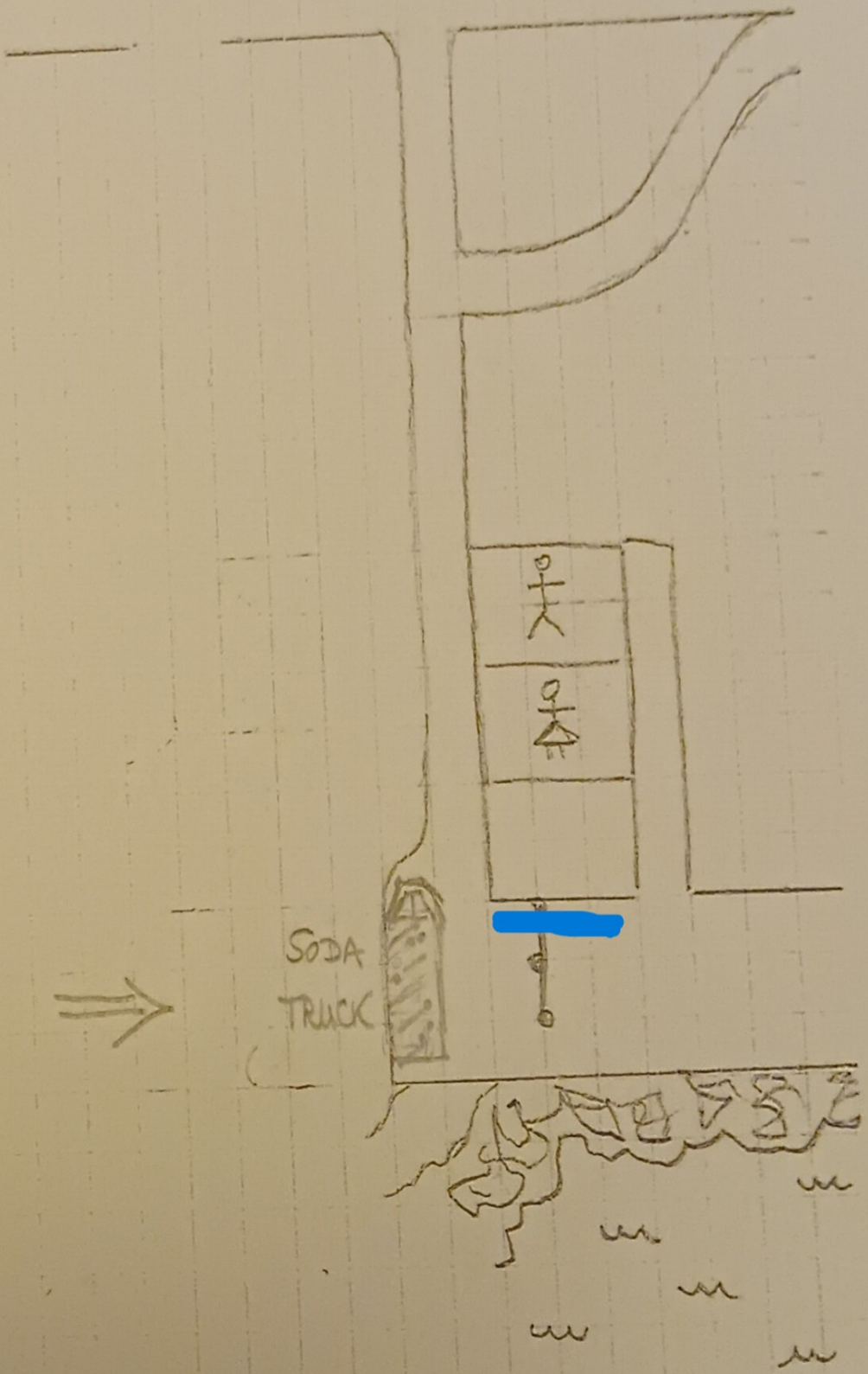
Document e-signed by Lt. Kaitlin Tietz (patrollt@cityoflakegeneva.gov)
Signature Date: 2026-07-30 - 7:12:07 PM GMT - Time Source: server - Signature Appearance Selected: TYPE

Email viewed by Beth Gehris-Padro (parkingmanager@cityoflakegeneva.gov)
2026-08-03 - 3:26:36 PM GMT

Document e-signed by Beth Gehris-Padro (parkingmanager@cityoflakegeneva.gov)
Signature Date: 2026-08-03 - 3:28:24 PM GMT - Time Source: server - Signature Appearance Selected: DRAW

Agreement completed.
2026-08-03 - 3:28:24 PM GMT

Adobe Acrobat Sign


SODA
TRUCK

5-14-26

City Clerk's Office
626 Geneva Street
Lake Geneva, WI 53147
(262) 248-3673
www.cityoflakegeneva.com

CITY OF LAKE GENEVA

FIREWORKS APPLICATION

$50.00 Fee

Application to possess and use class B(1.3), C(1.4) fireworks in accordance and compliance with Local, State, and NFPA Codes and Requirements

Applicant: Badger Student Council Phone: [redacted]

Group / Agency sponsoring fireworks display (*An individual cannot be issued a permit*):
Badger High School

Address of group/agency sponsoring fireworks display (NO P.O. Box):
200 South Street (Street Address) Lake Geneva (City) WI (State) 53147 (Zip)

Name of Fireworks Company performing display: _____

Address of Firework Company performing display (NO P.O. Box): [redacted]
(Street Address) (City) (State) (Zip)

Date/Time of authorized possession and use: Oct. 16th 2026 Approx 9 PM Rain date TBD

Date/Time of Set-Up: Oct 16th 2026 Approx 10 AM -> 10 PM

SPECIFIC LOCAL REQUIREMENTS

1. Application fee - $50 per event
2. An itemized list of (label name) and quantity of class B(1.3), C(1.4) fireworks attached with application
3. Proof of liability coverage (copy of policy attached with application)
4. Map of launch site
5. Fireworks must be displayed not less than required by NFPA Standards and must be away from spectators, vehicles and other exposures with a minimum of 300 feet for 1.3 G shows
6. All displays will be aimed away from spectators
7. A test shot will be fired into the air at least 1 hour before scheduled display
8. Fireworks that have been wet at any time prior to the display will NOT be used

NOTE: Permit required Class C fireworks cannot be sold to minors or persons restricted from possession of dangerous weapons due to a criminal conviction record. Certain types of class B or C fireworks shoot multiple projectiles at speeds of 1300 feet per second.

RELEASE OF LIABILITY

I, Andrea Kaplan (Please Print Name), am aware of the dangers of fireworks and am willing to assume full responsibility for any personal or property damage due to the display of fireworks. The applicant/group/agency agrees to indemnify and hold the City of Lake Geneva harmless from any claims or liability, including attorney fees and other defense costs, which may arise from the use, storage, transportation or possession of fireworks.

[signature] DATE: 05/14/26

APPLICANT SIGNATURE

For Office Use Only

Amount Paid and Receipt Number $_____ Date Received_____

Check Number_____ GLLEA Approval *(if applicable)* _____

Police Chief Approval_____ Fire Chief Approval_____

Entered into RMS_____ Fire Engine Standby Required ☐ Yes ☐ No

Date Sent to Council_____ Permit Issued by_____

Mayor Signature_____ Date Issued_____

J&M Displays Proposal for:

Badger High School
Homecoming 2026

Opening

Multi-shell Barrage Units

Quantity	Name	Rising Effect
1	Variety color with report finale 25 shot	

Category Shell Count: 25

1.4G Multi-shell Barrage Units

Quantity	Name	Rising Effect
1	Multicolor W /White Glitter - Vertical Finale Cake 25 shot, 30mm, 2s	
1	National Anthem Cake (Opening)	

Category Shell Count: 74

Section Shell Count: 99

Main Event

Multi-shot fan slices

Quantity	Name	Rising Effect
1	1.2" Crackling Crossette, 10 shot	
1	(UN0431) 11 shot fan slice Ghost mines red blue and green (30mm)	
1	(UN0431) 13 shot Fan Slice Red Strobe Mine with snowball (30mm)	

Category Shell Count: 33

1.4G Multi-shell Barrage Units

Quantity	Name	Rising Effect
1	Crackling Comet 36 shot Z cake	
1	Gold Mine to Gold Brocade Crown 25s Z cake (15 sec)	
1	RWB Peony with RWB mine Fan 25 shot	
1	Red Dahlia 36 shot Z cake	
1	Sky Mines White Strobe w/ Color 30 shot	
1	(UN0431) New color crossette volley 25 shot fan, (15sec)	

Category Shell Count: 188

2.5 Inch Color Shells

Quantity	Name	Rising Effect
1	Assortment F of 30 different J&M Brand shells ELECTRIC FIRE	

Category Shell Count: 30

3 Inch Color Shells

Quantity	Name	Rising Effect
1	Kamuro chrys to White strobe w/white strobe pistil	
1	Assortment M of 20 different J&M Brand Shells E-fire + hand fire	
1	Assortment T of 20 different J&M Brand Shells E-fire + hand fire	

Category Shell Count: 41

Section Shell Count: 292

Finales

18064 170th Avenue, Yarmouth, Iowa 52660-9772
1-800-648-3890 • Fax: 1-319-394-3265 • main@jandmdisplays.com • www.jandmdisplays.com

J&M Displays Proposal for:
Badger High School
Homecoming 2026

Finales

Multi-shell Barrage Units

Quantity	Name	Rising Effect
1	Blood Red & Blue mines to Silver Glittering 49 shot	

Category Shell Count: 49

2.5 Inch Finales

Quantity	Name	Rising Effect
1	Spiderweb 10 Shot finale chain	
3	Red peony 10 Shot finale chain	

Category Shell Count: 40

3 Inch Salutes

Quantity	Name	Rising Effect
4	Salute with red tail	

Category Shell Count: 4

3 Inch Color Shells

Quantity	Name	Rising Effect
	Glittering willow	

Category Shell Count: 4

Section Shell Count: 97

Miscellaneous

Ignition Items

Quantity	Name	Rising Effect
110	MJG 10' (non-regulated ATF) Igniters with 10' leads (FWI 10 - 30 per box)	
20	MJG 15' (non-regulated ATF) Igniters with 15' leads (FWI15 - 20 per box)	

Category Shell Count: 0

Section Shell Count: 0

8% Free for Early Payment

Single shot comet

Quantity	Name	Rising Effect
14	38mm Red Comet w/Gold Tiger Tail--100' set back req	

Category Shell Count: 14

3 Inch Color Shells

Quantity	Name	Rising Effect
1	Red to crackling	

Category Shell Count: 1

Section Shell Count: 15

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J&M Displays Proposal for:
Badger High School
Homecoming 2026

15% Free for Loyalty Program

Single shot comet

Quantity	Name	Rising Effect
2	38mm Red Comet w/Gold Tiger Tail--100' set back req	

Category Shell Count: 2

1.4G Multi-shell Barrage Units

Quantity	Name	Rising Effect
1	Crackle 36 shot	
1	150s Red Comet with Report	

Category Shell Count: 186

3 Inch Color Shells

Quantity	Name	Rising Effect
4	Glittering willow	
1	White strobe with red dahlia	
1	Red Plum Flower with Red Plum Flower Pistil	
1	Spiderweb with Red strobe pistil w/tail	

Category Shell Count: 7

Section Shell Count: 195

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J&M Displays Proposal for:

Badger High School
Homecoming 2026

This proposal includes an extension of our $10,000,000.00 spectator liability insurance, and workers compensation on our shoot team.

Total Price of Show:	**$4,000.00**

Total Shot Count:	698
Packing Check:	185
Date of Display:	10/16/26
Customer Number:	10140

Please Note the Following Comments:

The data in this proposal is confidential, and is to be accorded confidential treatment and shall not be disclosed other than to the official representative of the organization listed on the cover, and only then when in the evaluation of this proposal. Any reproduction of the contents of this proposal, whether in whole or in part, is expressly forbidden. J&M Displays, Inc. requests that all information be safeguarded from release pursuant to any request under the Freedom of Information Law of this state or any other state or jurisdiction; as it may cause competitive disadvantage to our company. The enclosed concepts and materials are the sole and exclusive property of J&M Displays, Inc. We reserve the right to make substitutions of equal or greater value. Prices and specifications are subject to change without notice. For choreographed displays the quantity and sizes of product may change based on the music selected; however, the dollar value of the product will remain the same.

18064 170th Avenue, Yarmouth, Iowa 52660-9772
1-800-648-3890 • Fax: 1-319-394-3265 • main@jandmdisplays.com • www.jandmdisplays.com

FIREWORKS DISPLAY AGREEMENT

THIS AGREEMENT is made and entered into this 22 day of April, 2026, by and between J&M Displays, Inc., an Iowa corporation, having its principal placed of business at Yarmouth, Iowa, including its employees, owners, and agents, hereinafter referred to as "Seller", and BADGER High School, hereinafter referred to as "Buyer".

Seller shall furnish to Buyer one (1) fireworks display, as per the $ 4000 program (the "Fireworks Program") submitted to and accepted by the Buyer, and which by reference is made a part hereof as Exhibit A. The display is to take place on the evening of October 16, 2026, 20___ at approximately 9:00 p.m., weather permitting.

IT IS FURTHER UNDERSTOOD AND AGREED BETWEEN THE PARTIES AS FOLLOWS:

I. FIRING OF DISPLAY

a. Seller agrees to furnish all necessary fireworks display materials and personnel for a professional fireworks display in accordance with the Fireworks Program approved by the Parties. Seller agrees to comply with all local, state, and federal regulations and guidelines pertaining to the storing and displaying of fireworks. Seller, with Buyer's assistance, shall obtain any necessary permits for the fireworks display.

b. Buyer Agrees to provide:
   i. Sufficient area for the display, including a minimum spectator set back as determined by Seller;
   ii. Protection of the display area by roping off or similar facility;
   iii. Adequate police or security protection to prevent spectators from entering the display area; and
   iv. Persons to assist in the inspection and cleanup of fireworks debris in the fallout zone of the shoot site at first light in the morning following the display;

c. The cost and acquisition of any site-specific materials or display restrictions (such as sand or the use of a barge) shall be discussed prior to adoption of this Agreement, and the Party responsible for any such acquisition and cost shall be specifically laid out in the Fireworks Program (Exhibit A).

d. Buyer understands that its failure to provide an appropriate area for the fireworks display, with requirement minimum setbacks and security, may result in a change to Buyer's display (such as a restriction on the type(s) of products which can be utilized) or a cancellation of the display for safety reasons, at Seller's sole discretion. In such event, if Buyer cannot immediately remedy the setback or security concern prior to the Display time noted above, Buyer remains responsible for the entire purchase price of the display regardless of any limitation or cancellation of the display.

II. PAYMENT. The Buyer shall pay to the Seller (check one of the below options):

☐ The sum of $_____ as a down payment upon execution of this Agreement. The balance of $_____ shall be due and payable within fifteen (15) days after the date of the fireworks display. A service charge of one and one-half percent (1 ½ %) per month shall be added to the unpaid balance if the account is not paid in full with the fifteen (15) days from the date of the display. If this account remains unpaid and is turned over to a collection agency for non-payment, all fees incurred in collecting the balance will be at the Buyer's expense. All returned checks will be assessed a $30.00 fee.

☑ $ 4000 in full by August 7, 2026 (70 days prior to the display date). The Buyer will receive 8% prepayment bonus product in this fireworks display.

☐ $_____ in full by _____ (30 days prior to the display date). The Buyer will receive 5% prepayment bonus product in this fireworks display.

III. LOYALTY PROGRAM

a. Seller has in place a bonus system for Buyer's who purchase their fireworks displays exclusively from Seller year-to-year. The full terms of Seller's loyalty program have been provided to Buyer with the Program and are available on J&M's website.

b. Pursuant to Buyer's status in the loyalty program, Buyer will receive an additional ◯ 5% ◯ 10% ◉ 15% (check one) bonus product for this display.

IV. POSTPONEMENT/CANCELLATION

a. Rain Date: Should inclement weather prevent the firing of the display on the date intended, the Parties agree to a mutually convenient rain date of N/A or another date as agreed to by both Parties. Once display set-up has begun, the determination to cancel the fireworks display because of inclement weather or unsafe weather conditions shall rest within the sole discretion of the Seller, the Authority Having Jurisdiction, and the Seller's lead pyrotechnician.

b. Except as specifically provided for elsewhere in this Agreement, neither Party will be liable for any failure or delay in performing an obligation under this Agreement that is due to any of the following causes (hereinafter referred to as "Force Majeure"), to the extent beyond the Party's reasonable control: acts of God, accident, riots, public disturbances including but not limited to an active-shooter situation, war, terrorist act, epidemic, pandemic, quarantine, civil commotion, breakdown of communication facilities, natural catastrophes, governmental acts or omissions, changes in laws or regulations, national strikes, fire, explosion, or generalized lack of availability of raw materials or energy.

c. Disruption of Services due to Covid-19, supply chain disruptions, and public health. Fireworks displays and related events are prone to cancellation due to the ongoing and unforeseeable nature of the Covid-19 pandemic and related health issues, government intervention (such as stay-at-home orders or restrictions on gatherings), and unavailability of supplies and personnel. As such, Seller will work with all customers to ensure a timely and safe display, but due to circumstances outside Seller's and Buyer's control, certain fireworks displays may have to be cancelled or rescheduled with limited notice. Each Party's obligations to perform hereunder will be excused in the case of a Force Majeure Event, which is defined to include (but is not limited to) supply chain disruptions which prevent Seller from obtaining the necessary materials to perform the Display; medical conditions which result in quarantine or similar limitations, or restrictions on travel or congregation in the metropolitan area where the Display is scheduled to be held; and death, serious illness or incapacity of one or more of the display Shoot Team member(s) which renders it impossible, unsafe, or not reasonably practical for the Shoot Team to perform the display.

A governmental or municipal Buyer, who in its discretion and control, acts or adopts a restriction on public gatherings shall not be relieved of its obligations under the Force Majeure provisions of this Agreement. A Buyer who anticipates any such restriction or potential cancellation shall immediately notify and contact Seller to discuss alternative arrangements.

d. Unless specified above: Displays postponed to an alternate date will be charged and additional 15% of the total contract price for additional expenses incurred in presenting the display on an alternate date; for Displays canceled and not rescheduled within the same calendar year, Seller shall be entitled to 20% of the contract price for out-of-pocket expenses incurred in preparation for the display.

V. INSURANCE and LIMITATIONS OF LIABILITY

a. Seller agrees to provide, at its expense, general liability insurance coverage in an amount not less than $10,000,000, and within two (2) weeks prior to the date of the fireworks display, shall submit to Buyer, if requested in writing, a certificate of insurance. All entities listed on the certificate of insurance will be deemed an additional insured. In the event of a claim by Buyer, the applicable deductible shall be paid by the Seller.

The Seller agrees to defend, indemnify, and hold harmless the Buyer and its agents and employees from and against all claims, costs, judgments, damages and expenses, including reasonable attorney's fees that

may or shall arise out of any negligent or wrongful act or omission by the Seller related to the performance of the fireworks for the Buyer. The Buyer agrees to give the Seller prompt notice of any claims or demands and to cooperate with the Seller or its successors in interest or assigns, if any, in the defense of any such claims and/or demands.

b. Separate from, and in addition to Seller's insurance of the fireworks, Buyer agrees to provide, at its expense, a general liability policy or "special event" insurance coverage, in an amount sufficient to meet or exceed municipality or industry standards and all applicable requirements of local, state, and federal law. For any injury or property claims that may arise during the course of Buyer's event, not arising out of Seller's acts or the performance of the fireworks, Buyer's insurance shall be primary. Buyer agrees to defend, indemnify, and hold harmless the Seller and its agents and employees from and against all such claims, costs, judgments, damages and expenses, including reasonable attorney's fees that may or shall arise out of any negligent or wrongful act or omission by the Buyer or third-parties occurring during the course of Buyer's event.

c. In no event shall Seller's liability to Buyer arising out of or related to this Agreement, whether arising out of or related to breach of contract, tort (including negligence), or otherwise, exceed the aggregate amount of insurance coverage as described in this section. Notwithstanding any provisions to the contrary, in no event shall either Party be liable to the other, or to any third party, for any loss of use, revenue or profit, or for any consequential, incidental, indirect, exemplary, special, or punitive damages whether arising out of breach of contract, tort (including negligence), or otherwise, regardless of whether such damage was foreseeable and whether or not such party has been advised of the possibility of such damages.

VI. Each Party has read all of the provisions of this Agreement, they understand all of its provisions, and agree to be bound by them. This written contract, and its Exhibits, contains the entire agreement of the Parties and modifies and supersedes all prior agreements or negotiations, all of which are merged into and incorporated into this Agreement. If any provision of this Agreement is held invalid or unenforceable, such invalidity or unenforceability shall not affect the other provisions of this agreement.

VII. Choice of Law, Jurisdiction, and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa without regard to conflict-of-law principles, except as otherwise specifically required for the storing and displaying of fireworks as set forth by State and Federal law. Notwithstanding, the Parties must bring any legal or equitable action or proceeding arising under or related to this Agreement exclusively in the Iowa District Court in and for Des Moines County, Iowa. The Iowa District Court in and for Des Moines County, Iowa shall have exclusive jurisdiction to decide any disputes arising out of or related to this Agreement. Each party knowingly and voluntarily consents to and expressly waives any objection or defense to personal jurisdiction, improper or inconvenient venue, or inconvenient forum in the Iowa District Court in and for Des Moines County, Iowa.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement the day and year first written above.

SELLER	BUYER
BY: [signature]	BY: [signature]
ROLE: Sales Representative	ROLE: Principal
J&M Displays, Inc.	ENTITY: Badger High School

Please include the DISPLAY INFORMATION FORM with this Agreement so your order is processed accurately.

STATE OF WISCONSIN

Permit to possess and display fireworks class "B" & "C"

This application has been made in accordance with state law.

PERMIT ISSUED TO : Badger High School / J&M Displays, Inc.
giving the above the right to exhibit display fireworks.

DATE OF DISPLAY : 10 - 16 - 2026

TIME : 9:00 pm, TO : 9:30 pm.

LOCATION : Badger HS Football Stadium, COUNTY : Walworth

PURPOSE OF EVENT(IF ANY) : Badger H.S. Homecoming

ADDRESS OF PERMIT HOLDER : 220 E. South St, Lake Geneva, WI 53147

SIGNATURE (Town Chairman,
Mayor, or Village President) : _____

DATE SIGNED : _____-_____-_____

A Copy of this permit must be submitted to the municipal fire or law enforcement official at least two days prior to the date of authorized use.

Agenda Memo

08/12/2026 1:35 PM (CDT)

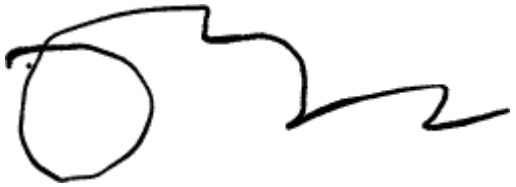
Committee	Council
Meeting Date	08/19/2026
Subject or Item Title	Address Correction to Edie Inc dba Marigold's "Class A" Intoxicating Liquor License
Submitted By	Vanessa Jahns-Deputy City Clerk
Email Address	vjahns@cityoflakegeneva.gov
Purpose of Request	General Business
Background / Request	The "Class A" Intoxicating Liquor License previously renewed and issued for Edie Inc dba Marigold was noticed in the paper and granted for use at 737 W Main St. Marigold is located at 725 W Main St. Council previously granted approval of the license during the renewal period. The address correction has been noticed in the paper pursuant to WI Stats 125.04(3)(g), and the applicant has made the necessary corrections on the AB-200: Alcohol Beverage License Application. Please note that the AB-200 only asks for a Mailing Address in addition to the premises address, which is why 725 W Main is also noted as the mailing address. Edie Inc, the entity holding the license, is located at 737 W Main St, but receives mail at 725 W Main St. There are no changes to this license; this is merely to officially correct the premises address on the previously approved and granted license.
Does Item Have a Fiscal/Budget Impact?	N/A
Does Item Have Ordinance or Policy Implications or Changes?	N/A
Possible Motion	Approve the correction as part of the consent agenda.
Necessary Attachments	Edie Inc-Marigold-AB 200-Corrected Premises Address_Redacted.pdf
Next Direct Step	Council Review

Agenda Memo Final Approval - City Admin

08/12/2026 2:55 PM (CDT)

Approved by David De Angelis (cityadmin@cityoflakegeneva.gov)

Administration Approval

City Administrator Date of Review	08/12/2026
City Administrator Additional Comments	Approval reccomended
City Administrator Signature	

Form **AB-200**

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	Lake Geneva
License Period	7/1/26-6/30/27

Application Type *(check one)*

☐ Initial (New) ☑ Renewal

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

- ☐ Class "A" Beer . . . . . $ _____
- ☑ "Class A" Liquor . . . . . $ 500
- ☐ "Class A" Liquor (cider only) $ _____
- ☐ "Class C" Liquor (wine only) $ _____
- ☐ Class "B" Beer . . . . . $ _____
- ☐ Regular "Class B" Liquor $ _____
- ☐ Reserve "Class B" Liquor $ _____
- ☐ Above-Quota "Class B" Liquor . . . . . $ _____

Fees	
License Fee(s)	$ 500
Background Check Fee	$
Publication Fee	$ 25
Total Fees	$ 525 pd

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship)
Edie, Inc

2. Business Trade Name or DBA
Marigold

[redacted]

4. Wisconsin Seller's Permit Number
456-1028820832-04

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

6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? . . . . . ☐ Yes ☑ No
If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.

7. State of Organization
WI

8. Date of Organization
05/01/2015

9. Wisconsin DFI Registration Number

10. Premises Address
~~737 W Main St~~ 725 W. MAIN ST TB 8/7/26

11. City
Lake Geneva

12. State
WI

13. Zip Code
53147

14. County
Walworth

15. Governing Municipality: ☑ City ☐ Town ☐ Village
of: Lake Geneva

16. Aldermanic District

[redacted]

19. Website
shopedie.com

20. Premises Description

Initial (New Applicants Only): 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.

Renewal Applicants Only: I am renewing a license and by checking the box following this statement, I affirm that I have reviewed the last issued license certificate and the premises description remains the same. ☐

2,500 Sq Ft. 2,000 Sq Ft retail floor. 500 sq Ft backroom, where some alcohol is stored and a basement where alcohol also stored.

21. Mailing Address (if different from premises address)
725 W. MAIN ST

22. City
LAKE GENEVA,

23. State
WI

24. 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 wholesaler? . . ☐ Yes ☑ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. . . . . ☑ Yes ☐ No

5. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? . . . . . ☐ Yes ☑ No

6. Does the applicant business owe past due municipal property taxes, assessments, or other fees? . . . . . ☐ Yes ☑ No

Part C: Individual Information

Check each box to attest that you have provided the appropriate supplementary information to complete your application. See the instructions for Part C of this application, beginning on page 2, to complete this section.

☑ I have accurately listed and provided contact and personal information for all required persons involved in the applicant business and any business identified in Part A, Question 6 using Form AB-200AA.

☑ I have provided an accurate Form AB-100 for each person listed in Form AB-200AA.

☑ *(For corporations, limited liability companies, and nonprofit organizations only)* I have provided an accurate Form AB-101 to appoint an agent on behalf of my business.

☑ I understand that my application is not complete until this supplementary paperwork is received by the municipal clerk where I am applying for an alcohol beverage license.

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.
BACHMANN	TOM	W

Title: TREASURER

[redacted]

Signature: Tom Bachmann

Date: 5/18/26

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued

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

Agenda Memo

08/13/2026 10:06 AM (CDT)

Committee	Council
Meeting Date	08/19/2026
Subject or Item Title	Agent Change for MagPies and Fat Cat's
Submitted By	Vanessa Jahns-Deputy City Clerk
Email Address	vjahns@cityoflakegeneva.gov
Purpose of Request	General Business
Background / Request	Samson Enterprises LLC dba MagPies Den & Pen and Chubby Kitty LLC dba Fat Cat's have submitted requests to change the agent on their alcohol licenses. The applicant is the same for both establishments. The fees have been paid, the necessary background check has been completed, and the applicant is otherwise qualified to act as the agent for alcohol licenses in WI.
Does Item Have a Fiscal/Budget Impact?	N/A
Does Item Have Ordinance or Policy Implications or Changes?	N/A
Possible Motion	Approve the agent changes as part of the consent agenda.
Necessary Attachments	Agent change - Fat Cats_Redacted.pdf Agent change - Mag Pies (1)_Redacted.pdf
Next Direct Step	Council Review

Agenda Memo Final Approval - City Admin

08/13/2026 11:46 AM (CDT)

Approved by David De Angelis (cityadmin@cityoflakegeneva.gov)

Administration Approval

City Administrator Date of Review	08/13/2026
City Administrator Additional Comments	Recommend Approval
City Administrator Signature	

Form
AB-101

Alcohol Beverage Appointment of Agent

Date 6/16/26

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)
CHUBBY KITTY, LLC

2. Business Trade Name or DBA
FAT CATS

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.
TAL SERNA THE OLD AGENT IS NO LONGER WITH THE ORGANIZATION

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
SILVESTRI	ANTHONY	

[redacted]

7. City [redacted]
8. State WI
9. Zip Code [redacted]
10. Date of Birth [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.
SILVESTRI	ANTHONY	R

Title	[redacted]
MANAGING PARTNER	

Signature	Date
[signature]	6/16/26

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.
SILVESTRI	ANTHONY	R

Signature	Date
[signature]	6/16/26

Form
AB-101

Alcohol Beverage Appointment of Agent

Date 6/16/26

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)
SAMSON ENTERPRISES

2. Business Trade Name or DBA
MAGPIE'S DEN & PEN

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.
TAL SERNA THE OLD AGENT IS NO LONGER WITH THE ORGANIZATION.

Part B: Agent Information

1. Last Name
~~ANTHONY~~ SILVESTRI

2. First Name
ANTHONY

3. M.I.

[redacted]

8. State
WI

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.
SILVESTRI	ANTHONY	R

Title: MANAGING PARTNER

Signature:

Date: 6/16/26

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.
SILVESTRI	ANTHONY	R

Signature:

Date: 6/16/26

Agenda Memo Final Approval - City Admin

08/10/2026 11:04 AM (CDT)

Submitted by David De Angelis (cityadmin@cityoflakegeneva.gov)

Committee	Council
Meeting Date	08/24/2026
Subject or Item Title	Discussion/Recommendation to add the following signaled intersections to Ordinance 74-204(2) Traffic Signals
Submitted By	Tom Earle
Email Address	dpwoffice@cityoflakegeneva.gov
Purpose of Request	Ordinance Review/Approval
Background / Request	DPW noticed a few signalized intersections were not recorded in Ord. 74-204(2). Recommendation to add Int. North at Geneva Square, Cook St and Main St., Edwards Blvd and Wal Mart/Aldi entrance, and south bound on and off ramp on US12 at STH 50.
Does Item Have a Fiscal/Budget Impact?	N/A
Does Item Have Ordinance or Policy Implications or Changes?	Yes
Detail	Add signalized intersections at Interchange North at Geneva Square, Cook St and Main St., Edwards Blvd and Wal Mart/Aldi entrance, and south bound on and off ramp on US12 at STH 50 to Ord. 74-204(2).
Possible Motion	Approval
Timeline	

i.

Committee Name

Public Works Committee

Date of Meeting

07/27/2026

Original Agenda Item #

7

Outcome	Approved

Necessary Attachments	Agenda Item Memo to add certain signalized intersections to City Ordinance. .docx _Proposed traffic signal ordinance changes (1).pdf
Next Direct Step	Council Review
City Attorney has reviewed the submission and approves	Yes
City Attorney Date	08/06/2026
City Attorney Signature	

Admininstration Approval

City Administrator Date	08/10/2026
City Administrator Additional Comments	This is a house keeping item and should be approved.
City Administrator Signature	

ORDINANCE OF THE COMMON COUNCIL			
An ordinance amending Subsection (2) Traffic Signals of Section 74-204, Stop Intersections of Chapter 74, Traffic and Vehicles of the Municipal Code of the City of Lake Geneva, Wisconsin by amending Sub-Subsections d and e removing language and placing it in new Sub-Subsection j and adding Sub-Subsections f, g, h, and i, adding signalized intersections to the traffic code			
Committee	N/A		
Fiscal Impact	N/A		
File Number	**26-10**	**First Reading** **Second Reading**	**August 19, 2026** **August ____, 2026**

The Common Council of the City of Lake Geneva, Wisconsin, does hereby ordain that Subsection (2) Traffic Signals of Section 74-204, Stop Intersections of Chapter 74, Traffic and Vehicles of the Municipal Code of the City of Lake Geneva, Wisconsin is amended to read as follows:

(2) Traffic Signals, all traffic shall observe and obey traffic signals at the following locations;

a. The intersection of Broad Street and Main Street shall be controlled by traffic signals at all times.

b. The intersection of Main Street and Wells Street shall be controlled by traffic signals at all times.

c. The intersection of Main Street and Center Street shall be controlled by traffic signals at all times.

d. The intersection of STH 50/Main Street and Highway 120/Edwards Boulevard shall be controlled by traffic signals at all times.

e. The intersection of Interchange North and the entrance of Geneva Square Mall shall be controlled by traffic signals at all times.

f. The intersection of Main St and Cook St shall be controlled by traffic signals at all times.

g. The intersection of Interchange North and Sheridan Springs shall be controlled by traffic signals at all times.

h. The intersection of the south bound on and off ramps of US12 at STH50 shall be controlled by traffic signals at all times.

i. The intersection of STH 120/Edwards Blvd and the entrance at Wal Mart shall be controlled by traffic signals at all times.

j. All the intersections in subsections a, b, c, d, e, f, g, h, and i, shall be controlled by traffic signals when such signals are in operation. When a signal is not in automatic mode, it will be controlled by flashing signals. When a signal is not operable; it will be an all-way stop.

Approved by the City of Lake Geneva Common Council on this _____ day of August 2026.

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

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

_____

Todd Krause, Mayor Date

Attest:

_____

Lacey L. Reynolds, City Clerk Date

ORDINANCE OF THE COMMON COUNCIL			
An ordinance amending Subsection (2) Traffic Signals of Section 74-204, Stop Intersections of Chapter 74, Traffic and Vehicles of the Municipal Code of the City of Lake Geneva, Wisconsin by amending Sub-Subsections d and e removing language and placing it in new Sub-Subsection j and adding Sub-Subsections f, g, h, and i, adding signalized intersections to the traffic code.			
Committee	N/A		
Fiscal Impact	N/A		
File Number	**26-10**	**First Reading** **Second Reading**	**August 19, 2026** **August ____, 2026**

The Common Council of the City of Lake Geneva, Wisconsin, does hereby ordain that Subsection (2) Traffic Signals of Section 74-204, Stop Intersections of Chapter 74, Traffic and Vehicles of the Municipal Code of the City of Lake Geneva, Wisconsin is amended to read as follows:

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a. The intersection of Broad Street and Main Street shall be controlled by traffic signals at all times.

b. The intersection of Main Street and Wells Street shall be controlled by traffic signals at all times.

c. The intersection of Main Street and Center Street shall be controlled by traffic signals at all times.

d. The intersection of STH 50/Main Street and Highway 120/Edwards Boulevard shall be controlled by traffic signals at all times. ~~when such signals are in operation. When they are not, this intersection shall be a four-way stop.~~

e. The intersection of Interchange North and the entrance of Geneva Square Mall shall be controlled by traffic signals at all times. ~~when such signals are in operation. When they are not in automatic mode, they will be signalized by flashing. When they are not operable, it will be an all-way stop.~~

f. The intersection of Main St and Cook St shall be controlled by traffic signals at all times.

g. The intersection of Interchange North and Sheridan Springs shall be controlled by traffic signals at all times.

h. The intersection of the south bound on and off ramps of US12 at STH50 shall be controlled by traffic signals at all times.

i. The intersection of STH 120/Edwards Blvd and the entrance at Wal Mart shall be controlled by traffic signals at all times.

j. All the intersections in subsections a, b, c, d, e, f, g, h, and i, shall be controlled by traffic signals when such signals are in operation. When a signal is not in automatic mode, it will be controlled by flashing signals. When a signal is not operable; it will be an all-way stop.

Approved by the City of Lake Geneva Common Council on this _____ day of August 2026.

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

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

_____

Todd Krause, Mayor Date

Attest:

_____

Lacey L. Reynolds, City Clerk Date

Existing Ordinance

Sec. 74-204 Stop intersections.

[Ord. No. 07-08, § 1, 11-12-2007]

(2) Traffic signals. All traffic shall observe and obey traffic signals at the following locations
:

a.

The intersection of Broad Street and Main Street shall be controlled by traffic signals at all times.

b.

The intersection of Main Street and Wells Street shall be controlled by traffic signals at all times.

c.

The intersection of Main Street and Center Street shall be controlled by traffic signals at all times.

d.

The intersection of South 50/Main Street and Highway 120/Edwards Boulevard shall be controlled by traffic signals when such signals are in operation. When they are not, this intersection shall be a four-way stop.

e.

The intersection of Interchange North and entrance of Geneva Square Mall shall be controlled by traffic signals when such signals are in operation. When they are not in automatic mode, they will be signalized by flashing. When they are not operable, it will be an all-way stop.

Proposed Changes

Sec. 74-204 Stop intersections.

[Ord. No. 07-08, § 1, 11-12-2007]

(2) Traffic Signals, all traffic shall observe and obey traffic signals at the following locations;

a.
The intersection of Broad Street and Main Street shall be controlled by traffic signals at all times.

b.
The intersection of Main Street and Wells Street shall be controlled by traffic signals at all times.

c.
The intersection of Main Street and Center Street shall be controlled by traffic signals at all times.

d.
The intersection of STH 50/Main Street and Highway 120/Edwards Boulevard shall be controlled by traffic signals at all times.

e.
The intersection of Interchange North and entrance of Geneva Square Mall shall be controlled by traffic signals at all times.

f.
The intersection of Main St and Cook St shall be controlled by a traffic signal at all times

g.
The intersection of Interchange North and Sheridan Springs shall be controlled by a traffic signal at all times,

h.
The intersection of the south bound on and off ramps of US12 at STH50 shall be controlled by traffic signals at all times.

i.
The intersection of STH 120/Edwards Blvd and the entrance at Wal Mart shall be controlled by a traffic signal at all times.

j.
All the intersections in subsections a, b, c, d, e, f, g, h, i, shall be controlled by traffic signals when such signals are in operation. When they are not in

automatic mode, they will be controlled by flashing signals. When the signals are not operable, it will be an all-way stop.

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing acceptance of dedication of road, rights-of-way shown on the existing plat for Stoneridge Development Phase 2B			
Committee:	Public Works Committee approved July 27, 2026		
Fiscal Impact:	N/A		
File Number:	**26-R47**	Date:	August 19, 2026

WHEREAS, Fairwyn SB, Inc has completed Phase 2B of the Stoneridge Development, and

WHEREAS, the final recorded plat for Phase 2B of the Stoneridge Development lists the public rights-of-way for dedication to the City of Lake Geneva as Stonemill Circle (N Stone Ridge Drive to N Stone Ridge Drive).

WHEREAS, the developer is required under Section 3.04, of the Developer's Agreement dated August 28, 2003, to provide various required improvements for any and all phases of the developments; and

WHEREAS, pursuant to Sec. 66-99 of the Municipal Code for the City of Lake Geneva, Wisconsin, the city engineer has certified that all improvements required to be constructed or installed in or upon such streets or thoroughfares have been fully completed and the construction or installation thereof has been approved by them; and

WHEREAS, on July 27, 2026, the City of Lake Geneva Public Works Committee has recommended the acceptance of streets and thoroughfares of Phase 2B of the Stoneridge Development; and

WHEREAS, the City of Lake Geneva Common Council deems it in the best interest of the City of Lake Geneva that the above-described streets and thoroughfares of the Stoneridge Development be accepted and the same become a part of the public street system of the City of Lake Geneva;

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, that pursuant to Sec 66-99 of the Municipal Code of the City of Lake Geneva that the acceptance of the above-described dedicated streets and thoroughfares within Phase 2B of the Stoneridge Development be accepted by the City of Lake Geneva.

Granted by action of the Common Council of the City of Lake Geneva this 19th day of August 2026.

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

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

_____

Todd Krause, Mayor Date

Attest:

_____

Lacey L. Reynolds, City Clerk Date

1224 Pine Street
Burlington, WI 53105
T: 262.767.2747 • F: 414.351.4117

Memo to City of Lake Geneva

To: **Tom Earle – Public Works Director** **Date:** **July 14, 2026**

From: **Naomi Rauch, P.E.**
262-758-6032

CC: **Dave DeAngelis – City Administrator**
Dan Draper – City Attorney

Subject: **Stoneridge Phase 2B (Stonemill Circle) – Roadway Acceptance Recommended**

The public roadway has been completed in Stoneridge Phase 2B Stonemill Circle. General grading, placement of storm sewer, placement of curb & gutter, and placement of binder course (lower layer) and the surface course (final, upper layer) of asphalt, within the City Right of Way, have been completed. Public utilities within the right-of-way and initial paving were installed in 2020; however, concerns with final lift of pavement delayed acceptance.

In August of 2025, the required pavement fix was completed by Shodeen. A final walk-through site inspection occurred on June 26th 2026 verifying the pavement fix remained acceptable. Sidewalk is installed on a lot by lot basis. The remaining letter of credit for Phase 2B totals $16,000 for unfinished sidewalk and ramps. The letter of credit will be released when work is verified as completed.

If you have any questions or comments, please feel free to contact me!

CAB D SLIDE 25

STONE RIDGE, A SUBDIVISION

LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 & SW 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 24 AND IN PART OF THE NE 1/4 AND NW 1/4 OF THE NW 1/4 & NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 OF THE NE 1/4 OF SECTION 25, ALL IN TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

LEGEND

- ○ = FOUND IRON PIPE STAKE, 1 3/8" O.D.
- ⊡ = FOUND CONCRETE COUNTY MONUMENT W/BRASS CAP
- ⁂ = NAIL/SPIKE LOCATED
- {XXX} = RECORDED AS
- ● = SET SOLID ROUND IRON BAR STAKE 1 5/16" x 30" x 4.60 lbs./ft.

ALL OTHER LOT AND OUTLOT CORNERS ARE SET IRON REBAR STAKES, 3/4" x 24" x 1.50 lbs./ft.

XX' U.E. = UTILITY EASEMENT

XX' U.E.C. = UTILITY EASEMENT CENTERED ON LOT LINE(S)

XX' L.B.E. = LANDSCAPE BUFFER EASEMENT

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified July 25th, 20 05

Department of Administration

WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NGVD 1929) W. LINE OF THE NE 1/4 OF SECTION 25-2-17 BEARS S 00°43'23" E

LINE	BEARING	DISTANCE
L5	S 69°18'33" W	30.09'
L6	S 64°15'39" W	9.66'
L7	N 64°15'39" E	9.66'
L8	S 89°37'29" W	34.50'
L9	N 88°20'44" E	5.04'
L10	N 89°26'47" E	5.87'
L11	N 66°27'00" E	17.72'
L12	N 25°11'11" E	27.21'
L13	N 17°35'37" W	18.05'
L14	N 11°14'39" E	37.54'
L15	N 69°18'33" E	45.84'
L16	S 21°18'00" E	2.66'
L17	S 17°35'37" E	18.05'
L18	N 80°46'28" E	21.95'
L19	S 66°27'00" W	17.72'
L20	S 89°26'47" W	5.87'
L22	S 80°46'28" W	21.95'
L23	N 71°09'36" W	24.12'
L25	N 71°09'36" W	20.00'
L26	N 89°37'29" E	34.50'

MAP SCALE IN FEET ORIGINAL 1"= 100'

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

PROJ. NO. 6041 | DATE: 08/25/2004 | SHEET: 2 OF 5

REVISED: 02/16/2005
REVISED: 06/23/2005

Agenda Memo

08/07/2026 10:20 AM (CDT)

Committee	Council
Meeting Date	08/19/2026
Subject or Item Title	d. Discussion/Action on Resolution PC-2026-037 recommending approval of a Conditional Use Permit (CUP)) to allow an Indoor Entertainment Operation (Wedding Venue) at 625 S Wells St filed by Carrie Douglass, 289 Indian Bend Rd, Burlington, WI, Tax Key No. ZOP00398.
Submitted By	Renee Hanlon
Email Address	bzadmin@cityoflakegeneva.gov
Purpose of Request	Resolution Review/Approval
Background / Request	This application is for a Conditional Use Permit (CUP) to allow to allow the construction and establishment of an Indoor Commercial Entertainment (Wedding Venue) on property located at 625 S Wells Street. This property is currently improved with buildings utilized for lodging facilities.
Does Item Have a Fiscal/Budget Impact?	N/A
Does Item Have Ordinance or Policy Implications or Changes?	N/A
Possible Motion	Approve Conditional Use Permit (CUP) filed by Carrie Douglas, 289 Indian Bend Road, Burlington, WI, to establish an Indoor Entertainment Facility (Wedding Venue) at 625 S Wells Street, Tax Key No. ZOP 00398 with the following conditions: 1) Substantial conformance to the submitted Conceptual Site Plan, 2) The applicant shall secure Site Plan Review approval and all required state and municipal permits prior to start of construction, 3) Occupancy for the Wedding Venue use shall not exceed the number of accessory off-street parking spaces devoted to the Wedding Venue use times 3 people.
Timeline	

i. **Committee Name**

Plan Commission

Date of Meeting

07/20/2026

Outcome	Recommended

Necessary Attachments	CC Resolution 625 S Wells Street.docx PC-2026-037-625 S WELLS ST-SIGNED.pdf (1) Staff Report.pdf (2) 625 S WELLS ST-CUP APP_Redacted.pdf (3) 625 S WELLS_SITE PLAN.pdf
Next Direct Step	City Admin Review

Agenda Memo Final Approval - City Admin

08/12/2026 3:09 PM (CDT)

Submitted by David De Angelis (cityadmin@cityoflakegeneva.gov)

Administration Approval

City Administrator Date of Review	08/12/2026
City Administrator Additional Comments	Approval recommended
City Administrator Signature	

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by Carrie Douglas, 289 Indian Bend Road, Burlington, WI, to establish an Indoor Entertainment Facility (Wedding Venue) at 625 S Wells Street, Tax Key No. ZOP 00398			
Committee:	Plan Commission Recommended Approval July 20, 2026		
Fiscal Impact:	N/A		
File Number:	**26-R48**	Date:	August 19, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered the application for a Conditional Use Permit (CUP) filed by Carrie Douglas, 289 Indian Bend Road, Burlington,WI, to establish an Indoor Entertainment Facility (Wedding Venue) at 625 S Wells Street, Tax Key No. ZOP 00398.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on July 20, 2026.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit (CUP) filed by Carrie Douglas, 289 Indian Bend Road, Burlington,WI, to establish an Indoor Entertainment Facility (Wedding Venue) at 625 S Wells Street.

Tax Key No. ZOP 00398

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

1. Substantial conformance to the submitted Conceptual Site Plan.
2. The applicant shall secure Site Plan Review approval and all required state and municipal permits prior to start of construction.
3. Occupancy for the Wedding Venue use shall not exceed the number of accessory off-street parking spaces devoted to the Wedding Venue use times 3 people.

Granted by action of the Common Council of the City of Lake Geneva this 19th day of August 2026.

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

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

_____

Todd Krause, Mayor Date

Attest:

_____

Lacey L. Reynolds, City Clerk Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date July 20, 2026

Applicant:
Carrie Douglas
289 Indian Bend Road
Burlington, WI

Request:
625 S Wells Street
Conditional Use Permit:
- Establish an Indoor Commercial Entertainment use (Wedding Venue)

Description:
This application is for a Conditional Use Permit to allow to allow the construction and establishment of an Indoor Commercial Entertainment (Wedding Venue) on property located at 625 S Wells Street. This property is currently improved with buildings utilized for lodging facilities.

Action by the Plan Commission:

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

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

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

Staff Review Comments:

The proposed Wedding Venue use is an appropriate use for a lot of this size and in this location. The applicant has submitted a Conceptual Site Plan to illustrate the viability of the project. After approval of the CUP, the applicant will be required to file a Site Plan Review application. The Site Plan Review application will require a more specific Site Plan, Landscape Plan, Engineering, and Architecture.

Staff are concerned about the potential occupancy of the new building. It appears the proposed building size would allow more occupants than can be accommodated by the additional off-street parking provided. Staff recommend conditioning approval on a building occupancy limitation of 108 people since 36 parking spaces are being added for this use.

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

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

A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:
   a. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

Staff Recommendation on the proposed Conditional Use Permit:

1. Staff recommend the Plan Commission recommend approval of the proposed Conditional Use Permit as submitted.
2. Staff recommend the Plan Commission adopt the *affirmative set of findings* provided above.
3. Finally, staff recommend that *the following additional conditions of approval* be recommended:
    a. Substantial conformance to the submitted Conceptual Site Plan.
    b. The applicant shall secure Site Plan Review approval and required state and municipal permits prior to star of construction.
    c. Occupancy for the Wedding Venue use shall not exceed the number of accessory off-street parking spaces devoted to the Wedding Venue use times 3 people.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

RECEIVED
JUN 0 4 2026
By: .....

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
625 S Wells St. Lake Geneva. Parcel No ZOP 00398.
Legal Description: PT SE1/4 SEC 36 T2N R17E DESC AS COM SE COR SEC 36 T2N R17E, N0D43'W 619.63', S89D35'15"W 341.02' TO POB, S89D35'15"W 141.69', S36D35'55"E 100', S90D42'30"W 196.39', N36D59' 50"W 100', S90D35'15"W 41.10', N36D59'50"W 330.84', N89D33' 35"E 575.39', S0D44'30"E 265. 95' TO POB. ALSO COM SE COR SEC 36, N0D43'30"W 619.98', S89D35'15"W 341.02' TO POB, S89D35'15"W 141.69', S36D35' 55"E 100', N89D38'13"E 83.05', N0D45'55"E 80.75' TO POB. ORIGINAL PLAT CITY OF LAKE GENEVA

Name and Address of Current Owner: Seneca Investment, LLC (Formerly known as Seneca Partners, LLC)

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

Owner Signature: _____

Name and Address of Applicant: Carrie Douglas - 289 Indian Bend Rd. Burlington WI

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

Proposed Conditional Use: Development of a boutique event venue (wedding and private event facility) accessory to an existing approved hotel use, including construction of a permanent venue structure, associated site improvements, and installation of additional off-street parking as required by ordinance.

Zoning District in which land is located: Planned Business

Names and Addresses of architect, professional engineer and contractor of project:
Architect: Drexel Building 3370 S Calhoun Rd New Berlin WI
Professional Engineer: Cardinal Engineering 526 S Wells St Lake Geneva
General Contractor: Prime Home Improvements HICN 0205046 4836 W Grange Ave Greenfield WI

Short statement describing activities to take place on site: The subject property is currently approved for and historically operated as a hotel use under an existing Conditional Use Permit. The proposed project expands the functionality of the property by introducing a boutique event venue designed primarily for weddings and small-scale private events.
Activities will include ceremony and reception events, lodging for guests within the existing hotel structures, and related hospitality services. Events will be scheduled in advance, primarily occurring on weekends, and will be operated in a coordinated, managed format consistent with similar destination hospitality properties in the Lake Geneva area.
As part of the project, all existing structures on the property will undergo substantial renovation and aesthetic improvement, significantly enhancing the appearance and functionality of the site, which is currently in a state of visible disrepair.

Conditional Use Fee payable upon filing application:$450.00 [$100.00 for Application Under Sec. 98-407(3)]

6/3/2026 _____

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

The proposed conditional use is consistent with the City of Lake Geneva Comprehensive Plan's goals of supporting tourism, enhancing the local hospitality economy, and encouraging reinvestment in existing properties.

Boutique lodging and event-based hospitality uses are well-aligned with the City's identity as a regional destination, and the proposed use represents a higher-quality, experience-driven model that strengthens the City's economic base while remaining compatible with surrounding commercial zoning.

The project promotes adaptive reuse and reinvestment in an underutilized property, which is consistent with the City's objectives of maintaining property values and improving the overall visual and functional character of developed areas.

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

The subject property is already approved for hotel use under a previously granted Conditional Use Permit, establishing the site as appropriate for hospitality-related activities.

The addition of a small-scale, boutique event venue is a natural extension of the existing use and is consistent with the surrounding Planned Business zoning designation, which anticipates flexible, mixed commercial uses.

The property's size, configuration, and separation from purely residential districts make it particularly well-suited to accommodate event-based uses without conflict, especially when paired with the proposed parking improvements and site planning measures.

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

The proposed conditional use is not expected to result in substantial or undue adverse impacts.

- Traffic & Parking: Events will be scheduled and managed, not continuous high-volume use. Required off-street parking will be constructed to meet ordinance standards, minimizing street congestion.
- Noise: Events will be limited in duration and managed in accordance with local ordinances. The venue is designed as a controlled environment rather than an open-ended public gathering space.
- Visual Impact: The project will significantly improve the current appearance of the property through full

renovation of existing structures and high-quality design of the new venue.
• Environmental Impact: Stormwater management and site improvements will be addressed through engineered plans, improving current conditions.

Overall, the project represents a net positive transformation compared to the current condition of the site.

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

The proposed use maintains consistency with the surrounding area by building upon an existing hospitality use rather than introducing a new or incompatible land use.

The scale and intensity of the venue are intentionally limited to align with boutique operations rather than large-scale commercial event centers.

The integration of lodging and event space on a single site reduces off-site impacts, as guests remain on the property rather than traveling between multiple locations.

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

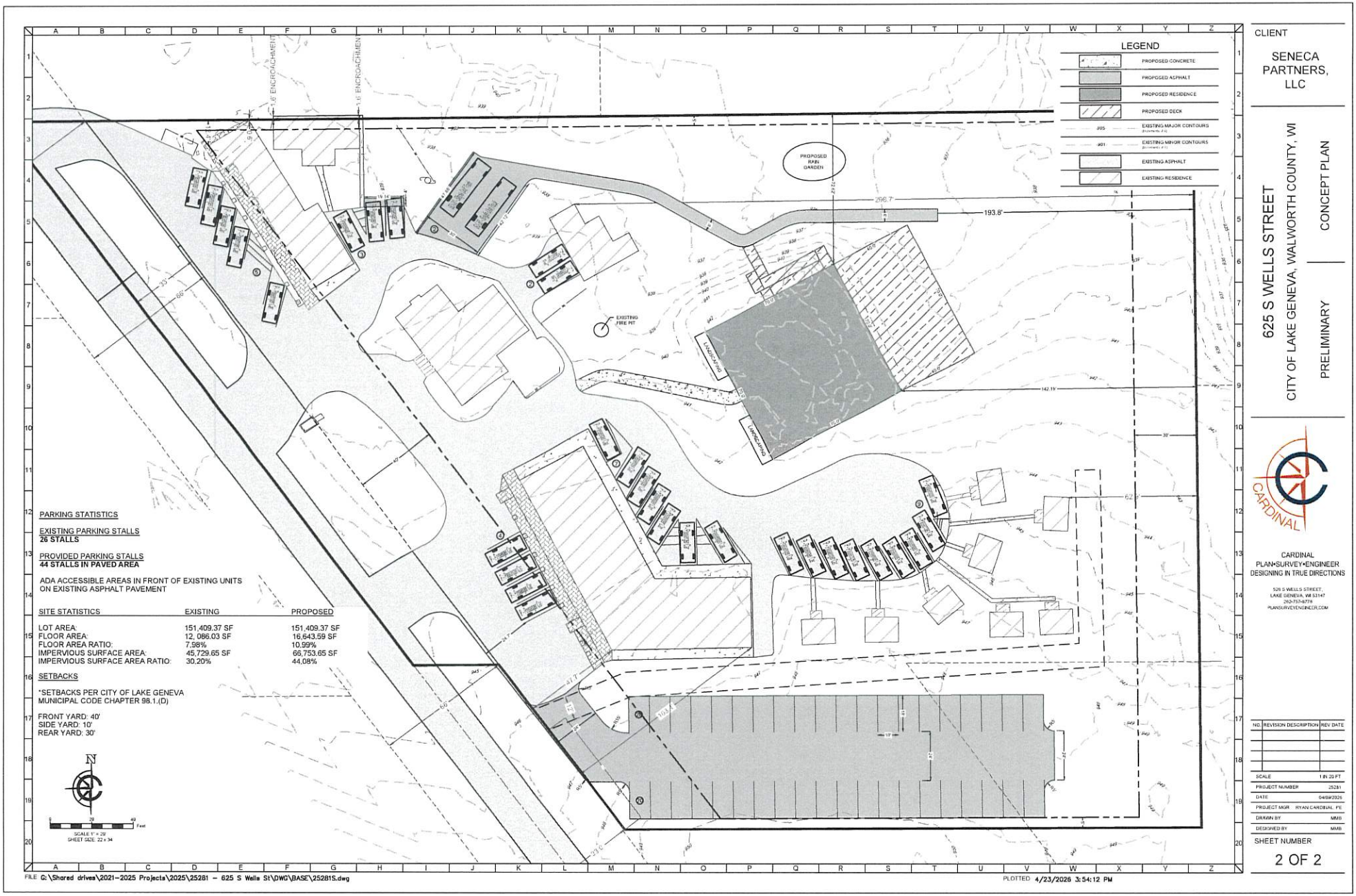
The property is served by existing municipal infrastructure, including road access, utilities, and public services. The proposed improvements will be designed to operate within the capacity of these systems.

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

The public benefits of the proposed conditional use clearly outweigh any potential adverse impacts.

Key benefits include:
• Significant reinvestment into a currently underperforming and visually deteriorated property
• Enhancement of the City's tourism and hospitality offerings
• Increased property values and improved neighborhood aesthetics
• Creation of local jobs and economic activity
• A professionally managed, scheduled-use model that minimizes disruption

When compared to the current condition of the site, the proposed development represents a substantial improvement in both function and appearance, contributing positively to the surrounding area and the city as a whole.



CLIENT

SENECA PARTNERS, LLC

625 S WELLS STREET

CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

CONCEPT PLAN

PRELIMINARY

CARDINAL

CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-9779
PLANSURVEYENGINEER.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	1 IN 20 FT
PROJECT NUMBER	25281
DATE	04/09/2026
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	MMB
DESIGNED BY	MMB

SHEET NUMBER

2 OF 2

FILE G:\Shared drives\2021-2025 Projects\2025\25281 - 625 S Wells St\DWG\BASE\25281S.dwg

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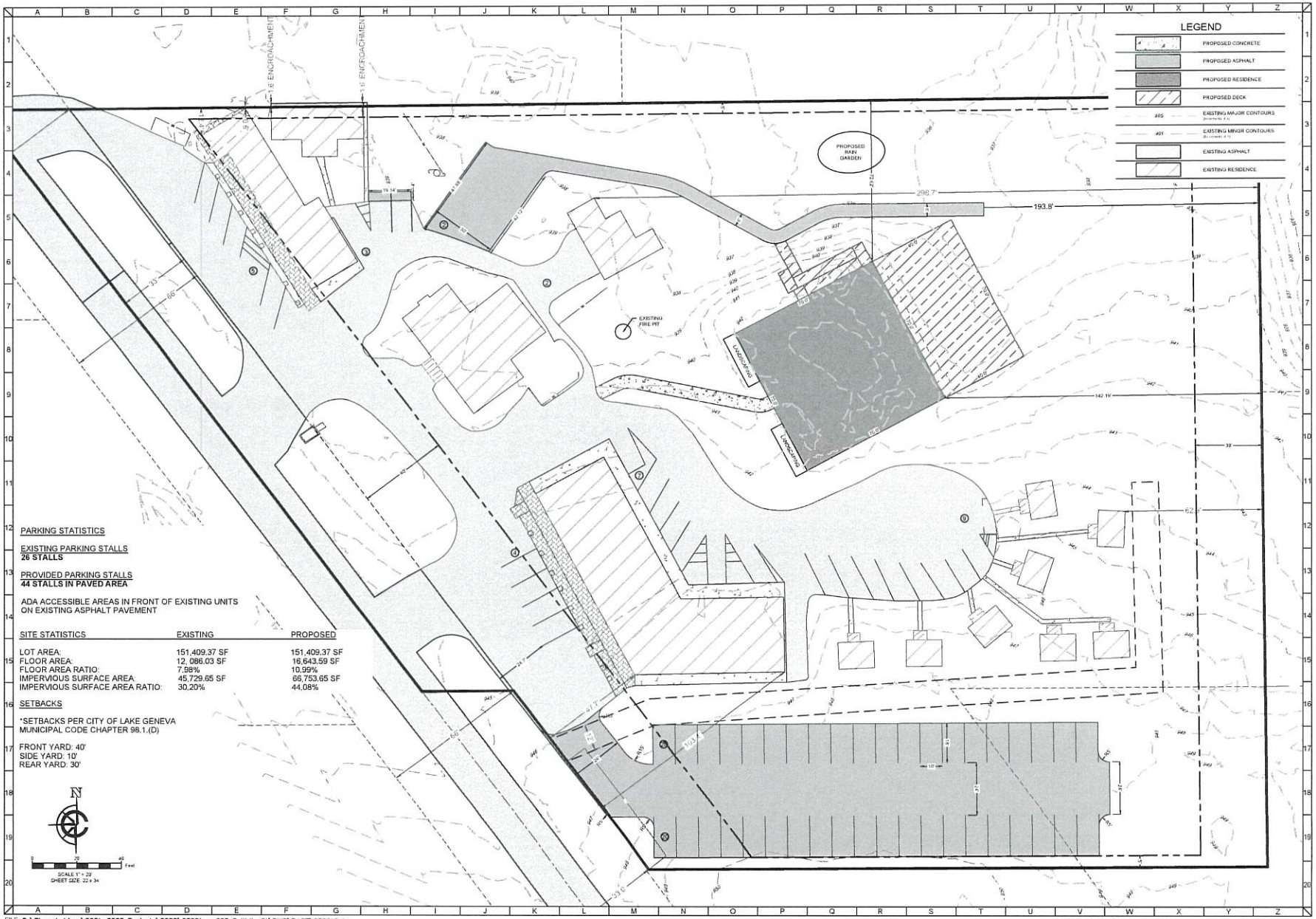

CLIENT

SENECA PARTNERS, LLC

625 S WELLS STREET

CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

CONCEPT PLAN

PRELIMINARY

CARDINAL

CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	1 IN 20 FT
PROJECT NUMBER	25281
DATE	04/09/2025
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	MMB
DESIGNED BY	MMB

SHEET NUMBER

1 OF 2

FILE G:\Shared drives\2021-2025 Projects\2025\25281 - 625 S Wells St\DWG\BASE\25281S.dwg

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ALTA / NSPS LAND TITLE SURVEY

PROPERTY ADDRESS: 625 S WELLS ST, LAKE GENEVA, WI 53147

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH COUNTY, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 36 IN TOWNSHIP 2 NORTH, RANGE 18 EAST; THENCE NORTH 00°43' 32" WEST, ALONG THE EAST LINE OF SAID 1/4 SECTION, 619.93 FEET; THENCE NORTH 89° 33' 48" EAST, 341.28 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 41' 49" EAST, 80.73 FEET; THENCE SOUTH 89°44'08" WEST, 83.08 FEET; THENCE SOUTH 89° 44' 08" WEST, 194.98 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH WELLS STREET; THENCE NORTH 37° 01' 32" WEST, ALONG SAID RIGHT OF WAY LINE, 100.77 FEET; THENCE SOUTH 89° 33' 53" WEST, 41.10 FEET, TO A POINT ON THE CENTERLINE OF SOUTH WELLS STREET; THENCE NORTH 37° 01' 32" WEST, ALONG SAID CENTERLINE, 330.26 FEET; THENCE NORTH 89° 34' 04" EAST, 574.42 FEET; THENCE SOUTH 00° 42' 56" EAST, 266.15 FEET TO THE POINT OF BEGINNING; EXCLUDING THEREFROM THE WESTERNMOST 33.00 FEET DEDICATED FOR PUBLIC STREET PURPOSES. SAID DESCRIPTION CONTAINS 151,409.37 SQUARE FEET (3.48 ACRES), MORE OR LESS.

NOTES CORRESPONDING TO SCHEDULE B
OWNER'S POLICY No. WI2205883, DATED DECEMBER 1, 2022

1. LIENS, HOOK UP CHARGES OR FEES, DEFERRED CHARGES, RESERVE CAPACITY ASSESSMENTS, IMPACT FEES, OR OTHER CHARGES OR FEES DUE AND PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF THE LAND, WHETHER ASSESSED OR CHARGED BEFORE OR AFTER THE DATE OF POLICY. THE COMPANY ASSURES THE PRIORITY OF THE LIEN OF THE INSURED MORTGAGE OVER ANY SUCH LIEN, CHARGE OR FEE - NOT APPLICABLE TO THE SURVEY
2. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS - NOT APPLICABLE TO THE SURVEY
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS - NONE FOUND OR PROVIDED.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND - REFER TO SURVEY FOR ENCROACHMENT.
5. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS - REFER TO SURVEY FOR EASEMENT
6. ANY CLAIM OF ADVERSE POSSESSION OR PRESCRIPTIVE EASEMENT
7. GENERAL REAL ESTATE TAXES FOR THE YEAR 2021 AD SUBSEQUENT YEARS.
   TAX NUMBER: ZOP 00398
   NOT APPLICABLE TO SURVEY.
8. PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR ROAD, STREET, HIGHWAY AND/OR ALLEY PURPOSES - REFER TO SURVEY
9. ANY LIEN OR RIGHT TO A LIEN AS ESTABLISHED PURSUANT TO THE PROVISIONS OF THE COMMERCIAL REAL ESTATE BROKER LIEN ACT - NONE FOUND OR PROVIDED.
10. TERMS AND PROVISIONS OF A LAND CONTRACT DATED OCTOBER 31, 2022 AND RECORDED NOVEMBER 2, 2022 AS DOCUMENT NO. 1978946, IN THE REGISTER OF DEEDS OF WALWORTH COUNTY, WISCONSIN. NOT APPLICABLE.

GENERAL - NOTES

BASIS OF BEARING: GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD-83 (2011). THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 18 EAST IS ASSUMED TO BEAR N00°43'32"W.

PARCEL ADDRESS:	625 S WELLS STREET, LAKE GENEVA, WI, 53147
TAX KEY NO.:	ZOP 00398
SURVEY ORDERED BY	SENECA PARTNERS, LLC CARRIN LYNN DOUGLAS, MEMBER
FIELD WORK COMPLETED ON:	AUGUST 4, 2025
FIELD CREW CHIEF	LUKE LILLA

1. ALTA/NSPS LAND TITLE SURVEY BASED ON OWNER'S POLICY NO. WI2205883 DATED DECEMBER 1, 2022 AND SPECIAL INFORMATION SEARCH NO. WI2510675 DATED JUNE 30, 2025
2. CABINS A THROUGH H EACH HAVE AN AREA OF 194 14 SQUARE FEET
3. NO UTILITIES WERE LOCATED AS PART OF THIS SURVEY.

ALTA / NSPS LAND TITLE SURVEY CERTIFICATION

TO: SENECA PARTNERS, LLC.
CAROLYNN DOUGLAS, MEMBER

WATERMAN BANK
JON S. CRUMLUSH, SENIOR VICE PRESIDENT

NEAR NORTH TITLE GROUP

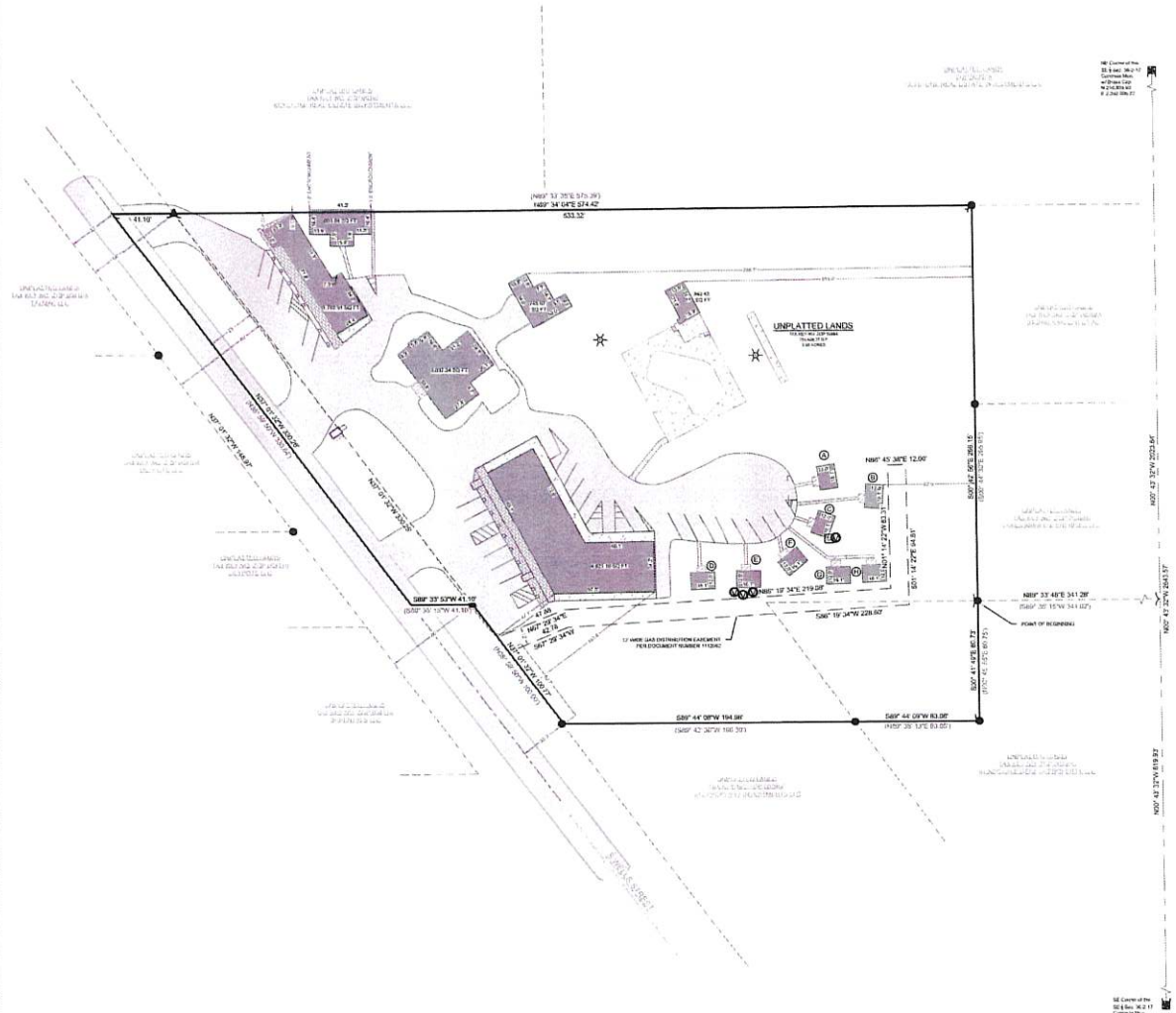
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, 10, 11, 13, 16, 17, 18, 19, OF TABLE A THEREOF

PURSUANT TO ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, I FURTHER CERTIFY THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN

WISCONSIN MICHAEL J. MARTIN S-2307 LAKE GENEVA, WI LAND SURVEYOR

M J Martin 9/10/2025

MICHAEL J. MARTIN, PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. S-2307
STATE OF WI
DATE OF SURVEY: 7 / 21 / 2025
DATE PRINTED: 9 / 10 / 2025



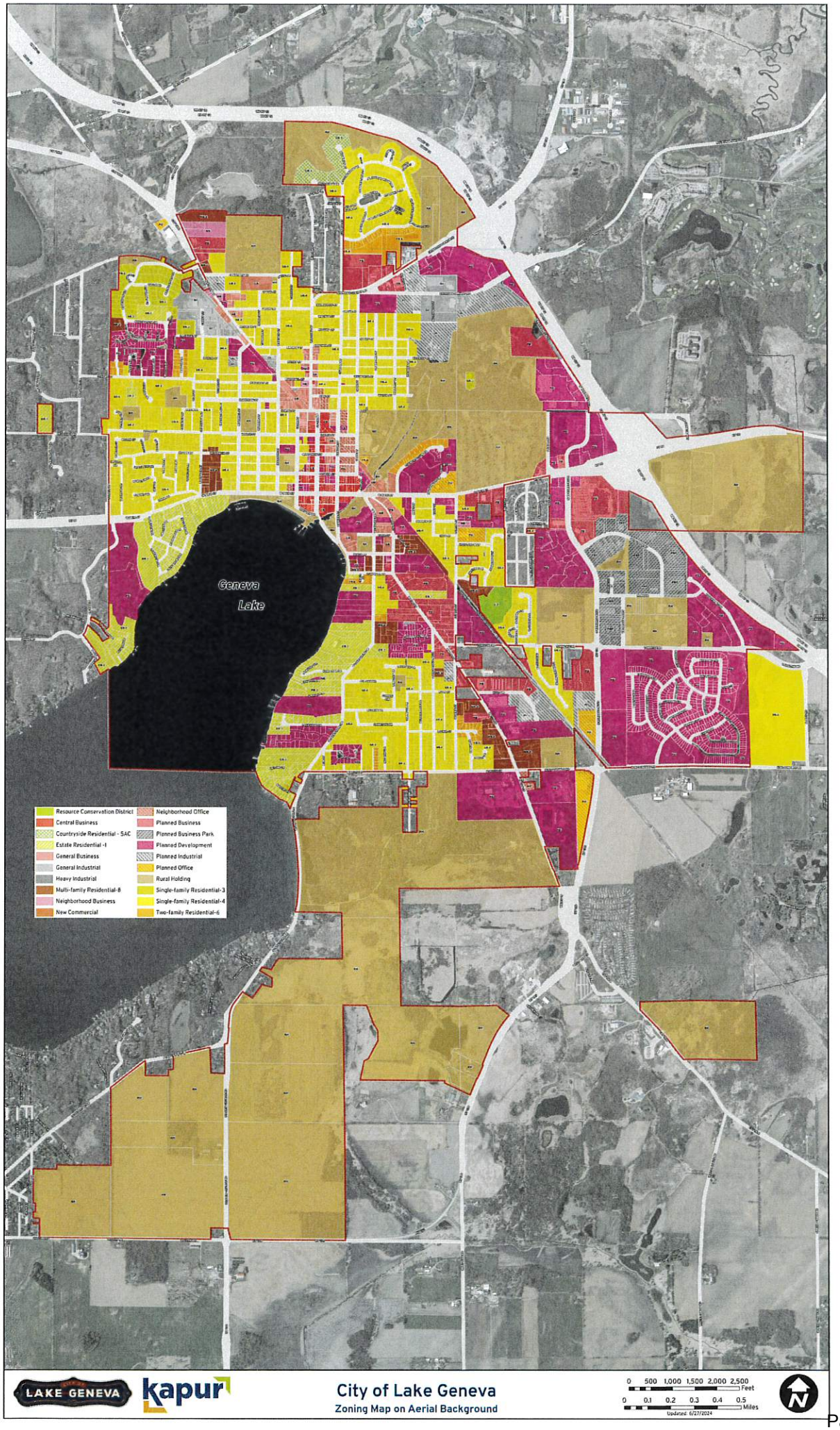
N

0 40 80 Feet

SCALE: 1" = 40'
SHEET SIZE: 22 x 34

VICINITY SKETCH

WRIGLEY STREET
WISCONSIN STREET
WISCONSIN STREET
WISCONSIN


Geneva
Lake
Resource Conservation District
Central Business
Countryside Residential - SAC
Estate Residential -1
General Business
General Industrial
Heavy Industrial
Multi-family Residential-8
Neighborhood Business
New Commercial
Neighborhood Office
Planned Business
Planned Business Park
Planned Development
Planned Industrial
Planned Office
Rural Holding
Single-family Residential-3
Single-family Residential-4
Two-family Residential-6
LAKE GENEVA
kapur
City of Lake Geneva
Zoning Map on Aerial Background
0 500 1,000 1,500 2,000 2,500 Feet
0 0.1 0.2 0.3 0.4 0.5 Miles
Updated: 6/27/2024
N

Privacy Screen trees/Fence on North, East, South.

All Water retained on Property.

Vendor Parking

FIRE LANE

EXISTING FIRE PIT

PROPOSED RAIN GARDEN

Covered Patio on Slab. Grade to adjust.

Rear Area is 940' with soft slope to rain garden

New Water/Sewer To House Build

1.6' ENCROACHMENT

1.6' ENCROACHMENT

LANDSCAPING

LANDSCAPING

298.7'

193.8'

142.19'

62.3'

33.0'

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED RESIDENCE
- PROPOSED DECK
- 905 EXISTING MAJOR CONTOURS (increments of 5')
- 901 EXISTING MINOR CONTOURS (increments of 1')
- EXISTING ASPHALT
- EXISTING RESIDENCE

PARKING STATISTICS

EXISTING PARKING STALLS
26 STALLS

PROVIDED PARKING STALLS
44 STALLS IN PAVED AREA

ADA ACCESSIBLE AREAS IN FRONT OF EXISTING UNITS ON EXISTING ASPHALT PAVEMENT

SITE STATISTICS	EXISTING	PROPOSED
LOT AREA:	151,409.37 SF	151,409.37 SF
FLOOR AREA:	12, 086.03 SF	16,643.59 SF
FLOOR AREA RATIO:	7.98%	10.99%
IMPERVIOUS SURFACE AREA:	45,729.65 SF	71,940.65
IMPERVIOUS SURFACE AREA RATIO:	30.20%	47.50 %

SETBACKS

*SETBACKS PER CITY OF LAKE GENEVA MUNICIPAL CODE CHAPTER 98.1.(D)

FRONT YARD: 40'
SIDE YARD: ~~10'~~ 5'
REAR YARD: 30'

N

0 20 40 Feet

SCALE 1" = 20'
SHEET SIZE: 22 x 34

CLIENT

SENECA PARTNERS, LLC

625 S WELLS STREET
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

CONCEPT PLAN

PRELIMINARY

CARDINAL

CARDINAL
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DESIGNING IN TRUE DIRECTIONS

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NO.	REVISION DESCRIPTION	REV DATE

SCALE	1 IN:20 FT
PROJECT NUMBER	25281
DATE	04/09/2026
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	MMB
DESIGNED BY	MMB

SHEET NUMBER

1 OF 2

FILE: G:\Shared drives\2021-2025 Projects\2025\25281 - 625 S Wells St\DWG\BASE\25281S.dwg

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RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Conditional Use Permit (CUP) filed by Carrie Douglas, 289 Indian Bend Road, Burlington,WI, to establish an Indoor Entertainment Facility (Wedding Venue) at 625 S Wells Street, Tax Key No. ZOP 00398.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**PC-2026-037**	**Date:**	July 20, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered a Conditional Use Permit application filed by Carrie Douglas, 289 Indian Bend Road, Burlington,WI, to establish an Indoor Entertainment Facility (Wedding Venue) at 625 S Wells Street, Tax Key No. ZOP 00398, and;

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on July 20, 2026, and;

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

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

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

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

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

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

6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts, and

WHEREAS, the Plan Commission has recommended approval with the following conditions:

1. Substantial conformance to the submitted Conceptual Site Plan.
2. The applicant shall secure Site Plan Review approval and all required state and municipal permits prior to start of construction.
3. Occupancy for the Wedding Venue use shall not exceed the number of accessory off-street parking spaces devoted to the Wedding Venue use times 3 people.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council of the Conditional Use Permit filed by Carrie Douglas, 289 Indian Bend Road, Burlington,WI, to establish an Indoor Entertainment Facility (Wedding Venue) at 625 S Wells Street, Tax Key No. ZOP 00398, per the findings of fact stated above and conditions of approval stated above.

PC Action: [X] **Adopted** [ ] **Failed** **Vote** 6-0

Mayoral Action: [X] **Accept** [ ] **Veto**

7/27/2026

Todd Krause, Plan Commission Chair Date

Official Stamp
Todd Krause
Mayor

Attest:

7-22-26

Amanda Rotondi, Building and Zoning Clerk Date

Agenda Memo

08/12/2026 3:36 PM (CDT)

Committee	Council
Meeting Date	08/19/2026
Subject or Item Title	Discussion/Action on Resolution approving a Conditional Use Permit (CUP) to allow reconstruction of a single-family dwelling within the Estate Residential-1 (ER-1) zoning district in compliance with the Single Family Residential-4 (SR-4) requirement for the property located at 1626 Evergreen Lane, filed by Desmond Wahlfeld, 323 Broad Street #102, Lake Geneva, WI, Tax Key No. ZLM00016.
Submitted By	Renee Hanlon
Email Address	bzadmin@cityoflakegeneva.gov
Purpose of Request	Resolution Review/Approval
Background / Request	The applicant is submitting a proposal for a Conditional Use Permit (CUP) for a property located at 1626 Evergreen Lane. The project involves razing the existing single-family home and replacing it with a new home. The property is located in the Estate Residential ER-1 zoning district and is seeking use of certain SR-4 zoning standards, per Section 98-407(3). All surrounding properties are also zoned ER-1
Does Item Have a Fiscal/Budget Impact?	N/A
Does Item Have Ordinance or Policy Implications or Changes?	N/A
Possible Motion	Approve Conditional Use Permit (CUP) filed by Desmond Wahlfeld, 323 Broad Street Suite 102, Lake Geneva, WI to construct a new single-family home within the Estate Residential-1 (ER-1) zoning district for the property located at 1626 Evergreen Lane, Tax Key ZLM 00016 subject to the following conditions: 1) Applicant shall satisfy all questions raised by Engineering Staff prior to construction permit issuance, 2) All required permits must be secured prior to demolition and construction start, 3) Substantial conformance to the submitted plan set.
Timeline	

i. **Committee Name**

Plan Commission

Date of Meeting

07/20/2026

Outcome	Recommended

Necessary Attachments	PC-2026-032-1626 EVERGREEN LN-SIGNED.pdf (1) STAFF REPORT.docx (2) Kapur Evergreen_Notes from June DRT.pdf (3)1626 EVERGREEN LN_CUP APP_Redacted.pdf Corrected CC Resolution 1626 Evergreen Lane.docx
Next Direct Step	City Admin Review

Agenda Memo Final Approval - City Admin

08/12/2026 3:50 PM (CDT)

Submitted by David De Angelis (cityadmin@cityoflakegeneva.gov)

Administration Approval

City Administrator Date of Review	08/12/2026
City Administrator Additional Comments	Approval Recommended
City Administrator Signature	

RESOLUTION OF THE COMMON COUNCIL			
Resolution approving a Conditional Use Permit (CUP) filed by Desmond Wahlfeld, 323 Broad Street Suite 102, Lake Geneva, WI, to construct a new single family residential structure within the Estate Residential-1 (ER-1) district to the Sigle Family Residential-4 (SR-4) bulk standards for the property located at 1626 Evergreen Lane, Tax Key No. ZLM 00016			
Committee:	Plan Commission approved July 20, 2026		
Fiscal Impact:	N/A		
File Number:	**26-R49**	Date:	August 19, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered the application for Conditional Use Permit (CUP) filed by Desmond Wahlfeld, 323 Broad Street Suite 102, Lake Geneva, WI, to construct a new single family residential structure within the Estate Residential-1 (ER-1) district to the Sigle Family Residential-4 (SR-4) bulk standards for the property located at 1626 Evergreen Lane, Tax Key No. ZLM 00016, and;

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on July 20, 2026.

NOW, THEREFORE, BE IT RESOLVED, that the Conditional Use Permit (CUP) filed by Desmond Wahlfeld, 323 Broad Street Suite 102, Lake Geneva, WI, to construct a new single family residential structure within the Estate Residential-1 (ER-1) district to the Sigle Family Residential-4 (SR-4) bulk standards for the property located at 1626 Evergreen Lane,

Tax Key No. ZLM 00016

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

1. Applicant shall satisfy all questions raised by Engineering Staff prior to construction permit issuance.
2. All required permits must be secured prior to demolition and construction starts.
3. Substantial conformance to the submitted plan set.

Granted by action of the Common Council of the City of Lake Geneva this 19th day of August 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 Conditional Use Permit (CUP) filed by Desmond Wahlfeld, 323 Broad Street Suite 102, Lake Geneva, WI, for a request to construct a new single family home within the Estate Residential-1 (ER-1) zoning district for the property located at 1626 Evergreen Lane, Tax Key No. ZLM 00016.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**PC-2026-032**	**Date:**	July 20, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered a Conditional Use Permit application filed by Desmond Wahlfeld, 323 Broad Street Suite 102, Lake Geneva, WI, for a request to construct a new single-family home within the Estate Residential-1 (ER-1) zoning district for the property located at 1626 Evergreen Lane, Tax Key No. ZLM 00016, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on July 20, 2026, and

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

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

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

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

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

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

6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts, and

WHEREAS, the Plan Commission has recommended approval with the following conditions:

1. Applicant shall satisfy all questions raised by Engineering Staff prior to construction permit issuance.
2. All required permits must be secured prior to demolition and construction starts.
3. Substantial conformance to the submitted plan set.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council of the Conditional Use Permit filed by Desmond Wahlfeld, 323 Broad Street Suite 102, Lake Geneva, WI, for a request to construct a new single family home within the Estate Residential-1 (ER-1) zoning district for the property located at 1626 Evergreen Lane, Tax Key No. ZLM 00016, per the findings of fact stated above and one condition of approval stated above.

Recommended to the Common Council of the City of Lake Geneva this 20th day of July, 2026.

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

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

Official Stamp
Todd Krause
Mayor

7/21/2026

Todd Krause, Plan Commission Chair Date

Attest:

7-22-26

Amanda Rotondi, Building and Zoning Clerk Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 20, 2026

Applicant:
Desmond Wahlfeld
323 Broad St, Suite 102
Lake Geneva, WI

Request:
1626 Evergreen Lane
Proposed Conditional Use Permit for a new residence utilizing SR-4 Zoning District requirements in the ER-1 Zoning District

Description:
The applicant is submitting a proposal for a Conditional Use Permit (CUP) for a property located at 1626 Evergreen Lane. The project involves razing the existing single-family home and replacing it with a new home. The property is located in the Estate Residential ER-1 zoning district and is seeking use of certain SR-4 zoning standards, per Section 98-407(3). All surrounding properties are also zoned ER-1.

The lot is approximately 6,270 square feet. The proposed home, which is approximately 2,000 square feet, includes a covered porch on the front and a raised deck at the rear of the house. A concrete driveway is proposed, which leads to an attached garage at the front of the house.

Staff Review:

The required sixty percent (60%) Landscape Surface Area ratio is met. The applicant is proposing a rain garden to manage stormwater runoff. This lot is not a lakefront lot, nor does it fall within the Lakeshore Overlay Zoning district. The required setbacks are met.

Engineering Staff do have questions that must be addressed by the applicant.

The proposed project seeks the use of the following SR-4 Zoning District Standards:

- Side setback: The project proposes a side lot line setback of 7.5feet (east side) and 9 feet (west side), which do not meet the standards of the ER-1 Zoning District (30 feet) but complies with the minimum side yard setback of 6 feet and combined 15 feet in the SR-4 District.
- Front setback: The project proposes a front setback of 25 feet which does not meet the standards of the ER-1 Zoning District.
- Minimum dwelling unit separation: The project does not meet the minimum 60-foot separation between dwelling units established by the ER-1 Zoning District, but it does meet the minimum 12 feet of separation established by the SR-4 District.
- Currently the site meets the minimum Landscape Surface Ratio (LSR) of 60%, and the proposed site plan will also meet this requirement.

Action by the Plan Commission:

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

- Provide the Common Council with a *recommendation* regarding the proposed CUP;
- Include *findings* required by the Zoning Ordinance for CUP; and,

- Provide specific suggested *requirements/conditions* to modify the project as submitted.

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

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

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

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

B. If, after the public hearing, the Commission wishes to recommend *denial*, then the appropriate fact finding would be in disagreement with at least one of Factors 1-6 listed above.

Staff Recommendation:

1. Staff recommend that the Plan Commission recommend approval of the proposed conditional use as submitted.
2. Staff recommend the Plan Commission adopt the *affirmative set of findings* provided under A.1-6., above.
3. Staff recommend the following *additional condition of approval* be attached:
    a. Applicant shall satisfy questions raised by Engineering Staff before construction permit issuance.
    b. Applicant shall secure all required permits prior to the demolition and rebuilding of the structures.
    c. Substantial conformance to the submitted plan set.

MEMO TO THE CITY OF LAKE GENEVA

To:	**Renee Hanlon – Building and Zoning Administrator**	**Date:**	**July 15, 2026**
From:	**Bridget Barry, P.E. – 262-806-9194**		
CC:	**Tom Pecora - Owner** **Naomi Rauch, P.E. – Kapur and Associates Inc.** **Farris Hansen – Engineers** **Lake Geneva Architects**		
Subject:	**1626 Evergreen Lane - Reminders from June DRT**		

This memo outlines a few comments we had regarding the submission for the DRT meeting in June.

1. Please clarify the 6" storm that runs under the swale on the NE side of the property.
    a. Where is the connection from the gutters to this pipe?
    b. Can you provide sizing calculations for this pipe as well as the swale? It seems redundant unless this is better fit for the capacity required.

If you have any questions or comments, please feel free to contact me!

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
1626 Evergreen Ln, Lake Geneva, WI 53147 Tax Key No# ZLM 00016

Lot four (4), in block fourteen (14) of the Lake Geneva Manor, City of Lake Geneva, county of Walworth, state of Wisconsin.

Name and Address of Current Owner: CDS1626 LLC

911 Mason Ln, Lake in the Hills, IL 60156

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

[redacted]

Owner Signature: [signature]

Name and Address of Applicant:
Desmond Wahlfeld (Lake Geneva Architects)

323 Borad St. Suite 102 Lake Geneva, WI 53147

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

[redacted]

Proposed Conditional Use: SR-4 (single family residence)

Zoning District in which land is located: Estate Residential (ER-1)

Names and Addresses of architect, professional engineer and contractor of project:
Lake Geneva Architects. 323 Broad St, Suite 102, Lake Geneva, WI 53147

Farris, Hansen & Associates, Inc. 7 Ridgeway Court - P.O. Box 437 Elkhorn, WI 53121

Maddock Construction Company. 13655 Irma Lee Court, Unit 5, Lake Forest, IL 60045

Short statement describing activities to take place on site:
Raze existing residential home and build new residence for the Pecora Family

Conditional Use Fee payable upon filing application:$450.00 [$100.00 for Application Under Sec. 98-407(3)]

5/18/2026
Date 08/06/2025

[signature]
Signature of Applicant

____ ____ (d) **A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.**

____ ____ (e) **Written justification for the proposed conditional use:**

____ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. *(See below)*

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

   1626 Evergreen Lane is currently zoned Estate Residential-1 (ER-1) District. The existing property is substandard due to section 98-407 (1) in width and area. Per the conditional use process we are proposing a new residence development in adherence to SR-4 development standards. This is in harmony with the surrounding neighborhood development pattern. This supports the comprehensive plan in the development of quality housing within Lake Geneva.

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

   1626 Evergreen Lane is an existing residence that has fallen into disrepair and does not meet current building code standards. The proposal is for the design of a new single family home which resides in a desirable residential neighborhood. The proposed new single family home, is high quality, high design, and promotes residential infill replacing an existing home built in compliance with today's standards and codes. These elements embody the goals and objectives of the Comprehensive Plan.

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

   The proposed new residence, replacing an existing outdated residence does not create any adverse impact on the neighboring properties and or compromise the character of the neighborhood. The Proposed development is not adding any additional traffic patterns, additional curb cuts or required parking from its original use as a residence. Per conditional use the property is adhering to the Zoning standards of SR-4.

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

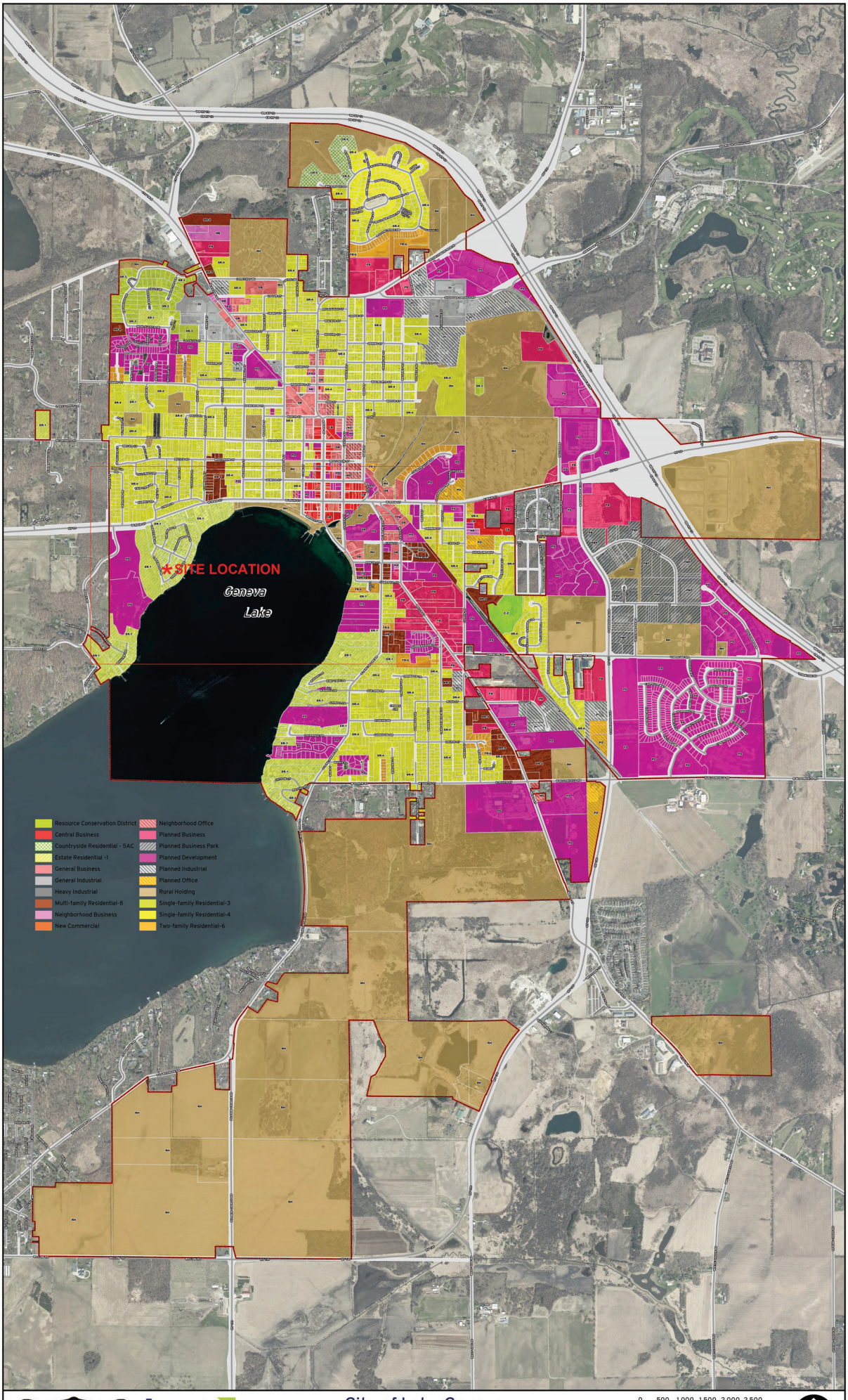
   The proposed new residence, remains consistent with its current use as a residence. The proposal maintains the desired land use and intensities. A new residence is proposed to replace the existing site built home.

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

The new residence, does not create or impose new burdens to the public services provided.

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

Yes, the benefits of the proposed conditional use outweigh any adverse impacts of the conditional use.



LAKE GENEVA kapur

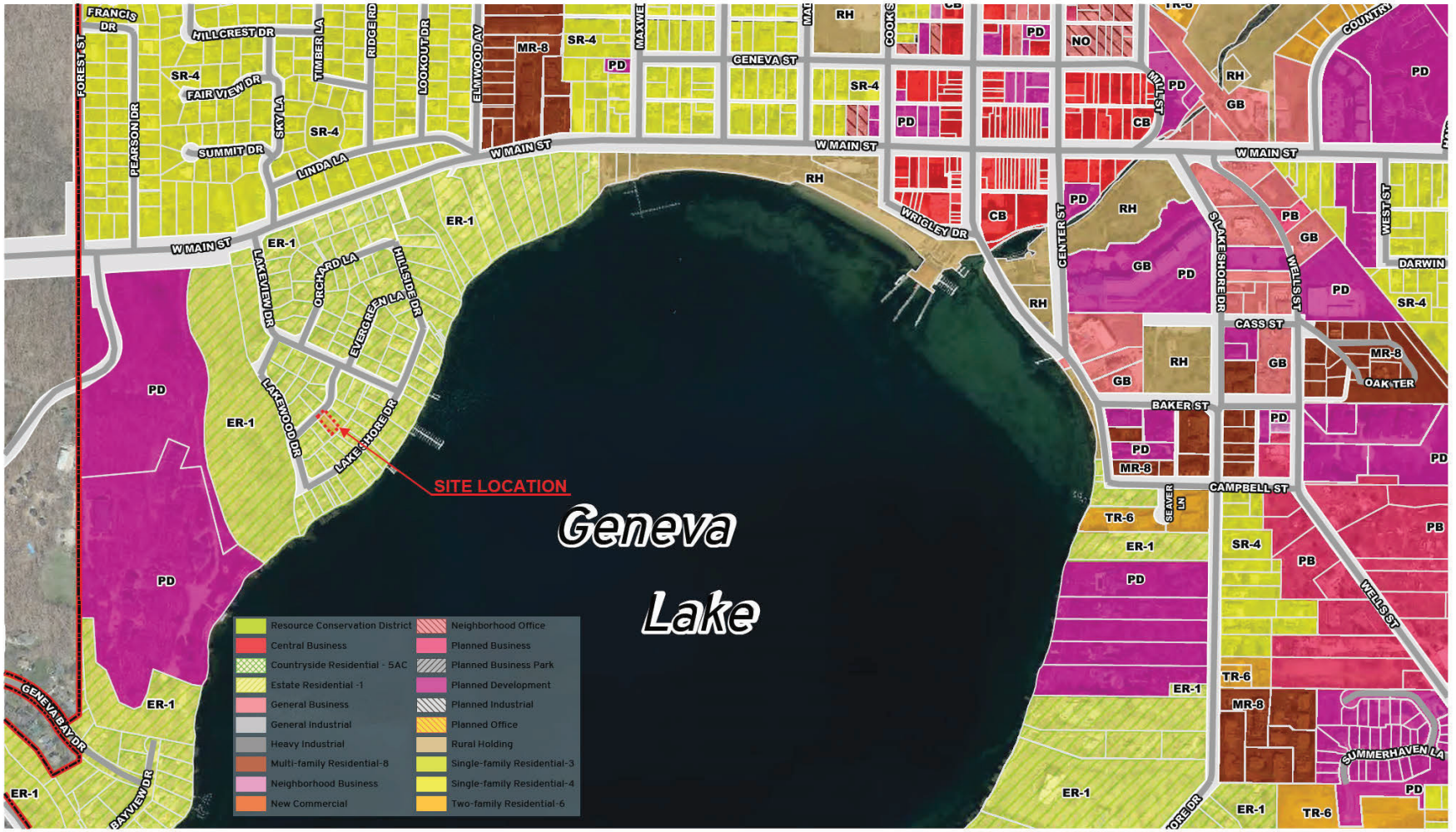
City of Lake Geneva

Zoning Map on Aerial Background

0 500 1,000 1,500 2,000 2,500 Feet

0 0.1 0.2 0.3 0.4 0.5 Miles

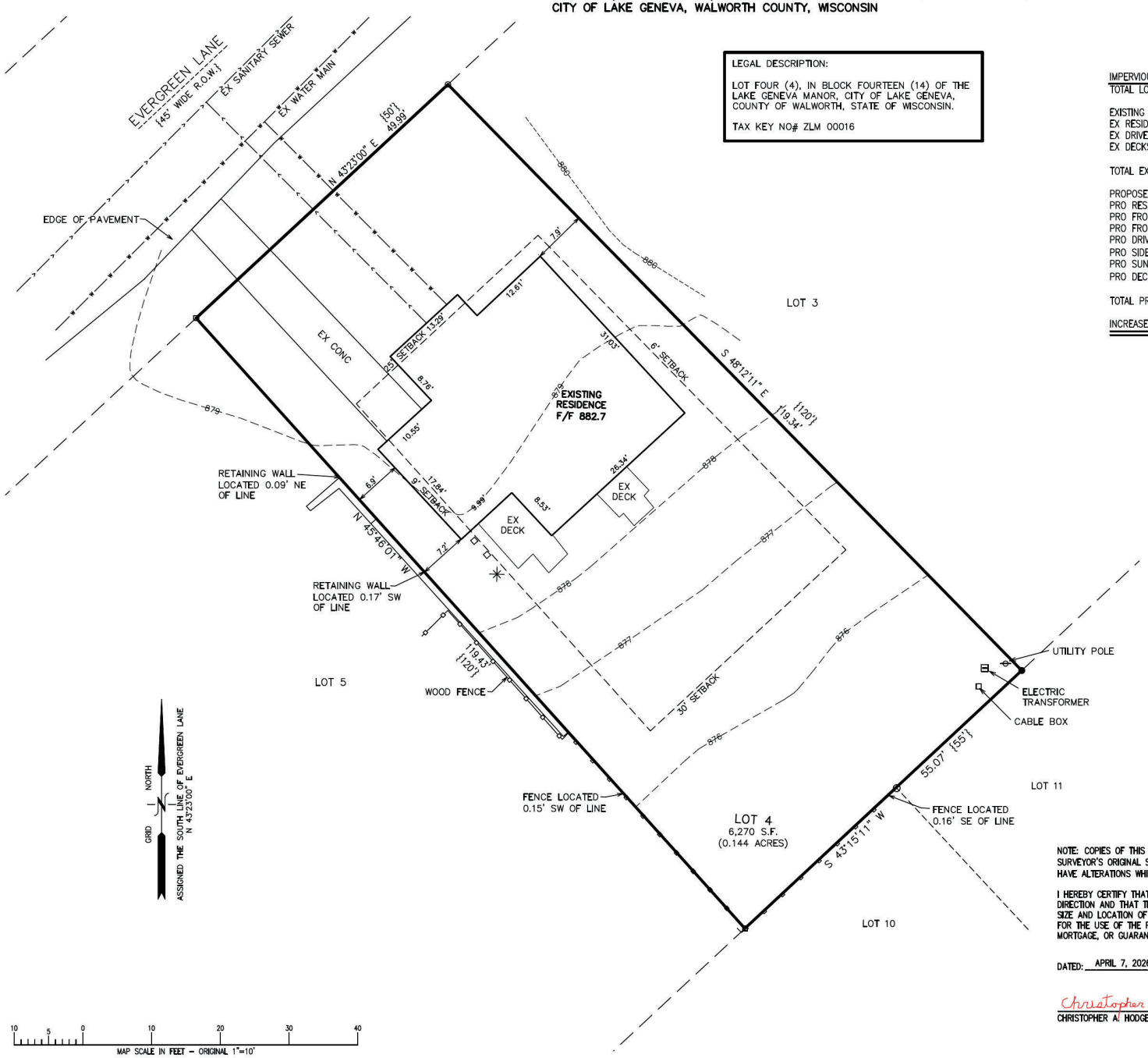
N



1626 Evergreen Lane
LOCATION MAP

LAKE GENEVA
Architects
STUDIO OF JASON R. BERNARD

EXISTING CONDITIONS PLAN
LOT 4, BLOCK 14 OF LAKE GENEVA MANOR
LOCATED IN PART OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST,
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



LEGAL DESCRIPTION:

LOT FOUR (4), IN BLOCK FOURTEEN (14) OF THE LAKE GENEVA MANOR, CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN.

TAX KEY NO# ZLM 00016

IMPERVIOUS SURFACE CALCULATIONS
TOTAL LOT AREA = 6270 S.F. (0.144 AC)

EXISTING IMPERVIOUS SURFACE CALCULATIONS

EX RESIDENCE	1048 S.F.
EX DRIVE	213 S.F.
EX DECKS	108 S.F.

TOTAL EXISTING IMPERVIOUS AREA = 1369 S.F. (22%)

PROPOSED IMPERVIOUS SURFACE CALCULATIONS

PRO RESIDENCE	1740 S.F.
PRO FRONT PORCH	76 S.F.
PRO FRONT WALK	46 S.F.
PRO DRIVE	254 S.F.
PRO SIDE STOOP W/ STAIRS	22 S.F.
PRO SUNROOM	231 S.F.
PRO DECK W/ STAIRS	154 S.F.

TOTAL PROPOSED IMPERVIOUS AREA = 2,523 S.F. (40%)

INCREASE OF 1,154 S.F. OF IMPERVIOUS AREA

LEGEND

- = CONCRETE MONUMENT FOUND
- = IRON PIPE FOUND 1 3/8" O.D.
- = IRON REBAR FOUND 3/4" O.D.
- {XXX} = RECORDED AS
- x XXX.X = EXISTING GROUND ELEVATION
- XXX = EXISTING LAND CONTOURS
- = PROPOSED LAND CONTOURS
- = DIRECTION OF WATER FLOW
- (XXX.X) = PROPOSED FINISHED GRADE/ELEVATION
- TF = TOP OF FOUNDATION ELEVATION
- FF = FIRST FLOOR ELEVATION
- GE = GARAGE ELEVATION
- EL = ELEVATION
- LL = LOWER LEVEL ELEVATION
- S = SILT FENCE
- = 10'x30' ANTI-TRACKING MAT (3" FRACTURED STONE, 8" DEPTH SET TO SUBGRADE)

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

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

DATED: APRIL 7, 2026

Christopher A. Hodges

CHRISTOPHER A. HODGES P.L.S. 2760

STATE OF WISCONSIN
CHRISTOPHER A. HODGES
S-2760
PALMYRA
WISCONSIN
LAND SURVEYOR

EXISTING CONDITIONS
1626 EVERGREEN LANE
LAKE GENEVA, WI 53147

– WORK ORDERED BY –
LOWELL CUSTOM HOMES, INC
PO BOX 926
LAKE GENEVA, WI 53147

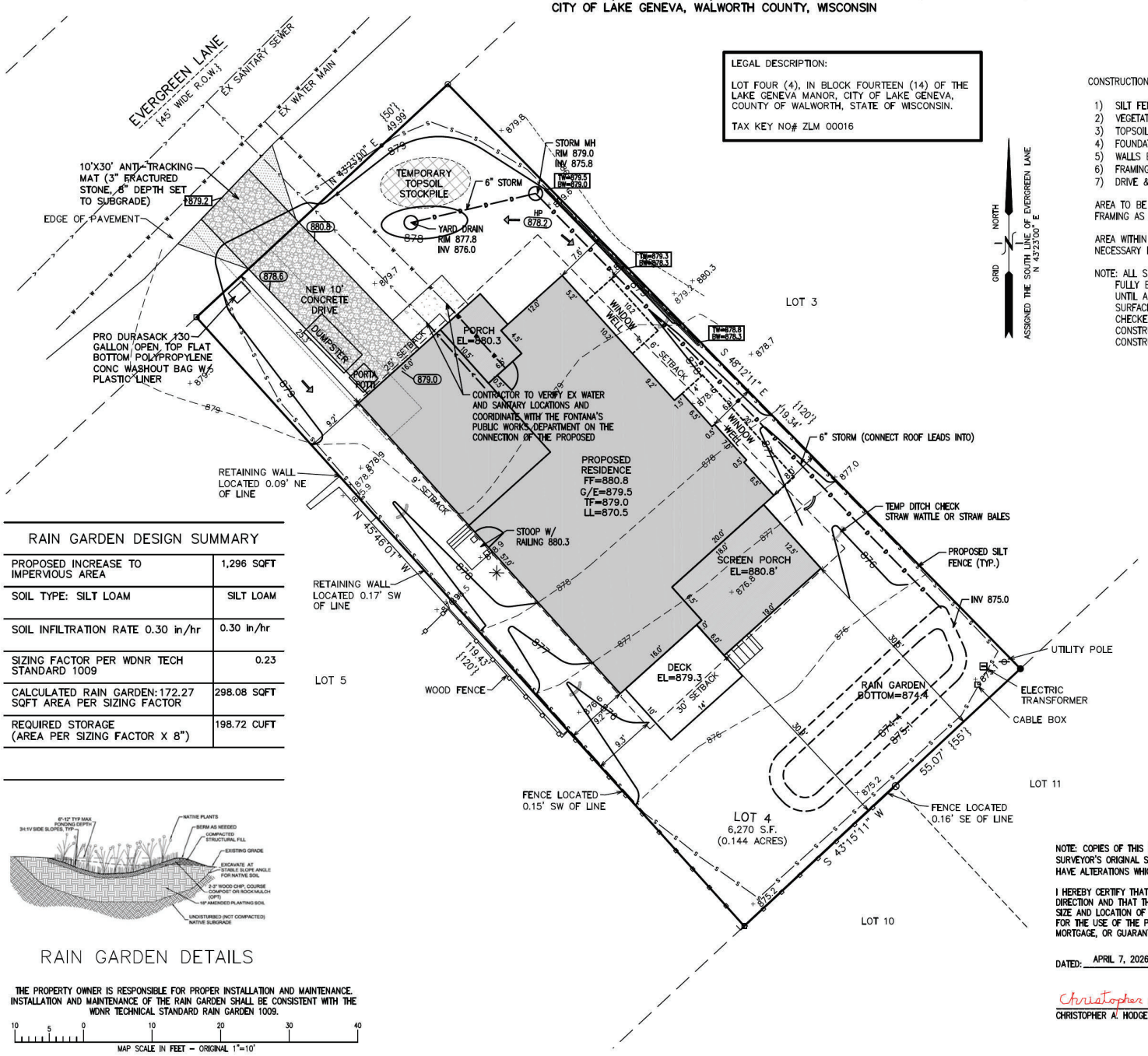
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
8/11/2023–DHC
VERIFY HOUSE
ADD GRADING
8/15/2023–DHC
UPDATE GRADES
8/21/2023–DHC
RAIN GARDEN
NOTE
8/22/2023–DHC
ADDED SETBACKS
05/15/2026
Update Imperv
Calcs

PROJECT NO.
10394
DATE:
1/22/2021
SHEET NO.
1 OF 2

X:\Projects\10394\ACAD\10394r1_23-0707.dwg

SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN
LOT 4, BLOCK 14 OF LAKE GENEVA MANOR
LOCATED IN PART OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST,
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



LEGAL DESCRIPTION:

LOT FOUR (4), IN BLOCK FOURTEEN (14) OF THE LAKE GENEVA MANOR, CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN.

TAX KEY NO# ZLM 00016

CONSTRUCTION SEQUENCE

1) SILT FENCING INSTALLED
2) VEGETATION TO BE CLEARED
3) TOPSOIL STRIPPED
4) FOUNDATIONS DUG & POURED
5) WALLS BACKFILLED (WASTE EXCESS OFFSITE)
6) FRAMING & HOME CONSTRUCTION COMPLETED
7) DRIVE & LANDSCAPING COMPLETED

AREA TO BE RESTORED WITH TOPSOIL AS SOON AFTER FOUNDATION AND FRAMING AS POSSIBLE FOLLOWED WITH GRASS SEEDING AND MULCH.

AREA WITHIN SILT FENCING TO BE CLEARED OF UNDERBRUSH WITH ONLY NECESSARY LARGE TREES REMOVED.

NOTE: ALL SILT FENCING SHALL BE MAINTAINED IN A STABLE CONDITION FULLY BRACED AND STAKED TO PREVENT MOVEMENT BY RUNOFF UNTIL A DENSE TURF IS ESTABLISHED OVER ALL DISTURBED GROUND SURFACES. DURING OR AFTER EVERY STORM THEY SHALL BE CHECKED. ACCUMULATIONS OF SILT TOPSOIL AND ANY OTHER CONSTRUCTION DEBRIS SHALL BE ROUTINELY REMOVED. CONSTRUCTION SEQUENCE

LEGEND

- = CONCRETE MONUMENT FOUND
- = IRON PIPE FOUND 1 3/8" O.D.
- = IRON REBAR FOUND 3/4" O.D.
- {XXX} = RECORDED AS
- XXXX = EXISTING GROUND ELEVATION
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- LL = LOWER LEVEL ELEVATION
- S = SILT FENCE
- = 10'x30' ANTI-TRACKING MAT (3" FRACTURED STONE, 8" DEPTH SET TO SUBGRADE)

RAIN GARDEN DESIGN SUMMARY

PROPOSED INCREASE TO IMPERVIOUS AREA	1,296 SQFT
SOIL TYPE: SILT LOAM	SILT LOAM
SOIL INFILTRATION RATE 0.30 in/hr	0.30 in/hr
SIZING FACTOR PER WDNR TECH STANDARD 1009	0.23
CALCULATED RAIN GARDEN: 172.27 SQFT AREA PER SIZING FACTOR	298.08 SQFT
REQUIRED STORAGE (AREA PER SIZING FACTOR X 8")	198.72 CUFT

RAIN GARDEN DETAILS

THE PROPERTY OWNER IS RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE. INSTALLATION AND MAINTENANCE OF THE RAIN GARDEN SHALL BE CONSISTENT WITH THE WDNR TECHNICAL STANDARD RAIN GARDEN 1009.

10 5 0 10 20 30 40
MAP SCALE IN FEET – ORIGINAL 1"=10'

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

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DATED: APRIL 7, 2026

Christopher A. Hodges

CHRISTOPHER A. HODGES P.L.S. 2760

STATE OF WISCONSIN CHRISTOPHER A. HODGES S-2760 PALMYRA WISCONSIN LAND SURVEYOR

MAY 15, 2026
Lower BLDG 1', Drive width 10', Deck 10' depth

SGDECP
1626 EVERGREEN LANE
LAKE GENEVA, WI 53147

– WORK ORDERED BY –
LOWELL CUSTOM HOMES, INC
PO BOX 926
LAKE GENEVA, WI 53147

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

REVISIONS
8/11/2023–DHC VERIFY HOUSE ADD GRADING
8/15/2023–DHC UPDATE GRADES
8/21/2023–DHC RAIN GARDEN NOTE
8/22/2023–DHC ADDED SETBACKS
4/08/26 Rm Bldg setbacks & update RainG

PROJECT NO. 10394
DATE: 1/22/2021
SHEET NO. 2 OF 2

X:\Projects\10394\ACAD\10394r1_23-0707.dwg

TRUE NORTH

SITE PLAN
1" = 10'-0"

0 6" 1'-0" 2'-0"
SCALE: 1" = 1'-0"

SITE LEGEND

- NEW STRUCTURE
- EXISTING STRUCTURE
- DECKS, PATIOS, TERRACES
- HARD SURFACE (PAVERS, CONCRETE, ASPHALT)
- SOIL STOCKPILE
- EXISTING GRADE
- ABANDONED GRADE
- NEW GRADE
- SILT FENCING
- PROPERTY LINE
- SETBACK LINE
- EXISTING TREE
- EXISTING TREE TO BE REMOVED

ZONING RESEARCH

CURRENT ZONING: ER-1 ESTATE RESIDENTIAL, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY.

THE PROPERTY IS CONSIDERED LEGALLY NON-CONFORMING DUE TO ITS LOT WIDTH AND AREA REQUIREMENTS.

AREA / YARD / HEIGHT REQUIREMENTS (SEC. 98-105 (2) (b)

LOT AREA MIN. 40,000 S.F. (6,270 EST. S.F. ACTUAL)

LOT WIDTH MIN. 100' (51'-0" ACTUAL.)

BUILDING LOCATION AND HEIGHT

FRONT SETBACK/STREET:	25'
SIDE SETBACK PRINCIPAL:	30' (15' TOTAL 6' MIN. PER SEC. 98-407 (3) (A))
REAR SETBACK PRINCIPAL:	30'
SIDE SETBACK ACCESSORY:	3'
REAR SETBACK ACCESSORY:	5' ALLEY
PAVEMENT SETBACK:	5'
MAX HEIGHT PRINCIPAL:	35' (32' PER HOA GUIDELINES)
MAX HEIGHT ACCESSORY:	15'
MIN. LANDSCAPE SURFACE RATIO:	60% (§ 98-1-105(2)(b)3.a)
MAX. BUILDING COVERAGE:	40% (§ 98-1-105(2)(d)3.a)
MAX TOTAL LIVING FLOOR AREA:	35% OF LOT SIZE (PER HOA GUIDELINES)

DEFINITIONS

PER SEC. 98-034

BUILDING COVERAGE: THE PERCENTAGE OF A LOT COVERED BY PRINCIPAL AND ACCESSORY BUILDINGS, INCLUDING ALL STRUCTURES WITH A ROOF.

BUILDING HEIGHT: THE VERTICAL DISTANCE FROM 1) THE LOWEST ELEVATION OF THE ADJOINING GROUND LEVEL OR 2) THE ESTABLISHED GRADE, WHICHEVER IS LOWER, TO THE TOP OF THE CORNICE OF A FLAT ROOF, TO THE DECKLINE OF A MANSARD ROOF, TO A POINT OF THE ROOF DIRECTLY ABOVE THE HIGHEST WALL OF A SHED ROOF, TO THE UPPERMOST POINT ON A ROUND OR OTHER ARCH-TYPE ROOF, OR TO THE MEAN DISTANCE OF THE HIGHEST GABLE ON A PITCHED OR HIP ROOF; ALSO APPLIES TO STRUCTURES

BUILDING HEIGHT: THE HEIGHT FROM THE GROUND TO THE PEAK OF THE TALLEST STRUCTURE. (PER HOA GUIDELINES).

LANDSCAPE SURFACE AREA RATIO (LSR): THE PERCENTAGE OF THE GROSS SITE AREA OR LOT AREA WHICH IS PRESERVED AS PERMANENTLY PROTECTED LANDSCAPED AREA.

MODIFICATIONS

INTRUSIONS - PER SEC 98-405
A(1) & B(1) CHIMNEYS, FLUES, SILLS, PILASTERS, LINTELS, ORNAMENTAL FEATURES, CORNICES, EAVES, AND GUTTERS FOR RESIDENTIAL BUILDINGS, PROVIDED THEY DO NOT EXTEND MORE THAN 2 1/2 FEET INTO THE REQUIRED YARD.

A(3) & C(1) TERRACES, STEPS, UNCOVERED PORCHES, DECKS, STOOPS, OR SIMILAR APPURTENANCES TO RESIDENTIAL BUILDINGS WHICH DO NOT EXTEND ABOVE THE FLOOR LEVEL OF THE ADJACENT BUILDING ENTRANCE, PROVIDED THEY DO NOT LOCATE CLOSER THAN 20 FEET FROM ANY STREET RIGHT-OF-WAY OR REAR LOT LINE.

EXCEPTIONS TO MAXIMUM HEIGHT - PER SEC 98-406 (B)
THE FOLLOWING ARE PERMITTED TO EXCEED THE MAXIMUM HEIGHT REGULATIONS BY 10 FEET, WITHIN ANY DISTRICT WHERE PERMITTED: CHURCH SPIRES, BELFRIES, CUPOLAS AND DOMES WHICH DO NOT CONTAIN USABLE SPACE, PUBLIC MONUMENTS, WATER TOWERS, FIRE AND HOSE TOWERS, FLAGPOLES, CHIMNEYS, SMOKESTACKS, COOLING TOWERS, AND ELEVATOR PENTHOUSES. SUCH USES MAY EXCEED SAID MAXIMUM BY MORE THAN 10 FEET WITH THE APPROVAL OF A CONDITIONAL USE PERMIT.

SR-4 ZONING IN ER-1

USE OF SR-4 ZONING STANDARDS IN THE ER-1 ZONING DISTRICT. (SEC98-407 (3) (A)

EXISTING LEGAL LOTS OF RECORD THAT ARE NOW SUBSTANDARD IN ANY WAY, AND THAT ARE ZONED ER-1 SHALL BE CONSIDERED AS LEGAL SUBSTANDARD LOTS. FOR NEW DWELLINGS, BUILDING ADDITIONS, STRUCTURES, OR PAVED AREAS ON SUCH LOTS, A CONDITIONAL USE PERMIT MAY BE SOUGHT TO ENABLE THE GRANTING OF PERMISSION TO USE ONLY THE FOLLOWING REQUIREMENTS OF THE SR-4 DISTRICT: MAXIMUM BUILDING COVERAGE, MINIMUM LOT WIDTH, MINIMUM LOT FRONTAGE, MINIMUM FRONT OR STREET SETBACK LOT LINE TO HOUSE, MINIMUM FRONT OR STREET SETBACK LOT LINE TO GARAGE, MINIMUM SIDE SETBACK LOT LINE TO HOUSE, MINIMUM TOTAL OF BOTH SIDE SETBACKS TO HOUSE/GARAGE, MIN MUM REAR SETBACK LOT LINE TO HOUSE OR GARAGE, MINIMUM SIDE SETBACK LOT LINE TO ACCESSORY STRUCTURE, MINIMUM REAR SETBACK LOT LINE TO ACCESSORY STRUCTURE, MINIMUM PAVED SURFACE SETBACK, AND MINIMUM BUILDING SEPARATION. THE REQUIREMENTS FOR MINIMUM LOT AREA IN THE SR-4 DISTRICT MAY NOT BE USED TO CREATE A GREATER NUMBER OF LOTS, BUT MAY BE USED TO RECONFIGURE LOT LINES TO PRESERVE OR REDUCE THE CURRENT NUMBER OF LOTS SO LONG AS ALL OTHER APPLICABLE REQUIREMENTS, LISTED ABOVE, ARE MET. (SEE ALSO SECTION 98-409 FOR LOTS ABUTTING GENEVA LAKE.) (SECTION 98-905 FOR CONDITIONAL USE PROCEDURES.) FOR THIS PARTICULAR TYPE OF CONDITIONAL USE PERMIT REQUEST, A FEE OF $100 SHALL BE IMPOSED.

AREA CALCULATIONS

LOT AREA: 6,270 SF.

BUILDING COVERAGE:

MAX:	2,508 SF.	(40%)
EXISTING:	1,047.6 SF.	(16.7%)
PROPOSED:	2,049.6 SF.	(32.7%)

LANDSCAPE SURFACE RATIO (LSR):

MIN:	3,762 SF.	(60%)
EXISTING:	4,900 SF.	(78.1%)
PROPOSED:	3,762 SF.	(60%)

IMPERVIOUS SURFACES:

RESIDENCE:	1,740 SF.
DRIVEWAY:	254 SF.
WALKWAYS:	31 SF.
SCREEN PORCH:	231 SF.
DECKS:	176 SF.
ENTRY:	76 SF.
TOTAL:	2,508 SF.

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262.248.1400
LakeGenevaArchitects.com

LAKE GENEVA Architects
STUDIO OF JASON R. BERNARD

PECORA RESIDENCE

1626 EVERGREEN LANE
LAKE GENEVA, WI 53147

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- [ ] PERMIT SET
- [ ] CONSTRUCTION

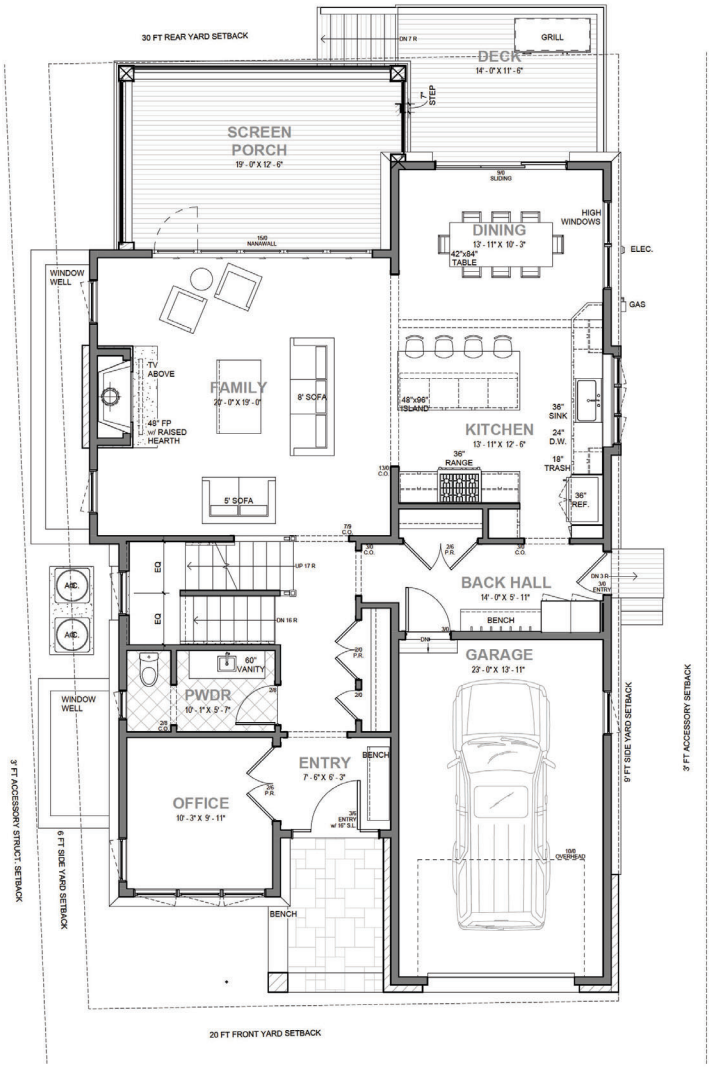
REVISIONS:

No.	DATE

DATE: 5/5/26

A1

SITE PLAN



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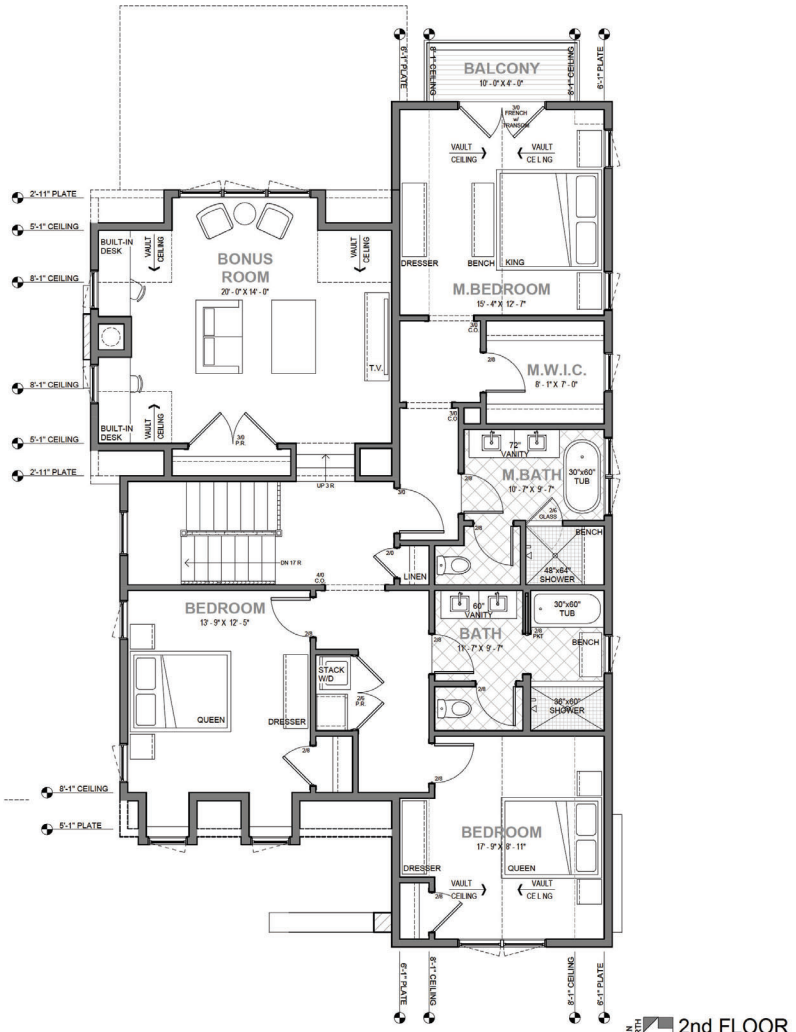
REVISIONS:

No.	DATE

DATE: 3/6/26

A2
FIRST FLOOR PLAN



PLAN NORTH

2nd FLOOR
1/4" = 1'-0"

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REVISIONS:

No.	DATE

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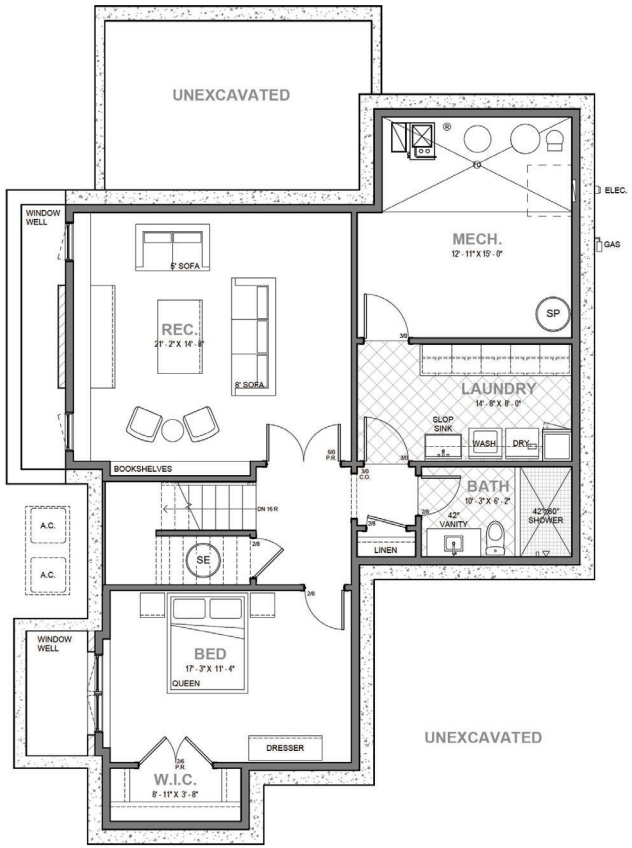
A3
SECOND FLOOR PLAN



PLAN NORTH

LOWER LEVEL
1/4" = 1'-0"

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REVISIONS:

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DATE: 3/6/26

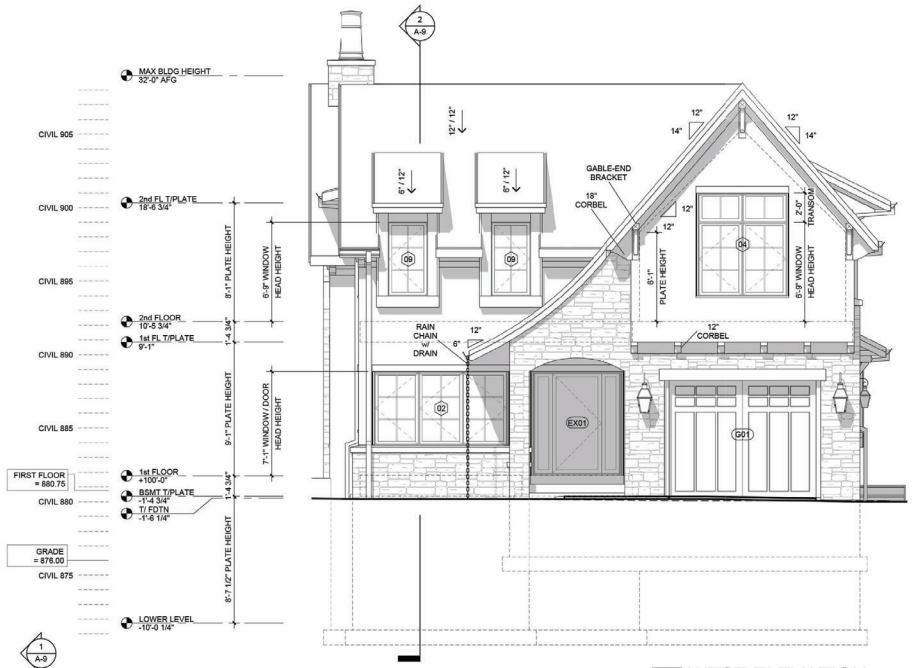
A4
LOWER LEVEL

WINDOW SCHEDULE

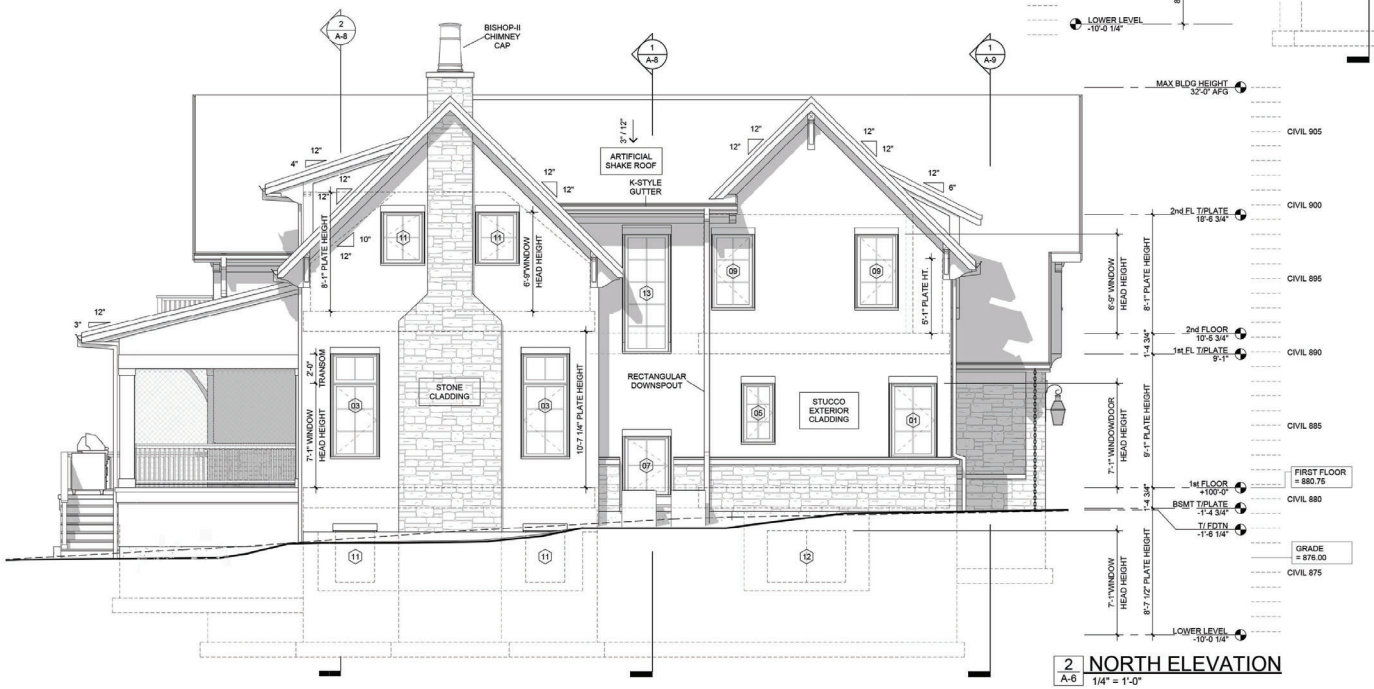
MARK	Count	TYPE	MULLED UNIT WIDTH	TRANSOM UNITS WINDOW HEIGHT	TRANSOM UNITS TRANSOM HEIGHT	OPENING SIZE WIDTH	OPENING SIZE HEIGHT	HEAD HEIGHT
LOWER LEVEL								
11	2	CASEMENT				2'-8"	3'-6"	7'-1"
12	1	(2) CASEMENT	2'-8"			5'-4"	3'-6"	7'-1"
1st FLOOR								
01	1	CASEMENT				3'-0"	5'-0"	7'-1"
02	1	(3) CASEMENT	3'-0"			9'-0"	5'-0"	7'-1"
03	2	CASEMENT		5'-0"	2'-0"	3'-0"	7'-0"	9'-1"
05	1	CASEMENT				2'-0"	4'-0"	7'-1"
06	1	(3) CASEMENT	2'-0"			6'-0"	3'-6"	7'-1"
07	1	CASEMENT				3'-0"	4'-0"	7'-1"
07	1	CASEMENT				3'-0"	4'-0"	7'-1"
08	1	(2) CASEMENT	3'-0"			6'-0"	2'-0"	7'-1"
2nd FLOOR								
04	1	(2) CASEMENT	3'-0"	5'-0"	2'-0"	6'-0"	7'-0"	8'-9"
09	8	CASEMENT				2'-8"	5'-0"	6'-9"
10	1	(2) CASEMENT	2'-8"			5'-4"	5'-0"	6'-9"
13	1	CASEMENT				3'-0"	8'-0"	6'-9"
BONUS ROOM								
11	2	CASEMENT				2'-8"	3'-6"	6'-9"
14	1	(3) CASEMENT	3'-0"			9'-0"	3'-6"	6'-9"

EXTERIOR DOOR SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	COMMENTS
EX01	7'-1"	6'-0"	UNIT	40"w DOOR + (2) 16"w S DELITES
EX02	7'-0"	3'-0"	ENTRY	
EX04	7'-0"	9'-0"	SLIDING	
EX05	8'-0"	15'-0"	NANAWALL	5R FOLD NG NANAWALL w/ LOW PROFILE SADDLE SILL
EX06	8'-9"	6'-0"	FRENCH w/ TRANSOM	80"h DOORS + 24"h TRANSOM
G01	8'-0"	10'-0"	OVERHEAD	



1 A-6 WEST ELEVATION
1/4" = 1'-0"



2 A-6 NORTH ELEVATION
1/4" = 1'-0"

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REVISIONS:

No.	DATE

DATE: 5/7/26

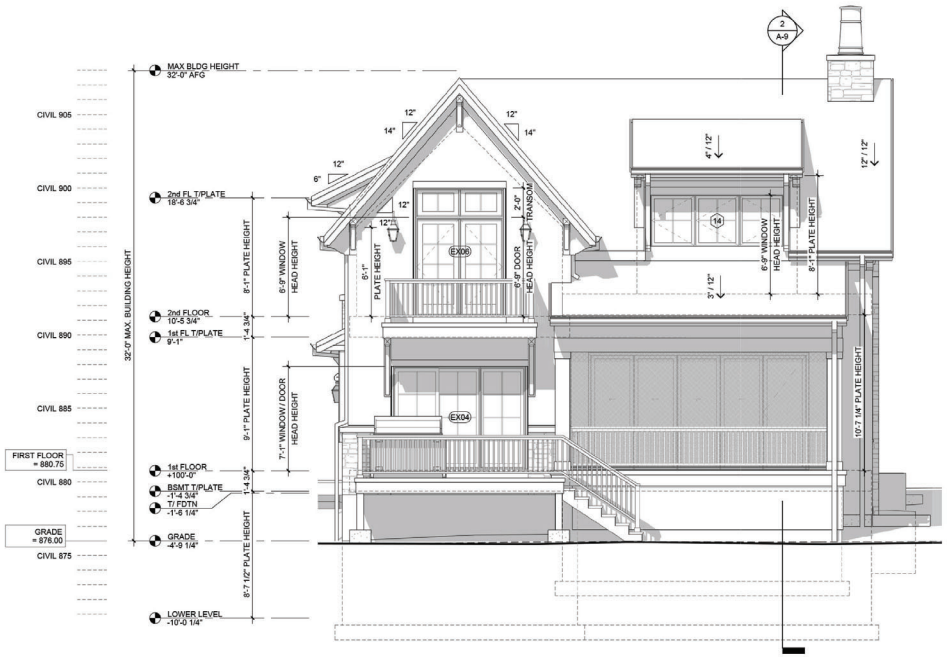
A-6
ELEVATIONS

WINDOW SCHEDULE

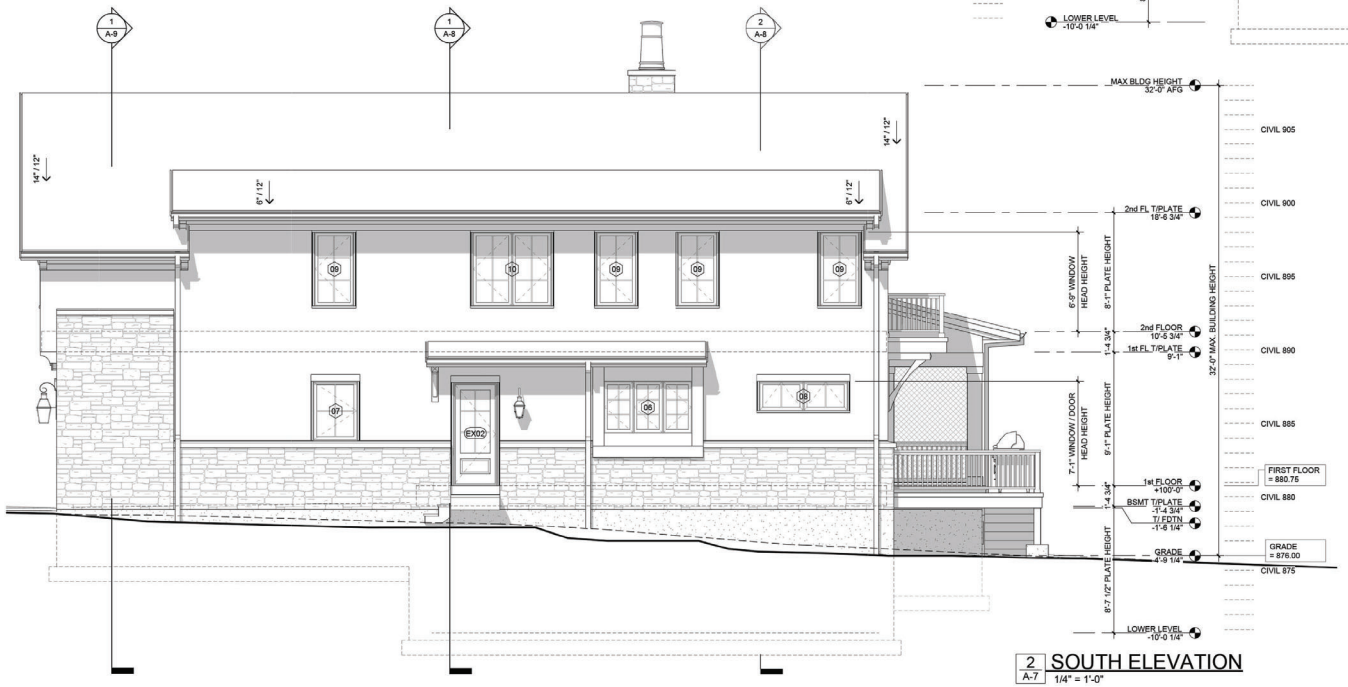
MARK	Count	TYPE	MULLED UNIT WIDTH	TRANSOM UNITS WINDOW HEIGHT	TRANSOM UNITS TRANSOM HEIGHT	OPENING SIZE WIDTH	OPENING SIZE HEIGHT	HEAD HEIGHT
LOWER LEVEL								
11	2	CASEMENT				2'-8"	3'-6"	7'-1"
12	1	(2) CASEMENT	2'-8"			5'-4"	3'-6"	7'-1"
1st FLOOR								
01	1	CASEMENT				3'-0"	5'-0"	7'-1"
02	1	(3) CASEMENT	3'-0"			5'-0"	5'-0"	7'-1"
03	2	CASEMENT		5'-0"	2'-0"	3'-0"	7'-0"	9'-1"
05	1	CASEMENT				2'-0"	4'-0"	7'-1"
06	1	(3) CASEMENT	2'-0"			6'-0"	3'-6"	7'-1"
07	1	CASEMENT				3'-0"	4'-0"	7'-6"
07	1	CASEMENT				3'-0"	4'-0"	7'-1"
08	1	(2) CASEMENT	3'-0"			6'-0"	2'-0"	7'-1"
2nd FLOOR								
04	1	(2) CASEMENT	3'-0"	5'-0"	2'-0"	6'-0"	7'-0"	8'-9"
09	8	CASEMENT				2'-8"	5'-0"	6'-9"
10	1	(2) CASEMENT	2'-8"			5'-4"	5'-0"	6'-9"
13	1	CASEMENT				3'-0"	8'-0"	6'-9"
BONUS ROOM								
11	2	CASEMENT				2'-8"	3'-6"	6'-9"
14	1	(3) CASEMENT	3'-0"			9'-0"	3'-6"	6'-9"

EXTERIOR DOOR SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	COMMENTS
EX01	7'-1"	6'-0"	UNIT	40"w DOOR + (2) 16"w S.DELITES
EX02	7'-0"	3'-0"	ENTRY	
EX04	7'-0"	5'-0"	SLIDING	
EX05	8'-0"	15'-0"	NANAWALL	5R FOLD NG NANAWALL w/ LOW PROFILE SADDLE SILL
EX06	8'-9"	6'-0"	FRENCH w/ TRANSOM	80"h DOORS + 24"h TRANSOM
G01	8'-0"	10'-0"	OVERHEAD	



1 A-7 EAST ELEVATION
1/4" = 1'-0"



2 A-7 SOUTH ELEVATION
1/4" = 1'-0"

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REVISIONS:

No.	DATE

DATE: 5/7/26

A-7
ELEVATIONS

Agenda Memo

08/12/2026 3:39 PM (CDT)

Committee	Council
Meeting Date	08/19/2026
Subject or Item Title	Discussion/Action on Resolution Approving a Planned Development (PD)- General Development Plan (GDP) t to allow the construction of a commercial structure in the PD Planned Development zoning district at 140 Broad St., filed by Pacific Property Holdings, LLC, 672 W Main St #1136, Lake Geneva, WI, Tax Key No. ZOP00331.
Submitted By	Renee Hanlon
Email Address	bzadmin@cityoflakegeneva.gov
Purpose of Request	Resolution Review/Approval
Background / Request	The applicant proposes to raze the building located at 140 Broad Street and construct a new commercial building on the lot. The property is zoned CB Central Business District. The existing lot has size limitations that will require some flexibility of the CB bulk standards. The zoning tool for granting such flexibility is the PD Planned Development process. Approval of the General Development Plan (GDP) is a step in the overall PD approval process. The GDP is meant to establish a conceptual plan for site development. After approval of the GDP, a Precise Implementation Plan (PIP) is required. The PIP will provide more detail for construction and engineering.
Does Item Have a Fiscal/Budget Impact?	N/A
Does Item Have Ordinance or Policy Implications or Changes?	N/A
Possible Motion	Approve the Planned Development (PD)- General Development Plan (GDP) filed by Kristen Kettle, 672 W Main Street #1136, Lake Geneva, WI to allow for the construction of a commercial building at 140 Broad Street, Tax Key No. ZOP 00331 subject to the following conditions: 1) The Precise Implementation Plan must substantially conform to the GDP Plan, 2) The Precise Implementation Plan will include a traffic plan to inform traffic patterns for the duration of the demolition and construction, 3) The Precise Implementation Plan shall be submitted for review within two (2) years of the approval of the General Development Plan.
Timeline	

i. **Committee Name**

Plan Commission

Date of Meeting

07/20/2026

Outcome	Recommended

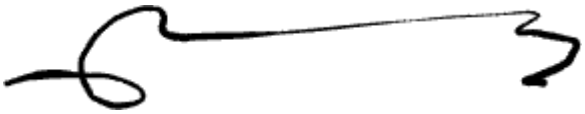
Necessary Attachments	PC-2026-034-140 BROAD ST-SIGNED.pdf (1) Staff Report.docx (2) 140 BROAD ST GDP APP_Redacted.pdf (3) 140 BROAD ST COLOR SWATCHES.pdf (4) Ottie'sRestaurant_Signage_GDP.pdf CC Resolution 140 Broad.docx
Next Direct Step	City Admin Review

Agenda Memo Final Approval - City Admin

08/12/2026 4:10 PM (CDT)

Submitted by David De Angelis (cityadmin@cityoflakegeneva.gov)

Administration Approval

City Administrator Date of Review	08/12/2026
City Administrator Additional Comments	Approval Reccomended
City Administrator Signature	

RESOLUTION OF THE COMMON COUNCIL			
Resolution approving a Planned Development (PD)- General Development Plan (GDP) filed by Kristen Kettle, 672 W Main Street #1136, Lake Geneva, WI to allow for the construction of a commercial building at 140 Broad Street, Tax Key No. ZOP 00331			
Committee:	Plan Commission approved July 20, 2026		
Fiscal Impact:	N/A		
File Number:	**26-R50**	Date:	August 19, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered the application for Planned Development (PD)- General Development Plan (GDP) filed by Kristen Kettle, 672 W Main Street #1136, Lake Geneva, WI to allow for the construction of a commercial building at 140 Broad Street, Tax Key No. ZOP 00331, and;

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on July 20, 2026.

NOW, THEREFORE, BE IT RESOLVED, that the Planned Development (PD)- General Development Plan (GDP) filed by Kristen Kettle, 672 W Main Street #1136, Lake Geneva, WI to allow for the construction of a commercial building at 140 Broad Street, is approved

Tax Key No. ZOP 00331

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

1. The Precise Implementation Plan must substantially conform to the GDP Plan
2. The Precise Implementation Plan will include a traffic plan to inform traffic patterns for the duration of the demolition and construction.
3. The Precise Implementation Plan shall be submitted for review within two (2) years of the approval of the General Development Plan.

Granted by action of the Common Council of the City of Lake Geneva this 19th day of August 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 – General Development Plan (GDP) application filed by Kristen Kettle, 672 W Main Street #1136, Lake Geneva, WI to allow the construction of a Commercial building at 140 Broad St., Tax Key No. ZOP 00331.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**PC-2026-034**	**Date:**	July 20, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered a Planned Development – General Development Plan (GDP) application filed by Kristen Kettle, 672 W Main Street #1136, Lake Geneva, WI to allow the construction of a Commercial building at 140 Broad St., Tax Key No. ZOP 00331, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on July 20, 2026, and

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

1. The proposed GDP furthers the purposes of the Zoning Ordinance.
2. The proposed GDP is in compliance with the Comprehensive Plan.
3. The proposed GDP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property; and

WHEREAS, the Plan Commission has recommended the following conditions:

1. The Precise Implementation Plan must substantially conform to the GDP Plan.
2. The Precise Implementation Plan will include a traffic plan to inform traffic patterns for the duration of the demolition and construction.
3. The Precise Implementation Plan shall be submitted for review within two (2) years of the approval of the General Development Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council a Planned Development – General Development Plan (GDP) application filed by Kristen Kettle, 672 W Main Street #1136, Lake Geneva, WI to allow the construction of a Commercial building at 140 Broad St., Tax Key No. ZOP 00331, per the findings of fact and additional conditions stated above.

Recommended to the Common Council of the City of Lake Geneva this 20st day of July, 2026.

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

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

7/27/2026

Todd Krause, Plan Commission Chair Date

Attest:

7.22.26

Amanda Rotondi, Building and Zoning Clerk Date

Official Stamp
Todd Krause
Mayor

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 20, 2026

Applicant:
Kristen Kettle
672 W Main Street #1136
Lake Geneva, WI

Request:
140 Broad Street
PD - General Development Plan (GDP)

Description:
The applicant proposes to raze the building located at 140 Broad Street and construct a new commercial building on the lot. The property is zoned CB Central Business District. The existing lot has size limitations that will require some flexibility of the CB bulk standards. The zoning tool for granting such flexibility is the PD Planned Development process. Approval of the General Development Plan (GDP) is a step in the overall PD approval process. The GDP is meant to establish a conceptual plan for site development. After approval of the GDP, a Precise Implementation Plan (PIP) is required. The PIP will provide more detail for construction and engineering.
.

Consistency with the Comprehensive Plan:

GDP approval constitutes an official rezoning request (map amendment). All zoning map amendments shall be consistent with the Comprehensive Plan in accordance with State law. The Comprehensive Plan recommends this area as Central Business District. This category allows for dining uses as proposed by the GDP. Therefore, the proposed GDP is consistent with the Comprehensive Plan.

Relationship to Base Zoning Standards:

All Planned Developments must identify flexibility being requested from the base zoning standards in the most comparable regular zoning district. In this instance, the Central Business District (CB) zoning district provides that comparison zoning district. The project is requesting flexibility:

1. Reduce the minimum lot area from the required 1,750 square feet to 1,358 square feet.
2. Reduce the required rear setback from 10 feet to 0 feet.

Please note that the PIP may request additional flexibility that could be revealed during the final plan preparations.

Staff Review Comments:

The proposed project includes a two-story commercial building to be utilized as an Indoor Entertainment Operation (Restaurant). The building design and finishes are proposed to fit into the existing area.

GDP: Action by the Plan Commission:

As part of the consideration of a requested PD-GDP, the Plan Commission is required to:

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

GDP: Required Plan Commission Findings on the GDP for Recommendation to Common Council:
A proposed GDP must be reviewed by the standards for all Zoning Map Amendments, below:

A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Items 1 and 3, and one or more factors of Item 2, of the following.

    1. The proposed GDP furthers the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
    2. One or more of the following factors have arisen that are not properly addressed on the current Official Zoning Map:
        a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
        b. A mistake was made in mapping on the Official Zoning Map;
        c. Factors have changed, making the subject property more appropriate for the proposed GDP zoning;
        d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map. And;
    3. The proposed GDP amendment maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

GDP: Staff Recommendation:

Staff recommend that the Plan Commission recommend *approval* of the GDP as submitted, including the granting of the requested zoning flexibility.

Staff further recommend the following additional conditions:

1. The Precise Implementation Plan must substantially conform to the GDP Plan.
2. The Precise Implementation Plan will include a traffic plan to inform traffic patterns for the duration of the demolition and construction.
3. The Precise Implementation Plan shall be submitted for review within two (2) years of the approval of the General Development Plan.

APPLICATION FOR GENERAL DEVELOPMENT PLAN OR AMENDMENT

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
140 Broad Street, Lake Geneva WI 53147

Name and Address of Current Owner: Pacific Property Holdings, LLC
672 W. Main Street #1136, Lake Geneva WI 53147

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

Owner Signature: Kristen Kettle

Name and Address of Applicant:
Kristen Kettle c/o Pacific Property Holdings, LLC
672 W Main Street #1136, Lake Geneva WI 53147

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

Proposed Use: Restaurant and Taproom

Zoning District in which land is located: Central Business

Names and Addresses of architect, professional engineer and contractor of project:
Architect: Patera LLC, 4040 N Calhoun Rd, Brookfield, WI 53005
General Contractor: Pete Juergens, Geneva Bay Development, LLC, N2689 Sunset Blvd, Lake Geneva WI 53147

Short statement describing activities to take place on site:
Building will house "Otties" a fast-casual restaurant on the first floor, and Mashtun Brewing Taproom on the second floor.
The basement will be used for food preparation, food and beverage storage, cooler space and staff lockers.
The guest seating capacity of both floors combined will be approx 80 pax
The building will be fully sprinklered with 2 ADA compliant unisex bathrooms.
Kristen Kettle

GDP fee $500.00, payable upon filing application

5/12/26
Date

Kristen Kettle
Signature of Applicant

GENERAL NOTES

1. THE DESIGNER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
2. CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS; FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.); FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE, AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
3. THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
4. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE
5. UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGERS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
6. THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.
7. ALL STATE OF WISCONSIN, LOCAL AND O.S.H.A. SAFETY CODES SHALL BE A PART OF THESE PLANS, AND IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PARTIES THAT WORK AT OR VISIT THE JOB SITE COMPLY WITH SAME.
8. 1/2" OSB SHALL BE NAILED TO TRUSSES AT A MAXIMUM OF 8" O.C. STEEL H-CLIPS SHALL BE USED BETWEEN TRUSSES
9. ALL WOOD FOR EXTERIOR WALLS, INTERIOR BEARING WALLS SHALL BE SPF-#2 GRADE OR BETTER UNLESS OTHER WISE NOTES. FLOOR JOIST SHALL BE ENGINEERED JOIST. ALL WOOD REQUIRED TO COMPLETE THE ROOF SHALL BE PER ROOF TRUSS MANUFACTURER SPECIFICATIONS.
10. DESIGN DATA:
    LIVE LOAD ROOF 30#/SQ.FT. WIND LOAD 20#/SQ.FT.
    LIVE LOAD FLOOR 40#/SQ.FT. LIVE LOAD STAIRS 40#/SQ.FT.
    CONCRETE 3000 PSI
    REINFORCED STEEL YIELD 60,000 PSI. CRSI SPECIFICATIONS.
    ASSUMED SOIL PRESSURE 3000 PSF.
    COMPACTION OF ANY FILL REQUIRED UNDER FLOOR SHALL BE TO 95% MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCOTOR TEST (ASTM 1557). THIRD PARTY TESTS SHALL BE REQUIRED TO BE FURNISHED TO DESIGNER TO INSURE THAT THE COMPACTION IS PER ABOVE.
11. ALL CONCRETE BLOCK SHALL BE STATE OF WISCONSIN APPROVED. BRICK SHALL BE SECURELY ATTACHED TO WOOD FRAMING WITH 22 GAUGE CORRUGATED GALVANIZED SHEET METAL TIES - 7/8" WIDE WITH AT LEAST ONE ANCHOR IN EVERY 2 SQUARE FEET OF WALL. MORTAR SHALL BE TYPE 'M'.
12. THERMAL PERFORMANCE BY OTHERS
13. VENTILATE ATTIC PER CODE.
14. ALL FRAMED WALLS IN PERIMETER OF BASEMENT (BOTH STRUCTURAL & FURRED WALLS) MUST BE INSULATED PER PLAN OR MINIMUM R-11 F.G. BATT.
15. TRUSS MANUFACTURER TO VERIFY FIREPLACE VENTING SPACE FOR ALL FIREPLACES.

PLAN NOTES:

1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST REVIEW ALL DETAILS OF THEIR TRADES AND BE RESPONSIBLE FOR THE SAME.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. CONSULT GENERAL CONTRACTOR OR THE ARCHITECT WITH ANY QUESTIONS.
4. FOR PLACEMENT OF THE BUILDING ON THE LOT REFER TO SURVEYORS DRAWINGS. GRADES SHOWN ON THESE PLANS ARE ASSUMED, CONFIRM ALL GRADES WITH SURVEY SITE SURVEY
5. ALL WALLS ARE 5" UNLESS OTHERWISE NOTED
6. PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIP., APPLIANCES AND ELECTRICAL COMPONENTS IS SUBJECT TO FIELD ADJUSTMENT. ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE LOCATIONS INDICATED ON THESE DRAWINGS

LOT 1: ZOP 00330
ORIGINAL PLAT OF LAKE GENEVA

SET CUT CROSS

SET CUT CROSS 2' EAST OF PROPERTY CORNER

(60.00') N89° 59' 41" E 60.00'

COMMON WALL

PUBLIC ALLEY PER DOC NO. 1101729
10' RIGHT OF WAY

(22.56')

BROAD STREET
100' RIGHT OF WAY

SOUTH 22-1/2' OF LOT 1
BLOCK 31, ORIGINAL PLAT OF LAKE GENEVA
TAX KEY NO. ZOP 00330
1,358 S.F
0.031 ACRES

(22.50')

1.26'

(10.00')

(60.00') S89° 59' 41"W 60.00'

SET CUT CROSS

SET CUT CROSS 2' EAST OF PROPERTY CORNER

PUBLIC ALLEY
16' RIGHT OF WAY

NORTH

1 EXISTING SITE PLAN
1/4" = 1'-0"

SCOPE OF DRAWING:

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT. ON THE BASIS OF GENERAL SCOPE INDICATED OR DESCRIBED, THE TRADE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK INTENDED.

SHEET INDEX:

SHEET C-1	PROPOSED SITE DEVELOPMENT PLAN & GENERAL NOTES
SHEET A-1	PROPOSED FOUNDATION PLAN, FLOOR PLAN,
SHEET A-2	PROPOSED EXTERIOR ELEVATIONS
SHEET A-3	

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ARCHITECTURE + ENGINEERING
4040 N. Calhoun Road Suite #200 • Brookfield, WI 53005
(OFFICE) 262-786-6776

REVISIONS:
-PRELIMS 3-25-26
-REVISED 4-20-26

OTTIE'S RESTAURANT

140 BROAD STREET
LAKE GENEVA, WI 53147

SHEET TITLE:
SITE PLAN AND GENERAL PROJECT NOTES

C-1

DATE: MARCH 19, 2026

PROJECT NUMBER: 26-122

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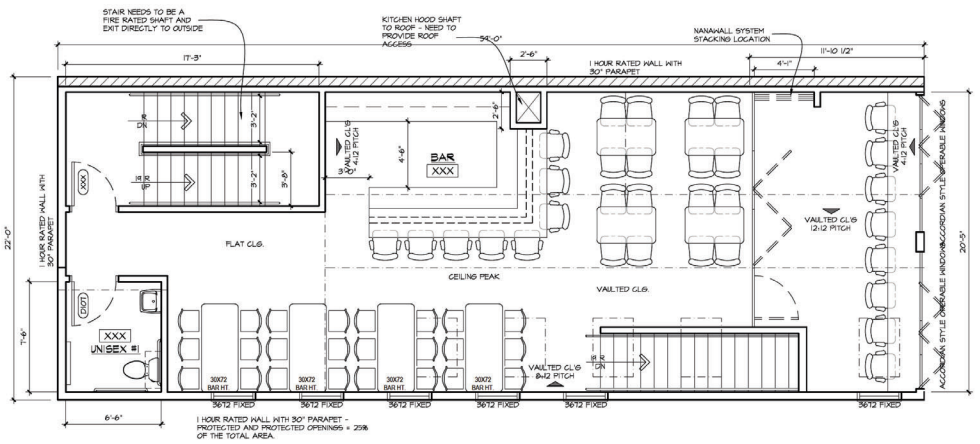
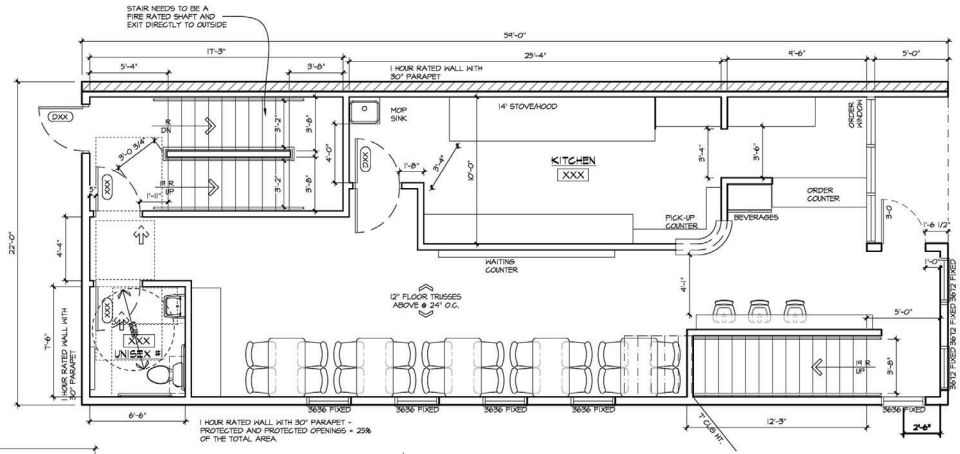


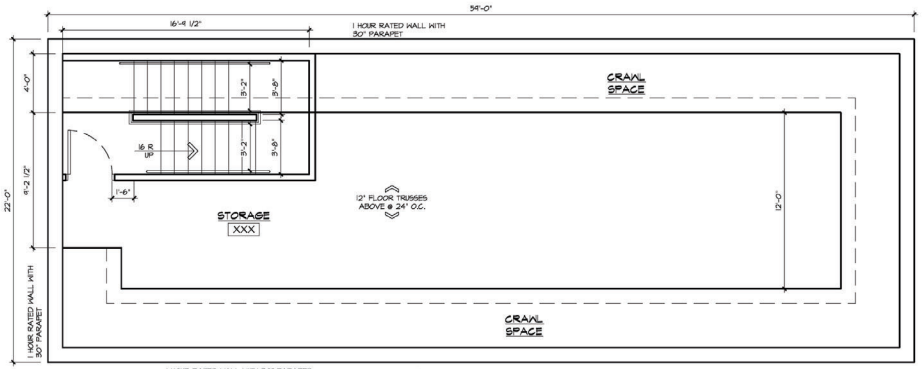
NORTH

SECOND FLOOR PLAN
1/4" = 1'-0"



NORTH

FIRST FLOOR PLAN
1/4" = 1'-0"



NORTH

BASEMENT FLOOR PLAN
1/4" = 1'-0"

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REVISIONS:
- PRELIMS 3-25-26
- REVISED 4-20-26

OTTIE'S RESTAURANT

140 BROAD STREET
LAKE GENEVA, WI 53147

SHEET TITLE:
PRELIMINARY FLOOR PLAN

A-1

DATE: MARCH 19, 2026

PROJECT NUMBER: 26-122

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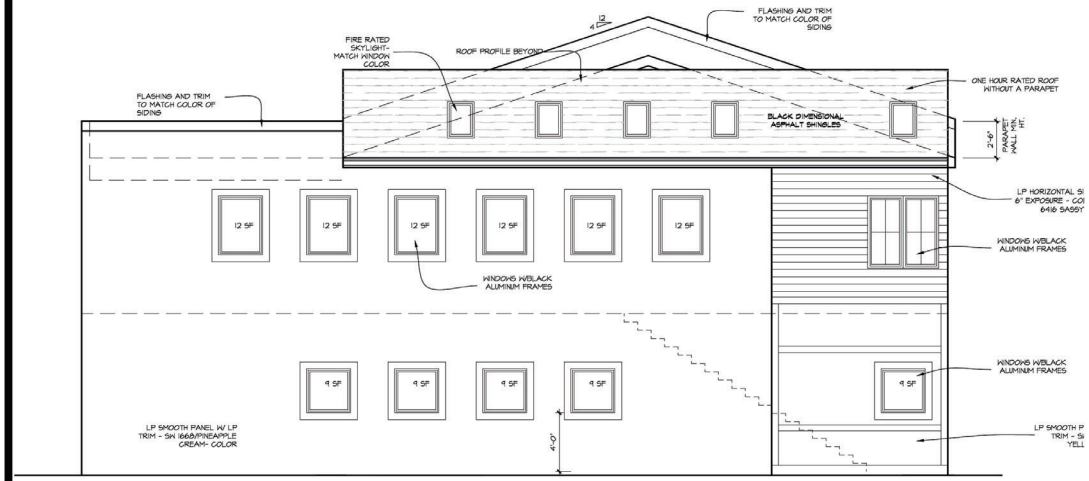


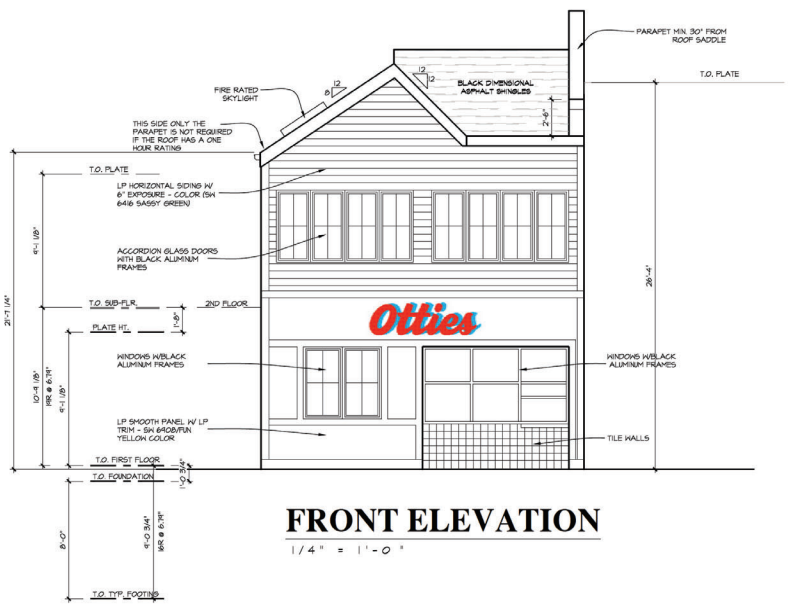
ALLEY ELEVATION

1/4" = 1'-0"

1 HOUR RATED WALL WITH 30" PARAPET - PROTECTED AND PROTECTED OPENINGS = 25% OF THE TOTAL AREA.

1280 S.F. X 25% = 320 S.F.

PROPOSED =141 SF OR 9%



FRONT ELEVATION

1/4" = 1'-0"

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REVISIONS:
- PRELIMS 3-25-26
- REVISED 4-20-26

OTTIE'S RESTAURANT

140 BROAD STREET
LAKE GENEVA, WI 53147

SHEET TITLE:
BUILDING SECTION AND EXTERIOR ELEVATIONS

A-2

DATE: MARCH 19, 2026

PROJECT NUMBER: 26-122

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OTTIE'S
CHIPPIE AND TAPROOM
BY MASHTUN BREWING

CONCEPT & LOCATION

Lake Geneva's first "chippie". Ottie's will be located at **140 Broad Street**, just up from the harbor and public beach.
Like the fish & chip shops or "chippies" along New Zealand's coastline, Ottie's is designed to support both warm gatherings and quick takeaways. Guests can grab food on their way to the water or settle in with friends for a bite or a cold beer on the second floor. It's a flexible space that reflects the spirit of beach culture – social, relaxed and centered around great food, even better beer and time spent together.

PROPOSED LAYOUT

- Basement
  - F&B prep and storage
- First Floor
  - Fast-casual Fish & Chip shop (Ottie's)
  - Takeaway window
  - ~20 seats inside
- Second Floor
  - Beach-club-bar-meets-beer-garden-taproom (Mashtun)
  - Lounge seating
  - ~60 seats

OPERATIONS

- Employment of ~20 (total) team members, with approx. 3-7 on premises per shift depending on seasonality.
- Year-round operations, likely 7 days/week
- 11am through 8 or 9pm weekdays
- 11am till late on weekends/holidays

MENU IN PICTURES

OTTIE'S
CHIPPIE AND TAPROOM
BY MASHTUN BREWING

STRUCTURAL & DESIGN ELEMENTS

- Approx 2'600 total square footage across the first and second floors, plus a basement area for prep and storage.
- Fully sprinklered building
- 2 x ADA compliant unisex bathrooms

Paint Colors:

SW Sassy Green SW6416
SW Fun Yellow SW 6908
SW Pineapple Cream SW 1668

OTTIE'S
CHIPPIE AND TAPROOM
BY MASHTUN BREWING

EXTERIOR MATERIALS:

- Second floor (green area) 6" LP lap or equivalent (brushed smooth)
- First Floor (Yellow area) 4 x 10 LP siding with 4" or 6" trim.
- Alley exposure = EIFS/Stucco
- Rear exposure = EIFS/Stucco
- Marvin or similar windows, black or bronze trim. Upper windows will accordion open to act as a balcony, supported by 42" high wall facing street and alley
- Mosaic porcelain tiles in recessed entrance (Yellow, Orange, Dark Purple)

OTHER CONSIDERATIONS:

Proposed Exterior Lighting:

- 2-5 gooseneck fixtures living in the lap siding
- Exact number and placement depends on where signage ends up

Proposed Exterior Signage Plan:

- **Otties Sign:** first floor, centered on front of building facing street
  - Style: hand painted letters to give a timeless look, in brand colors.
- **Mashtun Sign:** second floor
  - **Style:** TBC
- **Alley wall mural:** on EIFS siding facing alley
  - **Style:** exact pictures, colors, artwork TBC

Noise/Odor/Septic Considerations:

- No specific noise or odor requests beyond what is normal for a restaurant/bar type operation of this size.

Trash Considerations:

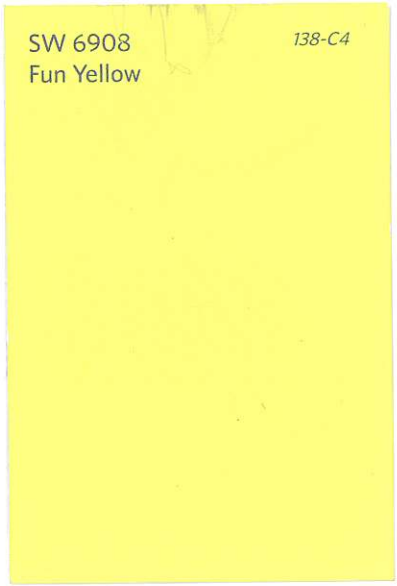
- Plan to have 2 dumpsters placed at the rear of the building in the alley way for trash.
  - Arrangements will be made to have trash collected as often as necessary to maintain space, hygiene and tidiness.

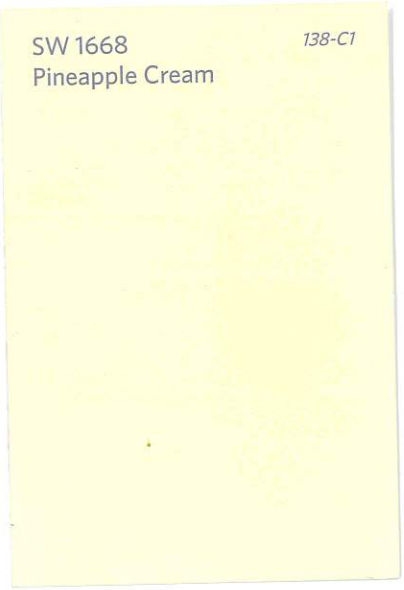
OTTIE'S
CHIPPIE AND TAPROOM
BY MASHTUN BREWING

EMBELLISHING A BIT:

140 Broad Street Location Map: ZONING = Central Business

SW 6416
Sassy Green
145-C4


SW 6908
Fun Yellow
138-C4


SW 1668
Pineapple Cream
138-C1

SIDE ELEVATION

PROJECTING SIGN

SQUARE FOOTAGE: 5.33

STYLE:
- HAND PAINTED DIRECTLY ON 3/8" ALUMINUM SUBSTRATE
- ENAMEL PAINT FINISH

COLOR:
- YELLOW (PANTONE 124C)
- DARK PRUPLE (PANTONE 276C)

LIGHT:
- SIGN BRACKET STORE
- "STREAMLINE WALL MOUNT"
- 18" PROJECTION
- BLACK COLOR

FRONT ELEVATION

WALL SIGN

SQUARE FOOTAGE: 17.85

STYLE:
- HAND PAINTED DIRECTLY ON SIDING MATERIAL
- ENAMEL PAINT FINISH

COLOR:
- YELLOW (PANTONE 124C)
- DARK PRUPLE (PANTONE 276C)

LIGHT:
- BARN LIGHT ELECTRIC
- FIRE CHIEF SIGN LIGHT
- 23-3/4" PROJECTION
- "BUTTERY YELLOW" COLOR

THREE SIXTY

DESIGN / BUILD

6000 N. 60TH ST.
MILWAUKEE, WI 53218

PROJECT

OTTIE'S RESTAURANT

140 BROAD ST.
LAKE GENEVA, WI
53147

SHEET TITLE

SIGN ELEVATIONS

SCALE

1/4" = 1'

PAPER SIZE

TABLOID
11" X 17"

DATE MODIFIED

June 24, 2026

DRAWN BY

JO

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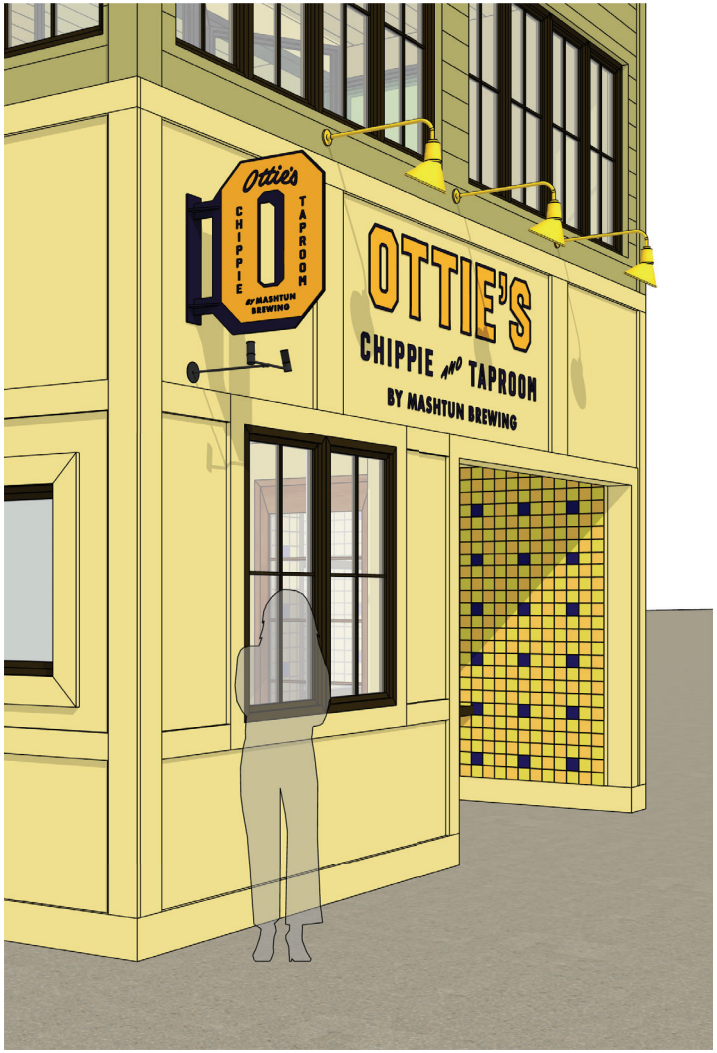

THREE SIXTY

DESIGN / BUILD

6000 N. 60TH ST.
MILWAUKEE, WI 53218

PROJECT

OTTIE'S RESTAURANT

140 BROAD ST.
LAKE GENEVA, WI
53147

SHEET TITLE

3D VIEWS

SCALE

PAPER SIZE

TABLOID
11" X 17"

DATE MODIFIED

June 24, 2026

DRAWN BY

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Agenda Memo

08/12/2026 3:42 PM (CDT)

Committee	Council
Meeting Date	08/19/2026
Subject or Item Title	Discussion/Action on Resolution approving a Conditional Use Permit (CUP) to allow a commercial apartment and façade renovations at 736-738 Main St filed by Stebnitz Builders, Inc, 204 Commerce Ct #3, Elkhorn, WI, Tax Key No. ZOP00315 and ZOP00316.
Submitted By	Renee Hanlon
Email Address	bzadmin@cityoflakegeneva.gov
Purpose of Request	Resolution Review/Approval
Background / Request	This application is for a Conditional Use Permit to allow for the establishment of a Commercial Apartment on the second floor of the building. The applicant is proposing one (1) 2-bedroom apartment on the second floor. Plan Commission held a public hearing on this request and recommends approval with the following conditions: 1. Substantial conformance to the submitted plans. 2. The applicant shall secure all required permits prior to start of construction.
Does Item Have a Fiscal/Budget Impact?	N/A
Does Item Have Ordinance or Policy Implications or Changes?	N/A
Possible Motion	Approve the Conditional Use Permit filed by Jeff Auberger, Stebnitz Builders, Inc, 204 Commerce Court #3, Elkhorn, WI to establish a Commercial Apartment on the second floor of the building located at 736-738 W Main Street, Tax Key No. ZOP 00315 and ZOP 00316 with the following conditions: 1) Substantial conformance to the submitted plans, 2) The applicant shall secure all required permits prior to start of construction.
Timeline	

i. **Committee Name**

Plan Commission

Date of Meeting

07/20/2026

Outcome	Recommended

Necessary Attachments	(1)Staff Report.docx (2) City of LG CUP Application 050726_Redacted.pdf (3) 736-738 W Main St - Proposed Parking Lot Striping 062526.pdf (4) COULTER CROSSINGS - Final CUP-Planning Commission Submission - IMAGES 071526.pdf (5)COULTER CROSSINGS - Final CUP-Planning Commision Submission - DESCRIPTIONS 0715 (5)COULTER CROSSINGS - Final CUP-Planning Commision Submission - DESCRIPTIONS 0715 PC-2026-035-736-738 W MAIN ST-SIGNED.pdf CC Resolution 736-738 W Main Street.docx
Next Direct Step	City Admin Review

Agenda Memo City Attorney Approval

08/12/2026 3:53 PM (CDT)

Approved by Dan Draper (ddraper@cityoflakegeneva.gov)

City Attorney has reviewed the submission and approves	Yes
City Attorney Date of Review	08/12/2026
City Attorney Signature	

Agenda Memo Final Approval - City Admin
08/12/2026 4:10 PM (CDT)
Approved by David De Angelis (cityadmin@cityoflakegeneva.gov)

Administration Approval

City Administrator Date of Review	08/12/2026
City Administrator Additional Comments	Approval Recomended
City Administrator Signature	

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by Jeff Auberger, Stebnitz Builders Inc. 204 Commerce Court #3, Elkhorn, WI to establish a Commercial Apartment on the second floor of the building located at 736-738 W Main Street, Tax Key No. ZOP 00315 and ZOP 00316			
Committee:	Plan Commission Recommended Approval July 20, 2026		
Fiscal Impact:	N/A		
File Number:	**26-R51**	Date:	August 19, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered the application for a Conditional Use Permit (CUP) filed by Jeff Auberger, Stebnitz Builders Inc. 204 Commerce Court #3, Elkhorn, WI to establish a Commercial Apartment on the second floor of the building located at 736-738 W Main Street, Tax Key No. ZOP 00315 and ZOP 00316, and;

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on July 20, 2026.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit (CUP) Jeff Auberger, Stebnitz Builders Inc. 204 Commerce Court #3, Elkhorn, WI to establish a Commercial Apartment on the second floor of the building located at 736-738 W Main Street.

Tax Key No. ZOP 00315 and ZOP 00316

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

1. Substantial conformance to the submitted plans.
2. Applicant shall secure all required permits prior to start of construction.

Granted by action of the Common Council of the City of Lake Geneva this 19th day of August 2026.

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

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

_____

Todd Krause, Mayor Date

Attest:

_____

Lacey L. Reynolds, City Clerk Date

APPLICATION FOR CONDITIONAL USE
City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
736 & 738 W. MAIN ST. LAKE GENEVA, WI 53147
SEE LEGAL DESCRIPTION ATTACHED

Name and Address of Current Owner: COULTER CROSSINGS, LLC
226 CIRCLE PKWY WILLIAMS BAY, WI

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

Owner Signature: Christopher R. Coulter

Name and Address of Applicant:
STEBNITZ BUILDERS, INC (JEFF AUBERGER)
204 COMMERCE COURT #3 ELKHORN, WI 53121

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

Proposed Conditional Use: COMMERCIAL APARTMENT
(AT SECOND FLOOR OF A TWO STORY BUILDING W/BASEMENT(S) BELOW)

Zoning District in which land is located: CENTRAL BUSINESS

Names and Addresses of architect, professional engineer and contractor of project:
ARCH: CHRIS ELDNER DESIGN, LLC 3407 S GLEN CT NEW BERLIN, WI 53151
P.E.: MARK PULOKAS, FOCUS ENGINEERING, LLC 607 DAVIS ST. ELKHORN, WI 53121
G.C.: JEFF AUBERGER, STEBNITZ BUILDERS, INC 204 COMMERCE CT. ELKHORN WI 53121

Short statement describing activities to take place on site:
A RESIDENTIAL APARTMENT ABOVE THE COMMERCIAL STOREFRONTS (WHICH WILL OPERATE AS RETAIL & ASSEMBLY) THIS WILL CONSIST OF ONLY ONE APARTMENT.

Conditional Use Fee payable upon filing application: $450.00 [$100.00 for Application Under Sec. 98-407(3)]

05/07/2026
Date 08/06/2025

Signature of Applicant

____ ____ (d) **A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.**

____ ____ (e) **Written justification for the proposed conditional use:**

____ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. *(See below)*

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

   THE PROPOSED USE IS CONSISTENT WITH BOTH THE LONG-TERM HISTORIC USE OF THE BUILDING AS WELL AS THE CURRENT SECOND FLOOR USE OF MANY OF THE BUILDINGS IN THE DOWNTOWN.

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

   OUR PROPOSED USE IS CONSISTENT WITH MANY OTHER "MIXED-USE" CENTRAL BUSINESS ZONED PROPERTIES AND DOES NOT CONFLICT IN ANY WAY WITH THE "INTENTION" OF THIS DISTRICT.

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

   THE PROPOSED USE CREATES NO UNDUE ADVERSE IMPACT ON NEARBY PROPERTIES. THE PARKING LOT (SOUTH SIDE OF BUILDING) PROVIDES FAR MORE PARKING THAN REQUIRED FOR ONE APARTMENT

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

   THE PROPOSAL MAINTAINS CONSISTENT USE OF A SECOND FLOOR SPACE WHEN COMPARED WITH OTHER, SIMILAR BUILDINGS LOCATED WITHIN THE DOWNTOWN PROPER. EXCEPT WITH LOWER DENSITY THAN MOST.

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

IT IS LOCATED IN THE DOWNTOWN PROPER AND WILL NOT HAVE ANY NEGATIVE OR UNDUE BURDEN ON THE CITY OR UTILITY PROVIDERS

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

WE DONT BELIEVE SO. IN OUR OPINION, AND THAT OF THE ZONING ADMINISTRATOR, OUR PROPOSED USE IS CONSISTENT WITH OTHERS WITHIN THE CENTRAL BUSINESS DISTRICT AND CREATES NO ADVERSE IMPACTS.

IV. FINAL APPLICATION PACKET INFORMATION

____ **Receipt of 1 full scale copy in blueline or blackline of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

____ **Receipt of 1 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

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

____ **Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk:** **Date:** _____ **by:** _____

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

____ **Class 2 Legal Notice published on** _____ **and** _____ **by:** _____

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

ALTA/NSPS LAND TITLE SURVEY

THE LEGAL DESCRIPTION OF RECORD AS CONTAINED WITHIN A COMMITMENT FOR TITLE INSURANCE PROVIDED TO THE SURVEYOR BY NEW Title Services, Inc., AN AUTHORIZED AGENT FOR FIRST AMERICAN TITLE

COMMITMENT NUMBER: NEW-26-20707 EFFECTIVE DATE: JANUARY 8, 2026 at 8:00am

A

LEGAL DESCRIPTION

Parcel 1:
The East 23 feet 4 and 1/2 inches of the West 24 feet 8 inches of Lot Three (3) in Block Thirty (30), Original Plat of Lake Geneva, City of Lake Geneva, Wisconsin.
Tax Parcel No. ZOP 00315

Parcel 2:
A parcel of land located in Lots Three (3) and Four (4), Block Thirty (30), Original Plat of the City of Lake Geneva, Walworth County, Wisconsin, described as follows: Beginning in the North line of Lot 4 in Block 30 in the City of Lake Geneva (formerly Village of Geneva) in the County of Walworth, State of Wisconsin, according to the plat of said Village of record in the office of the Register of Deeds in and for said County, at a point 18 1/2 feet West from the Northeast corner of said Lot 4, said point being in the center of the party wall erected by P.H. Moore under contract with Lewis Curtis; thence East in the North line of said Lot, 19 feet 7 1/2 inches to the center of an iron column in the building standing on the premises herein described; thence South parallel with the East and West lines of said Lot to the North line of the alley; thence West in the North line of the alley, 19 feet 7 1/2 inches to the land now owned by P.H. Moore; thence North parallel with the East and West lines of said Lot and in the center line of said party wall to the place of beginning
Tax Parcel No. ZOP 00316

VICINITY MAP

NOT TO SCALE

NOTES CORRESPONDING TO SCHEDULE 'B-2' ITEMS

ITEMS 1-20, 28 & 29 ARE CONSIDERED GENERAL IN NATURE OR NON-SURVEY RELATED AND ARE NOT LISTED.

21 Grant of Easement by an instrument recorded on July 3, 1992 in Volume 578, Page 556, as Document No. 237313. AFFECTS SURVEYED PROPERTY PARCEL 2. LOCATION OF EASEMENT CANNOT BE PLOTTED OR DETERMINED TO BE VALID.

22 Underground Electric and Communication Line Facilities by an instrument recorded on August 6, 2007 in as Document No. 715571 LIES WITHIN SURVEYED PROPERTY PARCEL 1, LOCATION SHOWN.

23 Underground Electric and Communication Line Facilities by an instrument recorded on August 6, 2007 in as Document No. 715572. LIES WITHIN SURVEYED PROPERTY PARCEL 2, LOCATION SHOWN.

24 Any rights, title, interest, or claim thereof to that portion of the land taken, used or granted for streets, roads highways or alleys

25 Terms, covenants, conditions, restrictions and provisions as set forth in Warranty Deed recorded on February 27, 1945 in Volume 328, Page 289 as Document No. 375172.
BLANKET IN NATURE, AFFECTS PARCEL 2

26 Rights or interest of the adjoining owners in and relating to a party wall located along or adjacent to the subject premises. BLANKET IN NATURE, AFFECTS PARCELS 1 & 2.

27 Reservation for easements, building setback lines and other matters referenced on the recorded Plat or Certified Survey Map of the subject property referred to in Schedule A herein.
NO EASEMENTS EXIST ON THE ORIGINAL PLAT OF LAKE GENEVA

TABLE A ITEMS

ITEM 1: MONUMENTS FOUND OR PLACED ARE SHOWN HEREON AND REFERENCED IN THE LEGEND.

ITEM 4: GROSS LAND AREA OF PARCEL 1: 4,020 SQ.FT (0.092 ACRES)
GROSS LAND AREA OF PARCEL 2: 3,380 SQ. FT (0.077 ACRES).

ITEM 5: CONTOUR LINES PLOTTED HEREON AT 1 FOOT INTERVALS. SOURCE BENCHMARK IS NGS PID: DG4877 - ELEVATION = 1055.7 NAVD-88 (2012) VERTICAL DATUM.

ITEM 7(a): EXISTING BUILDINGS ON THE SURVEYED PROPERTY ARE SHOWN HEREON.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK HAVE BEEN PLOTTED HEREON.

ITEM 9: PARCEL 1 (738 S. MAIN STREET) HAS 4 REGULAR IDENTIFIABLE PARKING SPACES OBSERVED ON SURVEYED PROPERTY AS PLOTTED HEREON.
PARCEL 2 (736 S. MAIN STREET) HAS 2 REGULAR IDENTIFIABLE PARKING SPACES OBSERVED ON SURVEYED PROPERTY AS PLOTTED HEREON.

ITEM 11(a): LOCATION OF UTILITIES ON OR SERVING THE SURVEYED PARCEL HAVE BEEN DETERMINED BY OBSERVED EVIDENCE AND MARKINGS REQUESTED BY THE SURVEYOR BY A DIGGERS HOTLINE REQUEST, TICKET NUMBER 20260704434 & 20260707717 WITH A START DATE OF FEBRUARY 17, 2026. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FACILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, UTILITY LOCATED REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. MEMBERS NOTIFIED WITH DIGGERS HOTLINE REQUEST ARE ALLIANT ENERGY, LAKE GENEVA UTILITY COMMISSION, WINDSTREAM, AT&T DISTRIBUTION, WE ENERGIES, TIME WARNER CABLE.

GENERAL NOTES

(A) EXHIBIT 'A' LEGAL DESCRIPTION(S) AND SCHEDULE B, PART II EXCEPTIONS ARE REPRODUCED EXACTLY FROM THE TITLE COMMITMENT PROVIDED FOR THIS SURVEY.

(B) THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE B ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE B DOCUMENTS REFERENCED IN THE TITLE REPORT.

(C) THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ADDITIONAL EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY, OTHER THAN THE ITEMS PLOTTED AND NOTED HEREON.

(D) R.H. BATTERMAN & CO. INC., DOES NOT EXPRESS A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF POTENTIAL ENCROACHMENTS SHOWN HEREON.

(E) SNOW PILES EXISTED ON THE SITE AT THE TIME OF STARTING THE FIELDWORK. CERTAIN IMPROVEMENTS AND/OR UTILITIES MAY HAVE BEEN VISUALLY OBSTRUCTED DURING CONDUCTING FIELDWORK.

(F) THE SURVEYED PARCEL HAS 1 PHYSICAL ACCESS LOCATION TO A PUBLIC ALLEY WAY AS PLOTTED HEREON.
157 FT EAST FROM THE SOUTHEAST CORNER OF PARCEL 1 TO CENTER STREET
162 FT WEST FROM THE SOUTHWEST CORNER OF PARCEL 2 TO BROAD STREET

(G) THE BOUNDARY OF PARCELS 1 & 2 HAS BEEN DETERMINED BASED ON PREVIOUS SURVEYS MONUMENTS AND BUILDING TIES MEASURED AND NOTED ON PLATS OF SURVEY BY: SUTTER SURVEYING LLC., FLOYD JENSEN, WALWORTH COUNTY SURVEYING & MAPPING, AND B.W. SURVEYING, INC. AS NOTED HEREON
A PLAT OF SURVEY BY CARDINAL DATED 10/03/2024 FOUND A MAG NAIL NEAR THE SOUTHWEST CORNER OF PARCEL 2 AND SET MAG NAILS AT THE SOUTH CORNERS OF PARCEL 1. THESE CORNERS DO NOT MATCH BUILDING TIES AND PREVIOUS SURVEY INFORMATION IN BLOCK 30. THE MAG NAIL SET BY CARDINAL AT THE SOUTHEAST CORNER OF PARCEL 1 APPEARS TO HAVE BEEN REMOVED BY TRENCHING OF ELECTRIC UTILITIES.

CONTROL POINT TABLE

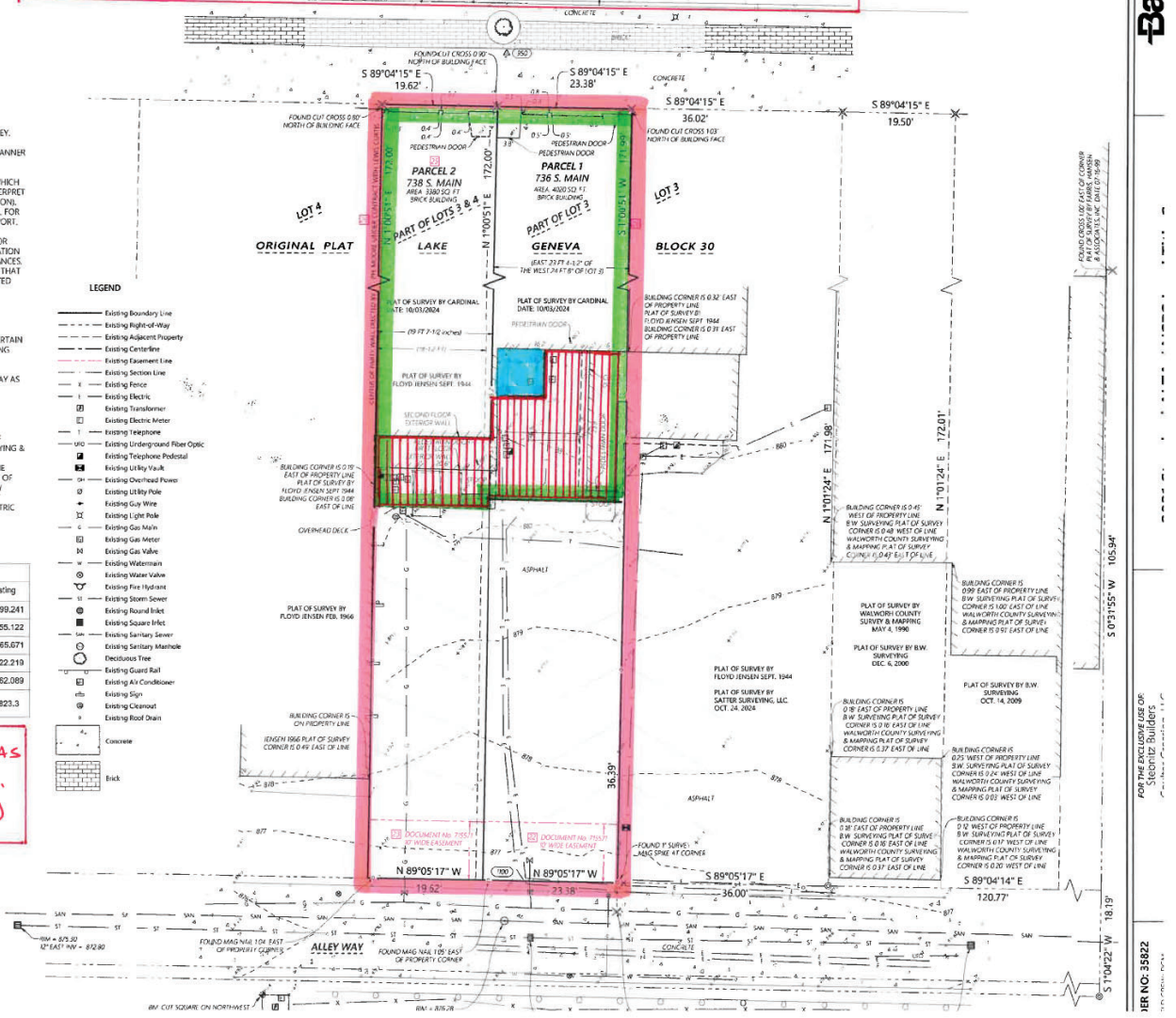
Point #	Description	Elevation	Northing	Easting
900	CP MAG	875.04	335915.059	791599.241
902	CP MAG	876.91	335909.377	792055.122
950	CP MAG	881.80	336113.662	791865.671
951	CP MAG	882.22	336105.637	792122.219
1100	PROPERTY CORNER MAG	876.41	335932.597	791862.089
1000	BM CUT SQUARE ON NORTHWEST CORNER OF TRANSFORMER PAD	876.44	335912.9	791823.3

#NOTE: THIS DOCUMENT HAS BEEN SHRUNK TO COMPLY. SCALE NOW: 1"=20' (11x17)

MAP OF PROPOSED CONDITIONAL USE - 736 & 738 W. MAIN ST.

- ALL LANDS FOR CUP USE
- BUILDING AREA USED FOR COMMERCIAL APARTMENT (PRIMARILY SECOND FLOOR)
- SECOND FLOOR DECK AREA FOR COMMERCIAL APARTMENT
- PROPOSED ELEVATOR CHASEWAY ADDITION (8'x8')

LEDGER



LEGEND

- Existing Boundary Line
- Existing Right-of-Way
- Existing Adjacent Property
- Existing Centerline
- Existing Easement Line
- Existing Section Line
- Existing Fence
- Existing Electric
- Existing Transformer
- Existing Electric Meter
- Existing Telephone
- Existing Underground Fiber Optic
- Existing Telephone Pedestal
- Existing Utility Vault
- Existing Overhead Power
- Existing Utility Pole
- Existing Guy Wire
- Existing Light Pole
- Existing Gas Main
- Existing Gas Meter
- Existing Gas Valve
- Existing Watermain
- Existing Water Valve
- Existing Fire Hydrant
- Existing Storm Sewer
- Existing Round Inlet
- Existing Square Inlet
- Existing Sanitary Sewer
- Existing Sanitary Manhole
- Deciduous Tree
- Existing Guard Rail
- Existing Air Conditioner
- Existing Sign
- Existing Cleanout
- Existing Roof Drain
- Concrete
- Brick

MONUMENT KEY

- Iron Pipe Found
- Mag Nail Found
- Railroad Spike Found
- Cut Cross Found
- Record Information

SURVEYOR'S CERTIFICATE

To: Coulter Crossing, LLC.
New Title Services, Inc.

NAMES OF OTHERS AS NEGOTIATED

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2023 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4, 5, 7(a), 8, 9, and 11(a) of Table A thereof.

The field work was completed on February 12, 2026.

Kristin J. Belongia

KRISTIN J. BELONGIA S-2943 ELKHORN WIS. LAND SURVEYOR

Scale: 1" = 20'
0 5 10 20

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WALWORTH ZONE. THE NORTH LINE OF THE BLOCK 30 OF THE ORIGINAL PLAT OF LAKE GENEVA BEARING SOUTH 89°04'15" EAST.

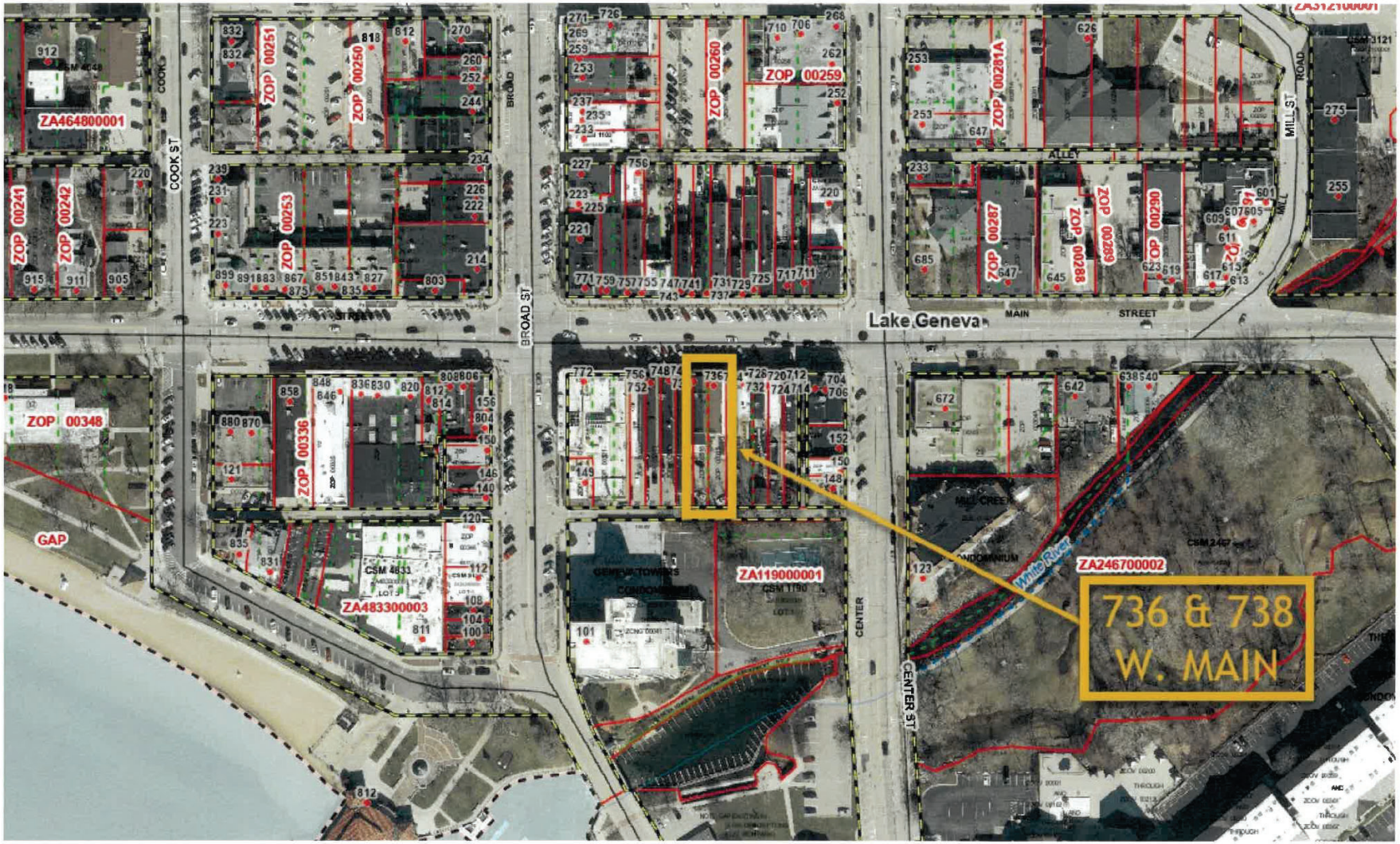
FOR THE EXCLUSIVE USE OF: Steiontz Builders

JER NO: 35822

Batterman

B

MAP SHOWING THE LOCATION OF THE SUBJECT PROPERTY RELATIVE TO THE CITY OF LAKE GENEVA



C

Proposed CUP - Use/Activities and Building Details

The requested CUP is for the mixed use of this two-story building located within the "Central Business District" in downtown Lake Geneva.

We request CUP approval to utilize the second floor of this building as a residential apartment. The apartment will be accessed by two stairways and an elevator, all from first floor/ground level.

The "commercial apartment," when completed, will house one apartment. For the foreseeable future, the apartment will be occupied by the daughter of the property owner. She will also be operating the two first floor/ground level storefronts (retail and assembly).

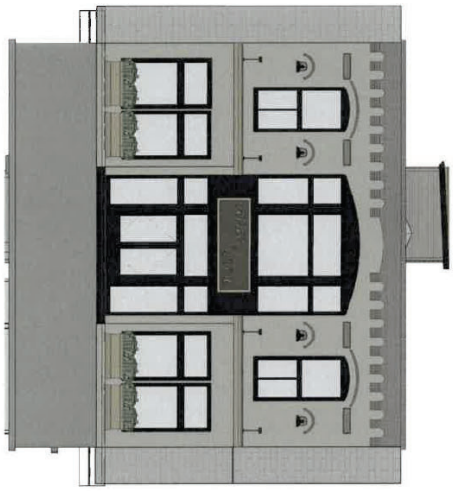
The planned apartment will be approximately 3,300sqft in size and will have access to the two-tier deck planned at the rear (south side) of the building. The rear (south side) of the subject property currently provides twelve parking spaces. We believe these are a bit small and expect to reduce that number to six by enlarging them and the access to them, as well as a spot dedicated for a future dumpster container.

E

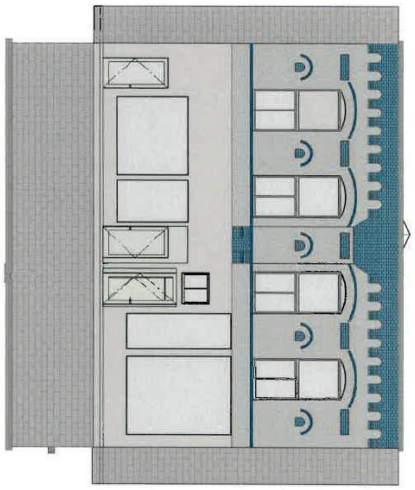
APPROPRIATE IN THE CITY OF LAKE GENEVA

We believe this CUP request is consistent not with the historic use of this building and with the current use of many buildings in the City of Lake Geneva. We believe by creating just one apartment (versus three or four) there is no negative impact to the city or its service providers. The property provides far more parking capacity that is needed for the single apartment thereby creating additional parking for employees of the future business operations and reducing the impact on street parking and off-site parking.

As Built & Proposed - Building Elevations



PROPOSED REAR (SOUTH) ELEVATION #1
1/4" = 1'-0"



EXISTING REAR (SOUTH) ELEVATION #1
1/4" = 1'-0"

PROPOSED FRONT (NORTH) ELEVATION #2
1/4" = 1'-0"

EXISTING FRONT (NORTH) ELEVATION #2
1/4" = 1'-0"

Stebnitz Builders, Inc.
304 Commerce Court
Elkhorn, WI 53121
262-723-7252

STEBNITZ BUILDERS

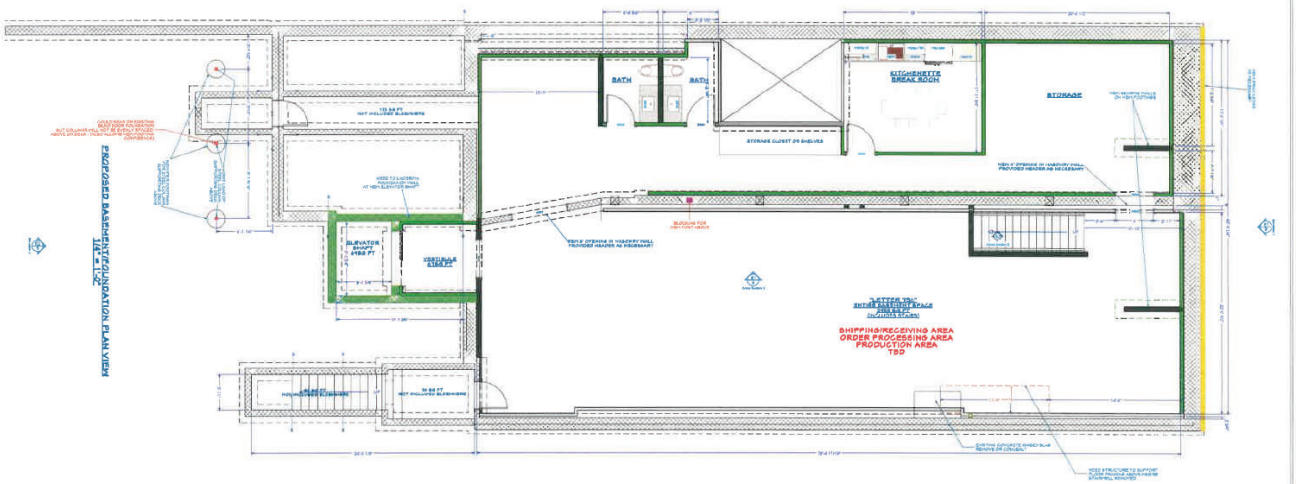
DESIGN PLAN SET - ALL DETAILS AND DIMENSIONS SUBJECT TO FINAL CHANGE

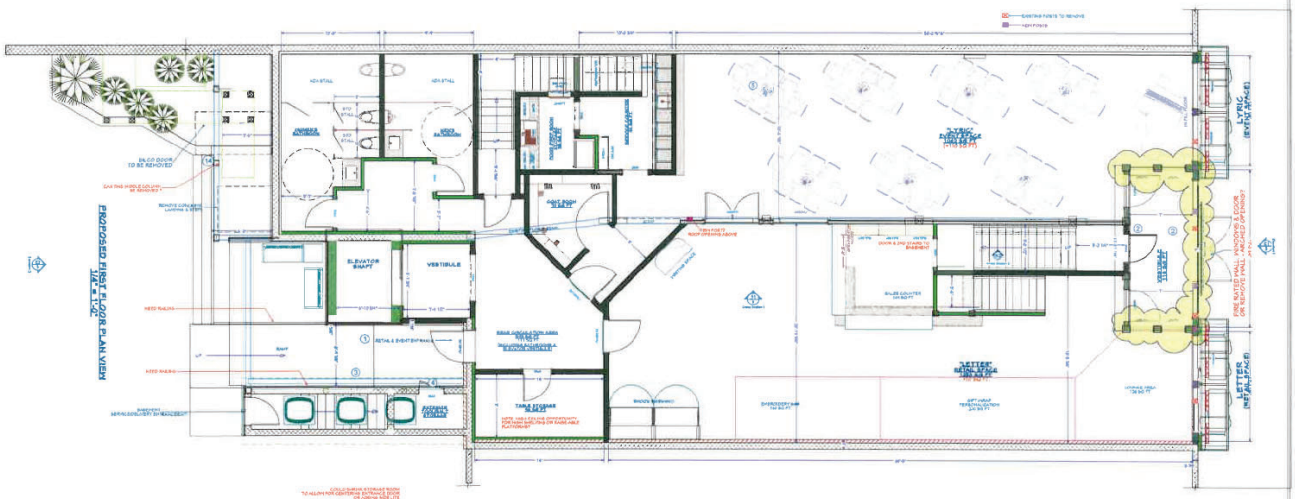
COULTER CROSSINGS LLC
756 & 758 W. MAIN ST.
LAKE GENEVA, WI.

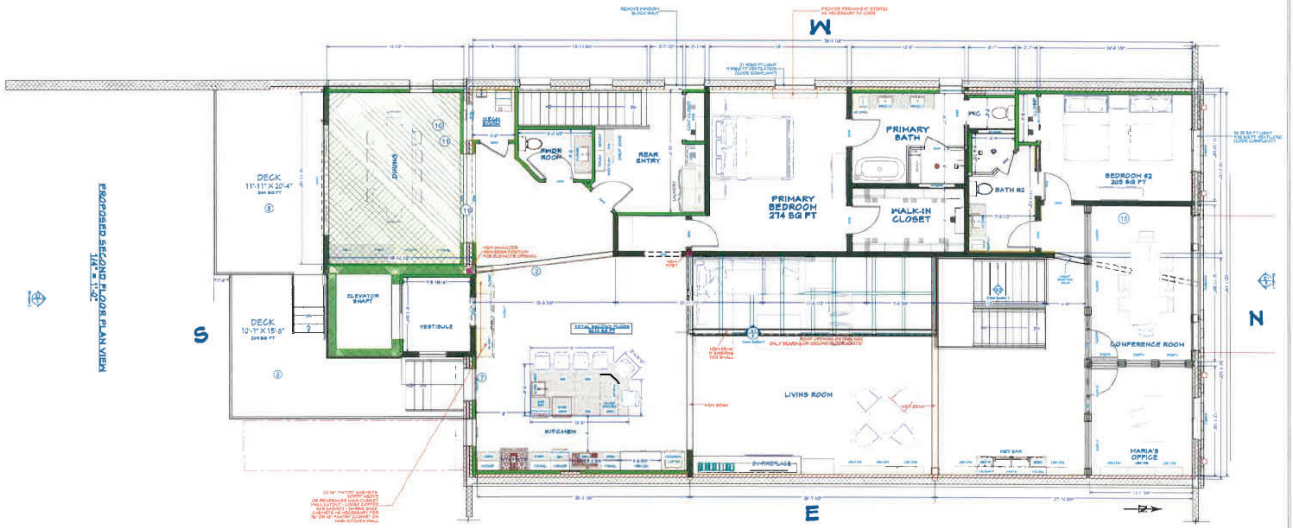
LETTER & LYRIC
FIRST FLOOR BUILD-OUT
SECOND FLOOR LUXURY APARTMENT

No.	DESCRIPTION	BY	DATE
	ORIGINAL DESIGN 5-7-2020		
	REVISION 8-3-2020		
	REVISION 9-4-2020		

PROPOSED FLOOR PLANS







Stebnitz Builders, Inc.
329 Commerce Court
Elkhorn, WI 53121
262-723-7212

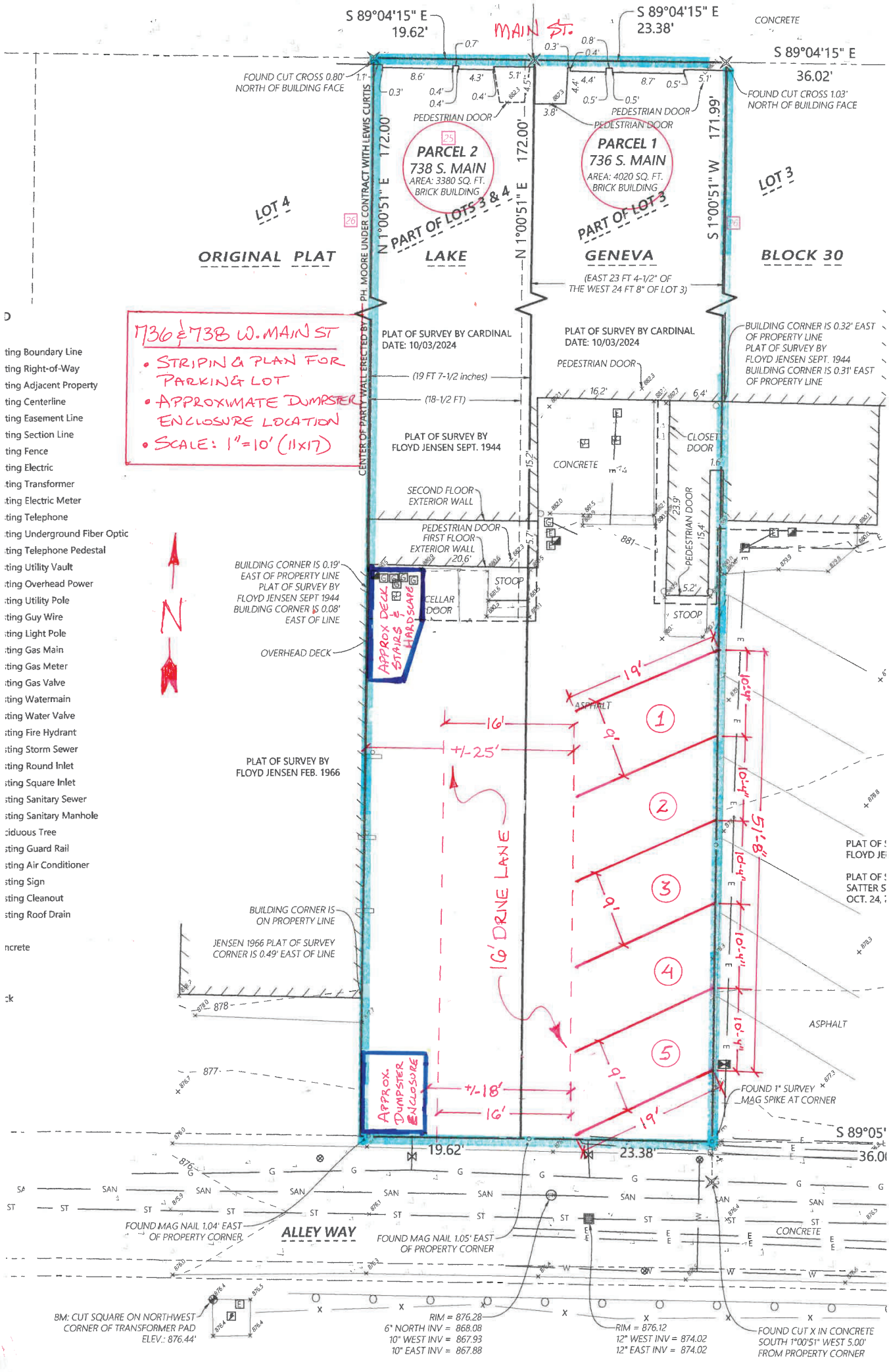
STEBNITZ BUILDERS

DESIGN PLAN SET - ALL DETAILS AND DIMENSIONS SUBJECT TO FINAL CHANGE

COULTER CROSSINGS LLC
756 & 758 W. MAIN ST.
LAKE GENEVA, WI.

LETTER & LYRIC
FIRST FLOOR BUILD-OUT
SECOND FLOOR LUXURY APARTMENT

DESCRIPTION	BY	DATE
ORIGINAL DESIGN 3-1-2024		
REVISION #1 5-20-2024		
REVISION #2 6-2-2024		

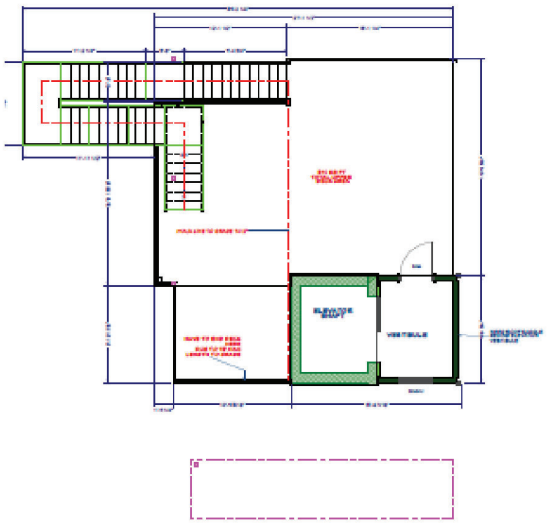

736 & 738 W. MAIN ST
• STRIPING PLAN FOR PARKING LOT
• APPROXIMATE DUMPSTER ENCLOSURE LOCATION
• SCALE: 1"=10' (11x17)
MAIN ST.
PARCEL 2
738 S. MAIN
AREA: 3380 SQ. FT.
BRICK BUILDING
PARCEL 1
736 S. MAIN
AREA: 4020 SQ. FT.
BRICK BUILDING
ORIGINAL PLAT
LOT 4
LOT 3
BLOCK 30
PART OF LOTS 3 & 4
PART OF LOT 3
LAKE GENEVA
(EAST 23 FT 4-1/2" OF THE WEST 24 FT 8" OF LOT 3)
CENTER OF PARTY WALL ERECTED BY A. PH. MOORE UNDER CONTRACT WITH LEWIS CURTIS
S 89°04'15" E 19.62'
S 89°04'15" E 23.38'
S 89°04'15" E 36.02'
N 1°00'51" E 172.00'
N 1°00'51" E 172.00'
S 1°00'51" W 171.99'
FOUND CUT CROSS 0.80' NORTH OF BUILDING FACE
FOUND CUT CROSS 1.03' NORTH OF BUILDING FACE
PEDESTRIAN DOOR
PLAT OF SURVEY BY CARDINAL DATE: 10/03/2024
PLAT OF SURVEY BY FLOYD JENSEN SEPT. 1944
PLAT OF SURVEY BY FLOYD JENSEN FEB. 1966
BUILDING CORNER IS 0.32' EAST OF PROPERTY LINE PLAT OF SURVEY BY FLOYD JENSEN SEPT. 1944 BUILDING CORNER IS 0.31' EAST OF PROPERTY LINE
(19 FT 7-1/2 inches)
(18-1/2 FT)
SECOND FLOOR EXTERIOR WALL
PEDESTRIAN DOOR FIRST FLOOR EXTERIOR WALL 20.6'
BUILDING CORNER IS 0.19' EAST OF PROPERTY LINE PLAT OF SURVEY BY FLOYD JENSEN SEPT 1944 BUILDING CORNER IS 0.08' EAST OF LINE
OVERHEAD DECK
APPROX DECK STAIRS & HARDSCAPE
CELLAR DOOR
STOOP
CONCRETE
CLOSET DOOR
ASPHALT
16' DRIVE LANE
+/-25'
+/-18'
16'
19'
9'
APPROX. DUMPSTER ENCLOSURE
BUILDING CORNER IS ON PROPERTY LINE
JENSEN 1966 PLAT OF SURVEY CORNER IS 0.49' EAST OF LINE
FOUND 1" SURVEY MAG SPIKE AT CORNER
ALLEY WAY
FOUND MAG NAIL 1.04' EAST OF PROPERTY CORNER
FOUND MAG NAIL 1.05' EAST OF PROPERTY CORNER
BM: CUT SQUARE ON NORTHWEST CORNER OF TRANSFORMER PAD ELEV.: 876.44'
RIM = 876.28 6" NORTH INV = 868.08 10" WEST INV = 867.93 10" EAST INV = 867.88
RIM = 876.12 12" WEST INV = 874.02 12" EAST INV = 874.02
FOUND CUT X IN CONCRETE SOUTH 1°00'51" WEST 5.00' FROM PROPERTY CORNER
ting Boundary Line
ting Right-of-Way
ting Adjacent Property
ting Centerline
ting Easement Line
ting Section Line
ting Fence
ting Electric
ting Transformer
ting Electric Meter
ting Telephone
ting Underground Fiber Optic
ting Telephone Pedestal
ting Utility Vault
ting Overhead Power
ting Utility Pole
ting Guy Wire
ting Light Pole
ting Gas Main
ting Gas Meter
ting Gas Valve
ting Watermain
ting Water Valve
ting Fire Hydrant
ting Storm Sewer
ting Round Inlet
ting Square Inlet
ting Sanitary Sewer
ting Sanitary Manhole
ciduous Tree
ting Guard Rail
ting Air Conditioner
ting Sign
ting Cleanout
ting Roof Drain
ncrete
ck

PROJECT CURSIVE

736 & 738 W. MAIN STREET

LAKE GENEVA, WISCONSIN

1



PROPOSED THIRD FLOOR UPPER DECK PLAN VIEW
1/4" = 1'-0"

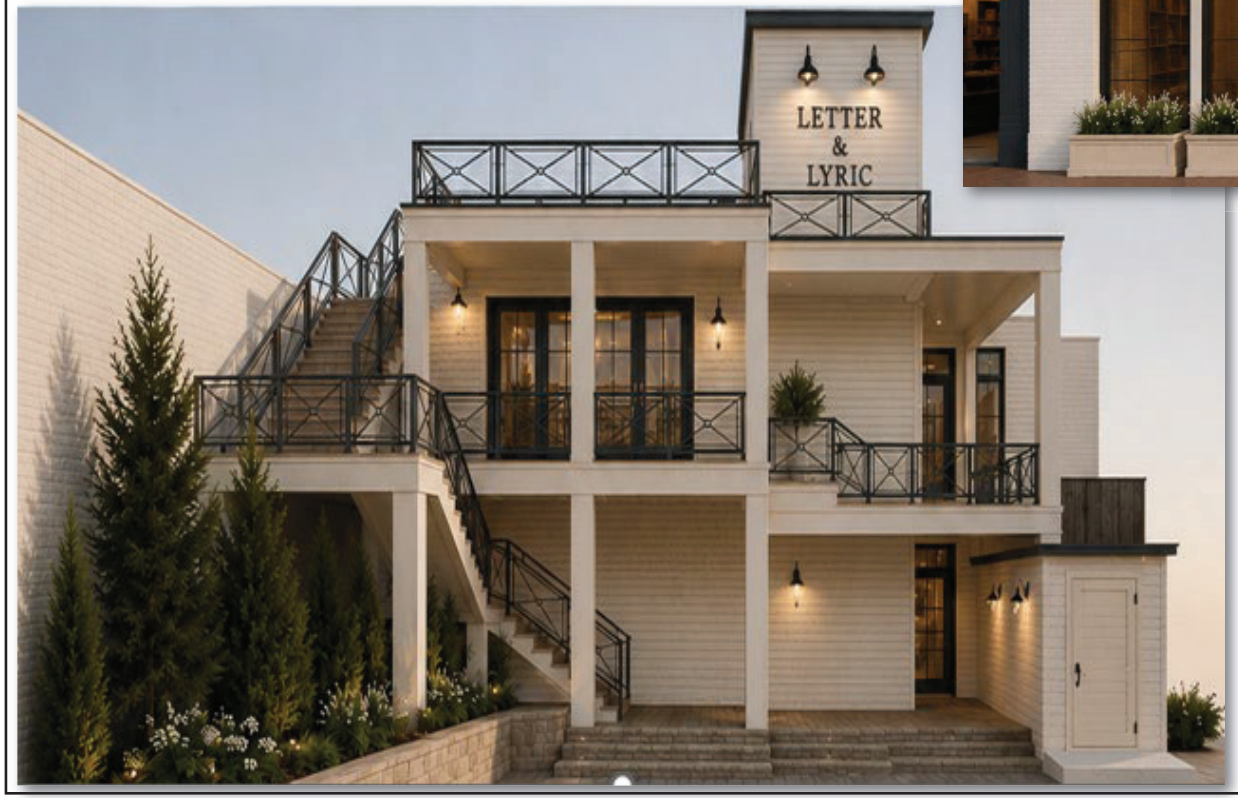
EXISTING REAR (SOUTH) ELEVATION #1
1/4" = 1'-0"

EXISTING FRONT (NORTH) ELEVATION #2
1/4" = 1'-0"

PROPOSED REAR (SOUTH) ELEVATION #1
1/4" = 1'-0"

PROPOSED FRONT (NORTH) ELEVATION #2
1/4" = 1'-0"

2



3

4

LETTER & LYRIC

EXTERIOR COLOR PALETTE | DESIGN INTENT

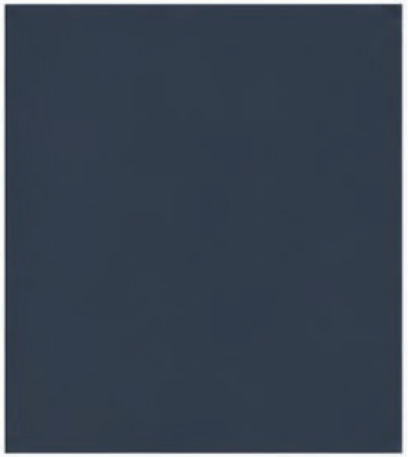
ACCENT / TRIM – WINDOWS & DOORS

BENJAMIN MOORE

HALE NAVY

HC-154

A rich, timeless navy with sophisticated depth.



BENJAMIN MOORE

GENTLEMAN'S GRAY

2062-20

A deep blue-gray that reads nearly black in shade with a subtle blue cast in daylight.

MAIN BUILDING MASONRY

BENJAMIN MOORE

WHITE DOVE

OC-17

A warm, soft white that brings depth and timeless elegance to historic architecture.

BENJAMIN MOORE

SIMPLY WHITE

OC-117

A soft, clean white with a slight warmth and a hint of gray for a bright, refined appearance.

We are seeking approval of a color combination very much like the examples shown above.

The proposed palette of a deep navy or blue-gray for windows, doors, trim and accents paired with a soft white masonry creates a timeless, high-end aesthetic that complements the historic character of the building and enhances the overall architectural vision for Letter & Lyric.

5

PRODUCT DATA SHEET

H3 Casement

SIERRA PACIFIC WINDOWS

At the core of the H3 Casement is our patented Fusion Technology™. It integrates three materials—extruded aluminum, vinyl and solid wood—into one complete window. This unique fusion results in improved durability and performance, noticeably enhanced aesthetics, an extreme seal and easier installation.

Standard Construction:

- 0.055" thick extruded aluminum exterior.
- Hidden, extra-strong 0.078" thick extruded vinyl main frame with integral nail fin, fully welded at four corners for air and watertight seal.
- 5-3/4" overall frame depth with standard 4-9/16" jamb depth.
- 1-3/4" sash thickness, with narrow 1-5/8" stile and rails and 1-1/8" architectural sash setback.
- Seamless factory mulling up to 5-wide (120") with continuous head and sill with mull post. Optional factory box (jamb-to-jamb) mulling up to 4-wide (132").
- Truth Encore dual arm operators allows for sash to be open 90 degrees for easy cleaning.

MINIMUM / MAXIMUM FRAME SIZES

Custom sizing available in 1/16" increments. Additional sizes may be available upon approval.

H3 CASEMENT - OPERATING		H3 CASEMENT – STATIONARY/PICTURE	
Minimum Frame Width	17.5"	Minimum Frame Width	13.5"
Minimum Frame Height	23.5"	Minimum Frame Height	13.5"
Maximum Frame Width	35.5"	Maximum Frame Width	120"
Maximum Frame Height	83.5"	Maximum Frame Height	120"
		Maximum Square Feet	42

Performance Data:

Operating Casement: 35.5"x 83.5"
AIR INFILTRATION 0.01/0.01/A3
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....R-PG50 (+50/-60)*

Casement Picture: 71.5" x 83.5"
AIR INFILTRATION...0.01/0.01/FIXED
WATER.....NO LEAKAGE @ 5.43PSF
STRUCTURAL.....CW-PG35 (+35/-35)

Multi-wide Casement: 117.5" x 71.5"
AIR INFILTRATION.....0.02/0.01/A3
WATER.....NO LEAKAGE @ 5.43 PSF
STRUCTURAL.....LC-PG35 (+35/-35)

For a comprehensive list of tested and rated sizes and configurations, please refer to the H3 Casement Product Performance Guide (Structural) located in the Technical Resources Library on our website.

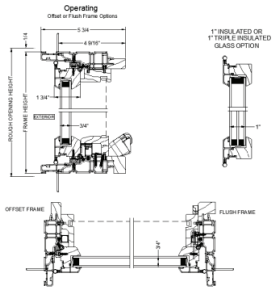
*Unit requires limit device or Window Opening Control Device (WOCD) to meet the hardware load to meet CW performance class.

Thermal Performance (NFRC):

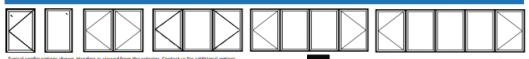
Air Filled			Argon Filled		
Low-E 272 Clear	**Low-E 366**	**Triple IG (LE272/LE180/LEi89)**	**Low-E 272 Clear**	**Low-E 366**	**Triple IG (LE272/LE180/LEi89)**
U-FACTOR.....0.31	U-FACTOR.....0.30	U-FACTOR.....0.22	U-FACTOR.....0.28	U-FACTOR.....0.27	U-FACTOR.....0.20
SHGC.....0.31	SHGC.....0.20	SHGC.....0.26	SHGC.....0.30	SHGC.....0.20	SHGC.....0.26
VT.....0.52	VT.....0.47	VT.....0.45	VT.....0.52	VT.....0.47	VT.....0.45
CR.....54	CR.....55	CR.....49	CR.....57	CR.....58	CR.....53

All values represent insulated glass units using standard black warm edge spacer. Additional glazing options available.

For a comprehensive list of glazing configurations, please refer to the H3 Casement Product Performance Guide (NFRC) located in the Technical Resources Library on our website.



Additional product details may be found on our website www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary

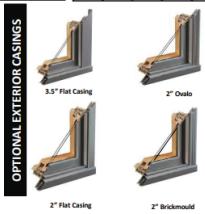


Typical configurations shown. Handing as viewed from the exterior. Contact us for additional options.

Factory mulling up to 5-wide (120") continuous head & sill with mull post. Up to 4-wide (132") as tight (jamb-to-jamb) box mulls.

Continuous Head & Sill Mull Post | Tight Mull | ¼" Plate Mull

OPTIONAL EXTERIOR CASINGS



H3 Casement Additional Features

- Color Palette of 50 powder coated finishes in four design collections that meet AAMA 2604 specifications. Optional AAMA 2605 available.
- Extensive offering of performance glass available in black warm edge or Cardinal spacer for optimum efficiency.
- Grille options including Simulated Divided Lites and Grilles-Between-Glass.
- 10 factory finished Ultra Coat Paint colors or 3 Ultra Stain interior options.

Please visit our website www.sierrapacificwindows.com for additional details or to contact your nearest Sierra Pacific Branch or Dealer Location.

Place Business Card or Company Information Here

PRODUCT DATA SHEET

H3 Direct Set Shapes

SIERRA PACIFIC WINDOWS

Available in a wide range of shapes, the H3 Direct Set window can stand alone or complement our full line of H3 products, maintaining the improved performance, enhanced aesthetics and ease of installation.

Standard Construction:

- 0.055" thick extruded aluminum exterior.
- Thick 1-5/32" all wood main frame designed to properly align with related H3 product, maintaining consistent reveals when trimmed out.
- 5-3/4" overall frame depth with standard 4-9/16" jamb depth.
- Seamless factory mulling up to 5-wide (120") with continuous head and sill with mull post. Optional factory box (jamb-to-jamb) mulling up to 4-wide (132").
- Glass is set directly into frame providing maximum viewing area and performance.

MINIMUM / MAXIMUM FRAME SIZES

Custom sizing available in 1/16" increments. Additional sizes may be available upon approval.

H3 DIRECT SET SHAPES	
Minimum Frame Width	6.6875"
Minimum Frame Height	6.6875"
Maximum Frame Width	142.6875"
Maximum Frame Height	142.6875"
Maximum Square Feet – 50 sq/ft	

Pictured: H3 Direct Set with ovalo exterior casing.

Performance Data:

H3 Direct Set: 86.25"x 83.5"
AIR INFILTRATION.....0.01/0.01/FIXED
WATER.....NO LEAKAGE @5.43 PSF
STRUCTURAL.....CW-PG35 (+35/-35)

H3 Direct Set 3-wide: 119.5" x 83.5" (commom mull)
AIR INFILTRATION...0.01/0.01/FIXED
WATER.....NO LEAKAGE @ 5.43PSF
STRUCTURAL.....CW-PG35 (+35/-35)

H3 Direct Set: 47.5" x 119.5" (single and multi-wide)
AIR INFILTRATION.....0.03/0.01/FIXED
WATER.....NO LEAKAGE @ 5.43 PSF
STRUCTURAL.....CW-PG35 (+35/-35)*

For a comprehensive list of tested and rated sizes and configurations, please refer to the H3 Direct Set Product Performance Guide (Structural) located in the Technical Resources Library on our website.

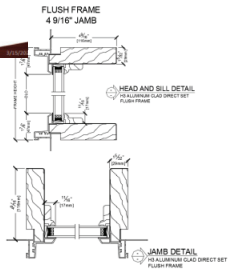
*Requires installation straps and ¼" aluminum plate mull on multi-wide units.

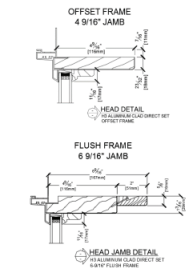
Thermal Performance (NFRC):

Air Filled			Argon Filled		
Low-E 272 Clear	**Low-E 366**	**Triple IG (LE272/LE180/LEi89)**	**Low-E 272 Clear**	**Low-E 366**	**Triple IG (LE272/LE180/LEi89)**
U-FACTOR.....0.32	U-FACTOR.....0.31	U-FACTOR.....0.22	U-FACTOR.....0.28	U-FACTOR.....0.27	U-FACTOR.....0.19
SHGC.....0.36	SHGC.....0.24	SHGC.....0.31	SHGC.....0.36	SHGC.....0.24	SHGC.....0.31
VT.....0.62	VT.....0.56	VT.....0.53	VT.....0.62	VT.....0.56	VT.....0.53
CR.....54	CR.....55	CR.....50	CR.....58	CR.....58	CR.....54

All values represent insulated glass units using standard black warm edge spacer. Additional glazing options available.

For a comprehensive list of glazing configurations, please refer to the H3 Direct Set Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

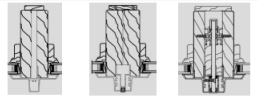




Additional product details may be found on our website www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary

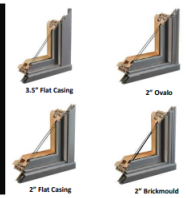
Common H3 shapes shown. Virtually limitless options available.

Factory mulling up to 5-wide (120") continuous head & sill with mull post. Up to 4-wide (132") as tight (jamb-to-jamb) box mulls.



Continuous Head & Sill Mull Post | Tight Mull | ¼" Plate Mull

OPTIONAL EXTERIOR CASINGS



H3 Direct Set Shapes Additional Features

- Color Palette of 50 powder coated finishes in four design collections that meet AAMA 2604 specifications. Optional AAMA 2605 available.
- Extensive offering of performance glass available in black warm edge or Cardinal spacer for optimum efficiency.
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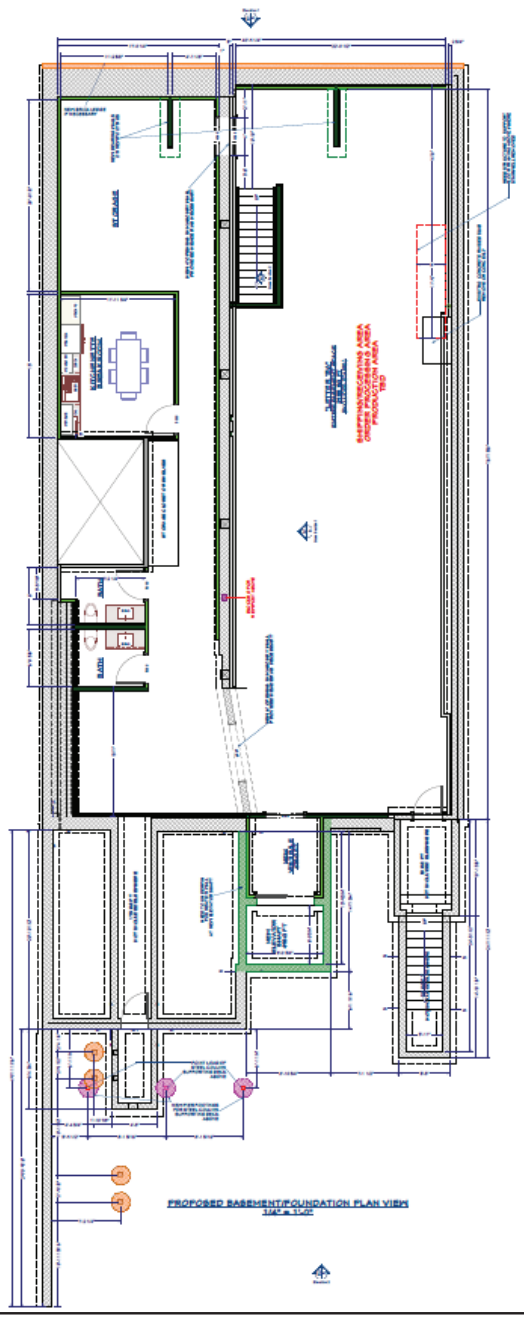
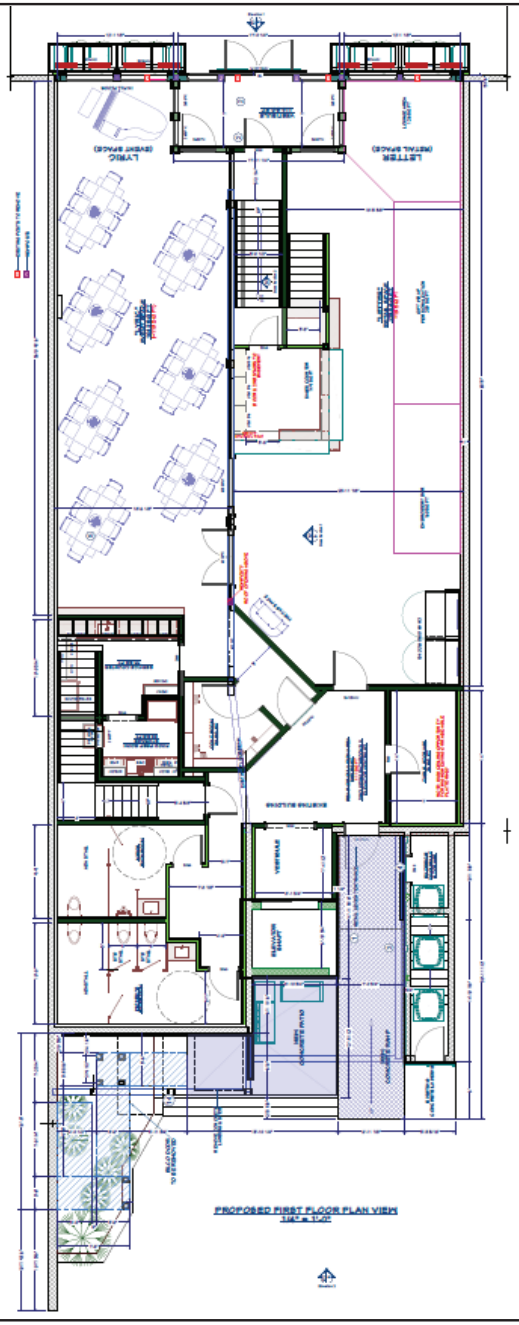
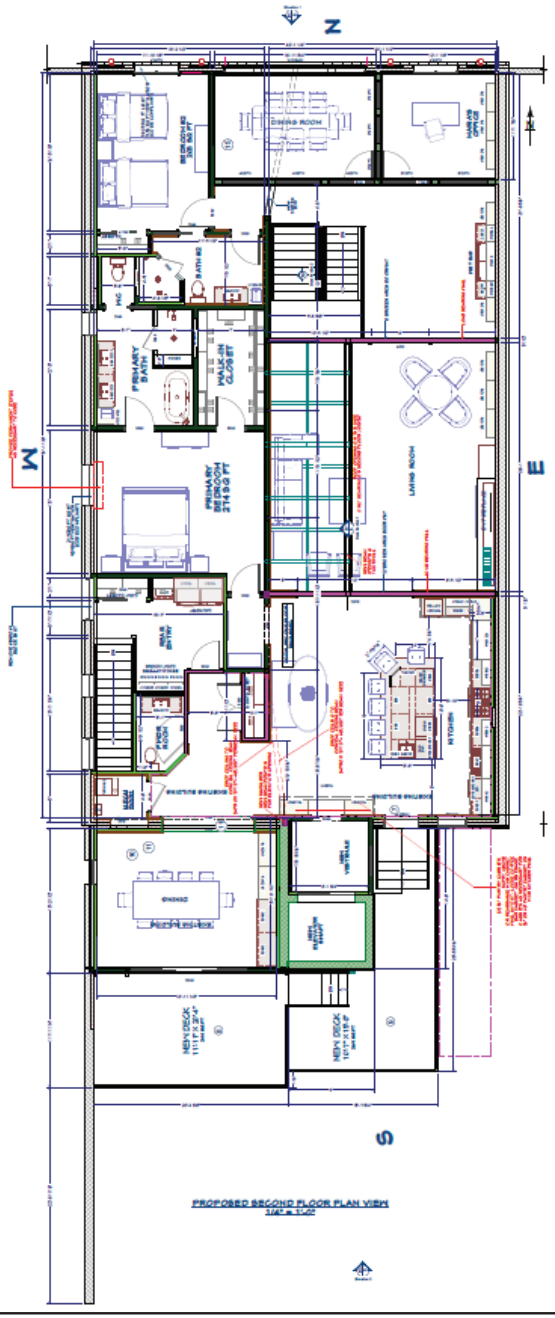
6


PROPOSED BASEMENT/FOUNDATION PLAN VIEW
1/4" = 1'-0"


PROPOSED FIRST FLOOR PLAN VIEW
1/4" = 1'-0"


N
W
E
S
PROPOSED SECOND FLOOR PLAN VIEW
1/4" = 1'-0"

7

ALTA/NSPS LAND TITLE SURVEY WITH SITE LAYOUT

VICINITY MAP

LEGAL DESCRIPTION

Parcel 1
The East 21 feet 4 and 1/2 inches of the West 24 feet 6 inches of Lot Three (3) in Block Thirty (30), Original Plat of Lake Geneva, City of Lake Geneva, Wisconsin.
Tax Parcel No. ZCP 00101

Parcel 2
A parcel of land located in Lots Three (3) and Four (4), Block Thirty (30), Original Plat of the City of Lake Geneva, Walworth County, Wisconsin, described as follows: Beginning in the North line of Lot 4 in Block 30 in the City of Lake Geneva (formerly Village of Geneva) in the County of Walworth, State of Wisconsin, according to the plat of said Village of record in the office of the Register of Deeds in and for said County, at a point 19 1/2 feet West from the Northeast corner of said Lot 4, said point being in the center of the party wall erected by P.H. Moore under contract with Lewis Curtis, thence East to the North line of said Lot, 19 feet 7 1/2 inches to the center of an iron column in the building standing on the premises hereinafter described; thence South parallel with the East and West lines of said Lot to the North line of the alley; thence West in the North line of the alley, 19 feet 7 1/2 inches to the land now owned by P.H. Moore; thence North parallel with the East and West lines of said Lot and in the center line of said party wall to the place of beginning.
Tax Parcel No. ZCP 00106

NOTES CORRESPONDING TO SCHEDULE "B-2" ITEMS

ITEMS 1-10, 13 & 24 ARE CONSIDERED GENERAL IN NATURE OR NON-SURVEY RELATED AND ARE NOT LISTED.

11. Deed of Easement by an Instrument recorded on July 5, 1960 in Volume 576, Page 356, as Document No. 213173. AFFECTS SURVEYED PROPERTY PARCEL 2, LOCATION OF EASEMENT CANNOT BE PLOTTED OR DETERMINED TO BE VALID.
12. Underground Electric and Communication Line Facilities by an Instrument recorded on August 6, 2007 as Document No. 715171. LIES WITHIN SURVEYED PROPERTY PARCEL 1, LOCATION SHOWN.
13. Underground Electric and Communication Line Facilities by an Instrument recorded on August 6, 2007 as Document No. 715172. LIES WITHIN SURVEYED PROPERTY PARCEL 2, LOCATION SHOWN.
14. Any rights, title, interest, or claim thereof in that portion of the land taken, used or granted for streets, roads highways or alleys.
15. Terms, covenants, conditions, restrictions and provisions as set forth in Warranty Deed recorded on February 21, 1948 in Volume 326, Page 299 as Document No. 370722. BLANKET IN NATURE, AFFECTS PARCEL 2
16. Rights or interest of the adjoining owners in and relating to a party wall located along or adjacent to the subject premises. BLANKET IN NATURE, AFFECTS PARCELS 1 & 2.
17. Reservation, or easements, building setback lines and other matters referenced on the recorded Plat or Certified Survey Map of the subject property referred to in to Schedule A herein. NO EASEMENTS EXIST ON THE ORIGINAL PLAT OF LAKE GENEVA

TABLE A ITEMS

ITEM 1: MONUMENTS FOUND OR PLACED ARE SHOWN HEREON AND REFERENCED IN THE LEGEND.

ITEM 4: GROSS LAND AREA OF PARCEL 1: 4,025 SQ.FT (0.092 ACRES)
GROSS LAND AREA OF PARCEL 2: 3,400 SQ. FT (0.077 ACRES).

ITEM 5: CONTOUR LINES PLOTTED HEREON AT 1 FOOT INTERVALS. SOURCE BENCHMARK IS NAIL AND DISK IN SIDEWALK - ELEVATION = 1093.7 NAVD 88 (2012) VERTICAL DATUM

ITEM 7(a): EXISTING BUILDINGS ON THE SURVEYED PROPERTY ARE SHOWN HEREON.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK HAVE BEEN PLOTTED HEREON.

ITEM 9: PARCEL 1 (538 S. MAIN STREET) HAS 4 REGULAR IDENTIFIABLE PARKING SPACES OBSERVED ON SURVEYED PROPERTY AS PLOTTED HEREON.
PARCEL 2 (536 S. MAIN STREET) HAS 4 REGULAR IDENTIFIABLE PARKING SPACES OBSERVED ON SURVEYED PROPERTY AS PLOTTED HEREON.

ITEM 11(a): LOCATION OF UTILITIES ON OR SERVING THE SURVEYED PROPERTY, HAVE BEEN DETERMINED BY OBSERVED EVIDENCE AND MARKINGS REQUESTED BY THE SURVEYOR IN A DIGGERS HOTLINE REQUEST, TICKET NUMBER 20242704644 & 20242810777 WITH A START DATE OF FEBRUARY 27, 2024. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FACILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. MEMBERS NOTIFIED WITH DIGGERS HOTLINE REQUEST ARE ALLIANT ENERGY, LAKE GENEVA UTILITY COMMISSION, ARROWHEAD, AT&T DISTRIBUTION, WE ENERGIES, TIME WARNER CABLE.

GENERAL NOTES

A. EXHIBIT "A" LEGAL DESCRIPTION(S) AND SCHEDULE B, PART II EXCEPTIONS ARE REPRODUCED EXACTLY FROM THE TITLE COMMITMENT PROVIDED FOR THIS SURVEY.

B. THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE B ITEM DOCUMENTS, MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES FOR CERTIFICATIONS. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE B DOCUMENTS REFERENCED IN THE TITLE REPORT.

C. THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ADDITIONAL EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY, OTHER THAN THE ITEMS PLOTTED AND NOTED HEREON.

D. R.H. MITTERMANN & CO. INC., DOES NOT EXPRESS A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF POTENTIAL ENCROACHMENTS SHOWN HEREON.

E. SNOW WAS EXISTING ON THE SITE AT THE TIME OF CONDUCTING THE FIELDWORK. CERTAIN IMPROVEMENTS AND/OR UTILITIES MAY HAVE BEEN VISUALLY OBSTRUCTED DURING CONDUCTING FIELDWORK.

F. THE SURVEYED PARCEL HAS 1 PHYSICAL ACCESS LOCATION TO A PUBLIC ALLEY WAY AS PLOTTED HEREON.
50.17 FT EAST FROM THE SOUTHWEST CORNER OF PARCEL 1 TO CENTER STREET
50.17 FT WEST FROM THE SOUTHWEST CORNER OF PARCEL 2 TO BROAD STREET

G. THE BOUNDARY OF PARCEL'S 1 & 2 HAS BEEN DETERMINED BASED ON PREVIOUS SURVEYS, MONUMENTS AND BUILDING TIES AS NOTED AND NOTED ON PLAT OF SURVEY BY: SUTTER SURVEYING LLC., FLOYD JENSEN, WALWORTH COUNTY SURVEYING & MAPPING, AND RHA SURVEYING, INC. AS NOTED HEREON
A PLAT OF SURVEY BY CARDINAL DATED 10/15/2020 FOUND A MAGNAIL NAIL THE SOUTHWEST CORNER OF PARCEL 2 AND SET MAG NAILS AT THE SOUTH CORNERS OF PARCEL 1. THESE CORNERS DO NOT MATCH BUILDING TIES AND PREVIOUS SURVEY INFORMATION IN BLOCK 30. THE MAGNAIL SET BY CARDINAL AT THE SOUTHEAST CORNER OF PARCEL 1 APPEARS TO HAVE BEEN REMOVED BY "TRENCHING OF ELECTRIC UTILITIES.

CONTROL POINT TABLE

Point #	Description	Elevation	Northing	Easting
900	CP NAIL	870.34	330616.059	791806.241
902	CP NAIL	870.61	330609.377	791886.122
905	CP NAIL	881.80	330613.460	791881.671
901	CP NAIL	882.22	330616.607	791823.218
1000	PROPERTY CORNER MAG	870.41	330600.687	791806.068
1000	SW CUT SQUARE ON NORTHWEST CORNER OF TRANSFORMER PAD	870.64	330612.9	791820.3

SURVEYOR'S CERTIFICATE

To: Cadler Crossing, LLC, R&R Title Services, Inc.

Name of Client, as Indicated

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS, and includes items 1, 4, 5, 7(a), 8, 9, 11(a) of Table A thereof.

The field work was completed on February 15, 2024.

Date of Plat or Map: February 16, 2024

Robert A. Mittermann, P.L.S.
Wisconsin Professional Land Surveyor S-2443
Dated this 26th day of February, 2024.

Revised this 16th day of July, 2024 to show new layout

Scale: 1" = 10'

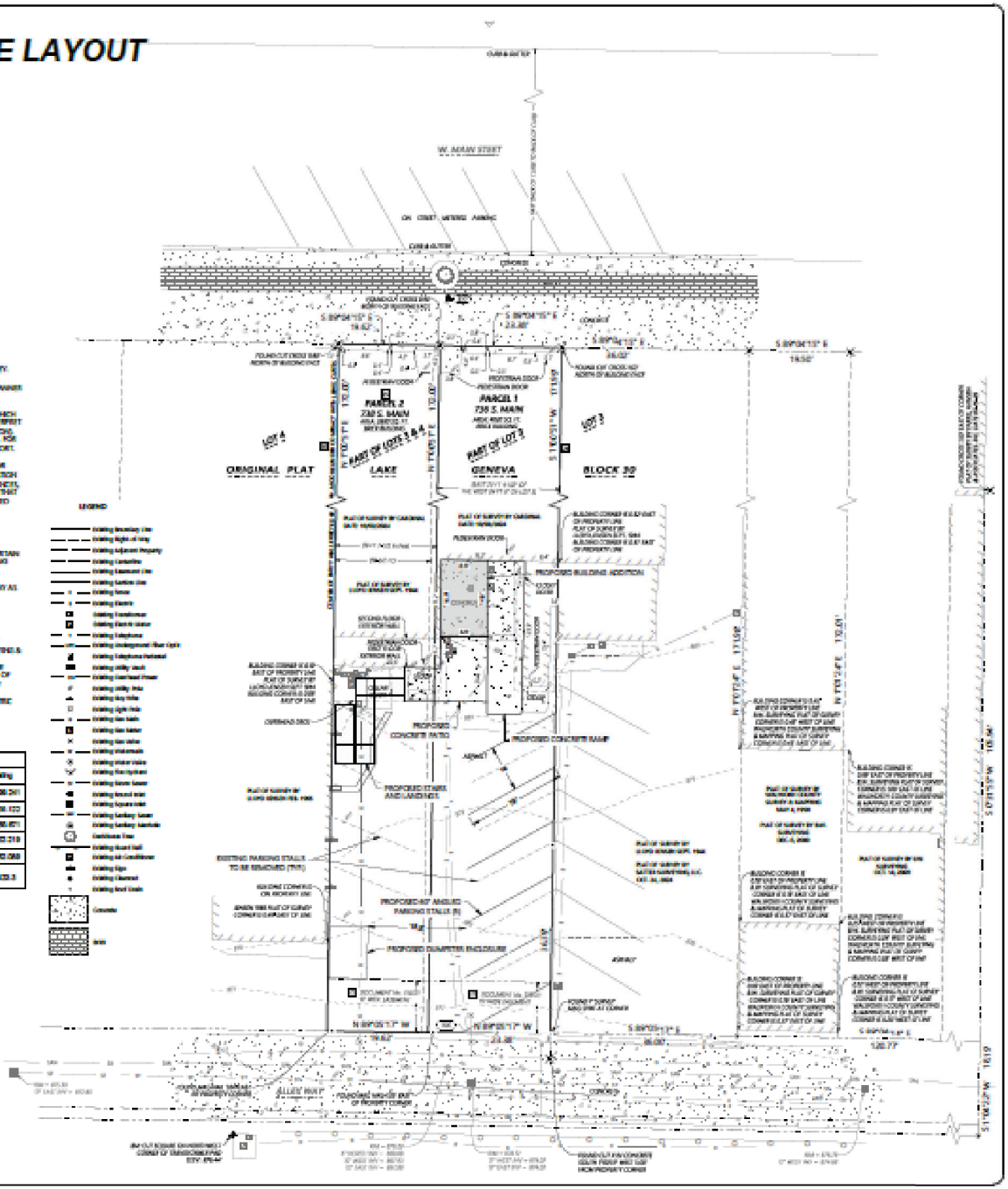
SURVEY UNITS: BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM (WCRS) 2011, THE SOUTH LINE OF THE BLOCK 30 OF THE ORIGINAL PLAT OF LAKE GENEVA BEARING SOUTH 89°04'15" EAST.

VERTICAL DATUM BASED ON NAVD 88 (2012)
GEOID 18 (NAVD88)
(CLIENT TO PROVIDE BENCHMARK USED FOR SURVEY - ELEVATION = 1093.7)

SURVEY KEY

- Iron Pipe Found
- Mag Nail Found
- Railroad Spike Found
- Cut Cross Found
- (0.00) Record Information


W. MAIN STREET
ON STREET METERS AHEAD
CONCRETE
S 89°04'15" E 19.62'
PARCEL 2
536 S. MAIN
PARCEL 1
538 S. MAIN
LOT 4
LOT 3
ORIGINAL PLAT
LAKE
GENEVA
BLOCK 30
PART OF LOTS 3 & 4
PART OF LOT 3
N 11°03'0" E 171.68'
S 11°03'0" W 171.68'
PROPOSED BUILDING ADDITION
PROPOSED CONCRETE PATIO
PROPOSED CONCRETE RAMP
ASPHALT
PROPOSED ASPHALT AREA AND LANDSCAPING
EXISTING PARKING STALLS TO BE REMOVED (TYP.)
PROPOSED 45° ANGLED PARKING STALLS (5)
PROPOSED DUMPSTER ENCLOSURE
ALLEY PART 2
FOUND NAIL AND WASHER 0.4' EAST OF PROPERTY CORNER
N 89°05'17" W 19.62'
S 89°05'17" E 19.62'
N 89°05'17" W 19.62'
S 89°05'17" E 19.62'
N 89°05'17" W 19.62'
S 89°05'17" E 126.77'
N 89°04'15" W 126.77'
S 89°04'15" E 19.62'
N 89°04'15" W 19.62

PROJECT CURSIVE

736 & 738 W. MAIN STREET
LAKE GENEVA, WISCONSIN

PROJECT VISION & DESIGN INTENT

THE PROJECT CURSIVE TEAM:

1) Building Owners: Coulter Crossings, LLC, Chris & Melanie Coulter, Williams Bay, WI
2) Building Tenant & Proprietor: Maria Coulter – Letter & Lyric, Williams Bay, WI
3) Builder & General Contractor: Stebnitz Builders, Inc., Elkhorn, WI
4) Lead Designer: Chris Egner, New Berlin, WI
5) Structural Engineering: Focus Engineering, Mark Pulokas, Elkhorn, WI
6) Site Engineering: Batterman Engineering, Surveying, and Planning, Elkhorn, WI
7) Environmental Site Assessment: Geo-Logic Associates, St. Charles, IL
8) Interior Design: Laura Design Company, Wayne, IL

1) **PAGE 1**
    a. Two images from June 2026 present the existing front and rear facades.
    b. You can see the deterioration and disrepair at both elevations of the building.
    c. It presents a significant opportunity for reinvestment and long-term activation.

2) **PAGE 2**

    PROPOSED FRONT & REAR ELEVATIONS & VIEWING DECK FLOOR PLAN (these images are consistent with the plans that have been provided to date)

    a. Restore long-term functionality while ensuring continued economic vitality.
    b. The Front Elevation
        i. Re-establishes visual prominence at the center of the facade.
        ii. Creates a welcoming storefront that encourages pedestrian activity.
        iii. Introduces architectural detailing inspired by historic character.
        iv. Maintains compatibility with the surrounding buildings.
    c. The Rear Elevation

v. Activates previously underutilized portions of the property.

vi. Improves accessibility for residents, customers, and visitors.

vii. Supports residential and commercial occupancy.

viii. Introduces a rooftop terrace that complements the Lyric space.

ix. Creates long-term economic sustainability for the building.

3) PAGE 3

RENDERINGS OF WHAT OUR SUBMITTED PLANS WOULD LOOK LIKE

a. These images of both the front and rear facades are intended to help you better visualize how our plans will appear when the project is completed.

4) PAGE 4

RENDERINGS OF WHAT WE SEEK APPROVAL FOR

a. Laura Design Company prepared this finish palette to illustrate the design vision for Letter & Lyric. This Soft White & Navy Blue rendering reflects the quality, character, and experience we intend to create - a new destination in downtown Lake Geneva.

5) PAGE 5

PAINT COLORS

a. This accurately represents the exterior color palette for the building

b. We are requesting some latitude re: *final color selections* as we work with the various manufacturers to confirm best match across their product lines.

6) PAGE 6

WINDOWS & DOORS

a. Sierra Pacific Windows & Doors are planned for use on the front, side, and rear of the building.

b. These are the “cut-sheets” for both products

7) **PAGE 7**

FLOOR PLANS

a. These are floor plans for each level (Main Street is the top of the page (North))
    i. Basement Level (left)
    ii. First Floor Storefronts (middle)
    iii. Apartment (right)

8) **GENERAL DESCRIPTION OF USE**

FIRST FLOOR:

a. The future home of LETTER & LYRIC – Two unique but connected storefronts
    i. LETTER (736): A custom stationery & curated gift store with in-store experiences.
    ii. LYRIC (738): A gathering / event space with access to a rooftop terrace.
b. At the front (north) a shared vestibule with entry from Main St. provides ADA access to:
    i. LETTER at the left
    i. The proposed residential apartment in the center
    ii. LYRIC at the right
    iii. Worth noting, behind the entry vestibule, on LETTER side, stairs to basement
c. At the rear (south) a shared, common space which provides:
    i. ADA compliant access to the building from the rear (south) parking lot area
    ii. Access to the ADA compliant bathrooms (men's & women's) at the rear of LYRIC
    iii. Access to a second set of stairs providing access to the second-floor apartment at the rear of LYRIC
    iv. A food prep and serving area at the rear of LYRIC
    v. A large storage closet at the rear of LETTER
    vi. Access to the proposed elevator at the rear of LETTER

vii. A small, covered, outdoor patio area and ADA ramp at rear exterior of LETTER.

BASEMENT LEVEL:

a. Beneath LYRIC we create:

   i. two ADA compliant staff bathrooms, a men's & women's

   ii. a staff breakroom

   iii. General storage for inventory, shipping & receiving, and project workspaces

b. Beneath LETTER we create:

   i. Access to stairs providing access to the rear (south) of the building for both spaces

   ii. Access to the proposed elevator

   iii. General storage for inventory, shipping & receiving, and project workspaces

SECOND FLOOR

a. At the second floor we create

   i. Two bedrooms and an office

   ii. Two bathrooms

   iii. A large great room

   iv. A large kitchen

   v. Two Dining rooms, one with views to the south and one with views to the north

   vi. A mechanical room

   vii. A rear entry which includes stairs to the first floor, a laundry room & drop zone

   viii. Access to the two-tiered decks, one from the kitchen and one from the dining room

GENERAL – SOUTH FACING EXTERIOR

i. We enlarge the existing second floor deck to span behind both buildings, 736 & 738 (not just behind 736 as currently constructed)

ii. We create a rooftop viewing deck above 738

iii. We create stairs to / from the rooftop gathering terrace.

9) PAGE 8

SURVEY

a. This survey presents the parking lot striping plan consistent with the size requirements of the city, along with a planned dumpster enclosure location, ADA ramp location to rear building entry, and future stairs/landing location.

b. Detailed notes (provided on the survey) should provide clarity

10) THE COMPLETE PERMIT APPLICATIONS (are shared below as described):

a. CUP LINK: City of LG - CUP Application 050726.pdf

b. ZONING: City of Lake Geneva - Zoning Application 052026.pdf

c. BUILDING: City of Lake Geneva - Building - Demo Application 060926.pdf

PROJECT CURSIVE

736 & 738 W. MAIN STREET
LAKE GENEVA, WISCONSIN

PROJECT VISION & DESIGN INTENT

THE PROJECT CURSIVE TEAM:

1) Building Owners: Coulter Crossings, LLC, Chris & Melanie Coulter, Williams Bay, WI
2) Building Tenant & Proprietor: Maria Coulter – Letter & Lyric, Williams Bay, WI
3) Builder & General Contractor: Stebnitz Builders, Inc., Elkhorn, WI
4) Lead Designer: Chris Egner, New Berlin, WI
5) Structural Engineering: Focus Engineering, Mark Pulokas, Elkhorn, WI
6) Site Engineering: Batterman Engineering, Surveying, and Planning, Elkhorn, WI
7) Environmental Site Assessment: Geo-Logic Associates, St. Charles, IL
8) Interior Design: Laura Design Company, Wayne, IL

1) PAGE 1

a. Two images from June 2026 present the existing front and rear facades.
b. You can see the deterioration and disrepair at both elevations of the building.
c. It presents a significant opportunity for reinvestment and long-term activation.

2) PAGE 2

PROPOSED FRONT & REAR ELEVATIONS & VIEWING DECK FLOOR PLAN (these images are consistent with the plans that have been provided to date)

a. Restore long-term functionality while ensuring continued economic vitality.
b. The Front Elevation
    i. Re-establishes visual prominence at the center of the facade.
    ii. Creates a welcoming storefront that encourages pedestrian activity.
    iii. Introduces architectural detailing inspired by historic character.
    iv. Maintains compatibility with the surrounding buildings.
c. The Rear Elevation

v. Activates previously underutilized portions of the property.

vi. Improves accessibility for residents, customers, and visitors.

vii. Supports residential and commercial occupancy.

viii. Introduces a rooftop terrace that complements the Lyric space.

ix. Creates long-term economic sustainability for the building.

3) PAGE 3

RENDERINGS OF WHAT OUR SUBMITTED PLANS WOULD LOOK LIKE

a. These images of both the front and rear facades are intended to help you better visualize how our plans will appear when the project is completed.

4) PAGE 4

RENDERINGS OF WHAT WE SEEK APPROVAL FOR

a. Laura Design Company prepared this finish palette to illustrate the design vision for Letter & Lyric. This Soft White & Navy Blue rendering reflects the quality, character, and experience we intend to create - a new destination in downtown Lake Geneva.

5) PAGE 5

PAINT COLORS

a. This accurately represents the exterior color palette for the building

b. We are requesting some latitude re: *final color selections* as we work with the various manufacturers to confirm best match across their product lines.

6) PAGE 6

WINDOWS & DOORS

a. Sierra Pacific Windows & Doors are planned for use on the front, side, and rear of the building.

b. These are the “cut-sheets” for both products

7) **PAGE 7**

FLOOR PLANS

a. These are floor plans for each level (Main Street is the top of the page (North))
    i. Basement Level (left)
    ii. First Floor Storefronts (middle)
    iii. Apartment (right)

8) **GENERAL DESCRIPTION OF USE**

FIRST FLOOR:

a. The future home of LETTER & LYRIC – Two unique but connected storefronts
    i. LETTER (736): A custom stationery & curated gift store with in-store experiences.
    ii. LYRIC (738): A gathering / event space with access to a rooftop terrace.
b. At the front (north) a shared vestibule with entry from Main St. provides ADA access to:
    i. LETTER at the left
    i. The proposed residential apartment in the center
    ii. LYRIC at the right
    iii. Worth noting, behind the entry vestibule, on LETTER side, stairs to basement
c. At the rear (south) a shared, common space which provides:
    i. ADA compliant access to the building from the rear (south) parking lot area
    ii. Access to the ADA compliant bathrooms (men's & women's) at the rear of LYRIC
    iii. Access to a second set of stairs providing access to the second-floor apartment at the rear of LYRIC
    iv. A food prep and serving area at the rear of LYRIC
    v. A large storage closet at the rear of LETTER
    vi. Access to the proposed elevator at the rear of LETTER

vii. A small, covered, outdoor patio area and ADA ramp at rear exterior of LETTER.

BASEMENT LEVEL:

a. Beneath LYRIC we create:

   i. two ADA compliant staff bathrooms, a men's & women's

   ii. a staff breakroom

   iii. General storage for inventory, shipping & receiving, and project workspaces

b. Beneath LETTER we create:

   i. Access to stairs providing access to the rear (south) of the building for both spaces

   ii. Access to the proposed elevator

   iii. General storage for inventory, shipping & receiving, and project workspaces

SECOND FLOOR

a. At the second floor we create

   i. Two bedrooms and an office

   ii. Two bathrooms

   iii. A large great room

   iv. A large kitchen

   v. Two Dining rooms, one with views to the south and one with views to the north

   vi. A mechanical room

   vii. A rear entry which includes stairs to the first floor, a laundry room & drop zone

   viii. Access to the two-tiered decks, one from the kitchen and one from the dining room

GENERAL – SOUTH FACING EXTERIOR

i. We enlarge the existing second floor deck to span behind both buildings, 736 & 738 (not just behind 736 as currently constructed)

ii. We create a rooftop viewing deck above 738

iii. We create stairs to / from the rooftop gathering terrace.

9) PAGE 8

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a. This survey presents the parking lot striping plan consistent with the size requirements of the city, along with a planned dumpster enclosure location, ADA ramp location to rear building entry, and future stairs/landing location.

b. Detailed notes (provided on the survey) should provide clarity

10) THE COMPLETE PERMIT APPLICATIONS (are shared below as described):

a. CUP LINK: City of LG - CUP Application 050726.pdf

b. ZONING: City of Lake Geneva - Zoning Application 052026.pdf

c. BUILDING: City of Lake Geneva - Building - Demo Application 060926.pdf

RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Conditional Use Permit (CUP) filed by Jeff Auberger, Stebnitz Builders, Inc.,204 Commerce Court #3, Elkhorn, WI to establish a Commercial Apartment on the second floor of the building located at 736-738 W Main Street, Tax Key No. ZOP 00315 and ZOP 00316.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**PC-2026-035**	**Date:**	August 18, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Conditional Use Permit application filed by Jeff Auberger, Stebnitz Builders, Inc.,204 Commerce Court #3, Elkhorn, WI to establish a Commercial Apartment on the second floor of the building located at 736-738 W Main Street, Tax Key No. ZOP 00315 and ZOP 00316, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on July 20, 2026, and

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

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

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

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

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

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

6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts, and

WHEREAS, the Plan Commission has recommended approval with the following conditions:

1. Substantial conformance to the submitted plans.
2. The applicant shall secure all required permits prior to start of construction.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council of the Conditional Use Permit filed by Jeff Auberger, Stebnitz Builders, Inc.,204 Commerce Court #3, Elkhorn, WI to establish a Commercial Apartment on the second floor of the building located at 736-738 W Main Street, Tax Key No. ZOP 00315 and ZOP 00316, per the findings of fact stated above and one condition of approval stated above.

Recommended to the Common Council of the City of Lake Geneva this 20th day of July, 2026.

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

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

Official Stamp
Todd Krause
Mayor

7/27/2026

Todd Krause, Plan Commission Chair Date

Attest: 7.22.26

Amanda Rotondi, Building and Zoning Clerk Date

Agenda Memo Final Approval - City Admin

08/11/2026 3:40 PM (CDT)

Submitted by David De Angelis (cityadmin@cityoflakegeneva.gov)

Committee	Council
Meeting Date	08/19/2026
Subject or Item Title	Discussion/Action on Resolution approving a Planned Development (Precise Implementation Plan) to allow the construction of a single-family residential structure in the PD Planned Development zoning district at 630 S Lake Shore Drive filed by Tess Komas, 640 N Vel R Phillips, Suite 210, Milwaukee, WI, tax Key No. ZA 315600002.
Submitted By	Renee Hanlon
Email Address	bzadmin@cityoflakegeneva.gov
Purpose of Request	Resolution Review/Approval
Background / Request	The applicant is proposing to construct a single-family residential dwelling on the vacant lot at 630 S Lake Shore Drive. The property is zoned PD Planned Development and is part of a small four-lot development approved and zoned in the 1990's. This is the last vacant lot in the Planned Development. A PD-PIP (Precise Implementation Plan) is Step 4 of 4 of the Planned Development process. A PIP establishes the details of site development including architecture, landscaping, lighting, and engineering and must be substantially consistent with the General Development Plan (GDP).
Does Item Have a Fiscal/Budget Impact?	N/A
Does Item Have Ordinance or Policy Implications or Changes?	N/A
Possible Motion	Approve Planned Development (PD)- Precise Implementation Plan (PIP) filed by Tess Komas, 640 N Vel R Phillips Suite 210, Milwaukee, WI to allow for the construction of a single-family residential structure on the property located at 630 s Lake Shore Drive, Tax Key No. ZA 315600002 subject to the following conditions: 1) Substantial conformance to the submitted plan set, 2) Applicant shall secure all required permits prior to construction start, 3) A perpetual public access easement shall be recorded to continue the Shore Path along Geneva Lake shoreline. Proof of recording shall be required prior to construction permit issuance.

Timeline

i. **Committee Name**

Plan Commission

Date of Meeting

07/20/2026

Outcome	Recommended

ii. **Committee Name**

Council	
Date of Meeting 08/19/2026	
Outcome	Continued

Necessary Attachments	PC-2026-030-630 S LSD-SIGNED.pdf (1) Staff Report 630 S LSD PIP.pdf (2) 630_S_Lakeshore_Drive_Approval_Kapur.pdf (3) 260624_PIP SUBMISSION_reduced.pdf CC Resolution 630 s LSD.docx
Next Direct Step	City Admin Review
City Attorney has reviewed the submission and approves	Yes
City Attorney Date	08/11/2026
City Attorney Signature	

Admininstration Approval

City Administrator Date	08/11/2026
City Administrator Signature	

RESOLUTION OF THE COMMON COUNCIL			
Resolution approving a Planned Development (PD)- Precise Implementation Plan (PIP) filed by Tess Komas, 640 N Vel R Phillips Suite 210, Milwaukee, WI to allow for the construction of a single-family residential structure on the property located at 630 S Lake Shore Drive, Tax Key No. ZA 315600002			
Committee:	Plan Commission approved July 20, 2026		
Fiscal Impact:	N/A		
File Number:	**26-R52**	Date:	August 19, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered the application for Planned Development (PD)- Precise Implementation Plan (PIP) filed by Tess Komas, 640 N Vel R Phillips Suite 210, Milwaukee, WI to allow for the construction of a single-family residential structure on the property located at 630 s Lake Shore Drive, Tax Key No. ZA 315600002, Tax Key No. ZLM 00016, and;

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on July 20, 2026.

NOW, THEREFORE, BE IT RESOLVED, that the Planned Development (PD)- Precise Implementation Plan (PIP) filed by Tess Komas, 640 N Vel R Phillips Suite 210, Milwaukee, WI to allow for the construction of a single-family residential structure on the property located at 630 s Lake Shore Drive is approved

Tax Key No. ZA315600002

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

1. Substantial conformance to the submitted plan set.
2. Applicant shall secure all required permits prior to construction start.
3. A perpetual public access easement shall be recorded to continue the Shore Path along Geneva Lake shoreline. Proof of recording shall be required prior to construction permit issuance.
4. Applicant shall comply with all conditions set forth in Kapur Approval Letter dated June 29, 2026.

Granted by action of the Common Council of the City of Lake Geneva this 19th day of August 2026.

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

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

_____

Todd Krause, Mayor Date

Attest:

_____

Lacey L. Reynolds, City Clerk Date

STAFF REPORT
To: Lake Geneva Plan Commission
Meeting Date: July 20, 2026

Applicant:
Tess Komas
640 N Vel R Phillips, Suite 210
Milwaukee, WI

Request:
630 S Lake Shore Drive
Tax Key No. ZA 315600002
Planned Development – Precise Implementation Plan

Description:
The applicant is proposing to construct a single-family residential dwelling on the vacant lot at 630 S Lake Shore Drive. The property is zoned PD Planned Development and is part of a small four-lot development approved and zoned in the 1990's. This is the last vacant lot in the Planned Development.

A PD-PIP (Precise Implementation Plan) is Step 4 of 4 of the Planned Development process. A PIP establishes the details of site development including architecture, landscaping, lighting, and engineering and must be substantially consistent with the General Development Plan (GDP).

Site Plan and Site Access
The proposed site plan includes a two-story home with a walk out basement, attached 2.5 car garage and a detached 2.5 car garage/greenhouse, a long driveway off Lakeshore Drive, landscaping, a pool, pickleball court, and patio.

Natural Resources, Open Space, and Stormwater Management Areas
This lot is within the Lakeshore Overlay Zoning District. A protected one hundred foot (100') conservation area is required in this overlay district. No improvements are permitted with that conservation area. This Site Plan complies with that requirement. All improvements are located at least one hundred feet (100') away from the highwater mark of Geneva Lake.
The City requires that all development on Lakeshore lots be conditioned on the preparation and recording of a Lake Path Public Easement along the Lakeshore running the width of the lot. Staff recommends this PIP approval be conditioned upon this path easement being submitted to the City Attorney for review and recording by the property owner.

Consistency with the GDP:

The proposed PIP is consistent with the approved GDP. The GDP included setback requirements that are met by the proposed Site Plan.

Plan Development Flexibility

Planned Development is a Zoning District which allows flexibility in standards. The applicant is requested the following flexibility:

1. Section 98-702(10)(b) requires that any access drive 150' or greater be constructed at a minimum 20' in width. The applicant is proposing a 14' wide driveway.

This is the only deviation from zoning standards being requested for this project.

Action by the Plan Commission:

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

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

Required Plan Commission Findings on the PIP for Recommendation to Common Council:
A proposed PIP must undergo the review standards for all Conditional Use Permits, below:

A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Factors 1-6 of the following.
   1. The proposed PIP (the use in general, independent of its location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
   2. The proposed PIP (in its specific location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, 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 this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
   4. The proposed PIP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
   5. The proposed PIP is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
   6. The potential public benefits of the proposed PIP outweigh all potential adverse impacts of the proposed PIP (as identified in Items 1. through 5., above), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation:

Staff recommend approval of the PIP as submitted with the flexibility on driveway width from the required 20’ to 14’.

Staff futher recommend the following *additional conditions of approval* be attached:

1. Substantial conformance to the submitted plan set.

2. Applicant shall secure all required permits prior to construction start.
3. A perpetual public access easement shall be recorded to continue the Shore Path along Geneva Lake shoreline across this parcel. Proof of recording shall be required prior to construction permit issuance.

Memo to City of Lake Geneva

To: **Renee Hanlon, Zoning Administrator** **Date:** **June 29, 2026**

From: **Naomi Rauch, P.E.**
262-758-6032

CC: **Susan Kolber – Owner's Rep**
Tess Komas – Abacus Architects
David De Angelis – City Administrator
Amanda Rotondi – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: **PRECISE IMPLEMENTATION PLAN (PIP) APPROVAL – 630 S. Lake Shore Drive**
Kapur Project #26.0259 Phase 14

BACKGROUND AND REQUEST:

A precise implementation plan (PIP) application was submitted by Abacus Architects for the construction of a single family home at 630 S. Lake Shore Drive (PIN ZA315600002). The plan proposes a new 10,000 SF single family home with two-stories and walk out basement, attached 2.5 car garage, detached garage, pickleball court, and pool. A new 12-ft wide driveway is proposed of approximately 530-ft with ingress/egress to S. Lake Shore Drive. The plans includes a rain garden between the new structure and Geneva Lake.

The following plan and calculations were submitted for review:

- New Construction for Kolber Residence 630 S lake Shore Drive, prepared by Abacus Architects, 15 sheets, dated June 23, 2026**.**
- Structural Calculations for 630 SLD Site Retaining Walls, prepared by Pierce Engineers dated April 30, 2026.
- Storm Water Management and Site Narrative, prepared by Abacus Architects, inc. dated June 2026.

Comments:

Based on our review of the information provided above, we **recommend approval** of the proposed PIP. This approval is subject to the following conditions:

1. The storm water management calculations provided for the site is contingent of the on-site inlets and storm pipes being able to intercept and pass the 100-year flow rate to the proposed raingarden. Calculations demonstrating these structures are appropriately sized shall be submitted with the building permit application.
2. Legal documentation shall be provided for the expanded 10-ft sanitary sewer easement and the required 6-ft wide lakeshore path easement. Easements must be recorded with Walworth County.
3. Section 98-727 of the zoning code states, "access drives or off-street parking areas servicing as required fire access or designated fire lanes shall be designed and constructed to meet the minimum standards as outlined in subsection (2)(a) though (c)." Fire lanes shall receive final approval by the Fire Department.
4. Soil erosion and sediment control devices must be installed prior to upland disturbance and must remain in place until permanent stabilization.
5. Construction debris and sediment must remain onsite and not be tracked onto public roadways, adjacent wetlands or property. It is the applicants' responsibility to remove sediment that is tracked offsite in a timely manner.

The plans have been reviewed for conformance with generally accepted engineering practices and City of Lake Geneva policies. Although the material has been reviewed, the applicant is ultimately responsible for the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures.

Please contact me if you have any questions or comments pertaining to this project.

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):

630 S Lake Shore Drive/ ZA315600002 and LOT 2 CERTIFIED SURVEY NO. 3156 AS RECORDED IN VOL 17 OF C.S. ON PAGE 178 WCR. LOCATED IN SE 1/4 SEC 36 T2N R17E. 97655 SQ FT CITY OF LAKE GENEVA OMITS ZBB-4 & ZBB-5

Name and Address of Current Owner:

Patricia B Kolber 2011 Declaration of Trust, 620 S Lake Shore Drive, Lake Geneva, WI 53147

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

PATRICIA KOLBER	VINCENT KOLBER	SUSAN KOLBER (Owner's Rep)
312.909.1274	312.493.6392	773.308.6777
pat.kolber@gmail.com	kolber@residco.com	susan@cohou.us

Owner Signature: _____

Name and Address of Applicant:

TESS KOMAS, ABACUS ARCHITECTS
640 N VEL R PHILLIPS, SUITE 210,
MILWAUKEE, WI 53202

Telephone No. with area code & Email of Applicant:

TESS KOMAS, 715.661.1808, tkomas@abacusarch.com

Proposed Use:

SINGLE FAMILY RESIDENTIAL

Zoning District in which land is located: PD - PLANNED DEVELOPMENT

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

ABACUS ARCHITECTS	REED CONSTRUCTION
640 N VEL R PHILLIPS, SUITE 210,	600 W JACKSON 8TH FLOOR
MILWAUKEE, WI 53202	CHICAGO, IL 60661

Short statement describing activities to take place on site:

NEW CONSTRUCTION OF A 10,000SF, TWO STORY HOME WITH A WALK OUT BASEMENT, ATTACHED 2.5-CAR GARAGE AND DETACHED 2.5 CAR GARAGE. A NEW DRIVEWAY, PICKLEBALL COURT AND LANDSCAPING INCLUDING A LAKESIDE PATIO AND POOL WILL ALSO BE INTEGRATED WITH THE SITE.

PIP fee $450.00, payable upon filing application.

May 1, 2026
Date

Tess Komas
Signature of Applicant

_____ _____ Cost Recovery # _____

Petitioner Name Project Address

OFFICE USE ONLY Description of Request _____

Agreement for Services

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

TESS KOMAS, as applicant/petitioner for

Project: 630 SLSD RESIDENCE

Project Address: 630 S LAKE SHORE DRIVE, LAKE GENEVA, WI 53147

Parcel No. ZA315600002

Name: VINCENT & PATRICIA KOLBER

Address: 620 S Lake Shore Drive, Lake Geneva, WI 53147

Cell Phone: (715) - 661 - 1808 Phone: (920) - 452 - 4444

Email: tkomas@abacusarch.com

Dated this 1 Day of May, 2026

_____

Printed Name of Applicant / Petitioner

TESS KOMAS

Signature of Applicant/Petitioner Tess Komas

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

Section 98-935 Fees:

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

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

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

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

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

Prior to submitting the complete application as certified by the Zoning Administrator, the Applicant shall submit 1 initial draft application packet and 1 digital copy for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator) *Date:* _____ *by:* _____

⇓ *Draft Final Packet (8 Copies and 1 Digital Copy to Zoning Administrator)* *Date:* _____ *by:* _____

⇓

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

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

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

- x Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
- x Map and all its parts clearly reproducible with a photocopier;
- x Map size of 11" by 17" and map scale not less than one inch equals 800 feet;
- x All lot dimensions of the subject property provided;
- x Graphic scale and north arrow provided.

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

- x Specific project themes and images;
- n/a The specific mix of dwelling unit types and/or land uses;
- x Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
- x The specific treatment of natural features;
- x The specific relationship to nearby properties and public streets.
- n/a A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.
- n/a A complete list of zoning standards which will not be met by the proposed PIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

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

- x A PIP site plan conforming to all requirements of Section 98-908(3). ~~If the proposed PD is a group development (per Section 98-208) also provide a proposed preliminary plat or conceptual plat;~~
- x Location of recreational and open space areas and facilities ~~specifically describing those that are to be reserved or dedicated for public acquisition and use;~~
- n/a Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or City Council; and
- x Notations relating the written information (3), above to specific areas on the GDP Drawing.

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

- x A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;
- x The date of the original plan and the latest date of revision to the plan;
- x A north arrow and a graphic scale (not smaller than one inch equals 100 feet);
- x A reduction of the drawing at 11" x 17";
- x A legal description of the subject property;
- x All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
- x All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
- x All required building setback lines;
- x All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
- x The location and dimension (cross-section and entry throat) of all access points onto public streets;
- x The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;
- n/a The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
- n/a The location of all outdoor storage areas and the design of all screening devices;
- n/a The location, type, height, size and lighting of all signage on the

subject property to include a photometric plan;

n/a The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property – including the clear demonstration of compliance with Section 98-707;

x All engineering requirements for utilities, site designs, etc;

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

x The location of existing and proposed drainage facilities for storm water;

x In the legend, data for the subject property on:

- x Lot Area;
- x Floor Area;
- x Floor Area Ratio (b/a);
- x Impervious Surface Area;
- x Impervious Surface Ratio (d/a);
- x Building Height.

n/a (6) **A landscaping plan for subject property**, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.

x (7) **A series of building elevations** for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.

n/a (8) **A general signage plan** including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from City standards or common practices.

n/a (9) **A general outline of the intended organizational structure** for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.

n/a (10) **A written description** which demonstrates the full consistency of the proposed PIP with the approved GDP.

n/a (11) **A written description** of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed PIP development; and,

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

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

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

____ **Receipt of 1 full scale copy in blueline or blackline of complete Final Application Packet by Zoning Administrator:** **Date: _____ by: _____**

____ **Receipt of 1 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator:** **Date: _____ by: _____**

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

____ **Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk:** **Date: _____ by: _____**

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

____ **Class 2 Legal Notice published on _____ and _____** **by: _____**

Development Review Committee (DRC) Application

Complete as much detailed information as possible to allow for a comprehensive departmental review prior to a Development Review Committee meeting. This application must be returned to the Building Inspector, with all conceptual plans, designs and other information prior to the scheduling a DRC meeting.

Applicant Information

Property Address 630 S LAKE SHORE DRIVE, LAKE GENEVA, WI 53147
Applicant name TESS KOMAS
Applicant email tkomas@abacusarch.com Phone Number 715.661.1808

Architect/Contractor/Designer Name TESS KOMAS
Architect/Contractor/Designer Email tkomas@abacusarch.com Phone Number 715.661.1808

Type of Construction: New X Addition _____ Remodel _____
Type of Development: Single-family X Multi-family _____ Commercial _____ Industrial _____
Type of Business n/a

Engineering

Site Plans should include the following: Project title and owner's/developer's name and address noted, architect's and/or engineer's name and address noted, property boundaries and dimensions, abutting property zoning classifications, general description of building materials, façade and roof detail, setback lines indicated, easements for access, if any, 100-year floodplain identification, existing and proposed topography shown at a contour interval of one foot, indicating proposed grade and location of improvements, signage and outdoor lighting, number of parking spaces provided, type, size and location of all structures with all building dimensions shown, location of existing and general location of proposed sanitary sewers, storm sewers, water-mains, and any proposed stormwater management facilities, location, extent and type of proposed landscaping and landscaping plantings and buffers to adjacent property, including fencing or other screening, location of pedestrian sidewalks and walkways, graphic outline of any development staging that is planned, driveway locations and sizes, handicap accessibility, environmental concerns (odor, smoke, noise, graphic scale and north arrow.

- Storm water management provisions provided? YES / (NO)
    - As-built/certification notification
- Erosion control plan provided? (YES) / NO
- Wetlands, floodplains, environmental corridors, groundwater Identified. (YES) / NO
- Utility Plans Provided
    - Watermain
    - Sanitary Sewer
    - Storm Water
- Is a Land Division required? YES / (NO)
- Access points and dimensions shown? (YES) / NO
    - WISDOT Right-of-way?
    - County Right-of-way?

- Estimated Traffic impacts n/a
  - Traffic Study Required YES/NO
  - Traffic Control Plan Required YES/NO
  - Will construction affect street parking or intersections? YES /NO
- Paving Materials, Typical Sections? YES/ NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
- Watermain extension required? YES / NO
- Sanitary sewer extension required? YES /NO
- SEWRPC Service Area Amendment needed? YES /NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES /NO
- Proposed building/expansion dimensions 74'x80' home, 24'x36' attached garage, 25'x44' detached
- Will there be signage? YES /NO type (mounted, freestanding) _____
- Exterior lighting plans? YES /NO
- What kind of noise or level of noise will the business have? n/a
- Detailed property Site Plan? YES/ NO Date of Plan: May 1, 2026
- Green Space Calculations (Existing vs. Proposed) YES/ NO
- Are landscape plans provided? YES /NO
- Is a Land Division required? YES /NO

Water/Sewer Utilities

If an existing structure please circle the following: n/a

- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO

If the development is Commercial or Industrial, please provide the following: n/a

- Water service size requirement_____
- Estimated daily water usage in gallons per day_____
- Estimated maximum water flow in gallons per minute_____
- Number of bathrooms_____
- Brief description of process (if Industrial)_____

If the development is a multi-family dwelling, please provide the following: n/a

- Number of units_____
- Number of bedrooms in each unit_____
- Water service size requirement_____

June24, 2026

Kolber Residence
630 S Lake Shore Drive
Lake Geneva, WI 53147

Abacus Architects, Inc. Project No. 2025-126

Application for Precise Implementation Plan:
General Written Description

The property at 630 S Lakeshore Drive, Lake Geneva, WI 53147 (TAX ID: ZA315600002), owned by The Patricia Kolber Trust is zoned as PD – Planned Development. The existing site consists of a mix of natural grasses and lawn grass, populated with various trees and a negligible amount of impervious surface area.

The project will consist of a single-family, two story home with a walk out basement, attached 2.5 car garage and detached 2.5 car garage with a greenhouse above, resulting in a gross square footage of 13,210 square feet. A new asphalt driveway, pickleball court and landscaping features including a lakeside patio and pool will also be integrated into the site. Please see the architectural drawings for project themes, images and renderings of the home and proposed site work.

The gross square footage of buildings on the 2.24 acre site results in a floor area ratio of 0.135 and, combined with the site elements, results in an impervious surface area ratio of 25.18%. The dwelling will observe side yard setbacks in relationship to existing neighbors (20' to the North and 25' to the South), approx. 220' rear yard setback, and 77' state highway front yard setback.

Natural site features will be preserved to the greatest extent possible. The driveway is carefully aligned to weave around existing trees, minimizing disturbance. The entire proposed site will involve approximately 1.18 acres of grading disturbance. A submittal for NOI permitting to the WDNR was completed prior to the initial PIP submittal on 5/1 and has since been received and shared with the City of Lake

Geneva. A tiered rain garden, located at the rear of the site, has been proposed in order to mitigate the disturbance of the steep slope overlay to the maximum extent possible.

We would like to ask for relief from Section 98-702(10)(b) requiring any access drive that is 150 feet or more in length be a minimum of 20 feet wide. We are asking that the requirement be reduced to 14 feet based on the following considerations:

1. The proposed driveway configuration is intended to satisfy the operational needs of emergency responders while significantly reducing environmental impacts and overall site disturbance with the Environmental Corridor at the site.

2. The proposed width minimizes impervious surface coverage. Expanding the driveway to 20 feet in width would add more than 3,000 square feet of impervious surface to the site (see red outline on exhibit).
3. The proposed width preserves mature trees. A 20 foot wide driveway would require the removal of at least three additional mature trees and would place the root systems of several additional mature trees at risk (see exhibit).

4. The proposed width reduces grading impacts and disturbance. Widening the driveway would increase site disturbance and move grading and stormwater runoff closer to the northern property line and adjacent property.

   In reviewing the staff report associated with Ordinance 25-05, it appears that one of the primary purposes of the amendments was to address concerns related to long private driveways serving multiple properties and private streets functioning similarly to public roadways. In contrast, the proposed access drive would serve a single-family residence only and would not function as a private street serving multiple users or development sites.

   The applicant believes the proposed design balances emergency access needs with environmental preservation objectives while minimizing unnecessary site disturbance. The requested exception is consistent with the intent of the

ordinance while recognizing the unique environmental constraints present on the site.

In reference to Section 98-702(15)(a), we have provided an exhibit with a “Y” turn around (each leg being at least 55 feet in length) within 150 feet of the single-family residence has been presented to the City Fire Chief, Dennis Detkowski. Verbal approval was received from the City Fire Chief on June 23, 2026.

Retaining walls of various styles and heights will be implemented, with walls exceeding 3 feet incorporating engineered structural detailing. No trees within 100 feet of the lakeshore will be removed. To accommodate the home and detached garage, selective clearing, will occur in accordance with arborist recommendations. Final landscape design will be implemented following construction.

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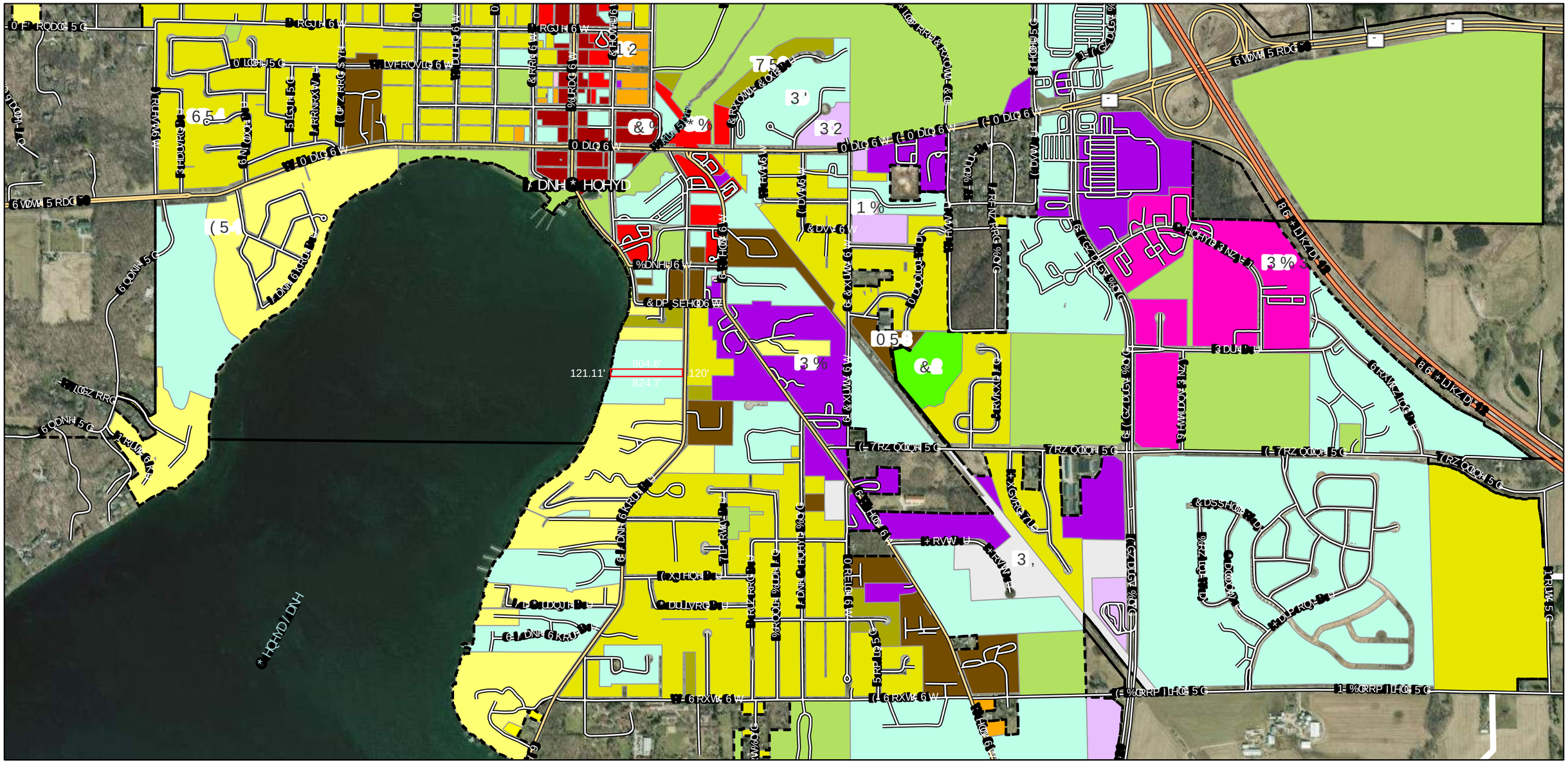

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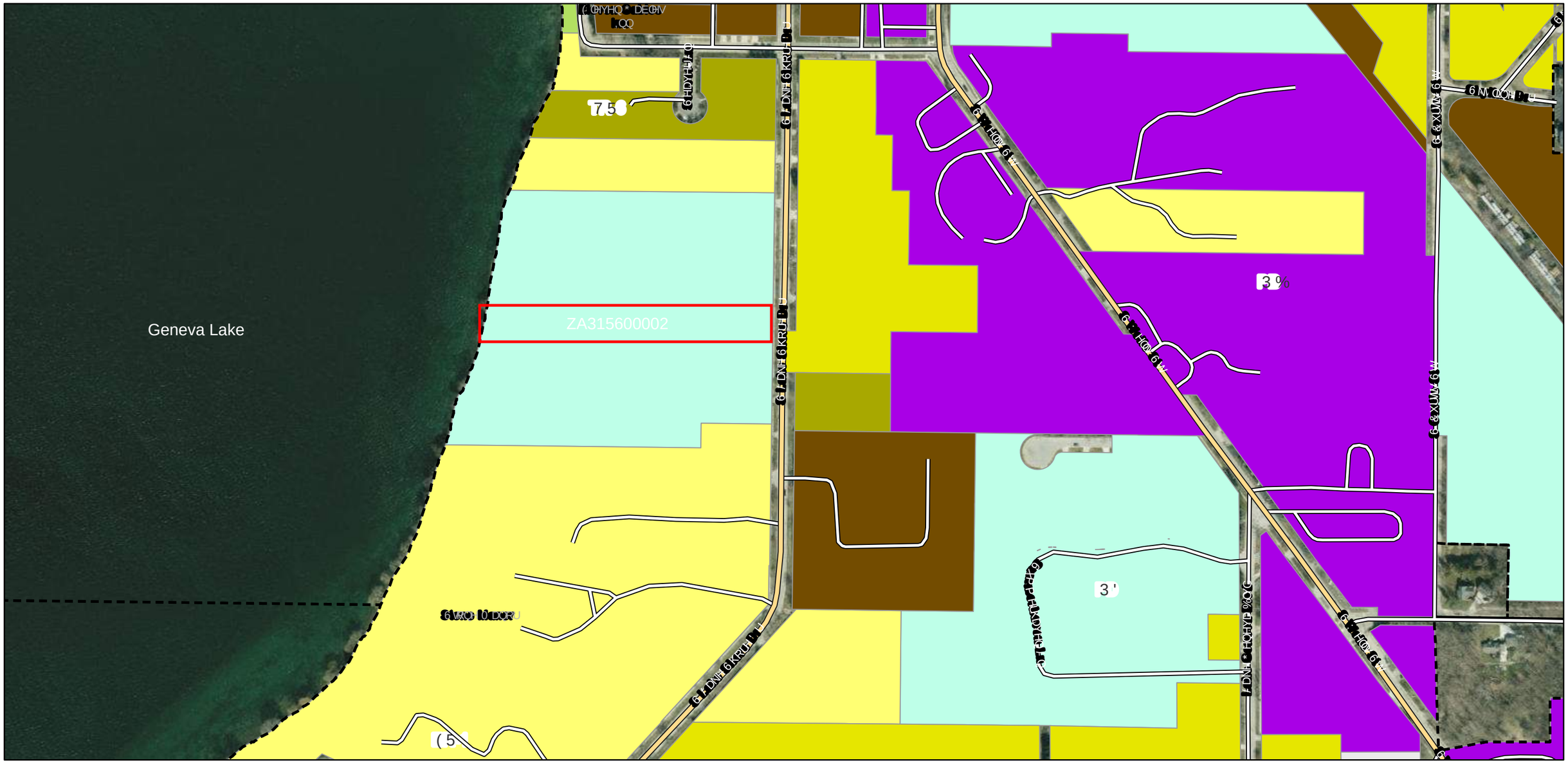

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NEW CONSTRUCTION FOR:

KOLBER RESIDENCE

630 S LAKE SHORE DR, LAKE GENEVA, WI 53147

ARCHITECTURAL	STRUCTURAL
ABACUS ARCHITECTS, INC. 1135A MICHIGAN AVENUE SHEBOYGAN, WISCONSIN 53081 P: 920-452-4444	PIERCE ENGINEERS 181 N BROADWAY MILWAUKEE, WI 53202 PHONE: 414-988-7465

A100	TITLE SHEET
A400	INSPIRATION IMAGES
A500	MATERIALS
A801	EXTERIOR RENDERINGS
A802	SITE RENDERINGS
A803	CONTEXTUAL RENDERINGS
A 200	EXISTING CONDITIONS
A 201	DEMOLITION PLAN
A 202	OVERALL SITE PLAN
A 203	DWELLING SITE PLAN
A 204	OVERALL GRADING PLAN
A 205	OVERALL DWELLING GRADING PLAN
A 206	DWELLING GRADING PLAN
A 207	WEST COURTYARD GRADING PLAN
A 208	EAST COURTYARD GRADING PLAN
A 209	REAR GRADING PLAN
A 210	UTILITY PLAN WATER SERVICE
A 211	UTILITY PLAN SANITARY SERVICE
A 212	UTILITY PLAN STORM SEWER
A 213	EROSION CONTROL PLAN
A 214	CIVIL DETAILS
A 501	EXTERIOR ELEVATIONS
A 502	EXTERIOR ELEVATIONS

S 001	GENERAL NOTES
S 001S	STRUCTURAL SITE PLAN

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BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.

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PRELIMINARY - NOT FOR CONSTRUCTION

ISSUE DATE: MAY 1, 2026

NEW CONSTRUCTION FOR:

KOLBER RESIDENCE

630 S LAKE SHORE DR, LAKE GENEVA, WI 53147

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 VEL R. PHILLIPS AVE. SUITE 210. MILWAUKEE, WI 53203

DRAWN BY: AG

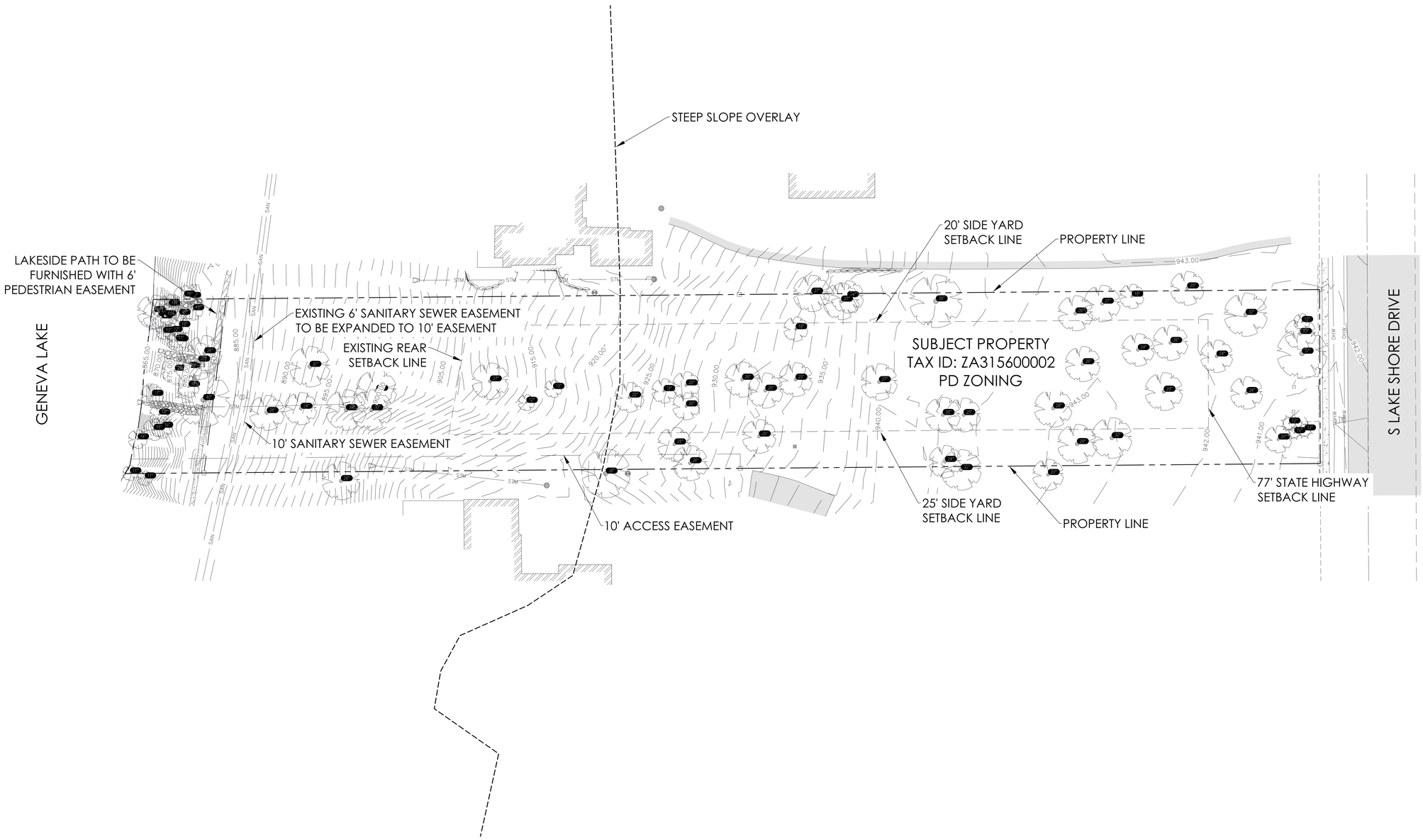
CHECKED BY: TK

TITLE SHEET

A100

PROJ. NO. 2025-126

PARCEL LEGAL DESCRIPTION:
ZA315600002 and LOT 2 CERTIFIED SURVEY NO. 3156 AS RECORDED IN VOL 17 OF C.S. ON PAGE 178 WCR. LOCATED IN SE 1/4 SEC 36 T2N R17E. 97655 SQ FT CITY OF LAKE GENEVA OMITS ZBB-4 & ZBB-5



EXISTING CONDITIONS
SCALE: 1"=30'

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PRELIMINARY - NOT FOR CONSTRUCTION

ISSUE DATE: JUNE 23, 2026
NEW CONSTRUCTION FOR:

KOLBER RESIDENCE

630 S LAKE SHORE DR. LAKE GENEVA, WI 53147

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

DRAWN BY: MBS
CHECKED BY: JRV

EXISTING CONDITIONS

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200

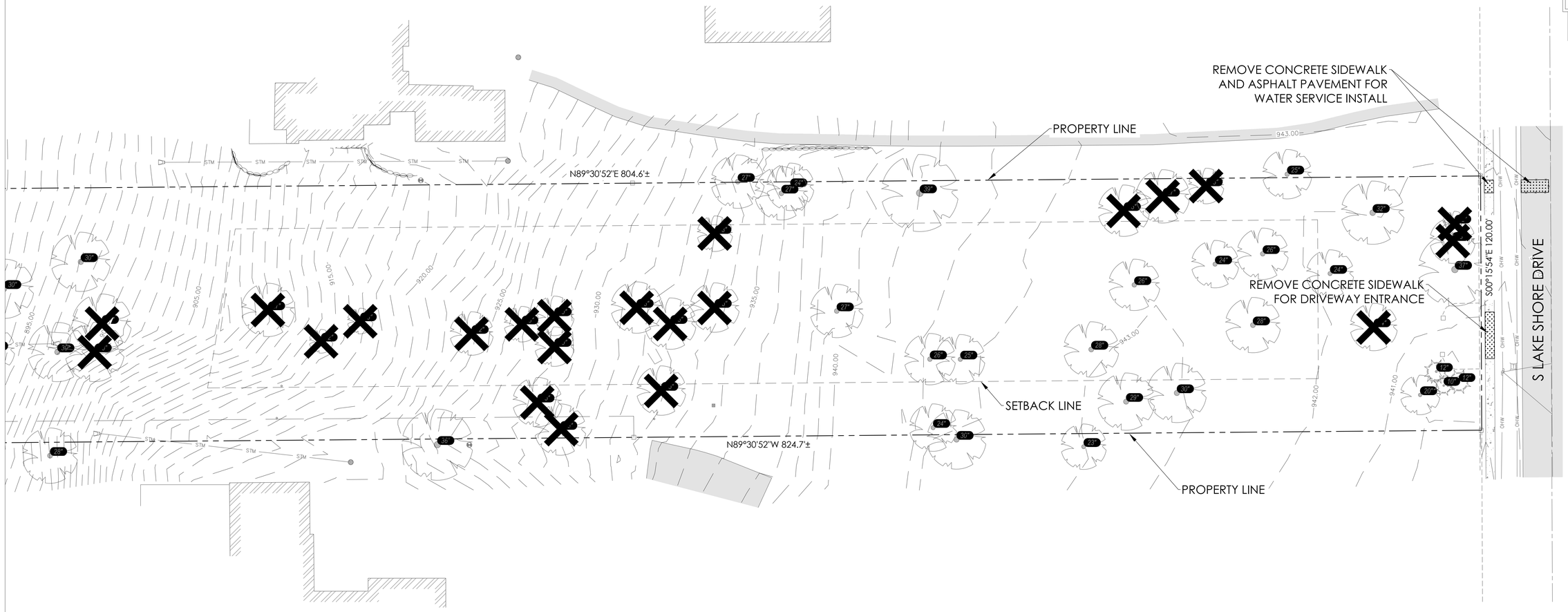
PROJ. NO. 2025-126

May 1, 2026

P:\2025-CONTRACTS\2025-126 Kolber Residence\Phase - 2\Construction Documents\3.3 Site\2025-126 - Base.dwg

DEMOLITION LEGEND

- APPROXIMATE LOCATION OF TREES TO BE REMOVED. TREE REMOVAL TO BE PERFORMED BY THE OWNER PRIOR TO CONSTRUCTION
- HATCH TYPE INDICATES ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE
- HATCH TYPE INDICATES CONCRETE PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE
- LINE TYPE INDICATES FULL-DEPTH SAWCUT TO BE PERFORMED



DEMOLITION PLAN

SCALE: 1"=20'

N

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NEW CONSTRUCTION FOR:

KOLBER RESIDENCE

630 S LAKE SHORE DR, LAKE GENEVA, WI 53147

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 646 N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

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DEMOLITION PLAN

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201

PROJ. NO. 2025-126

May 1, 2026

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SITE PROPERTIES:		
ROOFS	= 5,943 SQ.FT.	= 0.136 AC
ASPHALT	= 9,330 SQ.FT.	= 0.214 AC
PAVERS	= 3,315 SQ.FT.	= 0.076 AC
CURB	= 278 SQ.FT.	= 0.006 AC
CONCRETE	= 2,381 SQ.FT.	= 0.054 AC
POOL	= 905 SQ.FT.	= 0.020 AC
RETAINING WALL	= 1,029 SQ.FT.	= 0.023 AC
PICKLEBALL COURT	= 1,568 SQ.FT.	= 0.035 AC
LANDSCAPE STONE	= 612 SQ.FT.	= 0.014 AC
MISCELLANEOUS	= 278 SQ.FT.	= 0.006 AC
TOTAL	= 25,639 SQ.FT.	= 0.588 AC
LOT AREA	= 97,498 SQ.FT.	= 2.240 AC
IMPERVIOUS SURFACE	= 26.30%	
GROSS SQ FOOTAGE	= 13,210 SQ.FT	
FLOOR AREA RATIO	= 0.135	
BUILDING HEIGHT	= 35.0'	

SITE LEGEND

- EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
- PROPOSED CONCRETE PAVEMENT HATCH. SEE DETAIL.
- PROPOSED ASPHALTIC PAVEMENT HATCH. SEE DETAIL.
- PROPOSED PICKLEBALL COURT, TYP.
- PROPOSED POOL/HOT TUB HATCH. SEE DETAIL.
- PROPOSED RETAINING WALLS, TYPE VARIES, SEE DETAILS.
- PROPOSED 6" DECORATIVE CURB

STEEP SLOPE OVERLAY

PROPERTY LINE

SETBACK LINE

N89°30'52"E 804.6'±

N89°30'52"W 824.7'±

REPLACE SIDEWALK & ASPHALT FOR WATER SERVICE REMOVAL
26 SQ.FT. CONCRETE
80 SQ.FT. ASPHALT

REPLACE SIDEWALK FOR DRIVEWAY OPENING
45 SQ.FT.

ASPHALT PAVEMENT
9,330 SQ.FT.

GARAGE
1,120 SQ.FT.

PROPOSED DWELLING
4,823 SQ.FT.

POOL

RAIN GARDEN

PERMEABLE PAVERS
3,315 SQ.FT.

PICKLEBALL COURT
1,568 SQ.FT.

S00°15'54"E 120.00'

S LAKE SHORE DRIVE

OHW

STM

20.0'
15.5'
15.5'
6.0'
14.0'
14.0'
5.0'
12.0'
27.0'
21.2'
12.9'
6.9'
5.0'
12.0'
32.0'

OVERALL SITE PLAN
SCALE: 1"=20'

N

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ISSUE DATE: JUNE 23, 2026

NEW CONSTRUCTION FOR:

KOLBER RESIDENCE

630 S LAKE SHORE DR. LAKE GENEVA, WI 53147

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

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CHECKED BY: JRV

OVERALL SITE PLAN

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202

PROJ. NO. 2025-126

May 1, 2026

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SITE LEGEND

- EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
- PROPOSED CONCRETE PAVEMENT HATCH. SEE DETAIL.
- PROPOSED ASPHALTIC PAVEMENT HATCH. SEE DETAIL.
- PROPOSED PICKLEBALL COURT, TYP.
- PROPOSED POOL/HOT TUB HATCH. SEE DETAIL.
- PROPOSED RETAINING WALLS, TYPE VARIES, SEE DETAILS.
- PROPOSED 6" DECORATIVE CURB

STEEP SLOPE OVERLAY

PROPERTY LINE

20' SIDE YARD SETBACK LINE

REAR SETBACK LINE

STM

POOL

PROPOSED DWELLING 4,823 SQ.FT.

PERMEABLE PAVERS 3,315 SQ.FT.

GARAGE 1,120 SQ.FT.

ASPHALT PAVEMENT 9,330 SQ.FT.

24"

27"

27"

PICKLEBALL COURT 1,568 SQ.FT.

10' ACCESS EASEMENT

36"

PROPERTY LINE

25' SIDE YARD SETBACK LINE

DWELLING SITE PLAN

SCALE: 1"=10'

N

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PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: MBS

CHECKED BY: JRV

DWELLING SITE PLAN

A

203

PROJ. NO. 2025-126

May 1, 2026

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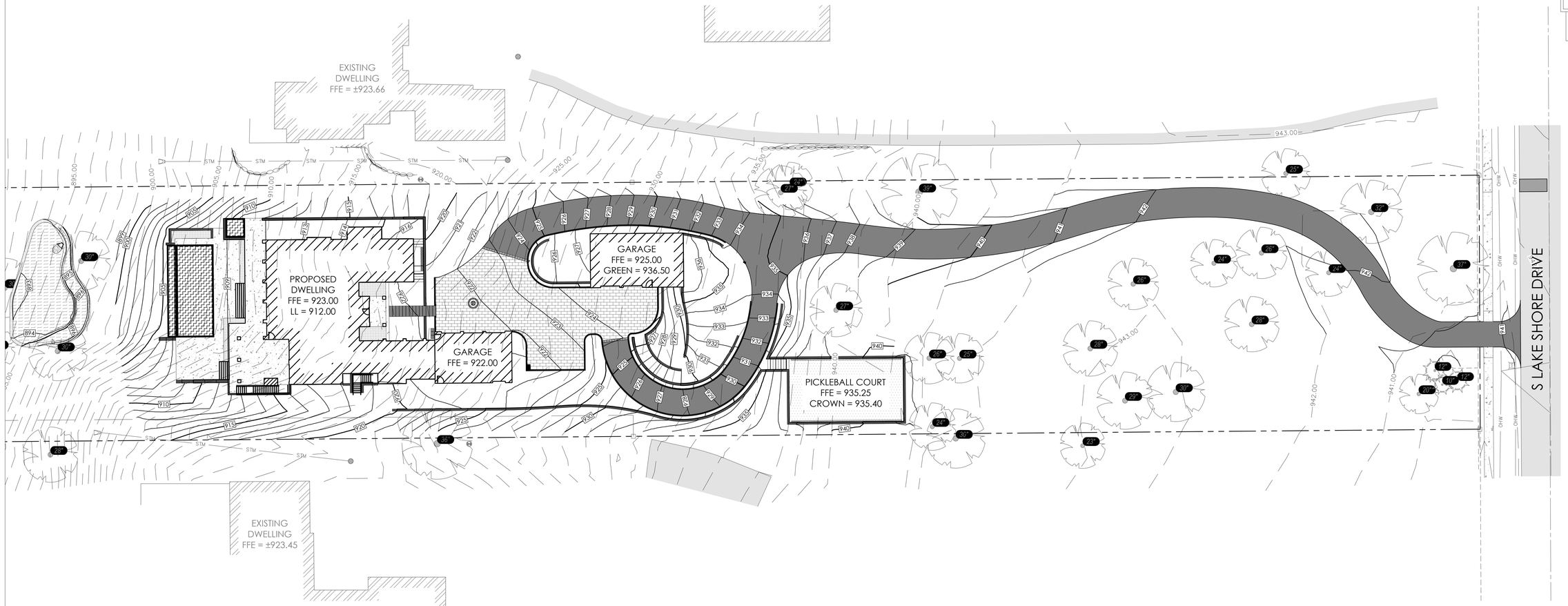
GRADING LEGEND

595	PROPOSED CONTOUR
595	EXISTING CONTOUR
595.00	PROPOSED SPOT ELEVATION
595.00±	MATCH EXISTING ELEVATION
TC 595.00 BC 595.50	PROPOSED TOP OF CURB ELEVATION PROPOSED BOTTOM OF CURB ELEVATION



OVERALL GRADING PLAN

SCALE: 1"=20'

N

ABACUS ARCHITECTS

REVISIONS:

△	DATE	ISSUE

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1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

DRAWN BY: MBS

CHECKED BY: JRV

OVERALL GRADING PLAN

A
204

PROJ. NO. 2025-126

May 1, 2026

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GRADING LEGEND

595	PROPOSED CONTOUR
595	EXISTING CONTOUR
595.00	PROPOSED SPOT ELEVATION
595.00±	MATCH EXISTING ELEVATION
TC 595.00 BC 595.50	PROPOSED TOP OF CURB ELEVATION PROPOSED BOTTOM OF CURB ELEVATION

ABACUS ARCHITECTS

REVISIONS:

△	DATE	ISSUE

NOTICE TO BIDDERS
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PROPOSED DWELLING
FFE = 923.00
LL = 912.00

GARAGE
FFE = 925.00
GREEN = 936.50

GARAGE
FFE = 922.00

POOL

PICKLEBALL COURT
FFE = 935.25
CROWN = 935.40

24"
27"
27"
36"

STM

ISSUE DATE: JUNE 23, 2026

NEW CONSTRUCTION FOR:

KOLBER RESIDENCE

630 S LAKE SHORE DR, LAKE GENEVA, WI 53147

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: MBS

CHECKED BY: JRV

OVERALL DWELLING GRADING PLAN

A
205

PROJ. NO. 2025-126

OVERALL DWELLING GRADING PLAN

SCALE: 1"=10'

N

May 1, 2026

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GRADING LEGEND

- 595 — PROPOSED CONTOUR
- 595 — EXISTING CONTOUR
- 595.00 — PROPOSED SPOT ELEVATION
- 595.00± — MATCH EXISTING ELEVATION
- TC 595.00 / BC 595.50 — PROPOSED TOP OF CURB ELEVATION / PROPOSED BOTTOM OF CURB ELEVATION

PROPOSED DWELLING
FFE = 923.00
LL = 912.00

GARAGE
FFE = 922.00

POOL

DWELLING GRADING PLAN

SCALE: 1"=5'

N

ABACUS ARCHITECTS

REVISIONS:

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ISSUE DATE: JUNE 23, 2026

NEW CONSTRUCTION FOR:

KOLBER RESIDENCE

630 S LAKE SHORE DR., LAKE GENEVA, WI 53147

1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N YEL R. PHILLIPS AVE, SUITE 210, MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: MBS

CHECKED BY: JRV

DWELLING GRADING PLAN

A
206

PROJ. NO. 2025-126

May 1, 2026

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GRADING LEGEND

- 595 — PROPOSED CONTOUR
- 595 — EXISTING CONTOUR
- 595.00 — PROPOSED SPOT ELEVATION
- 595.00± — MATCH EXISTING ELEVATION
- TC 595.00 / BC 595.50 — PROPOSED TOP OF CURB ELEVATION / PROPOSED BOTTOM OF CURB ELEVATION

GARAGE
FFE = 925.00
GREEN = 936.50

GARAGE
FFE = 922.00

WEST COURTYARD GRADING PLAN

SCALE: 1"=5'

N

36"

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ISSUE DATE: JUNE 23, 2026

NEW CONSTRUCTION FOR:

KOLBER RESIDENCE

630 S. LAKE SHORE DR., LAKE GENEVA, WI 53147

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

DRAWN BY: MBS

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WEST COURTYARD GRADING PLAN

A
207

PROJ. NO. 2025-126

May 1, 2026

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GRADING LEGEND

- 595 — PROPOSED CONTOUR
- 595 — EXISTING CONTOUR
- 595.00 — PROPOSED SPOT ELEVATION
- 595.00± — MATCH EXISTING ELEVATION
- TC 595.00 / BC 595.50 — PROPOSED TOP OF CURB ELEVATION / PROPOSED BOTTOM OF CURB ELEVATION

ABACUS ARCHITECTS

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ISSUE DATE: JUNE 23, 2026

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KOLBER RESIDENCE

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1135A MICHIGAN AVE, SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILLIPS AVE, SUITE 210, MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

GARAGE
FFE = 925.00
GREEN = 936.50

PICKLEBALL COURT
FFE = 935.25
CROWN = 935.40

DRAWN BY: MBS

CHECKED BY: JRV

EAST COURTYARD GRADING PLAN

A
208

PROJ. NO. 2025-126

EAST COURTYARD GRADING PLAN

SCALE: 1"=5'

N

May 1, 2026

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GRADING LEGEND

595	PROPOSED CONTOUR
595	EXISTING CONTOUR
595.00	PROPOSED SPOT ELEVATION
595.00±	MATCH EXISTING ELEVATION
TC 595.00 BC 595.50	PROPOSED TOP OF CURB ELEVATION PROPOSED BOTTOM OF CURB ELEVATION

ABACUS ARCHITECTS

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OVERFLOW LANDSCAPED BERM

TIERED ROCK LANDSCAPING WALLS MAX 2.75' HEIGHT

RAIN GARDEN, TYP.

30" 26" 24" 30" 28"

893.97 893.69 893.20 BW894.40 TW896.40 BW893.12 TW894.37 BW893.12 TW895.00 TW897.74 TW895.43 BW895.74 BW893.18 BW893.84 TW896.59 TW898.81 BW896.81 BW894.16 TW896.91 BW893.05 TW895.05 BW895.10 TW897.10 893.40 892.90 893.40 892.89 894.20 894.27 895.18

890.00 895.00 899 900 900.00 905 905.00 910 915

BW905.46 TW908.47 BW908.74 TW911.72 BW908.97 BW908.87 TW908.87 TW908.42 908.51 BW905.43 TW908.52 BW905.94 BW905.44 BW906.02 908.87 BW911.72 BW909.22 BW908.97 BW911.95 TW915.64 BW912.00 TW911.72 912.00 912.00 912.00 912.00 912.00 912.00 912.00 912.00 912.00

905 909 894 896

BW909.22 TW911.72 BW909.22 BW909.22 TW911.72 BW909.01 TW911.51 TW911.72 BW906.02 BW905.44 BW905.94 905.85 TW908.52 908.87 TW911.51 BW909.01 BW909.01 TW911.51 BW909.01 TW911.51 908.51 BW908.75 TW910.76 TW913.0 TW910.76 BW910.01 BW911.51 911.79 911.91 911.51 911.57 TW923.00 BW916.5 BW911.51 BW911.57 BW916.(TW913.01 BW911.71 TW913.01 BW912.73 TW923.00

STM

REAR GRADING PLAN
SCALE: 1"=5'

N

ISSUE DATE: JUNE 23, 2026

NEW CONSTRUCTION FOR:

KOLBER RESIDENCE

630 S LAKE SHORE DR, LAKE GENEVA, WI 53147

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

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REAR GRADING PLAN

A
209

PROJ. NO. 2025-126

May 1, 2026

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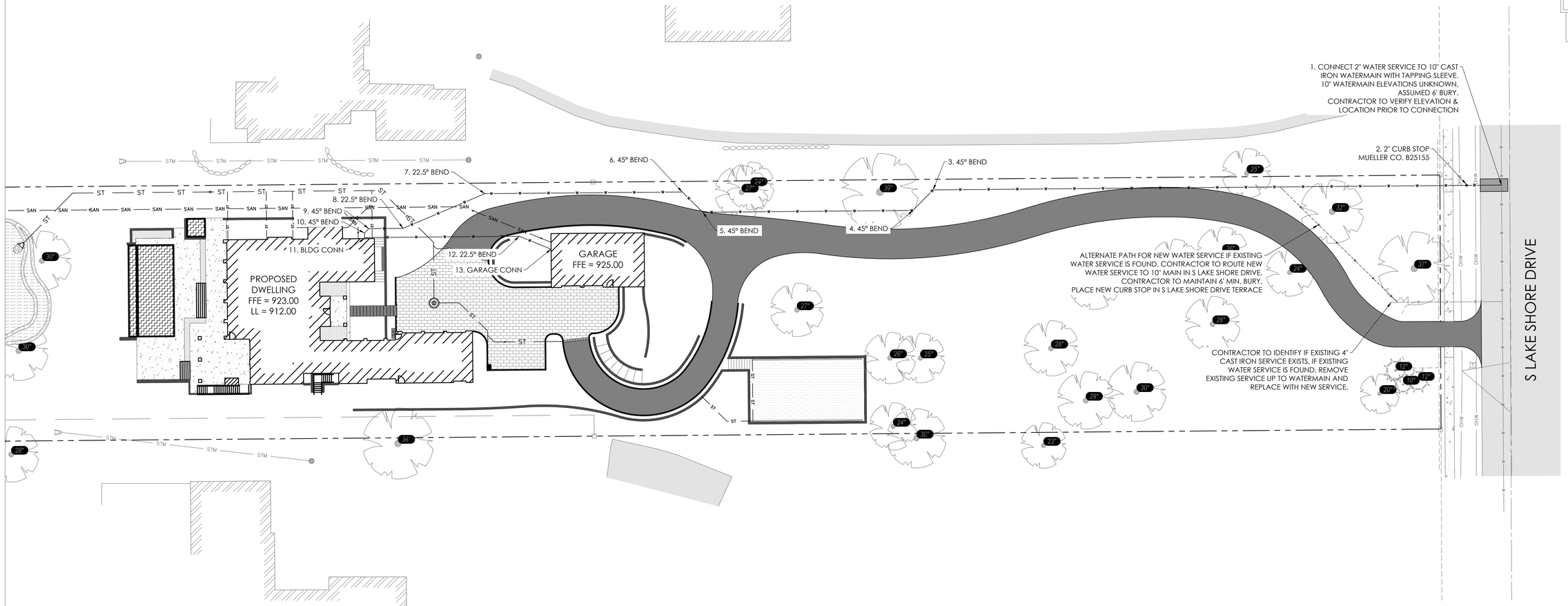
KOLBER WATER SERVICE SCHEDULE - 641 LF OF 2" CTS SDR9 POLY TUBING						
PART NO.	US PART	US IE	DS PART	DS IE	LENGTH	SLOPE
1	MAIN CONN	935.99	CURB STOP	935.61	17	2.23%
2	CURB STOP	935.61	45° BEND	934.20	252	0.55%
3	45° BEND	934.20	45° BEND	934.20	13	0.0%
4	45° BEND	934.20	45° BEND	926.92	99	7.35%
5	45° BEND	926.92	45° BEND	926.92	13	0.0%
6	45° BEND	926.92	22.5° BEND	917.38	93	10.22%
7	22.5° BEND	917.38	22.5° BEND	908.98	42	20.0%
8	22.5° BEND	908.98	45° BEND	905.75	16	20.0%
9	45° BEND	905.75	45° BEND	905.75	3	0.0%
10	45° BEND	905.75	BLDG CONN	905.75	3	0.0%
11	BLDG CONN	905.75	N/A	N/A	N/A	N/A
11	BLDG CONN	905.75	22.5° BEND	917.93	73	16.66%
12	22.5° BEND	917.93	GARAGE CONN	918.75	17	5.0%
13	GARAGE CONN	918.75	N/A	N/A	N/A	N/A

NOTE: CONTRACTOR TO FURNISH WATER SERVICE MATERIALS IN ACCORDANCE WITH CITY OF LAKE GENEVA UTILITY COMMISSION APPROVED MATERIALS



UTILITY PLAN - WATER SERVICE

SCALE: 1"=20'

N

ABACUS ARCHITECTS

REVISIONS:

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PRELIMINARY - NOT FOR CONSTRUCTION

ISSUE DATE: JUNE 23, 2026

NEW CONSTRUCTION FOR:

KOLBER RESIDENCE

630 S LAKE SHORE DR, LAKE GENEVA, WI 53147

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

DRAWN BY: MBS

CHECKED BY: JRV

UTILITY PLAN WATER SERVICE

A 210

PROJ. NO. 2025-126

May 1, 2026

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KOLBER SANITARY LATERAL SCHEDULE - 339 LF 4" SDR-35 PVC @ 12.0%					
PART NO.	DS PART	DS IE	US PART	US IE	LENGTH (FT)
1	8" MAIN	±877.66	45° BEND	878.16	5
2	45° BEND	878.16	4" C/O	889.44	94
3	4" C/O	889.44	4" C/O	901.44	100
4	4" C/O	901.44	4" WYE	903.60	18
5 / 10	4" WYE	903.60	4" C/O	903.97	3
6	4" C/O	903.97	45° BEND	905.09	9
7	45° BEND	905.09	4" C/O	905.44	3
8	4" C/O	905.44	BLDG CONN	905.80	3
9	BLDG CONN	905.80	N/A	N/A	N/A
5 / 10	4" WYE	903.60	22.5° BEND	910.61	59
11	22.5° BEND	910.61	4" C/O	911.21	5
12	4" C/O	911.21	4" C/O	915.40	35
13	4" C/O	915.40	BLDG CONN	916.00	5
14	GARAGE CONN	916.00	N/A	N/A	N/A

1. CONNECT 4" SDR-35 SANITARY SERVICE TO 8" SANITARY MAIN WITH CUT-IN WYE
8" IE = ± 877.66
CONTRACTOR TO VERIFY ELEVATION & LOCATION PRIOR TO CONNECTION

2. 45° BEND

3. 4" CLEANOUT

4. 4" CLEANOUT

5. 4" WYE

6. 4" CLEANOUT

7. 45° BEND

8. 4" CLEANOUT

9. BLDG CONN

10. 4" WYE

11. 22.5° BEND

12. 4" CLEANOUT

13. 4" CLEANOUT

14. GARAGE CONN

CONTRACTOR TO IDENTIFY IF EXISTING 6" LATERAL EXISTS. IF LATERAL IS FOUND, CONTRACTOR TO REMOVE & CAP LATERAL UP TO SANITARY MAIN.

EXISTING 6' SANITARY SEWER EASEMENT TO BE EXPANDED TO 10' EASEMENT

PROPOSED DWELLING
FFE = 923.00
LL = 912.00

GARAGE
FFE = 925.00

30"

30"

26"

24"

30"

28"

36"

UTILITY PLAN - SANITARY SERVICE

SCALE: 1"=10'

N

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NEW CONSTRUCTION FOR:

KOLBER RESIDENCE

630 S LAKE SHORE DR, LAKE GENEVA, WI 53147

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

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UTILITY PLAN
SANITARY SERVICE

A
211

PROJ. NO. 2025-126

May 1, 2026

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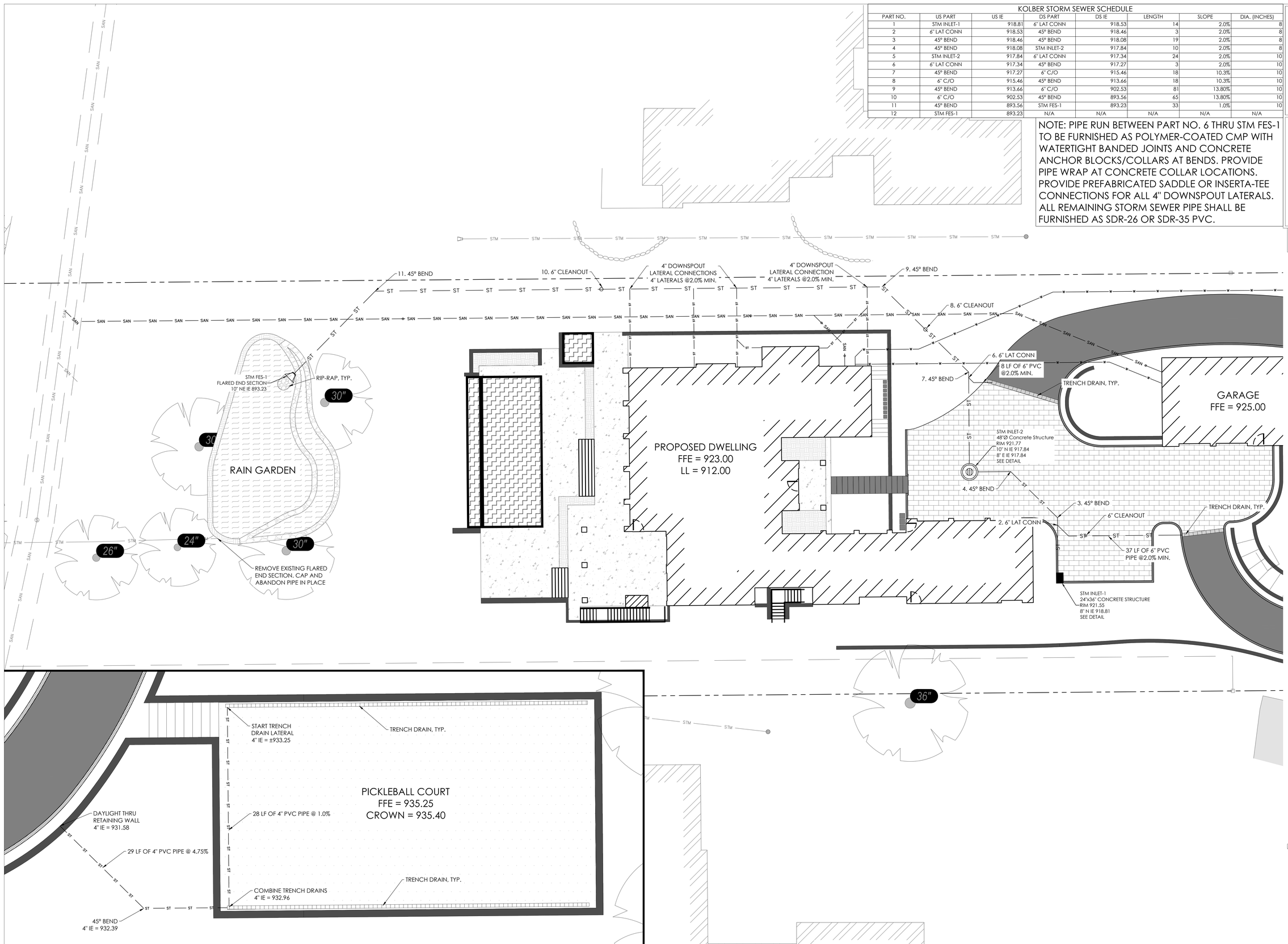
KOLBER STORM SEWER SCHEDULE							
PART NO.	US PART	US IE	DS PART	DS IE	LENGTH	SLOPE	DIA. (INCHES)
1	STM INLET-1	918.81	6" LAT CONN	918.53	14	2.0%	8
2	6" LAT CONN	918.53	45° BEND	918.46	3	2.0%	8
3	45° BEND	918.46	45° BEND	918.08	19	2.0%	8
4	45° BEND	918.08	STM INLET-2	917.84	10	2.0%	8
5	STM INLET-2	917.84	6" LAT CONN	917.34	24	2.0%	10
6	6" LAT CONN	917.34	45° BEND	917.27	3	2.0%	10
7	45° BEND	917.27	6" C/O	915.46	18	10.3%	10
8	6" C/O	915.46	45° BEND	913.66	18	10.3%	10
9	45° BEND	913.66	6" C/O	902.53	81	13.80%	10
10	6" C/O	902.53	45° BEND	893.56	65	13.80%	10
11	45° BEND	893.56	STM FES-1	893.23	33	1.0%	10
12	STM FES-1	893.23	N/A	N/A	N/A	N/A	N/A

NOTE: PIPE RUN BETWEEN PART NO. 6 THRU STM FES-1 TO BE FURNISHED AS POLYMER-COATED CMP WITH WATERTIGHT BANDED JOINTS AND CONCRETE ANCHOR BLOCKS/COLLARS AT BENDS. PROVIDE PIPE WRAP AT CONCRETE COLLAR LOCATIONS. PROVIDE PREFABRICATED SADDLE OR INSERTA-TEE CONNECTIONS FOR ALL 4" DOWNSPOUT LATERALS. ALL REMAINING STORM SEWER PIPE SHALL BE FURNISHED AS SDR-26 OR SDR-35 PVC.



STORM SEWER - PICKLEBALL COURT

SCALE: 1"=5'

UTILITY PLAN - STORM SEWER

SCALE: 1"=10'

N

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KOLBER RESIDENCE

630 S LAKE SHORE DR. LAKE GENEVA, WI 53147

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: MBS

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UTILITY PLAN
STORM SEWER

A
212

PROJ. NO. 2025-126

May 1, 2026

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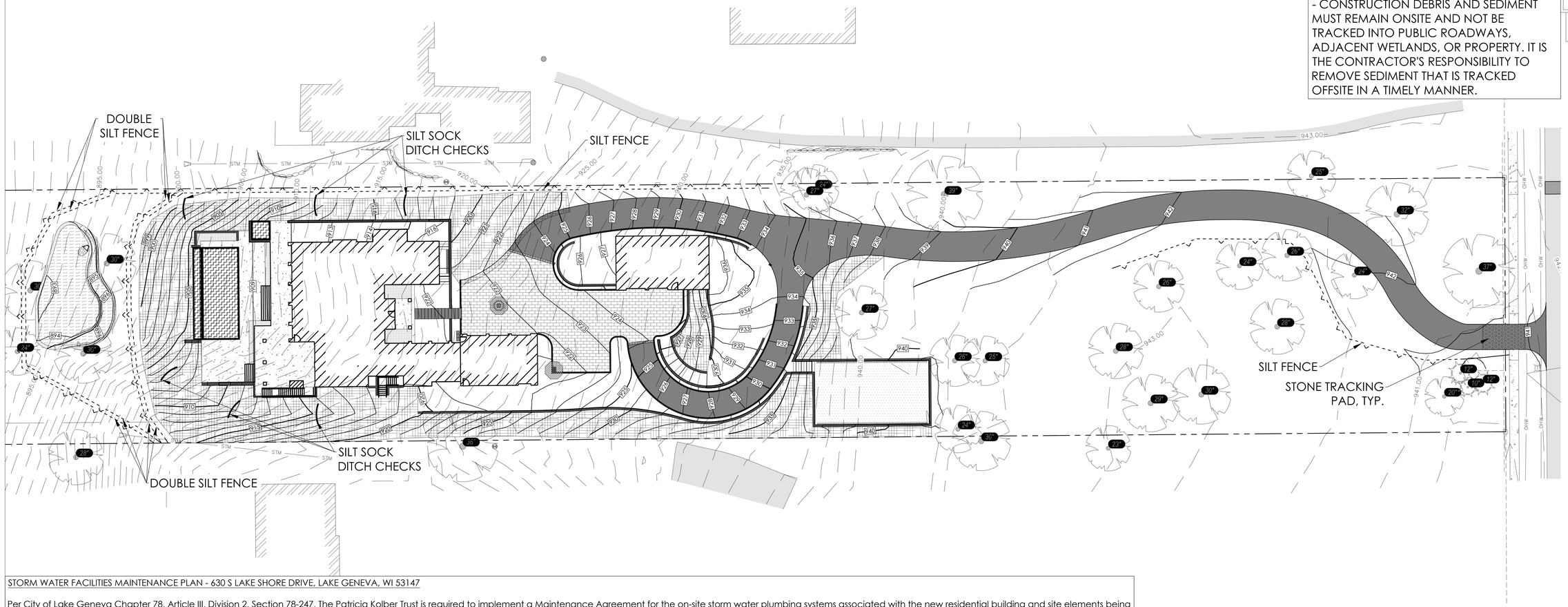

EROSION CONTROL LEGEND

- EXTENTS OF EROSION MAT AS SPECIFIED. SEE DETAIL
- PROPOSED SILT FENCING TO BE PLACED AROUND THE PERIMETER OF THE PROPOSED GRADING LIMITS. SEE DETAIL
- INLET PROTECTION TO BE INSTALLED IN EXISTING STORM SEWER INLETS PRIOR TO ANY CONSTRUCTION ACTIVITIES BEING PERFORMED. SEE DETAIL
- INLET PROTECTION TO BE INSTALLED AFTER INSTALLATION OF PROPOSED STORM SEWER INLETS. SEE DETAIL
- SILT SOCK DITCH CHECK

NOTE:
- SOIL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO UPLAND DISTURBANCE AND MUST REMAIN IN PLACE UNTIL PERMANENT STABILIZATION.

- CONSTRUCTION DEBRIS AND SEDIMENT MUST REMAIN ONSITE AND NOT BE TRACKED INTO PUBLIC ROADWAYS, ADJACENT WETLANDS, OR PROPERTY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE SEDIMENT THAT IS TRACKED OFFSITE IN A TIMELY MANNER.

STORM WATER FACILITIES MAINTENANCE PLAN - 630 S LAKE SHORE DRIVE, LAKE GENEVA, WI 53147

Per City of Lake Geneva Chapter 78, Article III, Division 2, Section 78-247, The Patricia Kolber Trust is required to implement a Maintenance Agreement for the on-site storm water plumbing systems associated with the new residential building and site elements being constructed.

1. Accumulated solids or byproduct removal requirements.
   The Patricia Kolber Trust shall make bi-annual visual inspections of all storm water facilities and remove any floating debris and sediment. Accumulated debris shall also be removed from all paved areas and grass areas twice a year.

2. Identification of safety hazards.
   The Patricia Kolber Trust shall make periodic visual inspections of all storm water structures to verify that no safety hazards exist. These safety hazards may include but are not limited to missing grates, cracked structures, settled ground adjacent to the structures, etc.

3. Cleaning and inspection schedule.
   The Patricia Kolber Trust shall make annual, pre-rainy/snow melt season, and post storm inspections to verify the storm water system is functioning properly. It is recommended that the annual inspection occur in the pre-rainy/snow melt season (usually March thru May). Post storm inspections should occur after a rainfall of 3.97 inches during a 24-hour duration (10-Year Storm Event). While the inspections are being conducted, any floating debris and sediment shall be removed from the rip rap inflows and the outlet control structure.

4. Inspection and maintenance checklist.
   The rain garden shall be inspected and maintained as follows on an annual basis:
   - Remove trash, debris, sediment accumulation, and obstructions for flared end section as needed.
   - Remove nuisance, invasive, or undesirable vegetation as needed.
   - Replace dead or missing desirable plant material where significant voids occur.
   - Inspect for erosion, score, berm settlement, side-slop instability, or damage to the garden bed and discharge path. Repair and stabilize damaged areas promptly.

   Grass swales shall be inspected and maintained as follows on an annual basis:
   - Grass swales shall be preserved to allow free flowing of surface runoff in accordance with approved grading plans. No buildings or other structures are allowed in these areas. No grading or filling is allowed that may interrupt flows in any way.
   - Grass swales must be checked after heavy rains, or a minimum of once annually, for signs of erosion. Any eroding areas must be repaired immediately to prevent premature sediment build-up in downstream storm water facilities.
   - Periodic mowing of the grass swales will encourage rigorous grass cover and allow better inspections for erosion.

5. Vector control requirements.
   During the summer months, The Patricia Kolber Trust shall inspect the stormwater management BMPs monthly and remove leaves and yard debris that may be present to reduce excessive pooling of water which may encourage mosquito breeding.

6. A contingency plan in the event of system failure.
   In the event of a system failure, the designated contact for Operation and Maintenance shall be called. The system will be evaluated and corrective actions will be taken to ensure that the storm water system operates properly.

EROSION CONTROL PLAN
SCALE: 1"=20'

N

ABACUS ARCHITECTS

REVISIONS:

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ISSUE DATE: JUNE 23, 2026
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KOLBER RESIDENCE
630 S LAKE SHORE DR., LAKE GENEVA, WI 53147
1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: MBS
CHECKED BY: JRV

EROSION CONTROL PLAN

A
213

PROJ. NO. 2025-126

May 1, 2026

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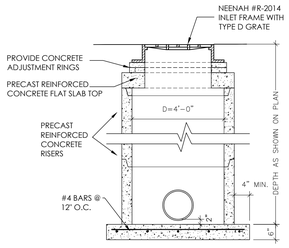
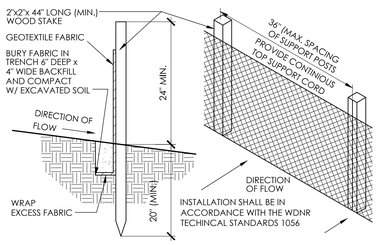


PRECAST REINFORCED
CONCRETE ACCEPTABLE

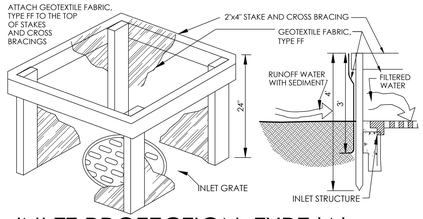
STORM INLET SECTION



SILT FENCE SECTION & DETAIL

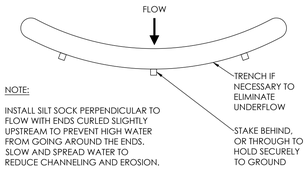
FABRIC SHALL BE REPLACED AT THE ENGINEERS DISCRETION.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.



INLET PROTECTION, TYPE 'A'

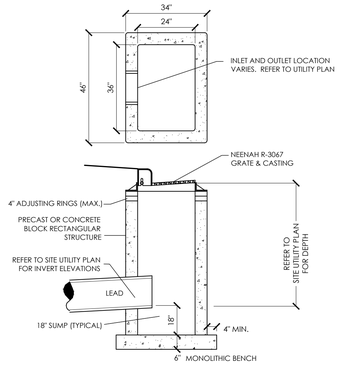
INSTALLATION PURSUANT TO WDNR TECHNICAL STANDARD 1060



NOTE:

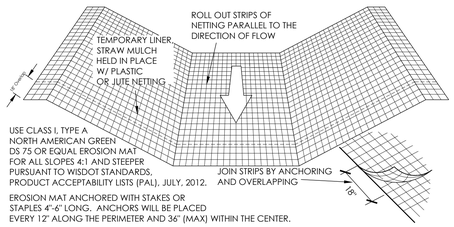
INSTALL SILT SOCK PERPENDICULAR TO FLOW WITH ENDS CURLED SLIGHTLY UPSTREAM TO PREVENT HIGH WATER FROM GOING AROUND THE ENDS. SLOW AND SPREAD WATER TO REDUCE CHANNELING AND EROSION.

SILT SOCK DITCH CHECK

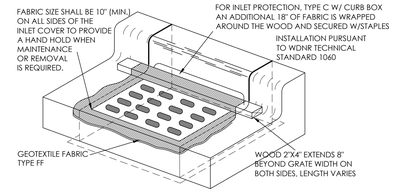


PRECAST REINFORCED CONCRETE ACCEPTABLE

CURB INLET SECTION



EROSION MATTING DETAIL
(FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)

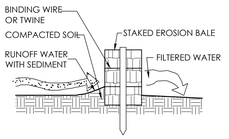


INLET PROTECTION, TYPE 'C'

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

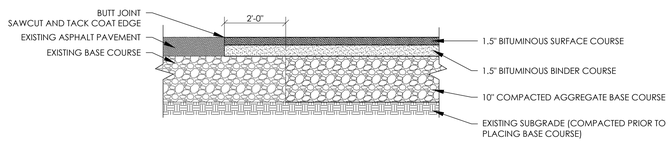
THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE 'C' INLET PROTECTION TO BE IMPLEMENTED UPON CONSTRUCTION OF CURB AND GUTTER, PRIOR TO CURB AND GUTTER CONSTRUCTION. TYPE 'A' INLET PROTECTION SHALL BE PROVIDED.

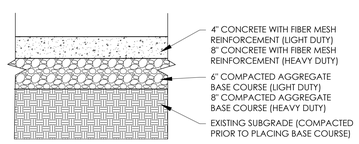


GENERAL NOTES:
EROSION CONTROL AND ALL SITE WORK TO BE PREFORMED UNDER "BEST MANAGEMENT PRACTICES" IN THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK

SEDIMENT CONTROL BARRIER SECTION



ASPHALT PAVEMENT CROSS SECTION



CONCRETE PAVEMENT CROSS SECTION

CIVIL DETAILS

ABACUS ARCHITECTS

REVISIONS:

△	DATE	ISSUE

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

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PRELIMINARY - NOT FOR CONSTRUCTION

ISSUE DATE: JUNE 23, 2026

NEW CONSTRUCTION FOR:

KOLBER RESIDENCE

630 S LAKE SHORE DR, LAKE GENEVA, WI 53147

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 646 N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

DRAWN BY: MBS

CHECKED BY: JRV

CIVIL DETAILS

A
214

PROJ. NO. 2025-126

May 1, 2026

P:\2025-CONTRACTS\2025-126 Kolber Residence\Phase - 2\Construction Documents\3.3 Site\2025-126 - Base.dwg

ABACUS ARCHITECTS

Civil Engineering Services

STORM WATER MANAGEMENT AND SITE NARRATIVE

Kolber Residence
Patricia Kolber Trust
630 S Lake Shore Drive, Lake Geneva, WI 53147

June 2026

OWNER CONTACT:
Patricia Kolber
70 W Madison Street
Chicago, IL, 60602
Pat.kolber@gmail.com

REGISTERED PROFESSIONAL ENGINEER:
Joel VanEss, P.E.
Abacus Architects, Inc.
1135A Michigan Avenue
Sheboygan, WI 53081
(920)452-4444
jvaness@abacusarch.com

PROJECT DESCRIPTION

The entire proposed site will involve approximately 1.20 acres of grading disturbance. The proposed site/property is a total of 2.24 acres.

The project involves the construction of a single-family residence and accessory structures with an asphalt driveway, permeable paver courtyard, exposed rear patio, and a pool. The current lot contains lawn grasses, natural grasses, and trees. Various tree removals will take place, all these removals are outside of the 100' shoreline zone.

The driveway and accessory structures will be constructed with various retaining walls and drainage structures. The drainage structures in the accessory structure and driveway areas will route the runoff towards a rain garden / bioretention basin and ultimately flows to Geneva Lake.

The development of the site will change the impervious surface area from a current impervious surface of 0.00% to a post-construction impervious surface of 26.30%.

PROPERTY INFORMATION

This development involves the following parcel located in Walworth County, WI.

ZA315600002

EXISTING CONDITIONS

The existing site consists of a mix of natural grasses and lawn grass, populated with various trees. These elements are located above soils with Hydrologic Grade B and C quality.

The existing site was divided into three separate drainage areas for modeling purposes, which are as follows:

E-1 Existing East Uncaptured Area
E-2 Existing North Uncaptured Area
E-3 Existing West Captured Area

Refer to the appendix for information on the soils. Soils information was gathered using the NRCS Web Soil Survey.

Refer to the appendix for rainfall information. Rainfall information was gathered using the NOAA Atlas 14 Point Precipitation Estimates.

The following table represents the flow rates with respect to the existing drainage areas:

Design Storm	**Flow Rate (cfs)**			
	E-1	**E-2**	**E-3**	**Total**
1-year/24-hour MSE 4	0.12	0.34	0.72	1.05
2-year/24-hour MSE 4	0.19	0.52	1.00	1.55
10-year/24-hour MSE 4	0.49	1.24	2.05	3.48
100-year/24-hour MSE 4	1.18	2.88	4.28	7.73
Time of Concentration (min)	21.30	17.90	11.30	--
Size (acres)	0.427	0.892	0.921	2.24

Table 1: Existing Storm Water Runoff Peak Flow Rates

PROPOSED CONDITIONS

Refer to the appendix for information regarding the proposed site layout and drainage patterns. The site has been divided into three separate drainage areas, which are as follows:

P-1 Proposed East Uncaptured Area
P-2 Proposed North Uncaptured Area
P-3 Proposed Central Captured Area
P-4 Proposed West Captured Area

P-1 will consist of the East side of the site, which naturally drains towards S. Lake Shore Drive. This subcatchment will consist of a small portion of the proposed asphalt driveway, with the rest of the subcatchment being populated by existing trees and dense lawn grass. The existing drainage pattern is maintained but flow is reduced using a grassed swale offset from the asphalt drive.

P-2 will consist of a section of the North side of the site, which naturally drains towards the North neighbor's property (same property owner as the subject property). The area that drains in this direction is greatly reduced in the post-construction site, due to the grading changes and proposed storm sewer system.

P-3 will consist of the largest subcatchment on the site and contains the vast majority of the introduced impervious surface of the post-construction site. This subcatchment directs its flow to a rain garden / bioretention basin located on the West side of the site thru multiple methods (storm sewer system, swales, natural drainage). The flow is then captured by the rain garden, primarily for treatment of the new parking area pavement. The rain garden ultimately discharges over a berm on the West side of the garden and thence down the natural slope of the site to Geneva Lake.

P-4 will consist of the West side of the site which remains unchanged by grading operations. This area will include dense lawn grasses, existing trees, plus the standard Lake Geneva lakeshore path, and existing rip-rap at the shoreline.

The following tables summarize the proposed storm water runoff peak flow rates:

Design Storm	**Flow Rate (cfs)**				
	P-1	**P-2**	**P-3**	**P-4**	**Total**
1-year/24-hour MSE 4	0.07	0.08	0.78	0.35	0.81
2-year/24-hour MSE 4	0.12	0.13	1.09	0.49	1.34
10-year/24-hour MSE 4	0.39	0.32	2.24	1.01	3.10
100-year/24-hour MSE 4	1.06	0.76	4.68	2.12	6.82
Time of Concentration (min)	18.90	8.00	18.30	6.1	--
Size (acres)	0.420	0.177	1.263	0.380	2.24

Table 2: Proposed Storm Water Runoff Peak Flow Rates

Additional information on the proposed storm water BMPs can be found in the Proposed HydroCAD modeling report and the Civil plan set – all located within the appendix of this report.

The rain garden / bioretention basin have been designed per the requirements of the WDNR using HydroCAD and WinSLAMM software. The proposed TSS reduction has been modeled to be **46.28%.** This TSS reduction meets the City of Lake Geneva's standards for 40% reduction of TSS load from parking areas for redevelopment as per Table 1 of Section 78-247 (4) of the municipal code. Additional information regarding the modeling of the TSS reduction can be found in the WinSLAMM summary, located in the appendix of this report.

APPENDIX TABLE OF CONTENTS

EXISTING STORMWATER MODELING

EXISTING CONDITIONS
EXISTING HYDROCAD MODELING REPORT

PROPOSED STORMWATER MODELING

PROPOSED CONDITIONS
PROPOSED HYDROCAD MODELING REPORT

WINSLAMM SUMMARY

WINSLAMM DATA

SOILS INFORMATION

USGS WEB SOIL SURVEY

RAINFALL INFORMATION

NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES

CIVIL PLAN SET

200	EXISTING CONDITIONS
201	DEMOLITION PLAN
202	OVERALL SITE PLAN
203	DWELLING SITE PLAN
204	OVERALL GRADING PLAN
205	OVERALL DWELLING GRADING PLAN
206	DWELLING GRADING PLAN
207	WEST COURTYARD GRADING PLAN
208	EAST COURTYARD GRADING PLAN
209	REAR GRADING PLAN
210	UTILITY PLAN – WATER SERVICE
211	UTILITY PLAN – SANITARY SERVICE
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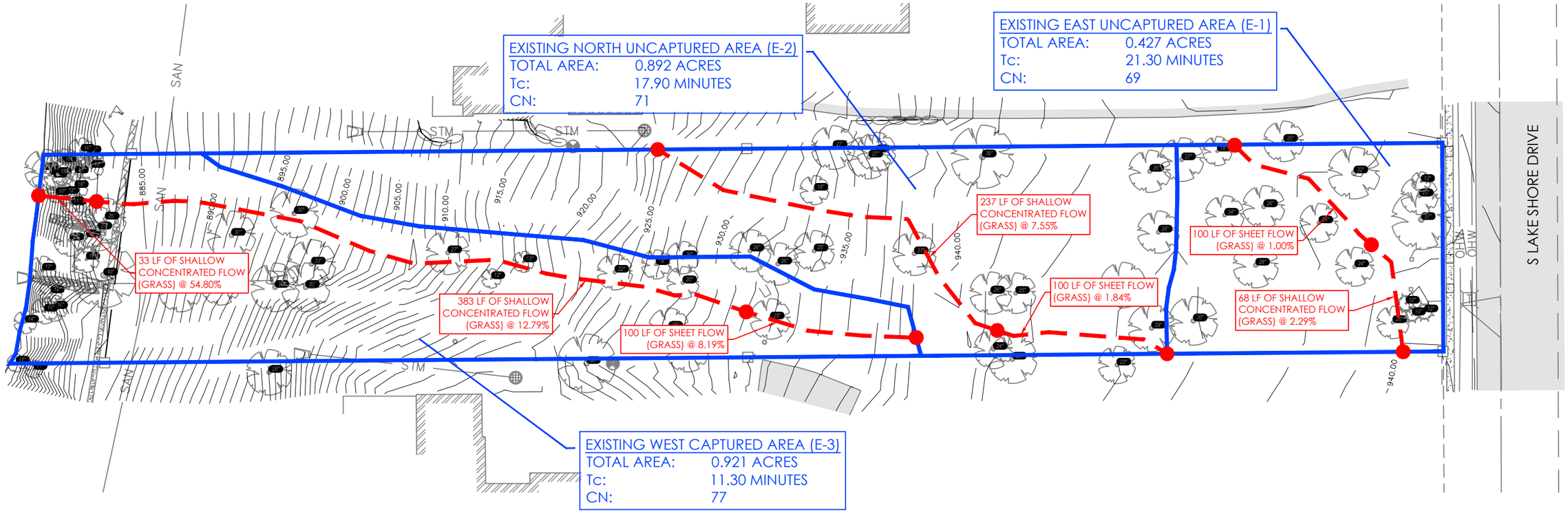
EXISTING STORMWATER MODELING

EXISTING CONDITIONS

EXISTING HYDROCAD MODELING REPORT



EXISTING CONDITIONS

June 23, 2026

Kolber Residence

Lake Geneva, WI Proj. No. 2025-126

N

SCALE: "1=60'

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ABACUS ARCHITECTS

6/23/2026
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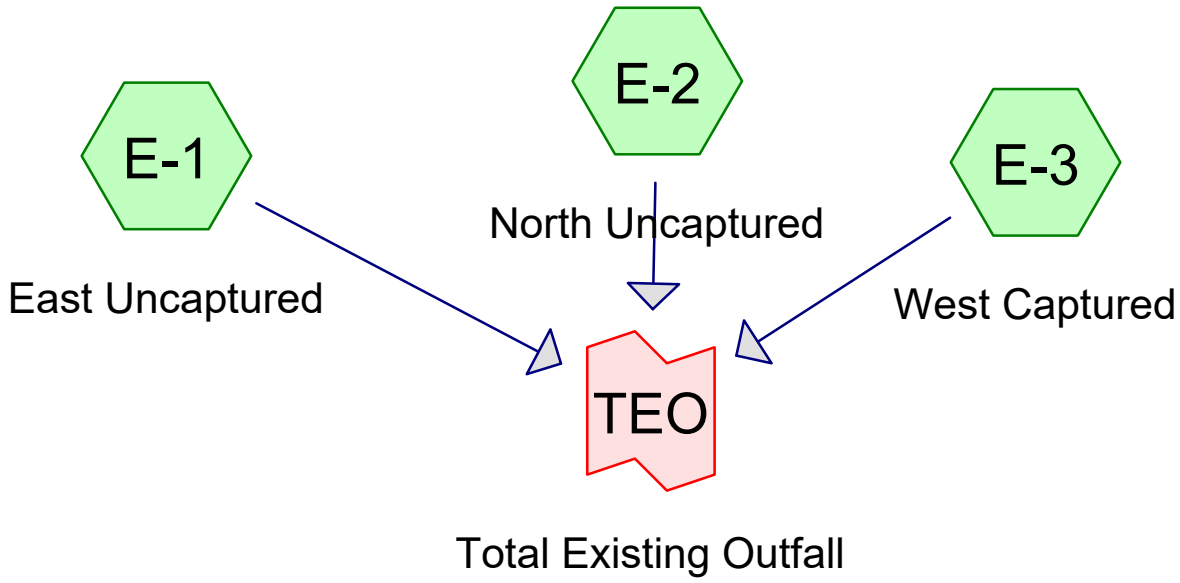


Subcat Reach Pond Link

Routing Diagram for 2025-126 - SWMP
Prepared by Hewlett-Packard Company, Printed 6/22/2026
HydroCAD® 10.10-7c s/n 12371 © 2022 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-year	MSE 24-hr	4	Default	24.00	1	2.42	2
2	2-year	MSE 24-hr	4	Default	24.00	1	2.78	2
3	10-year	MSE 24-hr	4	Default	24.00	1	3.97	2
4	100-year	MSE 24-hr	4	Default	24.00	1	6.21	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.447	69	50-75% Grass cover, Fair, HSG B (E-1, E-2, E-3)
0.775	79	50-75% Grass cover, Fair, HSG C (E-2, E-3)
0.018	98	Unconnected pavement, HSG C (E-3)
2.240	**73**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
1.447	HSG B	E-1, E-2, E-3
0.793	HSG C	E-2, E-3
0.000	HSG D	
0.000	Other	
2.240		**TOTAL AREA**

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	1.447	0.775	0.000	0.000	2.222	50-75% Grass cover, Fair	E-1, E-2, E-3
0.000	0.000	0.018	0.000	0.000	0.018	Unconnected pavement	E-3
0.000	**1.447**	**0.793**	**0.000**	**0.000**	**2.240**	**TOTAL AREA**	

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment E-1: East Uncaptured Runoff Area=0.427 ac 0.00% Impervious Runoff Depth>0.38"
Flow Length=168' Tc=21.3 min CN=69 Runoff=0.12 cfs 0.014 af

Subcatchment E-2: North Uncaptured Runoff Area=0.892 ac 0.00% Impervious Runoff Depth>0.45"
Flow Length=337' Tc=17.9 min CN=71 Runoff=0.34 cfs 0.033 af

Subcatchment E-3: West Captured Runoff Area=0.921 ac 1.95% Impervious Runoff Depth>0.65"
Flow Length=516' Tc=11.3 min UI Adjusted CN=76 Runoff=0.72 cfs 0.050 af

Link TEO: Total Existing Outfall Inflow=1.05 cfs 0.097 af
Primary=1.05 cfs 0.097 af

Total Runoff Area = 2.240 ac Runoff Volume = 0.097 af Average Runoff Depth = 0.52"
99.20% Pervious = 2.222 ac 0.80% Impervious = 0.018 ac

Summary for Subcatchment E-1: East Uncaptured

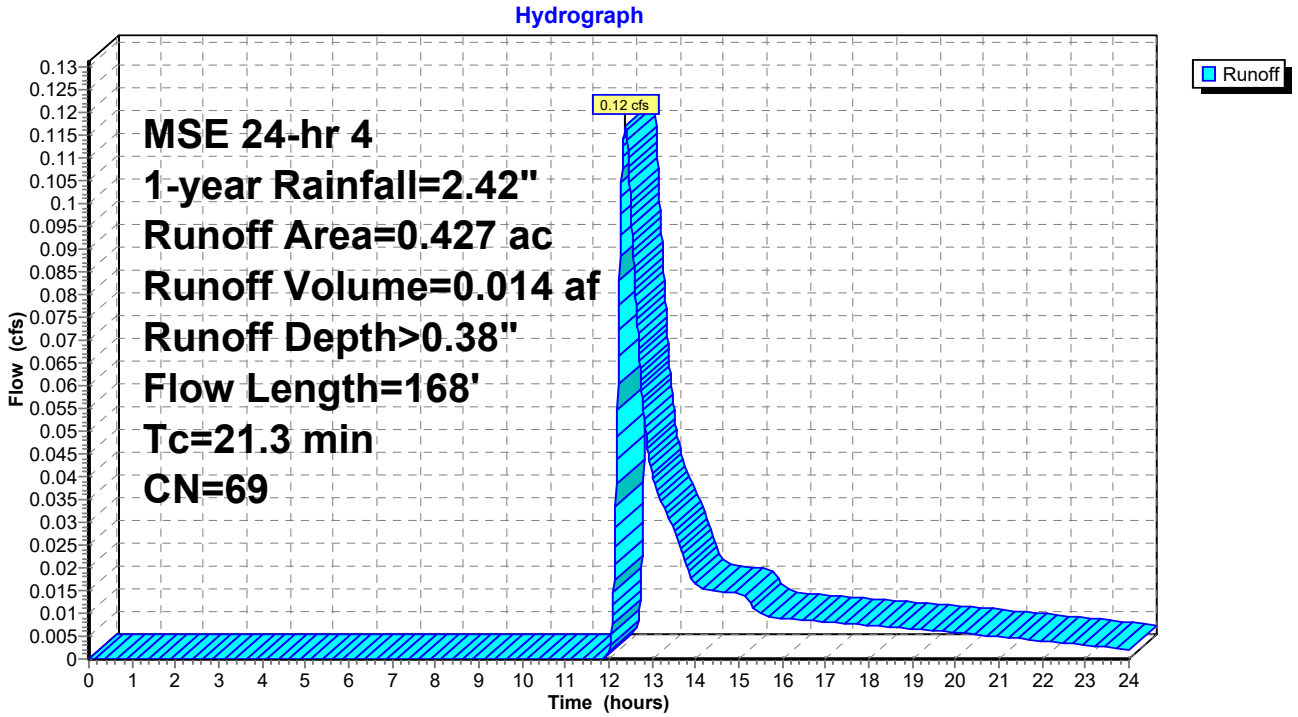
Runoff = 0.12 cfs @ 12.38 hrs, Volume= 0.014 af, Depth> 0.38"
Routed to Link TEO : Total Existing Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-year Rainfall=2.42"

Area (ac)	CN	Description
0.427	69	50-75% Grass cover, Fair, HSG B
0.427		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.2	100	0.0100	0.08		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
1.1	68	0.0229	1.06		**Shallow Concentrated Flow, Shallow Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
21.3	168	Total			

Subcatchment E-1: East Uncaptured



Summary for Subcatchment E-2: North Uncaptured

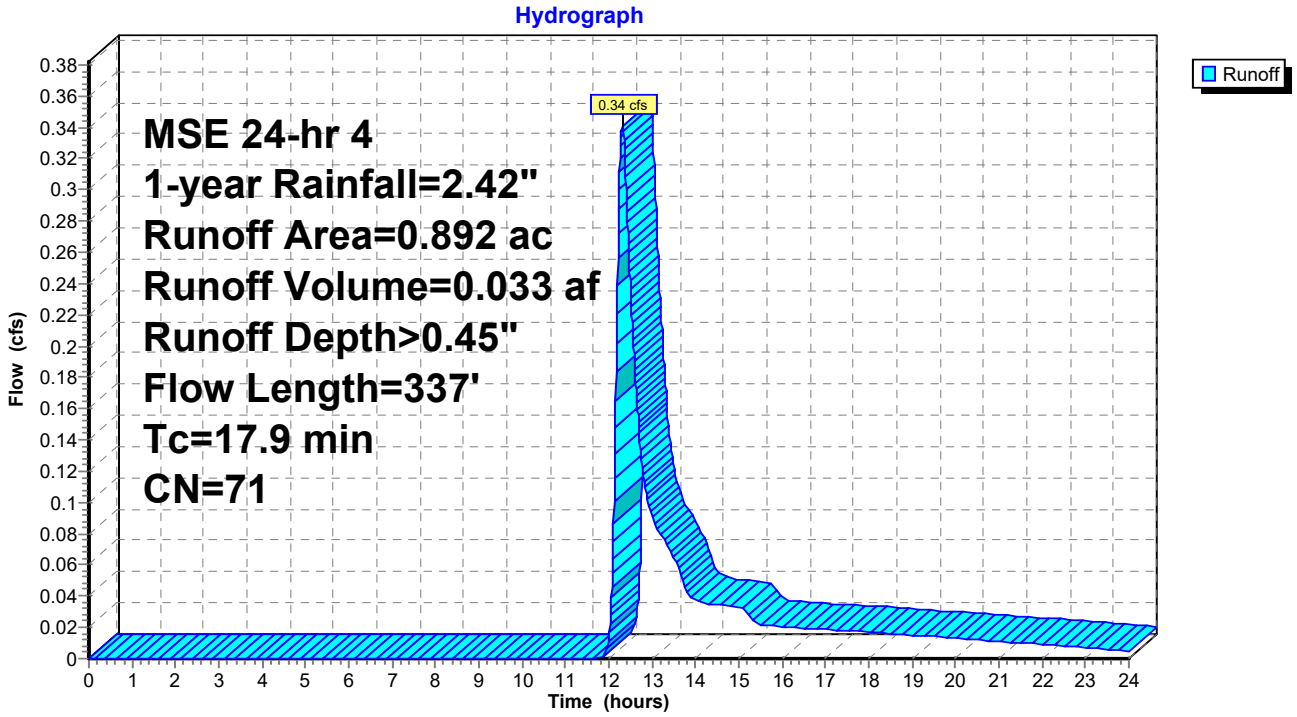
Runoff = 0.34 cfs @ 12.31 hrs, Volume= 0.033 af, Depth> 0.45"
Routed to Link TEO : Total Existing Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-year Rainfall=2.42"

Area (ac)	CN	Description
0.756	69	50-75% Grass cover, Fair, HSG B
0.136	79	50-75% Grass cover, Fair, HSG C
0.892	71	Weighted Average
0.892		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.8	100	0.0184	0.11		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
2.1	237	0.0755	1.92		**Shallow Concentrated Flow, Shallow Concentrated** Short Grass Pasture Kv= 7.0 fps
17.9	337	Total			

Subcatchment E-2: North Uncaptured



Summary for Subcatchment E-3: West Captured

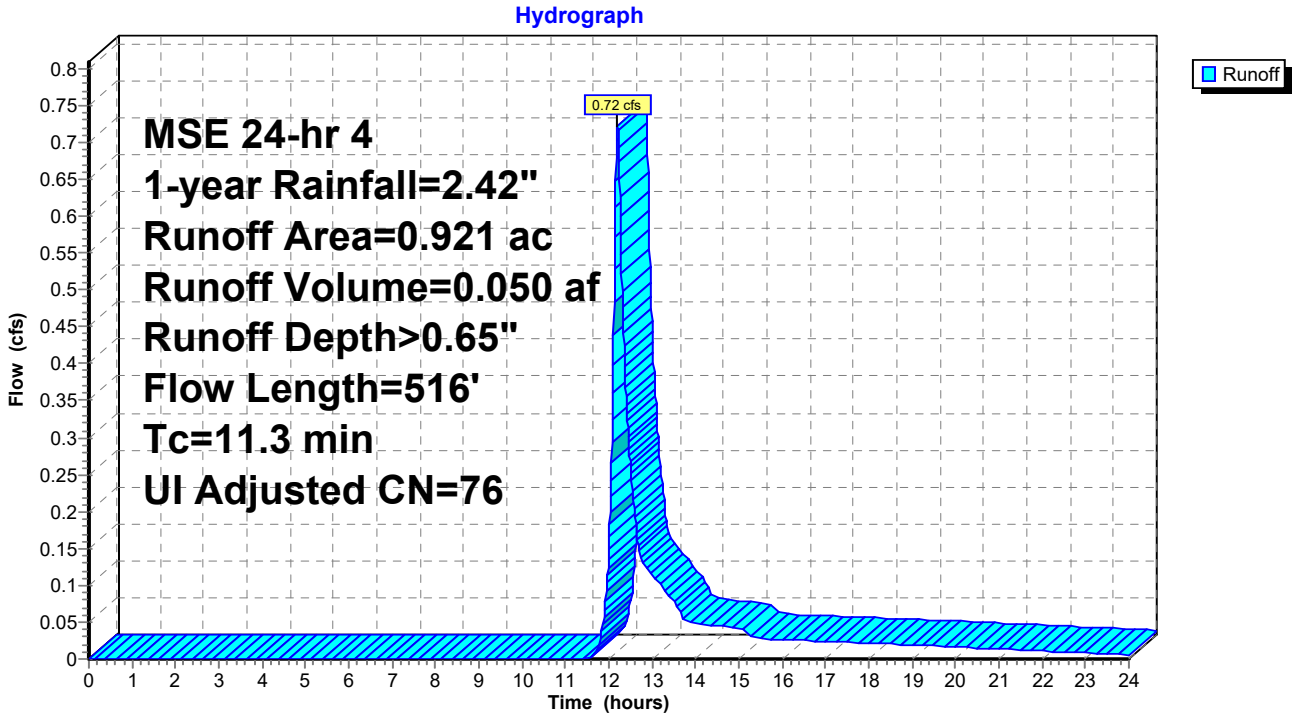
Runoff = 0.72 cfs @ 12.20 hrs, Volume= 0.050 af, Depth> 0.65"
Routed to Link TEO : Total Existing Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-year Rainfall=2.42"

Area (ac)	CN	Adj	Description
0.264	69		50-75% Grass cover, Fair, HSG B
0.639	79		50-75% Grass cover, Fair, HSG C
0.018	98		Unconnected pavement, HSG C
0.921	77	76	Weighted Average, UI Adjusted
0.903			98.05% Pervious Area
0.018			1.95% Impervious Area
0.018			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.7	100	0.0819	0.19		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
2.5	383	0.1279	2.50		**Shallow Concentrated Flow, Shallow Concentrated** Short Grass Pasture Kv= 7.0 fps
0.1	33	0.5480	5.18		**Shallow Concentrated Flow, Shallow Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
11.3	516	Total			

Subcatchment E-3: West Captured

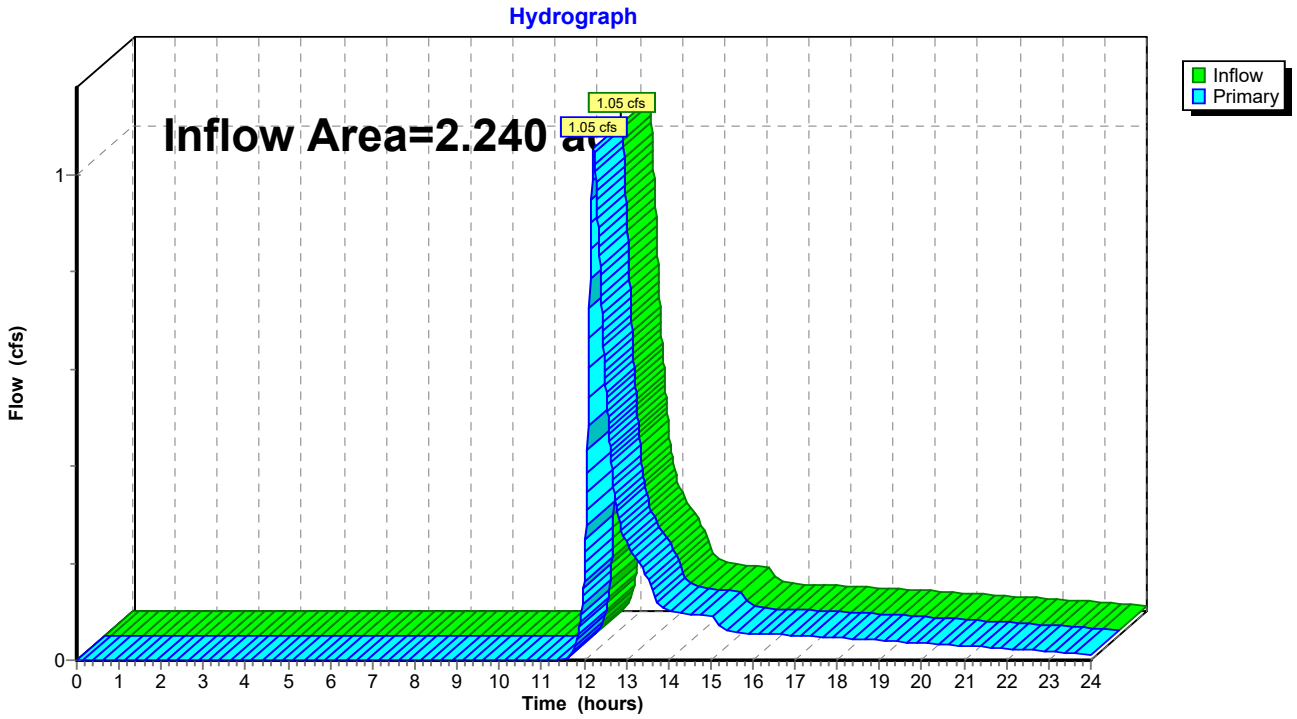


Summary for Link TEO: Total Existing Outfall

Inflow Area = 2.240 ac, 0.80% Impervious, Inflow Depth > 0.52" for 1-year event
Inflow = 1.05 cfs @ 12.23 hrs, Volume= 0.097 af
Primary = 1.05 cfs @ 12.23 hrs, Volume= 0.097 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link TEO: Total Existing Outfall



Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment E-1: East Uncaptured Runoff Area=0.427 ac 0.00% Impervious Runoff Depth>0.55"
Flow Length=168' Tc=21.3 min CN=69 Runoff=0.19 cfs 0.020 af

Subcatchment E-2: North Uncaptured Runoff Area=0.892 ac 0.00% Impervious Runoff Depth>0.64"
Flow Length=337' Tc=17.9 min CN=71 Runoff=0.52 cfs 0.047 af

Subcatchment E-3: West Captured Runoff Area=0.921 ac 1.95% Impervious Runoff Depth>0.87"
Flow Length=516' Tc=11.3 min UI Adjusted CN=76 Runoff=1.00 cfs 0.067 af

Link TEO: Total Existing Outfall Inflow=1.55 cfs 0.134 af
Primary=1.55 cfs 0.134 af

Total Runoff Area = 2.240 ac Runoff Volume = 0.134 af Average Runoff Depth = 0.72"
99.20% Pervious = 2.222 ac 0.80% Impervious = 0.018 ac

Summary for Subcatchment E-1: East Uncaptured

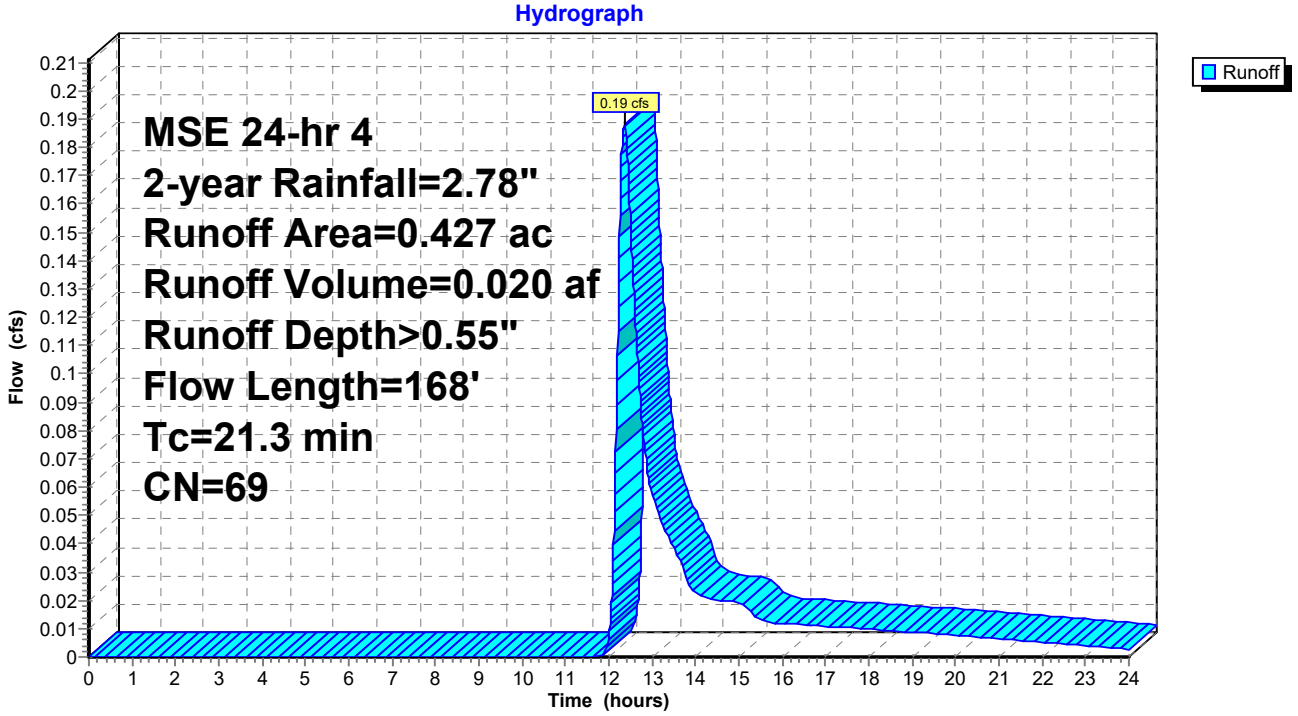
Runoff = 0.19 cfs @ 12.36 hrs, Volume= 0.020 af, Depth> 0.55"
Routed to Link TEO : Total Existing Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-year Rainfall=2.78"

Area (ac)	CN	Description
0.427	69	50-75% Grass cover, Fair, HSG B
0.427		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.2	100	0.0100	0.08		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
1.1	68	0.0229	1.06		**Shallow Concentrated Flow, Shallow Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
21.3	168	Total			

Subcatchment E-1: East Uncaptured



Summary for Subcatchment E-2: North Uncaptured

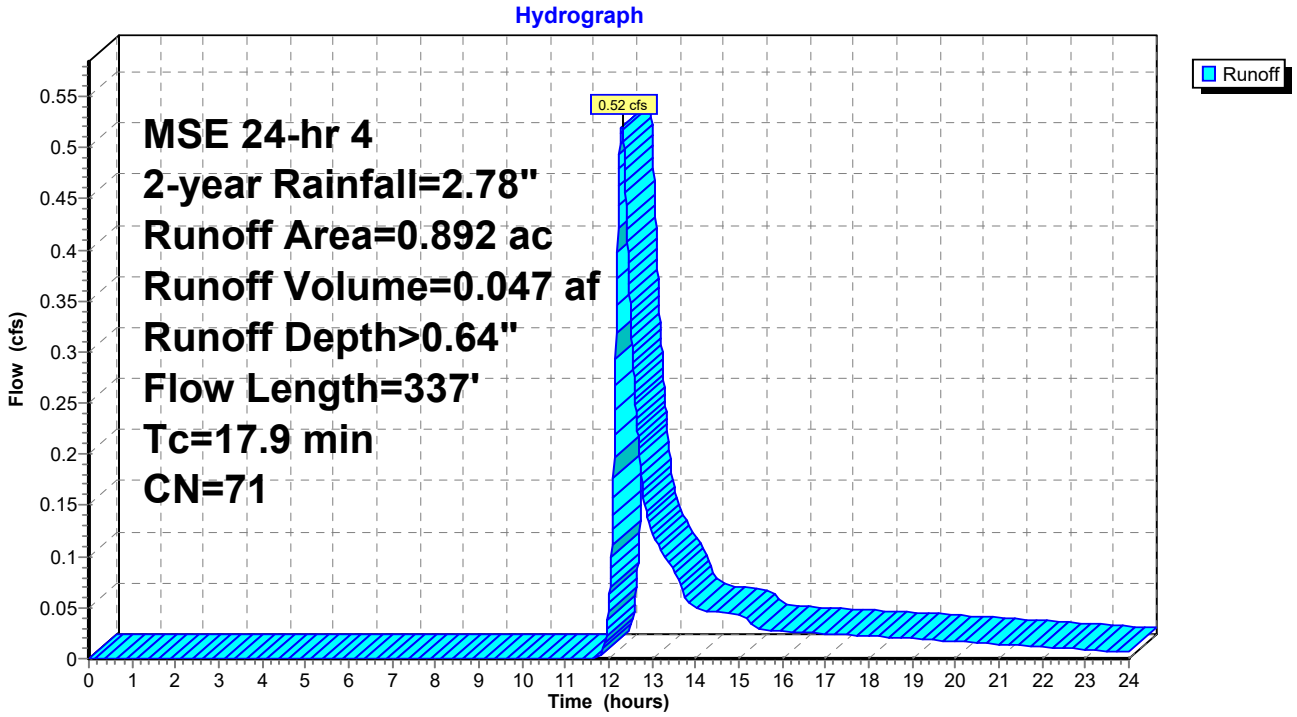
Runoff = 0.52 cfs @ 12.30 hrs, Volume= 0.047 af, Depth> 0.64"
Routed to Link TEO : Total Existing Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-year Rainfall=2.78"

Area (ac)	CN	Description
0.756	69	50-75% Grass cover, Fair, HSG B
0.136	79	50-75% Grass cover, Fair, HSG C
0.892	71	Weighted Average
0.892		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.8	100	0.0184	0.11		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
2.1	237	0.0755	1.92		**Shallow Concentrated Flow, Shallow Concentrated** Short Grass Pasture Kv= 7.0 fps
17.9	337	Total			

Subcatchment E-2: North Uncaptured



Summary for Subcatchment E-3: West Captured

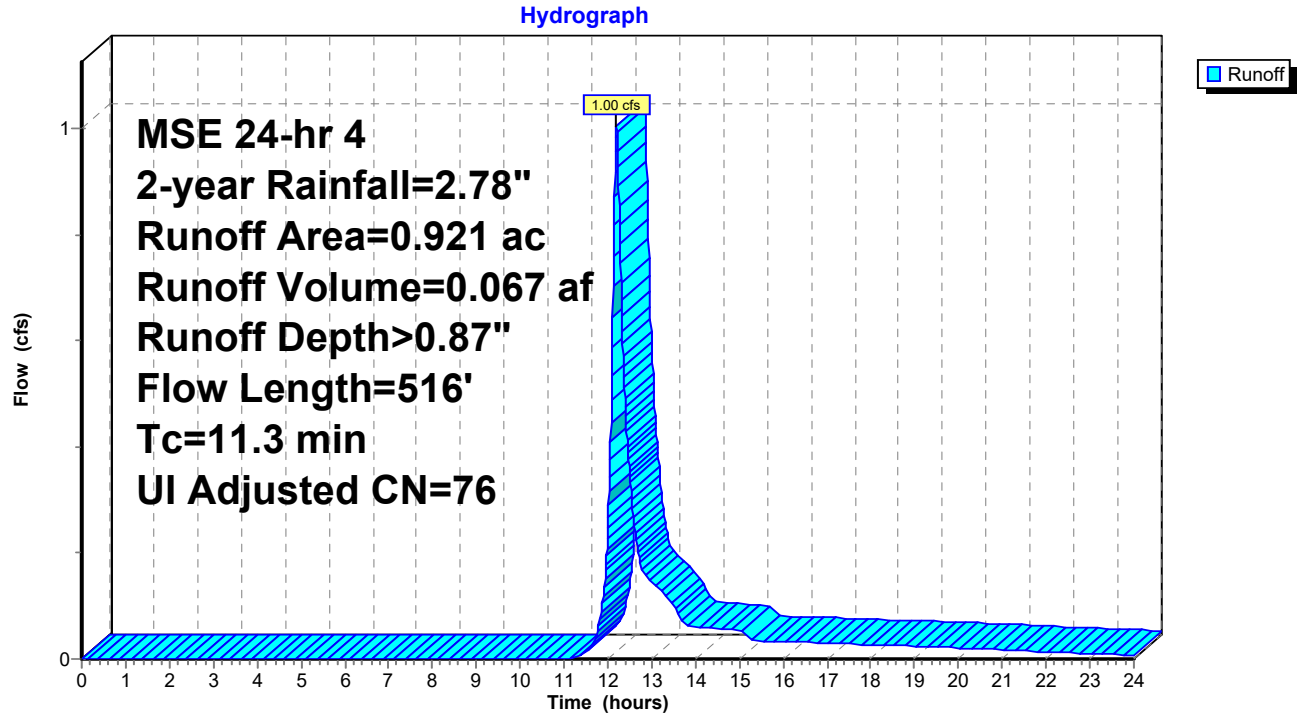
Runoff = 1.00 cfs @ 12.20 hrs, Volume= 0.067 af, Depth> 0.87"
Routed to Link TEO : Total Existing Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-year Rainfall=2.78"

Area (ac)	CN	Adj	Description
0.264	69		50-75% Grass cover, Fair, HSG B
0.639	79		50-75% Grass cover, Fair, HSG C
0.018	98		Unconnected pavement, HSG C
0.921	77	76	Weighted Average, UI Adjusted
0.903			98.05% Pervious Area
0.018			1.95% Impervious Area
0.018			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.7	100	0.0819	0.19		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
2.5	383	0.1279	2.50		**Shallow Concentrated Flow, Shallow Concentrated** Short Grass Pasture Kv= 7.0 fps
0.1	33	0.5480	5.18		**Shallow Concentrated Flow, Shallow Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
11.3	516	Total			

Subcatchment E-3: West Captured

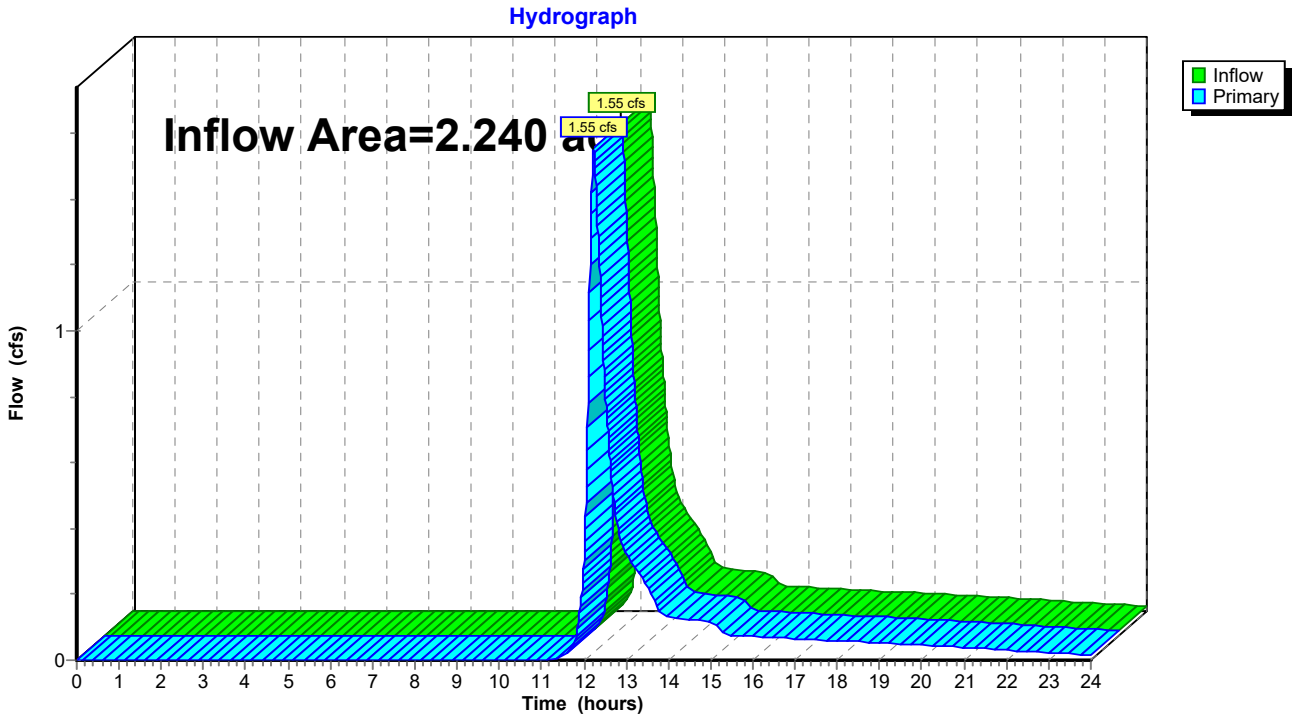


Summary for Link TEO: Total Existing Outfall

Inflow Area = 2.240 ac, 0.80% Impervious, Inflow Depth > 0.72" for 2-year event
Inflow = 1.55 cfs @ 12.23 hrs, Volume= 0.134 af
Primary = 1.55 cfs @ 12.23 hrs, Volume= 0.134 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link TEO: Total Existing Outfall



Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment E-1: East Uncaptured Runoff Area=0.427 ac 0.00% Impervious Runoff Depth>1.24"
Flow Length=168' Tc=21.3 min CN=69 Runoff=0.49 cfs 0.044 af

Subcatchment E-2: North Uncaptured Runoff Area=0.892 ac 0.00% Impervious Runoff Depth>1.37"
Flow Length=337' Tc=17.9 min CN=71 Runoff=1.24 cfs 0.102 af

Subcatchment E-3: West Captured Runoff Area=0.921 ac 1.95% Impervious Runoff Depth>1.71"
Flow Length=516' Tc=11.3 min UI Adjusted CN=76 Runoff=2.05 cfs 0.132 af

Link TEO: Total Existing Outfall Inflow=3.48 cfs 0.278 af
Primary=3.48 cfs 0.278 af

Total Runoff Area = 2.240 ac Runoff Volume = 0.278 af Average Runoff Depth = 1.49"
99.20% Pervious = 2.222 ac 0.80% Impervious = 0.018 ac

Summary for Subcatchment E-1: East Uncaptured

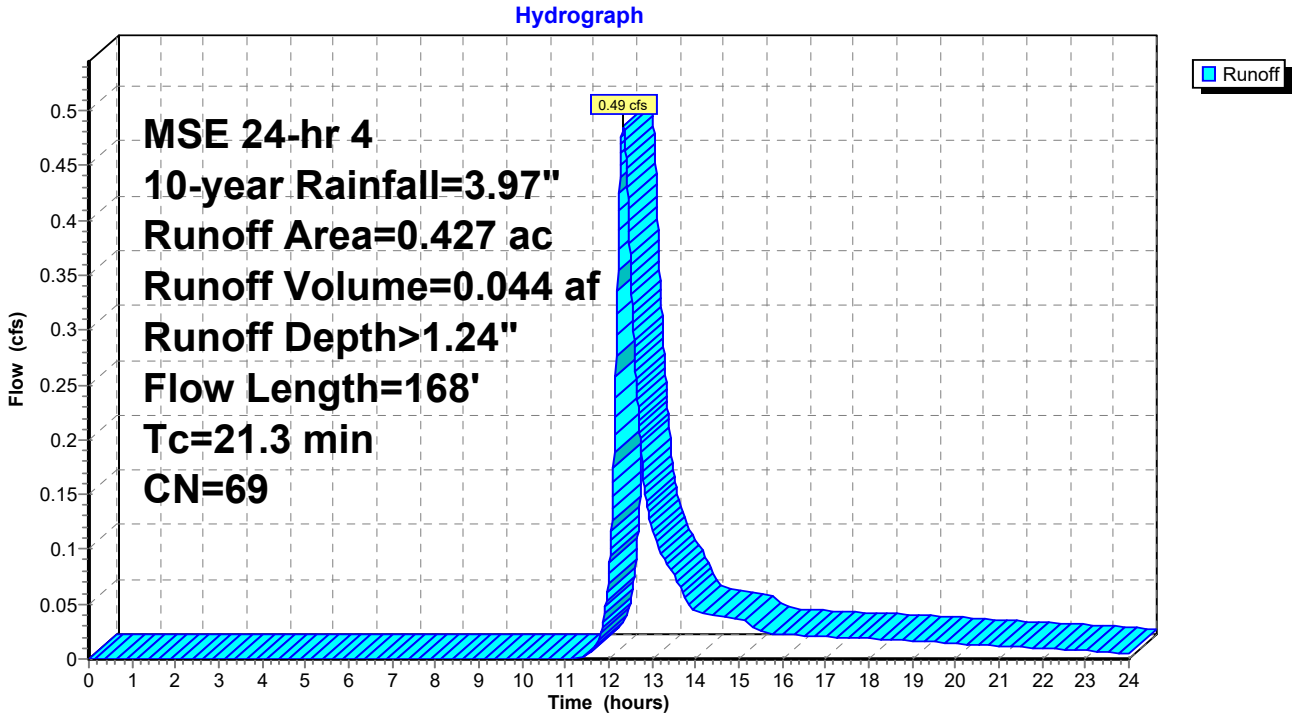
Runoff = 0.49 cfs @ 12.33 hrs, Volume= 0.044 af, Depth> 1.24"
Routed to Link TEO : Total Existing Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 10-year Rainfall=3.97"

Area (ac)	CN	Description
0.427	69	50-75% Grass cover, Fair, HSG B
0.427		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.2	100	0.0100	0.08		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
1.1	68	0.0229	1.06		**Shallow Concentrated Flow, Shallow Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
21.3	168	Total			

Subcatchment E-1: East Uncaptured



Summary for Subcatchment E-2: North Uncaptured

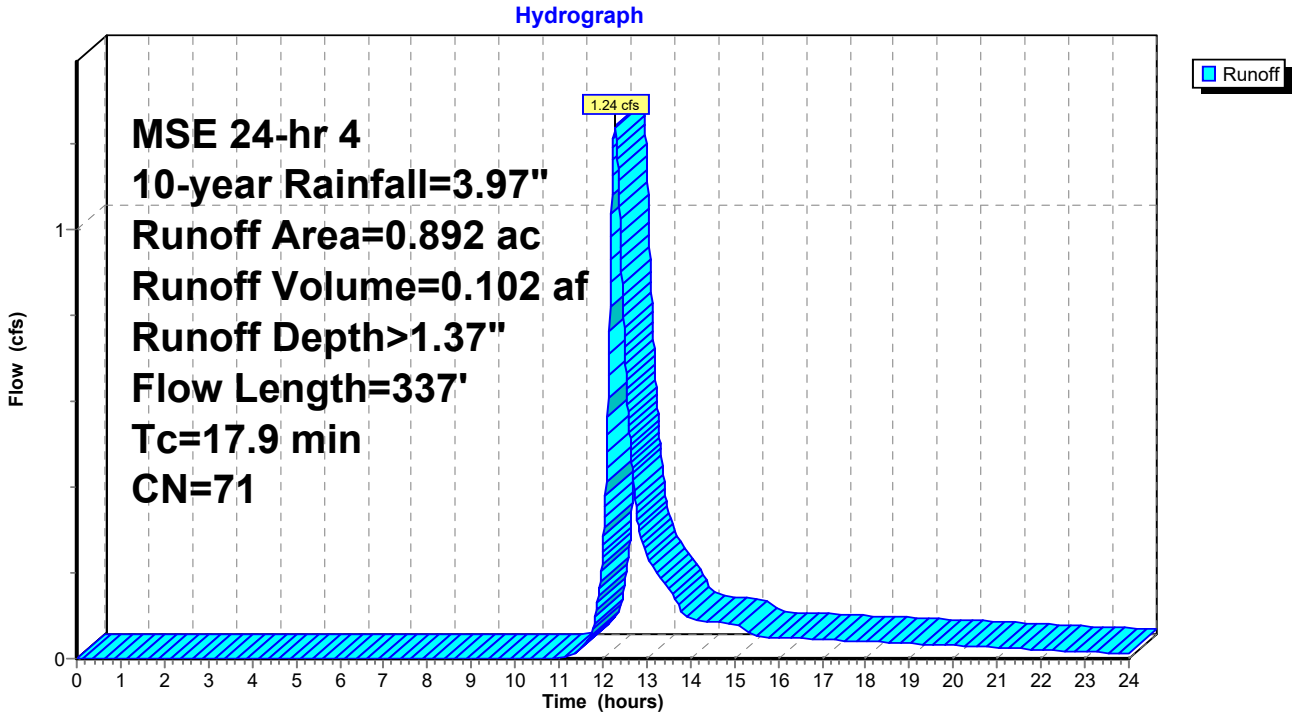
Runoff = 1.24 cfs @ 12.28 hrs, Volume= 0.102 af, Depth> 1.37"
Routed to Link TEO : Total Existing Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 10-year Rainfall=3.97"

Area (ac)	CN	Description
0.756	69	50-75% Grass cover, Fair, HSG B
0.136	79	50-75% Grass cover, Fair, HSG C
0.892	71	Weighted Average
0.892		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.8	100	0.0184	0.11		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
2.1	237	0.0755	1.92		**Shallow Concentrated Flow, Shallow Concentrated** Short Grass Pasture Kv= 7.0 fps
17.9	337	Total			

Subcatchment E-2: North Uncaptured



Summary for Subcatchment E-3: West Captured

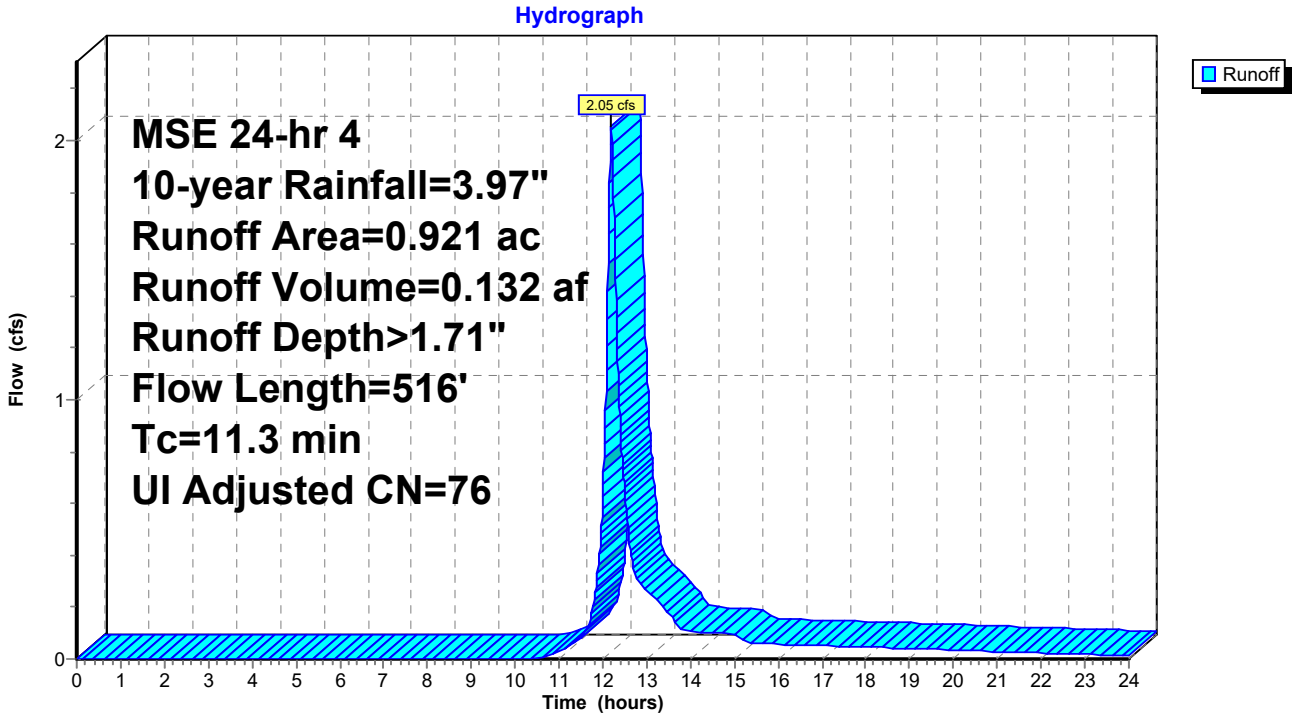
Runoff = 2.05 cfs @ 12.19 hrs, Volume= 0.132 af, Depth> 1.71"
Routed to Link TEO : Total Existing Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 10-year Rainfall=3.97"

Area (ac)	CN	Adj	Description
0.264	69		50-75% Grass cover, Fair, HSG B
0.639	79		50-75% Grass cover, Fair, HSG C
0.018	98		Unconnected pavement, HSG C
0.921	77	76	Weighted Average, UI Adjusted
0.903			98.05% Pervious Area
0.018			1.95% Impervious Area
0.018			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.7	100	0.0819	0.19		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
2.5	383	0.1279	2.50		**Shallow Concentrated Flow, Shallow Concentrated** Short Grass Pasture Kv= 7.0 fps
0.1	33	0.5480	5.18		**Shallow Concentrated Flow, Shallow Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
11.3	516	Total			

Subcatchment E-3: West Captured

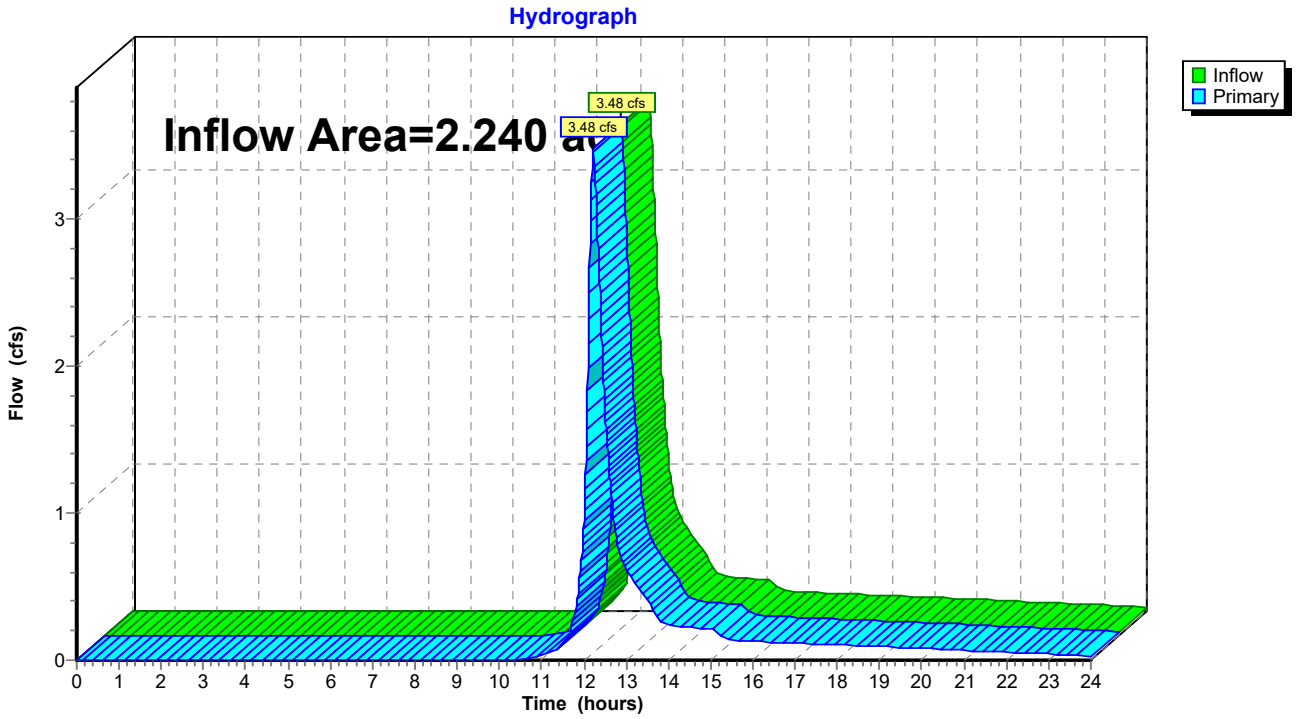


Summary for Link TEO: Total Existing Outfall

Inflow Area = 2.240 ac, 0.80% Impervious, Inflow Depth > 1.49" for 10-year event
Inflow = 3.48 cfs @ 12.22 hrs, Volume= 0.278 af
Primary = 3.48 cfs @ 12.22 hrs, Volume= 0.278 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link TEO: Total Existing Outfall



Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment E-1: East Uncaptured Runoff Area=0.427 ac 0.00% Impervious Runoff Depth>2.87"
Flow Length=168' Tc=21.3 min CN=69 Runoff=1.18 cfs 0.102 af

Subcatchment E-2: North Uncaptured Runoff Area=0.892 ac 0.00% Impervious Runoff Depth>3.06"
Flow Length=337' Tc=17.9 min CN=71 Runoff=2.88 cfs 0.228 af

Subcatchment E-3: West Captured Runoff Area=0.921 ac 1.95% Impervious Runoff Depth>3.56"
Flow Length=516' Tc=11.3 min UI Adjusted CN=76 Runoff=4.28 cfs 0.273 af

Link TEO: Total Existing Outfall Inflow=7.73 cfs 0.603 af
Primary=7.73 cfs 0.603 af

Total Runoff Area = 2.240 ac Runoff Volume = 0.603 af Average Runoff Depth = 3.23"
99.20% Pervious = 2.222 ac 0.80% Impervious = 0.018 ac

Summary for Subcatchment E-1: East Uncaptured

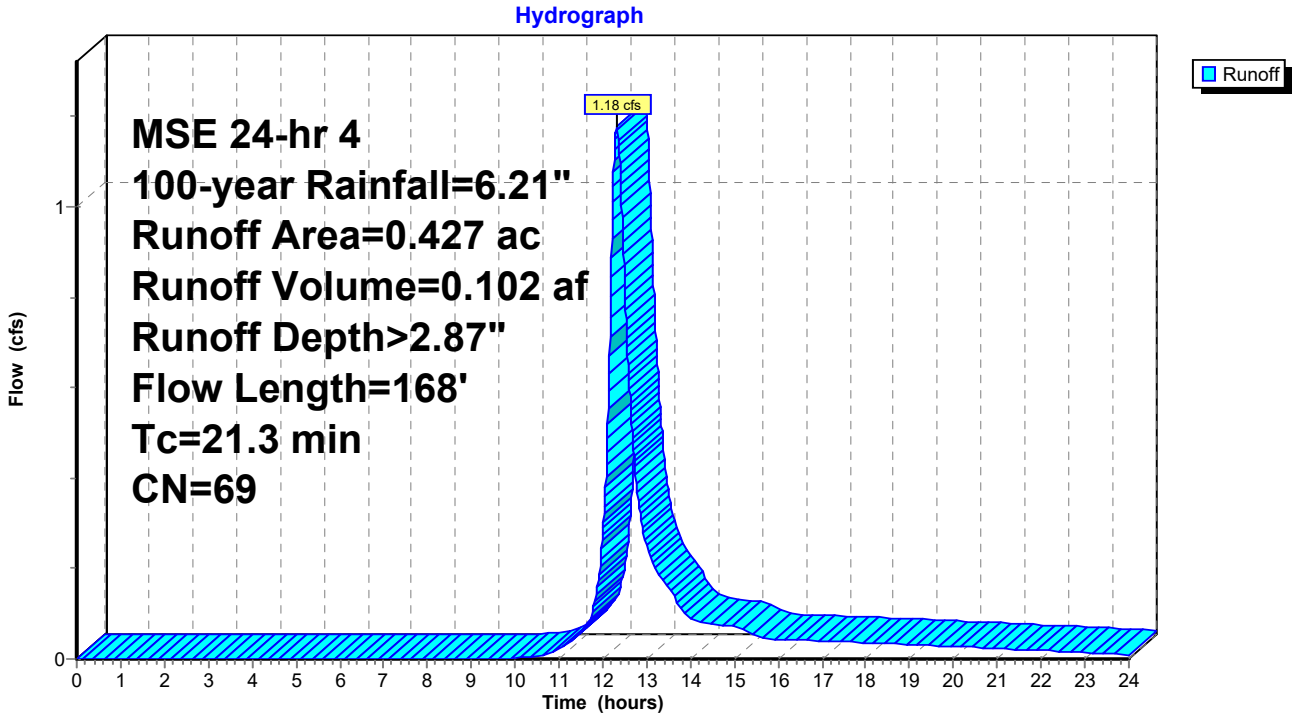
Runoff = 1.18 cfs @ 12.33 hrs, Volume= 0.102 af, Depth> 2.87"
Routed to Link TEO : Total Existing Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 100-year Rainfall=6.21"

Area (ac)	CN	Description
0.427	69	50-75% Grass cover, Fair, HSG B
0.427		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.2	100	0.0100	0.08		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
1.1	68	0.0229	1.06		**Shallow Concentrated Flow, Shallow Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
21.3	168	Total			

Subcatchment E-1: East Uncaptured



Summary for Subcatchment E-2: North Uncaptured

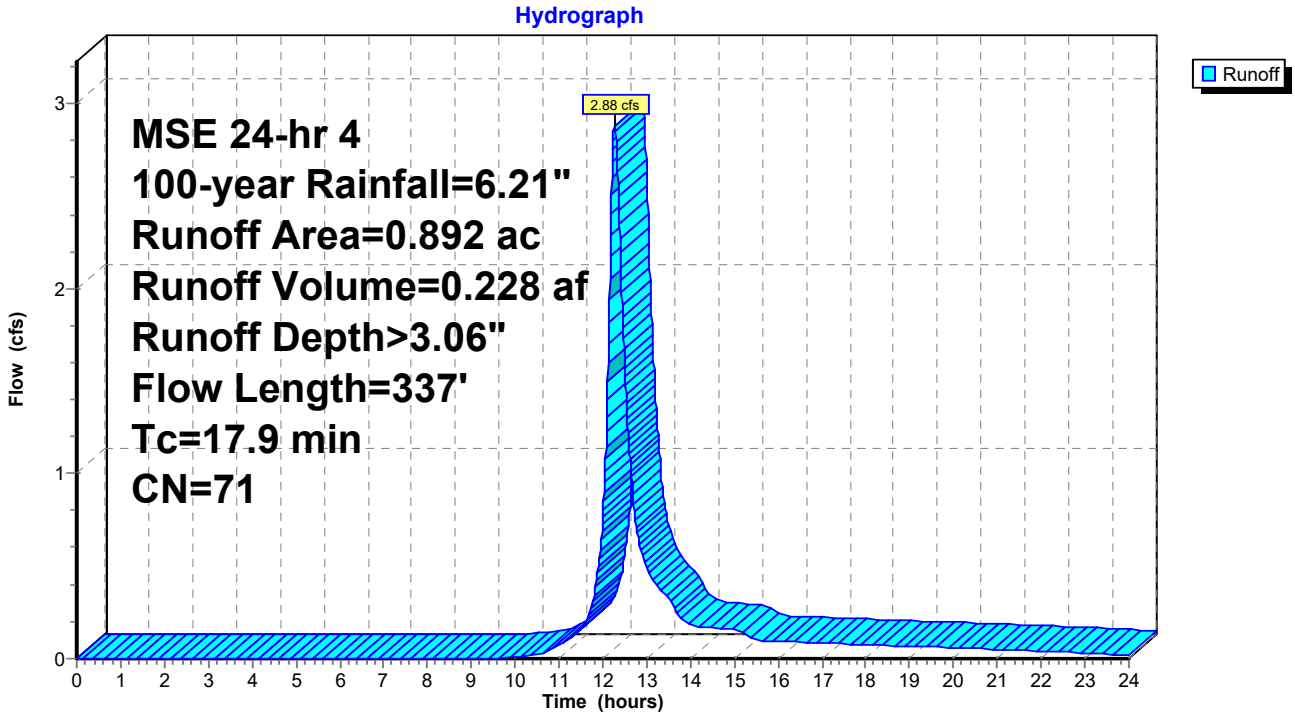
Runoff = 2.88 cfs @ 12.27 hrs, Volume= 0.228 af, Depth> 3.06"
Routed to Link TEO : Total Existing Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 100-year Rainfall=6.21"

Area (ac)	CN	Description
0.756	69	50-75% Grass cover, Fair, HSG B
0.136	79	50-75% Grass cover, Fair, HSG C
0.892	71	Weighted Average
0.892		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.8	100	0.0184	0.11		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
2.1	237	0.0755	1.92		**Shallow Concentrated Flow, Shallow Concentrated** Short Grass Pasture Kv= 7.0 fps
17.9	337	Total			

Subcatchment E-2: North Uncaptured



Summary for Subcatchment E-3: West Captured

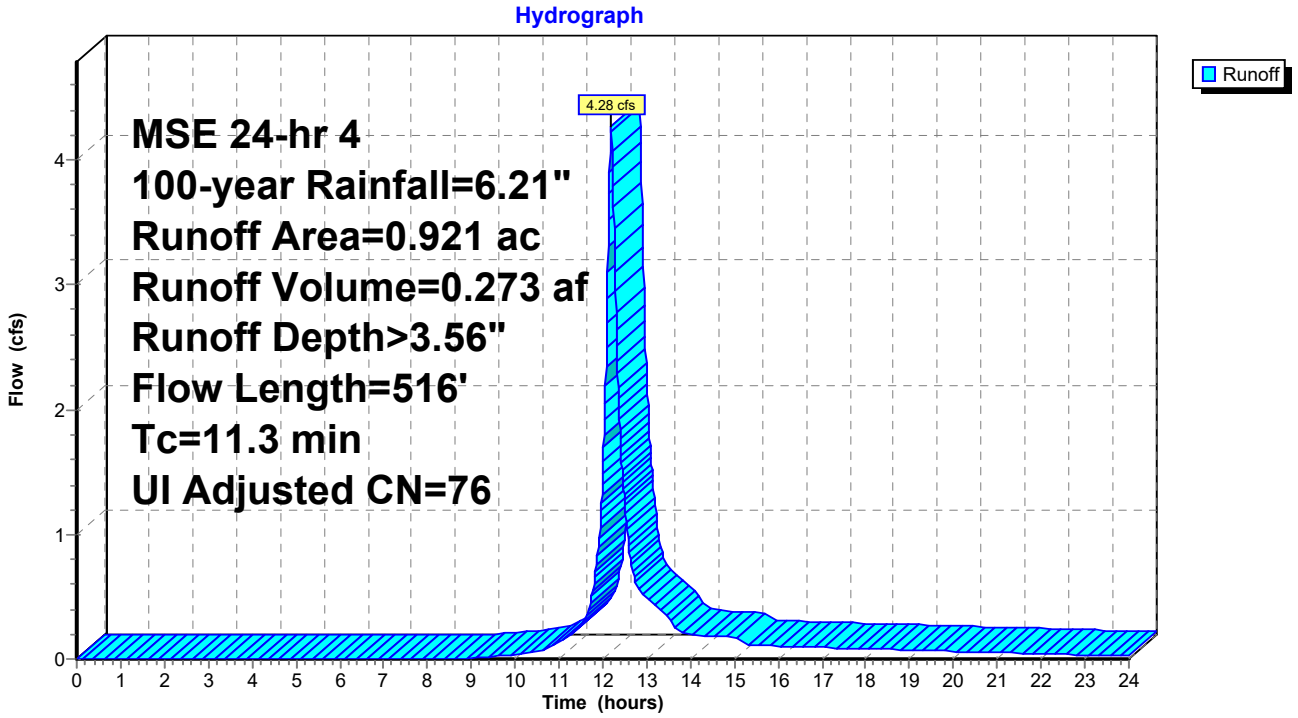
Runoff = 4.28 cfs @ 12.19 hrs, Volume= 0.273 af, Depth> 3.56"
Routed to Link TEO : Total Existing Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 100-year Rainfall=6.21"

Area (ac)	CN	Adj	Description
0.264	69		50-75% Grass cover, Fair, HSG B
0.639	79		50-75% Grass cover, Fair, HSG C
0.018	98		Unconnected pavement, HSG C
0.921	77	76	Weighted Average, UI Adjusted
0.903			98.05% Pervious Area
0.018			1.95% Impervious Area
0.018			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.7	100	0.0819	0.19		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
2.5	383	0.1279	2.50		**Shallow Concentrated Flow, Shallow Concentrated** Short Grass Pasture Kv= 7.0 fps
0.1	33	0.5480	5.18		**Shallow Concentrated Flow, Shallow Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
11.3	516	Total			

Subcatchment E-3: West Captured

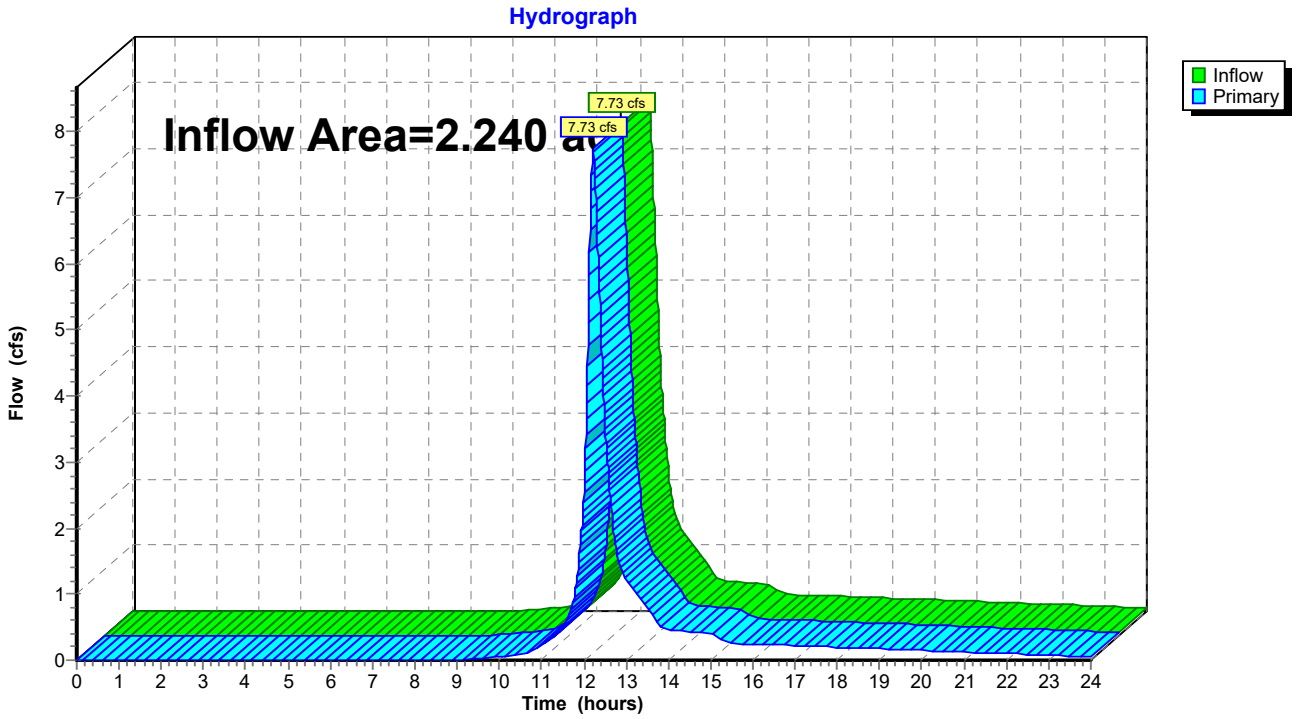


Summary for Link TEO: Total Existing Outfall

Inflow Area = 2.240 ac, 0.80% Impervious, Inflow Depth > 3.23" for 100-year event
Inflow = 7.73 cfs @ 12.22 hrs, Volume= 0.603 af
Primary = 7.73 cfs @ 12.22 hrs, Volume= 0.603 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

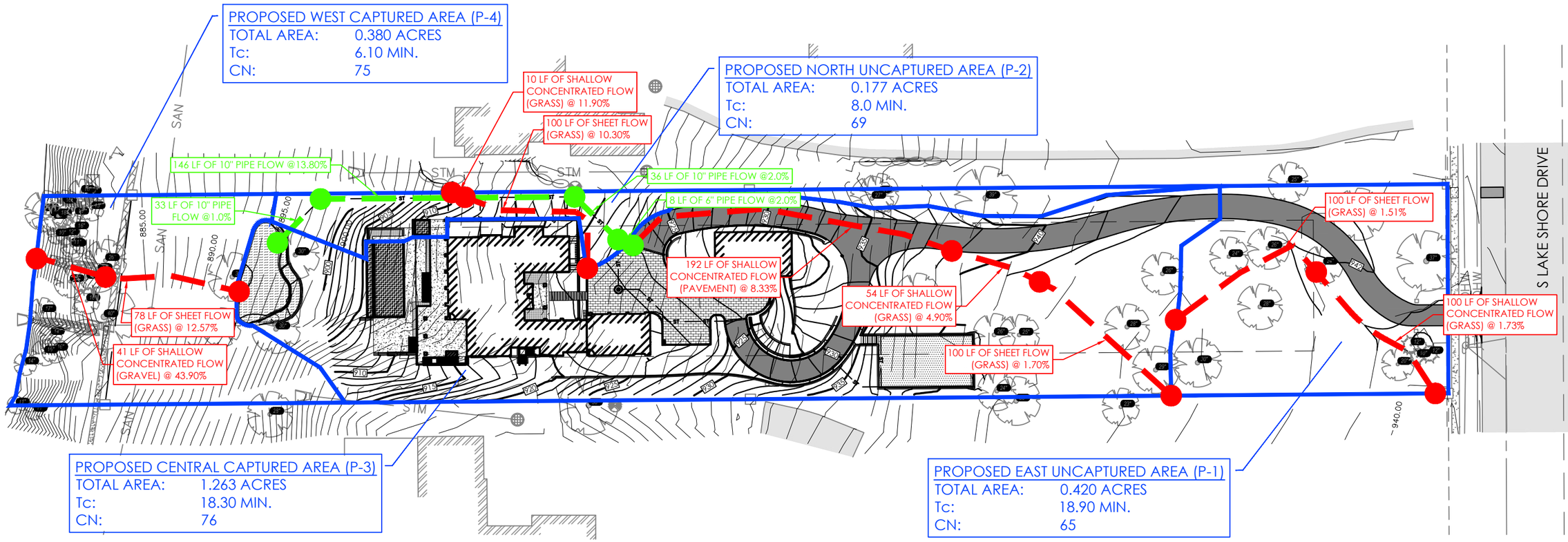
Link TEO: Total Existing Outfall



PROPOSED STORMWATER MODELING

PROPOSED CONDITIONS

PROPOSED HYDROCAD MODELING REPORT



PROPOSED CONDITIONS

June 23, 2026

Kolber Residence

Lake Geneva, WI Proj. No. 2025-126

N

SCALE: "1=60'

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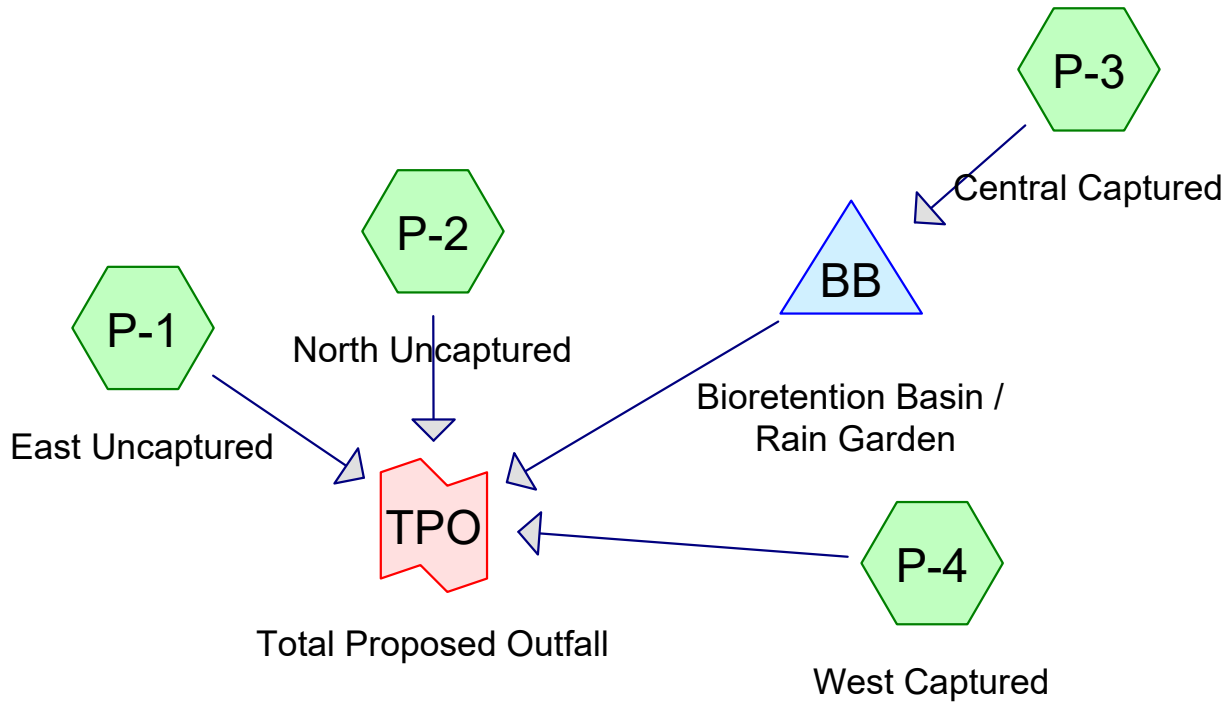
ABACUS ARCHITECTS

6/23/2026
P:\2025-CONTRACTS\2025-126 Kolber Residence\Phase - 2\Construction Documents\5.3 Site\SWMP\2025-126 - SWMP.dwg



Subcat Reach Pond Link

Routing Diagram for 2025-126 - SWMP
Prepared by Hewlett-Packard Company, Printed 6/22/2026
HydroCAD® 10.10-7c s/n 12371 © 2022 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-year	MSE 24-hr	4	Default	24.00	1	2.42	2
2	2-year	MSE 24-hr	4	Default	24.00	1	2.78	2
3	10-year	MSE 24-hr	4	Default	24.00	1	3.97	2
4	100-year	MSE 24-hr	4	Default	24.00	1	6.21	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.053	61	>75% Grass cover, Good, HSG B (P-1, P-2, P-3)
0.571	74	>75% Grass cover, Good, HSG C (P-2, P-3, P-4)
0.020	98	Gravel (P-3, P-4)
0.360	98	Pavement (P-1, P-2, P-3, P-4)
0.076	61	Permeable Pavers (P-3)
0.020	100	Pool (P-2, P-3)
0.140	98	Roofs (P-3)
2.240	**73**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
1.053	HSG B	P-1, P-2, P-3
0.571	HSG C	P-2, P-3, P-4
0.000	HSG D	
0.616	Other	P-1, P-2, P-3, P-4
2.240		**TOTAL AREA**

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	1.053	0.571	0.000	0.000	1.624	>75% Grass cover, Good	P-1, P-2, P-3, P-4
0.000	0.000	0.000	0.000	0.020	0.020	Gravel	P-3, P-4
0.000	0.000	0.000	0.000	0.360	0.360	Pavement	P-1, P-2, P-3, P-4
0.000	0.000	0.000	0.000	0.076	0.076	Permeable Pavers	P-3
0.000	0.000	0.000	0.000	0.020	0.020	Pool	P-2, P-3
0.000	0.000	0.000	0.000	0.140	0.140	Roofs	P-3
0.000	**1.053**	**0.571**	**0.000**	**0.616**	**2.240**	**TOTAL AREA**	

Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)
1	P-3	0.00	0.00	8.0	0.0200	0.010	0.0	6.0	3.0
2	P-3	0.00	0.00	36.0	0.1030	0.024	0.0	10.0	5.0
3	P-3	0.00	0.00	146.0	0.1380	0.024	0.0	10.0	5.0
4	P-3	0.00	0.00	33.0	0.0100	0.024	0.0	10.0	5.0

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment P-1: East Uncaptured Runoff Area=0.420 ac 9.52% Impervious Runoff Depth>0.27"
Flow Length=200' Tc=18.9 min CN=65 Runoff=0.07 cfs 0.009 af

Subcatchment P-2: North Uncaptured Runoff Area=0.177 ac 11.30% Impervious Runoff Depth>0.38"
Flow Length=110' Tc=8.0 min CN=69 Runoff=0.08 cfs 0.006 af

Subcatchment P-3: Central Captured Runoff Area=1.263 ac 36.42% Impervious Runoff Depth>0.64"
Flow Length=569' Tc=18.3 min CN=76 Runoff=0.78 cfs 0.068 af

Subcatchment P-4: West Captured Runoff Area=0.380 ac 5.26% Impervious Runoff Depth>0.60"
Flow Length=119' Tc=6.1 min CN=75 Runoff=0.35 cfs 0.019 af

Pond BB: Bioretention Basin / Rain Garden Peak Elev=893.52' Storage=654 cf Inflow=0.78 cfs 0.068 af
Outflow=0.62 cfs 0.056 af

Link TPO: Total Proposed Outfall Inflow=0.81 cfs 0.090 af
Primary=0.81 cfs 0.090 af

Total Runoff Area = 2.240 ac Runoff Volume = 0.102 af Average Runoff Depth = 0.55"
75.89% Pervious = 1.700 ac 24.11% Impervious = 0.540 ac

Summary for Subcatchment P-1: East Uncaptured

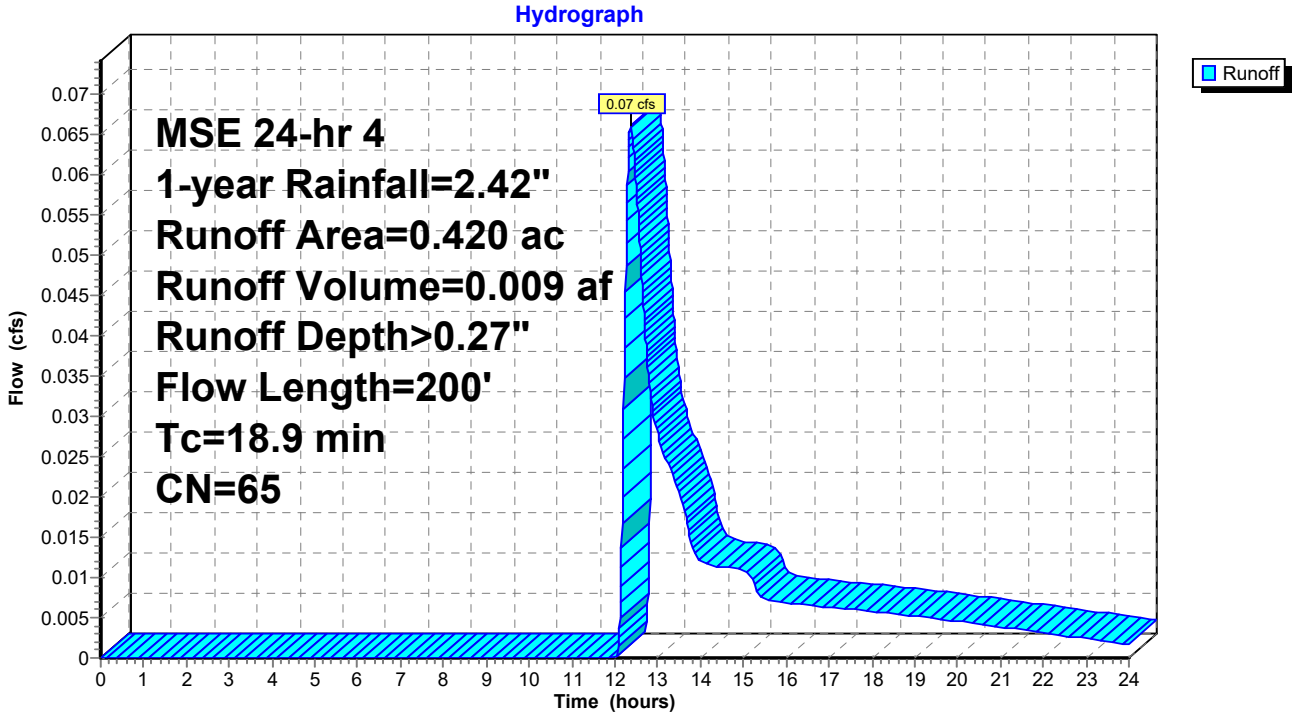
Runoff = 0.07 cfs @ 12.37 hrs, Volume= 0.009 af, Depth> 0.27"
Routed to Link TPO : Total Proposed Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-year Rainfall=2.42"

	Area (ac)	CN	Description
*	0.000	98	Roofs
*	0.040	98	Pavement
	0.380	61	>75% Grass cover, Good, HSG B
	0.000	74	>75% Grass cover, Good, HSG C
	0.420	65	Weighted Average
	0.380		90.48% Pervious Area
	0.040		9.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.1	100	0.0151	0.10		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
1.8	100	0.0173	0.92		**Shallow Concentrated Flow, Shallow Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
18.9	200	Total			

Subcatchment P-1: East Uncaptured



Summary for Subcatchment P-2: North Uncaptured

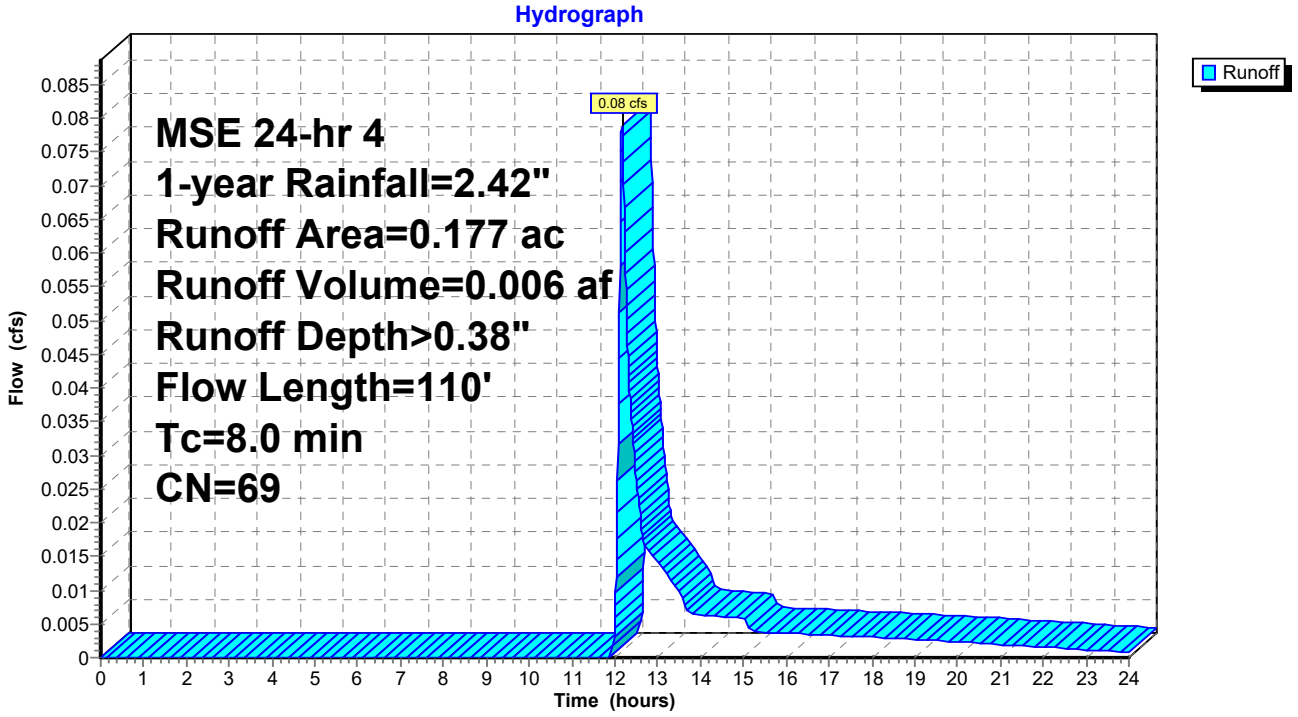
Runoff = 0.08 cfs @ 12.17 hrs, Volume= 0.006 af, Depth> 0.38"
Routed to Link TPO : Total Proposed Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-year Rainfall=2.42"

	Area (ac)	CN	Description
*	0.000	98	Roofs
*	0.010	98	Pavement
	0.107	61	>75% Grass cover, Good, HSG B
	0.050	74	>75% Grass cover, Good, HSG C
*	0.010	100	Pool
	0.177	69	Weighted Average
	0.157		88.70% Pervious Area
	0.020		11.30% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	100	0.1030	0.21		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
0.1	10	0.1190	2.41		**Shallow Concentrated Flow, Shallow Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
8.0	110	Total			

Subcatchment P-2: North Uncaptured



Summary for Subcatchment P-3: Central Captured

[47] Hint: Peak is 210% of capacity of segment #4
[47] Hint: Peak is 182% of capacity of segment #7

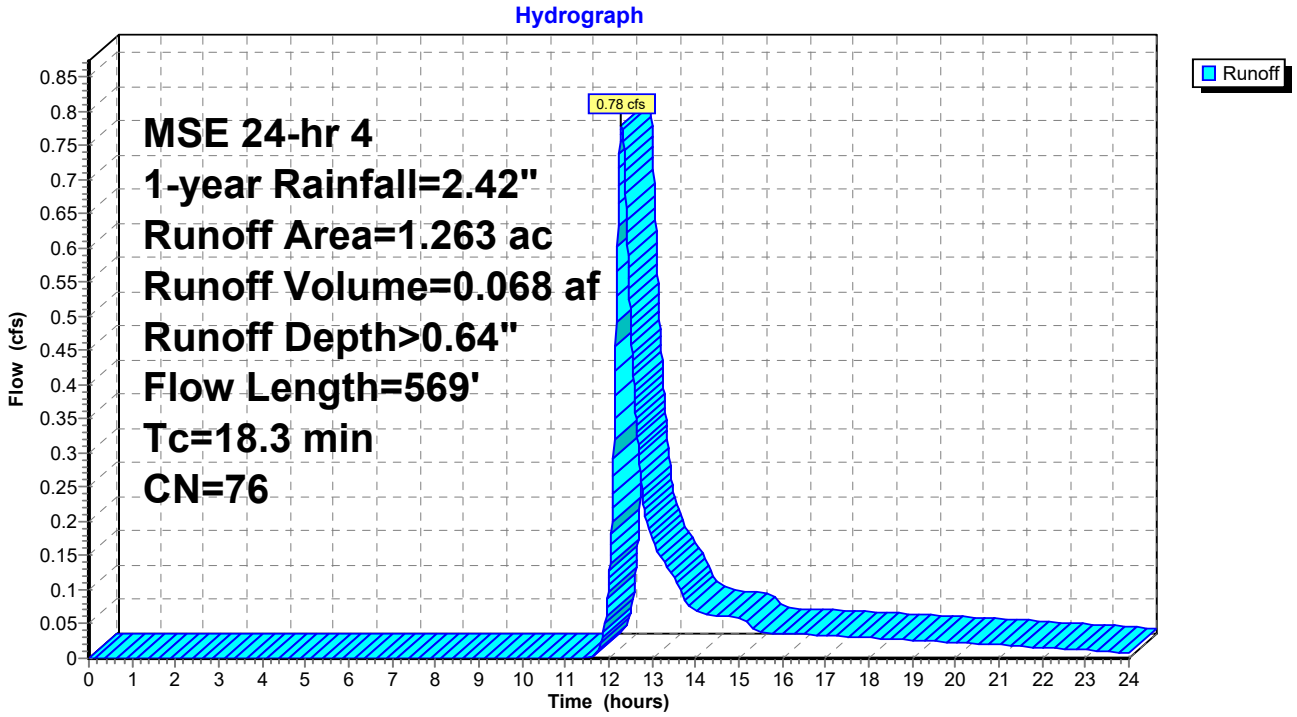
Runoff = 0.78 cfs @ 12.30 hrs, Volume= 0.068 af, Depth> 0.64"
Routed to Pond BB : Bioretention Basin / Rain Garden

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-year Rainfall=2.42"

	Area (ac)	CN	Description
*	0.140	98	Roofs
*	0.300	98	Pavement
	0.566	61	>75% Grass cover, Good, HSG B
	0.161	74	>75% Grass cover, Good, HSG C
*	0.010	100	Pool
*	0.010	98	Gravel
*	0.076	61	Permeable Pavers
	1.263	76	Weighted Average
	0.803		63.58% Pervious Area
	0.460		36.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.3	100	0.0170	0.10		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
0.6	54	0.0490	1.55		**Shallow Concentrated Flow, Shallow Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
0.5	192	0.0833	5.86		**Shallow Concentrated Flow, Shallow Concentrated Flow** Paved Kv= 20.3 fps
0.0	8	0.0200	3.78	0.37	**Pipe Channel, 6" Pipe Flow** 6.0" Round w/ 3.0" inside fill Area= 0.1 sf Perim= 1.3' r= 0.08' n= 0.010
0.1	36	0.1030	5.03	1.37	**Pipe Channel, 10" Pipe Flow** 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
0.4	146	0.1380	5.82	1.59	**Pipe Channel, 10" Pipe Flow** 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
0.4	33	0.0100	1.57	0.43	**Pipe Channel, 10" Pipe Flow** 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
18.3	569	Total			

Subcatchment P-3: Central Captured



Summary for Subcatchment P-4: West Captured

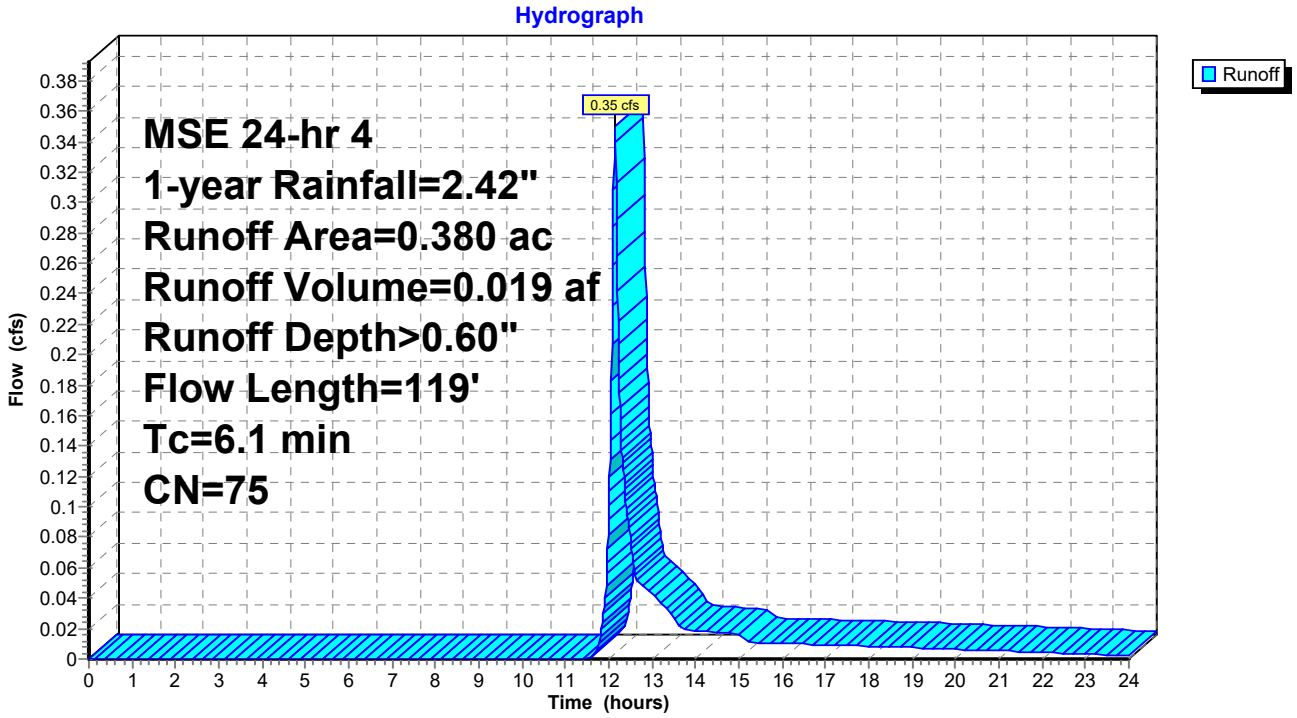
Runoff = 0.35 cfs @ 12.14 hrs, Volume= 0.019 af, Depth> 0.60"
Routed to Link TPO : Total Proposed Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-year Rainfall=2.42"

	Area (ac)	CN	Description
*	0.000	98	Roofs
*	0.010	98	Pavement
	0.000	61	>75% Grass cover, Good, HSG B
	0.360	74	>75% Grass cover, Good, HSG C
*	0.000	100	Pool
*	0.010	98	Gravel
	0.380	75	Weighted Average
	0.360		94.74% Pervious Area
	0.020		5.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	78	0.1257	0.22		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
0.1	41	0.4390	10.67		**Shallow Concentrated Flow, Shallow Concentrated Flow** Unpaved Kv= 16.1 fps
6.1	119	Total			

Subcatchment P-4: West Captured



Summary for Pond BB: Bioretention Basin / Rain Garden

Inflow Area = 1.263 ac, 36.42% Impervious, Inflow Depth > 0.64" for 1-year event
Inflow = 0.78 cfs @ 12.30 hrs, Volume= 0.068 af
Outflow = 0.62 cfs @ 12.42 hrs, Volume= 0.056 af, Atten= 21%, Lag= 7.4 min
Primary = 0.62 cfs @ 12.42 hrs, Volume= 0.056 af
Routed to Link TPO : Total Proposed Outfall

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 2
Peak Elev= 893.52' @ 12.42 hrs Surf.Area= 1,162 sf Storage= 654 cf
Flood Elev= 894.00' Surf.Area= 1,357 sf Storage= 1,262 cf

Plug-Flow detention time= 104.7 min calculated for 0.056 af (82% of inflow)
Center-of-Mass det. time= 33.7 min (896.7 - 863.0)

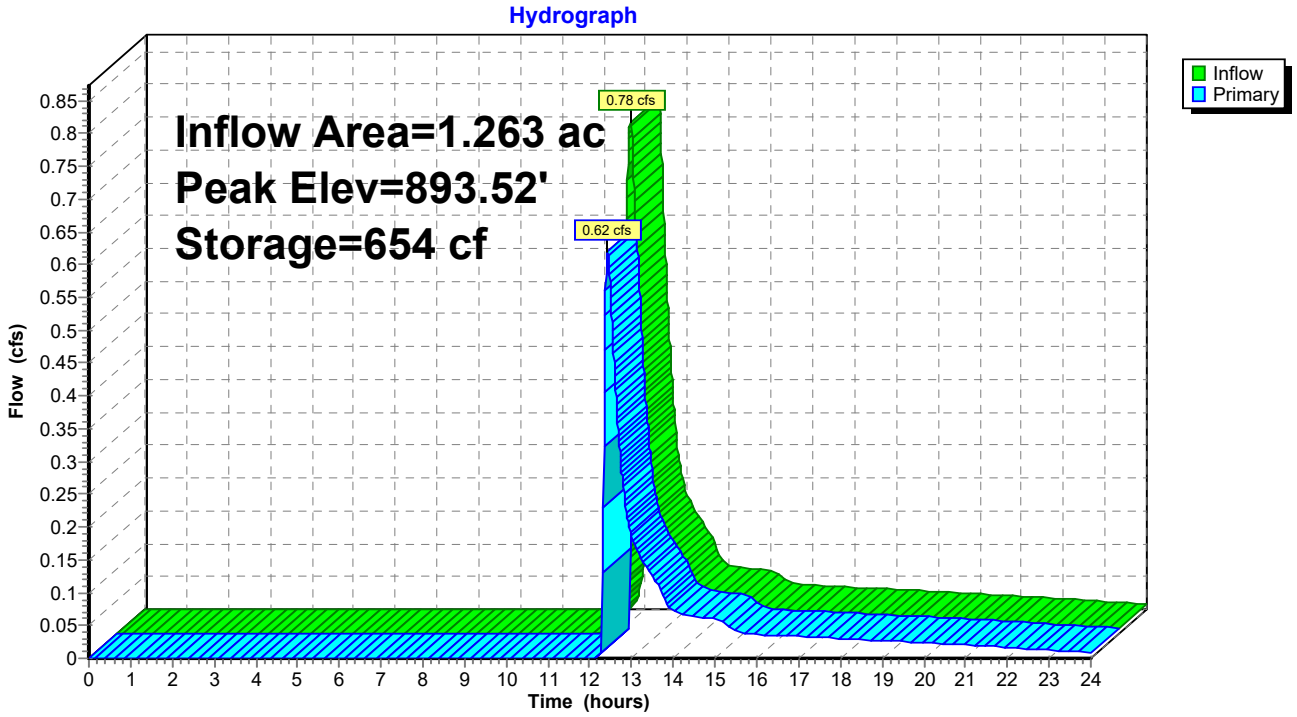
Volume	Invert	Avail.Storage	Storage Description
#1	892.89'	1,262 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
892.89	948	0	0
893.40	1,103	523	523
893.55	1,180	171	694
893.75	1,243	242	937
894.00	1,357	325	1,262

Device	Routing	Invert	Outlet Devices
#1	Primary	893.40'	**6.0' long x 1.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.62 2.64 2.64 2.68 2.75 2.86 2.92 3.07 3.07 3.03 3.28 3.32

Primary OutFlow Max=0.62 cfs @ 12.42 hrs HW=893.52' (Free Discharge)
↑—**1=Broad-Crested Rectangular Weir** (Weir Controls 0.62 cfs @ 0.89 fps)

Pond BB: Bioretention Basin / Rain Garden

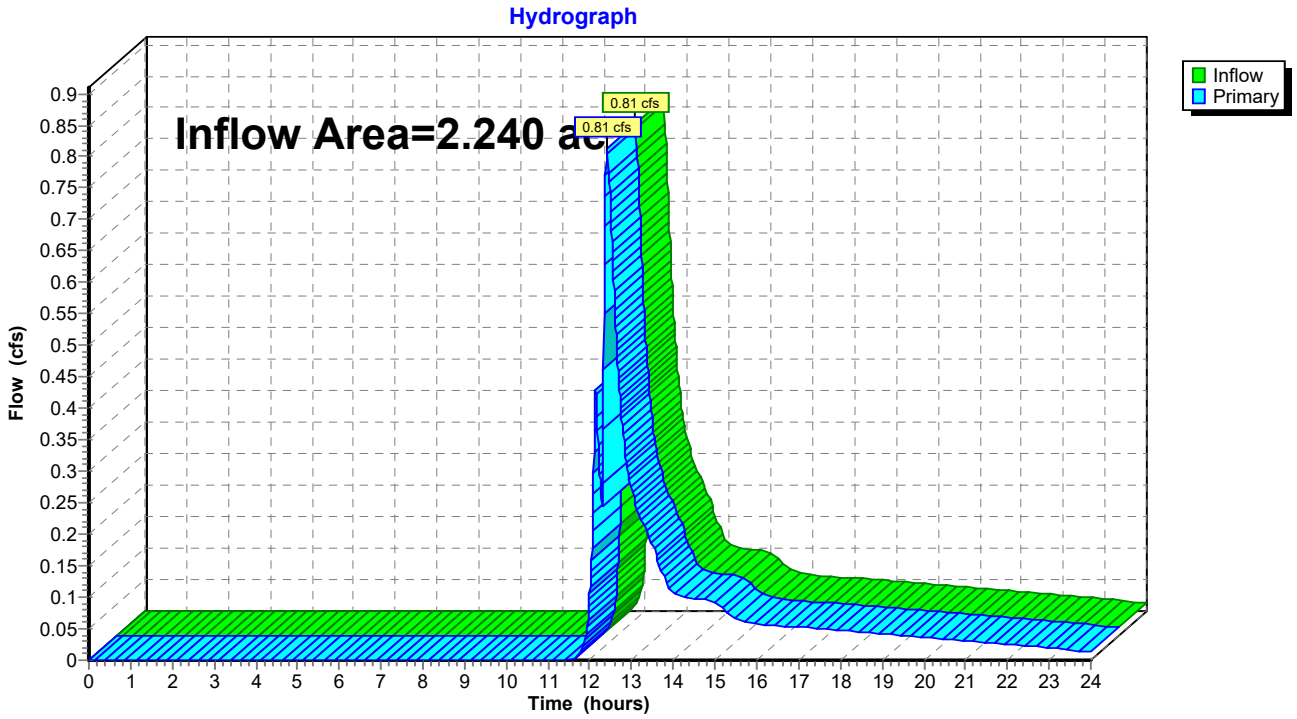


Summary for Link TPO: Total Proposed Outfall

Inflow Area = 2.240 ac, 24.11% Impervious, Inflow Depth > 0.48" for 1-year event
Inflow = 0.81 cfs @ 12.41 hrs, Volume= 0.090 af
Primary = 0.81 cfs @ 12.41 hrs, Volume= 0.090 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link TPO: Total Proposed Outfall



Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment P-1: East Uncaptured Runoff Area=0.420 ac 9.52% Impervious Runoff Depth>0.41"
Flow Length=200' Tc=18.9 min CN=65 Runoff=0.12 cfs 0.014 af

Subcatchment P-2: North Uncaptured Runoff Area=0.177 ac 11.30% Impervious Runoff Depth>0.55"
Flow Length=110' Tc=8.0 min CN=69 Runoff=0.13 cfs 0.008 af

Subcatchment P-3: Central Captured Runoff Area=1.263 ac 36.42% Impervious Runoff Depth>0.87"
Flow Length=569' Tc=18.3 min CN=76 Runoff=1.09 cfs 0.091 af

Subcatchment P-4: West Captured Runoff Area=0.380 ac 5.26% Impervious Runoff Depth>0.82"
Flow Length=119' Tc=6.1 min CN=75 Runoff=0.49 cfs 0.026 af

Pond BB: Bioretention Basin / Rain Garden Peak Elev=893.56' Storage=706 cf Inflow=1.09 cfs 0.091 af
Outflow=1.00 cfs 0.079 af

Link TPO: Total Proposed Outfall Inflow=1.34 cfs 0.128 af
Primary=1.34 cfs 0.128 af

Total Runoff Area = 2.240 ac Runoff Volume = 0.140 af Average Runoff Depth = 0.75"
75.89% Pervious = 1.700 ac 24.11% Impervious = 0.540 ac

Summary for Subcatchment P-1: East Uncaptured

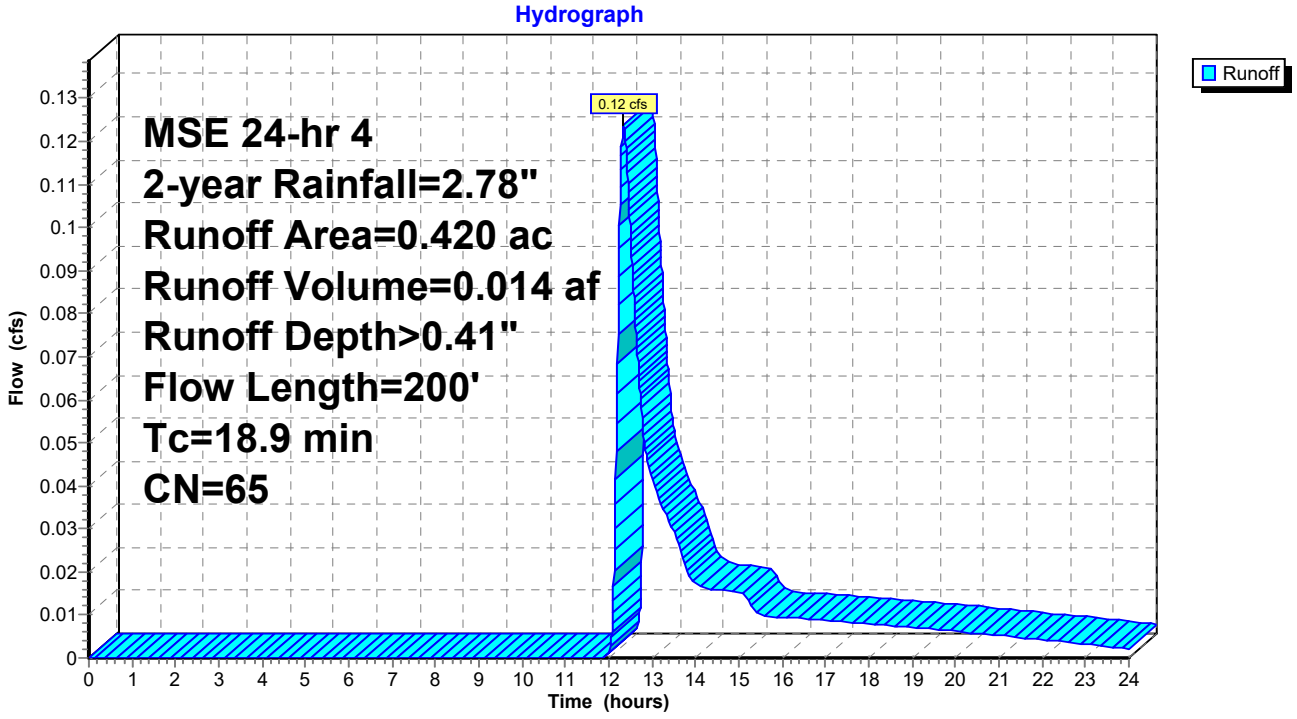
Runoff = 0.12 cfs @ 12.35 hrs, Volume= 0.014 af, Depth> 0.41"
Routed to Link TPO : Total Proposed Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-year Rainfall=2.78"

	Area (ac)	CN	Description
*	0.000	98	Roofs
*	0.040	98	Pavement
	0.380	61	>75% Grass cover, Good, HSG B
	0.000	74	>75% Grass cover, Good, HSG C
	0.420	65	Weighted Average
	0.380		90.48% Pervious Area
	0.040		9.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.1	100	0.0151	0.10		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
1.8	100	0.0173	0.92		**Shallow Concentrated Flow, Shallow Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
18.9	200	Total			

Subcatchment P-1: East Uncaptured



Summary for Subcatchment P-2: North Uncaptured

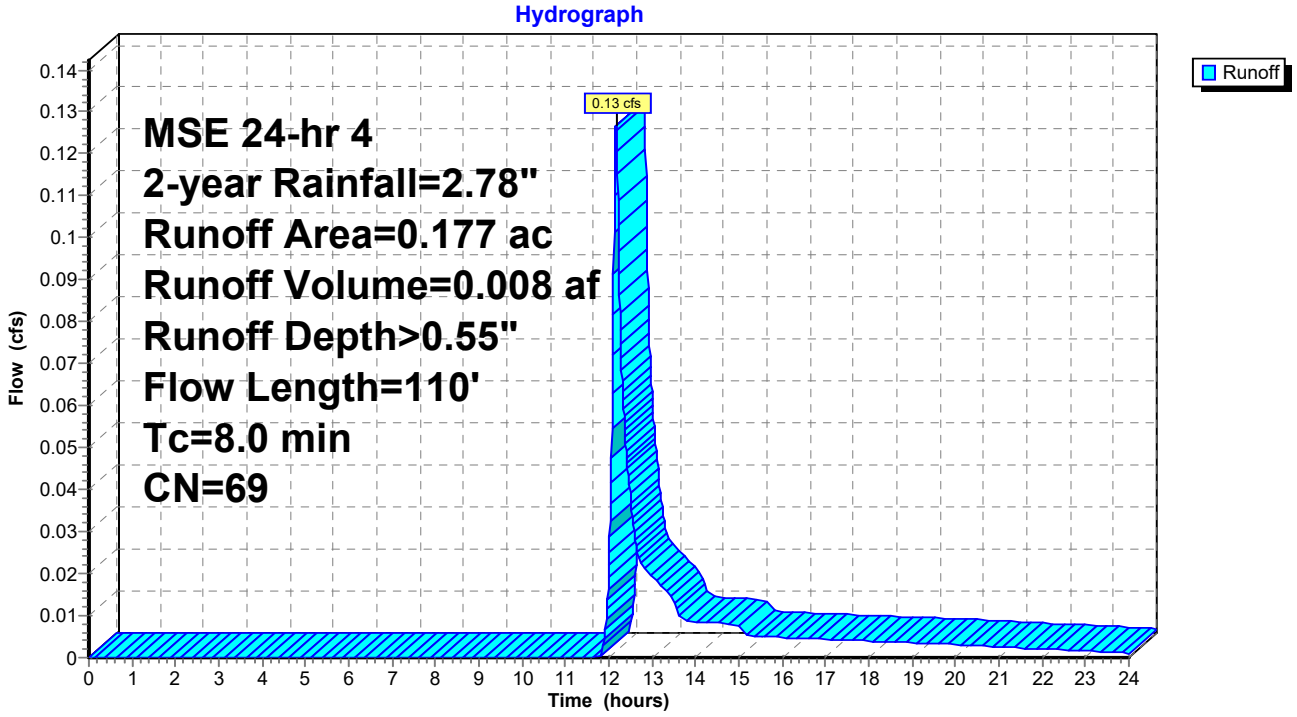
Runoff = 0.13 cfs @ 12.17 hrs, Volume= 0.008 af, Depth> 0.55"
Routed to Link TPO : Total Proposed Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-year Rainfall=2.78"

	Area (ac)	CN	Description
*	0.000	98	Roofs
*	0.010	98	Pavement
	0.107	61	>75% Grass cover, Good, HSG B
	0.050	74	>75% Grass cover, Good, HSG C
*	0.010	100	Pool
	0.177	69	Weighted Average
	0.157		88.70% Pervious Area
	0.020		11.30% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	100	0.1030	0.21		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
0.1	10	0.1190	2.41		**Shallow Concentrated Flow, Shallow Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
8.0	110	Total			

Subcatchment P-2: North Uncaptured



Summary for Subcatchment P-3: Central Captured

[47] Hint: Peak is 292% of capacity of segment #4
[47] Hint: Peak is 254% of capacity of segment #7

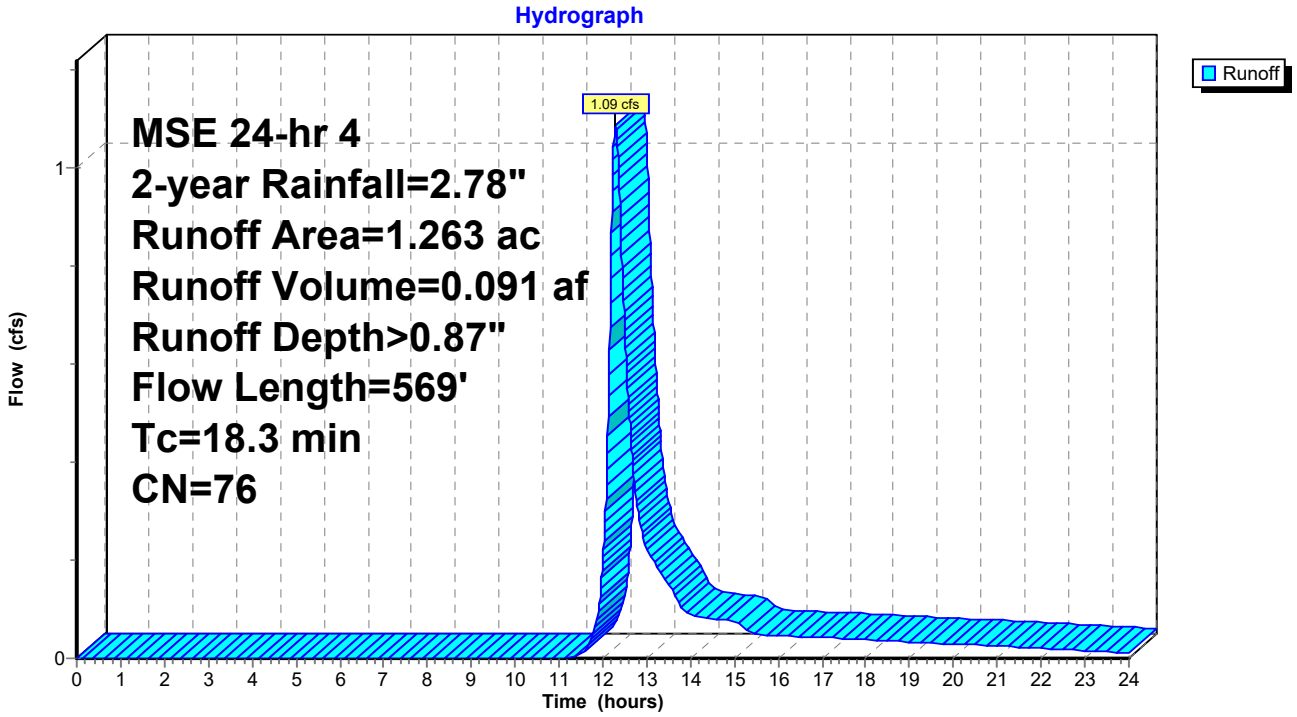
Runoff = 1.09 cfs @ 12.30 hrs, Volume= 0.091 af, Depth> 0.87"
Routed to Pond BB : Bioretention Basin / Rain Garden

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-year Rainfall=2.78"

	Area (ac)	CN	Description
*	0.140	98	Roofs
*	0.300	98	Pavement
	0.566	61	>75% Grass cover, Good, HSG B
	0.161	74	>75% Grass cover, Good, HSG C
*	0.010	100	Pool
*	0.010	98	Gravel
*	0.076	61	Permeable Pavers
	1.263	76	Weighted Average
	0.803		63.58% Pervious Area
	0.460		36.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.3	100	0.0170	0.10		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
0.6	54	0.0490	1.55		**Shallow Concentrated Flow, Shallow Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
0.5	192	0.0833	5.86		**Shallow Concentrated Flow, Shallow Concentrated Flow** Paved Kv= 20.3 fps
0.0	8	0.0200	3.78	0.37	**Pipe Channel, 6" Pipe Flow** 6.0" Round w/ 3.0" inside fill Area= 0.1 sf Perim= 1.3' r= 0.08' n= 0.010
0.1	36	0.1030	5.03	1.37	**Pipe Channel, 10" Pipe Flow** 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
0.4	146	0.1380	5.82	1.59	**Pipe Channel, 10" Pipe Flow** 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
0.4	33	0.0100	1.57	0.43	**Pipe Channel, 10" Pipe Flow** 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
18.3	569	Total			

Subcatchment P-3: Central Captured



Summary for Subcatchment P-4: West Captured

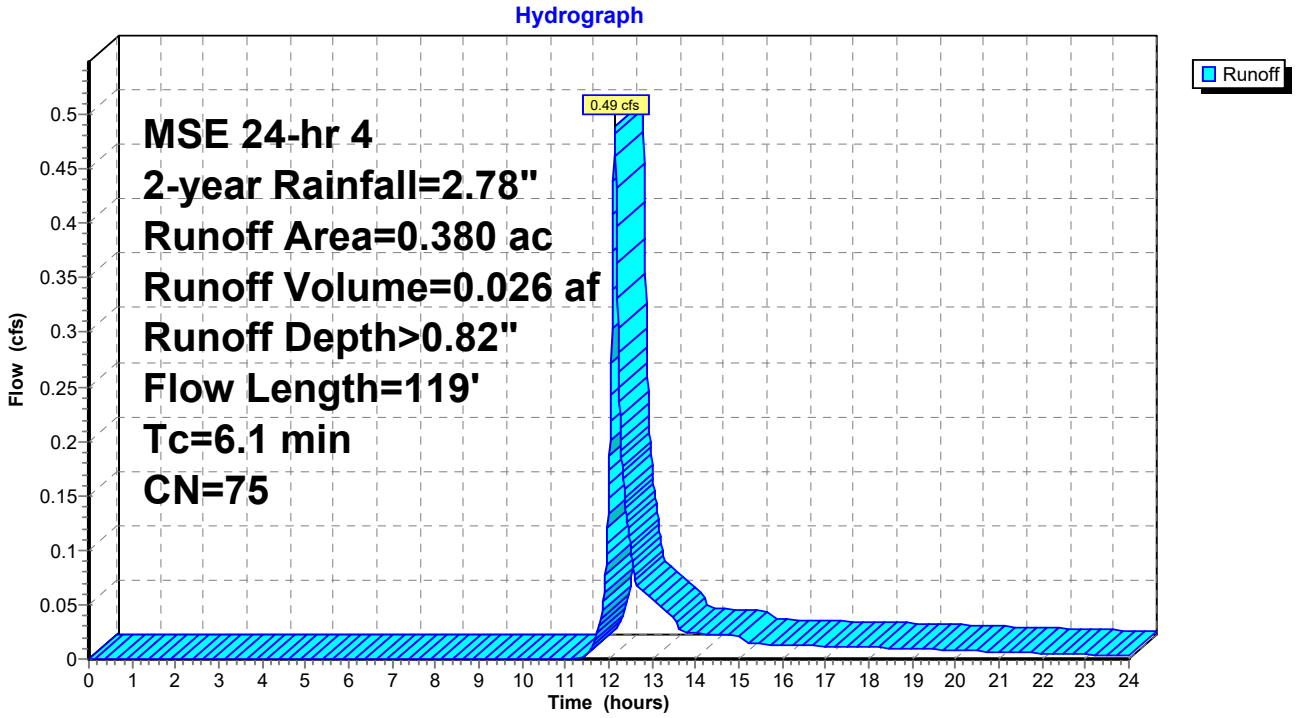
Runoff = 0.49 cfs @ 12.14 hrs, Volume= 0.026 af, Depth> 0.82"
Routed to Link TPO : Total Proposed Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 2-year Rainfall=2.78"

	Area (ac)	CN	Description
*	0.000	98	Roofs
*	0.010	98	Pavement
	0.000	61	>75% Grass cover, Good, HSG B
	0.360	74	>75% Grass cover, Good, HSG C
*	0.000	100	Pool
*	0.010	98	Gravel
	0.380	75	Weighted Average
	0.360		94.74% Pervious Area
	0.020		5.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	78	0.1257	0.22		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
0.1	41	0.4390	10.67		**Shallow Concentrated Flow, Shallow Concentrated Flow** Unpaved Kv= 16.1 fps
6.1	119	Total			

Subcatchment P-4: West Captured



Summary for Pond BB: Bioretention Basin / Rain Garden

Inflow Area = 1.263 ac, 36.42% Impervious, Inflow Depth > 0.87" for 2-year event
Inflow = 1.09 cfs @ 12.30 hrs, Volume= 0.091 af
Outflow = 1.00 cfs @ 12.36 hrs, Volume= 0.079 af, Atten= 8%, Lag= 3.7 min
Primary = 1.00 cfs @ 12.36 hrs, Volume= 0.079 af
Routed to Link TPO : Total Proposed Outfall

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 2
Peak Elev= 893.56' @ 12.36 hrs Surf.Area= 1,183 sf Storage= 706 cf
Flood Elev= 894.00' Surf.Area= 1,357 sf Storage= 1,262 cf

Plug-Flow detention time= 80.9 min calculated for 0.079 af (87% of inflow)
Center-of-Mass det. time= 24.2 min (879.1 - 854.9)

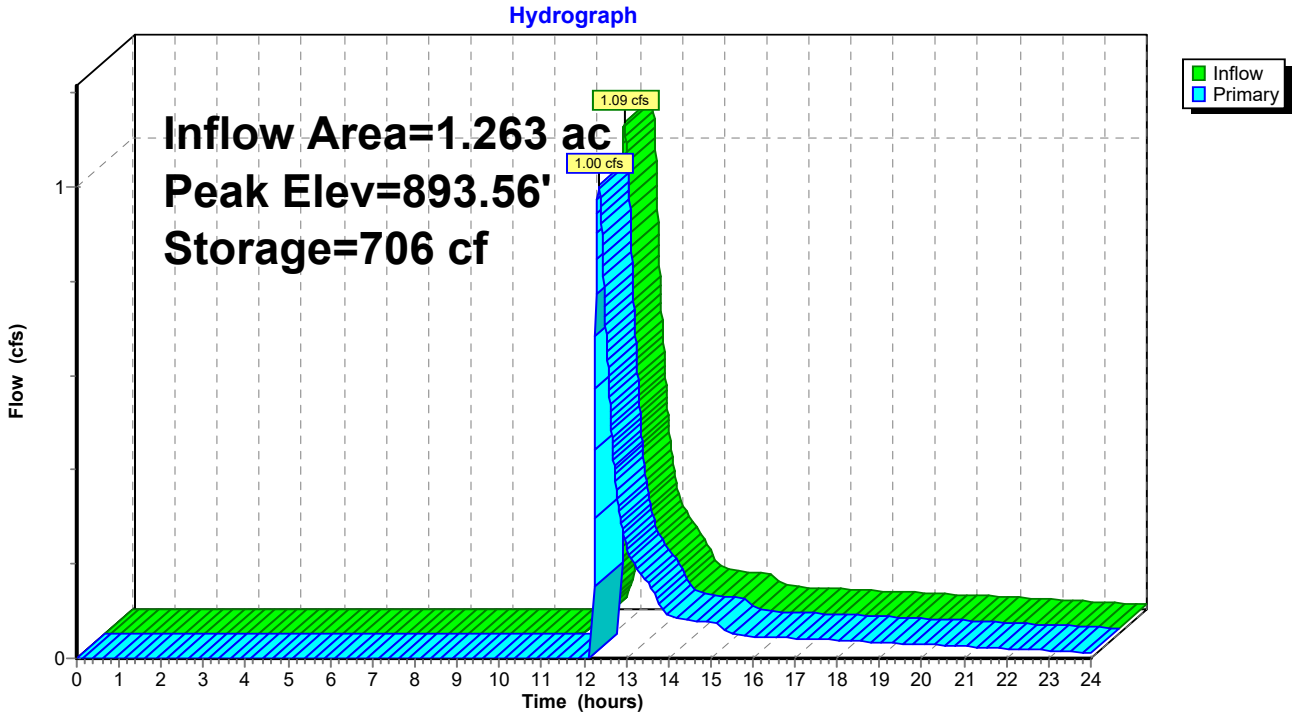
Volume	Invert	Avail.Storage	Storage Description
#1	892.89'	1,262 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
892.89	948	0	0
893.40	1,103	523	523
893.55	1,180	171	694
893.75	1,243	242	937
894.00	1,357	325	1,262

Device	Routing	Invert	Outlet Devices
#1	Primary	893.40'	**6.0' long x 1.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.62 2.64 2.64 2.68 2.75 2.86 2.92 3.07 3.07 3.03 3.28 3.32

Primary OutFlow Max=1.00 cfs @ 12.36 hrs HW=893.56' (Free Discharge)
↑—**1=Broad-Crested Rectangular Weir** (Weir Controls 1.00 cfs @ 1.05 fps)

Pond BB: Bioretention Basin / Rain Garden

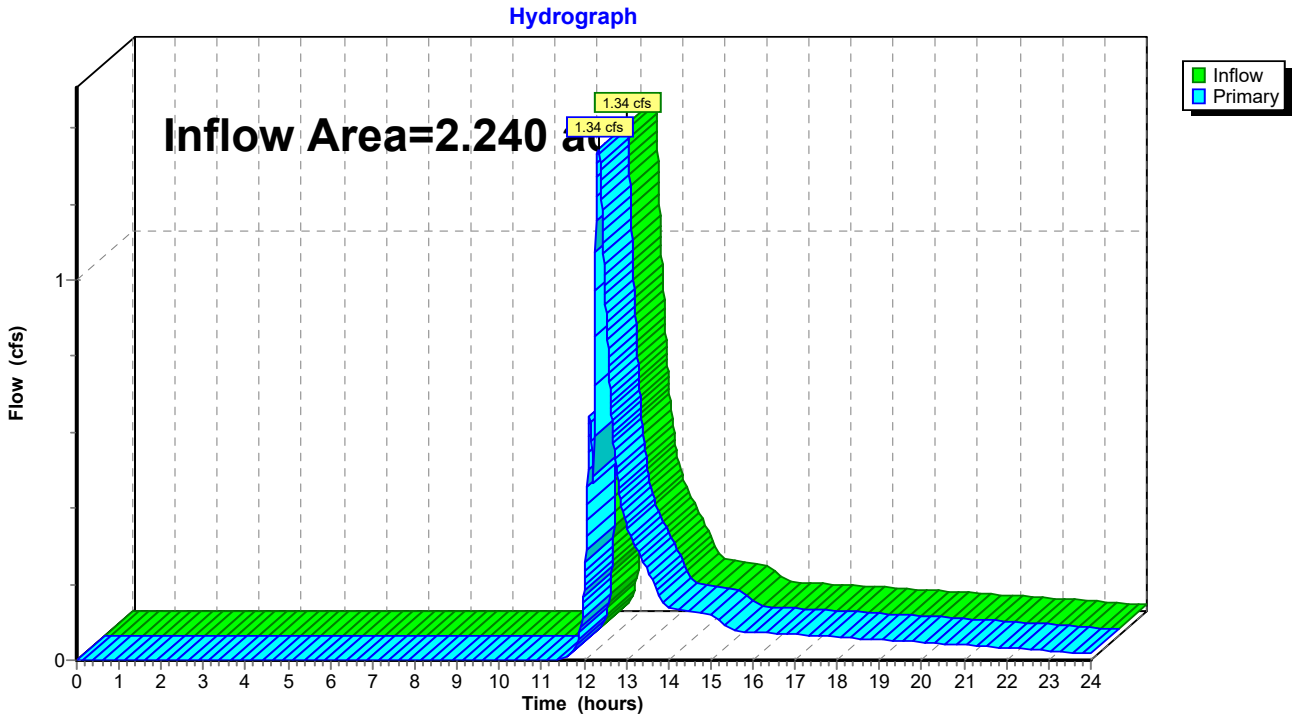


Summary for Link TPO: Total Proposed Outfall

Inflow Area = 2.240 ac, 24.11% Impervious, Inflow Depth > 0.68" for 2-year event
Inflow = 1.34 cfs @ 12.35 hrs, Volume= 0.128 af
Primary = 1.34 cfs @ 12.35 hrs, Volume= 0.128 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link TPO: Total Proposed Outfall



Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment P-1: East Uncaptured Runoff Area=0.420 ac 9.52% Impervious Runoff Depth>1.01"
Flow Length=200' Tc=18.9 min CN=65 Runoff=0.39 cfs 0.035 af

Subcatchment P-2: North Uncaptured Runoff Area=0.177 ac 11.30% Impervious Runoff Depth>1.25"
Flow Length=110' Tc=8.0 min CN=69 Runoff=0.32 cfs 0.018 af

Subcatchment P-3: Central Captured Runoff Area=1.263 ac 36.42% Impervious Runoff Depth>1.71"
Flow Length=569' Tc=18.3 min CN=76 Runoff=2.24 cfs 0.180 af

Subcatchment P-4: West Captured Runoff Area=0.380 ac 5.26% Impervious Runoff Depth>1.64"
Flow Length=119' Tc=6.1 min CN=75 Runoff=1.01 cfs 0.052 af

Pond BB: Bioretention Basin / Rain Garden Peak Elev=893.67' Storage=837 cf Inflow=2.24 cfs 0.180 af
Outflow=2.20 cfs 0.168 af

Link TPO: Total Proposed Outfall Inflow=3.10 cfs 0.274 af
Primary=3.10 cfs 0.274 af

Total Runoff Area = 2.240 ac Runoff Volume = 0.286 af Average Runoff Depth = 1.53"
75.89% Pervious = 1.700 ac 24.11% Impervious = 0.540 ac

Summary for Subcatchment P-1: East Uncaptured

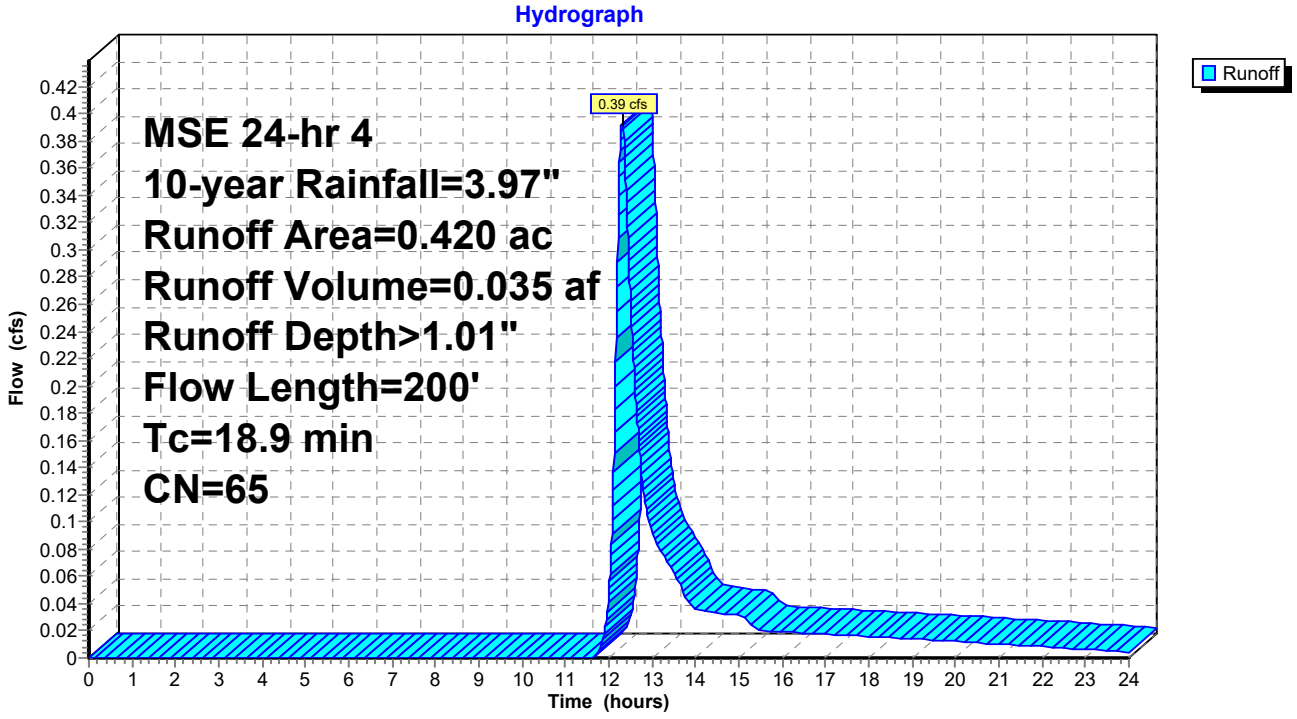
Runoff = 0.39 cfs @ 12.31 hrs, Volume= 0.035 af, Depth> 1.01"
Routed to Link TPO : Total Proposed Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 10-year Rainfall=3.97"

	Area (ac)	CN	Description
*	0.000	98	Roofs
*	0.040	98	Pavement
	0.380	61	>75% Grass cover, Good, HSG B
	0.000	74	>75% Grass cover, Good, HSG C
	0.420	65	Weighted Average
	0.380		90.48% Pervious Area
	0.040		9.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.1	100	0.0151	0.10		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
1.8	100	0.0173	0.92		**Shallow Concentrated Flow, Shallow Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
18.9	200	Total			

Subcatchment P-1: East Uncaptured



Summary for Subcatchment P-2: North Uncaptured

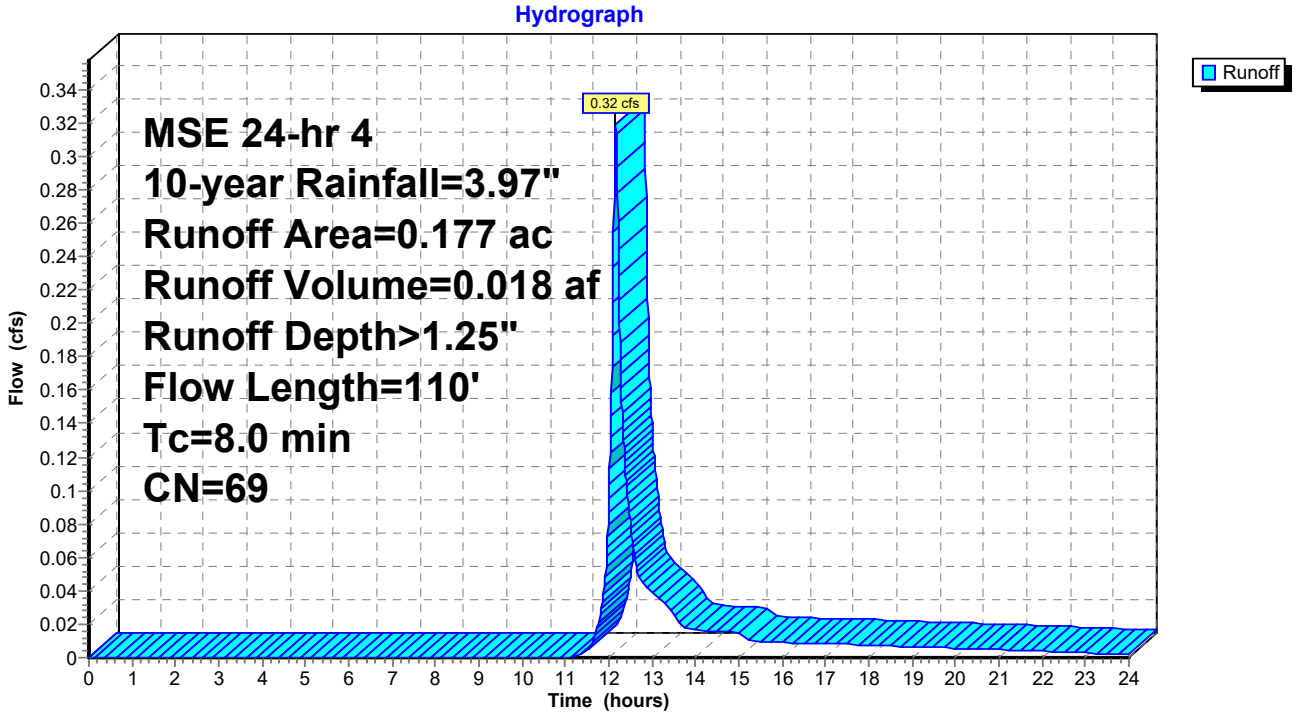
Runoff = 0.32 cfs @ 12.16 hrs, Volume= 0.018 af, Depth> 1.25"
Routed to Link TPO : Total Proposed Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 10-year Rainfall=3.97"

	Area (ac)	CN	Description
*	0.000	98	Roofs
*	0.010	98	Pavement
	0.107	61	>75% Grass cover, Good, HSG B
	0.050	74	>75% Grass cover, Good, HSG C
*	0.010	100	Pool
	0.177	69	Weighted Average
	0.157		88.70% Pervious Area
	0.020		11.30% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	100	0.1030	0.21		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
0.1	10	0.1190	2.41		**Shallow Concentrated Flow, Shallow Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
8.0	110	Total			

Subcatchment P-2: North Uncaptured



Summary for Subcatchment P-3: Central Captured

[47] Hint: Peak is 602% of capacity of segment #4
[47] Hint: Peak is 163% of capacity of segment #5
[47] Hint: Peak is 141% of capacity of segment #6
[47] Hint: Peak is 523% of capacity of segment #7

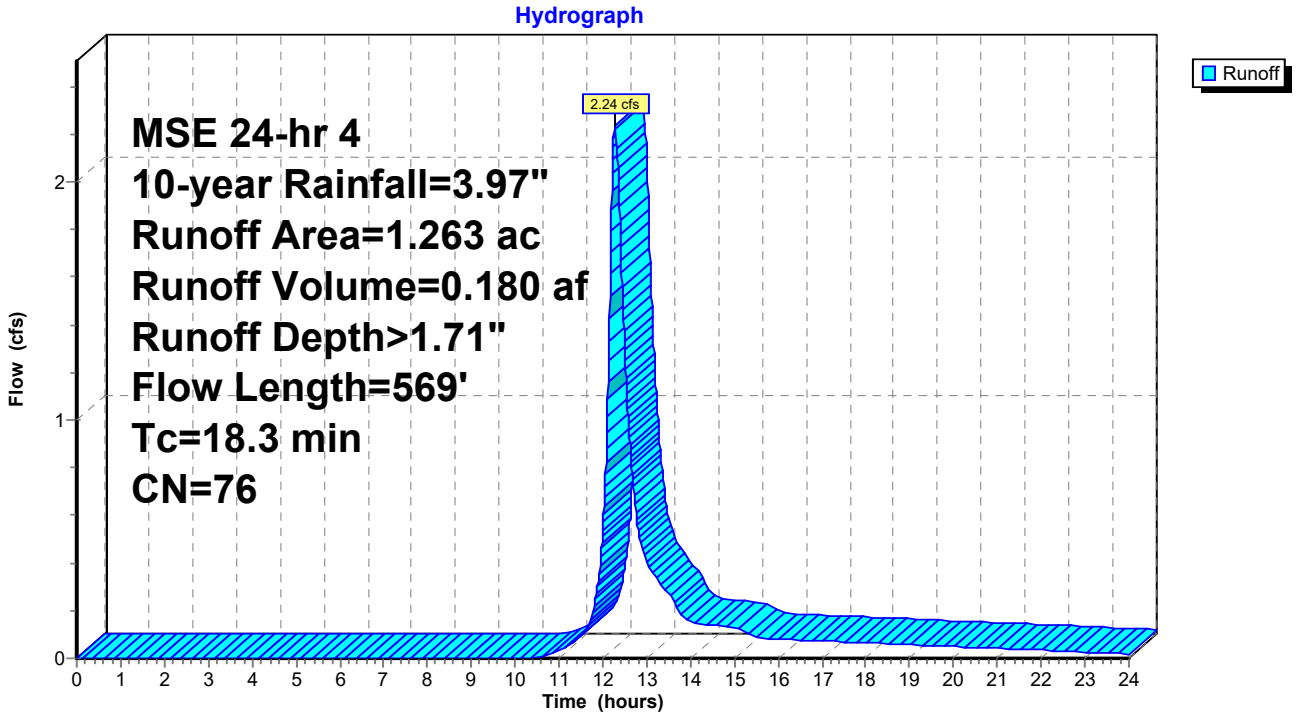
Runoff = 2.24 cfs @ 12.28 hrs, Volume= 0.180 af, Depth> 1.71"
Routed to Pond BB : Bioretention Basin / Rain Garden

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 10-year Rainfall=3.97"

	Area (ac)	CN	Description
*	0.140	98	Roofs
*	0.300	98	Pavement
	0.566	61	>75% Grass cover, Good, HSG B
	0.161	74	>75% Grass cover, Good, HSG C
*	0.010	100	Pool
*	0.010	98	Gravel
*	0.076	61	Permeable Pavers
	1.263	76	Weighted Average
	0.803		63.58% Pervious Area
	0.460		36.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.3	100	0.0170	0.10		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
0.6	54	0.0490	1.55		**Shallow Concentrated Flow, Shallow Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
0.5	192	0.0833	5.86		**Shallow Concentrated Flow, Shallow Concentrated Flow** Paved Kv= 20.3 fps
0.0	8	0.0200	3.78	0.37	**Pipe Channel, 6" Pipe Flow** 6.0" Round w/ 3.0" inside fill Area= 0.1 sf Perim= 1.3' r= 0.08' n= 0.010
0.1	36	0.1030	5.03	1.37	**Pipe Channel, 10" Pipe Flow** 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
0.4	146	0.1380	5.82	1.59	**Pipe Channel, 10" Pipe Flow** 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
0.4	33	0.0100	1.57	0.43	**Pipe Channel, 10" Pipe Flow** 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
18.3	569	Total			

Subcatchment P-3: Central Captured



Summary for Subcatchment P-4: West Captured

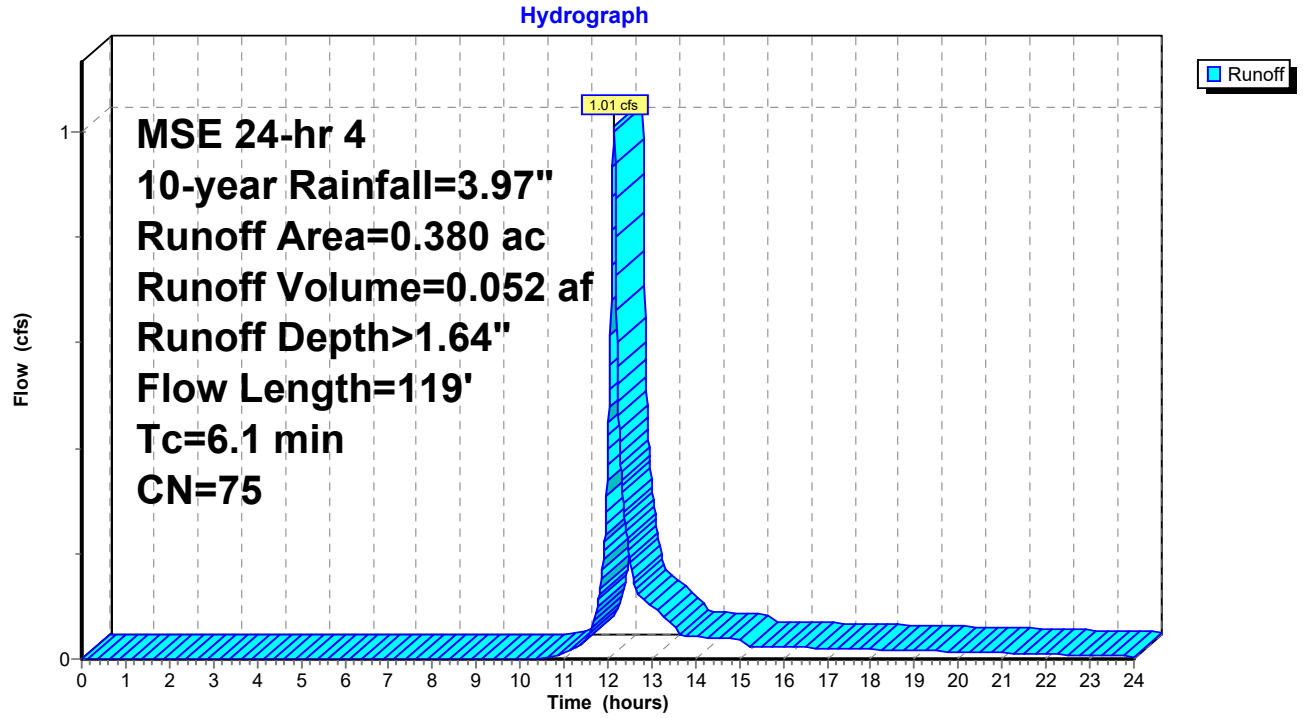
Runoff = 1.01 cfs @ 12.14 hrs, Volume= 0.052 af, Depth> 1.64"
Routed to Link TPO : Total Proposed Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 10-year Rainfall=3.97"

	Area (ac)	CN	Description
*	0.000	98	Roofs
*	0.010	98	Pavement
	0.000	61	>75% Grass cover, Good, HSG B
	0.360	74	>75% Grass cover, Good, HSG C
*	0.000	100	Pool
*	0.010	98	Gravel
	0.380	75	Weighted Average
	0.360		94.74% Pervious Area
	0.020		5.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	78	0.1257	0.22		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
0.1	41	0.4390	10.67		**Shallow Concentrated Flow, Shallow Concentrated Flow** Unpaved Kv= 16.1 fps
6.1	119	Total			

Subcatchment P-4: West Captured



Summary for Pond BB: Bioretention Basin / Rain Garden

Inflow Area = 1.263 ac, 36.42% Impervious, Inflow Depth > 1.71" for 10-year event
Inflow = 2.24 cfs @ 12.28 hrs, Volume= 0.180 af
Outflow = 2.20 cfs @ 12.31 hrs, Volume= 0.168 af, Atten= 2%, Lag= 1.8 min
Primary = 2.20 cfs @ 12.31 hrs, Volume= 0.168 af
Routed to Link TPO : Total Proposed Outfall

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 2
Peak Elev= 893.67' @ 12.31 hrs Surf.Area= 1,217 sf Storage= 837 cf
Flood Elev= 894.00' Surf.Area= 1,357 sf Storage= 1,262 cf

Plug-Flow detention time= 46.4 min calculated for 0.168 af (93% of inflow)
Center-of-Mass det. time= 13.3 min (851.1 - 837.7)

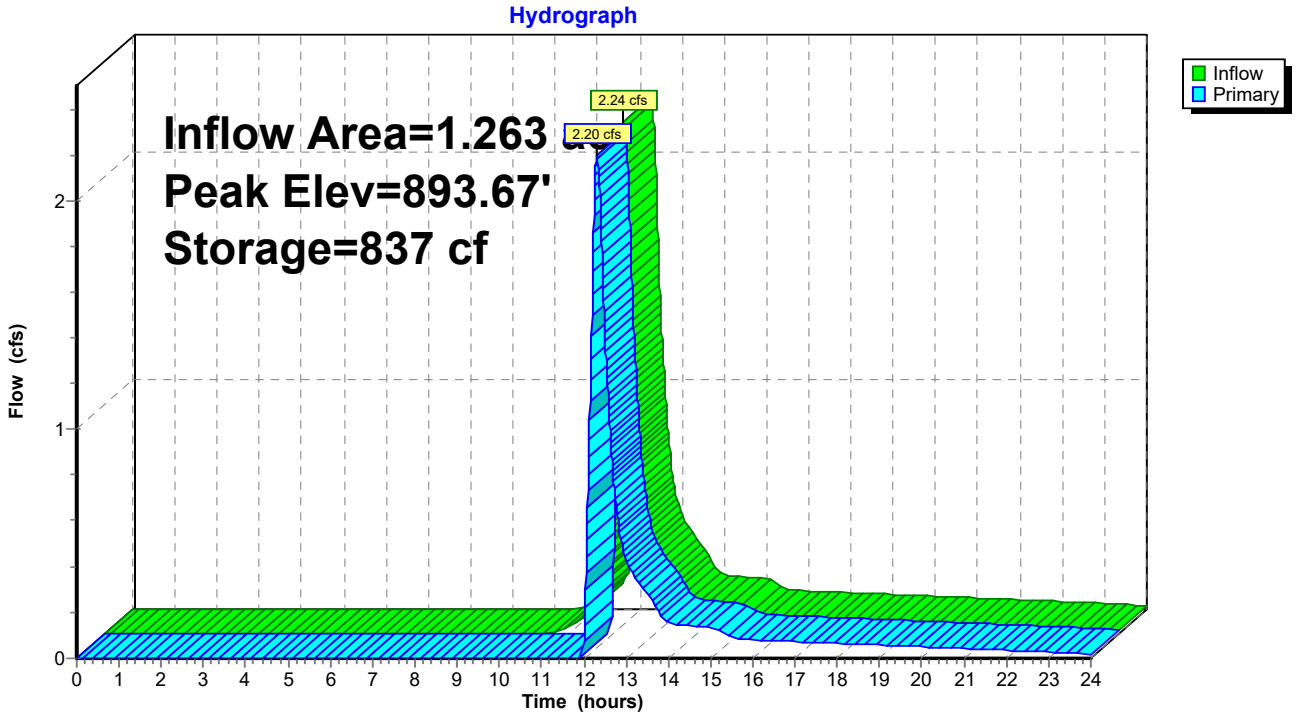
Volume	Invert	Avail.Storage	Storage Description
#1	892.89'	1,262 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
892.89	948	0	0
893.40	1,103	523	523
893.55	1,180	171	694
893.75	1,243	242	937
894.00	1,357	325	1,262

Device	Routing	Invert	Outlet Devices
#1	Primary	893.40'	**6.0' long x 1.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.62 2.64 2.64 2.68 2.75 2.86 2.92 3.07 3.07 3.03 3.28 3.32

Primary OutFlow Max=2.20 cfs @ 12.31 hrs HW=893.67' (Free Discharge)
↑—**1=Broad-Crested Rectangular Weir** (Weir Controls 2.20 cfs @ 1.36 fps)

Pond BB: Bioretention Basin / Rain Garden

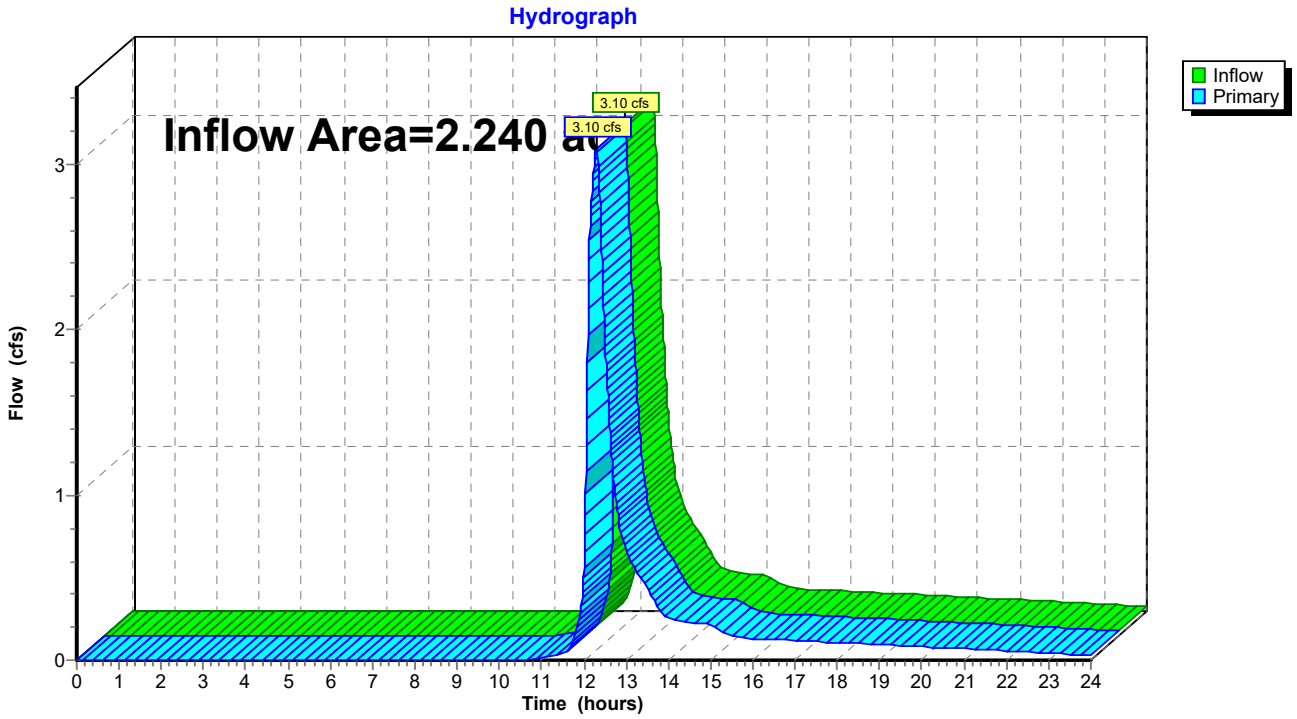


Summary for Link TPO: Total Proposed Outfall

Inflow Area = 2.240 ac, 24.11% Impervious, Inflow Depth > 1.47" for 10-year event
Inflow = 3.10 cfs @ 12.29 hrs, Volume= 0.274 af
Primary = 3.10 cfs @ 12.29 hrs, Volume= 0.274 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link TPO: Total Proposed Outfall



Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment P-1: East Uncaptured Runoff Area=0.420 ac 9.52% Impervious Runoff Depth>2.50"
Flow Length=200' Tc=18.9 min CN=65 Runoff=1.06 cfs 0.087 af

Subcatchment P-2: North Uncaptured Runoff Area=0.177 ac 11.30% Impervious Runoff Depth>2.88"
Flow Length=110' Tc=8.0 min CN=69 Runoff=0.76 cfs 0.042 af

Subcatchment P-3: Central Captured Runoff Area=1.263 ac 36.42% Impervious Runoff Depth>3.56"
Flow Length=569' Tc=18.3 min CN=76 Runoff=4.68 cfs 0.374 af

Subcatchment P-4: West Captured Runoff Area=0.380 ac 5.26% Impervious Runoff Depth>3.46"
Flow Length=119' Tc=6.1 min CN=75 Runoff=2.12 cfs 0.110 af

Pond BB: Bioretention Basin / Rain Garden Peak Elev=893.84' Storage=1,051 cf Inflow=4.68 cfs 0.374 af
Outflow=4.63 cfs 0.362 af

Link TPO: Total Proposed Outfall Inflow=6.82 cfs 0.601 af
Primary=6.82 cfs 0.601 af

Total Runoff Area = 2.240 ac Runoff Volume = 0.614 af Average Runoff Depth = 3.29"
75.89% Pervious = 1.700 ac 24.11% Impervious = 0.540 ac

Summary for Subcatchment P-1: East Uncaptured

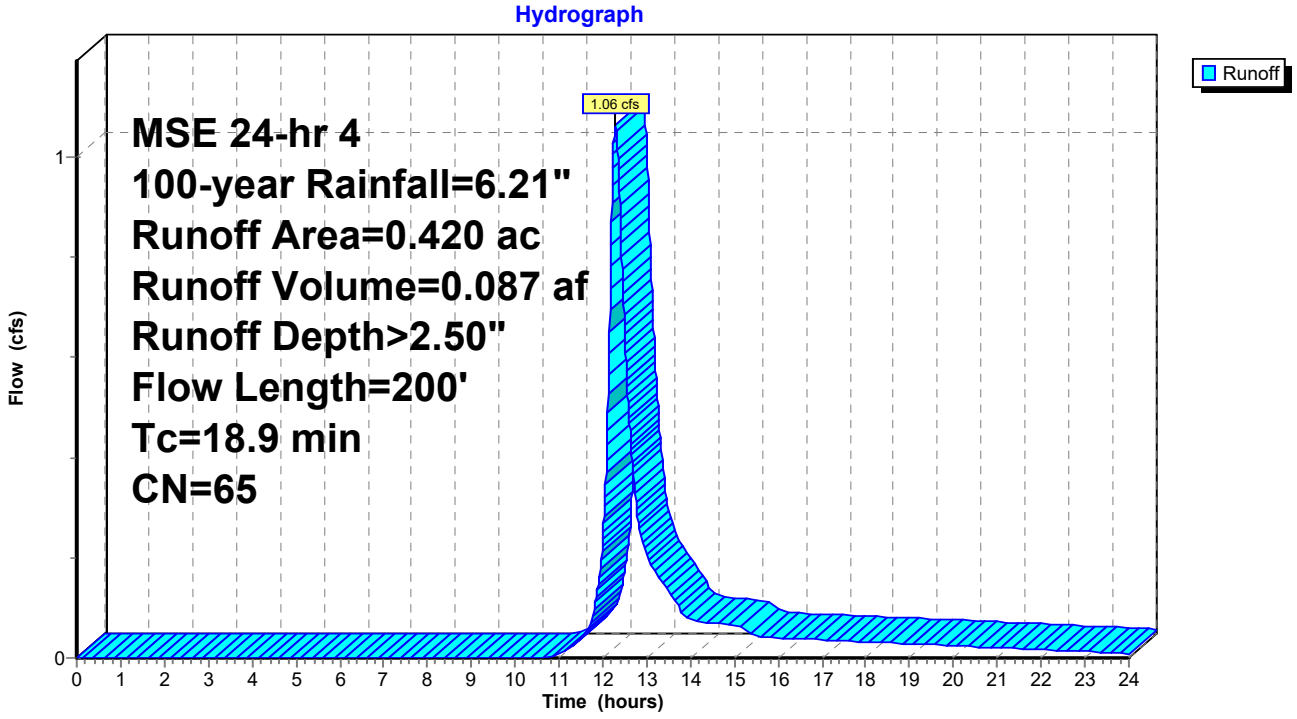
Runoff = 1.06 cfs @ 12.29 hrs, Volume= 0.087 af, Depth> 2.50"
Routed to Link TPO : Total Proposed Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 100-year Rainfall=6.21"

	Area (ac)	CN	Description
*	0.000	98	Roofs
*	0.040	98	Pavement
	0.380	61	>75% Grass cover, Good, HSG B
	0.000	74	>75% Grass cover, Good, HSG C
	0.420	65	Weighted Average
	0.380		90.48% Pervious Area
	0.040		9.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.1	100	0.0151	0.10		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
1.8	100	0.0173	0.92		**Shallow Concentrated Flow, Shallow Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
18.9	200	Total			

Subcatchment P-1: East Uncaptured



Summary for Subcatchment P-2: North Uncaptured

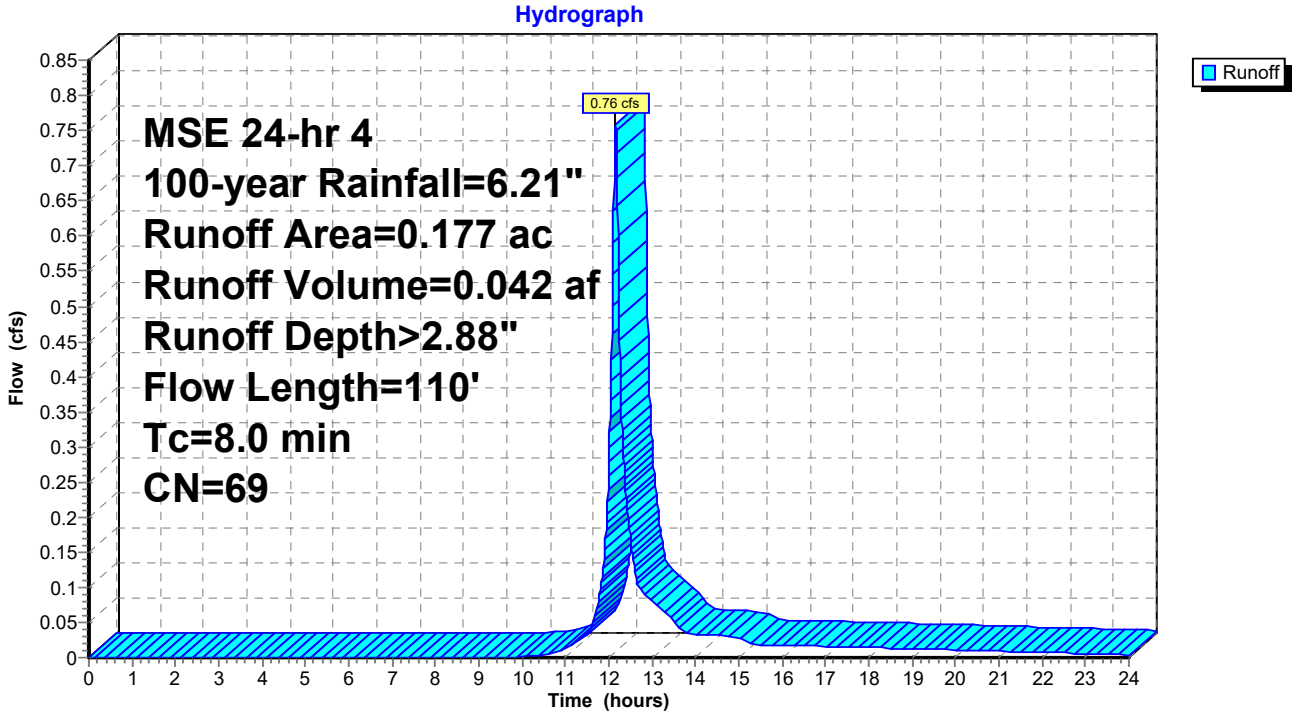
Runoff = 0.76 cfs @ 12.15 hrs, Volume= 0.042 af, Depth> 2.88"
Routed to Link TPO : Total Proposed Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 100-year Rainfall=6.21"

	Area (ac)	CN	Description
*	0.000	98	Roofs
*	0.010	98	Pavement
	0.107	61	>75% Grass cover, Good, HSG B
	0.050	74	>75% Grass cover, Good, HSG C
*	0.010	100	Pool
	0.177	69	Weighted Average
	0.157		88.70% Pervious Area
	0.020		11.30% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	100	0.1030	0.21		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
0.1	10	0.1190	2.41		**Shallow Concentrated Flow, Shallow Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
8.0	110	Total			

Subcatchment P-2: North Uncaptured



Summary for Subcatchment P-3: Central Captured

[47] Hint: Peak is 1261% of capacity of segment #4
[47] Hint: Peak is 342% of capacity of segment #5
[47] Hint: Peak is 295% of capacity of segment #6
[47] Hint: Peak is 1096% of capacity of segment #7

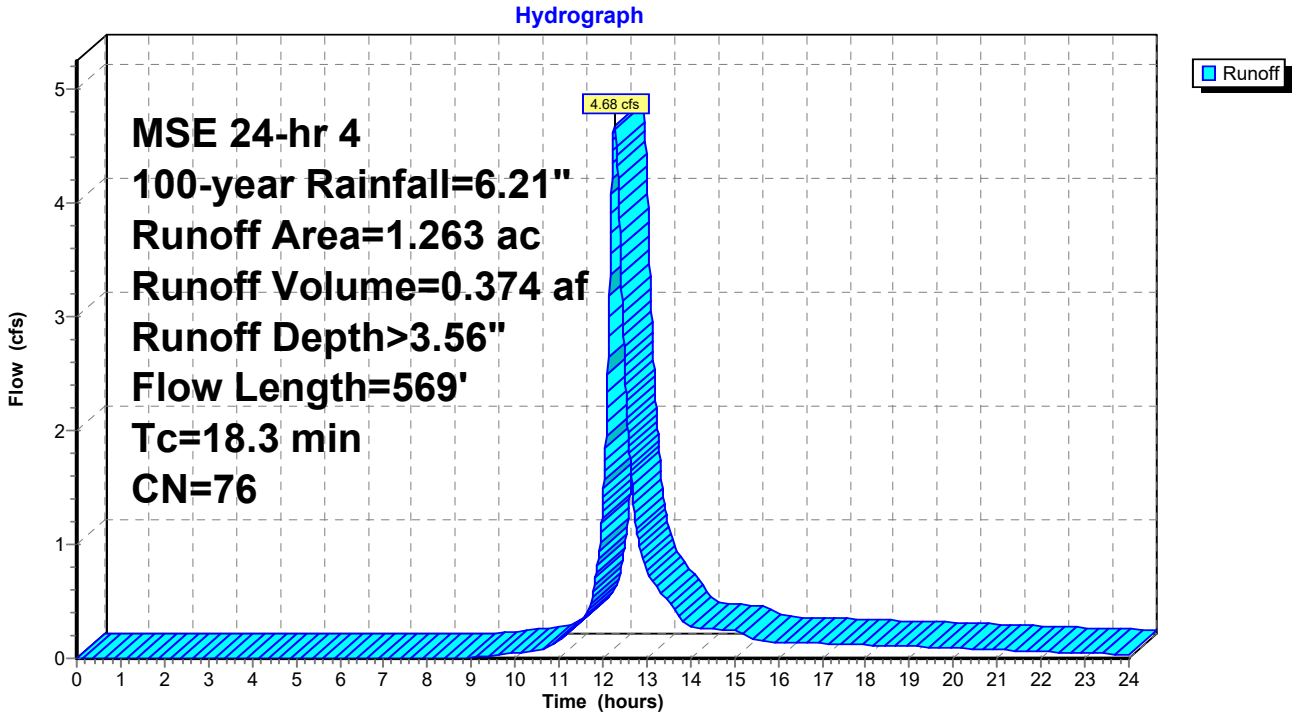
Runoff = 4.68 cfs @ 12.27 hrs, Volume= 0.374 af, Depth> 3.56"
Routed to Pond BB : Bioretention Basin / Rain Garden

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 100-year Rainfall=6.21"

	Area (ac)	CN	Description
*	0.140	98	Roofs
*	0.300	98	Pavement
	0.566	61	>75% Grass cover, Good, HSG B
	0.161	74	>75% Grass cover, Good, HSG C
*	0.010	100	Pool
*	0.010	98	Gravel
*	0.076	61	Permeable Pavers
	1.263	76	Weighted Average
	0.803		63.58% Pervious Area
	0.460		36.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.3	100	0.0170	0.10		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
0.6	54	0.0490	1.55		**Shallow Concentrated Flow, Shallow Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
0.5	192	0.0833	5.86		**Shallow Concentrated Flow, Shallow Concentrated Flow** Paved Kv= 20.3 fps
0.0	8	0.0200	3.78	0.37	**Pipe Channel, 6" Pipe Flow** 6.0" Round w/ 3.0" inside fill Area= 0.1 sf Perim= 1.3' r= 0.08' n= 0.010
0.1	36	0.1030	5.03	1.37	**Pipe Channel, 10" Pipe Flow** 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
0.4	146	0.1380	5.82	1.59	**Pipe Channel, 10" Pipe Flow** 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
0.4	33	0.0100	1.57	0.43	**Pipe Channel, 10" Pipe Flow** 10.0" Round w/ 5.0" inside fill Area= 0.3 sf Perim= 2.1' r= 0.13' n= 0.024
18.3	569	Total			

Subcatchment P-3: Central Captured



Summary for Subcatchment P-4: West Captured

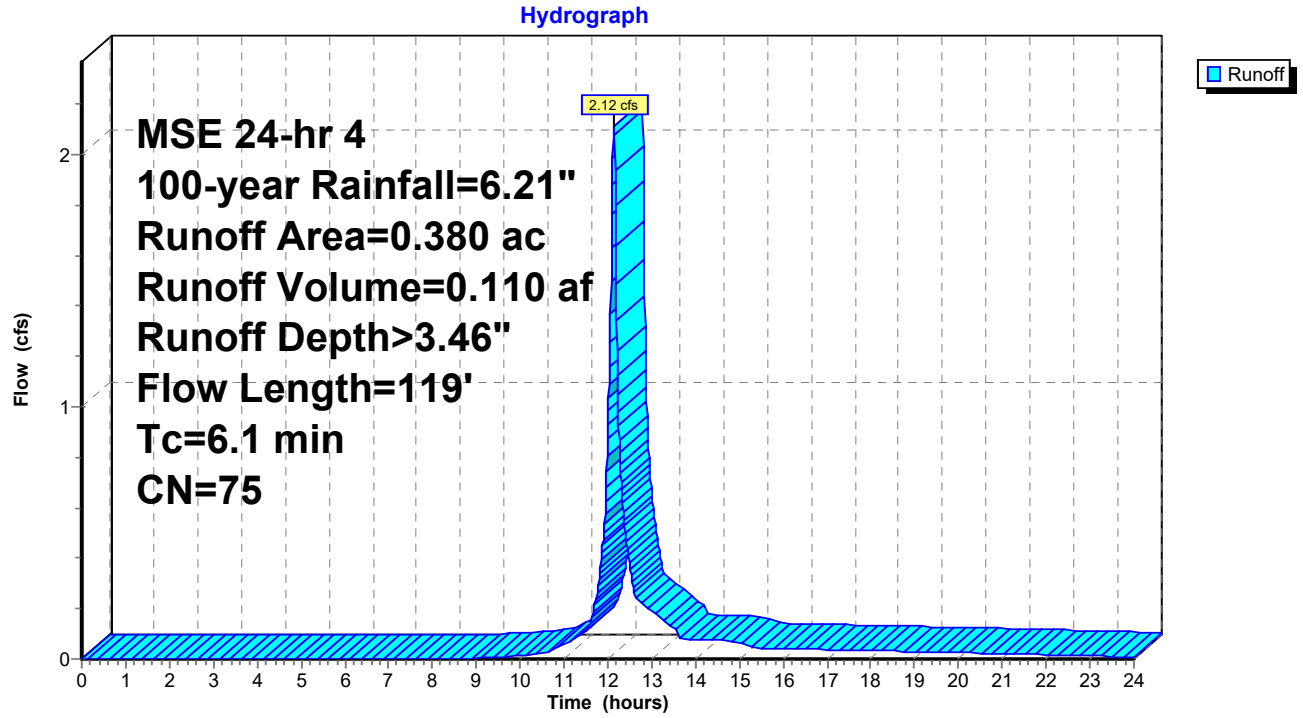
Runoff = 2.12 cfs @ 12.13 hrs, Volume= 0.110 af, Depth> 3.46"
Routed to Link TPO : Total Proposed Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 100-year Rainfall=6.21"

	Area (ac)	CN	Description
*	0.000	98	Roofs
*	0.010	98	Pavement
	0.000	61	>75% Grass cover, Good, HSG B
	0.360	74	>75% Grass cover, Good, HSG C
*	0.000	100	Pool
*	0.010	98	Gravel
	0.380	75	Weighted Average
	0.360		94.74% Pervious Area
	0.020		5.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	78	0.1257	0.22		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 2.78"
0.1	41	0.4390	10.67		**Shallow Concentrated Flow, Shallow Concentrated Flow** Unpaved Kv= 16.1 fps
6.1	119	Total			

Subcatchment P-4: West Captured



Summary for Pond BB: Bioretention Basin / Rain Garden

Inflow Area = 1.263 ac, 36.42% Impervious, Inflow Depth > 3.56" for 100-year event
Inflow = 4.68 cfs @ 12.27 hrs, Volume= 0.374 af
Outflow = 4.63 cfs @ 12.30 hrs, Volume= 0.362 af, Atten= 1%, Lag= 1.6 min
Primary = 4.63 cfs @ 12.30 hrs, Volume= 0.362 af
Routed to Link TPO : Total Proposed Outfall

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 2
Peak Elev= 893.84' @ 12.30 hrs Surf.Area= 1,284 sf Storage= 1,051 cf
Flood Elev= 894.00' Surf.Area= 1,357 sf Storage= 1,262 cf

Plug-Flow detention time= 26.9 min calculated for 0.362 af (97% of inflow)
Center-of-Mass det. time= 9.1 min (829.5 - 820.4)

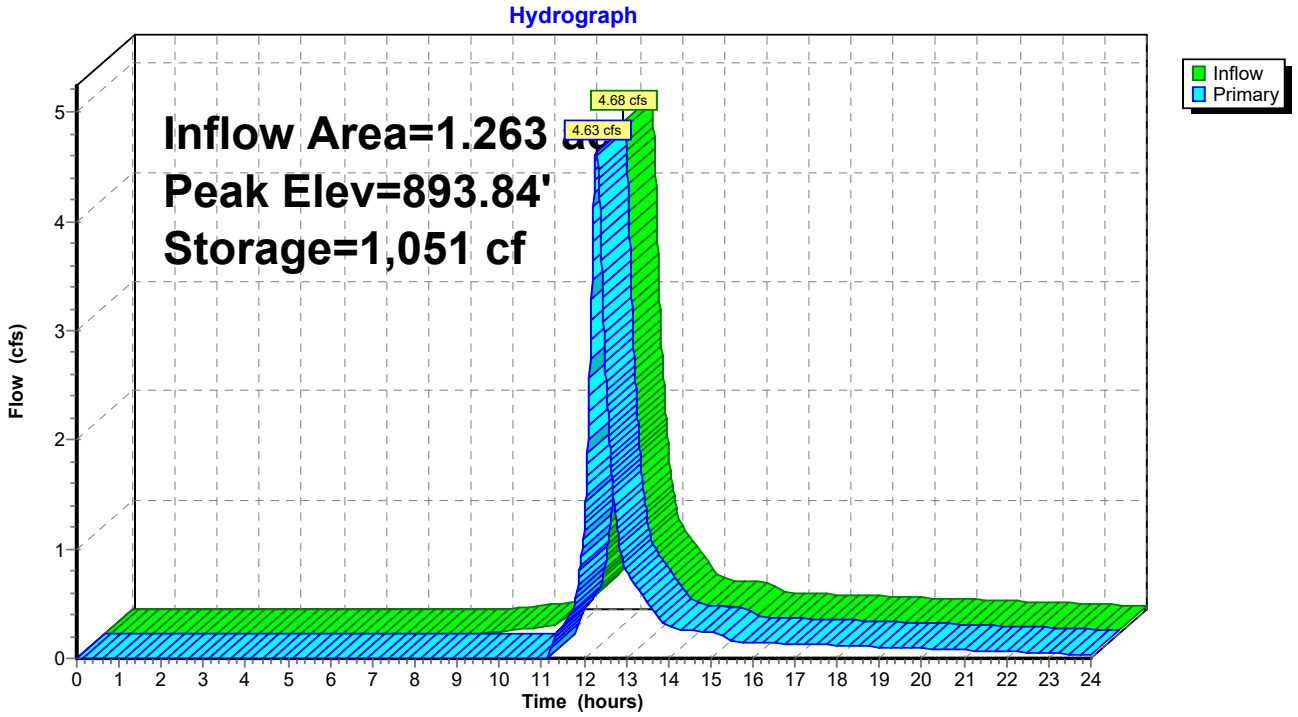
Volume	Invert	Avail.Storage	Storage Description
#1	892.89'	1,262 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
892.89	948	0	0
893.40	1,103	523	523
893.55	1,180	171	694
893.75	1,243	242	937
894.00	1,357	325	1,262

Device	Routing	Invert	Outlet Devices
#1	Primary	893.40'	**6.0' long x 1.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.62 2.64 2.64 2.68 2.75 2.86 2.92 3.07 3.07 3.03 3.28 3.32

Primary OutFlow Max=4.63 cfs @ 12.30 hrs HW=893.84' (Free Discharge)
1=Broad-Crested Rectangular Weir (Weir Controls 4.63 cfs @ 1.75 fps)

Pond BB: Bioretention Basin / Rain Garden

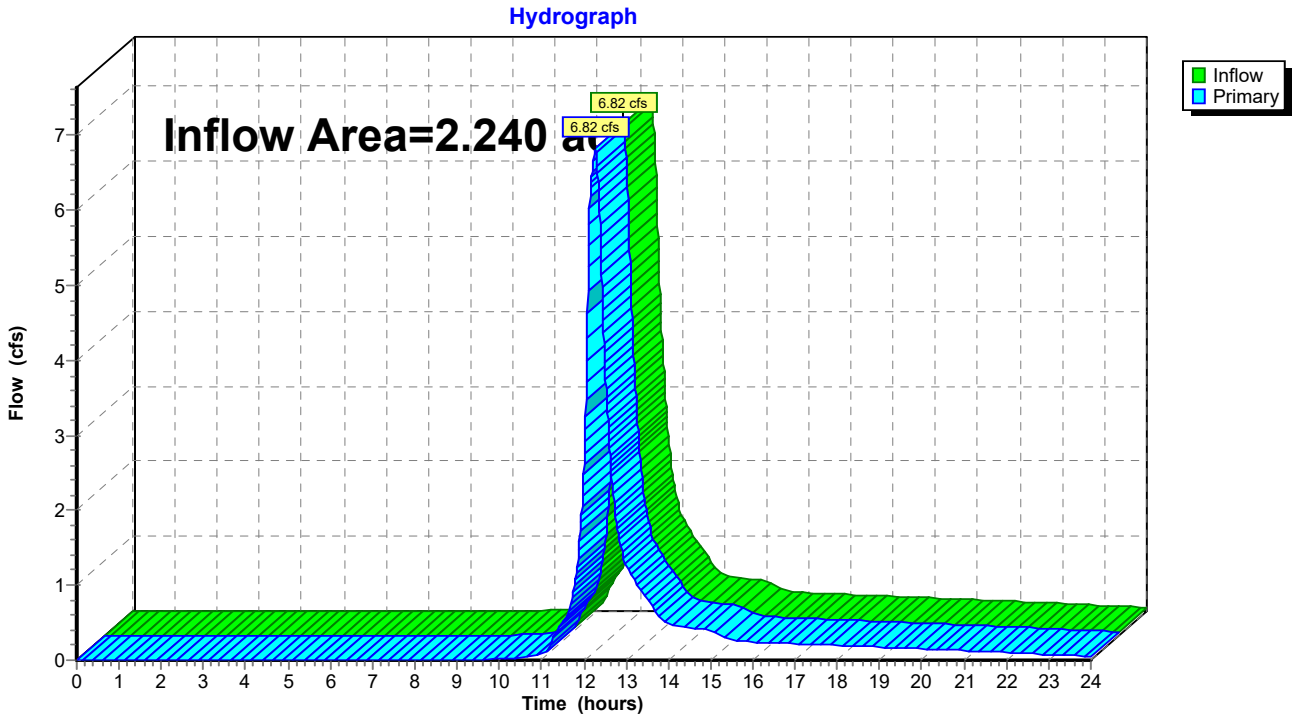


Summary for Link TPO: Total Proposed Outfall

Inflow Area = 2.240 ac, 24.11% Impervious, Inflow Depth > 3.22" for 100-year event
Inflow = 6.82 cfs @ 12.27 hrs, Volume= 0.601 af
Primary = 6.82 cfs @ 12.27 hrs, Volume= 0.601 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

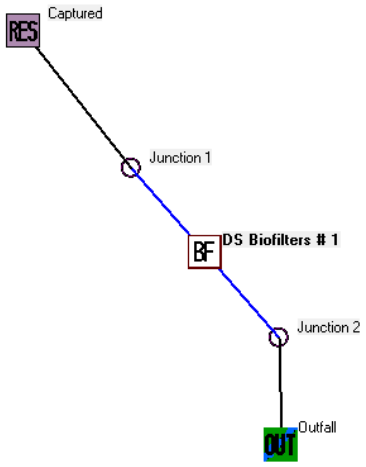
Link TPO: Total Proposed Outfall



WINSLAMM SUMMARY

WINSLAMM DATA

Kolber Residence WinSLAMM Summary – 06/22/2026



Land Uses | Junctions | Control Practices

File Name:

P:\2025-CONTRACTS\2025-126 Kolber Residence\Phase - 2\Construction Documents\S.3 Site\SWMP\FINAL SWMP\2025-126 - Kolber Winslamm UPDATED.mdb

Outfall Output Summary

	Runoff Volume (cu. ft.)	Percent Runoff Reduction	Runoff Coefficient (Rv)	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	97655		0.66	177.1	1080	
Outfall Total with Controls	51773	46.98 %	0.35	179.5	580.2	46.28 %

Current File Output: Annualized Total After Outfall Controls: 51915 | Years in Model Run: 1.00 | 581.8

Pollutant	Concentration - No Controls	Concentration - With Controls	Concentration Units	Pollutant Yield - No Controls	Pollutant Yield - With Controls	Pollutant Yield Units	Percent Yield Reduction
Particulate Solids	177.1	179.5	mg/L	1080	580.2	lbs	46.28 %
Total Phosphorus	1.081	1.123	mg/L	6.592	3.630	lbs	44.93 %

Print Output Summary to .csv File
Print Output Summary to Text File
Print Output Summary to Printer

Total Area Modeled (ac): 1.263

Total Control Practice Costs

Capital Cost	N/A
Land Cost	N/A
Annual Maintenance Cost	N/A
Present Value of All Costs	N/A
Annualized Value of All Costs	N/A

Perform Outfall Flow Duration Curve Calculations

Receiving Water Impacts Due To Stormwater Runoff

(CWP Impervious Cover Model)

	Calculated Rv	Approximate Urban Stream Classification
Without Controls	0.66	Poor
With Controls	0.35	Fair

SLAMM for Windows Version 10.4.1
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Data file name: P:\2025-CONTRACTS\2025-126 Kolber Residence\Phase - 2\Construction Documents\S.3 Site\SWMP\FINAL SWMP\2025-126 - Kolber Winslamm UP
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WI_Multi_rain\Madison\WisReg - Madison WI Annual 1981.ran
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/02 End of Winter Season: 03/12
Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81
Date of run: 06-22-2026 Time of run: 23:01:45
Total Area Modeled (acres): 1.263
Years in Model Run: 1.00

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	97655	-	177.1	1080	-
Outfall Total with Controls:	51773	46.98%	179.5	580.2	46.28%
Annualized Total After Outfall Controls:	51915			581.8	

Pollutant	Conc. No Controls	Conc. With Controls	Conc. Units	Pollutant Yield No Controls	Pollutant Yield With Controls	Pol. Yield Units	Percent Reduction
Particulate Solids	177.1	179.5	mg/L	1080	580.2	lbs	46.28 %
Total Phosphorus	1.081	1.123	mg/L	6.592	3.630	lbs	44.93 %

Data file name: P:\2025-CONTRACTS\2025-126 Kolber Residence\Phase - 2\Construction Documents\S.3 Site\SWMP\FINAL SWMP\2025-126 - Kolber Winslamm UP
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WI_Multi_rain\Madison\WisReg - Madison WI Annual 1981.ran
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/02 End of Winter Season: 03/12
Date: 06-22-2026 Time: 23:02:44
Site information:

LU# 1 - Residential: Captured Total area (ac): 1.263
1 - Roofs 1: 0.140 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
25 - Driveways 1: 0.300 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
26 - Driveways 2: 0.076 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz PP-CP#2
45 - Large Landscaped Areas 1: 0.737 ac. Moderately Compacted Silty PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.010 ac. PSD File:

Control Practice 1: Biofilter CP# 1 (DS) - DS Biofilters # 1
1. Top area (square feet) = 1357
2. Bottom aea (square feet) = 1004
3. Depth (ft): 3.11
4. Biofilter width (ft) - for Cost Purposes Only: 31
5. Infiltration rate (in/hr) = 0.3
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.001
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 0
10. Porosity of rock filled volume = 0
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 2
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 0
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0
Soil Data Soil Type Fraction in Eng. Soil
User-Defined Soil Type 1.000
Saturation water content percent (Porosity) = 0
Field capacity (%) = 0
Permanent Wilting Point (%) = 0
Biofilter Outlet/Discharge Characteristics:
Outlet type: Broad Crested Weir
1. Weir crest length (ft): 6
2. Weir crest width (ft): 1.5
3. Height of datum to bottom of weir opening: 2.51
Control Practice 2: Porous Pavement CP# 1 (SA) - SA Device, LU# 1 ,SA# 26
Porous pavement area (ac): 0.076
Inflow hydrograph peak to average flow ratio: 3.8
Porous pavement thickness (in): 3.1
Porous pavement porosity: 0.1
Aggregate bedding thickness (in): 2
Aggregate bedding porosity: 0.35
Aggregate base reservoir thickness (in): 12
Aggregate base reservoir porosity: 0.33
Underdrain diameter (in): 0
Underdrain outlet invert elevation (inches above datum): 0
Number of underdrains: 0
Subgrade seepage rate (in/hr): 0.3
Use random number generation to account for uncertainty in seepage rate: 0
Subgrade seepage rate COV: 1.2
Surface pavement initial infiltration rate (in/hr): 100
Surface pavement initial infiltration rate (in/hr): 100
Surface Pavement Percent Solids Removal Upon Cleaning: 50
Porous pavement surface clogging load (lbs/sf): 0.06
Porous pavement restorative cleaning frequency: Semi-annually
TSS concentration reduction percentage through underdrain: 0
Porous pavement particle size distribution file name: Not needed - calculated by program

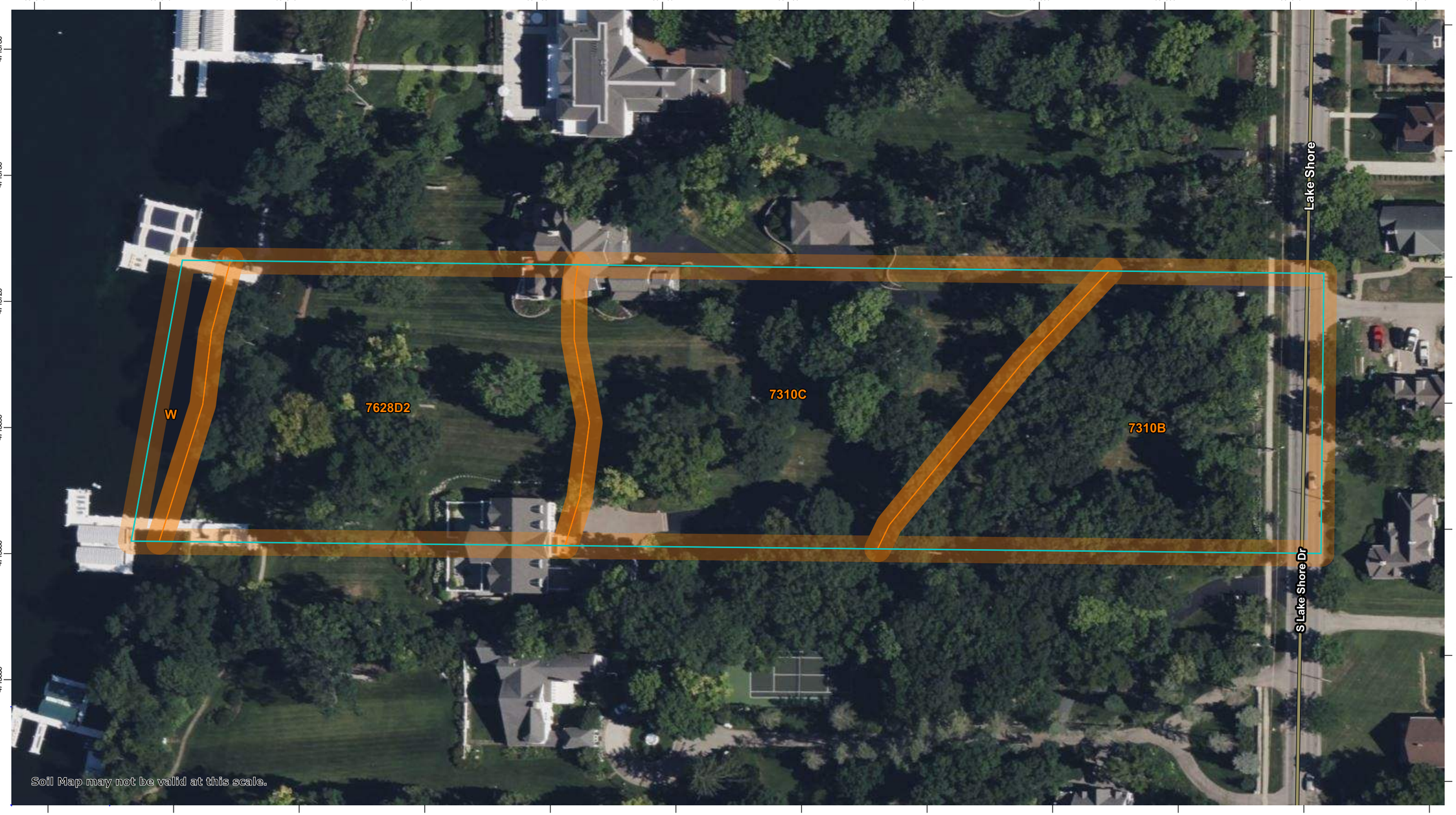
SOILS INFORMATION

USGS WEB SOIL SURVEY

88° 26' 3" W
88° 25' 48" W
42° 35' 7" N
42° 35' 1" N

382310 382340 382370 382400 382430 382460 382490 382520 382550 382580 382610 382640

4715780 4715750 4715720 4715690 4715660 4715630 4715600



Map Scale: 1:922 if printed on B landscape (17" x 11") sheet.

N

Meters
0 10 20 40 60

Feet
0 40 80 160 240

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Walworth County, Wisconsin
Survey Area Data: Version 22, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 30, 2022—Aug 18, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7310B	McHenry silt loam, 2 to 6 percent slopes	1.3	28.8%
7310C	McHenry silt loam, 6 to 12 percent slopes	1.6	34.9%
7628D2	Miami loam, sandy loam substratum, 12 to 20 percent slopes, eroded	1.5	32.8%
W	Water	0.2	3.5%
Totals for Area of Interest		**4.6**	**100.0%**

RAINFALL INFORMATION

NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES

NOAA Atlas 14, Volume 8, Version 2
Location name: Lake Geneva, Wisconsin, USA*
Latitude: 42.5847°, Longitude: -88.4326°
Elevation: m/ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.351** (0.271-0.447)	**0.408** (0.315-0.520)	**0.504** (0.387-0.643)	**0.585** (0.447-0.749)	**0.700** (0.520-0.919)	**0.791** (0.574-1.05)	**0.884** (0.622-1.19)	**0.981** (0.663-1.35)	**1.11** (0.725-1.56)	**1.21** (0.772-1.72)
10-min	**0.514** (0.397-0.655)	**0.598** (0.461-0.762)	**0.738** (0.567-0.942)	**0.857** (0.655-1.10)	**1.02** (0.761-1.35)	**1.16** (0.841-1.53)	**1.30** (0.910-1.74)	**1.44** (0.972-1.97)	**1.63** (1.06-2.28)	**1.78** (1.13-2.51)
15-min	**0.627** (0.484-0.798)	**0.729** (0.562-0.929)	**0.900** (0.692-1.15)	**1.04** (0.799-1.34)	**1.25** (0.928-1.64)	**1.41** (1.03-1.87)	**1.58** (1.11-2.13)	**1.75** (1.18-2.40)	**1.99** (1.30-2.78)	**2.17** (1.38-3.06)
30-min	**0.881** (0.680-1.12)	**1.02** (0.789-1.30)	**1.26** (0.970-1.61)	**1.47** (1.12-1.88)	**1.76** (1.31-2.31)	**2.00** (1.45-2.64)	**2.24** (1.57-3.01)	**2.49** (1.68-3.42)	**2.83** (1.84-3.96)	**3.10** (1.97-4.38)
60-min	**1.12** (0.863-1.42)	**1.31** (1.01-1.67)	**1.65** (1.27-2.10)	**1.94** (1.48-2.48)	**2.35** (1.75-3.10)	**2.69** (1.95-3.57)	**3.03** (2.14-4.10)	**3.40** (2.30-4.67)	**3.90** (2.54-5.47)	**4.29** (2.73-6.07)
2-hr	**1.36** (1.06-1.71)	**1.60** (1.25-2.02)	**2.03** (1.58-2.56)	**2.40** (1.86-3.04)	**2.94** (2.22-3.84)	**3.38** (2.49-4.44)	**3.83** (2.73-5.12)	**4.31** (2.96-5.87)	**4.97** (3.29-6.90)	**5.49** (3.54-7.68)
3-hr	**1.49** (1.17-1.87)	**1.78** (1.40-2.22)	**2.27** (1.78-2.84)	**2.70** (2.10-3.40)	**3.33** (2.52-4.32)	**3.84** (2.84-5.01)	**4.37** (3.14-5.80)	**4.93** (3.41-6.68)	**5.71** (3.81-7.88)	**6.33** (4.11-8.80)
6-hr	**1.76** (1.40-2.18)	**2.09** (1.66-2.58)	**2.66** (2.10-3.29)	**3.16** (2.49-3.92)	**3.89** (2.99-5.00)	**4.50** (3.38-5.82)	**5.13** (3.74-6.76)	**5.81** (4.08-7.79)	**6.76** (4.57-9.24)	**7.52** (4.95-10.3)
12-hr	**2.09** (1.68-2.56)	**2.42** (1.95-2.96)	**3.01** (2.41-3.69)	**3.54** (2.82-4.34)	**4.32** (3.36-5.49)	**4.96** (3.78-6.35)	**5.65** (4.17-7.35)	**6.38** (4.54-8.47)	**7.42** (5.09-10.0)	**8.25** (5.51-11.2)
24-hr	**2.42** (1.97-2.92)	**2.78** (2.26-3.36)	**3.41** (2.76-4.13)	**3.97** (3.20-4.82)	**4.80** (3.79-6.02)	**5.48** (4.23-6.93)	**6.21** (4.64-7.98)	**6.98** (5.03-9.15)	**8.07** (5.61-10.8)	**8.94** (6.05-12.0)
2-day	**2.74** (2.26-3.27)	**3.17** (2.61-3.79)	**3.91** (3.21-4.68)	**4.55** (3.72-5.46)	**5.49** (4.38-6.79)	**6.25** (4.87-7.79)	**7.04** (5.33-8.94)	**7.89** (5.75-10.2)	**9.06** (6.38-11.9)	**9.98** (6.85-13.3)
3-day	**3.02** (2.50-3.58)	**3.46** (2.87-4.11)	**4.23** (3.50-5.03)	**4.91** (4.04-5.85)	**5.89** (4.74-7.24)	**6.70** (5.26-8.30)	**7.54** (5.75-9.50)	**8.43** (6.20-10.8)	**9.66** (6.87-12.7)	**10.6** (7.37-14.0)
4-day	**3.26** (2.72-3.85)	**3.71** (3.09-4.38)	**4.49** (3.74-5.32)	**5.18** (4.29-6.15)	**6.20** (5.01-7.58)	**7.02** (5.55-8.66)	**7.89** (6.06-9.90)	**8.82** (6.52-11.3)	**10.1** (7.23-13.2)	**11.1** (7.76-14.6)
7-day	**3.86** (3.25-4.51)	**4.33** (3.65-5.06)	**5.15** (4.32-6.03)	**5.88** (4.91-6.90)	**6.94** (5.68-8.41)	**7.82** (6.25-9.55)	**8.75** (6.79-10.9)	**9.73** (7.29-12.3)	**11.1** (8.04-14.4)	**12.2** (8.61-15.9)
10-day	**4.40** (3.73-5.10)	**4.91** (4.16-5.70)	**5.79** (4.89-6.74)	**6.56** (5.52-7.67)	**7.69** (6.32-9.24)	**8.61** (6.93-10.4)	**9.58** (7.48-11.8)	**10.6** (7.99-13.3)	**12.0** (8.75-15.4)	**13.1** (9.33-17.0)
20-day	**6.02** (5.17-6.90)	**6.71** (5.76-7.71)	**7.86** (6.73-9.04)	**8.82** (7.51-10.2)	**10.2** (8.41-12.0)	**11.2** (9.09-13.3)	**12.2** (9.66-14.8)	**13.3** (10.1-16.4)	**14.7** (10.9-18.6)	**15.8** (11.4-20.2)
30-day	**7.46** (6.46-8.49)	**8.32** (7.19-9.48)	**9.69** (8.36-11.1)	**10.8** (9.27-12.4)	**12.3** (10.2-14.3)	**13.4** (11.0-15.8)	**14.5** (11.5-17.4)	**15.6** (11.9-19.0)	**16.9** (12.6-21.2)	**17.9** (13.0-22.8)
45-day	**9.37** (8.17-10.6)	**10.4** (9.08-11.8)	**12.1** (10.5-13.7)	**13.4** (11.5-15.2)	**15.0** (12.6-17.3)	**16.2** (13.3-18.9)	**17.3** (13.8-20.5)	**18.3** (14.2-22.2)	**19.6** (14.6-24.2)	**20.5** (15.0-25.8)
60-day	**11.1** (9.69-12.4)	**12.3** (10.7-13.8)	**14.1** (12.3-15.9)	**15.5** (13.5-17.6)	**17.3** (14.5-19.8)	**18.5** (15.3-21.5)	**19.7** (15.8-23.2)	**20.7** (16.0-24.8)	**21.8** (16.4-26.8)	**22.5** (16.6-28.2)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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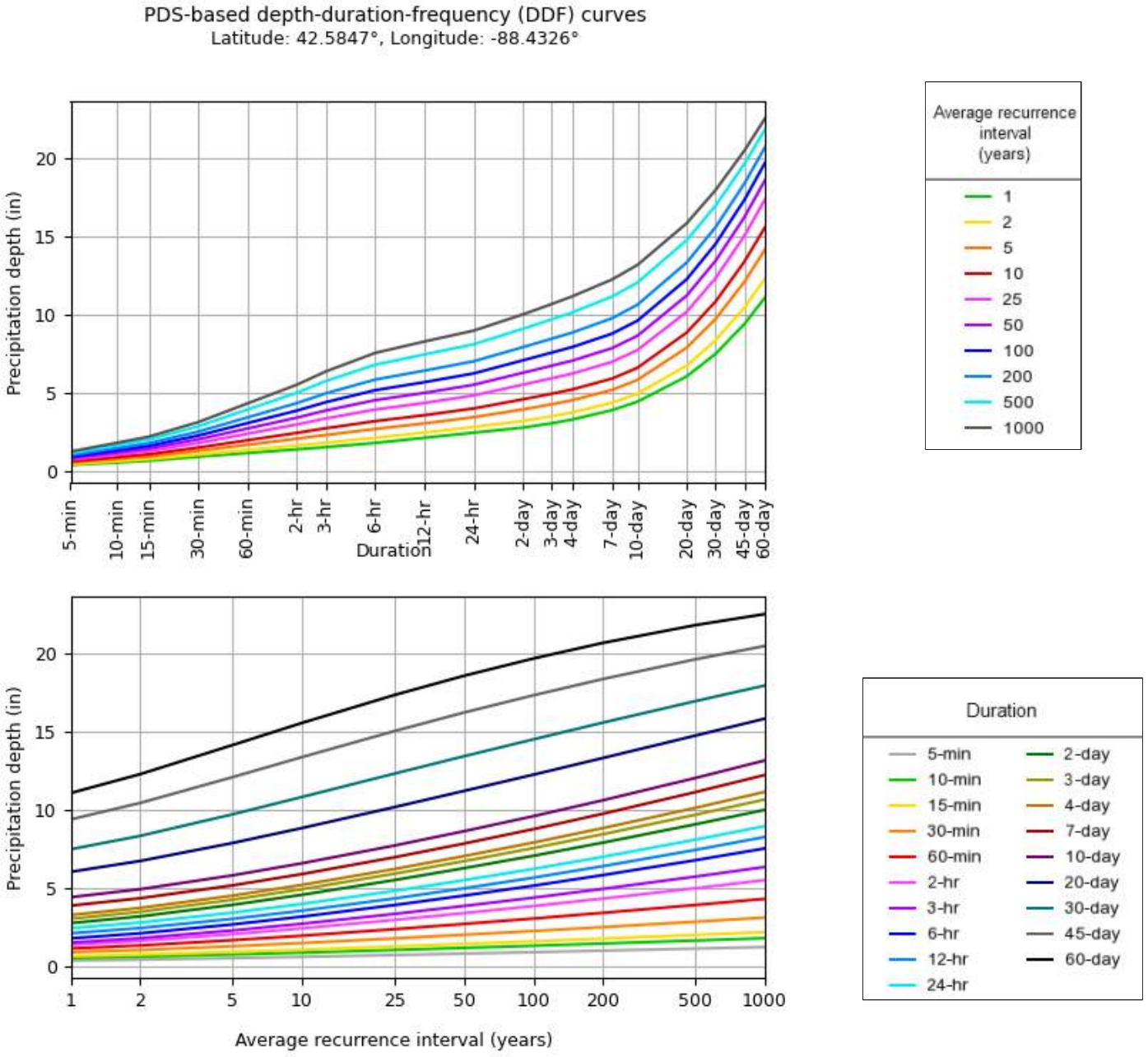
PF graphical



NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Tue Mar 24 20:23:56 2026

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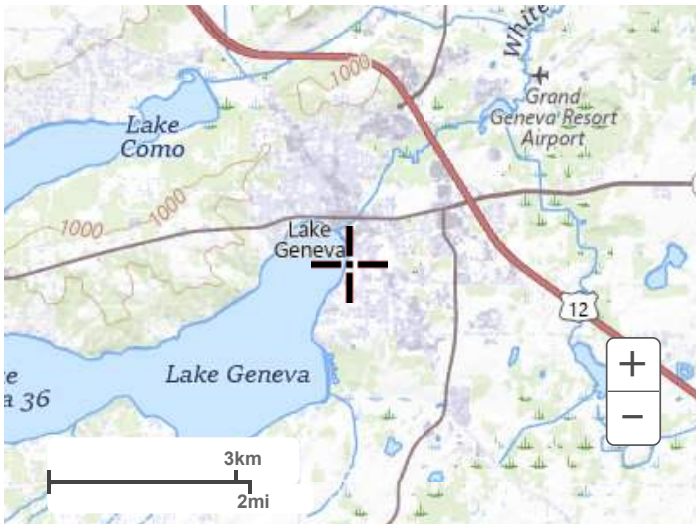
Maps & aerials

Small scale terrain



Large scale terrain

Large scale map

Large scale aerial

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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

CIVIL PLAN SET

200	EXISTING CONDITIONS
201	DEMOLITION PLAN
202	OVERALL SITE PLAN
203	DWELLING SITE PLAN
204	OVERALL GRADING PLAN
205	OVERALL DWELLING GRADING PLAN
206	DWELLING GRADING PLAN
207	WEST COURTYARD GRADING PLAN
208	EAST COURTYARD GRADING PLAN
209	REAR GRADING PLAN
210	UTILITY PLAN – WATER SERVICE
211	UTILITY PLAN – SANITARY SERVICE
212	UTILITY PLAN – STORM SEWER
213	EROSION CONTROL PLAN
214	CIVIL DETAILS

Kolber Residence – 630 S Lake Shore Drive, Lake Geneva, WI 53147

Additional Plumbing Calculations

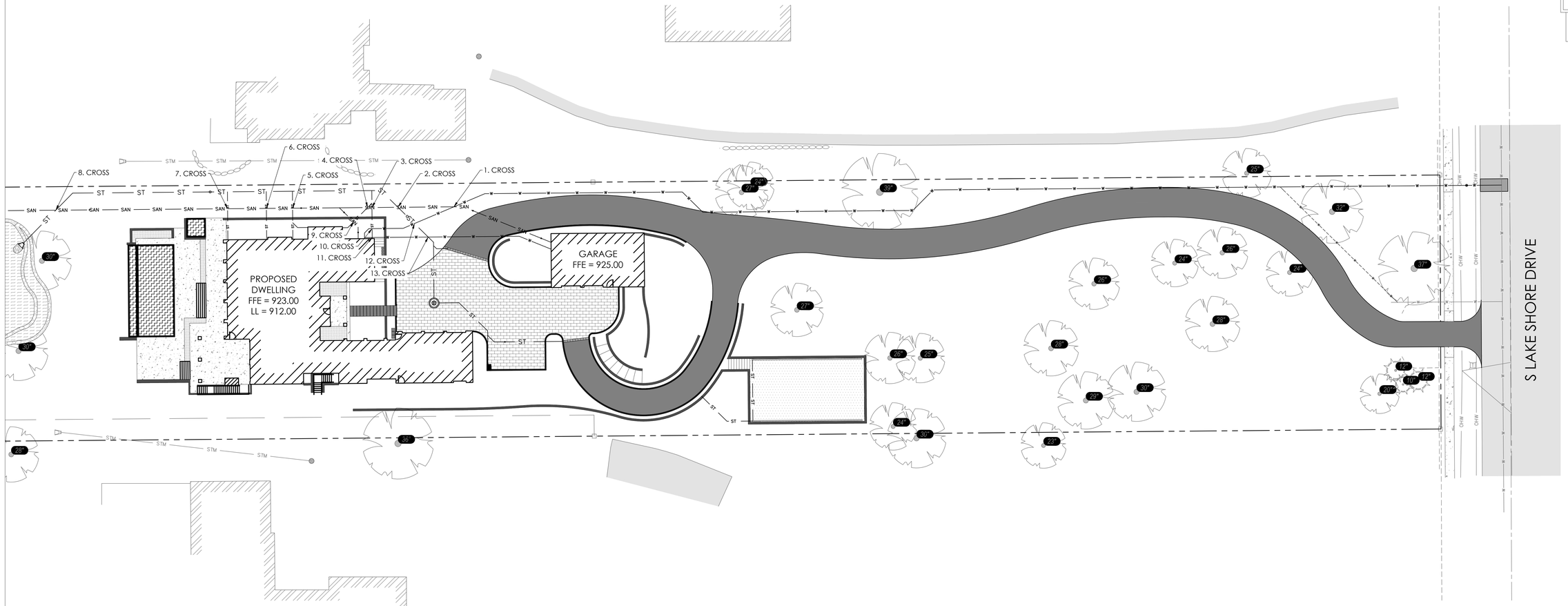
PIPE CROSSING CALCULATIONS					
CROSS NO.	LOWER PIPE TYPE	LOWER TOP OF PIPE	HIGHER PIPE TYPE	HIGHER BOTTOM OF PIPE	DIFFERENCE (FT)
1	4" SANITARY	910.42	2" WATER	914.18	3.93
2	4" SANITARY	907.25	10" STORM	914.81	7.56
3	4" SANITARY	905.78	4" STORM	913.22	7.44
4	4" SANITARY	905.53	4" STORM	913.23	7.70
5	4" SANITARY	901.29	4" STORM	908.04	6.75
6	4" SANITARY	899.80	4" STORM	906.34	6.54
7	4" SANITARY	897.60	4" STORM	903.80	6.20
8	4" SANITARY	887.87	10" STORM	893.43	5.56
9	4" SANITARY	905.06	4" STORM	913.42	8.36
10	2" WATER	906.22	4" STORM	913.42	7.20
11	2" WATER	905.92	4" STORM	913.50	7.58
12	2" WATER	910.32	10" STORM	915.95	5.63
13	2" WATER	910.92	10" STORM	916.90	5.98

See attached sheet (EX1 – PIPE CROSSING EXHIBIT)

WATER SERVICE COVER CALCULATIONS				
PART NO.	UPSTREAM PART	UPSTREAM INVERT ELEVATION	GRADE ELEVATION	COVER
1	MAIN CONN	936.16	942.49	6.33
2	CURB STOP	935.78	941.86	6.08
3	45° BEND	934.37	940.69	6.32
4	45° BEND	934.37	940.44	6.07
5	45° BEND	927.09	934.02	6.93
6	45° BEND	927.09	933.17	6.08
7	22.5° BEND	917.55	924.17	6.62
8	22.5° BEND	909.15	920.31	11.16
9	45° BEND	905.92	916.08	10.16
10	45° BEND	905.92	916.07	10.15
11	BLDG CONN	905.92	912.00	6.08
11	BLDG CONN	905.92	912.00	6.08
12	22.5° BEND	918.10	926.17	8.07
13	GARAGE CONN	918.92	925.00	6.08

See attached sheet (EX2 – WATER SERVICE COVER EXHIBIT)

KOLBER UTILITY PIPE CROSSING TABLE					
CROSS NO.	LOWER PIPE	LOWER TOP OF PIPE	HIGHER PIPE	HIGHER BOTTOM OF PIPE	CLEARANCE (FT)
1	4" SANITARY	910.42	2" WATER	914.18	3.76
2	4" SANITARY	907.25	10" STORM	914.81	7.56
3	4" SANITARY	905.78	4" STORM	913.22	7.44
4	4" SANITARY	905.53	4" STORM	913.23	7.70
5	4" SANITARY	901.29	4" STORM	908.04	6.75
6	4" SANITARY	899.80	4" STORM	906.34	6.54
7	4" SANITARY	897.60	4" STORM	903.80	6.20
8	4" SANITARY	887.87	10" STORM	893.43	5.56
9	4" SANITARY	905.06	4" STORM	913.42	8.36
10	2" WATER	906.22	4" STORM	913.42	7.20
11	2" WATER	905.92	4" STORM	913.50	7.58
12	2" WATER	910.32	10" STORM	915.95	5.63
13	2" WATER	910.92	10" STORM	916.90	5.98



PIPE CROSSING EXHIBIT

SCALE: 1"=20'

N

ABACUS ARCHITECTS

REVISIONS:

	DATE	ISSUE

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

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ISSUE DATE: JUNE 23, 2026

NEW CONSTRUCTION FOR:

KOLBER RESIDENCE

630 S LAKE SHORE DR, LAKE GENEVA, WI 53147

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: MBS

CHECKED BY: JRV

PIPE CROSSING EXHIBIT

A

EX1

PROJ. NO. 2025-126

May 1, 2026

P:\2025-CONTRACTS\2025-126 Kolber Residence\Phase - 2\Construction Documents\5.3 Site\2025-126 - Base.dwg

KOLBER WATER SERVICE SCHEDULE - 641 LF OF 2" CTS SDR9 POLY TUBING									
PART NO.	US PART	US IE	DS PART	DS IE	LENGTH	SLOPE	TOP OF PIPE	GRADE ELEVATION	COVER (FT)
1	MAIN CONN	±935.99	CURB STOP	935.61	17	2.23%	±936.16	942.49	6.33
2	CURB STOP	935.61	45° BEND	934.20	252	0.55%	935.78	941.86	6.08
3	45° BEND	934.20	45° BEND	934.20	13	0.0%	934.37	940.69	6.32
4	45° BEND	934.20	45° BEND	926.92	99	7.35%	934.37	940.44	6.07
5	45° BEND	926.92	45° BEND	926.92	13	0.0%	927.09	934.02	6.93
6	45° BEND	926.92	22.5° BEND	917.38	93	10.22%	927.09	933.17	6.08
7	22.5° BEND	917.38	22.5° BEND	908.98	42	20.0%	917.55	924.17	6.62
8	22.5° BEND	908.98	45° BEND	905.75	16	20.0%	909.15	920.31	11.16
9	45° BEND	905.75	45° BEND	905.75	3	0.0%	905.92	916.08	10.16
10	45° BEND	905.75	BLDG CONN	905.75	3	0.0%	905.92	916.07	10.15
11	BLDG CONN	905.75	N/A	N/A	N/A	N/A	905.92	912.00	6.08
11	BLDG CONN	905.75	22.5° BEND	917.93	73	16.66%	905.92	912.00	6.08
12	22.5° BEND	917.93	GARAGE CONN	918.75	17	5.0%	918.10	926.17	8.07
13	GARAGE CONN	918.75	N/A	N/A	N/A	N/A	918.92	925.00	6.08

NOTE: CONTRACTOR TO FURNISH WATER SERVICE MATERIALS IN ACCORDANCE WITH CITY OF LAKE GENEVA UTILITY COMMISSION APPROVED MATERIALS

1. CONNECT 2" WATER SERVICE TO 10" CAST IRON WATERMAIN WITH TAPPING SLEEVE. 10" WATERMAIN ELEVATIONS UNKNOWN. ASSUMED 6' BURY. CONTRACTOR TO VERIFY ELEVATION & LOCATION PRIOR TO CONNECTION

2. 2" CURB STOP MUELLER CO. B25155

3. 45° BEND

4. 45° BEND

5. 45° BEND

6. 45° BEND

7. 22.5° BEND

8. 22.5° BEND

9. 45° BEND

10. 45° BEND

11. BLDG CONN

12. 22.5° BEND

13. GARAGE CONN

PROPOSED DWELLING
FFE = 923.00
LL = 912.00

GARAGE
FFE = 925.00

ALTERNATE PATH FOR NEW WATER SERVICE IF EXISTING WATER SERVICE IS FOUND. CONTRACTOR TO ROUTE NEW WATER SERVICE TO 10" MAIN IN S LAKE SHORE DRIVE. CONTRACTOR TO MAINTAIN 6' MIN. BURY. PLACE NEW CURB STOP IN S LAKE SHORE DRIVE TERRACE

CONTRACTOR TO IDENTIFY IF EXISTING 4" CAST IRON SERVICE EXISTS. IF EXISTING WATER SERVICE IS FOUND, REMOVE EXISTING SERVICE UP TO WATERMAIN AND REPLACE WITH NEW SERVICE.

S LAKE SHORE DRIVE

WATER SERVICE COVER EXHIBIT

SCALE: 1"=20'

N

ABACUS ARCHITECTS

REVISIONS:

△	DATE	ISSUE

NOTICE TO BIDDERS
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ISSUE DATE: JUNE 23, 2026

NEW CONSTRUCTION FOR:

KOLBER RESIDENCE

630 S LAKE SHORE DR, LAKE GENEVA, WI 53147

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: MBS

CHECKED BY: JRV

WATER SERVICE COVER EXHIBIT

A
EX2

PROJ. NO. 2025-126

May 1, 2026

P:\2025-CONTRACTS\2025-126 Kolber Residence\Phase - 2\Construction Documents\5.3 Site\2025-126 - Base.dwg

Response to Comments from City of Lake Geneva

June 23, 2026
2025-126 – Kolber Residence

This document provides a response to comments received from the City of Lake Geneva for the Kolber Residence project in the memo provided by Naomi Rauch of Kapur & Associates, Inc. The comments are listed below in black and the response to comments following in red.

Comments and Responses:

1. The site plan proposes greater than 1 acre of land disturbance. The site must address stormwater management provisions in Chapter 78-247 of the municipal code.
   a. A stormwater management report is required.

   Response: See attached stormwater management plan.

   b. Stormwater quality provisions related to TSS (Total Suspended Solids) removal apply to the portions of the site that drain directly to Geneva Lake or offsite onto adjacent properties. TSS reduction standards for new development is 80% and for roads and redevelopment a reduction of 40% is required. Please provide calculations demonstrating this provision has been addressed.

   Response: A stormwater management plan has been provided. The site achieves greater than 40% TSS removal, as required by City of Lake Geneva provisions.

   c. Stormwater quantity provisions related to release rates from the site apply to portions of the site that drain to adjacent properties. Areas that drain directly to Geneva Lake are not required to meet the water quantity (detention) requirements.

      i. Approximately 18,000 sq.ft. of the lot is tributary to S. Lakeshore Drive. Proposed stormwater runoff rates must be provided to demonstrate that the release rates are less than existing conditions to the same location.

      Response: See stormwater management plan. Existing subcatchment runoff rate is reduced in post-construction site.

      ii. Approximately 33,000 sq.ft. drains directly to the lot to the north. Proposed stormwater runoff rates must be provided to demonstrate that the release rates are less than existing conditions to the same location.

Response: See stormwater management plan. Existing north subcatchment is reduced in size and flow rate.

2. Please show the water service depths/inverts along the length and appropriate separation at sanitary and storm sewer crossings.

   Response: See attached pipe cover and cross calculation exhibits.

3. The plans must include a maintenance schedule for the stormwater (BMP) best management practices (raingarden) and indicate the responsible party.

   Response: Maintenance schedule added to civil plan set. See sheet 213.

4. The existing easement along the sanitary sewer changes width from 6-ft to 10-ft in width. The Utility Commission has requested a minimum 10-ft easement consistently across the lot centered on the sanitary sewer. Please revise the plans to show the revised easement location and provide the necessary easement language and documentation.

   Response: Expanded sanitary easement is shown on plan set. See sheet 200 & 211. Easement legal documentation to follow.

5. A 6-ft pedestrian easement is required along the lakeshore path for public ingress/egress. Please show the limits of the pedestrian on the site plan and provide the required documentation.

   Response: Proposed 6 foot pedestrian easement is shown on plan set. See sheet 200. Easement legal documentation to follow.

6. Section 98-727 of the zoning code states "access drives or off street parking areas servicing as required fire access or designated fire lanes shall be designed and constructed to meet the minimum standards as outlined in subsection (2)(a) though (c)."

   a. All fire lanes shall meet SPS 362 and NFPA1 and shall be at lease 20-ft wide.

   Response: The applicant is requesting an exception to the 20 foot fire lane width requirement and proposes a 14 foot wide driveway based on the following considerations:

   1. The proposed driveway configuration is intended to satisfy the operational needs of emergency responders while significantly reducing environmental impacts and overall site disturbance with the Environmental Corridor at the site.

   2. The proposed width minimizes impervious surface coverage. Expanding the driveway to 20 feet in width would add more than 3,000 square feet of impervious surface to the site (see red outline on exhibit).

3. The proposed width preserves mature trees. A 20 foot wide driveway would require the removal of at least three additional mature trees and would place the root systems of several additional mature trees at risk (see exhibit).

4. The proposed width reduces grading impacts and disturbance. Widening the driveway would increase site disturbance and move grading and stormwater runoff closer to the northern property line and adjacent property.

   In reviewing the staff report associated with Ordinance 25-05, it appears that one of the primary purposes of the amendments was to address concerns related to long private driveways serving multiple properties and private streets functioning similarly to public roadways. In contrast, the proposed access drive would serve a single-family residence only and would not function as a private street serving multiple users or development sites.

   The applicant believes the proposed design balances emergency access needs with environmental preservation objectives while minimizing unnecessary site disturbance. The requested exception is consistent with the intent of the ordinance while recognizing the unique environmental constraints present on the site.

b. All curves and turnarounds shall be designed for a minimum 45-ft radius. If the fire lane has a dead end that is greater than 150-ft, an appropriately designed turn around space approved by the City of Lake Geneva Fire Department is required.

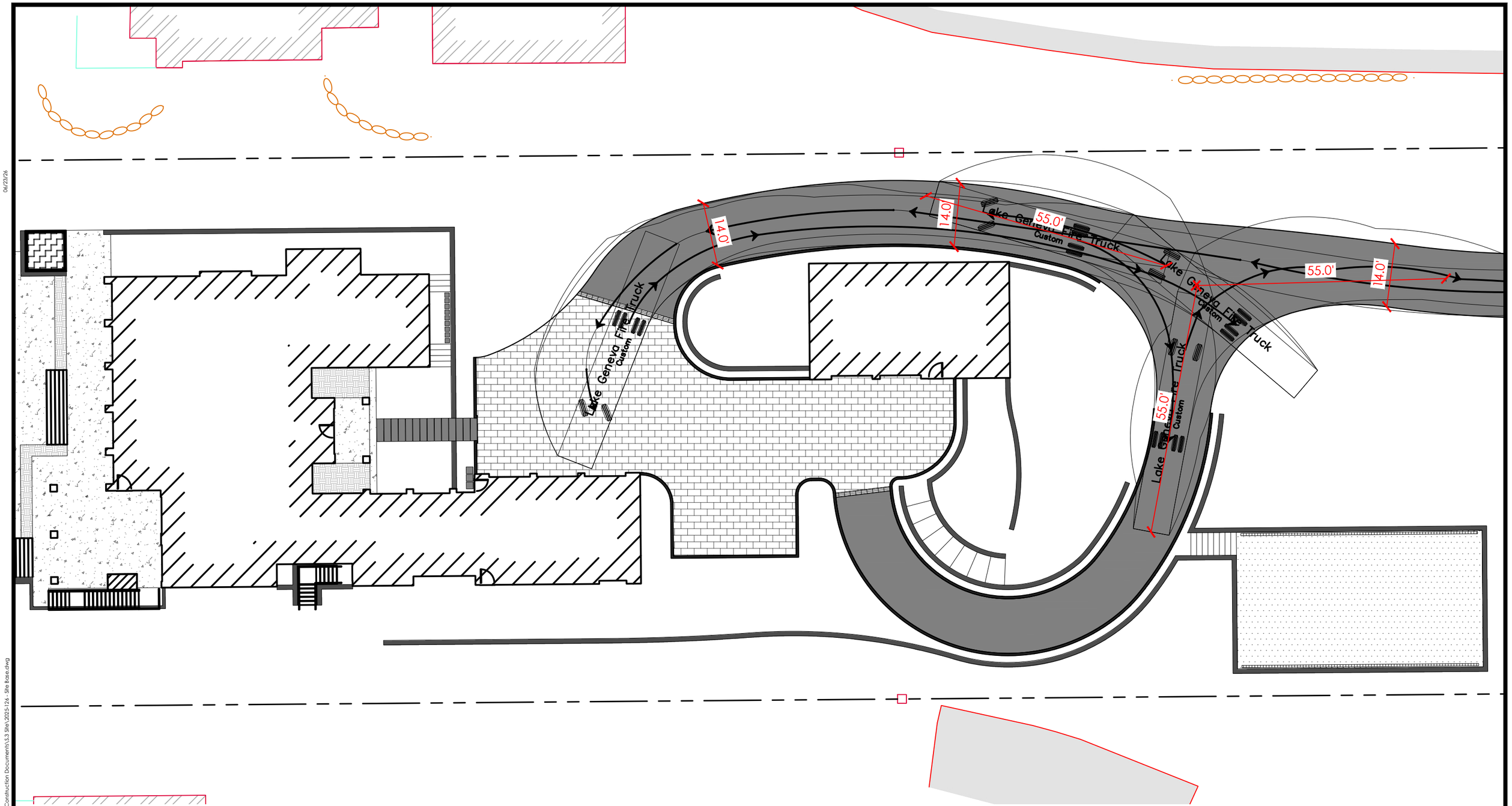
   Response: The attached exhibit with a "Y" turn around (each leg being at least 55 feet in length) within 150 feet of the single-family residence has been presented to the City Fire Chief, Dennis Detkowski. Verbal approval was received from the City Fire Chief on June 23, 2026.

7. Soil erosion and sediment control devices must be installed prior to upland disturbance and must remain in place until permanent stabilization.

   Response: Note added to plan set, see sheet 213.

8. Construction debris and sediment must remain onsite and not be tracked onto public roadways, adjacent wetlands or property. It is the applicants' responsibility to remove sediment that is tracked offsite in a timely manner.

   Response: Note added to plan set, see sheet 213



FIRE TRUCK TURN EXHIBIT

June 23, 2026

Kolber Residence

Lake Geneva, WI

Proj. No. 2025-126

N

SCALE: "1=20'

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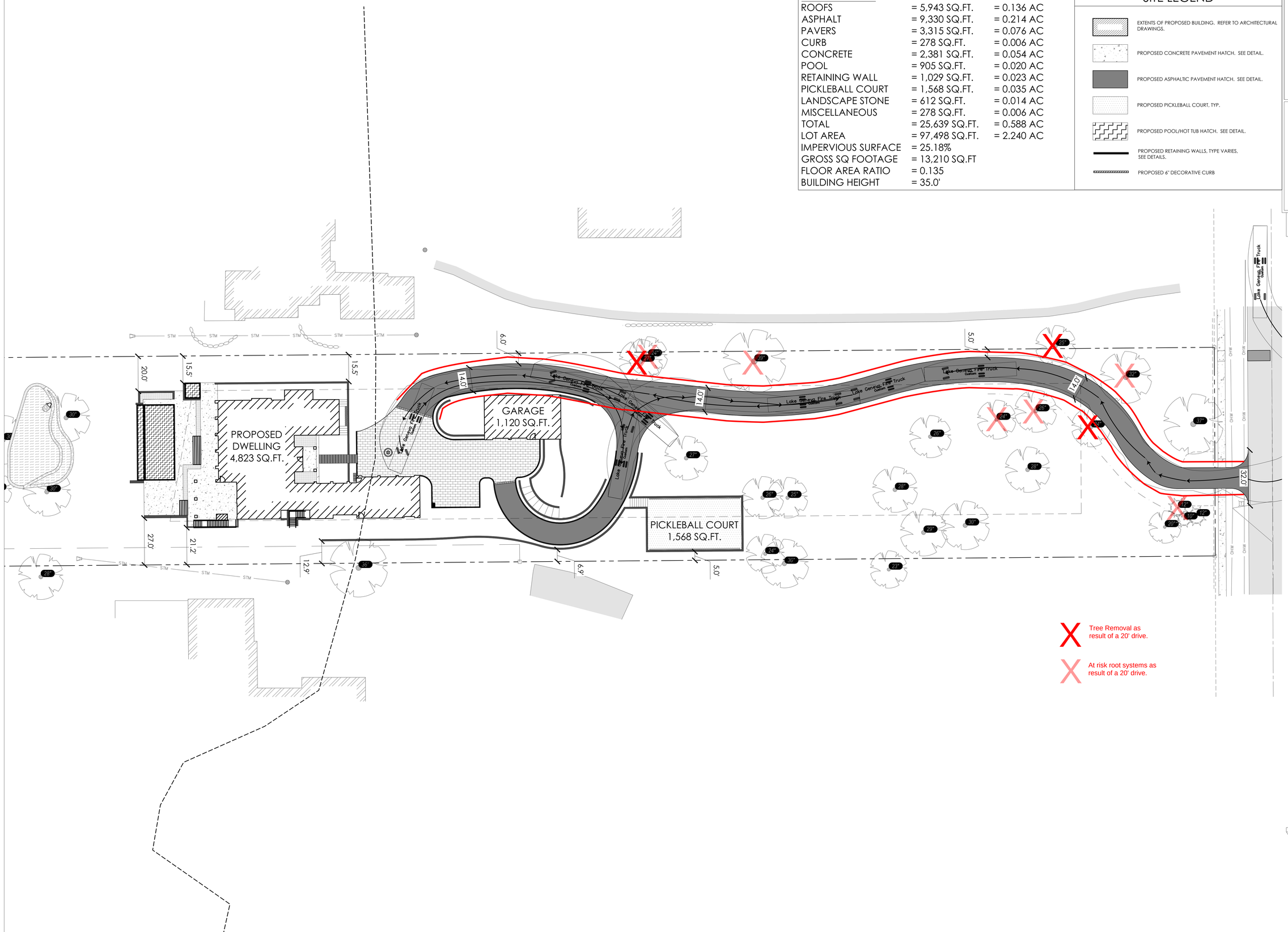
ABACUS ARCHITECTS

06/23/26
P:\2025-CONTRACTS\2025-126 Kolber Residence\Phase - 2\Construction Documents\5.3 Site\2025-126 - Site Base.dwg

SITE PROPERTIES:		
ROOFS	= 5,943 SQ.FT.	= 0.136 AC
ASPHALT	= 9,330 SQ.FT.	= 0.214 AC
PAVERS	= 3,315 SQ.FT.	= 0.076 AC
CURB	= 278 SQ.FT.	= 0.006 AC
CONCRETE	= 2,381 SQ.FT.	= 0.054 AC
POOL	= 905 SQ.FT.	= 0.020 AC
RETAINING WALL	= 1,029 SQ.FT.	= 0.023 AC
PICKLEBALL COURT	= 1,568 SQ.FT.	= 0.035 AC
LANDSCAPE STONE	= 612 SQ.FT.	= 0.014 AC
MISCELLANEOUS	= 278 SQ.FT.	= 0.006 AC
TOTAL	= 25,639 SQ.FT.	= 0.588 AC
LOT AREA	= 97,498 SQ.FT.	= 2.240 AC
IMPERVIOUS SURFACE	= 25.18%	
GROSS SQ FOOTAGE	= 13,210 SQ.FT	
FLOOR AREA RATIO	= 0.135	
BUILDING HEIGHT	= 35.0'	

SITE LEGEND

- EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
- PROPOSED CONCRETE PAVEMENT HATCH. SEE DETAIL.
- PROPOSED ASPHALTIC PAVEMENT HATCH. SEE DETAIL.
- PROPOSED PICKLEBALL COURT, TYP.
- PROPOSED POOL/HOT TUB HATCH. SEE DETAIL.
- PROPOSED RETAINING WALLS, TYPE VARIES, SEE DETAILS.
- PROPOSED 6" DECORATIVE CURB



X Tree Removal as result of a 20' drive.

X At risk root systems as result of a 20' drive.

OVERALL SITE PLAN

SCALE: 1"=20'

N

ABACUS ARCHITECTS

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PRELIMINARY - NOT FOR CONSTRUCTION

KOLBER RESIDENCE

NEW CONSTRUCTION FOR:

ISSUE DATE: JUNE 23, 2026

630 S LAKE SHORE DR, LAKE GENEVA, WI 53147

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

DRAWN BY: MBS

CHECKED BY: JRV

OVERALL SITE PLAN

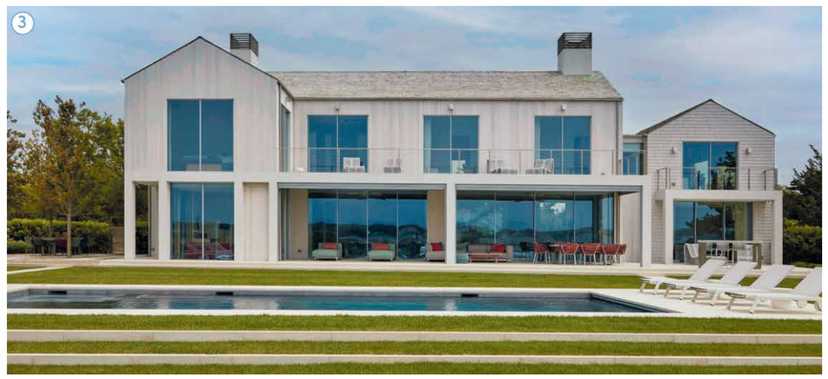
A
202

PROJ. NO. 2025-126

May 1, 2026

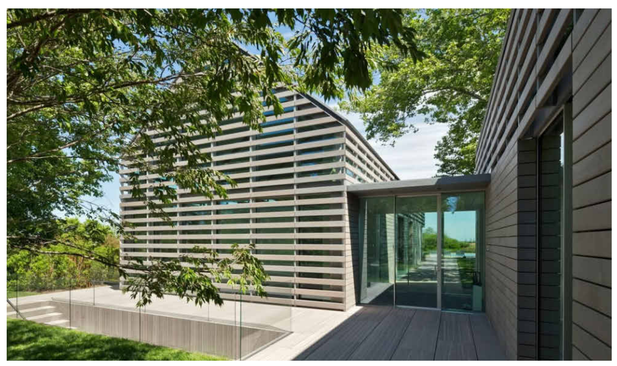
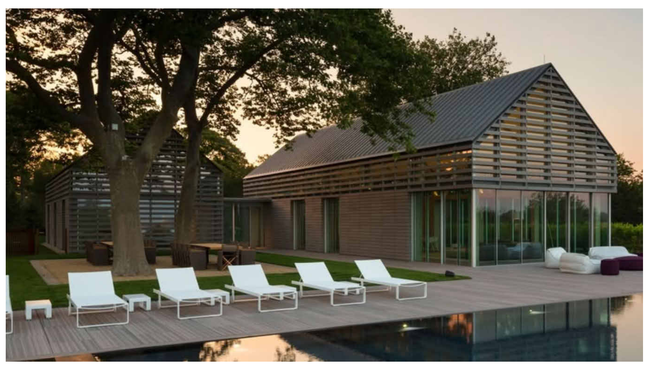
P:\2025-CONTRACTS\2025-126 Kolber Residence\Phase - 2\Construction Documents\3.3 Site\2025-126 - Base.dwg

RESIDENCE - CRISP GEOMETRY, CLEAN LINES, NEUTRAL PALETTE

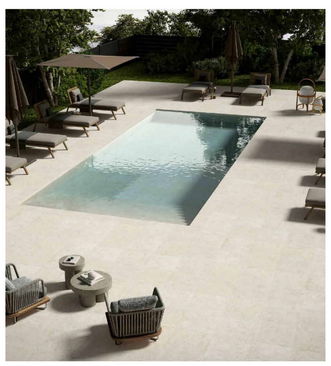


SITE DESIGN - INTEGRATED, TERRACED, STRUCTURED IN NATURAL, MONOTONE MATERIALS

DETACHED GARAGE UPPER LEVEL - OPEN PATIO, SCREENED IN PORCH WITH LATTICE & GREENHOUSE WITH FIREPLACE

PATIO - SMOOTH, NATURAL SURFACE, INFINITY POOL, HOT TUB, JACUZZI



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PRELIMINARY - NOT FOR CONSTRUCTION

ISSUE DATE: MAY 1, 2026

NEW CONSTRUCTION FOR:

KOLBER RESIDENCE

630 S LAKE SHORE DR, LAKE GENEVA, WI 53147

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 VEL R. PHILLIPS AVE. SUITE 210, MILWAUKEE, WI 53203

DRAWN BY: TK

CHECKED BY: TK

INSPIRATION IMAGES

A400

PROJ. NO. 2025-126

RETAINING WALLS

STONE - VENEER & DRYSTACK
HALQUIST OXFORD WALLSTONE

CONCRETE - BOARD FORM

CONCRETE - RCP OLYMPIC WALL

CONCRETE - UNILOCK SIENNA WALL
ALABASTER

PATIO

PORCELAIN PAVER - KRONOS
OCEAN STONE WHITE COOL

PORCELAIN PAVER - KRONOS
STONE CREAMSTONE

CLADDING

THERMAL HEMLOCK - MATAGORDA

ACCOYA - MORNING DEW

ACCOYA - CUSTOM COLOR OR
HARDIE PLANK - ARCTIC WHITE

STONE VENEER - HALQUIST OXFORD

ROOF

METAL - STANDING SEAM
PAC-CLAD SLATE GRAY

TERRACOTTA TILES - SLATE GRAY

WINDOWS & DOORS

MARVIN ULTIMATE - GUNMETAL

MARVIN ULTIMATE - CADET GRAY

ABACUS ARCHITECTS

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DRAWN BY: TK

CHECKED BY: TK

MATERIALS

A500

PROJ. NO. 2025-126

OPTION 2:
STONE: OXFORD WALL STONE
ROOF: TERRACOTTA SLATE GRAY
SIDING: HEMLOCK MATAGORDA
WINDOWS: MARVIN ULTIMATE - GUNMETAL

OPTION 3:
STONE: OXFORD WALL STONE
ROOF: STANDING SEAM PAC-CLAD SLATE GRAY
SIDING: ACCOYA - CUSTOM COLOR OR
HARDIE PLANK - ARCTIC WHITE
WINDOWS: MARVIN ULTIMATE - CADET GRAY

GENERAL EXTERIOR ELEVATION NOTES

- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.
- MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY.
- MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 5' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.

PRELIMINARY

OPTION 1:
STONE: OXFORD WALL STONE
ROOF: STANDING SEAM PAC-CLAD SLATE GRAY
SIDING: HEMLOCK MATAGORDA
WINDOWS: MARVIN ULTIMATE - CADET GRAY

NORTH ELEVATION (3 / A 501)
SCALE: 1/8" = 1'-0"

OPTION 2:
STONE: OXFORD WALL STONE
ROOF: TERRACOTTA SLATE GRAY
SIDING: HEMLOCK MATAGORDA
WINDOWS: MARVIN ULTIMATE - GUNMETAL

OPTION 3:
STONE: OXFORD WALL STONE
ROOF: STANDING SEAM PAC-CLAD SLATE GRAY
SIDING: ACCOYA - CUSTOM COLOR OR
HARDIE PLANK - ARCTIC WHITE
WINDOWS: MARVIN ULTIMATE - CADET GRAY

OPTION 1:
STONE: OXFORD WALL STONE
ROOF: STANDING SEAM PAC-CLAD SLATE GRAY
SIDING: HEMLOCK MATAGORDA
WINDOWS: MARVIN ULTIMATE - CADET GRAY

SOUTH ELEVATION (1 / A 501)
SCALE: 1/8" = 1'-0"

ABACUS ARCHITECTS

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NEW CONSTRUCTION FOR:

KOLBER RESIDENCE

630 S LAKE SHORE DR, LAKE GENEVA, WI 53147

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PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: TK

CHECKED BY: Checker

EXTERIOR ELEVATIONS

A 501

PROJ. NO. 2025-126

OPTION 1:
STONE: OXFORD WALL STONE
ROOF: STANDING SEAM PAC-CLAD SLATE GRAY
SIDING: HEMLOCK MATAGORDA
WINDOWS: MARVIN ULTIMATE - CADET GRAY

EAST ELEVATION

SCALE: 1/4" = 1'-0"

1 / A 502

GENERAL EXTERIOR ELEVATION NOTES

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- MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 5' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.

PRELIMINARY

OPTION 2:
STONE: OXFORD WALL STONE
ROOF: TERRACOTTA SLATE GRAY
SIDING: HEMLOCK MATAGORDA
WINDOWS: MARVIN ULTIMATE - GUNMETAL

OPTION 3:
STONE: OXFORD WALL STONE
ROOF: STANDING SEAM PAC-CLAD SLATE GRAY
SIDING: ACCOYA - CUSTOM COLOR OR
HARDIE PLANK - ARCTIC WHITE
WINDOWS: MARVIN ULTIMATE - CADET GRAY

OPTION 1:
STONE: OXFORD WALL STONE
ROOF: STANDING SEAM PAC-CLAD SLATE GRAY
SIDING: HEMLOCK MATAGORDA
WINDOWS: MARVIN ULTIMATE - CADET GRAY

WEST ELEVATION1

SCALE: 1/4" = 1'-0"

2 / A 502

OPTION 2:
STONE: OXFORD WALL STONE
ROOF: TERRACOTTA SLATE GRAY
SIDING: HEMLOCK MATAGORDA
WINDOWS: MARVIN ULTIMATE - GUNMETAL

OPTION 3:
STONE: OXFORD WALL STONE
ROOF: STANDING SEAM PAC-CLAD SLATE GRAY
SIDING: ACCOYA - CUSTOM COLOR OR
HARDIE PLANK - ARCTIC WHITE
WINDOWS: MARVIN ULTIMATE - CADET GRAY

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KOLBER RESIDENCE

630 S LAKE SHORE DR, LAKE GENEVA, WI 53147

1135A MICHIGAN AVE, SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 VEL R. PHILLIPS AVE, SUITE 210, MILWAUKEE, WI 53203

DRAWN BY: TK

CHECKED BY: TK

EXTERIOR ELEVATIONS

A
502

PROJ. NO. 2025-126

STONE - VENEER & DRYSTACK
HALQUIST OXFORD WALLSTONE

PORCELAIN PAVER - KRONOS
OCEAN STONE WHITE COOL

THERMAL HEMLOCK - MATAGORDA

METAL - STANDING SEAM
PAC-CLAD GRAPHITE

MARVIN ULTIMATE - CADET GRAY

ABACUS
ARCHITECTS

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ISSUE DATE: MAY 1, 2026

NEW CONSTRUCTION FOR:

KOLBER RESIDENCE

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DRAWN BY: MM

CHECKED BY: TK

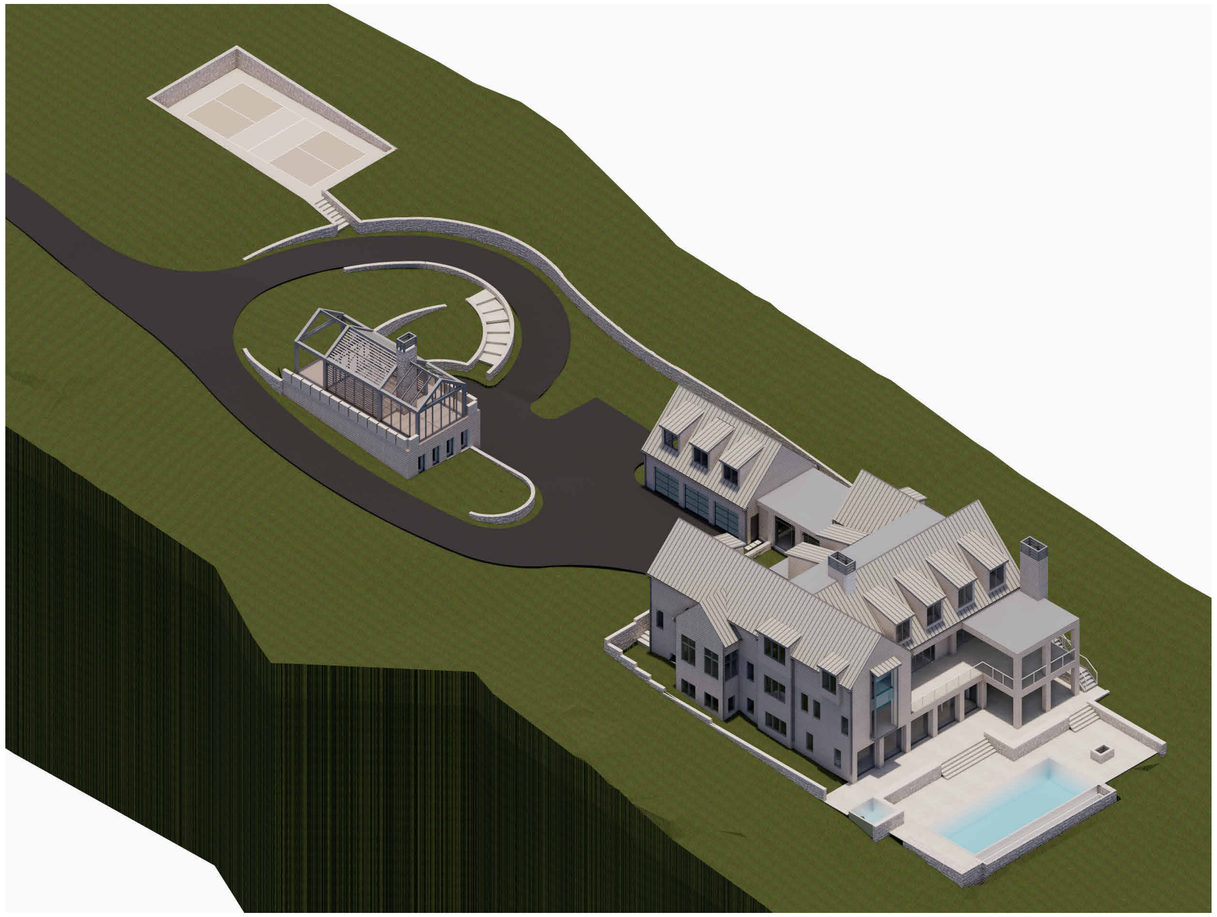
EXTERIOR RENDERINGS

A801

PROJ. NO. 2025-126

SITE RENDERINGS - ARIEL VIEWS OF PROPOSED DESIGN

OPTION 1:
STONE: OXFORD WALL STONE
ROOF: STANDING SEAM PAC-CLAD SLATE GRAY
SIDING: HEMLOCK MATAGORDA
WINDOWS: MARVIN ULTIMATE - CADET GRAY



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ISSUE DATE: MAY 1, 2026

NEW CONSTRUCTION FOR:

KOLBER RESIDENCE

630 S LAKE SHORE DR, LAKE GENEVA, WI 53147

DRAWN BY: AG

CHECKED BY: TK

SITE RENDERINGS

A802

PROJ. NO. 2025-126

CONTEXTUAL RENDERINGS - VIEW OF EXISTING HOMES WITH NEW PROPOSED DESIGN FROM GENEVA LAKE

OPTION 1:
STONE: OXFORD WALL STONE
ROOF: STANDING SEAM PAC-CLAD SLATE GRAY
SIDING: HEMLOCK MATAGORDA
WINDOWS: MARVIN ULTIMATE - CADET GRAY

ABACUS ARCHITECTS

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PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: AG

CHECKED BY: TK

CONTEXTUAL RENDERINGS

A803

PROJ. NO. 2025-126

GENERAL NOTES:

1. ALL MATERIALS, CONSTRUCTION, AND DETAILS SHALL CONFORM WITH THE FOLLOWING:
   PLANS AND SPECIFICATIONS
   CODE AS SPECIFIED IN DESIGN DATA
2. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE FAMILIAR WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS (INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, RFI's, SUBMITTALS, ETC.) IN ORDER TO PROVIDE ALL CONSTRUCTION AND MATERIALS FOR THIS PROJECT.
3. THE CONTRACTOR SHALL REFER TO OTHER DRAWINGS CONTAINED IN THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL SPECIFIED MEMBERS, DIMENSIONS, ELEVATIONS, DETAILS, OPENINGS, INSERTS, SLEEVES, DEPRESSIONS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS, REQUIRED TO CONSTRUCT THIS PROJECT.
4. DETAILS SHOWN ON STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL PORTIONS OF THE CONTRACT DOCUMENTS UNLESS NOTED OTHERWISE.
5. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
6. DO NOT SCALE PLANS.
7. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
8. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND PROVIDE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED TO COMPLETE THE STRUCTURE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO: SHORING, UNDERPINNING, TEMPORARY BRACING, ETC. SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AS REQUIRED TO ENSURE THE SAFETY OF THE BUILDING AND WORKMEN ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE BASE BUILDING PRIMARY STRUCTURAL FRAME IS DESIGNED FOR THE FINAL, COMPLETED CONDITION AS INDICATED HEREIN. LOADS IMPOSED ON THE BUILDING STRUCTURE DURING THE COURSE OF CONSTRUCTION SHALL BE CONFIRMED BY THE CONTRACTOR AND THE CONTRACTOR'S ENGINEER AS PART OF THE MEANS AND METHODS OF CONSTRUCTION. CARE SHALL BE GIVEN BY THE CONTRACTOR AND THE CONTRACTOR'S ENGINEER TO CONSIDER THE PRESENT STATE OF THE STRUCTURE AT THE TIME OF LOADING, INCLUDING AGE-DEPENDENT STRENGTH OF THE STRUCTURAL ELEMENTS AND THE NATURE OF ALL LOADS IMPOSED.
9. CONSTRUCTION DOCUMENTS SHOW DIMENSIONS AND ELEVATIONS TO SIGNIFICANT WORKING POINTS (COLUMN CENTERLINES, OUTSIDE FACE OF WALLS, TOP OF FRAMING MEMBERS, ETC.) MATERIAL SUPPLIERS AND DESIGNERS ARE RESPONSIBLE FOR ALL OTHER INFORMATION IN ORDER TO DETAIL/FABRICATE THEIR WORK. CONTACT THE ARCHITECT WITH ANY DISCREPANCIES.
10. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE STRUCTURAL DRAWINGS AND ANY OTHER PLANS, THE CONTRACTOR SHALL BRING THE DISCREPANCY TO THE ARCHITECT'S ATTENTION IMMEDIATELY, IN WRITING.
11. NO PROVISIONS HAVE BEEN MADE IN THE DESIGN OF THIS STRUCTURE FOR FUTURE EXPANSION, UNLESS SPECIFICALLY NOTED ON PLAN.

FOUNDATION AND EARTHWORK:

1. REFER TO DESIGN DATA FOR UNCONFIRMED SOIL DESIGN VALUES, AND SOIL CONDITION AND ADDITIONAL REQUIREMENTS.
2. THE CONTRACTOR SHALL CONFIRM INSTALLATION AND CONSTRUCTION OF FOUNDATIONS IS COMPLETED IN CONFORMANCE WITH THE DESIGN DATA.
3. DO NOT PLACE BACKFILL AGAINST RETAINING WALLS UNTIL THE WALLS HAVE ATTAINED 100% OF THEIR DESIGN STRENGTH. BACKFILL SIMULTANEOUSLY ON BOTH SIDE OF FOUNDATION AND STEM WALLS.
4. EARTH RETENTION AND UNDERPINNING SYSTEMS, TEMPORARY OR PERMANENT, SHALL BE PROVIDED BY THE CONTRACTOR AND THE CONTRACTOR'S ENGINEER AS AN ELEMENT OF THE MEANS AND METHODS OF CONSTRUCTION.
5. SUBGRADES SHALL BE PREPARED PER THE GEOTECHNICAL RECOMMENDATIONS. THE ON-SITE GEOTECHNICAL ENGINEER SHALL ENSURE FOUNDATION AND SLAB ON GROUND SYSTEMS ARE FOUNDED ON COMPETENT MATERIAL TO ACHIEVE THE DESIGN VALUES INDICATED ON THESE CONSTRUCTION DOCUMENTS AND IN THE GEOTECHNICAL REPORT. UNSUITABLE SOILS MAY BE NEED TO BE REMOVED OR ADDITIONAL SUBGRADE PREPARATIONS MAY BE REQUIRED.
6. ALL EXTERIOR FOUNDATIONS SHALL BE CAST AT LEAST FROST DEPTH BELOW ADJACENT FINISH EXTERIOR GRADE. FOOTINGS SHALL BE CAST AT LEAST MINIMUM BEARING DEPTH BELOW ADJACENT FINAL GRADE OR FINISHED FLOOR ELEVATION. REFER TO SOIL DESIGN VALUES.
7. IF CONTAMINATED SOILS ARE FOUND ON SITE, CONTRACTOR OR OWNER SHALL CONSULT WITH A GEOTECHNICAL ENGINEER FOR REQUIRED REMEDIATION.
8. ENGINEERED FILL MATERIALS OR LEAN CONCRETE SHALL BE PROVIDED AS REQUIRED.
9. WHERE NEW FOOTINGS ABUT EXISTING FOOTINGS, STEP OR THICKEN THE NEW FOOTING AS REQUIRED TO HAVE NEW BOTTOM OF FOOTING ELEVATION MATCH EXISTING BOTTOM OF FOOTING ELEVATION. CONTRACTOR SHALL FIELD VERIFY EXISTING BOTTOM OF FOOTING ELEVATION.
10. FOUNDATIONS SHALL NOT BE INSTALLED ON FROZEN SUBGRADE.
11. SOILS SHALL BE IMPROVED BY THE FOUNDATION CONTRACTOR PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER TO ACHIEVE THE NOTED SOIL DESIGN VALUES. REFER TO DELEGATED DESIGN NOTES.

CAST IN PLACE REINFORCED CONCRETE:

1. CONCRETE WORK SHALL CONFORM TO REFERENCED EDITION OF ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND ACI 302 "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION".
2. CONTRACTOR SHALL ELECTRONICALLY SUBMIT STEEL REBAR SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
3. REFER TO REINFORCEMENT DEVELOPMENT AND LAP SPLICE SCHEDULE FOR LAP SPLICES (Lst) AND DEVELOPMENT LENGTH (Ld) IN REINFORCING STEEL.
4. ALL LAPS IN REINFORCING STEEL SHALL BE CLASS "B" LAP SPLICES UNLESS OTHERWISE NOTED. AT CONSTRUCTION JOINTS, CONTINUOUS BARS SHALL BE LAP SPLICED WITH A CLASS "B" LAP. ALL OTHER BARS EXTENDING THRU THE JOINT SHALL BE FULLY DEVELOPED (Ld OR Ldh AS ILLUSTRATED OR NOTED) EACH SIDE OF JOINT, UNO.
5. ALL HOOKS IN REINFORCING STEEL SHALL BE STANDARD HOOKS, UNO.
6. PROVIDE THE FOLLOWING CLEAR COVER DISTANCES FOR REINFORCEMENT IN CONCRETE UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"
CONCRETE EXPOSED TO EARTH OR WEATHER:	
NO. 6 THROUGH NO. 18 BARS	2"
NO. 5 BAR AND SMALLER	1 1/2"

7. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT PERMITTED IN ANY CONCRETE MIX.
8. CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. ANY CONCRETE SURFACE REPAIRS SHALL BE PERFORMED BY THE CONTRACTOR AS REQUIRED. REPAIR AND PATCH DEFECTIVE AREAS WITH PROPRIETARY PATCHING COMPOUND IMMEDIATELY AFTER REMOVAL OF FORMS.
9. PROVIDE A 3/4" CHAMFER ON EXPOSED CORNERS OF CONCRETE UNLESS NOTED OTHERWISE. TOP SURFACE OF WALLS SHALL BE FINISHED SMOOTH, UNLESS NOTED OTHERWISE.
10. CONTRACTOR SHALL PROVIDE SUITABLE WIRE SPACERS, CHAIRS, TIES, ETC FOR SUPPORTING REINFORCING STEEL IN THE PROPER POSITION WHILE PLACING CONCRETE.
11. PROVIDE 1/2" EXPANSION JOINT MATERIAL AT INTERIOR LOCATIONS WHERE SLABS ABUT WALLS, COLUMNS, AND OTHER VERTICAL SURFACES UNLESS NOTED OTHERWISE.
12. TIME BETWEEN CONCRETE BATCHING AND PLACEMENT SHALL BE IN ACCORDANCE WITH ASTM C94.
13. ADDITION OF JOBSITE WATER TO CONCRETE SHALL BE PER ASTM C94.
14. ALL CONCRETE SLABS SHALL BE CURED PER ACI 308.1 RECOMMENDATIONS.
15. CONTROL JOINTS SHALL BE PLACED IN CONVENTIONAL SLAB ON GROUND WITHIN 24 HOURS OF INITIAL POUR. REFER TO PLAN NOTES FOR ADDITIONAL INFO.
16. OWNER SHALL HIRE A MATERIALS TESTING LABORATORY TO CAST AND TEST CONCRETE CYLINDERS. ALL TESTING SHALL BE IN ACCORDANCE WITH ACI 318. RESULTS OF CYLINDER TESTS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER. CONCRETE TEST REPORTS SHALL STATE THE FOLLOWING INFORMATION:
    A. LOCATION ON PROJECT WHERE THE CONCRETE IS USED
    B. 7 DAY COMPRESSIVE STRENGTH
    C. 28 DAY COMPRESSIVE STRENGTH
    D. AIR CONTENT
    E. SLUMP
    F. AMOUNT OF WATER ADDED ON JOB SITE
    G. MIX USED
17. CONCRETE TEST REPORTS SHALL DIRECTLY STATE WHETHER OR NOT THE TEST RESULT COMPLIES WITH THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY IRREGULARITIES OR DEFECTS IN CONCRETE SLABS (CRACKS, BUMPS, FLOOR CURLING, ETC.) BEFORE ANY FLOOR FINISHES ARE APPLIED.
19. CONFORM TO ACI 117 FOR CONCRETE TOLERANCES.
20. CONFORM TO ACI 306.1 FOR COLD WEATHER CONCRETE PLACEMENT.
21. CONFORM TO ACI 305.1 FOR HOT WEATHER CONCRETE PLACEMENT.
22. WELDING OF REINFORCING STEEL SHALL NOT BE PERMITTED FOR NONWELDABLE REBAR NOR WITHOUT THE CONSENT OF THE STRUCTURAL ENGINEER
23. ALL CAST-IN COMPONENTS (REINFORCEMENT, ANCHORS, EMBEDS, ETC.) SHALL BE SECURELY PLACED, SUPPORTED, AND FASTENED IN CORRECT LOCATION AND ORIENTATION, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO CONCRETE PLACEMENT. THE INSERTION OF ANY CAST-IN COMPONENTS AFTER CONCRETE PLACEMENT IS NOT PERMITTED. CONTRACTOR SHALL CONSOLIDATE CONCRETE AROUND ALL CAST-IN COMPONENTS.

MATERIAL STRENGTHS:

UNLESS NOTED OTHERWISE, THE FOLLOWING MATERIALS SHALL BE USED. REFER TO MATERIAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

CONCRETE MATERIALS SCHEDULE

TYPE OF CONSTRUCTION	COMPRESSIVE STRENGTH (psi) (ASTM C39)	EQUIL. DENSITY (pcf)	EXPOSURE CATEGORIES				MAXIMUM w/cm	AIR CONTENT
			F	S	W	C		
FOOTINGS	3,000	145					--	--
FROST WALLS	4,000	145	F1				0.55	5%
RETAINING WALLS	4,500	145	F2				0.45	6%
LEAN CONCRETE	1,000	145					--	--

CONCRETE MATERIALS SCHEDULE NOTES:

1. CORROSION EXPOSURE SHALL BE F0, S0, W0, AND C0 UNLESS NOTED OTHERWISE IN THE EXPOSURE CATEGORIES COLUMN.
2. MAXIMUM AGGREGATE SIZE FOR ALL MIXES TO BE 3/4 INCHES; FOOTINGS MAY BE 1 1/2 INCHES.
3. PROVIDE 5% AIR CONTENT AT ALL EXPOSED CONDITIONS NOT EXPLICITLY INDICATED ABOVE. TOLERANCE OF AIR CONTENT AS DELIVERED SHALL BE +/- 1.5%.
4. CONCRETE SUPPLIER AND FINISHER SHALL COORDINATE PROPERTIES OF PROPOSED MIX DESIGN UNDER VARIOUS WEATHER CONDITIONS TO COMPLETE PLACING AND FINISHING OF SLAB PER THE PROJECT REQUIREMENTS AND IN A TIMELY MANNER. APPROVED CHEMICAL ADMIXTURES MAY BE USED TO INCREASE WORKABILITY PROVIDED THE ADMIXTURE-TREATED CONCRETE HAS THE SAME OR LOWER WATER-CEMENT RATIO AND DOES NOT EXHIBIT SEGREGATION POTENTIAL OR EXCESSIVE BLEEDING. IF PROPOSED SLUMP WILL EXCEED 9", PROVIDE DOCUMENTATION OF PAST PERFORMANCE OF MIX DESIGN
5. FOR CONCRETE FLOOR SLABS AND TOPPINGS, THE MINIMUM CEMENTITIOUS MATERIAL CONTENT SHALL BE 540 LBS/Y3 UNLESS APPROVED BY ENGINEER OF RECORD.
6. CONCRETE COMPRESSIVE STRENGTH SHALL BE DETERMINED AT 28 DAYS FOR STRENGTH EQUAL TO OR LESS THAN 6000 PSI, AND AT 56 DAYS FOR STRENGTH GREATER THAN 6000 PSI.
7. FOR LIGHTWEIGHT CONCRETE HAVING EQUILIBRIUM DENSITY LESS THAN 145 pcf, LAMBDA (λ) HAS BEEN TAKEN AS 0.75.
8. FOR EXPOSURE CATEGORY F3, MAXIMUM PERCENT OF TOTAL CEMENTITIOUS MATERIALS BY MASS AS FOLLOWS:
   A. FLY ASH OR OTHER POZZOLANS CONFORMING TO ASTM C618 – 25%
   B. SLAG CEMENT CONFORMING TO ASTM C989 – 50%
   C. SILICA FUME CONFORMING TO ASTM C1240 – 10%
   D. TOTAL OF FLY ASH OR OTHER POZZOLANS AND SILICA FUME – 35%
   E. TOTAL OF FLY ASH OR OTHER POZZOLANS, SLAG CEMENT, AND SILICA FUME – 50%
9. FOR EXPOSURE CLASSES S1, S2, AND S3, MINERAL FILLERS DERIVED FROM CARBONATE AGGREGATE ARE PROHIBITED. FOR EXPOSURE CLASSES S2 AND S3, DO NOT USE CEMENTITIOUS MATERIALS OTHER THAN PORTLAND CEMENT IN CONCRETE.
10. CONCRETE ELEMENTS OUTSIDE THE WATER-RESISTIVE BARRIER SHALL BE DESIGNATED AS "EXTERIOR."
11. CONCRETE SUPPLIER, IN CONCERT WITH THE GENERAL CONTRACTOR, TO PROVIDE CONCRETE MIX SUCH THAT THE MAXIMUM TEMPERATURE WILL NOT EXCEED 158 DEGREES FAHRENHEIT. LIKEWISE, A THERMAL GRADIENT (FROM THE CENTER TO THE EDGE OF THE CONCRETE PLACEMENT) THAT EXCEEDS 35 DEGREES FAHRENHEIT IS NOT PERMITTED.

MACROSYNTHETIC FIBERS ENGINEERED AND DESIGNED FOR USE IN CONCRETE SLABS COMPLYING WITH ASTM C 1116, TYPE III, 1 1/2" TO 2 1/2" LONG

METAL / STEEL:
UNLESS NOTED OTHERWISE, THE FOLLOWING MATERIALS SHALL BE PROVIDED:

REINFORCING STEEL
ASTM A615, DEFORMED, TYPICAL..... GRADE 60
WELDING ELECTRODES
WELDABLE REINFORCING STEEL (GRADE 60) E80XX

DESIGN DATA:

APPLICABLE CODES / STANDARDS:
UNIFORM DWELLING CODE: CHAPTER SPS 321, EFFECTIVE 6/1/1980

STRUCTURAL DESIGN STANDARDS (DESIGN SHALL CONFORM TO THE CURRENT EDITION UNDER THE APPLICABLE CODE)
ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY
AWS D1.1/D1.1M STRUCTURAL WELDING CODE - STEEL

SOIL DESIGN VALUES:
RETAINING WALLS HAVE BEEN DESIGNED PER THE FOLLOWING SOIL DESIGN VALUES:
ALLOWABLE SOIL BEARING PRESSURE ..... 2000 PSF
FROST DEPTH ..... 48" BELOW EXTERIOR FINISH GRADE
LATERAL EARTH PRESSURE
ACTIVE (ASSUMING GC, SM, SM-SC, OR ML SOIL TYPES PER UDC TABLE 321.18-A) ..... 45 pcf / ft OF DEPTH
MINIMUM BEARING DEPTH, EXTERIOR ..... 48" BELOW EXTERIOR FINISH GRADE

COORDINATION WITH OTHER TRADES:

1. UNDERGROUND
   A. PIPES, CONDUITS, AND BURIED ITEMS SHALL NOT BE PLACED WITHIN THE ZONE OF INFLUENCE OF ADJACENT FOOTINGS OR MATS, AS INDICATED IN TYPICAL DETAILS.
   B. NO STRUCTURES (eg. TRIPLE BASINS, GREASE TRAPS, ETC.) SHALL BE INSTALLED WITHIN THE ZONE OF INFLUENCE OF ADJACENT FOOTINGS OR MATS, AS INDICATED IN TYPICAL DETAILS, UNLESS THE STRUCTURE IS DESIGNED BY THE MANUFACTURER FOR INCREASED SURCHARGE LOAD APPLIED BY THE ADJACENT FOUNDATION AND HAS BEEN REVIEWED BY THE SEOR OR THE GEOTECHNICAL ENGINEER OF RECORD.
   C. ITEMS TO BE BURIED IN IMPROVED SOILS SHALL BE REVIEWED BY THE GROUND IMPROVEMENT DELEGATED DESIGN ENGINEER AND THE GEOTECHNICAL ENGINEER OF RECORD.
2. CONCRETE ELEMENTS
   A. EMBEDMENTS AND/OR EMBEDDED ITEMS SHALL NOT SIGNIFICANTLY IMPAIR THE STRENGTH OF THE STRUCTURE AND SHALL NOT REDUCE FIRE PROTECTION. EMBEDMENTS AND/OR EMBEDDED ITEMS SHALL NOT DISPLACE, CUT, BEND, OR DAMAGE REINFORCING.
   B. EMBEDMENT MATERIALS SHALL NOT BE HARMFUL TO CONCRETE OR REINFORCEMENT. ALUMINUM CONDUIT OR OTHER ACCESSORIES SHALL NOT BE PERMITTED.

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ISSUE DATE: MAY 1, 2026

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GENERAL NOTES

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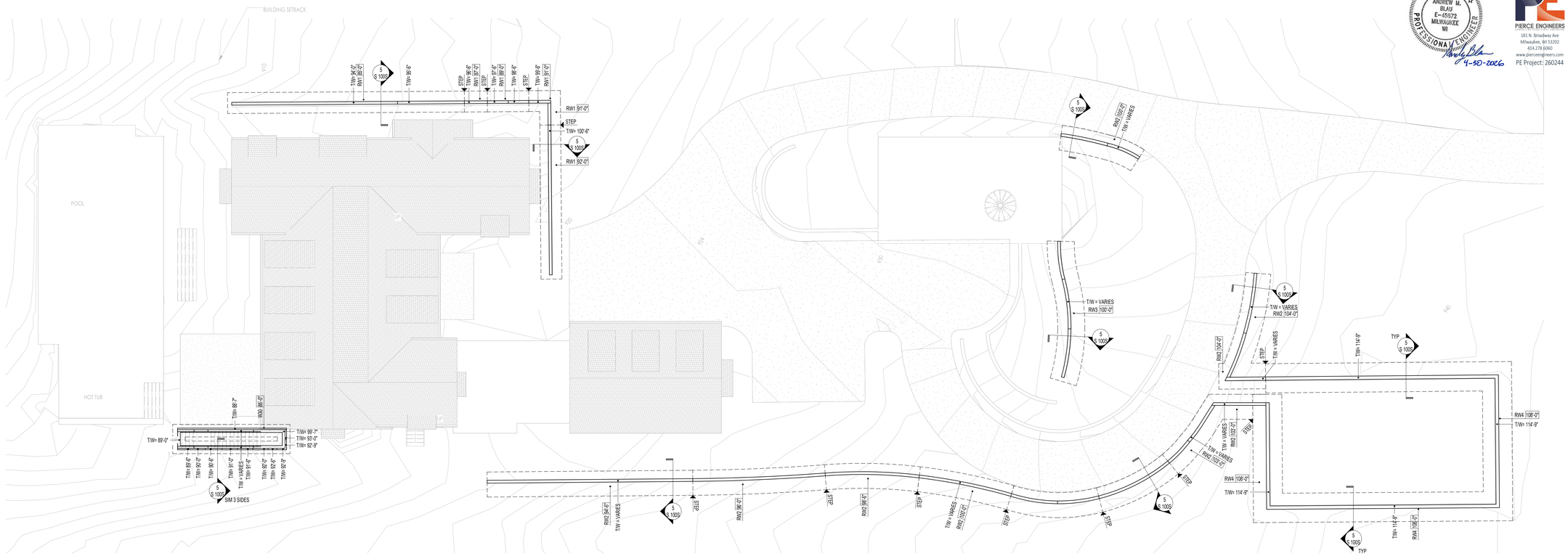
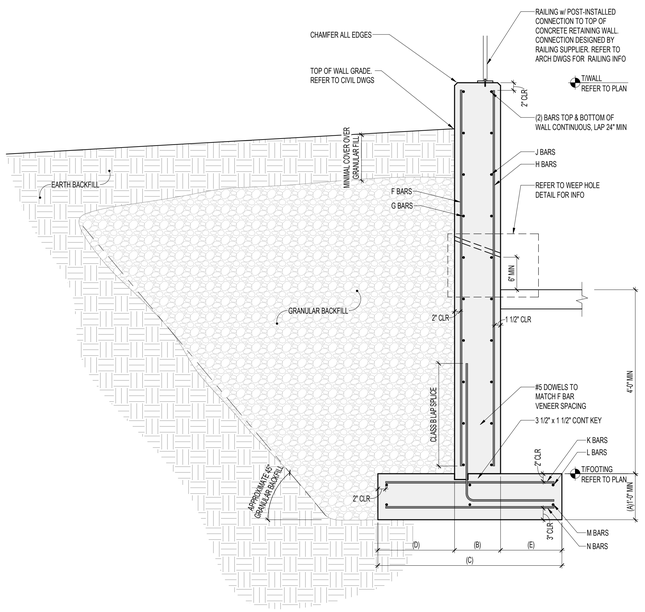
001

PROJ. NO. 2025-126



1 S 100S STRUCTURAL SITE PLAN
SCALE: 3/32" = 1'-0"

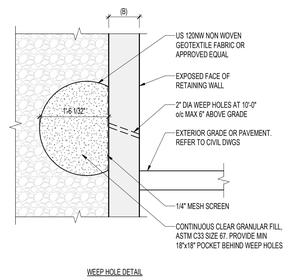
RETAINING WALL MARK	(A) FOOTING DEPTH	(B) STEM THICKNESS	(C) FOOTING WIDTH	(D) HEEL WIDTH	(E) TOE WIDTH	F BARS WALL SOIL SIDE VERTICAL	G BARS WALL SOIL SIDE HORIZONTAL	H BARS WALL EXPOSED SIDE VERTICAL	J BARS WALL EXPOSED SIDE HORIZONTAL	K BARS FTG TOP TRANSVERSE	L BARS FTG TOP LONGITUDINAL	M BARS FTG BOT LONGITUDINAL	N BARS FTG BOT TRANSVERSE
RW-1	16"	8"	5'-0"	2'-4"	2'-0"	#5 AT 12" o/c	#5 AT 18" o/c	#5 AT 18" o/c	#5 AT 18" o/c	#6 AT 12" o/c	#5 AT 18" o/c	#5 AT 18" o/c	#6 AT 12" o/c
RW-2	16"	8"	6'-0"	3'-4"	2'-0"	#5 AT 12" o/c	#5 AT 18" o/c	#5 AT 18" o/c	#5 AT 18" o/c	#6 AT 12" o/c	#5 AT 18" o/c	#5 AT 18" o/c	#6 AT 12" o/c
RW-3	16"	8"	6'-6"	3'-4"	2'-6"	#6 AT 12" o/c	#5 AT 18" o/c	#5 AT 18" o/c	#5 AT 18" o/c	#6 AT 12" o/c	#5 AT 18" o/c	#5 AT 18" o/c	#6 AT 12" o/c
RW-4	16"	10"	7'-0"	3'-2"	3'-0"	#6 AT 12" o/c	#5 AT 12" o/c	#5 AT 18" o/c	#5 AT 18" o/c	#6 AT 12" o/c	#5 AT 18" o/c	#5 AT 18" o/c	#6 AT 12" o/c



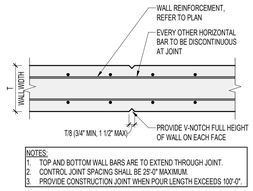
2 S 100S RETAINING WALL DETAIL/SCHEDULE

RETAINING WALL SCHEDULE NOTES

SCHEDULE NOTES:
1. REFER TO GENERAL NOTES ON SHEET S001 FOR ADDITIONAL INFORMATION & CRITERIA.
2. REFER TO FOUNDATION PLAN FOR TOP OF FOOTING & TOP OF WALL ELEVATIONS.
3. REFER TO SHEET S001: SOIL DESIGN VALUES SECTION FOR NET ALLOWABLE SOIL BEARING CAPACITY. CONTRACTOR SHALL HIRE A SOILS ENGINEER TO FIELD VERIFY AT TIME OF FOOTING EXCAVATION.
4. f'c (WALL) = 4,000 PSI
5. f'c (FOOTING) = 3,000 PSI
6. MAXIMUM WATER/CEMENT RATIO FOR EXPOSED CONCRETE = 0.42.
7. CONCRETE EXPOSED TO EXTERIOR CONDITIONS SHALL BE AIR-ENTRAINED 4% - 6%.
8. ALL LAPS IN STEEL REINFORCING SHALL BE CLASS "B" LAP SPLICES UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL USE SMOOTH FACE FORMS FOR ALL EXPOSED CONCRETE WALL SURFACES. ANY CONCRETE SURFACE REPAIRS SHALL BE PERFORMED BY THE CONTRACTOR AS REQUIRED. REPAIR AND PATCH DEFECTIVE AREAS WITH PROPRIETARY PATCHING COMPOUND IMMEDIATELY AFTER REMOVAL OF FORMS.
10. PROVIDE WALL CONTROL JOINTS AT 25'-0" o/c MAXIMUM. REFER TO DETAIL 3/S 100S.
11. PROVIDE WALL CONSTRUCTION JOINTS AT THE END OF EACH WALL POUR. REFER TO DETAIL 4/S 100S.
12. ALL REINFORCEMENT TO BE EPOXY COATED.

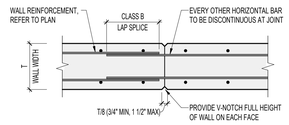


WEEP HOLE DETAIL



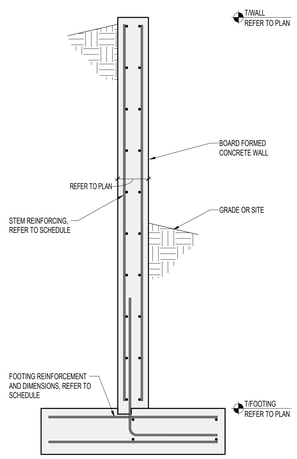
NOTES:
1. TOP AND BOTTOM WALL BARS ARE TO EXTEND THROUGH JOINT.
2. CONTROL JOINT SPACING SHALL BE 25'-0" MAXIMUM.
3. PROVIDE CONSTRUCTION JOINT WHEN POUR LENGTH EXCEEDS 100'-0".

3 S 100S WALL CONTROL JOINT

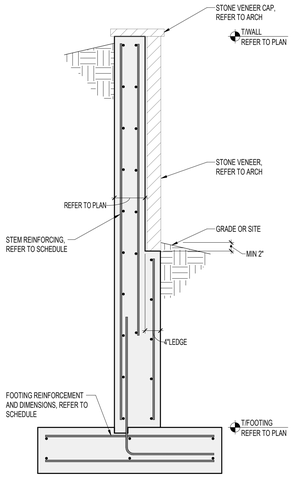


NOTES:
1. TOP AND BOTTOM BARS ARE TO EXTEND THROUGH JOINT.
2. PROVIDE AT END OF EACH WALL POUR.

4 S 100S WALL CONSTRUCTION JOINT

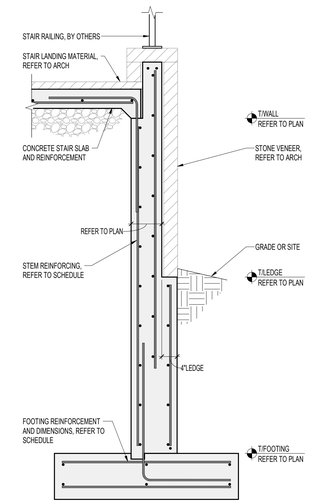


BOARD-FORMED CONCRETE OPTION



CONCRETE w/ STONE VENEER LEDGE OPTION

5 S 100S RETAINING WALL DETAIL OPTIONS



6 S 100S STAIR RETAINING WALL DETAIL

RETAILING WALL PLAN NOTES:

1. REFER TO S001 FOR GENERAL NOTES AND DESIGN CRITERIA.
2. ELEVATION 100'-0" ON STRUCTURAL DRAWINGS CORRESPONDS TO FF ELEVATION SHOWN ON SITE PLAN. TYPICAL.
3. GC TO COORDINATE FOOTING ELEVATIONS w/ ALL UNDERGROUND UTILITY WORK. NOTIFY SEOR OF ANY CONFLICTS.
4. REFER TO CIVIL PLANS FOR RETAINING WALL LAYOUT.

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STRUCTURAL SITE PLAN

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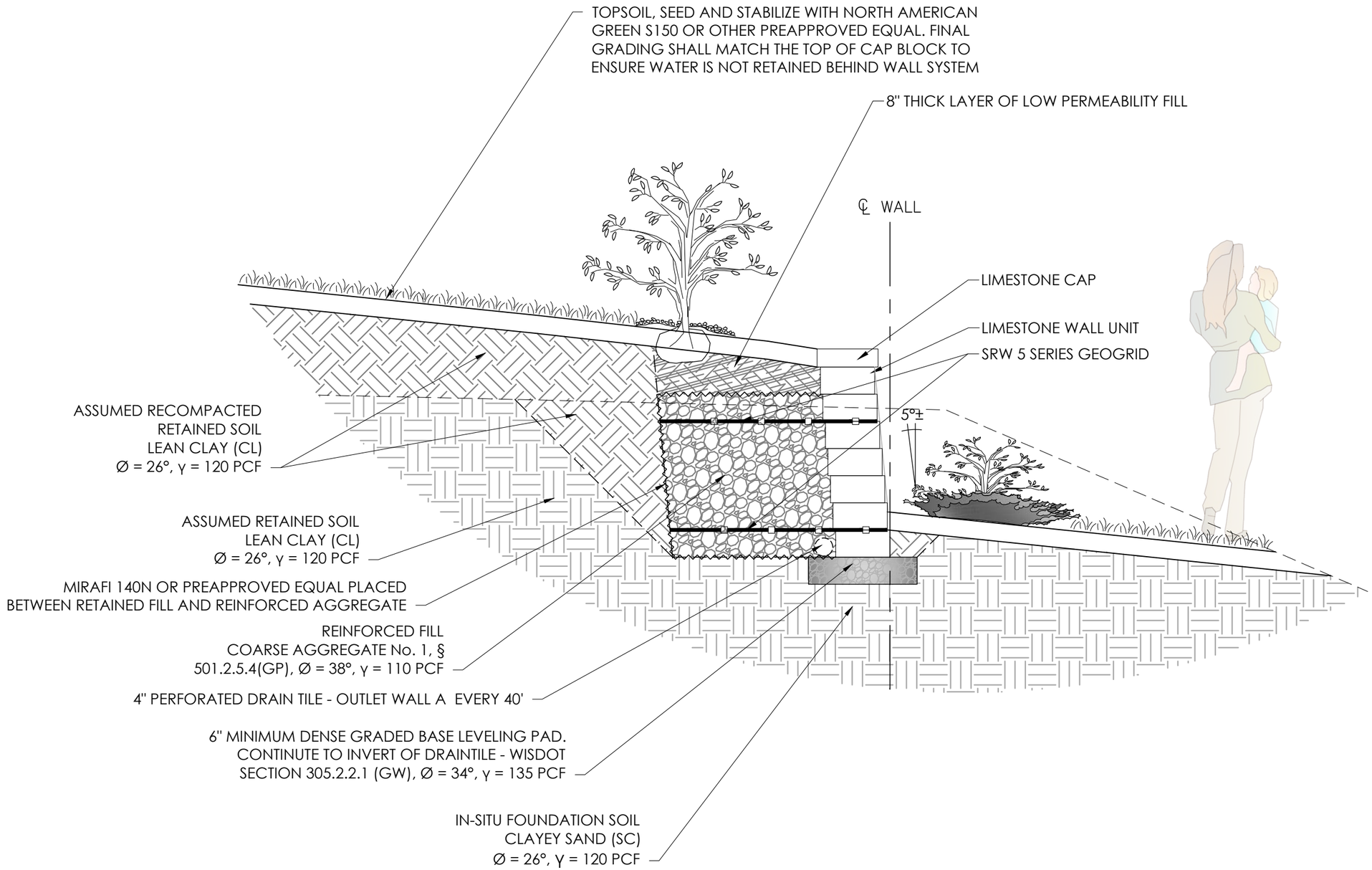
100S

PROJ. NO. 2025-126



TYPICAL SECTION - OXFORD WALLSTONE RETAINING WALL

SCALE: 1/2 " = 1'

Structural Calculations

for

630 SLSD
Site Retaining Walls

Lake Geneva, WI

for

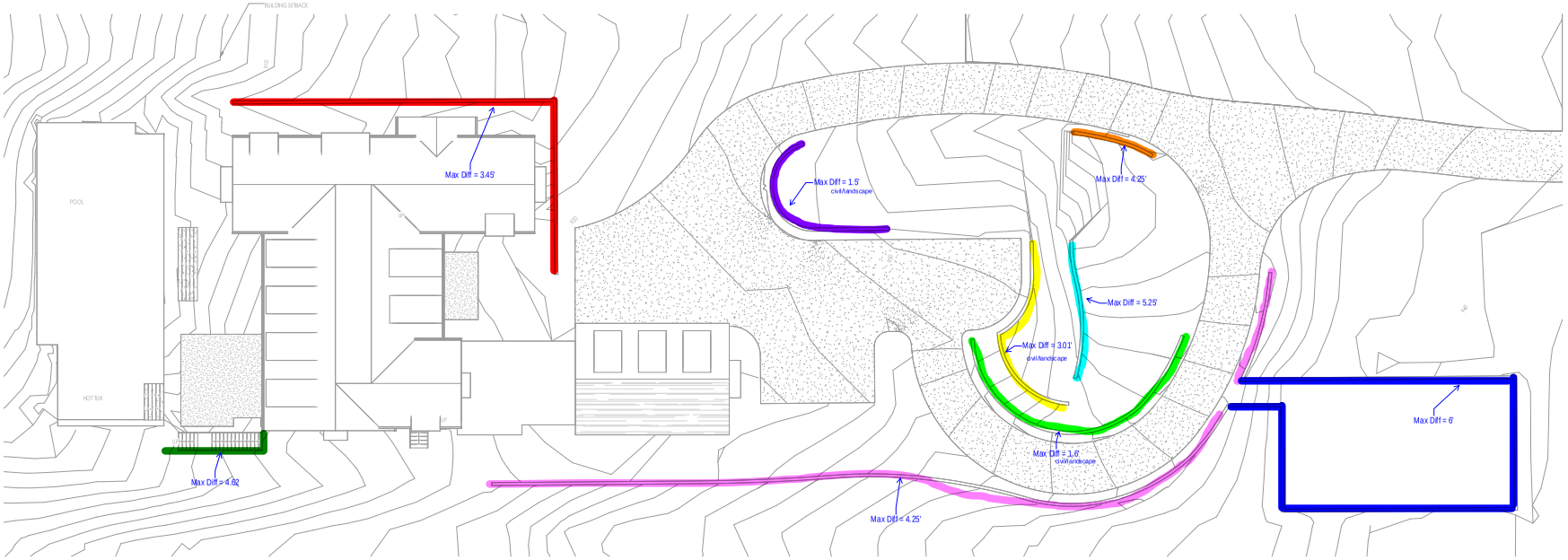
Abacus Architects
Milwaukee, WI

by

PIERCE ENGINEERS
CONSULTING STRUCTURAL ENGINEERS

April 30, 2026

PIERCE ENGINEERS
351 N. Broadway Ave
Milwaukee, WI 53202
414.278.6060
www.pierceengineers.com
PE Project: 260244



1 S 100S STRUCTURAL SITE PLAN
SCALE: 3/32" = 1'-0"

ABACUS ARCHITECTS

REVISIONS:

△	DATE	ISSUE

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.

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ISSUE DATE: MAY 1, 2026

KOLBER RESIDENCE
630 S LAKE SHORE DR, LAKE GENEVA, WI 53147

1135A MICHIGAN AVE - SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 VEL R. PHILLIPS AVE, SUITE 210, MILWAUKEE, WI 53203

Project Status

DRAWN BY: PE
CHECKED BY: PE

STRUCTURAL SITE PLAN

S
100S

PROJ. NO. 2025-126

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

DESCRIPTION: Red (max 3.45' diff)

Code Reference

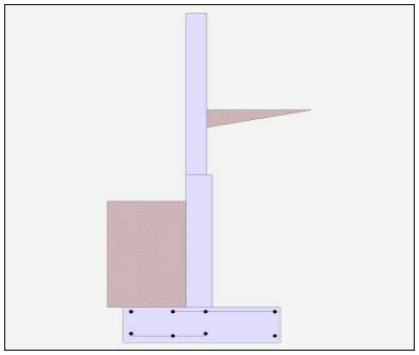
Calculations per IBC 2018 1807.3, CBC 2019, ASCE 7-16

Criteria

Retained Height	=	7.45 ft
Wall height above soil	=	3.67 ft
Slope Behind Wall	=	0.00
Height of Soil over Toe	=	48.00 in
Water table above bottom of footing	=	0.0 ft

Soil Data

Allow Soil Bearing	=	2,000.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	45.0 psf/ft
	=	
Passive Pressure	=	250.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Footing||Soil Friction	=	0.400
Soil height to ignore for passive pressure	=	12.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0 psf
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
Load Type	=	Wind (W) (Service Level)
Wind on Exposed Stem (Strength Level)	=	0.0 psf

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type		Spread Footing
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

DESCRIPTION: Red (max 3.45' diff)

Design Summary

Wall Stability Ratios

Overturning	=	2.60	OK
Sliding	=	3.10	OK
Global Stability	=	2.57	

Total Bearing Load	=	5,508	lbs
...resultant ecc.	=	9.93	in

Eccentricity within middle third

Soil Pressure @ Toe	=	1,938 psf	OK
Soil Pressure @ Heel	=	7 psf	OK
Allowable	=	2,000 psf	

Soil Pressure Less Than Allowable

ACI Factored @ Toe	=	2,714 psf	
ACI Factored @ Heel	=	9 psf	
Footing Shear @ Toe	=	9.7 psi	OK
Footing Shear @ Heel	=	8.3 psi	OK
Allowable	=	82.2 psi	

Sliding Calcs

Lateral Sliding Force	=	1,735.8 lbs	
less 100% Passive Force	-	3,430.6 lbs	
less 100% Friction Force	-	1,945.2 lbs	
Added Force Req'd	=	0.0 lbs	OK
....for 1.5 Stability	=	0.0 lbs	OK

Vertical component of active lateral soil pressure IS NOT considered in the calculation of soil bearing

Load Factors

Building Code	
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.600
Seismic, E	1.000

Stem Construction

		2nd	Bottom	
		Stem OK	Stem OK	
Design Height Above Ftg	ft =	5.00	0.00	
Wall Material Above "Ht"	=	Concrete	Concrete	
Design Method	=	SD	SD	SD
Thickness	=	8.00	10.00	
Rebar Size	=	# 5	# 8	
Rebar Spacing	=	12.00	12.00	
Rebar Placed at	=	Edge	Edge	
Design Data				
fb/FB + fa/Fa	=	**0.021**	**0.207**	
Total Force @ Section				
Service Level	lbs =			
Strength Level	lbs =	216.1	1,998.1	
Moment....Actual				
Service Level	ft-# =			
Strength Level	ft-# =	176.5	4,961.9	
Moment.....Allowable	ft-# =	8,312.6	23,900.9	
Shear.....Actual				
Service Level	psi =			
Strength Level	psi =	2.9	22.2	
Shear.....Allowable	psi =	94.9	82.2	
Anet (Masonry)	in2 =			
Wall Weight	psf =	96.7	120.8	
Rebar Depth 'd'	in =	6.19	7.50	

Masonry Data

f'm	psi =	
Fs	psi =	
Solid Grouting	=	
Modular Ratio 'n'	=	
Equiv. Solid Thick.	=	
Masonry Block Type	=	
Masonry Design Method	=	ASD

Concrete Data

f'c	psi =	4,000.0	3,000.0
Fy	psi =	60,000.0	60,000.0

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

DESCRIPTION: Red (max 3.45' diff)

Concrete Stem Rebar Area Details

2nd Stem	Vertical Reinforcing	Horizontal Reinforcing	
As (based on applied moment) :	0.0067 in2/ft		
(4/3) * As :	0.0089 in2/ft	Min Stem T&S Reinf Area 1.175 in2	
200bd/fy : 200(12)(6.1875)/60000 :	0.2475 in2/ft	Min Stem T&S Reinf Area per ft of stem Height : 0.192 in2/ft	
0.0018bh : 0.0018(12)(8) :	0.1728 in2/ft	Horizontal Reinforcing Options :	
	==========	One layer of :	Two layers of :
Required Area :	0.1728 in2/ft	#4@ 12.50 in	#4@ 25.00 in
Provided Area :	0.31 in2/ft	#5@ 19.38 in	#5@ 38.75 in
Maximum Area :	1.3411 in2/ft	#6@ 27.50 in	#6@ 55.00 in

Bottom Stem	Vertical Reinforcing	Horizontal Reinforcing	
As (based on applied moment) :	0.1535 in2/ft		
(4/3) * As :	0.2047 in2/ft	Min Stem T&S Reinf Area 1.200 in2	
200bd/fy : 200(12)(7.5)/60000 :	0.3 in2/ft	Min Stem T&S Reinf Area per ft of stem Height : 0.240 in2/ft	
0.0018bh : 0.0018(12)(10) :	0.216 in2/ft	Horizontal Reinforcing Options :	
	==========	One layer of :	Two layers of :
Required Area :	0.216 in2/ft	#4@ 10.00 in	#4@ 20.00 in
Provided Area :	0.79 in2/ft	#5@ 15.50 in	#5@ 31.00 in
Maximum Area :	1.2192 in2/ft	#6@ 22.00 in	#6@ 44.00 in

Footing Data

Toe Width	=	2.00 ft
Heel Width	=	3.00
Total Footing Width	=	5.00
Footing Thickness	=	16.00 in

f'c = 3,000 psi Fy = 60,000 psi
Footing Concrete Density = 145.00 pcf
Min. As % = 0.0018
Cover @ Top 2.00 @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel	
Factored Pressure	=	2,714	9	psf
Mu' : Upward	=	4,706	939	ft-#
Mu' : Downward	=	1,520	2,853	ft-#
Mu: Design	=	3,186	1,914	ft-#
φ Mn	=	24,143	26,123	ft-#
Actual 1-Way Shear	=	9.70	8.29	psi
Allow 1-Way Shear	=	82.16	82.16	psi

Toe Reinforcing = # 6 @ 12.00 in
Heel Reinforcing = # 6 @ 12.00 in
Key Reinforcing = None Spec'd
Footing Torsion, Tu = 0.00 ft-lbs
Footing Allow. Torsion, φ Tn = 0.00 ft-lbs

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe: #4@ 6.94 in, #5@ 10.76 in, #6@ 15.27 in, #7@ 20.83 in, #8@ 27.43 in, #9@ 34.72 in, #10@ 44.09 in

Heel: #4@ 6.94 in, #5@ 10.76 in, #6@ 15.27 in, #7@ 20.83 in, #8@ 27.43 in, #9@ 34.72 in, #10@ 44.09 in

Key: No key defined

Min footing T&S reinf Area	1.73	in2
Min footing T&S reinf Area per foot	0.35	in2 /ft

If one layer of horizontal bars:	If two layers of horizontal bars:
#4@ 6.94 in	#4@ 13.89 in
#5@ 10.76 in	#5@ 21.53 in
#6@ 15.28 in	#6@ 30.56 in

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

DESCRIPTION: Red (max 3.45' diff)

Summary of Overturning & Resisting Forces & Moments

Item		.....OVERTURNING..... Force lbs	Distance ft	Moment ft-#		.....RESISTING..... Force lbs	Distance ft	Moment ft-#
HL Act Pres (ab water tbl)		1,735.8	2.93	5,082.1	Soil Over HL (ab. water tbl)	1,775.6	3.92	6,954.4
HL Act Pres (be water tbl)					Soil Over HL (bel. water tbl)		3.92	6,954.4
Hydrostatic Force					Water Table			
Buoyant Force	=				Sloped Soil Over Heel	=		
Surcharge over Heel	=				Surcharge Over Heel	=		
Surcharge Over Toe	=				Adjacent Footing Load	=		
Adjacent Footing Load	=				Axial Dead Load on Stem	=		
Added Lateral Load	=				* Axial Live Load on Stem	=		
Load @ Stem Above Soil	=				Soil Over Toe	=	880.0	1.00	880.0
	=				Surcharge Over Toe	=		
					Stem Weight(s)	=	1,195.8	2.38	2,840.5
					Earth @ Stem Transitions	=	44.9	2.75	123.5
					Footing Weight	=	966.7	2.50	2,416.7
					Key Weight	=			
					Vert. Component	=			
Total	=	1,735.8	**O.T.M.** =	5,082.1	**Total =**		4,862.9 lbs	**R.M.=**	13,215.0

Resisting/Overturning Ratio = **2.60**

Vertical Loads used for Soil Pressure = 5,507.7 lbs

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Overturning Resistance.

Tilt

Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus	250.0	pci
Horizontal Defl @ Top of Wall (approximate only)	0.120	in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

DESCRIPTION: Red (max 3.45' diff)

Rebar Lap & Embedment Lengths Information

Stem Design Segment: 2nd
Stem Design Height: 5.00 ft above top of footing

Lap Splice length for #5 bar specified in this stem design segment (25.4.2.3a) =	18.50 in
Development length for #5 bar specified in this stem design segment =	14.23 in

---

Stem Design Segment: Bottom
Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #8 bar specified in this stem design segment (25.4.2.3a) =	42.72 in
Development length for #8 bar specified in this stem design segment =	32.86 in
Hooked embedment length into footing for #8 bar specified in this stem design segment =	15.34 in
As Provided =	0.7900 in2/ft
As Required =	0.2047 in2/ft

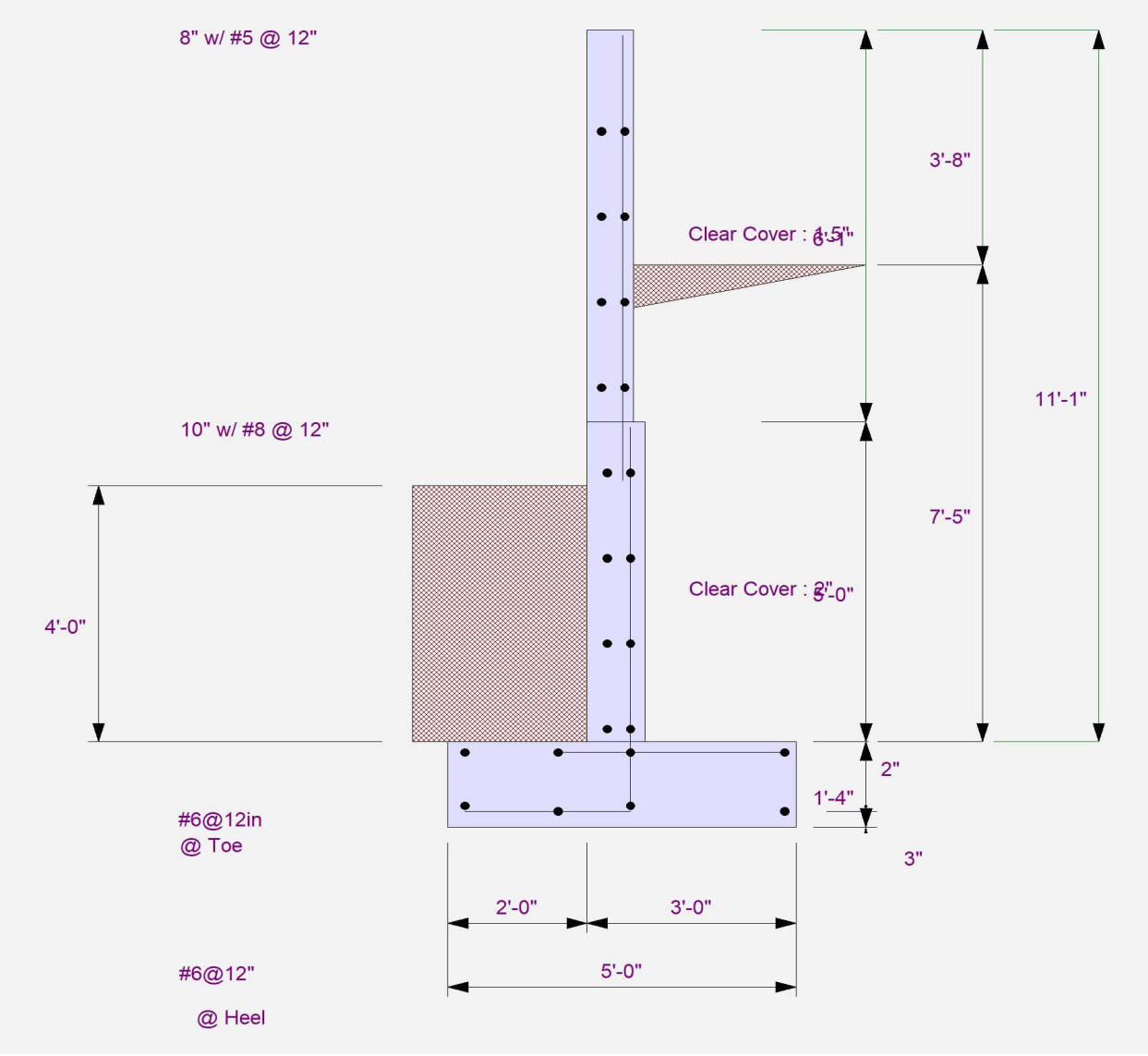
Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

DESCRIPTION: Red (max 3.45' diff)



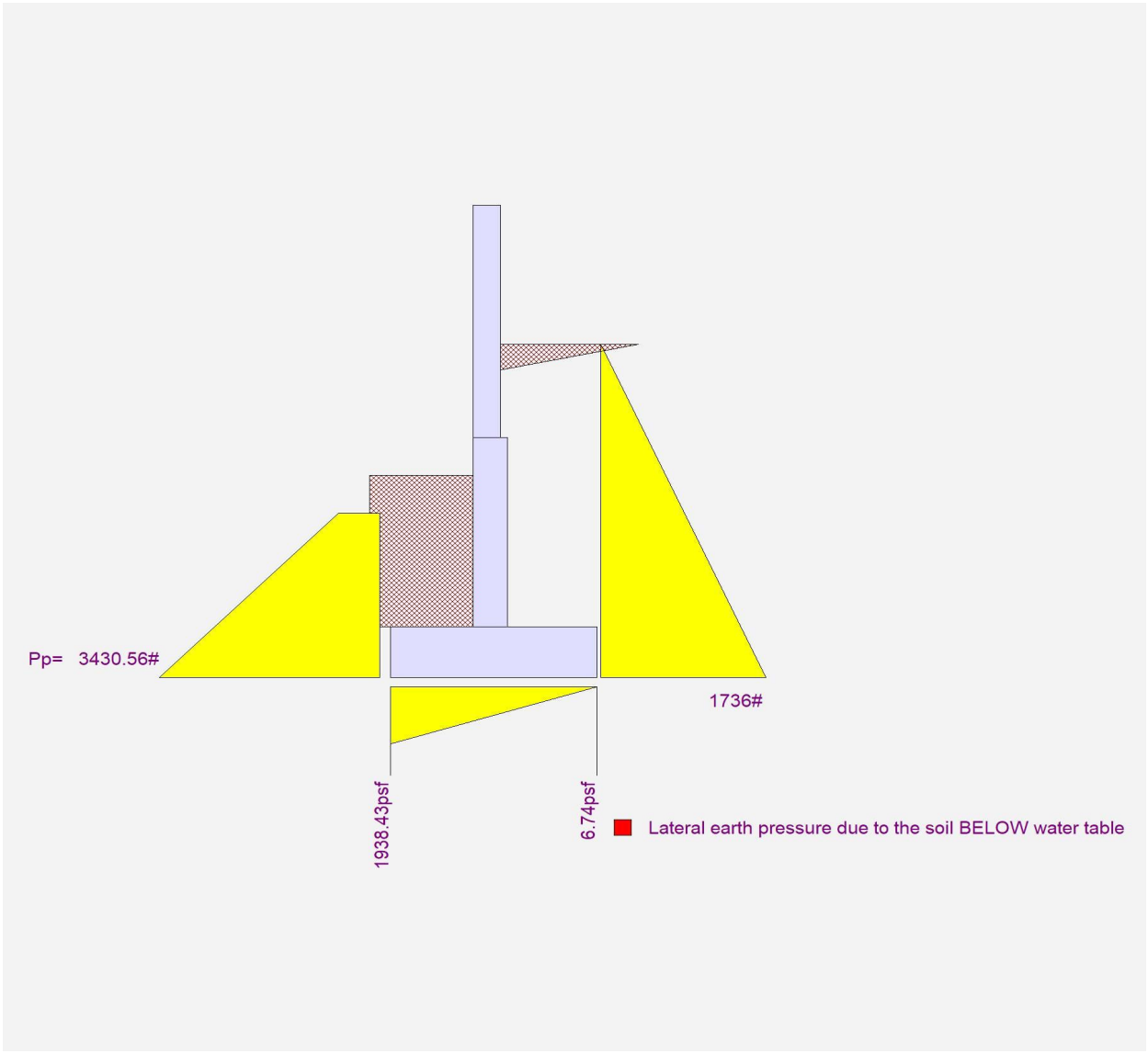
Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

DESCRIPTION: Red (max 3.45' diff)



Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

DESCRIPTION: Pink Wall (max 4.25' diff)

Code Reference

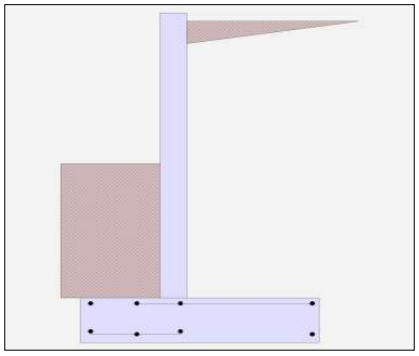
Calculations per IBC 2018 1807.3, CBC 2019, ASCE 7-16

Criteria

Retained Height	=	8.25 ft
Wall height above soil	=	0.25 ft
Slope Behind Wall	=	0.00
Height of Soil over Toe	=	48.00 in
Water table above bottom of footing	=	0.0 ft

Soil Data

Allow Soil Bearing	=	2,000.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	45.0 psf/ft
	=	
Passive Pressure	=	250.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Footing||Soil Friction	=	0.400
Soil height to ignore for passive pressure	=	12.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
Load Type	=	Wind (W) (Service Level)
Wind on Exposed Stem (Strength Level)	=	0.0 psf

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type		Spread Footing
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

DESCRIPTION: Pink Wall (max 4.25' diff)

Design Summary

Wall Stability Ratios

Overturning	=	2.95	OK
Sliding	=	2.81	OK
Global Stability	=	2.51	

Total Bearing Load	=	6,694	lbs
...resultant ecc.	=	9.87	in

Eccentricity within middle third

Soil Pressure @ Toe	=	1,800 psf	OK
Soil Pressure @ Heel	=	175 psf	OK
Allowable	=	2,000 psf	

Soil Pressure Less Than Allowable

ACI Factored @ Toe	=	2,520 psf	
ACI Factored @ Heel	=	245 psf	
Footing Shear @ Toe	=	8.9 psi	OK
Footing Shear @ Heel	=	9.3 psi	OK
Allowable	=	82.2 psi	

Sliding Calcs

Lateral Sliding Force	=	2,066.4 lbs	
less 100% Passive Force	-	3,430.6 lbs	
less 100% Friction Force	-	2,370.7 lbs	
Added Force Req'd	=	0.0 lbs	OK
....for 1.5 Stability	=	0.0 lbs	OK

Vertical component of active lateral soil pressure IS NOT considered in the calculation of soil bearing

Load Factors

Building Code	
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.600
Seismic, E	1.000

Stem Construction

		Bottom		
		Stem OK		
Design Height Above Ftg	ft =	0.00		
Wall Material Above "Ht"	=	Concrete		
Design Method	=	SD	SD	SD
Thickness	=	8.00		
Rebar Size	=	# 5		
Rebar Spacing	=	12.00		
Rebar Placed at	=	Edge		
Design Data				
fb/FB + fa/Fa	=	**0.821**		
Total Force @ Section				
Service Level	lbs =			
Strength Level	lbs =	2,450.3		
Moment....Actual				
Service Level	ft-# =			
Strength Level	ft-# =	6,738.2		
Moment.....Allowable	=	8,206.3		
Shear.....Actual				
Service Level	psi =			
Strength Level	psi =	33.0		
Shear.....Allowable	psi =	82.2		
Anet (Masonry)	in2 =			
Wall Weight	psf =	96.7		
Rebar Depth 'd'	in =	6.19		

Masonry Data

f'm	psi =	
Fs	psi =	
Solid Grouting	=	
Modular Ratio 'n'	=	
Equiv. Solid Thick.	=	
Masonry Block Type	=	
Masonry Design Method	=	ASD

Concrete Data

f'c	psi =	3,000.0
Fy	psi =	60,000.0

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

DESCRIPTION: Pink Wall (max 4.25' diff)

Concrete Stem Rebar Area Details

Bottom Stem	Vertical Reinforcing	Horizontal Reinforcing	
As (based on applied moment) :	0.2551 in2/ft		
(4/3) * As :	0.3402 in2/ft	Min Stem T&S Reinf Area 1.632 in2	
200bd/fy : 200(12)(6.1875)/60000 :	0.2475 in2/ft	Min Stem T&S Reinf Area per ft of stem Height : 0.192 in2/ft	
0.0018bh : 0.0018(12)(8) :	0.1728 in2/ft	Horizontal Reinforcing Options :	
	==========	One layer of :	Two layers of :
Required Area :	0.2551 in2/ft	#4@ 12.50 in	#4@ 25.00 in
Provided Area :	0.31 in2/ft	#5@ 19.38 in	#5@ 38.75 in
Maximum Area :	1.0059 in2/ft	#6@ 27.50 in	#6@ 55.00 in

Footing Data

Toe Width	=	2.00 ft
Heel Width	=	4.00
Total Footing Width	=	6.00
Footing Thickness	=	16.00 in

f'c = 3,000 psi Fy = 60,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top 2.00 @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel	
Factored Pressure	=	2,520	245	psf
Mu' : Upward	=	4,535	3,703	ft-#
Mu' : Downward	=	1,536	7,383	ft-#
Mu: Design	=	2,999	3,680	ft-#
φ Mn	=	24,143	26,123	ft-#
Actual 1-Way Shear	=	8.91	9.29	psi
Allow 1-Way Shear	=	82.16	82.16	psi

Toe Reinforcing = # 6 @ 12.00 in
Heel Reinforcing = # 6 @ 12.00 in
Key Reinforcing = None Spec'd
Footing Torsion, Tu = 0.00 ft-lbs
Footing Allow. Torsion, φ Tn = 0.00 ft-lbs

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe: #4@ 6.94 in, #5@ 10.76 in, #6@ 15.27 in, #7@ 20.83 in, #8@ 27.43 in, #9@ 34.72 in, #10@ 44.09 in

Heel: #4@ 6.94 in, #5@ 10.76 in, #6@ 15.27 in, #7@ 20.83 in, #8@ 27.43 in, #9@ 34.72 in, #10@ 44.09 in

Key: No key defined

Min footing T&S reinf Area 2.07 in2
Min footing T&S reinf Area per foot 0.35 in2 /ft

If one layer of horizontal bars:	If two layers of horizontal bars:
#4@ 6.94 in	#4@ 13.89 in
#5@ 10.76 in	#5@ 21.53 in
#6@ 15.28 in	#6@ 30.56 in

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

DESCRIPTION: Pink Wall (max 4.25' diff)

Summary of Overturning & Resisting Forces & Moments

Item	.....OVERTURNING..... Force lbs	Distance ft	Moment ft-#	.....RESISTING..... Force lbs	Distance ft	Moment ft-#
HL Act Pres (ab water tbl)	2,066.4	3.19	6,601.0			
HL Act Pres (be water tbl)						
Hydrostatic Force						
Buoyant Force =						
Surcharge over Heel =						
Surcharge Over Toe =						
Adjacent Footing Load =						
Added Lateral Load =						
Load @ Stem Above Soil =						
=						
				Soil Over HL (ab. water tbl)	3,025.0	4.33	13,108.3
				Soil Over HL (bel. water tbl)		4.33	13,108.3
				Water Table			
				Sloped Soil Over Heel =			
				Surcharge Over Heel =			
				Adjacent Footing Load =			
				Axial Dead Load on Stem =			
				* Axial Live Load on Stem =			
				Soil Over Toe =	880.0	1.00	880.0
				Surcharge Over Toe =			
				Stem Weight(s) =	821.7	2.33	1,917.2
				Earth @ Stem Transitions =			
				Footing Weight =	1,200.0	3.00	3,600.0
				Key Weight =			
				Vert. Component =			
Total =	2,066.4	**O.T.M.** =	6,601.0	**Total =**	5,926.7 lbs	**R.M.=**	19,505.6

Resisting/Overturning Ratio = **2.95**

Vertical Loads used for Soil Pressure = 6,694.2 lbs

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Overturning Resistance.

Tilt

Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus	250.0	pci
Horizontal Defl @ Top of Wall (approximate only)	0.071	in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

DESCRIPTION: Pink Wall (max 4.25' diff)

Rebar Lap & Embedment Lengths Information

Stem Design Segment: Bottom

Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #5 bar specified in this stem design segment (25.4.2.3a) =	21.36 in
Development length for #5 bar specified in this stem design segment =	16.43 in
Hooked embedment length into footing for #5 bar specified in this stem design segment =	9.59 in
As Provided =	0.3100 in2/ft
As Required =	0.2551 in2/ft

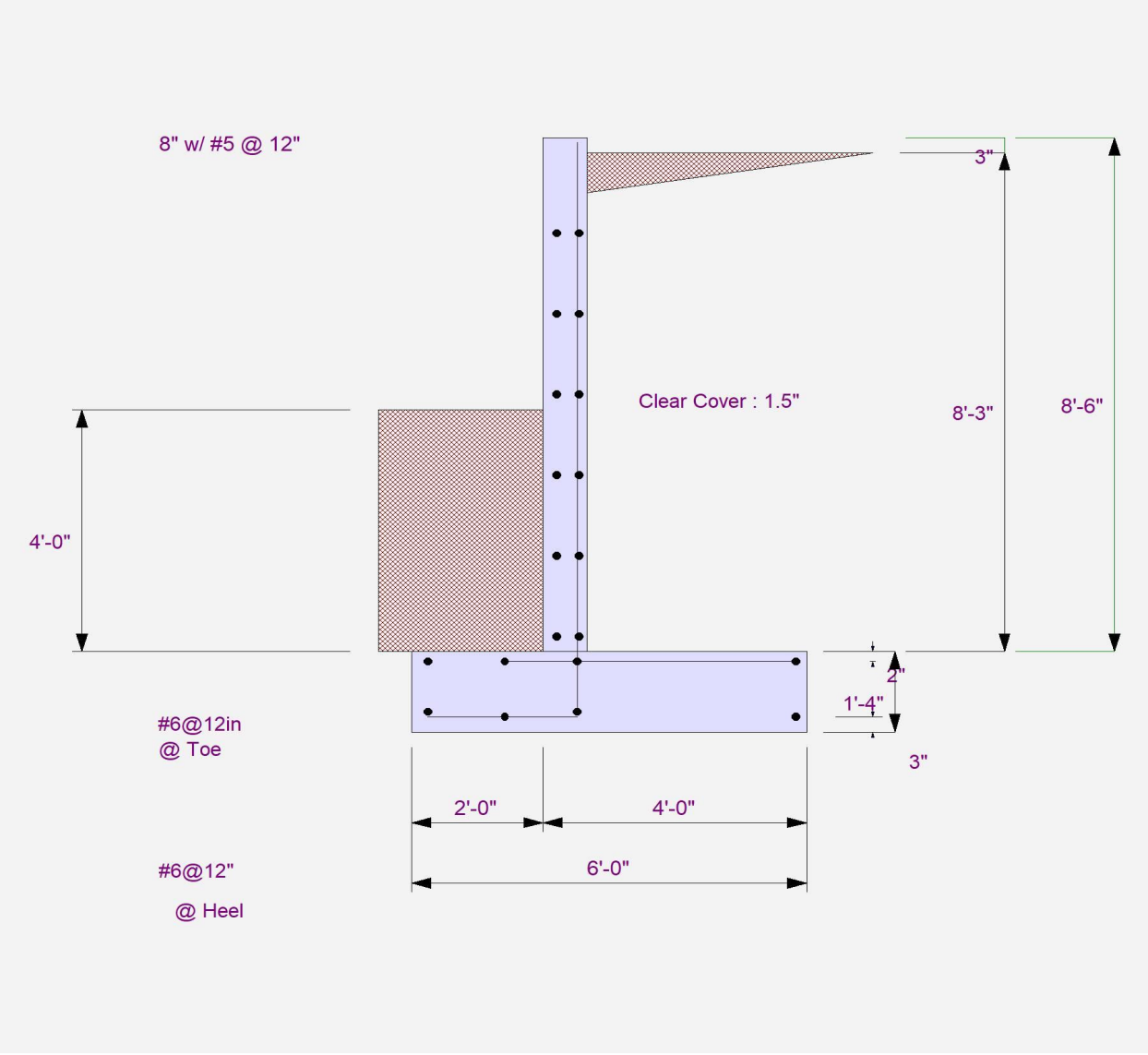
Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

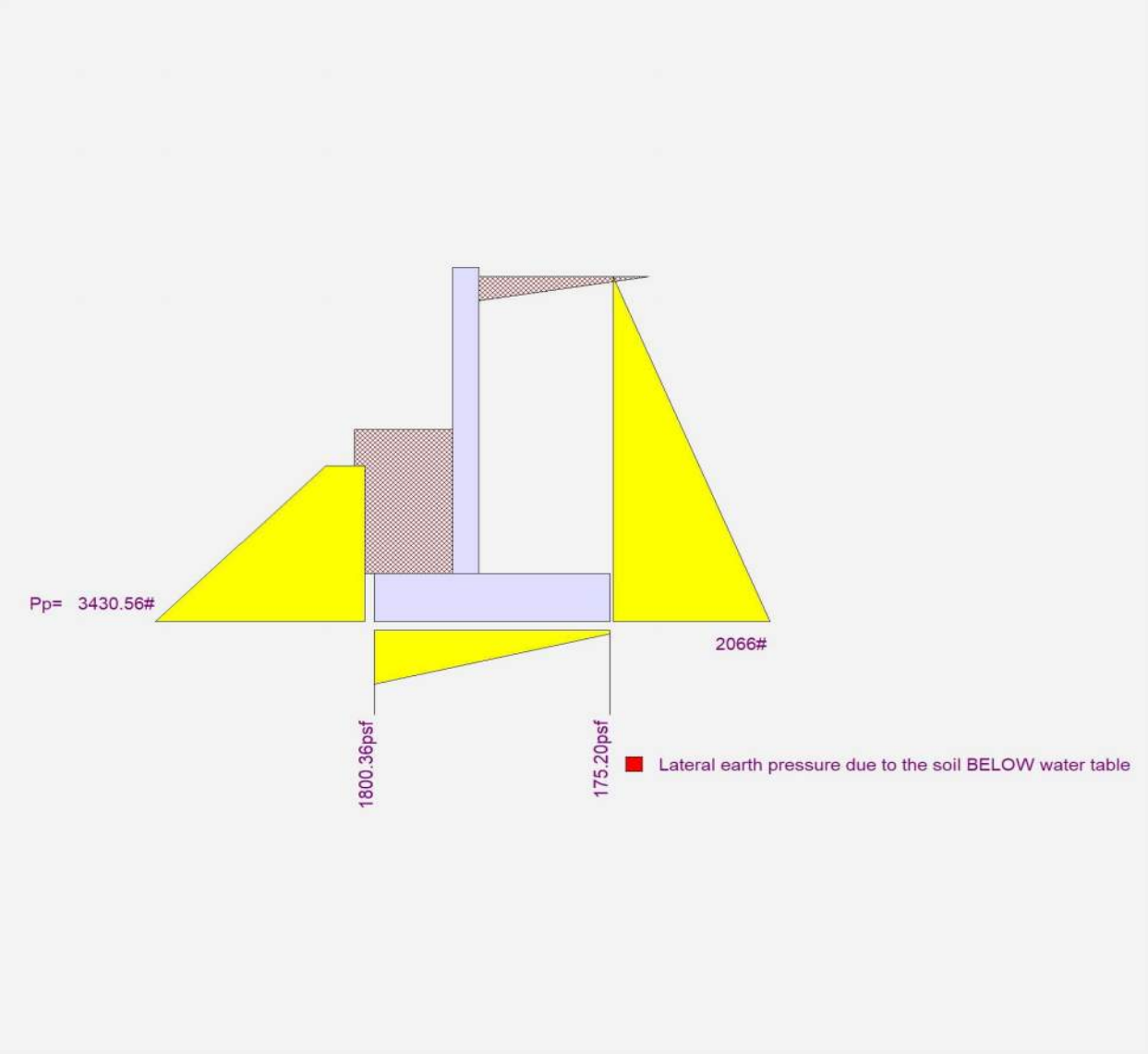
DESCRIPTION: Pink Wall (max 4.25' diff)



Cantilevered Retaining Wall

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

DESCRIPTION: Pink Wall (max 4.25' diff)



Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

DESCRIPTION: Light Blue (max 5.25' diff)

Code Reference

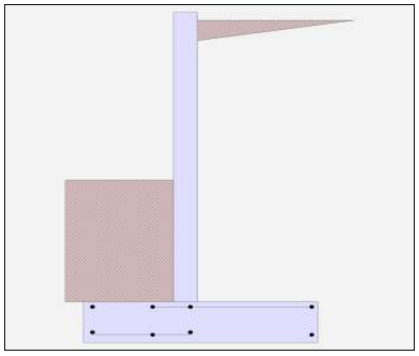
Calculations per IBC 2018 1807.3, CBC 2019, ASCE 7-16

Criteria

Retained Height	=	9.25 ft
Wall height above soil	=	0.25 ft
Slope Behind Wall	=	0.00
Height of Soil over Toe	=	48.00 in
Water table above bottom of footing	=	0.0 ft

Soil Data

Allow Soil Bearing	=	2,000.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	45.0 psf/ft
	=	
Passive Pressure	=	250.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Footing||Soil Friction	=	0.400
Soil height to ignore for passive pressure	=	12.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
Load Type	=	Wind (W) (Service Level)
Wind on Exposed Stem (Strength Level)	=	0.0 psf

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type		Spread Footing
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

DESCRIPTION: Light Blue (max 5.25' diff)

Design Summary

Wall Stability Ratios

Overturning	=	2.75	OK
Sliding	=	2.42	OK
Global Stability	=	2.17	

Total Bearing Load	=	7,603	lbs
...resultant ecc.	=	10.99	in

Eccentricity within middle third

Soil Pressure @ Toe	=	1,892 psf	OK
Soil Pressure @ Heel	=	159 psf	OK
Allowable	=	2,000 psf	

Soil Pressure Less Than Allowable

ACI Factored @ Toe	=	2,649 psf	
ACI Factored @ Heel	=	223 psf	
Footing Shear @ Toe	=	14.0 psi	OK
Footing Shear @ Heel	=	12.5 psi	OK
Allowable	=	82.2 psi	

Sliding Calcs

Lateral Sliding Force	=	2,520.2 lbs	
less 100% Passive Force	-	3,430.6 lbs	
less 100% Friction Force	-	2,666.7 lbs	
Added Force Req'd	=	0.0 lbs	OK
....for 1.5 Stability	=	0.0 lbs	OK

Vertical component of active lateral soil pressure IS NOT considered in the calculation of soil bearing

Load Factors

Building Code	
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.600
Seismic, E	1.000

Stem Construction

		Bottom		
		Stem OK		
Design Height Above Ftg	ft =	0.00		
Wall Material Above "Ht"	=	Concrete		
Design Method	=	SD	SD	SD
Thickness	=	8.00		
Rebar Size	=	# 6		
Rebar Spacing	=	12.00		
Rebar Placed at	=	Edge		
Design Data				
fb/FB + fa/Fa	=	**0.904**		
Total Force @ Section				
Service Level	lbs =			
Strength Level	lbs =	3,080.3		
Moment....Actual				
Service Level	ft-# =			
Strength Level	ft-# =	9,497.4		
Moment.....Allowable	=	10,495.0		
Shear.....Actual				
Service Level	psi =			
Strength Level	psi =	45.6		
Shear.....Allowable	psi =	94.9		
Anet (Masonry)	in2 =			
Wall Weight	psf =	96.7		
Rebar Depth 'd'	in =	5.63		

Masonry Data

f'm	psi =	
Fs	psi =	
Solid Grouting	=	
Modular Ratio 'n'	=	
Equiv. Solid Thick.	=	
Masonry Block Type	=	
Masonry Design Method	=	ASD

Concrete Data

f'c	psi =	4,000.0
Fy	psi =	60,000.0

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

DESCRIPTION: Light Blue (max 5.25' diff)

Concrete Stem Rebar Area Details

Bottom Stem	Vertical Reinforcing	Horizontal Reinforcing	
As (based on applied moment) :	0.3977 in2/ft		
(4/3) * As :	0.5303 in2/ft	Min Stem T&S Reinf Area 1.824 in2	
200bd/fy : 200(12)(5.625)/60000 :	0.225 in2/ft	Min Stem T&S Reinf Area per ft of stem Height : 0.192 in2/ft	
0.0018bh : 0.0018(12)(8) :	0.1728 in2/ft	Horizontal Reinforcing Options :	
	==========	One layer of :	Two layers of :
Required Area :	0.3977 in2/ft	#4@ 12.50 in	#4@ 25.00 in
Provided Area :	0.44 in2/ft	#5@ 19.38 in	#5@ 38.75 in
Maximum Area :	1.2192 in2/ft	#6@ 27.50 in	#6@ 55.00 in

Footing Data

Toe Width	=	2.50 ft
Heel Width	=	4.00
Total Footing Width	=	6.50
Footing Thickness	=	16.00 in

f'c = 3,000 psi Fy = 60,000 psi
Footing Concrete Density = 145.00 pcf
Min. As % = 0.0018
Cover @ Top 2.00 @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel	
Factored Pressure	=	2,649	223	psf
Mu' : Upward	=	7,307	3,541	ft-#
Mu' : Downward	=	2,375	8,072	ft-#
Mu: Design	=	4,932	4,531	ft-#
φ Mn	=	24,143	26,123	ft-#
Actual 1-Way Shear	=	14.01	12.52	psi
Allow 1-Way Shear	=	82.16	82.16	psi

Toe Reinforcing = # 6 @ 12.00 in
Heel Reinforcing = # 6 @ 12.00 in
Key Reinforcing = None Spec'd
Footing Torsion, Tu = 0.00 ft-lbs
Footing Allow. Torsion, φ Tn = 0.00 ft-lbs

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe: #4@ 6.94 in, #5@ 10.76 in, #6@ 15.27 in, #7@ 20.83 in, #8@ 27.43 in, #9@ 34.72 in, #10@ 44.09 in

Heel: #4@ 6.94 in, #5@ 10.76 in, #6@ 15.27 in, #7@ 20.83 in, #8@ 27.43 in, #9@ 34.72 in, #10@ 44.09 in

Key: No key defined

Min footing T&S reinf Area 2.25 in2
Min footing T&S reinf Area per foot 0.35 in2 /ft

If one layer of horizontal bars:	If two layers of horizontal bars:
#4@ 6.94 in	#4@ 13.89 in
#5@ 10.76 in	#5@ 21.53 in
#6@ 15.28 in	#6@ 30.56 in

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

DESCRIPTION: Light Blue (max 5.25' diff)

Summary of Overturning & Resisting Forces & Moments

Item	.....OVERTURNING..... Force lbs	Distance ft	Moment ft-#	.....RESISTING..... Force lbs	Distance ft	Moment ft-#
HL Act Pres (ab water tbl)	2,520.2	3.53	8,890.6			
HL Act Pres (be water tbl)						
Hydrostatic Force						
Buoyant Force =						
Surcharge over Heel =						
Surcharge Over Toe =						
Adjacent Footing Load =						
Added Lateral Load =						
Load @ Stem Above Soil =						
=						
				Soil Over HL (ab. water tbl)	3,391.7	4.83	16,393.1
				Soil Over HL (bel. water tbl)		4.83	16,393.1
				Water Table			
				Sloped Soil Over Heel =			
				Surcharge Over Heel =			
				Adjacent Footing Load =			
				Axial Dead Load on Stem =			
				* Axial Live Load on Stem =			
				Soil Over Toe =	1,100.0	1.25	1,375.0
				Surcharge Over Toe =			
				Stem Weight(s) =	918.3	2.83	2,601.9
				Earth @ Stem Transitions =			
				Footing Weight =	1,256.7	3.25	4,084.2
				Key Weight =			
				Vert. Component =			
Total =	2,520.2	**O.T.M.** =	8,890.6	**Total =**	6,666.7 lbs	**R.M.=**	24,454.2

Resisting/Overturning Ratio = **2.75**

Vertical Loads used for Soil Pressure = 7,602.7 lbs

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Overturning Resistance.

Tilt

Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus	250.0	pci
Horizontal Defl @ Top of Wall (approximate only)	0.077	in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

DESCRIPTION: Light Blue (max 5.25' diff)

Rebar Lap & Embedment Lengths Information

Stem Design Segment: Bottom

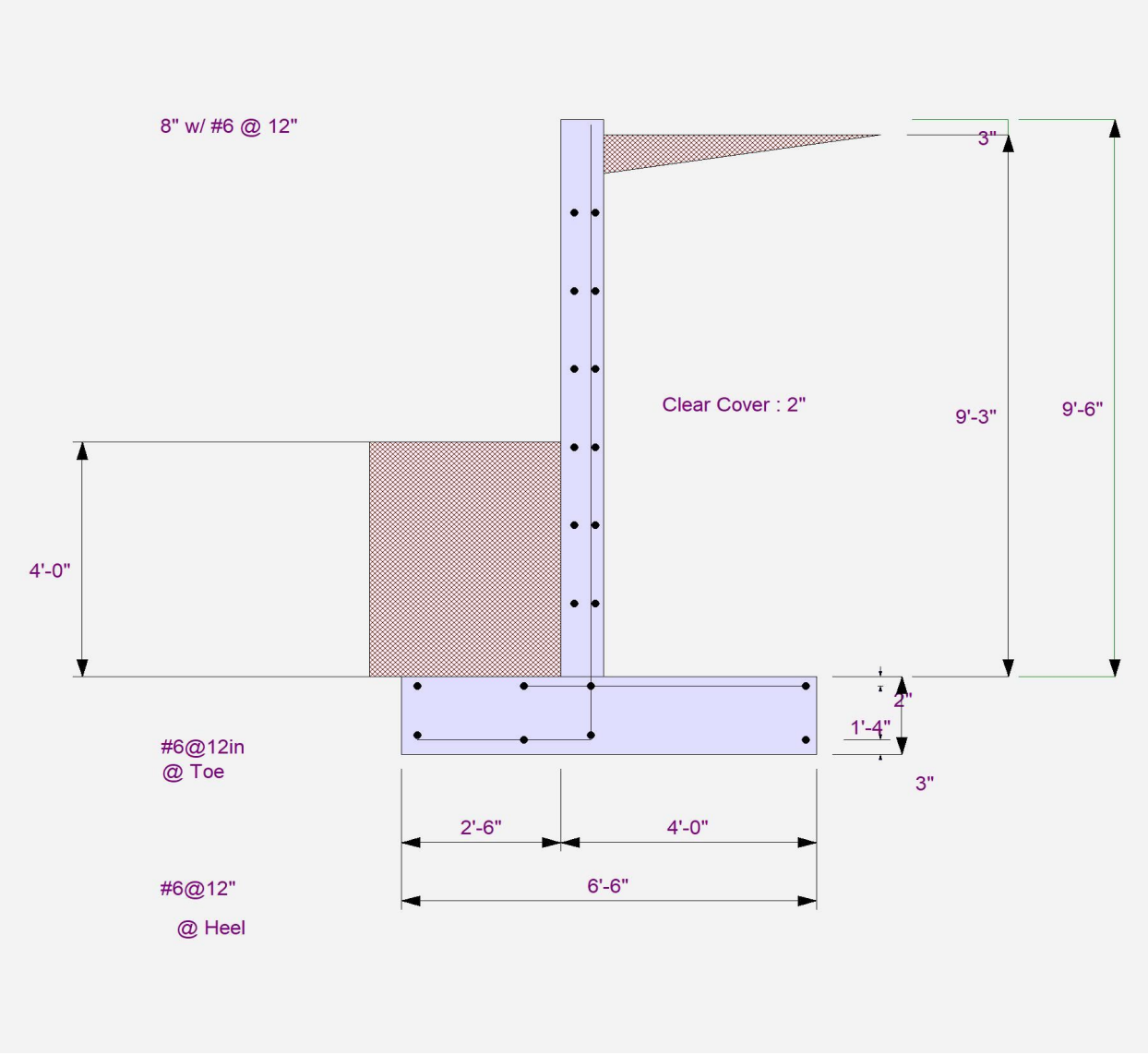
Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #6 bar specified in this stem design segment (25.4.2.3a) =	22.20 in
Development length for #6 bar specified in this stem design segment =	17.08 in
Hooked embedment length into footing for #6 bar specified in this stem design segment =	11.50 in
As Provided =	0.4400 in2/ft
As Required =	0.3977 in2/ft

Cantilevered Retaining Wall

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

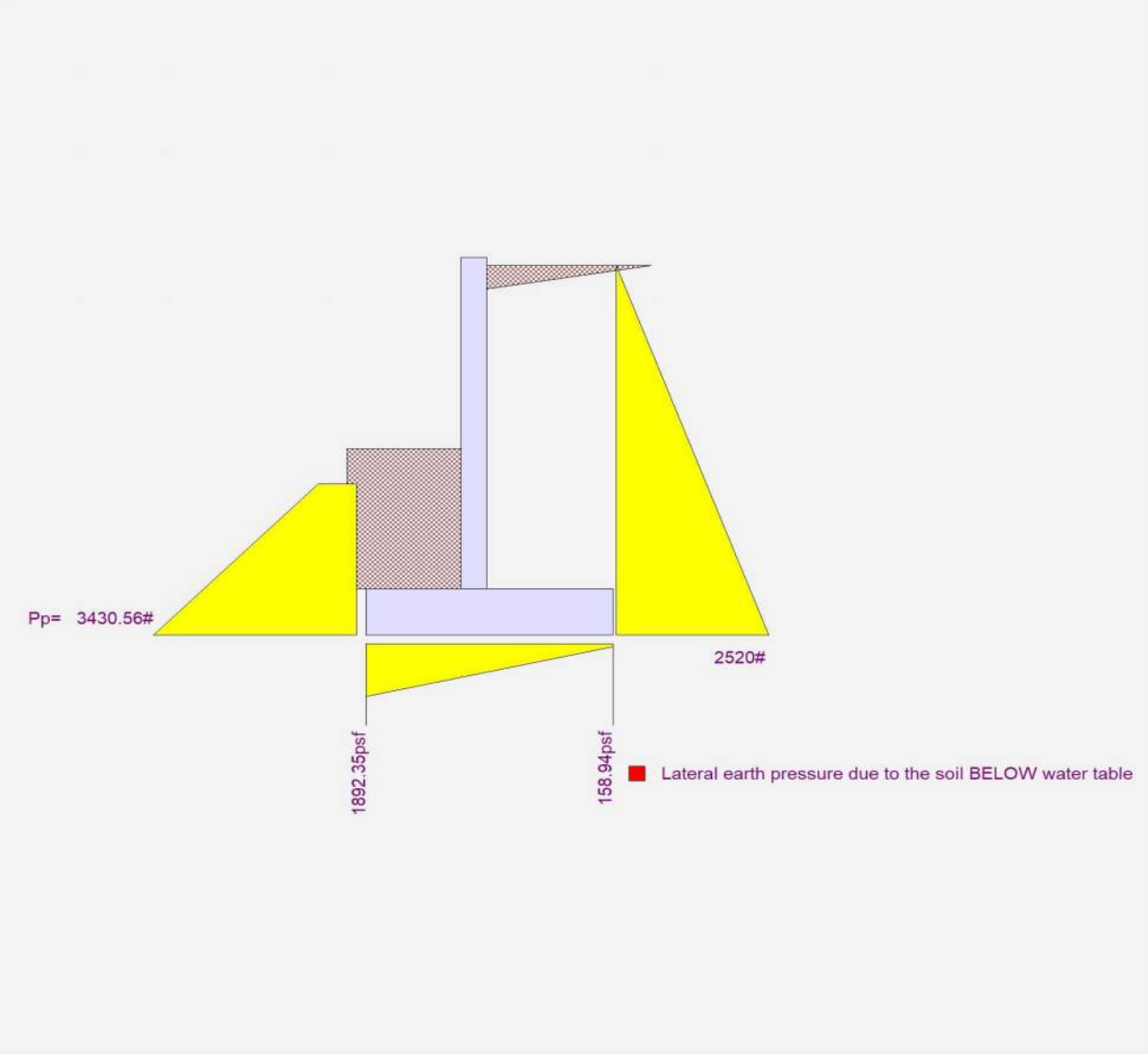
DESCRIPTION: Light Blue (max 5.25' diff)



Cantilevered Retaining Wall

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

DESCRIPTION: Light Blue (max 5.25' diff)



Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

DESCRIPTION: Dark Blue Wall (max 6' diff)

Code Reference

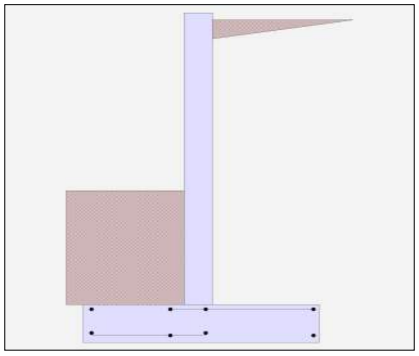
Calculations per IBC 2018 1807.3, CBC 2019, ASCE 7-16

Criteria

Retained Height	=	10.00 ft
Wall height above soil	=	0.25 ft
Slope Behind Wall	=	0.00
Height of Soil over Toe	=	48.00 in
Water table above bottom of footing	=	0.0 ft

Soil Data

Allow Soil Bearing	=	2,000.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	45.0 psf/ft
	=	
Passive Pressure	=	250.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Footing||Soil Friction	=	0.400
Soil height to ignore for passive pressure	=	12.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
Load Type	=	Wind (W) (Service Level)
Wind on Exposed Stem (Strength Level)	=	0.0 psf

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type		Spread Footing
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

DESCRIPTION: Dark Blue Wall (max 6' diff)

Design Summary

Wall Stability Ratios

Overturning	=	2.75	OK
Sliding	=	2.22	OK
Global Stability	=	1.98	

Total Bearing Load	=	8,515	lbs
...resultant ecc.	=	11.26	in

Eccentricity within middle third

Soil Pressure @ Toe	=	1,918 psf	OK
Soil Pressure @ Heel	=	208 psf	OK
Allowable	=	2,000 psf	

Soil Pressure Less Than Allowable

ACI Factored @ Toe	=	2,686 psf	
ACI Factored @ Heel	=	291 psf	
Footing Shear @ Toe	=	18.4 psi	OK
Footing Shear @ Heel	=	14.2 psi	OK
Allowable	=	82.2 psi	

Sliding Calcs

Lateral Sliding Force	=	2,890.0	lbs
less 100% Passive Force	-	3,430.6	lbs
less 100% Friction Force	-	2,976.8	lbs
Added Force Req'd	=	0.0	lbs OK
....for 1.5 Stability	=	0.0	lbs OK

Vertical component of active lateral soil pressure IS NOT considered in the calculation of soil bearing

Load Factors

Building Code	
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.600
Seismic, E	1.000

Stem Construction

		Bottom		
		Stem OK		
Design Height Above Ftg	ft =	0.00		
Wall Material Above "Ht"	=	Concrete		
Design Method	=	SD	SD	SD
Thickness	=	10.00		
Rebar Size	=	# 6		
Rebar Spacing	=	12.00		
Rebar Placed at	=	Edge		
Design Data				
fb/FB + fa/Fa	=	**0.830**		
Total Force @ Section				
Service Level	lbs =			
Strength Level	lbs =	3,600.0		
Moment....Actual				
Service Level	ft-# =			
Strength Level	ft-# =	12,000.0		
Moment.....Allowable	=	14,455.0		
Shear.....Actual				
Service Level	psi =			
Strength Level	psi =	39.3		
Shear.....Allowable	psi =	94.9		
Anet (Masonry)	in2 =			
Wall Weight	psf =	120.8		
Rebar Depth 'd'	in =	7.63		

Masonry Data

f'm	psi =	
Fs	psi =	
Solid Grouting	=	
Modular Ratio 'n'	=	
Equiv. Solid Thick.	=	
Masonry Block Type	=	
Masonry Design Method	=	ASD

Concrete Data

f'c	psi =	4,000.0
Fy	psi =	60,000.0

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

DESCRIPTION: Dark Blue Wall (max 6' diff)

Concrete Stem Rebar Area Details

Bottom Stem	Vertical Reinforcing	Horizontal Reinforcing	
As (based on applied moment) :	0.365 in2/ft		
(4/3) * As :	0.4866 in2/ft	Min Stem T&S Reinf Area 2.460 in2	
200bd/fy : 200(12)(7.625)/60000 :	0.305 in2/ft	Min Stem T&S Reinf Area per ft of stem Height : 0.240 in2/ft	
0.0018bh : 0.0018(12)(10) :	0.216 in2/ft	Horizontal Reinforcing Options :	
	==========	One layer of :	Two layers of :
Required Area :	0.365 in2/ft	#4@ 10.00 in	#4@ 20.00 in
Provided Area :	0.44 in2/ft	#5@ 15.50 in	#5@ 31.00 in
Maximum Area :	1.6527 in2/ft	#6@ 22.00 in	#6@ 44.00 in

Footing Data

Toe Width	=	3.00 ft
Heel Width	=	4.00
Total Footing Width	=	7.00
Footing Thickness	=	16.00 in

f'c = 3,000 psi Fy = 60,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top 2.00 @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel	
Factored Pressure	=	2,686	291	psf
Mu' : Upward	=	10,546	3,270	ft-#
Mu' : Downward	=	3,456	7,822	ft-#
Mu: Design	=	7,090	4,552	ft-#
φ Mn	=	24,143	26,123	ft-#
Actual 1-Way Shear	=	18.37	14.22	psi
Allow 1-Way Shear	=	82.16	82.16	psi

Toe Reinforcing = # 6 @ 12.00 in
Heel Reinforcing = # 6 @ 12.00 in
Key Reinforcing = None Spec'd
Footing Torsion, Tu = 0.00 ft-lbs
Footing Allow. Torsion, φ Tn = 0.00 ft-lbs

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe: #4@ 6.94 in, #5@ 10.76 in, #6@ 15.27 in, #7@ 20.83 in, #8@ 27.43 in, #9@ 34.72 in, #10@ 44.09 in

Heel: #4@ 6.94 in, #5@ 10.76 in, #6@ 15.27 in, #7@ 20.83 in, #8@ 27.43 in, #9@ 34.72 in, #10@ 44.09 in

Key: No key defined

Min footing T&S reinf Area 2.42 in2
Min footing T&S reinf Area per foot 0.35 in2 /ft

If one layer of horizontal bars:	If two layers of horizontal bars:
#4@ 6.94 in	#4@ 13.89 in
#5@ 10.76 in	#5@ 21.53 in
#6@ 15.28 in	#6@ 30.56 in

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

DESCRIPTION: Dark Blue Wall (max 6' diff)

Summary of Overturning & Resisting Forces & Moments

Item	.....OVERTURNING..... Force lbs	Distance ft	Moment ft-#	.....RESISTING..... Force lbs	Distance ft	Moment ft-#
HL Act Pres (ab water tbl)	2,890.0	3.78	10,917.8	Soil Over HL (ab. water tbl)	3,483.3	5.42	18,868.1
HL Act Pres (be water tbl)				Soil Over HL (bel. water tbl)		5.42	18,868.1
Hydrostatic Force				Water Table			
Buoyant Force =				Sloped Soil Over Heel =			
Surcharge over Heel =				Surcharge Over Heel =			
Surcharge Over Toe =				Adjacent Footing Load =			
Adjacent Footing Load =				Axial Dead Load on Stem =			
Added Lateral Load =				* Axial Live Load on Stem =			
Load @ Stem Above Soil =				Soil Over Toe =	1,320.0	1.50	1,980.0
=				Surcharge Over Toe =			
				Stem Weight(s) =	1,238.5	3.42	4,231.7
				Earth @ Stem Transitions =			
				Footing Weight =	1,400.0	3.50	4,900.0
				Key Weight =			
				Vert. Component =			
Total =	2,890.0	**O.T.M.** =	10,917.8	**Total =**	7,441.9 lbs	**R.M.=**	29,979.7

Resisting/Overturning Ratio = **2.75**

Vertical Loads used for Soil Pressure = 8,515.3 lbs

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Overturning Resistance.

Tilt

Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus	250.0	pci
Horizontal Defl @ Top of Wall (approximate only)	0.078	in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

DESCRIPTION: Dark Blue Wall (max 6' diff)

Rebar Lap & Embedment Lengths Information

Stem Design Segment: Bottom

Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #6 bar specified in this stem design segment (25.4.2.3a) =	22.20 in
Development length for #6 bar specified in this stem design segment =	17.08 in
Hooked embedment length into footing for #6 bar specified in this stem design segment =	11.50 in
As Provided =	0.4400 in2/ft
As Required =	0.3650 in2/ft

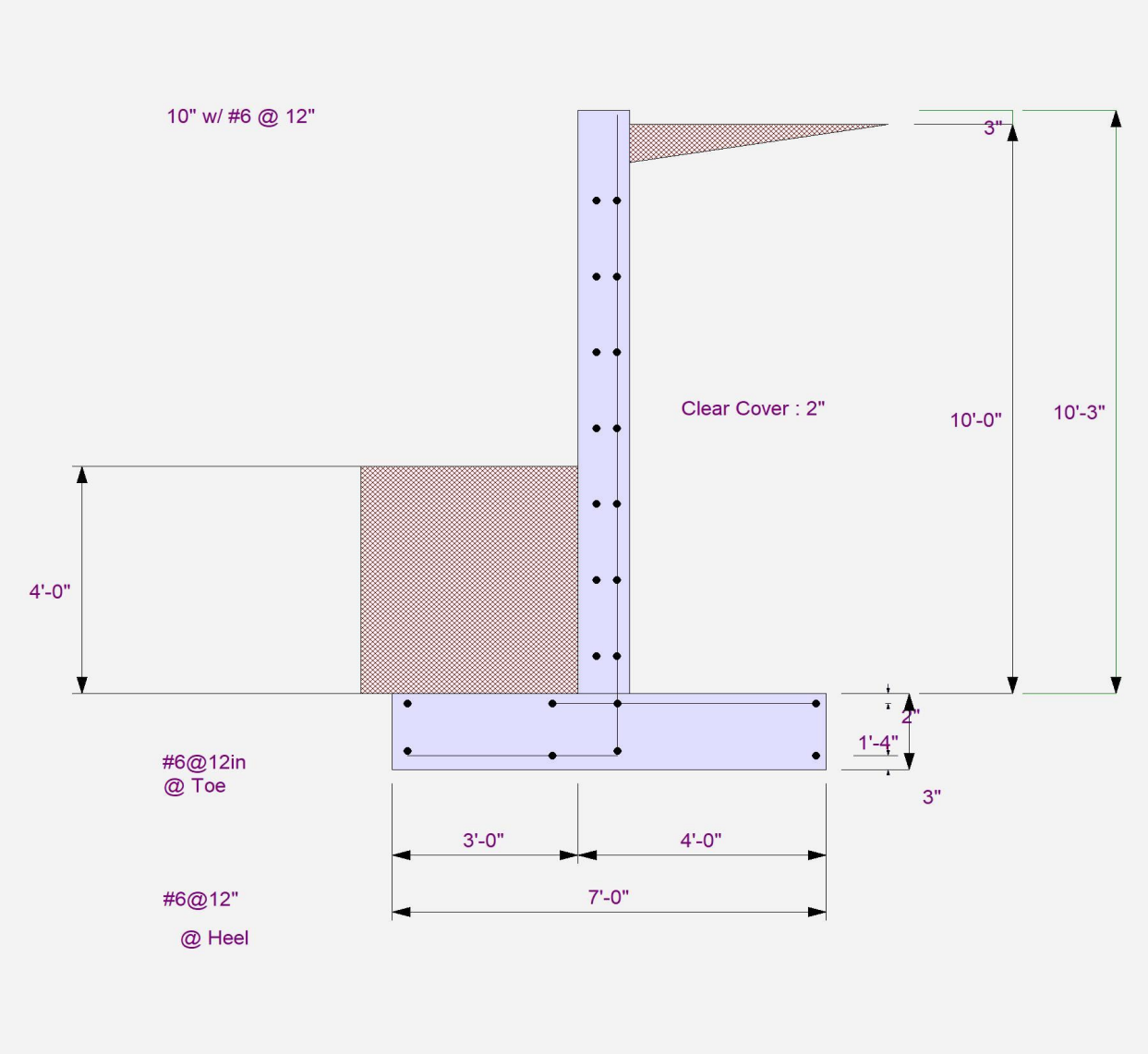
Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 260244_Retaining Walls.ec6

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

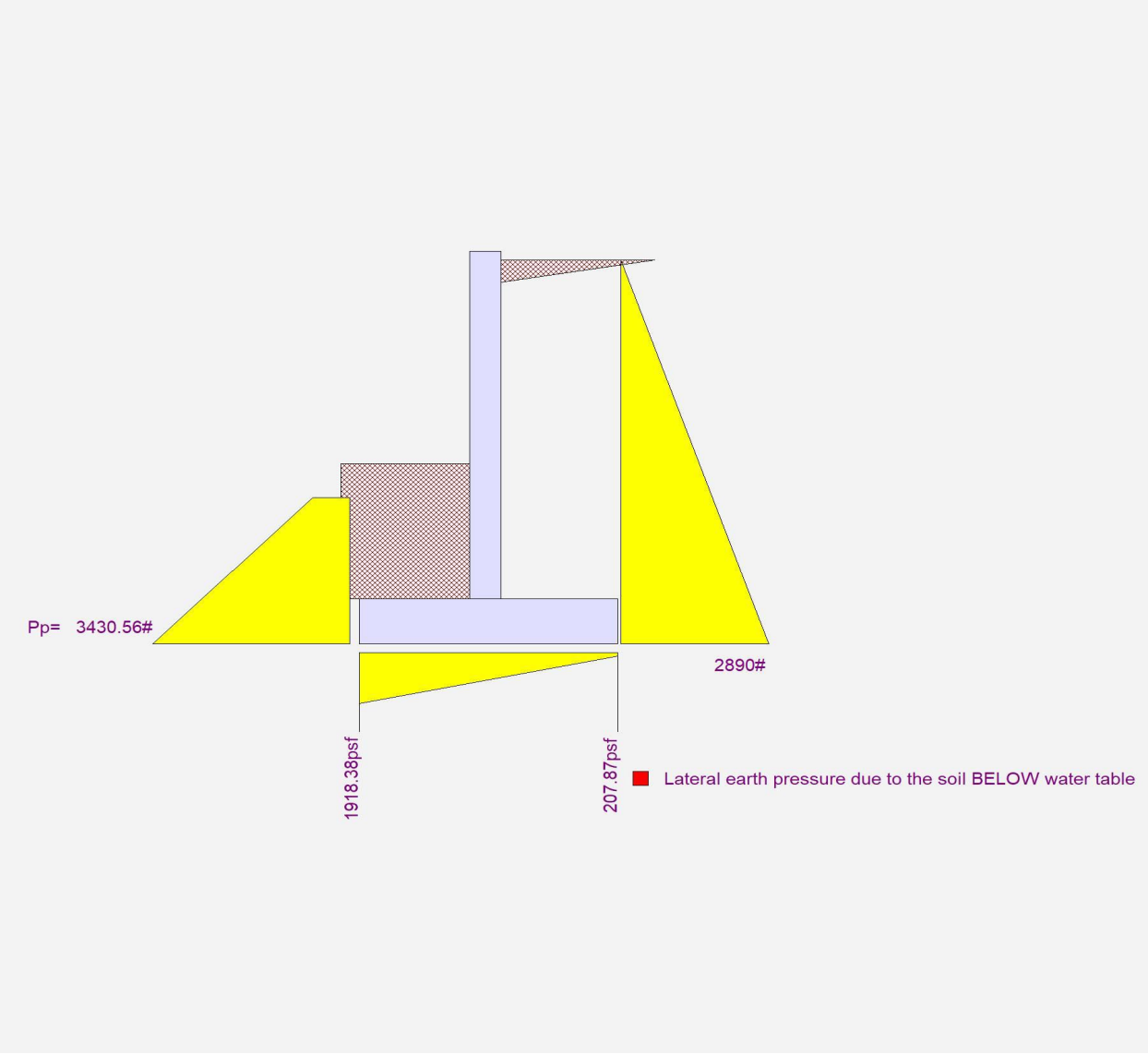
DESCRIPTION: Dark Blue Wall (max 6' diff)



Cantilevered Retaining Wall

LIC# : KW-06013615, Build:20.24.06.04 PIERCE ENGINEERS, INC. (c) ENERCALC INC 1983-2023

DESCRIPTION: Dark Blue Wall (max 6' diff)



RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Planned Development – Precise Implementation Plan (PIP) application filed by Tess Komas, 640 N Vel R Phillips Suite 210, Milwaukee, WI to allow for the construction a single-family residential structure on the property located at 630 S Lake Shore Drive, Tax Key No. ZA 315600002.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**PC-2026-030**	**Date:**	July 20, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered a Planned Development – Precise Implementation Plan application filed by Tess Komas, 640 N Vel R Phillips Suite 210, Milwaukee, WI to allow for the construction a single-family residential structure on the property located at 630 S Lake Shore Drive, Tax Key No. ZA 315600002, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on July 20, 2026, 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. Substantial conformance to the submitted plan set.
2. Applicant shall secure all required permits prior to construction start.
3. A perpetual public access easement shall be recorded to continue the Shore Path along Geneva Lake shoreline. Proof of recording shall be required prior to construction permit issuance.

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 Tess Komas, 640 N Vel R Phillips Suite 210, Milwaukee, WI to allow for the construction a single-family residential structure on the property located at 630 S Lake Shore Drive, Tax Key No. ZA 315600002, per the findings of fact and additional conditions stated above.

Recommended to the Common Council of the City of Lake Geneva this 20th day of July 2026.

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

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

Official Stamp
Todd Krause
Mayor

7/21/2026

Todd Krause, Plan Commission Chair Date

Attest:

7.22.26

Amanda Rotondi, Building Zoning Clerk Date

RESOLUTION OF THE COMMON COUNCIL			
Resolution approving a Planned Development (PD)- General Development Plan (GDP) filed by Simple Food Group LLC, 525 Broad Street, Lake Geneva, WI to allow for the construction of a commercial building to house a culinary campus on property located along Sheridan Springs Road, Tax Key Nos. ZA 467900001, ZA 467900002, ZA 46800001, and ZA 46800002			
Committee:	Plan Commission approved July 20, 2026		
Fiscal Impact:	N/A		
File Number:	**26-R53**	Date:	August 19, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered the application for Planned Development (PD)- General Development Plan (GDP) filed by Simple Food Group LLC, 525 Broad Street, Lake Geneva, WI to allow for the construction of a commercial building to house a culinary campus on property located along Sheridan Springs Road, Tax Key Nos. ZA 467900001, ZA 467900002, ZA 46800001, and ZA 46800002, and;

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on July 20, 2026.

NOW, THEREFORE, BE IT RESOLVED, that the Planned Development (PD)- General Development Plan (GDP) filed Simple Food Group LLC, 525 Broad Street, Lake Geneva, WI to allow for the construction of a commercial building to house a culinary campus on property located along Sheridan Springs Road is approved

Tax Key Nos. ZA 467900001, ZA 467900002, ZA 46800001, and ZA 46800002

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

1. The Precise Implementation Plan must substantially conform to the GDP Plan.
2. The Precise Implementation Plan shall be submitted for review within two (2) years of the approval of the General Development Plan.
3. The Precise Implementation Plan shall include a Traffic Impact Study as required by Kapur Engineering.
4. The Precise Implementation Plan shall show the sidewalk extending to the west lot line of the property.
5. The Precise Implementation Plan shall include stormwater management plans that ensure water quantity and water quality benefits per ordinance for existing impervious and proposed development.

Granted by action of the Common Council of the City of Lake Geneva this 19th day of August 2026.

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

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

_____

Todd Krause, Mayor Date

Attest:

_____

Lacey L. Reynolds, City Clerk Date

Agenda Memo

08/12/2026 3:23 PM (CDT)

Committee	Plan Commission
Meeting Date	08/19/2026
Subject or Item Title	Discussion/Action on Resolution approving a Planned Development (PD)- General Development Plan (GDP) to allow the construction of a mixed-use development in the PD Planned Development zoning district along Sheridan Springs Rd, filed by Simple Food Group LLC, 525 Broad St, Lake Geneva, WI, Tax Key No. ZA467900001, ZA467900002, ZA468000001, and ZA468000002.
Submitted By	Renee Hanlon
Email Address	bzadmin@cityoflakegeneva.gov
Purpose of Request	Resolution Review/Approval
Background / Request	The applicant proposes to develop vacant property along Sheridan Springs Road with a food service and hospitality campus. Construction of a commercial building to house a variety of culinary uses is proposed along with accessory off-street parking. Approval of the General Development Plan (GDP) is a step in the overall PD approval process. The GDP is meant to establish a conceptual plan for site development. After approval of the GDP, a Precise Implementation Plan (PIP) is required. The PIP will provide more detail for construction, landscaping, architectural design, and engineering.
Does Item Have a Fiscal/Budget Impact?	N/A
Does Item Have Ordinance or Policy Implications or Changes?	N/A
Possible Motion	Approve Planned Development – General Development Plan (GDP) application filed by Simple Food Group LLC, 525 Broad Street, Lake Geneva, WI to allow the construction of a Commercial building to house a culinary campus on property located along Sheridan Springs Road, Tax Key Nos. ZA 467900001, ZA 467900002, ZA 46800001, and ZA 46800002 subject to the following conditions: 1) The Precise Implementation Plan must substantially conform to the GDP Plan, 2) The Precise Implementation Plan shall be submitted for review within two (2) years of the approval of the General Development Plan, 3) The Precise Implementation Plan shall include a Traffic Impact Study as required by Kapur Engineering, 4) The Precise Implementation Plan shall show the sidewalk extending to the west lot line of the property, 5) The Precise Implementation Plan shall include stormwater management plans that ensure water quantity and water quality benefits per ordinance for existing impervious and proposed development.

Timeline

i. **Committee Name**

Plan Commission

Date of Meeting

07/20/2026

Outcome	Recommended

Necessary Attachments	(1) Staff Report.docx (2) General Development Plan Amendment Application - 2026.06.19_Redacted.pdf Simple Food Group Campus - GDP Submittal - 11 x 17 - 2026.06.19.pdf Simple Group GDP-Signed PC Resolution.pdf CC Resolution Simple Food Group.docx
Next Direct Step	City Admin Review

Agenda Memo City Attorney Approval

08/12/2026 3:43 PM (CDT)

Submitted by Dan Draper (ddraper@cityoflakegeneva.gov)

City Attorney has reviewed the submission and approves	Yes
City Attorney Date of Review	08/12/2026
City Attorney Signature	

Agenda Memo Final Approval - City Admin

08/12/2026 3:50 PM (CDT)

Submitted by David De Angelis (cityadmin@cityoflakegeneva.gov)

Administration Approval

City Administrator Date of Review	08/12/2026
City Administrator Additional Comments	Approval Recommended
City Administrator Signature	

RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Planned Development – General Development Plan (GDP) application filed by Simple Food Group LLC, 525 Broad Street, Lake Geneva, WI to allow the construction of a Commercial building to house a culinary campus on property located along Sheridan Springs Road, Tax Key Nos. ZA 467900001, ZA 467900002, ZA 46800001, and ZA 46800002.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**PC-2026-036**	**Date:**	July 20, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered a Planned Development – General Development Plan (GDP) application filed by Simple Food Group LLC, 525 Broad Street, Lake Geneva, WI to allow the construction of a Commercial building to house a culinary campus on property located along Sheridan Springs Road, Tax Key Nos. ZA 467900001, ZA 467900002, Za 46800001, and ZA 46800002, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on July 20, 2026, and

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

1. The proposed GDP furthers the purposes of the Zoning Ordinance.
2. The proposed GDP is in compliance with the Comprehensive Plan.
3. The proposed GDP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property; and

WHEREAS, the Plan Commission has recommended the following conditions:

1. The Precise Implementation Plan must substantially conform to the GDP Plan.
2. The Precise Implementation Plan shall be submitted for review within two (2) years of the approval of the General Development Plan.
3. The Precise Implementation Plan shall include a Traffic Impact Study as required by Kapur Engineering.
4. The Precise Implementation Plan shall show the sidewalk extending to the west lot line of the property.
5. The Precise Implementation Plan shall include stormwater management plans that ensure water quantity and water quality benefits per ordinance for existing impervious and proposed development..

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council a Planned Development – General Development Plan (GDP) application filed by Simple Food Group LLC, 525 Broad Street, Lake Geneva, WI to allow the construction of a Commercial building to house a culinary campus on property located along Sheridan Springs Road, Tax Key Nos. ZA 467900001, ZA 467900002, ZA 46800001, and ZA 46800002, per the findings of fact and additional conditions stated above.

Recommended to the Common Council of the City of Lake Geneva this 20st day of July, 2026.

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

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

Todd Krause 8-10-26

Todd Krause, Plan Commission Chair Date

Official Stamp
Todd Krause
Mayor

Attest:

8-10-26

Amanda Rotondi, Building and Zoning Clerk Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 20, 2026

Applicant:
Simple Food Group LLC
525 Broad Street
Lake Geneva, WI

Request:
Sheridan Springs Road
PD - General Development Plan (GDP)

Description:
The applicant proposes to develop vacant property along Sheridan Springs Road with a food service and hospitality campus. Construction of a commercial building to house a variety of culinary uses is proposed along with accessory off-street parking. Approval of the General Development Plan (GDP) is a step in the overall PD approval process. The GDP is meant to establish a conceptual plan for site development. After approval of the GDP, a Precise Implementation Plan (PIP) is required. The PIP will provide more detail for construction, landscaping, architectural design, and engineering.
.

Consistency with the Comprehensive Plan:

GDP approval constitutes an official rezoning request (map amendment). All zoning map amendments shall be consistent with the Comprehensive Plan in accordance with State law. The Comprehensive Plan recommends this area as Planned Mixed Use District. This category allows for the commercial uses as proposed by the GDP. Therefore, the proposed GDP is consistent with the Comprehensive Plan.

Relationship to Base Zoning Standards:

All Planned Developments must identify flexibility being requested from the base zoning standards in the most comparable regular zoning district. In this instance, the Planned Industrial District (PI) zoning district provides that comparison zoning district. The project is requesting flexibility:

1. None

Please note that the PIP may request additional flexibility that could be revealed during the final plan preparations.

GDP: Action by the Plan Commission:

As part of the consideration of a requested PD-GDP, the Plan Commission is required to:

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

GDP: Required Plan Commission Findings on the GDP for Recommendation to Common Council:
A proposed GDP must be reviewed by the standards for all Zoning Map Amendments, below:

A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Items 1 and 3, and one or more factors of Item 2, of the following.

1. The proposed GDP furthers the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
2. One or more of the following factors have arisen that are not properly addressed on the current Official Zoning Map:
    a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
    b. A mistake was made in mapping on the Official Zoning Map;
    c. Factors have changed, making the subject property more appropriate for the proposed GDP zoning;
    d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map. And;
3. The proposed GDP amendment maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

GDP: Staff Recommendation:

Staff recommend that the Plan Commission recommend *approval* of the GDP as submitted, including the granting of the requested zoning flexibility.

Staff further recommend the following additional conditions:

1. The Precise Implementation Plan must substantially conform to the GDP Plan.
2. The Precise Implementation Plan shall be submitted for review within two (2) years of the approval of the General Development Plan.

APPLICATION FOR GENERAL DEVELOPMENT PLAN OR AMENDMENT

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
4 Parcels: ZA467900001, ZA467900002, ZA468000001, and ZA468000002
See next sheet for legal descriptions.

Name and Address of Current Owner: City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147

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

Owner Signature: _____

Name and Address of Applicant: Simple Food Group LLC
525 Broad St., Lake Geneva, WI 53147

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

Proposed Use: Food service and hospitality campus. Uses include Cafe, Artisan food market, Restaurant, Commercial kitchens, Event Space and Plaza

Zoning District in which land is located: PI - Planned Industrial

Names and Addresses of architect, professional engineer and contractor of project:
Architect: Continuum Architects + Planners, S.C. 751 N. Jefferson St. Suite 200, Milwaukee, WI 53202
Structural Engineer: Pierce Engineers, 181 N Broadway, Milwaukee, WI 53202
Civil Engineer: Bolton & Menk, Inc. 11414 West Park Place, Suite 107, Milwaukee, WI 53224
Landscape Designer: Saiki Design Inc., 1110 S. Park Street, Madison, WI, 53715
General Contractor: PSG Inc, 448 Falcon Ridge Dr., Suite B, Burlington, WI 53105

Short statement describing activities to take place on site:

The Simple Food Group campus is a culinary destination that integrates food production and service, event space, community gathering, and related support functions such as administration and storage. Primary activities on the site will include a café and full-service restaurant for on-site dining, carry-out, and catering, food market, and an indoor/outdoor event space for private events. A publicly accessible plaza designed for pedestrian circulation, outdoor seating, seasonal activities and publicly accessible nature trails are also integrated into the design. Commercial kitchens will support food preparation, catering, and related culinary production activities, along with related accessory functions. A designated loading zone for deliveries and trash collection, as well as on-site parking facilities (covered and surface) for employees and customers is also provided.

GDP fee $500.00, payable upon filing application

06.19.26
Date

Signature of Applicant

LEGAL DESCRIPTIONS OF THE 4 PARCELS

Parcel 1: Tax Key No: ZA467900001
Lot 1 of Certified Survey Map No. 4679, as recorded on October 13, 2016, in Volume 31 of Certified Surveys on page 25, as Document No. 934193 and Affidavit of Correction recorded October 24, 2016 as Document No. 934807, located in the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 30, Town 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

Parcel 2: Tax Key No: ZA467900002
Lot 2 of Certified Survey Map No. 4679, as recorded on October 13, 2016, in Volume 31 of Certified Surveys on page 25, as Document No. 934193 and Affidavit of Correction recorded October 24, 2016 as Document No. 934807, located in the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 30, Town 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

Parcel 3: Tax Key No: ZA468000001
Lot 1 of Certified Survey Map No. 4680, as recorded on October 13, 2016, in Volume 31 of Certified Surveys on page 28, as Document No. 934194, located in the Northwest 1/4 and Northeast of the Southwest 1/4 and Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 30, Town 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

Parcel 4: Tax Key No: ZA468000002
Lot 2 of Certified Survey Map No. 4680, as recorded on October 13, 2016, in Volume 31 of Certified Surveys on page 28, as Document No. 934194, located in the Northwest 1/4 and Northeast of the Southwest 1/4 and Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 30, Town 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

Anticipated Noise Levels for the Proposed Simple Food Group Sheridan Springs Development

The proposed development—consisting of a breakfast and lunch restaurant, bakery production facility, specialty food market, coffee shop, and a 300 seat indoor event center—has been designed with the intention of being a low impact, community friendly addition to Lake Geneva. Noise generation across all components of the project is expected to remain modest and well within levels typical for commercial uses of this type.

Daily Operations (Restaurant, Bakery, Market, Coffee Shop)

The restaurant, bakery production facility, specialty food market, and coffee shop will operate primarily during daytime and early evening hours. These uses generate minimal exterior noise beyond normal customer traffic, vehicle arrivals and departures, and standard commercial HVAC operation.

- All food production activities occur indoors.
- No outdoor amplified music is planned for these businesses.
- Deliveries will be scheduled during standard commercial hours to avoid early morning or late night disturbances.

Overall, these components of the project are comparable in noise impact to typical neighborhood scale retail and dining establishments.

Event Center Operations

The event center is designed for weddings, lectures, conferences, meetings, and community gatherings. It is not intended for concerts, nightlife programming, or high volume entertainment.

Key considerations:

- All events take place indoors within a purpose built structure designed to contain sound.
- Amplified sound, when used, will be limited to speech, background music, and typical wedding or banquet audio—not concert level amplification.
- Doors remain closed during events except for normal ingress and egress.
- Outdoor activity associated with events is limited to guest arrival, departure, and brief social interactions, all of which are consistent with typical hospitality venues.

Site Size and Buffering

The project sits on an 11 acre parcel, providing substantial natural buffering between buildings and surrounding properties. This acreage allows for thoughtful placement of structures, parking, and landscaping to further reduce any sound transmission beyond the site boundaries.

Site Location

The site is zoned Planned Industrial, adjacent other businesses, and far from any residential neighborhoods. Additionally, the property is close in proximity to Highway 12 which generates more noise than any of the operations we are running.

Overall Noise Impact

Based on the nature of the uses, the indoor orientation of activities, the location, and the absence of high volume entertainment programming, the development is expected to generate low to moderate noise levels consistent with standard commercial operations.

The project has been intentionally designed to be a respectful neighbor, with noise impacts significantly below those associated with bars, music venues, or outdoor event facilities.

(3) A general written description of proposed PD, including:

a. General project themes and images; The Simple Food Group campus is a culinary destination that integrates food production and service, event space, community gathering, and related support functions such as administration and storage. Primary activities on the site will include a café and full-service restaurant for on-site dining, carry-out, and catering, food market, and an indoor/outdoor event space for private events. A publicly accessible plaza designed for pedestrian circulation, outdoor seating, seasonal activities and publicly accessible nature trails are also integrated into the design.

See attached images of the site on A204

b. The general mix of dwelling unit types and/or land uses; N/A

c. Approximate residential densities and nonresidential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio; N/A

d. The general treatment of natural features; The south side of the property includes the following:

- Existing retention pond- The pond will be increased in size to accommodate storm water from the project site. A public recreational boardwalk will be designed along the perimeter of the pond. See landscape drawings.

- Existing woodlands to the south: The existing woodlands will be maintained. No development is anticipated in this zone. Only a public trail/pathway is being designed in this zone with the intent that a future connection will be made to the Hillmoor Park Masterplan and its public trails.

- Existing delineated wetland: The wetland will be maintained. No development, other than public trails/pathway. Civil Engineer will coordinate Notice of Intent or any required wetland mitigation and approvals with DNR prior to construction.

- Clearing of existing trees will be coordinated with the Hillmoor Property Preliminary Vegetation Survey.

e. The general relationship to nearby properties and public streets; The proposed site has significant street frontage along Sheridan Springs Rd and N Edwards Blvd. Existing buildings in proximity to the project include Fairfield Inn to the west and Geneva Square mall to the north. The proposed buildings are setback from the street to create a plaza along both the street edges. One small surface lot is designed on Sheridan Springs Rd

and buffered from the street with setbacks and landscaping. Due to the large site acreage, the proposed buildings are at some distance from the adjacent buildings and therefore have a very low impact on these properties.

Two vehicular entrances are proposed for the site and are located away from the curved intersection of the streets to create safe circulation. The entrance at Edwards Blvd is across an existing curb cut for the Fairfield Inn.

Two bicycle entrances are also proposed, one at N Edwards and one at Sheridan Springs. These entrances will connect with the existing bike path along N Edwards Blvd and the future Grand Geneva bike path.

The proposed buildings are a good distance away from the existing SERVPRO site to the west. The proposed parking lot buffers the buildings from each other. Existing easements on parcel no ZA46790000 that serve the ServPro site will be maintained. No impact on this site is anticipated.

f. The general relationship of the project to the Master Plan: Project is in a Planned Mixed-use district per the Future Land Use Comprehensive plan. The Simple food Group campus will be in alignment with the *Community Services and Planned Business* land use categories that are a long-term vision for this district. The proposed project will be a vibrant addition to the site and activate a major street intersection.

g. A statement of rationale as to why PD zoning is proposed. This shall identify barriers that the applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the applicant suggests are available through the proposed PD zoning. The current PI zone (Planned Industrial) is intended to permit both large- and small-scale industrial and office development with the overall suburban community character. This district is intended to provide a location for suburban intensity light industrial land uses such as assembly operations, storage and warehousing facilities, offices, and light manufacturing.

The Simple Food Group campus will add to the uses envisioned in the Planned Mixed Use district of the Land Use Plan. The campus is a unique culinary destination that includes many diverse uses and functions including a restaurant, coffee shop, food market, and event space. Supporting functions include parking and commercial kitchen. It also includes a community friendly plaza along the street edge and an outdoor event space. Due to its varied uses, the PD allows the project to have maximum flexibility to accommodate the vision for the project.

Adjacent properties at Geneva Square and Fairfield Inn are also designated as a PD.

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

more than met by the proposed PD and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

The data comparing the existing zoning standards to the proposed standards is noted in Section i below. The proposed development not only meets but exceeds the PI zone standards. The proposed design has only half the max. number of allowable stories, and less than 1/3rd the max. allowable square footage. This results in a human scale, welcoming, low impact addition to the neighborhood.

Additionally, the landscape surface ratio is almost double the amount that is required. A large portion of the proposed landscape area is available for public use. Accessible trail system and recreational garden areas are inclusive and welcoming, not only for daily use, but also for public events and celebrations. This project creates a community asset that promotes hand crafted, healthy, and sustainable food practices, as well as entertainment, wellness, and social connection.

We believe the project does not create any adverse effect and only enhances the neighborhood.

i. A written description of potentially requested exemption from the requirements of the underlying zoning district, in the following order:

1. Land use exemptions; Indoor sales or service is a Conditional Use in current zoning. Uses such as event space, hospitality functions, public gathering space that are anticipated in the proposed use are not specifically addressed as a permitted use in the current zone.

2. Density and intensity exemptions;

- Maximum number of floors (F): 4. No exemption required. 2 floors proposed.
- Minimum landscape surface ratio (LSR): 30% No exemption required. 58% is proposed
- Maximum floor area ratio (FAR): 0.550 No exemption required (max of 200,000 sf) Proposed = 60,000 sf
- Minimum zoning district area: 40,000 square feet. No exemption required. Proposed: 365,000 sf
- Maximum building size (MBS): N/A

3. Bulk exemptions;

- Minimum lot area: 40,000 square feet (20,000 square feet permitted as a conditional use) No exemption required.
- Minimum lot width: 200 feet (100 feet permitted as a conditional use); minimum street frontage: 50 feet. No exemption required.
- Building to front or street lot line: 25 feet; 40 feet for a lot adjacent to a street with an officially mapped right-of-way equal to or exceeding 100 feet. 15' at one location along N Edwards Blvd (only a very small portion of exterior wall, approximately 40' long over the entire perimeter of the buildings) All other setbacks are at least 25' from the street. This will provide an architecturally appealing landmark and visibility to the project along N Edwards Blvd.
- Building to residential side lot line: 30 feet. N/A
- Building to residential rear lot line: 30 feet. N/A
- Building to nonresidential side lot line: 15 feet. No exemption required.
- Building to nonresidential rear lot line: 30 feet. No exemption required.
- Peripheral setback: see Section 98-610(4)(b) along zoning district boundary. Peripheral setbacks vary due to the curved streets. Majority of the building is setback a minimum of 50' – 175' from Sheridan Springs Rd and N Edwards Blvd. Only a small section is at 15'-20' from the lot boundary. See response to i.3 above
- Minimum paved surface setback: five feet from side or rear; 10 feet from street. No exemption required.
- Minimum building separation: 30 feet. No exemption required.
- Maximum building height: 35 feet. No exemption required.
- Minimum number of off-street parking spaces required on the lot: see parking lot requirements per specific land use in Section 98-206. 200 stalls. See item 5 below

4. Landscaping exceptions; No exception is required. The proposed project exceeds the requirements. See L100 for additional information that illustrates how we are exceeding the landscaping requirements.

5. Parking and loading requirements exceptions.
Semi-truck loading zone is provided. No exception is required.

Parking:
Passive outdoor public recreation- 1 space per 4 patrons
Anticipated patrons 150 = 35 parking stalls
Indoor commercial entertainment- 1 space per 3 patrons
Anticipated patrons 500 = 165 parking stalls
Total required parking = 200 stalls
Total parking provided = 129 (surface + covered parking)

SIMPLE FOOD GROUP CAMPUS

06/19/2026

GDP SUBMITTAL

continuum
ARCHITECTS + PLANNERS

OWNER:
SIMPLE FOOD GROUP
525 BROAD STREET
LAKE GENEVA, WISCONSIN 53147
TEL. (262) 248-3556

CONSULTING ARCHITECTS:
CONTINUUM ARCHITECTS + PLANNERS, S.C.
751 NORTH JEFFERSON STREET, SUITE 200
MILWAUKEE, WISCONSIN 53202
TEL. (414) 220-9640

CONSULTING LANDSCAPE ARCHITECTS:
SAIKI DESIGN, INC.
110 SOUTH PARK STREET
MADISON, WISCONSIN 53715
TEL. (608) 251-3600

CONSULTING CIVIL ENGINEERS:
BOLTON & MENK, INC.
1414 WEST PARK PLACE, SUITE 107
MILWAUKEE, WISCONSIN 53224
TEL. (262) 699-0473

S1	PLAT OF SURVEY WITH TOPOGRAPHIC MAPPING
C1.21	EXISTING CONDITIONS & SURVEY
C2.21	DEMOLITION & EROSION CONTROL PLAN
C3.21	SITE PLAN
C4.21	GRADING AND DRAINAGE PLAN
C4.22	GRADING AND DRAINAGE PLAN
C4.23	GRADING AND DRAINAGE PLAN
C5.21	UTILITY PLAN
C6.21	DETAILS
C6.22	DETAILS
C6.23	DETAILS
A201	LOWER LEVEL PLAN
A202	LEVEL 01 PLAN
A203	LOCATION MAP
A204	SITE IMAGES
L100	OVERALL LANDSCAPE PLAN
L101	LANDSCAPE PLAN ENLARGEMENT
LD100	SITE LIGHTING PLAN
S100	CONCEPT STAGING PLAN

Programming
Campus + Master Planning
Interior Design
Sustainable Design
Historic Preservation/Renovation
Project Management

VICINITY MAP
SCALE: NTS

SITE LOCATOR MAP
SCALE: NTS

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Milwaukee, WI 53202

Consultant:

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NOT FOR CONSTRUCTION
THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.

Key Plan
Project North

SIMPLE FOOD GROUP CAMPUS

Sheet Title: COVERSHEET

Revisions

No.	Date:	Description:

Project Number	260203
Set Type	GDP SUBMITTAL
Date Issued	06/19/26
Sheet Number	G001

C:\Users\courtney.ragon\OneDrive - Continuum Architects\Documents\260203 - Simple Food Group_PD SUBMITTAL 06.04.26_courtney.ragon@continuumarchitects.com.rvt
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PLAT OF SURVEY WITH TOPOGRAPHIC MAPPING

OF LOTS 1 & 2 OF CERTIFIED SURVEY MAP NO. 4679 AND LOTS 1 & 2 OF CERTIFIED SURVEY MAP NO. 4680, BEING PARTS OF THE SW 1/4 OF THE NW 1/4, SE 1/4 OF THE NW 1/4, NW 1/4 OF THE SW 1/4, AND NE 1/4 OF THE SW 1/4 ALL IN SECTION 30, T. 2 N., R. 18 E., OF THE 4TH P.M., CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

AS- RECORDED CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-1	10°19'00"	1052.57'	189.52'	N 76°23'21" E	189.27'
C-2	08°28'46"	1052.57'	155.76'	N 67°00'29" E	155.02'
C-3	05°35'10"	1052.57'	65.88'	N 60°59'15" W	65.87'

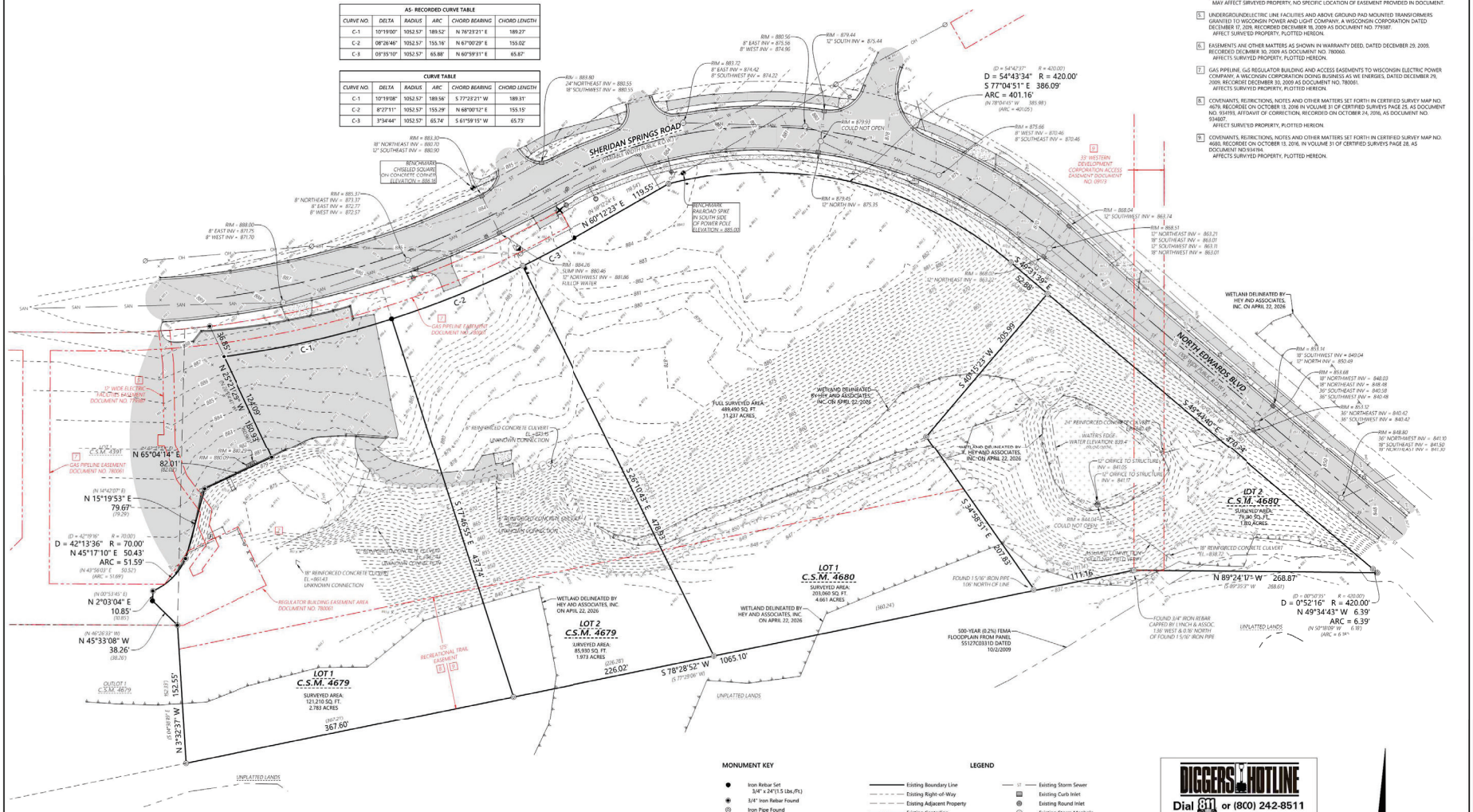
CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-1	10°19'08"	1052.57'	189.56'	S 77°23'21" W	189.31'
C-2	8°27'11"	1052.57'	155.29'	N 68°00'12" E	155.15'
C-3	3°34'44"	1052.57'	65.74'	S 61°59'15" W	65.73'

RECORDED EASEMENTS, RESTRICTIONS & OTHER MATTERS FROM TITLE REPORT DATED MARCH 9th, 2026 BY SOUTHEASTERN TITLE, LLC:

ITEMS 1-3 ARE CONSIDERED GENERAL IN NATURE OR NON-SURVEY RELATED AND ARE NOT LISTED.

4. ELECTRIC LINE EASEMENT TO WISCONSIN POWER AND LIGHT COMPANY, DATED NOVEMBER 29, 1956, RECORDED APRIL 6, 1957 IN VOLUME 509 OF DEEDS, PAGE 522, AS DOCUMENT NO. 468165. AMENDED ON OCTOBER 9,1963, RECORDED DECEMBER 6, 1963 IN VOLUME 599 OF DEEDS, PAGE 557, AS DOCUMENT NO.553364.
   MAY AFFECT SURVEYED PROPERTY, NO SPECIFIC LOCATION OF EASEMENT PROVIDED IN DOCUMENT.
5. UNDERGROUNDELECTRIC LINE FACILITIES AND ABOVE GROUND PAD MOUNTED TRANSFORMERS GRANTED TO WISCONSIN POWER AND LIGHT COMPANY, A WISCONSIN CORPORATION DATED DECEMBER 17, 2019, RECORDED DECEMBER 18, 2009 AS DOCUMENT NO. 779387.
   AFFECT SURVEYED PROPERTY, PLOTTED HEREON.
6. EASEMENTS ANE OTHER MATTERS AS SHOWN IN WARRANTY DEED, DATED DECEMBER 29, 2009, RECORDED DECEMBER 30, 2009 AS DOCUMENT NO. 780060.
   AFFECTS SURVEYED PROPERTY, PLOTTED HEREON.
7. GAS PIPELINE, GaS REGULATOR BUILDING AND ACCESS EASEMENTS TO WISCONSIN ELECTRIC POWER COMPANY, A WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES, DATED DECEMBER 29, 2009, RECORDE DECEMBER 30, 2009 AS DOCUMENT NO. 780091.
   AFFECTS SURVEYED PROPERTY, PLOTTED HEREON.
8. COVENANTS, RESTRICTIONS, NOTES AND OTHER MATTERS SET FORTH IN CERTIFIED SURVEY MAP NO. 4679, RECORDE ON OCTOBER 13, 2016 IN VOLUME 31 OF CERTIFIED SURVEYS PAGE 25, AS DOCUMENT NO. 934193, AFFDAVIT OF CORRECTION, RECORDED ON OCTOBER 24, 2016, AS DOCUMENT NO. 934807.
   AFFECT SURVEYED PROPERTY, PLOTTED HEREON.
9. COVENANTS, RESTRICTIONS, NOTES AND OTHER MATTERS SET FORTH IN CERTIFIED SURVEY MAP NO. 4680, RECORDE ON OCTOBER 13, 2016, IN VOLUME 31 OF CERTIFIED SURVEYS PAGE 28, AS DOCUMENT NO.934194.
   AFFECTS SURVEYED PROPERTY, PLOTTED HEREON.



MONUMENT KEY

- Iron Rebar Set 3/4" x 24"(1.5 Lbs./Ft.)
- 3/4" Iron Rebar Found
- Iron Pipe Found
- Mag Nail Set
- Cut Cross Set
- (XXX.XX) Record Information
- Benchmark

LEGEND

- Existing Boundary Line
- Existing Right-of-Way
- Existing Adjacent Property
- Existing Centerline
- Existing Easement Line
- Existing Electric
- Existing Transformer
- Existing Overhead Power
- Existing Utility Pole
- Existing Guy Wire
- Existing Utility Pole with Light
- Existing Telephone Pedestal
- Existing Watermain
- Existing Water Valve
- Existing Fire Hydrant
- Existing Storm Sewer
- Existing Curb Inlet
- Existing Round Inlet
- Existing Storm Manhole
- Existing Sanitary Sewer
- Existing Sanitary Manhole
- Existing Gas Main
- Existing Gas Bollard / Test Lead
- Existing Treeline
- Existing Sign
- Existing Spot Elevation
- Existing Asphalt Pavement
- Existing Concrete
- Existing Pond

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.Diggershotline.com

DIGGERS HOTLINE TICKET NUMBER 20261008024, 20261008026, 20261008029 & 20261008032
START DATE: MARCH 9, 2026

SURVEY NOTES

1. SURVEYED PROPERTY SUBJECT TO ANY AND ALL EASEMENTS & AGREEMENTS RECORDED AND UNRECORDED.
2. NO BUILDINGS EXIST ON SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
3. LOCATION OF UTILITIES ON OR SERVING THE SURVEYED PARCEL HAVE BEEN DETERMINED BY OBSERVED EVIDENCE AND MARKINGS REQUESTED BY THE SURVEYOR BY A DIGGERS HOTLINE REQUEST. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FACILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, UTILITY LOCATED REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE.

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WALWORTH ZONE. THE SOUTH LINE OF LOTS 1 & 2 OF C.S.M. No. 4679 & 4680 BEARING S 78°28'52" W

VERTICAL DATUM BASED ON NAVD-88 (2012)
GEOID 18 WISCONSIN
STARTING BENCHMARK: NGS MONUMENT.
PID: DG6902
PUBLISHED ELEVATION: 877.9'

Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943

State of Wisconsin } ss
County of Walworth }

I hereby certify that I have supervised the survey of the property described above and to the best my knowledge and belief, the plat drawn hereon complies with Chapter A-E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly represents said survey and its location.
Given under my hand and seal at Elkhorn, Wisconsin this 2nd day of April, 2026.
Last day of field work March 26th, 2026.
Revised to show utility invert depths and fencing April 13th, 2026
Revised to show Wetland information from Hey and Assoc. April 24th, 2026

If the surveyor's signature is not red in color, the plan is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

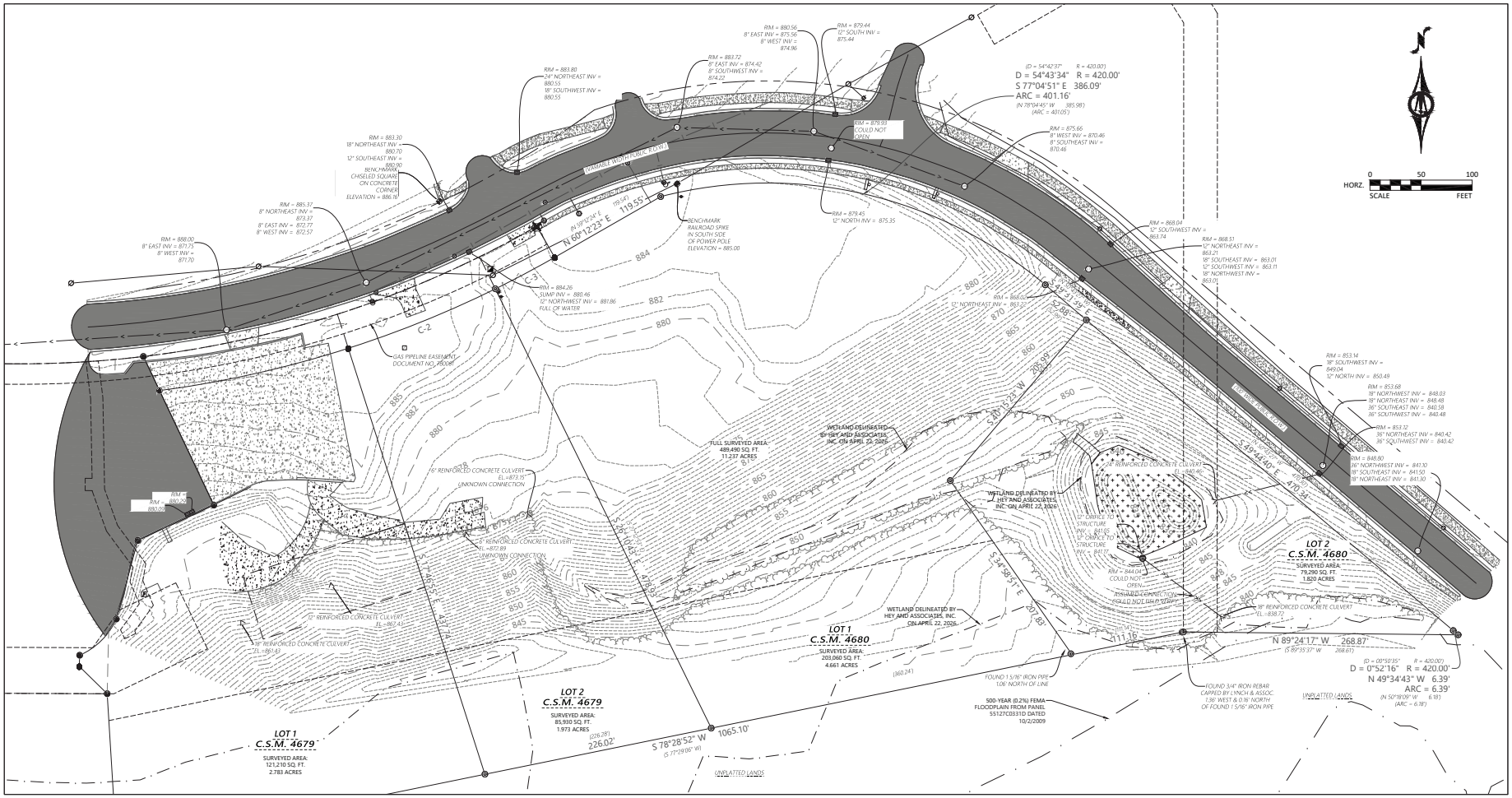
WISCONSIN KRISTIN J. BELONGIA S-2943 ELKHORN WIS. LAND SURVEYOR

Batterman
engineers surveyors planners
BELOIT | ELKHORN | JANESVILLE
2859 S. Eastern Ave. | Beloit, WI 53511
(608) 365-4445 | www.batterman-pe.com

PLAT OF SURVEY WITH TOPOGRAPHIC MAPPING
FOR
SIMPLE FOOD GROUP
LAKE GENEVA, WISCONSIN

FOR THE EXCLUSIVE USE OF:
Simple Food Group c/o Tom Hartz
525 Broad Street
Lake Geneva, WI 53147

ORDER NO: 35844
FIELD CREW: BMR
DRAWN BY: SMR
SHEET 1 OF 1



NOTES

EXISTING CONDITIONS SITE SURVEY AND BOUNDARY PROVIDED BY RH BATTERMAN.

T 414.220.9640

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53202

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CLIENT:

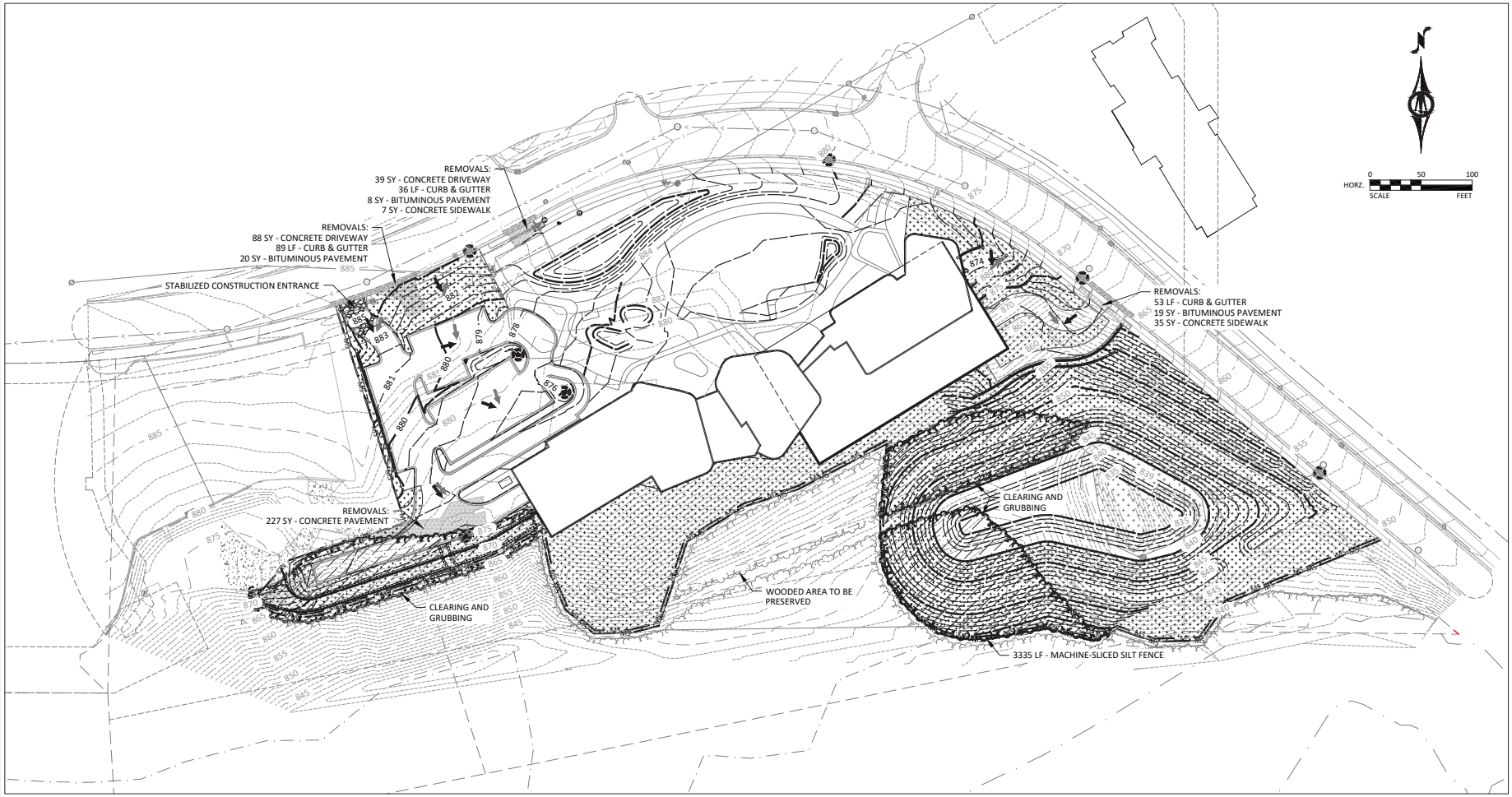
SIMPLE FOOD GROUP CAMPUS

EXISTING CONDITIONS & SURVEY

REFERENCED SHEET TITLE:

REVISIONS:

SCALE	AS NOTED
PROJECT NUMBER	260203
SET TYPE	GDP SUBMITTAL
DATE ISSUED	06/19/26
SHEET NUMBER	C1.01



LEGEND - EROSION CONTROL

- MS — MACHINE-SLICED SILT FENCE
- CULVERT / PIPE PROTECTION
- INLET PROTECTION
- EXISTING/PROPOSED DRAINAGE FLOW
- TURF ESTABLISHMENT
- STABILIZED CONSTRUCTION EXIT

LEGEND - REMOVALS

- CLEARING AND GRUBBING
- CONCRETE PAVEMENT REMOVAL
- CONCRETE SIDEWALK REMOVAL
- CURB & GUTTER REMOVAL
- BITUMINOUS PAVEMENT REMOVAL

NOTES

1. REFER TO SHEET C.300,PARKING LOT GRADING PLAN, FOR GENERAL NOTES.
2. REFER TO SWPPP NARRATIVE, SHEET C.XXX, FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.
3. MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
4. WOODED AREA TO BE DISTURBED ONLY WHAT IS NECESSARY FOR POND EXPANSION.
5. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
6. ALL EROSION CONTROL METHODS SHALL COMPLY WITH WDNR AND OTHER LOCAL REGULATIONS.
7. IF EROSION AND SEDIMENT CONTROL MEASURES TAKEN ARE NOT ADEQUATE AND RESULT IN DOWNSTREAM SEDIMENTATION, CLEAN OUT DOWNSTREAM STORM SEWERS AND OTHER CONVEYANCE DEVICES AS NECESSARY, INCLUDING ASSOCIATED RESTORATION.
8. INLET PROTECTION DEVICE AT STORM SEWER INLETS. AT THE INLETS TO ALL STORM SEWER STRUCTURES, PROVIDE A PRODUCT FROM THE FOLLOWING LIST OF APPROVED PRODUCTS:
   a. ROAD DRAIN "TOP SLAB", MANUFACTURED BY WIMCO
   b. ROAD DRAIN "CURB & GUTTER", MANUFACTURED BY WIMCO
   c. INFRASAFE "SEDIMENT CONTROL BARRIER", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC.
   d. INFRASAFE "DEBRIS COLLECTION DEVICE", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC.
   e. INFRASAFE "CULVERT INLET PROTECTOR", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC.
   f. DANDY SACK, MANUFACTURED BY DANDY PRODUCTS, INC.
   g. DANDY CURB SACK, MANUFACTURED BY DANDY PRODUCTS, INC.
   h. OR APPROVED EQUAL.
8. PRIOR TO CONSTRUCTION, DELINEATE TURF AND VEGETATED AREAS NOT TO BE DISTURBED WITH ORANGE SNOW FENCE. DO NOT ALLOW CONSTRUCTION TRAFFIC, EQUIPMENT, OR MATERIALS TO UTILIZE, ACCESS, OR OTHERWISE ENTER THE DELINEATED AREAS. MINIMIZE SOIL COMPACTION AND DISRUPTION OF TOPSOIL IN AREAS OUTSIDE THE CONSTRUCTION LIMITS TO COMPLY WITH THE WDNR.

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CLIENT:

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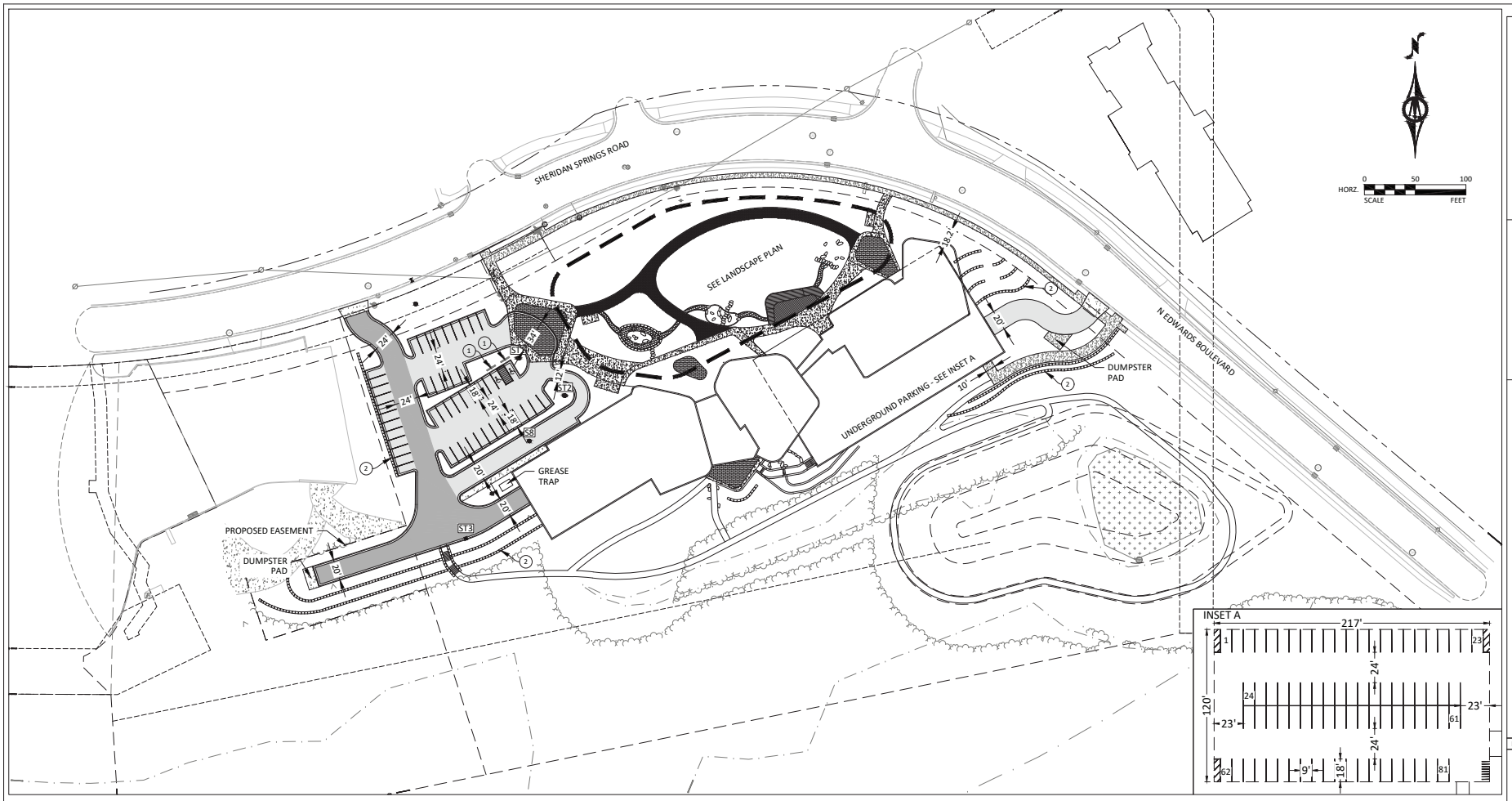
DEMOLITION & EROSION CONTROL PLAN

REFERENCED SHEET TITLE:

REVISIONS:

SCALE	AS NOTED
PROJECT NUMBER	260203
SET TYPE	GDP SUBMITTAL
DATE ISSUED	06/19/26
SHEET NUMBER	C2.01



LEGEND

- BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- (1) HANDICAP PARKING SIGN
- (2) RETAINING WALL

NOTES

1. REFER TO SHEET C.300, GRADING AND DRAINAGE PLAN, FOR GENERAL NOTES.
2. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
3. TRAFFIC SIGNS SHALL BE INSTALLED 18'' BEHIND THE BACK OF CURB OR EDGE OF PAVEMENT.
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD, WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGLIME, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SODDED OR SEEDED.
5. WHERE NEW SOD MEETS EXISTING SOD, CUT A CLEAN, SHARP EDGE TO ALLOW FOR A CONSISTENT, UNIFORM, AND STRAIGHT JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS. JAGGED OR UNEVEN JOINTS WILL NOT BE ACCEPTED. REMOVE TOPSOIL AT THE JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS, AS REQUIRED, TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING TURFGRASS SURFACE.
6. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, RE-SOD OR RE-SEED ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER OR LANDSCAPE ARCHITECT.
7. SITE INCLUDES 120 TOTAL PARKING SPACES.

GREEN SPACE SUMMARY	
EXISTING	PROPOSED
8.25 ACRES	4.75 ACRES

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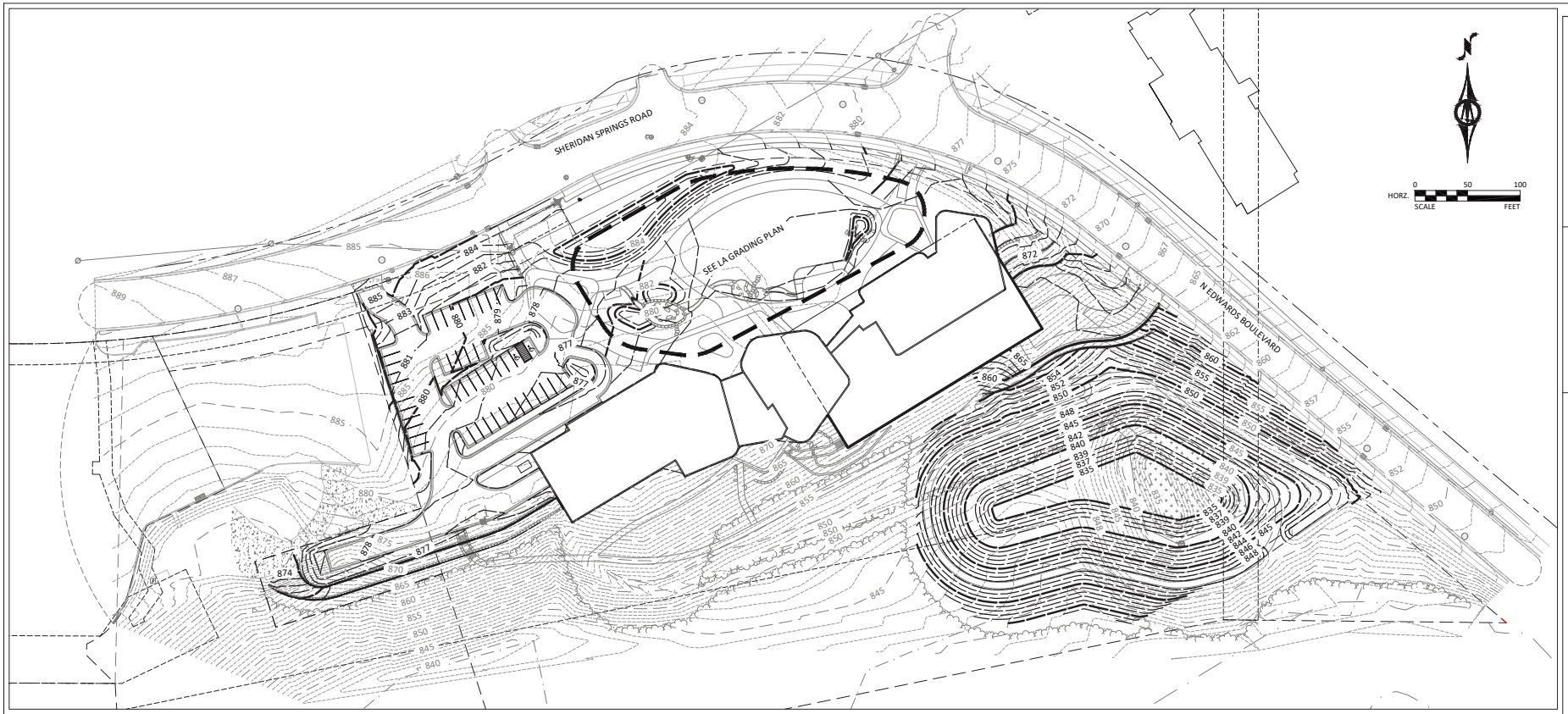
REFERENCED SHEET TITLE: SITE PLAN

REVISIONS:

SCALE	AS NOTED
PROJECT NUMBER	260203
SET TYPE	GDP SUBMITTAL
DATE ISSUED	06/19/26
SHEET NUMBER	C3.01



LEGEND

EXISTING CONTOUR MINOR
EXISTING CONTOUR MAJOR
PROPOSED CONTOUR MINOR
PROPOSED CONTOUR MAJOR

PROPOSED SPOT ELEVATION
ME = MATCH EXISTING
EOP = EDGE OF PAVEMENT
EOW = EDGE OF SIDEWALK
FL = FLOWLINE
TW =TOP OF WALL
BW =BASE OF WALL

NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE STATE AND LOCAL ORDINANCES.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL PAY FOR ALL CONSTRUCTION STAKING / LAYOUT.
3. OBTAIN AND PAY FOR ALL RELATED CONSTRUCTION PERMITS, INCLUDING THE NPDES PERMIT. SUBMIT A COPY OF ALL PERMITS TO THE CITY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL SIGNAGE (CONSTRUCTION ZONES) NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS. ALL SIGNAGE LAYOUTS MUST BE DESIGNED BY THE CONTRACTOR AND APPROVED BY LOCAL AUTHORITIES.
5. INSTALL CONTROL FENCING AND BARRICADING AS NECESSARY TO PROTECT THE PUBLIC.
6. INSPECT SITE AND REVIEW SOIL BORINGS TO DETERMINE EXTENT OF WORK AND NATURE OF MATERIALS TO BE HANDLED.
7. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
8. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND STOOP DIMENSIONS AND LAYOUT.
9. REFER TO STRUCTURAL PLANS - UTILIZE BUILDING FOUNDATION WALL AS CUT/FILL RETAINING WALL.
10. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE, SHEET C.201, FOR EROSION CONTROL REQUIREMENTS. SECTION 31 00 00 SHALL BE RESPONSIBLE FOR FULL IMPLEMENTATION OF THE SWPPP.
11. MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
12. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
13. ALL EROSION CONTROL METHODS SHALL COMPLY WITH LOCAL REGULATIONS.
14. MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING SITE FEATURES (INCLUDING TURF AND VEGETATION) WHICH ARE TO REMAIN.
15. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISH GRADE UNLESS OTHERWISE NOTED.
16. PROPOSED ELEVATIONS SHOWN TYPICALLY AS 4.58 OR 4.0 SHALL BE UNDERSTOOD TO MEAN 104.58 OR 104.0.
17. SPOT ELEVATIONS SHOWN IN PARKING LOTS, DRIVES AND ROADS INDICATE GUTTER GRADES, UNLESS NOTED OTHERWISE. SPOT ELEVATIONS WITH LABELS OUTSIDE THE BUILDING PERIMETER INDICATE PROPOSED GRADES OUTSIDE THE BUILDING. SPOT ELEVATIONS WITH LABELS INSIDE THE BUILDING PERIMETER INDICATE PROPOSED FINISH FLOOR ELEVATIONS.
18. NO FINISHED SLOPES SHALL EXCEED 4' HORIZONTAL TO 1' VERTICAL (4:1), UNLESS OTHERWISE NOTED.
19. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD, WHICH ARE NOT DESIGNATED TO BE PAVED, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SODDED OR SEEDED. REFER TO LANDSCAPING PLANS FOR SOD AND SEED LOCATIONS. ALL AREAS NOT DESIGNATED FOR SOD OR A SPECIFIC SEED MIX, WHICH ARE DISTURBED BY CONSTRUCTION, SHALL BE SEEDED WITH SEED MIX #1.
20. WHERE NEW SOD MEETS EXISTING SOD, CUT A CLEAN, SHARP EDGE TO ALLOW FOR A CONSISTENT, UNIFORM, AND STRAIGHT JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS. JAGGED OR UNEVEN JOINTS WILL NOT BE ACCEPTED. REMOVE TOPSOIL AT THE JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS, AS REQUIRED, TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING TURFGRASS SURFACE.
21. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER OR LANDSCAPE ARCHITECT.
22. ALL STORM SEWER PIPE SHALL BE RCP, CLASS III (MIN.), WITH FLEXIBLE WATERTIGHT JOINTS IN ACCORDANCE WITH ASTM C-361 OR PVC PIPE (ASTM D3034, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D2321, UNLESS OTHERWISE NOTED.
23. FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:
    a. IN ACCORDANCE WITH WISCONSIN PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO ALL STORM SEWER STRUCTURES.
    b. ACCEPTABLE MANUFACTURERS / PRODUCTS:
    i. FERNCO, "CONCRETE MANHOLE ADAPTORS" OR "LARGE-DIAMETER WATERSTOPS"
    ii. PRESS-SEAL, WATERSTOP GROUTING RINGS"
    iii. OR APPROVED EQUAL.
26. INSTALL MANHOLES, CATCH BASINS, STORM SEWER, SANITARY SEWER, DRAIN TILE, AND OTHER POTENTIAL SOURCES OF CONTAMINATION AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER WI PLUMBING CODE. THIS ISOLATION DISTANCE IS MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR SIMILAR).
27. LOCATE ALL EXISTING UTILITIES. VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. BEFORE BEGINNING CONSTRUCTION.
28. PRIOR TO CONSTRUCTION OF PROPOSED BUILDING UTILITY SERVICES (STORM, SANITARY SEWER, WATERMAIN), VERIFY ALL PROPOSED BUILDING UTILITY SERVICE PIPE SIZES, LOCATIONS AND ELEVATIONS WITH MECHANICAL PLANS. COORDINATE CONSTRUCTION AND CONNECTIONS WITH MECHANICAL CONTRACTOR.
29. MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER, INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, AND SIMILAR. DO NOT REMOVE EXISTING STORM SEWER UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.
30. STAKE LIMITS OF WALKS AND CURBING PRIOR TO INSTALLATION OF CATCH BASINS AND MANHOLES. ADJUST MANHOLE LOCATIONS TO AVOID PLACEMENT OF THESE STRUCTURES IN WALKS AND CURB AND GUTTER. STAKE CURB AND GUTTER ALIGNMENTS TO ALLOW CURB INLET TYPE CATCH BASINS TO PROPERLY ALIGN WITH CURB AND GUTTER.
31. SURVEY WAS PROVIDED BY RH BATTERMAN AND WAS APPROVED BY THE CITY OF LAKE GENEVA PLANNING COMMISSION ON APRIL 18TH, 2024. FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
32. THE PROPOSED SIDEWALK AND STREET CONSTRUCTION IN THE PUBLIC RIGHT OF WAY WILL REQUIRE TEMPORARY STREET REPAIR UNTIL THE PERMANENT REPAIR CAN BE MADE BY THE CITY OF LAKE GENEVA. THE COST OF THE PERMANENT REPAIR WILL BE THE RESPONSIBILITY OF THE CONTRACTOR THAT TAKES OUT THE STREET EXCAVATION PERMIT.

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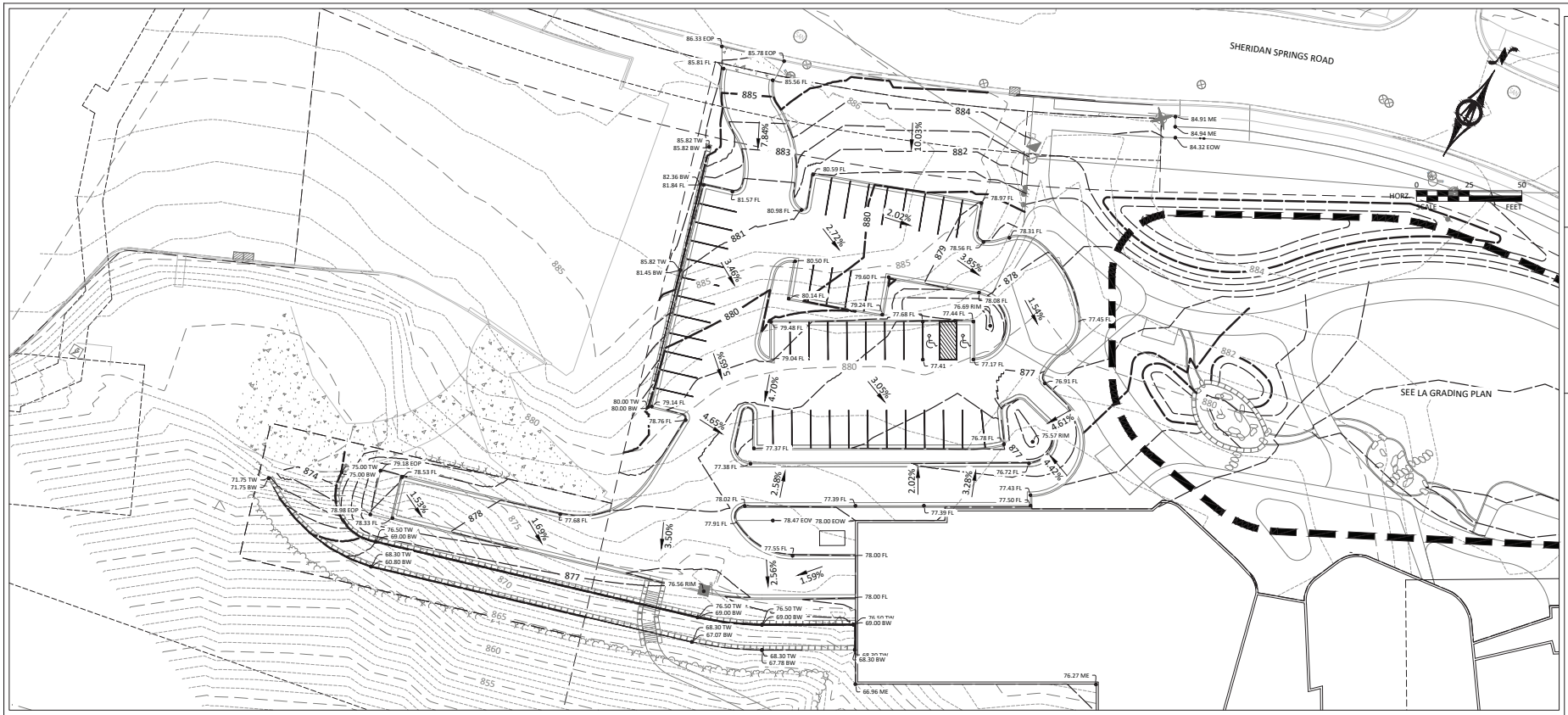
CLIENT:

SIMPLE FOOD GROUP CAMPUS

REFERENCED SHEET TITLE: OVERVIEW

REVISIONS:

SCALE	AS NOTED
PROJECT NUMBER	260203
SET TYPE	GDP SUBMITTAL
DATE ISSUED	06/19/26
SHEET NUMBER	C4.01



LEGEND

- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR

PROPOSED SPOT ELEVATION

ME	= MATCH EXISTING
EOP	= EDGE OF PAVEMENT
EOW	= EDGE OF SIDEWALK
FL	= FLOWLINE
TW	=TOP OF WALL
BW	=BASE OF WALL

NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE STATE AND LOCAL ORDINANCES.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL PAY FOR ALL CONSTRUCTION STAKING / LAYOUT.
3. OBTAIN AND PAY FOR ALL RELATED CONSTRUCTION PERMITS, INCLUDING THE NPDES PERMIT. SUBMIT A COPY OF ALL PERMITS TO THE CITY.
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5. INSTALL CONTROL FENCING AND BARRICADING AS NECESSARY TO PROTECT THE PUBLIC.
6. INSPECT SITE AND REVIEW SOIL BORINGS TO DETERMINE EXTENT OF WORK AND NATURE OF MATERIALS TO BE HANDLED.
7. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
8. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND STOOP DIMENSIONS AND LAYOUT.
9. REFER TO STRUCTURAL PLANS - UTILIZE BUILDING FOUNDATION WALL AS CUT/FILL RETAINING WALL.
10. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE, SHEET C.201, FOR EROSION CONTROL REQUIREMENTS. SECTION 31 00 00 SHALL BE RESPONSIBLE FOR FULL IMPLEMENTATION OF THE SWPPP.
11. MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
12. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
13. ALL EROSION CONTROL METHODS SHALL COMPLY WITH LOCAL REGULATIONS.
14. MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING SITE FEATURES (INCLUDING TURF AND VEGETATION) WHICH ARE TO REMAIN.
15. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISH GRADE UNLESS OTHERWISE NOTED.
16. PROPOSED ELEVATIONS SHOWN TYPICALLY AS 4.58 OR 4.0 SHALL BE UNDERSTOOD TO MEAN 104.58 OR 104.0.
17. SPOT ELEVATIONS SHOWN IN PARKING LOTS, DRIVES AND ROADS INDICATE GUTTER GRADES, UNLESS NOTED OTHERWISE. SPOT ELEVATIONS WITH LABELS OUTSIDE THE BUILDING PERIMETER INDICATE PROPOSED GRADES OUTSIDE THE BUILDING. SPOT ELEVATIONS WITH LABELS INSIDE THE BUILDING PERIMETER INDICATE PROPOSED FINISH FLOOR ELEVATIONS.
18. NO FINISHED SLOPES SHALL EXCEED 4' HORIZONTAL TO 1' VERTICAL (4:1), UNLESS OTHERWISE NOTED.
19. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD, WHICH ARE NOT DESIGNATED TO BE PAVED, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SODDED OR SEEDED. REFER TO LANDSCAPING PLANS FOR SOD AND SEED LOCATIONS. ALL AREAS NOT DESIGNATED FOR SOD OR A SPECIFIC SEED MIX, WHICH ARE DISTURBED BY CONSTRUCTION, SHALL BE SEEDED WITH SEED MIX #1.
20. WHERE NEW SOD MEETS EXISTING SOD, CUT A CLEAN, SHARP EDGE TO ALLOW FOR A CONSISTENT, UNIFORM, AND STRAIGHT JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS. JAGGED OR UNEVEN JOINTS WILL NOT BE ACCEPTED. REMOVE TOPSOIL AT THE JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS, AS REQUIRED, TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING TURFGRASS SURFACE.
21. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER OR LANDSCAPE ARCHITECT.
22. ALL STORM SEWER PIPE SHALL BE RCP, CLASS III (MIN.), WITH FLEXIBLE WATERTIGHT JOINTS IN ACCORDANCE WITH ASTM C-361 OR PVC PIPE (ASTM D3034, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D2321, UNLESS OTHERWISE NOTED.
23. FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:
    a. IN ACCORDANCE WITH WISCONSIN PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO ALL STORM SEWER STRUCTURES.
    b. ACCEPTABLE MANUFACTURERS / PRODUCTS:
    i. FERNCO, "CONCRETE MANHOLE ADAPTORS" OR "LARGE-DIAMETER WATERSTOPS"
    ii. PRESS-SEAL, WATERSTOP GROUTING RINGS"
    iii. OR APPROVED EQUAL.
26. INSTALL MANHOLES, CATCH BASINS, STORM SEWER, SANITARY SEWER, DRAIN TILE, AND OTHER POTENTIAL SOURCES OF CONTAMINATION AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER WI PLUMBING CODE. THIS ISOLATION DISTANCE IS MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR SIMILAR).
27. LOCATE ALL EXISTING UTILITIES. VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. BEFORE BEGINNING CONSTRUCTION.
28. PRIOR TO CONSTRUCTION OF PROPOSED BUILDING UTILITY SERVICES (STORM, SANITARY SEWER, WATERMAIN), VERIFY ALL PROPOSED BUILDING UTILITY SERVICE PIPE SIZES, LOCATIONS AND ELEVATIONS WITH MECHANICAL PLANS. COORDINATE CONSTRUCTION AND CONNECTIONS WITH MECHANICAL CONTRACTOR.
29. MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER, INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, AND SIMILAR. DO NOT REMOVE EXISTING STORM SEWER UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.
30. STAKE LIMITS OF WALKS AND CURBING PRIOR TO INSTALLATION OF CATCH BASINS AND MANHOLES. ADJUST MANHOLE LOCATIONS TO AVOID PLACEMENT OF THESE STRUCTURES IN WALKS AND CURB AND GUTTER. STAKE CURB AND GUTTER ALIGNMENTS TO ALLOW CURB INLET TYPE CATCH BASINS TO PROPERLY ALIGN WITH CURB AND GUTTER.
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CLIENT:

SIMPLE FOOD GROUP CAMPUS

PARKING LOT GRADING

REFERENCED SHEET TITLE:

REVISIONS:

SCALE	AS NOTED
PROJECT NUMBER	260203
SET TYPE	GDP SUBMITTAL
DATE ISSUED	06/19/26
SHEET NUMBER	C4.02

LEGEND

EXISTING CONTOUR MINOR
EXISTING CONTOUR MAJOR
PROPOSED CONTOUR MINOR
PROPOSED CONTOUR MAJOR

PROPOSED SPOT ELEVATION
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- EOP = EDGE OF PAVEMENT
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CLIENT:

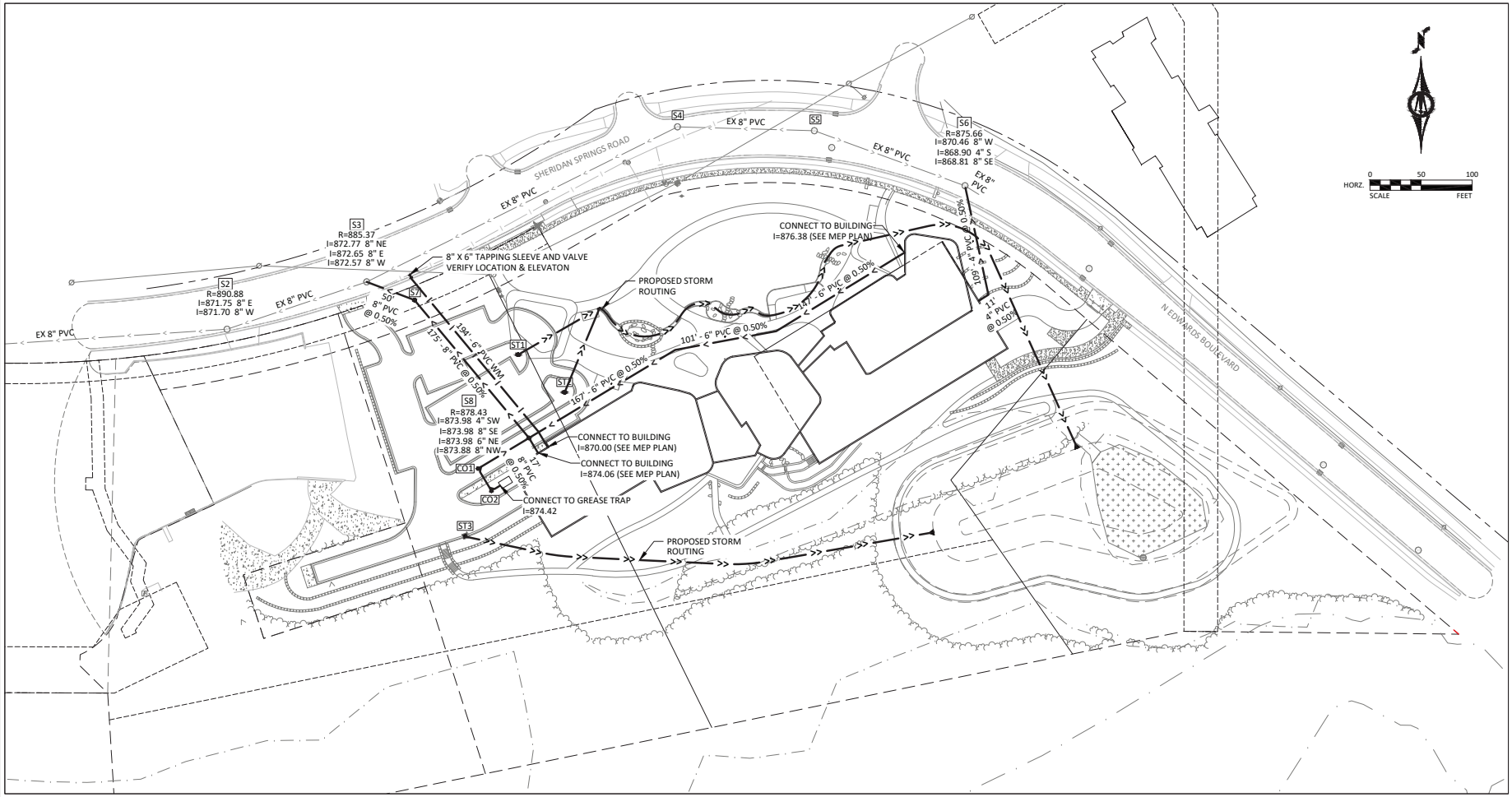
SIMPLE FOOD GROUP CAMPUS

DRIVEWAY, TERRACING, AND POND GRADING

REFERENCED SHEET TITLE:

REVISIONS:

SCALE	AS NOTED
PROJECT NUMBER	260203
SET TYPE	GDP SUBMITTAL
DATE ISSUED	06/19/26
SHEET NUMBER	C4.03



NOTES

1. REFER TO SHEET C3.00, PARKING LOT GRADING PLAN, FOR GENERAL NOTES.
2. INSTALL MANHOLES, CATCH BASINS, STORM SEWER, SANITARY SEWER, DRAIN TILE, AND OTHER POTENTIAL SOURCES OF CONTAMINATION AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER WI PLUMBING CODE. THIS ISOLATION DISTANCE IS MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR SIMILAR).
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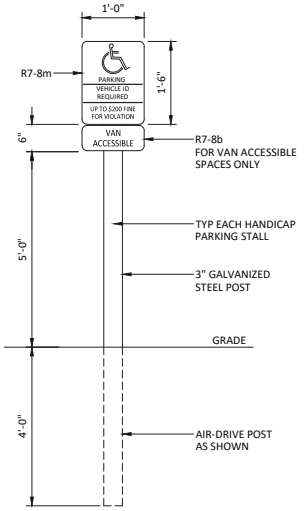
CLIENT:

SIMPLE FOOD GROUP CAMPUS

REFERENCED SHEET TITLE: UTILITY PLAN

REVISIONS:

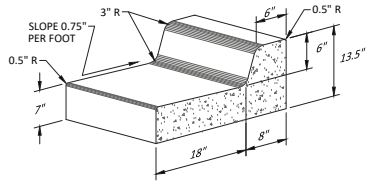
SCALE	AS NOTED
PROJECT NUMBER	260203
SET TYPE	GDP SUBMITTAL
DATE ISSUED	06/19/26
SHEET NUMBER	C5.01



BOLTON & MENK

DISABLED PARKING SIGN
NOT TO SCALE

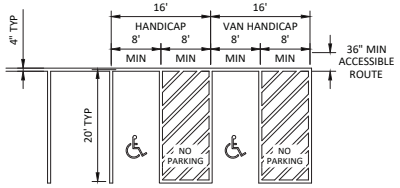
LAST REVISION: 04-2021
PLATE NO. 8-115



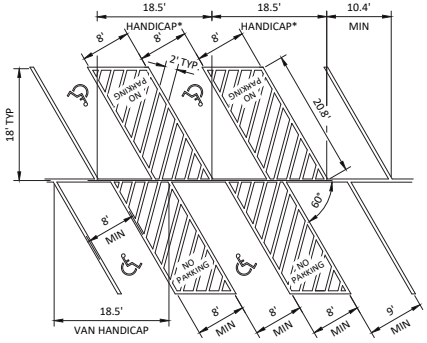
BOLTON & MENK

CONCRETE CURB & GUTTER
DESIGN B618
NOT TO SCALE

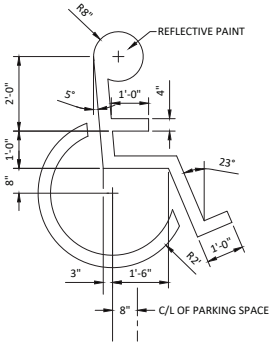
LAST REVISION: 04-2021
PLATE NO. 7-000



90° STALL



60° STALL



INTERNATIONAL HANDICAP SYMBOL
NOT TO SCALE

* NOTE:
FOR 60° HANDICAP PARKING, A 8' WIDE PAINTED LANE AREA IS NEEDED FOR PASSENGER AND DRIVER LOADING/UNLOADING. LANES CAN BE SHARED BY ADJACENT HANDICAP STALLS.

10' WIDE 90°, 9' WIDE 60° PARKING RATIO
1/25 HANDICAPPED/TOTAL STALLS RATIO
1-8 VAN ACCESSIBLE/HANDICAPPED
6-1-94

BOLTON & MENK

ACCESSIBLE PARKING STRIPING
NOT TO SCALE

LAST REVISION: 04-2021
PLATE NO. 8-000

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CLIENT:

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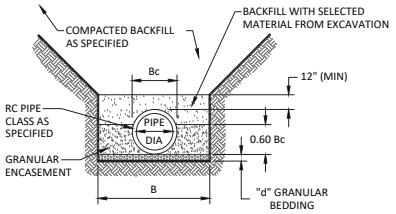
DETAILS

REFERENCED SHEET TITLE:

REVISIONS:

SCALE	AS NOTED
PROJECT NUMBER	260203
SET TYPE	GDP SUBMITTAL
DATE ISSUED	06/19/26
SHEET NUMBER	C6.01



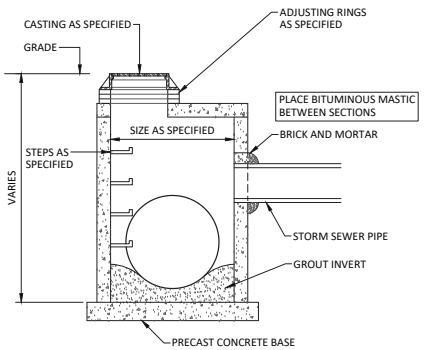
PIPE DIA	d	B
27" OR LESS	3"	Bc + 24"
30" TO 60"	4"	1.5 x Bc
66" OR OVER	6"	Bc + 36"

BOLTON & MENK

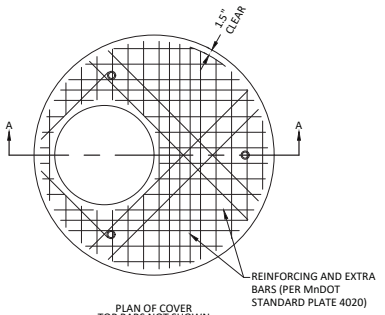
RC PIPE CLASS "B" BEDDING-SQUARE TRENCH
NOT TO SCALE

LAST REVISION: 04-2021

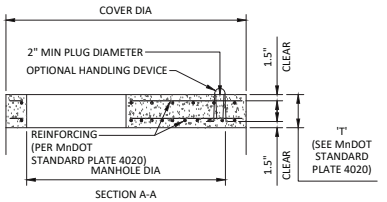
PLATE NO. 4-001-1



TYPICAL DESIGN 4020 MANHOLE/CATCH BASIN



PLAN OF COVER
TOP BARS NOT SHOWN



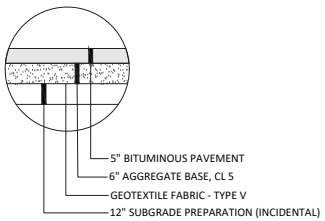
SECTION A-A

NOTES:

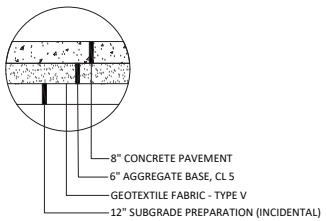
1. AASHTO HS 25 LOADING MAX FILL HEIGHT 15'
2. THE # 4020 SHALL BE PERMANENTLY MARKED ON THE TOP COVER
3. EQUIVALENT STEEL AREAS IN WIRE MESH MAY BE USED
4. REINFORCEMENT PER SPEC 3301, GRADE 60 A SINGLE HOOP OF 8ga STEEL WIRE

DESIGNATION:
DESIGN DIAMETER - STANDARD PLATE # DESIGN 48-4020

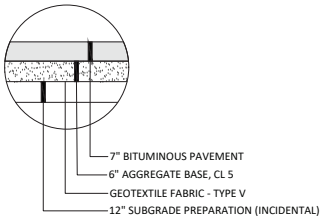
STORM SEWER STRUCTURE
DESIGN 4020
NOT TO SCALE



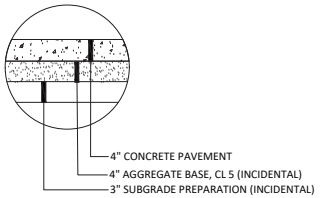
BITUMINOUS PAVEMENT
NOT TO SCALE



CONCRETE DRIVEWAY
NOT TO SCALE

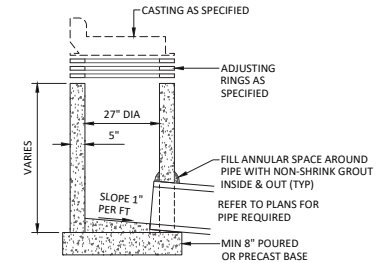


HEAVY-DUTY BITUMINOUS PAVEMENT
NOT TO SCALE



CONCRETE WALK
NOT TO SCALE

NOTE:
SIDEWALK TO BE REINFORCED WITH $\frac{3}{8}$" BARS AT 24" O.C.



CATCH BASIN
DESIGN H
NOT TO SCALE

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53202

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CLIENT:

SIMPLE FOOD GROUP CAMPUS

REFERENCED SHEET TITLE: DETAILS

REVISIONS:

SCALE	AS NOTED
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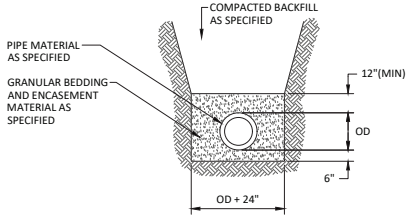
SET TYPE	GDP SUBMITTAL
DATE ISSUED	06/19/26
SHEET NUMBER	C6.02



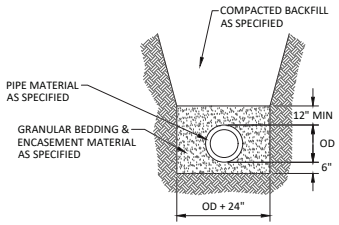
BOLTON & MENK

NON-RIGID SANITARY SEWER TRENCH

NOT TO SCALE

LAST REVISION: 04-2021

PLATE NO. 5-200



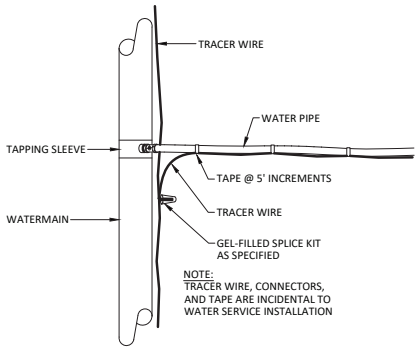
BOLTON & MENK

PVC WATERMAIN TRENCH

NOT TO SCALE

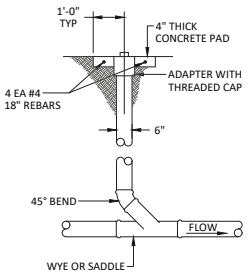
LAST REVISION: 04-2021

PLATE NO. 6-200



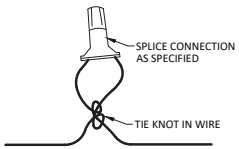
WATER SERVICE TRACER WIRE CONNECTION

NOT TO SCALE



SANITARY SEWER CLEANOUT

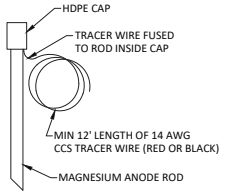
NOT TO SCALE



WHERE IN-LINE SPLICES ARE REQUIRED ALONG PIPES, THE TRACER WIRE SHALL BE KNOTTED PRIOR TO INSERTION INTO THE SPLICE CONNECTION.

IN-LINE TRACER WIRE SPLICE

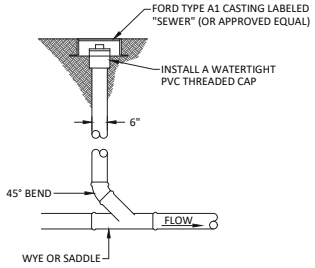
NOT TO SCALE



NOTE: MAGNESIUM ROD DIMENSIONS SHALL BE APPROX 18" LONG BY 1.3" DIA, AND APPROX 1 LB IN WEIGHT.

GROUNDING ANODE

NOT TO SCALE



SANITARY SEWER CLEANOUT

NOT TO SCALE

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CLIENT:

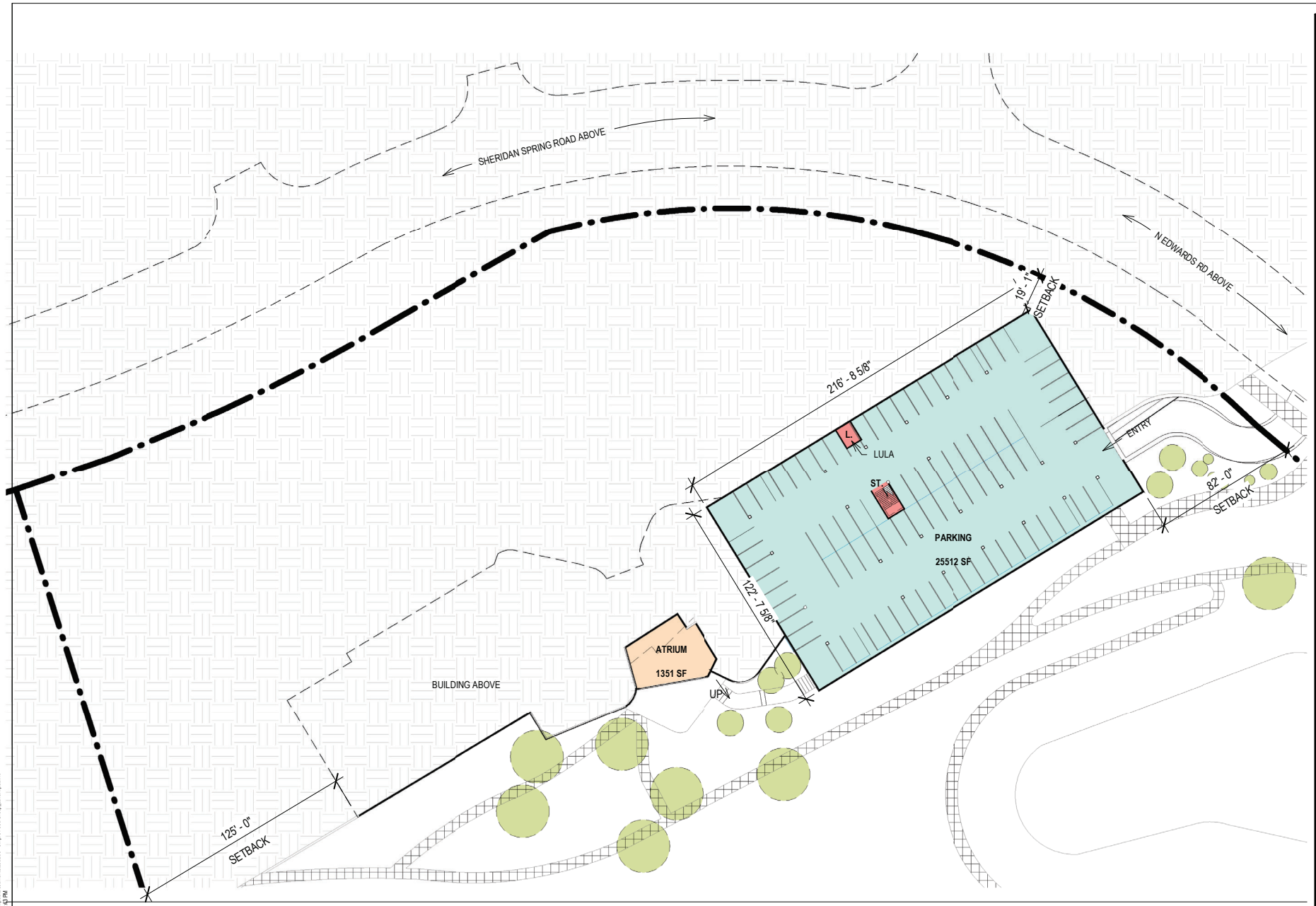
SIMPLE FOOD GROUP CAMPUS

DETAILS

REFERENCED SHEET TITLE:

REVISIONS:

SCALE	AS NOTED
PROJECT NUMBER	260203
SET TYPE	GDP SUBMITTAL
DATE ISSUED	06/19/26
SHEET NUMBER	C6.03



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Consultant:

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SIMPLE FOOD GROUP CAMPUS

REFERENCED SHEET TITLE:

LOWER LEVEL PLAN

REVISIONS:

SCALE	AS NOTED
PROJECT NUMBER	260203
SET TYPE	GDP SUBMITTAL
DATE ISSUED	06/19/26
SHEET NUMBER	**A201**

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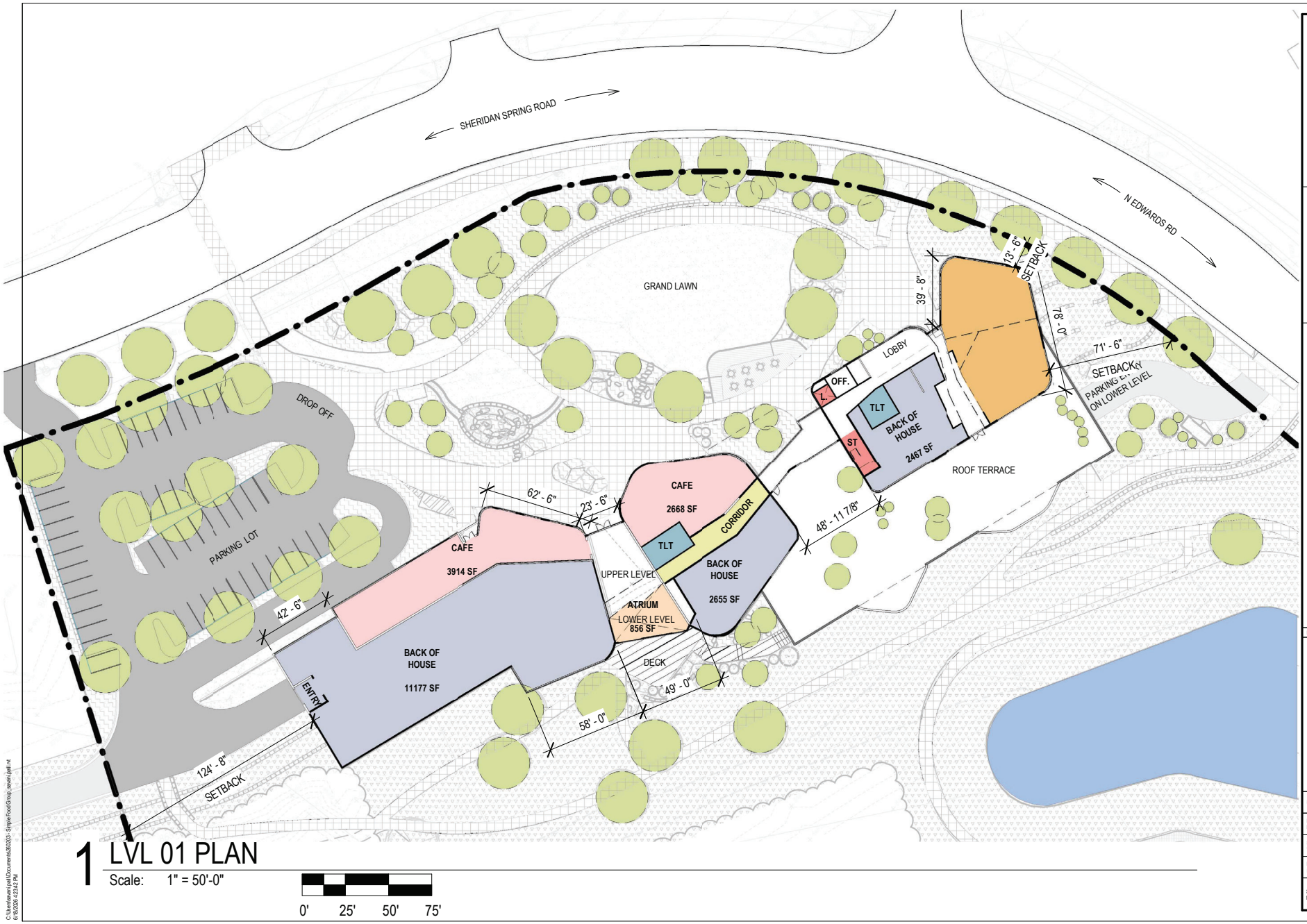

1 LVL 01 PLAN

Scale: 1" = 50'-0"

0' 25' 50' 75'

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53202

Consultant:

SIMPLE FOOD GROUP CAMPUS

REFERENCED SHEET TITLE: LEVEL 01 PLAN

REVISIONS:

SCALE	AS NOTED
PROJECT NUMBER	260203
SET TYPE	GDP SUBMITTAL
DATE ISSUED	06/19/26
SHEET NUMBER	A202

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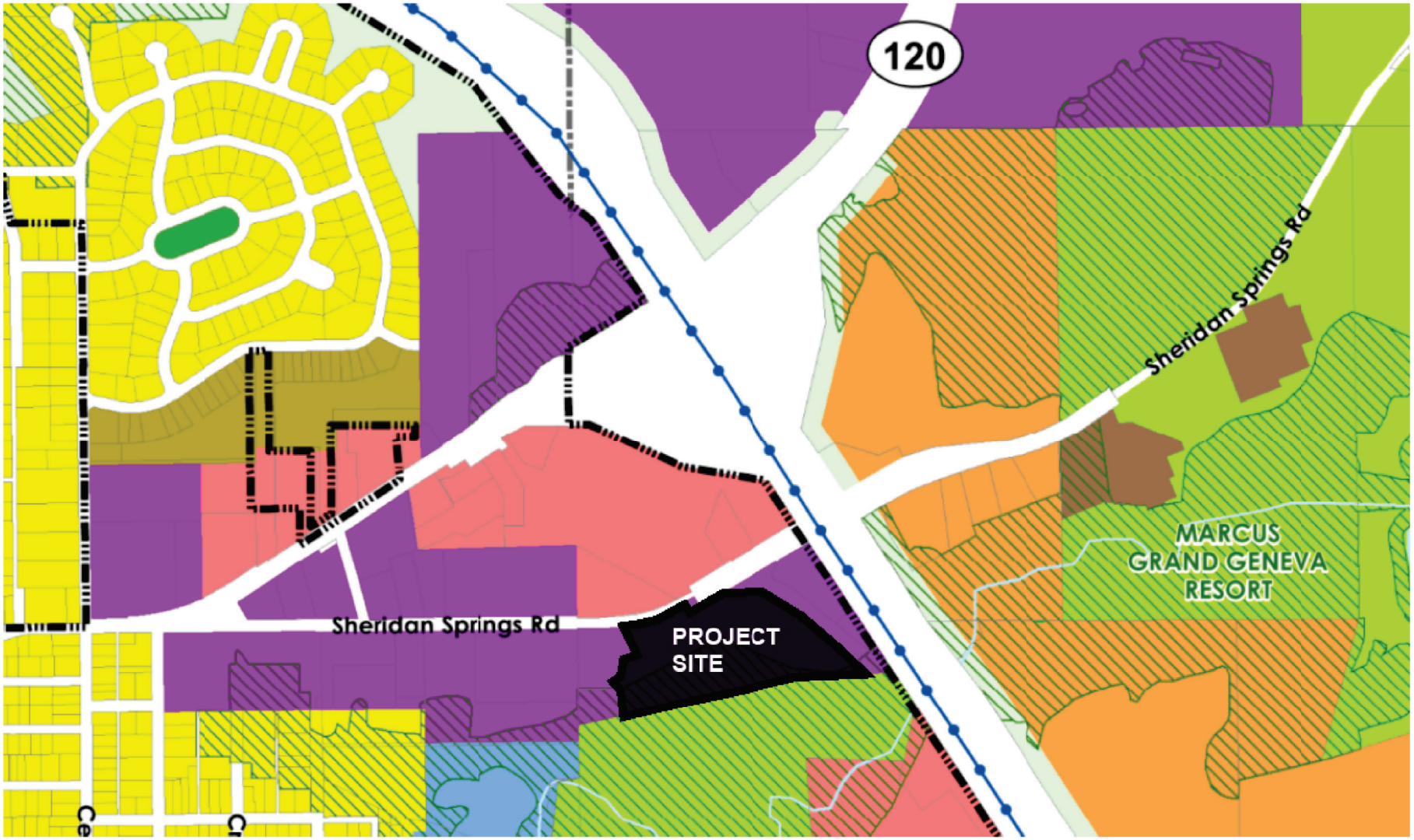

Partial Location Plan from the Future Land Use Comprehensive Plan

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53202

Consultant:

SIMPLE FOOD GROUP CAMPUS

REFERENCED SHEET TITLE: LOCATION MAP

REVISIONS:

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SHEET NUMBER	A203

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LOOKING NORTH

LOOKING EAST

LOOKING SOUTH-EAST

LOOKING EAST FROM BOTTOM OF HILL

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Consultant:

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REFERENCED SHEET TITLE: SITE IMAGES

REVISIONS:

SCALE	AS NOTED
PROJECT NUMBER	260203
SET TYPE	GDP SUBMITTAL
DATE ISSUED	06/19/26
SHEET NUMBER	A 204

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6/18/2026 7:01:43 PM

REFERENCE SCHEDULE

- PROPERTY LINE / PUBLIC R.O.W.
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE
- STANDARD CONCRETE PAVEMENT
- COLORED CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- UNIT PAVER - TYPE 1
- UNIT PAVER - TYPE 2
- STABILIZED GRANITE
- DECKING
- BOARDWALK
- LAWN
- MIXED SHRUB + PERENNIAL BED
- NATIVE SEEDING
- VEGETATED ROOF MIXED SHRUB + PERENNIAL BED
- STONE WALL
- STONE BOULDER
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- MONUMENT SIGN

City of Lake Geneva Landscape Worksheet | Planned Industrial (PI) | Simple Food Group

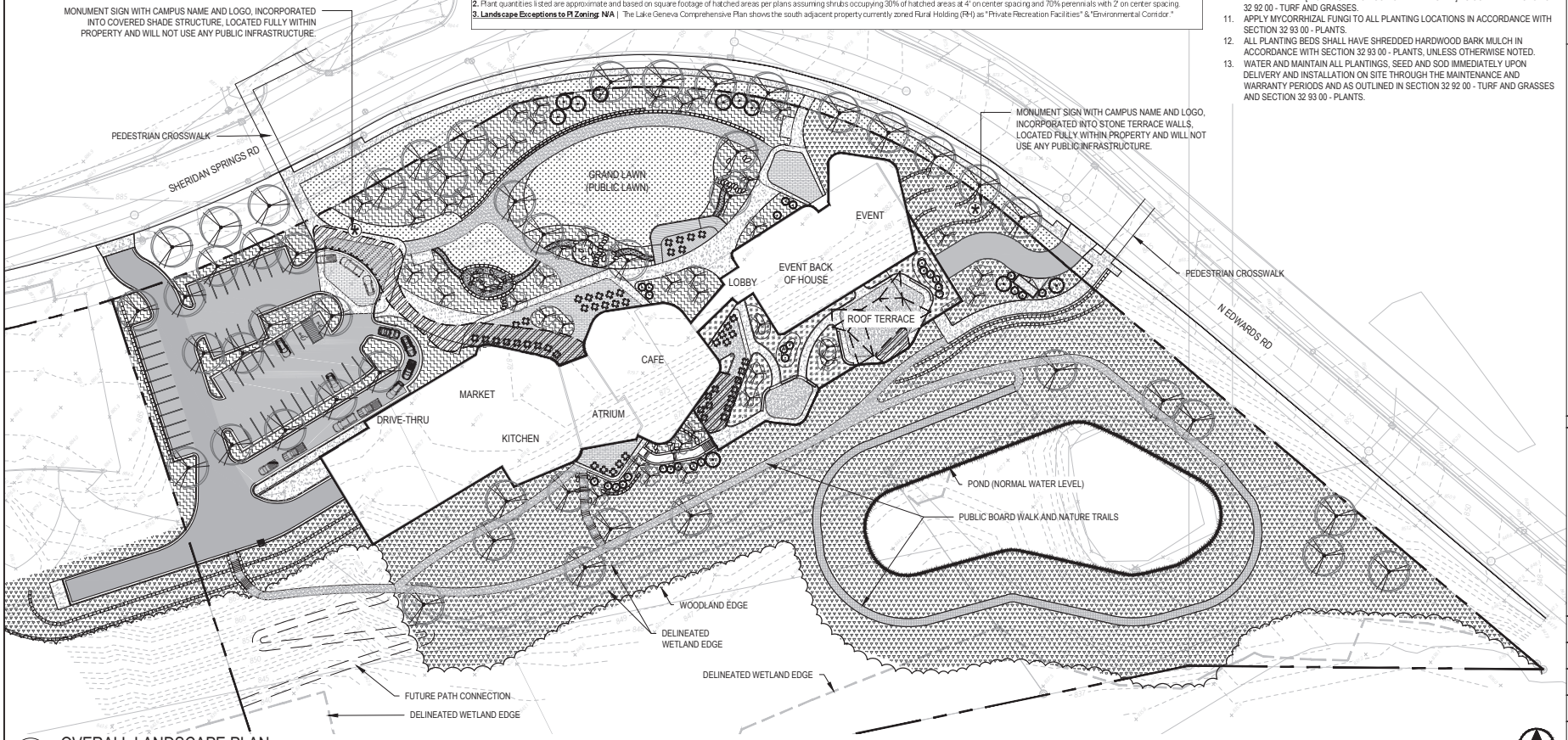
Category	Points Required	Points Provided	Project Area	Proposed Plants	*Additional Noncontributory Planting
Building Foundations	**550 Points Required** 40 points per 100 LF At maturity, the plant's drip line is located within 10 feet of the building foundation	768	1376 LF	4 low evergreen trees 2 low deciduous trees ~138 tall deciduous+medium evergreen shrubs (estimated@30% of hatched area (1,840SF) spaced 4' O.C.)	**6,289 SF native seeding** **~644 perennials** (estimated@70% of hatched area (1,840SF) spaced 2' O.C.)
Developed Lots	**600 Points Required** 10 points per 1,000SF Gross Floor Area	3244	60,000 SF	22 climax trees 38 low deciduous trees 23 low evergreen trees ~938 low deciduous shrubs (estimated@30% of hatched area (12,500SF) spaced 4' O.C.)	**75,515 SF native seeding** **~4,375 perennials** (estimated@70% of hatched area (12,500SF) spaced 2' O.C.) **3,966 SF vegetated roof deck**
Street Frontages	**508 Points Required** 40 points per100 LF located within 10 feet of the public right-of-way Shrubs shall not be used to meet this requirement. A minimum of 50% of all points shall be devoted to climax and/or tall trees and a minimum of 30% of all points shall be devoted to medium trees	585	1271 LF	5 climax trees (64% overall points) 6 medium deciduous trees 6 medium evergreen trees (36% overall points)	**12 climax trees** shown within public R/W **6466 SF native seeding** **~300 shrubs** (estimated@30% of hatched area (4000 SF) spaced 4' O.C.) **~1,400 perennials** (estimated@70% of hatched area (4000 SF) spaced 2' O.C.)
Paved Areas	**209 Points Required** 80 points per 10,000 SF paved area or 20 parking stalls, within 10' of paved area	900	26,012 SF 49 stalls	12 climax trees	**3,297 SF native seeding** **~398 shrubs** (estimated@30% of hatched area (5,313 SF spaced 4' O.C.) **~1,860 perennials** (estimated@70% of hatched area (5,313 SF) spaced 2' O.C.)

Notes to Reviewers

1. * Column entitled "Additional Noncontributory Plants" lists additional plants not accounted for within the PI zoning requirements but that have still been included within the project.
2. Plant quantities listed are approximate and based on square footage of hatched areas per plans assuming shrubs occupying 30% of hatched areas at 4' on center spacing and 70% perennials with 2' on center spacing.
3. Landscape Exceptions to PI Zoning: N/A | The Lake Geneva Comprehensive Plan shows the south adjacent property currently zoned Rural Holding (RH) as "Private Recreation Facilities" & "Environmental Corridor."

NOTES

1. FIELD VERIFY SURVEY INFORMATION AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
2. CONTACT DIGGER'S HOTLINE (1-800-242-8511 OR 811) TO LOCATE PUBLIC UTILITIES. COORDINATE WITH OWNER AND/OR PRIVATE LOCATOR TO LOCATE PRIVATE UTILITIES INCLUDING IRRIGATION.
3. PROTECT ALL EXISTING FEATURES TO REMAIN INCLUDING BUILDINGS, PAVEMENTS, CURBS, UTILITIES, SIGNS, STRUCTURES, AND LANDSCAPING. REPAIR OR REPLACE DAMAGE CAUSED TO EXISTING FEATURES, WHETHER SHOWN OR NOT, AT CONTRACTOR'S EXPENSE TO MATCH EXISTING CONDITIONS UNLESS SHOWN OTHERWISE ON THE CONTRACT DRAWINGS.
4. PROTECT OR RELOCATE ALL BENCHMARKS. INCLUDE ANY RELOCATED BENCHMARKS IN AS-BUILTS.
5. SUBMIT SOIL TESTING REQUIREMENTS IN ACCORDANCE WITH SECTION 32 91 13 - SOIL PREPARATION.
6. VISUALLY INSPECT AND VERIFY THAT THE SPECIFIED TOPSOIL AND PLANTING MIXTURE DEPTHS ARE PRESENT PRIOR TO PLANTING AS OUTLINED IN SECTION 32 91 13 - SOIL PREPARATION.
7. SPACE PLANTINGS PER PLANT SCHEDULE(S) INCLUDED ON THE CONTRACT DRAWINGS.
8. ALL WRAPPINGS, WIRE BASKETS, BURLAP, TWINE/ROPE, POTS, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL NURSERY STOCK PRIOR TO INSTALLATION.
9. ROOT FLARE OF ALL TREES MUST BE VISIBLE PRIOR TO AND AFTER PLANTING.
10. ALL EXISTING LAWN AREAS WITHIN AND ADJACENT TO THE PROJECT SITE THAT ARE DISTURBED BY CONSTRUCTION RELATED ACTIVITIES INCLUDING, BUT NOT LIMITED TO, UTILITY TRENCHING, ACCESS, OR MATERIALS STORAGE SHALL BE REPAIRED WITH [INSERT SEED OR SOD OR NATIVE SEED] AS OUTLINED IN SECTION 32 92 00 - TURF AND GRASSES.
11. APPLY MYCORRHIZAL FUNGI TO ALL PLANTING LOCATIONS IN ACCORDANCE WITH SECTION 32 93 00 - PLANTS.
12. ALL PLANTING BEDS SHALL HAVE SHREDDED HARDWOOD BARK MULCH IN ACCORDANCE WITH SECTION 32 93 00 - PLANTS, UNLESS OTHERWISE NOTED.
13. WATER AND MAINTAIN ALL PLANTINGS, SEED AND SOD IMMEDIATELY UPON DELIVERY AND INSTALLATION ON SITE THROUGH THE MAINTENANCE AND WARRANTY PERIODS AND AS OUTLINED IN SECTION 32 92 00 - TURF AND GRASSES AND SECTION 32 93 00 - PLANTS.



1 OVERALL LANDSCAPE PLAN

0' 80' 160'
1" = 80'

NORTH

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Suite 200
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53202

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CONSULTANT:

saiki DESIGN
1110 S PARK STREET
MADISON, WI 53715
PHONE: 608-251-3600

SIMPLE FOOD GROUP CAMPUS

626 GENEVA ST. LAKE GENEVA, WI 53147

REFERENCED SHEET TITLE:

OVERALL LANDSCAPE PLAN

REVISIONS:

SCALE	AS NOTED
PROJECT NUMBER	260203
SET TYPE	GDP SUBMITTAL
DATE ISSUED	06/19/26
SHEET NUMBER	**L100**

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REFERENCE SCHEDULE

- PROPERTY LINE / PUBLIC R.O.W.
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE
- STANDARD CONCRETE PAVEMENT
- COLORED CONCRETE PAVEMENT
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- STONE WALL
- STONE BOULDER
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- MONUMENT SIGN

REFERENCE SCHEDULE

01	BIKE PARKING
02	MOVABLE SEATING PATIO
03	DEMONSTRATION GARDEN
04	STORMWATER MANAGEMENT PATH
05	STEPPING STONES
06	SEATING FEATURE/STAGE
07	FLUSH CURB DROP-OFF
08	SLOPED PLANTED BUFFER
09	TERRACED SEAT WALL
10	COVERED SHADE STRUCTURE
11	SHADE SAILS
12	SCREEN WALL FOR TRASH/ TRANSFORMER PAD

NOTES

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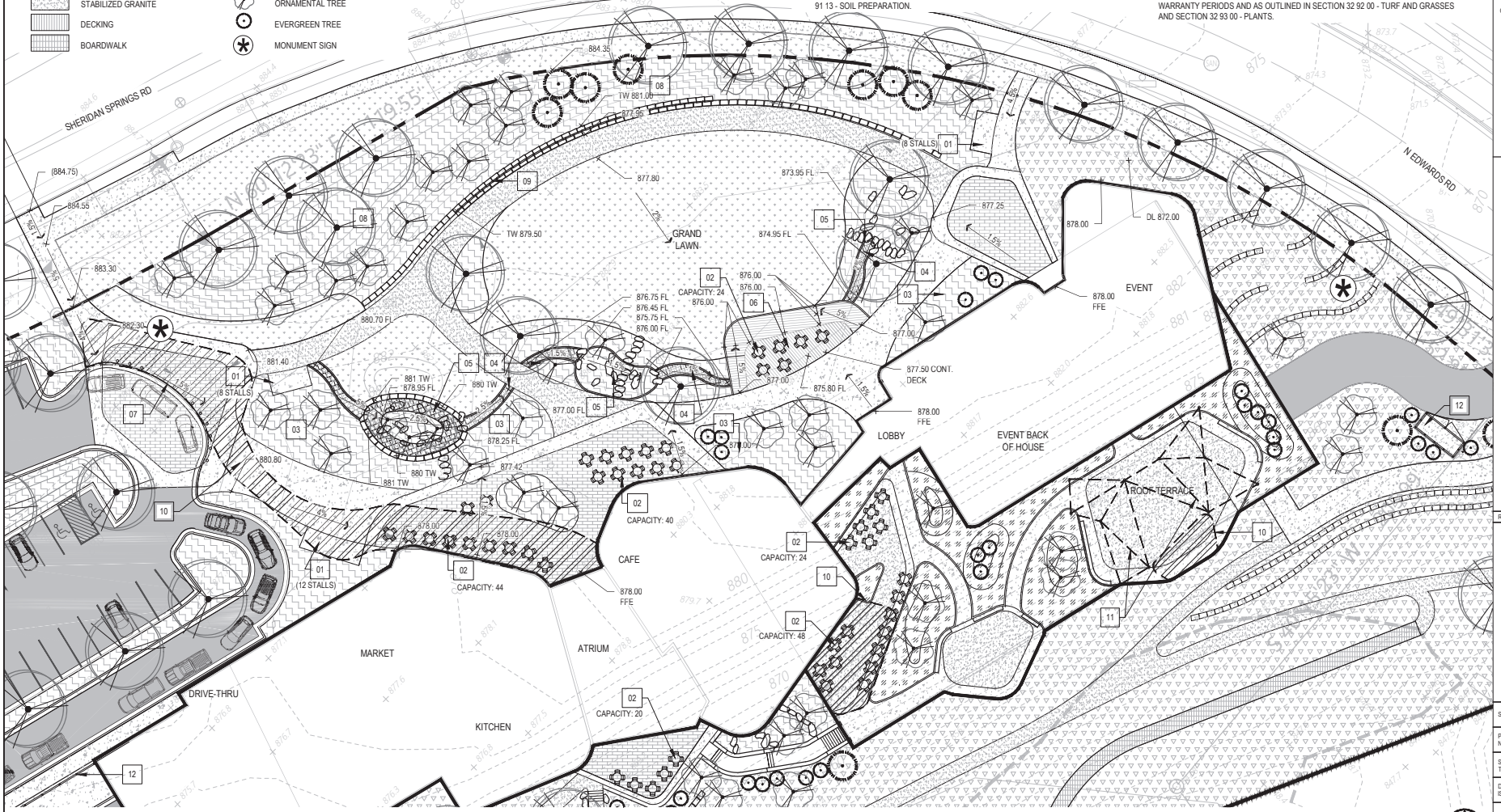

1 LANDSCAPE PLAN ENLARGEMENT

1" = 40'

NORTH

T 414.220.9640

751 N Jefferson St
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Milwaukee, WI
53202

CONSULTANT:

saiki DESIGN
1110 S PARK STREET
MADISON, WI 53715
PHONE: 608-251-3600

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SIMPLE FOOD GROUP CAMPUS

626 GENEVA ST. LAKE GENEVA, WI 53147

REFERENCED SHEET TITLE:

LANDSCAPE PLAN ENLARGEMENT

REVISIONS:

SCALE	AS NOTED
PROJECT NUMBER	260203
SET TYPE	GDP SUBMITTAL
DATE ISSUED	06/19/26
SHEET NUMBER	L101

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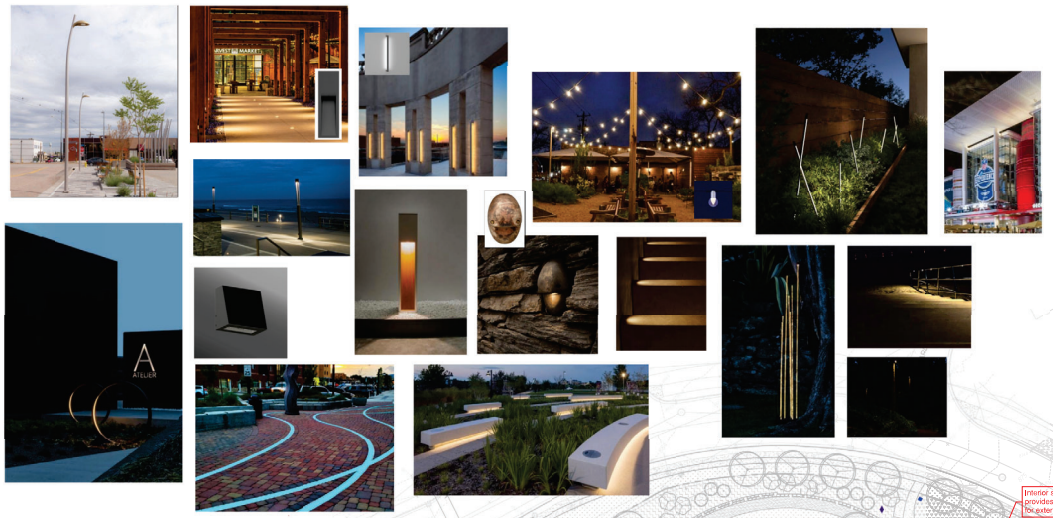
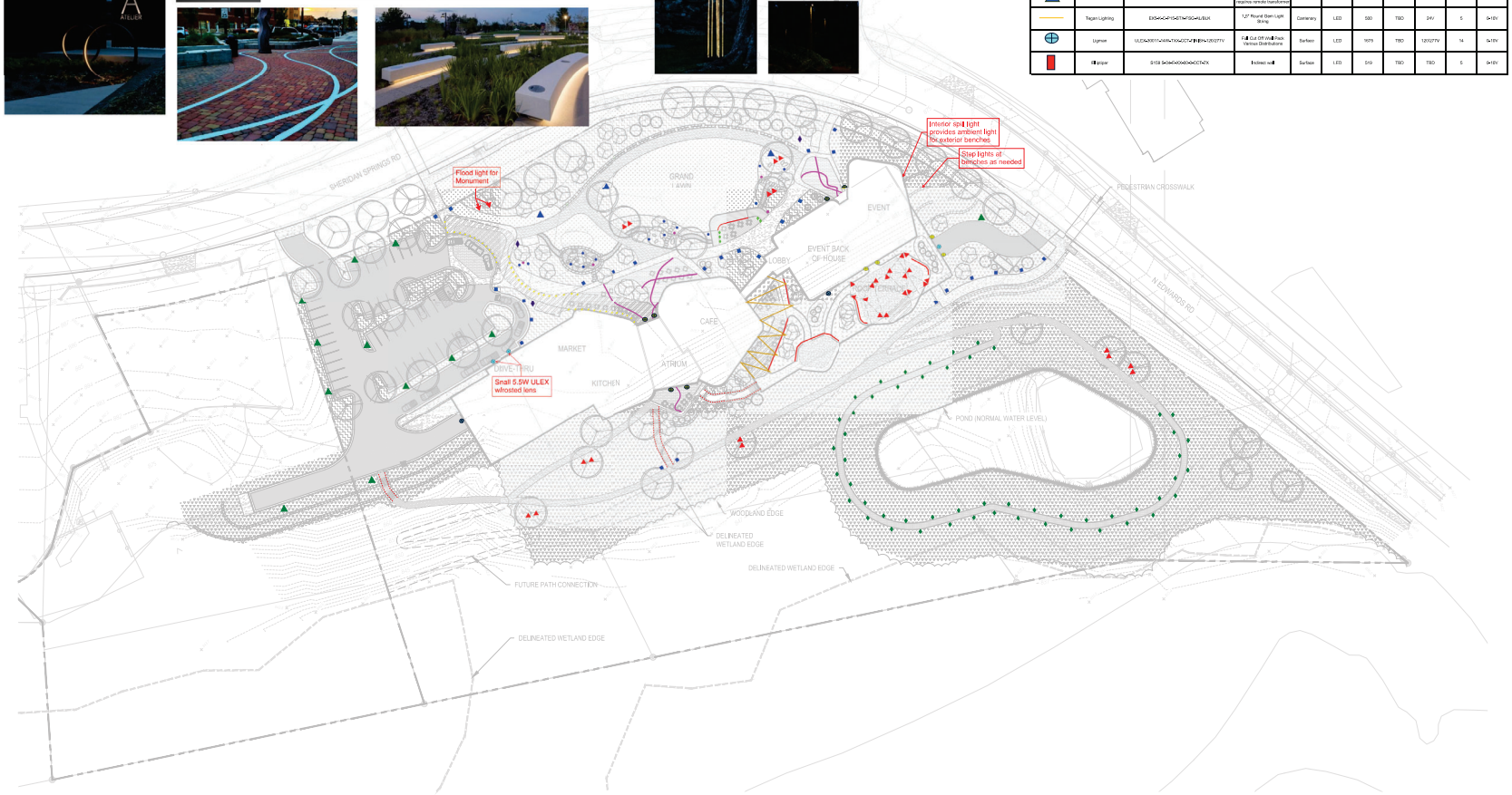


Simple Food Group Fixture Schedule

FIXTURE TYPE	MANUFACTURER	MODEL #	DESCRIPTION	MOUNTING	LAMP	LUMENS	CCT	VOLTAGE	WATTAGE	CONTROL LOAD TYPE
	Rejjit	MAT 2 48 X 28 AX 1 TPIT RALB WD DIM	Nelson Area Light	POLE	LED	7124	TBD	UNV	31	0-10V
	Lightan	LBB2-30011-NWW-CCT-THBW-1150777-DIM	Benton Column	Ground	LED	1182	TBD	UNV	20	0-10V
	Lightan	ULE-10W-CCT-THBW-1250277	8' Pathway Bollard Wood Finish 1820	Ground	LED	660	TBD	UNV	21	0-10V
	Performance In Lighting	RGWW-CCT-COABWW-W	Vertical Wall Wash Light	Surface	LED	572	TBD	UNV	9	0-10V
	Artemide	T071030	Discreative Ground Mount	Ground	LED	1080	TBD	UNV	10	0-10V
	Artemide	ReedsReeds Tritik	linear decorative reeds	Ground	LED	TBD	TBD	UNV	9/27	0-10V
	Axis	DLS1231668DLS1231668	linear decorative reeds 20' & 50'	Ground	LED	310/968	TBD	UNV	8/12	0-10V
	GTL	RUBY-RGBW-WW-CCT-WHITE-RGBW-PIXEL-CCT-WHITE-CCT-DMX-DMX-RDM-PRO	RGBW Track light with extrusion, Requires remote driver	Surface	LED	3767	TBD	12V	4W/FT	0-10V
	Organic Lighting	ROC-3-RGBW-COLOR-48	Ingrade RGBW Ground Light	Recessed	LED	630FT	TBD	12V	2.7W/FT	0-10V
	Elite Lighting	E4R4-DRR-1-WW-TSD	Handrail Lighting	Recessed	LED	67	TBD	24V	1	0-10V
	HK Lighting	ZGLA1-CRT-PW-RW-TWD-HO-H12-WDR-TRD-S	Step Light at Boardwalk	Recessed	LED	150	TBD	12V	1.7	0-10V
	Hunza Lighting	MOUSE1-WW-MW	Oval Step Light Solid Bronze	Recessed	LED	68	TBD	24V	3	0-10V
	Intelux	WW-DLRL-RW-WW-WW-DDM-3DHE-DWTHSH	Vertical Linear Wall Sconce	Surface	LED	2147FT	TBD	24V	3WFT	0-10V
	HK Lighting	ZPLTA-CRT-L3-C-WW-H12-WDR-DTC-OPTIC3-MNT	Flood Light - Various mounting,distribution, requires remote transformer	Various	LED	993LM/F	TBD	12V	VARIOUS	0-10V
	Tegan Lighting	EK3-4-C-F1-DTW-SQ-WL-BLK	1.2" Round Dam Light Strip	Cantilever	LED	530	TBD	24V	5	0-10V
	Lightan	ULE-30011-NWW-TRK-CCT-THBW-1250277	Full Cut Off Wall Pack - Various Distributions	Surface	LED	1975	TBD	120/277V	14	0-10V
	Ellipse	S1S1 S-DW-C-WW-C-TX	Inclined wall	Surface	LED	510	TBD	TBD	5	0-10V



1 OVERALL LANDSCAPE PLAN

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MADISON, WI 53715
PHONE: 608-251-3600

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Key Plan — Project North

SIMPLE FOOD GROUP CAMPUS

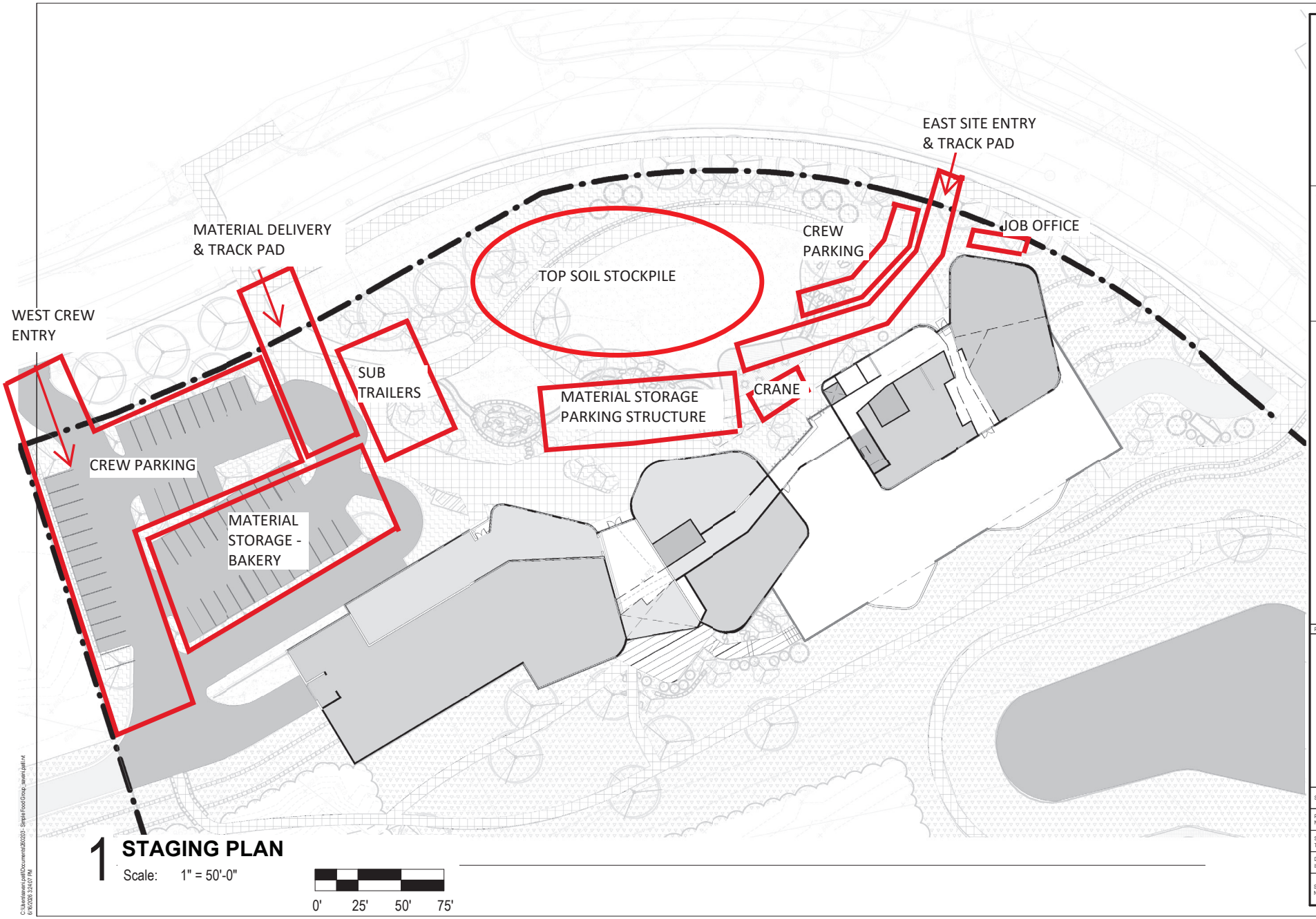
Sheet Title: SITE LIGHTING PLAN

Revisions

No.	Date:	Description:

Project Number	260203
Set Type	GDP SUBMITTAL
Date Issued	06/19/2026
Sheet Number	LD100

C:\Users\courtneyragon\OneDrive - Continuum Architects\Documents\260203 - Simple Food Group_courtneyragon@continuumarchitects.com.rvt
5/28/2026 9:53:19 AM



1 **STAGING PLAN**

Scale: 1" = 50'-0"

0' 25' 50' 75'

T 414.220.9640

751 N Jefferson St
Suite 200
Milwaukee, WI
53202

Consultant:

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SIMPLE FOOD GROUP CAMPUS

REFERENCED SHEET TITLE: **STAGING PLAN**

REVISIONS:

SCALE	AS NOTED
PROJECT NUMBER	260203
SET TYPE	GDP SUBMITTAL
DATE ISSUED	06/19/26
SHEET NUMBER	**S001**

C:\Users\kevin.vest\Documents\260203_SimpleFoodGroup_kevin.vest.rvt
6/19/2026 12:47 PM

Memo to City of Lake Geneva

To: **Renee Hanlon, Zoning Administrator** **Date:** **July 20, 2026**

From: **Naomi Rauch, P.E.**
262-758-6032

CC: **Tom Hartz – Simple Food Group**
Mike Bach P.E. – Bolton - Menk
David De Angelis – City Administrator
Amanda Rotondi – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: **GDP RECOMMENDED APPROVAL – Simple Food Group Campus**
Kapur Project #26.0259 Phase 07

BACKGROUND AND REQUEST:

A General Development Plan application was submitted by Simple Food Group LLC for the construction of the Simple Food Group Campus at Sheridan Springs Road and N Edwards Boulevard on parcels ZA467900001, ZA467900002, ZA468000001 and ZA468000002. The site plan proposes a new restaurant, bakery production facility, and 300-seat indoor event center. Off street and underground parking is proposed for the development as well as pathways and other amenities.

The following plan and calculations were submitted for review:

- Simple Food Group Campus, prepared by Continuum Architects and Planners, 17 sheets, dated 06/04/2026.

Comments:

Kapur **recommends approval** of the GDP application for Simple Food Campus based on the information reviewed above. This recommendation is subject to the following conditions:

1. A majority of the proposed parking (67%) is provided underground via access off N. Edwards Blvd. Traffic impacts to N. Edwards Blvd and Sheridan Springs Road shall be evaluated. Kapur's traffic engineer will provide a recommended study scope to verify appropriate sight distances, acceptable vehicle stacking queues, etc.
2. Pedestrian sidewalk shall be extended to the west lot line.

3. The existing stormwater management facilities are planned to be modified to accommodate new impervious within this development. The final calculations must ensure that the water quantity and water quality benefits per ordinance are provided for both the existing impervious along Edwards Blvd for which the pond was originally designed and the proposed development.
4. Site specific engineering calculations will be reviewed in detail during the Precise Implementation Plan (PIP) phase. PIP review will include but is not limited to:
    a. Stormwater management plan and maintenance agreement.
    b. Site specific storm sewer and swale capacities
    c. Detailed grading and erosion control plan
    d. Construction proposed within the public Right-of-Way necessary to facilitate the proposed development.

The plans have been reviewed for conformance with generally accepted engineering practices and City of Lake Geneva policies. Although the material has been reviewed, the applicant is ultimately responsible for the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures.

Please contact me if you have any questions or comments pertaining to this project.

Agenda Memo

08/18/2026 10:05 AM (CDT)

Select the Appropriate Meeting Level for Your Item	Council
Committee Outcome	Recommended
What Occurred at the Committee Meeting	The City adopted the updated Comprehensive Plan on March 9, 2020. As a dynamic community facing a myriad of growth issues, the City regularly receives requests for Plan amendments before the next ten-year update in 2030. To provide a manageable, predictable, and cost-effective process, the City has established a single plan amendment cycle every year. Applications for Comprehensive Plan amendment will be accepted, reviewed by Plan Commission, reviewed during public hearing by the Plan Commission and City Council, and finally adopted or rejected by the City Council.
Brief Subject Title	2026 Comp Plan Amend Process
Purpose of Council Request	Resolution Review/Approval

Since this item was **recommended** at the committee level, please upload the original agenda memo along with any supporting documents that reflect the recommendation with any required changes. These will be submitted for Legal and City Administrator review.

Upload Original Agenda Memo & Updated Supporting Documents

- (1) Council Staff Report 2026 Comp Plan Amendment.docx
- Signed PC Resolution.pdf
- (2) Public Participation Plan.docx
- CC Resolution Comprehensive Plan Amendment.docx

Is there an update to the Fiscal/Budget Impact?	No
Is there an update to the Ordinance/Policy Implications?	No
Possible Motion for Council	Approve Resolution Adopting the 2026 Comprehensive Plan Amendment Public Participation Plan

Agenda Memo Final Approval - City Admin

08/18/2026 4:02 PM (CDT)

Submitted by David De Angelis (cityadmin@cityoflakegeneva.gov)

Administration Approval

City Administrator Date of Review	08/18/2026
City Administrator Additional Comments	Approval Recommended
City Administrator Signature	

RESOLUTION OF THE COMMON COUNCIL			
Resolution adopting the public participation procedures for both the regular and unique consideration of 2026 amendments to the City of Lake Geneva Comprehensive Plan			
Committee:	Plan Commission Recommended Approval August 17, 2026		
Fiscal Impact:	N/A		
File Number:	**26-R54**	Date:	August 19, 2026

WHEREAS, the City Plan Commission has considered the application for the adoption of the public participation procedures for both the regular and unique consideration of 2026 amendments to the City of Lake Geneva Comprehensive Plan;

WHEREAS, The City Plan Commission held a regular meeting thereon pursuant to proper notice given on August 17, 2026.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Lake Geneva herby adopts the attached "Public Participation Strategy and Procedures for Both the Regular and Unique Consideration of Amendments to City of Lake Geneva Comprehensive Plan" as required under §66.1001(4)(a), Wisconsin Statutes.

Granted by action of the Common Council of the City of Lake Geneva this 19th day of August 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 the adoption of the public participation procedures for both the regular and unique consideration of 2026 amendments to the City of Lake Geneva Comprehensive Plan.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**PC-2026-044**	Date:	August 17, 2026

WHEREAS, the City Plan Commission has considered the application for the adoption of the public participation procedures for both the regular and unique consideration of 2026 amendments to the City of Lake Geneva Comprehensive Plan;

WHEREAS, The City Plan Commission held a regular meeting thereon pursuant to proper notice given on August 17, 2026.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission of the City of Lake Geneva hereby recommends to the Common Council the adoption of the attached "Public Participation Strategy and Procedures for Both the Regular and Unique Consideration of Amendments to City of Lake Geneva Comprehensive Plan" as required under §66.1001(4)(a), Wisconsin Statutes.

Recommended to the Common Council of the City of Lake Geneva this 17th day of August 2026.

PC Action: [X] **Adopted** [ ] **Failed** **Vote** 5-0

Mayoral Action: [X] **Accept** [ ] **Veto**

Todd Krause, Plan Commission Chair — Date — Acting Chair for

Attest:

Amanda Rotondi, Building and Zoning Clerk — Date — 8/18/26

Staff Report

City of Lake Geneva Plan Commission
Meeting Date: August 17, 2026

Applicant:

City of Lake Geneva

Request:

Adoption of 2026 Comprehensive Plan Amendment Public Participation Plan

The City adopted the updated Comprehensive Plan on March 9, 2020. As a dynamic community facing a myriad of growth issues, the City regularly receives requests for Plan amendments before the next ten-year update in 2030. To provide a manageable, predictable, and cost-effective process, the City has established a single plan amendment cycle every year.

Several Wisconsin communities use an annual plan review and amendment process cycle to ensure these evaluations and adjustments are handled in a predictable and efficient manner. The City Clerk will accept applications for Plan amendments from **September 1, 2026 through September 30, 2026**. Applications will be reviewed by the Plan Commission at its October meeting.

The procedures to adopt or amend a Comprehensive Plan are defined under Section 66.1001(4), Wisconsin Statutes. The City process needs to follow these requirements. The timeline on the following page presents a proposed process to allow for plan amendment requests, consider amendments, and go through the adoption procedures in compliance with the State Statutes.

This approach features a combined meeting of the Plan Commission and Common Council.

During the meeting:

1. Common Council holds a Public Hearing on the requested Plan amendments; and
2. Plan Commission considers Plan amendment requests and public testimony, and then adopts a resolution making a specific recommendation on each of the requested Plan amendments to the Common Council.

At a subsequent meeting of the Common Council, the Council will consider the Plan Commission's recommendations, vote on motions for each requested Plan amendment, and finally, adopt an ordinance to officially adopt the Plan amendments per their individually voted motions.

This combined meeting approach allows for the Plan Commission and Council to hear the same public testimony, prior to the Plan Commission's recommendation, and the Council's actions.

City of Lake Geneva 2026 Annual Comprehensive Plan Amendment Process

Activity						
City Announces the Opening of the Plan Amendment Process	August 25, 2026					
City Clerk Accepts Plan Amendment Applications	September 1, 2026 through September 30, 2026					
Plan Commission Recommends Adoption of the Public Participation Plan		August 17, 2026				
Common Council Adopts Public Participation Plan		August 24, 2026				
Plan Commission Reviews Plan Amendment Applications and Recommends Setting Public Hearing and Amendment Approvals by Council			October 19, 2026			
Council Sets Public Hearing date (applications frozen)			October 26, 2026			
City Clerk Distributes Requested Plan Amendments to Surrounding and Overlapping Jurisdictions			Novembe r 1, 2026			
Public Review Period				November 1, 2026- November 30, 2026		
Committee of the Whole review of Amendment requests				November 2, 2026		
Joint Meeting: 1. Council Holds Public Hearing 2. Plan Commission Adopts Resolution Recommending Plan Amendments					December 21, 2026	
Council Adopts Ordinance on Recommended Plan Amendments					January 11, 2027	
City Clerk Distributes Amended Plan to Surrounding and Overlapping Jurisdictions					After Adoption	

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

The City may choose to provide additional public participation opportunities above and beyond the minimum opportunities described above.

Opportunities for Comments/Responses on Draft Comprehensive Plan Amendments

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

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

Staff Report

City of Lake Geneva Common Council
Meeting Date: August 24, 2026

Applicant:

City of Lake Geneva

Request:

Adoption of 2026 Comprehensive Plan Amendment Public Participation Plan

The City adopted the updated Comprehensive Plan on March 9, 2020. As a dynamic community facing a myriad of growth issues, the City regularly receives requests for Plan amendments before the next ten-year update in 2030. To provide a manageable, predictable, and cost-effective process, the City has established a single plan amendment cycle every year.

Several Wisconsin communities use an annual plan review and amendment process cycle to ensure these evaluations and adjustments are handled in a predictable and efficient manner. The City Clerk will accept applications for Plan amendments from **September 1, 2026, through September 30, 2026**. Applications will be reviewed by the Plan Commission at its October meeting.

The procedures to adopt or amend a Comprehensive Plan are defined under Section 66.1001(4), Wisconsin Statutes. The City process needs to follow these requirements. The timeline on the following page presents a proposed process to allow for amendment requests, consider amendments, and go through the adoption procedures in compliance with the State Statutes.

This approach features a combined meeting of the Plan Commission and Common Council.

During the meeting:

1. Common Council holds a Public Hearing on the requested Plan amendments; and
2. Plan Commission considers Plan amendment requests and public testimony and then adopts a resolution making a specific recommendation on each of the requested Plan amendments to the Common Council.

At a subsequent meeting of the Common Council, the Council will consider the Plan Commission's recommendations, vote on motions for each requested Plan amendment, and finally, adopt an ordinance to officially adopt the Plan amendments per their individually voted motions.

This combined meeting approach allows for the Plan Commission and Council to hear the same public testimony, prior to the Plan Commission's recommendation, and the Council's actions.

City of Lake Geneva 2026 Annual Comprehensive Plan Amendment Process

Activity						
City Announces the Opening of the Plan Amendment Process	August 25, 2026					
City Clerk Accepts Plan Amendment Applications	September 1, 2026 through September 30, 2026					
Plan Commission Recommends Adoption of the Public Participation Plan		August 17, 2026				
Common Council Adopts Public Participation Plan		August 24, 2026				
Plan Commission Reviews Plan Amendment Applications and Recommends Setting Public Hearing and Amendment Approvals by Council			October 19, 2026			
Council Sets Public Hearing date (applications frozen)			October 26, 2026			
City Clerk Distributes Requested Plan Amendments to Surrounding and Overlapping Jurisdictions			November 1, 2026			
Public Review Period				November 1, 2026- November 30, 2026		
Committee of the Whole review of Amendment requests				November 2, 2026		
Joint Meeting: 1. Council Holds Public Hearing 2. Plan Commission Adopts Resolution Recommending Plan Amendments					December 21, 2026	
Council Adopts Ordinance on Recommended Plan Amendments					January 11, 2027	
City Clerk Distributes Amended Plan to Surrounding and Overlapping Jurisdictions					After Adoption	

PUBLIC PARTICIPATION STRATEGY AND PROCEDURES
FOR BOTH THE REGULAR AND UNIQUE CONSIDERATION OF
2026 AMENDMENTS TO CITY OF LAKE GENEVA COMPREHENSIVE PLAN

Introduction

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

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

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

Major Goals of Public Participation Strategy

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

Selected Public Participation Techniques

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

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

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

The City may choose to provide additional public participation opportunities above and beyond the minimum opportunities described above.

Opportunities for Comments/Responses on Draft Comprehensive Plan Amendments

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

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

DRAFT

December 4, 2025
February 20, 2026
June 3, 2026
Personnel review August 6,2026

~~City~~City of Lake Geneva

Training and Development Policy Framework

Purpose

The purpose of this policy is to establish a clear, consistent, and proactive~~forward-looking~~ framework for professional development, training, and continuous learning across all ~~City~~City of Lake Geneva departments.

This policy ensures that:

- Employees have access to the training necessary to perform their jobs safely, effectively, and in compliance with laws and municipal standards.
- Supervisors and department heads have structured guidance to evaluate training needs, plan development pathways, and budget responsibly.
- The ~~city~~City cultivates a high-performing workforce aligned with long-term strategic goals, technological modernization, and community expectations.
- Training supports a culture of accountability, equity, transparency, and operational excellence.

Guiding Principles

1. **Operational Excellence** – Training strengthens the ~~City~~City's ability to deliver high-quality services efficiently, consistently, and professionally.
2. **Legal and ~~&~~ Regulatory Compliance** – Training ensures adherence to all municipal, state, and federal requirements (e.g., OSHA, DOJ, public records, ethics, emergency response).
3. **Continuous Improvement** – Staff at all levels are encouraged to pursue ongoing learning aligned with job duties and future career growth.
4. **Equity and~~&~~ Accessibility** – Training opportunities should be accessible to all employees, regardless of department, schedule, or tenure.
5. **Fiscal Responsibility** – Training and development activities should be cost-effective, budgeted, and produce measurable ROI.
6. **Transparency and~~&~~ Accountability** – Expectations for training completion, documentation, and performance improvement must be clear and reportable.
7. **Professional Growth and~~&~~ Retention** – Investing in staff development enhances job satisfaction, succession planning, and long-term retention.

Applicability

This policy applies to:

- All ~~City~~City of Lake Geneva full-time, part-time, seasonal, and temporary employees.
- Department Heads and managers with supervisory responsibilities.
- The ~~City~~City Administrator, who oversees policy implementation and ensures ~~city~~Citywide consistency.

The Personnel Committee provides legislative oversight and reviews recommended updates to the policy.

Types of Training

4.1 Mandatory Training

Any training specifically required by law or policy to perform the work of the position for which the individual has been hired. This is to include all orientation document review and sign off,0. including the ~~City~~City's existing policies related to the employee job classification. This includes both full and part-time employees including seasonal employees.

Mandatory training must be completed within the required timeframe and tracked.

4.2 Job-Specific/Departmental Training

Any staff member shall be required to do ~~any specified~~ training for their specified job duties as required by their individual department head. This training can include new skills or remedial training. Department Heads are required to work with human resources to determine all mandatory training and provide documentation of completion.

4.3 Leadership and~~&~~ Management Training

All department heads, division leaders and the administrator are required to maintain their required credentials and to report them annually through their annual review. Additional management and leadership training while not mandatory is strongly encouraged.

4.4 Professional Development / Career Growth

Optional but encouraged:

- Conferences, workshops, webinars
- Professional association training (e.g., League of Wisconsin Municipalities, ICMA, APA, AWWA, ect.)
- Tuition reimbursement (based on budget and job relevance)
- Certifications (e.g., HR, finance, planning, IT, public safety specialties)
- Cross-training between departments

Roles and & Responsibilities

5.1 ~~City~~City Administrator

- Leads ~~city~~City wide implementation.
- Ensures department heads maintain annual training budgets.
- Approves high-cost or multi-department training programs.
- Provides an annual Training and & Development Report to the Personnel Committee.

5.2 Department Heads

- Review all training requirements annually.
- Submit training plans and budgets during the budget cycle.
- Ensure timely completion of mandatory training.
- Track participation and maintain training documentation.
- Identify emerging leaders and succession needs.

5.3 Human Resources

- Maintains a centralized training database.
- Coordinates ~~city~~City wide training (ethics, harassment, cyber, OSHA, etc.).
- Provides orientation for all new employees.
- Monitors training compliance and produces quarterly compliance reports.

5.4 Employees

- Complete all required training.
- Seek opportunities to enhance their skills.
- Apply learned skills to daily performance.
- Notify supervisors when training needs arise.
- Formally share training knowledge with other employees as appropriate.~~.~~

Annual Training and & Development

Each department will evaluate their staff annually for needed trainings and development and establish a training schedule appropriate for their department. All trainings shall be job relevant and from an approved training source. Each department shall put forward their training requests during the budgeting process. This training schedule is should not include regular safety or job/project specific trainings as required for the performance of daily activities.

This plan will be reviewed by the ~~City~~City Administrator during budget preparation.

Documentation and & Recordkeeping

- Human Resources shall maintain a digital training record for each employee.
- Departments must submit attendance and certification documentation within the HR system within 14 days of completion of any training.
- Training records must be retained per Wisconsin public records rules and retention schedules.
- Training documentation is part of an employee's performance review.

Budgeting and& Fiscal Management

- Departments will request training funds during the annual budget cycle.

- The ~~City~~City Administrator may consolidate redundant training across departments (e.g., cybersecurity).
- Professional development requests beyond the approved budget require Administrator approval.

Grant funding (e.g., DNR, DOJ, FEMA, Workforce Development grants) should be pursued when available.

Performance and~~&~~ Accountability

Training outcomes will be incorporated into:

- Annual performance evaluations
- Departmental KPIs aligned with the Strategic Plan
- Corrective action when training is not completed
- Recognition programs for exceptional professional development

Succession Planning and~~&~~ Leadership Development

The ~~city~~City will maintain a action-oriented ~~forward-looking~~ leadership by:

- Identifying emerging leaders in each department
- Providing mentorship and supervisory training
- Supporting credentialing and certifications aligned with future roles
- Creating opportunities for job shadowing and cross-department rotation
- Aligning personnel development with long-range staffing needs

Technology, Innovation and ~~&~~ Modernization Training

In alignment with the ~~city~~City's modernization priorities:

- Training on new software systems
- Digitization and customer-service platforms
- Cybersecurity and data protection
- AI literacy and responsible municipal applications
- GIS, asset management systems, and mobile workforce tools

Policy Review and~~&~~ Updates

- This policy will be reviewed every two years by HR, the ~~City~~City Administrator, and the Personnel Committee.
- Departments may propose revisions at any time as technologies, legal standards, or ~~city~~City needs evolves.
- All revisions will be given to the Personnel Committee for review and recommendation with final approval at the Common Council.

Agenda Item Memo

Committee	Personnel Committee
Meeting Date	08/03/2026
Subject or Item Title	Training and Development Policy
Submitted By	David De Angelis
Email Address	cityadmin@cityoflakegeneva.gov
Purpose of Request	General Business
Background / Request	This item was brought before the Personnel Committee in 2025 and has been reviewed by the Personnel Committee. Staff has taken the discussion and is making recommendations regarding changes for the policy for the Committee's review and discussion. The Committee had requested this policy for the purpose of documenting a policy for City wide training framework.
Estimated Cost	$0.00
Funding Source	0
GL Number	0
Budget Status	Within Budget
Budget Request Detail	This item currently has no budget attached to the implementation of these trainings. While many of these trainings are already being done others may not be currently done or done on a regular basis. Any additional training expenses will need to be added to future budgets.
Detail	This policy will generate a fluid framework in which departments can require and put forward trainings for the safety and education of staff.
Possible Motion	I would recommend moving this item to the Common Council for approval.
Timeline	

i. **Committee Name**

Personnel Committee

Date of Meeting

08/03/2026

Outcome	Other

ii. **Committee Name**

Council

Date of Meeting

08/19/2026

Outcome	Other

Necessary Attachments	Training Policy draft 6-3-26.docx
Next Direct Step	City Admin Review

Standards of Conduct for Elected Officials

101.1 PURPOSE AND SCOPE

This policy establishes standards of conduct expected of all elected officials. The standards contained in this policy are not intended to be an exhaustive list of requirements and prohibitions, but they do identify many of the important matters concerning conduct.

101.1.1 DEFINITIONS

Definitions related to this policy include:

Conflict of interest - Any actual, perceived, or potential conflict in which it reasonably appears that an elected official's action, inaction, or decisions are or may be influenced by a personal or business relationship. It includes conflicts defined and prohibited by state law.

101.2 POLICY

Elected officials of the City are expected to conduct themselves with the utmost professional integrity and objectivity. The service of every elected official of the City shall be based on conduct that reasonably conforms to the guidelines in this policy.

All newly elected and returning City officials are provided with an orientation packet which includes information generated by the League of Wisconsin Municipalities as well as a Council Member Orientation publication created and distributed by the Lake Geneva City Clerk's Office. These materials are provided to assist elected officials in carrying out their responsibilities in a professional, efficient and legal manner. To further ensure the conduct of the elected officials are in line with City, State, and Federal law, the attached policies will serve to preserve and protect the appropriate relationship between the City's elected officials and City staff.

Elected officials have an obligation to be educated and familiar in their roles/responsibilities when serving the City of Lake Geneva. This includes participation in "Local Government 101" training provided by the League of Wisconsin Municipalities, within one month of assuming office. It shall also be the responsibility of elected officials to review and comprehend the expectations of an elected official, as outlined in the City of Lake Geneva Council Orientation Binder.

DRAFT

101.3 UNLAWFUL DIRECTIVES

Elected officials should not knowingly direct action or inaction that, if carried out, would result in a violation of any law or city policy.

101.4 GENERAL STANDARDS

Elected officials should conduct themselves in accordance with the federal and state constitutions and all applicable laws, ordinances, and rules.

Elected officials should familiarize themselves with policies and procedures applicable to their conduct.

101.5 ETHICS

Elected officials should ~~avoid~~ not ~~engaging~~ engage in the following conduct:

Using one's status as an elected official of the City in any way that could reasonably be perceived as an attempt to gain influence or authority for non-city business or activity.

The wrong or unlawful exercise of authority for malicious purpose, personal gain, willful deceit, or any other improper purpose.

Acceptance of fees, gifts, money, tangible or intangible personal property, or any service, gratuity, favor, entertainment, hospitality, loan, promise, or any other thing of value from any person, business, or organization that is doing business with, or seeking to do business with, the City, or contrary to the rules of this city and/or laws of the state.

Offer or acceptance of a bribe or gratuity.

Misappropriation or misuse of public funds, property, personnel, or services.

Any other failure to abide by the standards of ethical conduct.

101.6 DISCRIMINATION, OPPRESSION, OR FAVORITISM

Elected officials should not discriminate against, oppress, or provide favoritism to any person based on a classification or status protected by law.

101.7 UNAUTHORIZED ACCESS, DISCLOSURE, OR USE

Elected officials should not:

Release of confidential or protected information, materials, data, forms, or reports obtained as a result of the elected official's position with this city.

DRAFT

Use any information, photograph, video, or other recording obtained or accessed as a result of the elected official's position with this city for personal or financial gain.

Using city resources in association with any portion of an independent civil action. These resources include but are not limited to personnel, vehicles, equipment, and non-subpoenaed records.

Loan, sell, or allow unauthorized use, give away, or appropriate any city badge, uniform, identification card, or property for personal use, personal gain, or any other improper or unauthorized use or purpose.

Use city resources for campaign or other political purposes.

101.8 CONFLICTS OF INTEREST

Elected officials shall follow all laws regarding actual and perceived conflicts of interest and should avoid the appearance of actual or perceived conflicts of interest.

Elected officials should recuse themselves from participating ~~and avoid~~ in decisions regarding promotions, performance evaluations, or other personnel decisions affecting an employee who is a relative or with whom they are involved in a personal or business relationship.

101.9 ETHICAL COMPLIANCE DOCUMENTATION

Elected officials have a legal and moral obligation to report any potential ethical violations in a timely manner along with required documentation or any other matter related to conduct are timely completed and submitted to the appropriate authorities.

101.10 CONDUCT AND BEHAVIOR

It is absolutely inappropriate for Elected Officials to call, mail or otherwise contact City Staff via use of employee's private phone, personal email address or home mailing address.unless specifically authorized by the City Staff being contacted.

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DRAFT

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Elected officials have no authority to direct City staff to undertake anything without the expressed motion and approval of the Common Council or its related committees.

Any such violations (or similar inappropriate behavior) will be reported to the City ~~Administrator~~, Attorney who will ~~forward any grievance received~~ investigate the violation and provide a report to the ~~City's Personnel Committee~~ City Council for review/possible action.

The ~~Personnel Committee or designees~~ City Council will review the report and either accept the report as complete or ask for additional information from the City Attorney. Once the report is deemed complete the City Council may take action which may include ~~investigate grievances and, if deemed appropriate; issue~~ issuing a written public or private censure which will be placed in a personnel file created for the person who has violated the "norms and protocols" for elected officials.The City Council may also dismiss the violation if deemed appropriate by the City Council

Depending on the circumstances, such violations may be cause for removing an elected official from office and prohibited from seeking elected office within the City of Lake Geneva government in the future.

Any attempt by the violator at contacting a staff member who has filed a grievance ~~(to discuss the matter)~~ will be considered retaliation under Federal law concerning the protection of an organizational whistleblower and will be reported to the US Department of Labor.

~~A Council member shall maintain decorum and set an example for appropriate conduct when the Council member represents the City, including at City meetings. Council members shall conduct themselves so as not to bring embarrassment upon the City; refraining from rude, critical or otherwise disrespectful verbal or written comments, facial expressions or gestures directed at fellow Alderpersons, City Staff, City Commission and Committee members or members of the public.~~

DRAFT

Agenda Item Memo

Committee	Personnel Committee
Meeting Date	08/03/2026
Subject or Item Title	Possible Amendment to Policy 101 Standards of Conduct for Elected Officials more specifically section 101.10 Conduct and Behavior
Submitted By	David De Angelis
Email Address	cityadmin@cityoflakegeneva.gov
Purpose of Request	Resolution Review/Approval
Background / Request	This item is being sent to the Personnel Committee for possible amendment by the Common Council following a series of hearing regarding Council Member and Mayor conduct. It was discussed at that time that the process and parameters should be discussed and modified.
Estimated Cost	$0.00
Funding Source	0
GL Number	0
Budget Status	Within Budget
Budget Request Detail	N/A
Detail	This policy sets parameters for Council conduct and behavior and as such would establish policy and procedure to regulate that conduct and behavior.
Possible Motion	No recommendation at this time.
Timeline	

i. **Committee Name**

Personnel Committee

Date of Meeting

08/03/2026

Outcome	Other

ii.

Committee Name

Council

Date of Meeting

08/24/2026

Outcome	Other

Next Direct Step	City Admin Review

MEMORANDUM

TO:	Personnel Committee, City Administrator, Mayor & City Clerk
FROM:	City Attorney, Daniel S. Draper
DATE:	July 29, 2026
RE:	Amendments to Policy 101 – Standards of Conduct for Elected Officials

The Personnel Committee had requested that discussions and proposals be presented at the August Personnel Committee meeting to change the provisions of Policy 101 which addresses Standards of Conduct for Elected Officials.

I have attached a draft copy of Policy 101. The items that I have highlighted in yellow are potential discussion points on language within the policy. For instance, there are several sections that use the word avoid. The issue I am highlighting is whether avoid should be included in the text.

Also, within the draft copy, I have made changes to the language of certain sections which are highlighted in red. The sections to delete are in red and stricken through. Additions to the policy are in red and underlined.

The are several reasons for the proposed changes. With respect to governance, I have changed the procedures to eliminate the city administrator as the gatekeeper for grievances from either alderpersons or employees. The city administrator is placed in an awkward position serving the city council and acting as a gatekeeper for grievances that may be between alderpersons or between employees and public officials.

In its place I have provided a procedure where in the event of a grievance, the matter would be referred to the city attorney to investigate the grievance and provide a report to the city council. The investigation would include review of the applicable policies, interviews with witnesses, and gathering of other evidence necessary to provide a report. Once the report is completed, the city council will act based on the report that is provided. Since the matter is adversarial, and due process rights are likely involved, it would be recommended that a hearing process be established and then conducted according to that process.

I have eliminated the personnel committee as the arbiter of grievances because when dealing with actions against an elected official, the proper body to conduct the hearing and administer the remedy would be the city council. The general rule is that the city council members judge the conduct of each other.

Finally, I eliminated the provisions in 101.10. Those provisions attempt to regulate free speech. The terms of that provision also lack any measurable standards, making it difficult to determine if a violation has occurred. Finally, the lack of standards could encourage the filing of frivolous claims causing a needless waste of time by the city council on such matters.

As a side note, the municipal attorneys have had conversations regarding the adoption of rules of conduct for public officials. The consensus has been that it is best not to try to do so. Once they exist, it only leads to a big rabbit hole that takes up the time and energy of the city council and staff. Many of my colleagues have said to leave that subject alone and rely on Roberts Rules of Order for maintaining decorum in meetings.

My hopes are that I have provided enough information and suggestions for a productive conversation on policy 101.

DSD

Standards of Conduct for Elected Officials

101.1 PURPOSE AND SCOPE

This policy establishes standards of conduct expected of all elected officials. The standards contained in this policy are not intended to be an exhaustive list of requirements and prohibitions, but they do identify many of the important matters concerning conduct.

101.1.1 DEFINITIONS

Definitions related to this policy include:

Conflict of interest - Any actual, perceived, or potential conflict in which it reasonably appears that an elected official's action, inaction, or decisions are or may be influenced by a personal or business relationship. It includes conflicts defined and prohibited by state law.

101.2 POLICY

Elected officials of the City are expected to conduct themselves with the utmost professional integrity and objectivity. The service of every elected official of the City shall be based on conduct that reasonably conforms to the guidelines in this policy.

All newly elected and returning City officials are provided with an orientation packet which includes information generated by the League of Wisconsin Municipalities as well as a Council Member Orientation publication created and distributed by the Lake Geneva City Clerk's Office. These materials are provided to assist elected officials in carrying out their responsibilities in a professional, efficient and legal manner. To further ensure the conduct of the elected officials are in line with City, State, and Federal law, the attached policies will serve to preserve and protect the appropriate relationship between the City's elected officials and City staff.

Elected officials have an obligation to be educated and familiar in their roles/responsibilities when serving the City of Lake Geneva. This includes participation in "Local Government 101" training provided by the League of Wisconsin Municipalities, within one month of assuming office. It shall also be the responsibility of elected officials to review and comprehend the expectations of an elected official, as outlined in the City of Lake Geneva Council Orientation Binder.

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101.3 UNLAWFUL DIRECTIVES

Elected officials should not knowingly direct action or inaction that, if carried out, would result in a violation of any law or city policy.

101.4 GENERAL STANDARDS

Elected officials should conduct themselves in accordance with the federal and state constitutions and all applicable laws, ordinances, and rules.

Elected officials should familiarize themselves with policies and procedures applicable to their conduct.

101.5 ETHICS

Elected officials should avoid engaging in the following conduct:

Using one's status as an elected official of the City in any way that could reasonably be perceived as an attempt to gain influence or authority for non-city business or activity.

The wrong or unlawful exercise of authority for malicious purpose, personal gain, willful deceit, or any other improper purpose.

Acceptance of fees, gifts, money, tangible or intangible personal property, or any service, gratuity, favor, entertainment, hospitality, loan, promise, or any other thing of value from any person, business, or organization that is doing business with, or seeking to do business with, the City, or contrary to the rules of this city and/or laws of the state.

Offer or acceptance of a bribe or gratuity.

Misappropriation or misuse of public funds, property, personnel, or services.

Any other failure to abide by the standards of ethical conduct.

101.6 DISCRIMINATION, OPPRESSION, OR FAVORITISM

Elected officials should not discriminate against, oppress, or provide favoritism to any person based on a classification or status protected by law.

101.7 UNAUTHORIZED ACCESS, DISCLOSURE, OR USE

Elected officials should not:

Release of confidential or protected information, materials, data, forms, or reports obtained as a result of the elected official's position with this city.

DRAFT

Use any information, photograph, video, or other recording obtained or accessed as a result of the elected official's position with this city for personal or financial gain.

Using city resources in association with any portion of an independent civil action. These resources include but are not limited to personnel, vehicles, equipment, and non-subpoenaed records.

Loan, sell, or allow unauthorized use, give away, or appropriate any city badge, uniform, identification card, or property for personal use, personal gain, or any other improper or unauthorized use or purpose.

Use city resources for campaign or other political purposes.

101.8 CONFLICTS OF INTEREST

Elected officials shall follow all laws regarding actual and perceived conflicts of interest and should avoid the appearance of actual or perceived conflicts of interest.

Elected officials should recuse themselves from participating and avoid ~~in~~ decisions regarding promotions, performance evaluations, or other personnel decisions affecting an employee who is a relative or with whom they are involved in a personal or business relationship.

101.9 ETHICAL COMPLIANCE DOCUMENTATION

Elected officials have a legal and moral obligation to report any potential ethical violations in a timely manner along with required documentation or any other matter related to conduct are timely completed and submitted to the appropriate authorities.

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1224 Pine Street
Burlington, WI 53105
T: 262.767.2747 • F: 414.351.4117

MEMORANDUM TO THE CITY OF LAKE GENEVA

To: Neil Waswo, Lake Geneva Streets Superintendent

From: Bridget Barry, P.E.

CC: Tom Earle, Lake Geneva Director of Public Works

Naomi Rauch, P.E. – Kapur and Associates

Date: August 4, 2026

Re: Pay Request #3 for 2026 Lake Geneva Street Program

A review of the Request for **Payment No. 3** from **Asphalt Contractors, Inc.** for the **2026 Lake Geneva Street Program** construction contract has been completed.

Payment in the amount of **$58,230.02** for this payment request has been recommended for approval by the Construction Manager on site.

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

Payment amounts are broken up as follows:

	New Invoice Amount	Previously Invoiced	Total
Invoiced	$ 58,810.75	$ 278,514.38	$ 337,325.13
Retainage (5% until 50% complete)	$ (580.73)	$ (13,925.72)	$ (14,506.45)
Total Approved for Payment	**$ 58,230.02**	$ 264,588.66	$ 322,818.68

Contract Base Bid, based on plan quantities: $580,258.00

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

Please send Payment to: **Asphalt Contractors, Inc.**

Attention:
Thomas Amon
1701 Main Street
Union Grove, WI 53182

ASPHALT CONTRACTORS INC

1701 Main Street
Union Grove, WI
(262) 878-4678

Remit To:

INVOICE

Asphalt Services

Date	Number
7/31/26	15051403

WORK PERFORMED for:

City of Lake Geneva
1065 Carey St.
Lake Geneva, WI 53147

WORK LOCATION:

CID	PO# / Project	Supplier #	Terms	Due Date
150514	26.0136		Due on receipt	7/31/26

Description	Amount
Asphalt Paving per contract specifications	58,230.02

As required by Wisconsin Lien Law, Builder (Contractor) hereby notifies owner that persons or companies have lein rights on owner's land and buildings if not paid.

Interest charge of 1.5% per month will be applied to past due invoices.

Total	$58,230.02
Payment/Credit	$0.00
Balance Due	$58,230.02

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Contractor's Application for Payment No. 3

Application Period: Jun-26		Application Date: 7/31/2026
To (Owner): City of Lake Geneva	From (Contractor): Asphalt Contractors Inc	Via (Engineer): Kapur & Associates, INC.
Project: 2026 Lake Geneva Street	Contract: 9614397	
Owner's Contract No.:	Contractor's Project No.: 150514	Engineer's Project No.: 26.0136

Application For Payment

Change Order Summary

Approved Change Orders

Number	Additions	Deductions
TOTALS		
NET CHANGE BY CHANGE ORDERS		

1. ORIGINAL CONTRACT PRICE	$	$661,908.40
2. Net change by Change Orders	$	
3. Current Contract Price (Line 1 ± 2)	$	$661,908.40
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates)	$	$337,325.13
5. RETAINAGE:		
a. 5% X $337,325.13 Work Completed	$	$14,506.45
b. X Stored Material	$	
c. Total Retainage (Line 5.a + Line 5.b)	$	$14,506.45
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)	$	$322,818.68
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	$	$264,588.66
8. AMOUNT DUE THIS APPLICATION	$	$58,230.02
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above)	$	$339,089.72

Contractor's Certification

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

Contractor Signature

By: Kristie Villalpando Date: 8/4/2026

Payment of: $ 58,230.02
(Line 8 or other - attach explanation of the other amount)

is recommended by: _____ 8/4/2026
(Engineer) (Date)

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

is approved by: _____ _____
(Owner) (Date)

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

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Progress Estimate - Unit Price Work

Contractor's Application

For (Contract):	2026 Lake Geneva Street	Application Number:	3
Application Period:	Jul-26	Application Date:	7/31/2026

A					B			C	D	E	F		G
Item		Contract Information						Current Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item ($)	Previous QTY	Previous Invoiced						
Cook Street (Geneva St. To Main St.)													
204.0100	Removing Concrete Pavement (Driveways)	80	SY	$ 18.00	$1,440.00	29.70	$534.60				$534.60	37.1%	$905.40
204.0110	Removing Asphaltic Surface - FULL DEPTH	2100	SY	$ 7.00	$14,700.00								$14,700.00
204.0150	Removing Curb & Gutter	890	LF	$ 4.20	$3,738.00								$3,738.00
204.0155	Removing Concrete Sidewalk	110	SY	$ 30.00	$3,300.00								$3,300.00
204.0215	Removing Catch Basins	2	EACH	$ 450.00	$900.00								$900.00
205.0100	Excavation Common - EBS (Undistributed)	700	CY	$ 26.00	$18,200.00								$18,200.00
305.012	Base Aggregate Dense 1 1/4-Inch	210	TON	$ 28.00	$5,880.00								$5,880.00
305.012	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	700	TON	$ 28.00	$19,600.00								$19,600.00
311.011	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	700	TON	$ 28.00	$19,600.00								$19,600.00
460.5223	HMA Pavement Type 3 LT 58-28 S	290	TON	$ 82.00	$23,780.00								$23,780.00
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat	225	TON	$ 84.60	$19,035.00								$19,035.00
601.011	Concrete Curb Type D	25	LF	$ 40.00	$1,000.00								$1,000.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	755	LF	$ 40.00	$30,200.00								$30,200.00
602.0405	Concrete Sidewalk 4-Inch	380	SF	$ 10.50	$3,990.00								$3,990.00
602.0415	Concrete Sidewalk 6-Inch	170	SF	$ 11.50	$1,955.00								$1,955.00
602.0810	Concrete Driveway 6- inch	50	Sy	$ 86.00	$4,300.00								
602-082	Concrete Driveway 8- inch	55	SY	$ 86.00	$4,730.00								
608.0312	Storm Sewer Pipe Reinforced Concrete Class III 12-Inch	60	LF	$ 124.00	$7,440.00								$7,440.00
608.0318	Storm Sewer Pipe Reinforced Concrete Class III 18-Inch	10	LF	$ 131.00	$1,310.00								$1,310.00
611.1004	Catch Basin 4-FT Diameter	1	EACH	$ 3,100.00	$3,100.00								$3,100.00
611.1230	Catch Basin 2X3-FT	2	EACH	$ 1,700.00	$3,400.00								$3,400.00
611.8110	Adjusting Manhole Covers	2	EACH	$ 1,200.00	$2,400.00								$2,400.00
646.522	Marking Symbol Epoxy, ADA Accessible (Yellow)	2	EACH	$ 180.00	$360.00								$360.00
646.752	Marking Crosswalk Epoxy Block Style 24-Inch 5-Foot (White)	140	LF	$ 27.00	$3,780.00								$3,780.00
690.0150	Sawing Asphalt	160	LF	$ 3.00	$480.00								$480.00
690.0250	Sawing Concrete	110	LF	$ 4.00	$440.00								$440.00
SPV.0060.02	Storm Manhole Fram & Cover R-1550 (non-rocking)	1	each	$ 700.00	$700.00								
SPV.0060.03	Storm Structure Frame & Grate R 3067-L	2	EACH	$ 1,500.00	$3,000.00								
SPV.0090.02	Marking Stop Line Epoxy 24-Inch	47	SY	$ 27.00	$1,269.00								$1,269.00
SPV.0105.01	Traffic Control	1	LS	$ 8,000.00	$8,000.00								
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140), Erosion Mat Class I Type B (628.2004)	125	SY	$ 13.00	$1,625.00								
SPV.0180.02	Geotextile NX750 (Undistributed)	1050	SY	$ 6.50	$6,825.00								
	SubTotal Cook Street				**$220,477.00**	29.70	$534.60				$534.60	$0.37	$219,942.40

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Progress Estimate - Unit Price Work

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Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item ($)	Previous QTY	Previous Invoiced						
Base Bid Section Wrigley Drive (Bridge to Baker ST)													
204.01	Removing Concrete Pavement (Crosswalk)	20	SY	$ 16.00	$320.00								$320.00
204.011	Removing Asphaltic Surface - FULL DEPTH	350	SY	$ 19.00	$6,650.00	526.77	$10,008.63				$10,008.63	150.5%	-$3,358.63
204.012	Removing Asphaltic Surface Milling (Partial Depth 3")	5322	SY	$ 2.70	$14,369.40	5320	$14,364.00				$14,364.00	100.0%	$5.40
204.015	Removing Curb & Gutter	800	LF	$ 6.00	$4,800.00	890	$5,340.00				$5,340.00	111.3%	-$540.00
204.0155	Removing Concrete Sidewalk	310	SY	$ 16.00	$4,960.00	429.43	$6,870.88				$6,870.88	138.5%	-$1,910.88
205.01	Excavation Common - EBS (Undistributed)	320	CY	$ 27.00	$8,640.00	61	$1,647.00				$1,647.00	19.1%	$6,993.00
305.012	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	320	TON	$ 28.00	$8,960.00	39.88	$1,116.64				$1,116.64	12.5%	$7,843.36
311.011	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	320	TON	$ 25.00	$8,000.00								$8,000.00
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605).	720	TON	$ 82.00	$59,040.00	872.6	$71,553.20				$71,553.20	121.2%	-$12,513.20
601.0411	Concrete Curb & Gutter 30-Inch Type D	730	LF	$ 43.00	$31,390.00	900	$38,700.00				$38,700.00	123.3%	-$7,310.00
602.0405	Concrete Sidewalk 4-Inch	2720	SF	$ 6.50	$17,680.00	3857	$25,070.50				$25,070.50	141.8%	-$7,390.50
602.0415	Concrete Sidewalk 6-Inch	740	SF	$ 9.00	$6,660.00	369	$3,321.00				$3,321.00	49.9%	$3,339.00
602.0505	Curb Ramp Detectable Warning Field Yellow	130	SF	$ 50.00	$6,500.00	130	$6,500.00				$6,500.00	100.0%	
611.8105	Adjusting Catch Basin Covers	5	EACH	$ 440.00	$2,200.00	1	$440.00				$440.00	20.0%	$1,760.00
611.811	Adjusting Manhole Covers	6	EACH	$ 1,050.00	$6,300.00	1	$1,050.00				$1,050.00	16.7%	$5,250.00
628.1504	Silt Fence	120	LF	$ 3.00	$360.00								$360.00
628.702	Inlet Protection Type D	5	EACH	$ 100.00	$500.00	6	$600.00				$600.00	120.0%	-$100.00
628.7504	Temporary Ditch Check (Silt Sock)	30	LF	$ 8.00	$240.00	84	$672.00				$672.00	280.0%	-$432.00
638.2102	Moving Signs Type II	1	EACH	$ 120.00	$120.00								$120.00
646.102	Marking Line Epoxy 4-Inch (White)	710	LF	$ 4.00	$2,840.00	723	$2,892.00				$2,892.00	101.8%	-$52.00
646.102	Marking Line Epoxy 4-Inch (Yellow)	1825	LF	$ 2.50	$4,562.50	1766	$4,415.00				$4,415.00	96.8%	$147.50
646.752	Marking Crosswalk Epoxy Block Style 24-Inch	250	LF	$ 24.00	$6,000.00	301	$7,224.00				$7,224.00	120.4%	-$1,224.00
646.8105	Marking Curb Paint (Yellow)	420	LF	$ 9.00	$3,780.00	520	$4,680.00				$4,680.00		-$900.00
690.015	Sawing Asphalt	950	LF	$ 3.00	$2,850.00	1192	$3,576.00				$3,576.00		-$726.00
690.025	Sawing Concrete	540	LF	$ 4.00	$2,160.00	466	$1,864.00				$1,864.00		$296.00
SPV.0060.01	Adjusting Valve Boxes	2	EACH	$ 340.00	$680.00	1	$340.00				$340.00		$340.00
SPV.0090.01	Brick Restoration	20	LF	$ 80.00	$1,600.00	16	$1,280.00				$1,280.00		$320.00
SPV.0090.02	Marking Stop Line Epoxy 24-Inch (White)	40	LF	$ 20.00	$800.00	41	$820.00				$820.00		-$20.00
SPV.0105.01	Traffic Control	1	LS	$ 11,000.00	$11,000.00	1	$11,000.00				$11,000.00		
SPV.0165.01	Brick Removal and Salvage	160	SF	$ 5.00	$800.00	160	$800.00				$800.00		
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140), Erosion Mat Class I Type B (628.2004)	330	SY	$ 10.00	$3,300.00	453	$4,530.00				$4,530.00		-$1,230.00
SPV.0180.02	Geotextile NX750 (Undistributed)	500	SY	$ 6.50	$3,250.00								$3,250.00
	SubTotal Wrigley Drive				**$231,311.90**		$230,674.85				$230,674.85	$18.24	$637.05

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Progress Estimate - Unit Price Work

Contractor's Application

For (Contract):	**2026 Lake Geneva Street**	Application Number:	3
Application Period:	**Jul-26**	Application Date:	7/31/2026

A					B			C	D	E	F		G
Item		Contract Information						Current Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item ($)	Previous QTY	Previous Invoiced						
Base Bid Section - Park Drive Sidewalk and Rec Path													
204.011	Removing Asphaltic Surface - FULL DEPTH	95	SY	$ 25.00	$2,375.00	95	$2,375.00				$2,375.00	100.0%	
204.015	Removing Curb & Gutter	140	LF	$ 6.00	$840.00	140	$840.00				$840.00	100.0%	
204.0155	Remove Concrete Sidewalk	70	SY	$ 20.00	$1,400.00	70	$1,400.00				$1,400.00	100.0%	
205.0100	Excavation Common	350	CY	$ 27.00	$9,450.00	350	$9,450.00				$9,450.00	100.0%	
305.012	Base Aggregate Dense 1 1/4-Inch	700	TON	$ 29.00	$20,300.00	260.17	$7,544.93				$7,544.93	37.2%	$12,755.07
460.5223	HMA Pavement Type 3 LT 58-28 S	130	TON	$ 105.00	$13,650.00			130.51	$13,703.55		$13,703.55	100.4%	-$53.55
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605).	100	TON	$ 105.00	$10,500.00			130.34	$13,685.70		$13,685.70	130.3%	-$3,185.70
601.0411	Concrete Curb & Gutter 30-Inch Type D	100	LF	$ 40.00	$4,000.00			115.1	$4,604.00		$4,604.00	115.1%	-$604.00
601.06	Concrete Curb & Gutter 18-Inch Type D	40	LF	$ 40.00	$1,600.00			40	$1,600.00		$1,600.00	100.0%	
602.0405	Concrete Sidewalk 4-Inch	2775	SF	$ 6.50	$18,037.50			2775	$18,037.50		$18,037.50	100.0%	
602.0505	Curb Ramp Detectable Warning Field Yellow	60	SF	$ 50.00	$3,000.00			60	$3,000.00		$3,000.00	100.0%	
611.8115	Adjusting Inlet Covers	3	EACH	$ 420.00	$1,260.00			3	$1,260.00		$1,260.00	100.0%	
628.702	Inlet Protection Type D	3	EACH	$ 100.00	$300.00								$300.00
646.752	Marking Crosswalk Epoxy Block Style 24-Inch 5-Foot (White)	75	LF	$ 50.00	$3,750.00								$3,750.00
646.752	Marking Crosswalk Epoxy Block Style 24-Inch 10-Foot (White)	35	LF	$ 50.00	$1,750.00								$1,750.00
690.015	Sawing Asphalt	240	LF	$ 3.00	$720.00			240	$720.00		$720.00	100.0%	
690.025	Sawing Concrete	50	LF	$ 4.00	$200.00			50	$200.00		$200.00	100.0%	
SPV.0105.01	Traffic Control	1	LS	$ 2,000.00	$2,000.00			1	$2,000.00		$2,000.00	100.0%	
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140), Erosion Mat Class I Type B (628.2004)	875	SY	$ 9.00	$7,875.00								$7,875.00
	SubTotal- Park Drive				**$103,007.50**		$21,609.93		$58,810.75		$80,420.68	$14.83	$22,586.82
Base Bid Section - Host Drive													
646.752	Marking Crosswalk Epoxy Block Style 24-Inch (White)	75	LF	$ 55.00	$4,125.00	75	$4,125.00				$4,125.00	100.0%	
SPV.0180.03	Seal Coating	6,150	SY	$ 3.00	$18,450.00	6150	$18,450.00				$18,450.00	100.0%	
	SubTotal				**$22,575.00**		$22,575.00				$22,575.00	$2.00	
Base Bid Section - Dodge and Broad- Stop Sign													
646.90	Marking Removal Line 4-Inch	35	LF	$ 15.00	$525.00								$525.00
637.221	Signs Type II Reflective H	14	SF	$ 30.00	$420.00								$420.00
SPV.0090.02	Marking Stop Line Epoxy 24-Inch	66	SY	$ 52.00	$3,432.00	60	$3,120.00				$3,120.00	90.9%	$312.00
	SubTotal				**$4,377.00**	60.00	$3,120.00				$3,120.00	$0.91	$1,257.00

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Progress Estimate - Unit Price Work

Contractor's Application

For (Contract):	2026 Lake Geneva Street	Application Number:	3
Application Period:	Jul-26	Application Date:	7/31/2026

A					B			C	D	E	F		G
Item		Contract Information											
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item ($)	Previous QTY	Previous Invoiced	Current Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Additional Bid 1, Alley 50 (Cook ST to Madision St.)													
204.01	Removing Concrete Pavement (driveways)	40	SY	14	$560.00								$560.00
204.011	Removing Asphaltic Surface - FULL DEPTH	620	SY	$ 12.50	$7,750.00								$7,750.00
204.0155	Removing Concrete Sidewalk	20	SY	$ 120.00	$2,400.00								$2,400.00
205.01	Excavation Common - EBS (Undistributed)	210	CY	$ 18.00	$3,780.00								$3,780.00
305.012	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	210	TON	$ 30.00	$6,300.00								$6,300.00
311.011	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	210	TON	$ 30.00	$6,300.00								$6,300.00
460.5223	HMA Pavement Type 3 LT 58-28 S	80	TON	$ 140.00	$11,200.00								$11,200.00
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605).	65	TON	$ 140.00	$9,100.00								$9,100.00
602.0810	Concrete drive way 6-inch	40	SY	$ 80.00	$3,200.00								$3,200.00
602.0820	Concrete drive way8-inch	55	SY	$ 80.00	$4,400.00								$4,400.00
690.015	Sawing Asphalt	245	LF	$ 3.00	$735.00								$735.00
690.025	Sawing Concrete	150	LF	$ 4.00	$600.00								$600.00
SPV.0105.01	Traffic Control	1	LS	$ 2,000.00	$2,000.00								$2,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140), Erosion Mat Class I Type B (628.2004)	30	SY	$ 13.00	$390.00								$390.00
SPV.0180.02	Geotextile NX750 (Undistributed)	310	SY	$ 6.50	$2,015.00								$2,015.00
	SubTotal				$60,730.00								$60,730.00
Additional Bid 2 Storm Sewer Alley RD													
608.031	Storm Sewer Pip Reinforced Concrete Class III 12- inch	230	LF	$ 61.00	$14,030.00								$14,030.00
611.200	Storm Manhole 4-FT Diameter	2	EACH	$ 1,400.00	$2,800.00								$2,800.00
SPV.0060.02	Storm Manhole frame & cover R 1550 (non rocking)	1	EACH	$ 700.00	$700.00								$700.00
SPV.0060.04	Storm Structure frame &gate R-2578	1	EACH	$ 1,500.00	$1,500.00								$1,500.00
SPV.0060.05	Core Hole into exsisting store structure	1	EACH	$ 400.00	$400.00								$400.00
	SubTotal				$19,430.00								$19,430.00
Change order													
Change order 1													
	Change order subtotal												
	Grand total				$661,908.40	$89.70	$278,514.38		$58,810.75		$337,325.13	51.0%	$324,583.27

EJCDC® C-620 Contractor's Application for Payment
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Partial Waiver of Lien

STATE OF **WISCONSIN**

COUNTY OF **Walworth**

TO WHOM IT MAY CONCERN: Asphalt Contractors INC

WHEREAS the undersigned has been employed by **City of Lake Geneva to** furnish **Road Reconstruction** the premises known as **2026 Lake Geneva Streets** of which **City of Lake Geneva** is the owner.

THE undersigned, for and in consideration of Fifty-eight thousand two hundred thirty dollars and two cents (58230.02), and other good and valuable considerations, the receipt

whereof is hereby acknowledged do(es) hereby waive and release any and all lien or claim or right of lien under the Statutes of the State of Wisconsin, relating to Mechanic's liens, on the above described premises and improvements thereon, and on the monies or other considerations due or to become from the owner, on account of labor or services, material, fixtures or apparatus heretofore furnished to this date by the undersigned for the above described premises.

Given under hand and seal this day ____3__of August 2026.

SEAL

SEAL

Note: All waivers must be paid for the full amount. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

2026 Lake Geneva Street Program - PAYMENT TAB

City of Lake Geneva, Walworth County, Wisconsin

Payment Tab Dated:	6/1/2026	7/14/2026	8/3/2026
Quantities Through Date:	5/22/2026	6/30/2026	8/3/2026

COOK STREET (GENEVA ST. TO MAIN ST.)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities #1	Quantities #2	Quantities #3	Qty to Date	$ Paid to Date
204.0100	Removing Concrete Pavement (Driveways)	SY	80	$ 18.00	$ 1,440.00	29.70	-	-	29.70	$ 534.60
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	2100	$ 7.00	$ 14,700.00	-	-	-	0.00	$ -
204.0150	Removing Curb & Gutter	LF	890	$ 4.20	$ 3,738.00	-	-	-	0.00	$ -
204.0155	Removing Concrete Sidewalk	SY	110	$ 30.00	$ 3,300.00	-	-	-	0.00	$ -
204.0215	Removing Catch Basins	EACH	2	$ 450.00	$ 900.00	-	-	-	0.00	$ -
205.0100	Excavation Common - EBS (Undistributed)	CY	700	$ 26.00	$ 18,200.00	-	-	-	0.00	$ -
305.0120	Base Aggregate Dense 1 1/4-Inch	TON	210	$ 28.00	$ 5,880.00	-	-	-	0.00	$ -
305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	700	$ 28.00	$ 19,600.00	-	-	-	0.00	$ -
311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	700	$ 28.00	$ 19,600.00	-	-	-	0.00	$ -
460.5223	HMA Pavement Type 3 LT 58-28 S	TON	290	$ 82.00	$ 23,780.00	-	-	-	0.00	$ -
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605).	TON	225	$ 84.60	$ 19,035.00	-	-	-	0.00	$ -
601.0110	Concrete Curb Type D	LF	25	$ 40.00	$ 1,000.00	-	-	-	0.00	$ -
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	755	$ 40.00	$ 30,200.00	-	-	-	0.00	$ -
602.0405	Concrete Sidewalk 4-Inch	SF	380	$ 10.50	$ 3,990.00	-	-	-	0.00	$ -
602.0415	Concrete Sidewalk 6-Inch	SF	170	$ 11.50	$ 1,955.00	-	-	-	0.00	$ -
602.0810	Concrete Driveway 6-Inch	SY	50	$ 86.00	$ 4,300.00	-	-	-	0.00	$ -
602.0820	Concrete Driveway 8-Inch	SY	55	$ 86.00	$ 4,730.00	-	-	-	0.00	$ -
608.0312	Storm Sewer Pipe Reinforced Concrete Class III 12-Inch	LF	60	$ 124.00	$ 7,440.00	-	-	-	0.00	$ -
608.0318	Storm Sewer Pipe Reinforced Concrete Class III 18-Inch	LF	10	$ 131.00	$ 1,310.00	-	-	-	0.00	$ -
611.2004	Storm Manhole 4-FT Diameter	EACH	1	$ 3,100.00	$ 3,100.00	-	-	-	0.00	$ -
611.1230	Catch Basin 2X3-FT	EACH	2	$ 1,700.00	$ 3,400.00	-	-	-	0.00	$ -
611.8110	Adjusting Manhole Covers	EACH	2	$ 1,200.00	$ 2,400.00	-	-	-	0.00	$ -
646.5220	Marking Symbol Epoxy, ADA Accessible (Yellow)	EACH	2	$ 180.00	$ 360.00	-	-	-	0.00	$ -
646.7520	Marking Crosswalk Epoxy Block Style 24-Inch 5-Foot	LF	140	$ 27.00	$ 3,780.00	-	-	-	0.00	$ -
690.0150	Sawing Asphalt	LF	160	$ 3.00	$ 480.00	-	-	-	0.00	$ -
690.0250	Sawing Concrete	LF	110	$ 4.00	$ 440.00	-	-	-	0.00	$ -
SPV.0060.02	Storm Manhole Frame & Cover - R-1550 (Non-Rocking)	EACH	1	$ 700.00	$ 700.00	-	-	-	0.00	$ -
SPV.0060.03	Storm Structure Frame & Grate - R-3067-L	EACH	2	$ 1,500.00	$ 3,000.00	-	-	-	0.00	$ -
SPV.0090.02	Marking Stop Line Epoxy 24-Inch	LF	47	$ 27.00	$ 1,269.00	-	-	-	0.00	$ -
SPV.0105.01	Traffic Control	LS	1	$ 8,000.00	$ 8,000.00	-	-	-	0.00	$ -
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140), Erosion Mat Class I Type B (628.2004)	SY	125	$ 13.00	$ 1,625.00	-	-	-	0.00	$ -
SPV.0180.02	Geotextile NX750 (Undistributed)	SY	1050	$ 6.50	$ 6,825.00	-	-	-	0.00	$ -
			COOK SUBTOTAL	$	220,477.00	)OK SUBTOTAL - PAID TO DATE			$	534.60
				SUBTOTAL $ PER ESTIMATE - COOK		$ 534.60	$ -	$ -		

WRIGLEY DRIVE (BRIDGE TO BAKER ST)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities #1	Quantities #2	Quantities #3	Qty to Date	$ Paid to Date
204.0100	Removing Concrete Pavement (Crosswalk)	SY	20	$ 16.00	$ 320.00	0	-	-	0.00	$ -
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	350	$ 19.00	$ 6,650.00	526.77	-	-	526.77	$ 10,008.63
204.0120	Removing Asphaltic Surface Milling (Partial Depth 2.5")	SY	4770	$ 2.70	$ 12,879.00	5320	-	-	5320.00	$ 14,364.00
204.0150	Removing Curb & Gutter	LF	800	$ 6.00	$ 4,800.00	890	-	-	890.00	$ 5,340.00
204.0155	Removing Concrete Sidewalk	SY	310	$ 16.00	$ 4,960.00	429.43	-	-	429.43	$ 6,870.88
205.0100	Excavation Common - EBS (Undistributed)	CY	320	$ 27.00	$ 8,640.00	61	-	-	61.00	$ 1,647.00
305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	320	$ 28.00	$ 8,960.00	39.88	-	-	39.88	$ 1,116.64
311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	320	$ 25.00	$ 8,000.00	0	-	-	0.00	$ -
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605).	TON	720	$ 82.00	$ 59,040.00	872.6	-	-	872.60	$ 71,553.20
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	730	$ 43.00	$ 31,390.00	900	-	-	900.00	$ 38,700.00
602.0405	Concrete Sidewalk 4-Inch	SF	2720	$ 6.50	$ 17,680.00	3857	-	-	3857.00	$ 25,070.50
602.0415	Concrete Sidewalk 6-Inch	SF	740	$ 9.00	$ 6,660.00	369	-	-	369.00	$ 3,321.00
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	130	$ 50.00	$ 6,500.00	130	-	-	130.00	$ 6,500.00
611.8105	Adjusting Catch Basin Covers	EACH	5	$ 440.00	$ 2,200.00	1	-	-	1.00	$ 440.00
611.8110	Adjusting Manhole Covers	EACH	6	$ 1,050.00	$ 6,300.00	1	-	-	1.00	$ 1,050.00
628.1504	Silt Fence	LF	120	$ 3.00	$ 360.00	0	-	-	0.00	$ -
628.7020	Inlet Protection Type D	EACH	5	$ 100.00	$ 500.00	6	-	-	6.00	$ 600.00
628.7504	Temporary Ditch Check (Silt Sock)	LF	30	$ 8.00	$ 240.00	84	-	-	84.00	$ 672.00
638.2102	Moving Signs Type II	EACH	1	$ 120.00	$ 120.00	0	-	-	0.00	$ -
646.1020	Marking Line Epoxy 4-Inch (White)	LF	710	$ 4.00	$ 2,840.00	723	-	-	723.00	$ 2,892.00
646.1020	Marking Line Epoxy 4-Inch (Yellow)	LF	1825	$ 2.50	$ 4,562.50	1766	-	-	1766.00	$ 4,415.00
646.7520	Marking Crosswalk Epoxy Block Style 24-Inch	LF	250	$ 24.00	$ 6,000.00	301	-	-	301.00	$ 7,224.00
646.8120	Marking Curb Epoxy (Yellow)	LF	420	$ 9.00	$ 3,780.00	520	-	-	520.00	$ 4,680.00
690.0150	Sawing Asphalt	LF	950	$ 3.00	$ 2,850.00	1192	-	-	1192.00	$ 3,576.00
690.0250	Sawing Concrete	LF	540	$ 4.00	$ 2,160.00	466	-	-	466.00	$ 1,864.00
SPV.0060.01	Adjusting Valve Boxes	EACH	2	$ 340.00	$ 680.00	1	-	-	1.00	$ 340.00
SPV.0090.01	Brick Restoration	LF	20	$ 80.00	$ 1,600.00	16	-	-	16.00	$ 1,280.00
SPV.0090.02	Marking Stop Line Epoxy 24-Inch (White)	LF	40	$ 20.00	$ 800.00	41	-	-	41.00	$ 820.00
SPV.0105.01	Traffic Control	LS	1	$ 11,000.00	$ 11,000.00	1	-	-	1.00	$ 11,000.00
SPV.0165.01	Brick Removal and Salvage	SF	160	$ 5.00	$ 800.00	160	-	-	160.00	$ 800.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140), Erosion Mat Class I Type B (628.2004)	SY	330	$ 10.00	$ 3,300.00	453	-	-	453.00	$ 4,530.00
SPV.0180.02	Geotextile NX750 (Undistributed)	SY	500	$ 6.50	$ 3,250.00	0	-	-	0.00	$ -
				WRIGLEY SUBTOTAL	$ 229,821.50	LEY SUBTOTAL - PAID TO DATE			$	230,674.85
					SUBTOTAL $ PER ESTIMATE - WRIGLEY	$ 230,674.85	$ -	$ -		

PARK DRIVE SIDEWALK AND REC PATH

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities #1	Quantities #2	Quantities #3	Qty to Date	$ Paid to Date
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	95	$ 25.00	$ 2,375.00	-	95.00	-	95.00	$ 2,375.00
204.0150	Removing Curb & Gutter	LF	140	$ 6.00	$ 840.00	-	140.00	-	140.00	$ 840.00
204.0155	Remove Concrete Sidewalk	SY	70	$ 20.00	$ 1,400.00	-	70.00	-	70.00	$ 1,400.00
205.0100	Excavation Common	CY	350	$ 27.00	$ 9,450.00	-	350.00	-	350.00	$ 9,450.00
305.0120	Base Aggregate Dense 1 1/4-Inch	TON	700	$ 29.00	$ 20,300.00	-	260.17	-	260.17	$ 7,544.93
460.5223	HMA Pavement Type 3 LT 58-28 S	TON	130	$ 105.00	$ 13,650.00		-	130.51	130.51	$ 13,703.55
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605).	TON	100	$ 105.00	$ 10,500.00		-	130.34	130.34	$ 13,685.70
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	100	$ 40.00	$ 4,000.00	-	-	115.1	115.10	$ 4,604.00
601.0600	Concrete Curb & Gutter 18-Inch Type D	LF	40	$ 40.00	$ 1,600.00	-	-	40.00	40.00	$ 1,600.00
602.0405	Concrete Sidewalk 4-Inch	SF	2775	$ 6.50	$ 18,037.50	-	-	2,775.00	2775.00	$ 18,037.50
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	60	$ 50.00	$ 3,000.00	-	-	60.00	60.00	$ 3,000.00
611.8115	Adjusting Inlet Covers	EACH	3	$ 420.00	$ 1,260.00	-	-	3.00	3.00	$ 1,260.00
628.7020	Inlet Protection Type D	EACH	3	$ 100.00	$ 300.00	-	-	-	0.00	$ -
646.7520	Marking Crosswalk Epoxy Block Style 24-Inch 5-Foot	LF	75	$ 50.00	$ 3,750.00	-	-	-	0.00	$ -
646.7520	Marking Crosswalk Epoxy Block Style 24-Inch 10-Foot	LF	35	$ 50.00	$ 1,750.00	-	-	-	0.00	$ -
690.0150	Sawing Asphalt	LF	240	$ 3.00	$ 720.00	-	-	240.00	240.00	$ 720.00
690.0250	Sawing Concrete	LF	50	$ 4.00	$ 200.00	-	-	50.00	50.00	$ 200.00
SPV.0105.01	Traffic Control	LS	1	$ 2,000.00	$ 2,000.00	-	-	1.00	1.00	$ 2,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140), Erosion Mat Class I Type B (628.2004)	SY	875	$ 9.00	$ 7,875.00	-	-	-	0.00	$ -
				PARK SUBTOTAL	$ 103,007.50	ARK SUBTOTAL - PAID TO DATE			$	80,420.68
					SUBTOTAL $ PER ESTIMATE - PARK	$ -	$ 21,609.93	$ 58,810.75		

HOST DRIVE

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities #1	Quantities #2	Quantities #3	Qty to Date	$ Paid to Date
646.7520	Marking Crosswalk Epoxy Block Style 24-Inch (White)	LF	75	$ 55.00	$ 4,125.00	-	75.00	-	75.00	$ 4,125.00
SPV.0180.03	Seal Coating	SY	6150	$ 3.00	$ 18,450.00	-	6,150.00	-	6150.00	$ 18,450.00
				HOST SUBTOTAL	$ 22,575.00	OST SUBTOTAL - PAID TO DATE			$	22,575.00

SUBTOTAL $ PER ESTIMATE - HOST	$ -	$ 22,575.00	$ -	

DODGE AND BROAD - STOP SIGN

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities #1	Quantities #2	Quantities #3	Qty to Date	$ Paid to Date
646.9000	Marking Removal Line 4-Inch	LF	35	$ 15.00	$ 525.00	-	-	-	0.00	$ -
637.2210	Signs Type II Reflective H	SF	14	$ 30.00	$ 420.00	-	-	-	0.00	$ -
SPV.0090.02	Marking Stop Line Epoxy 24-Inch	LF	66	$ 52.00	$ 3,432.00	60.00	-	-	60.00	$ 3,120.00
	DODGE & BROAD SUBTOTAL				$ 4,377.00	)AD SUBTOTAL - PAID TO DATE				**$ 3,120.00**
	SUBTOTAL $ PER ESTIMATE - DODGE & BROAD					$ 3,120.00	$ -	$ -		

	Subtotal $ per Estimate	$ 234,329.45	$ 44,184.93	$ 58,810.75	
	Retainage per Estimate	$ (11,716.47)	$ (2,209.25)	$ (580.73)	
	Total Paid per Estimate	$ 222,612.98	$ 41,975.68	$ 58,230.02	
TOTAL - BASE BID	**$ 580,258.00**	**TOTAL - Paid to Date**			**$ 337,325.13**
		Less Retainage Held			**$ (14,506.45)**
		TOTAL - Paid to Date, Less Retainage			**$ 322,818.68**

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CITY OF LAKE GENEVA
AGENDA ITEM REQUEST FORM

PLEASE ATTACH ANY INFORMATION THAT YOU WOULD LIKE INCLUDED IN THE AGENDA PACKET.

1. **Name of individual(s) requesting agenda item. (Per § 2.42(c) of the municipal code, agenda item request must be submitted by two Aldermen, Mayor or Administrator and must be received by the City Clerk at least two Fridays prior to the scheduled City Council meeting.)**

   Aldermen Joel Hoiland and Brian Smith

2. **Item requested to be placed on agenda. (Please list as you would like to see it on the agenda.)**

   Discussion/Action regarding training and development policy framework, July 31 revision

3. **Committee, Board or Commission which you are asking to review this item.**

   Common Council

4. **Date of meeting(s).**

   August 19, 2026

Signature: _____ Date: August 6, 2026

Signature: _____ Date: August 6, 2026

For Office Use Only

Date Received by Clerk: 08/06/2026

Committee/Council and Meeting Date Scheduled: _____

Notes: _____

Copies Provided to: City Administrator

MEMORANDUM

To: Mayor; Members of the Common Council; City Administrator; City Attorney; Department Heads
From: Alderman Joel Hoiland
Date: August 6, 2026
Subject: Recommended Revisions to the Training & Development Policy Framework

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Summary: The Personnel Committee recently recommended approval of the proposed *Training & Development Policy Framework* by a vote of 4-1.

On Friday, July 31, 2026, I prepared an update incorporating additional best practices. These revisions do not alter the purpose or direction of the policy. Rather, they strengthen the framework by improving organization, clarifying expectations, and establishing greater accountability for training investments. Unfortunately, they were not included in the committee packet.

The proposed revisions emphasize several important principles:

- Employee training should be viewed as a strategic investment in organizational excellence, public service, and risk management—not simply as an employee benefit.
- Training priorities should align with the City's Strategic Plan, departmental objectives, and annual budget process.
- Public resources devoted to training should be accompanied by measurable outcomes and appropriate accountability.
- Leadership development, succession planning, cross-training, and technology education help ensure continuity of operations and prepare the organization for future challenges.
- Clear guidance promotes consistent decision-making across all departments while reducing uncertainty and the need for case-by-case interpretation.

During the Personnel Committee discussion, concern was expressed that, because Lake Geneva is a relatively small municipality, the policy should remain simple. I agree that municipal policies should be **clear, practical, and easy to administer**. However, simplicity should not come at the expense of completeness.

A comprehensive policy does not require additional bureaucracy. Instead, it establishes consistent expectations, reduces ambiguity, improves transparency, and provides department heads with a clear framework for planning and administering employee development.

Many of the revisions simply codify practices that well-managed organizations already follow, including:

- defining training priorities;
- linking training to organizational goals;
- measuring outcomes;
- encouraging knowledge sharing following conferences and specialized training;
- supporting leadership development and succession planning; and
- providing an annual summary of the City's investment in employee learning.

These additions strengthen governance without limiting administrative flexibility.

The revised framework is intended to serve the City for many years. As organizational needs evolve, the policy can likewise evolve through future amendments. Beginning with a stronger foundation today will reduce the need for piecemeal revisions tomorrow.

I believe they will improve the policy while maintaining its practicality, supporting employees, assisting department heads, and advancing the City's commitment to organizational excellence and responsible stewardship of public resources.

This policy is not about becoming a larger city. It is about becoming a better-managed city. Good governance is not measured by population; it's measured by the quality of our policies, our planning, and our commitment to continuous improvement.

Thank you for your consideration.

Respectfully,

Joel Hoiland
Alderman, District 3

MOTION - I move that the Common Council incorporate the July 31, 2026 revisions before adopting the Training & Development Policy Framework.

City of Lake Geneva

Training & Development Policy Framework

Governance Philosophy

The City of Lake Geneva recognizes that employee training and professional development are strategic investments in public service. Well-trained employees improve public safety, customer service, legal compliance, operational efficiency, innovation, fiscal stewardship, and employee retention. The City is committed to providing equitable opportunities for learning while ensuring responsible use of taxpayer resources and measurable organizational benefits.

The Personnel Committee provides legislative oversight, reviews recommended updates to the policy, reviews annual reports, recommends budget priorities, reviews policy effectiveness, recommends revisions, and monitors compliance. The Committee shall not approve individual employee training requests.

Purpose

The purpose of this policy is to establish a clear, consistent, and proactive framework for professional development, training, and continuous learning across all City of Lake Geneva departments. This policy ensures that:

- Employees have access to the training necessary to perform their jobs safely, effectively, and in compliance with laws and municipal standards.
- Department heads and supervisors have structured guidance to evaluate training needs, plan development pathways, and responsible budgeting.
- The City cultivates a high-performing workforce aligned with long-term strategic goals, technological modernization, and community expectations.
- Training supports a culture of accountability, transparency, and operational excellence.

Guiding Principles

1. **Operational Excellence** – Training strengthens the City's ability to deliver high-quality services efficiently, consistently, and professionally.
2. **Legal and Regulatory Compliance** – Training ensures adherence to all municipal, state, and federal requirements (e.g., OSHA, DOJ, public records, ethics, emergency response).
3. **Continuous Improvement** – Staff at all levels are encouraged to pursue ongoing learning aligned with job duties and future career growth.
4. **Accessibility** – Training opportunities should be accessible to all employees, regardless of department, schedule, or tenure.
5. **Fiscal Responsibility** – Training and development activities should be cost-effective, budgeted, and produce measurable ROI.
6. **Transparency and Accountability** – Expectations for training completion, documentation, and performance improvement must be clear and reportable.
7. **Professional Growth and Retention** – Investing in staff development enhances job satisfaction, succession planning, and long-term retention.

Applicability

This policy applies to:

- All City of Lake Geneva full-time, part-time, seasonal, and temporary employees.
- Department Heads and managers with supervisory responsibilities.

- The City Administrator, who oversees policy implementation and ensures Citywide consistency.

Definitions

- **Mandatory Training** – Training required by law, regulation, policy, certification, or employment requirements.
- **Professional Development** – Voluntary learning intended to improve knowledge, skills, or leadership.
- **Continuing Education** – Structured learning that maintains or advances professional competence.
- **Cross-Training** – Instruction that prepares employees to perform duties outside their primary assignment.
- **Return on Investment (ROI)** – The measurable operational or organizational benefit resulting from a training investment.

Training Priority Levels

Priority 1 - Legal and mandatory compliance
Priority 2 - Public safety and risk reduction
Priority 3 - Operational efficiency
Priority 4 - Technology modernization
Priority 5 - Leadership development
Priority 6 - Professional growth

Types of Training

4.1 Mandatory Training

Any training specifically required by law or policy to perform the work of the position for which the individual has been hired. This is to include all orientation document review and sign off, including the City's existing policies related to the employee job classification. This includes both full and part-time employees including seasonal employees. Mandatory training must be completed within the required timeframe and tracked.

4.2 Job-Specific/Departmental Training

Any staff member shall be required to do training for their specified job duties as required by their individual department head. This training can include new skills or remedial training. Department Heads are required to work with human resources to determine all mandatory training and provide documentation of completion.

4.3 Leadership and Management Training

All department heads, division leaders and the administrator are required to maintain their required credentials and to report them annually through their annual review. Additional management and leadership training while not mandatory is strongly encouraged.

4.4 Professional Development and Career Growth

Optional but encouraged:

- Conferences, workshops, webinars
- Professional association training (e.g., League of Wisconsin Municipalities, ICMA, APA, AWWA,
- etc.)
- Tuition reimbursement (based on budget and job relevance)

- Certifications (e.g., HR, finance, planning, IT, public safety specialties)
- Cross-training between departments

Roles and Responsibilities

5.1 City Administrator

- Leads Citywide implementation.
- Ensures department heads maintain annual training budgets.
- Approves high-cost or multi-department training programs.
- Provides an annual Training and Development Report to the Personnel Committee.

5.2 Department Heads

- Conducts annual staff training needs assessments.
- Submits training plans and budgets during the budget cycle.
- Ensures timely completion of mandatory training.
- Tracks participation and maintain training documentation.
- Identifies emerging leaders and succession needs.

5.3 Human Resources

- Maintains a centralized training database.
- Coordinates Citywide training (ethics, harassment, cyber, OSHA, etc.).
- Provides orientation for all new employees.
- Monitors training compliance and produces quarterly compliance reports.

5.4 Employees

- Completes all required training.
- Seeks opportunities to enhance their skills.
- Applies learned skills to daily performance.
- Notifies supervisors when training needs arise.

New Employee Orientation

New employee onboarding will include the following general City topics followed by position and department specific requirements:

- ethics
- public records
- open meetings
- workplace conduct
- cybersecurity
- customer service
- emergency procedures
- City organization
- benefits
- technology

Annual Training and Development Plan

Each department will evaluate their staff annually for needed training and development, and establish a training schedule appropriate for their department. All training shall be job relevant and from an approved training source. In addition, they shall put forward their training requests during the budgeting process. Training schedules should include:

- training needs assessment
- mandatory training inventory
- regular safety or job/project specific training as required for the performance of daily activities
- estimated costs
- funding source
- anticipated certifications
- cross-training opportunities
- succession needs
- measurable outcomes

Each plan shall be reviewed by the City Administrator during budget preparation.

Documentation and Recordkeeping

- Human Resources shall maintain a digital training record for each employee.
- Departments must submit attendance and certification documentation within the HR system within 14 days of completion of any training.
- Training records must be retained per Wisconsin public records rules and retention schedules.
- Training documentation is part of an employee's performance review.

Annual Citywide Training Report

The City Administrator shall provide an annual Citywide training report to include:

- Total training expenditures per employee
- Average training hours per employee
- Percentage of mandatory training completed
- Certifications obtained
- Leadership participation
- Tuition reimbursements
- Grant dollars received
- Cross-training accomplishments
- Emerging workforce risks
- Compliance deficiencies identified
- Employee satisfaction with training

Budgeting and Fiscal Management

- Departments will request training funds during the annual budget cycle.
- The City Administrator may consolidate redundant training across departments (e.g., cybersecurity).
- Professional development requests beyond the approved budget require City Administrator approval.
- Grant funding (e.g., DNR, DOJ, FEMA, Workforce Development grants) should be pursued when available.

Performance and Accountability

Training outcomes will be incorporated into:

- Annual performance evaluations
- Departmental KPIs aligned with the Strategic Plan
- Corrective action when training is not completed

- Recognition programs for exceptional professional development

Conference Attendance Standards

Employees attending conferences shall:

- obtain supervisory approval before registration;
- comply with City travel and reimbursement policies;
- remain within approved budgets;
- submit documentation of attendance; and
- share significant knowledge or best practices with coworkers when appropriate.

Return on Investment Measurement

Departments shall identify the expected operational or organizational outcomes of significant training investments and evaluate results. Outcomes may include improved productivity, enhanced customer service, reduced risk, improved compliance, operational efficiencies, reduced costs, and other measurable benefits.

Succession Planning and Leadership Development

The City will maintain action-oriented leadership by:

- Identifying emerging leaders in each department
- Providing mentoring, supervisory training, coaching, and project leadership
- Supporting credentialing and certifications aligned with future roles
- Creating opportunities for job shadowing and cross-department rotation
- Aligning personnel development with long-range staffing needs
- Providing training specific to emergency management, budgeting, media relations, conflict management, and ethics

Technology, Innovation and Modernization Training

In alignment with the City's modernization priorities:

- Training on new software systems and emerging technologies
- Digitization and customer-service platforms
- Cybersecurity and data protection
- AI literacy, workflow automation, data analytics and responsible municipal applications
- GIS, asset management systems, and mobile workforce tools

Policy Review and Updates

- This policy will be reviewed every two years by HR, the City Administrator, and the Personnel Committee.
- Departments may propose revisions at any time as technologies, legal standards, or City needs evolve.
- All revisions will be given to the Personnel Committee for review and recommendation with final approval by the Common Council.
- The City encourages employees to recommend new training opportunities, innovative practices, and organizational improvements that enhance public service and operational excellence.

Recognition

It is encouraged that the City provide recognition to celebrate professional growth. For example:

- Certification Recognition
- Professional Achievement Awards
- Innovation Awards
- Leadership Development Awards

Next Steps for Implementation

1. Review by Personnel Committee.
2. Feedback session with City Administrator and Department Heads.
3. Add the training priority matrix and supervisor training checklist.
4. Align the rollout with the 2027 budget, new HR software and operational study recommendations.
5. Post on internal employee portal.

Appendices *(Optional for Adoption)*

1. Appendix A – Annual Department Training Plan Template
2. Appendix B – Training Request Form
3. Appendix C – Tuition Reimbursement Request
4. Appendix D – **Supervisor's Training Checklist**
5. Appendix E – Citywide Required Training Matrix
6. Appendix F – Annual Training Dashboard
7. Appendix G – Conference Evaluation Report
8. Appendix H – Tuition Agreement
9. Appendix I – Leadership Development Plan
10. Appendix J – Professional Development Roadmap
11. Appendix K – **Training Priority Matrix**
12. Appendix L – Return on Investment Evaluation Worksheet
13. Appendix M – New Employee Orientation Checklist

Print E-mail

CITY OF LAKE GENEVA
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1. **Name of individual(s) requesting agenda item. (Per § 2.42(c) of the municipal code, agenda item request must be submitted by two Aldermen, Mayor or Administrator and must be received by the City Clerk at least two Fridays prior to the scheduled City Council meeting.)**

   Joel Hoiland and Brian Smith

2. **Item requested to be placed on agenda. (Please list as you would like to see it on the agenda.)**

   Discussion/Action regarding Policy 101 Standards of Conduct, Modernizing Ethics Ordinance, Creating Rules of Procedure.

3. **Committee, Board or Commission which you are asking to review this item.**

   Common Council

4. **Date of meeting(s).**

   August 19, 2026

Signature: _____ Date: Aug 6, 2026

Signature: _____ Date: 8/6/26

For Office Use Only

Date Received by Clerk: 08/06/2026

Committee/Council and Meeting Date Scheduled: _____

Notes: _____

Copies Provided to: City Administrator

MEMORANDUM

TO: Mayor, Members of the Common Council, City Attorney, and City Staff
FROM: Alderman Joel Hoiland, District 3
DATE: August 6, 2026
RE: Recommended Revisions to Municipal Policy 101 and Chapter 2 – Ethics Ordinance

---

Purpose – The City of Lake Geneva has long maintained both an Ethics Ordinance within the Municipal Code and standards of conduct for elected officials within the Municipal Policy Manual. While both were adopted with good intentions, experience has demonstrated that the current framework unnecessarily duplicates state law, combines employee personnel policies with legislative governance, and creates uncertainty regarding how ethical issues involving elected officials should be addressed. This memorandum recommends a clearer and more sustainable governance structure.

Background – In May 2026, the Personnel Committee requested a review of Municipal Policy 101 relating to standards of conduct for elected officials. City Attorney Draper subsequently prepared proposed revisions to Policy 101, acknowledging several concerns with the existing policy, including:

- eliminating the City Administrator as the gatekeeper for complaints;
- removing the Personnel Committee from serving as the adjudicating body;
- deleting provisions regulating speech and decorum that lack measurable standards; and
- questioning the use of subjective terms such as "avoid."

These proposed revisions represent meaningful improvements. However, they do not address the more fundamental issue: Municipal Policy 101 is located within the Municipal Policy Manual, a document intended primarily to govern City employees and personnel administration.

Wisconsin law distinguishes elected public officers from municipal employees. Elected officials derive their authority from Wisconsin law and the electorate rather than through the City's administrative chain of command. Accordingly, standards governing elected officials are more appropriately adopted through municipal ordinances and Common Council Rules of Procedure than through an employee personnel manual.

The objective of these recommendations is to establish a governance framework that clearly distinguishes ethics, employee administration, and legislative procedures while maintaining high ethical standards and due process.

---

1. Repeal Municipal Policy 101

I recommend that the Common Council repeal Municipal Policy 101, Sections 101.1 through 101.10, in its entirety. The policy currently establishes standards of conduct for elected officials, including orientation, ethics, communication with City staff, conflicts of interest, complaint procedures, and disciplinary provisions.

Policy 101 combines four distinct subjects: ethics, employee supervision, Council governance, and disciplinary procedures. Each serves a different purpose and should be governed by separate documents. Combining them creates uncertainty regarding authority, enforcement, and due process. Many of these provisions duplicate existing law or address matters more appropriately governed through the Municipal Code or Council Rules of Procedure. Separating these topics into the appropriate governing documents will create a clearer and more legally defensible framework.

MOTION – I move to repeal Municipal Policy 101, "Standards of Conduct for Elected Officials," including Sections 101.1 through 101.10, from the City's Municipal Policy Manual, effective immediately, and direct the City Attorney to prepare any necessary conforming amendments.

---

2. Modernize the City's Ethics Ordinance

Unlike Policy 101, the City's Ethics Ordinance (Chapter 2, Article IV) is the appropriate location for ethical standards applicable to both elected officials and employees. The ordinance already establishes important principles, including:

- proper use of public property;
- conflicts of interest;
- disclosure requirements;
- confidential information;
- gifts and gratuities;
- nepotism; and
- standards of fair and impartial government.

Overall, the ordinance has served the City well. However, much of its language dates to the early 1990s and should be updated to reflect current Wisconsin statutes and contemporary municipal practices.

MOTION – I move that the Common Council direct City Attorney Draper to prepare amendments to Chapter 2 that incorporates current Wisconsin ethics statutes, eliminates outdated language, modernizes provisions addressing electronic communications and technology, and presents a draft amendment for Council consideration.

The proposed amendments should preserve the City's existing ethical principles while updating the ordinance to reflect current Wisconsin law and modern municipal governance practices.

1. Incorporate Current Wisconsin Ethics Statutes – Rather than repeating state law, the ordinance should expressly incorporate by reference:

- **Wis. Stat. §19.59** – Code of Ethics for Local Government Officials, Employees and Candidates
- **Wis. Stat. §946.10** – Bribery of Public Officers and Employees
- **Wis. Stat. §946.11** – Special Privileges from Public Utilities
- **Wis. Stat. §946.12** – Misconduct in Public Office
- **Wis. Stat. §946.13** – Private Interests in Public Contracts

This approach automatically incorporates future statutory revisions without requiring continual amendments to the City's ordinance.

2. Modernize Ethics Provisions – Update the ordinance to address contemporary issues including:

- electronic communications;
- email and text messaging;
- electronic records;
- digital information;
- confidential electronic data;
- use of City technology; and
- use of public resources for campaign purposes.

3. Clarify Disclosure and Recusal – Establish clear procedures regarding:

- disclosure of financial interests;

- disclosure of personal interests;
- recusal where required by law; and
- recording disclosures in official meeting minutes.

4. Ethics Education – Require newly elected officials to complete League of Wisconsin Municipalities orientation or equivalent municipal ethics training within one year of assuming office.

5. Advisory Opinions – Permit public officials to request confidential advisory opinions from the City Attorney before undertaking actions that may raise ethical concerns. Preventing ethics violations is preferable to investigating them after the fact.

6. Complaint Referral – Rather than establishing an extensive disciplinary procedure within the ethics ordinance, provide a straightforward referral process for alleged ethics violations. Potential criminal violations should be referred to the appropriate prosecuting authority, while Council governance matters should be handled under separately adopted Council Rules of Procedure.

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3. Create Rules of Procedure

Council Governance Should Be Addressed Separately. *Council Rules of Procedure* should govern how elected officials conduct legislative business, not employee personnel policies. These matters should be adopted as *Common Council Rules of Procedure,* not as part of employee personnel policies. This distinction preserves the separation between legislative governance and employee administration.

MOTION – I move that the Common Council direct City Attorney Draper to prepare a separate set of *Council Rules of Procedure* governing legislative operations, including communications with City staff, requests for information, parliamentary procedure, committee assignments, constituent services, and Council decorum. *Council Rules of Procedure* should govern how elected officials conduct legislative business—not employee personnel policies.

Benefits of These Changes – These motions are not intended to weaken ethical standards. To the contrary, they retain and modernize the City's Ethics Ordinance while incorporating all current Wisconsin ethics statutes.

The goal is to place ethical standards in the proper legal document rather than duplicating them in an employee policy manual. Adopting these recommendations will:

- eliminate unnecessary duplication and conflicting standards between City policies, ordinances, personnel policies, and Wisconsin law;
- clearly distinguish employee personnel policies from legislative governance;
- improve consistency with Wisconsin municipal best practices;
- simplify the City's ethics framework;
- modernize the Ethics Ordinance to reflect current technology and state statutes;
- reduce ambiguity regarding enforcement;
- strengthen public confidence through a more transparent and understandable governance structure;
- improve due process for ethics complaints;
- clarify the distinction between ethics and governance;
- reduce future litigation risk; and
- improve transparency for the public.

Governance Framework

Subject	Primary Governing Document
Ethics	Municipal Code Chapter 2
Employee Administration	Municipal Policy Manual
Council Governance	Common Council Rules of Procedure
Complaint Procedures	Ethics Ordinance & Council Rules

These recommendations are intended to provide a governance framework that is clear, legally defensible, and consistent with Wisconsin municipal practice.

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   Joel Hoiland and Brian Smith

2. **Item requested to be placed on agenda. (Please list as you would like to see it on the agenda.)**

   Discussion/Action to initiate a Public Facilities Partnership Initiative with the YMCA.

3. **Committee, Board or Commission which you are asking to review this item.**

   Common Council

4. **Date of meeting(s).**

   August 19, 2026

Signature: _____ Date: Aug 6, 2026

Signature: _____ Date: 8/6/26

For Office Use Only

Date Received by Clerk: 08/06/2026

Committee/Council and Meeting Date Scheduled: _____

Notes: _____

Copies Provided to: City Administrator

MEMORANDUM

To: Mayor, Common Council, City Administrator, City Attorney, and Staff
From: Aldermen Joel Hoiland and Brian Smith
Date: August 6, 2026
Subject: Public Facilities Partnership Initiative: **Feasibility discussions with the Geneva Lakes Family YMCA regarding a mutually beneficial property exchange**

Purpose – The purpose of this memorandum is to recommend that the Common Council authorize discussions with the Geneva Lakes Family YMCA concerning a potential property exchange that could advance the long-term interests of both organizations. This proposal explores whether they can be addressed through a cooperative public-private partnership.

Background – The YMCA has expressed interest over many years in expanding beyond its existing Wells Street campus. The 2016 conceptual study evaluated development of a significantly larger YMCA campus on approximately 12.75 acres adjacent to Veterans Park, with facilities expanding from approximately 47,000 square feet to roughly 80,000 square feet. Recent property acquisition discussions indicate that the YMCA has continued evaluating expansion opportunities elsewhere.

Why Explore a Public Facilities Partnership Initiative?

Benefits to the YMCA

- Larger expandable campus
- Improved athletic field relationships
- Better parking opportunities
- Future recreational expansion
- Modern facility planning

Benefits to the City

- Existing public-oriented building
- Established utilities
- Central location
- Elimination of acquisition costs for an alternative public safety site
- Opportunity to preserve commercial property elsewhere in the community

Fiscal Considerations – One of the City's most important responsibilities is protecting its long-term tax base. Converting commercially designated land to tax-exempt ownership reduces future property tax revenues. An earlier fiscal analysis recommends evaluating alternatives before removing prime commercial property from the tax rolls and calls for fiscal impact and alternatives analyses. A negotiated exchange may accomplish both organizations' objectives while minimizing additional losses of taxable commercial land.

Motion – I move to authorize the City Administrator, Mayor, and Alderman Hoiland to initiate a Public Facilities Partnership Initiative to include discussions with the Geneva Lakes Family YMCA regarding the feasibility of a mutually beneficial property exchange involving a portion of Veterans Park and the existing YMCA property on Wells Street, and to report findings and recommendations to the Common Council by October 31, 2026.

Findings may include the following: feasibility, legal issues, valuation, operational considerations, financial impacts, potential partnership opportunities, and implementation options. No commitment to a transaction would occur without subsequent Council approval.

COMMON COUNCIL

FINDINGS OF FACTS

Public Facilities Partnership Initiative: Feasibility discussions with the Geneva Lakes Family YMCA regarding a mutually beneficial property exchange

Prepared by: Aldermen Joel Hoiland and Brian Smith

August 6, 2026

The purpose of these *Findings of Fact* is to provide the Common Council with reasons why the City should initiate discussions with the Geneva Lakes Family YMCA regarding the feasibility of a mutually beneficial property exchange involving a portion of Veterans Park and the existing YMCA property on Wells Street, and to report findings and recommendations to the Common Council. These findings would be based on the YMCA's 2016 plans and its desire to relocate to a more favorable location.

Findings of Facts

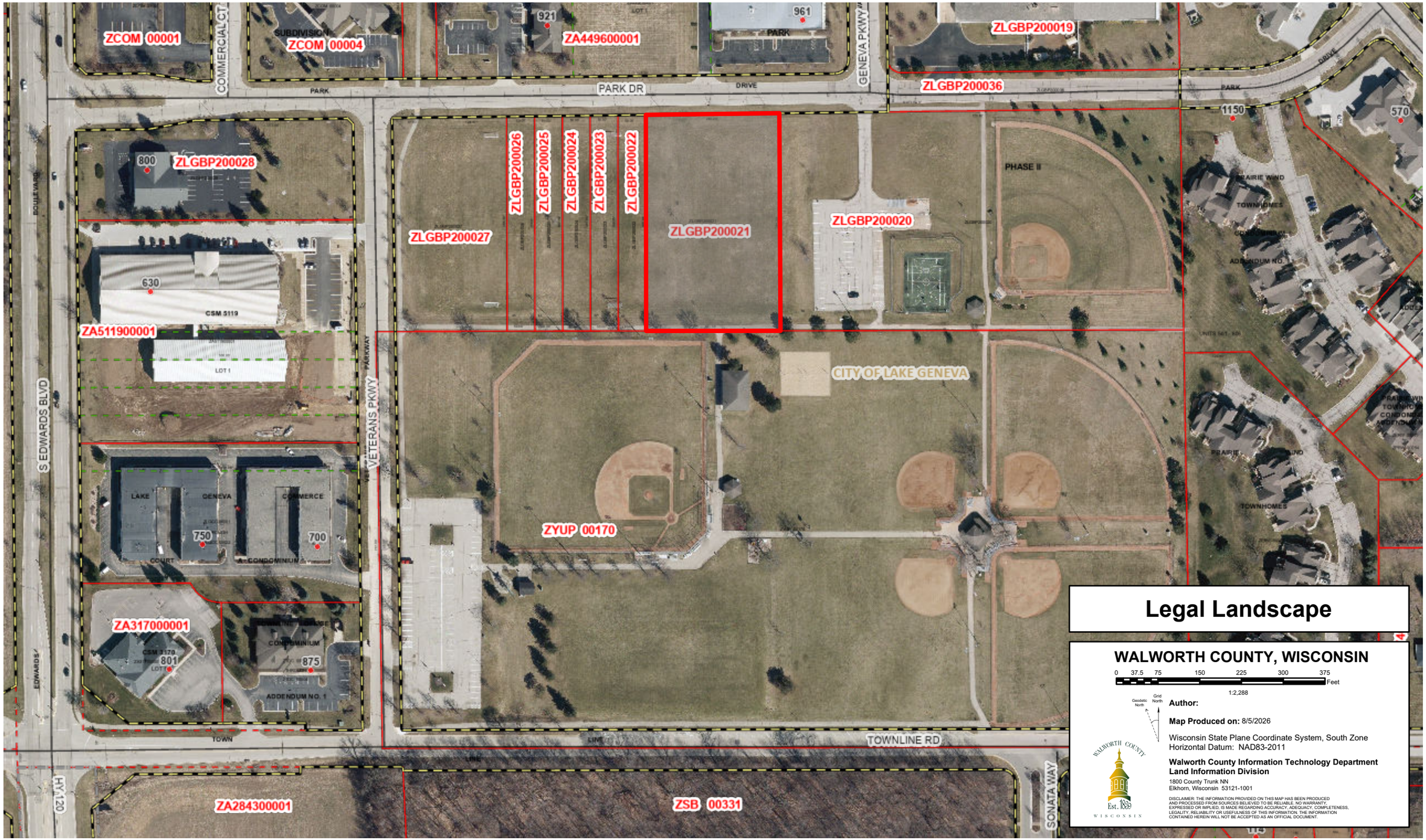
1. The YMCA has long expressed interest in expanding beyond its existing Wells Street location.
2. The YMCA commissioned a conceptual site analysis in 2016 for a larger campus adjacent to Veterans Park, including approximately 80,000 square feet of facilities on approximately 12.75 acres.
3. The YMCA's current discussions concerning newly expanded facility involves acquisition of commercially designated private property.
4. Conversion of commercial property to tax-exempt public ownership permanently reduces future property tax revenues.
5. Similar concerns arise when commercially designated land is acquired by tax-exempt nonprofit organizations.
6. Veterans Park is publicly owned by the City of Lake Geneva.
7. The existing Wells Street YMCA property already functions as a community-serving public destination in close proximity to downtown, the lake, and City Hall.
8. A negotiated exchange could allow each organization to obtain property better suited to its long-term mission.
9. Exploring a property exchange does not obligate either party to complete a transaction.
10. Any proposal may require appraisals, legal review, environmental review, public participation, and final Common Council approval.
11. Responsible stewardship requires evaluation of alternatives before committing public resources to major property acquisitions.

Site Comparison Matrix: Public Facilities Partnership Initiative

Criteria	YMCA Property (Wells Street)	Edwards Blvd. Site	Veterans Park Exchange
Acquisition Cost	Negotiated exchange	Purchase required	Exchange opportunity
Commercial Tax Base	Already tax exempt	Commercial land removed	Commercial corridor preserved
Existing Buildings	Yes	No	YMCA managed facilities co-located, greater accessibility
Community Use	Established	New construction	Existing public destination
Public Investment	Moderate	High	Potentially lower
Utilities	Existing	None	Existing
Expansion Potential	Moderate	Moderate	High for YMCA
Public Benefit	High	High	High for both organizations
Partnership Opportunity	Excellent	None	Excellent
Long-Term Fiscal Impact	Highly favorable	Loss of tax base	Preserves commercial property

Supporting Exhibits

1. **Exhibit A** – 2016 YMCA Potential Site & Preliminary Program Analysis, illustrating the previously studied Veterans Park campus concept and site layout.
2. **Exhibit B** – Aerial map showing: Veterans Park and the Edwards Boulevard property.
3. **Exhibit C** – Property ownership map and tax parcels.



Legal Landscape

WALWORTH COUNTY, WISCONSIN

0 37.5 75 150 225 300 375 Feet

1:2,288

Author:

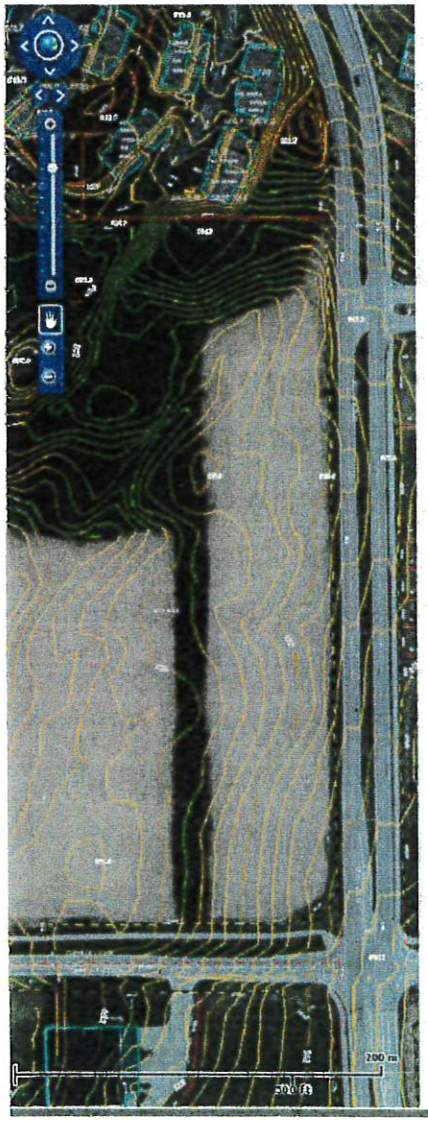
Map Produced on: 8/5/2026

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.

Geneva Lakes Family YMCA



Potential Site & Preliminary Program Analysis

September 8, 2016

Prepared by:

Zimmerman Architectural Studios, Inc.

Scherrer Construction Co., Inc.

Site Understanding

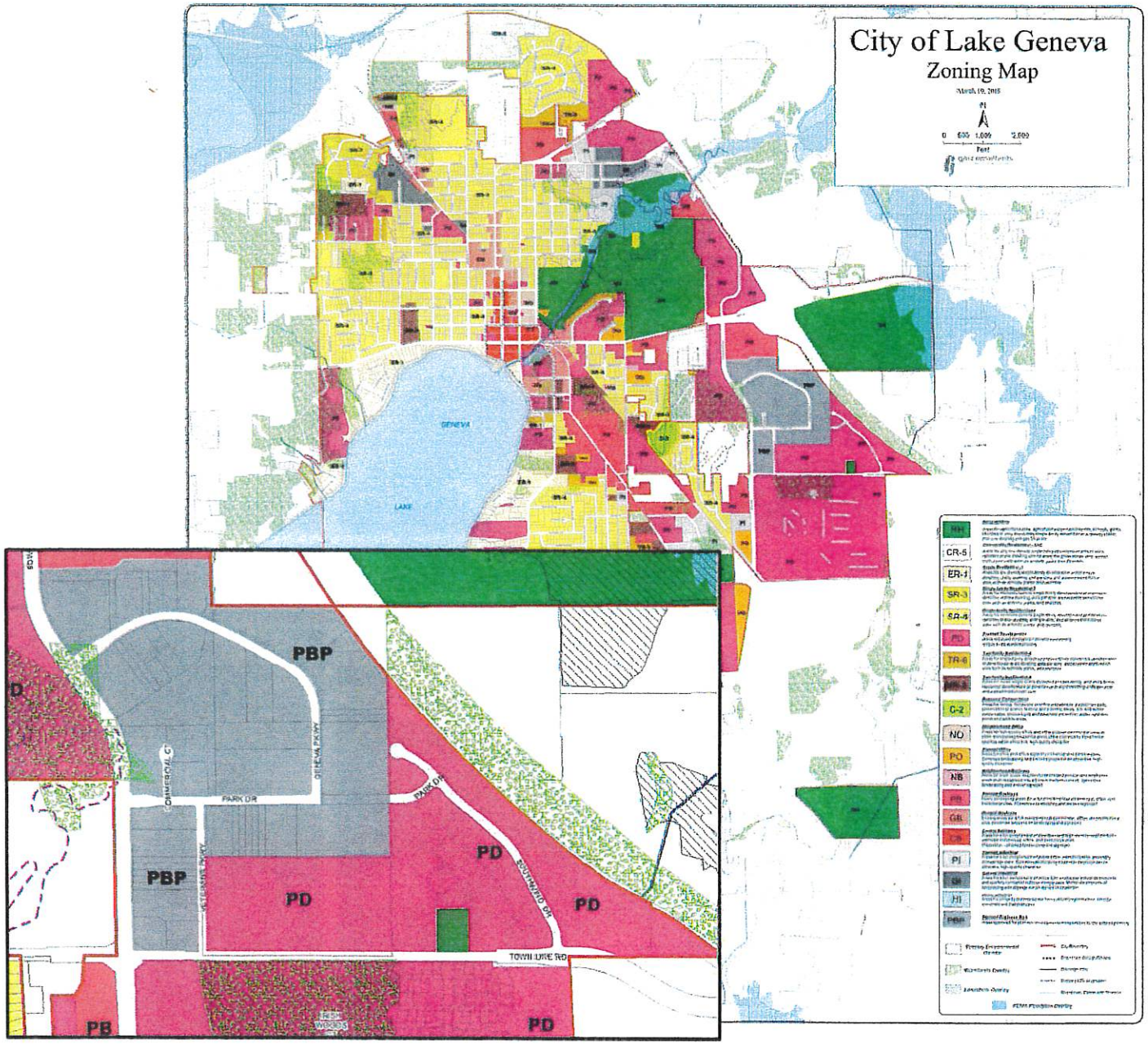
- Site area 12.75 acres (approx)
- Bordered by Park Drive to the north, and Veterans Parkway to the West
- May be in multiple lots, would require lots to be combined
- Slopes from a high point of appox 912' elevation in the northeast corner, down to a low point of approx 894' elevation in the northwest corner, (drop of about 18' across the site) PER GIS mapping (not a current survey)

SITE ANALYSIS

SITE ANALYSIS

Site Zoning

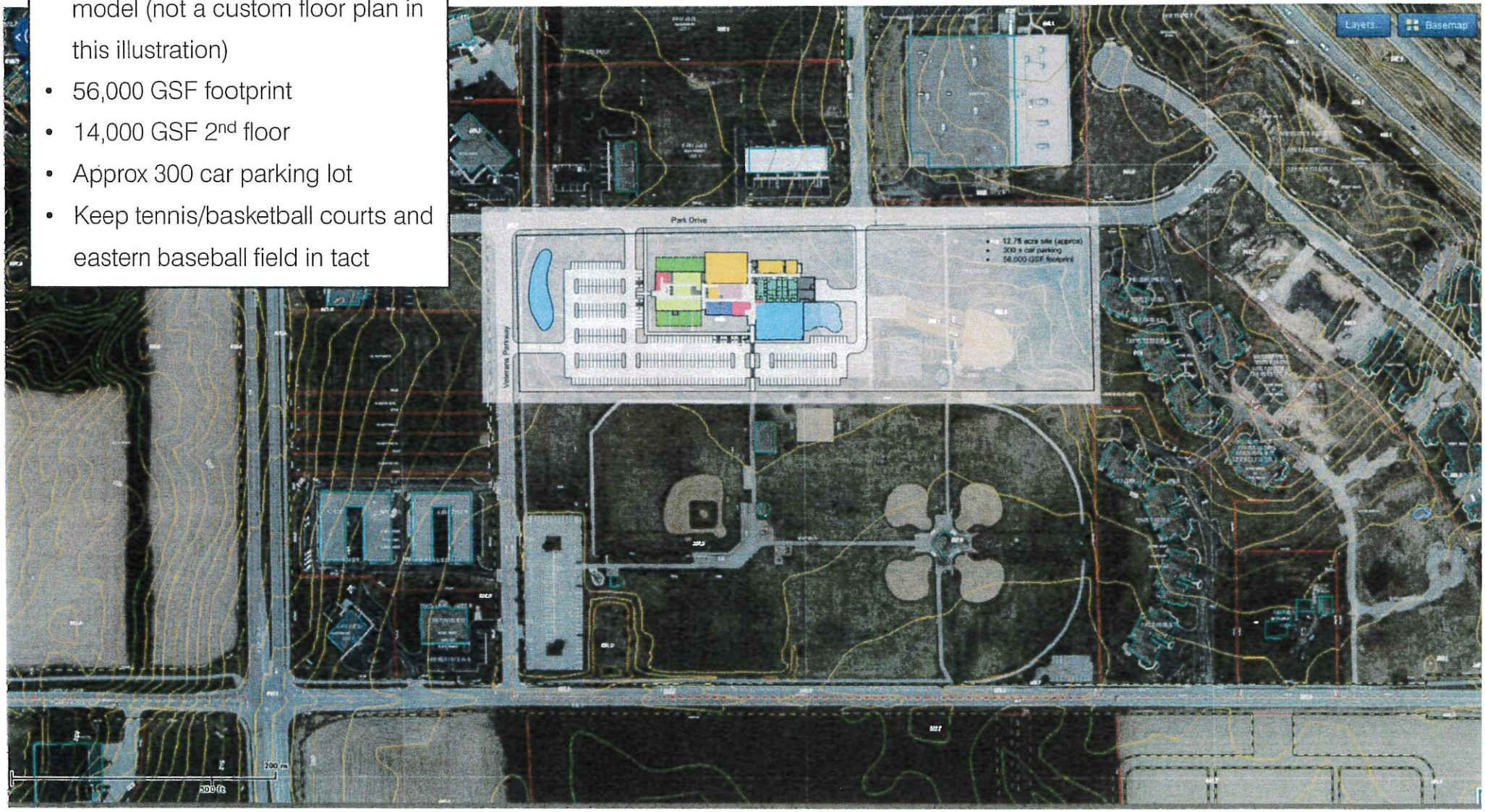
- Zoned PBP (Planned Business Park)
- Flexibility in setbacks, site to floor space ratios – *"planned development zoning unique to the subject property"*
- YMCA would be considered a Conditional Use – classified as a "Physical Activity Studio"
- Parking requirements – 1 space per every 3 occupants at maximum capacity



SITE ANALYSIS

Potential Site Usage

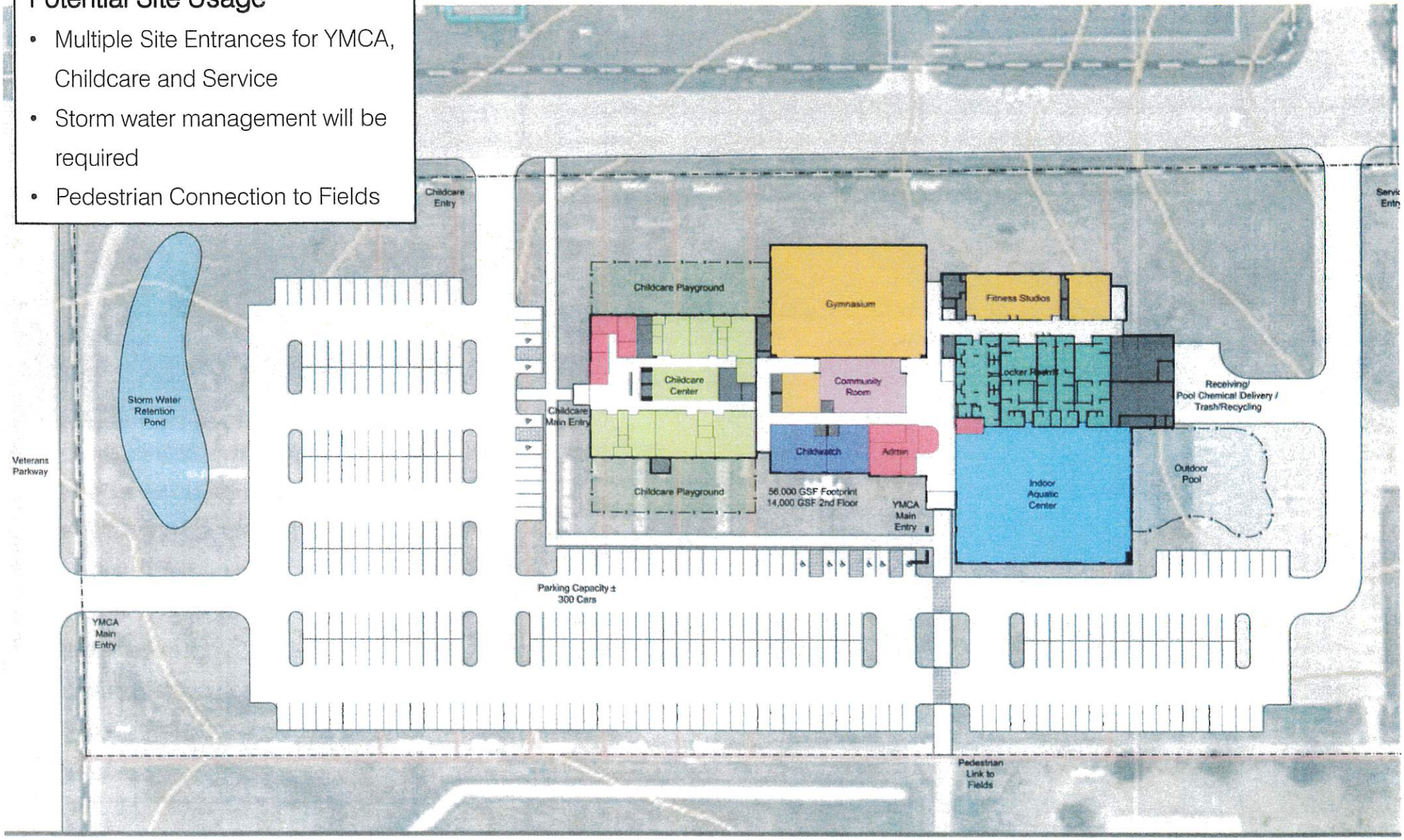
- Sealed Air YMCA in Racine as a model (not a custom floor plan in this illustration)
- 56,000 GSF footprint
- 14,000 GSF 2nd floor
- Approx 300 car parking lot
- Keep tennis/basketball courts and eastern baseball field in tact



SITE ANALYSIS

Potential Site Usage

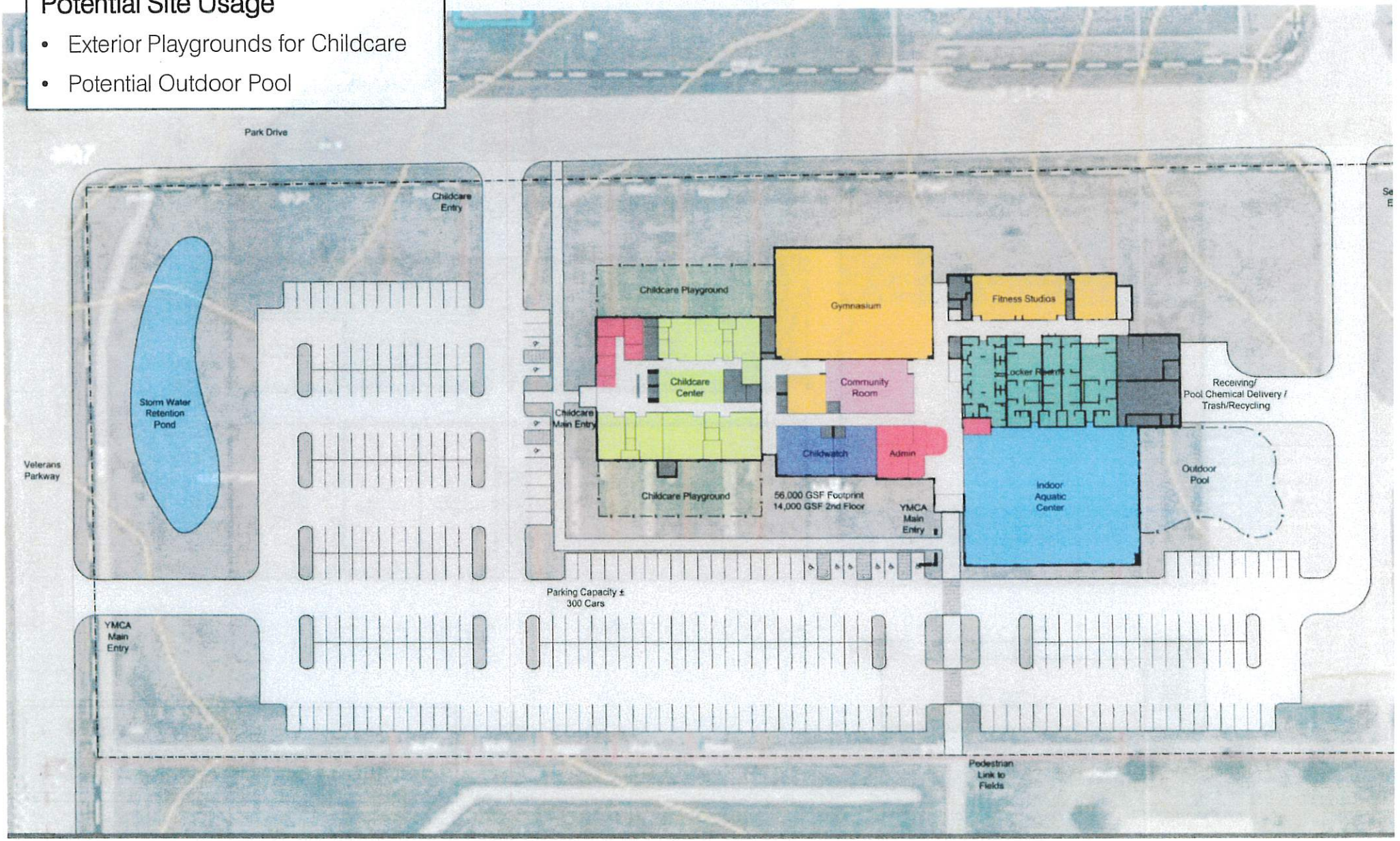
- Multiple Site Entrances for YMCA, Childcare and Service
- Storm water management will be required
- Pedestrian Connection to Fields



SITE ANALYSIS

Potential Site Usage

- Exterior Playgrounds for Childcare
- Potential Outdoor Pool



Existing Facility Square Footage

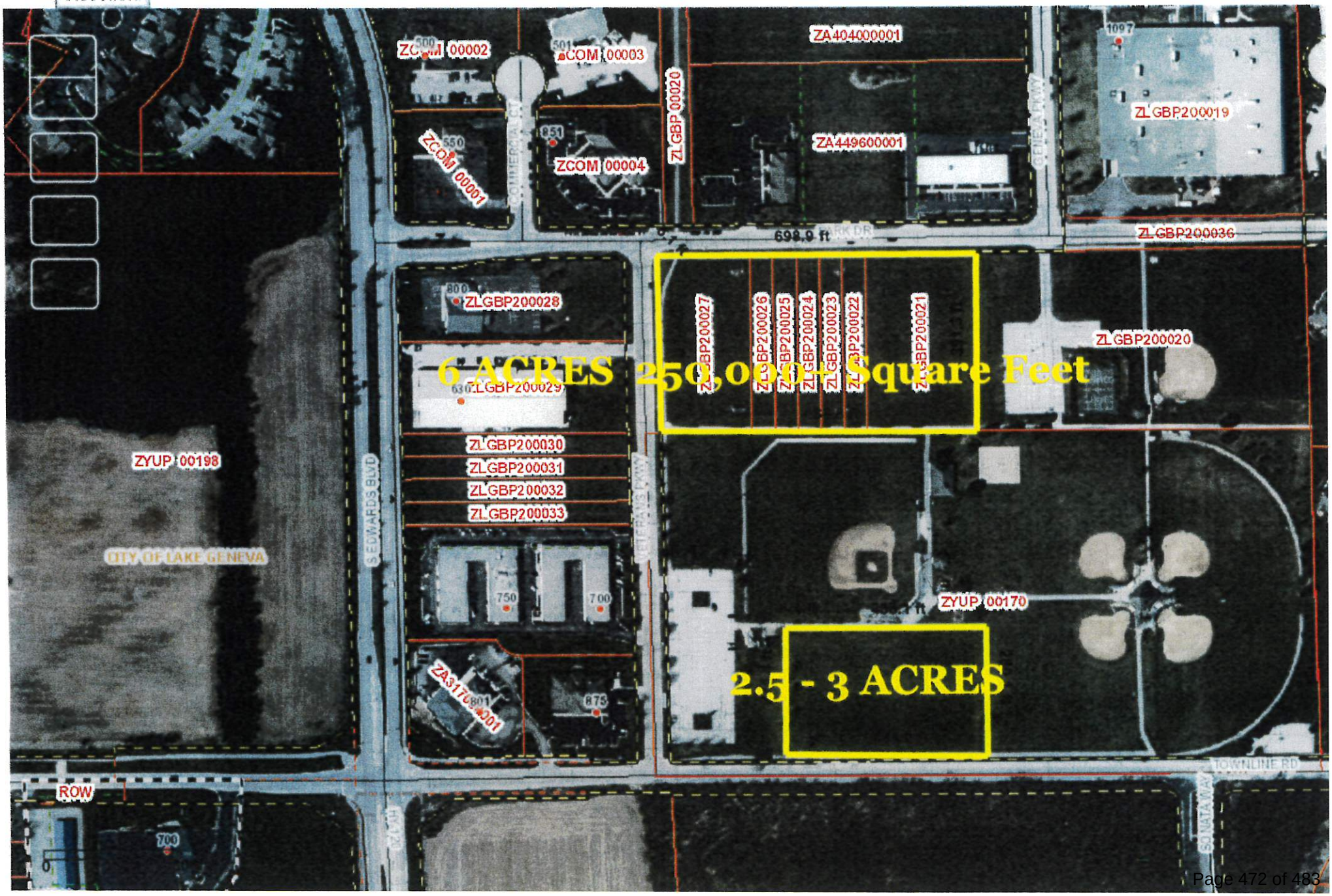
- Approx 47,000 GSF

Proposed Facility Square Footage

- 80,000 GSF

Geneva Lakes Family YMCA Conceptual Square Footage Summary

			Program Area	Existing Facility	
Actual Dept NSF % of Overall GSF	2.4%	NSF	1,940	570	YMCA Entry, Lobby & Common Spaces
Net to Gross factor	1.25	GSF	2,425	0	
	2.6%	NSF	2,110	1,028	YMCA Administration
	1.25	GSF	2,638	0	
	2.7%	NSF	2,120	1,540	YMCA Childwatch
	1.25	GSF	2,650	0	
	39.7%	NSF	31,710	16,801	YMCA Fitness Venues
	1.1	GSF	34,881	0	
	7.7%	NSF	6,190	4,232	YMCA Locker Rooms
	1.1	GSF	6,809	0	
	21.8%	NSF	17,425	10,614	YMCA Pool Room
	1.1	GSF	19,168	0	
	3.0%	NSF	2,400	785	YMCA Community Venues
	1.25	GSF	3,000	0	
	2.8%	NSF	2,250	5,187	YMCA Support & Maintenance
	1.25	GSF	2,813	0	
	5.1%	NSF	4,115	0	YMCA Childcare
	1.35	GSF	5,555	0	
	12.1%		9,678	6,223	Halls & Walls (deduct departmental NSF from overall GSF)
	0			0	
Square Footage Cost Estimate		$/SF	0		0
			70,260	40,757	Total NSF
$15,987,550		$200	79,938	46,980	Total GSF
Average Net to Gross Factor	1.14	1.15	87.9%	86.8%	Efficiency Ratio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ZLGBP200024
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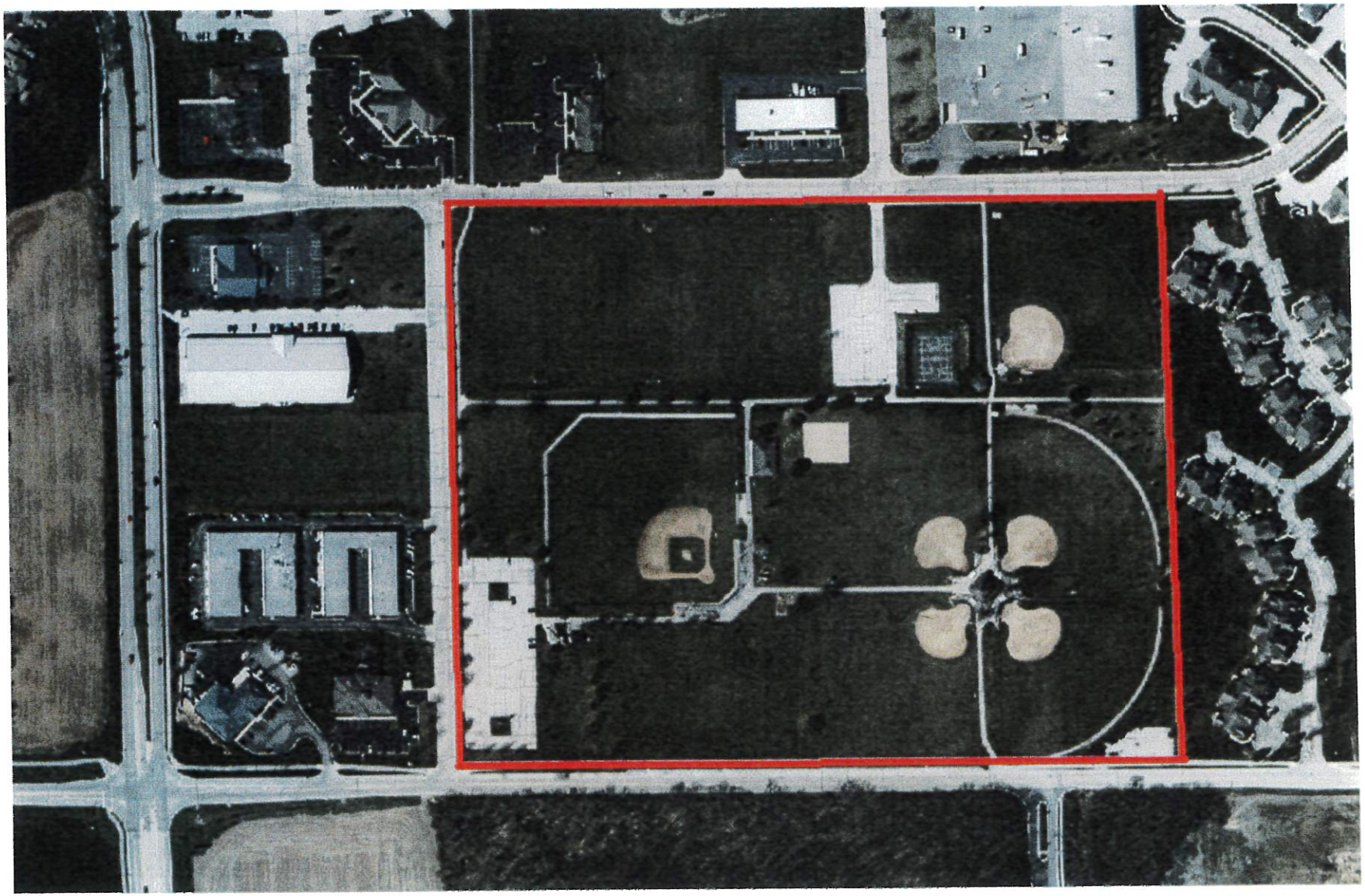
6 ACRES 250,000+ Square Feet
ZLGBP200020
ZLGBP200030
ZLGBP200031
ZLGBP200032
ZLGBP200033
ZYUP 00198
CITY OF LAKE GENEVA
EDWARDS BLVD
ZYUP 00170
2.5 - 3 ACRES
ZA3170 00001
ROW
TOWNLINE RD
SONATA WAY



Vets Park: 36.5 Acres total

Print E-mail

CITY OF LAKE GENEVA
AGENDA ITEM REQUEST FORM

PLEASE ATTACH ANY INFORMATION THAT YOU WOULD LIKE INCLUDED IN THE AGENDA PACKET.

1. **Name of individual(s) requesting agenda item. (Per § 2.42(c) of the municipal code, agenda item request must be submitted by two Aldermen, Mayor or Administrator and must be received by the City Clerk at least two Fridays prior to the scheduled City Council meeting.)**

   Aldermen Joel Hoiland and Brian Smith

2. **Item requested to be placed on agenda. (Please list as you would like to see it on the agenda.)**

   Discussion/Action to designate Townline Road property (Tax Key No. ZSB 00331) as the City's preferred location for a future public safety facility.

3. **Committee, Board or Commission which you are asking to review this item.**

   Common Council

4. **Date of meeting(s).**

   August 19, 2026

Signature: _____ Date: Aug 4, 2026

Signature: _____ Date: 8/6/2026

For Office Use Only

Date Received by Clerk: 08/06/2026

Committee/Council and Meeting Date Scheduled: _____

Notes: _____

Copies Provided to: City Administrator

MEMORANDUM

To: Mayor; Members of the Common Council; City Administrator; City Attorney; Staff
From: Aldermen Joel Hoiland and Brian Smith
Date: August 7, 2026
Subject: Evaluation of Publicly Owned Property for Future Public Safety Facilities

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Executive Summary

Why This Evaluation Is Needed – We are preparing to make one of the largest capital investment decisions in the City's history through the acquisition and development of future public safety facilities.

The January 2025 **PFC Operational Assessment, Facility Assessment, and Concept Study** evaluated emergency response coverage, staffing requirements, facility programming, and conceptual site characteristics. It confirmed that additional public safety facilities will be necessary as the City continues to grow. The Study answered **what** the City needs.

The study was **not** intended to determine which parcel represents the City's best long-term public investment. It did not consider broader public policy issues such as:

- public ownership;
- acquisition cost;
- preservation of the commercial tax base;
- Comprehensive Plan consistency;
- land-use compatibility;
- development agreements;
- environmental constraints;
- infrastructure costs;
- future expansion opportunities; and
- long-term fiscal sustainability.

A Site Selection Process would determine **where** those needs should be met after considering operational, legal, financial, land-use, and public policy factors. These are complementary—not competing—phases of one decision-making process.

Current Status

The City is in the process of acquiring privately owned commercial property at **1103 S. Edwards Boulevard**. Before final commitment to that acquisition, the Common Council should determine whether publicly owned or already tax-exempt properties can satisfy the City's operational needs while preserving commercial land for future economic development.

This report compares Townline Road property with Edwards Boulevard property using governance-based evaluation criteria and recommends completion of comparable due diligence before final site selection.

Comparing Townline vs. Edwards

Summary

- Townline is **city-owned**, no acquisition cost, preserves commercial land.
- Edwards is **privately owned**, requires purchase, removes commercial land from tax base.
- Townline was **not** part of consultant's recommended sites but aligns with long-term service area needs.
- Edwards was evaluated operationally but not recommended as the preferred site.
- Both sites require full due diligence; **neither is ready for final selection**.

Key Question: Has each viable property received the same objective legal, engineering, operational, financial, environmental, land-use, and fiscal evaluation before the City commits to one of the largest capital investments in its history?

Evaluation Criteria	Townline Road Property	1103 S. Edwards Boulevard
Current Ownership	**City-owned**	Private ownership (Greg Baird)
Parcel Size	Approximately 11.777 acres	Approximately 15.96 acres
Acquisition Cost	**None** (already publicly owned)	Purchase required
Eminent Domain	**Not required**	May be required if voluntary purchase fails
Property Tax Impact	**No loss of taxable property**	Removes commercially developable land from future tax base
Operational Study Consistency	Southeast service area consistent with long-term response objectives	Operationally evaluated as part of consultant study
Consultant Recommendation	Was privately owned; not evaluated in the consultant's 22-site screening	Evaluated in the operational/facility study but not identified as the consultant's recommended acquisition site
Comprehensive Plan Consistency	**Existing public asset**	Planned commercial designation should be evaluated for consistency with proposed public use
Future Commercial Development	Preserves privately owned commercial land elsewhere	Converts commercially designated land to tax-exempt public use
Long-Term Economic Impact	Maintains commercial development opportunities on Edwards corridor	Potential reduction in future commercial tax base and employment opportunities
Expansion Potential	Approximately 11.8 acres offers flexibility for phased expansion, training, parking and support facilities	Large parcel; expansion potential subject to site planning
Infrastructure Availability	Existing utilities nearby; verification required	Existing utilities likely nearby; verification required
Environmental Constraints	Wetlands, grading, geotechnical and environmental review required	Environmental review required
Development Agreement Issues	Requires legal review of Symphony Bay agreements	No known development agreement concerns identified
Deed Restrictions / Easements	Title, easements and restrictions require legal review	Standard title review required
Road Access	Frontage on Townline Road	Frontage on Edwards/Highway 120 corridor
Future Flexibility	High due to public ownership and ability to phase development	Moderate to High depending on final site plan
Public Investment	**Existing public asset**	Requires substantial acquisition investment before construction
Overall Fiscal Stewardship	Potentially lower total public investment	Higher total investment because land must first be acquired

Evaluation Criteria	Townline Road Property	1103 S. Edwards Boulevard
Remaining Due Diligence	Legal, environmental, engineering, utilities, geotechnical, traffic planning and cost estimating	Legal, environmental, engineering, appraisal, acquisition, financing, traffic planning and planning reviews
Due diligence complete?	**No**	**No**

Potential Advantages of the Townline Property

- **Fiscal Stewardship**:
  - No purchase cost
  - No eminent domain
  - Preserves taxable commercial land
- **Public Ownership Benefits**:
  - Allows full engineering, environmental, legal, and financial review before spending taxpayer dollars
- **Long-Term Flexibility**:
  - Appears able to accommodate fire, police, EMS, training, parking, stormwater, and future expansion

Decision Readiness

- Both properties have pending reviews in nearly all categories.
- Operational confirmation completed only for Edwards.
- Neither site has completed full due diligence.

Decision Element	Townline	Edwards
Ownership verified	Yes	Yes
Title review	Pending	Pending
Easements reviewed	Pending	Pending
Development agreement	Pending	N/A/Standard review
Environmental review	Pending	Pending
Wetland determination	Pending	Pending
Utility review	Pending	Pending
Traffic analysis	Pending	Pending
Geotechnical investigation	Pending	Pending
Cost estimate	Pending	Pending
Comprehensive Plan review	Pending	Pending
Operational confirmation	Pending	Completed
Final due diligence complete	**No**	**No**

Conclusion – Neither property has completed the full range of legal, engineering, environmental, planning, financial, and policy evaluations necessary to support a final acquisition decision.

Operational Study vs. Site Selection Process

Future Public Safety Needs

▼

PFC Operational Assessment *(Five Bugles Study)* ***Determined:*** Response coverage, staffing, apparatus, facility size, operational requirements, conceptual site locations and characteristics

Completed

▼

Site Selection Process (Pending) Determines: Best parcel***,*** public vs. private ownership***,*** acquisition strategy***,*** Comprehensive Plan, fiscal impacts***,*** environmental issues, infrastructure***,*** development agreement, legal considerations, long-term community benefit.

Still Required

▼

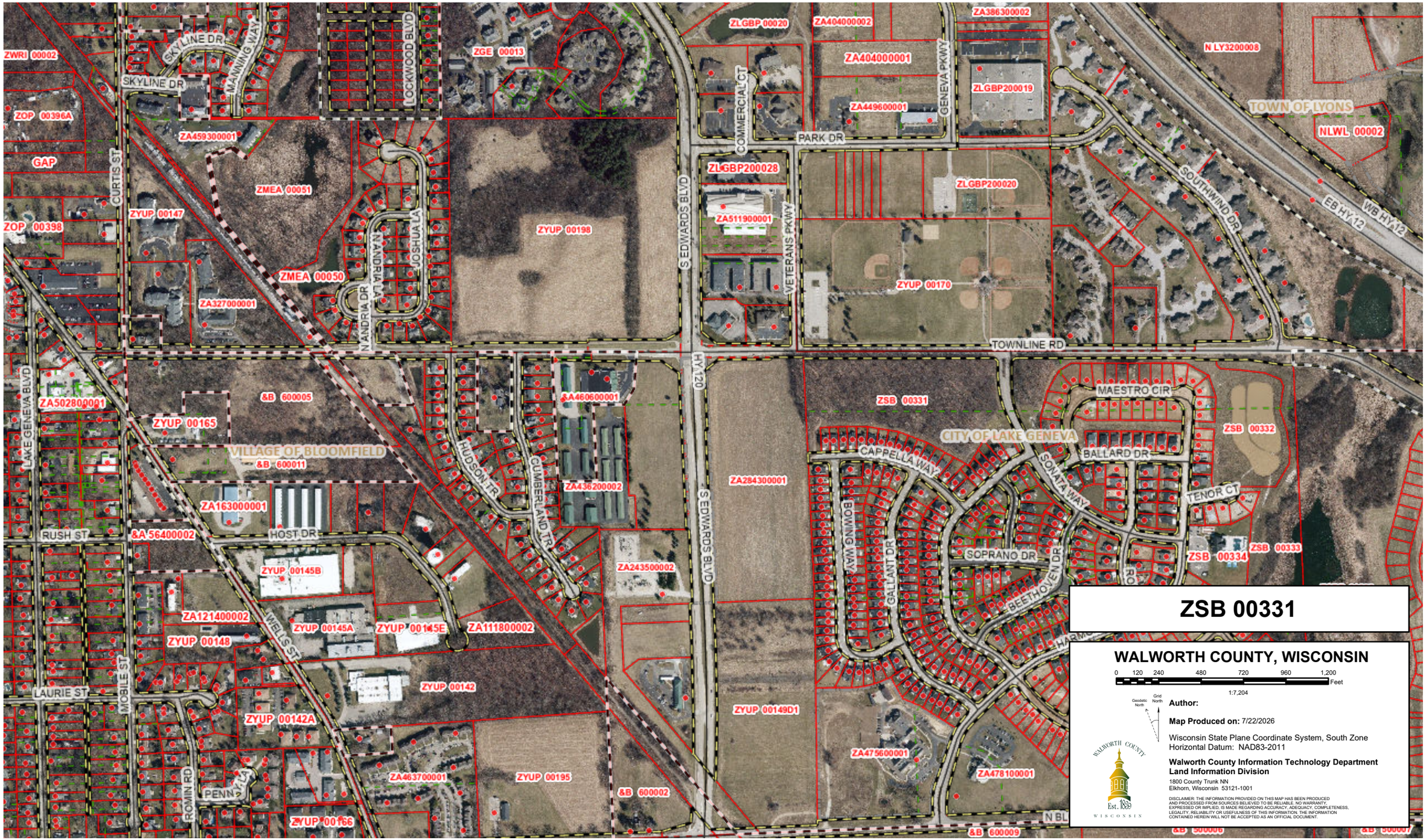
Final Council Decision

Motion – I move that the Common Council direct the City Administrator and City Attorney to complete or coordinate a comparative due diligence evaluation of the Townline Road property (Tax Parcel ZSB 00331) using the same legal, engineering, environmental, operational, financial, land-use, and planning criteria applied to any privately owned property under consideration for future public safety facilities.

The evaluation should include, at a minimum:

- Title and ownership review;
- Easement and deed restriction analysis;
- Development agreement review;
- Environmental and wetland assessment;
- Utility and infrastructure evaluation;
- Geotechnical investigation;
- Traffic and access review;
- Preliminary site planning;
- Construction cost estimates;
- Comprehensive Plan and Future Land Use consistency;
- Long-term fiscal impact analysis.

Upon completion of this evaluation, the Common Council will compare the Townline Road property with other viable candidate sites before making a final determination regarding acquisition of privately owned property for future public safety facilities.


ZSB 00331
WALWORTH COUNTY, WISCONSIN
0 120 240 480 720 960 1,200 Feet
1:7,204
Author:
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SKYLINE DR
MANNING WAY
LOCKWOOD BLVD
CURTIS ST
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NLWL 00002
GENEVA PKWY
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COMMERCIAL CT
PARK DR
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WB HY 12
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ZMEA 00050
ZA327000001
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JOSHUA LA
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ZYUP 00165
VILLAGE OF BLOOMFIELD
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CUMBERLAND TR
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ZA284300001
ZSB 00331
MAESTRO CIR
CITY OF LAKE GENEVA
ZSB 00332
CAPPELLA WAY
SONATA WAY
BALLARD DR
TENOR CT
BOWING WAY
GALLANT DR
SOPRANO DR
BEETHOVEN DR
ZSB 00333
ZSB 00334
RUSH ST
&A 56400002
HOST DR
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ZA243500002
ZA121400002
ZYUP 00148
ZYUP 00145A
ZYUP 00145E
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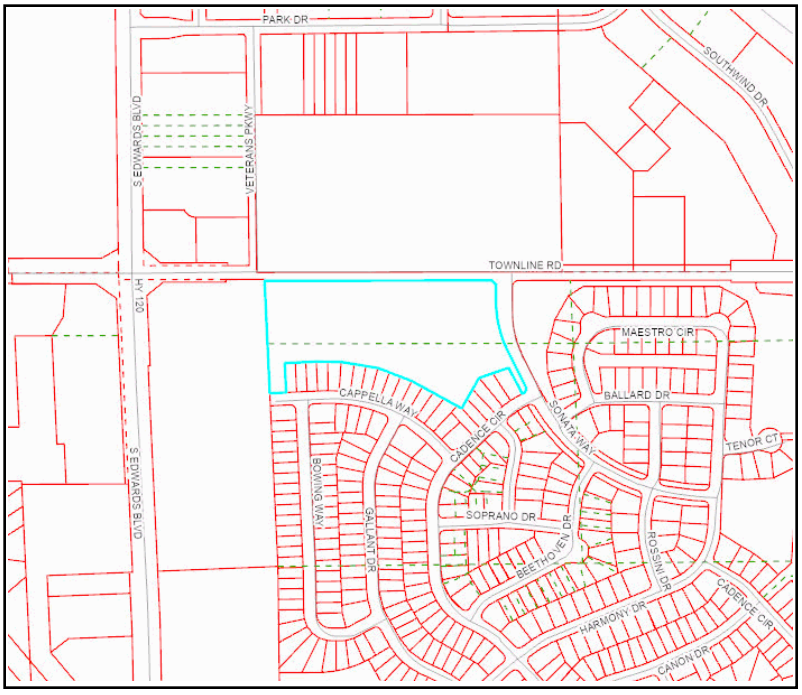


Walworth County, WI
Land Information Division

Property Details

Municipality: CITY OF LAKE GENEVA
Parcel Number: ZSB 00331
School District: 2884-LAKE GENEVA-GENOA CITY UI
Zoning District:

Owner Information

Owner Name: CITY OF LAKE GENEVA
Owner Name 2:
Mailing Address: 626 GENEVA ST

LAKE GENEVA WI, 53147

2025 Valuation Information

Land:	$1,000.00
Improvements:	$0.00
Total:	$1,000.00
Acres:	11.7770
Fair Market Value:	$1,200.00
Assessment Ratio:	0.8684297260
Mill Rate:	0.0141439370

Tax Information

First Dollar Credit:	$0.00
Special Assessment:	$0.00
Delinquent Utility Charge:	$0.00
Managed Forest Land Taxes:	$0.00
Total Billed:	$14.14
Net Tax	$14.14

School Credit:	$1.55
Lottery Credit:	$0.00
Special Charges:	$0.00
Private Forest Crop Taxes:	$0.00
Woodland Tax Law Taxes:	$0.00

Tax Jurisdictions

WALWORTH COUNTY $2.52
LAKE GENEVA J1 SCHOOL DIST $4.44
LAKE GENEVA-GENOA CITY UHS $2.18
GATEWAY TECHNICAL $0.61
CITY OF LAKE GENEVA $4.39

Elected Officials / Voting Districts

Supervisory District:	Sheila T. Reiff (D11)
State Representative:	Amanda M. Nedweski (R) (Wisconsin's 32nd Assembly Distr
State Senator:	Stephen Nass (R) (Wisconsin's 11th Senate District)
US Representative:	Bryan Steil (R) (Wisconsin's 1st District)
US Senator:	Ron Johnson (R), Tammy Baldwin (D)

Special Assessments / Charges

Soil Classification

Soil Type	Soil Name	Acres
FsB	FOX SILT LOAM, 2 TO 6 PERCENT SLOPES	11.7105
FsC2	FOX SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED	0.1310
SeA	ES SILT LOAM, GRAVELLY SUBSTRATUM, 0 TO 2 PERCEI	0.0001

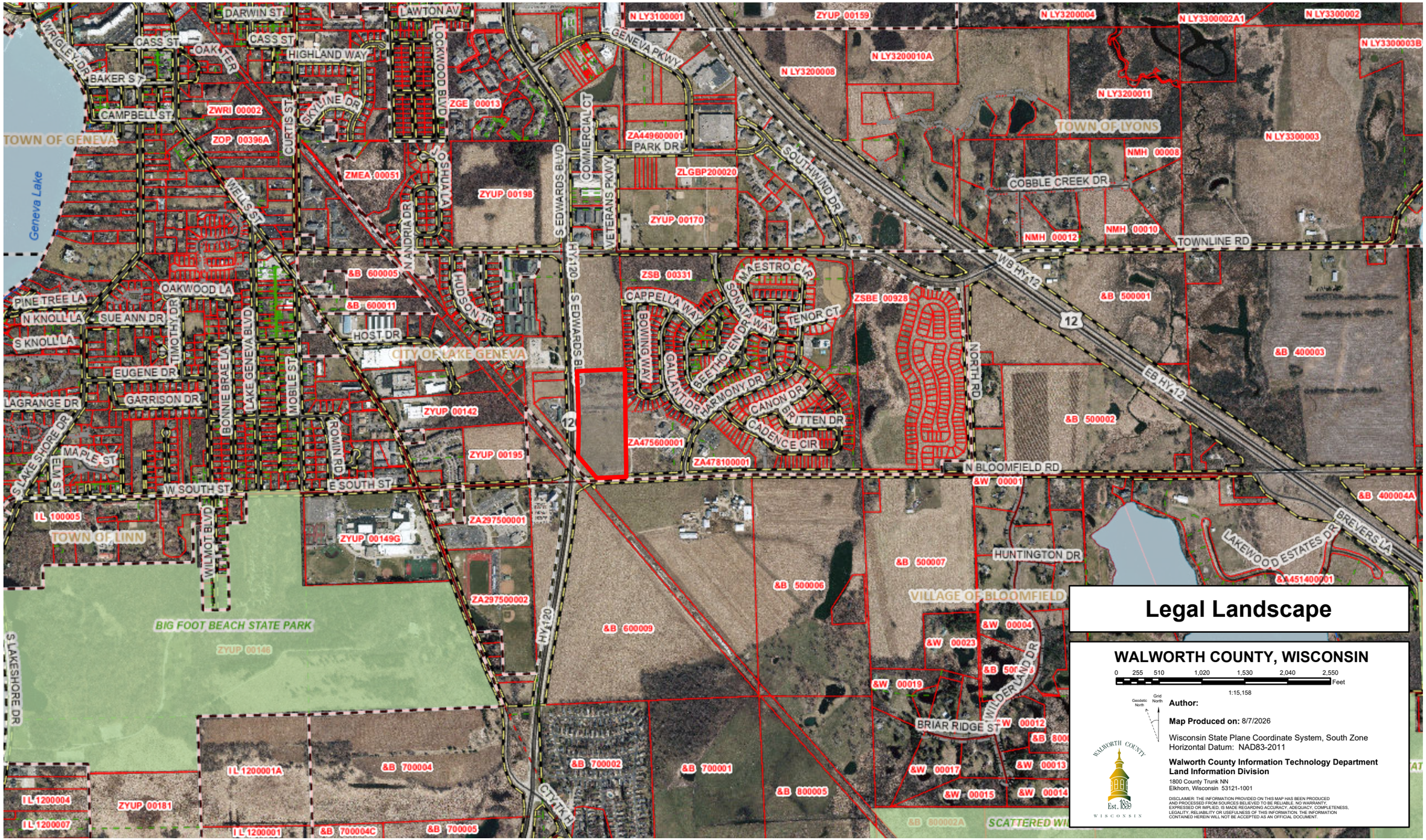
Property Address

Legal Description

OUTLOT 1 SYMPHONY BAY SUBD RECORDED IN CAB E SLIDE 14 OF WCR. LOCATED IN NW1/4 NE1/4 SEC 6 T1N R18E. CITY OF LAKE GENEVA 513000 SQ FT; OMITTING ZYUP-174

Disclaimer

The information provided in this property information page is not official information. All official tax information is recorded in the Walworth County Treasurer's Office. To verify tax payment/payoff status, contact the Walworth County Treasurer's Office at 262-741-4251.


Legal Landscape
WALWORTH COUNTY, WISCONSIN
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Feet
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Author:
Map Produced on: 8/7/2026
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011
Walworth County Information Technology Department
Land Information Division
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TOWN OF GENEVA
TOWN OF LYONS
CITY OF LAKE GENEVA
TOWN OF LINN
VILLAGE OF BLOOMFIELD
BIG FOOT BEACH STATE PARK
Geneva Lake
TOWNLINE RD
N BLOOMFIELD RD
GENEVA PKWY
S EDWARDS BLVD
HY 120
WB HY 12
EB HY 12
COBBLE CREEK DR
HUNTINGTON DR
BRIAR RIDGE ST
LAKEWOOD ESTATES DR
BREWERS LA
CAPPELLA WAY
MAESTRO CIR
SONATA WAY
TENOR CT
BEETHOVEN DR
HARMONY DR
CANON DR
BRITTEN DR
CADENCE CIR
GALLANT DR
BOWING WAY
NORTH RD
HOST DR
OAKWOOD LA
EUGENE DR
GARRISON DR
LAGRANGE DR
PINE TREE LA
N KNOLL LA
S KNOLL LA
SUE ANN DR
TIMOTHY DR
BONNIE BRAE LA
LAKE GENEVA BLVD
MOBILE ST
WELLS ST
MAPLE ST
W SOUTH ST
E SOUTH ST
ROMIN RD
WILMOT BLVD
S LAKESHORE DR
CASS ST
DARWIN ST
LAWTON AV
LOCKWOOD BLVD
HIGHLAND WAY
BAKER ST
CAMPBELL ST
CURTIS ST
SKYLINE DR
WRIGLEY DR
JOSHUA LA
NANDRIA DR
HUDSON TR
COMMERCIAL CT
VETERANS PKWY
PARK DR
SOUTHWIND DR
WILDERLAND DR
ZYUP 00159
N LY3100001
N LY3200004
N LY3300002A1
N LY3300002
N LY3300003B
N LY3200010A
N LY3200008
N LY3200011
N LY3300003
ZGE 00013
ZWRI 00002
ZOP 00396A
ZMEA 00051
ZYUP 00198
ZA449600001
ZLGBP200020
ZYUP 00170
NMH 00008
NMH 00012
NMH 00010
&B 600005
&B 600011
ZSB 00331
ZSBE 00928
&B 500001
&B 400003
ZYUP 00142
ZA475600001
ZA478100001
&B 500002
ZYUP 00195
&W 00001
&B 400004A
IL 100005
ZA297500001
ZYUP 00149G
ZA297500002
&B 500007
&B 500006
&B 600009
&W 00004
&W 00023
&W 00019
&W 00012
&W 00017
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&W 00015
&W 00014
&B 700004
&B 700002
&B 700001
&B 800005
&B 800002A
IL 1200001A
IL 1200004
IL 1200007
ZYUP 00181
IL 1200001
&B 700004C
&B 700005
ZYUP 00146
SCATTERED WI

Print

Resident Volunteer Application for Boards, Committees, and Commissions - Submission #917

Date Submitted: 5/8/2026

Information About You

Name*	Aldermanic District*	Years in Lake Geneva*
Trilla, Dana	3	1.5

[redacted]

Choose up to 3.

First Choice*	Second Choice	Third Choice
Tourism Commission: 1-Year Term	-- Select One --	-- Select One --

Other:

Why are you interested in serving on your selections above?*

I'd love to serve on the City of Lake Geneva Tourism Committee again because I care deeply about supporting the local community and helping visitors experience everything that makes Lake Geneva unique. Tourism plays a major role in the city's vitality, and I'm excited by the opportunity to contribute ideas that promote local businesses, community events, and sustainable growth. I enjoy collaborating with others, bringing a thoughtful perspective to community initiatives, and helping create positive experiences for both residents and visitors.

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

My qualifications for serving on the City of Lake Geneva Tourism Committee include more than 13 years of experience owning and operating a local restaurant, giving me firsthand knowledge of the hospitality industry and the importance of tourism to our community. I have also spent the past 5 years running the Geneva Lakes Whiskey Club, helping create community engagement and regional interest through events and partnerships. For the last 3 years, I have organized and curated the annual Wee Whiskey Fest, an event that attracts visitors and supports local businesses throughout the area. In addition, I previously served 4 years on the Tourism Board, where I gained valuable experience collaborating on initiatives that promote Lake Geneva as a destination and strengthen our local economy.

Describe any prior experience with Public Service or Civic Involvement. *

As noted above, I previously served on the Board under both Mayor Tom Hart and Mayor Charlene Klein. I voluntarily stepped down from my appointment in 2023 because the Geneva Lakes Whiskey Club, which I represent, intended to apply for a grant to help facilitate the launch of Wee Whiskey Fest. In an effort to avoid any potential conflict of interest or appearance of bias during the application process, I believed it was appropriate to resign from the Board at that time.

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

I hope to support initiatives that encourage sustainable tourism, increase year-round visitation, and create opportunities for local businesses, restaurants, retailers, and event organizers to thrive.
I am also passionate about promoting unique experiences and events that showcase the community's culture, hospitality, and local partnerships. Through collaboration with fellow board members, city leadership, and business owners, I would like to help develop thoughtful strategies that continue to attract visitors while ensuring Lake Geneva remains welcoming and enjoyable for residents as well.
Additionally, I hope to contribute ideas that expand community engagement, support responsible growth, and enhance Lake Geneva's reputation as one of the premier destination communities in the region.

Electronic Signature Agreement*

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

☑ I agree.

Electronic Signature*

Dana M Trilla

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

Appointed To:

Council Meeting Date: mm/dd/yyyy

Term Expiration Date: mm/dd/yyyy