



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, FEBRUARY 22, 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 Flower
3. Roll Call
4. Awards, Presentations, Proclamations, and Announcements
5. Re-consider business from previous meeting
6. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes
7. Acknowledgement of Correspondence
8. Approve the Regular Council Minutes of February 8, 2021 as prepared and distributed
9. **CONSENT AGENDA**– *Recommended by Finance, Licensing and Regulation on February 17, 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 Lake Geneva Jaycees for the event of Venetian Fest to be held August 18, 2021 through August 22, 2021 (Setup on August 16 and 17 with cleanup on August 23) located in Flat Iron Park, Library Park, and Seminary Park, Lake Geneva

- b. Temporary Class “B”/ “Class B” Retailer’s License filed by Lake Geneva Jaycees for the event of Venetian Festival Beer Garden to be held August 16, 2021 through August 23, 2021 from 6:00 a.m. through 11:59 p.m. located at the Flat Iron Parking Lot, on the 100 Block of Center St, Lake Geneva

10. Items removed from the Consent Agenda

- 11. First Reading of **Ordinance 21-01** an ordinance amending Chapter 2, Administration, Article II, City Council, Section 2-49, Standing Committees, subsections (1) (a) of the Lake Geneva Municipal Code, Lake Geneva; as it relates to the ability to reschedule Finance, Licensing, and Regulation Committee meetings due to an election
- 12. First Reading of **Ordinance 21-02** an ordinance amending Chapter 14, Buildings and Building Regulations, Article II, Building Code, Division 2, Permit Fees, Section 14-51, Schedule, subsections (b) and (c) of the Lake Geneva Municipal Code, Lake Geneva; as it relates to fees for work completed without permits and gross square footage calculations
- 13. First Reading of **Ordinance 21-03** an ordinance amending Chapter 90, Waterways, Article II, Lakes and Beaches, Section 90-191, Season Rental, Section 90-192, Fees, Section 90-193, Boat ownership and State Registration required, Section 90-199, Classifications for rental of boat stalls and buoys, of the Lake Geneva Zoning Code, Lake Geneva; as it relates to kayak rentals, rental fees, lease applications and rentals of boat stalls and buoys
- 14. First Reading of **Ordinance 21-04** an ordinance amending Chapter 98, Zoning Ordinance, Article VIII, Signage Regulations, Section 98-804, General Signage Regulations, Subsection (1), Sign Prohibitions and Limitations, sub-subsection (c) of the Lake Geneva Zoning Code, Lake Geneva; as it relates to allowed time for flashing sign appearances to change

15. Recommendation of the Finance, Licensing, and Regulation Committee of February 17, 2021- Ald. Howell

- a. Discussion/Action regarding a Temporary Class “B”/ “Class B” Retailer’s License filed by Side by Side Inc for the event of Pop-Up Dinner on February 27, 2021 from 6:00 p.m. to 10:00 p.m. located at 711 W Main St, Lake Geneva (*Referred to the Council without recommendation*)
- b. Discussion/Action regarding a Temporary Class “B”/ “Class B” Retailer’s License filed by Open Arms Free Clinic for the event of Pop-Up Dinner on March 6, 2021 from 6:00 p.m. to 10:00 p.m. located at 711 W Main St, Lake Geneva (*Referred to the Council without recommendation*)
- c. Discussion/Action regarding a Temporary Class “B”/ “Class B” Retailer’s License filed by My Team Triumph for the event of Pop-Up Dinner on March 13, 2021 from 6:00 p.m. to 10:00 p.m. located at 711 W Main St, Lake Geneva (*Referred to the Council without recommendation*)
- d. Discussion/Action regarding Pay Request #3 filed by MSI General Corp for work completed on Project 4453A- The Riviera Phase II- Interior Remodel and MEP in an amount not to exceed \$189,181.10
- e. Discussion/Action regarding **Resolution 21-R11** a resolution approving the assigned fund balance for the Avian Committee donations account as of 12/31/2020
- f. Discussion/Action regarding **Resolution 21-R12** a resolution approving the assigned fund balance for the Historic Preservation Committee donations account as of 12/31/2020
- g. Discussion/Action regarding **Resolution 21-R13** a resolution adopting 2020 transfers from the Lakefront Special Revenue Fund and the Parking Special Revenue Fund to the General Fund
- h. Discussion/Action regarding **Resolution 21-R14** a resolution authorizing carryover of Capital Projects and Equipment Replacement Funds budgets from 2020 to 2021 and 2022
- i. Discussion/Acceptance of February 17, 2021 Finance, Licensing, and Regulation Committee Payment Approval Reports

16. Recommendation of the Planning Commission of February 15, 2021- Ald. Dunn

- a. Discussion/Action regarding an Extra Territorial Zoning review of a proposed Certified Survey Map (CSM) for Ronald J. Amann, 5804 State Rd. 36, Burlington, WI, 53105, to create a lot as identified on the certified survey Job no. 20522 dated 12-30-2020 for Tax Key No. JA380100002
- b. Discussion/Action regarding **Resolution 21-R17** a resolution authorizing the Precise Implementation Plan filed by David Schwartz, for the building located at 300 Peller Rd., to allow for the raze and rebuilding of the existing multi-tenant fuel station property, within the Planned Business (PB) zoning district, Tax Key No. ZA129400002

17. Motion to go into Closed Session pursuant to Wis. Stat. 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: **1) Claim by Gloria Dei Lutheran Church concerning payment of Real Estate Taxes 2) Employment Contracts for Non-Represented, Sworn Officers**

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

19. Adjournment

<i>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.</i>

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL MINUTES
MONDAY, FEBRUARY 8, 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 6:00 p.m.

Aldersperson Dunn 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

None

Re-consider business from previous meeting

None

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

None

Acknowledgement of Correspondence

Clerk Kropf noted that no correspondence was received.

Approve the Regular Council Minutes of January 25, 2021 as prepared and distributed

Motion by Fesenmaier to approve the minutes, second by Dunn. No discussion. Motion carried 8-0.

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.

Agent change for Kwik Trip Inc d/b/a Stop-N-Go #1520, located at 896 S Wells St to Brigett Kohn

Motion by Howell to approve the consent agenda, second by Fesenmaier. No discussion. Motion carried 8-0.

Items removed from the Consent Agenda

None

Discussion/Action regarding Resolution 21-R09 a resolution extending the Family First Coronavirus Response Act (FFCRA) through March 31, 2021

Motion by Howell to approve, second by Straube. Mayor Klein explained that this is an extension of what the federal government had in place, that expired on December 31, 2020. Motion carried 8-0.

Discussion/Action regarding Ordinance 21-01 an ordinance amending Chapter 2, Administration, Article II, City Council, Section 2-49, Standing Committees, subsections (1) (a) of the Lake Geneva Municipal Code, Lake Geneva; as it relates to the ability to reschedule Finance, Licensing, and Regulation Committee meetings due to an election

Mayor Klein noted that this item needs to be continued as it needed to be placed on the agenda as a first reading.

Motion by Howell to continue, second by Yunker. Motion carried 8-0.

Discussion/Action regarding Ordinance 21-02 an ordinance amending Chapter 14, Buildings and Building Regulations, Article II, Building Code, Division 2, Permit Fees, Section 14-51, Schedule, subsections (b) and (c) of the Lake Geneva Municipal Code, Lake Geneva; as it relates to fees for work completed without permits and gross square footage calculations

Mayor Klein noted that this item needs to be continued as it needed to be placed on the agenda as a first reading.

Motion by Hedlund to continue, second by Halverson. Motion carried 8-0.

Recommendation of the Finance, Licensing, and Regulation Committee of February 2, 2021- Ald. Howell

Discussion/Action regarding purchasing three Cale Stealth Terminals to be placed at the Riviera Beach in an amount not to exceed \$35,127

Motion by Howell to approve, second by Hedlund. Fesenmaier stated that she would also like to see one placed at the bait launch for future discussions. Motion carried 8-0 on a roll call vote.

Discussion/Action regarding Pay Request #1 from Payne & Dolan, INC for the 2020 Street Improvement Project in an amount not to exceed \$522,663.53

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

Discussion/Action regarding **Resolution 21-R08** a resolution designating Local Depositories, pursuant to Section 34.05, Wisconsin Statutes and Authorized Signatories for the City of Lake Geneva

Motion by Howell to approve, second by Halverson. Finance Director Hall noted that the signatories have been updated to reflect the new Treasurer, Laura Duchemin. Mayor Klein also read aloud the depositories for the City. Motion carried 8-0.

Discussion/Action regarding **Resolution 21-R10** a resolution amending the City of Lake Geneva Fee Schedule as it relates to permits issued by the Building & Zoning Department

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

Discussion/Action regarding lease with the Lake Geneva Chamber of Commerce Inc for the Lake Geneva "Visitor's Center" Building

Motion by Howell to refer to the Finance, Licensing, and Regulation Committee, second by Fesenmaier. No discussion. Motion carried 8-0.

Discussion/Action regarding approval of the Riviera Renovation project including an Owner Change Order 2 and Contingency Summary through January 28, 2021

Motion by Howell to approve, second by Hedlund. Flower inquired about why the motorized window shade were being omitted. Mayor Klein noted that the Riviera Restoration Ad Hoc Committee had requested drapes for a number of reasons and that the Council had approved it prior as well. Motion carried 8-0 on a roll call vote.

Discussion/Acceptance of February 2, 2021 Finance, Licensing, and Regulation Committee Payment Approval Reports

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

Motion to go into Closed Session pursuant to Wis. Stat. 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session and 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: **Employment Contracts for Non-Represented, Sworn Officers**

Motion by Hedlund to convene the Council into Closed Session to include all City staff, second by Halverson.

Motion carried 8-0 on a roll call vote. The Council convened into closed session at 6:19 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 the Council into Open Session, second by Halverson. Motion carried 8-0 on a roll call vote. The Council reconvened into Open Session at 6:49 p.m.

Motion by Hedlund to direct staff to proceed as discussed in Closed Session, second by Howell. Motion carried 8-0 on a roll call vote.

Adjournment

Motion by Hedlund to adjourn, second by Dunn. Motion carried 8-0. The meeting adjourned at 6:50 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: RYAN LASCH

NAME OF EVENT ORGANIZER/PRODUCER: LAKE GENEVA JAYCEES

PRODUCTION COMPANY/ORGANIZATION:
LAKE GENEVA JAYCEES

FEDERAL TAX ID:
39-1230293

STREET ADDRESS:
PO BOX 411

APT. UNIT OR SUITE #:

CITY:
LAKE GENEVA

STATE:
WI

ZIP CODE:
53147

Are you a ☐ **For Profit** or ☐ **Non-profit Organization 501(c)4**?

EIN # (Tax Exempt Number):

*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: VENETIAN FEST

2. Date(s) of Event: EVENT AUGUST 18-22ND. PERMIT AUGUST 16TH -23RD TO ALLOW FOR SETUP AND CLENUP.

3. Location(s) of Event: FLAT IRON PARK, LIBRARY PARK, AND SEMINARY PARK

4. Hours: 6AM AUGUST 16TH 11:59 AUGUST 23RD

Note: Start Time & End Time

5. Event Chair/Contact Person: RYAN LASCH

6. Day of Event Contact Name: RYAN LASCH

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

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

9. Estimated Attendance Number: 20,000

10. Basis for estimate: PRIOR YEARS NUMBERS

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

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

TWO TENTS IN FLAT IRON PARKING LOT. 40X80 AND 20X30. ONE 15X15 TENT IN FLAT IRON PARK PROVIDED FOR ON OF THE

NON PROFIT FOOD BOOTHS BY RENTAL CO

THE RENTAL CO IS EXPECTED TO BE STEP IT UP RENTAL

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:
REFER TO ATTACHED SHEET

15. Description of plan for providing event security (if applicable):
REFER TO ATTACHED SHEET

16. Will there be fireworks or pyrotechnics at your event?

☒ Yes ☐ No

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

17. Will your event include the sale of beer and/or wine?

☒ Yes ☐ No

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

18. Will you or any other vendors be selling food or merchandise?

☒ Yes ☐ No

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

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

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: REFER TO ATTACHED SHEET
Total Number of Parking Stalls Request: _____
Parking Stall Number(s) and Location: _____

3. Description of signage to be used during event:

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).

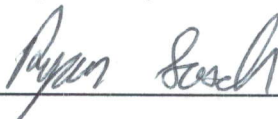
- ☐ Electricity Explain: FLAT IRON AND SEMINARY FOR 16TH- 23RD. LIBRARY 21ST - 22ND
☐ Water Explain: METER BY STREET DEPT FOR CARNIVAL AND HYDRANT BY BRUNK PAVILION
☐ Traffic Control Explain: SUNDAY BY BOAT LAUNCH FOR SKI SHOW
☐ Police Services Explain: GENERAL PATROL, BAGGING METERS, BARRACADES, CLEARING BEACH ON SUNDAY
☐ Fire/EMS Services Explain: FIREWORKS LOADING/UNLOADING
☐ Other Explain: STREET DEPT- DELIVERY OF CONCRETE BLOCKS, CLOSE WRIGLEY

***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: 12-27-2020

For Office Use Only

Date Filed with Clerk: Dec 29, 2020 Payment with Application: \$ 0 Receipt: N/A

*Circulation required to the following Departments:

Department: Date: Circulated:

City Clerk/Administrator [Signature] 1/6/2021 ☒
Notes: _____

Police Chief [Signature] ☐
Notes: _____

Fire Chief [Signature] ☐
Notes: _____

Street Dept [Signature] 1/2/21 ☐
Notes: _____

Parking Dept [Signature] ☐
Notes: _____

Piers, Harbors & Lakefront ☐
Notes: _____

FL&R: Meeting Date: _____ ☐

Council: Meeting Date: _____ ☐

81 STALLS FOR 1 HOUR = \$ 162.00
122 STALLS FOR 7 DAYS = \$ 17,080.00
6 STALLS FOR 2 DAYS = \$ 240.00
PARKING Total: \$ 17,482.00
- Parking stall identified in attached sheet; please calculate see

City of Lake Geneva- Event Permit

Save the Date Form

Per the City of Lake Geneva Event Permit Policy, events held annually have the ability to reserve future dates for that event no more than three years after the current event being applied for.

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

Event Name: **VENETIAN FESTIVAL**

Event Date: YR 20²²: **AUG 15-22**

YR 20²³: **AUG 14-21**

YR 20²⁴: **AUG 12-19**

All Park Facilities: **FLAT IRON, SEMINARY, LIBRARY**

Name of Sponsoring Organization: **LAKE GENEVA JAYCEES**

If Non-profit or Not-for-Profit: Tax ID / EIN #: **39-1230293**

Contact First Name: **RYAN** Last Name: **LASCH**

Notes/Request:

Park Board Members and Lake Geneva City Council:

Event Information

13. The Lake Geneva Jaycees respectively request the use of Flat Iron, Seminary and Library Park for the 2020 Venetian Festival. Flat Iron and Seminary Parks are needed August 16th – August 23rd with the festival running the 18th – 22nd. Library Park would be needed August 21st and 22nd. Activities in the parks will be consistent with previous years. Flat Iron Park will include a carnival, food booths sponsored by local civic organizations, main stage area, and beer garden. Seminary Park will include kiddy and youth rides/games. Library Park will be used on Saturday and Sunday for the annual Arts and Craft Fair, as well as the Jaycee Brat Stand. On Sunday night of the festival, a water ski show will take place along the beach followed by a lighted boat parade and a fireworks display.

14. The refuse collection for the event is handled jointly by the Jaycees and the carnival company through the use of garbage cans throughout the carnival area, food booth, and beer garden. There will be two dumpsters on the grounds during the festival, which the Jaycees provide through Johns Disposal. A smaller dumpster in the chamber of commerce parking lot that is emptied during the festival, and a large dumpster located on Center Street that is emptied at the conclusion of the festival. Clean up of the event is handled by the Jaycees and includes garbage pick-up, raking the parks, and hosing down the parking lots to ensure the parks remain in great condition.

15. Event security is provided by the Jaycees, Lake Geneva Police, and Walworth County Sheriff's Dept. The Jaycees provide security for the beer garden area. This includes off-duty police officers on Friday and Saturday night hired by the Jaycees. The LGPD and Walworth County provide general patrol around the festival grounds. To provide additional safety for attendees, a portable tower camera is used in the carnival area for surveillance. In addition, the LGPD provides the Jaycees with handheld radios monitored by dispatch so that the Jaycees crew chief and head of security for each night can quickly communicate with Police or Fire/EMS if assistance is needed on the grounds.

18. As part of the festival, there will be food sold on the grounds. The Jaycees have a brat stand on Saturday and Sunday in Library Park. In Flat Iron park, food will be sold by the carnival company (Mr. Ed's Magical Midway), as well as by local non-profit groups. Although the non-profit groups can vary slightly from year to year, the groups who sold last year and will be offered the first opportunity back are as follows:

- YMCA (Funnel Cakes and Funnel Fries)
- American Legion (Sold Beef Teriyaki)
- Lions Club (Sold Corn and Brats)
- Lakeland Animal Shelter (Sold Burgers)
- Bayside Athletics (Sold Bavarian Pretzels)

Street Use

1. The Jaycees request the following street use: The closure of Wrigley Dr. from Center St. north to the Geneva Towers from Tuesday, August 17 through Monday, August 23.

2. The Jaycees request the use of the parking stalls in the Flat Iron park parking lot, as well as the parking stalls on Center St from the Alley South to Wrigley Dr. during the Festival (Including Set-up and Clean-up). Additionally, we request the use of three parking spaces on either side of the East Walkway of Library Park on Saturday and Sunday. Also, to facilitate safe unloading for the craft fair, we request the use of all the parking stalls in front of Library Park from 6am – 10am on Saturday. All stalls with the exception of the six by the East Walkway will be re-opened by 10am. The stalls being used are consistent with past years and are outlined within the action plan used by the Jaycees and the city to facilitate the smooth operation of the festival. This can be provided at council's request.

3. As part of the festival, there will be signage used throughout the parks including signs for pricing, sponsors, bands, parking and general information signs. All of the signage is consistent with past years and no signage is being used outside of the festival grounds (such as banner poles).

Thank you for your consideration.

Sincerely,

Ryan Lasch
Lake Geneva Jaycees
Venetian Festival Chairman

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

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

Applicant Organization: Lake Geneva Jaycees

Name of Event: Venetian Festival

Date of Event: August 16-23

Time of Event: August 16, 6am August 23 11:59
(Beginning) (Ending)

Event Contact Person: Ryan Lasch

Contact Phone:

Contact Email:

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

☒ Yes

☐ No

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

For Office Use Only

Date Filed: <u>Dec 29, 2020</u>	Receipt No: <u>15000125</u>
Total Amount: <u>\$10-</u>	
Forwarded to Police Chief: <u>Jan 8, 2021</u>	
Recommendation: <u>[Signature]</u>	☒ Approved ☐ Denied
Verification that not more than 2 temporary wine licenses have been issued to this applicant within the last 12 months: _____	
FLR Approval: _____	License Issued: _____
Council Approval: _____	License Number: _____
MAIL TO: _____	License Expires: _____
Organization	

Application for Temporary Class "B" / "Class B" Retailer's License

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

FEE \$ 10

Application Date: 12/27/2020

☐ Town ☐ Village ☒ City of LAKE GENEVA

County of WALWORTH

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

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

at the premises described below during a special event beginning 08/16/2021 and ending 08/23/2021 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

- ☒ Bona fide Club ☐ Church ☐ Lodge/Society
☐ Veteran's Organization ☐ Fair Association or Agricultural Society
☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name THE LAKE GENEVA JAYCEES

(b) Address PO BOX 411
(Street)

☐ Town ☐ Village ☒ City

(c) Date organized 05/01/1962

(d) If corporation, give date of incorporation _____

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

(f) Names and addresses of all officers:

President CHRIS ZEGARRA

Vice President BRYAN IWICKI

Secretary MICAH STANLEY

Treasurer LUKE SPIEGELHOFF

(g) Name and address of manager or person in charge of affair: RYAN LASCH
PO BOX 411 LAKE GENEVA WI, 53147

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 100 BLOCK OF CENTER ST

(b) Lot FLAT IRON PARKING LOT

Block _____

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

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

3. Name of Event

(a) List name of the event VENETIAN FEST

(b) Dates of event 8/16/2021 - 8/23/2021

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer

Ryan Lasch
(Signature / Date)

Lake Geneva Jaycees
(Name of Organization)

Date Filed with Clerk DEC 29, 2020

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

ORDINANCE OF THE COMMON COUNCIL			
An ordinance amending Chapter 2, Administration, Article II, City Council, Section 2-49, Standing Committees, subsections (1) (a) of the Lake Geneva Municipal Code, Lake Geneva; as it relates to the ability to reschedule Finance, Licensing, and Regulation Committee meetings due to an election			
Committee	Finance, Licensing, and Regulation to consider on February 2, 2021		
Fiscal Impact:	N/A		
File Number:	21-01	First Reading :	February 8, 2021
		Second Reading :	February 22, 2021

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

1. Meeting. The Committee shall meet at 4:30 p.m. on the first and third Tuesday of each month and additionally as called by the Chairman or by a majority of the Committee. **In the event of an election, the Committee Chairman may reschedule a regular meeting.**
2. That this ordinance shall take effect upon passage and publication, as provided by law.

Approved by the City of Lake Geneva Common Council on this 22nd day of February, 2021.

Council Action: ☐ Adopted ☐ Failed Vote _____

Mayoral Action: ☐ Accept ☐ Veto

Charlene Klein, Mayor

Date

Attest:

Lana Kropf, City Clerk

Date

ORDINANCE OF THE COMMON COUNCIL			
An ordinance amending Chapter 14, Buildings and Building Regulations, Article II, Building Code, Division 2, Permit Fees, Section 14-51, Schedule, subsections (b) and (c) of the Lake Geneva Municipal Code, Lake Geneva; as it relates to fees for work completed without permits and gross square footage calculations			
Committee	N/A		
Fiscal Impact:	N/A		
File Number:	21-02	First Reading :	February 8, 2021
		Second Reading :	February 22, 2021

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

(a) Enumeration. At the time of issuing any permit required under this chapter, the Wisconsin Statutes, Wisconsin Administrative Code and/or Wisconsin Uniform Building Code, the Building Inspector shall charge a fee as set forth in the schedule of fees on file with the Building Inspector and as set from time to time by resolution of the City Council.

(b) ~~Double 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 ~~double triple~~ the fees charged.

(c) Gross square footage calculations. Fees shall be charged on gross square footage defined as follows: the exterior dimensions, including attached garage and each floor level. ~~Unfinished areas of basements of one and two family dwellings are not included.~~

(d) Determination of costs. In determining costs, all construction shall be included with the exception of heating, air conditioning, electrical or plumbing work.

(e) Rounding up of fee amounts. All fee amounts shall be rounded up to the next full dollar amount.

(f) Plan review fee. An additional fee for plan review may be assessed at the time of application for renewal of the permit.

That this ordinance shall take effect upon passage and publication, as provided by law.

Approved by the City of Lake Geneva Common Council on this 22nd day of February, 2021.

Council Action: ☐ Adopted ☐ Failed Vote _____

Mayoral Action: ☐ Accept ☐ Veto

Charlene Klein, Mayor

Date

Attest:

Lana Kropf, City Clerk

Date

Ordinance 21-02

ORDINANCE OF THE COMMON COUNCIL

An ordinance amending Chapter 90, Waterways, Article II, Lakes and Beaches, Section 90-191, Season Rental, Section 90-192, Fees, Section 90-193, Boat ownership and State Registration required, Section 90-199, Classifications for rental of boat stalls and buoys, of the Lake Geneva Zoning Code, Lake Geneva; as it relates to kayak rentals, rental fees, lease applications and rentals of boat stalls and buoys

Committee	Piers, Harbors, and Lakefront Committee approved February 9, 2021 Finance, Licensing and Regulation Committee approved February 15, 2021		
Fiscal Impact:	N/A		
File Number:	21-03	First Reading :	February 22, 2021
		Second Reading :	March 8, 2021

The Common Council of the City of Lake Geneva, Wisconsin, does hereby ordain that Section 90-191, 90-192, 90-193, and 90-199 of the Municipal Code of the City of Lake Geneva, Wisconsin, is hereby amended to read as follows:

1. Sec. 90-191 Season rental.

The boat docking, mooring and storage facilities shall be leased to individual boat owners from May 15 to October 15 each year, and such facilities shall be identified by number and location. There shall be leased only one docking, mooring or storage facility per individual boat owner except ~~lessees of a docking space may be entitled to a kayak space in addition to the docking space and lessees of a mooring space may be entitled to one for possible dinghy space and/or kayak rack space in addition to the mooring space.~~ Only individual boat owners who lease a mooring buoy from the City shall be permitted to lease a dinghy space during that corresponding rental season. Only a dinghy not exceeding 10 feet in length shall be placed in a dinghy space. ~~Kayak rack renters who fail to remove their kayaks from the City owned racks ten days after the end of the season will be subject to a five dollar (\$5.00) per day fine.~~

2. Sec. 90-192 Fees.

The rental fee for each year shall be set by the Council no later than the first Council meeting in February, and payment for such facilities shall be made on or before March 15 of each year. No refunds shall be made, except as otherwise provided. Renters not making payment by March 15 will be allowed a ten-day grace period to pay rental fees. Renters shall pay a ~~per diem~~ penalty set from time to time by the City Council, for payments received after March 15. Delinquent renters will be notified of the grace period and penalty ~~on March 16th of each year by First Class U.S. Mail, postage prepaid and by a phone call or email using the most recent address, phone number and email address provided by the renter, certified mail on March 16 of each year.~~ Notices will be deemed received three days after March 16th. Any lessee or applicant on the waiting list not paying the rental fee and applicable penalty fee within the grace period shall be deemed to have abandoned their lease or their place on the waiting list.

3. Sec. 90-193 Boat ownership and state registration required.

All renters shall be the owners of a boat and shall give evidence of such ownership to the rental authority who will be designated by the Council from time to time. All boats requiring registration shall be registered with the DNR and proof of state registration shall be provided at the time of the application. The rental shall be a personal privilege running to the renter so long as he retains ownership of a boat and uses the rental facility assigned to him for purposes of docking, mooring or storing his own boat. If the renter sells or otherwise disposes of the boat he owned at the time of application for rental facilities and does not replace his former boat with another one, the rental of the facility shall terminate, and the City may re-rent the space for the balance of the season. In the event of re-rental, the full season rate for new rentals shall apply to and including July 15 of each year. After July 15, 50% of the rental fee shall be charged for the balance of the rental season. Rental privileges are not transferable, except between spouses. ~~Applicants must provide all required information at the time the application is~~

submitted to the City for processing. Incomplete applications will not be accepted under any circumstances.

4. Sec. 90-199 Classifications for rental of boat stalls and buoys.

The rental authority shall rent boat stalls and buoys to applicants in the following order:

1. Renters of boat stalls and buoys.
2. City residents on the waiting list. Resident means a person who has maintained his place of permanent abode in the City for a period of 30 days immediately preceding his application for an approval. Domiciliary intent is required to establish that a person is maintaining his place of permanent abode in the City. Mere ownership of property is not sufficient to establish domiciliary intent. Evidence of domiciliary intent includes, without limitation, the location where the person votes, pays personal income taxes or obtains a driver's license.
3. Nonresident property owners of the City on the waiting list.
4. Nonresidents of the City on the waiting list.
5. Applicants will have five working days from the date of notice from the City to accept or decline a vacant boat slip, buoy, or kayak rack space. Notice will be provided by First Class U.S. Mail, postage prepaid. Notice will be deemed received 3 days after the date of the letter. Failure to respond within five working days will be deemed a declination and the applicant will be removed from the waiting list. Applicants removed, may reapply to be placed at the bottom of the waiting list by submitting a new application and paying the established deposit amount.
6. A separate waiting list for the Riviera boat slips and buoys will be created and maintained by the City with regulations and prices as established by the City Council from time to time. The City will lease the Riviera slip and buoys leases to lessees that leased Riviera boat slip and buoys from Gage Marine in 2020 and who wish to renew their respective slips and buoys for the 2021 season at the rates established by the City from time to time. If Riviera slips and buoys become available, the City will contact Riviera wait list applicants in the order of their application submission date. If a Riviera wait list applicant declines the slip or buoy, after being notified as provided in paragraph 5 above, they will be removed from the Riviera waiting list. Applicants removed may reapply to be placed at the bottom of the waiting list by submitting a new application and paying the established deposit amount.

That this ordinance shall take effect upon passage and publication, as provided by law.

Approved by the City of Lake Geneva Common Council on this 8th day of March, 2021.

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

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

Charlene Klein, Mayor

Date

Attest:

Lana Kropf, City Clerk

Date

ORDINANCE OF THE COMMON COUNCIL

An ordinance amending Chapter 98, Zoning Ordinance, Article VIII, Signage Regulations, Section 98-804, General Signage Regulations, Subsection (1), Sign Prohibitions and Limitations, sub-subsection (c) of the Lake Geneva Zoning Code, Lake Geneva; as it relates to allowed time for flashing sign appearances to change

Committee	Planning Commission approved February 15, 2021		
Fiscal Impact:	N/A		
File Number:	21-04	First Reading :	February 22, 2021
		Second Reading :	March 8, 2021

The Common Council of the City of Lake Geneva, Wisconsin, does hereby ordain that Section 98-804(1) of the Zoning Code of the City of Lake Geneva, Wisconsin, is hereby amended to read as follows:

(1) Sign Prohibitions and Limitations:

- (a) No sign shall use any word, phrase, symbol, shape, form, or character in such manner as to interfere with moving traffic, including signs which incorporate typical street-type and/or traffic control-type signage designs and colors.
- (b) Except for sequin-like eyecatcher devices, flags (as permitted by Subsection 98-803(2)(k)), and temporary signs (as permitted by Section 98-807), no fluttering, undulating, swinging, rotating, or otherwise moving signs or other decorations shall be permitted.
- (c) No illuminated flashing signs shall be permitted. Flashing signs are those which change their appearance more than once every ~~60~~ 30 seconds. Electronic message center signs and time/temperature signs are permitted with a conditional use permit. Chasing lights shall not be allowed.

That this ordinance shall take effect upon passage and publication, as provided by law.

Approved by the City of Lake Geneva Common Council on this 8th day of March, 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: February 15, 2021

Agenda Item: 10

Applicant:
City of Lake Geneva

Request:
Review 98-804(1)(c) electronic message board
time change allowance

Description:

Currently in our ordinance message center signs and all signs that can change their appearance shall have a static message of “once every 60 seconds”. Message centers are permitted with the issuance of a Conditional Use Permit.

However, in August 2019 a resolution was passed that allowed the Library was issued a CUP in within that request it was allowed the reduction in timing to 30 seconds. With the discussions and the understandings the messages would be restricted to public informational messaging.

Section 98-804 General Signage Regulations

The regulations contained in this Section apply to signs in all districts.

(1) Sign Prohibitions and Limitations:

- (a) **No sign** shall use any word, phrase, symbol, shape, form, or character in such manner as to interfere with moving traffic, including signs which incorporate typical street-type and/or traffic control-type signage designs and colors.
- (b) Except for sequin-like eyecatcher devices, flags (as permitted by Subsection 98-803(2)(k)), and temporary signs (as permitted by Section 98-807), no fluttering, undulating, swinging, rotating, or otherwise moving signs or other decorations shall be permitted.
- (c) **No illuminated flashing signs** shall be permitted. Flashing signs are those which change their appearance more than once every 60 30 seconds. Electronic message center signs and time/temperature signs are permitted with a conditional use permit. Chasing lights shall not be allowed.

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

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

Applicant Organization: SIDE BY SIDE
Name of Event: POP-UP DINNER
Date of Event: 2/27/21
Time of Event: 6PM (Beginning) 10PM (Ending)
Event Contact Person: BRIDGET LEECH

Will a Licensed Operator be serving or supervising the service of alcohol?

***This includes Temporary Operator's who have completed the Responsible Beverage Servers class.**

☒ Yes

☐ No

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

For Office Use Only

Date Filed: 2/15/2021 Receipt No: 15.000191
Total Amount: \$25.00 \$10.00 *pd \$25; issued refund request
Forwarded to Police Chief: Feb 5, 2021
Recommendation: [Signature] Approved Denied
Verification that not more than 2 temporary wine licenses have been issued to this applicant within the last 12 months: _____
FLR Approval: _____ License Issued: _____
Council Approval: _____ License Number: _____
License Expires: _____
MAILTO: _____ Organization _____

Application for Temporary Class "B" / "Class B" Retailer's License

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

FEE \$ 10.00

pd 02/15/2021

Application Date: 02/05/2021

☐ Town ☐ Village ☒ City of Lake Geneva

County of Walworth

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

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

☒ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 02/27/2021 and ending 02/27/2021 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

- ☒ Bona fide Club ☐ Church ☐ Lodge/Society
☐ Veteran's Organization ☐ Fair Association or Agricultural Society
☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name Side by Side Inc.

(b) Address 715 Wisconsin Street Lake Geneva, WI 53147

(Street)

☐ Town ☐ Village ☒ City

(c) Date organized 07/17/2006

(d) If corporation, give date of incorporation _____

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

(f) Names and addresses of all officers:

President Diane Kennedy Nopenz

Vice President Anne McCord

Secretary Lynelle Gramm

Treasurer Jennifer Bartz

(g) Name and address of manager or person in charge of affair: Bridget Leech 5907 State Rd. 50 Lake Geneva, WI 53147

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 711 W. Main St. Lake Geneva, WI 53147

(b) Lot _____ Block _____

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

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: The first floor of the building is retail space that we are renting from the owner of the building. The second floor is an apartment and the tenant has been made aware of what is going on by the building owner.

3. Name of Event

(a) List name of the event Pop-Up Dinner

(b) Dates of event 02/27/2021

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer

Diane Kennedy Nopenz
(Signature / Date)

Side by Side Inc.

(Name of Organization)

Date Filed with Clerk

February 5, 2021

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

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

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

Applicant Organization: OPEN Arms FREE CLINIC

Name of Event: Pop Up Dinner

Date of Event: 3/6/21

Time of Event: 6pm 10pm
(Beginning) (Ending)

Event Contact Person: Bridget Leech

Will a Licensed Operator be serving or supervising the service of alcohol?

***This includes Temporary Operator's who have completed the Responsible Beverage Servers class.**

☒ Yes

☐ No

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

For Office Use Only

Date Filed: 2/5/2021 Receipt No: 15-000191
Total Amount: \$25.00 \$10.00 *pd \$25; issued refund request

Forwarded to Police Chief: 2/5/2021

Recommendation: [Signature] Approved Denied

Verification that not more than 2 temporary wine licenses have been issued to this applicant within the last 12 months: _____

FLR Approval: _____
Council Approval: _____

License Issued: _____
License Number: _____
License Expires: _____

MAILTO: _____ Organization

Application for Temporary Class "B" / "Class B" Retailer's License

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

FEE \$

10.00

pd 2/5/2021

Application Date: 02/05/2021

☐ Town ☐ Village ☒ City of Lake Geneva

County of Walworth

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

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

☒ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 03/06/2021 and ending 03/06/2021 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

- ☒ Bona fide Club ☐ Church ☐ Lodge/Society
☐ Veteran's Organization ☐ Fair Association or Agricultural Society
☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name Open Arms Free Clinic

(b) Address 205 East Commerce Cort Elkhorn, WI

(Street)

☐ Town

☐ Village

☒ City

(c) Date organized 12/28/2011

(d) If corporation, give date of incorporation

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

(f) Names and addresses of all officers:

President Dr. Jeff Scherer

Vice President Dr. Jeff Bahr

Secretary Karla Tildahl

Treasurer Nick Vorpapel

(g) Name and address of manager or person in charge of affair: Bridget Leech - 5907 State Rd. 50 East Lake Geneva, WI 53147

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 711 W. Main St. Lake Geneva, WI 53147

(b) Lot Block

(c) Do premises occupy all or part of building? No

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: We will be serving on the first floor of the building. The second floor is an apartment and not part of this event.

3. Name of Event

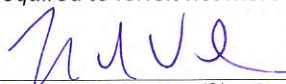
(a) List name of the event Pop-Up Dinner

(b) Dates of event 03/06/2021

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer



(Signature / Date)

OPEN ARMS FREE CLINIC

(Name of Organization)

Date Filed with Clerk

February 5, 2021

Date Reported to Council or Board

Date Granted by Council

License No.

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

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

Applicant Organization: My Team Triumph
Name of Event: Pop-Up Dinner
Date of Event: 3/13/21
Time of Event: 6pm 10pm
(Beginning) (Ending)
Event Contact Person: Bridget Leech

Will a Licensed Operator be serving or supervising the service of alcohol?

***This includes Temporary Operator's who have completed the Responsible Beverage Servers class.**

☒ Yes

☐ No

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

For Office Use Only

Date Filed: 2/15/2021 Receipt No: 15-000191
Total Amount: \$25.00 \$10- *pd \$25; issued refund request
Forwarded to Police Chief: 2/15/2021
Recommendation: [Signature] Approved Denied
Verification that not more than 2 temporary wine licenses have been issued to this applicant within the last 12 months: _____
FLR Approval: _____ License Issued: _____
Council Approval: _____ License Number: _____
License Expires: _____
MAILTO: _____ Organization _____

Application for Temporary Class "B" / "Class B" Retailer's License

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

FEE \$ 10.00 pd 2/5/2021

Application Date: 02/05/2021

☐ Town ☐ Village ☒ City of Lake Geneva

County of Walworth

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

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

at the premises described below during a special event beginning 03/13/2021 and ending 03/13/2021 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

- ☒ Bona fide Club ☐ Church ☐ Lodge/Society
☐ Veteran's Organization ☐ Fair Association or Agricultural Society
☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name My Team Triumph

(b) Address 1151 Park Drive Apt 504 Lake Geneva WI 53147

(Street)

☐ Town ☐ Village ☒ City

(c) Date organized 2010

(d) If corporation, give date of incorporation 2010

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

(f) Names and addresses of all officers:

President Tim Felmer - 516 Ravine Road De Pere WI 54115

Vice President _____

Secretary Paul Klinkhammer - 945 Tayco Street #10 Menasha WI 54952

Treasurer _____

(g) Name and address of manager or person in charge of affair: Bridget Leech 5907 State Rd. 50 Lake Geneva, WI

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 711 W. Main St. Lake Geneva, WI 53147

(b) Lot _____ Block _____

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

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: The first floor of the building is retail space that we are renting from the owner of the building. The first floor of the building is retail space that we are renting from the owner of the building. The first floor of the building is retail space that we are renting from the owner of the building. The first floor of the building is retail space that we are renting from the owner of the building.

3. Name of Event

(a) List name of the event Pop-Up Dinner

(b) Dates of event 03/13/2021

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer Christian Jensen - Director
 (Signature / Date)

myTEAM TRIUMPH Wisconsin
 (Name of Organization)

Date Filed with Clerk 2/5/2021

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____



Design Build
Since 1957

February 2, 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 Project – PHASE II
812 Wrigley Drive
Lake Geneva, WI

Dear Dave:

The purpose of this letter is to forward the January 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 #27202, Application No.: 3
- MSI General Corporation partial waiver of lien
- The following subcontractor lien waivers:

Hepp's Quality Restoration (demolition)
D&D Millwork (hollow metal/hardware "custom wood doors")
Bauer Sign (signage & awnings)
Otis Elevator (elevator)
Joe DeBelak (plumbing with demo/floor scan)
Works Plumbing (site plumbing with trench drain)

- We are missing the following subcontractor lien waivers, and will forward them on to you just as soon as we receive them:

Holian Environmental Cleaning (asbestos abatement)
Pure Mechanical (HVAC)

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

Sincerely,

MSI GENERAL CORPORATION


Dione M Funk
Accounting

MSI General
Corporation
P.O. Box 7
Oconomowoc
Wisconsin
53066

262.367.3661
Fax 262.367.7590
www.msigeneral.com

Cc: cityclerk@cityoflakegeneva.com
Karen Hall, Comptroller@cityoflakegeneva.com
Tom Earle, DPW Director tearle@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 #: 27202

To City of Lake Geneva
Owner: 626 Geneva Street

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

Application No.: 3

Distribution to:
☐ Owner
☐ Architect
☐ Contractor

Lake Geneva, WI 53147

Period To: 1/31/2021

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 PAYMENT

Application 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	\$777,618.00
5. Retainage:	
a. 5.00% of Completed Work	\$38,880.90
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$38,880.90
6. Total Earned Less Retainage	\$738,737.10
7. Less Previous Certificates For Payments	\$549,556.00
8. Current Payment Due	\$189,181.10
9. Balance To Finish, Plus Retainage	\$3,303,061.90

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	

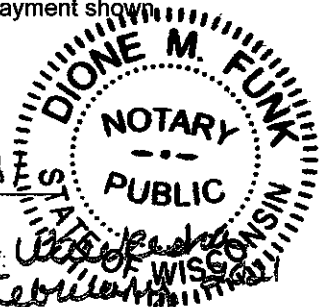
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates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

CONTRACTOR: MSI General Corporation

By: Susan C. Butler Date: 2/1/21

State of: Wisconsin
Subscribed and sworn to before me this 1st
Notary Public: Dione M. Funk
My Commission expires: 08/23/21

County of: Washington
day of February



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 \$ 189,181.10

(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 N Krogstad Date: 2/1/2021

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.

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. : 3
Application Date : 01/31/21
To: 01/31/21
Architect's Project No.: 4453A

Invoice #: 27202

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)	J 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	12,255.00	11,700.00	0.00	23,955.00	23.79%	76,745.00	
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	540.00	540.00	0.00	1,080.00	30.00%	2,520.00	
2001-118	CO1 Dumpsters	13,200.00	1,425.00	3,921.00	0.00	5,346.00	40.50%	7,854.00	
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	1,000.00	0.00	1,000.00	28.57%	2,500.00	
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	555.00	0.00	555.00	15.86%	2,945.00	
2001-129	CO1 Temp Toilets	1,500.00	225.00	98.00	0.00	323.00	21.53%	1,177.00	
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	120.00	0.00	0.00	120.00	15.00%	680.00	
2001-135	CO1 UPS - Allowance	500.00	75.00	0.00	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	23,425.00	4,800.00	0.00	28,225.00	47.04%	31,775.00	
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	31,310.00	0.00	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	12,625.00	5,500.00	0.00	18,125.00	36.80%	31,125.00	
2001-200	CO1 Site Concrete Removal/Demo	36,000.00	0.00	600.00	0.00	600.00	1.67%	35,400.00	
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	68,315.00	0.00	0.00	68,315.00	100.00%	0.00	
2001-245	CO1 Asbestos Abatement	11,450.00	9,000.00	0.00	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. : 3

Application Date : 01/31/21

To: 01/31/21

Architect's Project No.: 4453A

Invoice #: 27202

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)	J 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	1,600.00	0.00	1,600.00	1.45%	108,400.00	
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	45,000.00	0.00	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	16,000.00	0.00	16,000.00	29.41%	38,400.00	
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	18,848.00	0.00	0.00	18,848.00	50.00%	18,847.00	

CONTINUATION SHEET

Application and Certification for Payment, containing

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Application Date : 01/31/21

To: 01/31/21

Architect's Project No.: 4453A

Invoice #: 27202

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

A Item No.	B Description of Work	C Scheduled Value	D E		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
			Work Completed						
			From Previous Application (D+E)	This Period In Place					
2001-1047	CO1 Awnings With Added Allowance	43,655.00	21,828.00	0.00	0.00	21,828.00	50.00%	21,827.00	
2001-1104	CO1 Audio/Visual Equipment	112,462.00	0.00	6,680.00	0.00	6,680.00	5.94%	105,782.00	
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	11,275.00	3,938.00	0.00	15,213.00	14.40%	90,431.00	
2001-1545	CO1 Site Plumbing With Trench Drain	231,283.00	69,385.00	92,513.00	0.00	161,898.00	70.00%	69,385.00	
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	5,500.00	0.00	5,500.00	15.71%	29,500.00	
2001-1580	CO1 HVAC	543,730.00	3,000.00	5,000.00	0.00	8,000.00	1.47%	535,730.00	
2001-1600	CO1 Electrical	207,825.00	0.00	14,750.00	0.00	14,750.00	7.10%	193,075.00	
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	161,469.00	9,499.00	0.00	170,968.00	90.00%	18,996.00	
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	41,842.00	14,944.00	0.00	56,786.00	19.00%	242,090.00	
Grand Totals		4,041,799.00	578,480.00	199,138.00	0.00	777,618.00	19.24%	3,264,181.00	38,880.90

WAIVER OF LIEN

January 31, 2021

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 #27202, subject to payment of same.

MSI General Corporation



Susan C. Butler,
Executive Vice President - CFO

PARTIAL WAIVER OF LIEN

Date: 1/4/21

For value received, we hereby waive all rights and claims for lien on land 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 Demo Type of work,
same being situated in Walworth County, State of Wisconsin, described as
The Riviera Phase II
812 Wrigley Drive
Lake Geneva, WI 53147

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, to date.

Company Name: Hepp's Quality Restoration, LLC
Monica C. Hepp
Signature: (Officer of Company)
Manager
Title

LIEN WAIVER CERTIFICATION

(to be executed by owner or principal officer)

STATE OF WISCONSIN)

Walworth COUNTY)

PROJECT: The Riviera Phase II
812 Wrigley Drive
Lake Geneva, WI

53147

The undersigned, being duly sworn on oath, states and deposes as follows:

1. That he is the owner or a principal officer of the company designated below, herein called Company.
2. That attached hereto is a billing or draw request regarding a project (named above) for MSI General Corporation, herein called MSI, which requests that MSI make a payment to the undersigned for labor or materials furnished on said project.
3. That with respect to the work, labor, services and materials covered by such billing or draw request, the following and no others, furnished or supplied labor, materials or services: (List Suppliers)

JK Construction

That all of the above suppliers have been paid to date and/or in full as to the matters described in the attached billing or draw request and that their lien waivers are attached hereto, together with the lien waiver of the Company.

4. That this affidavit is made for the purpose of inducing MSI to make payment to the Company, the undersigned acknowledging that any misstatement of fact herein constitutes a criminal offense.

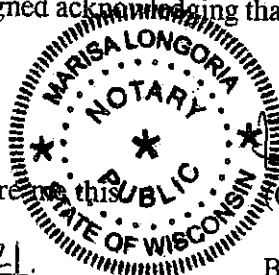
Subscribed and sworn to before me this

4th day of January, 2021.

Marisa Longoria
Notary Public, State of Wisconsin

My Commission Expires: 11/26/2022

PLEASE HAVE NOTARIZED.



Repo's Quality Restoration LLC
(Company Name)

BY: Monica C. [Signature]
Signature (Officer of Company)

Manager
Title

WAIVER OF LIEN

Date: January 4, 2020

For value received, we hereby waive all rights and claims for lien on land 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 Hepp's Quality Restoration, LLC contractor,
for Demo Type of work,
same being situated in Walworth County, State of Wisconsin, described as
The Riviera Phase II
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, in Full.

JK Construction

Josh N Koehle
Signature: (Officer of Company)

owner
Title

WAIVER OF LIEN

12/23/2020

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 Custom Wood Doors Type of work, same being situated in Lake Geneva County, State of Wisconsin, described as The Riviera - Phase 2
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.

D & D Millwork



Signature: (Officer of company)

OWNER

Title

LIEN WAIVER CERTIFICATION

STATE OF WISCONSIN)
)
 _____ COUNTY)

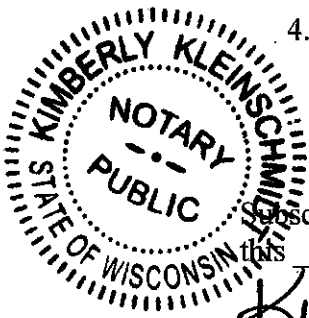
PROJECT: The Riviera - Phase 2

The undersigned, being duly sworn on oath, states and deposes as follows:

1. That he is the owner or principal officer of the company designated below, herein called Company.
2. That attached hereto is a billing or draw request regarding a project (named above) for MSI General Corporation, herein called MSI, which requests that MSI make a payment to the undersigned for labor or materials furnished on said project.
3. That with respect to the work, labor, services and materials covered by such billing or draw request, the following and no others, furnished or supplied labor, materials or services: (List Suppliers)

That all of the above suppliers have been paid to date and/or in full as to the matters described in the attached billing or draw request and that their lien waivers are attached hereto, together with the lien waiver of the Company.

4. That this affidavit is made for the purpose of inducing MSI to make payment to the Company, the undersigned acknowledging that any misstatement of fact herein constitutes a criminal offense.



Subscribed and sworn to before me
this 11 day of January, 2021

Kimberly Kleinschmidt
Notary Public, State of Wisconsin

My Commission Expires: 8/6/23

PLEASE HAVE NOTARIZED

D & D Millwork
(Company Name)

By: [Signature]
Signature (Officer or Authorized Party)

Title: OWNER

PARTIAL WAIVER OF LIEN

DATE: 12.28.2020

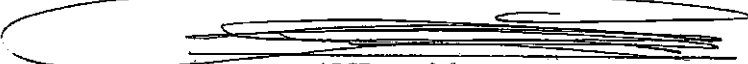
For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

for City of Lake Geneva owner,
by MSI General Corporation contractor,
for SEMPER + DUNNINGS Type of work,
same being situated in WAUKESHA County, State of Wisconsin, described as

812 WESLEY DR
LAKE GENEVA, WI 53147

for all labor performed and for all material furnished for the erection, construction, alternation or repair of said building and appurtenances, to date.

Company Name: BAVERSIG + LESTER INC.


Signature: (Officer of the Company)

President
Title

LIEN WAIVER CERTIFICATION

STATE OF WISCONSIN)
)
Waukesha COUNTY)

PROJECT:

The undersigned, being duly sworn on oath, states and deposes as follows:

1. That he is the owner or a principal officer of the company designated below, herein called Company.
2. That attached hereto is a billing or draw request regarding a project (named above) for MSI General Corporation, herein called MSI, which requests that MSI make a payment to the undersigned for labor or materials furnished on said project.
3. That with respect to the work, labor, services and materials covered by such billing or draw request, the following and no others, furnished or supplied labor, materials or services: (List Suppliers)

N/A

That all of the above suppliers have been paid to date and/or in full as to the matters described in the attached billing or draw request and that their lien waivers are attached hereto, together with the lien waiver of the Company.

4. That this affidavit is made for the purpose of inducing MSI to make payment to the Company, the undersigned acknowledging that any misstatement of fact herein constitutes a criminal offense.

Subscribed and sworn to before me this

28th day of December, 2020

[Signature]
Notary Public, State of Wisconsin

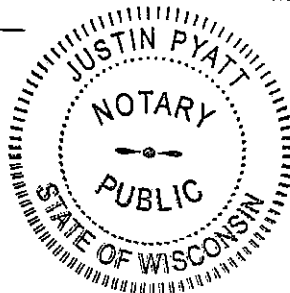
My Commission Expires: 9/14/24

PLEASE HAVE NOTARIZED

Bayer Sign & Lighting
(Company Name)

BY: [Signature]
Signature (Officer of Company)

Title: Account Executive



WAIVER OF LIEN

1/15/2021

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 Elevator Work Type of work,
same being situated in Lake Geneva County, State of Wisconsin, described as
The Riviera - Phase 2
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.

Oitis Elevator Company

Caleb E. Evans

Signature: (Officer of company)

Branch Manager

Title

LIEN WAIVER CERTIFICATION

STATE OF WISCONSIN)
Walworth COUNTY)

PROJECT: RIVIERA PHASE II

The undersigned, being duly sworn on oath, states and deposes as follows:

1. That he is the owner or a principal officer of the company designated below, herein called Company.
2. That attached hereto is a billing or draw request regarding a project (named above) for MSI General Corporation, herein called MSI, which requests that MSI make a payment to the undersigned for labor or materials furnished on said project.
3. That with respect to the work, labor, services and materials covered by such billing or draw request, the following and no others, furnished or supplied labor, materials or services: (List Suppliers)

That all of the above suppliers have been paid to date and/or in full as to the matters described in the attached billing or draw request and that their lien waivers are attached hereto, together with the lien waiver of the Company.

4. That this affidavit is made for the purpose of inducing MSI to make payment to the Company, the undersigned acknowledging that any misstatement of fact herein constitutes a criminal offense.

Subscribed and sworn to before me this

15th day of Jan, 2021

Michele E. Millar

Notary Public, State of Wisconsin

My Commission Expires: 10-22-2024

OTIS ELEVATOR
(Company Name)

BY: [Signature]

Signature (Officer of Company)

Title: CALEB EVANS, BRANCH MANAGER

PLEASE HAVE NOTARIZED

MICHELE E MILLAR
Notary Public
State of Wisconsin

PARTIAL WAIVER OF LIEN

DATE: 01/29/2021

For value received, we hereby waive all rights and claims for lien on land 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 plumbing Type of work,
same being situated in walworth County, State of Wisconsin, described as
Riviera Phase 2
812 Wrigley Drive
Lake Geneva, WI

for all labor performed and for all material furnished for the erection, construction, alternation or repair of said building and appurtenances, to date.

Company Name: Joe DeBelak Plumbing

 Signature: (Officer of the Company)

President
Title

LIEN WAIVER CERTIFICATION

STATE OF WISCONSIN)
)
Waukesha COUNTY)

PROJECT: Riviera Phase 2
812 Wrigley Drive
Lake Geneva, WI

The undersigned, being duly sworn on oath, states and deposes as follows:

1. That he is the owner or a principal officer of the company designated below, herein called Company.
2. That attached hereto is a billing or draw request regarding a project (named above) for MSI General Corporation, herein called MSI, which requests that MSI make a payment to the undersigned for labor or materials furnished on said project.
3. That with respect to the work, labor, services and materials covered by such billing or draw request, the following and no others, furnished or supplied labor, materials or services: (List Suppliers)
No supplies were used for this draw

That all of the above suppliers have been paid to date and/or in full as to the matters described in the attached billing or draw request and that their lien waivers are attached hereto, together with the lien waiver of the Company.

4. That this affidavit is made for the purpose of inducing MSI to make payment to the Company, the undersigned acknowledging that any misstatement of fact herein constitutes a criminal offense.

Subscribed and sworn to before me this
25th day of January, 2021

Sandra K. Hanson
Notary Public, State of Wisconsin

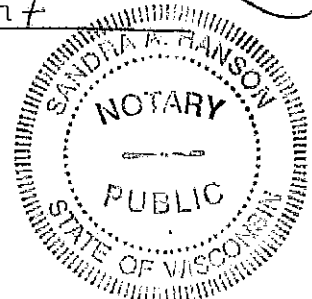
My Commission Expires: 04/04/2021

PLEASE HAVE NOTARIZED

Joe DeBelak Plumbing
(Company Name)

By Bill Nevel
Signature (Officer of Company)

Title: President



PARTIAL WAIVER OF LIEN

DATE: JANUARY 11, 2021

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

for CITY OF LAKE GENEVA - RIVERA BALLROOM owner,
by MSI General Corporation contractor,
for PLUMBING SITE UTILITIES Type of work,
same being situated in WALWORTH County, State of Wisconsin, described as
812 WRIGHT
LAKE GENEVA WI

for all labor performed and for all material furnished for the erection, construction, alternation or repair of said building and appurtenances, to date.

Company Name: WORKS PLUMBING

Signature: (Officer of the Company)

OWNER
Title

LIEN WAIVER CERTIFICATION

STATE OF WISCONSIN)

WAUKESHA COUNTY)

PROJECT: RIVIERA - LAKE GENEVA

The undersigned, being duly sworn on oath, states and deposes as follows:

1. That he is the owner or a principal officer of the company designated below, herein called Company.
2. That attached hereto is a billing or draw request regarding a project (named above) for MSI General Corporation, herein called MSI, which requests that MSI make a payment to the undersigned for labor or materials furnished on said project.
3. That with respect to the work, labor, services and materials covered by such billing or draw request, the following and no others, furnished or supplied labor, materials or services: (List Suppliers)

That all of the above suppliers have been paid to date and/or in full as to the matters described in the attached billing or draw request and that their lien waivers are attached hereto, together with the lien waiver of the Company.

4. That this affidavit is made for the purpose of inducing MSI to make payment to the Company, the undersigned acknowledging that any misstatement of fact herein constitutes a criminal offense.

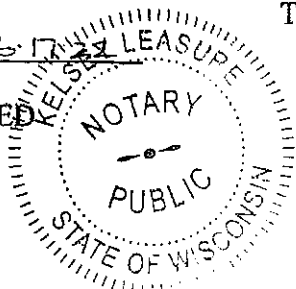
Subscribed and sworn to before me this

11th day of JANUARY, 2021

Kelsey Leasure
Notary Public, State of Wisconsin

My Commission Expires: 06-17-22

PLEASE HAVE NOTARIZED



Works Plumbing
(Company Name)

BY: [Signature]
Signature (Officer of Company)

Title: OWNER

RESOLUTION OF THE COMMON COUNCIL			
Resolution approving the assigned fund balance for the Avian Committee donations account as of 12/31/2020			
Committee:	Finance considered on February 17, 2021		
Fiscal Impact:	N/A		
File Number:	21-R11	Date:	February 22, 2021

Whereas, the Avian Committee received donated monies in the amount of \$1,344.50 in 2020, and,

Whereas, the Avian Committee had \$3,462.79 in the Assigned Fund Balance-Avian account as of 1/1/20, and

Whereas, the Avian Committee spent \$0 of their donated monies in 2020 and therefore, the 12/31/20 ending balance for this account should be adjusted to \$4,807.29, and

Now Therefore be it Resolved by the Lake Geneva Common Council to adopt this resolution to adjust the 2020 Fund Balance accounts as follows:

Increase Acct # 11-00-00-34510, Assigned Fund Balance-Avian, by \$1,344.50

Decrease Acct # 11-00-00-34800, Unassigned Fund Balance, by \$1,344.50

Granted by action of the Common Council of the City of Lake Geneva this 22nd day of February, 2021.

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

Mayoral Action: ☐ Accept ☐ Veto

Charlene Klein, Mayor

Date

Attest:

Lana Kropf, City Clerk

CITY OF LAKE GENEVA

Assigned Fund Balances-Avian Committee - Donations

12/31/20

Assigned Fund Balance 12/31/19	3,462.79
Revenues-Donations	1,344.50
Expenditures-Donations	-
Assigned Fund Balance 12/31/20	<u>4,807.29</u>

RESOLUTION OF THE COMMON COUNCIL			
Resolution approving the assigned fund balance for the Historic Preservation Committee donations account as of 12/31/2020			
Committee:	Finance considered on February 17, 2021		
Fiscal Impact:	N/A		
File Number:	21-R12	Date:	February 22, 2021

Whereas, the Historic Preservation Committee received donated monies in the amount of \$19.00 in 2020, and,

Whereas, the Historic Preservation Committee had \$2,352.10 in the Assigned Fund Balance-Historic Preservation account as of 1/1/20, and

Whereas, the Historic Preservation Committee spent \$0 of their donated monies in 2020 and therefore, the 12/31/20 ending balance for this account should be adjusted to \$2,371.10, and

Now Therefore be it Resolved by the Lake Geneva Common Council to adopt this resolution to adjust the 2020 Fund Balance accounts as follows:

Increase Acct # 11-00-00-34500, Assigned Fund Balance-Historic Preservation, by \$19.00

Decrease Acct # 11-00-00-34800, Unassigned Fund Balance, by \$19.00

Granted by action of the Common Council of the City of Lake Geneva this 22nd day of February, 2021.

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

Mayoral Action: ☐ Accept ☐ Veto

Charlene Klein, Mayor

Date

Attest:

Lana Kropf, City Clerk

CITY OF LAKE GENEVA

**Assigned Fund Balances-Historical Preservation - Donations
12/31/20**

Assigned Fund Balance 12/31/19	2,352.10
Revenues-Donations	19.00
Expenditures-Donations	-
Assigned Fund Balance 12/31/20	<u>2,371.10</u>

RESOLUTION OF THE COMMON COUNCIL			
Resolution adopting 2020 transfers from the Lakefront Special Revenue Fund and the Parking Special Revenue Fund to the General Fund			
Committee:	Finance considered on February 17, 2021		
Fiscal Impact:	N/A		
File Number:	21-R13	Date:	February 22, 2021

Whereas, the Lake Geneva Common Council approved the 2020 Amended Operating Budget for the General Fund which includes revenue from transfers from the Lakefront Fund of \$461,527 and the Parking Fund of \$931,892, and

Whereas, it was previously approved that all but \$75,000 of revenues over expenditures from each of these Special Revenue Funds be transferred to the General Fund, and it was approved that \$500,000 of the Lakefront Fund was budgeted as a use of fund balance for the Riviera Project, and it was approved that \$343,535 of the Parking Fund was budgeted as a use of fund balance for the purchase of new kiosks and the parking department basement HVAC project,

Whereas, it is still desirable to have a fund balance remaining in each of these Special Revenue Funds and the level that would be most appropriate is \$709,856 for the Lakefront Fund and \$856,465 for the Parking Fund and that the excess could be transferred to the General Fund for the year end 2020,

Now Therefore be it Resolved that the Lake Geneva Common Council adopt a resolution to transfer to the General Fund, at year end 2020, an amount of \$688,070.82 from the Lakefront Special Revenue Fund and an amount of \$1,077,398.80 from the Parking Special Revenue Fund which will adjust the fund balances to year-end balances.

Granted by action of the Common Council of the City of Lake Geneva this 22nd day of February, 2021.

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

Mayoral Action: ☐ Accept ☐ Veto

Charlene Klein, Mayor

Date

Attest:

Lana Kropf, City Clerk

CITY OF LAKE GENEVA**Lakefront and Parking Transfers Summary****12/31/20****LAKEFRONT FUND**

Assigned Fund Balance 12/31/19	1,134,856.00
Amount Retained by Fund on an Annual Basis	75,000.00
Budgeted Use of Fund Balance-Riviera Project	(500,000.00)
Assigned Fund Balance 12/31/20	<u>709,856.00</u>

Assigned Fund Balance - West Pier Replacement-EOY	282,490.00
Assigned Fund Balance - Lakefront Fund-EOY	<u>427,366.00</u>
	<u>709,856.00</u>

Transfer to General Fund	688,070.82
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PARKING FUND

Assigned Fund Balance 12/31/19	1,125,000.00
Amount Retained by Fund on an Annual Basis	75,000.00
Budgeted Use of Fund Balance-New Kiosks	(330,350.00)
Budgeted Use of Fund Balance-Basement HVAC	(13,185.00)
Assigned Fund Balance 12/31/20	<u>856,465.00</u>

Transfer to General Fund	1,077,398.80
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RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing carryover of Capital Projects and Equipment Replacement Funds budgets from 2020 to 2021 and 2022.			
Committee:	Finance considered on February 17, 2021		
Fiscal Impact:	N/A		
File Number:	21-R14	Date:	February 22, 2021

Whereas, the Common Council approved the 2020 Capital Projects and Equipment Replacement Fund Budgets for the City of Lake Geneva for capital projects and equipment purchases to occur during 2020, and

Whereas, the actual pricing and timing on certain replacement equipment has changed from the budgeted assumptions, and

Whereas, the Common Council hereby finds and determines that it is necessary, desirable and in the best interest of the City of Lake Geneva to amend the 2020 approved budget and carryover the following funds to the 2021 and 2022 budgets as follows:

Capital Projects

Acct# 43-16-10-17010	City Hall Capital Projects	\$ 20,000
Acct# 43-32-10-17020	DPW Capital Projects	\$180,000
Acct# 43-32-10-17020	DPW Capital Projects (2022)	\$125,000
Acct# 43-52-00-53000	Parks & Rec Capital Projects	\$ 60,000
Acct# 43-99-00-17010	Library Capital Projects	\$115,000
Acct# 43-40-00-17010	Riviera Renovation	\$296,510

Equipment Replacement

Acct# 50-00-00-58000	Misc/Computer Equip Purchases	\$ 35,000
Acct# 50-21-00-58000	Police Equipment Purchases	\$ 10,000
Acct# 50-22-00-58000	Fire Equipment Purchases	\$ 64,614
Acct #50-32-00-58000	DPW Equipment Purchases	\$ 70,000

Whereas, on February 17, 2021, the City of Lake Geneva, Finance, Licensing and Regulation Committee reviewed the proposed budget amendments and found it is in the best interest of the City and recommends that the City of Lake Geneva Common Council approve the carryover of Capital Projects budget in the amount of \$796,510 and the carryover of Equipment Replacement budget in the amount of \$179,614 to the 2021 and 2022 budgets.

Now Therefore be it Resolved by the Lake Geneva Common Council be hereby directed and authorized to carryover 2020 funds and amend the 2021 and 2022 budgets as outlined above.

Granted by action of the Common Council of the City of Lake Geneva this 22nd day of February, 2021.

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

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

Charlene Klein, Mayor

Date

Attest:

Lana Kropf, City Clerk

CITY OF LAKE GENEVA
CARRYOVER BALANCES

CAPITAL PROJECTS

Business licensing software	\$ 20,000.00	
Bike trail maintenance	\$ 60,000.00	
Lighting/signals - Edwards and Bloomfield Rd.	\$ 125,000.00	2022 budget
Riviera-Phase 1 - balance of contract	\$ 296,509.75	
Carpet replacement - Library	\$ 100,000.00	
Lobby doors reconstruction - Library	\$ 15,000.00	
Roof - 1065 Carey-DPW	\$ 100,000.00	
Roof - 1070 Carey-DPW	\$ 80,000.00	
	<u>\$ 796,509.75</u>	

EQUIPMENT REPLACEMENT

Accounting software	\$ 10,000.00	
Door Security System - City Hall	\$ 25,000.00	
Door Security System - Police Department	\$ 10,000.00	
Air boat and trailer	\$ 64,614.03	
Leaf vac replacement	\$ 70,000.00	
	<u>\$ 179,614.03</u>	

Report Criteria:

Report type: Summary

[Report].Check Issue Date = 02/03/2021,12/31/2020,02/10/2021

Check.Type = {<>} "Adjustment"

Bank.Bank account = "043230"

Check Issue Date	Check Number	Vendor Number	Payee	Amount
02/03/2021	75458	2104	AT&T	4,365.58
02/03/2021	75459	2424	DUNN LUMBER	4.98
02/03/2021	75460	2451	ELKHORN CHEMICAL CO INC	50.00
02/03/2021	75461	6093	INGRAM LIBRARY SERVICES	275.45
02/03/2021	75462	2800	KORNAK, EMILY	49.99
02/03/2021	75463	2977	MIDWEST TAPE	311.92
02/03/2021	75464	5659	MSI GENERAL CORPORATION	478,823.75
02/03/2021	75465	5440	NEWSBANK INC	1,583.00
02/03/2021	75466	3233	RHYME BUSINESS PRODUCTS	280.89
02/03/2021	75467	5239	WALMART COMMUNITY	48.05
02/10/2021	75566	2046	ALLIANT ENERGY	18,685.38
02/10/2021	75567	5770	AT & T TELECONFERENCE SERVICES	125.12
02/10/2021	75568	2138	BAKER & TAYLOR	3,535.98
02/10/2021	75569	2273	CHASE CARD SERVICES	5,457.71
02/10/2021	75570	2379	DEMCO	157.66
02/10/2021	75571	2800	KORNAK, EMILY	38.99
02/10/2021	75572	3118	PAYNE & DOLAN INC	522,663.53
02/10/2021	75573	3232	RHYME BUSINESS PRODUCTS	362.88
02/10/2021	75574	3001	SECURIAN FINANCIAL GROUP	2,439.82
02/10/2021	75575	5535	SPRINT	3,057.67
02/10/2021	75576	6096	WENZ, KENNETH	150.00
Grand Totals:				1,042,468.35

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
11-00-00-21100	175.54	27,630.97-	27,455.43-
11-00-00-21340	2,244.77	.00	2,244.77
11-10-00-51330	171.48	.00	171.48
11-10-00-55000	139.89	.00	139.89
11-12-00-52210	218.28	.00	218.28
11-14-30-53120	58.90	.00	58.90
11-15-10-53990	.00	19.55-	19.55-
11-15-10-54500	18.17	.00	18.17
11-16-10-52210	1,964.51	.00	1,964.51
11-16-10-52220	2,552.36	.00	2,552.36
11-16-10-55310	362.88	.00	362.88
11-21-00-52210	1,964.51	.00	1,964.51
11-21-00-52220	46.27	.00	46.27
11-22-00-46230	150.00	.00	150.00
11-22-00-52220	1,264.73	.00	1,264.73
11-22-00-53100	129.00	.00	129.00
11-22-00-53400	91.01	.00	91.01

GL Account	Debit	Credit	Proof
11-22-00-53990	1,277.56	.00	1,277.56
11-22-00-58000	1,126.60	.00	1,126.60
11-22-00-58100	49.26	5.99-	43.27
11-24-00-53100	454.28	.00	454.28
11-24-00-53320	735.00	.00	735.00
11-29-00-52220	48.86	.00	48.86
11-32-10-52220	865.95	.00	865.95
11-32-13-54100	260.00	150.00-	110.00
11-34-10-52220	393.92	.00	393.92
11-34-10-52230	8,700.04	.00	8,700.04
11-51-10-52220	652.52	.00	652.52
11-52-00-52220	782.28	.00	782.28
11-52-00-53500	50.00	.00	50.00
11-52-00-59220	231.26	.00	231.26
11-52-01-52220	501.68	.00	501.68
11-70-00-57800	125.00	.00	125.00
40-00-00-21100	.00	2,056.94-	2,056.94-
40-54-10-52220	300.78	.00	300.78
40-55-30-52220	1,756.16	.00	1,756.16
42-00-00-21100	.00	218.28-	218.28-
42-34-50-52210	218.28	.00	218.28
43-00-00-21100	.00	1,001,487.28-	1,001,487.28-
43-32-10-17010	522,663.53	.00	522,663.53
43-40-00-17012	365,712.61	.00	365,712.61
43-40-00-17014	113,111.14	.00	113,111.14
48-00-00-21100	.00	48.05-	48.05-
48-00-00-53400	10.49	.00	10.49
48-00-00-53500	37.56	.00	37.56
61-00-00-21100	.00	5.37-	5.37-
61-00-00-92630	5.37	.00	5.37
62-00-00-21100	.00	18.20-	18.20-
62-00-00-92630	18.20	.00	18.20
99-00-00-21100	.00	11,178.80-	11,178.80-
99-00-00-52220	588.57	.00	588.57
99-00-00-53120	5.96	.00	5.96
99-00-00-53500	4.98	.00	4.98
99-00-00-53990	240.81	.00	240.81
99-00-00-54100	1,291.97	.00	1,291.97
99-00-00-54110	3,775.61	.00	3,775.61
99-00-00-54155	109.00	.00	109.00
99-00-00-55000	15.81	.00	15.81
99-00-00-55110	81.98	.00	81.98
99-00-00-55120	157.66	.00	157.66
99-00-00-55150	144.00	.00	144.00
99-00-00-59000	4,762.45	.00	4,762.45
Grand Totals:	1,042,819.43	1,042,819.43-	.00

Dated: 2/17/2021

Mayor:

City Council:

City Recorder:

Report Criteria:

Report type: Summary

[Report].Check Issue Date = 02/03/2021,12/31/2020,02/10/2021

Check.Type = {<>} "Adjustment"

Bank.Bank account = "043230"

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "12312020K","02172021","02172021A"

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
ACCURATE APPRAISAL LLC				
3333	01/25/2021	ASSESSOR FIELD WORK DATA	11-15-40-52100 ASSESSOR CONTRACTED SERVICES	24,600.00
Total ACCURATE APPRAISAL LLC:				24,600.00
ADVANCE AUTO PARTS				
719310404317	02/09/2021	BLOCK HEATER	48-00-00-53510 CEM VEHICLE MAINT/REPAIR	109.97
Total ADVANCE AUTO PARTS:				109.97
ALL OUT TRUCKING LLC				
INV1235	01/29/2021	SNOW REMOVAL DT-1/27/21	11-32-12-52200 CONTRACT HAULING SERVICES	1,620.00
Total ALL OUT TRUCKING LLC:				1,620.00
AURORA MEDICAL GROUP				
785	01/15/2021	EMP CLINIC-DEC	11-10-20-51320 HEALTH AND DENTAL ADMIN CHGS	3,000.00
Total AURORA MEDICAL GROUP:				3,000.00
BAKER TILLY MUNICIPAL ADVISORS LLC				
BTMA8768	02/10/2021	2020 CONTINUING DISCLOSUR	11-15-10-52120 ACCTG CONSULTANT FEES	1,700.00
Total BAKER TILLY MUNICIPAL ADVISORS LLC:				1,700.00
BEARINGS INC SOUTH				
66862	01/25/2021	SHEAVES,BUSHINGS-RHINO M	11-52-00-52500 EQUIPMENT REPAIR SERVICES	355.26
Total BEARINGS INC SOUTH:				355.26
BUMPER TO BUMPER AUTO PARTS				
662-436340	02/01/2021	AC SENSORS-#55	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	78.89
662-436349	01/29/2021	FUEL CAP-#15	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	13.29
662-436465	02/02/2021	HEADLIGHT-#16	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	12.69
662-436718	02/08/2021	SOLENOID-TRK#15	11-32-12-52500 SNOW & ICE CONTROL-REPAIRS	20.79
662-436771	02/09/2021	PLOW REPAIR-#16	11-32-12-52500 SNOW & ICE CONTROL-REPAIRS	10.87
662-436781	02/09/2021	CLEANER-PLOWS	11-32-12-52500 SNOW & ICE CONTROL-REPAIRS	15.68
Total BUMPER TO BUMPER AUTO PARTS:				152.21
CDW GOVERNMENT INC				
6953275	01/21/2021	MONITOR-DEPUTY CLERK	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	198.00
6984179	01/21/2021	ADOBE PRO SW-ASSIST CLER	11-14-30-53100 CITY CLERK OFFICE SUPPLIES	394.05
Total CDW GOVERNMENT INC:				592.05
CENTURY FENCE				
204842501	01/27/2021	GATE-DUNN FIELD	43-32-10-17020 DPW CAPITAL PROJECTS	10,900.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total CENTURY FENCE:				10,900.00
CHICO'S LLC				
24052	02/04/2021	PLOW CONTROLLER KIT	48-00-00-52500 CEM EQUIP MAINT/REPAIRS	354.99
Total CHICO'S LLC:				354.99
CINTAS CORP				
5016836985	05/05/2020	FIRST AID SUPPLIES	11-32-10-53900 FIRST AID AND SAFETY SUPPLIES	95.67
Total CINTAS CORP:				95.67
COPIES & PRINTS PLUS LLC				
327702	02/03/2021	GREAT BY BIRD COUNT-MATL	11-70-00-57800 AVIAN COMMITTEE EXPENSES	11.88
Total COPIES & PRINTS PLUS LLC:				11.88
DUNN LUMBER				
3348320	02/10/2021	BOLTS,FILTERS,DISTILLED H2O	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	51.25
650071	01/28/2021	HYD FITTINGS-TRK #124	11-32-12-53510 EQUIP MAINT SUPPL-SNOW & ICE	19.41
650268	01/28/2021	PRESSURE WASHER REPAIR	11-32-10-53600 ST DEPT BLDG MAINT SERV COSTS	13.58
652629	02/01/2021	SHOVEL,SCRAPER,SNOWBRO	42-34-50-53400 OPERATING SUPPLIES-ENFORCEMEN	95.96
655730	02/04/2021	BATTERIES	11-32-10-53990 ST DEPT MISCELLANEOUS EXP	24.98
657513	02/08/2021	BATTERIES	11-32-10-53990 ST DEPT MISCELLANEOUS EXP	21.98
658563	02/09/2021	PAINT-RHINO,TRK #23	11-32-12-52500 SNOW & ICE CONTROL-REPAIRS	37.55
659038	02/10/2021	TENSION SCREW,COUPLING-C	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	25.98
659344	02/10/2021	PAINT BRUSH-GARBAGE CANS	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	3.29
Total DUNN LUMBER:				293.98
ELKHORN CHEMICAL CO INC				
630047	02/02/2021	SALT-CITY HALL/RIVERIA	11-32-12-53400 OPERATING SUPPLIES-SNOW & ICE	432.50
630096	02/02/2021	VACUUM BAGS	11-32-10-53500 BLDG MAINT SUPPLIES-STR DEPT	9.33
Total ELKHORN CHEMICAL CO INC:				441.83
ELKHORN NAPA AUTO PARTS				
219290	02/04/2021	FUEL ADDITIVE,FITTINGS-PLO	11-32-12-53510 EQUIP MAINT SUPPL-SNOW & ICE	124.42
Total ELKHORN NAPA AUTO PARTS:				124.42
FAIRWYN SB INC				
1506 RIDGEVI	02/08/2021	1506 RIDGEVIEW CT	11-00-00-23540 DEVELOPER DEPOSITS	3,500.00
1710 COBBLE	02/02/2021	1710 COBBLESTONE CT	11-00-00-23540 DEVELOPER DEPOSITS	3,500.00
520 N STONE	02/08/2021	520 N STONE RIDGE DR	11-00-00-23540 DEVELOPER DEPOSITS	3,500.00
605 SETTLER	02/08/2021	605 SETTLERS RIDGE DR	11-00-00-23540 DEVELOPER DEPOSITS	3,500.00
Total FAIRWYN SB INC:				14,000.00
FASTENAL COMPANY				
WIELK163096	01/22/2021	CUTTING EDGE BOLTS-#29	11-32-12-52500 SNOW & ICE CONTROL-REPAIRS	22.88
Total FASTENAL COMPANY:				22.88
FLOWER, JIM				
REIMB MILEA	01/01/2021	219 MILES JAN-C/E	11-24-00-53300 BLDG INSPECTOR TRAVEL-MILEAGE	122.64

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total FLOWER, JIM:				122.64
GENEVA LAKE LAW ENFORCEMENT				
63	02/03/2021	2021 CONTRIBUTION	40-54-10-57210 GLAKE LAW ENFORCEMENT AGENCY	45,000.00
Total GENEVA LAKE LAW ENFORCEMENT:				45,000.00
GENEVA LAKE PLUMBING CO				
16253	01/20/2021	PIPE LEAK-REPAIR	11-16-10-52400 CITY HALL BUILDING REPAIRS	841.00
Total GENEVA LAKE PLUMBING CO:				841.00
GENEVA ONLINE INC				
1110094	02/01/2021	EMAIL SVC-JAN	11-12-00-52210 MUNICIPAL CT TELEPHONE	2.00
Total GENEVA ONLINE INC:				2.00
GILLUND ENTERPRISES				
876084	01/27/2021	SPRAY LUBRICANT	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	220.80
Total GILLUND ENTERPRISES:				220.80
GRAYS INC				
36680	01/14/2021	CUTTING EDGE-#29	11-32-12-52500 SNOW & ICE CONTROL-REPAIRS	155.00
Total GRAYS INC:				155.00
HE STARK AGENCY INC				
6089PARK-1/2	01/29/2021	COLLECTION FEES-JAN	42-34-50-52160 LUKE/CALE CC AND COLLEC FEES	447.50
Total HE STARK AGENCY INC:				447.50
HWY C SERVICES INC				
343046	02/08/2021	WIPER ARM-SKIDSTEER	11-32-12-52500 SNOW & ICE CONTROL-REPAIRS	31.51
Total HWY C SERVICES INC:				31.51
ITU ABSORB TECH INC				
7635525	02/05/2021	MATS	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	122.59
Total ITU ABSORB TECH INC:				122.59
IWORQ SYSTEMS				
194648	02/01/2021	IWORQ SUPPORT-3/21-2/22	11-24-00-54500 COMPUTER IT SVC & EQUIPMENT	4,000.00
Total IWORQ SYSTEMS:				4,000.00
JERRY WILLKOMM INC				
276439	01/07/2021	55.0 GALS KEROSENE	11-32-10-53410 VEHICLE-FUEL & OIL	177.10
276459	01/22/2021	1604.0 GALS GAS	11-32-10-53410 VEHICLE-FUEL & OIL	3,414.92
Total JERRY WILLKOMM INC:				3,592.02
KAPUR & ASSOCIATES INC				
106076	01/21/2021	ENG SVCS-VISTAS OF LG	11-00-00-13910 A/R BILL OUTS	906.00
106087	01/21/2021	ENG SVCS-SUMMERHAVEN PH	11-00-00-13910 A/R BILL OUTS	198.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
106088	01/21/2021	ENG SVCS-SYMPHONY BAY PH	11-00-00-13910 A/R BILL OUTS	944.00
106089	01/21/2021	ENG SVCS-300 PELLER ROAD	11-00-00-13910 A/R BILL OUTS	770.00
106090	01/21/2021	ENG SVCS-1160 S LAKESHORE	11-00-00-13910 A/R BILL OUTS	49.00
106092	01/21/2021	LG GIS REQUESTS	11-69-30-52120 OUTSIDE PROFESSIONAL PLANNING	332.00
Total KAPUR & ASSOCIATES INC:				3,199.00
LAKE GENEVA UTILITY				
1506 RIDGEVI	02/02/2021	1506 RIDGEVIEW CT	45-00-00-24520 WATER IMPACT FEES	1,690.00
1506 RIDGEVI	02/02/2021	1506 RIDGEVIEW CT	45-00-00-24530 SEWER IMPACT FEES	1,865.00
1699 DODGE	01/26/2021	1699 DODGE ST	45-00-00-24520 WATER IMPACT FEES	1,690.00
1699 DODGE	01/26/2021	1699 DODGE ST	45-00-00-24530 SEWER IMPACT FEES	1,865.00
1710 COBBLE	01/13/2021	1710 COBBLESTONE CT	45-00-00-24520 WATER IMPACT FEES	1,690.00
1710 COBBLE	01/13/2021	1710 COBBLESTONE CT	45-00-00-24530 SEWER IMPACT FEES	1,865.00
301 CADENCE	01/20/2021	301 CADENCE CIR	45-00-00-24520 WATER IMPACT FEES	1,690.00
301 CADENCE	01/20/2021	301 CADENCE CIR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
303 CADENCE	01/20/2021	303 CADENCE CIR	45-00-00-24520 WATER IMPACT FEES	1,690.00
303 CADENCE	01/20/2021	303 CADENCE CIR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
356 BOWING	01/20/2021	356 BOWING WAY	45-00-00-24520 WATER IMPACT FEES	1,690.00
356 BOWING	01/20/2021	356 BOWING WAY	45-00-00-24530 SEWER IMPACT FEES	1,865.00
410 CADENCE	01/27/2021	410 CADENCE CIR	45-00-00-24520 WATER IMPACT FEES	1,690.00
410 CADENCE	01/27/2021	410 CADENCE CIR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
416 CADENCE	01/22/2021	416 CADENCE CIR	45-00-00-24520 WATER IMPACT FEES	1,690.00
416 CADENCE	01/22/2021	416 CADENCE CIR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
420 CADENCE	01/22/2021	420 CADENCE CIR	45-00-00-24520 WATER IMPACT FEES	1,690.00
420 CADENCE	01/22/2021	420 CADENCE CIR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
520 N STONE	01/14/2021	520 N STONE RIDGE DR	45-00-00-24520 WATER IMPACT FEES	1,690.00
520 N STONE	01/14/2021	520 N STONE RIDGE DR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
605 SETTLER	02/03/2021	605 SETTLERS RIDGE DR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
605 SETTLER	02/03/2021	605 SETTLERS RIDGE DR	45-00-00-24520 WATER IMPACT FEES	1,690.00
Total LAKE GENEVA UTILITY:				39,105.00
LASER ELECTRIC SUPPLY				
1481045-00	02/02/2021	BALLAST,BULBS	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	167.19
Total LASER ELECTRIC SUPPLY:				167.19
LEECH, BRIDGET				
REFD 2/5/21	02/05/2021	REFD-OVPD 3 TEMP RETAIL LIC	11-00-00-44100 LIQUOR & MALT BEVERAGE LICENSE	45.00
Total LEECH, BRIDGET:				45.00
LYNETTE M HEIMANN TRUST				
REFD 2/4/21	02/04/2021	REFD-SNOW RMVLCHG TAX R	11-32-12-46310 SNOW & ICE CONTROL	250.00
Total LYNETTE M HEIMANN TRUST:				250.00
MACQUEEN EQUIPMENT				
P17997	02/01/2021	SHEAR PINS-BLOWER	11-32-12-52500 SNOW & ICE CONTROL-REPAIRS	60.26
P18047	02/03/2021	SHEAR PINS-BLOWER	11-32-12-52500 SNOW & ICE CONTROL-REPAIRS	61.59
Total MACQUEEN EQUIPMENT:				121.85
MENARD CONSULTING INC				
1882	02/02/2021	GASB 75 ACTUARIAL VAL	11-15-10-52120 ACCTG CONSULTANT FEES	1,800.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total MENARD CONSULTING INC:				1,800.00
MILLER, JENNIFER				
REFD 8/28/21	02/11/2021	REFD MILLER-CANCEL 8/28/21	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
Total MILLER, JENNIFER:				1,000.00
MOTION & CONTROL ENTERPRISES LLC				
Z50427-001	01/12/2021	HYD LINE COVERS-BLOWER	11-32-12-52500 SNOW & ICE CONTROL-REPAIRS	72.55
Total MOTION & CONTROL ENTERPRISES LLC:				72.55
NORTH AMERICAN CLUTCH & DRIVELINE				
313838	01/19/2021	CLUTCH REPAIR-LEAF VAC	11-32-13-54200 TREE & BRUSH-REPAIR	1,490.00
Total NORTH AMERICAN CLUTCH & DRIVELINE:				1,490.00
OFFICE DEPOT				
144603284002	01/28/2021	BIC STICK PENS	11-16-10-53100 CITY HALL OFFICE SUPPLIES	3.98
144750526001	01/21/2021	PAPER ROLL-WIDE FORMAT	11-24-00-53100 BLDG INSPECTOR OFFICE SUPPLIES	28.16
150717896001	01/22/2021	TONER-FRONT OFFICE PRINTE	11-16-10-53100 CITY HALL OFFICE SUPPLIES	364.43
154318360001	01/27/2021	POST-IT FLAGS,TAPE	11-16-10-53100 CITY HALL OFFICE SUPPLIES	21.30
154318360001	01/27/2021	FILE FOLDERS-HARBORMASTE	40-54-10-53100 BEACH OFFICE SUPPLIES	40.17
Total OFFICE DEPOT:				458.04
OTTER SALES & SERVICE INC				
BUR-1029834	01/19/2021	SPINDLE-RHINO MOWER	11-52-00-52500 EQUIPMENT REPAIR SERVICES	193.96
BUR-1029988	02/01/2021	BLADES-RHINO MOWER	11-52-00-52500 EQUIPMENT REPAIR SERVICES	104.69
Total OTTER SALES & SERVICE INC:				298.65
PATS SERVICES INC				
A-209812	01/22/2021	PORT A POTTY SVC-JAN	48-00-00-52260 CEM WATER/SEWER EXP	220.00
Total PATS SERVICES INC:				220.00
POMP'S TIRE SERVICE INC				
60233943	01/29/2021	TIRE-TRK #27	11-32-12-52500 SNOW & ICE CONTROL-REPAIRS	50.00
Total POMP'S TIRE SERVICE INC:				50.00
RAE'S TOWING & RECOVERY				
6874	02/01/2021	TOWING-FORD EXP SQD #203	11-34-10-52900 CAR TOWING	125.00
Total RAE'S TOWING & RECOVERY:				125.00
RHYME BUSINESS PRODUCTS				
AR438925	01/29/2021	M3550IDN-FEB	11-12-00-53610 EQUIPMENT MAINT SERVICE COSTS	26.00
Total RHYME BUSINESS PRODUCTS:				26.00
ROTE OIL COMPANY				
2102700409	01/27/2021	497.1 GALS CLEAR DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	1,098.10
2103400007	02/03/2021	682.9 GALS CLEAR DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	1,508.53
2103400008	02/03/2021	287.7 GALS DYED DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	546.35

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
2103600011	02/05/2021	389.5 GALS CLEAR DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	860.41
Total ROTE OIL COMPANY:				4,013.39
SCHILLER LAWN & LANDSCAPE LLC				
22044	01/31/2021	SNOW REMOVAL-1/19-1/28	11-32-12-53440 SNOW REMOVAL EXPENSES	6,890.00
22068	02/08/2021	SNOW REMOVAL-2/2/21-2/5/21	11-32-12-53440 SNOW REMOVAL EXPENSES	3,895.00
Total SCHILLER LAWN & LANDSCAPE LLC:				10,785.00
SIGNATURE SIGNS LLC				
5617	02/02/2021	(40)"PAY METER ZONE" SIGNS	42-34-50-53400 OPERATING SUPPLIES-ENFORCEMEN	594.00
5622	02/05/2021	(40) PAY METER ZONE" SIGNS	42-34-50-52500 KIOSK REPAIRS/SUPPLIES	594.00
Total SIGNATURE SIGNS LLC:				1,188.00
STATE OF WISCONSIN				
INV. 64-246 01/	01/29/2021	COURT FINES-JAN 2021	11-12-00-24240 COURT FINES-STATE	3,634.11
Total STATE OF WISCONSIN:				3,634.11
TJ'S PLUMBING & WATER SVC INC				
1537	02/01/2021	PRESSURE ZONE TESTING	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	105.00
Total TJ'S PLUMBING & WATER SVC INC:				105.00
VANDEWALLE & ASSOCIATES INC				
202101054	01/19/2021	PLAN COMMISSION TRAINING	11-69-30-53320 PLAN COMMISSION CONF & SCHOOLS	2,004.00
202101054	01/19/2021	COST RECOVERY	11-00-00-13910 A/R BILL OUTS	4,525.00
202101054	01/19/2021	PROFESSIONAL SERVICES	11-69-30-52120 OUTSIDE PROFESSIONAL PLANNING	3,739.50
202101054	01/19/2021	TAP GRANT	43-52-00-53100 TAP GRANT CAPITAL PROJECTS	770.00
Total VANDEWALLE & ASSOCIATES INC:				11,038.50
VP PLUS INC				
12271	02/08/2021	EXIT-LIGHT REPLACEMENT	11-51-10-52400 MUSEUM-MAINTENANCE & REPAIRS	177.26
12272	02/08/2021	UV AIR FILTER FANS-INSTALL	11-10-00-55000 COVID-19 EXPENDITURES	832.35
Total VP PLUS INC:				1,009.61
WALWORTH COUNTY TREASURER				
INV.64-246 01/	01/29/2021	COURT FINES-JAN 2021	11-12-00-24200 COURT FINES-COUNTY	1,089.34
Total WALWORTH COUNTY TREASURER:				1,089.34
WISCONN VALLEY MEDIA GROUP				
60896-1	01/21/2021	BRIDAL CAMPAIGN-SOCIAL ME	40-55-10-53160 PUBLICATIONS & PROMOTIONS	1,700.00
61384	02/04/2021	LN-NTC OF ZNG CD AMD-SIGN	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	51.21
61390	01/28/2021	LN-1886 GENEVA BAY CUP	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	53.66
61535	02/04/2021	LN-300 PELLER DR PIP	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	44.08
61536	02/04/2021	LN-NTC OF ZNG CD AMD-ER-1	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	45.08
61806	02/04/2021	LN-REQ PROPOSALS FOR OPN	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	516.48
62369	02/04/2021	LN-PUBLIC RTEST NOTICE	11-00-00-13910 A/R BILL OUTS	121.84
62369	02/04/2021	LN-PUBLIC TEST NOTICE	11-14-30-53110 BALLOTS/OTHER ELECTION EXPENSE	15.30
Total WISCONN VALLEY MEDIA GROUP:				2,547.65

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Grand Totals:				196,749.08

Dated: 2/17/2021Mayor: Charles KleinCity Council: Paul H. HulsKen Horn
Joan Gunder
[Signature]

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "12312020K","02172021","02172021A"

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

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

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date:
February 15, 2021

Agenda Item: 7

Applicant:

Ronald J. Amann
5804 State Rd 36
Burlington, WI 53105

Request: CSM review in the Town of Geneva
creating 1 lot from
Tax Key No. JA380100002

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. JA380100002.

This request is to approve the proposed Certified Survey Map Job No. 20522 for the property located on County Hwy H the land separation will create a buildable lot with this request.

The newly created lot will have an area of 49,076 square feet (1.13 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:

Ronald J Amann

5804 State Rd 36

Burlington, WI 53105

TELEPHONE NUMBER OF CURRENT OWNER:

(262-248-0261)

OWNER SIGNATURE: _____

EMAIL ADDRESS: ramann@rjamannbuilders.com

PROJECT ADDRESS N3445 Cty Tk H, Lake Geneva, WI 53147

TAX KEY NUMBER: JA380100002

NAME AND ADDRESS OF APPLICANT:

Cardinal Engineering

1200 La Salle St, PO Box 281

Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT:

(262-757-8776)

EMAIL ADDRESS: paul@cardinalengineeringwi.com

NAME AND ADDRESS OF SURVEYOR:

Paul H. Van Henkelum, Cardinal Engineering

1200 La Salle St, PO Box 281

Lake Geneva, WI 53147

TELEPHONE NUMBER OF SURVEYOR:

(262-757-8776)

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

A RE-DIVISION OF LOT 2 OF CSM #3801 AS RECORDED IN VOLUME 23 OF CSM'S ON PAGE 53 IN THE WALWORTH COUNTY REGISTER OF DEEDS.

SUBMITTAL CHECKLIST

X

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.

X

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.

X

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

X

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

X

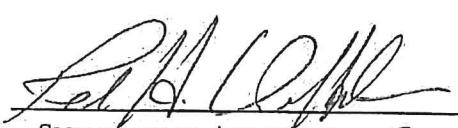
PROVIDE AN ELECTRONIC COPY OF THE FULL APPLICATION PACKET TO THE LAKE GENEVA BUILDING AND ZONING DEPARTMENT AT BZADMIN@CITYOFLAKEGENEVA.COM OR BZCLERK@CITYOFLAKEGENEVA.COM

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.

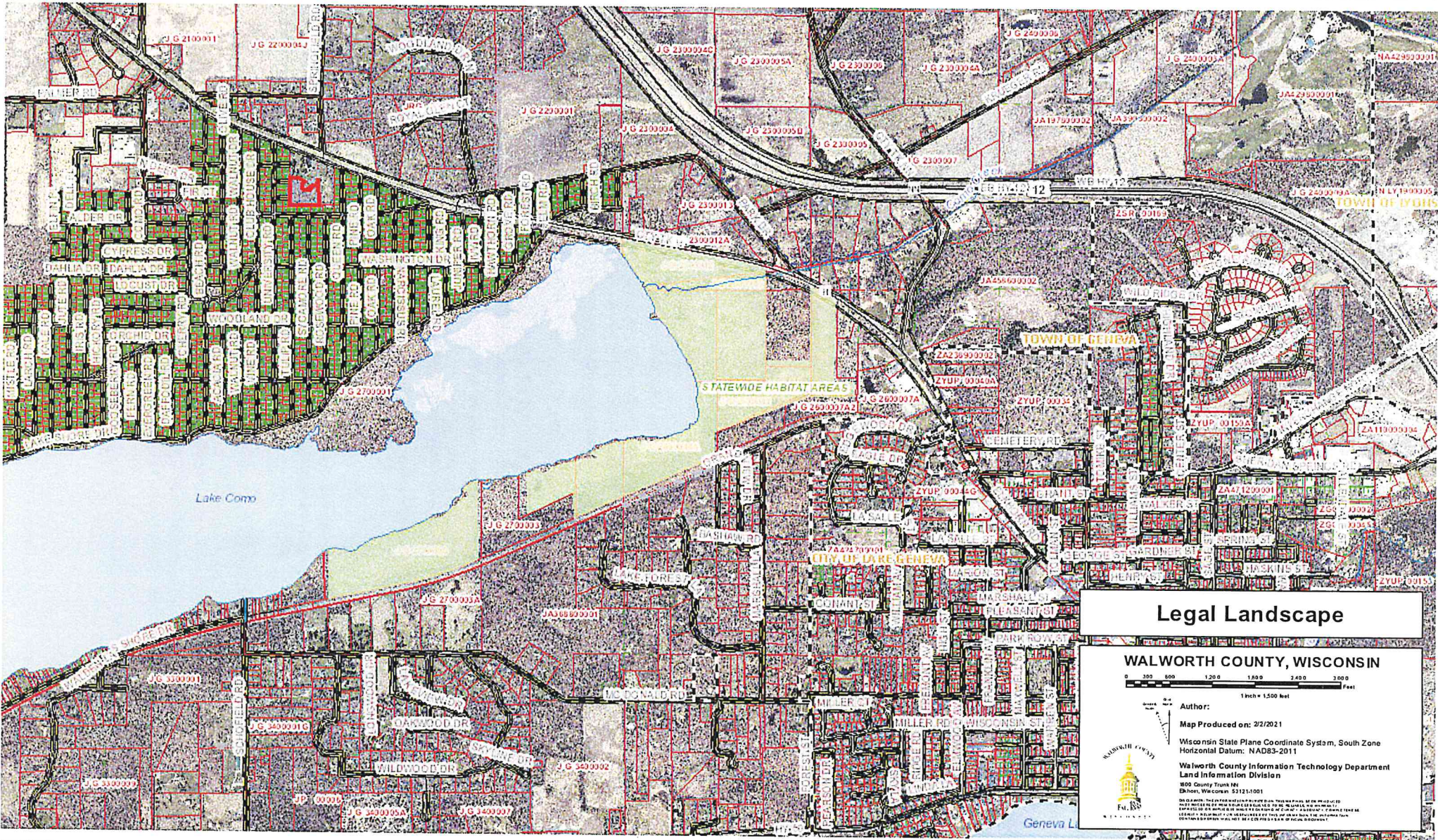
I UNDERSTAND THAT THE CITY OF LAKE GENEVA LAND DIVISION ORDINANCE REQUIRES THE CITY TO DENY LAND DIVISIONS WHICH CREATE NEW, BUILDABLE PARCELS OR LOTS WITHIN THE EXTRATERRITORIAL AREA WITH OVERALL DENSITY THAT EXCEEDS MORE THAN ONE DWELLING UNIT PER THIRTY-FIVE ACRES UNLESS THE CITY DETERMINES THAT THE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

01/29/2021

DATE

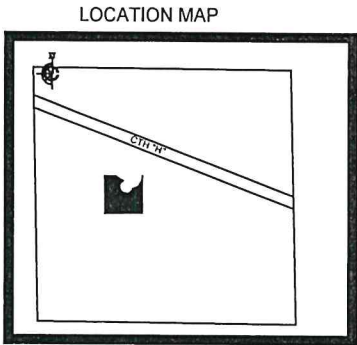
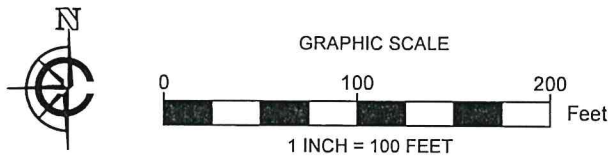

SIGNATURE OF APPLICANT

Surveyor



CERTIFIED SURVEY MAP NO. _____

PART OF THE NW¹/₄ AND THE SW¹/₄ OF THE SW¹/₄ OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN.



LEGEND

- 3/4" IRON ROD- FOUND
- 1" IRON ROD- FOUND
- SET 1" O.D. IRON PIPE 18" LONG, 1.13# L.F.
- FOUND SECTION CORNER
- ⊗ SOIL BORING
- (XX) RECORDED AS PER CSM 3801
- EASEMENT LINE
- ▨ EXISTING GRAVEL

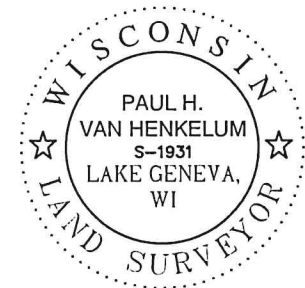
SOILS, AND ZONING TAKEN FROM WALWORTH COUNTY GIS WEBSITE.

BASIS OF BEARING: ALL BEARINGS REFER TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD-83.

THE WESTLINE OF THE SW¹/₄ SEC. 22-2-17 WAS ASSUMED TO BEAR S01°07'30"E

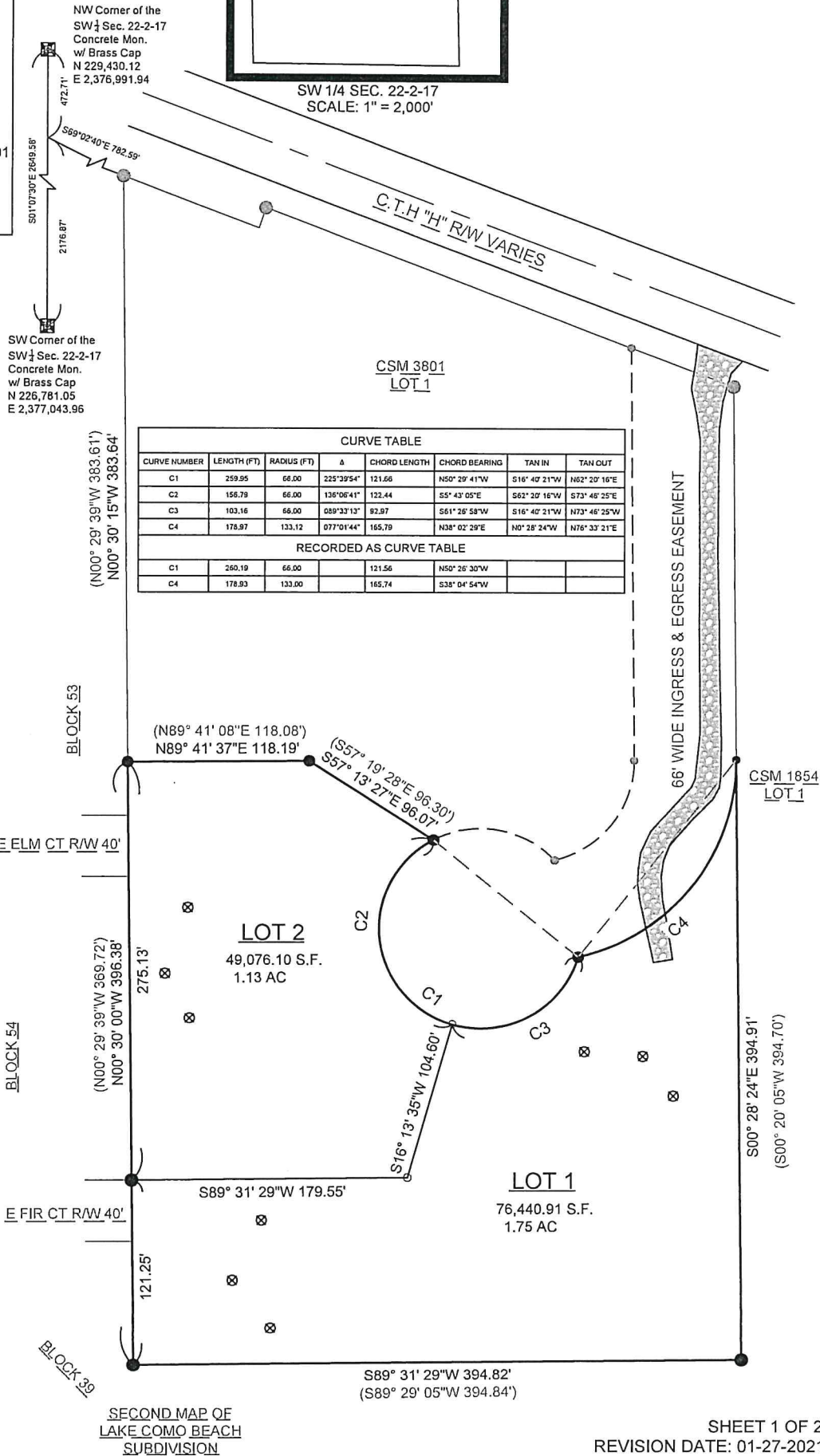
ZONING IS R-1

SOILS PRESENT:
MwC2
MwD2
PH
MyB



OWNERS/SUBDIVIDERS:
RONALD J AMANN
5804 STATE ROAD 36
BURLINGTON WI, 53105

SURVEYOR:
PAUL H. VAN HENKELUM
CARDINAL ENGINEERING LLC
201 BROAD STREET, STE B
LAKE GENEVA, WI 53147
262-757-8776



CERTIFIED SURVEY MAP NO. _____

PART OF THE NW¼ AND THE SW¼ OF THE SW¼ OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, PAUL H. VAN HENKELUM, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND HEREIN DESCRIBED:

PART OF THE NW¼ AND THE SW¼ OF THE SW¼ OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN, MORE COMPLETELY DESCRIBED AS FOLLOWS: A RE-DIVISION OF LOT 2 OF CSM #3801 AS RECORDED IN VOLUME 23 OF CSM'S ON PAGE 53 IN THE WALWORTH COUNTY REGISTER OF DEEDS. CONTAINING 2.88 TOTAL ACRES OF LAND MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE SAID MAP BY THE DIRECTION OF RONALD J AMANN, OWNER OF SAID LAND. THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND OF THE LAND DIVISION ORDINANCES OF WALWORTH COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____ 20__

PAUL H. VAN HENKELUM,
PROFESSIONAL LAND SURVEYOR #1931

OWNER'S CERTIFICATE

AS OWNER, RONALD J AMANN, HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON.

AS OWNER OF SAID LAND, I FURTHER CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

- 1.) THE TOWN OF GENEVA
 - 2.) CITY OF LAKE GENEVA - EXTRATERRITORIAL
 - 3.) WALWORTH COUNTY
- WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 20__

RONALD J AMANN

STATE OF _____) ss
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20__
THE ABOVE NAMED _____ RONALD J AMANN, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NO MORTGAGE ON THE PROPERTY AT THE TIME OF RECORDING.

CERTIFICATE OF PLAN COMMISSION APPROVAL:
APPROVED BY THE PLAN COMMISSION OF THE TOWN OF GENEVA
ON THIS _____ DAY OF _____, 20__

JOSEPH F. KOPECKY
CHAIRMAN

DEBRA L. KIRCH
TOWN CLERK

CERTIFICATE OF TOWN BOARD APPROVAL:
RESOLVED, THAT THIS CERTIFIED SURVEY MAP, IN THE TOWN OF GENEVA, WISCONSIN,
IS HEREBY APPROVED BY THE TOWN BOARD ON THIS _____ DAY OF _____, 20__

JOSEPH F. KOPECKY
CHAIRMAN

DEBRA L. KIRCH
TOWN CLERK

CERTIFICATE OF THE CITY OF LAKE GENEVA:
RESOLVED, THAT THIS CERTIFIED SURVEY MAP, HAVING EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAKE GENEVA, WISCONSIN, IS HEREBY APPROVED BY THE CITY PLAN COMMISSION ON THIS _____ DAY OF _____, 20__

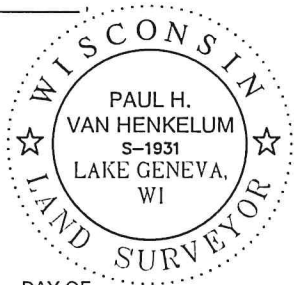
CHARLENE KLEIN
MAYOR/CHAIRMAN

LANA KROFF
CITY CLERK

WALWORTH COUNTY DEPARTMENT OF LAND USE AND RESOURCE MANAGEMENT APPROVAL:

APPROVED BY THE WALWORTH COUNTY DEPT. OF LAND USE AND RESOURCE MANAGEMENT ON THIS _____ DAY OF _____, 20__.

RICK STACEY,
CHAIRMAN



RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the Precise Implementation Plan filed by David Schwartz, for the building located at 300 Peller Rd., to allow for the raze and rebuilding of the existing multi-tenant fuel station property, within the Planned Business (PB) zoning district, Tax Key No. ZA129400002			
Committee:	Plan Commission approved February 15, 2021		
Fiscal Impact:	N/A		
File Number:	21-R17	Date:	February 22, 2021

WHEREAS, the City Plan Commission has considered the application of, David Schwartz d.b.a. Evergreen BP LLC., W3190 McDonald Rd. for a request to raze and Rebuild the existing multi-tenant fuel station located at 300 Peller Rd. which has an In-Vehicle Sales or Services use in the Planned Business (PB) zoning district. Tax Key No. ZA129400002.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on February 4, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue the Precise Implementation Plan to David Schwartz, for the building located at 300 Peller Rd., to allow for the raze and rebuilding of the existing multi-tenant fuel station property, within the Planned Business (PB) zoning district, Tax Key No. ZA129400002

Tax Key No. ZA129400002

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 22nd day of February, 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: February 15, 2021

Agenda Item: 9

Applicant:

David Schwartz
W3109 McDonald Rd
Lake Geneva

Request:

BP Gas Station
300 Peller Rd
Precise Implementation Plan (PIP)
Tax Key No. ZA129400002

Description:

The applicant is submitting a proposal for a Step 4 of the Planned Development process which is the Precise Implementation Plan (PIP).

This request is to Raze the existing BP fuel station and rebuild with a multi-tenant convenience store located at 300 Peller Rd. in the Planned Business (PB) zoning district.

Project Details from (PIP) 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 Precise Implementation Plan (PIP):

As part of the consideration of the requested (PIP), the Plan Commission is required to:

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

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

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

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

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

Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator **Date:** January 11, 2021

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

CC: Jeff Sabel – Bayland Buildings
Dave Nord – City Administrator
Brenda Follensbee – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director
Greg Governatori P.E. – Kapur & Associates, Inc.
Neal Styka P.E. – Kapur & Associates, Inc.

Subject: PIP RECOMMENDED APPROVAL – Peller Road BP
Kapur Project #20.0163 Phase 07

BACKGROUND AND REQUEST:

A Precise Improvement Plan (PIP) application was submitted by Bayland Builders for razing of the existing convenience store and carwash, construction of new convenience store and expansion of the fueling canopy at 300 Peller Road (Parcel #ZA129400002). The development will use existing access location off Peller Road with modifications to the throat. The site will utilize existing utility services at Peller Road and proposes an additional watermain lateral off Main Street to satisfy fire protection requirements. A traffic impact analysis was required for this development.

The following plans were submitted for review:

- **Proposed Building for 20-1308 Lake Geneva Wisconsin**, prepared by **Bayland Builders, Inc.**, sheets C0.0, C1.0, C2.0-C2.3, C3.0, C4.0, C5.0, C6.0-C6.1 and TOPO, dated 01-05-21.

Comments:

Kapur recommends approval of the Precise Improvement Plan (PIP) application for Peller Road BP based on the information reviewed above. This approval is subject to the following:

1. The Abbreviated Traffic Impact Analysis (TIA) and its supporting documents for the BP Evergreen Redevelopment prepared by Traffic Engineering Services, Inc. has been reviewed and approved by Kapur and Associates, Inc. for the City of Lake Geneva. The TIA finds that based on data from ITE's *Trip Generation Manual, 10th Edition* and *Highway Capacity Software* analysis that the current level of service (A or B dependent on the day of the week) at the driveway and the intersection of Peller Road and STH 50 will remain the same.



2. Our assumption is that the new 4" private fire service will require a live tap at the 12" water main, if that is the case the new 4" service valve may have to be placed directly adjacent to the 12" and not at the private/public lot line.
3. The Public Works Department and Utility Commission shall be notified prior to connection to the existing utilities on Main Street. This connection will require temporary disruption to traffic flow.

The plans have been reviewed for conformance with generally accepted engineering practices and City of Lake Geneva policies. Although the material has been reviewed, the applicant is ultimately responsible for the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures.

Please contact me if you have any questions or comments pertaining to this project.

APPLICATION FOR PRECISE IMPLEMENTATION PLAN OR AMENDMENT

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
300 PELLAR RD, LAKE GENEVA WI, 53147; PARCEL# ZA 1294 00002

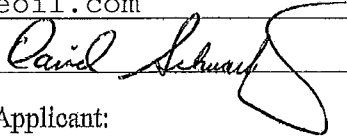
LEGAL DESCRIPTION - SEE ATTACHED

Name and Address of Current Owner: DAVID SCHWARTZ, W3109 MCDONALD RD,
LAKE GENEVA WI 53147

Telephone No. with area code & Email of Current Owner:
262-248-2733

dschwartz@roteoil.com

Owner Signature:



Name and Address of Applicant:
BAYLAND BUILDINGS INC., 3323 BAY RIDGE CT, ONEIDA WI 54155-9027

Telephone No. with area code & Email of Applicant: 920-498-9300
jsabel@baylandbuildings.com

Proposed Use:
SAME AS EXISTING - CONVIENENCE STORE WITHOUT CARWASH

Zoning District in which land is located: PB-PLANNED BUSINESS

Names and Addresses of architect, professional engineer and contractor of project:
BAYLAND BUILDINGS INC, 3323 BAY RIDGE CT, ONEIDA WI 54155-9027
ARCHITECT: BILL AUBREY

Short statement describing activities to take place on site:
RAZE EXISTING CARWASH AND C-STORE. BUILD TO REPLACE WITH
NEW C-STORE INCLUDING (2) QSR TENANTS. EXPANSION TO INCLUDE
EXPANSION OF FUEL CANOPY/PUMPS.

PIP fee \$400.00, payable upon filing application.

12/3/2020
Date


Signature of Applicant

LEGAL DESCRIPTION

Lot 2 of Certified Survey Map No. 1294, located in the Northwest ¼ of Section 31, Town 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

EXCEPTING THEREFROM a parcel of land described as follows: A parcel of land located in the Northwest ¼ of Section 31, Town 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, being part of Lot 2 of Certified Survey Map No. 1294 and described as follows: Beginning at the Northwest corner of said Lot 2; thence South 54° 59' East 184.69 feet; thence North 68° 58' 45" West 177.91 feet to the Westerly line of said Lot 2; thence North 10° 21' 45" East 44.69 feet along said westerly line, to the place of beginning.

Tax Key Number: ZA 1294 00002

Note 1: The property hereon described is the same as the pertinent property as described in Chicago Title Insurance Company, Commitment No.: 55514 (amd), Effective Date: July 11, 1994.

Note 2: Survey closure meets 2010 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys as adopted by American Land Title Association and National Society of Professional Surveyors.

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

Prior to submitting the 20 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. After the effective date of the rezoning to PD/GDP, the Applicant may file an application for the proposed PIP with the Plan Commission. This submittal packet shall contain the following items, prior to its acceptance by the Zoning Administrator and placing the item on the Plan Commission agenda for PIP review.

 X (1) **A location map** of the subject property and its vicinity at 11" x 17", as depicted on a copy of the City of Lake Geneva Land Use Plan Map;

 X (2) **A map of the subject property** for which the PD is proposed:

 X Showing all lands within 300 feet of the boundaries of the subject property;

 X Referenced to a list of the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);

 X Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;

 X Map and all its parts clearly reproducible with a photocopier;

 X Map size of 11" by 17" and map scale not less than one inch equals 800 feet;

 X All lot dimensions of the subject property provided;

 X Graphic scale and north arrow provided.

_____ (3) **A general written description** of proposed PIP including:

N/A-Colored Elevations Incl. Specific project themes and images;

N/A The specific mix of dwelling unit types and/or land uses;

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

EXISTING-N/A The specific treatment of natural features;

EXISTING-N/A The specific relationship to nearby properties and public streets.

EXISTING A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.

EXISTING-N/A A complete list of zoning standards which will not be met by the proposed PIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall

be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

_____ (4) **A Precise Implementation Plan Drawing** at a minimum scale of 1"=100' (and reduced to 11" x 17") of the proposed project showing at least the following information in sufficient detail: *(See following page)*

 X A PIP site plan conforming to all requirements of Section 98-908(3). If the proposed PD is a group development (per Section 98-208) also provide a proposed preliminary plat or conceptual plat;

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

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

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

_____ (5) **A Property Site Plan drawing which includes:**

 X A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;

 X The date of the original plan and the latest date of revision to the plan;

 X A north arrow and a graphic scale (not smaller than one inch equals 100 feet);

 X A reduction of the drawing at 11" x 17";

 X A legal description of the subject property;

 X All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;

 X All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;

 X All required building setback lines;

 X All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;

 X The location and dimension (cross-section and entry throat) of all access points onto public streets;

 X The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;

- X The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
- N/A The location of all outdoor storage areas and the design of all screening devices;
- EXISTING-N/A The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;
- X The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property – including the clear demonstration of compliance with Section 98-707;
- X All engineering requirements for utilities, site designs, etc;
- X The location and type of any permanently protected green space areas;
- X The location of existing and proposed drainage facilities for storm water;
- X In the legend, data for the subject property on:
- X Lot Area;
 - X Floor Area;
 - X Floor Area Ratio (b/a);
 - X Impervious Surface Area;
 - X Impervious Surface Ratio (d/a);
 - X Building Height.
- X (6) **A landscaping plan** for subject property, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.
- X (7) **A series of building elevations** for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.
- EXISTING-X (8) **A general signage plan** including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from City standards or common practices.
- EXISTING-N/A (9) **A general outline of the intended organizational structure** for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.
- NO CHANGE (10) **A written description** which demonstrates the full consistency of the proposed PIP with the approved GDP.
- NO CHANGE (11) **A written description** of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed PIP development; and,

EXISTING-OWNER FINANCED (12) Proof of financing capability pertaining to construction and maintenance and operation of public works elements of the proposed development.

FINAL APPLICATION PACKET INFORMATION
PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 98-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/PIP not fully developed within five years of final City Council approval shall expire, and no additional PD-based development shall be permitted. The City Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

- ____ **Receipt of 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:** _____
- ____ **Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk:** **Date:** _____ **by:** _____
- ____ **Class 2 Legal Notice sent to official newspaper by City Clerk:** **Date:** _____ **by:** _____
- ____ **Class 2 Legal Notice published on _____ and _____** **by:** _____

Development Review Committee (DRC) Application

Complete as much detailed information as possible to allow for a comprehensive departmental review prior to a Development Review Committee meeting. This application must be returned to the Building Inspector, with all conceptual plans, designs and other information prior to the scheduling a DRC meeting.

Applicant Information

Property Address 300 PELLAR RD, LAKE GENEVA, WI 53147
Applicant name BAYLAND BUILDINGS INC
Applicant email jsabel@baylandbuildings.com Phone Number 920-498-9300

Architect/Contractor/Designer Name BAYLAND BUILDINGS INC
Architect/Contractor/Designer Email jsabel@baylandbuildings.com Phone Number 920-498-9300

Type of Construction: New ☒ Addition ☐ Remodel ☐
Type of Development: Single-family ☐ Multi-family ☐ Commercial ☒ Industrial ☐
Type of Business CONVIENIENCE STORE

Engineering

Site Plans should include the following: Project title and owner's/developer's name and address noted, architect's and/or engineer's name and address noted, property boundaries and dimensions, abutting property zoning classifications, general description of building materials, façade and roof detail, setback lines indicated, easements for access, if any, 100-year floodplain identification, existing and proposed topography shown at a contour interval of one foot, indicating proposed grade and location of improvements, signage and outdoor lighting, number of parking spaces provided, type, size and location of all structures with all building dimensions shown, location of existing and general location of proposed sanitary sewers, storm sewers, water-mains, and any proposed stormwater management facilities, location, extent and type of proposed landscaping and landscaping plantings and buffers to adjacent property, including fencing or other screening, location of pedestrian sidewalks and walkways, graphic outline of any development staging that is planned, driveway locations and sizes, handicap accessibility, environmental concerns (odor, smoke, noise, graphic scale and north arrow.

- Storm water management provisions provided? YES / (NO) EXISTING
 - As-built/certification notification
- Erosion control plan provided? (YES) / NO
- Wetlands, floodplains, environmental corridors, groundwater Identified. YES / (NO) EXISTING
- Utility Plans Provided
 - Watermain
 - Sanitary Sewer
 - Storm Water
- Is a Land Division required? YES / (NO)
- Access points and dimensions shown? (YES) / NO EXISTING
 - WISDOT Right-of-way?
 - County Right-of-way?

- Estimated Traffic impacts REPORT INCLUDED - DATE 11/12/2020
 - Traffic Study Required (YES) NO
 - Traffic Control Plan Required YES (NO)
 - Will construction affect street parking or intersections? YES / (NO)
- Paving Materials, Typical Sections? (YES) NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / (NO)
- Watermain extension required? YES / (NO)
- Sanitary sewer extension required? YES / (NO)
- SEWRPC Service Area Amendment needed? YES / (NO)
- Is a Chapter 30 Permit (wetland/waterway) required? YES / (NO)
- Proposed building/expansion dimensions PER PLAN DATED 11/13/2020
- Will there be signage? (YES) NO type (mounted, freestanding) EXISTING
- Exterior lighting plans? (YES) NO
- What kind of noise or level of noise will the business have? SAME-EXISTING
- Detailed property Site Plan? (YES) NO Date of Plan: 11-13-2020
- Green Space Calculations (Existing vs. Proposed) (YES) NO
- Are landscape plans provided? (YES) NO INCLUDED IN ARCH. PLAN SET DATED 11/13/2020
- Is a Land Division required? YES / (NO)

Water/Sewer Utilities

If an existing structure please circle the following:

- Will existing sewer & water connections be used? (YES) / NO
- Will your project require the installation of a grease interceptor? (YES) / NO

If the development is Commercial or Industrial, please provide the following:

- Water service size requirement SAME-EXISTING
- Estimated daily water usage in gallons per day SAME-EXISTING
- Estimated maximum water flow in gallons per minute SAME-EXISTING
- Number of bathrooms 2
- Brief description of process (if Industrial) N/A

If the development is a multi-family dwelling, please provide the following:

- Number of units N/A
- Number of bedrooms in each unit N/A
- Water service size requirement N/A



**TRAFFIC
ENGINEERING
SERVICES, INC.**

13545 Watertown Plank Road • Elm Grove, WI 53122 • (262) 797-9097 • Fax (262) 797-9098 • www.tes.info

November 12, 2020

Dave Schwarz
Rote Oil, Inc.
PO Box 183
Lake Geneva, WI 53018

RE: Initial Progress Review
BP Evergreen
Lake Geneva, WI

Dear Mr. Schwarz:

We collected traffic data on Tuesday, October 20th and Saturday, October 24th for Peller Road / Evergreen BP and Peller Road and STH 50. After our staff completed the count at the BP driveway and Peller Road it was decided to prepare this initial report before doing the turning movement count at Peller Road and STH 50 from the video data collected.

To do the analysis of a convenience store with gas pumps and two fast food facilities requires trip generation for each and then reducing the sum. Since one fast food restaurant is existing, we can see its traffic generation. There is a car wash to be removed from the current site.

Therefore, traffic projections for a fast-food restaurant with drive thru and without drive thru were completed using the 10th Edition ITE Trip Generation Handbook. This projection will be compared to actual peak hour traffic from our counts. The breakdown of this information can be found in Exhibit: Store Sizes and Traffic Generation.

Traffic impact studies for less than 100 vehicles in peak hour do not meet warrant for a Traffic Impact Analysis (TIA). If the peak hours total traffic is between 100 and 500 vehicles an abbreviated study is done. The projected traffic for the BP Evergreen remodel shows that it will meet the criteria for an abbreviated TIA.

Upon initial review of the site the amount of traffic shows that no changes will be needed to accommodate the new site traffic.

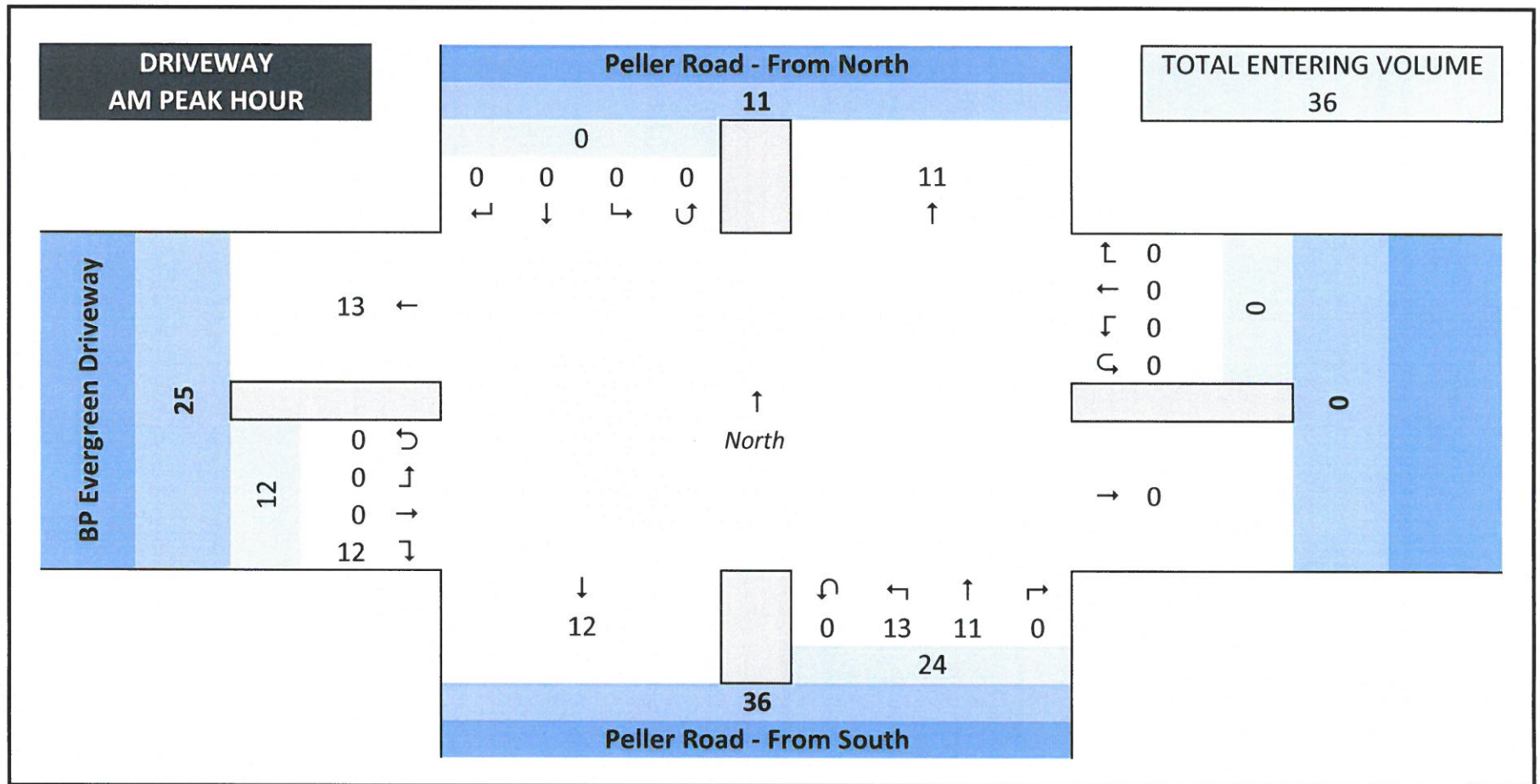
Sincerely,

A handwritten signature in blue ink that reads "Wayne R. Higgins".

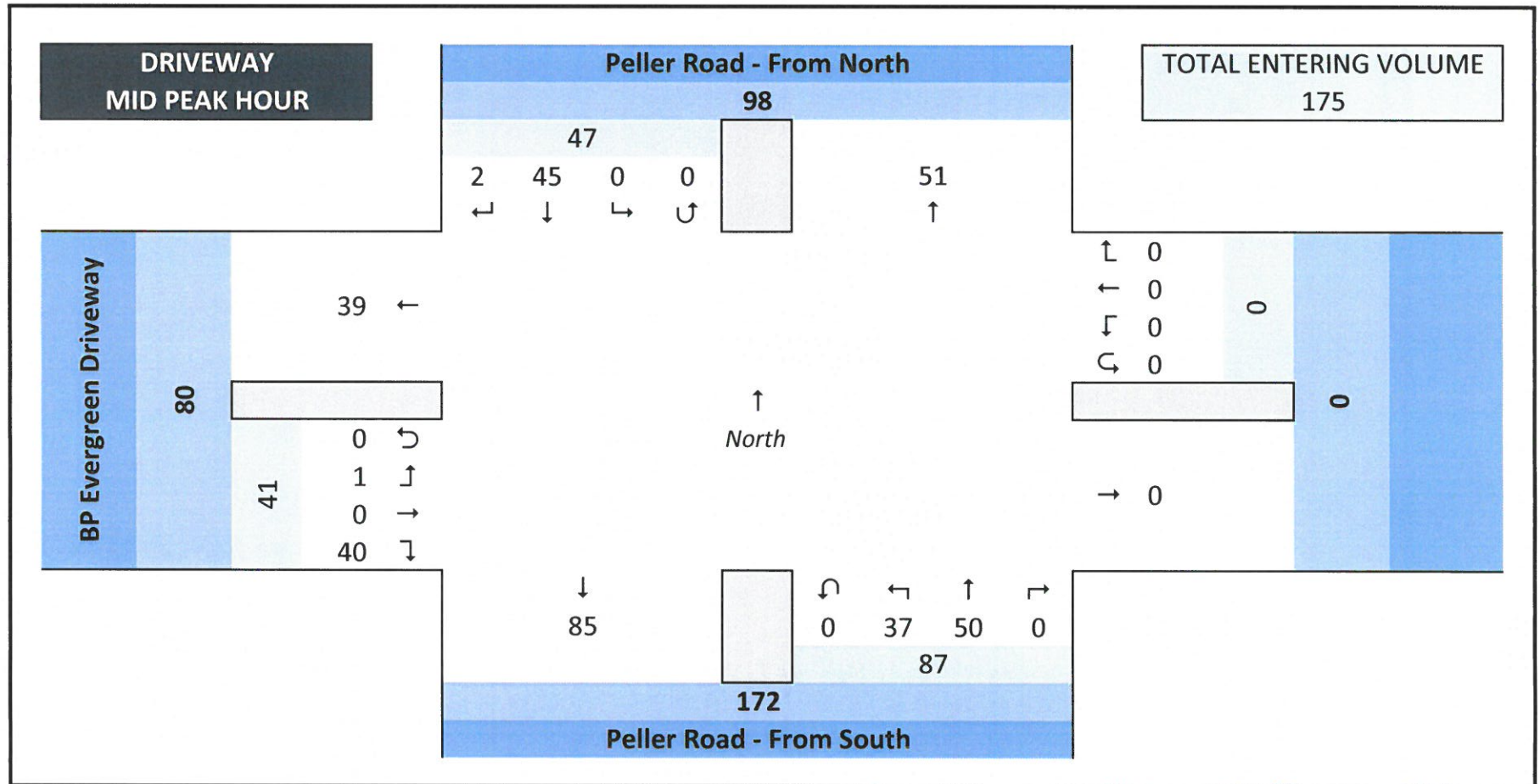
Wayne R. Higgins, PE, PTOE
President

cc: Jeff Sabel, Bayland Buildings, Inc.
Enc: Exhibits

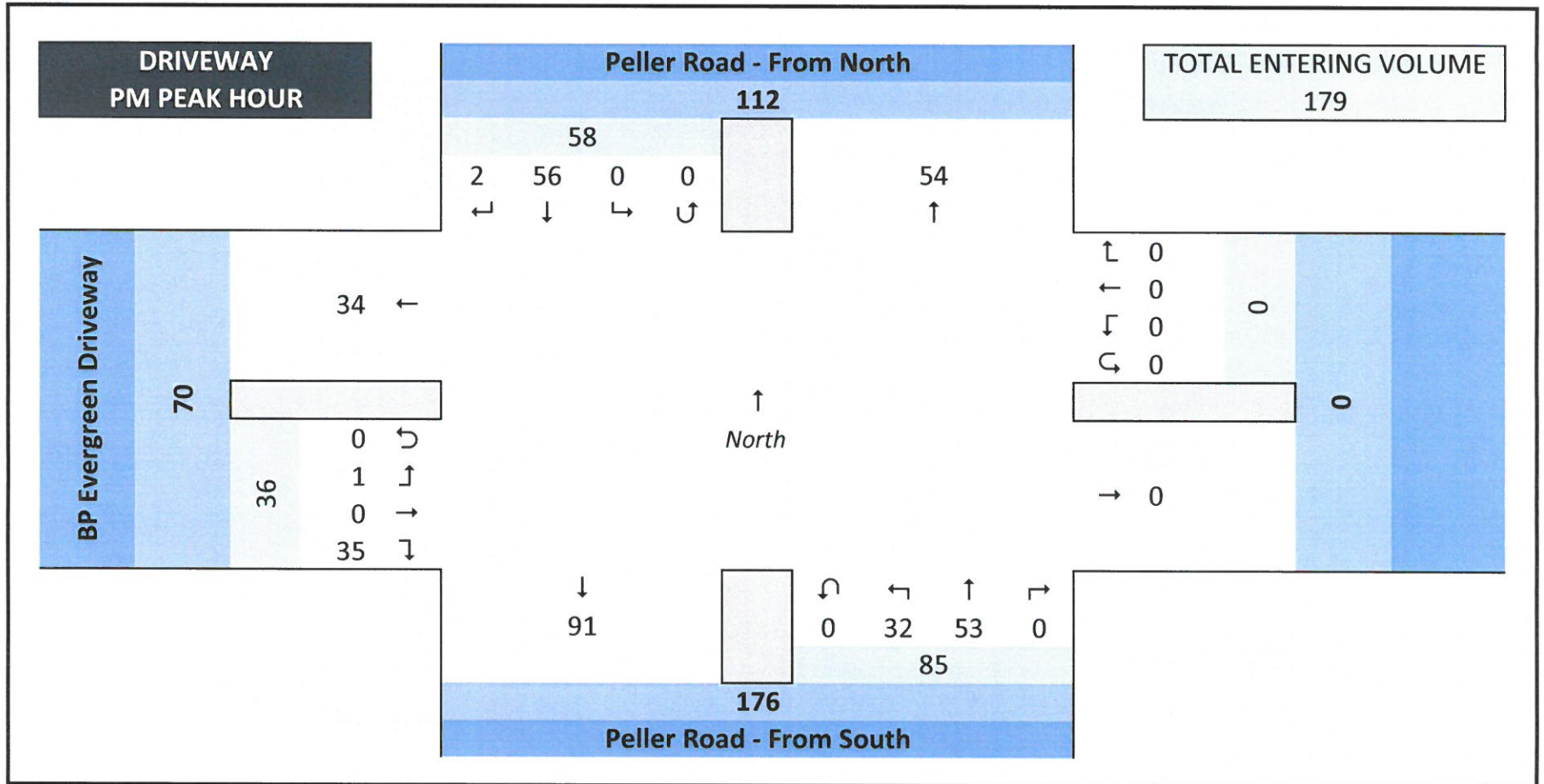
BP EVERGREEN, PELLER ROAD, LAKE GENEVA



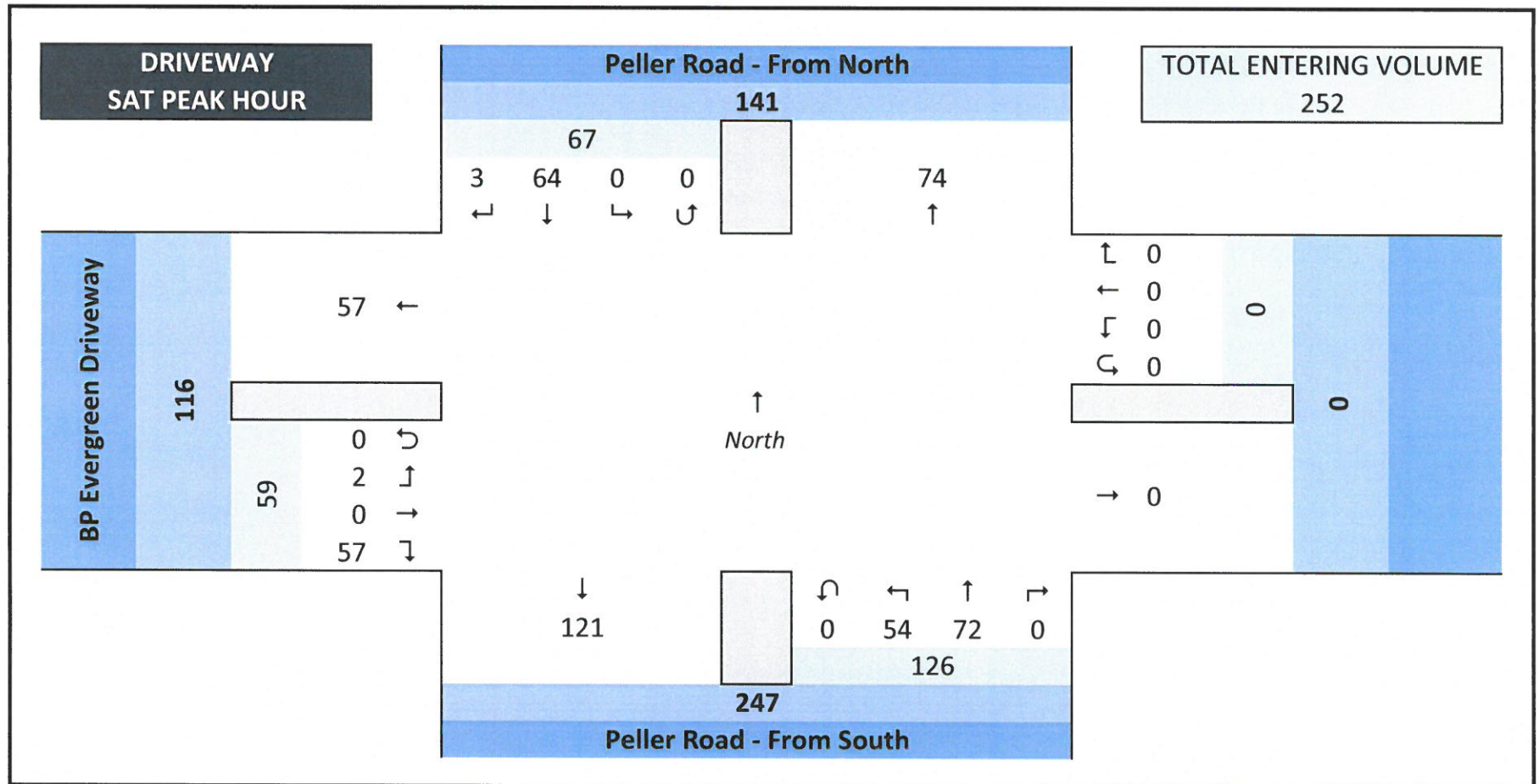
BP EVERGREEN, PELLER ROAD, LAKE GENEVA



BP EVERGREEN, PELLER ROAD, LAKE GENEVA



BP EVERGREEN, PELLER ROAD, LAKE GENEVA





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P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

20-1308

LAKE GENEVA, WISCONSIN

LOCATION MAP

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PROJECT INFORMATION

PROPOSED PROJECT FOR:
20-1308
LAKE GENEVA, WISCONSIN; COUNTY OF:
WALWORTH

SCALE VERIFICATION
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ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
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JOB NUMBER: 20-1308

SALES REP: JEFF SABEL

DRAWN BY: WAA

DATE: 11-13-20

SHEET INDEX

<u>SHEET NAME</u>	<u>SHEET NUMBER</u>	<u>REV. NUMBER</u>
TITLE SHEET	T1.0	
CIVIL PLANS	C1.1	
PLAN NOTES	A0.1	
FIRST FLOOR PLAN	A1.0	
SECOND FLOOR PLAN	A1.1	
ROOF PLAN	A1.4	
EXTERIOR ELEVATIONS	A2.0	
BUILDING SECTIONS	A3.0	
ROOM / DOOR SCHEDULES	A6.0	
REFLECTED CEILING PLANS	A7.0	

Revision Schedule

Revision Number	Revision Description	Revision Date

ISSUED FOR: ☐ PRELIMINARY
☒ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

CHECKED BY:

DATE:

TITLE SHEET

T1.0

PLANTING SCHEDULE					
TYPE MARK	COMMON NAME	SCIENTIFIC NAME	QUANTITY	INSTALLED SIZE	MATURE SIZE
BB	BURNING BUSH	EUONYMUS ALATUS	9	18"	48"
GA	GLOBE ARBORVITAE	THUJA OCCIDENTALIS	26	18"	36"
RM	RED MAPLE	ACER RUBRUM	3	2"	40'
NEW PLANTINGS: 38					
EXISTING PLANTINGS: 97+					

GENERAL NOTES

- 1) PROPERTY ADDRESS: 300 PELLER ROAD, LAKE GENEVA WI 53147
- 2) PROPERTY ZONING: PB - PLANNED BUSINESS
- 3) LOT SIZE: 1.16 ACRES, 50,495 SQ. FT.
- 4) EXISTING USE IS TO REMAIN. EXISTING UTILITIES ARE TO REMAIN AND NEW BUILDING WILL RECONNECT CURRENT LATERALS AND SERVICES
- 5) GREEN SPACE: 12,678 SQ. FT. (25%), IMPERVIOUS 37,712 SQ. FT. (75%), BUILDING 4,610 SQ. FT. (9%)
- 6) EXISTING MATURE LANDSCAPING IS TO REMAIN WITH MINIMAL MODIFICATIONS
ADDITION OF A LANDSCAPE MEDIAN BETWEEN DRIVE-UP WINDOW AND STREET.
- 7) EXISTING SIGNAGE IS TO REMAIN
- 8) EXISTING DUMPSTER LOCATION IS TO REMAIN WITH NEW STAINED 6'-0" HIGH WOOD FENCE ENCLOSURE
- 9) EXISTING (NON-BUILDING/CANOPY) SITE LIGHTING IS TO REMAIN UNCHANGED
IF ANY NEW LIGHTING IS PROVIDED IT WILL BE LIMITED TO .5 FC AT PROPERTY LINE AND 25 FC UNDER CANOPY
- 10) EXISTING SURFACE DRAINAGE WILL REMAIN UNCHANGED EXCEPT FOR AREA SURROUNDING THE NEW BUILDING FOOTPRINT.
- 11) PARKING: 1 PER 3 SEATS (RESTURANT), 1 PER 300 SQ. FT. (RETAIL/OFFICE)
44 SEATS/3 = 15 SPACES, 3,868 SQ. FT. (RETAIL/OFFICE)/300 = 13 SPACES - 28 TOTAL REQUIRED, 27 PROVIDED
- 12) BUILDING FOUNDATION LANDSCAPING REQUIRED - 120 POINTS, 97 PROVIDED
(14) GLOBE ARBORVITAE (5 PTS EA.), (9) BURNING BUSH (3 PTS EA.)
- 13) PAVED AREA LANDSCAPING REQUIRED - 240 POINTS, 60 PROVIDED (12) GLOBE ARBORVITAE
- 14) DEVELOPED LOT LANDSCAPING REQUIRED - 505 POINTS, 4,315 PROVIDED (SEE PLAN)
(91) ARBORVITAE TALL TREES, (6) MATURE TREES, (3) NEW RED MAPLE TREES. MISC. LANDSCAPING (RE: SIGNAGE BASE) IS NOT INCLUDED IN TOTAL
- 15) THE AVERAGE PAVEMENT SETBACK ALONG MAIN STREET GREATER THAN 10'-0". 695 SQ. FT. IS IN THE SETBACK, AREA BETWEEN THE REMAINDER OF PAVEMENT BEYOND THE SETBACK IS 1,885 SQ. FT.

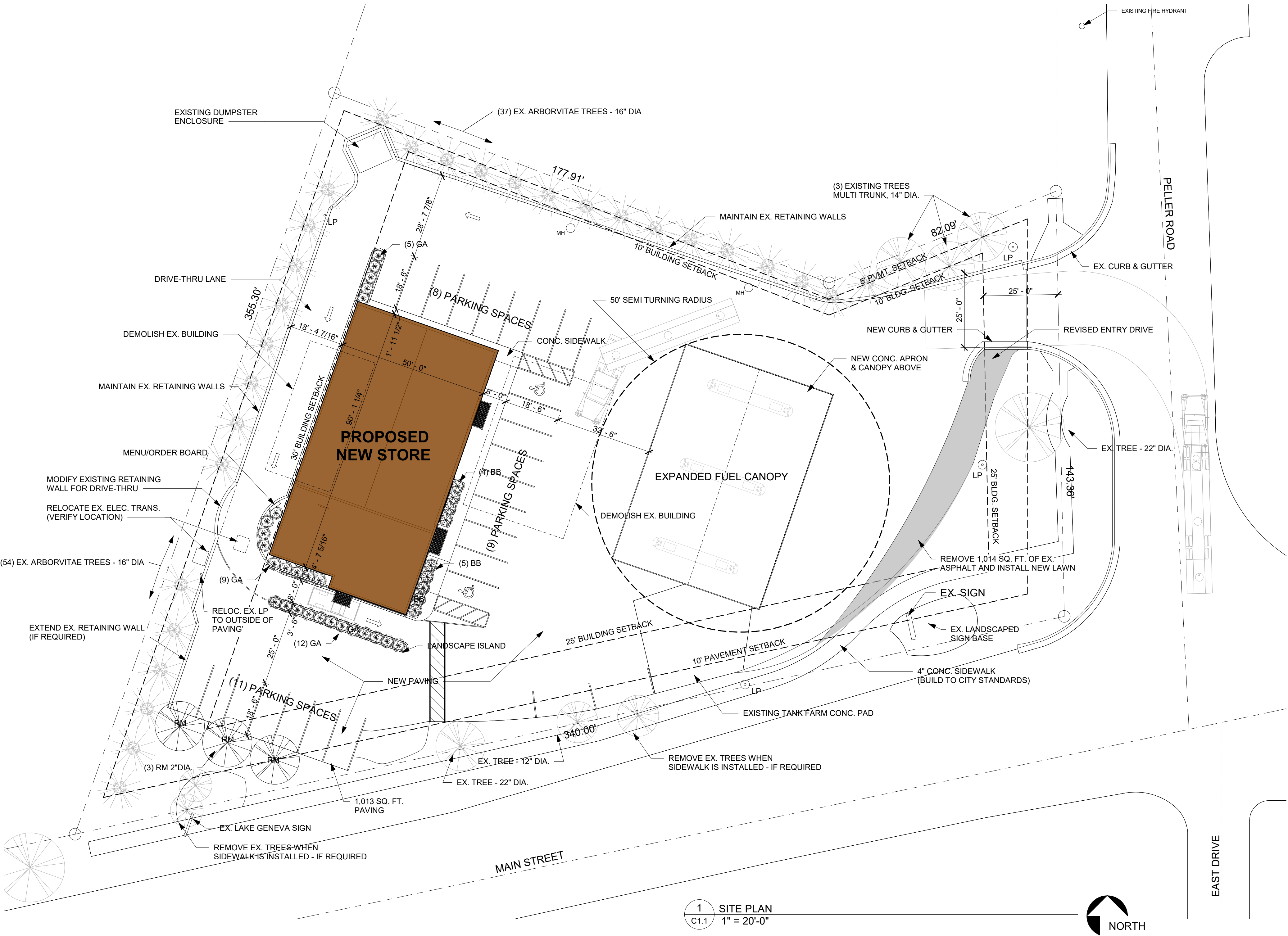
CONTACT INFORMATION

- 1) OWNER: DAVID SCHWARTZ
ADDRESS - PO BOX 183, LAKE GENEVA, WI 53018
PHONE - 262-248-2733
EMAIL - DSCHWARTZ@ROTEOIL.COM
- 2) ARCHITECT/CONTRACTOR: JEFF SABEL
ADDRESS - 3323 BAY RIDGE ROAD, ONEIDA, WI 54155
PHONE - 920-498-9300
EMAIL - JSABEL@BAYLANDBUILDINGS.COM



LOCATION MAP

NO SCALE



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DRAWN BY: WAA

DATE: 12-16-20

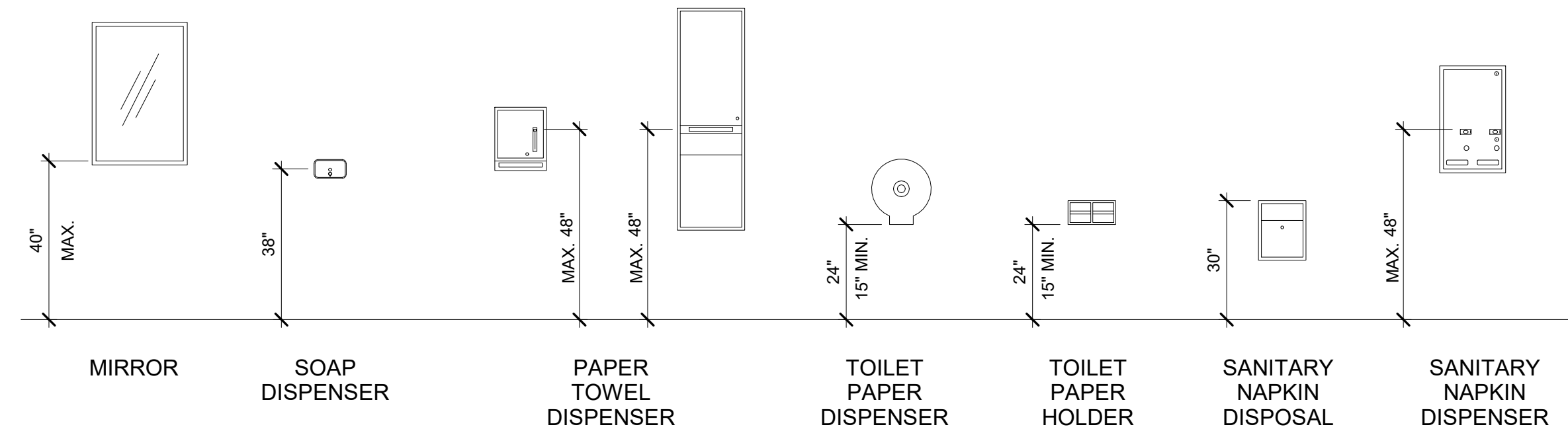
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BY:

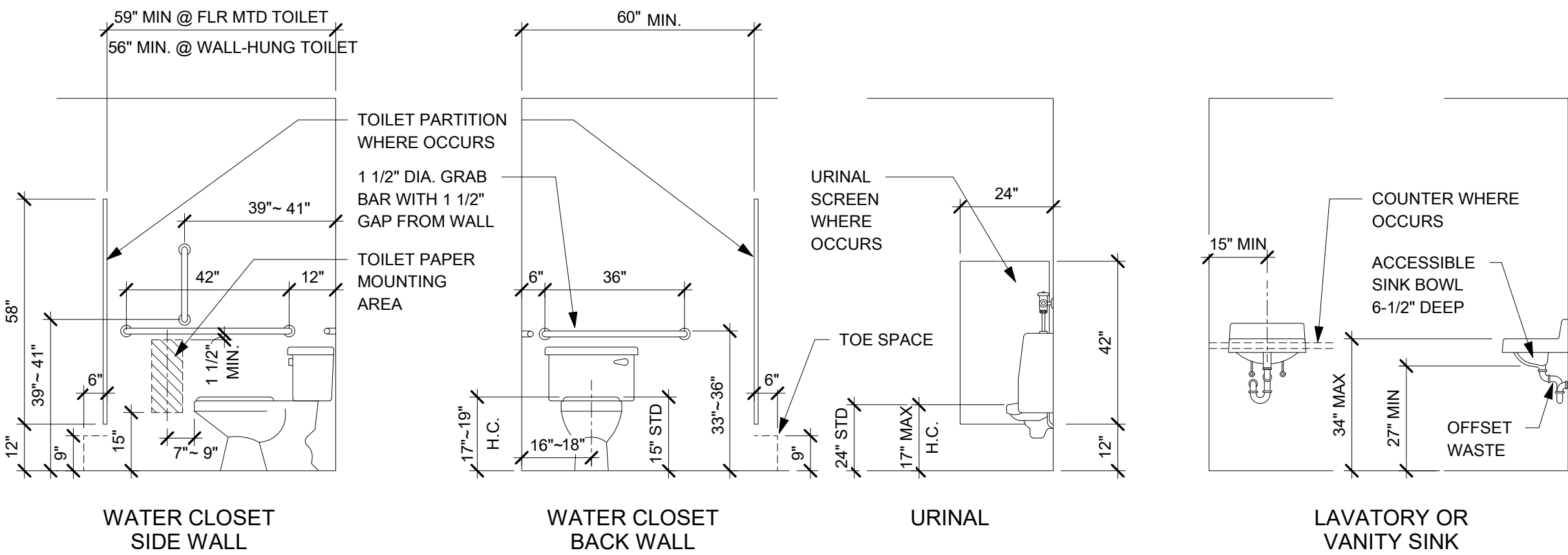
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☐ CONSTRUCTION

CIVIL PLANS

C1.1

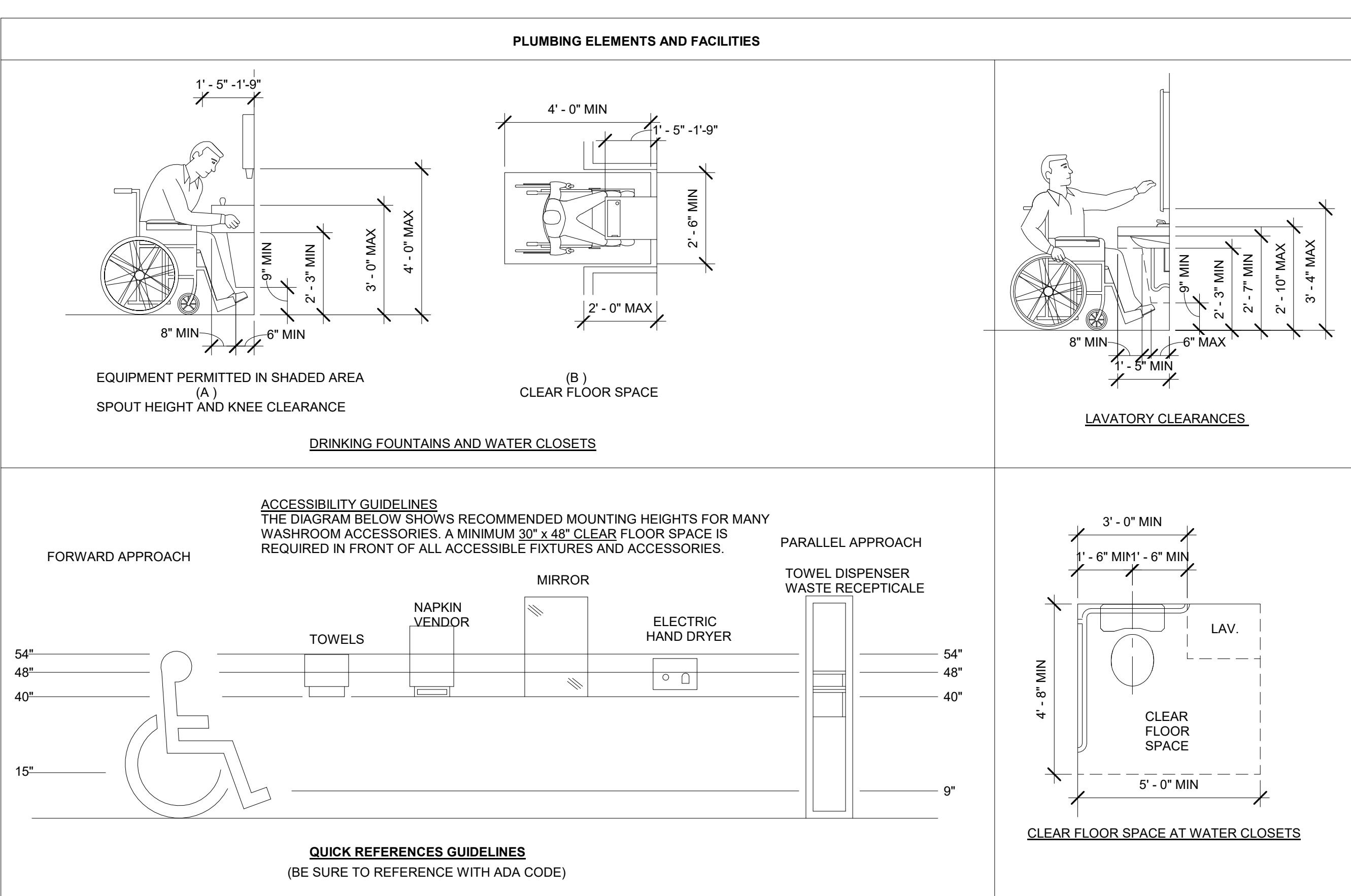


TYPICAL TOILET ACCESSORIES MOUNTING HEIGHTS



TYPICAL PLUMBING FIXTURES AND ACCESSORIES MOUNTING HEIGHTS

1
A0.1
Typical Accessible Heights
3/8" = 1'-0"



2
A0.1
PLUMBING ELEMENTS AND FACILITIES
3/8" = 1'-0"

NOTE:

- IBC 1209.1 PROVIDE TOILET AND BATHING ROOM FLOORS WITH A SMOOTH, HARD, NONABSORBENT SURFACE EXTENDING A MIN. OF 6" ALONG THE WALL
- IBC 1209.2 PROVIDE TOILET AND BATH ROOM WALLS WITHIN 2 FT OF A URINAL OR TOILET WITH A SMOOTH, HARD, NONABSORBANT SURFACE THAT EXTENDS TO A HEIGHT OF AT LEAST 4'-0".
- FLOORS SHALL HAVE A SMOOTH, HARD NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6" U.N.O.
- WALLS WITHIN 2' OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBANT SURFACE TO A HEIGHT OF 4'-0" ABOVE THE FLOOR
- AT LEAST ONE OF EACH TYPE OF FIXTURE, ELEMENT, CONTROL OR DISPENSER IN EACH ACCESSIBLE TOILET ROOM AND BATHING FACILITY SHALL BE ACCESSIBLE
- DOORS TO UNISEX TOILET ROOM SHALL HAVE A PRIVACY LOCK.

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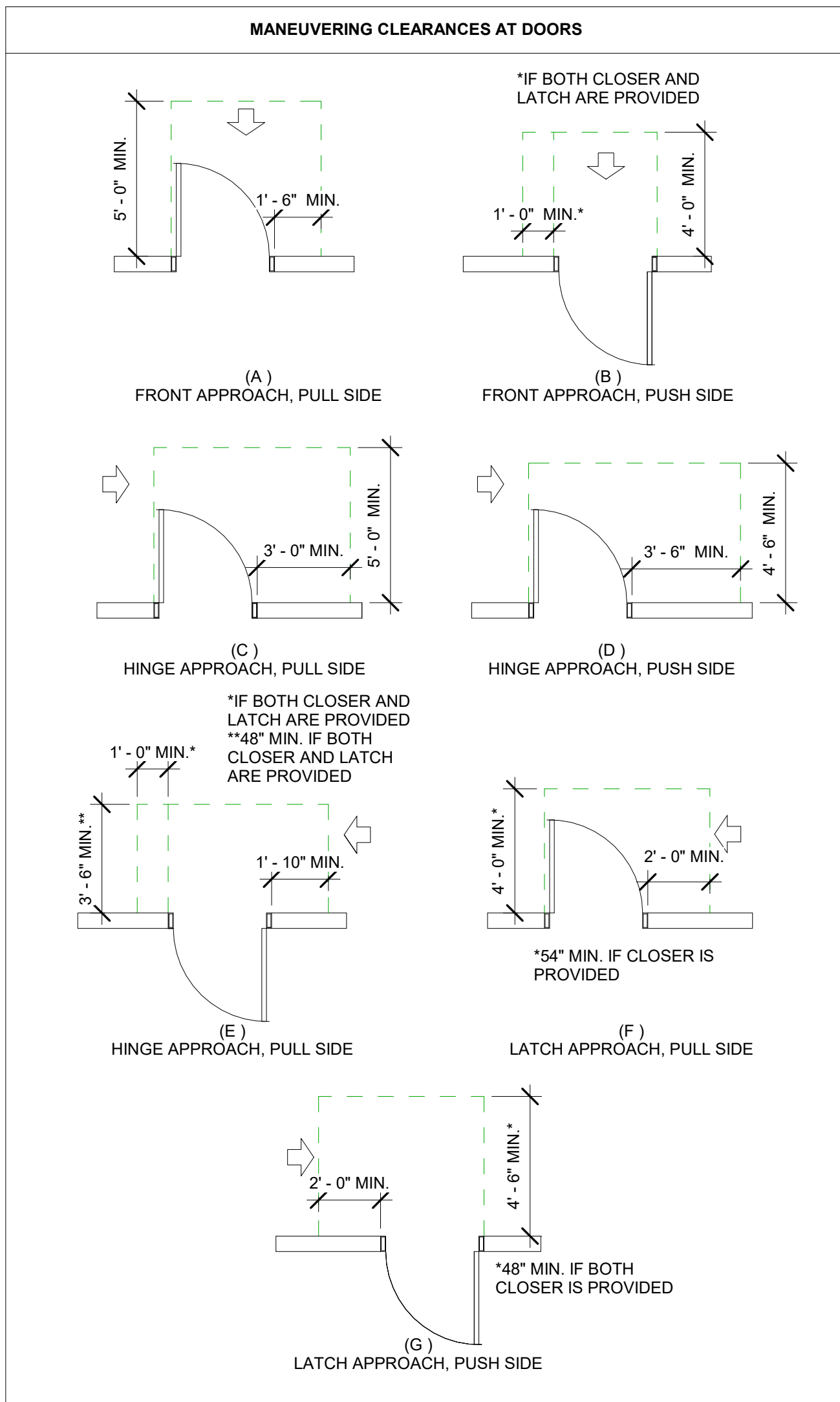
8
A0.1
BATHROOM SPECS
N.T.S.

IBC 2902.1 DRINKING FACILITIES ARE REQUIRED BASED OT THE TYPE OF OCCUPANCY AND IN THE MINIMUM NUMBER SHOWN IN THE TABLE 2902.1 DRINKING FOUNTIANS MAY BE OMITTED WHERE OTHER ACCEPTABLE ARRANGEMENTS ARE MADE TO PROVIDE DRINKING WATER, ACCEPTABLE ARRANGEMENTS INCLUDE PROVIDING BOTTLED-WATER COOLERS, PROVIDING A SINK WITH CUPS IN BREAK ROOMS, OR PROVIDING FREE DRINKING WATER SERVICES AT RESTAURANTS. IT IS NOT ACCEPTABLE TO PROVIDE WATER INSIDE RESTROOMS OR SERVICE CLOSETS.

9
A0.1
DRINKING FOUNTAINS
N.T.S.

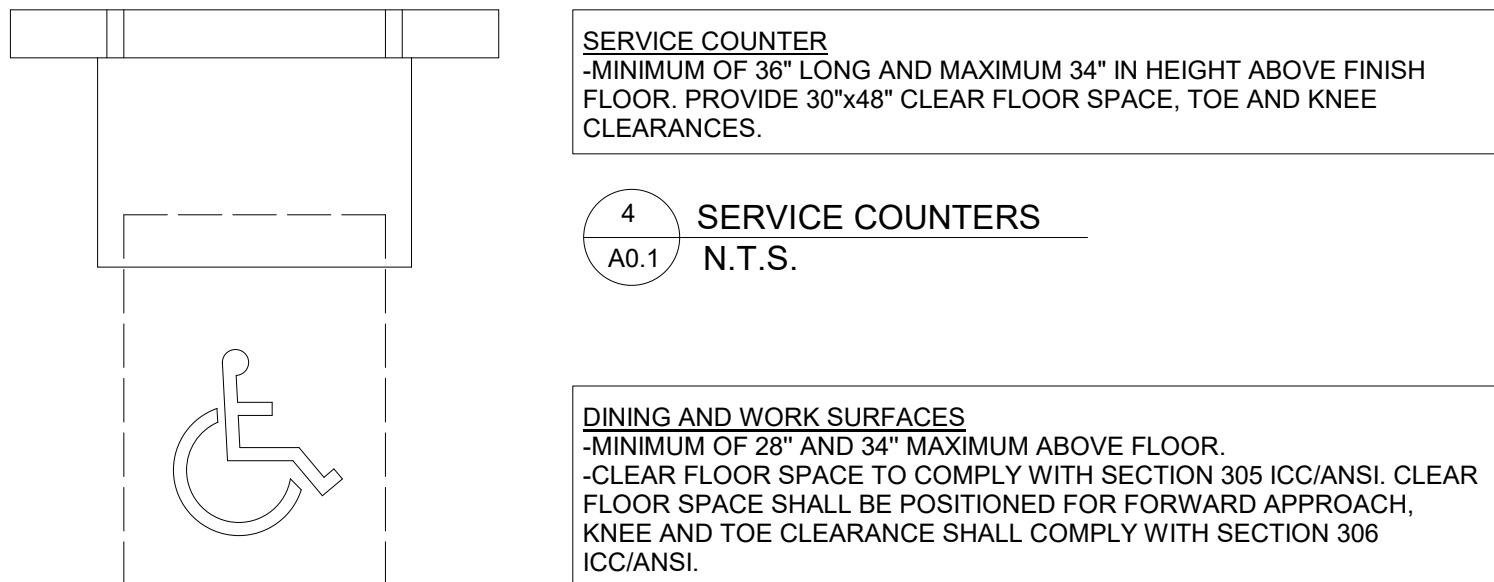
FIRE EXTINGUISHERS
PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH IFC 906 AND NFPA 10. FOR OCCUPANCIES OF ORDINARY HAZARD THE MAX. TRAVEL DISTANCE TO A FIRE EXTINGUISHER IS 75'.

10
A0.1
FIRE EXTINGUISHERS
N.T.S.



3
A0.1
MANEUVERING CLEARANCES AT DOORS
1/4" = 1'-0"

ABBREVIATIONS					
L	angle	d	penny	HC	handicapped
A.B.(s)	anchor bolt(s)	DBL	double	HDR	header
A/C	air conditioning	D.F.	drinking fountain	HORZ	horizontal
AC.T	acoustical tile	DIA	diameter	HSS	hollow structural section
AFF	above finished floor	DIAG	diagonal	HT	height
ALT	alternate	DIM	dimension	HVAC	heating, ventilating & a/c
ALUM	aluminum	DN	down	ID	inside diameter
ARCH	architectural	DR	door	INSUL	insulation
ASPH	asphalt	DS	downspout	INT	interior
B.BD	base board	E.E.	each end	JST(S)	joist(s)
BBP	block between purlins	EIFS	ext. insul. & finish system	K.O.	knockout
B-FD	bi-folding	ELEC	electric(al)	LAM	laminated(d)
BD(S)	board(s)	ELEV	elevation	LAV	lavatory
BIT	bituminous	EQ	equal	LL.H.	long leg horiz.
BLDG	building	EQPT	equipment	LL.V.	long leg vertical
BLK(G)	block(ing)	EQV	equivalent	LTG	lighting
BM	benchmark or beam	E.W.	each way	MECH	mechanical
BR	brace	EXG	existing	MH	manhole
BRG	bearing	EXP	exposed	MISC	miscellaneous
BRK	brick	EXT	exterior	M.O.	masonry opening
B.S.	both sides	F.A.	fire alarm	N.I.C.	not in contract
BSMT	basement	F.D.	fire alarm	N.T.S.	not to scale
CL	centerline	F.E.	fire extinguisher	O.A.	overall
CB	catch basin	FEC	fire exting. w/ cabinet	O.C.	on center
C.H.	ceiling height	FFE	finished floor elevation	O.D.	outside diameter
C.J.	control joint	FLR(G)	floor(ing)	O.H.	overhead
CLG	clear	FNDR	foundation	O/O	out to out
CLR	clear	F.O.C.	face of concrete	OPG	opening
CMU	concrete masonry unit	F.O.M.	face of masonry	OPP	opposite
COL	column	F.O.S.	face of studs	PERI	perimeter
CONC	concrete	FT	foot	PL	property line
CONN	connection(s)	FTG	footing	PLWD	plywood
CONST	construction	GA	gauge	PSF	pounds per square foot
CONT	continue(uous)	GYP	gypsum	PVC	polyvinyl chloride
OPT	optional				
C.T.	ceramic tile				
CVR	cont. vented ridge				
CYD	cubic yard				



SERVICE COUNTER
-MINIMUM OF 36" LONG AND MAXIMUM 34" IN HEIGHT ABOVE FINISH FLOOR. PROVIDE 30"x48" CLEAR FLOOR SPACE, TOE AND KNEE CLEARANCES.

4
A0.1
SERVICE COUNTERS
N.T.S.

DINING AND WORK SURFACES
-MINIMUM OF 28" AND 34" MAXIMUM ABOVE FLOOR.
-CLEAR FLOOR SPACE TO COMPLY WITH SECTION 305 ICC/ANSI. CLEAR FLOOR SPACE SHALL BE POSITIONED FOR FORWARD APPROACH, KNEE AND TOE CLEARANCE SHALL COMPLY WITH SECTION 306 ICC/ANSI.

5
A0.1
DINING & WORK SURFACES
N.T.S.

1 GENERAL REQUIREMENTS

1. DEVIATION FROM PLANS
ANY DEVIATION FROM PLANS SHALL HAVE BEEN CONSULTED WITH AND DOCUMENTED BY THE SUPERVISING PROFESSIONAL.
2. THIS IS A DESIGN-BUILD PROJECT. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO INDUSTRY STANDARDS. THE SUBCONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SPECIFICATIONS REFERENCED HEREIN AND SHALL CLARIFY ANY DISCREPANCIES WITH BAYLAND BUILDINGS, INC. PRIOR TO BEGINNING WORK.
3. NON-CONTRACT ITEMS MAY APPEAR ON THESE PLANS THAT ARE DONE BY OTHERS AND ARE NOT PART OF THE BAYLAND BUILDINGS, INC. CONTRACT.
4. PLUMBING, ELECTRICAL, & MECHANICAL CONTRACTORS
THIS IS A DESIGN BUILD PROJECT. EACH SUBCONTRACTOR SHALL PROVIDE PLANS TO THE PROJECT MANAGER AND THE SUPERVISING PROFESSIONAL FOR REVIEW PRIOR TO THE PLANS BEING SUBMITTED TO THE WISCONSIN DEPARTMENT OF COMMERCE. EACH SUBCONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS AT THE JOB SITE TO RECORD ANY CHANGES TO THE DESIGN. THIS DRAWING OF RECORD AND THE STATE APPROVED PLANS SHALL BE TURNED OVER TO THE PROJECT MANAGER AT THE END OF THE PROJECT.
5. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE.
6. SUBCONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, REFLECTS, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
7. FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
8. THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.

7
A0.1
GENERAL REQ.
N.T.S.

EGRESS
IBC 1006.1 - PROVIDE EMERGENCY ILLUMINATION POWER IN EGRESS PATHS PER THIS SECTION. EACH INTERIOR EXIT AREA DESIGNATED IN THE CODE SHALL BE ADDRESSED. IN ADDITION, EACH OF THE EXTERIOR EXIT DISCHARGE AREAS ADJACENT TO EXIT DISCHARGE DOORWAYS SHALL BE ADDRESSED IF TWO OR MORE EXITS ARE REQUIRED.
IBC 1011.1 - EXITS AND EXIT ACCESS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR IS MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN. ADDRESS THE NEED FOR 90 MINUTE CONTINUED ILLUMINATION IN CASE OF POWER LOSS.

IBC 1003.2.10 PROVIDE EXIT, EXIT ACCESS DOORS, AND EGRESS STAIRWAYS WITH WITH SIGNS AND DIRECTIONAL EXIT SIGNS IN COMPLIANCE WITH THIS SECTION.

IBC 1003.2.11 PROVIDE EMERGENCY ILLUMINATION POWER IN EGRESS PATHS PER THIS SECTION.

1. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXITS SIGNS SHALL BE ILLUMINATED.
2. THE SYMBOL TO DENOTE AN EXIT SIGN LOCATION IS THAT OF A CIRCLE CONTAINING AN "X".
3. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
4. STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE. HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING, SHALL BE UNIFORM, NOT LESS THAN 34" AND NOT MORE THAN 38".
5. IBC 1003.2.11 PROVIDE EMERGENCY ILLUMINATION POWER IN EGRESS PATHS PER THIS SECTION. EACH INTERIOR EXIT AREA DESIGNATED IN THE CODE SHALL BE ADDRESSED. IN ADDITION, EACH OF THE EXTERIOR EXIT DISCHARGE AREAS ADJACENT TO EXIT DISCHARGE DOORWAYS SHALL BE ADDRESSED IF TWO OR MORE EXITS ARE REQUIRED.

6
A0.1
EGRESS SPECS
N.T.S.

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EXECUTIVE: JEFF SABEL

DRAWN BY: WAA

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PLAN NOTES

A0.1



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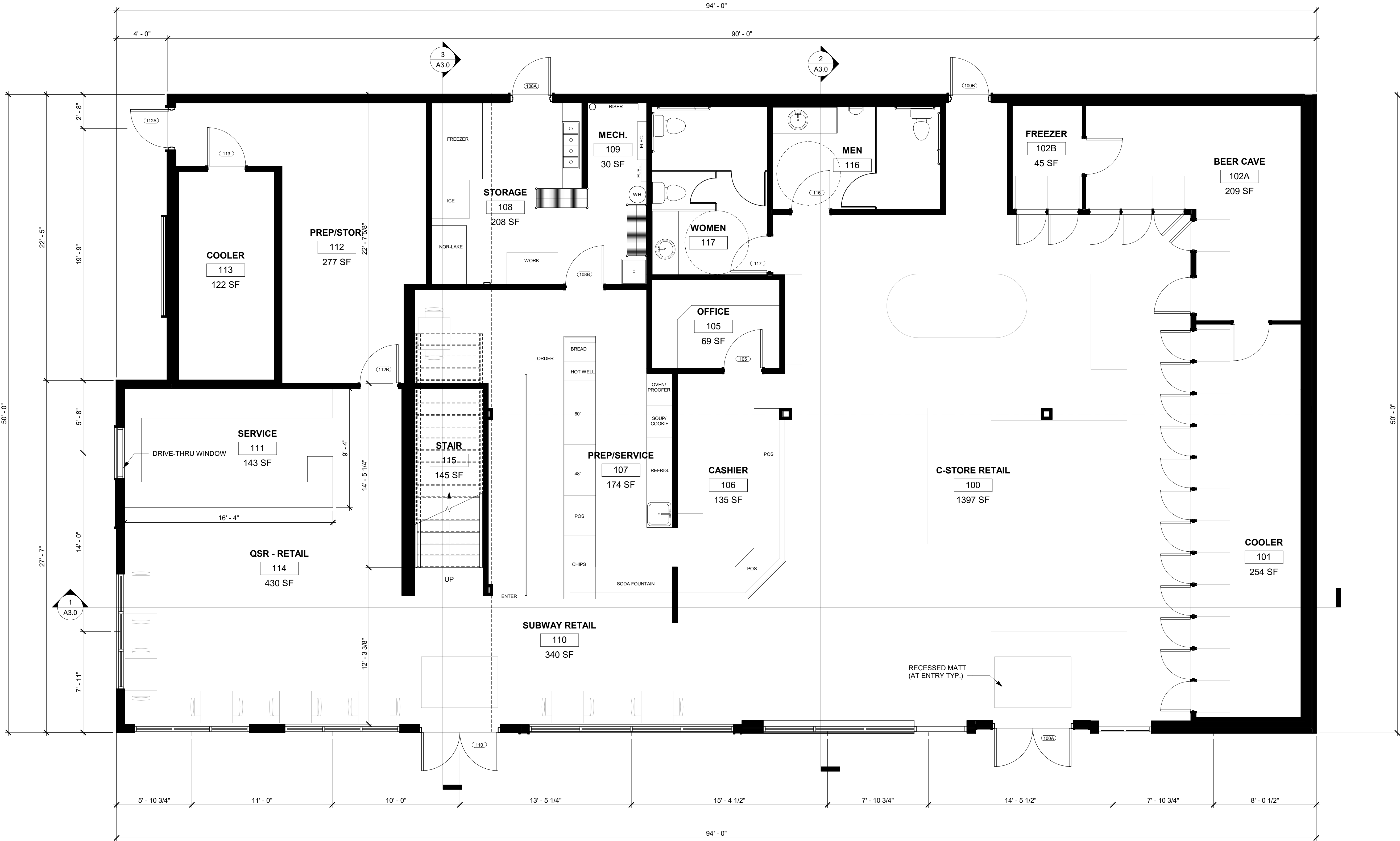
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FIRST FLOOR PLAN

A1.0



1 FIRST FLOOR PLAN
A1.0 1/4" = 1'-0"





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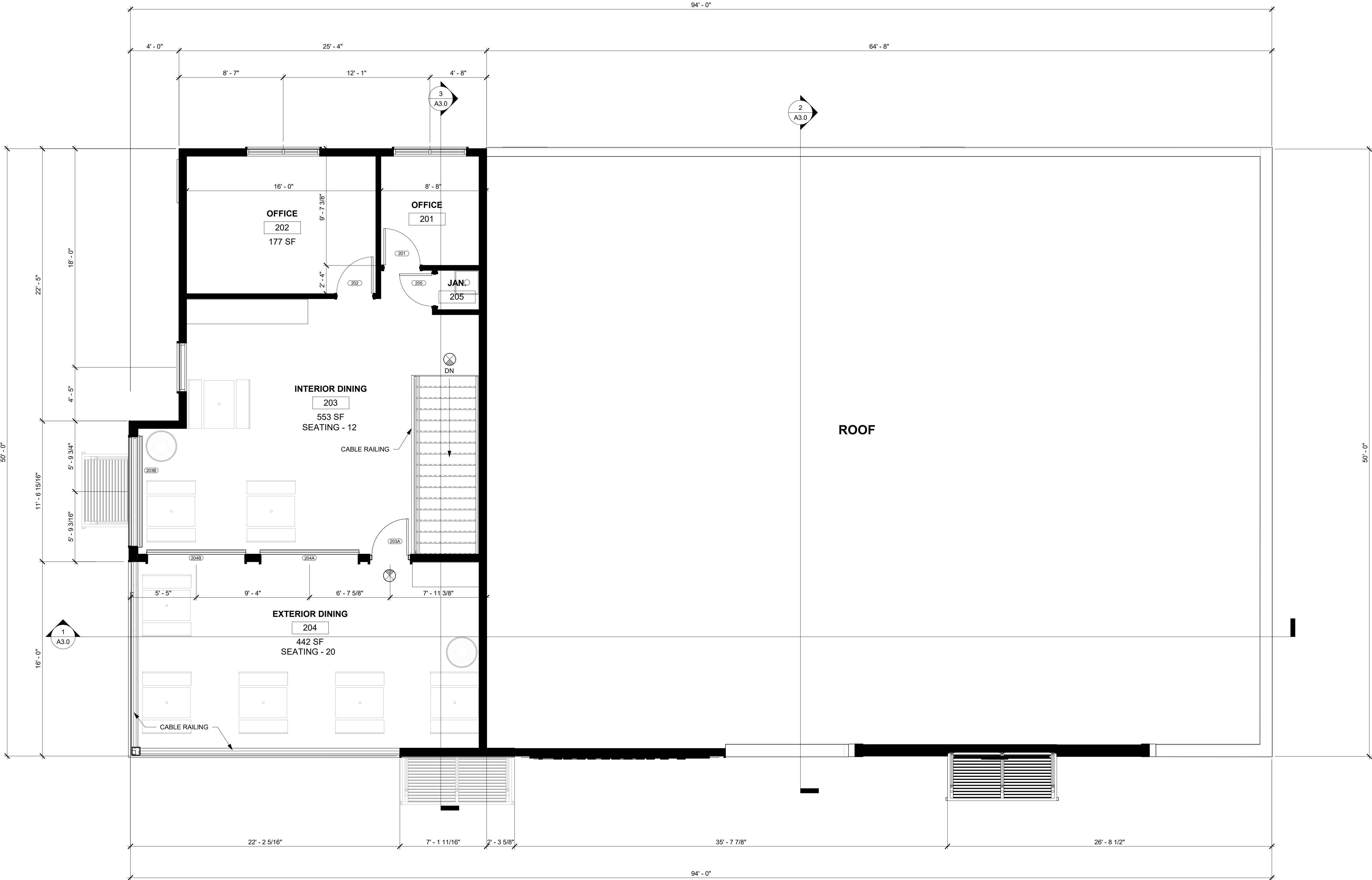
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SECOND FLOOR PLAN

A1.1



1 SECOND FLOOR PLAN
A1.1 1/4" = 1'-0"





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COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 20-1308

PROJECT
EXECUTIVE: JEFF SABEL

DRAWN BY: WAA

DATE: 11-13-20

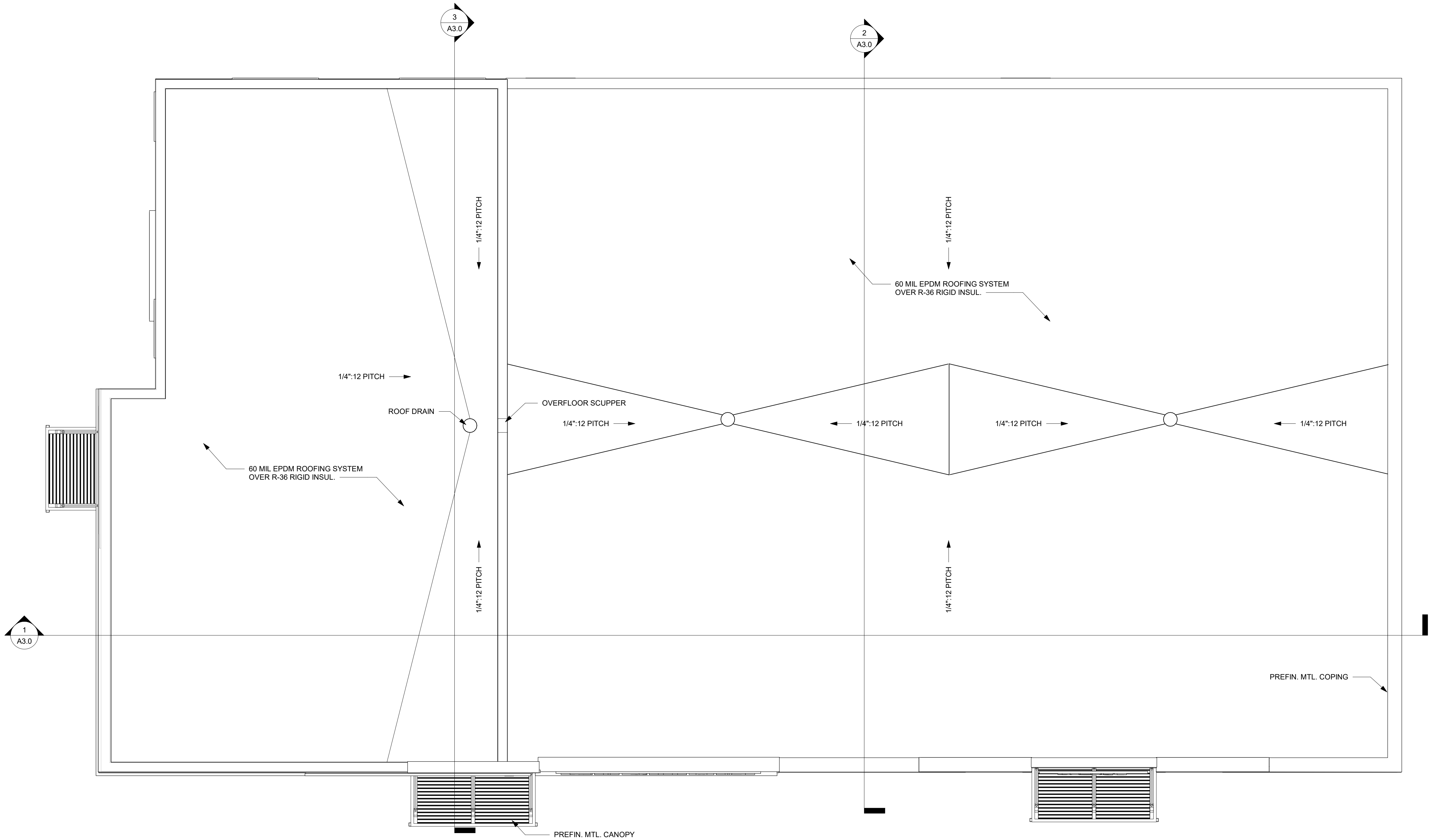
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

- ☒ PRELIMINARY
☐ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

ROOF PLAN

A1.4



1 ROOF PLAN
A1.4 1/4" = 1'-0"



PROPOSED BUILDINGFOR:

20-1308

LAKE GENEVA, WISCONSIN; COUNTY OF:
WALWORTH

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
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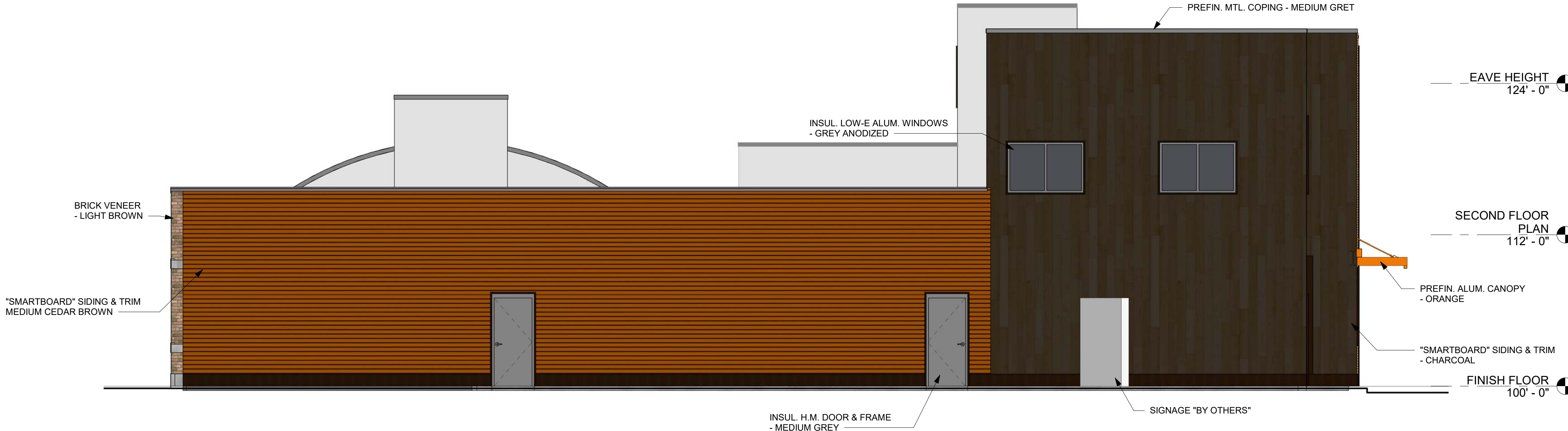
- ☐ PRELIMINARY
☒ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

EXTERIOR ELEVATIONS

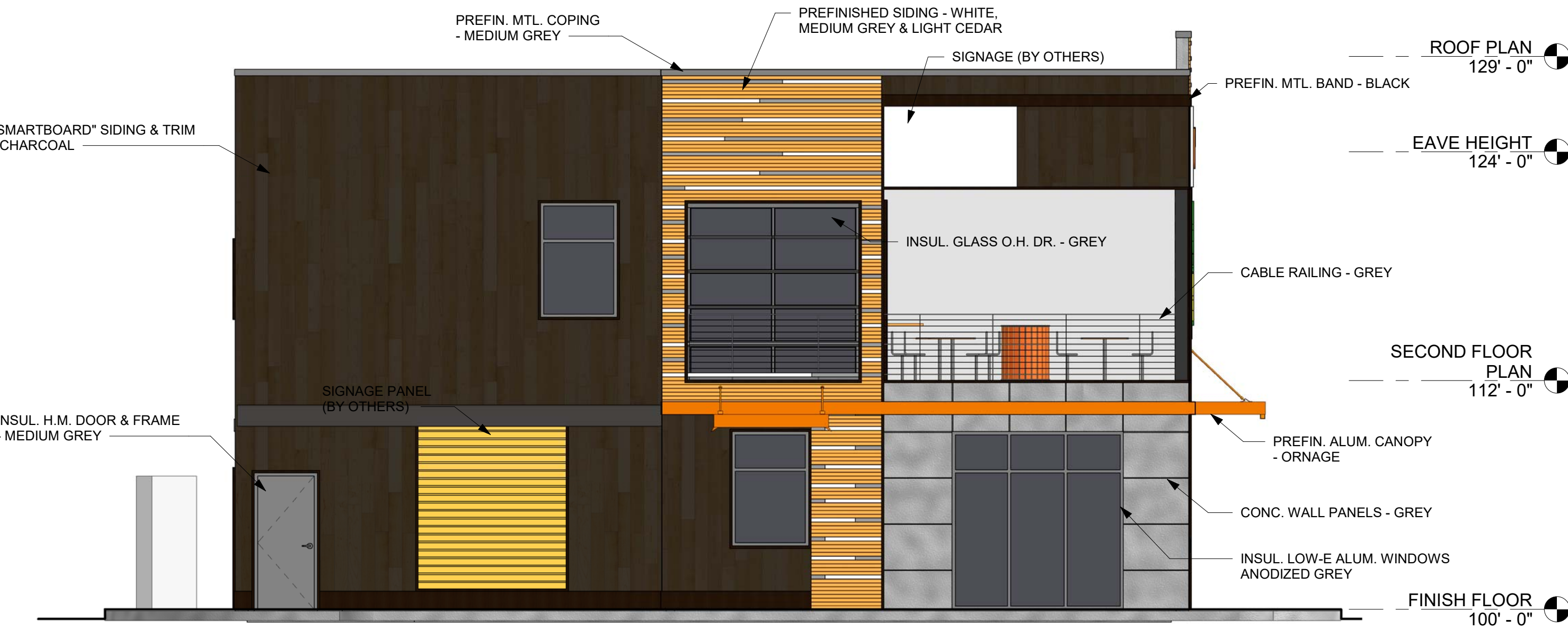
A2.0



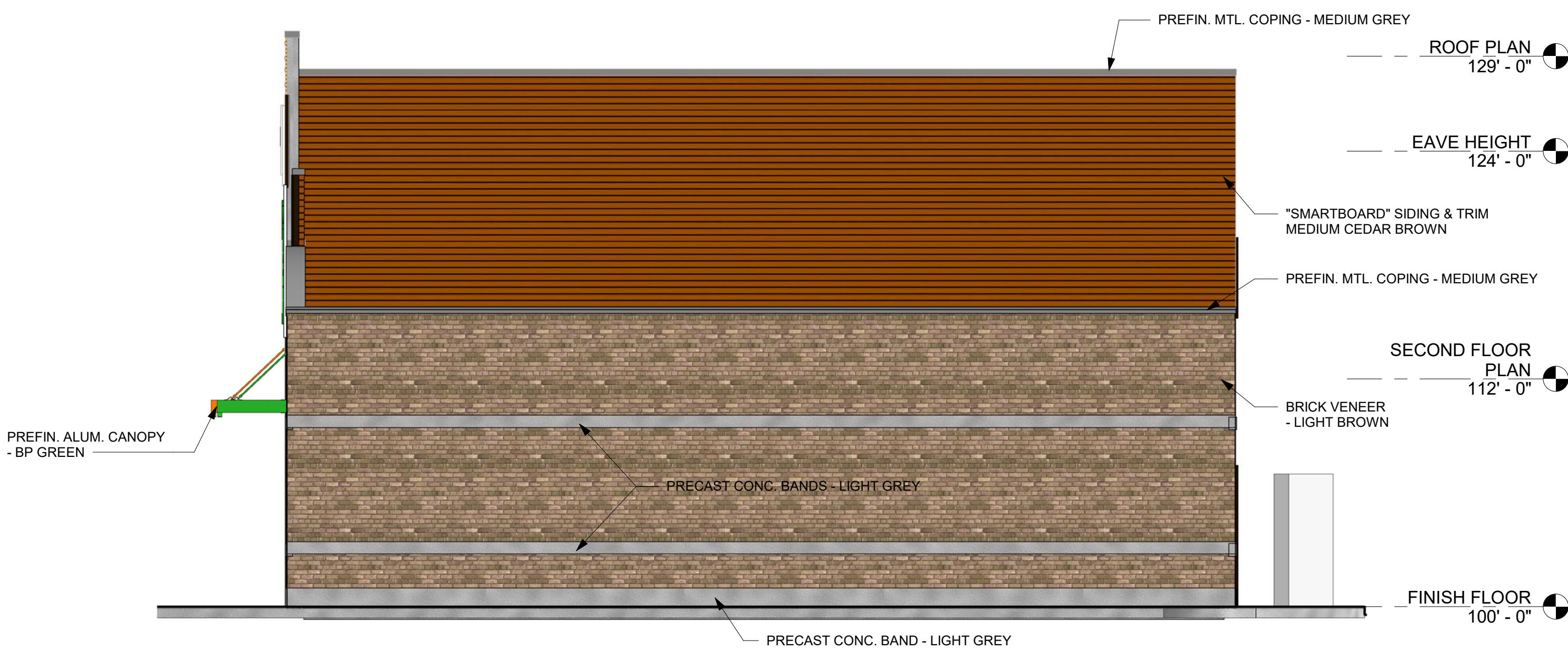
1 EAST ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"



3 SOUTH ELEVATION
3/16" = 1'-0"



4 NORTH ELEVATION
3/16" = 1'-0"



BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDINGFOR:

20-1308

LAKE GENEVA, WISCONSIN; COUNTY OF:
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JOB NUMBER: 20-1308

PROJECT
EXECUTIVE: JEFF SABEL

DRAWN BY: WAA

DATE: 11-13-20

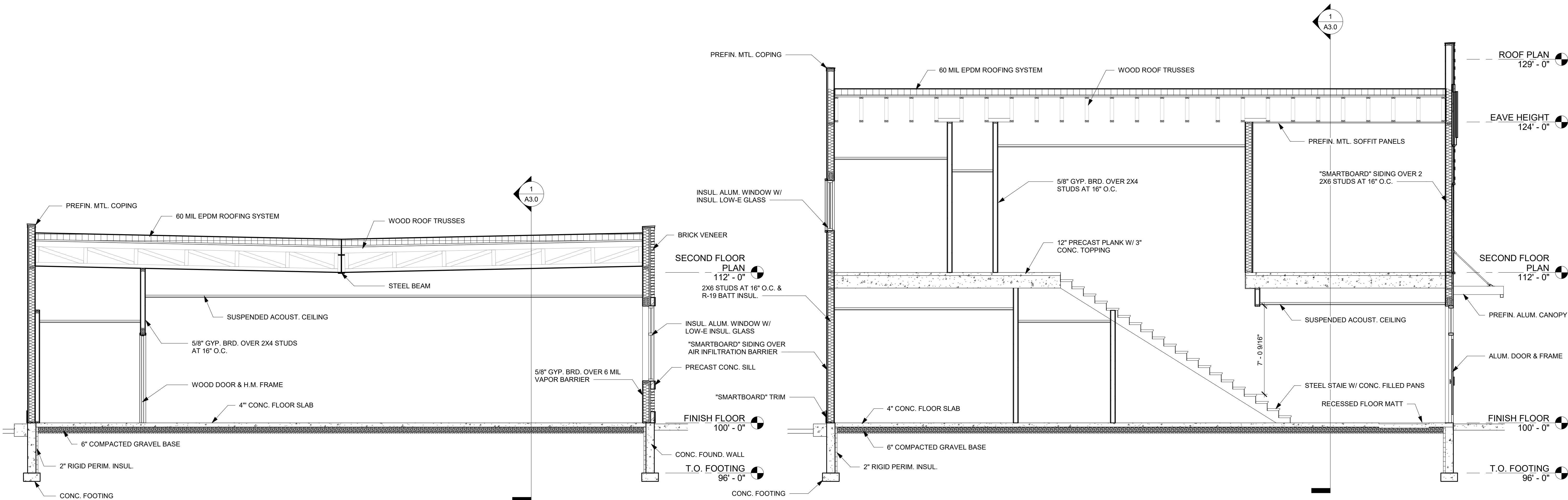
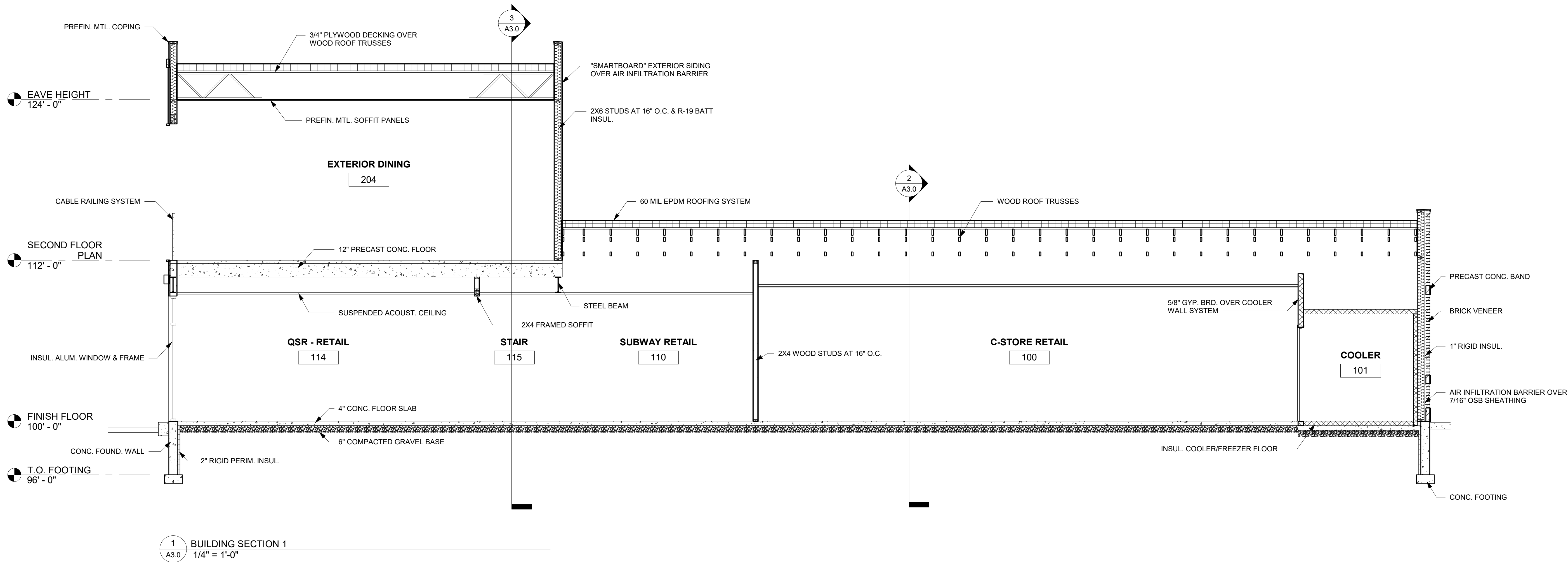
REVISIONS:

ISSUED FOR: CHECKED DATE:
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☐ BID SET
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☐ CHECKSET
☐ CONSTRUCTION

BUILDING SECTIONS

A3.0



2 BUILDING SECTION 2
A3.0 1/4" = 1'-0"

3 BUILDING SECTION 3
A3.0 1/4" = 1'-0"

DOOR HARWARE KEY	
MARK	HARWARE
1	ENTRY LEVERSET
2	PASSAGE LEVERSET
3	STORAGE LEVERSET
4	PRIVACY LEVERSET
5	EXIT ONLY LOCK
6	CLOSER
7	WALL STOP
8	OVERHEAD STOP
9	FLOOR STOP
10	WEATHER STRIPPING
11	KICK PLATE
12	PUSH - PULL HANDLES
13	PANIC HARDWARE
14	SECURITY ENTRY KEY PAD
15	CYLINDER LOCK
16	LATCH GUARD
17	OFFICE LEVERSET

DOOR SCHEDULE										
Door				Frame		Hardware	Fire Rating	Comments		
Number	Width	Height	Type	Window	Type					
100A	3' - 0"	7' - 0"	B		2	15,12,10,6				
100B	3' - 0"	7' - 0"	A		1	11,10,6,1				
100E	2' - 4"	7' - 0"	COOLER DOOR			-				
100F	2' - 4"	7' - 0"	COOLER DOOR			-				
100G	2' - 4"	7' - 0"	COOLER DOOR			-				
100H	2' - 4"	7' - 0"	COOLER DOOR			-				
100I	2' - 4"	7' - 0"	COOLER DOOR			-				
100J	2' - 4"	7' - 0"	COOLER DOOR			-				
100K	2' - 4"	7' - 0"	COOLER DOOR			-				
100L	2' - 4"	7' - 0"	COOLER DOOR			-				
100M	2' - 4"	7' - 0"	COOLER DOOR			-				
100N	2' - 4"	7' - 0"	COOLER DOOR			-				
100O	2' - 4"	7' - 0"	COOLER DOOR			-				
100P	2' - 10"	7' - 0"	COOLER DOOR			-				
100Q	2' - 10"	7' - 0"	COOLER DOOR			-				
100R	2' - 4"	7' - 0"	COOLER DOOR			-				
100S	2' - 10"	7' - 0"	COOLER DOOR			-				
100U	2' - 4"	7' - 0"	COOLER DOOR			-				
100V	2' - 4"	7' - 0"	COOLER DOOR			-				
100W	2' - 4"	7' - 0"	COOLER DOOR			-				
100Y	2' - 4"	7' - 0"	COOLER DOOR			-				
100Z	2' - 4"	7' - 0"	COOLER DOOR			-				
105	3' - 0"	7' - 0"	D	-	1	-				
108A	3' - 0"	7' - 0"	A	-	1	11,10,6,1				
108B	3' - 0"	7' - 0"	D	W2	1	11,6,3				
110	3' - 0"	7' - 0"	B	W3	2	15,12,10,6				
112A	3' - 0"	7' - 0"	A	-	1	11,10,6,1				
112B	3' - 0"	7' - 0"	D	W2	1	11,6,3				
113	3' - 0"	7' - 0"	COOLER DOOR	-						
116	3' - 0"	7' - 0"	D	-	1	12,11,6				
117	2' - 10"	7' - 0"	D	-	1	12,11,6				
201	3' - 0"	7' - 0"	D	-	1	17,7				
202	3' - 0"	7' - 0"	D	-	1	17,7				
203A	3' - 0"	7' - 0"	B	W3	2	15,12,10,6				
203B	9' - 0"	9' - 4"	F	W3	4	OHD				
204A	8' - 0"	9' - 4"	F	W3	4	OHD				
204B	8' - 0"	9' - 4"	F	W3	4	OHD				
205	2' - 8"	7' - 0"	D	-	1	3,8				

DOOR FINISH SCHEDULE KEY							
DOOR FINISH		FRAME TYPE		WINDOW		FIRE RATING	
KEY	DESCRIPTION	KEY	DESCRIPTION	KEY	DESCRIPTION	KEY	DESCRIPTION
A	HOLLOW METAL	1	HOLLOW METAL	W-1	6' x 36"	F-1	20- MINUTES
B	WIDE STILE ALUM. FULL GLASS	2	ALUMINUM	W-2	22" x 36"	F-2	60- MINUTES
C	FIBERGLASS	3	FIBERGLASS	W-3	FULL VIEW	F-3	90- MINUTES
D	SOLID WOOD CORE	4	STEEL			F-4	3 OR 4-HOUR
E	COOLER/FREEZER						
F	INSUL. GLASS OVERHEAD DR.						

ROOM SCHEDULE											
~	Room Name	Floor Finish	Base Finish	Wall Finish				Sheetrock Height	Ceiling		Comments
				North	East	South	West		Finish	Height	
100	C-STORE RETAIL	F4	B4	W1	W1	W1	W1	10'-0" 10'-0"	C5	9' - 0"	
101	CASHIER	F4	B4	W1	W1	-	-	10'-0"	C5	9' - 0"	
101	COOLER	F3	B3	W9	W9	W9	W9	10'-0"	C8	8' - 0"	
102	BEER CAVE	F3	B3	W9	W9	W9	W9	10'-0"	C8	8' - 0"	
102A	BEER CAVE	F3	B3	W9	W9	W9	W9	10'-0"	C8	8' - 0"	
102B	FREEZER	F3	B3	W9	W9	W9	W9	10'-0"	C8	8' - 0"	
103	COOLER	F3	B3	W9	W9	W9	W9	10'-0"	C8	8' - 0"	
104	MEN	F4	B4	W1	W1	W5	W1	10'-0"	C4	9' - 0"	
105	WOMEN	F4	B4	W1	W1	W5	W1	10'-0"	C4	9' - 0"	
105	OFFICE	F5	B1	W1	W1	W1	W1	10'-0"	C5	9' - 0"	
106	CASHIER	F4	B4	W1	W1	W1	W1	10'-0"	C5	9' - 0"	
107	PREP/SERVICE	F3	B3	W1	-	-	W1	10'-0"	C5	9' - 0"	
108	STORAGE	F6	B1	W1	W1	W1	W1	10'-0"	C4	9' - 0"	
109	JAN.	F3	B3	W1	W1	W1/W7	W1/W7	10'-0"	C4	9' - 0"	RFP TO 4'-0" O.F.F.
109	MECH.	F6	B1	W1	W1	W1	W1	10'-0"	C7	10' - 0"	
110	SUBWAY RETAIL	F4	B4	W1	W1	W1	W1	10'-0"	C5	9' - 0"	
110	OFFICE	F1	B1	W1	W1	W1	W1	10'-0"	C5	9' - 0"	
111	SERVICE	F4	B4	-	-	W1	W1	10'-0"	C5	9' - 0"	
112	PREP/STOR.	F3	B3	W1	W1	W1	W1	10'-0"	C4	9' - 0"	
113	COOLER	F3	B3	W9	W9	W9	W9	10'-0"	C8	8' - 0"	
114	QSR - RETAIL	F4	B4	W1	W1	W1	W1	10'-0"	C5	9' - 0"	
115	STAIR	F10	B1	W1	W1	W1	W1	10'-0"	C5		
116	MEN	F4	B4	W1	W1	W5	W1	10'-0"	C4	9' - 0"	
117	WOMEN	F4	B4	W1	W1	W5	W1	10'-0"	C4	9' - 0"	
201	OFFICE	F1	B1	W1	W1	W1	W1	10'-0"	C5	9' - 0"	
202	OFFICE	F1	B1	W1	W1	W1	W1	10'-0"	C5	9' - 0"	
203	INTERIOR DINING	F6	-	W1	W1	W1	W1	10'-0"	C5	9' - 0"	
204	EXTERIOR DINING	F6	-	W10	W10	W10	W10	-		9' - 0"	
205	JAN.	F5	B1	W1	W1	W1	W1	10'-0"	C4	8' - 0"	
207	MEN	F4	B4	W1	W1	W5	W1	10'-0"	C4	9' - 0"	
208	WOMEN	F4	B4	W1	W1	W5	W1	10'-0"	C4	9' - 0"	

ROOM FINISH SCHEDULE KEY							
FLOORING		WALLS		CEILING		WALL BASE	
KEY	DESCRIPTION	KEY	DESCRIPTION	KEY	DESCRIPTION	KEY	DESCRIPTION
F-1	CARPET	W-1	PAINTED DRYWALL - LIGHT SKIP TROWEL	C-1	PAINTED DRYWALL - LIGHT SKIP TROWEL	B-1	4" VINYL
F-2	CARPET TILE	W-2	PAINTED PLASTER	C-2	PAINTED PLASTER	B-2	6" VINYL
F-3	QUARRY TILE	W-3	WALL COVERING (VINYL WALL COVERING)	C-3	2'x2' USG VINYL COVERED SHEETROCK	B-3	QUARRY TILE
F-4	CERAMIC TILE	W-4	PAINTED BLOCK	C-4	2'x4' USG VINYL COVERED SHEETROCK	B-4	CERAMIC
F-5	V.C. TILE	W-5	CERAMIC TILE (4x4)	C-5	2x2 STANDARD REVEALED EDGE	B-5	CARPET
F-6	EXPOSED CONCRETE	W-6	WOOD WAINSCOT	C-6	2x4 STANDARD REVEALED EDGE		
F-7	CERAMIC TILE UPGRADE	W-7	SMOOTH FRP ON 1/2" GYPSUM	C-7	EXPOSED STRUCTURE		
F-8	COMMERCIAL SHEET VINYL	W-8	EXPOSED STRUCTURE	C-8	FREEZER/COOLER		
F-9	LVT / VINYL PLANK	W-9	FREEZER/COOLER				
F-10	RUBBER TREADS AND BACKSPLASH	W-10	*SMARTBOARD* SIDING				

BAYLAND

BAYLAND BUILDINGS

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www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDINGFOR:

20-1308

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DRAWN BY: WAA

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ROOM / DOOR SCHEDULES

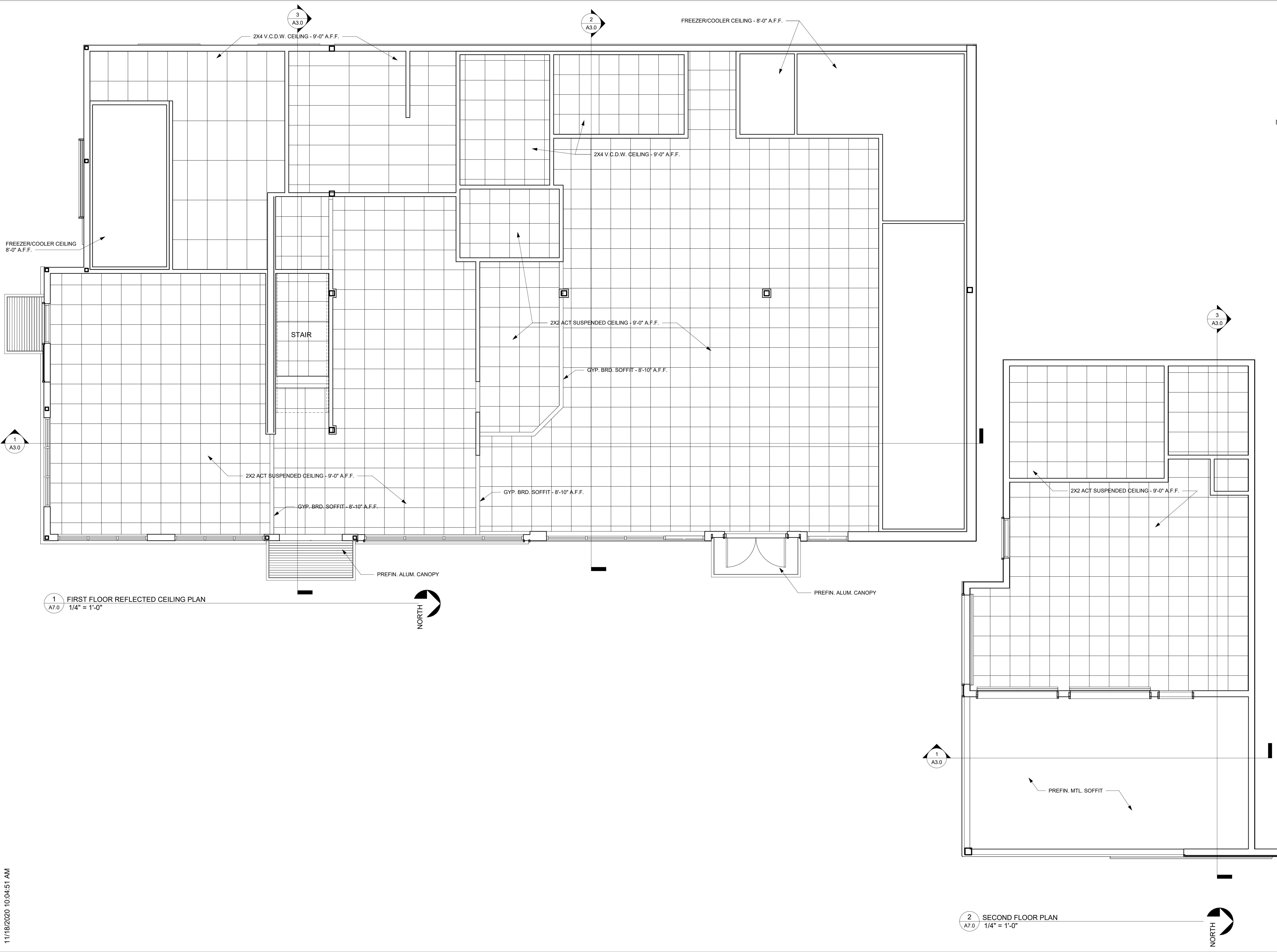
A6.0

APPROVED

OWNERS SIGNATURE DATE

SALES REPRESENTATIVE DATE

(APPROVAL NOT VALID w/o SIGNATURE)



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LAKE GENEVA, WISCONSIN; COUNTY OF:
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EXECUTIVE: JEFF SABEL

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REFLECTED CEILING PLANS

A7.0



PROPOSED BUILDING FOR:

20-1308

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COUNTY OF: WALWORTH

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JOB NUMBER: 20-1308 (POB: 20.088)

PROJECT
EXECUTIVE: JEFF SABEL

DRAWN BY: GMC
DATE: 11-13-20

REVISIONS:

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BY:

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TITLE SHEET & INDEX MAP

C0.0

GENERAL NOTES

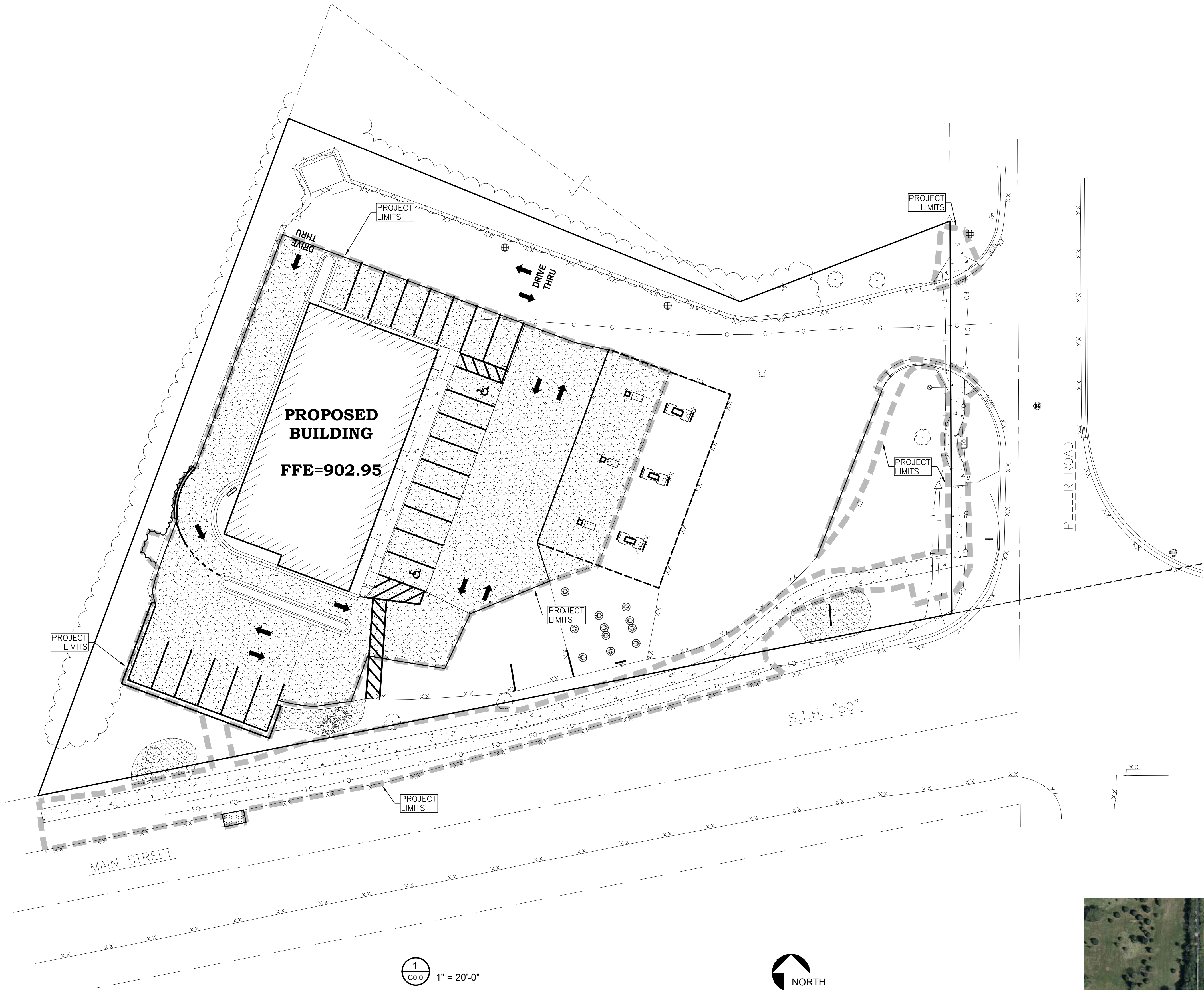
- 1) PROPERTY ADDRESS: 300 PELLER ROAD, LAKE GENEVA WI 53147
2) PROPERTY ZONING: PB - PLANNED BUSINESS
3) LOT SIZE: 1.16 ACRES, 50,495 SQ. FT.
4) EXISTING USE IS TO REMAIN, EXISTING UTILITIES ARE TO REMAIN AND
NEW BUILDING WILL RECONNECT CURRENT LATERALS AND SERVICES
5) APPROX. SITE AREAS:
GREEN SPACE: 12,933 SQ. FT., IMPERVIOUS 32,953 SQ. FT., BUILDING 4,609 SQ. FT.
6) EXISTING MATURE LANDSCAPING IS TO REMAIN WITH MINIMAL MODIFICATIONS
ADDITION OF A LANDSCAPE MEDIAN BETWEEN DRIVE-UP WINDOW AND STREET.
7) EXISTING SIGNAGE IS TO REMAIN
8) EXISTING DUMPSTER LOCATION IS TO REMAIN WITH NEW STAINED 6'-0" HIGH
WOOD FENCE ENCLOSURE
9) EXISTING (NON-BUILDING/CANOPY) SITE LIGHTING IS TO REMAIN UNCHANGED
10) EXISTING SURFACE DRAINAGE WILL REMAIN UNCHANGED EXCEPT FOR AREA
SURROUNDING THE NEW BUILDING FOOTPRINT.
11) PARKING: 1 PER 3 SEATS (RESTURANT), 1 PER 300 SQ. FT. (RETAIL/OFFICE)
44 SEATS/3 = 15 SPACES, 3,868 SQ. FT. (RETAIL/OFFICE)/300 = 13 SPACES -
28 TOTAL REQUIRED, 27 PROVIDED

CONTACT INFORMATION

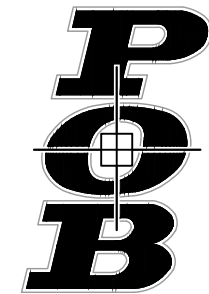
- 1) OWNER: DAVID SCHWARTZ
ADDRESS - PO BOX 183, LAKE GENEVA, WI 53018
PHONE - 262-248-2733
EMAIL - DSCHWARTZ@ROTEOIL.COM
2) ARCHITECT/CONTRACTOR: JEFF SABEL
ADDRESS - 3323 BAY RIDGE ROAD, ONEIDA, WI 54155
PHONE - 920-498-9300
EMAIL - JSABEL@BAYLANDBUILDINGS.COM
3) CIVIL ENGINEER: JAMES LUNDBERG, PE
POINT OF BEGINNING, INC.
ADDRESS - 4941 KIRSCHLING CT., STEVENS POINT, WI 54481
PHONE - 715-344-9999
EMAIL - JIML@POBINC.COM

CIVIL SHEET INDEX:

- C0.0 TITLE SHEET & INDEX MAP
C1.0 DEMOLITION PLAN
C2.0 LAYOUT PLAN
C2.1 TRUCK ACCESS PLAN
C2.2 FIRE TRUCK ACCESS PLAN
C2.3 FIRE TRUCK ACCESS PLAN
C3.0 GRADING PLAN
C4.0 EROSION CONTROL PLAN
C5.0 UTILITY PLAN
C6.0 DETAILS
C6.1 DETAILS
TOPO TOPOGRAPHIC SURVEY



LOCATION MAP
NO SCALE



Point of Beginning

GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
- INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION, IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
- BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
- COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING UTILITIES ON SITE PRIOR TO THE START OF WORK.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
- IF STRIPPED TOPSOIL IS STOCKPILED ON SITE, SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT SEDIMENT TRANSPORT.
- PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
- MAINTAIN TRAFFIC CIRCULATION TO ALL RETAIL AND COMMERCIAL BUILDINGS SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH SAID BUSINESSES.

KEYNOTES:

- | | |
|---|--|
| 1. SAWCUT EXISTING CONCRETE CURBING | 19. MAINTAIN EXISTING LIGHT POLE |
| 2. REMOVE EXISTING CONCRETE CURBING | 20. REMOVE EXISTING LIGHT POLE & CONCRETE BASE. SALVAGE LIGHT POLE. (COORDINATE WITH ELECTRIC COMPANY) |
| 3. SAWCUT EXISTING BITUMINOUS PAVEMENT | 21. REMOVAL/RELOCATION OF ELECTRICAL TRANSFORMER (COORDINATE WITH ELECTRIC COMPANY) |
| 4. REMOVE EXISTING CONCRETE WALK | 22. MAINTAIN EXISTING ELECTRICAL LINE |
| 5. REMOVE EXISTING CONCRETE PAD | 23. REMOVE EXISTING ELECTRICAL LINE |
| 6. REMOVE EXISTING BOLLARDS | 24. REMOVE ELECTRICAL METER |
| 7. REMOVE EXISTING RETAINING WALL | 25. REMOVE EXISTING VACUUM AND CONCRETE BASE |
| 8. MAINTAIN EXISTING RETAINING WALL | 26. REMOVE EXISTING SIGN AND CONCRETE BASE |
| 9. REMOVE EXISTING CLEANOUT | 27. REMOVE EXISTING CONCRETE BASE |
| 10. REMOVE EXISTING VENT PIPE | 28. REMOVE EXISTING TELEPHONE LINE |
| 11. MAINTAIN EXISTING TREE/VEGETATION/ LANDSCAPING | 29. MAINTAIN EXISTING TELEPHONE LINE |
| 12. CLEAR & GRUB EXISTING TREE | 30. MAINTAIN EXISTING GAS LINE |
| 13. REMOVE EXISTING LANDSCAPING/ VEGETATION | 31. REMOVE EXISTING GAS LINE (COORDINATE WITH GAS COMPANY) |
| 14. MAINTAIN EXISTING STORM SEWER | 32. REMOVE EXISTING GAS METER (COORDINATE WITH GAS COMPANY) |
| 15. REMOVE EXISTING CANOPY | 33. REMOVE & SALVAGE SIGN (COORDINATE WITH CITY) |
| 16. MAINTAIN EXISTING GAS PUMPS (INCL. CONCRETE BASE & GUARD RAILS) | |
| 17. MAINTAIN EXISTING PUMP PAD | |
| 18. REMOVE EXISTING BUILDING | |

DEMOLITION HATCH PATTERNS:

BITUMINOUS REMOVAL	
CONCRETE REMOVAL	
BUILDING REMOVAL	
CLEAR AND GRUB EXISTING WOODED AREA	

PROPOSED BUILDINGFOR:

20-1308

LAKE GENEVA, WISCONSIN;
COUNTY OF: WALWORTH

SCALE VERIFICATION

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ADJUST SCALE ACCORDINGLY

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COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 20-1308 (POB: 20.088)

PROJECT
EXECUTIVE: JEFF SABEL

DRAWN BY: GMC

DATE: 11-13-20

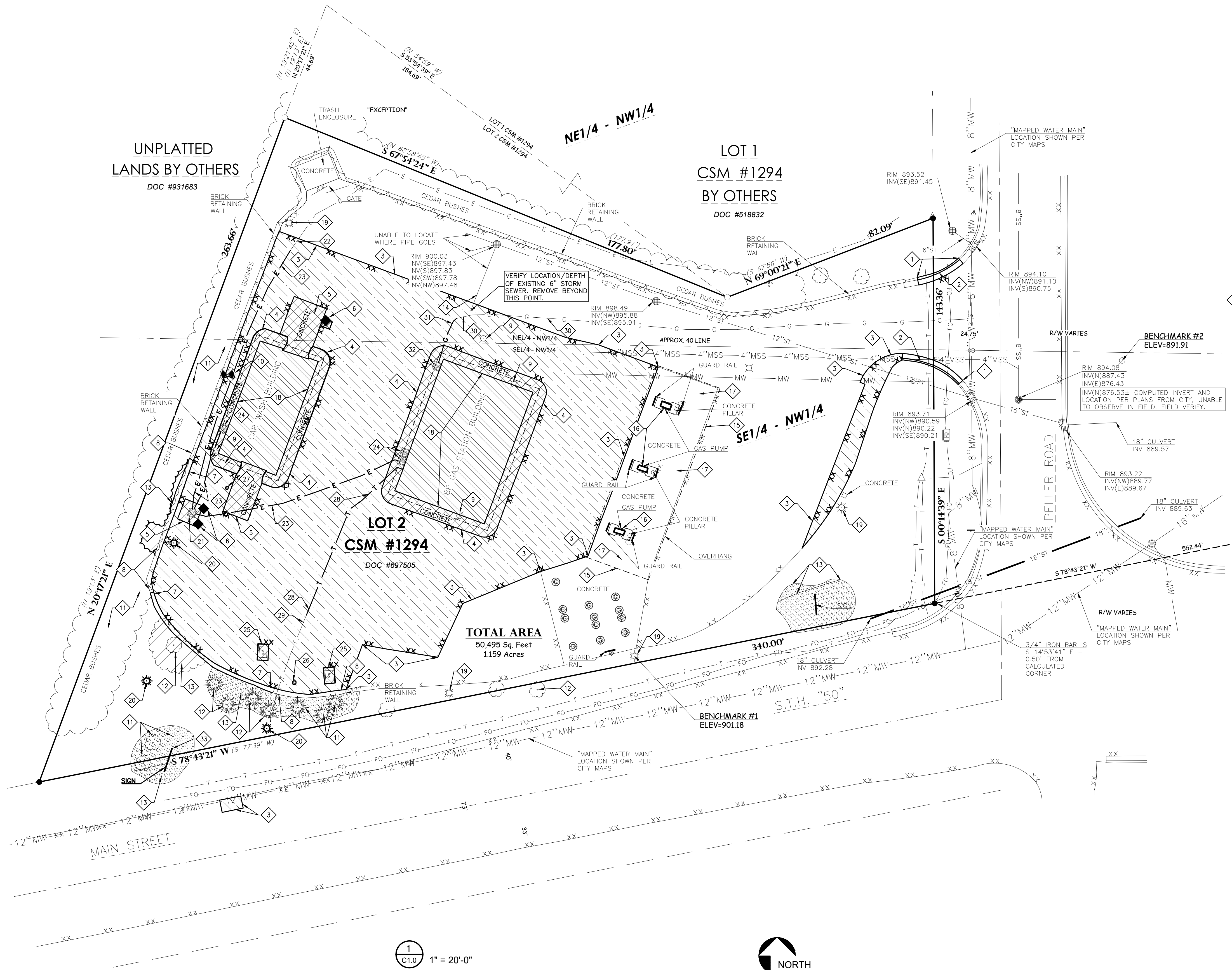
REVISIONS:

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BY:

- ☐ PRELIMINARY
☐ BID SET
☒ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

DEMOLITION PLAN

C1.0



BENCH MARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCH-MARK #1
CHISELED SQUARE ON NORTH SIDE OF LIGHT POLE BASE
LOCATED ON THE NORTH SIDE OF MAIN STREET (S.T.H. "50"),
LOCATED APPROXIMATELY 140 FEET SOUTHWEST
FROM THE INTERSECTION OF MAIN STREET AND PELLER
ROAD.
ELEVATION = 901.18

BENCH-MARK #2
60d SPIKE ON SOUTHWEST SIDE OF POWER POLE
LOCATED IN THE NORTHEAST QUADRANT OF THE
INTERSECTION OF MAIN STREET (S.T.H. "50") AND
PELLER ROAD.
ELEVATION = 891.91

UTILITY DISCLAIMER:

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Point of Beginning

GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
- PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
- COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
- PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
- SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.
- ALL CONCRETE SAWCUTS SHALL BE AT AN EXISTING JOINT.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

- THICKENED EDGE WALK
- THICKENED EDGE WHEEL STOP AT BUILDING
- END THICKENED EDGE WALK
- 30" CONCRETE CURB & GUTTER
- 24" THICKENED CURB & GUTTER
- 24" THICKENED CURB WITH REJECT GUTTER
- STANDARD GUTTER TO REJECT GUTTER TRANSITION AREA
- 18" CONCRETE CURB & GUTTER
- 18" CONCRETE CURB WITH REJECT GUTTER
- 6" CURB TAPER SECTION
- PARKING LOT STRIPING
- DIRECTIONAL ARROW
- HANDICAP RAMP (TO BUILDING)
- HANDICAP PARKING STALL
- HANDICAP PARKING SIGN
- ADA ACCESS ROUTE
- 5' SIDEWALK
- INSTALL SALVAGED TRANSFORMER (SEE STRUCTURAL PLANS FOR CONCRETE PAD & RETAINING WALL REQUIREMENTS)
- SALVAGED LIGHT POLE ON NEW CONCRETE BASE. (COORDINATE WITH ELECTRIC COMPANY)
- EXISTING TREE TO REMAIN
- PROPOSED BLOCK RETAINING WALL (MATCH EXISTING SIZE/COLOR)
- DOWEL CURBING TO EXISTING CURB WITH 2-#5 AT 18" O/C. EMBEDDED 6" TYP.
- SEED/FERTILIZE DISTURBED GREEN AREA
- MENU/ORDER BOARD (BY OWNER)
- PROPOSED 14' CANOPY (SEE ARCHITECTURAL PLANS)
- PROPOSED GAS PUMP LOCATION (SEE ARCHITECTURAL PLANS)
- SIDEWALK HANDICAP RAMP
- PROPANE STORAGE (CONFIRM SIZE & LOCATION W/ OWNER)
- FIREWOOD STORAGE RACK (CONFIRM SIZE & LOCATION W/ OWNER)

PAVEMENT HATCH PATTERNS:

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED REINFORCED CONCRETE PAVEMENT

PROPOSED BUILDINGFOR:

20-1308

LAKE GENEVA, WISCONSIN;
COUNTY OF: WALWORTH

SCALE VERIFICATION

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PROJECT EXECUTIVE: JEFF SABEL

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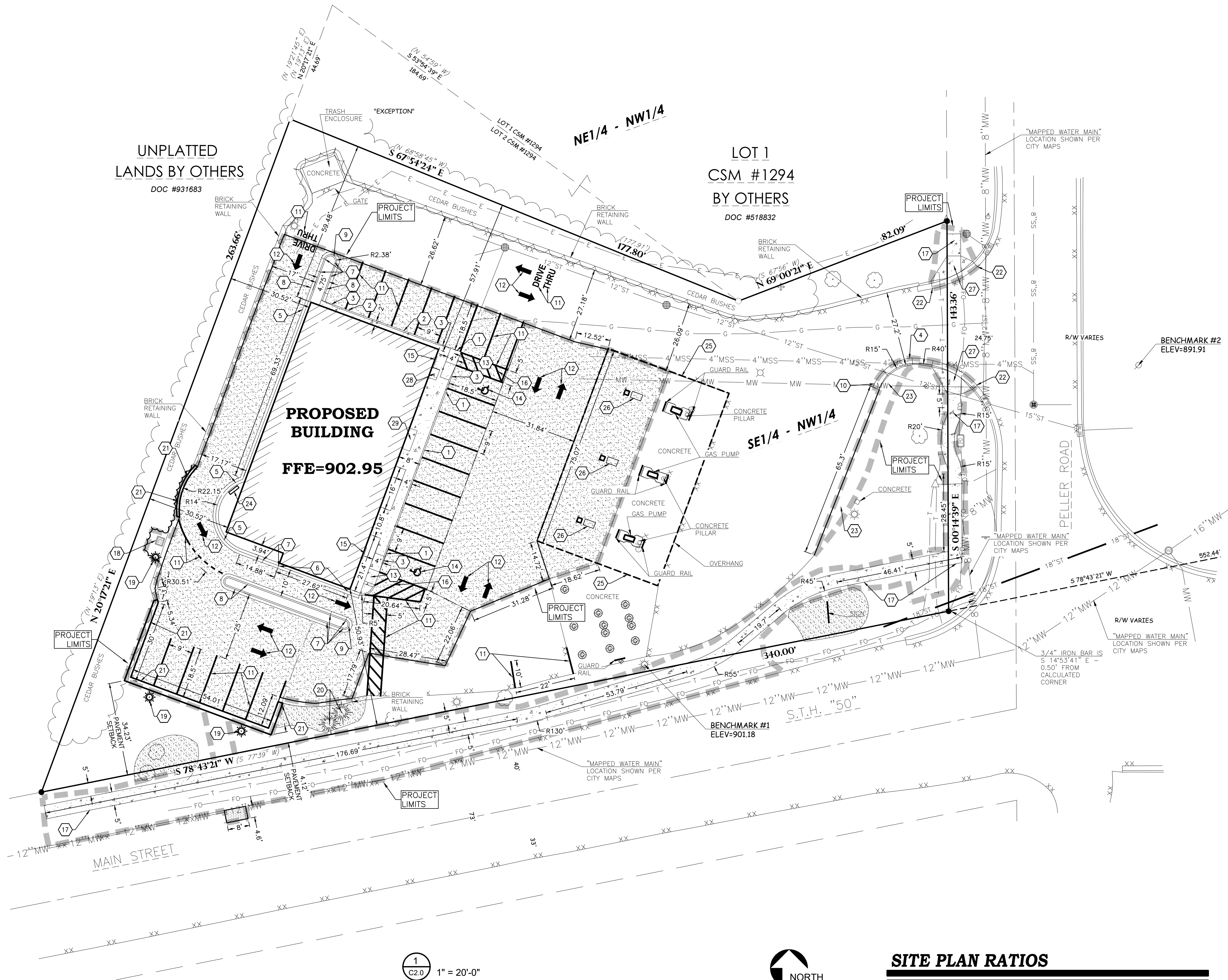
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LAYOUT PLAN

C2.0



BENCH MARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCH-MARK #1
CHISELED SQUARE ON NORTH SIDE OF LIGHT POLE BASE LOCATED ON THE NORTH SIDE OF MAIN STREET (S.T.H. "50"), LOCATED APPROXIMATELY 140 FEET SOUTHWEST FROM THE INTERSECTION OF MAIN STREET AND PELLER ROAD. ELEVATION = 901.18

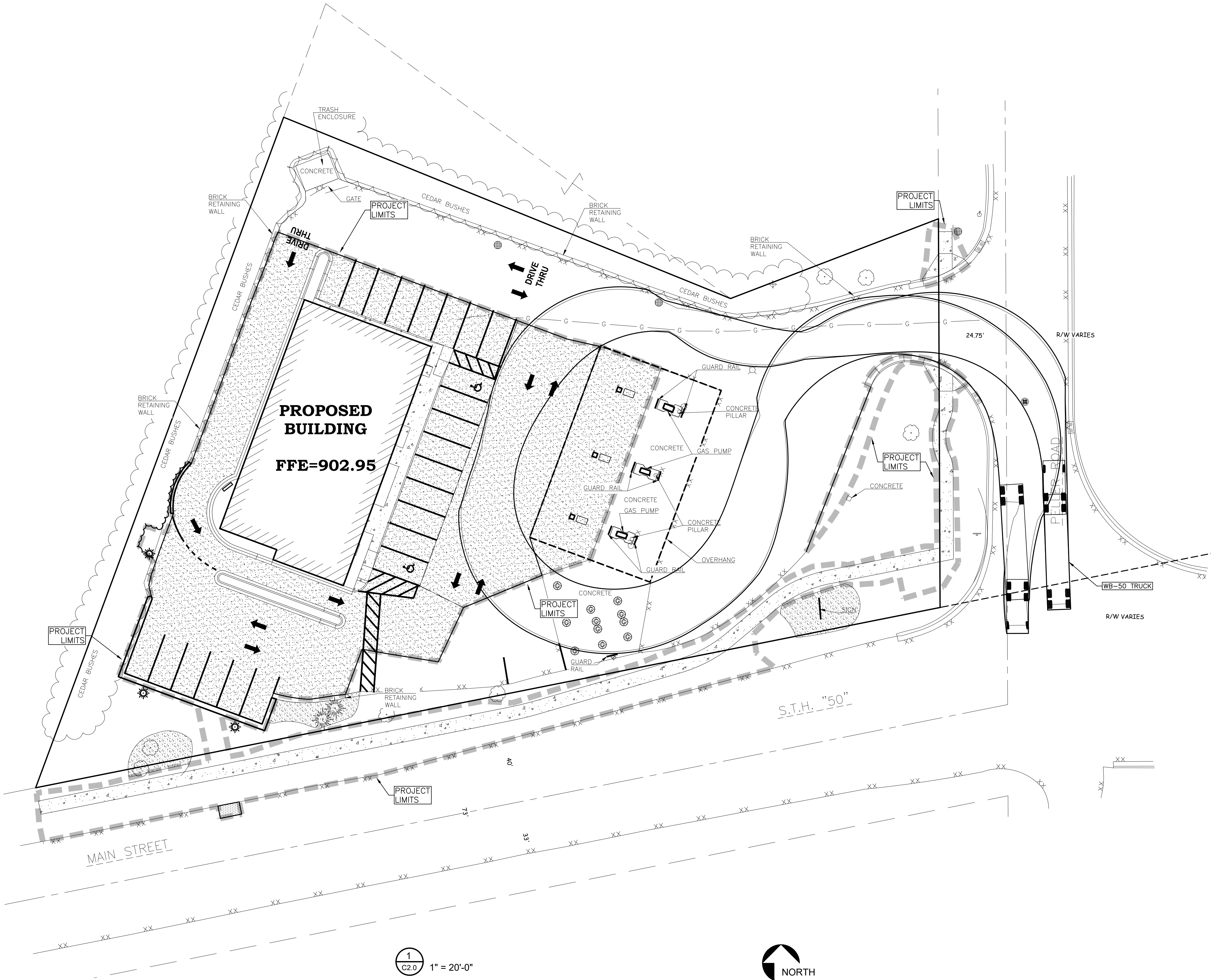
BENCH-MARK #2
608 SPIKE ON SOUTHWEST SIDE OF POWER POLE LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF MAIN STREET (S.T.H. "50") AND PELLER ROAD. ELEVATION = 891.91

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SITE PLAN RATIOS

	EXISTING		PROPOSED	
	TOTAL AREA	% OF LOT AREA	TOTAL AREA	% OF LOT AREA
TOTAL AREA OF BUILDING	2,878 SQ. FT.	5.7%	4,609 SQ. FT.	9.1%
TOTAL AREA OF BITUMINOUS PAVEMENT	28,788 SQ. FT.	57.0%	25,790 SQ. FT.	49.1%
TOTAL AREA OF CONCRETE	5,836 SQ. FT.	11.6%	7,163 SQ. FT.	16.2%
TOTAL AREA OF GREEN SPACE	12,993 SQ. FT.	25.7%	12,933 SQ. FT.	25.6%
TOTAL AREA OF DISTURBANCE	21,790 SQ. FT.	0.500 ac.		
NEW PAVEMENT AVERAGE SETBACK	(34.23 + 4.12)/2 = 19.18'			



BENCH MARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
CHISELED SQUARE ON NORTH SIDE OF LIGHT POLE BASE
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ELEVATION = 901.18

BENCHMARK #2
600 SPIKE ON SOUTHWEST SIDE OF POWER POLE
LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF MAIN STREET (S.T.H. "50") AND PELLER ROAD.
ELEVATION = 891.91

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GENERAL NOTES:

1. WB-50 TRUCK/TRAILER USED FOR ACCESS PATH DIAGRAM.
2. SEE SHEET C2.0 FOR OTHER SITE LAYOUT GENERAL NOTES.

BAYLAND

BUILDINGS, INC.

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR



PROPOSED BUILDINGFOR:

20-1308

LAKE GENEVA, WISCONSIN;
COUNTY OF: WALWORTH

SCALE VERIFICATION

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PROJECT
EXECUTIVE: JEFF SABEL

DRAWN BY: GMC

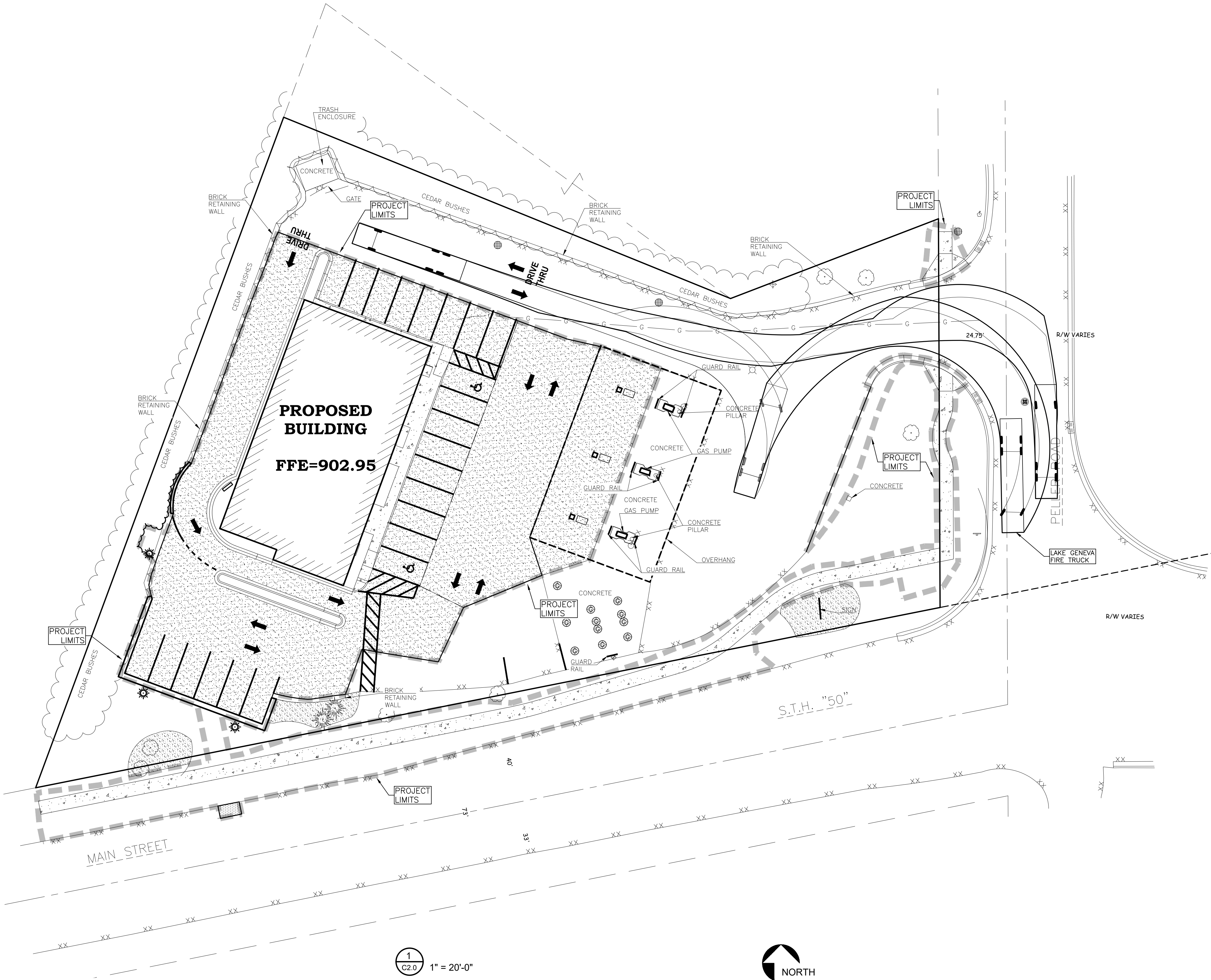
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☐ CONSTRUCTION		

TRUCK ACCESS PLAN

C2.1



BENCH MARK:

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CHISELED SQUARE ON NORTH SIDE OF LIGHT POLE BASE
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ELEVATION = 901.18

BENCHMARK #2
600 SPIKE ON SOUTHWEST SIDE OF POWER POLE
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GENERAL NOTES:

1. 42' LAKE GENEVA FIRE TRUCK USED FOR ACCESS PATH DIAGRAM.
2. SEE SHEET C2.0 FOR OTHER SITE LAYOUT GENERAL NOTES.

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DESIGN & BUILD GENERAL CONTRACTOR



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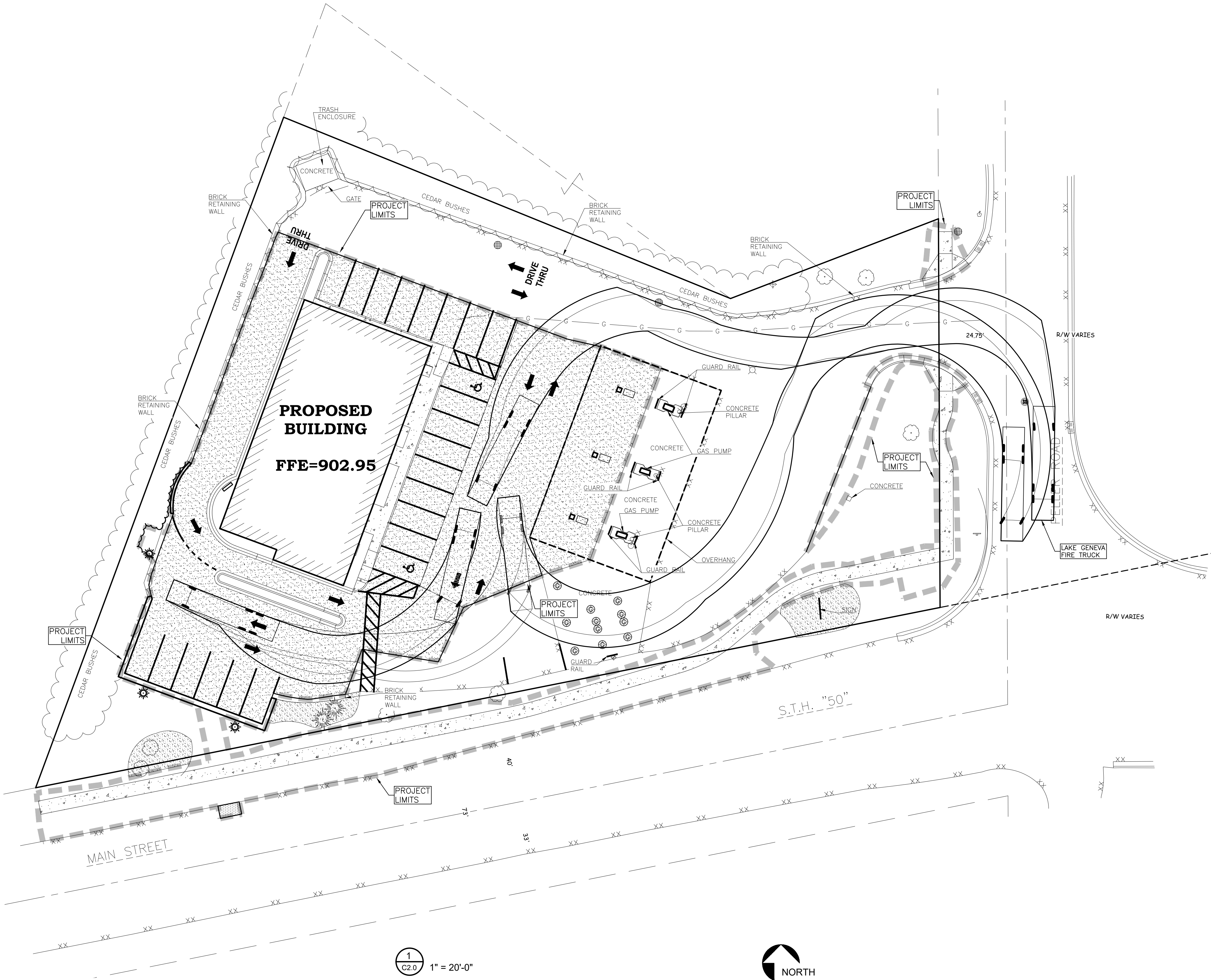
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☐ CHECKSET

☐ CONSTRUCTION

FIRE TRUCK ACCESS PLAN

C2.2



BENCH MARK:

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BENCHMARK #2
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Point of Beginning

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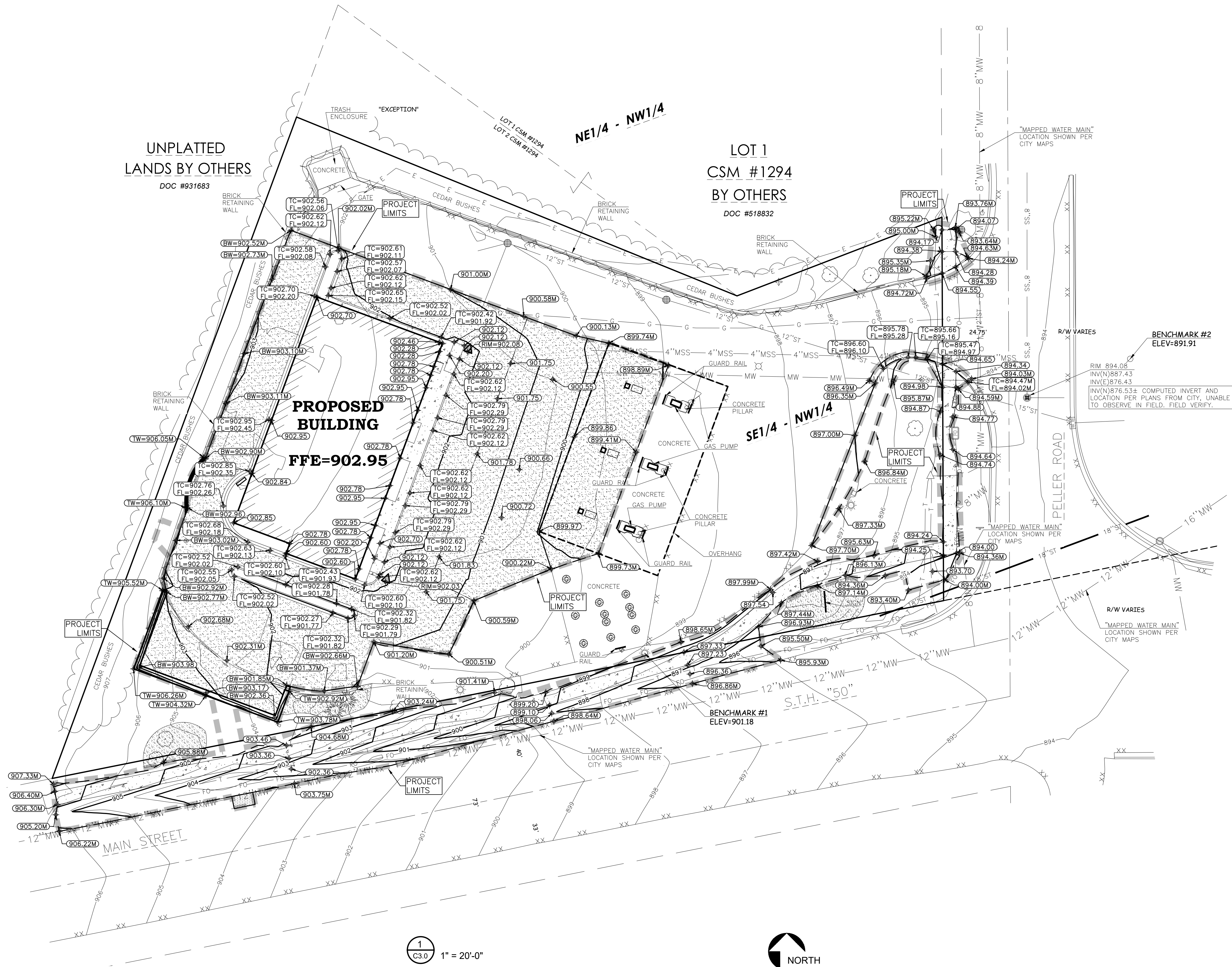
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FIRE TRUCK ACCESS PLAN

C2.3



BENCH MARK:

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ELEVATION = 901.18

BENCH-MARK #2
603 SPIKE ON SOUTHWEST SIDE OF POWER POLE LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF MAIN STREET (S.T.H. "50") AND PELLER ROAD.
ELEVATION = 891.91

UTILITY DISCLAIMER:

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GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 902.95 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
- GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
- SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
- EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
- THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
- THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
- GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

GRADING LEGEND:

EXISTING CONTOUR	712
PROPOSED CONTOUR	712
PROPOSED SPOT ELEVATION	892.28
PROPOSED RIM ELEVATION	RIM=893.58
PROPOSED TOP OF CURB ELEVATION	TC=893.58
PROPOSED FLOW LINE ELEVATION	FL=893.58
PROPOSED TOP OF WALL ELEVATION	TW=893.58
PROPOSED BOTTOM OF WALL ELEVATION	BW=893.58
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	892.05M
PROPOSED STORM SEWER CLEANOUT	

BAYLAND

BUILDINGS, INC.

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

POB

Point of Beginning

PROPOSED BUILDINGFOR:

20-1308

LAKE GENEVA, WISCONSIN;
COUNTY OF: WALWORTH

SCALE VERIFICATION

NOTICE OF COPYRIGHT
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JOB NUMBER: 20-1308 (POB: 20.088)

PROJECT
EXECUTIVE: JEFF SABEL

DRAWN BY: GMC

DATE: 11-13-20

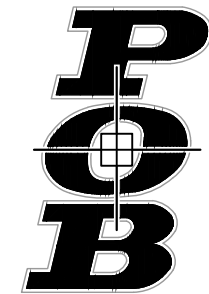
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

- ☐ PRELIMINARY
- ☐ BID SET
- ☒ DESIGN REVIEW
- ☐ CHECKSET
- ☐ CONSTRUCTION

GRADING PLAN

C3.0



Point of Beginning

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20-1308

LAKE GENEVA, WISCONSIN;
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ADJUST SCALE ACCORDINGLY

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EROSION CONTROL PLAN

C4.0

GENERAL NOTES:

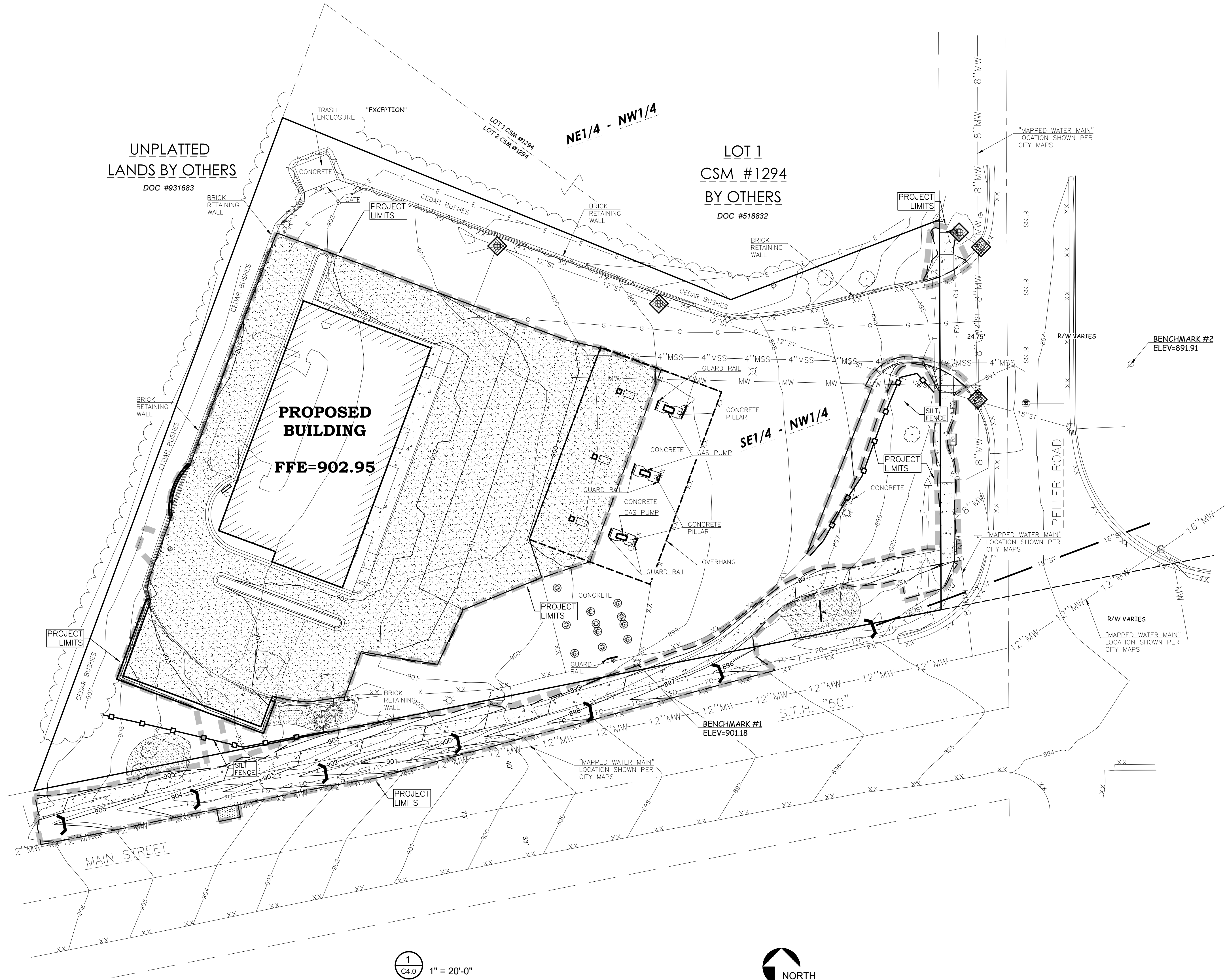
- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
- INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
- OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
- DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
- WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
- EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
- INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
- ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
- IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT PRACTICABLE.
- COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
- IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOWFALL OR GROUND FREEZE.
- SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
- THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL LEGEND:

- | | |
|---------------------------|-----------|
| EXISTING CONTOUR | 888 |
| PROPOSED CONTOUR | 888 |
| PROPOSED SILT FENCE | 2
C6.1 |
| PROPOSED INLET PROTECTION | 3
C6.1 |
| TEMPORARY DITCH CHECK | 6
C6.1 |

EROSION CONTROL SEQUENCING

- INSTALL PERIMETER EROSION CONTROL
- BEGIN DEMOLITION
- BEGIN ROUGH GRADING AND UTILITY INSTALLATION
- DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
- TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
- IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.



BENCH MARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
CHISELED SQUARE ON NORTH SIDE OF LIGHT POLE BASE
LOCATED ON THE NORTH SIDE OF MAIN STREET (S.T.H. "50"),
LOCATED APPROXIMATELY 140 FEET SOUTHWEST
FROM THE INTERSECTION OF MAIN STREET AND PELLER
ROAD.
ELEVATION = 901.18

BENCHMARK #2
603 SPIKE ON SOUTHWEST SIDE OF POWER POLE
LOCATED IN THE NORTHEAST QUADRANT OF THE
INTERSECTION OF MAIN STREET (S.T.H. "50") AND
PELLER ROAD.
ELEVATION = 891.91

UTILITY DISCLAIMER:

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Point of Beginning

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20-1308

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DRAWN BY: GMC

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- ☐ PRELIMINARY
☐ BID SET
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☐ CHECKSET
☐ CONSTRUCTION

UTILITY PLAN

C5.0

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
4. REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS TO VERIFY EXACT CONNECTION LOCATIONS AND SIZES OF PROPOSED SANITARY SEWER AND WATER LATERALS.
5. COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
6. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
7. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
8. THE PROPOSED WATER MAIN OR SERVICE SHALL HAVE A MINIMUM COVER OF 7'-6" TO THE TOP OF PIPE FROM PROPOSED FINISHED GRADE. SEE SHEET C3.0 FOR PROPOSED FINISHED GRADE.
9. THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY, AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS.
10. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
11. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES, IF NEEDED.
12. FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER SERVICE LATERALS, AT THE LOCATION OF THE PROPOSED SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS.
13. OPTIMUM SANITARY AND WATER SERVICE LATERAL CONNECTION POINTS TO BE DETERMINED DURING DEMOLITION OF EXISTING BUILDINGS. EXISTING 2" WATER SERVICE IS BELIEVED TO BE BRANCHED PER PREVIOUS USE. BRANCH SHALL BE LOCATED AND REMOVED DURING DEMOLITION AND A SINGLE 2" SERVICE LATERAL SHALL BE INSTALLED TO THE PROPOSED BUILDING. PREFERRED CONNECTION POINTS TO BE IN ACCORDANCE WITH LOCATION OF MECHANICAL ROOM ON ARCHITECTURAL PLANS. COORDINATE WITH BUILDING PLUMBER.

UTILITY LEGEND:

- PROPOSED STORM SEWER ——— X"ST ———
- PROPOSED WATER LINE ——— X"ST ———
- PROPOSED SANITARY SEWER ——— X"ST ———
- PROPOSED STORM SEWER CLEANOUT 1 C6.1
- PROPOSED ROOF DRAIN CONNECTION 4 C6.1
- PROPOSED WATER VALVE 7 C6.1

CLEANOUT SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
CO#1	RIM = 902.03 INV (N) = 899.21
CO#2	RIM = 902.08 INV (S) = 898.30 INV (N) = 898.30

NOTE:

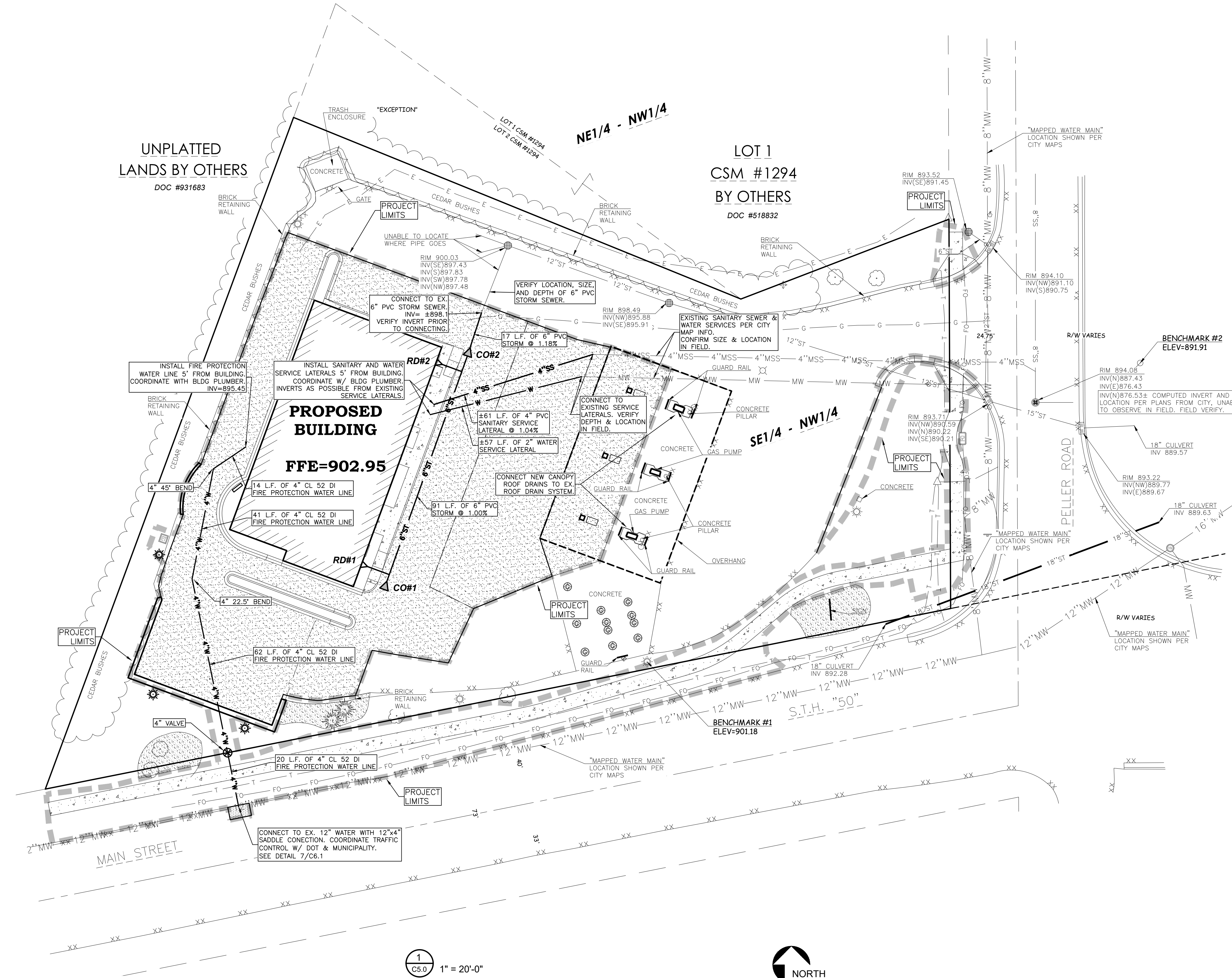
INVERT ELEVATIONS SHOWN AT
BEND/VERTICAL RISER

**ROOF DRAIN CONNECTION
SCHEDULE:**

RD#1	RIM = 902.78 INV = 899.24
RD#2	RIM = 902.50 INV = 899.48

NOTE:

INVERT ELEVATIONS SHOWN AT
BEND/VERTICAL RISER



BENCH MARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

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CHISELED SQUARE ON NORTH SIDE OF LIGHT POLE BASE
LOCATED ON THE NORTH SIDE OF MAIN STREET (S.T.H. "50"),
LOCATED APPROXIMATELY 140 FEET SOUTHWEST
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ELEVATION = 901.18

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60d SPIKE ON SOUTHWEST SIDE OF POWER POLE
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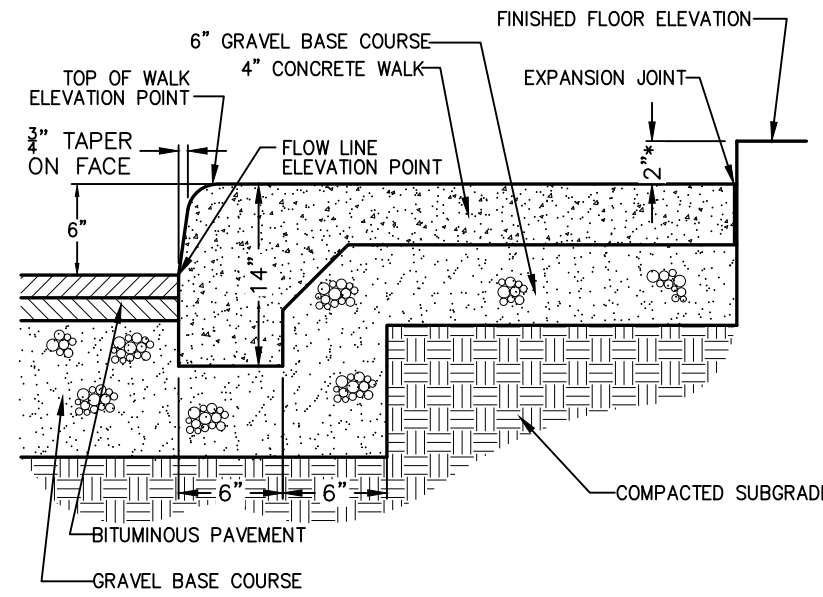
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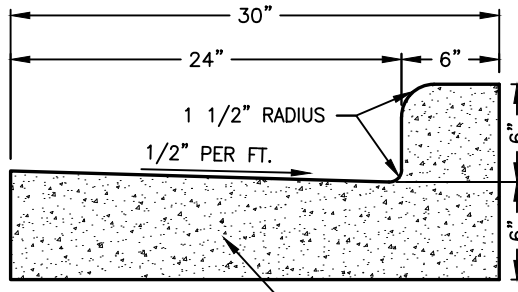
DETAILS

C6.0

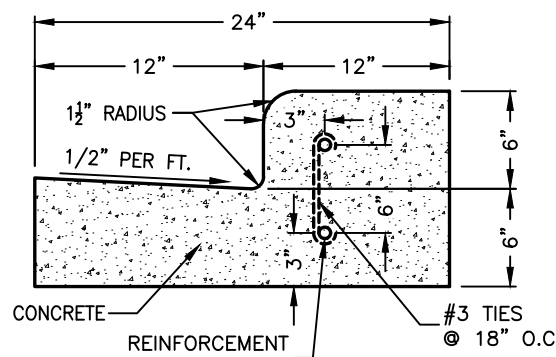


NOTE:
• SIDEWALK ELEVATION AT BUILDING SHALL
BE 2" BELOW FINISHED FLOOR ELEVATION
OR AS NOTED ON GRADING PLAN

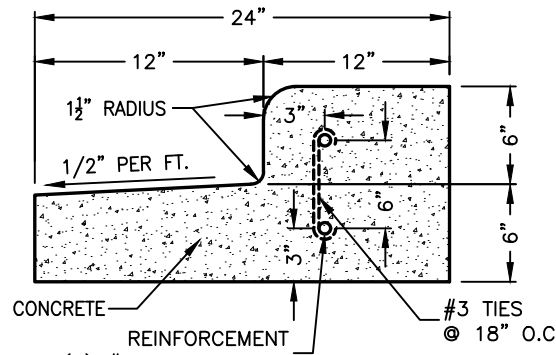
THICKENED EDGE WALK



30" CURB & GUTTER

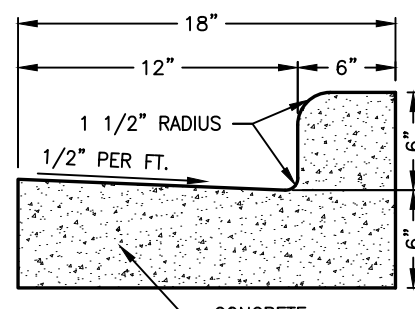


STANDARD GUTTER

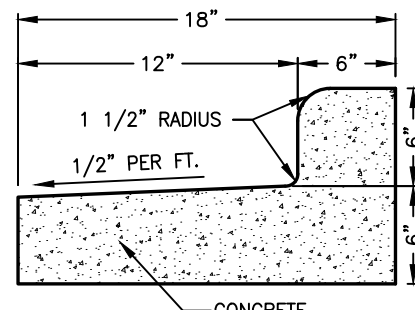


REJECT GUTTER

24" THICKENED CURB

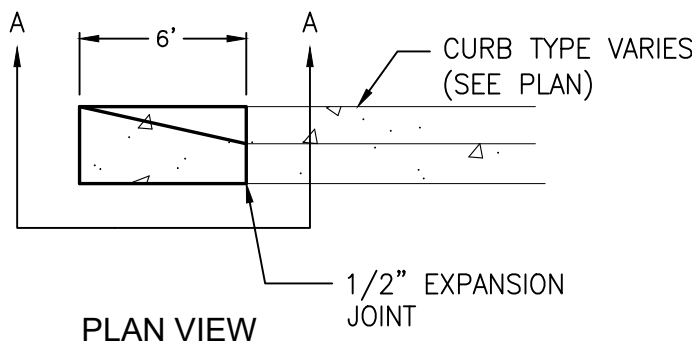


STANDAR GUTTER

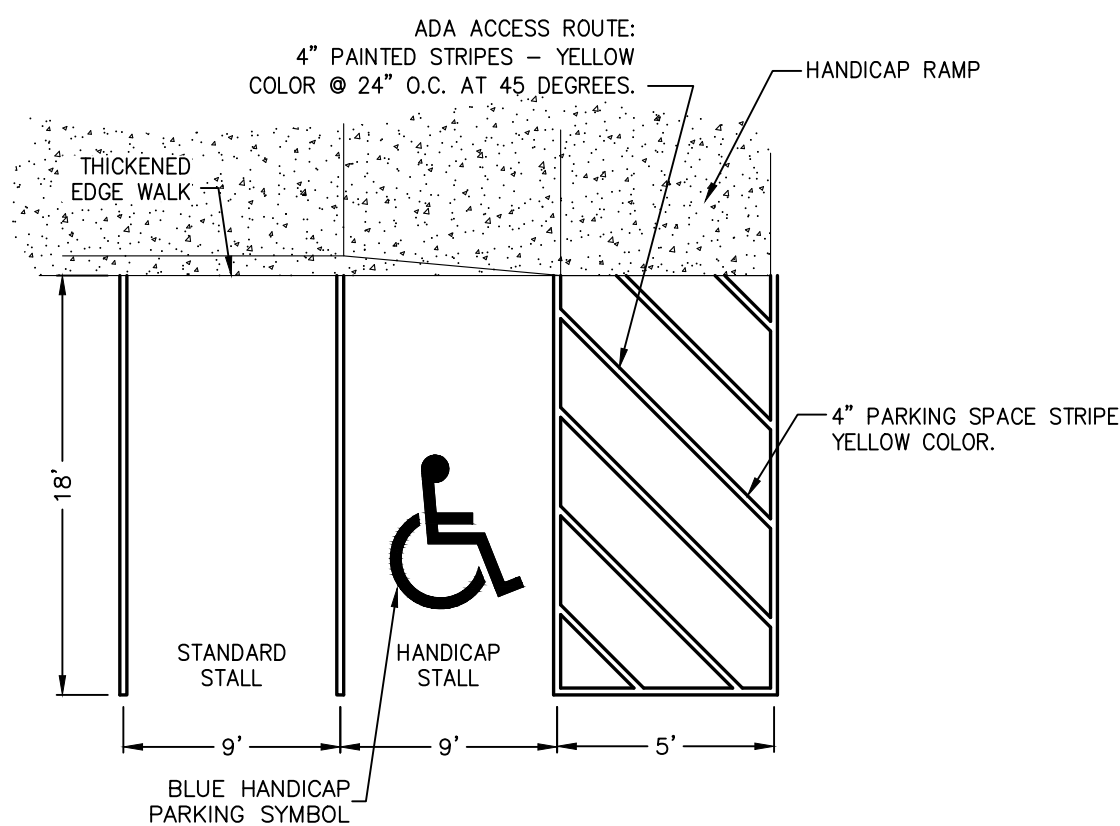


REJECT GUTTER

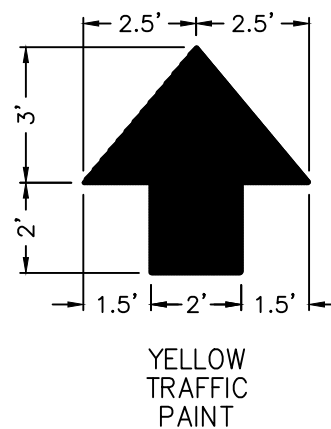
18" CONCRETE CURB & GUTTER



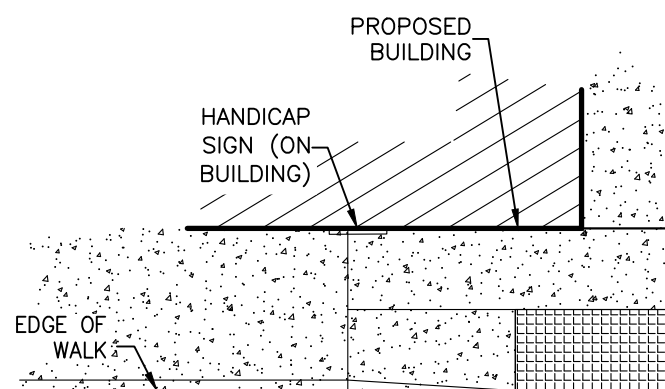
CURB TAPER



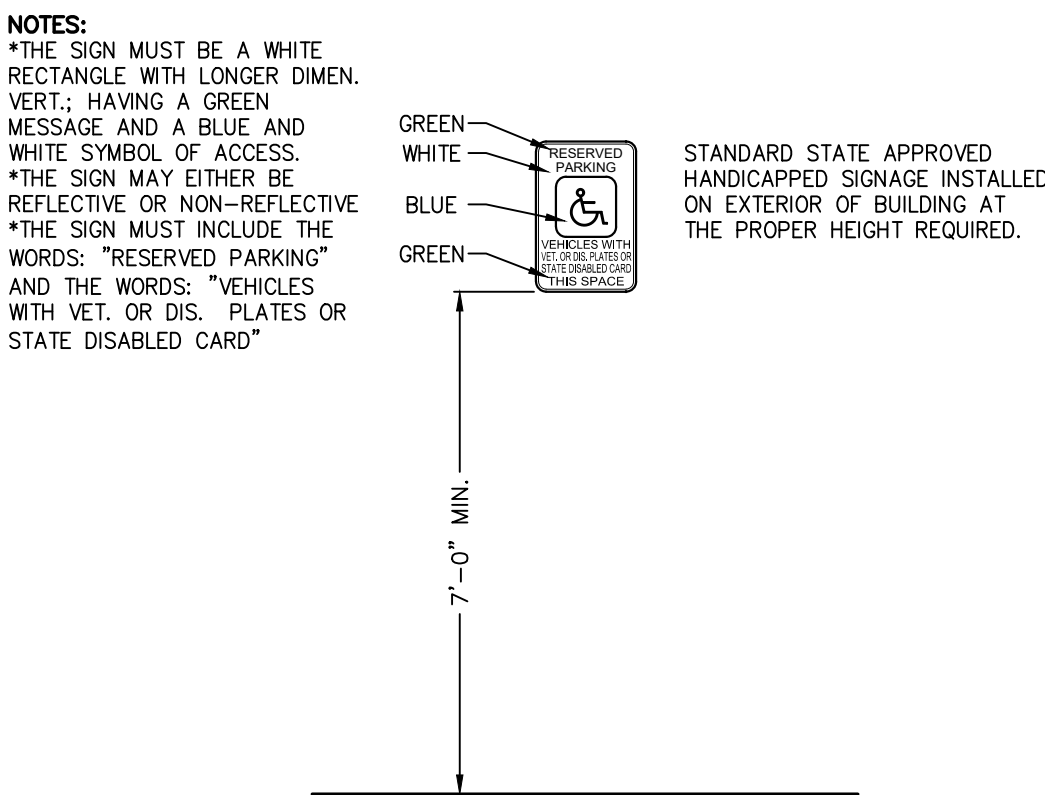
PARKING LOT STRIPING &
HANDICAP PARKING STALLS



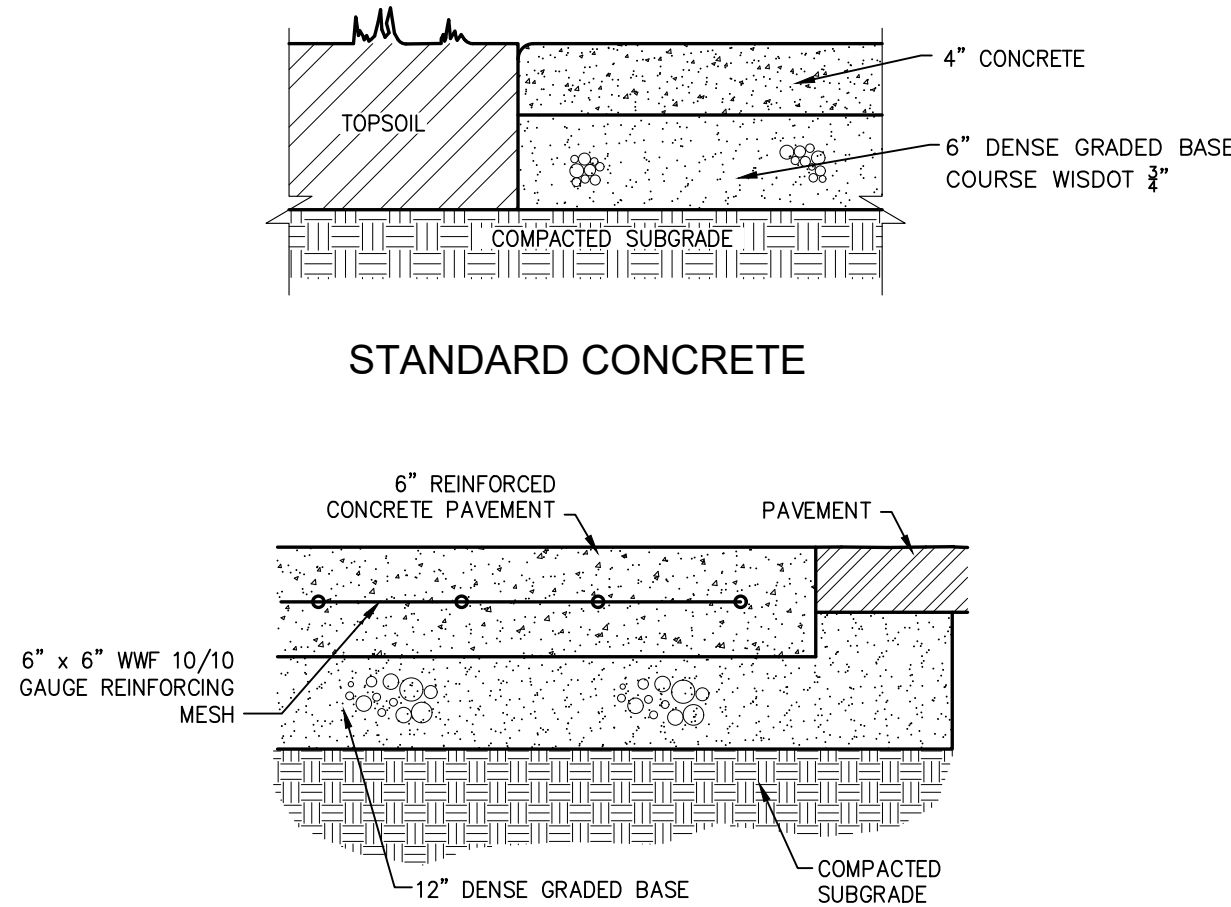
DIRECTIONAL ARROWS



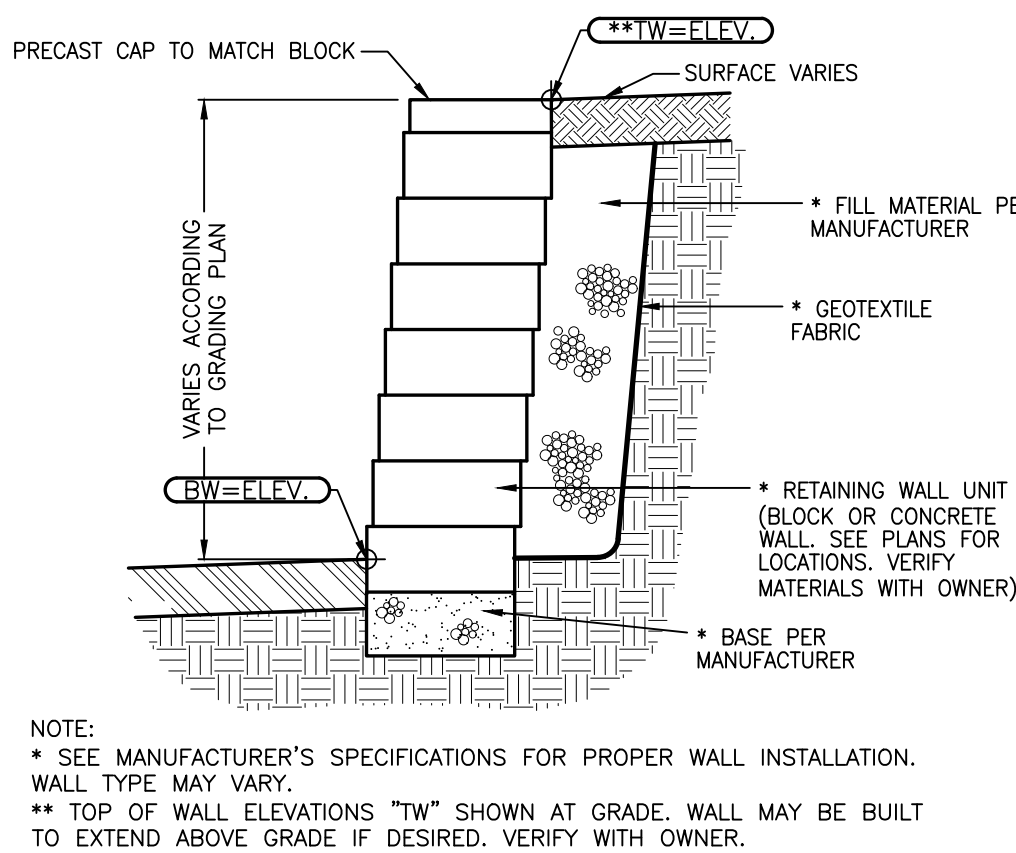
HANDICAP RAMP



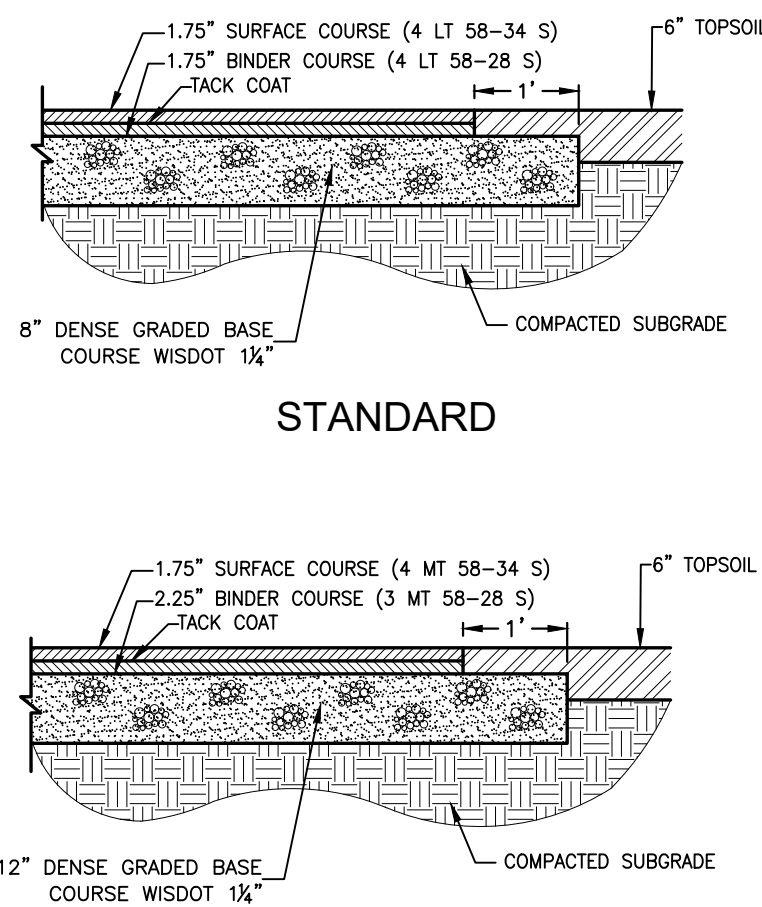
HANDICAP PARKING SIGN



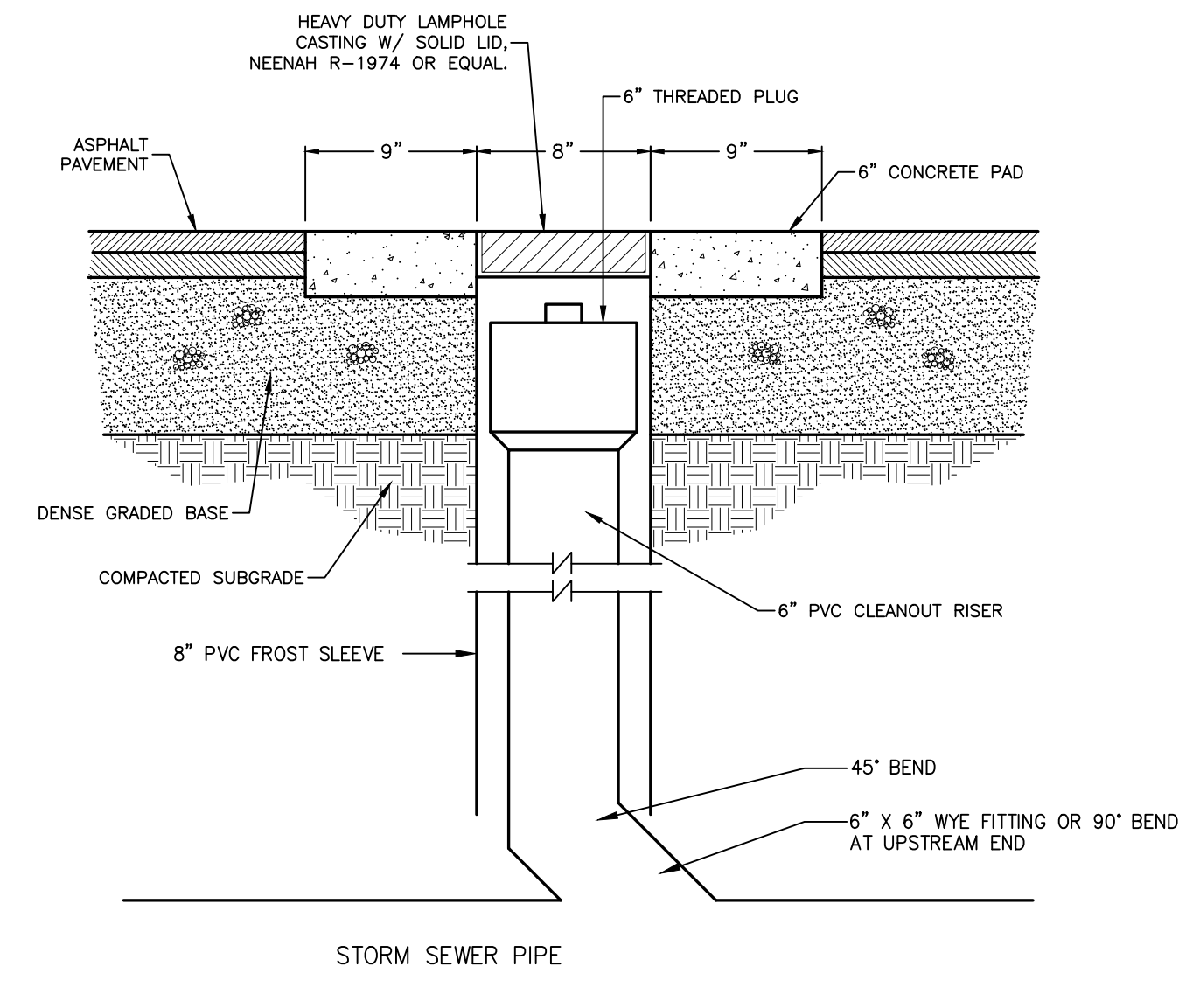
CONCRETE PAVEMENT



RETAINING WALL

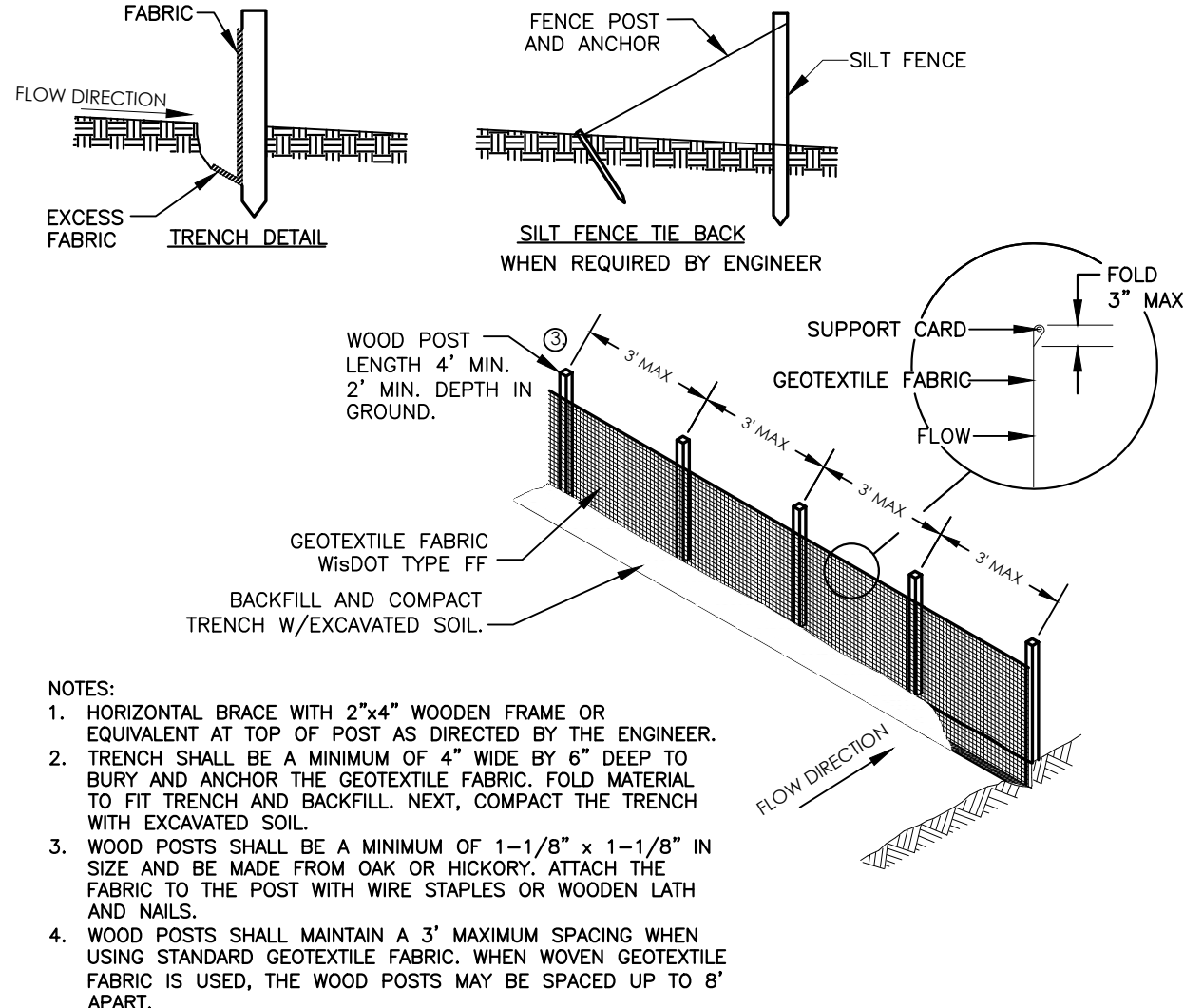


ASPHALT PAVEMENT



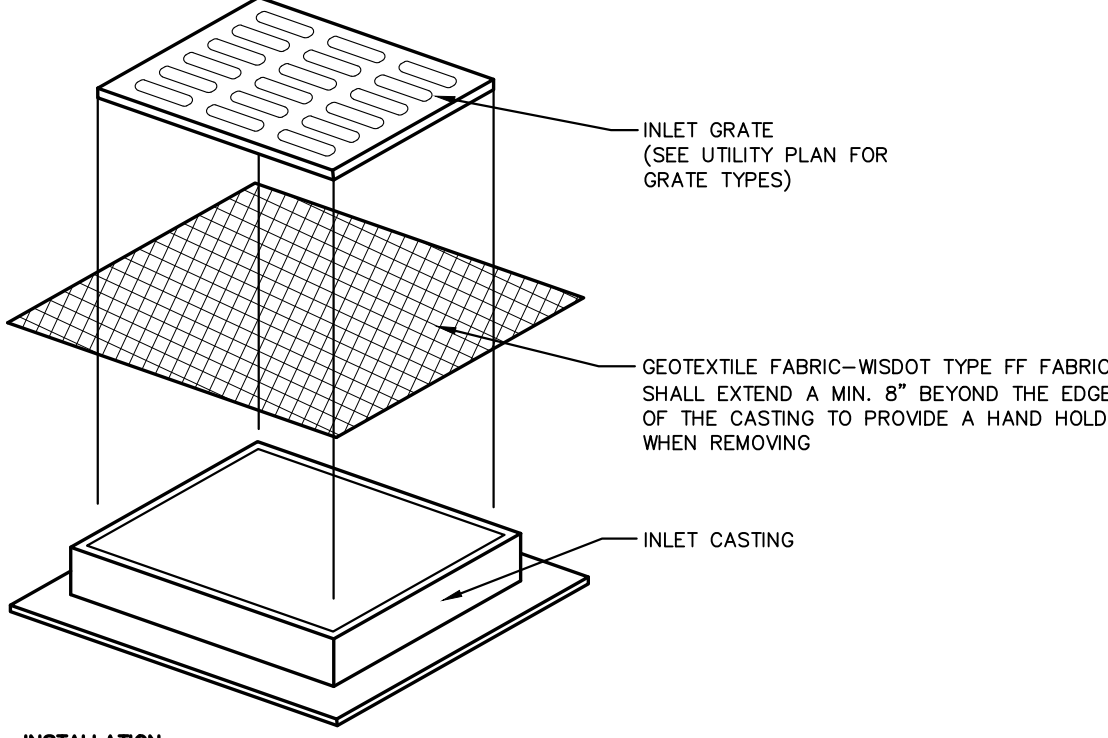
STORM SEWER CLEANOUT

1
C6.1



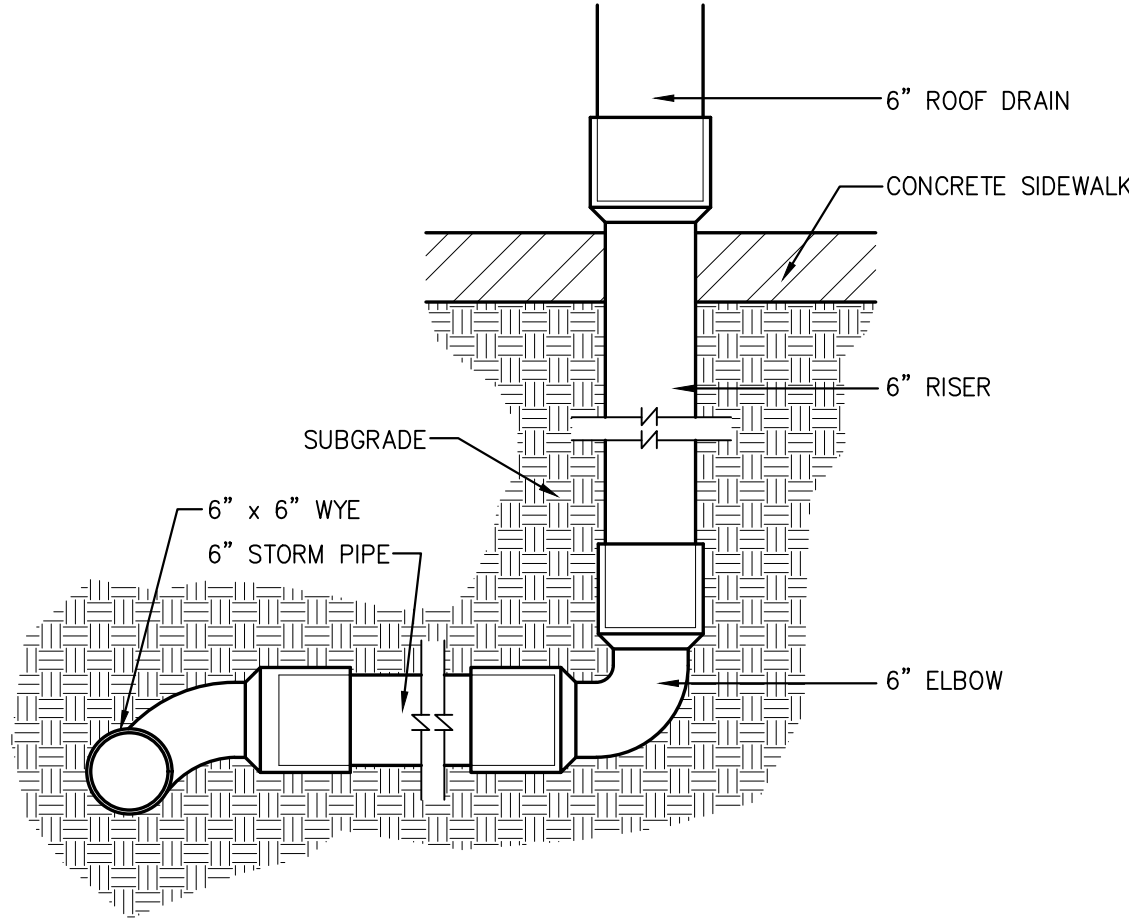
SILT FENCE

2
C6.1



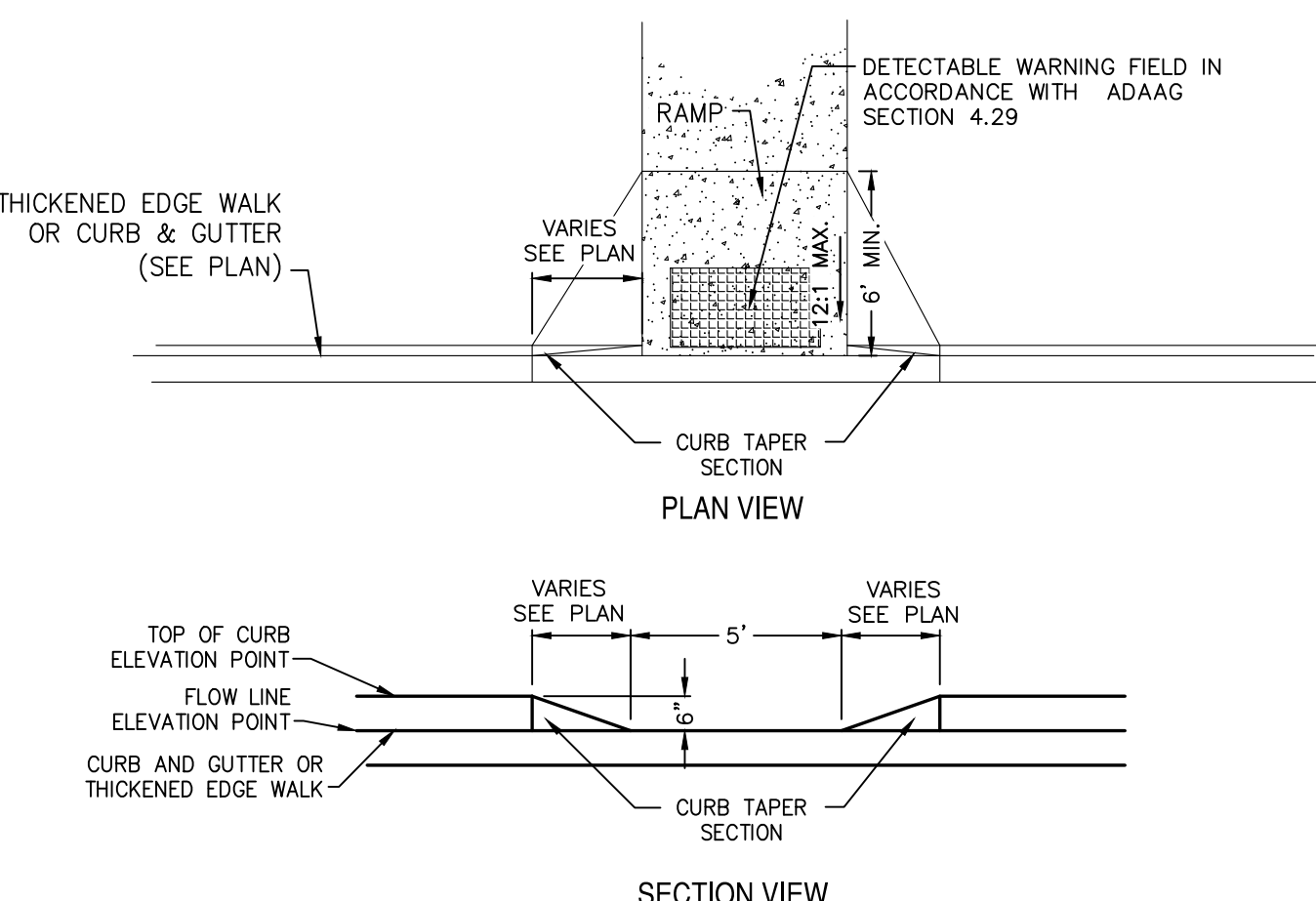
STORM INLET PROTECTION

3
C6.1



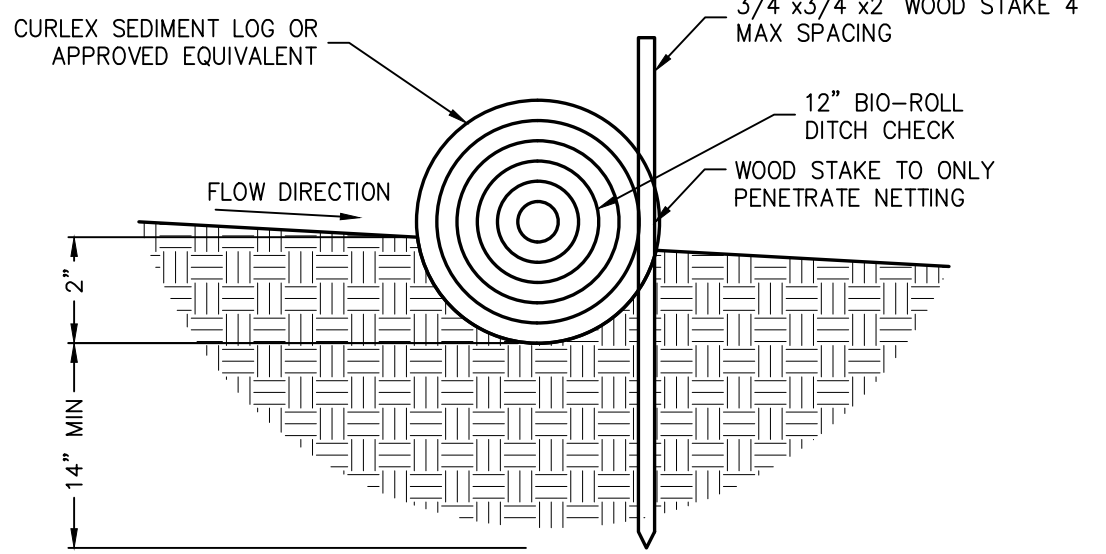
ROOF DRAIN CONNECTION

4
C6.1



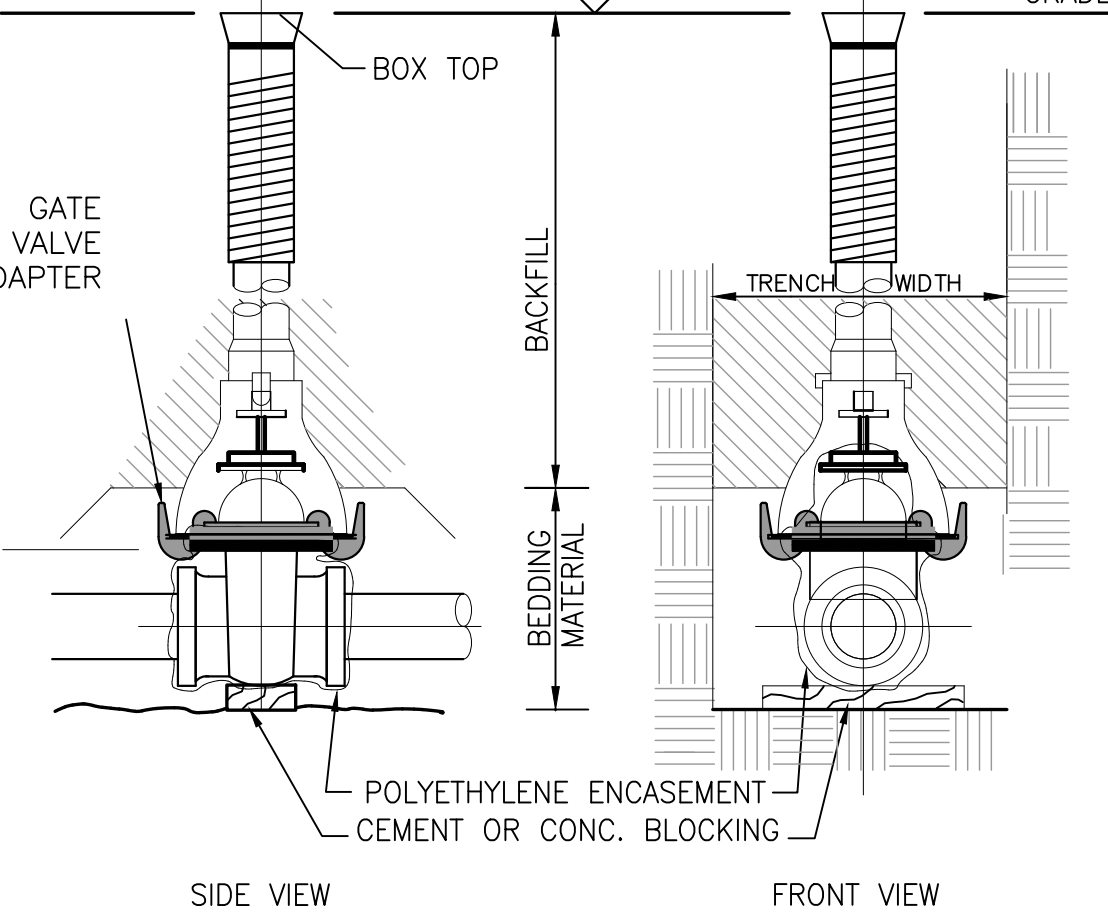
SIDEWALK HANDICAP RAMP

5
C6.1



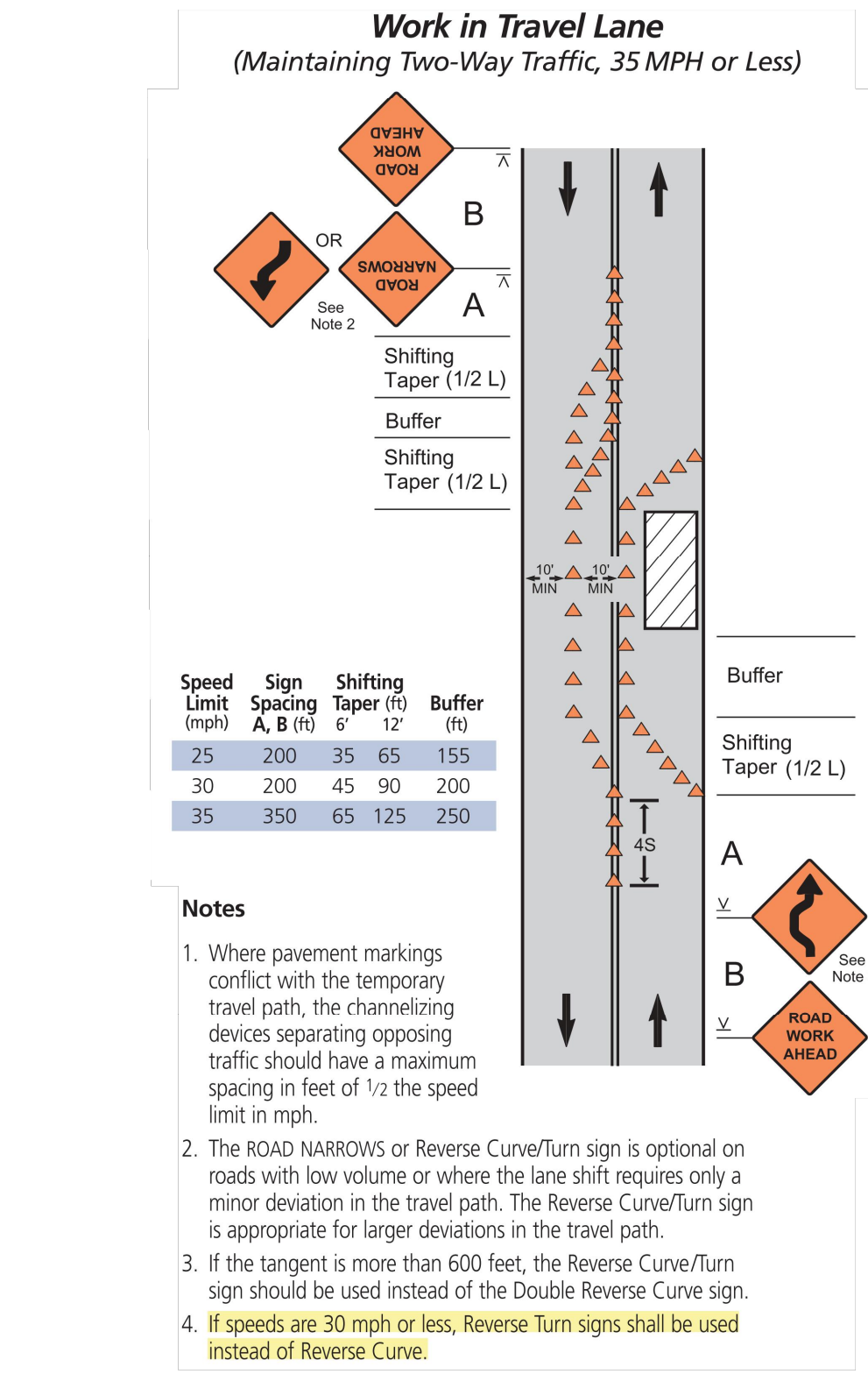
TEMPORARY DITCH CHECK

6
C6.1



GATE VALVE

7
C6.1

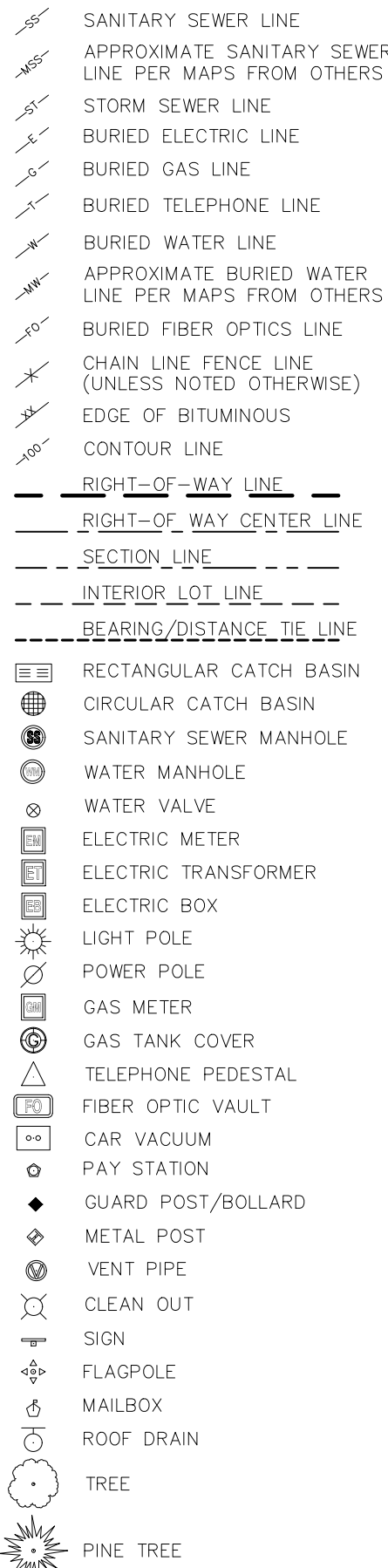


LANE SHIFT

8
C6.1

SURVEY LEGEND

These standard symbols will be found in the drawing.



- LANDSCAPE AREA
- 1" O.D. IRON PIPE FOUND
- 3/4" O.D. IRON BAR FOUND
- CONCRETE MONUMENT FOUND
- RECORDED AS

SURVEYOR'S CERTIFICATE

THAT I HAVE MADE SUCH SURVEY BY THE DIRECTION OF BAYLAND BUILDINGS INC. AND DO FURTHER CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MARKED UNDER MY DIRECTION ACCORDING TO CHAPTER A-E7 OF WISCONSIN ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR PROPERTY SURVEYS, THAT SUCH SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON JULY 30, 2020.

DATED THIS ____ DAY OF _____

JORDAN G. BROST
PROFESSIONAL LAND SURVEYOR NO. 3009

UTILITY DISCLAIMER

The locations of all above ground utilities and appurtenances (i.e. manhole rims, valve box covers, hydrants, transformers, etc.), of which can be visually inspected, are shown hereon based on actual surveyed location. Rim elevations of sanitary sewer and storm sewer manholes, of which can be visually inspected, are shown hereon based on actual surveyed elevation. Depths, sizes, and material types of pipes, which can be visually inspected, entering and exiting sanitary sewer and storm sewer manholes, are shown hereon based on visual inspection, field measurements, and as-built mapping, if available. Depths, sizes, and material types of pipes are shown hereon, based on as-built mapping only, they are noted accordingly, and are considered approximate. Visual inspection means what can be seen from the ground surface. Point of Beginning did not enter into manholes to complete visual inspection underground.

The locations of all underground utilities and appurtenances, unable to visually inspect and/or field measure, shown hereon are only approximate. These utilities and appurtenances will be shown based on plans obtained from utility companies or provided by the Owner/Client, and markings by utility companies and municipalities (Diggers Hotline) and other appropriate sources (with reference as to the source of information). Additional utility lines not discovered, marked, or shown on as-built plans available to us, during the search of records and the field survey, may exist. Any contractor using the information shown hereon will be forewarned that any excavation upon this site may result in the discovery of additional underground utilities not shown hereon. POB makes no warranty of any kind, express or implied, with respect to the existing underground utilities and appurtenances, of which are unable to visually inspect and/or field measure, whether shown hereon, or not. Prior to construction, it is the contractor's responsibility to field verify locations, depths, sizes and types of underground public and private utilities or substructures within all construction limits and shall bring forward, in writing to the Engineer and/or Surveyor of Record, all discrepancies that do not align with the existing conditions as shown hereon provided.

*Diggers Hotline Ticket # 202003101768 for public utilities was ordered for this survey.

*A private utility locate was not a part of the scope of work contracted for this project and was therefore not ordered.

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BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1

CHISELED SQUARE ON NORTH SIDE OF LIGHT POLE BASE
LOCATED ON THE NORTH SIDE OF MAIN STREET (S.T.H. "50"),
LOCATED APPROXIMATELY 140 FEET SOUTHWEST FROM THE
INTERSECTION OF MAIN STREET AND PELLER ROAD.
ELEVATION = 891.18

BENCHMARK #2

600 SPIKE ON SOUTHWEST SIDE OF POWER POLE
LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION
OF MAIN STREET (S.T.H. "50") AND PELLER ROAD.
ELEVATION = 891.91

LEGAL DESCRIPTION

BEING A PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 1294 AS RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS, PAGE 89 AS DOCUMENT NO. 93526, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, THE FOLLOWING PARCEL DESCRIBES AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST;
THENCE S 00°05'13" E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31, 1293.96 FEET;
THENCE S 78°43'21" W, 552.44 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. 1294 AND THE POINT OF BEGINNING (POB) OF THE PARCEL TO BE DESCRIBED;
THENCE S 78°43'21" W ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY "50", 340.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;
THENCE S 67°54'24" E TO A POINT ON THE NORTH LINE OF SAID LOT 2 OF CERTIFIED SURVEY MAP NO. 1294, 177.80 FEET;
THENCE N 69°00'21" E TO THE NORTHEAST CORNER OF SAID LOT 2, 82.09 FEET;
THENCE S 00°14'39" E ALONG THE WEST RIGHT-OF-WAY LINE OF PELLER ROAD, 143.36 FEET TO THE POINT OF BEGINNING.

CONTAINING: 50,495 SQUARE FEET - 1.159 ACRES.

SUBJECT TO (IF ANY) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

BASIS OF BEARINGS

THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST, BEARS S 00°05'13" E AS REFERENCED TO THE WALWORTH COUNTY COORDINATE SYSTEM, NAD83 (2011).

CLIENT

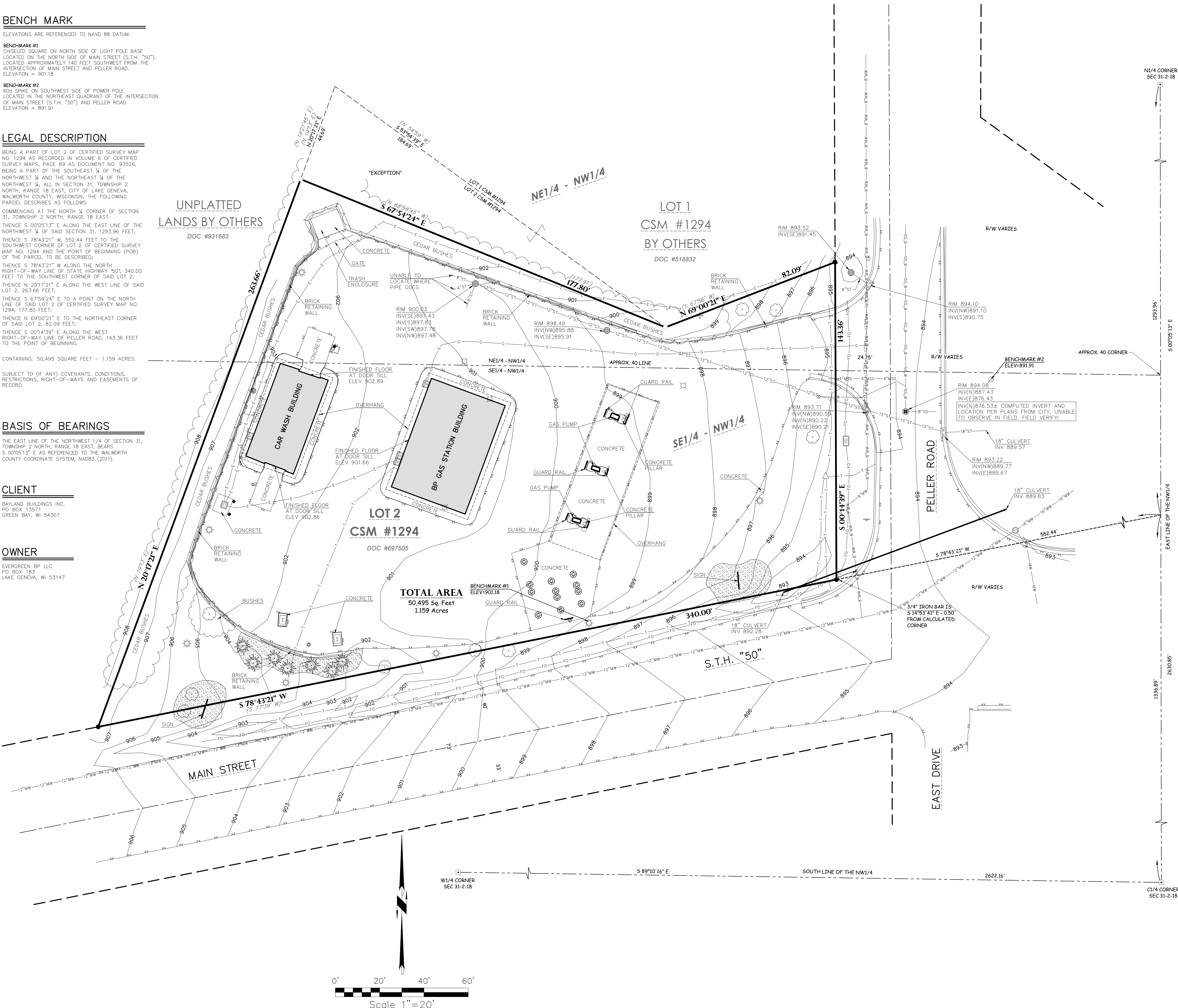
BAYLAND BUILDINGS INC.
PO BOX 13571
GREEN BAY, WI 54307

OWNER

EVERGREEN BP LLC
PO BOX 183
LAKE GENEVA, WI 53147

UNPLATTED LANDS BY OTHERS

DOC #931683



REVISIONS

CHECKED: JORDAN G. BROST
DRAWN: CHAD A. GORETSKI
DATE: 8-4-20
PROJECT NO. 20.088

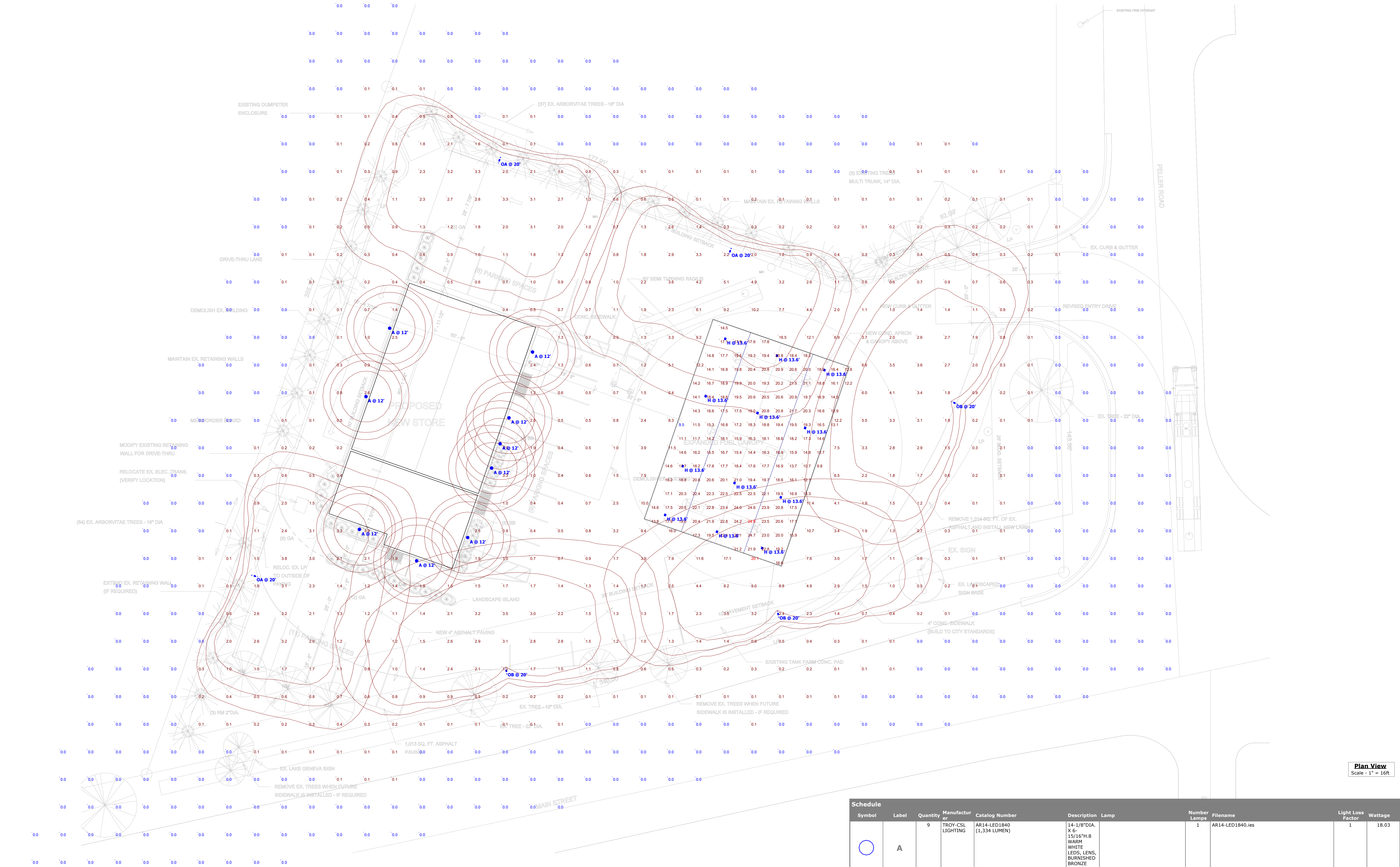
TOPOGRAPHIC SURVEY

BAYLAND BUILDINGS INC.
EVERGREEN BP LLC
WALWORTH COUNTY
LAKE GENEVA, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kinschling Court
Stevens Point, WI 54481
715.344.9959(Pn) 715.344.9922(Fx)

Point of Beginning

TOPO



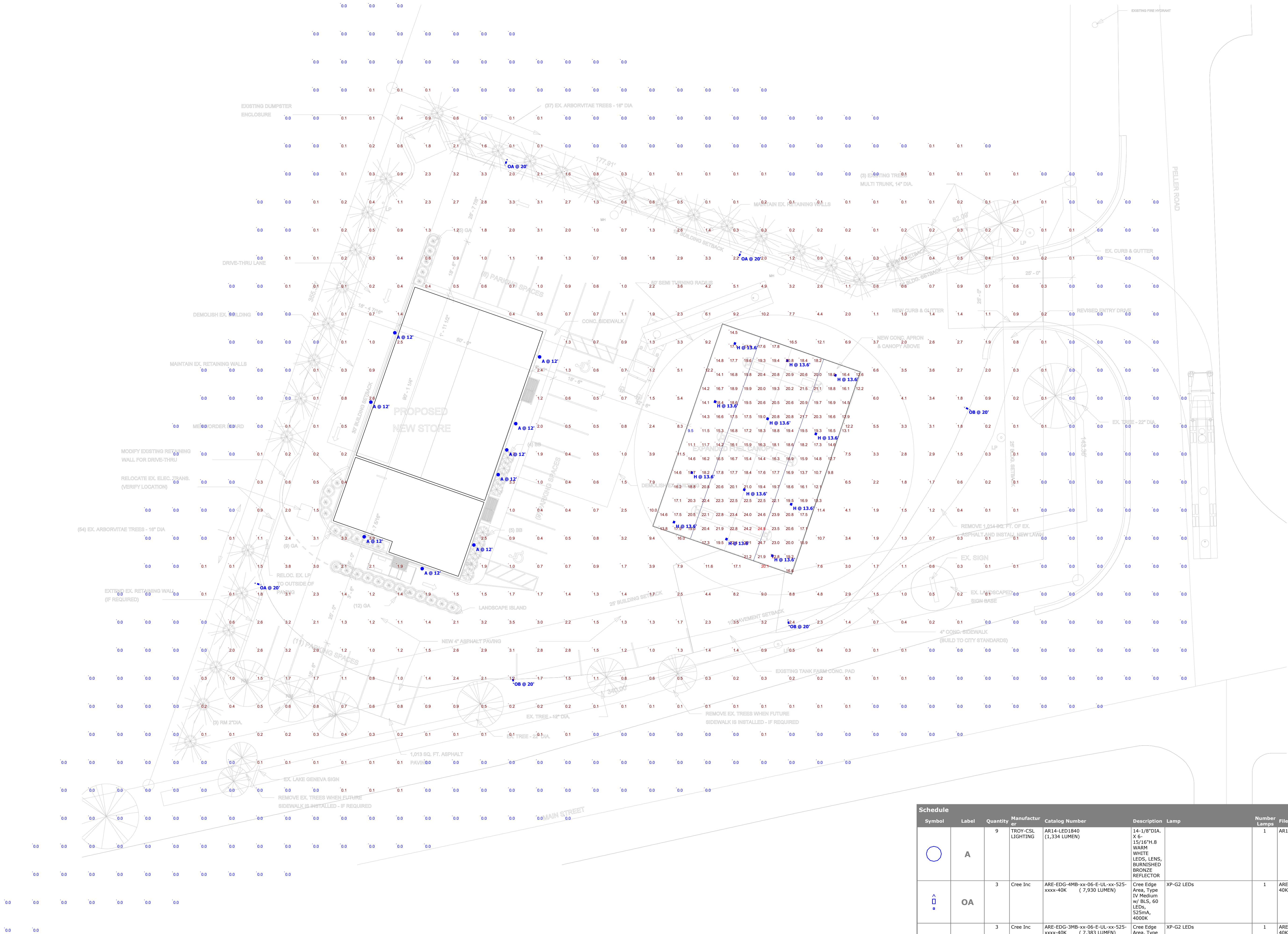
Plan View
Scale - 1" = 16ft

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
GAS CANOPY	+	18.2 fc	24.8 fc	9.5 fc	2.6:1	1.9:1
LOT LIGHTING	+	1.0 fc	20.1 fc	0.0 fc	N/A	N/A

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Light Loss Factor	Wattage
	A	9	TROY-CSL LIGHTING	AR14-LED1840 (1,334 LUMEN)	14-1/8"DIA. X 6-15/16"H. 8 WARM WHITE LEDs, LENS, BURNISHED BRONZE REFLECTOR		1	AR14-LED1840.ies	1	18.03
	OA	3	Cree Inc	ARE-EDG-4MB-xx-06-E-UL-xx-525-xxxx-40K (7,930 LUMEN)	Cree Edge Area, Type IV Medium w/ BLS, 60 LEDs, 525mA, 4000K	XP-G2 LEDs	1	ARE-EDG-4MB-xx-06-E-UL-xx-525-xxxx-40K_PL10023-002B.IES	1	102.72
	OB	3	Cree Inc	ARE-EDG-3MB-xx-06-E-UL-xx-525-xxxx-40K (7,383 LUMEN)	Cree Edge Area, Type III Medium w/ BLS, 60 LEDs, 525mA, 4000K	XP-G2 LEDs	1	ARE-EDG-3MB-xx-06-E-UL-xx-525-xxxx-40K_PL10023-001B.IES	1	102.45
	H	12	CREE, INC.	CAN-304-SL-xx-04-E-UL-700-40K (8,593 LUMEN)	40 LED 700mA 4000K SPARKLE PETROLEUM 304 SERIES CANOPY	FORTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP POSITION.	40	CAN-304-SL-xx-04-E-UL-700-40K.IES	1	91



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262-662-1900



Plan View
Scale = 1" = 16ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
GAS CANOPY	+	18.2 fc	24.8 fc	9.5 fc	2.6:1	1.9:1
LOT LIGHTING	+	1.0 fc	20.1 fc	0.0 fc	N/A	N/A

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Light Loss Factor	Wattage
	A	9	TROY-CSL LIGHTING	AR14-LED1840 (1,334 LUMEN)	14-1/8"DIA. X 6-15/16"H.8 WARM WHITE LEDS, LENS, BURNISHED BRONZE REFLECTOR		1	AR14-LED1840.ies	1	18.03
	OA	3	Cree Inc	ARE-EDG-4MB-xx-06-E-UL-xx-525-xxxx-40K (7,930 LUMEN)	Cree Edge Area, Type IV Medium w/ BLS, 60 LEDS, 525mA, 4000K	XP-G2 LEDS	1	ARE-EDG-4MB-xx-06-E-UL-xx-525-xxxx-40K_PL10023-002B.IES	1	102.72
	OB	3	Cree Inc	ARE-EDG-3MB-xx-06-E-UL-xx-525-xxxx-40K (7,383 LUMEN)	Cree Edge Area, Type III Medium w/ BLS, 60 LEDS, 525mA, 4000K	XP-G2 LEDS	1	ARE-EDG-3MB-xx-06-E-UL-xx-525-xxxx-40K_PL10023-001B.IES	1	102.45
	H	12	CREE, INC.	CAN-304-SL-xx-04-E-UL-700-40K (8,593 LUMEN)	40 LED 700mA 4000K SPARKLE PETROLEUM 304 SERIES CANOPY	FORTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP POSITION.	40	CAN-304-SL-____-04-E-UL-700-40K.IES	1	91



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