



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

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL
MONDAY, JANUARY 25, 2021 6:00 P.M.
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members:

Mayor Charlene Klein, Council President, Rich Hedlund, Council Vice President, John Halverson,
Alderspersons: Tim Dunn, Mary Jo Fesenmaier, Cindy Flower, Ken Howell, Shari Straube, and Joan Yunker

THE CITY OF LAKE GENEVA IS HOLDING ALL MEETINGS VIRTUALLY AS WELL AS IN PERSON TO HELP PROTECT OUR COMMUNITY FROM THE CORONAVIRUS (COVID-19) PANDEMIC. IN-PERSON ATTENDANCE WILL BE LIMITED TO NO MORE THAN THIRTEEN PEOPLE, ON A FIRST COME FIRST SERVED BASIS. IF YOU WISH TO LISTEN OR WATCH THE MEETING YOU MAY DO SO BY USING THE FOLLOWING:

1. Links to the City of Lake Geneva's live video stream can be found at www.cityoflakegeneva.com/video
2. Television: Watch live broadcast of the meeting on Spectrum Cable Channel 25
3. Listen to audio via phone: (602) 333-2017 (Long distance rates may apply) (888) 204-5987 (Toll Free) **Access Code:** 9746153
4. You can provide public comment on agenda items by appearing in person or by emailing your comments to the Clerk at cityclerk@cityoflakegeneva.com or you may deliver your written comments to the City of Lake Geneva City Hall, 626 Geneva Street, Lake Geneva, WI 53147. All written comments must be provided to the Clerk by 5:00 P.M. on the date of the meeting. All written comments will be read aloud during the agenda item when public comments are allowed during the meeting.

AGENDA

1. Mayor Klein call the meeting to order
2. Pledge of Allegiance – Alderperson Fesenmaier
3. Roll Call
4. Awards, Presentations, Proclamations, and Announcements
5. Re-consider business from previous meeting
 - a. Discussion/Action regarding **Resolution 20-R85** a resolution approving the 2021 wages for Mayor and Alderperson
6. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes
7. Acknowledgement of Correspondence
8. Approve the Regular Council Minutes of January 11, 2021 as prepared and distributed
9. **CONSENT AGENDA**– *Recommended by Finance, Licensing and Regulation on January 19, 2021.* 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. Tier II Event Permit Application filed by the Geneva Lake Arts Foundation INC for the event of Art in the Park to take place on August 14, 2021 and August 15, 2021 located in Flat Iron Park

10. Items removed from the Consent Agenda

11. Discussion/Action regarding **Resolution 21-R05** a resolution extending the Family First Coronavirus Response Act (FFCRA) through March 31, 2021
12. Discussion/Action regarding a recommendation of the Riviera Restoration Ad Hoc Committee to accept the interior finish proposals from Nancy Mooney Buske, MSI Corp
13. Discussion/Action regarding a recommendation of the Riviera Restoration Ad Hoc Committee to accept a donation of an exterior lighting system and fixtures by the Beautification Committee- Presented by Grace Ecklund
14. **Recommendation of the Finance, Licensing, and Regulation Committee of January 19, 2021- Ald. Howell**
 - a. Discussion/Action regarding pay request #2 for Project 4453A- The Riviera Phase II- Interior Remodel and MEP Work in an amount not to exceed \$478,823.75
 - b. Discussion/Action regarding **Resolution 21-R06** a resolution amending the fee schedule as it relates to the 2021 rates for Slips, Buoys, and Kayak Racks (*Finance, Licensing, and Regulation Committee approved 0% increase for residents and 3% increase for non-residents and non-residents property owners on January 19, 2021*)
 - c. Discussion/Action regarding approval of payment of 2021 Snow Plow purchase from the Equipment Replacement Fund in an amount not to exceed \$178,092.00
 - d. Discussion/Acceptance of January 19, 2021 Finance, Licensing, and Regulation Committee Payment Approval Reports

15. Recommendation of the Planning Commission of January 18, 2021- Ald. Dunn

- a. Discussion/Action regarding an Extra Territorial Zoning review of a proposed Certified Survey Map (CSM) for Edwin C Meltzer Art Foundation Inc., 101 Broad St. Suite 207, to create **1 newly** dimensioned lot as identified on the certified survey Project no. 20.908 for Tax Key No. JG1300010A
- b. Discussion/Action regarding an Extra Territorial Zoning review of a proposed Certified Survey Map (CSM) for Edwin C Meltzer Art Foundation Inc., 101 Broad St. Suite 207, to create **3 newly** dimensioned lots as identified on the certified survey Project no. 17.612 for Tax Key No. JG1300010A
- c. Discussion/Action regarding **Resolution 21-R07** a resolution authorizing the issuance of a "Limited" Conditional Use Permit (CUP) filed by Nicholas Kammes d.b.a.1224 E. Pinecrest Ln. Elkhorn WI 53121 for a request to utilize the building located at 512 ½ Broad St. as a Commercial Indoor Lodging land use in the Central Business (CB) zoning district. Tax Key No. ZGD00005

16. Mayoral Appointments

- a. Appointment of Alderperson Halverson to the Chamber of Commerce Board with a term to expire May 1, 2021

17. Adjournment

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

Resolution 20-R85

The Common Council of the City of Lake Geneva hereby establishes the following salaries for its Elected Officials, in accordance with Wis Stat 66.0505(2), as approved in the 2021 Budget, to be effective May 1, 2021:

Position	2020 Annual Rate	Proposed 2021 Rate	Change
Mayor	\$6,858.02	\$6,858.02	0%
Aldersperson	\$4,000.10	\$4,000.10	0%

Adopted this 14th day of December, 2020.

Charlene Klein, Mayor

ATTEST:

Lana Kropf, City Clerk

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL MINUTES
MONDAY, JANUARY 11, 2021 6:00 P.M.
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members: Mayor Charlene Klein, Council President, Rich Hedlund, Council Vice President, John Halverson, Alderpersons: Tim Dunn, Mary Jo Fesenmaier, Cindy Flower, Ken Howell, Shari Straube, and Joan Yunker

Mayor Klein called the meeting to order at 6:03 p.m.

Aldersperson Yunker led the Council in the Pledge of Allegiance.

Roll Call

Present: Dunn, Fesenmaier, Flower, Halverson, Hedlund, Howell, Straube, and Yunker

Absent:

Awards, Presentations, Proclamations, and Announcements

Re-consider business from previous meeting

Motion by Hedlund to reconsider Resolution 20-R85, second by Howell. Motion carried 7-1, with Fesenmaier voting no.

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

Approve the Regular Council Minutes of December 28, 2020 as prepared and distributed

Motion by Hedlund to approve, second by Halverson. No discussion. Motion carried 8-0.

CONSENT AGENDA– Recommended by Finance, Licensing and Regulation on January 5, 2021. 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.

NONE

Items removed from the Consent Agenda

None

Discussion/Action regarding Resolution 21-R01 a resolution to ratify the Emergency Proclamation approved by the Chief Executive Officer Pertaining to the COVID-19 Pandemic and Declaration of Emergency

Motion by Howell to approve with the date of expiration of March 8, 2021, second by Halverson. No discussion. Motion carried 8-0.

Discussion/Action regarding Resolution 21-R02 a resolution authorizing the issuance and sale of \$2,360,000 Taxable General Obligation Promissory Notes, Series 2021A

Motion by Hedlund to suspend the rules to allow Jon Cameron from Ehlers Financial to speak, second by Howell. Motion carried 8-0.

Jon Cameron addressed the Council regarding the sale of the notes for the borrowing. He noted that the bids were very competitive and that both notes received more bids than originally anticipated. He also added that the City received the highest moody rating based on its credit history. He noted that due to the lower anticipated underwriting discount on the bid the amount of borrowing was reduced from \$2,360,000 to \$2,330,000. He further noted that the note was bid on at a 1.0021%.

Motion by Howell to approve with the new amount of \$2,360,000, second by Yunker. Motion carried on a roll call vote 8-0.

Discussion/Action regarding **Resolution 21-R03** a resolution authorizing the issuance and sale of \$7,120,000 General obligation Promissory Notes, Series 2021B

Motion by Hedlund to suspend the rules to allow Jon Cameron to speak, second by Dunn. Motion carried 8-0.

Cameron added that with the savings on the bid for the borrowing, the City will be saving approximately \$300,000. The interest cost on this note was 0.6745%.

Motion by Howell to approve with the new amount of \$7, 040,000, second by Halverson. No discussion. Motion carried on a roll call vote 8-0.

Discussion/Action regarding **Resolution 21-R04** a resolution combining Polling Locations for the February 16, 2021 Spring Primary

Clerk Kropf explained that this election will have a lower torn out with only one item on the ballot and is requesting that the polling locations be combined. She also added that the Fire Department is still not available for use due to COVID-19.

Motion by Howell to approve, second by Halverson. Motion carried 8-0.

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

Discussion/Action regarding approval of the 2021 contract for landscaping maintenance services with Breezy Hill Nursery, including Addendum #1 in an amount not to exceed \$19,853.42 (*Finance, Licensing, and Recommendation Committee approved December 1, 2020*)

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

Discussion/Acceptance of January 5, 2021 Finance, Licensing, and Regulation Committee Payment Approval Reports

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

Motion to go into Closed Session pursuant to Wisconsin Statutes 19.85(1)(g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved regarding: **regarding contested tax assessment for 2020**

Motion by Hedlund to convene the Council into closed session and to include all City staff, second by Yunker. Motion carried 8-0 on a roll call vote. The Council convened into closed session at 6:25 p.m.

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

Motion by Howell to reconvene into open session, second by Hedlund. Motion carried 8-0 on a roll call vote. The Council reconvened into open session at 6:37 p.m.

Motion by Howell to approve the settlement as discussed in closed session, second by Hedlund. Motion carried on a roll call vote 7-1, with Fesenmaier voting no.

Adjournment

Motion by Hedlund to adjourn, second by. Motion carried 8-0. The meeting adjourned at 6:38 p.m.

CITY OF LAKE GENEVA - EVENT PERMIT APPLICATION

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

Applications must be submitted **AT LEAST 4 WEEKS** prior to the proposed event date(s).

Section I. APPLICANT INFORMATION

NAME OF APPLICANT:

(Nikki Marsicano) Geneva Lake Arts Foundation Inc

NAME OF EVENT ORGANIZER/PRODUCER:

Art in the Park

PRODUCTION COMPANY/ORGANIZATION:

Geneva Lake Arts Foundation

FEDERAL TAX ID:

46-4600038

STREET ADDRESS:

223 Broad St

APT. UNIT OR SUITE #:

CITY:

Lake Geneva

STATE:

WI

ZIP CODE:

53147

E-MAIL ADDRESS:

geneva lake arts foundation@gmail.com

DAYTIME PHONE:

CELL PHONE

Are you a ☐ For Profit or ☒ Non-profit Organization 501(c) ___?

EIN # (Tax Exempt Number):

0668101

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

Section II. EVENT INFORMATION

☐ **Public Assembly Permit – * Non-profit (No Charge), Otherwise FEE \$60 per day**

(Meet one or more criteria) Single day event use of City of Lake Geneva facilities with NO street, parking or intersection closures, attendance under 500, NO serving of alcohol in public space.

☐ **Block Parties or use of Gazebo for 1 Hour Photo Ops: * Non-profit (No Charge), Otherwise FEE \$75.00**

Small event limited to one street with 4 barricades in a neighborhood or gazebo in Flat Iron Park.

☐ **Tier 1 Events: * Non-profit (No Charge), Otherwise FEE \$250 for an event up to seven days, additional \$50 per day thereafter**

(Meet one or more criteria) Rolling closure of streets, public walkway, limited parking stalls or intersection closures that do not impact public use, attendance of 501 to 3,000, four (4) hours or less of alcohol sales or serving, majority use of a city park(s), or other municipal facility.

☒ **Tier 2 Events: * Non-profit (No Charge), Otherwise FEE \$500 for an event up to seven days, additional \$100 per day thereafter**

(Meets one or more criteria) Non-profit or not-for-profit organization offering multiple-day events, attendance of more than 3,000+, more than four (4) hours of alcohol sales or serving, and/or exclusive use of City park(s), street(s), limited parking stalls, or other municipal facility.

Note: Seminary (includes the use of the Shelter) and Flat Iron Park (includes the use of Brunk Pavilion) have 3 available picnic tables and 10 benches which you can select as part of your event permit. Any additional picnic tables, benches, or barricades needed should be directed to a rental company.

1. Title of Event: Art in the Park
2. Date(s) of Event: August 14 & 15 2021
3. Location(s) of Event: Flat Iron Park
4. Hours: 8/14 - 10-5 8/15 10-4
Note: Start Time & End Time

*would like to enter
Flat Iron park on 8/13/21
@ 4pm for setup

5. Event Chair/Contact Person: _____ Phone: _____
6. Day of Event Contact Name: _____ Phone: _____

7. Is the event open to the public? ☒ Yes ☐ No
8. Will you charge an admission fee? ☐ Yes ☒ No
9. Estimated Attendance Number: 3000 - 4000
10. Basis for estimate: previous years

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

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:
Dumpster rented from Johns Disposal

15. Description of plan for providing event security (if applicable): Private Security - evenings - 8/13 8/14 9pm-5am
City of L.G. also: Parking barricade on Centist Sat 16 Sun: 6-9am 1/2
004 security, Natman Sun 4-6pm
16. Will there be fireworks or pyrotechnics at your event? ☐ Yes ☒ No
If yes, please attach a fireworks display permit or application.
17. Will your event include the sale of beer and/or wine? ☐ Yes ☒ No
If yes, please attach a completed Temporary Alcohol License & Temporary Operator License Application.
18. Will you or any other vendors be selling food or merchandise? ☒ Yes ☐ No
If yes, please attach list of proposed vendors, including business name and type of food/merchandise sold.
004 security, Natman
19. Do you intend to use the available picnic tables and benches in the location? ☒ Yes ☐ No

Section III. STREET USE

☐ Check if this section does not apply.

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

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

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

Road closures must include rental of barricades, please work with our Street Dept.

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

Date(s) of use: Aug 14 & 15 (August 13 6:00pm-9pm setup)

Total Number of Parking Stalls Request: 94

Parking Stall Number(s) and Location: Center St stalls 720-793

LC lot + 36 stalls 978-1002 including 1 handicap spot

3. Description of signage to be used during event: Reserved all day Aug 14 & Aug 15

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

Anticipated Services

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

☒ Electricity Explain: for Boy Scout Food Vending, Pavilion

☐ Water Explain: _____

☒ Traffic Control Explain: (no Sta Saturday Morning - Center St)

☐ Police Services Explain: _____

☐ Fire/EMS Services Explain: _____

☐ Other Explain: _____

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

ALL PARKS & PUBLIC SPACES: must be left the way they were originally found. A credit card is required to be held should the park/public space incur damage or not be picked up.

Credit Card # (Required): _____

Expiration Date: _____ CVV #: _____

Name on Credit Card: _____

Billing Address: _____

City, State, Zip: _____

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's Signature: _____

Date: _____

For Office Use Only

Date Filed with Clerk: 12/16/20 **Payment with Application:** \$ _____ **Receipt:** _____

*Circulation required to the following Departments:

Department: **Date:** **Circulated:**

City Clerk/Administrator ☐

Notes: [Signature]

Police Chief ☐

Notes: _____

Fire Chief ☐

Notes: _____

Street Dept ☐

Notes: [Signature]

Parking Dept ☐

Notes: [Signature]

Piers, Harbors & Lakefront ☐

Notes: _____

FL&R: Meeting Date: _____ ☐

Council: Meeting Date: _____ ☐

96 STALLS * 2 DAYS * \$20 = \$3840.00
DONATION

RESOLUTION OF THE COMMON COUNCIL			
Resolution extending the Family First Coronavirus Response Act (FFCRA) through March 31, 2021			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	21-R05	Date:	January 25, 2021

WHEREAS, the COVID-19 Pandemic has impacted the nation's workforce, and

WHEREAS, Congress had enacted, and the president signed the bill known as Family First Coronavirus Response Act (FFCRA) expanding coverage of the Family Medical Leave Act effective April 1, 2020, and

WHEREAS, the Family First Coronavirus Response Act (FFCRA) expired on December 31, 2020, and

WHEREAS, the Federal Government has given employers the option to extend the Family First Coronavirus Act (FFCRA) for their employees and that City of Lake Geneva employees may need additional assistance in regards to this virus, and

WHEREAS, the City of Lake Geneva has developed internal controls and an internal policy to identify assistance for those City employees my may contract COVID-19, may need to care for a COVID-19 positive dependent, or may need to care for a dependent due to lack of available childcare in regards to COVID-19, and

WHEREAS, the benefits outlined in the internal policy shall be effective, retroactively on January 1, 2021,

NOW, THEREFORE, BE IT RESOLVED, that the term for the Family First Coronavirus Response Act be extended through March 31, 2021.

Granted by action of the Common Council of the City of Lake Geneva this 25th day of January, 2021.

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

Mayoral Action: ☐ Accept ☐ Veto

Charlene Klein, Mayor

Date

Attest:

Lana Kropf, City Clerk

Date



The **RIVIERA**

MEET *at the* LAKE

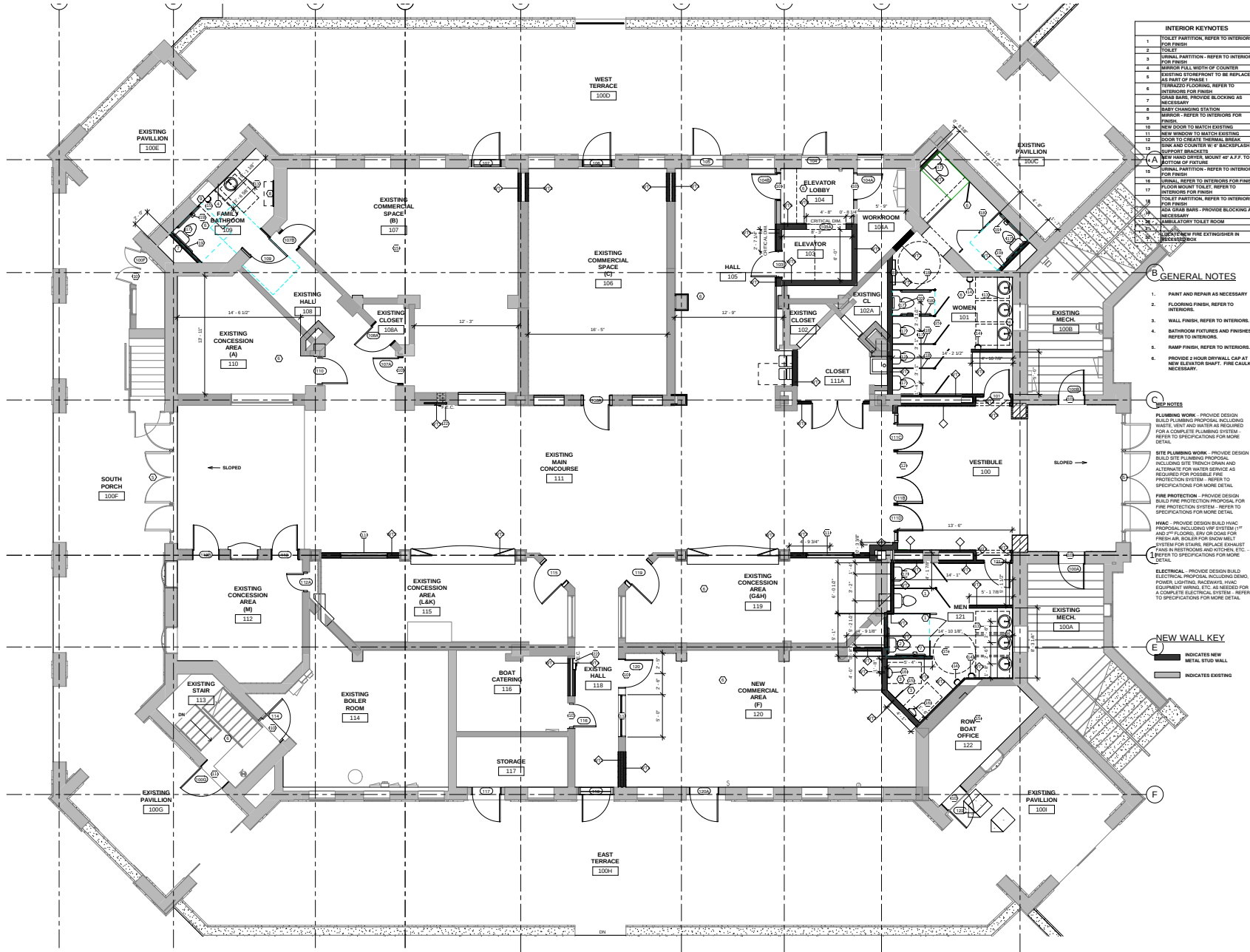
INTERIOR DESIGN REVIEW

01/25/21

The Riviera Ballroom | 812 Wrigley Drive | Lake Geneva, WI | 53147



MSI General Corporation
P.O. Box 7 Oconomowoc, WI 53066 Phone 262-367-3661



INTERIOR KEYNOTES	
1	TILE PARTITION, REFER TO INTERIORS FOR FINISH
2	TILE
3	URINAL PARTITION - REFER TO INTERIORS FOR FINISH
4	SHOWER WALL WIDTH OF COUNTER
5	EXISTING TOWERHOLE TO BE REPLACED AS PART OF PHASE I
6	TERRAZZO FLOORING, REFER TO INTERIORS FOR FINISH
7	GRAB BARS, PROVIDE BLOCKING AS NECESSARY
8	STAIR CHANGING STATION
9	MIRROR - REFER TO INTERIORS FOR FINISH
10	NEW DOOR TO MATCH EXISTING
11	NEW WINDOW TO MATCH EXISTING
12	DOOR TO CREATE THERMAL BREAK
13	DOOR AND COUNTER W/ 4" BACKLASH & SUPPORT BRACKETS
14	NEW HAND OTHER MOUNT AT A.F.F. TO BOTTOM OF FUTURE
15	URINAL PARTITION - REFER TO INTERIORS FOR FINISH
16	URINAL, REFER TO INTERIORS FOR FINISH
17	FLOOR MOUNT TOILET, REFER TO INTERIORS FOR FINISH
18	TILE PARTITION, REFER TO INTERIORS FOR FINISH
19	GRAB BARS - PROVIDE BLOCKING AS NECESSARY
20	AMBIATORY TOILET ROOM
21	NEW FIRE EXTINGUISHER IN RECEPTION AREA

- GENERAL NOTES**
1. PAINT AND REPAIR AS NECESSARY
 2. FLOORING FINISH, REFER TO INTERIORS
 3. WALL FINISH, REFER TO INTERIORS
 4. BATHROOM FIXTURES AND FINISHES, REFER TO INTERIORS
 5. DAMP FINISH, REFER TO INTERIORS
 6. PROVIDE 2 HOUR DRYWALL CAP AT NEW ELEVATOR SHAFT. FIRE CAULK NECESSARY.

- NEW WALL KEY**
- INDICATES NEW METAL STUD WALL
- INDICATES EXISTING
- PLUMBING WORK -** PROVIDE DESIGN BUILD SITE PLUMBING PROPOSAL INCLUDING WASTE, VENT AND WATER AS REQUIRED FOR A COMPLETE PLUMBING SYSTEM. REFER TO SPECIFICATIONS FOR MORE DETAIL.
- SITE PLUMBING WORK -** PROVIDE DESIGN BUILD SITE PLUMBING PROPOSAL INCLUDING SITE TRENCH DRAIN AND ALTERNATE FOR WATER SERVICE AS REQUIRED FOR POSSIBLE FIRE PROTECTION SYSTEM. REFER TO SPECIFICATIONS FOR MORE DETAIL.
- FIRE PROTECTION -** PROVIDE DESIGN BUILD FIRE PROTECTION PROPOSAL FOR FIRE PROTECTION SYSTEM. REFER TO SPECIFICATIONS FOR MORE DETAIL.
- HVAC -** PROVIDE DESIGN BUILD HVAC PROPOSAL INCLUDING VRF SYSTEM (1" AND 1/2" FLOOR, ENVIRONMENTAL FOR FRESH AIR, BOILER FOR SHOWN MELL SYSTEM FOR STABLE, REPLACE EXHAUST FAN IN RECEPTION AND KITCHEN, ETC. REFER TO SPECIFICATIONS FOR MORE DETAIL.
- ELECTRICAL -** PROVIDE DESIGN BUILD ELECTRICAL PROPOSAL INCLUDING DEMO, POWER, LIGHTING, RACEWAYS, HVAC EQUIPMENT WIRING, ETC. AS NEEDED FOR A COMPLETE ELECTRICAL SYSTEM. REFER TO SPECIFICATIONS FOR MORE DETAIL.



MSI GENERAL CORPORATION
P.O. BOX 7
OCONOMOWOC, WI 53086
PHONE: 262-367-3661
FAX: 262-367-7390
WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY

ISSUE DATES:	
Proposal:	7/31/2020
Rev:	10/08/2020
Contract:	11/19/2020
Plan Commission:	
State Submittal / Permit:	12/04/2020

REVISIONS	
1	PRF1
2	PRF2
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KEY PLAN



PROJECT ADDRESS:

PROJECT NAME
The Riviera Building
STREET ADDRESS
812 Wiggley Drive
CITY/STATE / ZIP
Lake Geneva, WI 53147

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSJ GENERAL MASTER SPECIFICATION

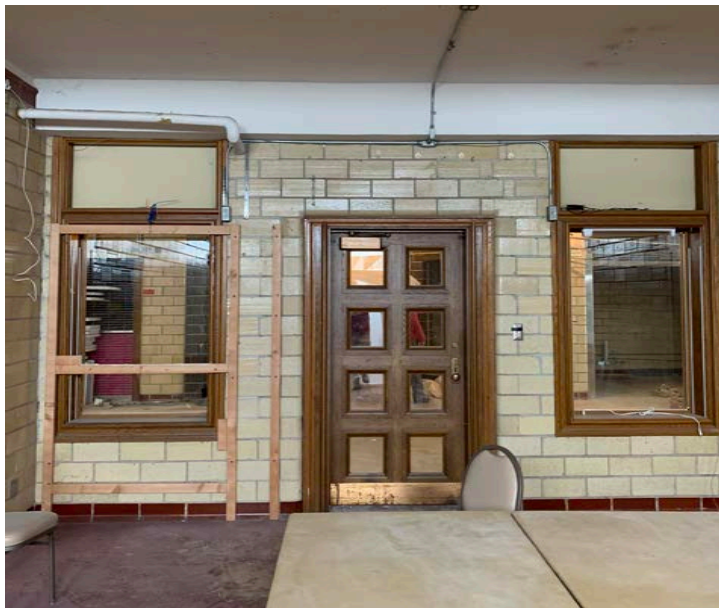
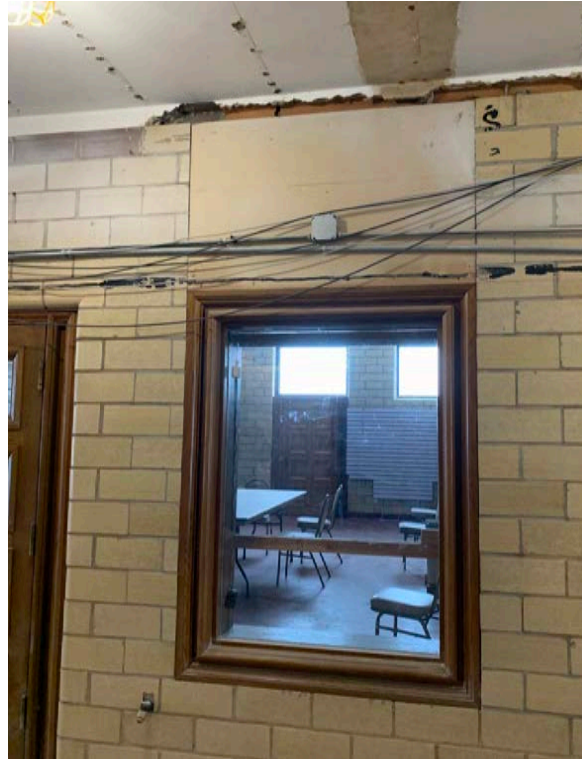
Architect	Engineer	Reviewed By
ANK	AGR	BLZ
Sheet Title: FIRST FLOOR INTERIOR REMODEL		
Sheet Number: A-108		
Project Number: 4453A		P12109

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS





NOTE:
Existing terrazzo flooring is not shown in the renderings





NOTE:
Existing terrazzo flooring is not shown in the renderings



The original curved counter at the original ticket booth is the design inspiration for the tenant service counters. New counters will be fabricated in stainless steel.



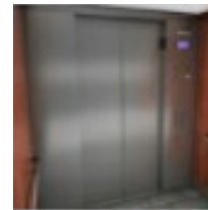
The RIVIERA

MEET at the LAKE

ELEVATOR FINISHES



PANELS
Brazilian Redwood



CENTER OPENING
Stainless Steel



CEILING
Stainless Steel



ENTRANCE FINISH
Flax

Terrazzo flooring not shown in rendering



Counter top with under-mount sink

Manu: Cambria Quartz
Style: Bradshaw



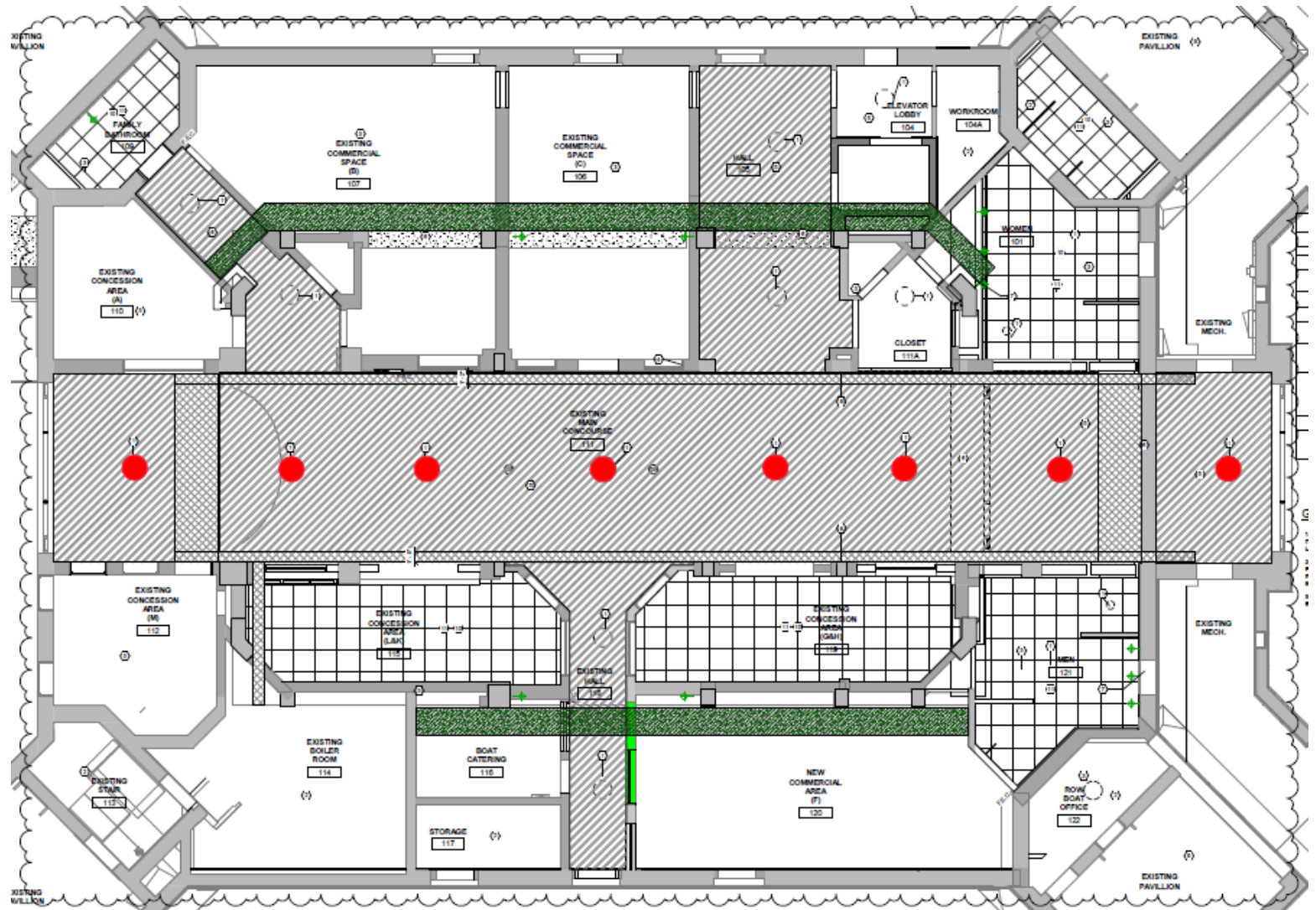
TOILET PARTITION

Manu: AAMCO
Style: HDPE
Color: Beige



CEILING

Manu: Armstrong
Style: Ultima Health Zone
Color: White
Size: 2' x 2'
Grid: Silhouette XL 9/16"
1/4" Reveal
Color: Blizzard White



ACT-1

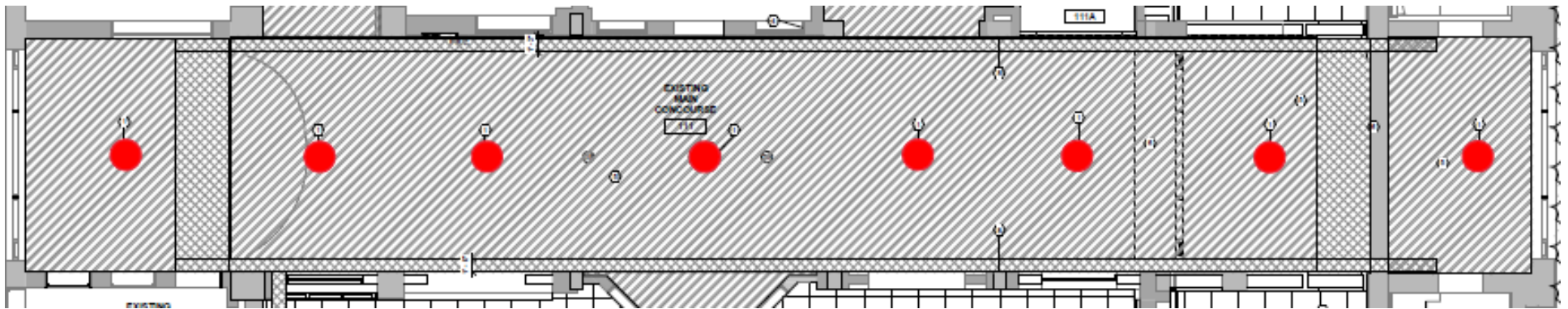
Manu: National Gypsum

Style: Gridstone

Ceiling Panels

Color: White

Size: 2' x 2' Square Edge



Concourse

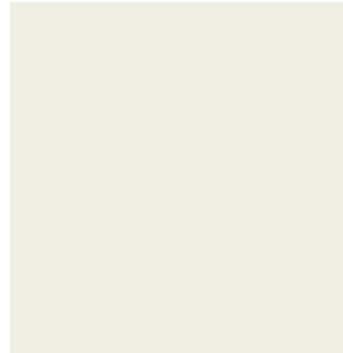
Manu: Elk Lighting

Style: Sylvester 2-Light

Finish: Weathered Zinc

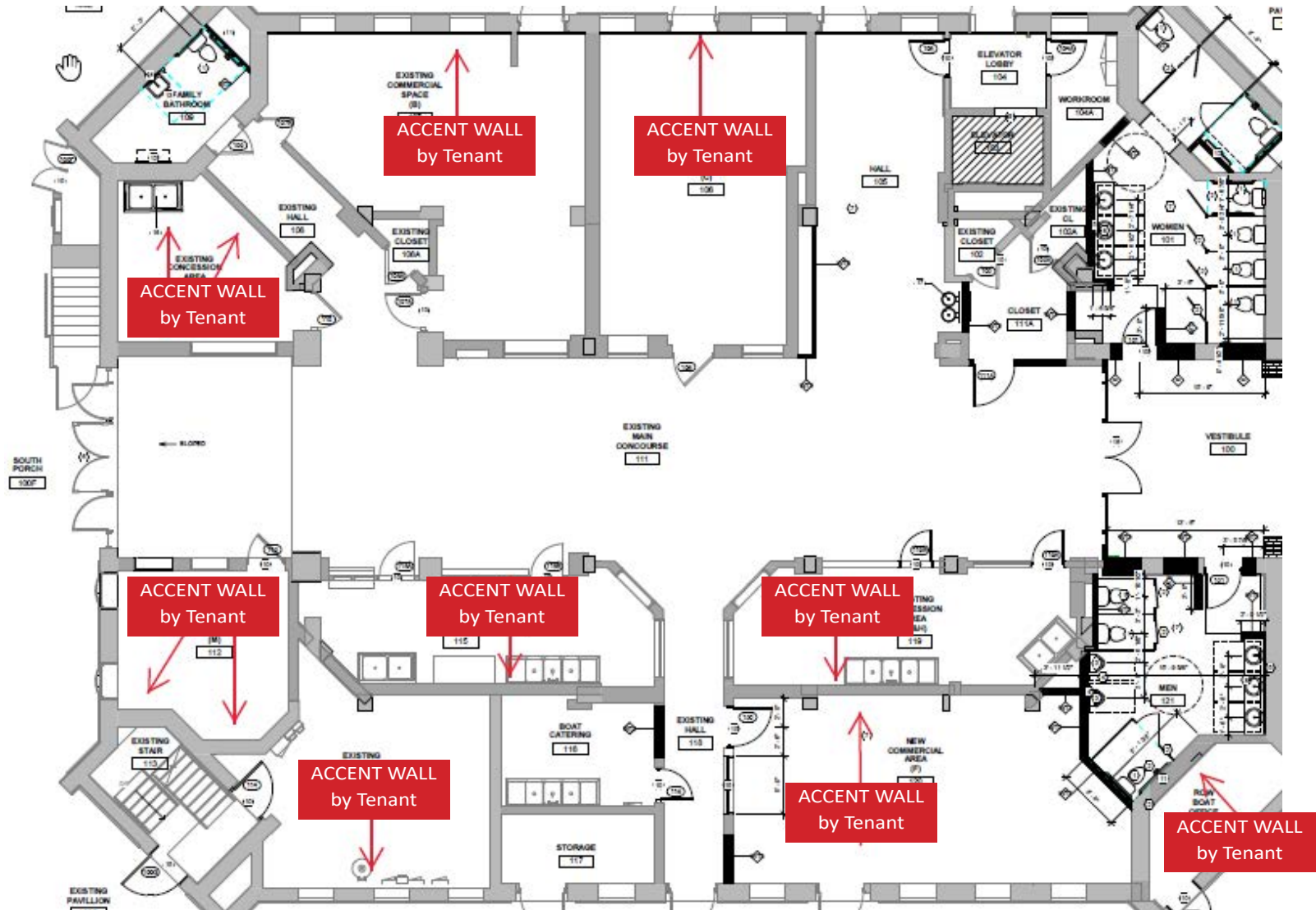
Size: 14" x 5" x 14"

Watts: Max. 120/ea. (2-Light)



**CONCOURSE CEILING
TENANT WALLS**

Manu: Benjamin Moore
Color: OC-17
White Dove
Finish: Eggshell - Walls
Flat - Ceilings

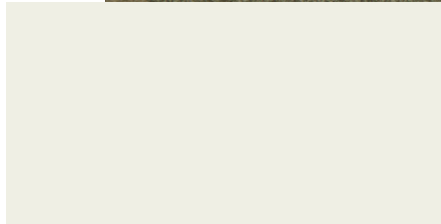




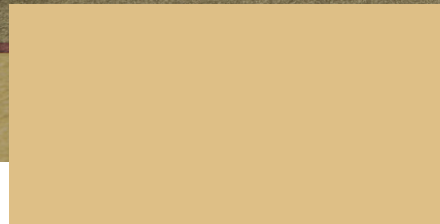




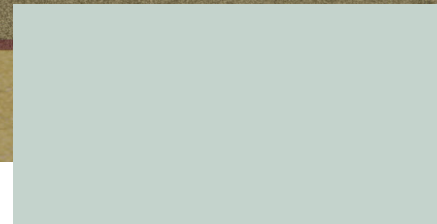
MEET at the LAKE



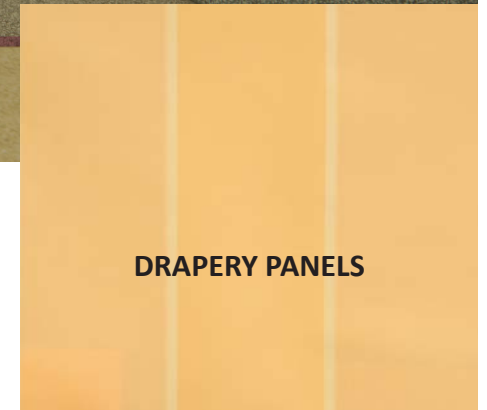
Manu: Benjamin Moore
Color: OC-17
White Dove
Finish: Matte - Ceiling
Semi-Gloss - Trim
Eggshell - Wall



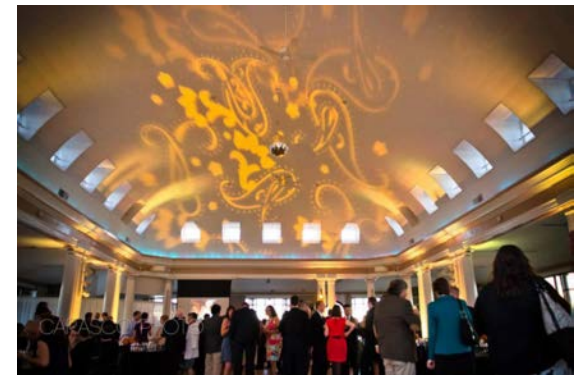
Manu: Benjamin Moore
Color: HC-9
Chestertown Buff
Finish: Semi-Gloss - Column Accent
Eggshell - Wall Trim Accent



Manu: Benjamin Moore
Color: HC-144
Palladian Blue
Finish: Matte - Ceiling



DRAPERY PANELS





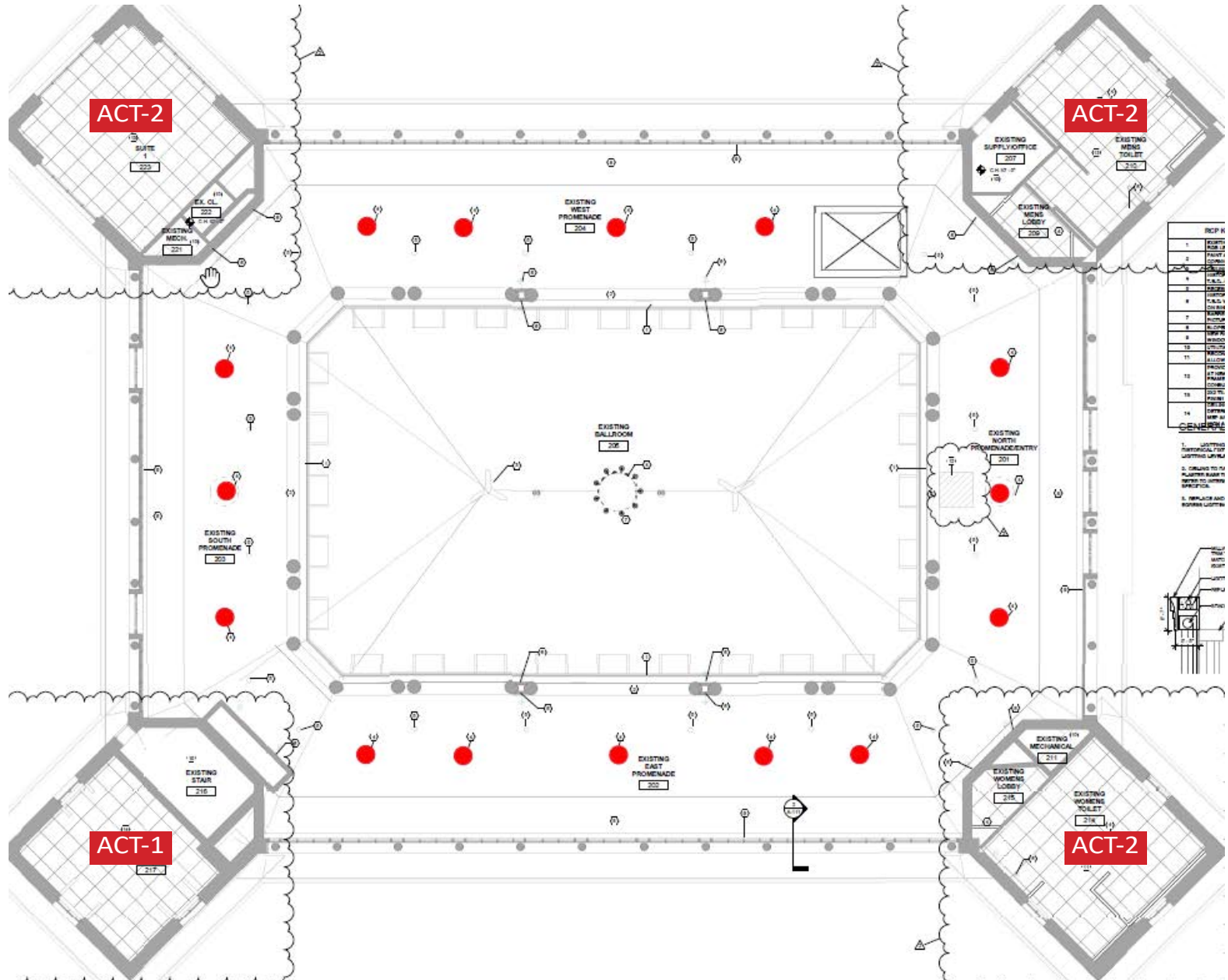
ACT-1

Manu: National Gypsum
Style: Gridstone
Ceiling Panels
Color: White
Size: 2' x 2' Square Edge



ACT-2

Manu: Armstrong
Style: Ultima Health Zone
Color: White
Size: 2' x 2'
Grid: Silhouette XL 9/16"
1/4" Reveal
Color: Blizzard White





PROMENADE

Manu: CIRCA Lighting

Style: Allen Small Flush Mount

Finish: Natural Brass

Size: 12" x 4.5" x 12"

Watts: 2-40w



Manu: Hudson Valley

Style: Danbury 20Light

Size: 17"

Finish: Aged Brass

Watts: 2-60W (Max)

TRANSACTION COUNTER (Higher)

Manu: Cambria

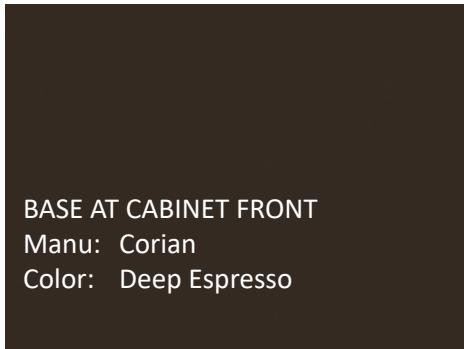
Style: Laneshaw



BASE AT CABINET FRONT

Manu: Corian

Color: Deep Espresso



WORK SURFACE (Lower Counter)

Manu: HanStone

Style: Strato



Manu: Benjamin Moore

Color: OC-17

White Dove

Finish: Semi-Gloss



TRANSACTION COUNTER (Higher)

Manu: Cambria

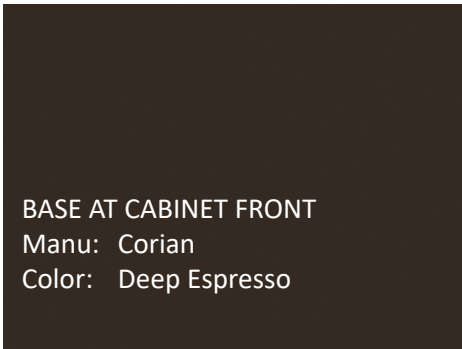
Style: Laneshaw



BASE AT CABINET FRONT

Manu: Corian

Color: Deep Espresso



WORK SURFACE (Lower Counter)

Manu: HanStone

Style: Strato

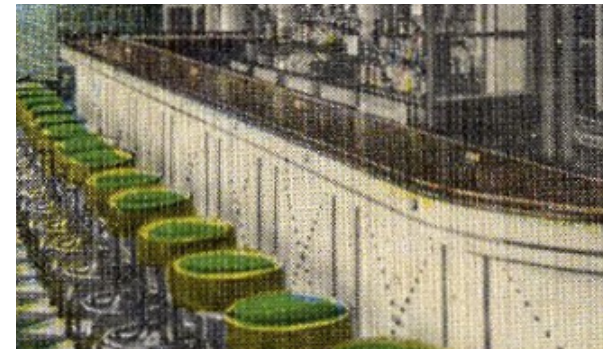


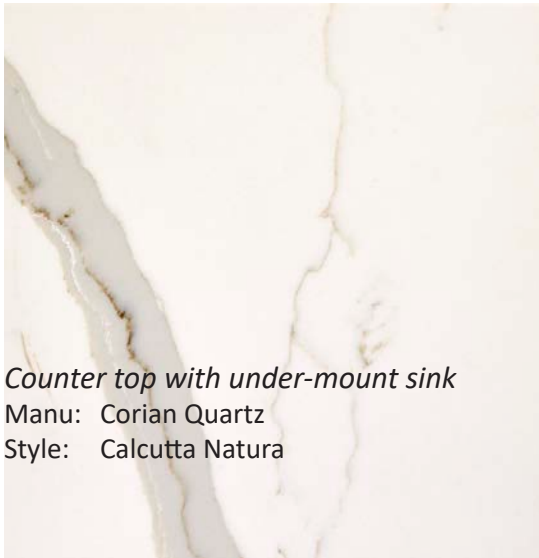
Manu: Benjamin Moore

Color: OC-17

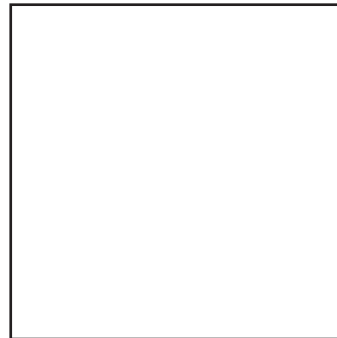
White Dove

Finish: Semi-Gloss

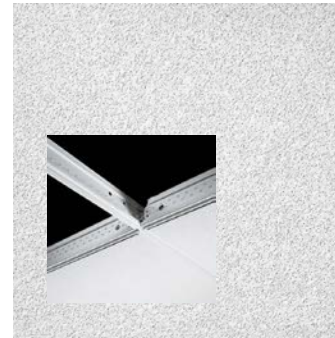




Counter top with under-mount sink
Manu: Corian Quartz
Style: Calcutta Natura



TOILET PARTITION
Manu: AAMCO
Style: HDPE
Color: White

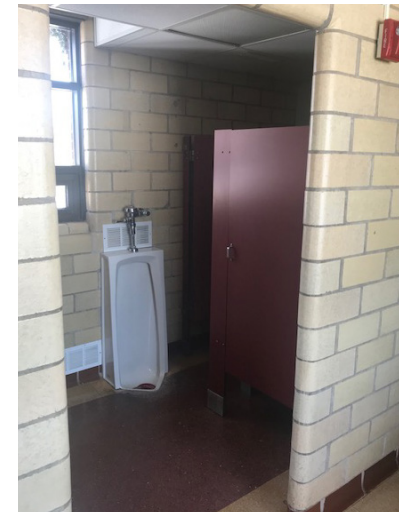
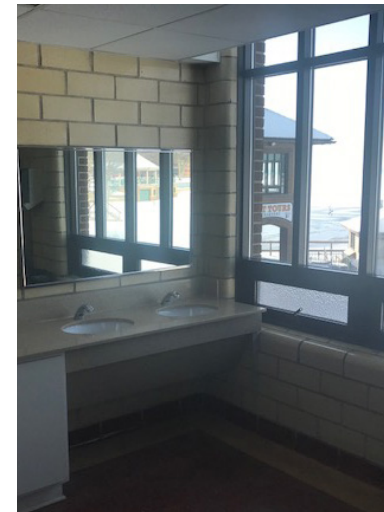


CEILING
Manu: Armstrong
Style: Ultima Health Zone
Color: White
Size: 2' x 2'
Grid: Silhouette XL 9/16"
1/4" Reveal
Color: Blizzard White
20



LIGHT FIXTURE
Manu: Kichler
Style: Ashland Bay
Size: 14"
Finish: Polished Nickel
Watts: 2-60W (Max)





Counter top with under-mount sink

Manu: Cambria Quartz
Style: Bradshaw



TOILET PARTITION

Manu: AAMCO
Style: HDPE
Color: Beige



CEILING

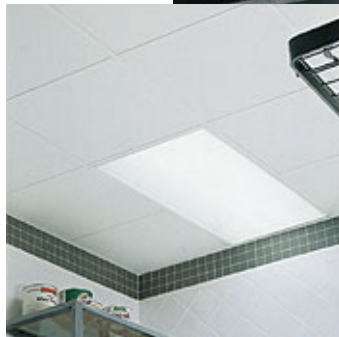
Manu: Armstrong
Style: Ultima Health Zone
Color: White
Size: 2' x 2'
Grid: Silhouette XL 9/16"
1/4" Reveal
Color: Blizzard White
22



LIGHT FIXTURE

Manu: Kichler
Style: Ashland Bay
Size: 14"
Finish: Polished Nickel
Watts: 2-60W (Max)



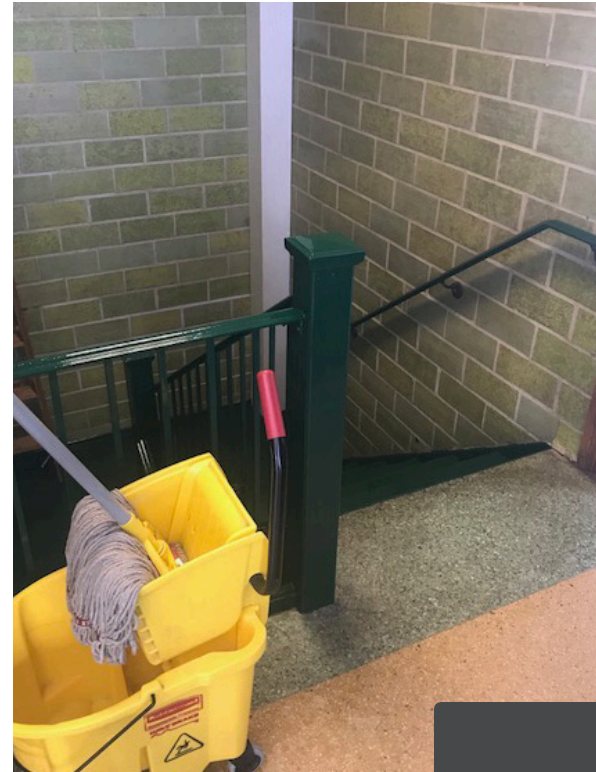


CEILING

Manu: National Gypsum
Style: Gridstone
Ceiling Panels
Color: White
Size: 2' x 2' Square Edge

FLOORING

Leave 'as is', this will not be replaced because none of the kitchen equipment will be Removed from the space.



STAIR RAILING

Manu: Benjamin Moore
Color: 1603 Graphite
Finish: Semi-Gloss - Trim

RIVIERA AD HOC COMMITTEE MINUTES

MONDAY, January 14, 2021 – 6:30 PM

City Council Chambers, City Hall

Meeting was called to order by Mayor Klein at 6:32 p.m.

Without objection, Alderman Fesenmaier was allowed to record minutes.

Roll Call

Present: Mayor Klein, Alderman Tim Dunn, Alderman Mary Jo Fesenmaier, Carrol Pearson, Fred Gahl, Janet Ewing, Grace Eckland.

Absent: Dave Desimone, Committee Secretary; Grace Hanny, Stephanie Copsey

Quorum present.

Others in attendance: City Administrator Dave Nord; Nancy Mooney Buske, MSI

Approval of minutes from August 19, 2020

Motion by Dunn, second by Eckland, to approve the November 19, 2020, minutes. Unanimously carried.

Interior Finish Progress

Nancy Mooney Buske from MSI presented a power point presentation of options for the continued renovations. Color samples of materials were passed around for each section. Elevator (page 2): inside panels – Brazilian redwood color; floor and vestibule – heavy performance, no slip sheet vinyl; inside door – brushed stainless steel; ceiling - LEDs in ceiling stainless steel panels; outside door – painted off white flax finish. The new elevator will be within inches of the current size.

First Floor Restrooms (page 3): current terrazzo floor remains; beige toilet partitions; Gridstone National Gypsum white ceiling panels; mirrors TBD

First Floor Ceiling (page 4): spaces G, H, K, and L - Gridstone National Gypsum white ceiling panels (same as restrooms)

Motion by Eckland, second by Mayor Klein, to select Option 3 Elk Lighting (page 5) for eight (8) light fixture in Concourse ceiling. LEDs will be 3,000 Kelvin which is a warmer light. The Concourse lights will NOT be recessed. Buske will find and present companion lighting pieces to match in the restrooms. There will be a 2-foot deep soffit to hide the ceiling mechanicals.

Unanimously carried.

Terrazzo floors in main Concourse will remain if possible. In the retail spaces (page 6), the floor will remain glazed and walls will be repainted a White Dove eggshell finish. Possibility that the retail space back walls can be painted with an accent color of each leasee's choice.

Ballroom (page 12): ceiling – Palladian Blue matte finish; floor – maple wood plank with natural clear coat and oil finish on top, not parquet or laminate as it does not fit the historical nature and doesn't perform as well for dance floors; drapery – sample shown but the drapes will go back out to bid separately.

Elevator outside shaft (pages 8, 9, 10, 11): Motion by Mayor Klein, second by Eckland, to choose the gold color paint above white wainscoting. Unanimously carried.

Ballroom Set Up (page 13): actual photos are shown to give perspective.

Ceiling Second Floor (page 14): white Natural Gypsum Gridstone ceiling panels for kitchen and blizzard white Ultima Health Zone for bathrooms and storage/mechanicals.

Ballroom Light Fixtures (page 15): The chandelier pictured has already been accepted by City Council as a donation. It is approximately 48" wide by 50" tall, without the chain, weighing close to 500 pounds with 50-60 individual crystals. Motion by Eckland, second by Pearson, to select Option 2 Ralph Lauren Gold Flush Mount. All four options are comparable in price. The wall sconces (examples visible for location/placement only) will be decided on at another meeting. Unanimously carried.

Ballroom Reception/Security Desk and Bar (pages 16-17): Motion by Eckland, second by Pearson, to select the Cambrian Laneshaw for the higher countertops. Affirmed in the discussion is the use of HanStone Strato for the lower work surface countertops. White Dove semi-gloss will be used for the wood millwork face of the desk and bar. Page 17 bottom right corner shows a museum postcard of the historical bar, although Ewing pointed out the colors were definitely altered. Kick plate color and finish is yet to be determined. Unanimously carried.

Second Floor Restrooms (pages 18 – 19): Discussion centered around using the current countertop sinks or pedestal sinks. Buske will present more options at a future meeting regarding sinks. Motion by Eckland, second by Pearson, to select the Cambria Quartz Shirebrook countertop for the Men's Restroom. Unanimously carried.

Kitchen and Back Stair (page 20): Kitchen ceiling will be white National Gypsum Gridstone panels. Flooring will be left "as is" because kitchen equipment and set up will not change. Stair Railings will be painted a soft dusty black semi-gloss Graphite.

Motion by Mayor Klein, second by Ewing, to send all recommendations above to the January 25 City Council meeting. Unanimously carried.

Update on Exterior Lighting Proposal from Beautification Committee

Grace Eckland presented the Holophane Granville fixtures for the exterior of the Riviera Building. The twelve (12) total fixtures match the current City lights. Additional Holophane Baraboo flush mount (3) and pendant (4) light fixtures will all be donated by the Beautification Committee. There was a question about which light bulbs to use. There still seems to be no official Donation Policy other than for the Parks.

Fundraising Concepts

Fesenmaier reviewed the January 24 Community Engagement Event called "The Riviera: Key to Building Community," sponsored by the Ad Hoc Communications Committee. The program will be a video of Riviera history, renovations, fundraising, and public survey of memories, suggestions for future use, and communication method. The video is being produced free-of-charge by Dieter Sturm and will be released on January 24 (time to be announced) on the City's YouTube channel.

Fred Gahl, Fundraising Sub-Committee Chair, reminded us that this Ad Hoc Committee began meeting in July 2020 with no plans in place from previous Riviera meetings. Traditional fundraising for the \$6 million project has been non-existent due to COVID.

Ideas from the concept sheet included in the packet were discussed including Stained Glass Window of the Lake Geneva Tulip for which a prototype is in the works, a GoFundMe page, Textograph mural, direct donations, grants, and general contributions.

Gahl reached out to the Sweeney group again but was not in favor of paying a retainer instead on using a performance standard or percent.

The mayor reminded all that the Tourism Commission previously approved a \$75,000 grant for stage one of the renovations and was confident they would approve additional grant money.

Mayor Klein suggested a New Year's Eve Gala for evening and/or daytime. She reached out to the Glenn Miller Orchestra as a possible band. Others suggested the Badger High School Jazz Band or the Lake Geneva Orchestra Swing Band. Prices and profit would depend on costs.

Gahl believes the Riviera Ballroom should be viewed as a new, emerging venue not just for weddings and corporate events. It should be a better revenue generator.

The Ballroom is expected to be completed by the end of April with the first floor before the end of May.

Next meeting date – TBD

Motion by Eckland, second by Ewing, to adjourn at 8:47 p.m. Carried.

Respectfully submitted, Alderman Fesenmaier



Holophane Grandville
(Wall Mounted – Northbrook)

B52



Vintage Holophane™
Baraboo Acorn Holophane Pendant
VP-500-03M



From the Brass Light Gallery website:

One time rare find! From the Oak Savanna of Central Wisconsin these lights were made specifically for the Historic Baraboo Ammunition Plant by the Holophane Company, circa 1930s. Thought to be explosion-proof, the glass is double cut with fine exterior horizontal lines and interior vertical lines that give it strength but in turn creates a subtle two-tone sparkle. The threaded glass fits into a cast iron helmet, flush with the ceiling. Hanging pendants can also be made. <https://www.vintagebrasslight.com/Baraboo-Acorn-Vintage-Holophane-p/vp-500-1.htm>

Original Holophane glass and reclaimed steel hardware combined with newly manufactured solid brass fittings. Completely rewired with new electrical components for modern use. Made in USA by Brass Light Gallery

Final length of pendant TBD

C51



Vintage Holophane™

Baraboo Acorn Holophane Ceiling Fixture
VP-500-01M



From the Brass Light Gallery website:

One time rare find! From the Oak Savanna of Central Wisconsin these lights were made specifically for the Historic Baraboo Ammunition Plant by the Holophane Company, circa 1930s. Thought to be explosion-proof, the glass is double cut with fine exterior horizontal lines and interior vertical lines that give it strength but in turn creates a subtle two-tone sparkle. The threaded glass fits into a cast iron helmet, flush with the ceiling. Hanging pendants can also be made. <https://www.vintagebrasslight.com/Baraboo-Acorn-Vintage-Holophane-p/vp-500-1.htm>

Original Holophane glass and reclaimed steel hardware combined with newly manufactured solid brass fittings. Completely rewired with new electrical components for modern use. Made in USA by Brass Light Gallery

Three fixtures – centered over Ballroom entry doors

C52



Design Build
Since 1957

January 7, 2021

Mr. Dave Nord, City Administrator
cityadmin@cityoflakegeneva.com
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147

RE: Historic Riviera Building Improvements Projects – PHASE II
812 Wrigley Drive
Lake Geneva, WI

Dear Dave:

The purpose of this letter is to forward the December draw request for work associated with the PHASE II building improvements at the Historic Riviera building. Please find the following items enclosed:

- Application and Certificate for Payment, invoice #27176, Application No.: 2
- MSI General Corporation partial waiver of lien
- We are waiting on the one subcontractor lien waiver from **Otis Elevator (elevator)** and will forward it on to you just as soon as we receive it

If you have any questions or require further paper work, please feel free to contact me at any time.

Sincerely,

MSI GENERAL CORPORATION


Drone M Funk
Accounting

MSI General

Corporation

P.O. Box 7

Oconomowoc

Wisconsin

53066

262.367.3661

Fax 262.367.7390

www.msigeneral.com

Cc: cityclerk@cityoflakegeneva.com
Karen Hall, Comptroller@cityoflakegeneva.com
Jay Craig, MSI General Corporation, jay@msisgeneral.com
Stu LaRose, MSI General Corporation stu@msigeneral.com
Dave Luterbach, MSI General Corporation, davel@msigeneral.com

Single Source
Responsibility™

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 27176

To City of Lake Geneva
Owner: 626 Geneva StreetProject: 4453A- The Riviera Phase II - Interior
Remodel & MEP Work

Application No.: 2

Distribution to:
☐ Owner
☐ Architect
☐ Contractor

Lake Geneva, WI 53147

Period To: 12/31/2020

From Contracto MSI General Corporation
PO Box 7
Oconomowoc, WI 53066

Via Architect: Anne N Krogstad, AIA

Project Nos: 4453A

Contract For: Phase II-Interior Remodel/MEPs

Contract

CONTRACTOR'S APPLICATION FOR PAYMENTApplication is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

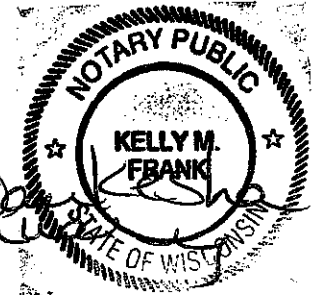
1. Original Contract Sum	\$4,041,799.00
2. Net Change By Change Order	\$0.00
3. Contract Sum To Date	\$4,041,799.00
4. Total Completed and Stored To Date	\$578,480.00
5. Retainage:	
a. 5.00% of Completed Work	\$28,924.00
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$28,924.00
6. Total Earned Less Retainage	\$549,556.00
7. Less Previous Certificates For Payments	\$70,732.25
8. Current Payment Due	\$478,823.75
9. Balance To Finish, Plus Retainage	\$3,492,243.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: MSI General Corporation

By: Sueann Butler Date: 1-6-21

State of: Wisconsin
 Subscribed and sworn to before me this 1st
 Notary Public: Kelly M. Frank
 My Commission expires: 8-20-22

County of Washington
day of January**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$478,823.75

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: Anne Krogstad Date: 1-6-2021

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
Net Changes By Change Order	\$0.00	

CONTINUATION SHEET

Page 2 of 4

Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 2

Application Date : 12/31/20

To: 12/31/20

Architect's Project No.: 4453A

Invoice #: 27176

Contract : 4453A- The Riviera Phase II - Interior Remodel & MEP Work

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
1	The Riviera Phase II - Interior Remodel & MEP Work	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2001	Change Order #1	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2001-106	CO1 Supervision	100,700.00	0.00	12,255.00	0.00	12,255.00	12.17%	88,445.00	
2001-110	CO1 State Permit Including Historical Review	8,750.00	0.00	0.00	0.00	0.00	0.00%	8,750.00	
2001-113	CO1 Temp Heat - Allowance	7,500.00	0.00	0.00	0.00	0.00	0.00%	7,500.00	
2001-114	CO1 Winter Conditions - Allowance	5,000.00	0.00	0.00	0.00	0.00	0.00%	5,000.00	
2001-117	CO1 Job Trailer - Allowance	3,600.00	0.00	540.00	0.00	540.00	15.00%	3,060.00	
2001-118	CO1 Dumpsters	13,200.00	0.00	1,425.00	0.00	1,425.00	10.80%	11,775.00	
2001-119	CO1 Concrete Testing	2,000.00	0.00	0.00	0.00	0.00	0.00%	2,000.00	
2001-121	CO1 General Cleaning	21,000.00	0.00	0.00	0.00	0.00	0.00%	21,000.00	
2001-122	CO1 Final Cleaning	8,500.00	0.00	0.00	0.00	0.00	0.00%	8,500.00	
2001-125	CO1 Temp Fence - Allowance	3,500.00	0.00	0.00	0.00	0.00	0.00%	3,500.00	
2001-126	CO1 Temp Storage Trailers	2,000.00	0.00	0.00	0.00	0.00	0.00%	2,000.00	
2001-127	CO1 Temp Railings	3,500.00	0.00	0.00	0.00	0.00	0.00%	3,500.00	
2001-129	CO1 Temp Toilets	1,500.00	0.00	225.00	0.00	225.00	15.00%	1,275.00	
2001-130	CO1 Knox Box - Allowance	850.00	0.00	0.00	0.00	0.00	0.00%	850.00	
2001-133	CO1 Reproduction	800.00	0.00	120.00	0.00	120.00	15.00%	680.00	
2001-135	CO1 UPS - Allowance	500.00	0.00	75.00	0.00	75.00	15.00%	425.00	
2001-137	CO1 Barriers/Enclosures	3,650.00	0.00	0.00	0.00	0.00	0.00%	3,650.00	
2001-139	CO1 Scaffolding/Shoring	60,000.00	0.00	23,425.00	0.00	23,425.00	39.04%	36,575.00	
2001-143	CO1 Temp Walk Off Mats	1,000.00	0.00	0.00	0.00	0.00	0.00%	1,000.00	
2001-144	CO1 Finishes Protection Allowance	6,000.00	0.00	0.00	0.00	0.00	0.00%	6,000.00	
2001-146	CO1 As-Built CD's	1,500.00	0.00	0.00	0.00	0.00	0.00%	1,500.00	
2001-155	CO1 Job Sign	1,500.00	0.00	0.00	0.00	0.00	0.00%	1,500.00	
2001-156	CO1 Temp Signage	750.00	0.00	0.00	0.00	0.00	0.00%	750.00	
2001-185	CO1 Insurance	31,310.00	27,937.00	3,373.00	0.00	31,310.00	100.00%	0.00	
2001-187	CO1 Structural Steel Final Design	3,750.00	0.00	0.00	0.00	0.00	0.00%	3,750.00	
2001-190	CO1 Project Management	49,250.00	0.00	12,625.00	0.00	12,625.00	25.63%	36,625.00	
2001-200	CO1 Site Concrete Removal/Demo	36,000.00	0.00	0.00	0.00	0.00	0.00%	36,000.00	
2001-242	CO1 Selective Masonry Demo	25,000.00	0.00	0.00	0.00	0.00	0.00%	25,000.00	
2001-243	CO1 Selective Non-Masonry Demo	68,315.00	0.00	68,315.00	0.00	68,315.00	100.00%	0.00	
2001-245	CO1 Asbestos Abatement	11,450.00	0.00	9,000.00	0.00	9,000.00	78.60%	2,450.00	

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 2

Application Date : 12/31/20

To: 12/31/20

Architect's Project No.: 4453A

Invoice # : 27176

Contract : 4453A- The Riviera Phase II - Interior Remodel & MEP Work

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
2001-260	CO1 Asphalt Patching	2,400.00	0.00	0.00	0.00	0.00	0.00%	2,400.00	
2001-280	CO1 Landscaping - Allowance	2,500.00	0.00	0.00	0.00	0.00	0.00%	2,500.00	
2001-285	CO1 Brick Pavers	9,300.00	0.00	0.00	0.00	0.00	0.00%	9,300.00	
2001-300	CO1 Remove and Replace Front Stairs	110,000.00	0.00	0.00	0.00	0.00	0.00%	110,000.00	
2001-301	CO1 Structural Glazed Tile	100,000.00	0.00	0.00	0.00	0.00	0.00%	100,000.00	
2001-500	CO1 Metal Stairs & Railings	40,000.00	0.00	0.00	0.00	0.00	0.00%	40,000.00	
2001-600	CO1 Carpentry Rough	2,564.00	0.00	0.00	0.00	0.00	0.00%	2,564.00	
2001-602	CO1 Carpentry Finish	17,686.00	0.00	0.00	0.00	0.00	0.00%	17,686.00	
2001-603	CO1 Wood Blocking - Window Treatments - Allowance	5,000.00	0.00	0.00	0.00	0.00	0.00%	5,000.00	
2001-607	CO1 Wood Trim/Crown - Allowance	12,500.00	0.00	0.00	0.00	0.00	0.00%	12,500.00	
2001-641	CO1 Millwork/Cabinetry	39,260.00	0.00	0.00	0.00	0.00	0.00%	39,260.00	
2001-711	CO1 Waterproofing	2,500.00	0.00	0.00	0.00	0.00	0.00%	2,500.00	
2001-790	CO1 Caulking/Joint Sealants	6,000.00	0.00	0.00	0.00	0.00	0.00%	6,000.00	
2001-800	CO1 Mirrors and Door Lites	3,465.00	0.00	0.00	0.00	0.00	0.00%	3,465.00	
2001-801	CO1 Storefront Concourse	13,444.00	0.00	0.00	0.00	0.00	0.00%	13,444.00	
2001-806	CO1 Automatic Entrances	7,150.00	0.00	0.00	0.00	0.00	0.00%	7,150.00	
2001-810	CO1 Hollow Metal Hardware/Wood Doors/Custom Doors	160,000.00	0.00	45,000.00	0.00	45,000.00	28.13%	115,000.00	
2001-836	CO1 Roll Down Security Gates	20,000.00	0.00	0.00	0.00	0.00	0.00%	20,000.00	
2001-900	CO1 Painting	84,400.00	0.00	0.00	0.00	0.00	0.00%	84,400.00	
2001-901	CO1 Paint Touch-up	5,000.00	0.00	0.00	0.00	0.00	0.00%	5,000.00	
2001-921	CO1 Plaster	138,400.00	0.00	0.00	0.00	0.00	0.00%	138,400.00	
2001-925	CO1 Drywall Patching	17,760.00	0.00	0.00	0.00	0.00	0.00%	17,760.00	
2001-951	CO1 Ceiling Insulation - Allowance	30,630.00	0.00	0.00	0.00	0.00	0.00%	30,630.00	
2001-955	CO1 Wood Flooring and Wood Shoe	53,473.00	0.00	0.00	0.00	0.00	0.00%	53,473.00	
2001-960	CO1 Terrazzo Restoration	54,400.00	0.00	0.00	0.00	0.00	0.00%	54,400.00	
2001-965	CO1 Floor Prep	7,500.00	0.00	0.00	0.00	0.00	0.00%	7,500.00	
2001-966	CO1 Soft Flooring	2,955.00	0.00	0.00	0.00	0.00	0.00%	2,955.00	
2001-981	CO1 Epoxy Floors	3,674.00	0.00	0.00	0.00	0.00	0.00%	3,674.00	
2001-1000	CO1 Toilet Partitions & Accessories	19,225.00	0.00	0.00	0.00	0.00	0.00%	19,225.00	
2001-1025	CO1 Fire Extinguishers	1,800.00	0.00	0.00	0.00	0.00	0.00%	1,800.00	
2001-1035	CO1 Flag Poles/Roof Work	14,960.00	0.00	0.00	0.00	0.00	0.00%	14,960.00	
2001-1042	CO1 Interior/Exterior Signage	37,695.00	0.00	18,848.00	0.00	18,848.00	50.00%	18,847.00	

CONTINUATION SHEET

Page 4 of 4

Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 2

Application Date : 12/31/20

To: 12/31/20

Architect's Project No.: 4453A

Invoice #: 27176

Contract : 4453A- The Riviera Phase II - Interior Remodel & MEP Work

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
2001-1047	CO1 Awnings With Added Allowance	43,655.00	0.00	21,828.00	0.00	21,828.00	50.00%	21,827.00	
2001-1104	CO1 Audio/Visual Equipment	112,462.00	0.00	0.00	0.00	0.00	0.00%	112,462.00	
2001-1220	CO1 Window Treatments With Added Allowance	65,195.00	0.00	0.00	0.00	0.00	0.00%	65,195.00	
2001-1420	CO1 Elevator Remove and Replace	113,000.00	39,550.00	0.00	0.00	39,550.00	35.00%	73,450.00	
2001-1520	CO1 Plumbing With Demo/Floor Scan	105,644.00	0.00	11,275.00	0.00	11,275.00	10.67%	94,369.00	
2001-1545	CO1 Site Plumbing With Trench Drain	231,283.00	0.00	69,385.00	0.00	69,385.00	30.00%	161,898.00	
2001-1550	CO1 Fire Protection	139,953.00	0.00	0.00	0.00	0.00	0.00%	139,953.00	
2001-1554	CO1 Fire Alarm System	35,000.00	0.00	0.00	0.00	0.00	0.00%	35,000.00	
2001-1580	CO1 HVAC	543,730.00	0.00	3,000.00	0.00	3,000.00	0.55%	540,730.00	
2001-1600	CO1 Electrical	207,825.00	0.00	0.00	0.00	0.00	0.00%	207,825.00	
2001-1660	CO1 Data/Telecommunications	30,300.00	0.00	0.00	0.00	0.00	0.00%	30,300.00	
2001-1663	CO1 Security/Camera Systems	30,000.00	0.00	0.00	0.00	0.00	0.00%	30,000.00	
2001-9996	CO1 Performance Bond	6,968.00	6,968.00	0.00	0.00	6,968.00	100.00%	0.00	
2001-9997	CO1 Arch/Engineering	189,964.00	0.00	161,469.00	0.00	161,469.00	85.00%	28,495.00	
2001-9998	CO1 Contingency	379,928.00	0.00	0.00	0.00	0.00	0.00%	379,928.00	
2001-9999	CO1 Contractor's Fee	298,876.00	0.00	41,842.00	0.00	41,842.00	14.00%	257,034.00	
Grand Totals		4,041,799.00	74,455.00	504,025.00	0.00	578,480.00	14.31%	3,463,319.00	28,924.00

WAIVER OF LIEN

December 31, 2020

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

for City of Lake Geneva owner,
by MSI General Corporation contractor,
for building improvements at The Riviera – PHASE II

same being situated in Walworth county, described as

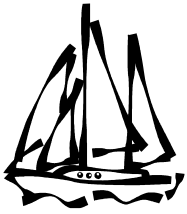
The Riviera
812 Wrigley Drive
Lake Geneva, WI

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, to date thru invoice #27176, subject to payment of same.

MSI General Corporation



Susan C. Butler,
Executive Vice President - CFO



Resolution 21-R06

The Common Council of the City of Lake Geneva does hereby establish the following revised schedule of fees, effective January 25, 2021.

SCHEDULE OF FEES

CITY OF LAKE GENEVA, WISCONSIN

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

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

DIRECT SELLERS PERMIT	\$50.00 nonrefundable application fee
EVENT PERMIT (PER POLICY)	
PUBLIC ASSEMBLY PERMIT	Non-profit organization: No charge For-profit organization: \$60 per day
BLOCK PARTIES OR GAZEBO USE (1 hour Photo Session in Gazebo in Flat Iron Park)	Non-profit organization: No charge For-profit organization: \$75
TIER 1 EVENT	Non-profit organization: No charge For-profit organization: \$250 for an event up to seven days, additional \$50 per day thereafter
TIER 2 EVENT	Non-profit organization: No charge For-profit organization: \$500 for an event up to seven days, additional \$100 per day thereafter
MESSAGE ESTABLISHMENT	
Investigation	\$50.00 Annual
Transfer	\$50.00
MOBILE HOME PARK LICENSE	\$100.00 Annual
PARADE PERMITS	\$25.00 nonrefundable application fee
BASEBALL TOURNAMENT PERMIT FEE - VETERAN'S PARK	\$1,000 Security Deposit
Friday Rental	\$150.00
Saturday Rental	\$300.00
Sunday Rental	\$300.00
PARKING STICKERS	
Resident & Non-Resident Residence Owners - Lasts 2 years (even) - 2 hours free parking	4 free per residence each additional \$25.00
Business Owner - 2 hours free parking	\$25.00 Lasts 2 years (even) \$25.00 for 1 year (effective Jan. 1 2017) \$50.00 (effective Jan. 1, 2018)
Walworth County Resident - 2 hours free parking	\$160.00 Lasts 2 years (even) \$80.00 for 1 year
Parking Lot Permit	\$400.00 Annual
PARKING RATES	
All Parking Stalls Rate	2.00 per hour
Parking Meter Bags/ Contractor Permits	\$10.00 administrative fee \$25.00 deposit per locked bag March 1 - Nov 14: \$20.00 daily per bag Nov 15 - Feb 29: \$10.00 daily per bag
PARKING TICKETS	
Expired Stall (Over 2 hours; Over 5 hours; Over 25 min.)	\$20.00
More than 3 motorcycles	\$20.00
Improper Use or Display of Sticker	\$20.00
Backed into parking stall	\$25.00
Compact Car Only	\$25.00
No Parking Zone	\$25.00
Over the Line	\$25.00
Parking by fire hydrant	\$40.00

Handicap Zone	\$150.00
Parking with Trailer or Trailer alone in Sage Lot D	\$25.00
Parking any Vehicle without a Trailer or with an occupied Trailer in Boat Launch Parking Lot F	\$25.00
LATE FEES	
Expired Stall After 10 days	\$40.00
More than 3 motorcycles After 10 days	\$40.00
Backed into parking stall After 10 days	\$50.00
Compact Car Only After 10 days	\$50.00
No Parking Zone After 10 days	\$50.00
Parking by fire hydrant	\$80.00
Handicap Zone	\$300.00
Second Collection Letter Fee	\$6.00
Vehicle Suspension Release Fee	\$20.00
PUBLIC RECORDS REQUESTS * STATUTORY	
Photocopies (can include hourly wage for gathering data)	\$0.25 per page
RADON TEST KIT	\$10.00
REISSUE CHECK FEE	\$25.00
RETURNED CHECK FEE (NSF)	\$30.00 each
ROOM TAX LICENSE	\$10.00 Annual
SHOWS, CIRCUS, CARNIVALS	
Circus	\$50.00 per day
Tent Show - Day 1	\$15.00
Tent Show - Each Additional Day	\$10.00
All Other	\$2.00 per day
SIDEWALK CAFÉ PERMIT	\$15.00 per seat Annual
STREET USE PERMIT	\$25.00 nonrefundable application fee
Up to two days	\$40.00
More than two days	\$100.00
TAX EXEMPT REPORT FILING (every other year)	\$20.00
Late Fee	\$20.00
TAXI CAB COMPANY LICENSE	\$50.00 Annual
Each Additional Car	\$25.00
TAXI CAB DRIVER LICENSE	\$25.00 Annual
THEATER LICENSE	
Up to 1,200 seats	\$200.00
Over 1,200 seats	\$275.00
TOURIST ROOMING/SHORT-TERM RENTAL LICENSE	\$750.00 Annual
TRAPPING PERMIT	\$25.00 Annual
CITY HALL MEETING ROOM RENT	\$25 per event

LAKEFRONT	
BEACH (Open Memorial Day thru Labor Day - no glass containers allowed)	

Children age 6 and under	Free	
Ages 7 and up	\$8.00 per day	
Resident Beach Tags (Maximum 6 per Household)	\$3.00 per tag	
Seasonal Pass Ages 7 and up	\$80.00 per year	
Beach Bathrooms – Opening/Cleaning	Hourly Rate	
BOAT LAUNCH PERMIT		
One-Time Launch	Resident	Non-Resident
Non-Trailer Non-Motor	\$7.00	\$8.00
Less than 20 feet	\$10.00	\$11.00
20 feet to 25 feet 11 inches	\$14.00	\$21.00
26 feet and over	\$16.00	\$24.00
Season Launch Permit	Resident	Non-Resident
Non-Trailer Non-Motor	\$70.00	\$80.00
Less than 20 feet	\$100.00	\$110.00
20 feet to 25 feet 11 inches	\$140.00	\$210.00
26 feet and over	\$160.00	\$240.00
COMMERCIAL BOAT LAUNCH PERMIT	\$1,000 per year (unlimited launches)	
ANNUAL WEST END PIER SLIP, LAGOON SLIP, BUOY, DINGHY, KAYAK AND PADDLEBOARD RACK LEASE PERMITS	Rates may change on an annual basis by the Common Council	
WEST-END PIER 24’ SLIP		
Resident	\$1,827.00	
Non- Resident Property Owner	\$2,824.00 \$2,741.00	
Non-Resident	\$3,763.00 \$3,653.00	
WEST-END PIER 26’ SLIP		
Resident	\$2,132.00	
Non- Resident Property Owner	\$3,199.00 \$3,105.00	
Non-Resident	\$4,076.00 \$3,957.00	
LAGOON SLIP & BUOY		
Resident	\$787.00	
Non- Resident Property Owner	\$1,350.00 \$1,310.00	
Non-Resident	\$1,882.00 \$1,827.00	
DINGHY, KAYAK, & PADDLEBOARD RACKS		
Resident	\$135.00	
Non- Resident Property Owner	\$203.00 \$197.00	
Non-Resident	\$279.00 \$270.00	
RIVIERA SLIPS	\$5,651.64	
RIVIERA BUOYS	\$2,591.08	
Season Launch Pass for Kayaks, Canoes and Paddleboards (non-trailer, non-motor)	\$30.00 per year	
RIVIERA LOWER LEVEL CONCOURSE LEASE RATE	\$43.50/Sq Foot	
RIVIERA RENTALS (ALL CONFERENCES/CONVENTIONS & WEDDINGS HELD NOVEMBER 15 THROUGH APRIL 30) Maximum attendees is 380	Rates below effective until December 31, 2021	
Security Deposit	\$1,000.00	
Resident Rental Fee (Friday, Saturday, Sunday)	\$2,500.00	
Non-Resident Rental Fee (Friday, Saturday, Sunday)	\$3,000.00	
Resident & Non-Resident Weekday Rental Fee (Monday - Thursday)	\$500.00	

Not-for-Profit Group Rental Fee	\$400.00
Per Hour Set Up Fee	\$20.00 per hour
Security Guards for Event (2)	Additional Renter Expense - Hourly Rate
Extra Security Guard over 250 attendees	Additional Renter Expense - Hourly Rate
RIVIERA RENTALS (WEDDINGS HELD MAY THROUGH NOVEMBER 15) <i>Maximum attendees is 380</i>	Rates below effective until December 31, 2021
Security Deposit	\$1,000.00
Resident Rental Fee (Monday - Thursday)	\$625.00
Resident Rental Fee (Friday & Sunday- Non-Holiday)	\$1,700.00
Resident Rental Fee (Saturday)	\$1,950.00
Non-Resident Rental Fee (Monday- Thursday)	\$1,250.00
Non-Resident Rental Fee (Friday & Sunday- Non-Holiday)	\$3,400.00
Non- Resident Rental Fee (Saturday)	\$3,900.00
RIVIERA RENTALS (ALL CONFERENCES/CONVENTIONS & WEDDINGS HELD NOVEMBER 1 THROUGH APRIL 31) <i>Maximum attendees is 380</i>	Rates below effective January 1, 2022
Security Deposit	\$1,000.00
Resident Rental Fee (Friday, Saturday, Sunday)	\$2,500.00
Resident Weekday Rental Fee (Monday - Thursday)	\$500.00
Non-Resident Rental Fee (Monday- Thursday)	\$1,500.00
Non-Resident Rental Fee (Friday)	\$3,800.00
Non- Resident Rental Fee (Saturday)	\$4,700.00
Non-Resident Rental Fee (Sunday)	\$3,000.00
Holiday Booking Surcharge	\$250.00
Not-for-Profit Group Rental Fee	\$400.00
Per Hour Set Up Fee	\$20.00 per hour
Security Guards for Event (2)	Additional Renter Expense - Hourly Rate
Extra Security Guard over 250 attendees	Additional Renter Expense - Hourly Rate
RIVIERA RENTALS (WEDDINGS HELD MAY 1 THROUGH OCTOBER 31) <i>Maximum attendees is 380</i>	Rates below effective January 1, 2022
Security Deposit	\$1,000.00
Resident Rental Fee (Monday - Thursday)	\$625.00
Resident Rental Fee (Friday & Sunday- Non-Holiday)	\$1,700.00
Resident Rental Fee (Saturday)	\$1,950.00
Non-Resident Rental Fee (Monday- Thursday)	\$1,750.00
Non-Resident Rental Fee (Friday)	\$4,700.00
Non- Resident Rental Fee (Saturday)	\$5,500.00
Non-Resident Rental Fee (Sunday)	\$4,500.00
Holiday Booking Surcharge	\$250.00

BUILDING & ZONING	
Building	
Minimum permit fee for all building permits	Residential \$60.00 Commercial \$100.00
Residential Construction:	
One & Two family & attached garage (new,	\$0.31 / sq. ft.

addition and alterations)	New Single Family Construction \$1,000.00 Minimum
Accessory buildings & garages	\$0.25 / sq. ft.
Decks	\$0.15 / sq. ft., or \$60.00 Minimum
Roofing and Siding	\$60.00
Commercial Construction:	
Residences - Apartments, Three family & over, Row Housing, Multiple Family Dwellings, Institutional (new, addition and alterations)	\$0.31 / sq. ft. New Commercial Construction \$1,500.00 Minimum
Local Business, Office Building (new, addition or alteration)	\$0.30/ sq. ft.
Manufacturing or Industrial (new, addition or alteration)	\$0.30 / sq. ft.
Commercial , structures, alterations, residing, reroofing, repairs, where square footage cannot be calculated	\$10.00 / \$1,000.00 valuation
Plan Examination:	
One and Two Family Residence	\$150.00
Apartments, Three Family Residence, Row Housing, Multiple family Building State Approved Plans	\$150.00 plus \$10.00 / unit
Commercial, Industrial, Institutional & Additions State Approved Plans	\$350.00
Heating Plans, Energy Calculations, or Lighting Plans submitted separately	\$125.00/ Plan
Additions, Alterations to 1 & 2 Family Dwellings	\$75.00
Accessory building over 240 sq. ft., and decks for 1 & 2 family dwellings	\$40.00
Wisconsin Uniform Building Permit Seal	\$45.00
Occupancy Permit	\$60.00/Residential \$100.00/Commercial & Industrial
Temporary (6 months or less Commercial only)	\$75.00
Permit Renewal (6 month extension or less)	\$200.00 Commercial \$50 Residential
Heating and Air Conditioning:	
Heating and Air Conditioning Distribution Systems	\$3.00/ 100 sq. ft. of conditioned area with a minimum fee of \$60.00
New Residential Heating	\$125.00 first unit, \$60.00 each additional unit.
Replacement Residential Heating	\$60.00 / unit
Commercial New or Replacement Heating	\$150.00/ unit, up to and including 150,000 BTU units. Additional fee of \$20.00 / each 50,000 BTU fraction thereof up to a maximum of \$900.00 / unit.
Residential Air Conditioning – Other than Wall Units (new or replacement)	\$60.00 / unit

Commercial Air Conditioning - Other than Wall Units (new or replacement)	\$150.00/ unit up to 5tons or 60,000 BTU's. Additional fee of \$20.00 each ton or 12,000 BTU's or fraction thereof up to a maximum of \$900.00 / unit
Permanently installed Wall unit (example - Fireplace, wall pack)	\$60.00 / unit
Commercial/Industrial Exhaust Hoods and Exhaust Systems	\$75.00
Plumbing Permit:	
Fixture Count	\$15.00/ fixture, drain or device, \$60.00 Minimum
Water Main	\$1.00 / lineal foot of sewer or private water main, \$60.00 Minimum
Sanitary Sewer	\$1.00 / lineal foot of sewer or private water main, / \$9.00 per manhole \$60.00 Minimum
Storm Sewer	\$1.00 / lineal foot of sewer or private water main / \$12.00 per manhole or basin \$60.00 Minimum
Exterior Grease Trap	\$100.00
Electrical:	
Residential Minimum	\$60.00 minimum.
New Residential Service	\$100.00/ Service First 200 Amps, \$25.00 each additional 100 Amps.
Sanitary Sewer	\$1.00 / lineal foot of sewer or private water main, \$60.00 minimum & / \$9.00 per manhole.
Residential Service Update	\$100.00/ Service
Residential Sub-Panel	\$50.00/ Panel
Residential Generator	\$75.00 (includes gas piping)
Temporary Electrical Service	\$100.00 up to 200 Amps. \$25.00 each additional 100 Amps.
Commercial Electrical Minimum	\$150.00 Minimum
Commercial Electrical Re-Inspections	\$150.00/ Inspection
Commercial Service (New or Update)	\$150.00 First 200 Amps, \$25.00 each additional 100 Amps.
Commercial Sub-Panel	\$50.00 First 100 Amps, \$10.00 each additional 100 Amps.
Commercial Generator	\$150.00 (included gas piping)
Commercial Low Voltage	\$1.00/ Device, \$100.00 Minimum
Commercial Exterior Light Fixture Replacement	\$100.00 per site
Residential Electrical Permit - for minor installations with fees not exceeding \$5.00, the permit fee may be waived by the	\$0.10 / sq. ft. of area served, \$60.00 minimum.

inspector. Commercial Electrical Permit - for minor installations with fees not exceeding \$5.00, the permit fee may be waived by the inspector.	\$0.10 / sq. ft. of area served, \$150.00 minimum.
Erosion control fees:	
New One and Two Family Buildings	\$125.00 / lot
One and Two Family Additions and Accessory Structures	\$50.00
Multi-Family Residential, Commercial, Industrial and Institutional	\$175.00/Building, plus \$5.00/1,000 sq. ft. disturbed lot area up to \$2,000.00 max.
Other	\$40.00
Zoning	
Zoning Permit	\$60.00
Temporary Use (per Section 98-906)	\$60.00
Zoning Verification Letter	\$60.00
Sign Permit (per Section 98-907)	\$60.00 minimum or \$0.35/ sq ft of sign area
Early Start Permit to start construction	\$125.00 (1-2 family) \$250.00 (all others)
Fuel Tanks	\$75.00 administrative fee/ tank for installation or removal
Wrecking or Razing- Building Inspector may waive the fee if the structure is condemned	\$100.00 (One or two family residences and accessory Structure over 250 sq ft)
Commercial/ Industrial Razing	\$350.00
Moving buildings over public right-of-ways	\$250.00 plus \$0.03/ sq ft
Special Inspections and Reports	\$150.00/ inspection report
Text Amendment (per Section 98-902)	\$400.00
Zoning Map Amendment (per Section 98-903)	\$400.00
Certified Survey Map (CSM)	For each new Residential Lot Created: \$400.00 For each new Commercial Lot Created: \$200.00
Plat Renewal	\$150.00
Conditional Use (per Section 98-905)	\$400.00 \$100.00
Site Plan (per Section 98-908)	\$400.00
Variance (per Section 98-910)	\$400.00
Interpretation (per Section 98-911)	\$150.00
Appeal (per Section 98-912)	\$400.00
PD Zoning Map Amendment (Includes 1 PIP Review)	\$750.00
PIP Review	\$400.00
Filing or Recording fee with City Clerk, plus actual recording fee	\$10.00

Triple Fees: Upon failure to obtain a permit before work on a building has been started, except in emergency cases, the total fee shall be triple the total fees charged.	
NOTE: Fees shall be charged on gross square footage defined as follows: The exterior dimensions, including attached garage and each floor level	
NOTE: In determining costs, all construction shall be included with the exception of heating, air conditioning, electrical or plumbing work.	
NOTE: All fee amounts shall be rounded up to the next full dollar amount.	
NOTE: An additional fee for plan review may be assessed at the time of application for renewal of the permit.	
* Base fee may be modified by Subsection (4) of Section 98-935, Fees of the Zoning Code	

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

Sanitary Sewer Connection Fee	\$25.00
Special brush, limb and refuse pick-up	\$25.00
Dumpster Delivery	\$24.00 per 15 minutes
Dumpster Pick-up	\$50.00 per dumpster
	\$50.00 plus additional landfill fees

FIRE DEPARTMENT FEES	
Fees for Apparatus and Personnel	1 hour minimum and fractions thereafter on hourly rates unless stated otherwise
Chief, Deputy Chief or Assistant Chief	\$26.00/hr.
Fire and EMS Personnel	\$26.00/hr.
Engine/Squad	\$550.00/hr.
Truck (aerial apparatus)	\$875.00/hr.
Brush Truck	\$300.00/hr.
Air Boat	\$300.00/hr.
Technical Rescue and Utility	\$500.00/hr.
Chief, Deputy Chief, Assistant Chief, or Command Vehicle	\$50.00/hr.
Utility	\$50.00/hr.
Ambulance	\$270.00/hr.
Paramedic Intercept Fee (Option a OR b)	
a. Flat Rate Billed to Requesting Municipality	\$400.00
b. Shared Revenue from Requesting Municipality	50% Monies Received
EMS First Responder and Transport Fees	
Residents Fee	\$150.00 per call
Non-Resident Fee	\$200.00 per call
Ambulance Transport Fee Schedule	
Advanced Life Support Base Rate	\$918.89
Advanced Life Support Base Rate (ALS2)	\$1010.47
Advanced Life Support Base Rate (Intercept)	\$918.89
Advanced Life Support Base Rate (Intercept ALS2)	\$1010.47
Equal Level Staffing Mutual Aid	\$300.00
Basic Life Support Base Rate	\$700.00
Mileage Charge	\$20.00 per mile
Supplies used fee	
Defibrillation	\$100.00

EKG Monitoring	\$150.00
Spinal Immobilization	\$150.00
I/O Needle & Associated Supplies	\$200.00
Airway Placement	\$150.00
Oxygen & Associated Supplies	\$100.00
IV & Associated Supplies	\$150.00
CPAP Disposable	\$150.00
Epi 1:1,000	\$35.00
Nitro Tabs	\$22.00
Albuterol/Ventolin	\$30.00
Glucagon	\$211.00
Narcan	\$48.00
ASA	\$32.00
Dextrose 25gms/50cc	\$32.00
Glucose	\$10.50
CO2 Monitor Nasal/Tube	\$40.00
Oil Dry	\$10.00 per bag
Class A, B, or AB Firefighting Foam	\$30.00/gallon
BLS Supplies Used	\$75.00
ALS Supplies Used	\$125.00
Paramedic Medications	
Adenocard	\$31.00
Amiodorone	\$125.00
Atropine	\$37.00
Calcium Chloride	\$43.00
Dextrose 5%	\$32.00
Diltiazem	\$9.00
Diphenhydramine	\$5.00
Epi 1:10,000	\$16.00
Etomidate	\$94.00
Heparin	\$32.00
Ketamine	\$54.00
Lidocaine	\$36.00
Magnesium Sulfate	\$7.00
Methylprednisolone	\$101.00
Metoprolol	\$9.00
Midazolam	\$68.00
Norepinephrine	\$22.00
Ondansteron	\$28.00
Sodium Bicarbonate	\$37.00
Sublimaze	\$5.00
Succinylcholine	\$41.00
Clopidogral	\$19.00

Dopamine	\$97.00
Hydromorphone	\$10.00
Hydroxycobalamin	\$1270.00
Metoclopramide	\$5.00
Morphine Sulfate	\$56.00
Tranexamic Acid	\$96.00
Fees Relating To Permits Required	
Fire pit burn permit	\$15.00 each fire or \$50.00 yr
Fireworks permit	\$50.00
Burning permits	\$50.00
Key box processing fee	\$10.00
Operational Permit	\$75.00
Fees Relating To Fire Protection Systems	
Basic system Review	\$250
Fee is charged for systems without hydraulic calcs	
Fire Sprinkler, Fire Control and/or Fire Suppression system plan review with one set of hydraulic calculations. (Fee is charged for each separate floor and /or area of building per system and review.)	\$300.00
Verifications of Additional Hydraulic Calcs (fee is charged for each additional set of hydraulic calculations required by the AHJ)	\$175.00
Additional review of same system. (Fee applies to all re-submittals.)	\$300
Site inspection during installation 2 hour minimum Note: system may not be concealed prior to inspection. Inspections are required for all systems.	\$75.00/hr.
Modifications to existing systems	
Min. fee per system without hydraulic calcs	\$75.00
Fee per sprinkler up to 15 sprinklers w/o calcs	\$20.00 ea.
Fee per sprinkler up to 15 with calcs	\$200.00
Fire Pumps per review	\$300.00
Fire prevention inspection fee schedule:	
Residential Building Type:	
4 to 36 units	\$10 per unit per year
37 to 60 units	\$400 per year
61 to 99 units	\$450 per year
100 units and above	\$500 per year
Commercial:	
Under 1,000 square feet	\$50
1,000 to 4,999 square feet	\$100
5,000 to 24,999 square feet	\$150
25,000 to 99,000 square feet	\$200
100,000 to 174,999 square feet	\$400
175,000 to 249,999 square feet	\$700
Industrial:	
Under 5,000 square feet	\$100

5,000 to 24,999 square feet	\$200
25,000 to 99,000 square feet	\$300
100,000 to 174,999 square feet	\$500
175,000 to 349,999 square feet	\$800
Additional conditions: (a) The fee for hotels and motels shall be the same as for residential property, except that the fee shall be calculated on a per room basis. (b) Square footage refers to the total floor area of any building or structure. (c) Inspection fees shall be charged to the property owner. Any fees unpaid by November 1 of each year shall be entered upon the tax roll as a special charge against the property and all proceedings in relation to the collection, return, and sale of the property for delinquent real estate taxes, shall apply to the inspection fee.	
Sprinkler system underground mains	
0-200 feet	\$75.00
201-999 feet	\$125.00
1000 or more	\$300
Fire hose standpipe connections	\$15.00 each
Other fire protection systems (hood, wet & dry chem.)	\$300
Fire alarm systems per control panel	\$250.00
Fire Alarm system manual pull stations, initiating devices; this includes smoke, heat, flame, ionization, photoelectric detectors, water flow devices and all monitoring devices per review.	\$50.00 up to 3 \$10 each additional
Witness of all required tests – 2 hour minimum	\$150/hr.
Inspection during installation	\$75.00/hr.
Fire protection Consulting on systems and or for occupancies or permits	\$75.00/hr. 1 Hour Minimum

Adopted this 25th day of January, 2021.

Charlene Klein, Mayor

Date

ATTEST:

Lana Kropf, City Clerk

Date

LAKESIDE INTERNATIONAL LLC

11000 W. SILVER SPRING RD.

MILWAUKEE, WI 53225

(414) 353-4800

FAX (414) 353-4847


LAKESIDE

INTERNATIONAL TRUCKS

CUST: J00794

SOLD TO CITY OF LAKE GENEVA

526 GENEVA STREET

ADDRESS LAKE GENEVA, WI 53147

(H) (262)248-3673

(W) (262)248-3673

YEAR	MAKE	MODEL	NEW OR USED	VEHICLE IDENT. OR SERIAL NO.
2021	INTERNATIONAL	HV507	NEW	3HAEDTAR7ML686857
SALESMAN MCNAMARA, PATRICK			COLOR	ORANGE

DESCRIPTION	PRICE
MONROE TRUCK EQUIPMENT	\$73,705.00

USED TRUCK TRADED			
YEAR	MAKE	MODEL	VEHICLE IDENT. OR SERIAL NO.
BODY COLOR			

DATE		INVOICE NO.				STOCK NO.	
01/18/2021		13735				10207X	
		SALESMAN NUMBER	1	2	3	5	
	DESCRIPTION	COST		ACCT NO.		SALE	
P R I C E O F	HV507					177797	50
	10207X						
	LOT						
	10207X						
	10207X						
	10207X						
	10207X						
	10207X						
	10207X						
	10207X						
T R U C K	WARRANTY						
	MV11 FEES					169	50
	FET AMOUNT						
	DOC FEE					125	00
	SALES TAX						
COUNTY TAX							
STADIUM TAX							
SUBTOTAL						178092	00
S E T T L E M E N T	DEPOSIT						
	USED TRUCK ALLOWANCE						
	USED TRUCK PAYOFF						
TOTAL BALANCE DUE						178092	00
Thank You For 1235 Your Business 1236							

CUSTOMER COPY

Report Criteria:

Report type: Summary

[Report]. Check Issue Date = 01/04/2021,01/06/2021,01/13/2021

Check.Type = {<>} "Adjustment"

Bank.Bank account = "043230"

Check Issue Date	Check Number	Vendor Number	Payee	Amount
01/04/2021	75225	3159	PNC BANK	20,448.75
01/06/2021	75227	2259	CDW GOVERNMENT INC	794.31
01/06/2021	75228	6013	GONZALEZ, ANTONIO	1,296.36
01/06/2021	75229	6014	INTERNAL REVENUE SERVICE	463.85
01/06/2021	75230	2977	MIDWEST TAPE	141.24
01/06/2021	75231	5225	NETTESHEIM, GLEN	2,341.56
01/06/2021	75232	6015	RODRIGUEZ, JOSE	248.05
01/06/2021	75233	2424	DUNN LUMBER	76.47
01/06/2021	75234	2466	ENVISIONWARE INC	794.70
01/06/2021	75235	2615	GREETHAM, AARON	36.00
01/06/2021	75236	5386	MCNEIL, KYLE	36.00
01/06/2021	75237	3024	MUTUAL OF OMAHA	2,584.49
01/13/2021	75308	2046	ALLIANT ENERGY	20,461.67
01/13/2021	75309	5770	AT & T TELECONFERENCE SERVICES	219.76
01/13/2021	75310	2108	AT&T LONG DISTANCE	37.32
01/13/2021	75311	2138	BAKER & TAYLOR	108.71
01/13/2021	75312	2273	CHASE CARD SERVICES	5,754.63
01/13/2021	75313	6039	DIEHN, PETER	185.66
01/13/2021	75314	4729	GIRAFFE ELECTRIC II INC	105.00
01/13/2021	75315	5001	VERIZON WIRELESS	38.01
01/13/2021	75316	5071	WE ENERGIES	635.44
01/13/2021	75317	2379	DEMCO	269.99
01/13/2021	75318	2800	KORNAK, EMILY	80.00
01/13/2021	75319	5458	LEWIS, CHAD	200.00
01/13/2021	75320	3001	SECURIAN FINANCIAL GROUP	2,312.36
Grand Totals:				59,670.33

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
11-00-00-21100	.00	33,821.87-	33,821.87-
11-00-00-21340	2,130.23	.00	2,130.23
11-00-00-21555	1,375.65	.00	1,375.65
11-00-00-21562	829.33	.00	829.33
11-00-00-21564	379.51	.00	379.51
11-10-00-51330	158.56	.00	158.56
11-10-00-51390	1,015.98	.00	1,015.98
11-10-00-55000	234.53	.00	234.53
11-10-20-51320	463.85	.00	463.85
11-12-00-52210	.08	.00	.08
11-14-30-53100	166.13	.00	166.13
11-15-10-53100	140.56	.00	140.56
11-15-10-53990	375.05	.00	375.05

GL Account	Debit	Credit	Proof
11-15-10-54500	21.17	.00	21.17
11-16-10-52210	.69	.00	.69
11-16-10-52220	3,219.12	.00	3,219.12
11-16-10-53100	139.73	.00	139.73
11-21-00-52210	1.12	.00	1.12
11-21-00-52220	43.13	.00	43.13
11-21-00-53300	1,544.41	.00	1,544.41
11-21-00-53310	72.00	.00	72.00
11-21-00-54150	2,341.56	.00	2,341.56
11-21-00-58100	794.31	.00	794.31
11-22-00-52210	7.36	.00	7.36
11-22-00-52220	1,451.02	.00	1,451.02
11-22-00-53100	462.39	.00	462.39
11-22-00-53410	46.33	.00	46.33
11-22-00-53500	74.96	.00	74.96
11-22-00-53990	405.08	.00	405.08
11-22-00-55000	999.67	.00	999.67
11-22-00-58000	1,272.84	.00	1,272.84
11-29-00-52210	38.01	.00	38.01
11-29-00-52220	57.88	.00	57.88
11-32-10-52210	3.10	.00	3.10
11-32-10-52220	962.14	.00	962.14
11-32-10-53990	224.11	.00	224.11
11-32-13-54100	480.00	.00	480.00
11-34-10-52220	453.25	.00	453.25
11-34-10-52230	8,892.22	.00	8,892.22
11-51-10-52220	743.58	.00	743.58
11-52-00-52220	948.99	.00	948.99
11-52-00-59220	246.19	.00	246.19
11-52-01-52220	606.05	.00	606.05
20-00-00-21100	.00	20,448.75-	20,448.75-
20-81-00-56580	20,448.75	.00	20,448.75
40-00-00-21100	.00	2,175.09-	2,175.09-
40-54-10-52220	367.56	.00	367.56
40-55-30-52220	1,807.53	.00	1,807.53
48-00-00-21100	.00	.56-	.56-
48-00-00-52210	.56	.00	.56
61-00-00-21100	.00	7.99-	7.99-
61-00-00-53110	2.62	.00	2.62
61-00-00-92630	5.37	.00	5.37
62-00-00-21100	.00	32.58-	32.58-
62-00-00-92100	14.38	.00	14.38
62-00-00-92630	18.20	.00	18.20
99-00-00-21100	.00	3,183.49-	3,183.49-
99-00-00-52110	80.00	.00	80.00
99-00-00-52210	7.41	.00	7.41
99-00-00-52220	1,298.45	.00	1,298.45
99-00-00-53120	85.71	.00	85.71
99-00-00-53500	76.47	.00	76.47
99-00-00-53600	105.00	.00	105.00
99-00-00-54110	106.76	.00	106.76
99-00-00-54140	1.95	.00	1.95
99-00-00-54150	200.00	.00	200.00

GL Account	Debit	Credit	Proof
99-00-00-55000	15.81	.00	15.81
99-00-00-55100	794.70	.00	794.70
99-00-00-55120	269.99	.00	269.99
99-00-00-59000	141.24	.00	141.24
Grand Totals:	59,670.33	59,670.33-	.00

Dated: 1-19-2021Mayor: Charles KleinCity Council: Robert KleinKen Horn
Jean Junker

City Recorder: _____

Report Criteria:

Report type: Summary

[Report].Check Issue Date = 01/04/2021,01/06/2021,01/13/2021

Check.Type = {<>} "Adjustment"

Bank.Bank account = "043230"

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "12312020A","12312020C","01202021","01202021A"

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
ADVANCE AUTO PARTS				
719303585709	12/23/2020	ANTIFREEZE	48-00-00-52500 CEM EQUIP MAINT/REPAIRS	25.98
719310075765	01/07/2021	SPARK PLUGS	48-00-00-52500 CEM EQUIP MAINT/REPAIRS	18.93
Total ADVANCE AUTO PARTS:				44.91
AURORA EAP				
IN 22939	12/29/2020	1ST QTR 2021 FEE	11-10-20-51350 EAP PROGRAM	937.50
Total AURORA EAP:				937.50
BUREAU OF CORRECTIONAL ENTERPRISES				
306-184787	12/29/2020	PAPER TOWEL	11-51-10-52400 MUSEUM-MAINTENANCE & REPAIRS	18.88
306-184787	12/29/2020	PAPER TOWEL, LINERS	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	125.79
Total BUREAU OF CORRECTIONAL ENTERPRISES:				144.67
CES				
LKG/067598	12/21/2020	PVC-DUNN FIELD GATE	43-32-10-17010 2020/2021 STREET IMP PROGRAM	97.62
LKG/067619	12/21/2020	PVC PIPE-DUNN FIELD GATE	43-32-10-17010 2020/2021 STREET IMP PROGRAM	235.18
LKG/067656	12/22/2020	PVC-DUNN FIELD GATE	43-32-10-17010 2020/2021 STREET IMP PROGRAM	3.14
LKG/067722	12/28/2020	LIGHTS-PARKING LOTS	11-52-01-59520 GROUNDS MAINTENANCE SUPPLIES	943.44
Total CES:				1,279.38
CIVIC SYSTEMS LLC				
CVC20089	12/28/2020	CIVIC SUPPORT FEES JAN-JUN	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	4,337.00
Total CIVIC SYSTEMS LLC:				4,337.00
CLIFTON LARSON ALLEN LLP				
2716217	12/31/2020	2020 AUDIT PLANNING	11-15-10-52130 INDEPENDENT AUDIT FEES	4,725.00
Total CLIFTON LARSON ALLEN LLP:				4,725.00
COLUMBIA CASCADE COMPANY				
53417-98	10/22/2020	PARK BENCH-PD BY DONATION	11-52-00-57360 PARK DONATION PURCHASES	2,300.00
Total COLUMBIA CASCADE COMPANY:				2,300.00
COMFORT SUITES GREEN BAY				
1/8/21	01/08/2021	LODGING-B&Z INSP CODE UPD	11-24-00-53310 BLDG INSP-MEALS & LODGING	246.00
Total COMFORT SUITES GREEN BAY:				246.00
COPSEY, STEPHANIE				
REIMB-JAN	01/14/2021	WIX.COM WEBSITE	47-70-00-57155 TOURISM MUNICIPAL DEVELOPMENT	381.78

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total COPSEY, STEPHANIE:				381.78
DEL'S SERVICE				
8155	01/05/2021	CHEVY 1500-TOWING	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	50.00
Total DEL'S SERVICE:				50.00
DUNN LUMBER				
70144	12/22/2020	DINGO RENTAL-DUNN FIELD G	43-32-10-17010 2020/2021 STREET IMP PROGRAM	238.00
70146	12/22/2020	DINGO RENTAL RETURN	43-32-10-17010 2020/2021 STREET IMP PROGRAM	60.00
811467	12/29/2020	20" CHAINSAW BAR, GREASE C	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	99.98
811734	01/04/2021	1425 CONANT-MAILBOX REPLA	11-32-12-53510 EQUIP MAINT SUPPL-SNOW & ICE	32.99
811845	01/05/2021	ADHESIVE CAULK	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	4.49
811910	01/06/2021	WIRE CLIPS-LOADER #29	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	3.99
811935	01/06/2021	NUTS,BOLTS-TRK #23	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	7.08
812125	01/08/2021	SNOW SHOVEL	48-00-00-53400 CEM OPERATING SUPPLIES	39.98
812202	01/11/2021	3/8 EXTENSION	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	21.49
812213	01/11/2021	ROLLER,TAPE-GARBAGE CANS	11-52-00-53520 GROUNDS MAINT SUPPLIES	23.96
812214	01/11/2021	ST LIGHT REPAIR-PLOW DAMA	11-34-10-52610 STREET LIGHTS REPAIRS	5.09
812240	01/11/2021	NUTS,BOLTS	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	3.38
Total DUNN LUMBER:				420.43
ELKHORN NAPA AUTO PARTS				
216559	01/05/2021	CONNECTORS,HEADLIGHTS	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	49.37
216619	01/06/2021	VACUUM TUBING-LOADER #29	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	3.80
217069	01/11/2021	STARTER	48-00-00-52500 CEM EQUIP MAINT/REPAIRS	76.65
217098	01/11/2021	IGNITION PARTS	48-00-00-52500 CEM EQUIP MAINT/REPAIRS	54.76
217122	01/11/2021	HOSE-TRK #55	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	11.41
217173	01/12/2021	HYD HOSE FITTINGS-STOCK	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	69.43
217174	01/12/2021	OIL/FUEL FILTERS-STOCK	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	188.48
217293	01/13/2021	BRAKE PARTS-#50,#55	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	190.06
Total ELKHORN NAPA AUTO PARTS:				643.96
FORD OF LAKE GENEVA				
71867-1	04/23/2020	CONVERTER ASY	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	1,167.72
Total FORD OF LAKE GENEVA:				1,167.72
GENEVA ONLINE INC				
1108722	01/01/2021	EMAIL SVC-JAN	11-12-00-52210 MUNICIPAL CT TELEPHONE	2.00
Total GENEVA ONLINE INC:				2.00
GOV OFFICE LLC				
INV205213	12/31/2020	2020 ADD'L WEBSITE STORAGE	11-14-30-53820 LICENSE/SUPPORT EXPENSE	300.00
Total GOV OFFICE LLC:				300.00
HARRISON, WILLIAMS & MCDONELL, LLP				
00280	11/02/2020	OS ATTY FEES-CONFLICT OF I	11-13-10-52140 OUTSIDE ATTORNEYS FEES	133.00
Total HARRISON, WILLIAMS & MCDONELL, LLP:				133.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
HE STARK AGENCY INC				
6089PARK-12/	12/30/2020	COLLECTION FEES-DEC	42-34-50-52160 LUKE/CALE CC AND COLLEC FEES	458.50
Total HE STARK AGENCY INC:				458.50
INLAND CONTINENTAL PROPERTY				
2020 SHARE-N	01/08/2021	2020 SHARE-NEWPORT WEST	42-34-50-58500 PARKING LOT REV SHARE	9,158.12
Total INLAND CONTINENTAL PROPERTY:				9,158.12
ITU ABSORB TECH INC				
7558679	10/02/2020	MAPS,MOPS,FRAGRANCE	40-55-20-53600 RIV MAINTENANCE SERVICE COSTS	95.31
7618539	01/08/2021	MATS,RAGS	11-32-10-53600 ST DEPT BLDG MAINT SERV COSTS	87.29
7618540	01/08/2021	MATS	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	122.59
Total ITU ABSORB TECH INC:				305.19
JEFF MISKIE				
1242	01/11/2021	4TH QTR-IT SERVICES	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	5,268.33
1242	01/11/2021	4TH QTR-IT SERVICES	11-10-00-55000 COVID-19 EXPENDITURES	1,512.50
Total JEFF MISKIE:				6,780.83
JERRY WILLKOMM INC				
276421	12/30/2020	1562.0 GALS GAS	11-32-10-53410 VEHICLE-FUEL & OIL	3,091.20
Total JERRY WILLKOMM INC:				3,091.20
JOHNS DISPOSAL SERVICE INC				
578395	01/06/2021	JAN SVC	11-36-00-52940 SOLID WASTE-RESIDENTIAL	30,780.11
578395	01/06/2021	JAN SVC	11-36-00-52970 SOLID WASTE-RECYCLING	16,878.36
Total JOHNS DISPOSAL SERVICE INC:				47,658.47
JOHNSON CONTROLS				
87388029	12/30/2020	FIRE EXT REPAIRS	11-16-10-52400 CITY HALL BUILDING REPAIRS	715.00
Total JOHNSON CONTROLS:				715.00
KAPUR & ASSOCIATES INC				
104332R	09/30/2020	ENG SVCS-BZ SCANNING PHA	11-24-00-53350 OTHER PROFESSIONAL FEES	5,733.00
105661	12/15/2020	ENG SVCS-STONERIDGE PHAS	11-00-00-13910 A/R BILL OUTS	938.98
105667	12/15/2020	ENG SVCS-SNAKE RD CSM	11-00-00-13910 A/R BILL OUTS	55.03
105668	12/15/2020	ENG SVCS-TAP GRNT/BLOOMFI	43-52-00-53100 TAP GRANT CAPITAL PROJECTS	1,339.00
105669	12/22/2020	2020 PASER RATINGS	11-30-00-52160 CITY ENGINEERING FEES	960.00
105703	12/17/2020	ENG SVCS-SUMMERHAVEN PH	11-00-00-13910 A/R BILL OUTS	743.00
105704	12/17/2020	ENG SVCS-SYMPHONY BAY III	11-00-00-13910 A/R BILL OUTS	3,069.20
105705	12/17/2020	ENG SVCS-KWIK TRIP WELLS S	11-00-00-13910 A/R BILL OUTS	40.00
105707	12/17/2020	2020 LG PAVING PROGRAM	43-32-10-17010 2020/2021 STREET IMP PROGRAM	3,293.00
105709	12/17/2020	2021 LG PAVING PROGRAM	43-32-10-17010 2020/2021 STREET IMP PROGRAM	3,300.00
105710	12/17/2020	ENG SVCS-SNAKE RD	43-32-10-17010 2020/2021 STREET IMP PROGRAM	7,256.50
Total KAPUR & ASSOCIATES INC:				26,727.71
KOCOUREK PROPERTY HOLDINGS LLC				
2020 SHARE-N	01/08/2021	2020 SHARE-NORTH SHORE LO	42-34-50-58500 PARKING LOT REV SHARE	2,083.68

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total KOCOUREK PROPERTY HOLDINGS LLC:				2,083.68
LAKE GENEVA PUBLIC LIBRARY				
1/9/21	01/09/2021	ADULT RES BIRDING,NATIVE PL	11-70-00-57800 AVIAN COMMITTEE EXPENSES	300.00
1/9/21-1	01/09/2021	YTH MATLS-BIRD WATCHING KI	11-70-00-57800 AVIAN COMMITTEE EXPENSES	300.00
Total LAKE GENEVA PUBLIC LIBRARY:				600.00
LAKE GENEVA UTILITY				
131 WELLS ST	12/09/2020	131 WELLS ST	45-00-00-24520 WATER IMPACT FEES	4,732.00
131 WELLS ST	12/09/2020	131 WELLS ST	45-00-00-24530 SEWER IMPACT FEES	5,222.00
16005	01/11/2021	RECONNECT-SEASONAL 2020	11-52-00-52270 FOUNTAINS/STATUES-WATER/SEWER	150.00
412 CADENCE	12/22/2020	412 CADENCE CIR	45-00-00-24520 WATER IMPACT FEES	1,690.00
412 CADENCE	12/22/2020	412 CADENCE CIR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
Total LAKE GENEVA UTILITY:				13,659.00
LANGE ENTERPRISES INC				
74946	01/06/2021	POSTS,BRACKETS-SIGNS	42-34-50-53400 OPERATING SUPPLIES-ENFORCEMEN	1,631.20
Total LANGE ENTERPRISES INC:				1,631.20
LARRY'S TOWING & RECOVERY				
25685	12/26/2020	TOWING-BUICK RENDEZVOUS	11-34-10-52900 CAR TOWING	145.00
Total LARRY'S TOWING & RECOVERY:				145.00
LEAGUE OF WI MUNICIPALITIES				
2021 DUES	12/11/2020	2021 LWM DUES	11-11-00-53200 COUNCIL WIS LEAGUE MEMBERSHIP	4,627.22
Total LEAGUE OF WI MUNICIPALITIES:				4,627.22
MIDSTATE EQUIPMENT				
128899	01/12/2021	PARTS-LOWER MOWER	48-00-00-52500 CEM EQUIP MAINT/REPAIRS	179.29
Total MIDSTATE EQUIPMENT:				179.29
MUNICIPAL SERVICES LLC				
202095	12/31/2020	SUB INSPECTOR-DEC SVCS	11-24-00-52190 CONTRACT BUILDING INSPECTOR	741.00
Total MUNICIPAL SERVICES LLC:				741.00
NEWLIN, ANDREW				
REFD 1/5/21	01/05/2021	REFD-SNOW REMOVE/TAX BILL	11-32-12-46310 SNOW & ICE CONTROL	135.00
Total NEWLIN, ANDREW:				135.00
OFFICE DEPOT				
146518314001	12/23/2020	DYMO PRINTER-COMPTROLLE	11-15-10-53100 ACCTG OFFICE SUPPLIES	195.02
146518996001	12/23/2020	LABELS,POST ITS,BANDAIDS	11-16-10-53100 CITY HALL OFFICE SUPPLIES	27.59
146900899001	12/30/2020	POCKET FILE FOLDERS	11-15-10-53100 ACCTG OFFICE SUPPLIES	13.28
146900899001	12/30/2020	PAPER,POST ITS,ADD MACH TA	11-16-10-53100 CITY HALL OFFICE SUPPLIES	122.76
146900899001	12/30/2020	COPY PAPER	42-34-50-53100 OFFICE SUPPLIES	31.25
Total OFFICE DEPOT:				389.90

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
PAL STEEL COMPANY INC				
72360	01/05/2021	SIGN POSTS	42-34-50-52500 KIOSK REPAIRS/SUPPLIES	460.96
Total PAL STEEL COMPANY INC:				460.96
PATS SERVICES INC				
A-208717	12/26/2020	PORT A POTTY SVC-DEC	48-00-00-52260 CEM WATER/SEWER EXP	220.00
Total PATS SERVICES INC:				220.00
PETERS SMALL E3NGINE CLINIC				
3201	12/22/2020	LOG SPILTTER LOG-REPAIR	48-00-00-52500 CEM EQUIP MAINT/REPAIRS	353.83
Total PETERS SMALL E3NGINE CLINIC:				353.83
POWER TECH LLC				
9859	01/05/2021	COMM ELEC INS-10/1-12/9	11-24-00-52190 CONTRACT BUILDING INSPECTOR	560.00
Total POWER TECH LLC:				560.00
RHYME BUSINESS PRODUCTS				
AR431677	12/29/2020	M3550IDN-JAN	11-12-00-53610 EQUIPMENT MAINT SERVICE COSTS	26.00
AR431908	12/30/2020	SHARP-DEC COLOR	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	338.55
AR431908	12/30/2020	SHARP-DEC B&W	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	18.24
Total RHYME BUSINESS PRODUCTS:				382.79
ROTE OIL COMPANY				
2036500204	12/30/2020	468.5 GALS CLEAR DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	1,034.92
2036500205	12/30/2020	147.6 GALS DYED DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	280.30
2101100406	01/11/2021	682.43 GALS CLEAR DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	1,473.36
Total ROTE OIL COMPANY:				2,788.58
SCHORP, SEAN				
REFD 6/11/21	01/04/2021	REFD-SCHORP 6/11/21 CANCEL	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
Total SCHORP, SEAN:				1,000.00
SHERWIN-WILLIAMS COMPANY				
1176-0	01/07/2021	PAINT-GARBAGE CANS	11-52-00-53520 GROUNDS MAINT SUPPLIES	90.86
Total SHERWIN-WILLIAMS COMPANY:				90.86
SHRED-IT				
8181131271	12/22/2020	SHREDDING SVC-DEC	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	22.17
Total SHRED-IT:				22.17
SIGNATURE SIGNS LLC				
5616	01/08/2021	(40) "PAY BY PLATE" SIGNS	42-34-50-53400 OPERATING SUPPLIES-ENFORCEMEN	594.00
Total SIGNATURE SIGNS LLC:				594.00
STATE OF WISCONSIN				
INV 64-246 12/	12/31/2020	COURT FINES-DEC 2020	11-12-00-24240 COURT FINES-STATE	2,728.66

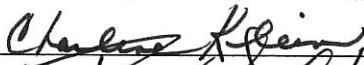
Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total STATE OF WISCONSIN:				2,728.66
TITAN PUBLIC SAFETY SOLUTIONS				
5083	01/01/2021	2021 TIPSS SUPPORT	11-12-00-53610 EQUIPMENT MAINT SERVICE COSTS	5,687.00
Total TITAN PUBLIC SAFETY SOLUTIONS:				5,687.00
TOTAL PARKING SOLUTIONS INC				
105168	01/05/2021	CMS MONITORING-JAN	42-34-50-54500 SUPPORT CONTRACTS	3,250.00
105169	01/12/2021	CMS MONITORING-FEB	42-34-50-54500 SUPPORT CONTRACTS	3,250.00
TOTAL PARKING SOLUTIONS INC:				6,500.00
TRACTOR SUPPLY CREDIT PLAN				
755472	12/29/2020	BRINE APPLICATOR COUPLER	11-32-12-53510 EQUIP MAINT SUPPL-SNOW & ICE	122.28
Total TRACTOR SUPPLY CREDIT PLAN:				122.28
TRANSCEDENT TECHNOLOGIES				
M4579	12/31/2020	TAX PROGRAM SUPPORT-2020	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	708.00
Total TRANSCEDENT TECHNOLOGIES:				708.00
UNITED LABORATORIES				
INV307326	01/08/2021	CLEANER-PARKS	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	2,214.00
Total UNITED LABORATORIES:				2,214.00
VANDEWALLE & ASSOCIATES INC				
202012030	12/18/2020	PLANNING SVCS-DEC	11-69-30-52120 OUTSIDE PROFESSIONAL PLANNING	1,297.50
202012030	12/18/2020	COST RECOVERY	11-00-00-13910 A/R BILL OUTS	1,552.50
202012030	12/18/2020	TAP GRANT WORK	43-52-00-53100 TAP GRANT CAPITAL PROJECTS	1,045.00
Total VANDEWALLE & ASSOCIATES INC:				3,895.00
VENTURE INVESTMENT PARTNERSHIP				
2020 SHARE-#	01/08/2021	2020 SHARE-#833,#834	42-34-50-58500 PARKING LOT REV SHARE	460.36
Total VENTURE INVESTMENT PARTNERSHIP:				460.36
VILLAGE OF WILLIAMS BAY PD				
BERETELSEN,	12/31/2020	WARRANT #BC610724-2	11-12-00-24280 COURT FINES-OTHER	124.00
Total VILLAGE OF WILLIAMS BAY PD:				124.00
WALWORTH COUNTY TREASURER				
INV 64-246-DE	12/31/2020	COURT FINES-DEC 2020	11-12-00-24200 COURT FINES-COUNTY	867.89
Total WALWORTH COUNTY TREASURER:				867.89
WELDERS SUPPLY CO				
10182635	12/18/2020	ACETYLENE TORCH-FLT PREP	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	157.78
Total WELDERS SUPPLY CO:				157.78

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
WISCONN VALLEY MEDIA GROUP				
58862	12/24/2020	JOB POSTING PUBLICATIONS	11-10-00-53990 GENERAL GOV'T MISC EXPENSES	324.00
59460	12/24/2020	LN-NOV 23 COUNCIL MINUTES	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	350.51
59461	12/24/2020	LN-KWIK TRIP LIQUOR LICENS	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	34.22
59462	12/24/2020	LN-ORDINANCE 20-17	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	63.98
59463	12/24/2020	LN-ORDINANCE 20-19	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	48.75
59785	01/07/2021	NOTICE FOR ZONING BOARD	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	26.31
59877	01/07/2021	LN-CUP 512 1/2 BROAD ST	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	45.60
59878	01/07/2021	LN-930 MAXWELL ST PIP	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	44.35
60067315	01/07/2021	TOURISM GRANT AWARDED	47-70-00-57150 PROMOTIONAL GRANT	4,500.00
Total WISCONN VALLEY MEDIA GROUP:				5,437.72
WMCA				
2021 DUES	01/04/2021	2021 WMCA DUES-KROPF	11-14-30-53320 CITY CLRK CONFERENCES & DUES	65.00
2021 DUES-NE	01/06/2021	2021 WMCA DUES-JAHNS	11-14-30-53320 CITY CLRK CONFERENCES & DUES	50.00
Total WMCA:				115.00
Grand Totals:				171,690.54

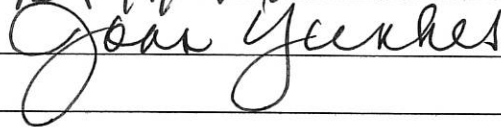
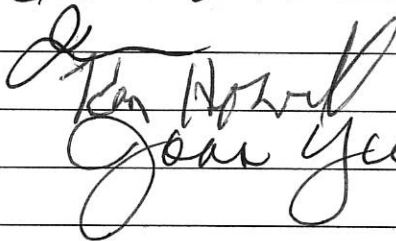
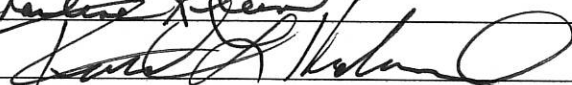
Dated:

1-19-2021

Mayor:



City Council:



City Recorder:

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "12312020A","12312020C","01202021","01202021A"

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

Invoice Detail.GL account (2 Characters) = {<>} "62"

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: January 18, 2021

Agenda Item: 6

Applicant:

Edwin C. Meltzer Art Foundation Inc.
101 Broad St. Suite 207
Lake Geneva, WI 53147

Request: CSM review in the Town of Geneva
creating 1 additional lot from Tax Key No.
JG1300010A

Description:

This request is to approve a Certified Survey Map (CSM) by creating 1 buildable lot located in the Town of Geneva at Tax Key No. JG1300010A.

This request is to approve the proposed Certified Survey Map Job No. 20.908 for the property located on Krueger Rd. The land separation will create an additional buildable lot with this request.

The newly created lot will have an area of 219,498 square feet (5.039 acres).
This request has already been approved by the Town of Geneva.

The parcel included in this request does not currently have any buildings on the property.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed (CSM)

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

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

Staff Recommendation on the proposed

1. Staff recommends that the Plan Commission recommend *approval* of the Certified Survey Map (CSM): as submitted, subject to approval Walworth County Land Use Zoning.

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: January 18, 2021

Agenda Item: 7

Applicant:

Edwin C. Meltzer Art Foundation Inc.
101 Broad St. Suite 207
Lake Geneva, WI 53147

Request: CSM review in the Town of Geneva
creating 3 additional lots from Tax Key No.
JG1300010A

Description:

This request is to approve a Certified Survey Map (CSM) by creating 3 buildable lots located in the Town of Geneva at Tax Key No. JG1300010A.

This request is to approve the proposed Certified Survey Map project no.17.612 for the property located on. Krueger Rd. The land separation will create an additional buildable lot with this request.

The newly created lots will have an area of:

Lot 1 – 304,920 square feet (7.00 acres).

Lot 2 – 278,317 square feet (6.39 acres).

Lot 3 – 219,200 square feet (5.03 acres)

This request has already been approved by the Town of Geneva.

The parcel included in this request does not currently have any buildings on the property.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed (CSM)

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

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

Staff Recommendation on the proposed

1. Staff recommends that the Plan Commission recommend *approval* of the Certified Survey Map (CSM): as submitted, subject to approval Walworth County Land Use Zoning.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Edwin C Mettzer Art Foundation, Inc
101 Broad St Suite 207
Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER:

(262) 215-2373

OWNER SIGNATURE:

By Richard T. Horst, Attorney for Owner

EMAIL ADDRESS:

torhorstlaw@gmail.com

PROJECT ADDRESS

Krueger Road TAX KEY NUMBER: JG 13 000 10 A

NAME AND ADDRESS OF APPLICANT:

Same as Owner

TELEPHONE NUMBER OF APPLICANT:

()

EMAIL ADDRESS:

NAME AND ADDRESS OF SURVEYOR:

Mark L. Miritz
N9330 Kautson Rd
Whitewater, WI 53190

TELEPHONE NUMBER OF SURVEYOR:

(262) 949-1239

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

To create a single family residential non sewered lots
along Krueger Road. Lands to the east and west are currently
platted subdivisions and their lots are infill lots.

SUBMITTAL CHECKLIST

- ☒ LOCATION MAP SHOWING LOCATION OF PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED WITH TOWN OR TOWNS, AND PARCELS WITHIN 1,000-FT OF BOUNDARY OF SUBJECT PROPERTY.
- ☒ SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.
- ☒ CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES.
- ☐ PROVIDE 5 FULL SETS AND 20 - 11" X 17" COPIES OF CSM OR PLAT PRIOR TO PLACEMENT ON PLAN COMMISSION AGENDA.
- ☒ PROVIDE AN ELECTRONIC COPY OF THE FULL APPLICATION PACKET TO THE LAKE GENEVA BUILDING AND ZONING DEPARTMENT AT BZADMIN@CITYOFLAKEGENEVA.COM OR BZCLERK@CITYOFLAKEGENEVA.COM

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

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

DATE

1/5/2021

SIGNATURE OF APPLICANT

Richard L. Koster

CERTIFIED SURVEY MAP NO. _____

A CERTIFIED SURVEY MAP OF PART OF THE SOUTHEAST 1/4
OF THE SOUTHEAST 1/4, IN SECTION 13, TOWN 2 NORTH,
RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY,
WISCONSIN.

OWNER:
EDWIN C. MELTZER
ART FOUNDATION INC.
SALVATORE J. DIMICELI SR., PRESIDENT
101 BROAD ST., SUITE C3
LAKE GENEVA, WI 53147

EAST 1/4 CORNER
SECTION 13-2-17

UNPLATTED LAND OWNED BY PLATTER
ZONED C-2

S 89°57'54" E 348.46'

★
SEPTICS

★
SEPTIC
VENTS

N 06°01'52" W 338.67'

LOT 1
219,498 SQ. ft.
5.039 ACRES
ZONED C-2

300' MIN. BUILDING WIDTH

UNPLATTED LAND OWNED BY PLATTER
ZONED C-2

REMNANT 15.325 ACRES

N 23°21'57" W 596.64'

LOT 2, C.S.M. NO. 3256
ZONED R-1

S 00°44'49" E 2630.19'

849.67'

LOT 1, C.S.M. NO. 3256
ZONED R-1

SOUTHEAST CORNER
SECTION 13-2-17

SOUTH 1/4 CORNER
SECTION 13-2-17

S 89°09'13" W 2609.68'

KRUEGER ROAD
(66' wide)

100.62'

S 89°09'13" W

2522.87'

86.81'

R-O-W DEDICATED TO THE TOWN
FOR HIGHWAY PURPOSES
3,093 SQ. FT. (0.071 ACRES)

reserved for Walworth County register of Deeds



GRAPHIC SCALE IN FEET

LEGEND



Found County Section Corner
Concrete Mon. with Brass Cap

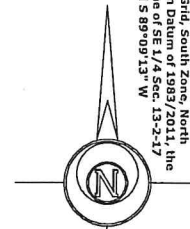


Set 3/4" dia. iron rod, 18" long
weighing 1.502 lbs./lin. ft.

(XX)

Recorded Dimension

BASIS FOR BEARINGS
Horizontal Datum is based on the
Wisconsin State Plane Coordinate
System Grid, South Zone, North
American Datum of 1983/2011, the
South line of SE 1/4 Sec. 13-2-17
assumed S 89°09'13" W



SCALE 1" = 100 FEET

MARK L. MIRITZ
WI PROFESSIONAL LAND SURVEYOR S-2582
SEPT. 28, 2020
REVISED SEPT. 30, 2020

SHEET 1 OF 2 SHEETS
PROJECT NO. 20.908

CERTIFIED SURVEY MAP NO. _____

A CERTIFIED SURVEY MAP OF PART OF THE SOUTHEAST 1/4
OF THE SOUTHEAST 1/4, IN SECTION 13, TOWN 2 NORTH,
RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY,
WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MARK L. MIRITZ, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF EDWIN C. MELTZER ART FOUNDATION, INC., OWNER, I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND THAT THE CERTIFIED SURVEY MAP HEREON SHOWN IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATE STATUTES, AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN. A CERTIFIED SURVEY MAP OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, IN SECTION 13, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE S 89°09'13" W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13 AND THE CENTERLINE OF KRUEGER ROAD 86.81 FEET; THENCE N 23°27'57" W 596.64 FEET; THENCE N 06°01'52" W 338.67 FEET; THENCE S 89°57'54" E 348.46 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE S 00°44'49" E ALONG SAID EAST LINE 882.67 FEET TO THE POINT OF BEGINNING, AND CONTAINING 222,591 SQUARE FEET OR 5.110 ACRE(S) OF LAND, MORE OR LESS.

MARK L. MIRITZ
WI PROFESSIONAL LAND SURVEYOR S-2582
SEPT. 28, 2020
REVISED SEPT. 30, 2020

OWNER'S CERTIFICATE:

AS OWNER, EDWIN C. MELTZER ART FOUNDATION, INC., WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF GENEVA, WALWORTH COUNTY, AND THE CITY OF LAKE GENEVA.

SALVATORE J. DIMICELI SR. (PRESIDENT)

STATE OF WISCONSIN) SS
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 202____
THE ABOVE NAMED SALVATORE J. DIMICELI, TO ME KNOWN TO BE THE PERSON
WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____, _____ COUNTY, WISCONSIN.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____.

TOWN OF GENEVA APPROVAL:

APPROVED BY THE TOWN BOARD OF THE TOWN OF GENEVA ON THIS _____ DAY OF _____, 202____

JOSEPH F. KOPECKY, TOWN CHAIRPERSON

WALWORTH COUNTY APPROVAL:

APPROVED BY THE WALWORTH COUNTY ZONING AGENCY THIS _____ DAY OF _____, 202____

RICK STACEY, CHAIRPERSON

CITY OF LAKE GENEVA APPROVAL:

RESOLVED, THAT THE CERTIFIED SURVEY MAP HEREON, BEING LOCATED IN THE EXTRATERRITORIAL PLAT JURISDICTION AREA FOR THE CITY OF LAKE GENEVA, WISCONSIN, EDWIN C. MELTZER ART FOUNDATION INC, OWNER, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF LAKE GENEVA, WISCONSIN.

DATED THIS _____ DAY OF _____, 2020.

CITY CLERK

MAYOR

THIS INSTRUMENT DRAFTED BY MARK L. MIRITZ

SHEET 2 OF 2 SHEETS
PROJECT NO. 20.908

N9330 KNUTESON DRIVE
WHITEWATER, WI 53190

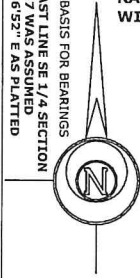
LAND-MARK SURVEYING

PHONE: (262) 949-1239
MarkMiritz@Land-MarkSurveying.com

THE EAST 1/4
13-2-17 W
BASIS

A CERTIFIED SURVEY MAP OF PART OF THE NORTHEAST 1/4
OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4
OF THE SOUTHEAST 1/4, ALL IN SECTION 13, TOWN 2 NORTH,
RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY,
WISCONSIN.

**EAST 1/4 CORNER
SECTION 13-2-17**



reserved for Wolworth County register of Deeds



- | | |
|--|---|
|  | Found County Section Corner Concrete Mon. with Brass Cap |
|  | Found iron pipe 1 1/4" dia. |
|  | Set 3/4" dia. iron rod, 18" long weighing 1.13 lbs./ lin. ft. |
|  | Found Iron Rod 3/4" |
|  | Found iron rod 1 1/4" |
|  | Soil Boring |
|  | Recorded Dimension |



**SOUTHEAST CORNER
SECTION 13-2-17**

CERTIFIED SURVEY MAP NO. _____

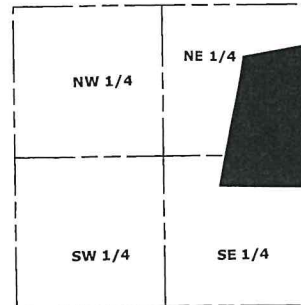
A CERTIFIED SURVEY MAP OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 13, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MARK L. MIRITZ, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF EDWIN C. MELTZER ART FOUNDATION, INC., OWNER, I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND THAT THE CERTIFIED SURVEY MAP HEREON SHOWN IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATE STATUTES, AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN.

A CERTIFIED SURVEY MAP OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 13, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 13; THENCE S 00°46'52" E 355.92 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13 TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE S 00°46'52" E 1236.03 FEET; THENCE WEST 809.19 FEET TO THE EASTERLY RIGHT-OF-WAY OF TRINITY LANE (A PRIVATE ROAD); THENCE N 10°17'11" E ALONG SAID TRINITY LANE 715.08 FEET TO A FOUND IRON ROD; THENCE N 10°06'41" E 428.31 FEET ALONG THE EASTERLY LINE OF LOT 2, TRINITY MOUNTAIN ESTATES TO A FOUND IRON PIPE; THENCE N 79°22'00" E 599.75 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING, AND CONTAINING 819,990 SQUARE FEET OR 18.82 ACRE(S) OF LAND, MORE OR LESS.

LOCATION SKETCH
SE 1/4 SECTION 13-2-17



MARK L. MIRITZ
WI PROFESSIONAL LAND SURVEYOR S-2582
SEPT. 28, 2020
REVISED SEPT. 30, 2020

OWNER'S CERTIFICATE:

AS OWNER, EDWIN C. MELTZER ART FOUNDATION, INC., WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF GENEVA, WALWORTH COUNTY AND THE CITY OF LAKE GENEVA.

SALVATORE J. DIMICELI SR. (PRESIDENT)

STATE OF WISCONSIN) SS
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 202____
THE ABOVE NAMED SALVATORE J. DIMICELI SR, TO ME KNOWN TO BE THE PERSON
WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____, _____ COUNTY, WISCONSIN.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____.

TOWN OF GENEVA APPROVAL:

APPROVED BY THE TOWN BOARD OF THE TOWN OF GENEVA ON THIS _____ DAY OF _____, 202____

JOSEPH F. KOPECKY, TOWN CHAIRPERSON

WALWORTH COUNTY APPROVAL:

APPROVED BY THE WALWORTH COUNTY ZONING AGENCY THIS _____ DAY OF _____, 202____

RICK STACEY, CHAIRPERSON

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DATED THIS _____ DAY OF _____, 2020.

CITY CLERK

MAYOR

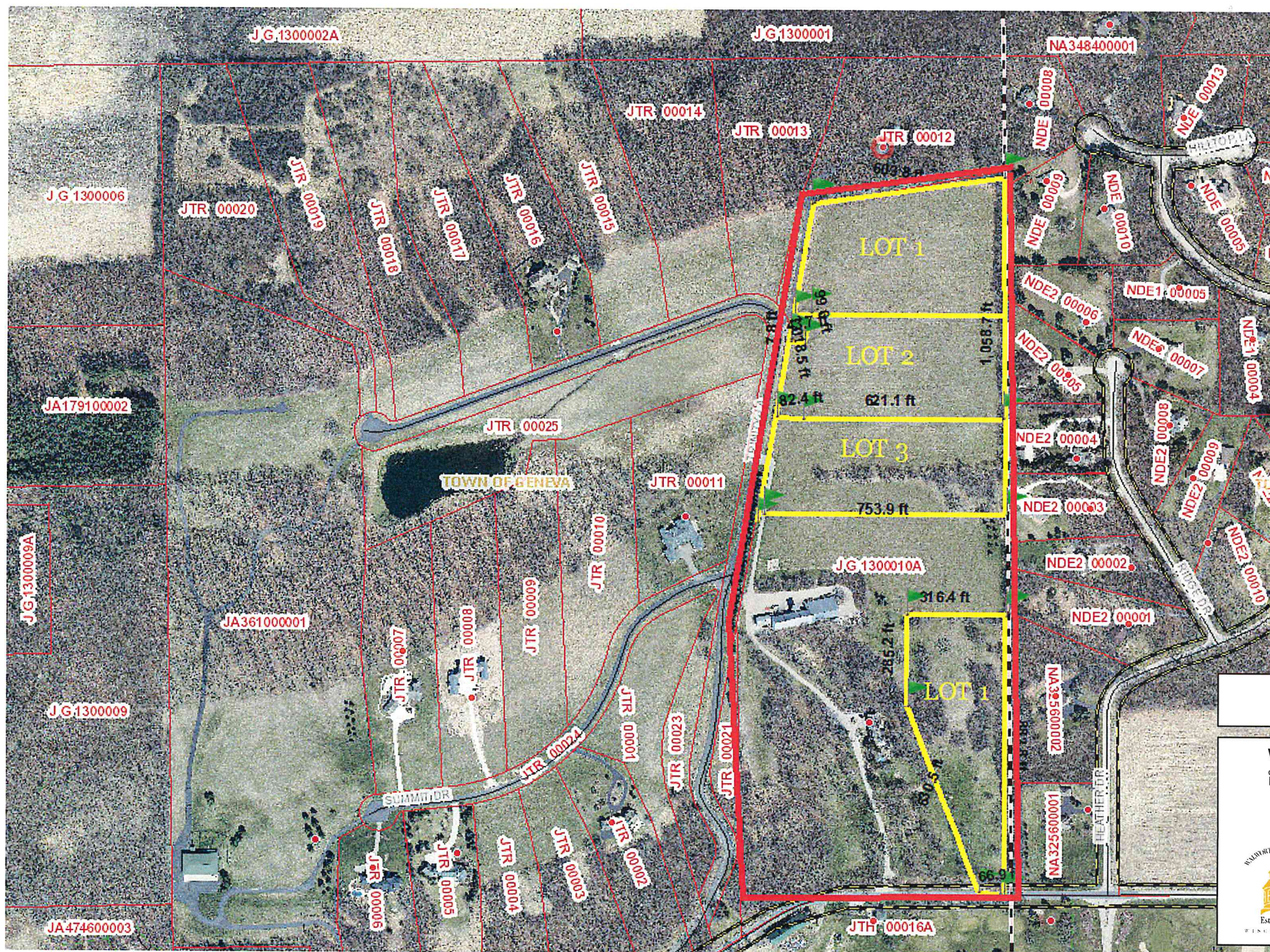
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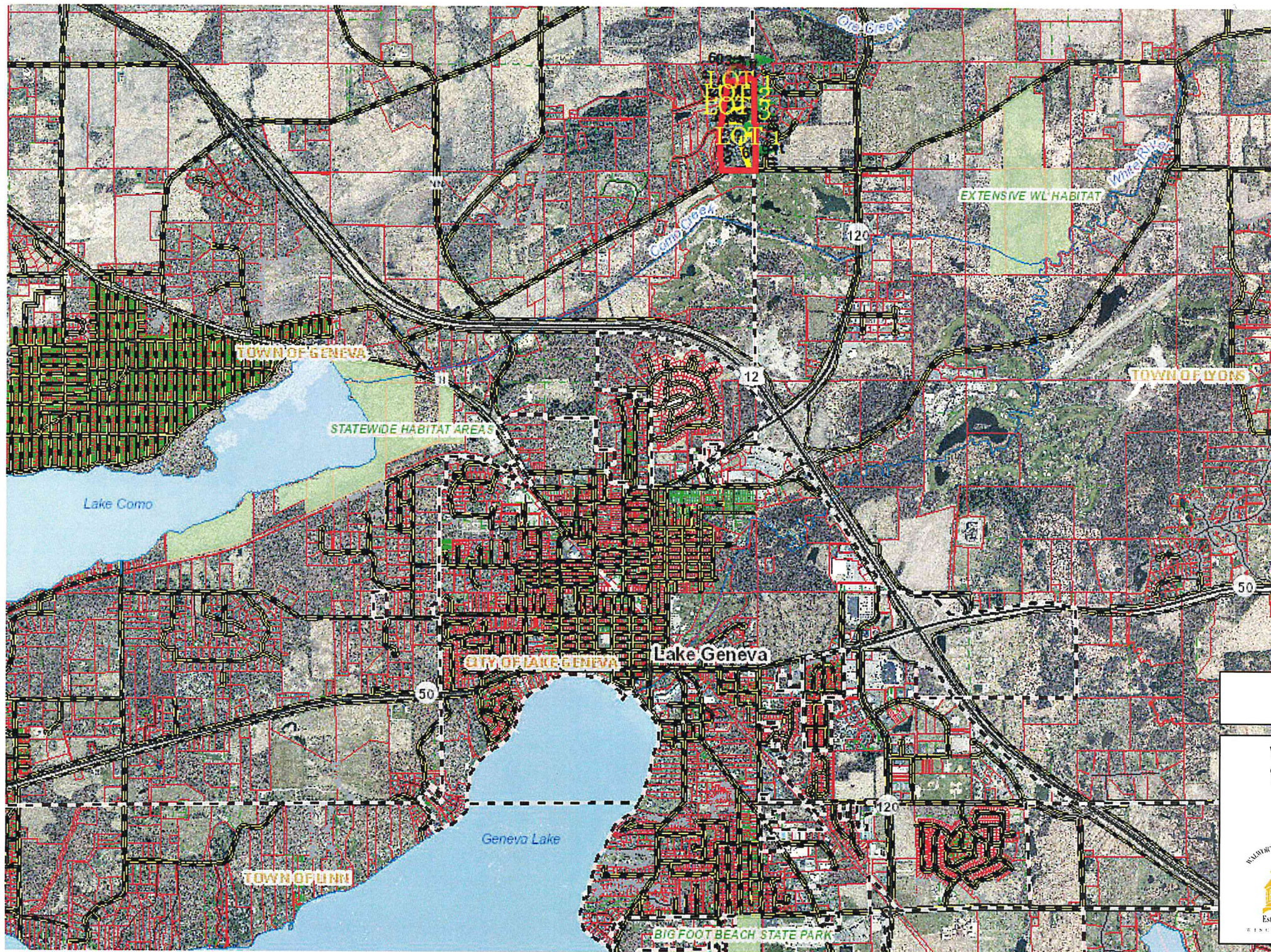
SHEET 2 OF 2 SHEETS
PROJECT NO. 17.612

N9330 KNUTESON DRIVE
WHITEWATER, WI 53190

LAND-MARK SURVEYING

PHONE: (262) 949-1239
MarkMiritz@Land-MarkSurveying.com





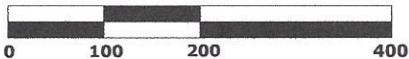
THE EAST
13-2-17 W
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OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4
OF THE SOUTHEAST 1/4, ALL IN SECTION 13, TOWN 2 NORTH,
RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY,
WISCONSIN.

ZONED C-2

BASIS FOR BEARINGS
THE EAST LINE SE 1/4 SECTION
13-2-17 WAS ASSUMED
S 00°46'52" E AS PLATTED

reserved for Walworth County register of Deeds



	Found County Section Corner Concrete Mon. with Brass Cap
	Found iron pipe 1 1/4" dia.
	Set 3/4" dia. iron rod, 18" long weighing 1.13 lbs./ lin. ft.
	Found Iron Rod 3/4"
	Found iron rod 1 1/4"
	Soil Boring
	Recorded Dimension



UNPLATTED LANDS OWNED BY PLATTER

REMNANT 20.435 ACRES

**SOUTHEAST CORNER
SECTION 13-2-17**

CERTIFIED SURVEY MAP NO. _____

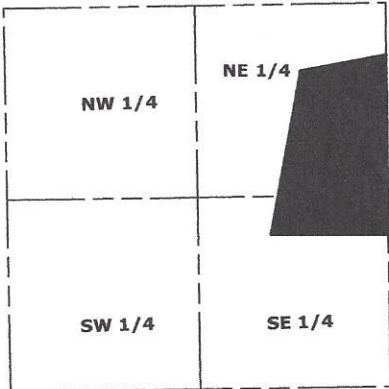
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LOCATION SKETCH
SE 1/4 SECTION 13-2-17



Mark L. Miritz
MARK L. MIRITZ
WI PROFESSIONAL LAND SURVEYOR S-2582
SEPT. 28, 2020
REVISED SEPT. 30, 2020
REVISED JAN. 15, 2021
REVISED JAN. 20, 2021



OWNER'S CERTIFICATE:

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SALVATORE J. DIMICELI SR. (PRESIDENT)

STATE OF WISCONSIN) SS
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 202____
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NOTARY PUBLIC
MY COMMISSION EXPIRES _____.

TOWN OF GENEVA APPROVAL:

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JOSEPH F. KOPECKY, TOWN CHAIRPERSON

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DATED THIS _____ DAY OF _____, 202____.

CITY CLERK

MAYOR

THIS INSTRUMENT DRAFTED BY MARK L. MIRITZ

SHEET 2 OF 2 SHEETS
PROJECT NO. 17.612

RESOLUTION OF THE COMMON COUNCIL

Resolution authorizing the issuance of a “Limited” Conditional Use Permit (CUP) filed by Nicholas Kammes d.b.a.1224 E. Pinecrest Ln. Elkhorn WI 53121 for a request to utilize the building located at 512 ½ Broad St. as a Commercial Indoor Lodging land use in the Central Business (CB) zoning district. Tax Key No. ZGD00005

Committee: Plan Commission approved January 18, 2021

Fiscal Impact: N/A

File Number: 21-R07

Date:

January 25, 2021

WHEREAS, the City Plan Commission has considered the application of, Nicholas Kammes d.b.a.1224 E. Pinecrest Ln. Elkhorn WI 53121 for a request to utilize the building located at 512 ½ Broad St. as a Commercial Indoor Lodging land use in the Central Business (CB) zoning district.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on January 7, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Limited Conditional Use Permit to Nicholas Kammes d.b.a.1224 E. Pinecrest Ln. Elkhorn WI 53121 for a request to utilize the building located at 512 ½ Broad St. as a Commercial Indoor Lodging land use in the Central Business (CB) zoning district,

Tax Key No. ZGD00005

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

Granted by action of the Common Council of the City of Lake Geneva this 25th day of January 2021.

Council Action: ☐ Adopted ☐ Failed Vote _____

Mayoral Action: ☐ Accept ☐ Veto

Charlene Klein, Mayor

Date

Attest:

Lana Kropf, City Clerk

Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: January 18, 2021

Agenda Item: 11

Applicant:

Nicholas Kammes d.b.a
Kammes Investments LLC
1224 E. Pinecrest Ln.
Elkhorn WI 53121

Request:

512 ½ Broad St.
“Limited” Conditional Use Permit
Commercial Indoor Lodging in the Central
Business (CB) zoning district
Tax Key No. ZGD00005

Description:

The applicant is submitting a proposal for a “Limited” Conditional Use Permit (CUP) for Commercial Indoor Lodging land use for the property located at 512 ½ Broad St. that will allow for a tourist rooming house type land use located in the Commercial Business (CB) zoning district.

The application is that in this zoning classification for the Commercial Indoor Lodging land use is permitted with the issuance of the **Limited** Conditional Use. All lodgings will be located at 512 ½ Broad St. with allocated parking on site as permitted in the zoning code section 98-704.

Project Details from Limited CUP Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance.

Action by the Plan Commission:

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

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

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

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

A proposed Limited 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 limited 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 limited 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 limited 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 limited 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 limited 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 limited conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
- B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:
- a. In general, the proposed limited conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - b. Specific to this site, the proposed limited conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - c. The proposed limited conditional use in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they

may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

- d. The proposed limited conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- e. The proposed limited conditional use is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
- f. The potential public benefits of the proposed limited conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed Limited Conditional Use Permit:

- 1. Staff recommends that the Plan Commission recommend approval of the proposed "limited" conditional use as submitted, with the findings under A.1-6., above.
- 2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.

Dec 4th

APPLICATION FOR CONDITIONAL USE
City of Lake Geneva

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

512 1/2 Broad St, 2nd floor Lake Geneva, WI 53147
Tax Parcel ZGD 00005

Name and Address of Current Owner: Kammes Investments LLC, Nicholas
Kammes 1224 E Pinecrest Ln Elkhorn, WI 53121

Telephone No. with area code & Email of Current Owner: 630-664-9576
no.kammes@gmail.com

Owner Signature: , Member

Name and Address of Applicant:

Kammes Investments LLC, Nicholas Kammes 1224 E
Pinecrest Ln Elkhorn, WI 53121

Telephone No. with area code & Email of Applicant: 630-664-9576
no.kammes@gmail.com

Proposed Conditional Use: Commercial Indoor Lodging, 2nd floor use

Zoning District in which land is located: Central Business

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

Not Applicable

Short statement describing activities to take place on site:

Commercial Indoor Lodging, 2nd floor

Conditional Use Fee payable upon filing application: \$400.00 [\$100.00 for Application Under Sec. 98-407(3)]

12-4-20
Date


Signature of Applicant

**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:
CONDITIONAL USE REVIEW AND APPROVAL (Requirements per Section 98-905)**

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 20 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

↓
Draft Final Packet (1 Copy to Zoning Administrator)

Date: _____ by: _____

↓

____ (a) A map of the proposed conditional use:

- ____ Showing all lands for which the conditional use is proposed;
- ____ Showing all other lands within 300 feet of the boundaries of the subject property;
- ____ Referenced to a list of the names and addresses of the owners of said lands as they appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
- ____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
- ____ Map and all its parts are clearly reproducible with a photocopier;
- ____ Map size of 11" by 17" and map scale not less than one inch equals 800 ft;
- ____ All lot dimensions of the subject property provided;
- ____ Graphic scale and north arrow provided.

____ (b) A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole:

- _____ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;
- _____ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.
- _____ (e) Written justification for the proposed conditional use:
- _____ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. (See below)

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

minimal to no impact

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

minimal to no impact

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?

minimal to no impact

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?

minimal to no impact

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?

minimal to no impact

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?

minimal to no impact

IV. FINAL APPLICATION PACKET INFORMATION

- ____ Receipt of 5 full scale copies in blue/line or black/line of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline. Date: _____ by: _____
- ____ Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice published on _____ and _____ by: _____
- ____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 20 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

↓
Draft Final Packet (1 Copy to Zoning Administrator)

Date: _____ by: _____

↓

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

____ Existing zoning district(s) (and proposed zoning district(s) if different);

____ Land use plan map designation(s);

____ Current land uses present on the subject property;

____ Proposed land uses for the subject property (per Section 98-206);

____ Projected number of residents, employees, and daily customers;

____ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;

____ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

- _____ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;
- _____ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";
- _____ Exterior building and fencing materials (Sections 98-718 and 98-720);
- _____ Possible future expansion and related implications for points above;
- _____ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

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

_____ (c) A Property Site Plan drawing which includes:

- _____ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;
- _____ The date of the original plan and the latest date of revision to the plan;
- _____ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);
- _____ A reduction of the drawing at 11" x 17";
- _____ A legal description of the subject property;
- _____ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
- _____ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
- _____ All required building setback lines;
- _____ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
- _____ The location and dimension (cross-section and entry throat) of all access points onto public streets;
- _____ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;
- _____ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
- _____ The location of all outdoor storage areas and the design of all screening devices;
- _____ The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;
- _____ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;
- _____ All engineering requirements for utilities, site designs, etc;
- _____ The location and type of any permanently protected green space areas;
- _____ The location of existing and proposed drainage facilities for storm water;

_____ In the legend, data for the subject property on:

- _____ Lot Area;
- _____ Floor Area;
- _____ Floor Area Ratio (b/a);
- _____ Impervious Surface Area;
- _____ Impervious Surface Ratio (d/a);
- _____ Building Height.

_____ (d) A Detailed Landscaping Plan of the subject property:

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

_____ (e) A Grading and Erosion Control Plan:

- _____ Same scale as the main plan (> or equal to 1" equals 100')
- _____ Map reduction at 11" x 17"
- _____ Showing existing and proposed grades including retention walls and related devices, and erosion control measures.

_____ (f) Elevation Drawings of proposed buildings or remodeling of existing buildings:

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

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

_____ Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics)
copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

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

Application for Conditional Use

Dear planning commission members,

I am applying for a conditional use permit for commercial indoor lodging 2nd floor use at 512 ½ Broad St, ZGD 00005.

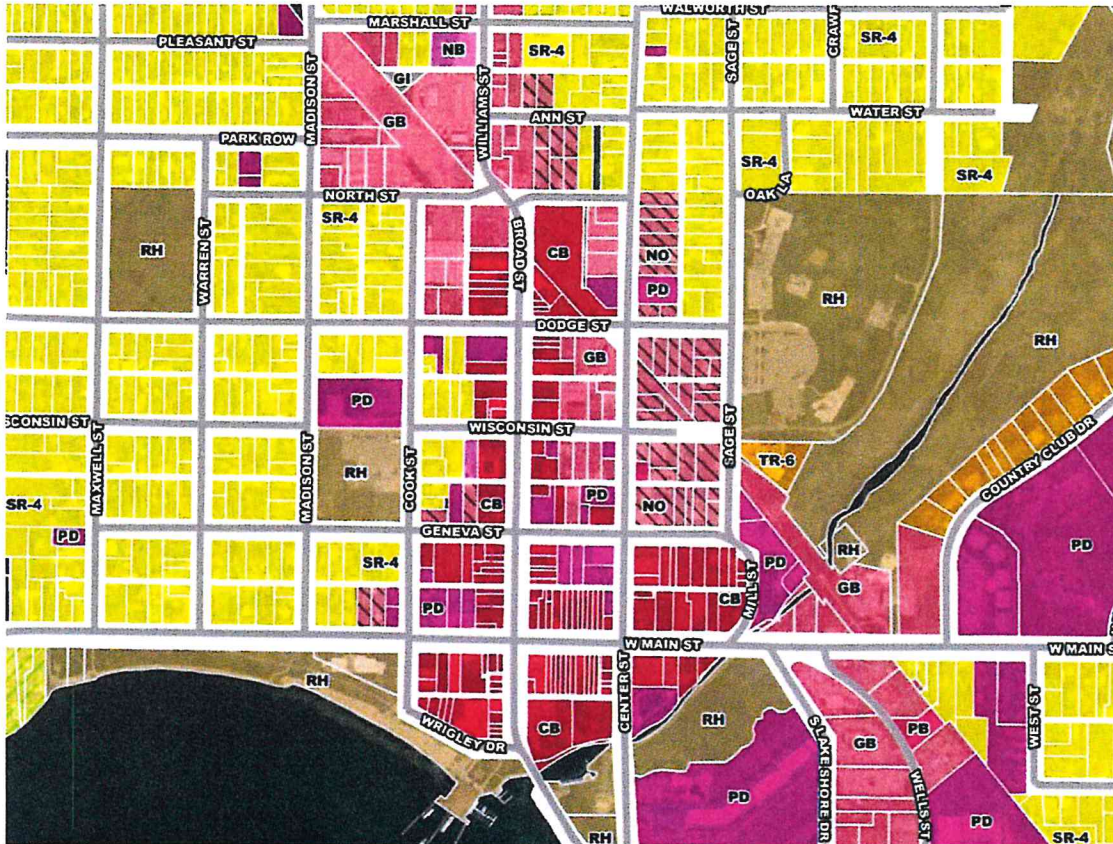
Attached please find all applicable information about this property including zoning, parking, and floorplans.

My plan is to take the current property which was being used as a long term residential rental unit and convert it into a commercial indoor lodging on the 2nd floor. The property will be updated cosmetically but will require no structural or floorplan changes. Total occupancy for the unit will be up to 8 guests. We have provided 1 parking space on site per 2 guests.

This property will be professionally maintained and will be operated with care and attention to detail. I am excited about the additional possibility to partner with many of the surrounding local businesses to stimulate the downtown Lake Geneva economy.

Thank you,

Kammes Investments LLC, Nicholas Kammes



Zoning

Classification

Central Business (CB)

This district is intended to permit both large and small scale downtown commercial development at an intensity which provides significant incentives for infill development, redevelopment, and the continued economic viability of existing development

Permitted use: Permitted as conditional use

Adjacent properties zoning: Central Business District (CB)

Structures: Loft (~1500 sq ft)

Parking:

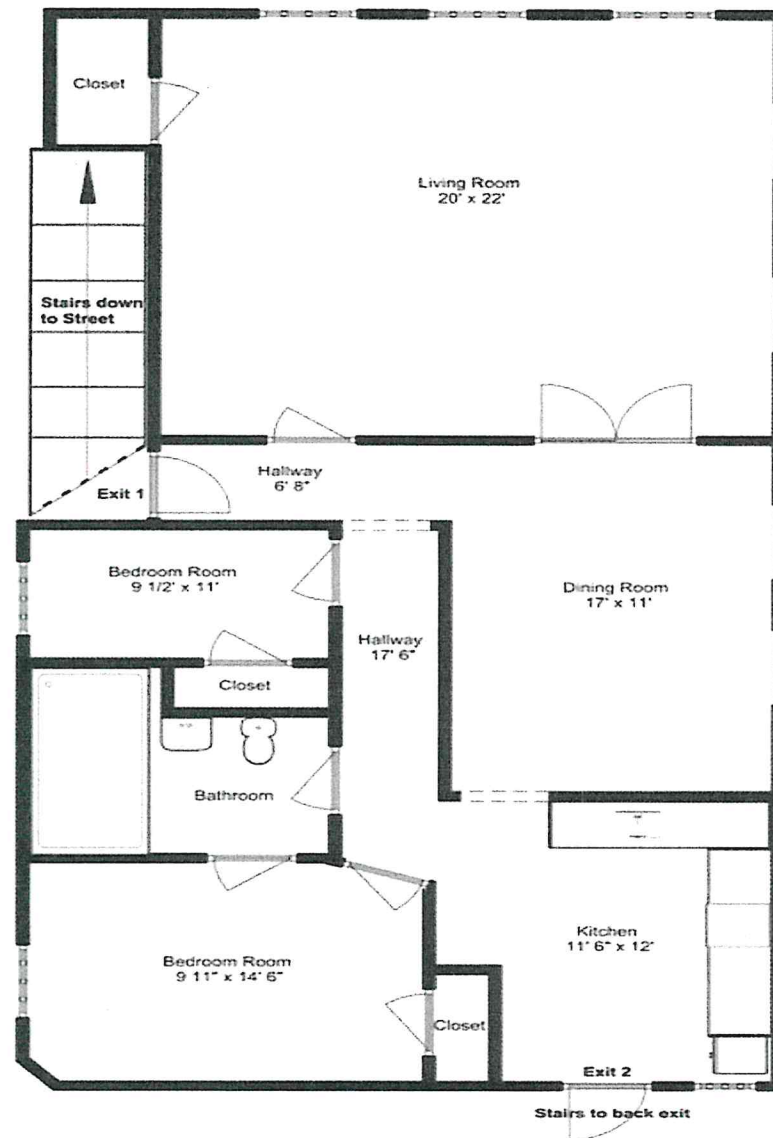
4-parking spaces on property lot





Current and Future Floorplan 2nd floor only

No changes will be made to
floorplan, only cosmetic updates



512 ½ Broad St Parking Plan:

2 Parking stalls located in garage and 2 additional parking spots will be provided.

Current area for additional parking spots is gravel and will be paved with a hard all-weather surface once weather permits in spring to conform to parking standards of Lake Geneva

