



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, APRIL 25, 2022- 6:00 P.M.
LAKE GENEVA CITY HALL: COUNCIL CHAMBERS (MAIN LEVEL)

Members:

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

CITY HALL WILL BE OPEN TO THE PUBLIC DURING ALL MEETINGS. THE CITY OF LAKE GENEVA IS HOLDING ALL MEETINGS VIRTUALLY AS WELL AS IN PERSON. 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

AGENDA

1. Mayor Klein call the meeting to order
2. Pledge of Allegiance – Alderperson Dunn
3. Roll Call
4. Awards, Presentations, Proclamations, and Announcements
 - a. Proclamation for 2022 Municipal Clerk's Week
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 April 11, 2022 and Council Re-Organizational Minutes of April 19, 2022 as prepared and distributed
9. **CONSENT AGENDA**– *Recommended by Finance, Licensing and Regulation on April 19, 2022.* 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 VISIT Lake Geneva for the event of Concerts in the Park to take place on 6/30, 7/7, 7/14, 7/21, 7/28, 8/4, and 8/11 located in Brunk Pavilion in Flat Iron Park

- b. Tier I Event Permit application filed by the Frank Kresen American Legion Post #24 for the event of Annual Memorial Day Parade to take place on May 30, 2022 located on Broad Street and ending at Brunk Pavilion in Flat Iron Park
- c. Tier I Event Permit application filed by the American Legion Auxiliary for the event of 4th of July Parade to take place on July 4, 2022, parade to start at Eastview School, on Dodge Street to Center Street to end at 735 Henry Street
- d. Tier I Event Permit application filed by Lake Geneva Farmers Market to take place every Thursday starting May 5, 2022 through October 27, 2022, from 7:00 a.m. to 2:00 p.m. located at 330 Broad St; applicant is requesting a waiver of parking fees for use of east and west side of Broad Street from the alley north to Wisconsin Street
- e. Tier I Event Permit application filed by Holy Communion Church for the event of Farmers Market to take place every Thursday starting May 5, 2022 through October 27, 2022, from 8:00 a.m. to 1:00 p.m. located at the Holy Communion Church; applicant is requesting a waiver of parking fees for use of east and west side of Broad Street from the alley south to Geneva Street
- f. Tier I Event Permit application filed by the Lake Geneva Downtown Business Improvement District for the event of Wine Walk to take place on May 22, 2022 from Noon to 5:00 p.m. to be held at various downtown businesses
- g. Temporary Operator License Applications filed by Dianne Cohen, Diane Leedle, Tom Bachmann, Nicholas Butitta and David McConnell for the Wine Walk to take place on May 22, 2022

10. Items removed from the Consent Agenda

- 11. Discussion/Action regarding possible amendments to the City of Lake Geneva Zoning Code, Chapter 98; as it relates to an additional Zoning Classification and the Conditional Use Permit Process
- 12. Discussion/Action regarding the City of Lake Geneva Open Space and CORP Plan

13. Recommendation of the Finance, Licensing, and Regulation Committee of April 19, 2022- Ald. Howell

- a. Discussion/Action regarding approval of a traffic signal warrant study on Interchange North at Center Street to be split equally with Walworth County; City portion will be approximately \$3,500.00 to be paid from the contingency fund
- b. Discussion/Action regarding bid award for the 2022-2024 Landscape Maintenance Agreement
- c. Discussion/Action regarding Police Chief Employment Contract related to WRS Contribution
- d. Discussion/Action regarding Pay Request #7 filed by Selzer-Ornst for the Library Renovation Project in an amount not to exceed \$55,272.57
- e. Discussion/Action regarding year round parking enforcement (*Finance, Licensing, and Regulation Committee recommended no change to the current program on April 6, 2022*)
- f. Discussion/Acceptance of April 19, 2022 Finance, Licensing, and Regulation Committee Payment Approval Reports

14. Recommendation of the Plan Commission of April 18, 2022- Ald. Dunn

- a. Discussion/Action regarding a proposed Certified Survey Map (CSM) for Kwik Trip, Inc. 1626 Oak St. La Crosse, WI 54602 to create a Single lot combining 4 existing lots at 896 & 898 Wells St. as identified on certified survey Project order #33621 prepared by Batterman for Tax Key Nos. ZBL00006, ZBL00006A, ZBL00008, ZBL00058
- b. Discussion/Action regarding **Resolution 22-R28** a resolution authorizing the issuance of a Limited Conditional Use Permit (CUP) filed by Bjorn Schweinsberg 5117 Palisades Rd. Whitefish Bay, WI 53217 for a request to utilize the property for Commercial Indoor Lodging at 831 Dodge St. in the General Business (GB) zoning district. Tax Key No. ZGD00013
- c. Discussion/Action regarding **Resolution 22-R29** a resolution authorizing the issuance of an Amended Precise Implementation Plan (PIP) filed by Covenant Harbor Bible Camp and Retreat Center, 1724 W. Main St., Lake Geneva for a request to Raze and Reconstruct youth lodging units on the property at 1724 W. Main St. in the Planned Development (PD) zoning district. Tax Key Nos. ZYUP00096 & ZYUP00096A

15. Confirming Mayoral Appointments of:

- a. Dennis Lyon, Lynelle Gramm, and Christine Brooks to the Lake Geneva Public Library Board with a term to expire May 1, 2025
- b. Robert McCormick, Wesley Peterson (Alternate #1) and Frank Marsala (Alternate #2) to the Zoning Board of Appeals with a term to expire May 1, 2025
- c. Len Jegerski to the Police & Fire Commission with a term to expire May 1, 2027

16. Motion to go into Closed Session pursuant to Wis. Stat. 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility regarding: **1) Assistant Building Inspector/Code Enforcer Wage Grade and Wage Scale** and **pursuant to Wisconsin Statutes 19.85(1)(e)** deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session regarding: **1) Police Union Contract Negotiations**

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

18. 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

Proclamation

WHEREAS, the office of the municipal clerk, a time honored and vital part of local government, exists throughout the world as the oldest profession among public servants; and

WHEREAS, the municipal clerk provides the professional connections between the citizens, the governing bodies, and agencies at the local, county, and state levels; and

WHEREAS, municipal clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all residents through transparency and accountable government practices; and

WHEREAS, the municipal clerk processes and distributes all agendas and actions of their governing body, serves as the official record keeper for the municipality, issues licenses and permits, facilitates the annual board of review and municipal redistricting project, attends various meetings of the municipality, and serves as a resource center on functions of the local government and the community; and

WHEREAS, the 1,854 municipal clerks and 72 county clerks contribute to election administration by attending required training and dedicating themselves to providing fair, non-biased, non-partisan, accurate, and responsible elections in Wisconsin; and

WHEREAS, municipal clerks continually strive to improve the administration of the responsibilities of the office of the municipal clerk through participation in education programs, seminars, workshops, focus groups, and annual conferences across Wisconsin;

NOW, THEREFORE, I, Mayor Klein do hereby recognize the week of May 1 through May 7, 2022, as Municipal Clerks Week, and further extend appreciation to our Municipal Clerk Lana Kropf, Assistant City Clerk Vanessa Jahns, and Front Counter Clerk Tracy Polep; and to all Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Dated this 25th day of April, 2022.

Charlene Klein, MAYOR

Lana Kropf, CITY CLERK



CITY OF LAKE GENEVA REGULAR COMMON COUNCIL MINUTES
MONDAY, APRIL 11, 2022- 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 Yunker led the Council in the Pledge of Allegiance.

Roll Call

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

Absent: None

Awards, Presentations, Proclamations, and Announcements

Mayor Klein thanked Aldersperson Flower for her service as an Alder. Aldersperson Flower thanked the Council for their time and their hard work. She thanked the staff for their knowledge and hard work. She further thanked the residents of District #4 for allowing her to serve them for the last six years.

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

Spyro Condos; 1760 Hillcrest Dr; Spoke in regards to the impact fees and thanked the Council for hopefully moving forward with the Public Facility Needs Assessment and Impact Fee Study He encouraged the Council to review the impact fees for new, incoming developments. He thanked Alder Flower for her time and service to the City of Lake.

Bill Huntress; 1015 Pleasant St; Spoke in favor of the Public Facility Needs Assessment and Impact Fee Study.

Acknowledgement of Correspondence

None

Approve the Regular Council Minutes of March 28, 2022 as prepared and distributed

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

CONSENT AGENDA– Recommended by Finance, Licensing and Regulation on April 6, 2022. Any item listed on the consent agenda may be removed at the request of any member of the Council. The request requires no second, is not discussed, and is not voted upon.

-Temporary Class “B”/ “Class B” Retailer’s License filed by Never Say Never Playground, to be used at the Lake Geneva Wine Walk, to take place on May 22, 2022 from Noon to 5:00 p.m. at various business locations in Downtown Lake Geneva

-Tier I Event Permit filed by Alzheimer’s Association for the event of Walk to End Alzheimer’s to take place on September 17, 2022 from 6:30 a.m. to 2:00 p.m. in Library Park

-Temporary Use Permit Application filed by Lake City Social to allow for the use of outdoor amplified music within the parking lot located at 111 Center St to take place on May 13, May 14, and May 15, 2022

-Alcohol Premises Extension Application filed by Lake City Social, to allow for an outdoor beer garden, to be located within the parking lot located at 111 Center St, to take place on May 13 (5:00 p.m. to 9:00 p.m.), May 14 (Noon to 9:00 p.m.), and May 15, 2022 (Noon to 9:00 p.m.)

-Temporary Operator License Application filed by Sharon Smith for the Wine Walk to take place on May 22, 2022

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

Items removed from the Consent Agenda

None

First Reading of **Ordinance 22-02** an ordinance repealing Section IV and Section VII, Section (b), Annual City License Required, Section (y), Short-Term Rental, Section (8), Accessory Land Uses, Section 206, Detailed Land Use Descriptions and Regulations, Article II, Land Use Regulations, of Chapter 98 of the Lake Geneva Municipal Zoning Code; as it relates to the removal of Fire Code Inspections by the City and WI Sellers permit requirements for Short Term Rental

Mayor Klein offered Ordinance 22-02 as a first reading.

Motion by Howell to move to a second reading, second by Hedlund. No discussion. Motion carried 8-0.

Mayor Klein offered Ordinance 22-02 as a second reading.

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

Discussion/Action regarding a Waiver of Parking Fee Request filed by the Geneva Lakes Family YMCA, for the 5th Annual Sprint for Spring 5K Run/Walk to be held April 23, 2022; request is for use of 40 stalls, for four hours each within Lot I

Motion by Yunker to approve, second by Straube. City Clerk Kropf explained that this was at the recommendation of staff to avoid confusion for those attending the event. Motion carried 8-0.

Recommendation of the Finance, Licensing, and Regulation Committee of April 6, 2022- Ald. Howell

Discussion/Action regarding an Original Application for a Class “C” Wine License filed by Topsy Turvy LLC d/b/a Topsy Turvy Brewery, 727 Geneva St, Tina O’Malley, Agent

Motion by Howell to approve, second by Yunker. No discussion. Motion carried 8-0.

Discussion/Action regarding an Original Application for a “Class A” Intoxicating Liquor License and a Class “A” Fermented Malt Beverage License filed by Queso Corp d/b/a The Cheese Box Too, 812 Wrigley Dr, Space B, Zbigniew Borowiec, Agent

Motion by Howell to approve, second by Yunker. No discussion. Motion carried 8-0.

Discussion/Action regarding Pay Request #6 filed by Selzer-Ornst for the Library Renovation project in an amount not to exceed \$ 162,234.42

Motion by Halverson to approve, second by Yunker. Halverson encouraged everyone to come to the Library and see the renovations. Motion carried on a roll call vote 8-0.

Discussion/Acceptance of April 6, 2022 Finance, Licensing, and Regulation Committee Payment Approval Reports

Motion by Howell to accept, second by Yunker. No discussion. Motion carried 8-0.

Discussion/Action regarding bid award and contract approval for the Public Facility Needs Assessment and Impact Fee Study (Finance, Licensing, and Regulation Committee recommended award to Ruckert- Mielke on January 18, 2022)

Motion by Howell to award the bid to Ruckert-Mielke, second by Fesenmaier. Hedlund questioned if there was a not to exceed amount. City Attorney Draper explained that Ruckert-Mielke was the lowest bidder at approximately \$32,000. Fesenmaier questioned how the firm will determine how to evaluate what the needs are and if costs could be retroactive. City Attorney Draper further explained that the firm will be looking at unoccupied lands for future use and potential facility needs. Fesenmaier stated that she would like to see that fees be collected based off a “snap shot” of what the firm discovers; she explained that the City should be able to charge those fees sooner than before

the ordinance is adopted. Attorney Draper stated that he would explore Alderperson Fesenmaier's concerns and report back with his findings. City Administrator Nord explained that, at the Council's direction, a request of proposal be obtained based a specific directive of the Council. He added that the proposals received weren't in a proper form and they needed to be vetted to follow state statute, while honoring the Council's wished. Motion carried on a roll call vote 8-0.

Confirming Mayoral Appointments of:

Demetra Condos to the Board of Park Commissioners with a term to expire May 1, 2022

Motion by Fesenmaier to accept, second by Flower. No discussion. Motion carried 8-0.

Adjournment

Motion by Flower to adjourn, second by Hedlund. Motion carried 8-0. The meeting adjourned at 6:39p.m.

CITY OF LAKE GENEVA REORGANIZATIONAL COMMON COUNCIL MINUTES
TUESDAY, APRIL 19, 2022 5:30 P.M.
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members:

Mayor Charlene Klein, John Halverson, Cindy Yager, Joan Yunker, Mary Jo Fesenmaier, Tim Dunn, Ken Howell, Shari Straube, and Rich Hedlund

Mayor Klein called the meeting to order at 5:31 p.m.

Pledge of Allegiance

Roll Call

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

Absent: Halverson

Invocation by Father Kevin Huddleston of the Holy Communion Episcopal Church

Swearing in of newly elected officials

Clerk Kropf swore in the newly elected officials.

Halverson joined the meeting at 5:36 p.m.

Welcome by Mayor Klein

Election of Council President

Motion by Howell nominate Rich Hedlund as Council President, second by Yunker.

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

Motion to elect Rich Hedlund carried on a voice vote 8-0.

Election of Council Vice President

Motion by Yunker to nominate Ken Howell as Council Vice President, second by Dunn.

Motion by heldund to close nominations, second by Halverson. Motion carried 8-0.

Motion to elect Ken Howell as the Vice President cried on a voice vote 8-0.

Resolution 22-R24 a resolution designating Local Depositories, pursuant to Section 34.05, Wisconsin Statutes and Authorized Signatories for the City of Lake Geneva

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

Resolution 22-R25 a resolution designating the Official Newspaper for the City of Lake Geneva

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

Resolution 22-R26 a resolution confirming the Mayor's Aldermanic Appointments to Standing Committees for the City of Lake Geneva

Motion by Howell to approve, second by Yunker. No discussion. Motion carried 8-0.

Resolution 22-R27 a resolution confirming the Mayor's Aldermanic & Citizen Appointments to certain Non-Standing Committees and Commissions for the City of Lake Geneva

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

Adjournment

Motion by Hedlund to adjourn, second by Yunker. Motion carried 8-0. The meeting adjourned at 5:42 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 for approval.

Section I- APPLICANT INFORMATION

Name of Applicant: Deanna Goodwin
Name of Event Organizer/Producer: VISIT Lake Geneva
Production Company/Organization: VISIT Lake Geneva FEIN #: 39-1158855
Street Address: 527 Center Street
City: Lake Geneva State: WI Zip code: 53147

Are you a ☐ For-Profit OR ☒ Non-Profit Organization 501(c) 6

EIN # (Tax Exempt Number): _____

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

Section II- EVENT INFORMATION- Check the proper category

☐ **Public Assembly Permit- *Non-Profit: No Charge; Otherwise: \$60.00 per day Fee**

(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: \$75.00 Fee**

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: \$250.00 Fee for an event up to seven days; additional \$50.00 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: \$500.00 Fee for an event up to seven days; additional \$100.00 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: Concerts in the Park
2. Date(s) of Event: Thursdays: 6/30/22, 7/7/22, 7/14/22, 7/21/22, 7/28/22, 8/4/22 & 8/11/22
3. Location(s) of Event: Flat Iron Park & Brunk Pavilion
4. Hours: 6:00 p.m. - 8:00 p.m.
Note: Start Time & End Time

5. Event Chair/Contact Person: Deanna Goodwin Phone: [REDACTED]
6. Day of Event Contact Name: Deanna Goodwin Phone: [REDACTED]
7. Is the event open to the public? Yes
8. Will you charge an admission fee? No
9. Estimated Attendance Number: 300 - 500
10. Basis for estimate: Previous years' attendance
11. Will you be setting up a tent? No

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

12. Will there be any animals? 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:

Visit Lake Geneva staff will ensure refuse collection and disposal immediately following each event.

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

16. Will there be fireworks or pyrotechnics at your event? No
If yes, please attach a fireworks display permit or application.

17. Will your event include the sale of beer and/or wine? 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
If yes, please attach list of proposed vendors, including business name and type of food/merchandise sold.

Food vendor: Fiddlesticks on Wheels (serving sandwiches, salads, snacks, water and soft drinks.

19. Do you intend to use the available picnic tables and benches in the location? Yes

Continue to next page...

Section III- STREET USE

☒ Check if this section does not apply

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

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

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

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

N/A

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

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

Dates of Use: 6/30/22, 7/7/22, 7/14/22, 7/21/22, 7/28/22, 8/4/22 and 8/11/22

Total Number of Parking Stalls being Requested: 2

Parking Stall Number(s) and Location: Center Street parking lot; two stalls closest to Brunk Pavilion for band parking/unloading.

3. Description of Signage to be used during event: Self-standing banners on pavilion stage and sandwich board signs for wayfinding.

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

4. Anticipated Services

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

☒ **Electricity;** Explain: Electricity at Brunk Pavilion for band sound system

☐ **Water;** Explain:

☐ **Traffic Control;** Explain:

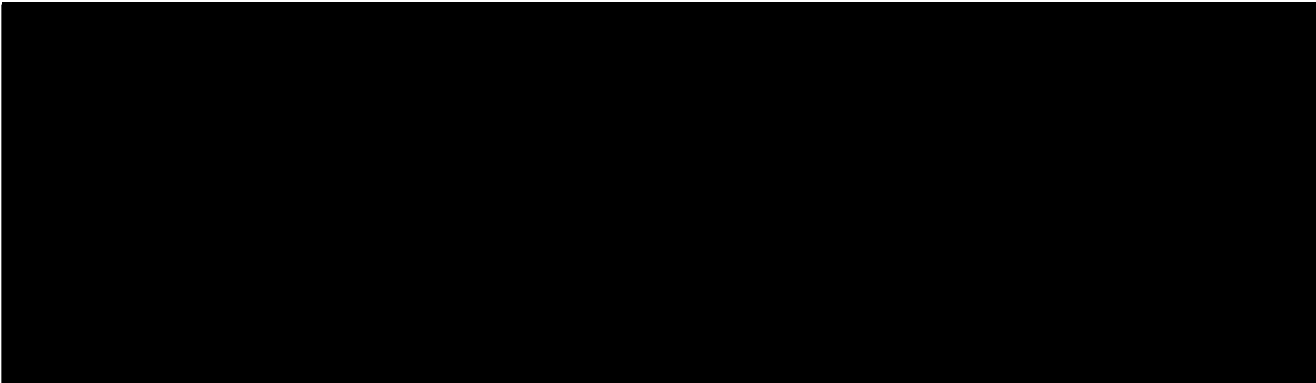
☐ **Police Services;** Explain:

☐ **Fire/EMS Services;** Explain:

☐ **Other;** Explain:

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

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



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

Applicant Signature: Deanna Goodwin Date: 03/02/22



Thursdays June 30 – August 11, 2022 Vendor & Entertainment Detail

Eff. 3/2/22

VENDORS

VISIT Lake Geneva will host two or three vendors at the 2022 Concerts in the Park series. All vendors will be serving food and non-alcoholic beverages during each Thursday event, 6:00 – 8:00 p.m. Food choices will range from snacks and appetizers to sandwiches and salads. Beverages will be non-alcoholic (water, soda, juice) only. Vendors will be positioned between the Brunk Pavilion and the Visitor Information Center building (see map below). One vendor has been confirmed as of the date of the Permit Application. Remaining vendor(s) will be confirmed and communicated to the City no later than May 31, 2022.

Vendor 1 - [Fiddlesticks Bistro](#) – Food truck

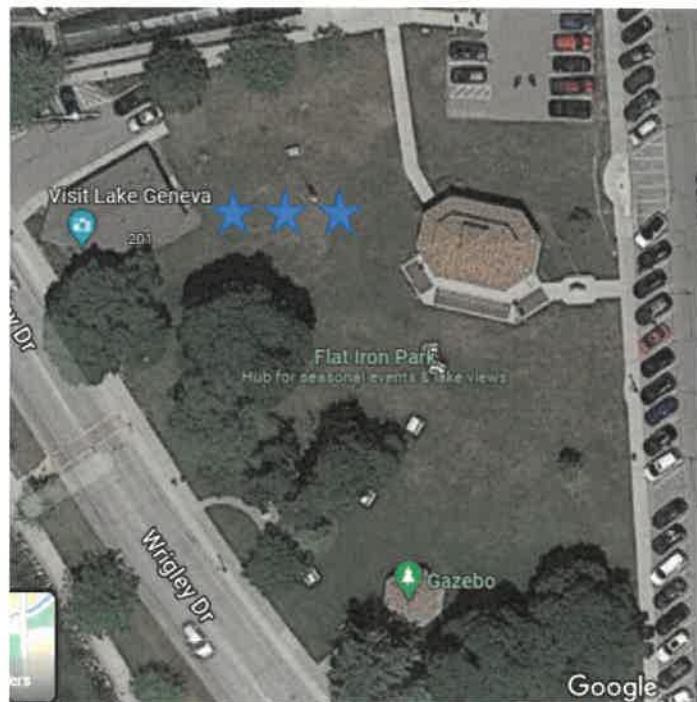
Vendor 2 – TBD

Vendor 3 – TBD

ENTERTAINMENT

The band lineup for the 2022 Concerts in the Park series will be confirmed in the coming weeks and communicated to the City no later than May 31, 2022.

- June 30 - TBD
- July 7 – Tony Ocean Show
- July 14 – TBD
- July 21 – TBD
- July 28 – TBD
- August 4 – TBD
- August 11 – TBD



Google
★ Vendors

ON-SITE CONTACTS

One or both of the following staff members will be onsite for all Concerts in the Park events:

1. Deanna Goodwin, Marketing Director – [REDACTED]
2. Alexandria Binanti Martinez, Marketing Manager – [REDACTED]

For Office Use Only

Date Filed with Clerk: _____ Payment Amount: \$ N/A

Receipt #: N/A

City Clerk/Administrator Signature: [Signature] Date: 4/11/2022

☒ Approve ☐ Denied Notes: _____

Police Chief Signature: LT. E. [Signature] #1160 Date: 04/11/2022

☒ Approve ☐ Denied Notes: _____

Fire Chief Signature: [Signature] Date: 4/11/22

☒ Approve ☐ Denied Notes: _____

DPW Signature: [Signature] Date: 4/13/22

☒ Approve ☐ Denied Notes: _____

Parking Signature: [Signature] Date: 4/11/22

☒ Approve ☐ Denied Notes: 2 STALLS * 7 THURSDAYS * \$20.00 = \$280.00

Harbormaster Signature: N/A Date: _____

☐ Approve ☐ Denied Notes: _____

Tier I & Tier II Events Only:

FLR Meeting Date: _____

Council Meeting Date: _____



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 for approval.

Section I- APPLICANT INFORMATION

Name of Applicant: Frank Kresen American Legion Post 24
Name of Event Organizer/Producer: Len Jegerski, Commander
Production Company/Organization: _____ FEIN #: _____
Street Address: 735 Henry Street
City: Lake Geneva State: WI Zip: 54147

EIN # (Tax Exempt Number): _____

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

Section II- EVENT INFORMATION- Check the proper category

☐ **Public Assembly Permit- *Non-Profit: No Charge; Otherwise: \$60.00 per day Fee**

(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: \$75.00 Fee**
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: \$250.00 Fee for an event up to seven days; additional \$50.00 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: \$500.00 Fee for an event up to seven days; additional \$100.00 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: Annual Memorial Day Parade

2. Date(s) of Event: 5/30/22

3. Location(s) of Event: Downtown Lake Geneva ending at Brunk Pavillion

4. Hours: 10:00 - 12:00

Note: Start Time & End Time

5. Event Chair/Contact Person: Len Jegerski / Bob Miller

Phone: 

6. Day of Event Contact Name: Same

Phone: 

7. Is the event open to the public? Yes ☒

8. Will you charge an admission fee? No

9. Estimated Attendance Number: 200

10. Basis for estimate: past parades

11. Will you be setting up a tent? No

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

12. Will there be any animals? 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:

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

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

No

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

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

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?

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?

No

Continue to next page...

Section III- STREET USE

☒ Check if this section does not apply

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

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

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

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

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

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

Dates of Use: _____

Total Number of Parking Stalls being Requested: _____

Parking Stall Number(s) and Location: _____

3. Description of Signage to be used during event: None

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

4. Anticipated Services

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

☐ **Electricity;** Explain: _____

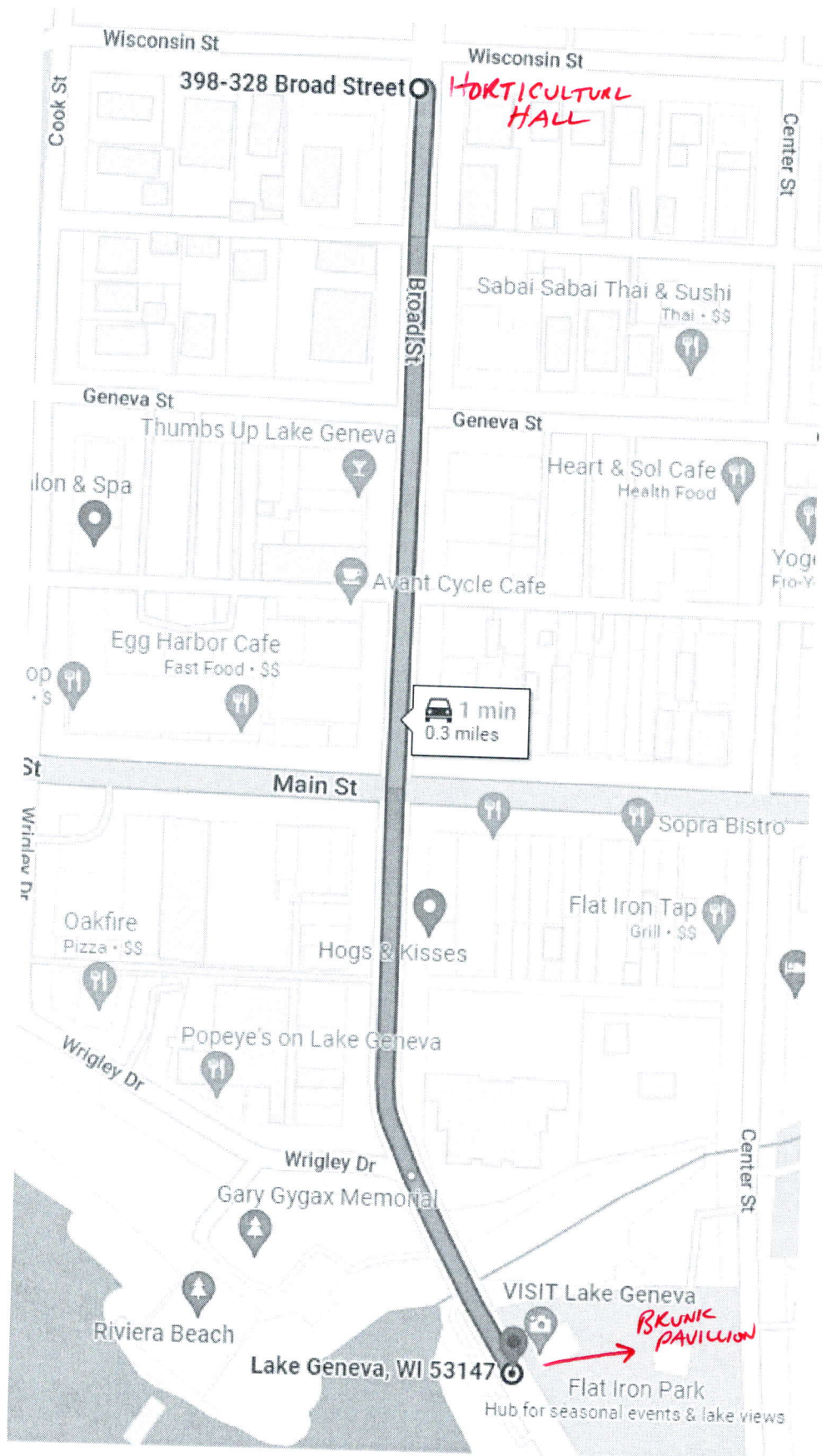
☐ **Water;** Explain: _____

☐ **Traffic Control;** Explain: _____

☐ **Police Services;** Explain: _____

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

☐ **Other;** Explain: _____



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

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

Name on Card: _____

Credit Card #: _____

Expiration Date: ____/____/____ CVV#: _____

Billing Address: _____

City, State, Zip Code: _____

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

Applicant Signature: _____

Date: _____

3/31/22

For Office Use Only

Date Filed with Clerk: 3/31/22 Payment Amount: \$ N/A

Receipt #: N/A

City Clerk/Administrator Signature: [Signature] Date: 3/31/2022

☒ Approve ☐ Denied Notes: _____

Police Chief Signature: Lt. E. SA #160 Date: 04/04/2022

☒ Approve ☐ Denied Notes: LGDD T/C throughout parade route

Fire Chief Signature: [Signature] Date: 4/7/22

☒ Approve ☐ Denied Notes: _____

DPW Signature: [Signature] Date: 4/7/2022

☒ Approve ☐ Denied Notes: _____

Parking Signature: N/A Date: _____

☐ Approve ☐ Denied Notes: _____

Harbormaster Signature: N/A Date: _____

☐ Approve ☐ Denied Notes: _____

Tier I & Tier II Events Only:

FLR Meeting Date: _____

Council Meeting Date: _____



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 for approval.

Section I- APPLICANT INFORMATION

Name of Applicant: Sharon Lundberg

Name of Event Organizer/Producer: American Legion Auxiliary

Production Company/Organization: American Legion Auxiliary FEIN #: _____

Street Address: 735 Henry Street

City: Lake Geneva State: Wisconsin Zip code: 53147

Are you a ☐ For-Profit OR ☒ Non-Profit Organization 501(c) _____

EIN # (Tax Exempt Number): 391 441 810

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

Section II- EVENT INFORMATION- Check the proper category

☐ **Public Assembly Permit- *Non-Profit: No Charge; Otherwise: \$60.00 per day Fee**

(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: \$75.00 Fee**

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: \$250.00 Fee for an event up to seven days; additional \$50.00 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: \$500.00 Fee for an event up to seven days; additional \$100.00 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: 4th of July
2. Date(s) of Event: 4th of July
3. Location(s) of Event: Start at Eastview School - Ending at 735 Henry St.
4. Hours: 10:00 AM to 10:30 AM
Note: Start Time & End Time

5. Event Chair/Contact Person: Sharon Lundberg Phone 

6. Day of Event Contact Name: Sharon Lundberg Phone 

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

8. Will you charge an admission fee? No

9. Estimated Attendance Number: 100?

10. Basis for estimate: Past years' attendance

11. Will you be setting up a tent? No

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

12. Will there be any animals? 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:

There will be garbage cans at the Henry St. location. The Auxiliary will take care of refuse.

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

N.A.

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

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

No

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

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

No

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

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

No

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

Continue to next page...

Section III- STREET USE

☐ Check if this section does not apply

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

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

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

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

Starting at Eastview School - going 1-block west on Dodge St.
turning left on Center St. going North - 5 blocks to Henry St. Turn Lt.
going 1-block west to destination - American Legion Hall -

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

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

Dates of Use: _____

Total Number of Parking Stalls being Requested: _____

Parking Stall Number(s) and Location: _____

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

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

4. Anticipated Services

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

☐ **Electricity;** Explain: _____

☐ **Water;** Explain: _____

☐ **Traffic Control;** Explain: _____

☐ **Police Services;** Explain: _____

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

☐ **Other;** Explain: _____

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

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

Name on Card: _____

Credit Card #: _____

Expiration Date: ____/____ CVV#: _____

Billing Address: _____

City, State, Zip Code: _____

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

Applicant Signature: Sharon K. Lurdley Date: 3-23-2022



I Lake Geneva
Visitor Center
201 Wrigley Drive
Open 7 days a week
MON-FRI 9am-5pm
SAT-SUN 10am-4pm

For Office Use Only

Date Filed with Clerk: 3/23/22 Payment Amount: \$ N/A

Receipt #: N/A

City Clerk/Administrator Signature: [Signature] Date: 3/23/2022

☒ Approve ☐ Denied Notes: _____

Police Chief Signature: LT. E. [Signature] #160 Date: 04/04/2022

☒ Approve ☐ Denied Notes: LCPD TIC throughout parade route

Fire Chief Signature: [Signature] Date: 4/7/22

☒ Approve ☐ Denied Notes: _____

DPW Signature: [Signature] Date: 3/28/2022

☒ Approve ☐ Denied Notes: _____

Parking Signature: N/A Date: _____

☐ Approve ☐ Denied Notes: _____

Harbormaster Signature: N/A Date: _____

☐ Approve ☐ Denied Notes: _____

Tier I & Tier II Events Only:

FLR Meeting Date: _____

Council Meeting Date: _____



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 for approval.

Section I- APPLICANT INFORMATION

Name of Applicant: Sean Payne
Name of Event Organizer/Producer: Lake Geneva Farmers Market
Production Company/Organization: Horticultural Hall FEIN #: 39-0892022
Street Address: 330 Broad St
City: Lake Geneva State: WI Zip code: 53147

Are you a ☒ For-Profit OR ☐ Non-Profit Organization 501(c)_____

EIN # (Tax Exempt Number): 056055

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

Section II- EVENT INFORMATION- Check the proper category

☐ Public Assembly Permit- ***Non-Profit: No Charge; Otherwise: \$60.00 per day Fee**

(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: \$75.00 Fee**

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: \$250.00 Fee for an event up to seven days; additional \$50.00 per day thereafter**

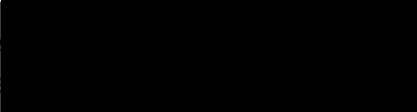
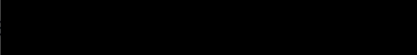
(Meet one or more criteria) Rolling closure of streets, public walkway, limited parking stalls or intersection closures that do not impact public use, attendance of 501 to 3,000, four (4) hours or less of alcohol sales or serving, majority use of a city park(s), or other municipal facility.

☐ Tier 2 Events: ***Non-Profit: No Charge; Otherwise: \$500.00 Fee for an event up to seven days; additional \$100.00 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: Lake Geneva Farmers Market
2. Date(s) of Event: May 5th - Oct 27 2022 Thursdays only
3. Location(s) of Event: 330 Broad St.
4. Hours: 7 AM - 2 PM
Note: Start Time & End Time

5. Event Chair/Contact Person: Sean Payne Phone: 
6. Day of Event Contact Name: Sean Payne Phone: 
7. Is the event open to the public? No yes
8. Will you charge an admission fee? No
9. Estimated Attendance Number: at one time 100-150
10. Basis for estimate: Past years
11. Will you be setting up a tent? No

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

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

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

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

We do it ourselves and use our own dumpsters

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

16. Will there be fireworks or pyrotechnics at your event?
If yes, please attach a fireworks display permit or application.

No

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

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

No

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

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

No Yes same as last year.

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

Continue to next page...

Section III- STREET USE

☐ Check if this section does not apply

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

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

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

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

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

use of alley to the south of Hort Hall next to the Episcopal Church

2. Will any parking stalls be used or blocked during the event? No yes

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

Dates of Use: Thursday's May 5th - Oct. 27th 7AM-2PM

Total Number of Parking Stalls being Requested: 25

Parking Stall Number(s) and Location: Sec. 8010 both sides of Broad St.

3. Description of Signage to be used during event: Just free parking yard signs during the event

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

4. Anticipated Services

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

☐ Electricity; Explain: _____

☐ Water; Explain: _____

☐ Traffic Control; Explain: _____

☐ Police Services; Explain: _____

☐ Fire/EMS Services; Explain: _____

☐ Other; Explain: _____

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

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

Name on Card: _____

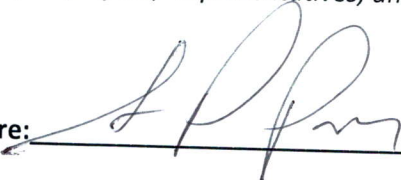
Credit Card #: _____

Expiration Date: ____/____/____ CVV#: _____

Billing Address: _____

City, State, Zip Code: _____

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

Applicant Signature:  _____ Date: 3/24/2022

For Office Use Only

Date Filed with Clerk: 3/25/22 Payment Amount: \$ N/A

Receipt #: N/A

City Clerk/Administrator Signature: [Signature] Date: 3/31/2022

☒ Approve ☐ Denied Notes: _____

Police Chief Signature: Lt. E. #160 Date: 04/04/2022

☒ Approve ☐ Denied Notes: _____

Fire Chief Signature: [Signature] Date: 4/7/22

☒ Approve ☐ Denied Notes: _____

DPW Signature: [Signature] Date: 4-8-2022

☒ Approve ☐ Denied Notes: _____

Parking Signature: [Signature] Date: 4/4/22

☒ Approve ☐ Denied Notes: 30 STALLS * 5 HOURS * \$2 = \$300.00

REQUESTING DONATED PARKING FEES.

Harbormaster Signature: N/A Date: _____

☐ Approve ☐ Denied Notes: _____

Tier I & Tier II Events Only:

FLR Meeting Date: _____

Council Meeting Date: _____



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 for approval.

Section I- APPLICANT INFORMATION

Name of Applicant: Holly Stark

Name of Event Organizer/Producer: Farmers Market

Production Company/Organization: Holy Communion Church FEIN #: _____

Street Address: 320 Broad Street

City: Lake Geneva State: WI Zip code: 53147

Are you a ☐ For-Profit OR ☒ Non-Profit Organization 501(c) _____

EIN # (Tax Exempt Number): E52062

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

Section II- EVENT INFORMATION- Check the proper category

☐ **Public Assembly Permit- *Non-Profit: No Charge; Otherwise: \$60.00 per day Fee**

(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: \$75.00 Fee**

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: \$250.00 Fee for an event up to seven days; additional \$50.00 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: \$500.00 Fee for an event up to seven days; additional \$100.00 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: Farmers Market
2. Date(s) of Event: May 5 - Oct 27 - Thursday 8am - 1pm
3. Location(s) of Event: Holy Communion Church - Broad St and Geneva
4. Hours: 8am - 1pm
Note: Start Time & End Time
5. Event Chair/Contact Person: Holly Starch
6. Day of Event Contact Name: Holly Starch
7. Is the event open to the public? ☒ Yes ☐ No
8. Will you charge an admission fee? ☐ Yes ☒ No
9. Estimated Attendance Number: depends on weather -
10. Basis for estimate: _____
11. Will you be setting up a tent? ☒ Yes ☐ No vendors can put up 10x10 tents

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

vendors will provide own tents

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

If yes, what type and how many: _____

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

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

Each vendor cleans their own spot. We have a trash can we empty at 1pm.

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

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

No

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

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

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?

No yes

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? No

Continue to next page...

1. Terri Stout - Midwest Gourmet Garlic
2. Simplicity Creations - Lucila Salas - crafts
3. Just 2 Gals Diffusing - Joyce Murray - diffuser Jewelry
4. Ron & Sandy Roban - oil rock candles , rock jewelry
5. Creek Farm LLC - Sue Marshall- Lavender products
6. Umland's Crunchy Cheese Bites - Troy Umland
7. Pillow Talk - Sue Meisenholder- homemade throw pillows
8. Lubell Beach Glass - Linda Lubell- hand made jewelry
9. Farmhouse sweets - Jessica Clapper - cookies and cupcakes
10. Magic Crepes - Gustava Cruz
11. Kent Mayes - woodworkings
12. Deanna Mayes - hand quilted items
13. Roberts Produce - Jonathan Roberts
14. Whatever Comes Naturally - Jennifer Widowski
15. Diane Ludwig- bird feeders, bird house etc
16. Josiah Eidmann Studio - wood jewelry
17. Mavra's Greek Oil - Mavra Papadatos
18. Jimmie Pickles - James P. Knoerzer
19. Oberweiss Dairy - sign up new customers
20. Steve Singleton - home make pickled items
21. Sweet Peas and Family - Tim Weberpal - plants
22. Blue Ribbon Edge Sharpening - Jim Siebert
23. Emmy & J Gourmet - Shirley Chung- roasted nuts



Section III- STREET USE

☒ Check if this section does not apply

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

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

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

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

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

☒ Yes ☐ No

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

Dates of Use: May 5, 2022 - October 27, 2022

Total Number of Parking Stalls being Requested: 24

Parking Stall Number(s) and Location: East and West of Broad from Geneva to alley

3. Description of Signage to be used during event:

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

4. Anticipated Services

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

- ☐ Electricity; Explain: _____
- ☐ Water; Explain: _____
- ☐ Traffic Control; Explain: _____
- ☐ Police Services; Explain: _____
- ☐ Fire/EMS Services; Explain: _____
- ☐ Other; Explain: _____

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

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

Name on Card: _____

Credit Card #: _____

Expiration Date: ____/____ CVV#: _____

Billing Address: _____

City, State, Zip Code: _____

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

Applicant Signature: Holly G Slank Date: April 13, 2022

For Office Use Only

Date Filed with Clerk: 4/12/22 Payment Amount: \$ N/A

Receipt #: N/A

City Clerk/Administrator Signature: [Signature] Date: 4/13/2022

☒ Approve ☐ Denied Notes: _____

Police Chief Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

Fire Chief Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

DPW Signature: [Signature] Date: 4-13-2022

☒ Approve ☐ Denied Notes: _____

Parking Signature: [Signature] Date: 4/13/22

☒ Approve ☐ Denied Notes: REQUESTING DONATION OF 25 STALLS * \$2 * 4 HOURS
* 24 THURSDAYS = \$4,800.00

Harbormaster Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

Tier I & Tier II Events Only:

FLR Meeting Date: _____

Council Meeting Date: _____

Wine Walk

LAKE GENEVA

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 for approval.

Section I- APPLICANT INFORMATION

Name of Applicant: Never Say Never Haykind / Dosti Lake Geneva BID
Name of Event Organizer/Producer: Kristi Tarantino / BID MSV-81-1327125
Production Company/Organization: Business Improvement District BID FEIN #: 39-6005495
Street Address: PO Box 192
City: Fontana State: WI Zip code: 53125

Are you a ☒ For-Profit OR ☐ Non-Profit Organization 501(c) _____

EIN # (Tax Exempt Number): 39-6005495 BID 81-1327125 Never say
*All non-profits must present a copy of their current Tax ID- EIN# Never

Section II- EVENT INFORMATION- Check the proper category

☐ Public Assembly Permit- *Non-Profit: No Charge; Otherwise: \$60.00 per day Fee

(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: \$75.00 Fee

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: \$250.00 Fee for an event up to seven days; additional \$50.00 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.

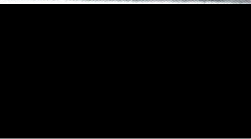
☒ 2 events: *Non-Profit: No Charge; Otherwise: \$500.00 Fee for an event up to seven days; additional \$100.00 per day thereafter

(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.

GA

map
list

1. Title of Event: Wine Walk
2. Date(s) of Event: May 22nd
3. Location(s) of Event: 15th St & Lake Geneva - See list of
4. Hours: 12-5 pm merchants
Note: Start Time & End Time
5. Event Chair/Contact Person: Kristi Tarantino Phone: 
6. Day of Event Contact Name: Kristi Tarantino/Nikki Faul Phone: 
7. Is the event open to the public? NO ☒
8. Will you charge an admission fee? YES ☒
9. Estimated Attendance Number: 350-500
10. Basis for estimate: History
11. Will you be setting up a tent? NO

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

12. Will there be any animals? 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:

Regular city receptacles

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

NO - we may have some volunteers
stationed @ each shop to notify guests

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

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

NO

Yes; as part of a
ticket sale; LCK

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

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

NO - it's ticketed, free samples

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

NO

Continue to next page...

Section III- STREET USE

☒ Check if this section does not apply

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

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

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

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

Dates of Use: _____

Total Number of Parking Stalls being Requested: _____

Parking Stall Number(s) and Location: _____

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

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

4. Anticipated Services

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

☐ **Electricity;** Explain: _____

☐ **Water;** Explain: _____

☐ **Traffic Control;** Explain: _____

☐ **Police Services;** Explain: _____

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

☐ **Other;** Explain: _____

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

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

Name on Card: _____

Credit Card #: _____

Expiration Date: ____/____/____ CVV#: _____

Billing Address: _____

City, State, Zip Code: _____

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

Applicant Signature: K. T. [Signature] Date: 1/22/22

2022 Signed up list

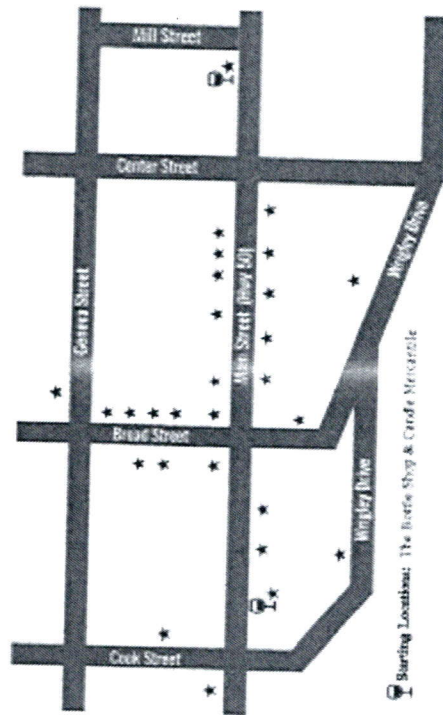
Business Name
Tres Belle Boutique
CR Goodfinds
Lake Geneva Harley-Davidson
A touch of bling
Twelfth & Brown
Delaney Street Mercantile
The Hive
The-Hive-
JAYNE Boutique
Cornerstone Shop and Gallery
Geneva Lakes Jewelry
Lake Geneva School of Cooking
The Bottle Shop
Lake Life Market
LeCookery
Edie Boutique
The Candle Mercantile
Avant Cycle Cafe
The Baker House
Brick & Mortar Home
Thumbs Up
A Sterling Works
Clear Water Outdoor
SoHo Boutique
Pink Moon Bay
Gallery 223/ Geneva Lake Arts Foundation, nc.
Haberdapper

Businesses that will be covered under the Temporary Retailer's License:

Tres Belle Boutique
 CR Goodfinds
 Lake Geneva Harley Davidson
 A Touch of Bling
 Twelfth & Brown
 Delaney Street Mercantile
 The Hive
 JAYNE Boutique
 Geneva Lakes Jewelry
 Lake Life Market
 LeCookery
 Edie Boutique
 Brick & Mortar Home
 A Sterling Works
 Clear Water Outdoor
 SoHo Boutique
 Pink Moon Bay
 Gallery 223
 Haberdapper

* Sample

last year's info 2021



Main St. locations:

- The Bottle Shop - 617 W. Main St.
- Twelfth & Brown - 735 W. Main St.
- Geneva Lakes Jewelry - 725 W. Main St.
- Deluxury Street Mercantile - 935 W. Main St.
- CR Goodfolds - 722 W. Main St.
- LAYNE - 771 W. Main St.
- A Touch of Bling - 810 W. Main St.
- Lake Geneva Harley Davidson - 704 W. Main St.
- The Hive - 754 W. Main St. (flower)
- Edie - 727 W. Main St.
- Overland Sheepskin Co - 752 W. Main St.
- Clear Water Outdoor - 744 W. Main St.
- Champs Sports Bar & Grill - 747 W. Main St.
- Hanna's by the Lake - 772 W. Main St.
- Le Oaklery - 812 W. Main St.
- Cordis Mercantile - 873 W. Main St.

Broad St. locations:

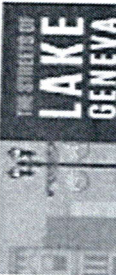
- Hops & Klaus - 149 Broad St.
- Cantonese Sizzles & Curry - 214 Broad St.
- Geneva Theater - 244 Broad St.
- Avant Cycle Cafe - 244 Broad St.
- HavenDapper - 253 Broad St.
- True Belles Boutique - 211 Broad St.
- Stirling Works - 227 Broad St.
- Oaklery 223 LO - 221 Broad St.

Wrigley Dr. locations:

- Oaklery - 811 Wrigley Dr.
- The Baker House - 327 Wrigley Dr.

Cook & Geneva St. locations:

- Lake Geneva School of Cooking - 227 Geneva St.
- Be Jeweled - 247 Cook St.



Get on the Newsletter List

For NEW event announcements including the next Wine Walk.

www.streetsofthegenewa.com



STREETS OF LAKE GENEVA

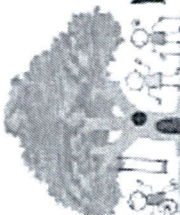


MAY 23, 2021

Event Guidelines:

- You must be 21 to participate in the event. A valid photo ID is required.
- You will be provided with a wristband which must be worn at all times.
- You are responsible for your own safety and the safety of others.
- The event begins at 4pm and will end promptly by 4pm.
- Cross all streets at first sight.
- Message your driver's license. We reserve the right to refuse serving anyone who appears to be intoxicated.

This year's WINE WALK will be benefiting the project: **Never Say Never Playground**. An **All Inclusive** playground where kids and adults of ALL abilities will be able to come together and play as equals. For more information on the project - visit their website: <http://www.neversayneverplayground.com>. To follow the progress of the fundraising efforts and future construction follow along on Facebook: <https://www.facebook.com/neversayneverplayground>.



A Playground For All



Scan code to help this project.

A huge thank you to our sponsors for this event!

GRANT MILLER

performing live at the Pavilion in

FLAT IRON PARK

After the Wine Walk

4-6 PM

Flat Iron Park is located across from Geneva Lake between Highway 60 and Center Street.



The Bottle Shop
wine & more

LAKE GENEVA ZIPLINES & ADVENTURES

The Bottle Shop Twelfth & Brown CR Good Linda

FORGOTTEN FIRE
HOT MESS

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

DECOY SELTZER
CHARDONNAY
& CLEMENTINE

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

SUNNY WITH
A CHANCE OF
FLOWERS

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

SAVIGNON BLANC

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

THE PALM
ROSE

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

BROKEN DREAMS
CHARDONNAY

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

BIG BAD BOURBON
BARREL RED

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

CHAMPAS Sports
Bar & Grill

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

Edie Boutique
A Edie Home

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

Buy One Flight Get
One Flight for \$1
During New Year 2017

20% off all
Regular priced
merchandise*

Buy 4 charms
get a FREE necklace
or memory bracelet*

10% off fully
licensed product*

10% off entire
purchase*

Hannah's by the Lake

CHERRIES &
RAINBOWS
RED BLEND

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

RICH & SPICY
CABERNET
SAVIGNON

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

FLORENSAC
PICPAUL
DE PINET

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

VILLA SANDI
PROSECCO

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

BLU GIOVELLO
PINOT GRIGIO

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

SALMON RUN
RIESLING

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

POP UP
SPARKLING WINE

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

TROPICAL
MOSCATO
STRAWBERRY

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

PIQUITOS
MOSCATO

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

20% off regular
priced item*
Excludes clearance.
Not valid with other offers.

15% off entrees
in May.

Free appetizer with
the purchase of
two sandwiches.
Exp. 3.31.17

15% off Clothing
or Vera Wang*
Not valid with
other offers.

10% off entire
store*

20% off entire store
including sale items*

Haberdashers

OYSTER BAY
SAUVIGNON BLANC

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

JUST PEACHY
SWEET SPARKLING

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

MIGRATIONS
PINOT NOIR

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

POOL TOY
ROSE

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

TUTTO MIO
SWEET RED

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

LAGO ROSE

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

BROADBENT
VINHO VERDE

☐ Not My Fave.
☐ Like It.
☐ MUST BUY!

20% off all
regular priced
merchandise*

20% off purchase*

20% off entire
store*

20% off entire
store
including sale items*

A Few Tips

- Please don't follow the crowd! Shop around.
- Keep your glass in hand throughout the event or visit it to avoid any confusion.
- Choose wine in advance to avoid losing your group.
- Ask business about picking up your purchases after you complete the tour or the next day.
- Be sure to not drink too much and hydrate!
- Visit photos to business and Facebook using hashtag #WineWalkBismarck.
- Please consider donating to the New Year's Eve Highland fundraiser. You will find collection boxes in the shops along your route.

*Store offers are exclusive for Wine Walk participants on day of event only unless otherwise specified. Visit store for details.

For Office Use Only

Date Filed with Clerk: Mar 25, 2022 Payment Amount: \$ N/A

Receipt #: N/A

City Clerk/Administrator Signature: [Signature] Date: 3/25/2022

☒ Approve ☐ Denied Notes: Contingent upon receiving Temp. Retailer's license from Wrenn say Wrenn for alcohol sales

Police Chief Signature: Lt. E. [Signature] #160 Date: 04/05/2022

☒ Approve ☐ Denied Notes: As stated by City Clerk

Fire Chief Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

DPW Signature: [Signature] Date: 3-28-2022

☒ Approve ☐ Denied Notes: _____

Parking Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

Harbormaster Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

Tier I & Tier II Events Only:

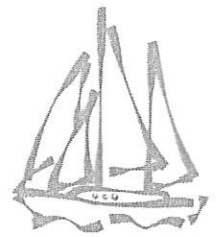
FLR Meeting Date: _____

Council Meeting Date: _____



CITY OF LAKE GENEVA

TEMPORARY OPERATOR LICENSE



PLEASE FILL IN ALL BLANKS COMPLETELY, AS INCOMPLETE APPLICATIONS WILL BE REJECTED. FEE OF \$10.00 IS PAYABLE TO CITY OF LAKE GENEVA AND DUE UPON APPLICATION.

NOTE: This license shall be issued to persons under the terms of Wisconsin State Statutes 125.17 (4). License shall be issued only to operators employed by or donating their services to non-profit corporations. A maximum of two temporary operator licenses will be issued to any individual per year. This license shall be valid only for the period of time specified on the license, which time period shall not exceed fourteen (14) days.

APPLICANT INFORMATION

Name: Cohen Lianne L
Last First Middle

Maiden Name: Pockeiser Date of Bi

Is your Certificate of Completion of a Beverage Server Training Course Attached? ☒ YES ☐ NO
If No, will a Licensed Operator be serving or supervising the service of alcohol? YES ☐ NO ☐

ORGANIZATION WHERE SERVICES OF LICENSEE WILL BE EMPLOYED

Organization Name: The Market of Lake Geneva Wine Walk
Address: 830 W. Main St.
Name of Event where licensee will work: Wine Walk
Date of Event: Sunday May 22, 2022

APPLICANT SIGNATURE

Lianne Cohen DATE: 4-5-2022

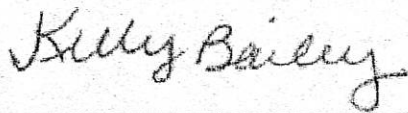
Wisconsin Responsible Beverage Seller/Server Training

Dianne Cohen

has met all training requirements and successfully completed the above course and/or exam.

Certification Number: SL118504

Date of Completion: 05/05/2021



Authorized Signature

This certificate represents the successful completion of an approved Wisconsin Department of Revenue Responsible Beverage Server Course in compliance with secs. 125.04(5)(a)5., 125.17(6), and 134.66(2m), Wis. Stats. Present this certificate to your local municipal clerk's office to receive your Operator's or Retail license.

Diversys Learning,
1101 Arrow Point Drive, Suite
Cedar Park, TX 78



CITY OF LAKE GENEVA TEMPORARY OPERATOR LICENSE



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APPLICANT INFORMATION

Name: Leedle, Diane Patricia
Last First Middle

Maiden Name:

Date of Birth:

Is your Certificate of Completion of a Beverage Server Training Course Attached? ☒ YES ☐ NO
If No, will a Licensed Operator be serving or supervising the service of alcohol? YES ☒ NO

ORGANIZATION WHERE SERVICES OF LICENSEE WILL BE EMPLOYED

Organization Name: Le Cookery
Address: 812 Main St, Lake Geneva, WI 53147
Name of Event where licensee will work: Wine Walk
Date of Event: May 22, 2022

APPLICANT SIGNATURE

[Signature] DATE: 4/5/2022

APPROVED BEVERAGE SERVER TRAINING COURSES

Serverlicense.com
Servingalcohol.com
TIPS

Learn2serve.com
\$8 Server Training
CARE

Wisconsin Technical Colleges
ServSafe Alcohol (WRAEF/NRAEF)
TEAM

For Office Use Only

Date Filed: April 7, 2022 Receipt No: 17.000365

Total Amount: \$10-

Forwarded to Police Chief: April 7, 2022

Background Completed: 4-11-22 JF

Recommendation: L.E. SA #160 Approved Denied

Verification that no other temporary licenses have been issued to this applicant
in the current year: _____

FLR Approval: _____

License Issued: _____

Council Approval: _____

License Number: _____

License Expires: _____

MAILTO: Individual, Organization



LEARN 2 SERVE™

CERTIFICATE OF COMPLETION

This certifies that

Diane Leedle

is awarded this certificate for

Wisconsin Responsible Beverage Server Training



Completion Date
04/01/2022



Expiration Date
03/31/2024



Certificate #
WI-00600409

A handwritten signature in black ink, appearing to read 'Sue H. Hefner', written over a horizontal line.

Official Signature

This certificate is non-transfereable and represents the successful completion of an approved Wisconsin Department of Revenue Responsible Beverage Server Course in compliance with secs. 125.04(5)(a)5., 125.17(6), and 134.66(2m), Wis. Stats.

5000 Plaza on the Lake, Suite 305 | Austin, TX 78746 | 877.881.2235 | www.360training.com



CITY OF LAKE GENEVA TEMPORARY OPERATOR LICENSE



PLEASE FILL IN ALL BLANKS COMPLETELY, AS INCOMPLETE APPLICATIONS WILL BE REJECTED. FEE OF \$10.00 IS PAYABLE TO CITY OF LAKE GENEVA AND DUE UPON APPLICATION.

NOTE: This license shall be issued to persons under the terms of Wisconsin State Statutes 125.17 (4). License shall be issued only to operators employed by or donating their services to non-profit corporations. A maximum of two temporary operator licenses will be issued to any individual per year. This license shall be valid only for the period of time specified on the license, which time period shall not exceed fourteen (14) days.

APPLICANT INFORMATION

Name: BACHMANN TOM W
Last First Middle

Maiden Name:

Date of Birth:

Is your Certificate of Completion of a Beverage Server Training Course Attached? ☒ YES ☐ NO
If No, will a Licensed Operator be serving or supervising the service of alcohol? YES ☐ NO ☐

ORGANIZATION WHERE SERVICES OF LICENSEE WILL BE EMPLOYED

Organization Name: Edie Boutique
Address: 737 W MAIN ST, LAKE GENEVA, WI 53147
Name of Event where licensee will work: WINE WALK
Date of Event: 5/22/2022

APPLICANT SIGNATURE

DATE: 4/4/2022

APPROVED BEVERAGE SERVER TRAINING COURSES

Serverlicense.com
Servingalcohol.com
TIPS

Learn2serve.com
\$8 Server Training
CARE

Wisconsin Technical Colleges
ServSafe Alcohol (WRAEF/NRAEF)
TEAM

For Office Use Only

Date Filed: April 6, 2022 Receipt No: 17.000361

Total Amount: \$10 -

Forwarded to Police Chief: April 16, 2022

Background Completed: 97 4-11-22

Recommendation: L.E. #160 Approved Denied

Verification that no other temporary licenses have been issued to this applicant
in the current year: _____

FLR Approval: _____

License Issued: _____

Council Approval: _____

License Number: _____

License Expires: _____

MAILTO: Individual, Organization

City of Lake Geneva

Temporary Operator's License

License no:

2021 6

Fee: **10.00**

WHEREAS, the local governing body of the City of Lake Geneva, County of Walworth, Wisconsin, has, upon application, duly made, granted and authorized the issuance of a "Temporary Operator's" License to:

Thomas Bachmann



AND WHEREAS, the said applicant has paid to the Treasurer the sum of \$10.00 as required by the Municipal Ordinances, and has complied with all requirements necessary for obtaining a license;

NOW THEREFORE, a "Temporary Operator's" License, pursuant to Sections 125.32 (2) and 125.68(2) of the Wisconsin Statutes, and local ordinances, is hereby issued to said applicant.

for the event of: Lake Geneva Wine Walk
Sunday May 23, 2021 1:00pm-4:00pm
for the period from 5/23/2021 to 5/23/2021.

Given under my hand and the Great Seal of the City of Lake Geneva,
County of Walworth, State of Wisconsin, this 11th day of May, 2021.



A handwritten signature in dark ink, reading "Lana C Kropf".

Lana C Kropf, City Clerk

CITY OF LAKE GENEVA
OPERATOR LICENSE APPLICATION

Receipt Number: 15.003731
License #: _____

SUBMIT RENEWALS NO LATER THAN MAY 15 FOR TIMELY PROCESSING

- ☒ OPERATOR- 1 YEAR (NEW APPLICANT) - \$50.00
☐ OPERATOR- 2 YEAR (RENEWAL)- \$75.00
☐ PROVISIONAL- OPERATOR- \$15.00 (issued after background check)

TO BE FILLED OUT BY THE APPLICANT:

NAME OF APPLICANT: LAST FIRST
McConnell David

PLACE OF EMPLOYMENT AS AN OPERATOR/MANAGER:

Gallery 223

HOW LONG HAVE YOU BEEN EMPLOYED AS AN
OPERATOR/MANAGER: 4

Please list ANY and ALL prior convictions for any felony, misdemeanor or other offenses (including all alcohol related traffic offenses) AND ANY pending criminal charges against you, (you may use additional sheets if necessary). The following websites may help you locate your records:

www.dot.wisconsin.gov/drivers/drivers/points/abstract.htm OR <http://wi-recordcheck.org>

ARRESTING AGENCY:

CHARGE:

DISPOSITION:

NONE

****IMPORTANT NOTE: Attach a copy of your Driver's License or State Photo ID along with this application.**

This application must be completed fully and in its entirety including providing a copy of your **Driver's License or Photo ID along with proof of Responsible Beverage Server's Course completion**. If the application is submitted incomplete, it will be returned to you as such and you will be required to complete a new application. Application fees are NON-REFUNDABLE so a new application will require another fee.**

I hereby apply for a license to serve, from date hereof to June 30, 20____, inclusive (unless sooner revoked), Fermented Malt Beverages and Intoxicating Liquors, subject to the limitation imposed by Section 125.32(2) and 125.68(2) of the Wisconsin State Statutes and all acts amendatory thereof and supplementary thereto, and hereby agree to comply with all laws, resolutions, ordinances and regulations, Federal, State or Local, affecting the sale of such beverages and liquors if a license be granted to me.

The undersigned affirms that he/she made and signed the foregoing application for an operator license and that he/she made complete and true answers to each question. Any incomplete, misleading or falsified application information may result in a denial of the application.

x

APPLICANTS SIGNATURE

DATE SIGNED

TO BE FILLED OUT BY THE LAKE GENEVA POLICE DEPARTMENT

BACKGROUND CHECK COMPLETED BY:

DATE:

Recommendation: _____ Approval _____ Denial _____ Approval for 1 year License Only

DATE:

AUTHORIZED SIGNATURE:

RETURN FULLY COMPLETED APPLICATION, COPY OF PHOTO ID, AND APPLICABLE FEE TO:

CITY CLERK- ATTN: LICENSING, 626 GENEVA ST, LAKE GENEVA, WI 53147

AUTHORIZATION FOR RELEASE OF INFORMATION

David W McConnell

First

M.I.

Last

Date of Birth

I hereby authorize the Lake Geneva Police Department to release to the City Clerk's Office, the City Attorney and the City Council, my driving records and any arrest records for review in connection with my application for an Operator's License and/or Alcohol License with the City of Lake Geneva.



Signature

4/7/2022

Date

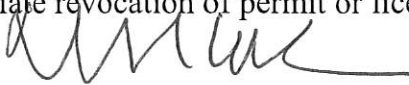
**ACKNOWLEDGEMENT OF CITY OF LAKE GENEVA
OUTSTANDING DELINQUENCIES ORDINANCE**

Section 6-53 of the Lake Geneva Municipal Code reads as follows:

Sec. 6-53 Delinquent taxes, assessments and claims.

No license shall be granted for any premises for which taxes, assessments or other claims of the City are delinquent and unpaid or to any person delinquent in payment of such claims to the City. In the event a premises or person is delinquent in payment of such claims to the City, at times other than initial granting or renewal of a license, the Council may in its discretion suspend or revoke said license(s). "Delinquent" for the purposes of this section shall mean the claim remains unpaid for 30 days after it became due. Being delinquent hereunder shall be grounds for suspension or revocation of a liquor license under § 125.12(2) of the Wisconsin Statutes.

I understand the above ordinance and hereby state that I do not have any delinquent accounts with the City of Lake Geneva and Water Utility. False statements will constitute immediate revocation of permit or license.

Signed: 

License Applicant's signature

Serving Alcohol

is proud to present this certificate to

David McConnell

for successful completion of the online course



Wisconsin Alcohol Seller/Server Course

PERSONS COMPLETING THIS COURSE HAVE AGREED TO EXECUTE THE FOLLOWING POLICIES TO THE BEST OF THEIR ABILITIES.

- * CARD ANY PERSON 35 YEARS OF AGE OR YOUNGER
- * OBSERVE AND REPORT ANY CUSTOMER SHOWING SIGNS OF POSSIBLE IMPAIRED BEHAVIOR TO MANAGEMENT
- * RESPOND IMMEDIATELY TO ANY POSSIBLE PROBLEM SITUATION
- * DETERMINE THE PEOPLE ENTERING THE PREMISES TO CONSUME ALCOHOL ARE OF LEGAL ALCOHOL DRINKING AGE AND RECARD THEM IF THERE IS ANY QUESTION ABOUT THEIR AGE
- * ENSURE A PERSON MATCHES THEIR VALID LEGAL IDENTIFICATION

This is a Wisconsin Department of Revenue approved Responsible Beverage Server Training Course in compliance with Sec. 125.17 (6), 134.66 (2m), and 125.04 (5) (a) 5. Wis. Stats.

Verify online at
servingalcohol.com

Verification Code

wUiiUIE8vh

Date Issued

Apr 4th, 2022

VALID FOR 2 YEARS

This is not a Wisconsin operators/bartenders license.

This certificate will be requested to obtain a Wisconsin operators/bartenders license from the Wisconsin city clerk's office in the municipality where you are working.

Find your city clerk's office here: <https://elections.wi.gov/clerks/directory>

Wisconsin Alcohol Seller/Server Course

Name: David McConnell

Certification Date: Apr 4th, 2022

Certificate Code: wUiiUIE8vh

Verify Online: servingalcohol.com

125.17(6), 134.66 (2m), 125.04(5)(a)5 Wis. Stats.

SERVING ALCOHOL INC

VALID FOR 2 YEARS

Learn more about this wallet card at <http://servingalcohol.com/wallet-card>



CITY OF LAKE GENEVA

TEMPORARY OPERATOR LICENSE



PLEASE FILL IN ALL BLANKS COMPLETELY, AS INCOMPLETE APPLICATIONS WILL BE REJECTED. FEE OF \$10.00 IS PAYABLE TO CITY OF LAKE GENEVA AND DUE UPON APPLICATION.

NOTE: This license shall be issued to persons under the terms of Wisconsin State Statutes 125.17 (4). License shall be issued only to operators employed by or donating their services to non-profit corporations. A maximum of two temporary operator licenses will be issued to any individual per year. This license shall be valid only for the period of time specified on the license, which time period shall not exceed fourteen (14) days.

APPLICANT INFORMATION

Name: BUTITTA NICHOLAS PETER
Last First Middle

Maiden Name:

Date of Birth:

Is your Certificate of Completion of a Beverage Server Training Course Attached? ☒ YES ☐ NO

If No, will a Licensed Operator be serving or supervising the service of alcohol? ☐ YES ☐ NO

ORGANIZATION WHERE SERVICES OF LICENSEE WILL BE EMPLOYED

Organization Name: TRES BELLE BOUTIQUE

Address: 233 BROAD STREET

Name of Event where licensee will work: WINE WALK

Date of Event: 5-22-22

APPLICANT SIGNATURE

 DATE: 3/31/22

APPROVED BEVERAGE SERVER TRAINING COURSES

Serverlicense.com
Servingalcohol.com
TIPS

Learn2serve.com
\$8 Server Training
CARE

Wisconsin Technical Colleges
ServSafe Alcohol (WRAEF/NRAEF)
TEAM

For Office Use Only

Date Filed: Apr 1, 2022 Receipt No: 15.003657

Total Amount: \$10 -

Forwarded to Police Chief: Apr 1, 2022

Background Completed: 21 4.5.22

Recommendation: Lt. E. #160 Approved Denied

Verification that no other temporary licenses have been issued to this applicant
in the current year: _____

FLR Approval: _____

License Issued: _____

Council Approval: _____

License Number: _____

License Expires: _____

MAILTO: Individual, Organization

Wisconsin Responsible Beverage Seller/Server Training

NICHOLAS BUTITTA

has met all training requirements and successfully completed the above course and or exam.

Certification Number: SL 161660

Date of Completion: 03/29/2022



Authorized Signature

This certificate represents the successful completion of an approved Wisconsin Department of Revenue Responsible Beverage Server Course in compliance with secs. 125.04(5)(a)5., 125.17(6), and 134.66(2m), Wis. Stats. Present this certificate to your local municipal clerk's office to receive your Operator's or Retail license.

Diversys Learning, Inc.
1101 Arrow Point Drive, Suite 302
Cedar Park, TX 78613

MEMORANDUM

To: City of Lake Geneva Plan Commission
From: Sonja Kruesel, AICP; Village Planner, VANDEWALLE & ASSOCIATES
Date: April 11, 2022
Re: Conditional Use Permit Regulations in Response to 2017 WI Act 67

2017 Wisconsin Act 67 limits local government discretion related to the issuance of conditional use permits and establishes a stricter standard for denial. This memo summarizes recent changes to Wisconsin Statutes regulating conditional uses and provides potential amendments to the Lake Geneva Ordinance in response to the legislation.

The Plan Commission discussed this topic at their March 2022 meeting. Information provided for the April 2022 meeting is scheduled for a public hearing and potential action to adopt recommended changes.

Statutory Changes and Implications¹

In 2017, Wisconsin Act 67 added new sections to Wisconsin Statutes governing the issuance of conditional use permits. Prior to these changes, the statutes did not include the term “conditional use permit” nor provide any guidance for issuances of conditional use permits. Rather, the law was based on court decisions. Act 67 codifies some of the case law related to conditional use permits.

First, a critical addition to Statutes was the added definition of “substantial evidence”. Substantial evidence means “facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.”

Second, Act 67 requires that if an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified by the city, then the city shall grant the conditional use permit.

Finally, Act 67 also provides that conditions imposed “must be related to the purpose of the ordinance and be based on substantial evidence,” and “must be reasonable and to the extent practicable, measurable”. The applicant must present evidence “that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied”.

In summary, local governments have less discretion in conditional use permit decisions, and the standard for denial is higher under Act 67 than previously recognized. Without clearly defined substantial evidence, the local government could be obligated to approve certain conditional use permits. The local government, on the other hand, retains discretionary authority in whether to list a conditional use in a zoning district, whether or not to impose a condition, and whether or not to deny a permit if the applicant cannot meet the conditions imposed.

¹ Summarized from the following document: <https://dpla.wisc.edu/wp-content/uploads/sites/1021/2017/06/2018OhmKeepingUpWithChangesin-WisPZLaws.pdf>

In response to Act 67, local governments are advised to review and possibly amend zoning ordinances to consider shortening the list of conditional uses that could be considered, and / or to require a rezoning to a different district for certain uses. Any conditional use will need to be reviewed against the purpose of the ordinance. Also, any conditions imposed on a specific application will need to be supported with substantial evidence. A multi-step process is also advised, which would allow the city to inform applicants of the conditions the Plan Commission will impose prior to the final decision so the applicant can prove that they can comply with the conditions.

Proposed Ordinance Amendments

Procedures

Section 98-905 of the Lake Geneva Zoning Code contains regulations for “Conditional Use Review and Approval” procedures. Proposed amendments to this section are shown in redline format to track changes. A “clean” version of the proposed ordinance is also provided for ease of review. Many changes are “clean-up” items, which clarify language or update language to match current application requirements, etc. The more substantive changes to this section deal with Act 67. These changes mainly include reference to requirements for substantial evidence. This also includes how substantial evidence and findings are to be recorded in Plan Commission and Council actions. For ease of reference, the sequential steps in the proposed CUP review process are summarized below:

1. Initiation of request (*Sec. 98-905(2)*)
2. Application submitted per requirements (*Sec. 98-905(3)*)
3. Review by zoning administrator for completeness and evaluation for compliance with findings in Section 4(d). (*Sec. 98-905(4)*)
4. Plan Commission Review, Public Hearing, Recommendation (*Sec. 98-905(5)*)
 - a. Public hearing preceded by Class II notice
 - b. Staff provides a Report of Preliminary Recommended Findings
 - c. Plan Commission discusses the Report of Preliminary Recommended Findings, evidence presented during the public hearing, and any changes or conditions with the applicant.
 - d. Plan Commission deliberates and acts on a final recommendation via Resolution that they will send to the Common Council.
5. Council Review and Action (*Sec. 98-905(6)*)
 - a. Final action may be taken

Appeals

Section 98-905 covers application procedures, as summarized above. Part of the proposed procedures is also what to do in case of an appeal. The current ordinance is silent on the process to appeal a CUP decision. Since the code is silent, the city would currently defer to state statute (62.23(7)(e)10), which would send the appeal to circuit court. We recommend continuing to follow the same process, which sends appeals to circuit court, but to clarify this in the ordinance by stating it explicitly. An appeal must be filed within 30 days. A new section was added to the ordinance, Sec. 98-905(7), to address this recommendation.

Land Use Table Amendments

The Lake Geneva zoning ordinance contains a “Table of Land Uses” which summarizes land uses that are permitted versus those that are conditional by zoning district. We present the following changes.

- **Indoor Commercial Entertainment** is a type of land use which provides entertainment services entirely within an enclosed building. These activities often have operating hours which extend significantly later than most other commercial land uses. Examples of such land uses include restaurants, taverns, theaters, bowling alleys, arcades, roller rinks, and pool halls.

Restaurants are a common land use that are frequently approved without issue, and often include even smaller type operators like gelato shops or coffee shops. This type of land use could be considered fairly distinct from a larger scale indoor commercial entertainment use, such as a bowling alley, which might carry more land use impacts such as heavy peak traffic, parking, and noise.

To reduce the number of conditional use permit requests under this category, we suggest splitting this category into two different scales: small scale indoor commercial and large scale indoor commercial. Small scale indoor commercial uses would be permitted by-right and would include any use not serving alcohol and under 2,000 square feet in floor area. Large scale indoor commercial uses would be conditional and would include any use that serves alcohol and/or that has a floor area over 2,000 square feet, including restaurants, bars, theaters, bowling alleys, pool halls. Any outdoor commercial entertainment would remain as a conditional use as currently codified.

- **Personal or Professional Service involving tattoos and permanent cosmetics above the clavicle** would allow uses that serve for placement of tattoos, permanent make-up or cosmetics on parts of the human body above the clavicle. This use is currently allowed as a conditional use in a handful of zoning districts. We suggest changing this to permitted in all of the same zoning districts. It is our opinion that it would be very difficult to find substantial evidence to deny one of these uses and therefore it should not be listed as a conditional use. Note that other tattoos below the clavicle are categorized in the zoning code as a “sexually oriented land use”, which are handled in the Heavy Industrial (HI) zoning district.
- **Indoor Storage or Wholesaling** land uses are primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. With the exception of loading and parking facilities, such land uses are contained entirely within an enclosed building. Examples include conventional warehouse facilities, long-term indoor storage facilities, and joint warehouse and storage facilities. We suggest changing this from a conditional use to a prohibited use in the Planned Business (PB) and General Business (GB) Zoning Districts due to proximity to residential land uses. The use is currently prohibited in all other business zoning districts. The use would remain as a permitted use in the Planned Industrial (PI), General Industrial (GI) and Heavy Industrial (HI) Zoning Districts.
- **Personal Storage Facility** are land uses oriented to the indoor storage of items entirely within partitioned buildings having an individual access to each partitioned area. Such storage areas may be available on either a condominium or rental basis. Also known as mini warehouses. We suggest changing this from a conditional use to a prohibited use in the General Business (GB) Zoning District due to proximity to residential land uses. The use is currently prohibited in all other business zoning districts. It would remain a conditional use in the Planned Industrial (PI) and General Industrial (GI) Zoning Districts.

Creation of New “High Impact Zoning Districts”

There are certain uses that are associated with very high impacts and potential to generate nuisances and land use conflict with adjacent properties. Because the standard for reviewing and denying conditional uses has become stricter, if the City would like to maintain a more discretionary authority over these land uses, we suggest the creation of new and completely separate zoning districts that would allow these uses to be considered. We call these “high impact zoning districts”. If the City chooses to establish these new districts, amendments entail developing language for each zoning district, identifying permitted and conditional uses, and adding this information to the Table of Land Uses. If adopted, the new process would be to first pursue a legislative rezoning change, followed by review of a conditional use permit request. In this way, the city maintains discretionary control of where and when the use might be appropriate to establish.

- **Extraction / Disposal Zoning District.** This potential district would provide for quarrying, sand and gravel extraction, and landfill uses, which if sited properly, could be located within the City. Principal permitted uses might include land uses like office, indoor maintenance, outdoor maintenance service, etc. Principal conditional uses could include, extraction, composting, recycling and waste disposal, salvage, or junkyard, etc. If a potential applicant approached the city with a quarry pit for example, it would first require a rezone to the Extraction / Disposal Zoning District, and then a conditional use permit for the use.

Attachments

- **Redline section 98-905 Conditional Use Review and Approval** (Procedures – repeal and replace in entirety)
- **Redline Section 98-203 Table of Land Uses** (repeal and replace in entirety)
- **Redline section 98-206 Detailed Land Use Descriptions and Regulations** including **section 98-205 (m) Piers and Wharfs** (select sections modified)
- **Redline section 98-102 Standard Zoning Districts and Standard Zoning District Categories** including **section 98-105 Purpose and Intent of Standard Zoning Districts** (select sections modified; includes new Extraction / Disposal district at the end)

ARTICLE I: ESTABLISHMENT OF ZONING DISTRICTS

Section 98-102 Standard Zoning Districts and Standard Zoning District Categories

For the purpose of this Chapter, all areas within the jurisdiction of this Chapter (See Section 98-009) are hereby divided into the following standard zoning districts, and standard zoning district categories (listed in underlined text), which shall be designated as follows:

Agricultural District:

Rural Holding (RH) District

Residential Districts:

Countryside Residential-5ac (CR-5ac) District

Estate Residential-1 (ER-1) District

Single-family Residential-3 (SR-3) District

Single-family Residential-4 (SR-4) District

Two-family Residential-6 (TR-6) District

Multi-family Residential-8 (MR-8) District

Nonresidential Districts:

Office District:

Neighborhood Office (NO) District

Planned Office (PO) District

Commercial Districts:

Neighborhood Business (NB) District

Planned Business (PB) District

General Business (GB) District

Central Business (CB) District

Industrial Districts:

Planned Industrial (PI) District

General Industrial (GI) District

Heavy Industrial (HI) District

Extraction/Disposal (EX) District

Section 98-105 Purpose and Intent of Standard Zoning Districts

(1) Agricultural District

(a) Rural Holding (RH) District

2. List of Allowable Land Uses (per Article II)

a. Land Uses Permitted by Right: (per Section 98-202(2))

Single-Family - 35 acre lot
Cultivation (per Section 98-206(2)(a))
On-Site Agricultural Retail (per Section 98-206(2)(e))
Selective Cutting (per Section 98-206(2)(f))
Passive Outdoor Public Recreation (per Section 98-206(3)(a))
Active Outdoor Public Recreation (per Section 98-206(3)(b))
Public Services and Utilities (per Section 98-206(3)(e))
Community Living Arrangement (1-8 residents) (per Section 98-206(3)(g))

b. Land Uses Permitted as Conditional Use: (per Section 98-202(4))

Husbandry (per Section 98-206(2)(b))
Intensive Agriculture (per Section 98-206(2)(c))
Agricultural Services (per Section 98-206(2)(d))
Clear Cutting (per Section 98-206(2)(g))
Indoor Institutional (Church and school only) (per Section 98-206(3)(c))
Outdoor Institutional (per Section 98-206(3)(d))
Outdoor Commercial Entertainment (per Section 98-206(4)(i))
Commercial Animal Boarding (per Section 98-206(4)(j))
Bed and Breakfast Establishments (per Section 98-206(4)(l))
Campground (per Section 98-206(4)(n))
Intensive Outdoor Recreation (per Section 98-206(4)(r)) (Ord. No. 12-07)
~~Junkyard or Salvage Yard (per Section 98-206(5)(d))~~
~~Waste Disposal Facility (per Section 98-206(5)(e))~~
~~Composting Operation (per Section 98-206(5)(f))~~
Airport/Heliport (per Section 98-206(6)(b))
Communication Tower (per Section 98-206(7)(c))
~~Extraction Use (per Section 98-206(7)(d))~~

Section 98-105 Purpose and Intent of Standard Zoning Districts

(3) Nonresidential Districts

(a) Neighborhood Office (NO) District

2. List of Allowable Land Uses (per Article II)

a. Land Uses Permitted by Right: (per Section 98-202(2))

Single-Family - 9,000 sf lot
Cultivation (per Section 98-206(2)(a))
Selective Cutting (per Section 98-206(2)(f))
Passive Outdoor Public Recreation (per Section 98-206(3)(a))
Active Outdoor Public Recreation (per Section 98-206(3)(b))
Indoor Institutional (per Section 98-206(3)(c))
Public Services and Utilities (per Section 98-206(3)(e))
Office (per Section 98-206(4)(a))
Personal or Professional Services (per Section 98-206(4)(b))
Indoor Commercial Entertainment, Small Scale (per Section 98-206(h))
Personal or Professional Service involving tattoos and permanent cosmetics above the clavicle (per Section 98-206(4)(u))

b. Land Uses Permitted as Conditional Use: (per Section 98-202(4))

Twin House/Duplex - 6,000 sf per du
Two-Flat - 9,000 sf lot
Townhouse - 4,500 sf du
Multiplex - 4,500 sf per du
Apartment - 4,500 sf per du
Clear Cutting (per Section 98-206(2)(g))
Outdoor Institutional (per Section 98-206(3)(d))
Institutional Residential - 9,000 sf lot (per Section 98-206(3)(f))
Community Living Arrangement (1-8 residents) (per Section 98-206(3)(g))
Community Living Arrangement (9-15 residents) (per Section 98-206(3)(h))
Community Living Arrangement (16+ residents) (per Section 98-206(3)(i))
Indoor Sales or Service (per Section 98-206(4)(c))
Indoor Commercial Entertainment, Large Scale- (per Section 98-206(4)(~~ih~~))
Outdoor Commercial Entertainment (per Section 98-206(4)(~~ij~~)) (Ord. No. 12-07)
Bed and Breakfast Establishments (per Section 98-206(4)(~~im~~))
Group Day Care Center (9+ children) (per Section 98-206(4)(~~im~~))
Boarding House (per Section 98-206(4)(~~op~~))
Physical Activity Studio (per Section 98-206(4)(~~ts~~)) (Ord. No. 13-19)

Section 98-105 Purpose and Intent of Standard Zoning Districts

(3) Nonresidential Districts

(b) Planned Office (PO) District

2. List of Allowable Land Uses (per Article II)

a. Land Uses Permitted by Right: (per Section 98-202(2))

Cultivation (per Section 98-206(2)(a))
Selective Cutting (per Section 98-206(2)(f))
Passive Outdoor Public Recreation (per Section 98-206(3)(a))
Active Outdoor Public Recreation (per Section 98-206(3)(b))
Indoor Institutional (per Section 98-206(3)(c))
Public Services and Utilities (per Section 98-206(3)(e))
Office (per Section 98-206(4)(a))
Personal or Professional Services (per Section 98-206(4)(b))
Indoor Commercial Entertainment, Small Scale (per Section 98-206(h))
Personal or Professional Service involving tattoos and permanent cosmetics above the clavicle (per Section 98-206(4)(u))

b. Land Uses Permitted as Conditional Use: (per Section 98-202(4))

Clear Cutting (per Section 98-206(2)(g))
Outdoor Institutional (per Section 98-206(3)(d))
Institutional Residential - 20,000 sf lot (per Section 98-206(3)(f))
Community Living Arrangement (9-15 residents) (per Section 98-206(3)(h))
Community Living Arrangement (16+ residents) (per 98-206(3)(i))
Indoor Sales or Service (per Section 98-206(4)(c))
In-Vehicle Sales or Service (per Section 98-206(4)(g))
Indoor Commercial Entertainment, Large Scale (per Section 98-206(4)(~~h~~i))
Outdoor Commercial Entertainment (per Section 98-206(4)(~~h~~i)) (Ord. No. 12-07)
Commercial Indoor Lodging (per Section 98-206(4)(~~k~~j))
Group Day Care Center (9+ children) (per Section 98-206(4)(~~m~~n))
Physical Activity Studio (per Section 98-206(4)(~~s~~t)) (Ord. No. 13-19)
Airport/Heliport (per Section 98-206(6)(b))

Section 98-105 Purpose and Intent of Standard Zoning Districts

(3) Nonresidential Districts

(c) Neighborhood Business (NB) District

2. List of Allowable Land Uses (per Article II)

a. Land Uses Permitted by Right: (per Section 98-202(2))

Single-Family - 9,000 sf lot
Cultivation (per Section 98-206(2)(a))
Selective Cutting (per Section 98-206(2)(f))
Passive Outdoor Public Recreation (per Section 98-206(3)(a))
Active Outdoor Public Recreation (per Section 98-206(3)(b))
Indoor Institutional (per Section 98-206(3)(c))
Public Services and Utilities (per Section 98-206(3)(e))
Office (per Section 98-206(4)(a))
Personal or Professional Services (per Section 98-206(4)(b))
Indoor Sales or Service (per Section 98-206(4)(c))
Indoor Maintenance Service (per Section 98-206(4)(e))
Indoor Commercial Entertainment, Small Scale (per Section 98-206(h))
Personal or Professional Service involving tattoos and permanent cosmetics above the clavicle (per Section 98-206(4)(u))

b. Land Uses Permitted as Conditional Use: (per Section 98-202(4))

Twin House/Duplex - 6,000 sf per du
Two-Flat - 9,000 sf lot
Townhouse - 4,500 sf du
Multiplex - 4,500 sf per du
Apartment - 4,500 sf per du
Clear Cutting (per Section 98-206(2)(g))
Outdoor Institutional (per Section 98-206(3)(d))
Institutional Residential - 9,000 sf lot (per Section 98-206(3)(f))
Community Living Arrangement (1-8 residents) (per Section 98-206(3)(g))
Community Living Arrangement (9-15 residents) (per Section 98-206(3)(h))
Community Living Arrangement (16+ residents) (per 98-206(3)(i))
In-Vehicle Sales or Service (per Section 98-206(4)(g))
Indoor Commercial Entertainment, Large Scale (per Section 98-206(4)(~~hi~~))
Outdoor Commercial Entertainment (per Section 98-206(4)(~~ji~~)) (Ord. No. 12-07)
Bed and Breakfast Establishments (per Section 98-206(4)(~~mi~~))
Group Day Care Center (9+ children) (per Section 98-206(4)(~~mn~~))
Boarding House (per Section 98-206(4)(~~pe~~))
Physical Activity Studio (per Section 98-206(4)(~~st~~)) (Ord. No. 13-19)

Section 98-105 Purpose and Intent of Standard Zoning Districts

(3) Nonresidential Districts

(d) Planned Business (PB) District

2. List of Allowable Land Uses (per Article II)

a. Land Uses Permitted by Right: (per Section 98-202(2))

Cultivation (per Section 98-206(2)(a))
Selective Cutting (per Section 98-206(2)(f))
Passive Outdoor Public Recreation (per Section 98-206(3)(a))
Active Outdoor Public Recreation (per Section 98-206(3)(b))
Indoor Institutional (per Section 98-206(3)(c))
Public Services and Utilities (per Section 98-206(3)(e))
Office (per Section 98-206(4)(a))
Personal or Professional Services (per Section 98-206(4)(b))
Indoor Sales or Service (per Section 98-206(4)(c))
Indoor Maintenance Service (per Section 98-206(4)(e))
Indoor Commercial Entertainment, Small Scale (per Section 98-206(h))
Personal or Professional Service involving tattoos and permanent cosmetics above the clavicle (per Section 98-206(4)(u))

b. Land Uses Permitted as Conditional Use: (per Section 98-202(4))

Clear Cutting (per Section 98-206(2)(g))
Outdoor Institutional (per Section 98-206(3)(d))
Institutional Residential - 20,000 sf lot (per Section 98-206(3)(f))
Outdoor Display (per Section 98-206(4)(d))
In-Vehicle Sales or Service (per Section 98-206(4)(g))
Indoor Commercial Entertainment, Large Scale (per Section 98-206(4)(~~hi~~))
Outdoor Commercial Entertainment (per Section 98-206(4)(~~ij~~)) (Ord. No. 12-07)
Commercial Animal Boarding (per Section 98-206(4)(~~kj~~))
Commercial Indoor Lodging (per Section 98-206(4)(~~lk~~))
Bed and Breakfast Establishments (per Section 98-206(4)(~~lm~~))
Group Day Care Center (9+ children) (per Section 98-206(4)(~~mn~~))
Vehicle Repair and Maintenance (per Section 98-206(4)(~~rq~~))
Intensive Outdoor Recreation (per Section 98-206(4)(~~sf~~)) (Ord. No. 12-07)
Physical Activity Studio (per Section 98-206(4)(~~ts~~)) (Ord. No. 13-19)
~~Indoor Storage and Wholesaling (per Section 98-206(5)(a)) (Ord. No. 01-19 2/12/04)~~

Section 98-105 Purpose and Intent of Standard Zoning Districts

(3) Nonresidential Districts

(e) General Business (GB) District

2. List of Allowable Land Uses (per Article II)

a. Land Uses Permitted by Right: (per Section 98-202(2))

Cultivation (per Section 98-206(2)(a))

Selective Cutting (per Section 98-206(2)(f))

Passive Outdoor Public Recreation (per Section 98-206(3)(a))

Active Outdoor Public Recreation (per Section 98-206(3)(b))

Indoor Institutional (per Section 98-206(3)(c))

Public Services and Utilities (per Section 98-206(3)(e))

Office (per Section 98-206(4)(a))

Personal or Professional Services (per Section 98-206(4)(b))

Indoor Sales or Service (per Section 98-206(4)(c))

Indoor Maintenance Service (per Section 98-206(4)(e))

Off-Site Parking Lot (per Section 98-206(6)(a))

Indoor Commercial Entertainment, Small Scale (per Section 98-206(h))

Personal or Professional Service involving tattoos and permanent cosmetics above the clavicle (per Section 98-206(4)(u))

b. Land Uses Permitted as Conditional Use: (per Section 98-202(4))

Clear Cutting (per Section 98-206(2)(g))

Outdoor Institutional (per Section 98-206(3)(d))

Institutional Residential - 9,000 sf lot (per Section 98-206(3)(f))

Outdoor Display (per Section 98-206(4)(d))

In-Vehicle Sales or Service (per Section 98-206(4)(g))

~~Indoor Storage and Wholesaling (per Section 98-206(5)(a)) (Ord. No. 01-19-2/12/01)~~

Indoor Commercial Entertainment, Large Scale (per Section 98-206(4)(~~hi~~))

Outdoor Commercial Entertainment (per Section 98-206(4)(~~ji~~))

Commercial Animal Boarding (per Section 98-206(4)(~~kj~~))

Commercial Indoor Lodging (per Section 98-206(4)(~~lk~~))

Bed and Breakfast Establishments (per Section 98-206(4)(~~ml~~))

Group Day Care Center (9+ children) (per Section 98-206(4)(~~nm~~))

Boarding House (per Section 98-206(4)(~~pe~~))

Vehicle Repair and Maintenance (per Section 98-206(4)(~~qr~~))

Physical Activity Studio (per Section 98-206(4)(~~st~~)) (Ord. No. 13-19)

~~Personal Storage Facility (per Section 98-206(5)(c))~~

Section 98-105 Purpose and Intent of Standard Zoning Districts

(3) Nonresidential Districts

(f) Central Business (CB) District

2. List of Allowable Land Uses (per Article II)

a. Land Uses Permitted by Right: (per Section 98-202(2))

Cultivation (per Section 98-206(2)(a))
Selective Cutting (per Section 98-206(2)(f))
Passive Outdoor Public Recreation (per Section 98-206(3)(a))
Active Outdoor Public Recreation (per Section 98-206(3)(b))
Indoor Institutional (per Section 98-206(3)(c))
Public Services and Utilities (per Section 98-206(3)(e))
Office (per Section 98-206(4)(a))
Personal or Professional Services (per Section 98-206(4)(b))
Indoor Sales or Service (per Section 98-206(4)(c))
Indoor Maintenance Service (per Section 98-206(4)(e))
Off-Site Parking Lot (per Section 98-206(6)(a))
Indoor Commercial Entertainment, Small Scale (per Section 98-206(h))
Personal or Professional Service involving tattoos and permanent
cosmetics above the clavicle (per Section 98-206(4)(u))

b. Land Uses Permitted as Conditional Use: (per Section 98-202(4))

Clear Cutting (per Section 98-206(2)(g))
Outdoor Institutional (per Section 98-206(3)(d))
Institutional Residential - 9,000 sf lot (per Section 98-206(3)(f))
In-Vehicle Sales or Service (per Section 98-206(4)(g))
Indoor Commercial Entertainment, Large Scale (per Section 98-206(4)(~~ih~~))
Outdoor Commercial Entertainment (per Section 98-206(4)(~~ii~~))
Outdoor Display (per Section 98-206(4)(d)) (Ord. No. 01-19 2/12/01)
Commercial Indoor Lodging (per Section 98-206(4)(~~ik~~))
Bed and Breakfast Establishments (per Section 98-206(4)(~~im~~))
Group Day Care Center (9+ children) (per Section 98-206(4)(~~im~~))
Boarding House (per Section 98-206(4)(~~op~~))
Physical Activity Studio (per Section 98-206(4)(~~st~~)) (Ord. No. 13-19)

Section 98-105 Purpose and Intent of Standard Zoning Districts

(3) Nonresidential Districts

(g) Planned Industrial (PI) District

2. List of Allowable Land Uses (per Article II)

a. Land Uses Permitted by Right: (per Section 98-202(2))

Cultivation (per Section 98-206(2)(a))
Selective Cutting (per Section 98-206(2)(f))
Passive Outdoor Public Recreation (per Section 98-206(3)(a))
Active Outdoor Public Recreation (per Section 98-206(3)(b))
Indoor Institutional (per Section 98-206(3)(c))
Public Services and Utilities (per Section 98-206(3)(e))
Office (per Section 98-206(4)(a))
Personal or Professional Services (per Section 98-206(4)(b))
Indoor Maintenance Service (per Section 98-206(4)(e))
Indoor Storage or Wholesaling (per Section 98-206(5)(a))
Light Industrial (per Section 98-206(7)(a))
Indoor Commercial Entertainment, Small Scale (per Section 98-206(h))
Personal or Professional Service involving tattoos and permanent
cosmetics above the clavicle (per Section 98-206(4)(u))

b. Land Uses Permitted as Conditional Use: (per Section 98-202(4))

Clear Cutting (per Section 98-206(2)(g))
Outdoor Institutional (per Section 98-206(3)(d))
Indoor Sales or Service (per Section 98-206(4)(c))
Indoor Commercial Entertainment, Large Scale (per Section 98-206(4)(~~hi~~))
Outdoor Commercial Entertainment (per Section 98-206(4)(~~ij~~))(Ord. No. 12-07)
Group Day Care Center (9+ children) (per Section 98-206(4)(~~mn~~))
Personal Storage Facility (per Section 98-206(5)(c))
Airport/Heliport (per Section 98-206(6)(b))
Distribution Center (per Section 98-206(6)(d))
Communication Tower (per Section 98-206(7)(c))
Commercial Animal Boarding (per Section 98-206(4)(~~jk~~))
Physical Activity Studio (per Section 98-206(4)(~~ts~~)) (Ord. No. 13-19)

Section 98-105 Purpose and Intent of Standard Zoning Districts

(3) Nonresidential Districts

(i) Heavy Industrial (HI) District

2. List of Allowable Land Uses (per Article II)

a. Land Uses Permitted by Right: (per Section 98-202(2))

Cultivation (per Section 98-206(2)(a))
Selective Cutting (per Section 98-206(2)(f))
Passive Outdoor Public Recreation (per Section 98-206(3)(a))
Public Services and Utilities (per Section 98-206(3)(e))
Office (per Section 98-206(4)(a))
Indoor Maintenance Service (per Section 98-206(4)(e))
Indoor Storage or Wholesaling (per Section 98-206(5)(a))
Outdoor Storage or Wholesaling (per Section 98-206(5)(b))
Off-Site Parking Lot (per Section 98-206(6)(a))
Distribution Center (per Section 98-206(6)(d))
Light Industrial (per Section 98-206(7)(a))
Heavy Industrial (per Section 98-206(7)(b))

b. Land Uses Permitted as Conditional Use: (per Section 98-202(4))

Agricultural Services (per Section 98-206(2)(d))
Clear Cutting (per Section 98-206(2)(g))
Outdoor Maintenance Service (per Section 98-206(4)(f))
Sexually Oriented Land Use (per Section 98-206(4)(p))
Vehicle Repair and Maintenance (per Section 98-206(4)(q))
~~Junkyard or Salvage Yard (per Section 98-206(5)(d))~~
~~Waste Disposal Facility (per Section 98-206(5)(e))~~
~~Composting Operation (per Section 98-206(5)(f))~~
Airport/Heliport (per Section 98-206(6)(b))
Freight Terminal (per Section 98-206(6)(c))
Communication Tower (per Section 98-206(7)(c))

Section 98-105 Purpose and Intent of Standard Zoning Districts

(3) Nonresidential Districts

(j) Extraction/Disposal (EX) District

1. **Description and Purpose.** This district is intended to provide for quarrying, sand and gravel extraction, and landfill uses which, if sited properly, can be located within the city.
2. **List of Allowable Land Uses (Per Article II)**
 - a. **Land Uses Permitted by Right: (per Section 98-202(2))**
 - Office
 - Indoor Maintenance Service
 - Outdoor Maintenance Service
 - Indoor Storage and Wholesaling
 - Outdoor Storage and Wholesaling
 - b. **Land Uses Permitted as Conditional Use: (per Section 98-202(4))**
 - Extraction
 - Composting
 - Waste Disposal Facility
 - Salvage or Junkyard
3. **Regulations Applicable to Extraction/Disposal Uses**
 - A. Minimum Lot Area: 5 acres
 - B. Minimum Lot Width: 200 feet
 - C. Maximum Impervious Surface Ratio: 80 percent
 - D. Minimum Lot Depth: 120 feet
 - E. Minimum Lot Frontage at Right-of-Way: 100 feet
 - F. Minimum Front Setback: 50 feet
 - G. Minimum Street Side Setback (on corner lots): 50 feet
 - H. Minimum Side Setback: 50 feet
 - I. Minimum Rear Setback: 50 feet
 - J. Maximum Principal Building Height: 60 feet
4. **Regulations Applicable to Accessory Buildings**
 - A. Minimum Front Setback: 60 feet and at least 5 feet behind the principal structure
 - B. Minimum Side Setback: 5 feet
 - C. Minimum Rear Setback: 5 feet
 - D. Maximum Height: 45 feet

Section 98-203 Tables of Land Uses

This Chapter regulates the location of land uses to specific zoning districts through the use of the Tables of Land Uses contained in this Section (See the following pages for Tables).

Table 98-203(1) Tables of Land Uses

P	=	Permitted by Right in a Conventional Development (See 98-206(1)(a).)
C	=	Permitted as a Conditional Use (See Section 98-905)
CI	=	Permitted as a Conditional Use in a Cluster Development (See Section 98-206(1)(b))
I	=	Permitted as a Conditional Use in an Institutional Residential Development (See 98-206(1)(c))
M	=	Permitted as a Conditional Use within a Mobile Home Development or Park (See 98-206 (1)(d) or (e))
+	=	Permitted as a Conditional Use until 365 days after the Effective Date of this Zoning Ordinance

Zoning District Abbreviations

RH	CR-5ac	ER-1	SR-3	SR-4	TR-6	MR-8	NO	PO	NB	PB	GB	CB	PI	GI	HI	PBP	EX	Type of Land Use
																		DWELLING UNIT TYPES (SEE 98-034)
P	P	P	P	P	P	P	P		P									(1) Single-Family Detached 35 acre lot
	P	P	P	P	P	P	P		P									(2) Single-Family Detached 5 acre lot
	CI	P	P	P	P	P	P		P									(3) Single-Family Detached 40,000 sf lot
			P	P	P	P	P		P									(4) Single-Family Detached 15,000 sf lot
				P	P	P	P		P									(5) Single-Family Detached 9,000 sf lot
				+	P	P	C		C									(6) Twin Homes/Duplex 6,000 sf per du
				+	C	P	C		C									(7) Two-Flat 9,000 sf lot
						P	C		C									(8) Townhouse 4,500 sf lot
						P	C		C									(9) Multiplex 4,500 sf per du
						P	C		C									(10) Apartment 4,500 sf per du
						I	I	I	I	I	I	I						(11) Institutional Residential 9,000 sf lot
					M													(12) Mobile Home 9,000 sf lot
RH Rural Holding							TR Two-family Res					NB Neighborhood Business					PI Planned Industrial	
CR Countryside Res							MR Multi-family Res					PB Planned Business					GI General Industrial	
ER Estate Residential							NO Neighborhood Office					GB General Business					HI Heavy Industrial	
SR Single-family Res							PO Planned Office					CB Central Business					PBP Planned Business Park	

Table 98-203(2) and (3) Tables of Land Uses

P = Permitted by Right (98-202(2))	C = Permitted as a Conditional Use (98-202(4))
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P = Permitted by Right (98-202(2))	C = Permitted as a Conditional Use (98-202(4))
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Zoning District Abbreviations	
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RH	CR-5ac	ER-1	SR-3	SR-4	TR-6	MR-8	NO	PO	NB	PB	GB	CB	PI	GI	HI	PBP	EX	Type of Land Use
																		NONRESIDENTIAL LAND USES
																		AGRICULTURAL USES (98-206(2)(L))
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		(a) Cultivation
C																		(b) Husbandry
C																		(c) Intensive Agriculture
C															C			(d) Agricultural Services
P																		(e) On-Site Agricultural Retail
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(f) Selective Cutting
C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			(g) Clear Cutting
																		INSTITUTIONAL USES (98-206(3)(L))
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		(a) Passive Outdoor Public Recreational
P	P	P	P	P	P	P	P	P	P	P	P	P	P					(b) Active Outdoor Public Recreational
C	C	C	C	C	C	C	P	P	P	P	P	P	P					(c) Indoor Institutional
C	C	C	C	C	C	C	C	C	C	C	C	C	C					(d) Outdoor Institutional
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		(e) Public Services and Utilities
						C	C	C	C	C	C	C						(f) Institutional Residential
P	P	P	P	P	P	P	C		C									(g) Community Living Arrangement (1-8 res.)
	C	C	C	C	P	P	C	C	C									(h) Community Living Arrangement (9-15)
						C	C	C	C									(i) Community Living Arrangement (16+)
RH Rural Holding						TR Two-family Res						NB Neighborhood Business						PI Planned Industrial
CR Countryside Res						MR Multi-family Res						PB Planned Business						GI General Industrial
ER Estate Residential						NO Neighborhood Office						GB General Business						HI Heavy Industrial
SR Single-family Res						PO Planned Office						CB Central Business						PBP Planned Business Park

Table 98-203(4) Tables of Land Uses

P = Permitted by Right (98-202(2))	C = Permitted as a Conditional Use (98-202(4))
------------------------------------	--

P = Permitted by Right (98-202(2))	C = Permitted as a Conditional Use (98-202(4))
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Zoning District Abbreviations	
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RH	CR-5ac	ER-1	SR-3	SR-4	TR-6	MR-8	NO	PO	NB	PB	GB	CB	PI	GI	HI	PBP	EX	Type of Land Use
																		COMMERCIAL USES (98-206(4)())
							P	P	P	P	P	P	P	P	P	P	P	(a) Office
							P	P	P	P	P	P	P			P		(b) Personal or Professional Services
							C	C	P	P	P	P	C					(c) Indoor Sales or Services
										C	C	C						(d) Outdoor Display (Ord. No. 01-19 2/12/01)
									P	P	P	P	P	P	P		P	(e) Indoor Maintenance Service
															C	C	P	(f) Outdoor Maintenance Service
								C	C	C	C	C						(g) In-Vehicle Sales or Service
							P	P	P	P	P	P	P					(h) Indoor Commercial Entertainment, Small Scale
							C	C	C	C	C	C	C					(i) Indoor Commercial Entertainment, Large Scale
C							C	C	C	C	C	C	C					(j) Outdoor Commercial Entertainment
C										C	C		C	C		C		(k) Commercial Animal Boarding
								C		C	C	C						(l) Commercial Indoor Entertainment Lodging
C	C	C	C	C	C	C	C		C	C	C	C						(m) Bed and Breakfast Establishments
					C	C	C	C	C	C	C	C	C	C		C		(n) Group Day Care Center (9+children)
C																		(o) Campground
						C	C		C		C	C						(p) Boarding House
															C			(q) Sexually-Oriented Land Use
										C	C			C	C			(r) Vehicle Repair and Maintenance
C										C								(s) Intensive Outdoor Recreation
							C	C	C	C	C	C	C			C		(t) Physical Activity Studio
							P	P	P	P	P	P	P					(u) Personal or Professional Service involving tattoos and permanent cosmetics above the clavicle.

RH Rural Holding	TR Two-family Res	NB Neighborhood Business	PI Planned Industrial
CR Countryside Res	MR Multi-family Res	PB Planned Business	GI General Industrial
ER Estate Residential	NO Neighborhood Office	GB General Business	HI Heavy Industrial
SR Single-family Res	PO Planned Office	CB Central Business	PBP Planned Business Park

Table 98-203(5), (6) and (7) Tables of Land Uses

P = Permitted by Right (98-202(2))	C = Permitted as a Conditional Use (98-202(4))
------------------------------------	--

P = Permitted by Right (98-202(2))	C = Permitted as a Conditional Use (98-202(4))
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Zoning District Abbreviations	
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																	Type of Land Use					
RH	CR-5ac	ER-1	SR-3	SR-4	TR-6	MR-8	NO	PO	NB	PB	GB	CB	PI	GI	HI	PBP	EX					
																		STORAGE/DISPOSAL (98-206(5)(L))				
													P	P	P		P	(a) Indoor Storage or Wholesaling (Ord. No. 01-19 2/12/01)				
														C	P		P	(b) Outdoor Storage or Wholesaling				
													C	C				(c) Personal Storage Facility				
																	C	(d) Junkyard or Salvage Yard				
																	C	(e) Waste Disposal Facility				
																	C	(f) Composting Operation				
																		TRANSPORTATION USES (98-206(6)(L))				
											P	P		P	P			(a) Off-Site Parking Lot				
C								C					C	C	C			(b) Airport/Heliport				
														C	C			(c) Freight Terminal				
													C	P	P			(d) Distribution Center				
																		TRANSPORTATION USES (98-206(7)(L))				
													P	P	P			(a) Light Industrial				
															P			(b) Heavy Industrial				
C													C	C	C			(c) Communication Tower				
C																	C	(d) Extraction Use				
RH Rural Holding						TR Two-family Res						NB Neighborhood Business						PI Planned Industrial				
CR Countryside Res						MR Multi-family Res						PB Planned Business						GI General Industrial				
ER Estate Residential						NO Neighborhood Office						GB General Business						HI Heavy Industrial				
SR Single-family Res						PO Planned Office						CB Central Business						PBP Planned Business Park				

Table 98-203(8) Tables of Land Uses

P = Permitted by Right (98-202(2))

C = Permitted as a Conditional Use (98-202(4))

Zoning District Abbreviations

RH	CR-5ac	ER-1	SR-3	SR-4	TR-6	MR-8	NO	PO	NB	PB	GB	CB	PI	GI	HI	PBP	EX	Type of Land Use
																		ACCESSORY USES (98-206(8)(L))
									C	C	C	C						(a) Commercial Airport
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(b) Farm Residence
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(c) Private Residential Garage or Shed
							P	P	P	P	P	P	P	P	P			(d) Company Cafeteria
							P/C	P/C		P/C	P/C	P/C	P/C	P/C	P/C			(e) Company Provide On-Site Recreation
C										C	C							(f) Outdoor Display Incidental
							C	C	C	C	C	C	C					(g) In-Vehicle Sales and Services
													P	P	P			(h) Indoor Sales Incident to Light Ind. Use
									C	C	C	C						(i) Light Ind. Incidental to Indoor Sales
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(j) Home Occupation
P	P	P	P	P	P	P												(k) Family Day Care Home (4-8 children)
C	C	C	C	C	C	C												(l) Intermediate Day Care Home (8-15 children)
C															C			(m) Migrant Labor Camp
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(n) On-Site Parking Lot
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(o) Private Residential Recreational Facility
C	C	C																(p) Private Residential Kennel
C																		(q) Private Residential Stable
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(r) Drainage Structure
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(s) Filling
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(t) Lawn Care of Subject Property
C	C	C																(u) Septic Systems
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(v) Exterior Communication Devices
	C	C																(w) Caretaker's Residence
C	C	C	C	C	C	C												(x) Second Private Residential Garage
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			(y) Tourist Rooming House
RH Rural Holding							TR Two-family Res					NB Neighborhood Business					PI Planned Industrial	
CR Countryside Res							MR Multi-family Res					PB Planned Business					GI General Industrial	
ER Estate Residential							NO Neighborhood Office					GB General Business					HI Heavy Industrial	
SR Single-family Res							PO Planned Office					CB Central Business					PBP Planned Business Park	

Table 98-203(9) Tables of Land Uses

T = Permitted as a Temporary Use (98-202(6))

Zoning District Abbreviations																	Type of Land Use
RH	CR-5ac	ER-1	SR-3	SR-4	TR-6	MR-8	NO	PO	NB	PB	GB	CB	PI	GI	HI	PBP	EX
									T	T	T	T					TEMPORARY USES (98-206(9)(L))
T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		(a) General Temporary Outdoor Sales
T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		(b) Outdoor Assembly
T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		(c) Contractor's Project Office
T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	(d) Contractor's On-Site Equipment Storage
							T	T	T	T	T	T	T	T	T	T	(e) Relocate-able Residence
T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	(f) On-Site Real Estate Sales Office
T									T	T	T	T	T	T			(g) Outdoor Sales of Farm Products
RH Rural Holding							TR Two-family Res					NB Neighborhood Business					PI Planned Industrial
CR Countryside Res							MR Multi-family Res					PB Planned Business					GI General Industrial
ER Estate Residential							NO Neighborhood Office					GB General Business					HI Heavy Industrial
SR Single-family Res							PO Planned Office					CB Central Business					PBP Planned Business Park

Section 98-204 Table of Land Uses Permitted in Permanently Protected Green Space Areas

In all developments, certain areas may be required to be set aside as permanently protected green space for the purpose of natural resources protection, to meet a Minimum Green Space Ratio (GSR) requirement, or to meet a Minimum Landscape Surface Ratio (LSR) requirement. Where such permanently protected green space is required, and where the land use is also permitted per the land use regulations of the applicable conventional zoning district (see Section 98-203, Table of Land Uses), the following table shall also be employed to establish land use regulations. All land uses listed in Section 98-203 but not listed in this Section are prohibited in permanently protected green spaces.

Table 98-204: Land Uses Permitted in Permanently Protected Green Space Areas						
Land Use	Permanently Protected Green Space Areas					
	Conservancy	Drainageway	Lakeshore	Woodland	Steep Slope	Other Permanently Protected Green Space
(a) Cultivation						C
(b) Passive Outdoor Recreation	P	P	P	P	P	P
(c) Active Outdoor Recreation						P
(d) Outdoor Institutional						P
(e) Lawn Care (mow-feed-seed-weed)	C	C	C	C	C	P
(f) Golf Course	C	C	C	C	C	P
(g) Any Permitted Temporary Use						P,T
(h) Drainage Structure	C	C	C	C	C	C
(i) Filling	C	C	C	C	C	C
(j) Septic System						C
(k) Road, Bridge						
(l) Utility Lines & Related Facilities	C	C	C	C	C	C
(m) Piers and Wharfs	P	P	P	P	P	P
(n) Fences (Ord. No. 04-04 1/26/04)	C	C	C	P	P	C
C: Permitted as a Conditional Use per 98-206(10), 98-203, and 98-905						
T: Permitted as a Temporary Use per 98-206(10), 98-203, and 98-206.						

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Section 98-906 Temporary Use Review
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- (a) The purpose of this Section is to provide regulations which govern the procedures and requirements for the review and approval, or denial, of proposed conditional uses.
- (b) Certain uses in situations which are of such a special nature, or are so dependent upon actual contemporary circumstances, as to make impractical the predetermination of permissibility, or the detailing in this ordinance of specific standards, regulation, or conditions which would permit such determination in each individual situation, may be permitted as conditional uses.
- (c) ~~Under this Chapter, a proposed conditional use shall be denied unless the Applicant can demonstrate, to the satisfaction of the city, that the proposed Conditional Use will not create undesirable impacts on nearby properties, the environment, nor the community as a whole.~~

(2) Initiation of Request for Approval of a Conditional Use: Proceedings for approval of a conditional use may be initiated by an application of the owner(s) of the subject property or authorized agent of the owner(s) of the subject property.**(3) Application Requirements:** All applications for proposed conditional uses shall be certified as complete by the Zoning Administrator prior to the initiation of this procedure. No placement of the application on any agenda, as an item to be acted upon, shall occur unless said certification has occurred. The item may be placed on any agenda as a discussion-only item, with the permission of the Zoning Administrator, without an application. Prior to the submittal of the Official Notice regarding the application to the newspaper by the City Clerk, the Applicant shall provide 8 copies and 1 digital copy of the complete application as certified by the Zoning Administrator. Said complete application shall be comprised of all of the following:

- (a) A map of the subject property showing all lands for which the conditional use is proposed, and all other lands within 300 feet of the boundaries of the subject property, together with 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). Said map shall clearly indicate the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control. Said map and all its parts and attachments shall be submitted in a form which is clearly reproducible with a photocopier, and shall be at a scale which is not less than one inch equals 800 feet. All lot dimensions of the subject property, a graphic scale, and a north arrow shall be provided;
- (b) A map, such as the Future Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole;
- (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations, as well as the number of employees and the hours of operation;
- (d) A site plan of the subject property as proposed for development. Said site plan shall conform to the requirements of Section 98-908(3). If the proposed conditional use is a cluster development (per Section 98-206(1)(b) through (f)) or a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908;
- (e) ~~As an optional requirement, the Applicant may wish to provide written justification for the~~

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~~proposed conditional use consisting of the reasons why the Applicant believes the proposed conditional use is appropriate, particularly as evidence by compliance with the standards set forth in Subsection (4)(b)1.-6., below. Written justification for the proposed conditional use demonstrating evidence that the application conforms to the findings described in Subsection (4)(d), and meets any additional standards required in the applicable zoning district;~~

- (f) Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic. A Traffic Impact Analysis (TIA) meeting Wisconsin Department of Transportation requirements for content and format may be required by the City if deemed necessary by the Zoning Administrator.
 - (g) Compliance with stormwater and erosion control standards.
 - (h) Anticipated noise, odors, dust, soot, runoff, pollution, exterior storage, vibration, glare, or lighting, and measures taken to mitigate impacts to neighboring properties. Refer to Article VII for all performance standards.
 - (i) A listing of hazardous, toxic, or explosive materials stored on site, and any spill containment, safety, or pollution prevention measures taken.
 - (j) Written description of how the proposed conditional use and all requirements established by the City relating to the conditional use are or shall be satisfied.
- (4) **Review by The Zoning Administrator:** The proposed conditional use shall be reviewed by the Zoning Administrator as follows:
- (a) The Zoning Administrator shall determine whether the application is complete and fulfills the requirements of this Chapter. If the Zoning Administrator determines that the application is not complete or does not fulfill the requirements of this Chapter, he/she shall return the application to the Applicant. If the Zoning Administrator determines that the application is complete, he/she shall so notify Applicant.
 - (b) The Zoning Administrator may coordinate review with other City Departments.
 - (c) The Zoning Administrator shall review the complete application and evaluate the proposed conditional use against the findings listed in Subsection (d), below.
 - (d) Upon notifying the Applicant that his application is complete the Zoning Administrator shall review the application and evaluate and comment on the written justification for the proposed conditional use provided in the application and for compliance with the standards of Subsection (4)(d)1.-6. below: ~~The zoning administrator shall also evaluate the application to determine whether the requested is in harmony with the recommendations of the city's comprehensive plan.~~
 - 1. The proposed conditional use (the use in general, independent of its location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - 2. The proposed conditional use (in its specific location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - 3. The proposed conditional use, in its proposed location and as depicted on the required site plan, does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public

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- improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
4. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 5. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
 6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 1. through 5., above), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
- (e) The Zoning Administrator shall forward the report per (4)(d) to the Plan Commission for the Commission's review and use in making its recommendation to Common Council. If the Zoning Administrator determines that the proposal may be in conflict with the provisions of the city's Comprehensive Plan, the Zoning Administrator shall note this determination in the report.
- (5) **Review, Public Hearing, and Recommendation by the Plan Commission:** Common Council shall not approve a conditional use without allowing for a recommendation from the Plan Commission per the provisions of this Subsection.
- (a) The Plan Commission shall schedule a reasonable time and place for a public hearing to consider the application within 45 days after the acceptance and determination of the complete application as determined by the Zoning Administrator. A public hearing may be held more than 45 days from the filing of the complete application when requested by the applicant in writing. The Applicant may appear in person, by agent, and/or by attorney. Notice of the proposed conditional use and the public hearing shall conform to the requirements of Section 62.23(7)(de) of the Wisconsin Statutes. Said notice shall contain a description of the proposed conditional use. In addition, at least ten days before said public hearing, the City Clerk shall mail an identical notice to the Applicant, and to the Clerk of any municipality whose boundaries are within 1,000 feet of any portion of the jurisdiction of this Chapter. Failure to mail said notice, provided it is unintentional, shall not invalidate proceedings under this Section.
1. Statements of personal preferences or speculation not based on substantial evidence must be disregarded by the Plan Commission. Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.
 2. The Plan Commission may request further information and/or additional reports from the Zoning Administrator, applicant, and/or from any other source. If such necessary expertise is not available from City Staff, public academic institutions, or from appropriate regional, state, or federal agencies, the committee may consult with a third party to effectively evaluate a conditional use permit application. The application for the conditional use permit shall bear all reasonable costs and expenses associated with such

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- consultation. Applicants retain the right to withdraw a pending conditional use permit application if they choose not to pay consultant fees.
3. The Plan Commission shall hear all substantial evidence regarding the proposed Conditional Use Permit from staff, the applicant, and the public during the public hearing. Any evidence not deemed substantial evidence as defined in Section 5(a)(1), above, shall not be admissible.
 - (b) At the public hearing, the Zoning Administrator shall provide a written Report of Preliminary Recommended Findings. The report shall contain, at minimum, all substantial evidence presented in the public hearing, evaluation of compliance with the standards of Subsection (4)(d)1.-6., the recommended findings, and the recommended motion to either approve the use as originally proposed, approve the proposed conditional use with modifications and/or conditions, or deny approval of the proposed conditional use.
 - (c) The Plan Commission shall consider the report and may take final action by resolution on the application to either approve the use as originally proposed, approve the proposed conditional use with modifications and/or conditions, or deny approval of the proposed conditional use. Final action by the Plan Commission action shall consist of all of the following:
 1. The formal finding of facts concerning the requirements of (4)(b d)1. through 6.
 2. The City's decision to approve or deny the permit must be supported by substantial evidence. Any condition imposed by the City must be related to the purpose of the ordinance and be based on "substantial evidence" as defined in Wis. Stat. 62.23((7)(de)1.b.
 - (a) Conditions, if based on substantial evidence, may include, and are not limited to the following, as well as other conditions necessary to meet the findings above: (1) Expiration dates on conditional use permits, except for permits for communication towers under Section 98-206(7)(c). Continuation or extension of an expired conditional use requires re-application and approval by the Plan Commission and Common Council. (2) Limits on hours or days of operation, or number of events each year. (3) Limits on numbers of employees. (4) Limits on numbers of total people, vehicles, or animals on the premises at any one time. (5) Limits on total quantity or volume of product on the premises at any one time. (6) Limits on square footage of buildings or outdoor areas devoted to the proposed use.
 3. The conditions described under Subsection a., above, must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal.
 4. The applicant must demonstrate whether the application and all requirements and conditions established by the City related to the conditional use are or will be satisfied, both of which must be supported by substantial evidence per Subsection (6)(a)(1).
 5. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in this Title, or those imposed by the Plan Commission and the Common Council, the City shall grant the conditional use permit.
 - (d) If the Plan Commission fails to make a report within 60 days after the filing of said complete application (and in the absence of an Applicant-approved extension per (b), above), then the Common Council may hold a public hearing within 30 days after the expiration of said 60-day period. Failure to receive said written report from the Plan

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Commission per Subsection (5)(a), above, shall not invalidate the proceedings or actions of Common Council. If such a public hearing is necessary, Common Council shall provide notice per the requirements of Subsection (a), above. State Law Reference: Section 62.23(7)(de).

- (6) **Review and Action by Common Council:** Common Council shall consider the Plan Commission's recommendation regarding the proposed conditional use. The Council may request further information and/or additional reports from the Plan Commission, Zoning Administrator, and/or the Applicant. The Council may take final action on the application at the time of its initial meeting or may continue the proceedings at the Applicant's request. Common Council may approve the conditional use as originally proposed, may approve the proposed conditional use with modifications (per the recommendations of the Zoning Administrator, the Plan Commission, authorized outside experts, or its own members), or may deny approval of the proposed conditional use. The Common Council's approval of the requested conditional use shall be considered the approval of a unique request and shall not be construed as precedent for any other proposed conditional use.
- (a) Final action by the Common Council shall consist of all items listed in Section (5)(C)1.-5., above, and any modifications or additions as determined by the Common Council.
- (7) **Appeals of a Common Council Decision of a Conditional Use Permit:** Any persons aggrieved by any decision of the Board of Appeals may present to a court of record a petition, duly verified, setting forth that such decision is illegal and specifying the grounds of the illegality. Such petition shall be presented to the court within 30 days after the filing of the decision in the offices of the City Clerk.
- (8) **Effect of Denial:** No application which has been denied (either wholly or in part) shall be resubmitted for a period of 365 days from the date of said order of denial, except on grounds of new evidence, or proof of change of factors, is found to be valid by the Zoning Administrator.
- (9) **Revocation of an Approved Conditional Use:** Upon approval by Common Council, the Applicant must demonstrate that the proposed conditional use meets all conditional use requirements in the site plan required for initiation of development activity on the subject property per Section 98-908. Once a conditional use is granted, no Erosion Control Permit, Site Plan approval (per Section 98-908), Certificate of Occupancy (per Section 98-909), or Building Permit shall be issued for any development which does not comply with all requirements of this Chapter. Any conditional use found not to be in compliance with the terms of this Chapter shall be considered in violation of this Chapter and shall be subject to all applicable procedures and penalties. A conditional use may be revoked for such a violation by majority vote of the Common Council, following the procedures outlined in Subsections (2) through (7), above. The City shall provide the property owner with appropriate served notice to consider revocation.
- (10) **Time Limits on the Development of Conditional Use:** The start of construction of any conditional use shall be initiated within 365 days of their approval by Common Council and shall be operational within 730 days of said approval. Failure to initiate development within this period shall automatically constitute a revocation of the conditional use. For the purposes of this Section, "operational" shall be defined as the granting of a Certificate of Occupancy for the conditional use. Prior to such a revocation, the Applicant may request an extension of this period. Said request shall require formal approval by Common Council and shall be based upon a showing of acceptable justification (as determined by Common Council). However, as a

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condition of approval, the 365-day and/or 730-day time limits may be extended for any specific period to accommodate phased or multi-stage development.

- (11) **Discontinuing an Approved Conditional Use:** Any conditional use which have been discontinued for a period exceeding 365 days shall have their conditional use invalidated automatically. The burden of proof shall be on the property owner to conclusively demonstrate that the subject conditional use was operational during this period.
- (12) **Modification, Alteration, or Expansion.** Modification, alteration, or expansion of any conditional use in violation as approved per (6), above, without approval by Common Council, shall be grounds for revocation of said conditional use approval per (9), above.
- (13) **Change of Ownership:** All requirements of the approved conditional use shall be continued regardless of ownership of the subject property, except where limited explicitly by the Common Council.
- (14) **Limited Conditional Uses:** A limited conditional use is any development, activity, or operation for which a conditional use permit has been approved that is limited to a specific operator or property owner, or to a specific date or event upon which the conditional use permit either expires or is required to be reviewed and reapproved. The Plan Commission may require any proposed conditional use request to be a limited conditional use. The Plan Commission shall specify which of the following characteristics, based on substantial evidence, are present that create the need for the limited conditional use:
- (a) A particular aspect of the specific land use.
 - (b) A particular aspect of the proposed operation (including, but not limited to, operating hours).
 - (c) A particular aspect of the proposed location.
 - (d) A particular aspect of the proposed site design.
 - (e) A particular aspect of the adjacent property or of the surrounding environs.
 - (f) Any other reason(s) the Plan Commission deems specifically relevant and material.
- (15) **Successor Conditional Uses.** A successor conditional use is a land use which has been granted a conditional use permit by the City, which is proposed to undergo one or more of the following changes:
- (a) Changing from the specific use originally permitted by the conditional use to another operation of the same use within 365 days of the ending of the original use. For example, changing from one restaurant to another is permitted. However, changing from a restaurant to a tavern is not permitted even though both are considered Indoor Commercial Entertainment land uses. Likewise, changing from a drive-through restaurant to a drive-through bank is not permitted, even though both are considered a Drive-Through under In-Vehicle Sales and Service.
 - (b) A change in the ownership of the subject property.
 - (c) A change in the ownership of the business or other operator of the land use.
 - (d) Other changes explicitly identified in a previously issued conditional use permit that are identified as acceptable successor conditional uses.
 - (e) Purpose: The purpose of these provisions is to create a process that: (1) reduces the costs and time needed to approve a successor conditional use. (2) Verifies that the proposed

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- change is a valid successor conditional use. (3) Creates a record that the proposed change is approved. (4) Provides the land use and City with a list of all applicable requirements.
- (f) Proposed Expansions Are Not Eligible. Any physical enlargement of a previously approved conditional use in terms of buildings, structures, activity areas, and/or any expansion to the conditions of operation beyond the limits of site plans, floor plans and conditions of operation (i.e. peak traffic) approved through the conditional use process shall not be eligible for treatment as a successor conditional use and must seek an amendment to its conditional use permit through the conditional use process.
- (g) Limited Conditional Uses shall not be eligible for treatment as a successor conditional use.
- (16) ~~Notice to the DNR: The Plan Commission shall transmit a copy of each application for a conditional use for conservancy regulations in the Shoreland-Wetland, Floodway, Floodplain, or Floodfringe Overlay Zoning Districts to the Wisconsin Department of Natural Resources (DNR) for review and comment at least 10 days prior to any public hearings. Final action on the application shall not be taken for 30 days or until the DNR has made its recommendation, whichever comes first. A copy of all decisions relating to conditional uses for shoreland-wetland conservancy regulations or to floodland regulations shall be transmitted to the DNR within 10 days of the date of such decision.~~
- (17) **Recording of Conditional Use Requirements:** Except for conditional use approvals for temporary uses, a certified copy of the authorizing resolution, containing identifiable description and any specific requirements of approval, shall be recorded by the City with the County Register of Deeds office. The City shall record modifications, alterations, and expansions as well as expired or revoked conditional use permits.
- (18) **Uses Now Regulated as Conditional Uses which were Approved as Legal Land Uses -- Permitted by Right or as Conditional Uses -- Prior to the Effective Date of this Chapter:** A use now regulated as a conditional use which was approved as a legal land use -- either permitted by right or as a conditional use -- prior to the Effective Date of this Chapter shall be considered as a legal conforming land use so long as the previously approved conditions of use and site plan are followed. Any modification of the previously approved conditions of use or site plan shall require application and City consideration under this Section.
- (19) **Fee:** One or more fees are required for this procedure. Refer to Section 98-935(1)(d).

(Renumber section titles as needed due to addition of new land use category)

Section 98-206 Detailed Land Use Descriptions and Regulations

(4) Commercial Land Uses

- (a) Office
- (b) Personal or Professional Services
- (c) Indoor Sales or Services
- (d) Outdoor Display
- (e) Indoor Maintenance Service
- (f) Outdoor Maintenance Service
- (g) In-Vehicle Sales or Service
- (h) Indoor Commercial Entertainment, **Small Scale**
- (i) Indoor Commercial Entertainment, **Large Scale**
- (j) Outdoor Commercial Entertainment
- (k) Commercial Animal Boarding
- (l) Commercial Indoor Lodging
- (m) Bed and Breakfast Establishments
- (n) Group Day Care Center (9+ Children)
- (o) Campground
- (p) Boarding House
- (q) Sexually-Oriented Land Use
- (r) Vehicle Repair and Maintenance
- (s) Intensive Outdoor Recreation
- (t) Physical Activity Studio
- (u) Personal or Professional Service involving tattoos and permanent cosmetics above the clavicle.

Section 98-206 Detailed Land Use Descriptions and Regulations

(4) Commercial Land Uses

(h) Indoor Commercial Entertainment, Small Scale

Description: Small scale indoor commercial entertainment land uses include all land uses which provide entertainment services entirely within an enclosed building, which are under 2,000 gross square feet and which do not serve alcohol. Such activities often have operating hours which extend significantly later than most other commercial land uses. Examples of such land uses include restaurants and cafes, ~~taverns, theaters, bowling alleys, arcades, roller rinks, and pool halls.~~

1. Permitted by Right: ~~Not applicable~~{NO, PO, NB, PB, GB, CB, PI}

~~4.2.~~ Conditional Use Regulations: Not applicable.

(i) Indoor Commercial Entertainment, Large Scale

Description: Large scale indoor commercial entertainment land uses include all land uses which provide entertainment services entirely within an enclosed building, which is over 2,000 gross square feet and/or which serves alcohol. Examples of such land uses include restaurants, taverns, theaters, bowling alleys, arcades, roller rinks, and pool halls.

1. Permitted by Right: Not applicable.

~~4.2.~~ Conditional Use Regulations {NO, PO, NB, PB, GB, CB, PI}:

- a. If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned property.
- b. Facility shall provide bufferyard with minimum opacity of .60 along all borders of the property abutting residentially zoned property (see Section 98-610).
- c. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.

~~2.3.~~ Parking Regulations: One space per every three patron seats or lockers (whichever is greater); or one space per three persons at the maximum capacity of the establishment; (whichever is greater).

Section 98-206 Detailed Land Use Descriptions and Regulations

(4) Commercial Land Uses

(u)† Personal or Professional Service involving tattoos and permanent cosmetics above the clavicle. (Ord. No. 16-17)

Description: Personal service and professional service land uses for the placement of tattoos, permanent make-up or cosmetics on parts of the human body above the clavicle.

1. Permitted by Right: ~~{NO, PO, NB, PB, GB, CB, PI, HI}~~

~~Not Applicable~~

~~2. Conditional Use Regulations: {NO, PO, NB, PB, GB, CB, PI, HI}~~

~~— a. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.~~

~~32.~~ Parking Regulations: One space per 300 square feet of gross floor area.

Section 98-206 Detailed Land Use Descriptions and Regulations

(5) Storage or Disposal Land Uses

(a) Indoor Storage or Wholesaling (Ord. No. 01-19 2/12/01)

Description: Indoor storage and wholesaling land uses are primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. With the exception of loading and parking facilities, such land uses are contained entirely within an enclosed building. Examples of this land use include conventional warehouse facilities, long-term indoor storage facilities, and joint warehouse and storage facilities. Retail outlets associated with this use shall be considered accessory uses per Subsection 98-206(8)(h), below.

1. Permitted by Right {PI, GI, HI, EX}

~~2. Conditional Use Regulations: {PB, GB}.~~

~~3.~~ 2. Parking Regulations: One space per 2,000 sf of gross floor area.

Section 98-206 Detailed Land Use Descriptions and Regulations

(5) Storage or Disposal Land Uses

(b) Outdoor Storage or Wholesaling

Description: Outdoor storage and wholesaling land uses are primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. Such a land use, in which any activity beyond loading and parking is located outdoors, is considered an outdoor storage and wholesaling land use. Examples of this land use include contractor's storage yards, equipment yards, lumber yards, coal yards, landscaping materials yard, construction materials yards, and shipping materials yards. Such land uses do not include the storage of inoperative vehicles or equipment, or other materials typically associated with a junkyard or salvage yard (See Subsection (d), below.)

1. Permitted by Right {HI, EX}:

Section 98-206 Detailed Land Use Descriptions and Regulations

(5) Storage or Disposal Land Uses

(c) Personal Storage Facility

Description: Personal storage facilities are land uses oriented to the indoor storage of items entirely within partitioned buildings having an individual access to each partitioned area. Such storage areas may be available on either a condominium or rental basis. Also known as “mini-warehouses”.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {~~GB~~, PI, GI}:
 - a. Facility shall be designed so as to minimize adverse visual impacts on nearby developments. The color, exterior materials, and orientation of proposed buildings and structures shall complement surrounding development.
 - b. Facility shall provide a bufferyard with a minimum opacity of .80 along property borders abutting residentially zoned property (see Section 98-610).
 - c. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
 - d. No electrical power shall be ran to the storage facilities, except for exterior lighting.
3. Parking Regulations: One space for each employee on the largest work shift.

Section 98-206 Detailed Land Use Descriptions and Regulations

(5) Storage or Disposal Land Uses

(d) Junkyard or Salvage Yard

Description: Junkyard or salvage yard facilities are any land or structure used for a salvaging operation including but not limited to: the above-ground, outdoor storage and/or sale of waste paper, rags, scrap metal, and any other discarded materials intended for sale or recycling; and/or the collection, dismantlement, storage, or salvage of 2 or more unlicensed and/or inoperative vehicles. Recycling facilities involving on-site outdoor storage of salvage materials are included in this land use.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {~~RH and HI~~ EX}:

Section 98-206 Detailed Land Use Descriptions and Regulations

(5) Storage or Disposal Land Uses

(f) Composting Operation

Description: Composting operations are any land use devoted to the collection, storage, processing and or disposal of vegetation.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {~~RH~~ and ~~HI~~ EX}:

Section 98-206 Detailed Land Use Descriptions and Regulations

(5) Storage or Disposal Land Uses

(d) Extraction Use

Description: Extraction uses include land uses involving the removal of soil, clay, sand, gravel, rock, minerals, peat, or other material in excess of that required for approve on-site development or agricultural activities.

1. Permitted by Right: Not applicable.
2. Conditional Use {~~RH~~EX}:

Section 98-205 Land Uses Permitted in Permanently Protected Green Space Areas

(m) Piers and Wharfs

1. Permitted ~~as a Conditional Use~~ as by Right: {All permanently protected green space areas}:
 - a. A site plan shall be required per Section 98-908 for construction, erection, placement or extension of a pier or wharf, with specific information provided regarding: its location in relation to the shoreline and abutting riparian property lines, and regarding dimensions and building materials.
 - b. In the area known as Baker Park, those piers subject to the provisions of the park dedication and subsequent Resolution, the permitted use of piers or wharves shall be those uses specified as principal or conditional uses for the zoning district of the parcel from which the right to the pier or wharf arises. This Zoning Ordinance is not intended to supersede those rights given to those property owners under the original Baker Park dedication.



LAKE GENEVA

COMPREHENSIVE OUTDOOR RECREATION PLAN

2021-2026

Board of Park Commissioners

Cindy Forster-Fueredi, *Chair*

Mary Jo Fesenmaier, *Second District Alder*

Charlene Klein, *Mayor*

Peggy Schneider, *Playground Equipment Subcommittee*

Neil Waswo, *Superintendent*

Peg Esposito

Brian Olson

Dave Quickel

Obdulia Vargas

City Staff

Lana Kropf, *City Clerk*

Tom Earle, *Director of Public Works*

Dave Nord, *City Administrator*

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Project No.: 19995000

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Adoption Ordinance

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APPENDIX A: SURVEY RESULTS

APPENDIX B: PARK & OPEN SPACE CLASSIFICATIONS

APPENDIX C: PARKS AND RECREATION MAPS

Chapter 1

INTRODUCTION

1.1 PLAN PURPOSE

Parks, recreation and trails are important elements in the quality of life for all communities. Not only these elements provide a safe and healthy place to recreate, they also serve to beautify, protect the natural environment and influence the patterns of development in and around the community.

The City of Lake Geneva realizes the importance and benefits its parks, open space and trail systems have on the City's character and quality of life and is committed to providing for the recreational needs of current and future residents. This plan intends to guide the continual improvement of the City's park, recreation and trail systems to maintain its eligibility for State and Federal park and recreation grants. This plan envisions a connected system of parks, open spaces and trails throughout Lake Geneva, related to the City's natural resources, geography and neighborhoods.

The plan is also intended to be a support document and component of Lake Geneva's Comprehensive Plan, as well as align Lake Geneva with local and State initiatives to promote outdoor recreation. This plan along with the City's other long-range plans and development-related ordinances, will be used to implement and promote its parks and recreation program.

Specifically the plan provides:

- Information regarding demographic trends
- An inventory of existing park and recreational facilities,
- An analysis of parkland and recreational needs and demands,
- General policy direction regarding park, recreation, open space, bicycle, and pedestrian facility planning and maintenance,
- Recommendations for new and improving existing park, bicycle and pedestrian facilities, and
- Funding and implementation strategies.

This plan identifies conceptual locations and recommendations for different types of parks, trails, natural areas, and recreational facilities. In nearly every case, more detailed planning, engineering, study, budgeting, and discussions will be necessary before decisions are made to actually acquire land or construct recreational facilities.

CORP and GRANT FUNDING

The Wisconsin Legislature created the Knowles-Nelson Stewardship Program (Stewardship) in 1989. Named for two of Wisconsin's most revered conservation leaders, Warren Knowles (Governor 1965-1971) and Gaylord Nelson (Governor 1959-1963, U.S. Senator 1964-1981), the purpose of the program is to preserve valuable natural areas and wildlife habitat, protect water quality and fisheries, and expand opportunities for outdoor recreation. The conservation and recreation goals of the Stewardship Program are achieved through the acquisition of land and easements, development of recreational facilities, and restoration of wildlife habitat.

The Stewardship grant program is the most widely used recreational grant program in the state. Eligibility for the program requires that a community maintain a local comprehensive outdoor recreation plan (CORP), updated every five years, and that the project for which grant funding is sought is described in the CORP. Many other similar state and federal recreational grant programs have similar requirements or have shown a tendency to favor those grant applications which are supported through previous community planning efforts.

1.2 PLANNING PROCESS

Recreation, bicycle, and pedestrian planning are essential components of long-range community planning in Lake Geneva. Currently Lake Geneva has a Comprehensive Outdoor Recreation Plan (CORP) that was adopted in 2015. In 2021, the City contracted with MSA Professional Services, Inc. to assist with an update to the 2015-2020 plan.

Early in the planning process Lake Geneva facilitated an online community survey to gather citizen feedback on desired public park, trail and recreational facilities. The process also included a public involvement meeting (PIM). This meeting was held to obtain input from the public and surrounding communities on desired park and recreation improvements (Refer to Appendix A for survey results and Chapter 4 for a summary of the public involvement meeting). A public hearing was also held prior to plan adoption.

This plan was developed following the Guidelines for the Development of Local Comprehensive Outdoor Recreation Plans of the 2019-2023 Wisconsin State Comprehensive Outdoor Recreation Plan (SCORP) created by the Wisconsin Department of Natural Resources (WDNR). The plan content and format have been tailored to fit the needs of Lake Geneva.

1.3 THE ROLE OF PARKS, RECREATION & TRAILS

The benefits of parks go far beyond simply being spaces where people can recreate. Parks contribute to the physical and mental health of individuals and provide public safety, environmental, economic and social equity benefits to our communities. Recently, parks have come to the forefront of public health discussions due to COVID-19. The pandemic has put parks in the spotlight as more people seek them out as places to gather and enjoy the outdoors. It is important to remember the benefits parks provide to the communities they serve, which include:

Belonging

Public parks are a unique amenity because they have the potential to be accessible to anyone in the community, regardless of age, gender, ability, socioeconomic status, race or ethnicity. Though we often find that disparities exist in the distribution and quality of parks and recreation amenities, many parks and recreation departments across the U.S. are now rethinking how to engage and provide benefits to residents who do not currently have access to parks. If parks can be more inclusive, they have the potential to function as a nucleus of neighborhood activity, where residents can gather for social events, recreational activities, and meetings about local issues, increasing social interaction and creating an overall sense of community.

Community Health

According to the National Recreation and Parks Association (NRPA), when individuals use green spaces, they have fewer health issues, improved blood pressure and cholesterol levels, and reduced stress—which leads to a lower incidence of depression and a greater ability to face problems. According to a report by the NRPA titled

PROJECT MILESTONES

APRIL-MAY 2021

- Existing Conditions Review
- Park Needs Review
- Board of Park Commissioners (BPC) Meeting #1

JUNE-JULY 2021

- Community Survey
- Public Open House

AUGUST 2021

- Preliminary Park Needs

SEPTEMBER 2021

- Draft Plan

OCTOBER 2021

- BPC Meeting #2
- Planning Commission Review & Recommendation
- Common Council Review & Adoption

"The Economic Impact of Parks," "Diabetic individuals taking 30-minute walks in a green space experienced lower blood glucose levels than spending the same amount of time doing physical activity in other settings. Thirty minutes of walking in nature resulted in larger drops in blood glucose than three hours of cycling indoors."

Ecological Health

While parks, forests and trails provide opportunities to improve the health of residents, they also contribute to the greater ecological health of the City. Parks are often tied together with environmentally sensitive areas such as wetlands, floodplains, surface waters, or significant woodlands which can include trails. These areas provide food and shelter for local wildlife and natural stormwater retention. Individual parks can provide important "rooms" of natural resource activity; however, they become even more functional when they can be linked together by environmental corridors, or "hallways." Wildlife, plants, and water all depend on the ability to move freely within the environment from room to room.

Economic Prosperity

Leisure time is an important component of everyone's lifestyle and increasingly people are choosing locations to live based on quality-of-life factors such as recreational amenities. This is especially true as more employers are allowing flexibility for employees to work remotely. The ability to retain or attract new residents has direct economic benefits to the City. For this reason, having a great park, recreation, and trail systems contributes directly to economic development.

According to a study completed by the National Recreation and Parks Association and George Mason University, 72% of the 70 communities studied use parks and recreation images in their economic development materials. The study notes that parks and recreation contribute to economic development through business attraction, business retention and expansion and talent attraction.

In addition, if a park system is designed with connections to regional destinations, it can serve to bring in additional visitors. This additional tourism can be a significant benefit to local businesses. The City's plan will align with regional and State plans to promote outdoor recreation in the greater area.

Connections

Connecting parks and recreational facilities to each other and the general population via trails is important to encourage safe, alternative modes of transportation. These paths can provide an important alternate means of traveling for those who prefer to bike for health or environmental reasons and for those who lack other means of transportation due to age, income or disability. Shared-use paths also provide important connections to public transit. According to the National Household Travel Survey conducted by the Federal Highway Administration, 85% of transit trips begin and end with walking and nearly one in six walking trips is made for the purpose of accessing public transit.

Impact of COVID-19

With COVID-19 we are seeing increased usage of trails and parks that are forcing us to redesign common areas and improving pedestrian and bicycle flow to maintain social distancing and increased usage. It is likely these shifts will impact parks into the future. Along with the design of park and recreation spaces, we are anticipating the way in which parks are funded is going to shift—there will likely be a more diverse set of funding sources and partnerships for park and recreation projects. To accelerate the recovery of communities that rely on travel, tourism and outdoor recreation the American Rescue Plan Act of 2021 includes dedicated funding for Travel, Tourism and Outdoor Recreation (see more information on this program in Chapter 6).

1. <https://www.nrpa.org/parks-recreation-magazine/2018/june/recognizing-parks-and-recreations-role-in-economic-development/>

Chapter 2

ABOUT LAKE GENEVA

2.1 LOCAL & REGIONAL CONTEXT

The City of Lake Geneva is located in southeastern Walworth County, near the Wisconsin and Illinois border. The City is near several larger metropolitan areas, including Kenosha, Racine, Chicago and Milwaukee. As a City located on the shores of Geneva Lake, it is a very popular tourist destination from these metropolitan cities. Lake Geneva was originally developed as a recreational retreat for upper class families. However, because of its proximity to regional highway systems and to larger metropolitan areas, the City has become a place where individuals and families from all walks of life choose to live, work and recreate on a daily basis.

2.2 TRANSPORTATION & CIRCULATION

The City is south of Interstate Highway 43, and situated between Interstate Highway 90 to the west and Interstate Highway 94 to the east.

While some neighborhoods are well served by sidewalks (many older neighborhoods north of Main Street), others areas (newer subdivisions) have limited walkability. There are several multi-use trails throughout the City that can be used by bicyclists and pedestrians. Some of these trails require users to navigate between on- and off-street facilities.



2.3 DEMOGRAPHICS

This section describes some of the historic demographic trends for Lake Geneva as it pertains to population, age composition, housing, and school enrollment. This includes data from the U.S. Census Bureau's American Community Survey (ACS) which is reported as a rolling average over a 5-year period. The 2020 population estimate and population projections are from the Wisconsin Department of Administration (WI DOA).

Population

The most recent population estimate for the City is 8,233 for year 2020 (WI DOA). From year 1980 to 2020, the population of Lake Geneva grew by 46.7%, much higher than the percentage growth in the State (24.2%) (WI DOA). It should be noted that the City is a resort and vacation destination, and therefore has a significant seasonal increase in population between May and September. This increase is not included in the overall population counts.

According to WI DOA population projections, the City is expected to add an additional 637 residents between 2020 and 2040. This represents a 7.7% increase over a 20-year period, or 0.3% annual growth. This projection is lower than the growth projected for Walworth County (18.8%) and the State (11.1%) (WI DOA projections). Despite relatively slower projected growth, new park lands and facilities will still be necessary to continue meeting the demands of new neighborhoods.

Age Composition

Age composition is an important consideration in park and recreational planning as needs and desires of individuals will vary based on their interests and physical abilities. The table on the right summarizes the age composition of the City's population from 2019 ACS 5-Year Estimates. Approximately 25.6% of the population is considered youth (<20 years old) which is above the 2010 ACS 5-Year Estimate (24.4%). Approximately 24.2% of the population is considered at retirement age (>60 years old), which is also higher than the 2010 ACS 5-Year Estimate of 19.9%. This number is projected to grow as Baby Boomers continue to age. Similar trends are being seen across the nation. The median age of the City has increased from 39.0 in 2010 ACS 5-Year Estimates to 40.7 in 2019 ACS 5-Year Estimates, which is above the State median (39.6).

Table 2.1 Population History & Projections

Source: US Census, WI DOA Population Estimate and Projections

	City of Lake Geneva	Walworth County	Wisconsin
1970	4,890	63,444	4,417,821
1980	5,612	71,507	4,705,642
1990	5,979	75,000	4,891,769
2000	7,148	93,759	5,363,715
2010	7,651	102,228	5,686,986
2020 DOA Estimate	8,233	104,086	5,843,443
Projections			
2025	8,505	116,105	6,203,850
2030	8,860	121,835	6,375,910
2035	8,915	123,470	6,476,270
2040	8,870	123,680	6,491,635
Change			
1980-2020	2,621	32,579	1,137,801
2020-2040	637	19,594	648,192
Percent Growth			
1980-2020	46.7%	45.6%	24.2%
2020-2040	7.7%	18.8%	11.1%

Table 2.2 Age By Range

Source: 2019 ACS 5-Year Estimates

Age	Total	Percentage
0-9	929	11.8%
10-19	1,092	13.8%
20-29	935	11.8%
30-39	944	12.0%
40-49	802	10.2%
50-59	1,279	16.2%
60-69	995	12.6%
70-79	496	6.3%
80+	422	5.3%
Median	40.7	

Race and Ethnicity

Based on 2019 ACS 5-Year estimates, the majority of the population in Lake Geneva is white (96.0%, followed by Asian (2.0%), American Indian/Alaska Native and Some Other Race (both at 1.8%), Native Hawaiian/Pacific Islander (0.8%), and Black/African American (0.6%). Approximately 10.6% of the population is Hispanic or Latino, down from 21.0% according to 2010 ACS 5-Year Estimates. Compared to the 2010 ACS 5-Year Estimates, there has also been a decrease in the percentage of population that is Asian and Some Other Race. There have been increases in the percentage of population that identifies as White, Black/African American, American Indian/Alaska Native, and Native Hawaiian/Pacific Islander.

Figure 2.3 Race and Ethnicity

Source: 2010 and 2019 ACS 5-Year Estimates

	2010	2019
White	90.2%	96.0%
Black or African American	0.2%	0.6%
American Indian and Alaska Native	0.1%	1.8%
Asian	3.5%	2.0%
Native Hawaiian and other Pacific Islander	0.0%	0.8%
Some Other Race	6.3%	1.8%
Hispanic or Latino	21.0%	10.6%

Housing

Based on 2019 ACS 5-Year estimates, there are approximately 3,531 households in the City, 23.8% of which include at least one child under 18 years old. The total number of households is up 204 since the year 2010; however, the number of households with at least one child under 18 years old declined from 29.2% of all households in year 2010. The average household size is 2.21 individuals, smaller than the

Table 2.4 Housing Statistics

Source: 2019 ACS 5-Year Estimates

Households	
2010	3,327
2019	3,531
Average Household Size	
2010	2.28
2019	2.21
% of Households with individuals under 18	
2010	29.2%
2019	23.8%

average size in 2010 of 2.28. Although national trends are showing household size is starting to increase after over 100 years of decrease, it is possible Lake Geneva's average household size will continue to decrease or stagnate if the percentage of the population at retirement age continues increasing.

In total there were approximately 4,507 housing units in the City based on 2019 ACS 5-Year estimates; 3,531 occupied housing units plus an additional 976 vacant units. The high number of vacant units is likely due to the significant supply of seasonal housing units, which the U.S. Census considers vacant. Of the occupied units, 52.1% are owner-occupied and 47.9% are renter-occupied.

In Lake Geneva single-family housing starts picked up after the Great Recession, reached a high of 64 new units in 2014, and in 2018 went back down to pre-recession levels. The development of multi-family units has increased from 387 units permitted between 2009 and 2013 to 1,226 between 2014 and 2018. Over the next year or so, the City expects approximately 691 units of multi-family rentals, 17 units of owner-occupied townhomes and 104 units of seniors living/memory care to be constructed. The recommendations in this CORP have taken into account the need to serve these new units with park space and facilities.

2.4 PHYSICAL CHARACTER AND ENVIRONMENTAL RESOURCES

Water Resources

The City of Lake Geneva lies in the White River and Nippersink Creek Watershed. The watershed is drained by approximately 239 miles of perennial rivers and streams, and flows in a southeasterly direction toward the Illinois border.

Geneva Lake is the most important surface water resource in the City. Other significant surface waters include the White River, Lake Como, and Como Creek.

Soils and Vegetation

As defined by the United States Department of Agriculture, four major soil associations dominate the Lake Geneva area. Most of these soils are classified as prime farmland by the U.S. Soil Conservation Service. Soils in the Miami-McHenry Association extend out from the lake shore and are the primary soil type found in the City. Miami-McHenry series soils are

generally well drained with a subsoil of clay loam and silty clay loam and usually found on uplands. These soils have only slight limitations for development.

The Houghton-Palms Association is the next most common soil, and is concentrated around the eastern end of Lake Como and along the southern branch of the White River. This soil type has severe development limitations because it is composed mainly of very poorly drained organic soils and is found primarily in depressions and bottom lands.

Soils of the Pella, Kendall, Elburn Association are found north of the City along Como Creek east of Lake Como. This concentration continues northeast along the path of Como Creek and the White River to the Town of Lyon. It also extends a short distance along the southern branch of the White River. Characterized by drainage problems and silty clay loam subsoils, these soils have severe to very severe development limitations due to low strength, ponding, and frost heave.

The Plano-Griswold Association is found to the south of the City along Nippersink Creek. These soils have moderate development limitations due to shrink-swell potential. Generally these soils are well drained and have a subsoil of clay, silty clay loam and sandy clay loam.

At the time of European settlement, much of southeastern Wisconsin was covered with prairie and oak savannah, oak woods, and lowlands. Since that time, most of the land has been converted to agricultural and urban uses. Currently, approximately 16 percent of the City remains wooded. The majority of these areas are located on the western side of the City and along the shores of Lake Geneva. Dominant forest types include oak-hickory and maple basswood.

Wildlife

Species of wildlife common to the southeastern Wisconsin region are rabbits, squirrels, woodchucks, raccoons, muskrats, and beavers. Larger mammals such as white-tailed deer, coyotes, and foxes also inhabit the region. Common bird species include cardinals, robins, woodthrushes, great blue herons, wrens, blue jays, cranes, hawks, and killdeer.

Over the course of a ten year study, SEWRPC identified high quality natural areas and critical species habitats throughout the region. In 1997, the results were published in a report titled “A Regional Natural Areas and Critical Species Habitat Protection and

Management Plan for Southeastern Wisconsin”. The 2010 amendment to that plan added one additional new natural area site; the 138-acre, privately owned, Oak Hill Cemetery Woods, located in the northern portion of the City. In this Plan, natural areas are defined as tracts of land or water so little modified by human activity, or which have sufficiently recovered from the effects of such activity, that they contain intact native plant and animal communities believed to be representative of the pre-European-settlement landscape. Critical species habitats are defined as those that support endangered, threatened, or rare plant or animal species. The amended SEWRPC plan recommends that each of the natural areas and critical species habitat sites should be protected and preserved to the maximum extent practicable. The only site located in the City is Oak Hill Cemetery Woods.

2.5 EXISTING LAND USE

According to the United States Census Bureau, the City has a total area of around 6.9 square miles of land and a population density of 1,193 inhabitants per square mile.

Residential development accounts for 23% of the City’s total land area. Single-family residential is the predominant residence type throughout the City, with multi-family development included in residential areas.

Commercial development occurs primarily near the interchanges and along Wells Street and Elkhorn Road. Industrial development is located within the City south of Sheridan Springs Road and west of USH 12, between East Drive and USH 12, and between Wells Street and USH 12. There are two areas of industrial development that occur outside of the City and within the extraterritorial jurisdiction, located to the north of Sheridan Springs Road and east of USH 12.

Refer to Figure 2.5, the City’s Existing Land Use Map.

2.6 FUTURE LAND USE PLANS

The future growth of the City is guided by the City of Lake Geneva Comprehensive Plan (2020). The current plan sets forth the desired development pattern for the City over the comprehensive planning period. The plan also gives guidance to accommodate projected

Figure 2.5 City of Lake Geneva Existing Land Use Map (2020)

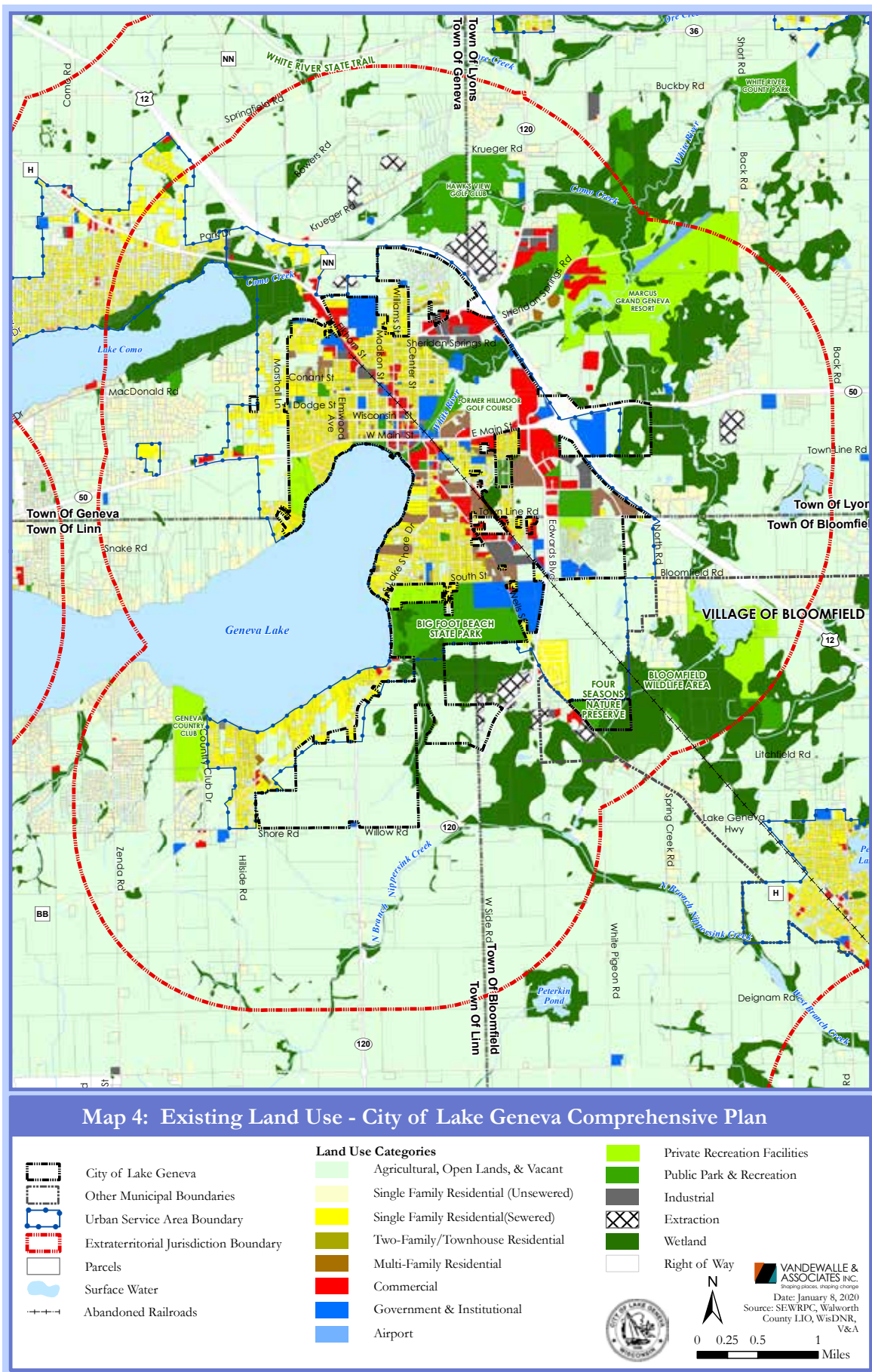
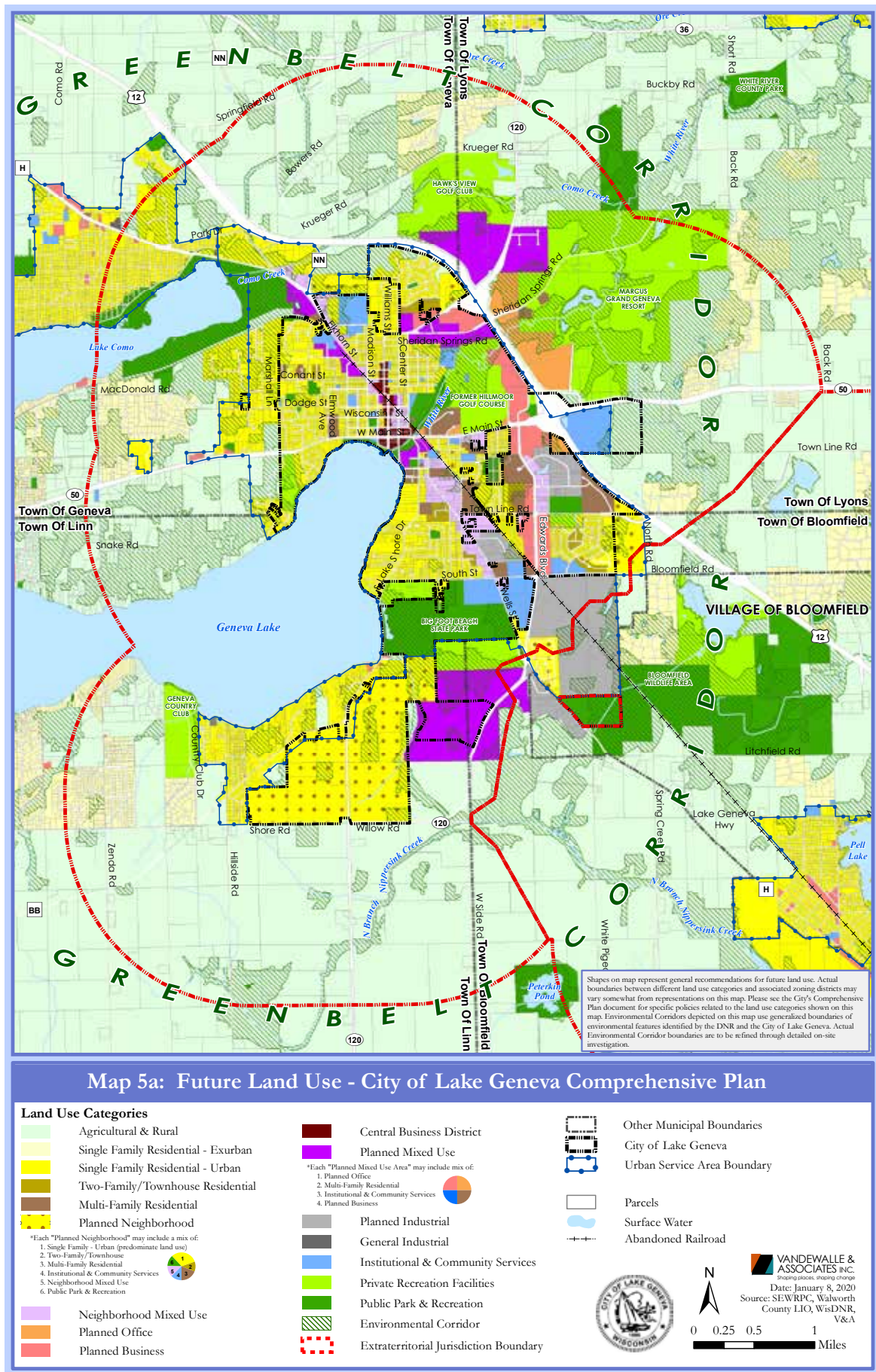


Figure 2.6 City of Lake Geneva Future Land Use Map (2020)



population, household, and employment growth; the projected land needed to serve residential, business, and industrial uses in the City; and the City's agricultural and natural resource base. The plan projects approximately 212 acres will be needed to accommodate new housing units (plus roads, sidewalks and parks) from 2020 to 2040. New parks will be needed to serve new developments. These areas existing primarily within current City limits. Refer to Figure 2.6.

2.7 CITY-OWNED FACILITIES & EXISTING RECREATION PROGRAMS

The following contains information about City-owned facilities, trails, and recreation programs. Privately-owned parks are not included in this analysis because they are typically only open to private neighborhoods and the City has no control over these parks.

City-Owned Facilities

Table 2.8 contains a summary list of City parks and their acreages. Recommendations for parks are found in Chapter 5.

Mini Parks

Mini parks include specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens. Desirable size is 1 acre or less.

Oak Hill Tot Lot

This 0.1 acre park is located on the City's north side and offers a variety of playground equipment.

Westgate Tot Lot

Westgate Tot Lot is a 0.7-acre park located on the City's west side and offers a variety of playground equipment and benches.

Neighborhood Parks

Neighborhood parks are areas for multiple and sometimes intensive recreation activities, such as field games, court games, crafts, playground apparatus, skating, picnicking, wading pools, and the like. Desirable size is between 3 to 10 acres.

Cobb Park

Cobb Park is a 4.9 acre park located just west of the City. The mostly wooded site features a nature trail,

playground equipment, benches, a picnic shelter, restrooms, and parking.

Flat Iron Park

This 1.8 acre park sits adjacent to the convergence of Geneva Lake and the White River. The park is the site of the Chamber of Commerce Tourist Information Center. Facilities include boat slips, a gazebo, and restrooms.

Rushwood Park

Rushwood Park is a 3.3-acre neighborhood park on the City's south side. The park includes a sandlot softball diamond, playground equipment, open playfield, open-air shelter, drinking water, and a sledding hill.

Seminary Park

Seminary Park is a 3.0-acre park located downtown. The site provides an open air shelter, playground equipment, restrooms, and parking.

Community Parks

Community parks are areas of diverse environmental quality and may include areas suited for intense recreational facilities, such as athletic complexes and large swimming pools. Desirable size is at least 10 acres.

Dunn Field

Dunn Field is a 14.1-acre park adjacent to Eastview Grade School. It is under ownership of the school district, but under a 1984 agreement, the land is under the control and use of the City for recreational purposes. Facilities include a state-of-the-art skate park, two tennis courts, one sandlot softball diamond, a playground, basketball court, soccer facilities, concessions, restrooms, and parking.

Library/Elm Park

This 7.1 acre community park is located on the north shore of Geneva Lake. The Public Library is in the park's center. Facilities include open space, pier, ice skating, walking trail, boat slips, and restrooms.

Veterans Park

Veterans Park is a 25.0-acre park located on the east side of the City. Facilities at the park include a lighted baseball diamond, two lighted softball diamonds, three unlit softball diamonds, six soccer fields, a basketball court, playground equipment, horseshoe pits, two sand volleyball courts, batting cages, concessions, restrooms (in two separate buildings), two open-air shelters, and parking.

Nature Preserves

Nature preserves are established to conserve forest lands, marshlands, floodplains, prairies, wildlife habitats, and other areas having cultural, scenic, or natural values. Desirable size depends on function.

Fermano Park

This 6.4-acre site is located in the City's Business Park and includes a pond with a path.

Dodge Water Tower Pond Park

Dodge Water Tower Pond Park is a 2.7-acre site located on the western side of the City, east of the water tower and includes a detention pond.

Donian Park

Donian Park is a 4.1-acre wooded site that encompasses a mill race, boardwalk, wetland overlook, and the 100-year recurrence interval floodplain along the White River in downtown Lake Geneva.

Edgewood Hills Park

This 3.2-acre site is on the City's north side and contains wetlands and an environmental corridor. It is adjacent to the Duck Lake Nature Trail.

Mary Koutsky Four Season Nature Preserve

This 66.7-acre site is located southeast of the City. Facilities include an open-air shelter, observation deck, nature trail, dog exercise area, and boardwalk amid a wetland, prairie, and oak opening. The Preserve is bordered by an additional 250 acres of land that lies within a primary environmental corridor and is open to the public.

Hidden Woods

This 12.0-acre site is located near the center of the City. Facilities include a path at the west and south sides of the park as well as playground equipment on the north side.

Home Depot Park

Home Depot Park is a 4.4-acre site located northwest of the intersection of US Highway 12 and State Highway 50. It includes a detention pond and has asphalt bike trails. Lands immediately to the north are held by the Lake Geneva Conservancy.

Mill Park

Mill Park is 3.0-acres and located on the City's near east side. It has a pond with lighted spray and landscaped cascading falls.

Price-Fremont Park

Price-Fremont Park is 4.6-acres of wooded property in the northwest area of the City.

Special Use Parks

Special use parks are areas for specialized or single purpose recreational activities, such as golf courses, nature centers, skate parks, and ball diamonds.

Lake Geneva Bocce Ball Park

The 0.5-acre Lake Geneva Bocce Ball Park was dedicated to the community by the Lake Geneva Utility Commission. The site features two bocce courts.

Riviera Beach and Plaza

Riviera Beach and Plaza is approximately 2.1 acres and located on Geneva Lake. The historic Riviera Building is located on the east end of the beach. Facilities include a swimming beach and restrooms.

White River Park

White River Park is a 39.7-acre park adjacent to Dunn Field. The property includes open space, natural areas, an 18-hole disc golf course, walking path, and dog park.

For more detailed information on City-owned facilities and their amenities, see Figure 2.8.



Riviera Beach

Trails

Figure 2.7 also provides an overview of existing trails in the City. Lake Geneva has a Bicycle and Pedestrian Plan that was adopted in 2018. Recommendations from this 2018 plan were carried into the City's 2020 Comprehensive Plan Update and are subsequently incorporated into this planning document in Chapter 5.

Of the trails shown in Figure 2.7, there are two well-known, named trails worth noting:

Duck Lake Nature Trail

A former railroad right-of-way was converted to a two-mile walkway that offers excellent opportunities for bird watching in the Town of Geneva. The trail is on lands adjacent to Lake Como.

Geneva Lake Shore Path

This historical 26-mile walkway path extends completely around Geneva Lake's wooded lakeshore. Approximately 3-miles of the trail are located within the City.

There is also one unofficial trail that a number of residents use:

White River Walk

This unofficial walk currently exists along the White River from Geneva Lake to Main Street and from Main Street along the White River to the northeast.

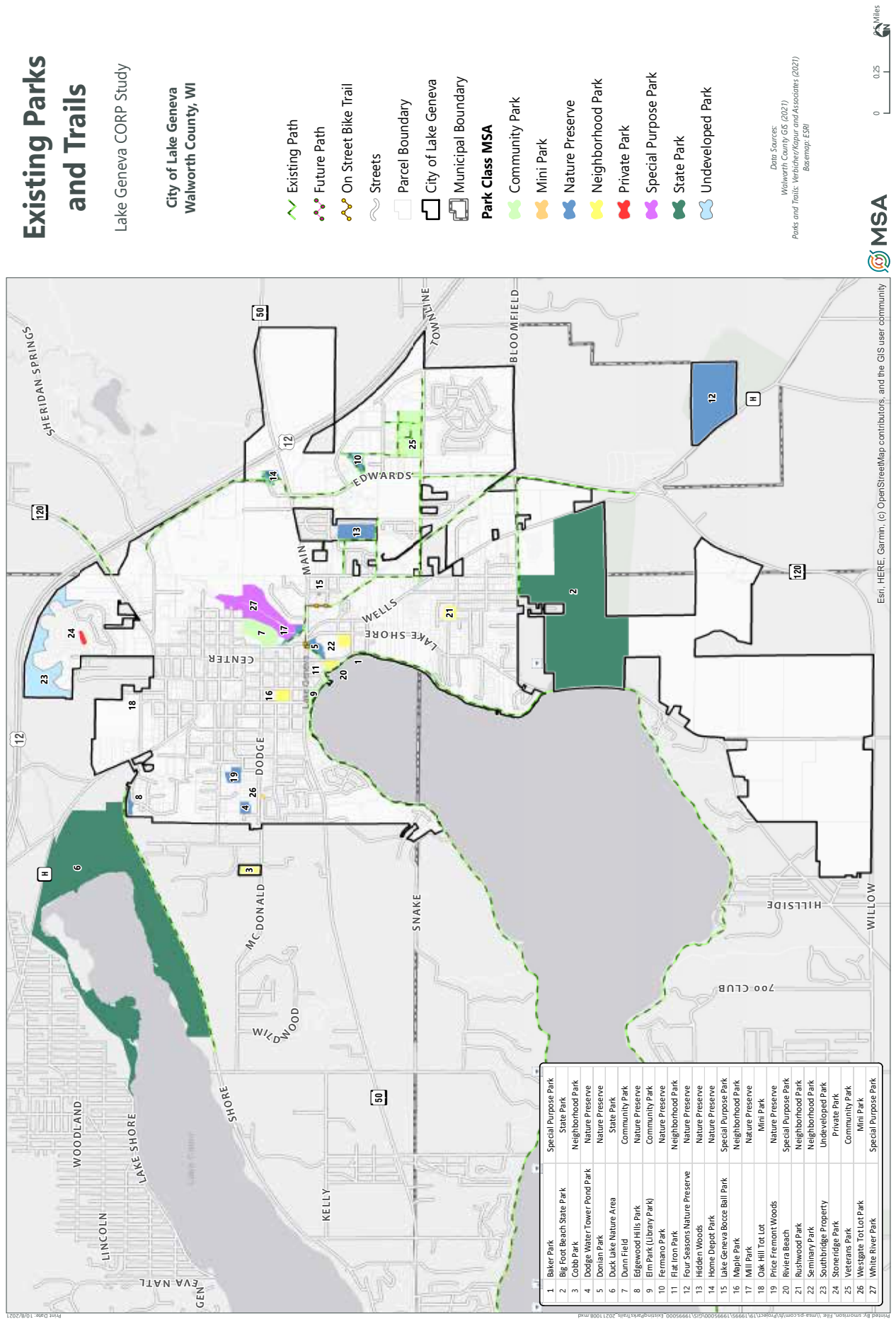
Recreation Programming

The City contracts with the YMCA to provide recreational programming. A variety of recreational opportunities are offered for fitness, sports and other activities for youth, adults and seniors. There were approximately 600 youth enrolled in City-sponsored sports programs during Summer 2021.



Flat Iron Park

Figure 2.7 Existing Parks and Trails in Lake Geneva
Source: MSA Professional Services



2.8 SCHOOL FACILITIES

Schools can also fulfill local park needs in communities as they provide many of the same facilities found in neighborhood parks, such as playground equipment and athletic fields.

The City is within the Lake Geneva J1 School District, which includes elementary and middle schools, and the Lake Geneva-Genoa City Union High School District. The districts serve the Cities of Lake Geneva and Genoa, the Town of Bloomfield, and segments of the Towns of Geneva, Lyons, and Linn. Enrollment in all schools has been declining over the past four years. Four of the districts' schools are located within Lake Geneva's borders. The City currently partners with the Lake Geneva School District on park maintenance and ownership for two locations. For Dunn Field, the City maintains and manages the facility for recreational purposes, but it is owned by the School District. For Maple Park, the school district manages the use and the City owns the property.

Facilities

The following public schools are all within Lake Geneva's borders and offer the following amenities:

Badger High and Lake Geneva Middle School

This 55-acre recreation area includes a number of athletic fields including a regulation baseball diamond, two basketball courts, two league softball

fields, eight tennis courts, a football stadium, track and soccer stadium, sand volleyball, and numerous soccer practice fields. Badger High School contains an indoor swimming pool and staffed weight room facilities. Summer swimming lessons, a youth community swim team and use of the weight room are available to the public.

Central Denison Elementary School

The recreation area referred to as Maple Park, encompasses approximately 3 acres and is owned by the City and managed by the school district. Amenities include two basketball courts, a playfield, a playground, one sandlot softball diamond, and two tennis courts.

Eastview Elementary School

This 13-acre site referred to as Dunn Field is owned by the school district but managed by the City. Because it is managed by the City, it is considered to be a Community Park (see full description under Community Parks, Dunn Field).

The following private schools are all within Lake Geneva's borders and offer the following amenities:

First Evangelical Lutheran School

Located at 1101 Logan Street in Lake Geneva, the facilities at this 4-acre church and school site include two basketball courts and playground equipment.

St. Francis School de Sales Catholic Church & School

Located at 148 West Main Street in Lake Geneva, this 4-acre site includes a basketball court and playground equipment.



Edgewood Hills Park

2.9 REGIONAL FACILITIES

Walworth County is in the southern portion of the WI DNR's Southeast Region. There are several park and recreational facilities within close proximity to Lake Geneva in public ownership:

Big Foot Beach State Park

This 271-acre park on the shore of Lake Geneva in the City offers wooded campsites, shower and restroom facilities, 5.5 miles of hiking trails, a sand beach and a 100-foot swimming area, volleyball and horseshoe courts, and a 40-acre picnic area.

Duck Lake Nature Area

This is a WI DNR-owned wildlife habitat area with public access.

White River County Park

This park is owned and maintained by Walworth County. It lies outside the City of Lake Geneva in the town of Lyons and protects 190.5 acres of wetlands, upland woods and wildlife habitat. The park includes trails, a canoe/kayak launch, parking lots, and a shelter. Recreational uses include: hunting, fishing, hiking, cross-country skiing, snowshoeing, picnicking and canoeing/kayaking.

The Y will be relocating two miles south of its current location near the intersection of Highway 120 and H. The new location will add space for additional amenities and future growth both in the building and on the outdoor campus.

2.10 PRIVATE FACILITIES

In addition to public recreation facilities, the residents of Lake Geneva have access to a variety of other private recreational resources:

Covenant Harbor Bible Camp

Located at 1724 Main Street in Lake Geneva, this lakeside site contains 56-acres of woodland that includes picnic areas, two tennis courts, a ropes course, and archery facilities.

Grand Geneva Resort and Spa

Located northeast of Lake Geneva, this resort offers golf, a health spa, tennis, hiking, horseback riding, downhill skiing, indoor lap-swimming, and other activities that are open to the public for a fee.

Lake Geneva Youth Camp

This 22-acre summer camp site is located at W 2655 South Street in the Town of Linn. Facilities include two basketball courts, soccer facilities, various playfields, playground equipment, four sandlot softball diamonds, and two tennis courts.

Kent's Par T Miniature Golf

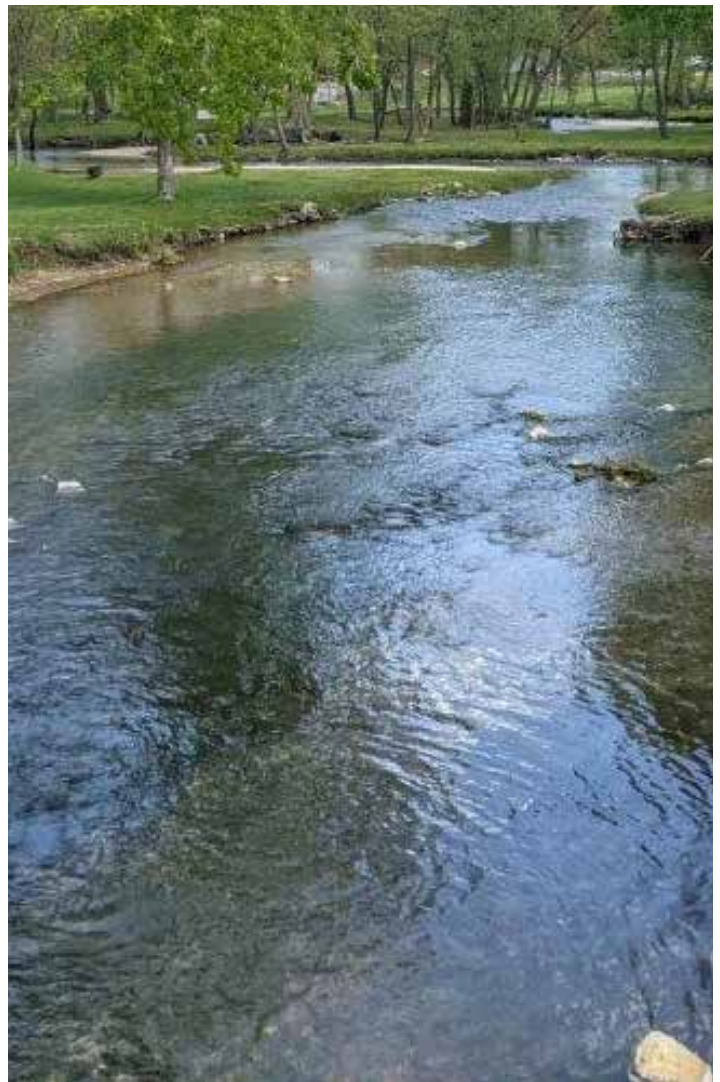
An 18-hole miniature golf park located near downtown Lake Geneva.

Paradise Golf Park

An 18-hole miniature golf park located near downtown Lake Geneva.

YMCA

Located at 203 Wells Street, "The Y" includes a full Wellness Center, two gymnasiums, a 25-meter swimming pool, a large therapy pool, saunas, steam rooms, racquetball courts, and spin cycling equipment. The City contracts with The Y to provide recreational programming.



Donian Park

Figure 2.8 City of Lake Geneva Park Amenities (highlight indicates lighted facility)

Park/Facility	Location	Acres	Swimming	Canoe/Kayak Launch	Fishing Pier	Boat Slips	Playground Equipment	Battling Cages	Baseball Fields	Sandlot Softball	League Softball	Basketball Court	Tennis Court	Volleyball Court	Soccer Field	Horseshoes	Playfield	Bocce Ball	Ice Skating/ Hockey	Sledding Hill	Skate Park	Dog Exercise Area	Bike/Walking Trail	Frisbee/Disc Golf Course	Open-Air Shelter	Enclosed Shelter	Restroom	Concession Stand	Drinking Water	Picnic Tables	Benches	Parking Lot	
Mini Parks																																	
Oak Hill Tot Lot	1350 Tomike St	0.8					✓																										
Westgate Tot Lot	1701 Miller Ct	0.1					✓																									✓	
Neighborhood Parks																																	
Cobb Park	2101 McDonald Rd	13.0																															
Flat Iron Park	Wrigley Dr and Center St	4.9					✓																✓			✓					✓	✓	
Rushwood Park	991 Timothy Dr	1.8				✓														✓					✓	✓					✓		
Seminary Park	Wrigley Dr and South Lake Shore Dr	3.3					✓			✓								✓							✓	✓					✓		
Community Parks																																	
Dunn Field (Eastview School)	425 Sage St	46.2					✓			✓		✓	✓									✓										✓	
Library/Elm Park	west of Library, south of Main St	14.1		✓																												✓	
Veterans Park	901 E Townline Rd	7.1					✓												✓				✓									✓	
Nature Preserve																																	
Fernano Park	120 Edwards Blvd	25.0					✓	✓	✓	5		✓		2	6			✓								2		2	✓	✓	✓		
Dodge Water Tower Pond Park	behind 1885 Dodge St	107.1																					✓										
Donian Park	Main St and S Lake Shore Dr	6.4																															
Edgewood Hills Park	1340 Edgewood Dr	2.7																															
Four Seasons Nature Preserve	N1889 County Trunk H	4.1																								✓							
Hidden Woods	Hill St and West Dr	3.2																				✓											
Home Depot Park	615 N Edwards Blvd	66.7																															
Mill Park	off Sage St. by old railroad path	12.0					✓																										
Price-Fremont Park	1525 Conant St	4.4																															
Special Purpose Parks																																	
Lake Geneva Bocce Ball Park	140 East St	4.6																	✓														
Riviera Beach	211 Wrigley Dr	0.5	✓																									✓					
White River Park	299 Mill St	39.7																				✓											

Chapter 3

GOALS & STRATEGIES

This purpose of this plan is to guide development of subsequent parks, recreation, open space and bicycle and pedestrian facilities in Lake Geneva. Goals are presented here as desired outcomes. Strategies include both actions and policy rules—they are the methods proposed to achieve the stated goals.

3.1 GOALS & STRATEGIES

Goal 1 - Ensure the provision of a sufficient number of quality parks, recreational facilities, and open space areas to enhance the health and welfare of City residents and visitors. Such facilities should be available to everyone regardless of income, age, race, ability, or geographic location.

Strategies

1. Ensure that at least one park and recreational facility is within a safe and comfortable walking distance for all Lake Geneva residents, generally within 1/4-1/2 mile.
2. All new residential development should meet the park and open space standards and recommendations as outlined in this plan and implemented by the City of Lake Geneva zoning and subdivision ordinances.
3. Acquisition of park and open space lands should occur in advance of or in coordination with development to provide for reasonable acquisition costs, and to facilitate site planning. Parklands in undeveloped areas should be acquired through land developer dedications, where feasible.
4. Neighborhood Parks should be sited and designed to enhance neighborhood cohesion and provide a common neighborhood gathering place. All parks should have multiple access points from surrounding neighborhoods.
5. Encourage public awareness of the City's parks and outdoor recreational facilities by promoting them through maps, signage, and other materials.
6. Continue to develop a diversity of park sizes and types based on the characteristics and needs of individual neighborhoods (both present and future), and the surrounding land use and natural resource features.
7. Continue the Neighborhood Planning process

to identify future land uses, road and lot layouts, and the locations of parks, open space corridors, and trails.

8. Increase the diversity of recreational opportunities (active and passive, resource-oriented and non-resource-oriented, water-based and land-based), and ensure that these opportunities are well distributed throughout the City.
9. Prepare park master plans for parks where major improvements are anticipated to occur to assure highest and best use of existing City resources. Master plans should also be prepared for all proposed new parks before development. Engage neighborhood residents in master planning process.
10. Provide ADA complaint barrier-free access in all new or improved park facility construction, play areas, and sports field in accordance with adopted regulations.
11. City Administrator to complete ADA audit. After ADA audit of parks is complete, target 33% compliance with ADA access recommendations in all existing facilities by 2026.

Goal 2 - Preserve the City's natural resources and amenities for the benefit of current and future residents.

Strategy

1. The preservation of primary and secondary environmental corridors, isolated natural resource areas, steep slopes, woodlands and forests, lakes, ponds, streams, lakeshores, floodplains, riparian habitats, and wetlands should receive special attention to ensure their maintenance as vegetative, wildlife and fish habitats, as natural stormwater infiltration areas, as areas for passive and active outdoor recreation, and as stormwater detention management areas, where appropriate.

Goal 3 - Develop, improve and operate the City's parks and recreation programs in a cost effective manner.

Strategies

1. Continually pursue county, state and federal funding programs, which can aid in the purchase and/or development of desired park system improvements.

2. At least every five years (in conjunction with the CORP update) review and update the City's parkland dedication/ fee in lieu.
3. Establish new methods for the development of recreational facilities (i.e. public-private partnerships).
4. Expand the City's recreation program offerings via community partners or a City Park and Recreation Department if created.
5. Seek revenue generating opportunities within recreational and park spaces (e.g. shelters or pavilions rented as event/wedding venues).
6. Balance the need to acquire and develop new park and recreational facilities with the need to maintain and upgrade existing park sites and facilities.

Goal 4 - Provide a seamless network of trails that provide safe and easy access.

Strategies

1. Provide a safe and convenient network of sidewalks, multi-use trails, and bike lanes between park and open space facilities and other destinations in the community. These connections should be emphasized in on-going City planning and acquisition efforts, and should follow State and AASHTO design standards.
2. Inventory, standardize, and improve the availability and accessibility of bicycle parking.
3. Establish wayfinding signage to allow residents or visitors to effectively travel throughout the City on foot or bicycle.



Rushwood Park

COMPLYING WITH THE AMERICANS WITH DISABILITIES ACT

The ADA, enacted in 1990, clearly states the right of equal access for persons to local government services, including parks. On September 15, 2010 the Department of Justice published revised final regulations implementing the Americans with Disabilities Act. The 2010 Standards included new provisions for accessible design for recreational facilities such as playgrounds, swimming pools, fishing and golf facilities. Similar to when the original 1991 ADA Standards were adopted for public buildings, a community is required to complete a self-evaluation of their recreational facilities for ADA compliance by March 15, 2012. Those communities with 50 or more full or part-time employees are also required to develop a Transition Plan, which identifies what corrective work will be completed, when it will be completed, and the individual responsible for the corrective work. Any new recreational facilities designed, constructed, or shaped after March 15, 2012 are subject to the 2010 Standards. Any alteration (not simple maintenance, but something that changes the way the site is used) must make the element altered accessible and must create an accessible path of travel through the site or facility to that element.

There are some fundamental differences in how accessibility in the outdoors is accommodated compared to indoors or the built environment. While restrooms, shelters, interpretive centers, and parking lots, for example, need to follow detailed ADA guidelines, other improvements such as trails or swimming beach areas, for example, do not necessarily need to follow indoor or built environment ramp grades or surfacing requirements. A good rule of thumb for the City to follow is that anything constructed must not make the outdoor experience anymore difficult than what occurs naturally. Mother Nature does not have to comply with ADA, but the City does.

The New England ADA Center is a good resource to use and offers checklists to evaluate accessibility at existing park facilities. The fillable checklist forms can be found here: <http://www.adachecklist.org/checklist.html#rec>

Goal 5 - Coordinate park development efforts with other City departments, other units of government, local School Districts, and sporting and recreational programming organizations.

Strategies

1. The Board of Park Commissioners and Planning Commission must consult and incorporate the needs identified in the Comprehensive Outdoor Recreation Plan before subdivision plats are approved.
2. Coordinate park planning efforts with surrounding communities and partner to provide park and recreation amenities that benefit all involved.
3. Continue to partner with the School District and private organizations for the development and maintenance of park facilities.
4. Review and update use agreements with School District and private organizations for shared park facilities. Agreements should be reviewed to ensure they still meeting all parties' needs.

Goal 6 - Provide residents with safe and reliable age diverse recreation equipment throughout the City park system.

Strategies

1. Develop bi-annual inspections and inventory of existing parks facilities to maintain an active log of facilities and improvements. Consider using ArcGIS to simplify and streamline asset management.
2. Make every effort to repair, replace, or remove park facilities that become broken or otherwise become a safety hazard.
3. Take into consideration long-range maintenance and operations costs at the time new parklands are acquired through land dedications or other means.
4. Provide adequate management and staffing levels to oversee the maintenance of park and open space lands and facilities. Hiring a dedicated Park and Recreation Director is a critical step for Lake Geneva in order to maintain and further grow the City's 200+ acre park system.



Edgewood Hills Park

Chapter 4

ANALYSIS OF NEEDS & DEMANDS

This chapter presents an analysis of how well the City’s existing park and recreation facilities satisfy current needs. The adequacy of the City’s existing park and recreation systems are evaluated using the following methods:

- **Quantitative Analysis** - a comparison of existing parkland acreage and population projections versus park and recreational agencies across the US, including a review of the amount of parkland available to City residents.
- **Geographic Analysis** - an analysis of the geographic distribution of parks within the City.
- **Qualitative Analysis** - a summary of public input regarding City parks and recreational facilities gathered through the community survey and public involvement meeting.
- **Regional & State Insights** - a summary of the demand trends in recreational amenities at the regional and state level.

4.1 QUANTITATIVE ANALYSIS

An analysis of existing recreational land area is provided to determine if the recreational needs of residents are being met. This analysis is limited to an evaluation of City-owned park land, and does not include off-road trails not located in parks.

Park Acreage Level of Service

The City has previously (2015 CORP) set a goal of providing 11 acres of total parkland per 1,000 residents. This standard was based on national guidelines at the time. Table 4.1 below calculates the anticipated parkland demand for Lake Geneva, based on these metrics. At this service level, if no new parkland is added by 2040, the City will have a surplus of parkland of about 110 acres.

The National Recreation and Park Association (NRPA) developed a set of standards over two decades ago for the amount of parkland a community should

strive to achieve. Recently, NRPA has shifted away from the use of park standards because there is no single set of standards that takes into account the uniqueness found in every community across the country. Instead, NRPA now collects information from Park and Recreation Departments across the US such as residents per park, budgets, staffing, park amenities. This data is organized by jurisdiction size so that communities of similar size across the US can see metrics typical of its peers. Figure 4.3 shows how Lake Geneva compares to its peer communities (pop. <20,000) across the US in terms of acres of parkland per 1,000 residents. The City is currently providing 25.2 acres of parkland per 1,000 residents, surpassing peer communities in the upper quartile who are providing 21.8 acres per 1,000 residents. The lower quartile bound is 5.2 acres per 1,000 residents and the median is 12.4 acres per 1,000 residents.

Table 4.2 below shows demand and supply for parkland at the City’s current level of service, 25.2 acres of parkland per 1,000 residents. If the City wishes to maintain its current level of service, it will need to acquire an additional 16 acres of parkland by 2040. The geographic, qualitative and regional and state analysis in the following sections will provide additional guidance on this need.

Lake Geneva is a tourist destination that draws approximately 15,000 visitors each year according to the City’s Welcome Center. Many of these tourists are coming to enjoy the beach and the parks downtown during summer months, which places further pressure on the City’s park system. If we assume there are an additional 5,000 people in Lake Geneva each month between June – August, these additional people create a potential demand for up to 126 acres of additional parkland by 2040 in order to maintain the 25.2 acres of parkland per 1,000 people.

Outdoor Facilities

Figure 4.4 is from the 2020 NRPA Agency Performance Review and shows the national summary of outdoor park and recreation facilities by population per facility based on the number of residents per square mile. Lake Geneva falls into the 500-1,500 residents

Table 4.1 Park Acreage Surplus/Deficit (11.0 ac./1,000 residents)

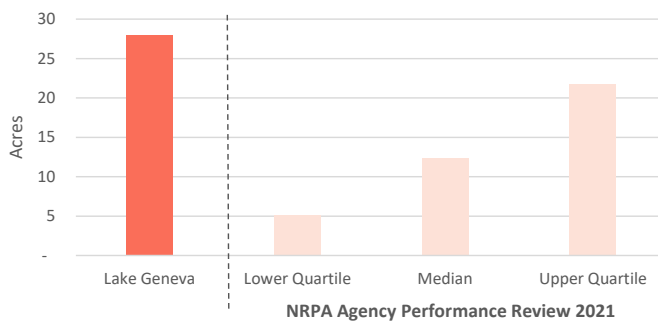
Total Park Acreage Surplus/Deficit (in acres)						
	Year	2020	2025	2030	2035	2040
Population		8,233	8,505	8,860	8,915	8,870
Total Supply (acres)		207.8	207.8	207.8	207.8	207.8
Demand (11 acres/1,000)		90.6	93.6	97.5	98.1	97.6
Surplus (11 acres/1,000)		117.2	114.2	110.3	109.7	110.2

Table 4.2 Park Acreage Surplus/Deficit (25.2 ac./1,000 residents)

Total Park Acreage Surplus/Deficit (in acres)						
	Year	2020	2025	2030	2035	2040
Population		8,233	8,505	8,860	8,915	8,870
Total Supply (acres)		207.8	207.8	207.8	207.8	207.8
Demand (25.2 acres/1,000)		207.8	214.7	223.6	225.0	223.9
Surplus (25.2 acres/1,000)		0.0	-6.9	-15.8	-17.2	-16.1

Figure 4.3 Acres of Parkland per 1,000 Residents (jurisdiction pop. < 20,000)

Source: NRPA Agency Performance Review 2021



per square mile category with an estimated 1,198 residents per square mile. Based on these metrics, Lake Geneva's largest gaps are in the following facilities: la crosse fields, football fields, outdoor pool, community gardens, and youth baseball fields. With the exception of community gardens and an outdoor pool, all of these facilities are provided at the local public schools giving the public some access to these amenities.

Indoor Recreation Facility Level of Service

Opportunities for indoor recreation are as important as outdoor recreation. This is particularly true considering Wisconsin's winter months when it can be challenging or less desirable for people to go to local

parks and trails. Currently the City does not operate any indoor park and recreation facilities. Data from the 2021 NRPA Agency Performance Review shows that for similar sized communities (<20,000), 22% have senior centers, 50% have community centers and 53% have recreation centers.

4.2 GEOGRAPHIC ANALYSIS

The location of parks in relation to Lake Geneva's residents is an important indicator of how well existing facilities are dispersed throughout the community. The National Recreation and Park Association, in partnerships with the Trust for Public Land and the Urban Land Institute, is part of a national effort dedicated to improving access to safe, quality parks and green spaces. The effort is focused on a goal of everyone in the U.S. having access to a park within a 10-minute walk (approximately ½ mile) of home by 2050. The Park Service Areas map in Appendix C indicates areas of the City that are not currently served by a City park. Within the City the lakes, White River, USH 12, WI 120, and WI 50 all serve as either nature or manmade barriers to park access. Ensuring a complete network of sidewalks or paths to all parks and schools is also critical in providing safe, barrier-free access to parks and schools.

Table 4.4 Park and Recreation Facilities - Residents Per Square Mile

Source: NRPA Agency Performance Review 2021

National Recreation and Park Association Metrics				
Outdoor Park and Recreation Facilities - Residents Per Square Mile				
	Median Number of Residents Per Facility (500-1,500 residents per square mile*)	Number Suggested Based on Population of 8,233 (2020 DOA Estimate)	Existing Public Facilities	Gap (Extra)
Tennis Courts (outdoor only)	5,363	1.5	2.0	(0.5)
Lacrosse Field	19,263	0.4	-	0.4
Football Field	18,745	0.4	-	0.4
Community Gardens	23,965	0.3	-	0.3
Cricket Field	310,042	0.0	-	0.0
Totlots	10,232	0.8	2.0	(1.2)
Swimming Pools (outdoor only)	38,658	0.2	-	0.2
Skate Park	36,606	0.2	1.0	(0.8)
Dog Park	36,275	0.2	2.0	(1.8)
Ice Rink (outdoor only)	13,243	0.6	1.0	(0.4)
Baseball - Adult	16,054	0.5	1.0	(0.5)
Baseball - Youth	5,518	1.5	1.0	0.5
Basketball Courts	6,913	1.2	2.0	(0.8)
Softball - Adult	11,057	0.7	5.0	(4.3)
Softball - Youth	9,679	0.9	2.0	(1.1)
Soccer Field - Adult	11,492	0.7	6.0	(5.3)
Soccer Field - Youth	6,671	1.2	6.0	(4.8)
Playgrounds	3,422	2.4	5.0	(2.6)

The map shows several deficiencies in the location of City parks in Lake Geneva:

- The residential area at Manning's Point. However, this area is adjacent to and well-served by Big Foot Beach State Park, but it is not free to access. Visitors must purchase a single day or an annual park pass.
- The Geneva Bay Estates neighborhood, located on the west side of City. The neighborhood is served by private park and recreation amenities - a private park, sand beach with swimming raft, and boat slips.
- The Stone Ridge residential development is underserved by City parks. There is a 2-acre private park located at center of the development which includes playground equipment.
- A residential area surrounding Tomike St on the City's north side.
- A residential area at the intersection of South St and CTH H near the High School and Middle School. This area has access to the recreation amenities at the schools when they are not in session and is approximately a 10-minute walk from the east entrance at Big Foot Beach State Park. Again, visitors must pay a fee to access Big Foot Beach State Park.

In conclusion, almost all City residents are well-served by City parks, or have access to State or privately-owned parks.

4.3 QUALITATIVE ANALYSIS

Survey

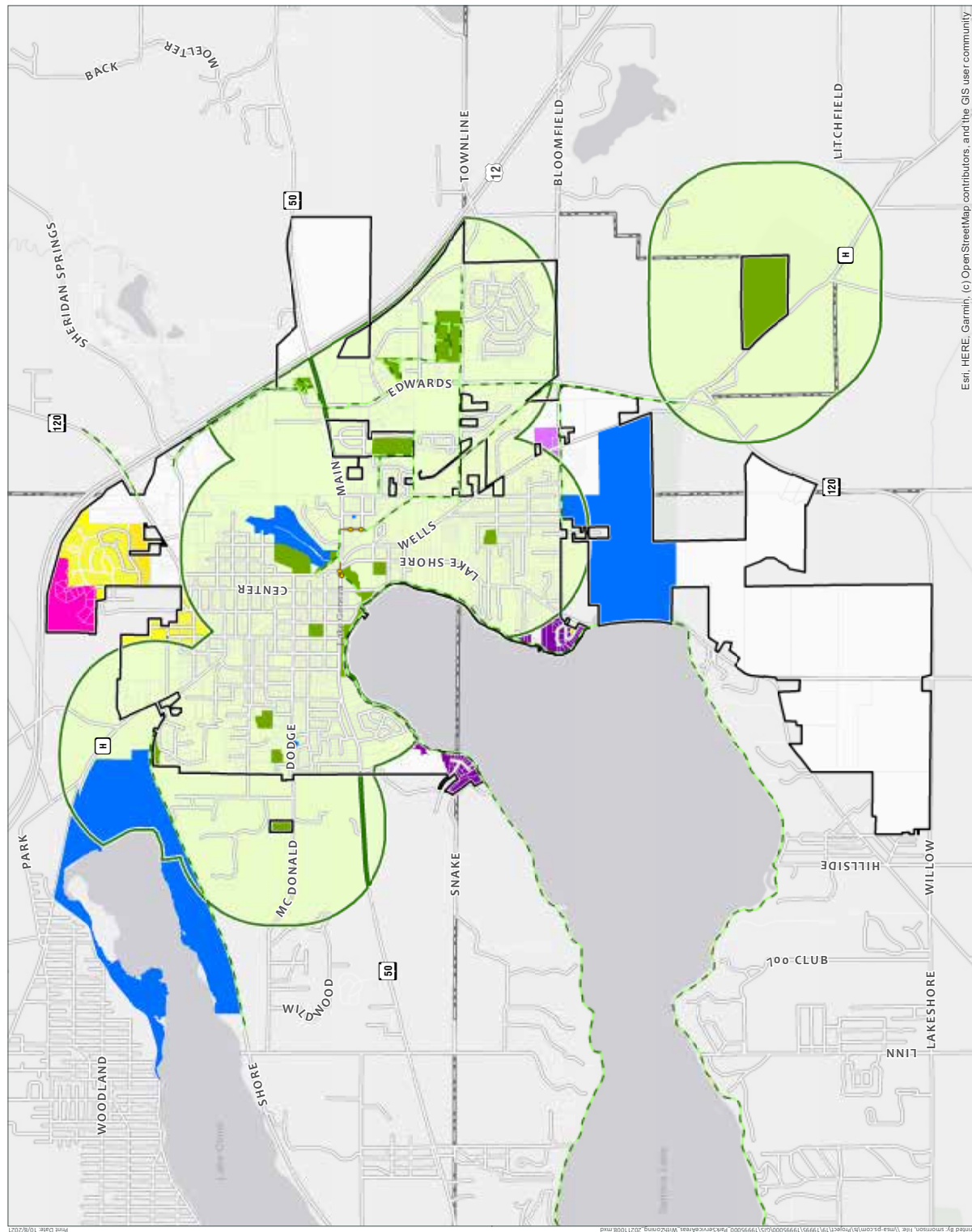
As part of the planning process, a survey was distributed to gauge preferences, opinions, and feedback on the City's park facilities and recreational programs. In total, the survey received 223 responses. This is a key component of analyzing recreational needs and demands in the City, and the following is a summary of responses and findings.

- Many respondents (60%) did NOT bike for transportation from home to secondary locations. More than half (55%) of respondents noted walking or running for exercise.
- Popular responses for locations that need to be improved for bicycle or pedestrian safety
 - Intersection of Edwards (HWY 50) and Main

(HWY 120) (Bike/Ped Safety Concerns)

- Bike/Ped Path Connecting The Y and surrounding area (heavy maintenance needed)
- Downtown (Pedestrian Crossings Improvement and Bike Connectivity)
- Big Foot Beach State Park (Pedestrian Safety and Crossing Improvements Needed)
- More than half (57%) of respondents did NOT participate in Lake Geneva/YMCA recreation programs in the past year.
- Sixty-two percent (62%) of respondents are within reasonable walking or biking distance from a park or trail.
- Sixty-one percent (61%) of respondents were either not sure if the YMCA meets their recreation programming needs or felt it did not fit their needs at all.
- The top activities respondents participate in at City Parks are:
 - Walking (88%)
 - Biking (60%)
 - Swimming (55%)
 - Playground Equipment (54%)
 - Bird/Nature Viewing (34%)
- The top amenities all survey respondents would like added to City parks are
 - Outdoor Pool (37%)
 - Off-road walking/biking trails (24%)
 - Restrooms (24%)
 - Splash Pad (24%)
 - Canoe/Kayak Facilities (23%)
- The top 3 favorite parks of respondents are as follows:
 - Riviera Beach (22%)
 - Elm Park/Library (19%)
 - Veterans Park (17%)
- Over a quarter of respondents (27%) expressed concern for safety or accessibility in Lake Geneva Parks. Some concerns include broken playground equipment, on road cycling safety, and lack of signage for parks and trails.
- Sixty-two percent (62%) of all respondents drive somewhere outside of the City of Lake Geneva to use specific recreational facilities –

Figure 4.5 Park Service Area Map



Park Service Areas

Lake Geneva CORP Study

City of Lake Geneva
Walworth County, WI

- Existing Path
- Future Path
- On Street Bike Trail
- Streets
- Half Mile Park Service Area
- Parcel Boundary
- City of Lake Geneva
- Municipal Boundary

Park Class MSA

- Community & Neighborhood Park, or Nature Preserve
- Mini, Special Purpose, & State Park

Zoning Description

- Two-family Residential
- Single-family Residential
- Multi-family Residential
- Estate Residential
- Countryside Residential

Data Sources:
Walworth County GIS (2021)
Parks and Trails: Vecchier/Kapur and Associates (2021)
Base map: ESRI



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



common responses as to where are Parks and Trails in Kenosha, Kettle Moraine State Forest, and the public pool in Elkhorn.

- Top three reasons why respondents don't use parks are:
 - Overcrowding (33%)
 - Don't Know Locations of Facilities (24%)
 - Lack of Restrooms (23%)
- About 80% of respondents believe the City of Lake Geneva should spend more on Youth and Adult sports and recreation, with more emphasis put on Youth (48%).
- Generally respondents feel the City should spend more money on Bicycle Facilities/ Trails and Sidewalk Facilities/Pedestrian Enhancements.
- When asked what the top benefits are provided by parks and recreation, respondents indicated the following benefits:
 - Community Character (57%)
 - Conservation of Natural Areas (51%)
 - Neighborhood/community open space for social interactions and play (49%)
 - Community Safety (40%)
 - Transportation/Connectivity (39%)

General themes from the survey included:

- Additional bike/ped paths and maintenance on existing paths are a priority.
- A desire for a City Park and Recreation Department.
- Strong interest in water-based recreation amenities: canoe/kayak launch, splash pad, pool.
- People need to know where parks are located and what facilities are.
- Residents have concerns about crowding at parks.

The full survey results are available in Appendix A.

Public Open House

In addition to survey responses, we received input at a public open house held on June 29, 2021. The meeting was held at City Hall. A recording was also made of the presentation and corresponding meeting activities were posted online for anyone

unable to attend the in-person meeting. In total there were twelve people who attended the meeting. The meeting included several activity stations to gauge public insight on parks and recreation wants and needs. Feedback from the activities included:

Activity #1 - Comment Map:

Participants were asked to put location-specific comments and recommendations on a map.

- Parks:
 - Out of the 13 comments relating to parks, six of the comments talk about the privately owned land adjacent to White River Park. However, because of legal troubles in the past, there is not much that can be done, though it is important to note this demand.
 - There was a general theme that park maintenance is needed. Two of the parks identified with significant maintenance needs are Rushwood Park and the Frisbee Golf course at White River Park.
 - There were also some improvements suggested for parks. Some improvements are for the Bocce Ball Park (benches and community garden). Improvements were also suggested for Veterans Park (large pavilion, splash pad, and an inclusive playground).
 - Reclassifying Donian Park as something other than a nature preserve was suggested.
- Trails:
 - The theme of maintenance continues in this section of comments as well. There is request for maintenance and repair on the trail by the Y and maintenance and creation of new trails at Veterans Park.
 - There was also a theme of safety and navigability concerns. There were comments that the crossing from Veterans Park to Edwards Blvd is unsafe and another that the intersection at 50 and Edwards is also unnavigable. There was also a safety concern for the trail by the Y. There is also a need for signage and better connectivity to help people know where to go.
 - New trails and paths were also requested by participants at the meeting. There was a suggestion for a trail along the White River.

Activity #2 - Budget Bucket:

Participants were given coins and told to put coins in labeled buckets where they would like to focus City funding for parks. The top three budgeted categories are as follows:

1. Bicycle Trails/Facilities—43 Coins.
2. Park Maintenance (existing parks)—21 coins.
3. Installing new equipment at/facilities at parks—15 coins.

Activity #3 - Big Ideas:

Participants were asked to write what their big ideas are for parks and recreation in Lake Geneva. Some of these ideas included:

- Better trail signage and connectivity.
- Better park signage.
- A senior citizen community center.
- An online reservation system for park rentals.
- Parks and Rec programs managed by the city rather than the Y.
- Multi-Municipal Partnerships.
- An Amphitheater.
- A kid-centric park.

General themes from the open-house included:

- Park and trail maintenance. A consistent and routine maintenance schedule is needed. Safety was the impetus for this theme.
- Trail connectivity throughout the city.
- More signage - for better trail navigation, locating parks, and for safety.

4.4 RECOMMENDATIONS FROM OTHER LOCAL PLANS

Lake Geneva Comprehensive Plan, 2020-2040

The Lake Geneva Comprehensive Plan outlines the following recommendations for parks in lake Geneva:

- Collaborate with nearby Towns and Villages on establishing a “Greenbelt Corridor” around the long range growth area.
- Support public-private partnerships for open space preservation.
- Expand Flat Iron/White River Parks to include environmental corridor areas along the White River. Improve the dog park and sledding hill.

- Coordinate with Walworth County Park and Open Space Plan as needed.

4.5 REGIONAL & STATE INSIGHTS

Insights from the Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP), 2019-2023

The recently updated Wisconsin SCORP features a Recreation Opportunities Analysis (ROA). The ROA examines existing outdoor-recreation opportunities compared to future opportunities in eight regions throughout Wisconsin. Walworth County is located in the Lower Lake Michigan Coastal Region region.

The Lower Lake Michigan Coastal Region has approximately 95,000 acres of public land available for outdoor recreation. This region is home to Milwaukee, the largest City in the state. The urban influence of Milwaukee and its surrounding suburbs has created demand for distinctly urban recreation facilities such as dog parks, city trails, and basketball courts. In addition to these more urban park amenities, the numerous lakes and Kettle Moraine State Forest offer opportunities for undeveloped outdoor recreation. The ROA found that residents of the Lower Lake Michigan Coastal Region participate in the following activities at higher rates than the State average.

- Bicycling - surfaced trails
- Camping - tent
- Canoeing/kayaking
- Fishing - from a boat, canoe or kayak
- Fishing - from shore
- Hiking, walking, running on trails
- Swimming
- Wildlife/bird watching

The most popular places to go in the region are Ice Age Trail, Kettle Moraine State Forest-Northern Unit, Southern Unit, Lapham Peak Unit, Pike Lake Unit, Glacial Drumlin State Trail, and Hank Aaron State Trail.

Of the people who participated in the ROA, the majority (76%) selected the quality of trails as the most important factor in determining their favorite property to visit. The three next most important factors are the desire to be in a quiet place, quality habitat, and good maps, signage or information about properties.

The following recreation activities are identified in the SCORP as high priority needs in the Lower Lake Michigan Coastal region:

- Bicycling - bicycle touring/road riding and mountain biking/off-road biking
- Bird or wildlife watching
- Camping - primitive
- Canoeing or kayaking
- Cross country skiing
- Fishing - lake fishing from a boat, canoe or kayak
- Gather mushrooms, berries, etc.
- Hiking, walking, trail running, backpacking
- Motorboating (inc. waterski/tubing, personal watercraft)
- Nature photography
- Picnicking
- Snowshoeing
- Swimming in lakes and rivers

Insights from the Walworth County Park and Open Space Plan, 2014

The Walworth County Parks and Open Space Plan has not been updated since the previous Lake Geneva CORP was completed. The Walworth County plan contains recommendations near or adjacent to the City of Lake Geneva including:

- Development of the White River as a potential water trail.
- Acquisition of the 138-acre Oak Hill Cemetery Woods for natural resource preservation purposes.

The plan generally recommends protection of environmental corridors, natural areas, lands within forests and wildlife areas, and prime agricultural lands.

Insights from the Amendment to the Natural Areas and Critical Species Habitat Protection and Management Plan for the Southeastern Wisconsin Region, 2010

This amendment to the 1991 study by the Southeastern Wisconsin Regional Plan Commission (SEWRPC) of critical natural areas and species habitats identifies 494 natural areas and 271 critical species

habitat sites that should be protected. The amended plan also recommends that 686 sites, or 90 percent of the total, be placed in public or private protective conservation ownership and that the remaining 79 sites be protected through zoning and other regulatory means. There are no specific sites in or adjacent to the City that are recommended for local government ownership.

Insights from the Lake Management Plan for Lake Geneva, 2008

This Lake Management Plan was prepared by SEWRPC in 2008 and contains the following recommendations that are relevant to the City:

- Maintenance of the historic low- and medium-density residential character of the already-developed portions of shoreline of Lake Geneva; implementation of structural stormwater management measures and vegetative shoreline protection measures where there is a higher density of development.
- Limit large-lot residential development in the Lake tributary area; consider modifying development codes to include maximum lot sizes and clustering requirements to reduce the amount of land consumed and preserve open space.
- Careful review of lakefront developments to ensure compliance with shoreland zoning requirements and encourage the use of shoreland buffers, environmentally friendly landscaping practices, and stormwater management practices.
- Promotion of urban nonpoint pollution abatement through the use of stormwater management planning programs and consideration of nonpoint source control measures.
- Public acquisition of some wetlands and woodlands in the area tributary to Geneva Lake.
- Continued enforcement of boating regulations and maintenance of public access sites.
- Enforce storm water compliance and maintenance requirements.

Chapter 5

RECOMMENDATIONS

The quantitative, qualitative, and geographic analysis discussed in Chapter 4 reveals the need for improvements to existing facilities, as well as the acquisition and development of new sites for future recreational use. It should be noted that some of the recommendations may require considerable cooperation with others, including the citizens of Lake Geneva, local civic and business associations, and State agencies. In nearly every case, more detailed planning, engineering, study, budgeting, and/or discussion will be necessary before decisions are made to actually acquire land or construct recreational facilities.

The recommendations of this plan are divided into four major sections: (1) existing park facilities (2) new or expanded park facilities; (3) trail improvements; (4) miscellaneous improvements.

The timeline for completion of recommendations is noted in the action tables in Chapter 6. High priority items should occur in the next 1-3 years (2024), Medium priority items should occur over the next three to five years (2026) and low priority items may not be completed within the next five years; however, initial planning activities may occur to bring these items closer to completion. Due to budgetary constraints it is unlikely that all of the recommendations within this chapter will be implemented in the next five years. Maintenance and improvement projects will be prioritized on an annual basis by City staff in conjunction with Lake Geneva's Board of Park Commissioners as part of the City's annual budget and Capital Improvement Plan (CIP).

Many of the recommendations regarding locating new park or trail facilities will be coordinated with the sale or donation of land by other parties; therefore, the timing is much more variable. Acquisition projects will be implemented through donation, dedication, purchase, or a combination thereof.

5.1 EXISTING PARK FACILITIES

The following is a bullet list of recommendations for improvements to existing, developed parks. Some of the recommendations identified within this section are remnants from the 2015 CORP. These recommendations have been highlighted (*) where they occur. Character images for potential park improvements are located throughout this chapter and showcase the latest trends in park facility materials and design.

Mini Parks

Oak Hill Tot Lot

- Add/level surfacing under all playground equipment.
- Update playground equipment.
- Add park sign.
- Add benches and picnic table.

Manning Way Tot Lot

- None

Westgate Tot Lot

- Add new park sign and place in front of trees.
- Add/level surfacing under all playground equipment.
- Update playground equipment.

Neighborhood Parks

Cobb Park

- Repair roof on existing building.
- Add surfacing under all playground equipment.
- Update playground equipment.
- Update park signage.

Flat Iron Park

- Add internal ADA path between amenities.

Rushwood Park

- Add surfacing under all playground equipment
- Remove weeds from sandbox.
- Extend electricity to park shelter.



Adaptive Playground - Salem, OR



Natural Playground - Seattle, WA



Playground- Oak Brook, IL



Exercise Equipment - Wausau, WI



Hill Play - Seattle, WA



Adventure Play - Wausau, WI

- Update playground equipment - consider adventure play-based equipment.
- Add benches.
- Add bases to ballfield.
- Add restrooms.
- Repair or remove concrete tubes.

Seminary Park

- Add ADA connectivity between parking areas, playground and pavilion.
- Add splash pad.

Community Parks

Dunn Field (Eastview School

- Add park sign.

Library/Elm Park

- Add park sign.
- Add restrooms (2021 CIP) .
- Add additional dinghy storage space to free up space on concrete.

Veterans Park

- Add 100 person, four-seasons pavilion near existing parking lot. This pavilion should be designed so that it can be used and promoted as a wedding venue.
- Replace aging playground by pavilion with ADA playground.
- Add signage at all entrance points.
- Repair five ball diamonds (2022 CIP)
- Add new batting cages.
- Repair fencing (2021 CIP).

Nature Preserve/Greenway

Fermano Park

- Resurface trail.
- Add benches.
- Add park sign.

Dodge Water Tower Pond Park

- Add park sign.
- Add walking trail around pond.
- Add benches on pads.



Amphitheater and Restroom - Verona, WI



Park Shelter and Restroom - Verona, WI



Amphitheater, Community Gathering Space, Splashpad - Wausau, WI



Zipline - Unknown



River-Themed Playground and Splashpad - Sauk City, WI



White River Park Disc Golf

Samuel Donian Wetland Nature Preserve

- None.

Edgewood Hills Park

- Add park sign.

Mary Koutsky Four Season Nature Preserve

- Level gravel in parking lot.
- Add shelter (2021 CIP).
- Improve trails over marshy areas.
- Add information kiosk at park entrance and update trail map.

Hidden Woods

- Add park sign.

Home Depot Park

- Add benches on pads.
- Add park sign.

Mill Park

- Combine with adjacent White River Park.
- Add ADA accessible path from parking to trail.

Price-Fremont Park

- Add park sign.
- Mow at entrance.
- Trail maintenance - add/level gravel.
- *Master Plan and develop.

Special Use Parks

White River Park

- Combine with adjacent city park — Mill Park.
- Mow park to ensure frisbee golf course is accessible.
- Consider a partnership with Walworth County on creation of a water trail on the White River (Walworth County Park and Open Space Plan).
- Put map of disc golf course online.
- Add bridges to disc golf course (2021 CIP).
- Add cross country and snowshoe trails (incl. grooming equipment and signage).
- Update existing park sign and place signage at all entrance points.

Riviera Beach and Plaza

- None.

5.2 NEW AND EXPANDED PARK FACILITIES

New Park Facilities

The City should develop new parks in areas that are underserved by existing facilities and areas where future residential expansion is expected to occur. There should be a focus on the acquisition of park and open space which will advance the goals and policies of this plan or the Lake Geneva Comprehensive Plan.

The New Parks & Trails Recommendations Map in Appendix C (Figure 5.1) identifies the location for potential new facilities based in part on Lake Geneva's future land use plan (see Section 2.6) areas potentially underserved by parks outside of park service areas (Figure 5.2), public engagement processes that identified general community priority and need, and growth projections for the City.

- A. Site A (parcel ZSR 0169) is currently a 43.4 acre wooded site that is owned by the City. This area is currently underserved by parks and more residences are anticipated to be built in here. The only concern with this site is that there is no public access. The City should work with the landowners of parcels ZSR 0004 and 0005 on a formal access easement to the wooded lot. If access can be provided, a multi-use path that connects to the zip line and Grand Geneva should be constructed that could also be used for cross country skiing and snowshoeing in the winter. If the City were able to acquire parcels ZYUP 001371 or ZYUP001371 in the future this would provide emergency access to the site and it would be possible to consider mountain biking or a pump track due to the topography of the site.
- B. Site B is an area that is underserved by all park types. A neighborhood park should be developed in this area and development occurs in the Southland Farms subdivision, Amenities should include those appropriate for a neighborhood park, including dedicated pickleball courts. See Future Land Map on page 11.
- C. Site C is an area where residential growth is anticipated to occur in the City. As growth occurs, a Community Park should be developed in this area that includes 3.6-4.4 acres for a cricket field.

In addition to these proposed new parks on the map, the City should consider available lands for purchase that are adjacent to existing parks and could be used to expand recreational opportunities. As new park lands are acquired by the City, individual master plans should be developed in order to guide development. All individual master plans should be adopted as appendices to this plan in order to maintain eligibility for state and federal park and recreational grants.

5.3 TRAIL IMPROVEMENTS

The City should develop a local system of trails that link to regional trails and trail systems in adjacent communities. A map of the proposed routes and trail improvements can be found on pages 38-39 and in Appendix C. Descriptions of the trail recommendations are shown in Table 5.1 on the following page.

5.4 OTHER RECOMMENDATIONS

Administrative

- *Update subdivision ordinance to clarify that lands dedicated for public park purposes shall be provided to the City with appropriate grading and seeding, utility stubs, and improved with required curb, gutter, and sidewalks.
- Develop a branding and marketing plan for the City's parks. This should include unified signage and wayfinding throughout the community.
- Do a survey or title search and remove what has been called "Moss Park" from the City's maintenance schedule as this is privately-owned property.
- Per City ordinance, ensure Board of Park Commissioners is engaged in subdivision review to assist with determination of land dedication vs. fee-in-lieu.
- Complete a Park Impact Fee and Land Dedication Policy Needs Assessment to determine an update of the City's current land dedication/fee-in-lieu requirements and impose a park impact fee (something the City does not currently charge).
- Begin charging a land and park impact fee to be used for park facility/amenity development.
- Hire a Park and Recreation Director and develop a Park and Recreation Department. Funding for the Director position should be included in the City's budget as well as potential operation costs for the department.

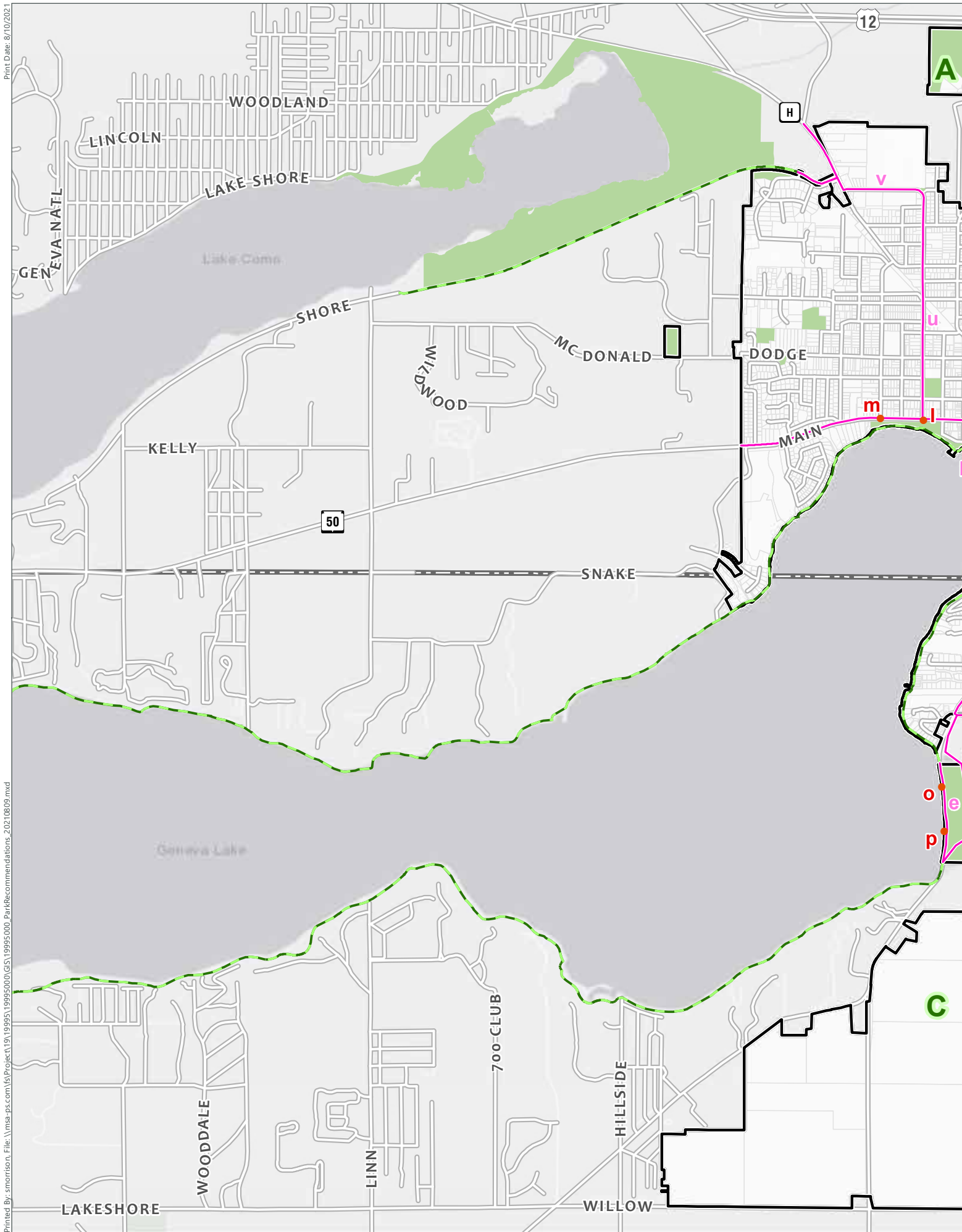
Table 5.1 Recommended Trail Improvements Key for Figure 5.1

Source: MSA

Label on Map	Description
a	sidewalk on north side of Park Dr and off-street trail on south side
b	off-road trail via South Street Trail project (2020-2024 TAP grant)
c	off-road extension of the South Street Trail project to connect to the Symphony Bay neighborhood
d	off-road extension of the South Street Trail project to connect to Big Foot Beach State Park
e	off-road connection between trail at Veteran's Park and Edwards Blvd trail
f	re-grade and re-pave existing off-road trail
g	bike/pedestrian crosswalk enhancements needed to provide safe crossing- DOT is reviewing as part of their HWY 50 resurfacing project
h	bike/pedestrian crosswalk enhancements needed to provide safe crossing for residents from Symphony Bay to Veterans Park
i	off-road trail along White River
j	bike/pedestrian crosswalk enhancements needed to provide safe crossing- consider rapid flash beacon
k	bike/pedestrian crosswalk enhancements needed to improve safety - consider rapid flash beacon
l	bike/pedestrian crosswalk enhancements needed to improve safety - consider rapid flash beacon
m	widen one side of the sidewalk to create an off-road trail on Lakeshore
n	bike/pedestrian crosswalk enhancements needed to provide safe crossing- consider rapid flash beacon
o	bike/pedestrian crosswalk enhancements needed to provide safe crossing- consider rapid flash beacon
p	move on-street parking to a parking ramp and creating an on-road bike path along Main Street
q	bike/pedestrian crosswalk enhancements needed to provide safe crossing- consider rapid flash beacon
r	off-road trail to connect Edgewood subdivision to downtown
s	off-road trail connection to White River State Trail
t	on-road bike trail on Madison Street, beginning at Wisconsin Street and heading north, curving to the West on Cemetery Rd and ending at Elkhorn Rd (2017 Bicycle and Pedestrian Plan)
u	on-road bike trail on Edgewood Drive and Promontory Drive to connect to the Duck Lake Nature Trail (2017 Bicycle and Pedestrian Plan)
v	on-road bike trail on Sage St from East Sheridan Springs Rd to Geneva St (2017 Bicycle and Pedestrian Plan)
w	off-road trail along West South St from Lake Geneva Boulevard to East Townline Rd with pedestrian and bicycle-activated crossings at these two intersections (2017 Bicycle and Pedestrian Plan)
x	off-road trail on Wells St. from Lake Geneva Blvd to E Townline Rd (2017 Bicycle and Pedestrian Plan)
y	off-road trail connection from Joshua Lane to existing bike path (2017 Bicycle and Pedestrian Plan)
z	off-road trail between existing trail and E Sheridan Springs Rd (2017 Bicycle and Pedestrian Plan)

Figure 5.1: New Park and Trail Recommendations

Source: MSA



Park & Trail Recommendations

Lake Geneva CORP Study

**City of Lake Geneva
Walworth County, WI**

-  Streets
-  Existing Path
-  On Street Bike Trail
-  Lake Geneva Park
-  Parcel Boundary
-  City of Lake Geneva
-  Municipal Boundary

Park & Trail Recommendations

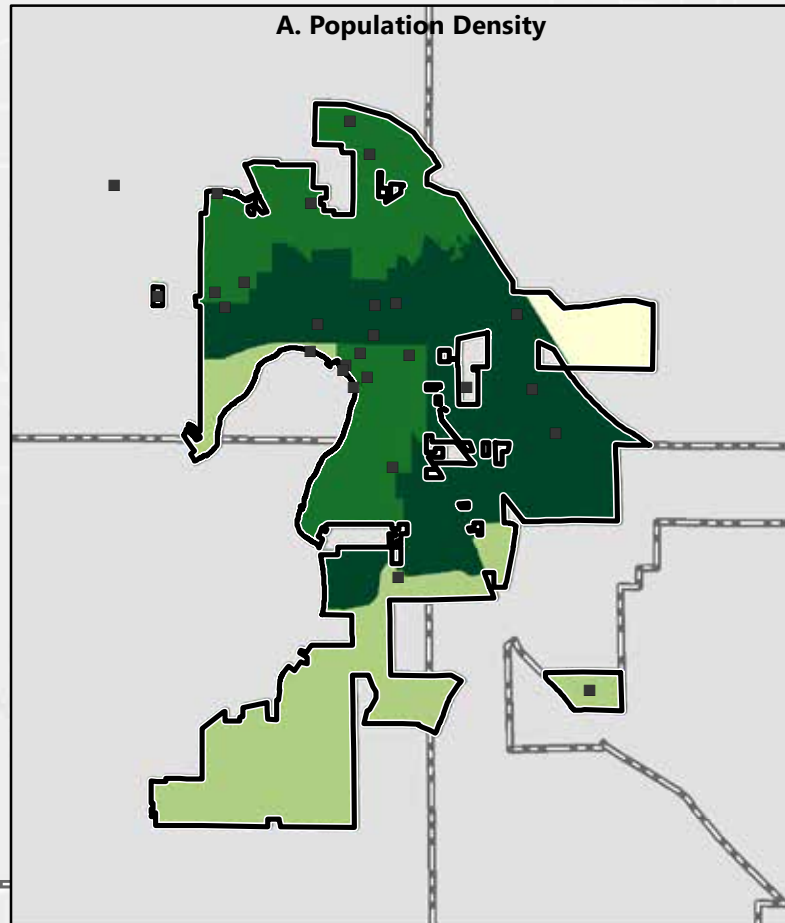
-  Proposed Park
-  Proposed Trail Safety Improvement
-  Proposed Safety Improvement Location
-  Proposed Trail
-  Proposed Trail Location

Data Sources:
Walworth County GIS (2021)
Parks and Trails: Verbicher/Kapur and Associates (2021)
Basemap: ESRI

Figure 5.2: Potentially Underserved Areas

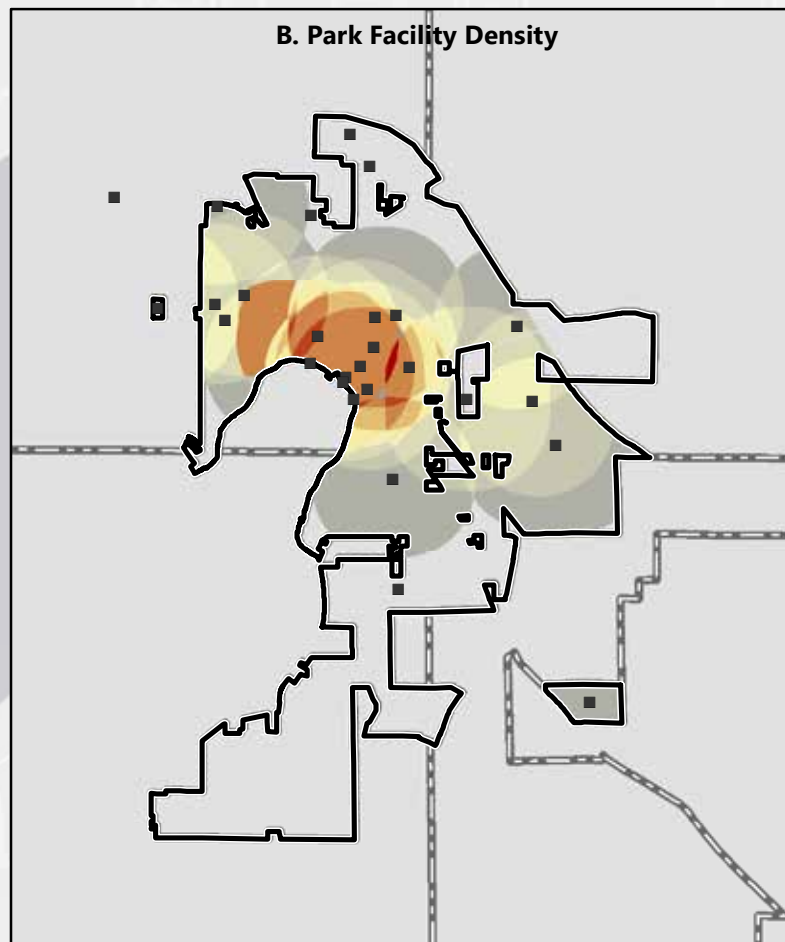
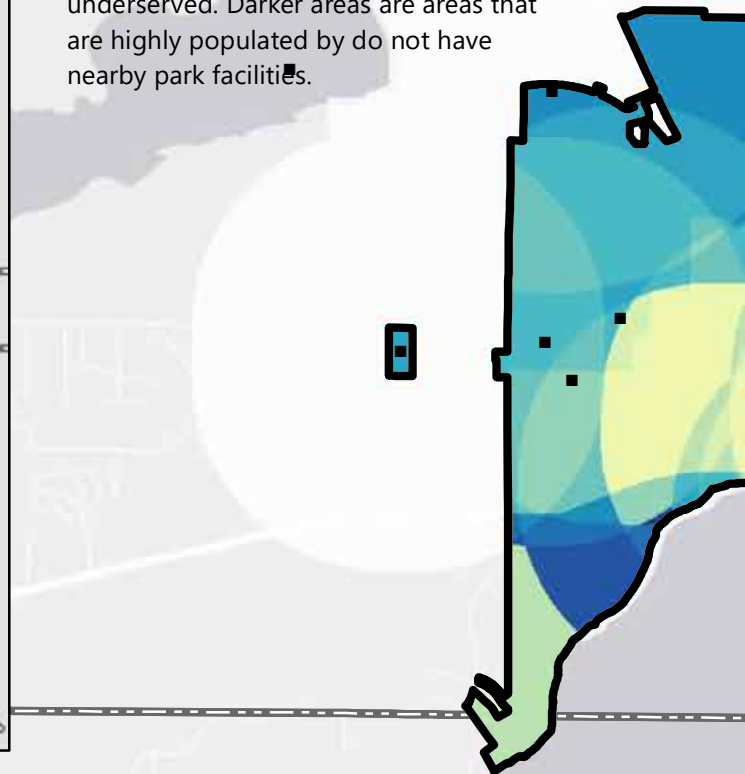
Source: MSA

Print Date: 6/7/2021



Potentially Underserved Areas

This map is an overlay of maps **A** and **B** and represents areas that are potentially underserved. Darker areas are areas that are highly populated by do not have nearby park facilities.



What is the purpose of this map?

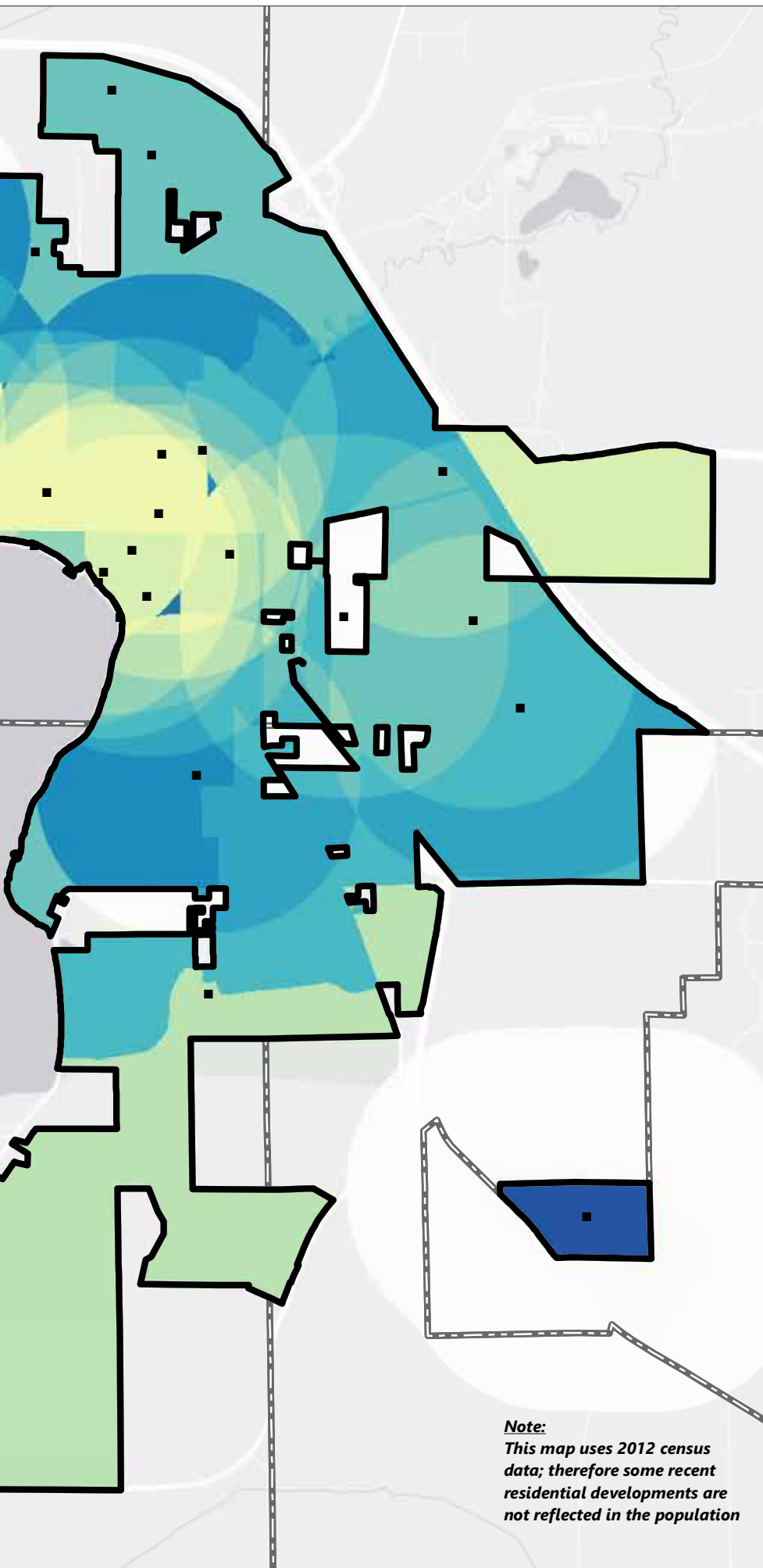
1. To determine if areas of Lake Geneva are underserved by City parks. Areas that are most underserved are shown by the darkest colors on the map. It may be beneficial for the City to take these areas into consideration when planning future parks.
2. Some parks may be subject to heavy use based on surrounding population density. These parks may require additional maintenance and repair.

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Potentially Underserved Areas

Lake Geneva CORP Study

City of Lake Geneva
Walworth County, WI



■ Park



City of Lake Geneva

Value



Areas well served by parks

Areas underserved by parks

Note:
This map uses 2012 census data; therefore some recent residential developments are not reflected in the population

Data Sources:
Walworth County GIS (2021)
Parks and Trails: Verbicher/Kapur and Associates (2021)
Basemap: ESRI

- Consider creation of a sidewalk ordinance (or policy) that requires accessible sidewalks or trails in all new residential and commercial developments and sidewalk to be added during street reconstruction if it does not currently exist.
- Employ an online reservation system for park shelter rentals.
- Consider an online asset management system through ArcGIS for the Department of Public Works (or new Park and Recreation Department) to identify, manage, and maintain park amenities.
- Incorporate park projects into the City's 5-Year Capital Improvement Plan (CIP).
- Develop a non-lapsing endowment fund for parks donations to be used for park facility enhancements or land acquisition.
- Assign official names to various parks, if necessary.
- Provide senior-friendly parks by:
 - *Incorporating natural elements into park design. Incorporate water, trees, flowers, and wildlife to provide opportunities for seniors, and all members of the community, the opportunity to connect with nature.
 - *Providing opportunities for social interaction. Increase use of parks to host community-based programs, such as weekly farmers markets, art festivals, or other activities that support social interaction.
 - *Providing age-friendly design. Ensure ADA accessibility throughout all parks by providing accessible restrooms, trails, benches, picnic tables, parks shelters, etc. To offer opportunities for physical activities, parks should incorporate low-impact activities such as walking paths or low-impact exercise stations.

General Parks

- Conduct an ADA audit of all City parks.
- Create a Playground Maintenance Plan.
- Conduct a Playground Safety Audit. Check with the City's insurance company - they may provide this type of service.
- Focus on developing, maintaining and better identifying parks outside of the downtown area. This would give residents more options when they want to avoid crowds. A number of respondents to the community survey mentioned they do not use City parks due to overcrowding.
 - *Use grant funds to acquire additional natural and open space areas north and east of White River Park.
 - *Establish a "Greenbelt Corridor" around the long range growth area.
 - *Accept donations of quality and accessible lands for natural and open space uses.
- Increase native vegetation and landscaping in parks. Incorporate landscaping that is dual purpose and addresses stormwater needs, or is pollinator-friendly.
- Create an ArcGIS StoryMap for an easy to use, online presence for the City's park and trails. This should include location and amenities offered at each park. Many responses to the community survey indicated people do not know where all of the City's parks are located. The StoryMap can also be converted into a physical map to be used for park promotion.
- Ensure all parks have community-branded park system signs.
- If staff capacity allows, consider taking over ownership of private parks where they occur in new neighborhoods.

General Trails

- Improve bicycle wayfinding signage.
- Keep multi-use trails clear during winter months.
- Complete maintenance on the Lake Shore Path where needed.
- Map and promote the Lake Shore Path. There were a number of respondents on the survey who were unaware of this path.

Recreation Programming

- Consider creation of a senior center.
- Create City-managed and sponsored recreation that offers a variety of youth and adult sports and recreation opportunities at affordable rates.

Partnerships

- Partner with adjacent municipalities on park projects where feasible.
- Work with the School District to replace playground surfacing at Maple Park. Poured in place surfacing is recommended. Broken playground equipment and tennis court lighting should also be fixed.
- Partner with Walworth County on the preservation of the Oak Hill Cemetery Woods and other park and recreation initiatives.

Chapter 6

IMPLEMENTATION

This chapter summarizes tools and mechanisms that the City can use to fund implementation of the park, trail, and open space recommendations discussed in Chapter 5. This chapter also outlines the process for plan adoption and plan amendments.

6.1 TOOLS AND MECHANISMS TO FUND IMPLEMENTATION

Maintenance and operational expenses of the Lake Geneva's Parks are generally funded through property taxes and user fees. As the park system grows, the need to increase funding to meet the basic maintenance and operational costs also grows. Often there are insufficient funds to undertake major capital improvement projects. There are a wide variety of potential funding sources to assist with up-front capital costs, including acquisition of land and the development of new recreational facilities.

Grant Programs

An important source of funding is grant programs offered by state and federal agencies, especially the Wisconsin Department of Natural Resources. Table 6.1 provides a summary of common state and federal park and recreation grant programs. The table is not an exhaustive list of grant programs, rather those that are typically used by jurisdictions to supplement acquisition and development of park and recreation areas. Funding details shown in Table 6.1 should be verified prior to seeking grant funding. Private funding sources are another potential source for funding park improvements. A query of a private funding database reveals the following sources may be available for projects in Lake Geneva. These funding sources should also be explored by the City:

- Bjorkman Foundation
- Epaphroditus Foundation
- Raymond James Charitable Endowment
- National Christian Charitable Foundation
- L.L. Bean Outdoor Access Fund
- Domanada Foundation
- Fidelity Investments Charitable Gift Fund
- The Soderquist Family Foundation
- Shupe Family Foundation
- FairWyn Fund
- Bickner Family Foundation
- AmazonSmile Foundation
- Esper A. Petersen Foundation
- James and Lynne Newman Foundation

Community Fundraising & Volunteer Groups

Community groups and civic organizations are sometimes willing to organize fundraising efforts to assist with costs, programming, and upkeep. "Friends of (name of park)" organizations can support specific parks on an ongoing basis. They may also be able to organize volunteer labor to assist with small development projects such as trail creation, maintenance, or playground installations. Local business and corporate support should also be sought. Both non-profit and for-profit organizations can be rewarded for their support with naming rights on an amenity or acknowledgment on a sign at the site.

Endowment Fund

The City can set up an endowment fund as an additional means of providing continual financial support for park acquisition and development. An endowment fund is a self-sustaining account in which assets are invested. The annual disbursement amount of the fund is a set percent of assets, generally smaller than the accrued interest amount, which allows the value of the fund and assets to grow over time. A park endowment fund can provide a means for residents to provide ongoing donations to the City's park system with the certainty that the money donated will only be used for the advancement of recreation in the community. Gifts to an endowment fund are tax deductible under federal and state law.

Tax Increment Financing (TIF)

As part of a broader plan to redevelop an area, the City can use tax increment financing to assist with parkland/trail acquisition and development. There are some limitations to what revenues from a TIF district can be used to pay for (e.g., generally the costs of constructing public buildings cannot be funded with TIF).

The City currently has no active TIF districts. Tax Increment Finance Districts are generally created for the purpose of stimulating redevelopment and new public and private investments. Tax increment can however be used for land acquisition and site development, but could not be used for construction of park shelters.

Under state statute 66.1105 a municipality can use tax increment to complete public improvements within a 0.5-mile radius of the TID, so long as the use of the funds supports and benefits the TID and is identified as allowable in the TID project plan. Therefore, it may be possible for the City to use TIF increment to pay

Table 6.1 Park and Recreation Public Grant Funding Programs

Funding Programs By Category	Maximum Award	Application Due Date	Granting Agency
Urban Forestry			
Provides technical service and financial assistance to communities for developing urban forestry programs. Priorities include:	50% local match required.	1-Oct	DNR
1) Communities needing to develop an urban forestry plan;	Grants range from \$1,000 to \$25,000.		
2) Communities needing worker training; and			
3) Communities needing to conduct a street tree inventory.			
Eligible projects include 1) Undertaking street tree inventories; 2) Training for Village tree workers; 3) Developing urban open space programs; 4) Developing urban forestry plans; 5) Developing a tree ordinance; 6) Developing a public awareness program; and, 7) Tree planting and maintenance			
Lake Protection and Classification Grants			
• Designed to assist lake users, lake communities and local governments as they undertake projects to protect and restore lakes and their ecosystems. Eligible projects include:	25% local match required.	1-May	DNR
• Purchase of property or a conservation easement.	\$200,000 maximum per project.		
• Restoration of wetlands.			
• Development of local regulations or ordinances.			
• Lake classification projects that allow counties to design and implement local land and water management programs that are tailored to specific classes of lakes in response to various development and recreational use pressures (these grants are limited to \$50,000).			
• Lake protection projects recommended in a DNR-approved plan including watershed management, lake restoration, diagnostic feasibility studies, or any other projects that will protect or improve lakes.			
Recreational Boating Facilities Grant			
• Construction of capital improvements to provide safe recreational boating facilities and for feasibility studies related to the development of safe recreational facilities.	50% local match required	Established quarterly	DNR
• Also includes purchase of navigation aids, dredging of channels of waterways, and chemically treating Eurasian water milfoil.			
American Rescue Plan Act Travel, Tourism, and Outdoor Recreation Grant			
• Provides funds to help communities devise and implement sustainable economic recovery strategies through a variety of non-construction and construction projects to respond to damage to the travel, tourism, and outdoor recreation sectors from the coronavirus pandemic and to promote the economic resilience of regions dependent on those industries.	20% local match required	Application Due: January 31, 2022. Preliminary consultation with regional EDA rep required.	EDA, US Dept. of Commerce
• Examples of eligible projects include water and stormwater/wastewater improvmeents; pier construction; new outdoor recreation and trail infrastructure and public access enhancements; nature-based infrastructure projects to improve access to recreation; accessibility enhancement; etc.			

Funding Programs By Category	Maximum Award	Application Due Date	Granting Agency
Knowles-Nelson Stewardship Program			
The Stewardship Program was established in 1989 to preserve Wisconsin's most significant land and water resources for future generations and to provide the land base and recreational facilities needed for quality outdoor experiences.	50% local match required	1-May	DNR
These goals are achieved by acquiring land and easements for conservation and recreation purposes, developing and improving recreational facilities, and restoring wildlife habitat. This is an umbrella program that funds the following grants: Aids for the Acquisition and Development of Local Parks (ADLP) - Helps to buy land or easements and develop or renovate local park and recreation area facilities for nature-based outdoor recreation purposed (e.g., trails, fishing access, and park support facilities). Urban Green Space (UGS) - Helps to buy land or easements in urban or urbanizing area to preserve the scenic and ecological values of natural open spaces for nature-based outdoor recreation, including non-commercial gardening. Urban Rivers (UR) - Helps to buy land on or adjacent to river flowing through urban or urbanizing areas to preserve or restore the scenic and environmental values of riverways for nature-based outdoor recreation. Acquisition of Development Rights Grants (ADR) - Helps to buy development rights (easements) for the protection of natural, agricultural, or forestry values, that would enhance nature-based outdoor recreation. Land and Water Conservation Fund (LWCF) - This fund is used to implement projects that are identified by both the local and the state Comprehensive Outdoor Recreation Plan. - In general, land acquisition, development, and renovation projects for public outdoor recreation purposes are eligible LWCF projects. LWCF does not include the "nature-based outdoor recreation" restriction that the Stewardship Local Assistance Programs do. Recreational Trails Program Grant - Eligible projects include: maintenance and restoration of existing trails, development and rehabilitation of trailside and trailhead facilities and trail linkages, construction of new trails, and acquisition of easement or property for trails. - May only be used on trails which have been identified in or which further a specific goal of a local, county or state trail plan included or reference in a statewide comprehensive outdoor recreation plan required by the federal LWCF.			

for trail improvement projects near TIDs or if it were to create any TIDs in the future.

Parkland Dedication

The City's Municipal Code includes regulations regarding parkland dedication requirements. Section 66-97(a)(1) of the City's Subdivision ordinance requires parkland dedication equal to 5% of the gross land area contained within the subdivision. Based on the Comprehensive Plan's estimate of residential land demand in Lake Geneva of five dwelling units per one acre, this equates to a parkland dedication requirement of approximately 436 square feet per dwelling unit. Looking at nearby peer communities, this requirement is the same as the City of Burlington, but much lower than the requirements in the Cities of Delavan and Elkhorn.

To maintain the current park service level of around 25 acres per 1,000 residents, the City will need an additional 16 acres of parkland by 2040 to serve the 2,621 residents anticipated by the WI DOA to be added to the area. The Lake Geneva Comprehensive Plan (2020) estimates that the total residential acreage demand plus roads, sidewalks and parks will be an additional 212 acres. Five percent of this total is roughly 11 acres of land for parks. If the City wishes to maintain a standard of 25 acres per 1,000 residents it should consider updating its land dedication requirements to be 7-8% of the gross land area contained within the subdivision (~600-700 SF per dwelling unit). The City could also consider increasing to requirements closer to those required in Delevan and Elkhorn.

The City should also determine the recreation quality of the proposed dedication. The City should use the following criteria in evaluating proposed land for dedication:

- Located outside of areas with severe limitations for park development - flood plain or areas with steep slopes (12%).
- Contains soils suitable for construction of anticipated park facilities.
- At least 15% of the perimeter of the proposed parkland will be adjacent to a public street.
- Visible and accessible to the public on foot, bicycle, and by vehicle.
- Accessible to public safety vehicles.
- Sufficiently shaped to accommodate the anticipated park facilities.

- Situated in a location consistent with the goals of this plan and serving current or future underserved areas.

Fees in Lieu of Land Dedication

If parkland dedication is not possible or preferred due to the land configuration or proximity to planned or existing parks, at the discretion of the park board and city plan commission, a subdivider may satisfy the requirement for provisions of such park, recreation and general open space by payment of a fee in lieu of land. The fees are currently:

- \$400 per single-family residential lot
- \$200 per multi-family residential unit
- \$200 per net developable acre not used for residential purposes

We surveyed available for-sale properties that are undeveloped and found the average cost per acre of that land to be approximately \$100,000. Using this and the assumption that the City needs to acquire 15.8 acres to meet the needs of new residents through 2030, we assume that the City needs to collect \$1,580,000 total in fee-in-lieu between 2020 and 2030. If divided evenly between the 469 new dwelling units anticipated between 2020 and 2030 per the 2020 Comprehensive Plan, this is \$3,370 per dwelling unit.

Park Impact Fee

While the parkland dedication or fees in lieu ensure sufficient parkland available to meet the needs of new residents, park development fees fund park amenities for new residents. State statutes allow park development fees to be collected based on maintaining, not increasing current park service levels. These fees must be used within eight years or returned to the developer, with interest.

The City is currently providing 25 acres of parkland per 1,000 persons so the park development fee calculation maintains this assumption, and the assumption of 469 additional dwelling units added between 2020 and 2030. A total of \$1,437 per additional dwelling unit constructed over the next 10 years would ensure the City's ability to provide park facilities for new residents. Note, this is much higher than nearby communities and may not be feasible, though it is a reflection of the actual costs to develop parkland.

Table 6.2 Summary of Land Dedication Requirements and Park Impact Fees in Peer Communities

	City of Lake Geneva	City of Delevan	City of Elkhorn	City of Burlington
Park Impact Fees	None	\$1,011 per dwelling unit	Single family dwelling unit: \$874 Multi-family dwelling unit: \$681	None
Land Dedication Requirements	5% of the gross land area contained in a subdivision (~436 Sf per dwelling unit based on Comp Plan estimate of 1 acre unit per five dwelling units)	1,450 SF per dwelling unit	0.024 acres (1,045 SF) per dwelling unit	1 acre per 100 dwelling units (436 SF per dwelling unit)
Fees in Lieu of Land Dedication	Single-family lot = \$400 Multi-family lot = \$200 Each net developable acre not used for residential purposes = \$200	\$757 per dwelling unit	\$535 per dwelling unit	\$975 per dwelling unit
Park and Rec Department?	No	Yes	Yes	No
Total Number of Parks	21	21	11	28
Total Park Acreage	208	422	120	217
2020 WI DOA Population Estimate	8,233	8,270	9,968	10,912

Comparable communities

Table 6.2 compares Lake Geneva's land dedication requirement to peer communities in the region. Lake Geneva's land dedication requirement is approximately the same as Burlington (436 SF per dwelling unit), both being much lower than Delevan and Elkhorn which both require >1,000 SF of parkland dedicated per dwelling unit.

When comparing Lake Geneva's fee in lieu of land dedication to communities in the region it is the lowest of all peer communities. The second lowest is Elkhorn at \$535 per dwelling unit and the highest is Burlington at \$975 per dwelling unit.

6.2 SYSTEM STAFFING REQUIREMENTS

Realizing the desire of residents for improved and expanded programming and operation of the park and recreation system, as well as recommendations of this plan, staffing will remain a key consideration in continued maintenance and operations. The City currently has no dedicated Park and Recreation Department. The City's Public Works Department currently cares for and maintains the City's parks and trails, and does a very good job. According to NRPA's 2021 Agency Review, communities of similar size (population of less than 20,000) offer a median of 10 Park and Recreation FTEs per 10,000 residents; with a lower quartile of 6 and an upper quartile of 23. If looking at FTEs by the total acres of parks maintained by agencies, Lake Geneva falls into the 25 or less category which has a lower quartile of 5 FTEs, median of 9 FTEs and upper quartile of 20 FTEs. While these numbers provide a benchmark for peer communities, it is important to remember that each community maintains different facilities, provides different programming, and experiences population growth to different degrees.

In order to continue to provide consistent levels of service under increased park planning, acquisition, and existing park development needs, a Park and Recreation Department is needed with a full-time Park and Recreation Director, not necessarily to replace existing role of the YMCA at Veteran's Park.. Currently, the City's Park Board is fulfilling the duties that would typically be undertaken by a paid Park and Recreation Director position (long-range park planning, park maintenance requests, budgeting for capital improvements).

6.3 PLAN ADOPTION & AMENDMENTS

It is recommended the City follow the below procedures for adoption of this plan, and future amendments follow similar Commission Recommendation and Common Council approvals highlighted below:

Board of Park Commissioners' Recommendation

Lake Geneva's Board of Park Commissioners shall meet to review the plan and pass a motion to recommend approval of the plan or plan amendment.

Plan Commission Recommendation

Lake Geneva's Plan Commission shall meet to review the plan and pass a motion to recommend approval of the plan or plan amendment.

Public Hearing

Prior to adopting this plan, or plan amendment, Lake Geneva may, but is not required to, hold a public hearing to discuss the proposed plan or plan amendment. A notice should be published up to 30 days before a public hearing that contains, at minimum, the following:

- The date, time and location of the hearing.
- A summary of the proposed plan or plan amendment.
- The local government staff who may be contacted for additional information.
- Where to inspect and how to obtain a copy of the proposed plan or amendment before the hearing.

The notice should also provide a method for submitting written comments, and those comments should be read or summarized at the public hearing. The public hearing may be held by either the Plan Commission or Common Council. Public Hearings for this plan are considered to be best practice, but are not a requirement of the WDNR.

Plan Adoption

This plan and any future amendments become official City policy when the Common Council passes, by a majority vote, a resolution to adopt. The Common Council may choose to revise the plan after it has been recommended by the BPC and Plan Commission, and after any potential public hearing (optional).

Plan Amendment vs. Plan Update

Amendments can be made at any time, but the City should not amend the plan more than once per year. A common recommended approach is to establish a consistent annual schedule for consideration of minor plan amendments.

This plan should be updated every five years in order to maintain eligibility for Wisconsin Department of Natural Resources Stewardship Funding. Unlike an amendment, a plan update would revisit the entirety of the plan content and include more robust opportunities for public participation.

6.4 ACTION PLAN

The Board of Park Commissioners has prioritized certain recommendations for each existing park in Lake Geneva. These are explored park by park in Chapter 5. Table 6.3 lists these improvements in a singular list to provide easy access to desired improvements by park.

Table 6.3 Recommended Park Improvements

Mini Parks				
Park Name	Priority	Improvement	Estimated Cost	Potential Project for Public Funding
Oak Hill Tot Lot Overall Estimate: \$119,000+ 1350 Tomike St.	MED	Add/level surfacing under all playground equipment	\$60,000	
	MED	Update playground equipment	\$50,000 - \$80,000	
	HIGH	Add park sign	\$5,000	
	HIGH	Add benches and picnic table	\$4,000	
Manning Way Tot Lot Hill St. and West Dr.		None		
Westgate Tot Lot Overall Estimate: \$44,000+ 1701 Miller Ct	HIGH	Add new park sign and place in front of trees	\$5,000	
	MED	Add/level surfacing under all playground equipment	\$14,000	
	MED	Update playground equipment	\$25,000 - \$60,000	
Neighborhood Parks				
Park Name	Priority	Improvement	Estimated Cost	Potential Project for Public Funding
Cobb Park Overall Estimate: \$135,000+ 2101 McDonald Rd	LOW	Pave park entrance and parking lot	\$60,000	
	LOW	Add surfacing under all playground equipment	\$10,000	
	HIGH	Repair roof on existing building	\$10,000	
	MED	Update playground equipment	\$50,000 - \$80,000	
	HIGH	Update park sign	\$5,000	
Flat Iron Park Overall Estimate: \$36,000+ Wrigley Dr and Center St	HIGH	Vacate Wrigley Drive and expand Flat Iron Park to water's edge	-	Stewardship
	HIGH	Add internal ADA path between amenities	\$18,000	
Rushwood Park Overall Estimate: \$233,000+ 991 Timothy Dr	LOW	Add surfacing under all playground equipment	\$50,000	
	HIGH	Remove weeds from sandbox	-	
	HIGH	Extend electricity to park shelter	\$5,000	
	HIGH	Update playground equipment-consider adventure-based play	\$50,000 - \$80,000	
	HIGH	Add benches	\$2,500	
	HIGH	Add bases to ballfield	\$500	
	LOW	Add restrooms	\$125,000	
Seminary Park Overall Estimate: \$166,000+ Wrigley Dr and South Lake Shore	HIGH	Add ADA connectivity between parking areas, playground and pavilion	\$16,000	Stewardship
	HIGH	Splash pad	\$150,000 - \$500,000+	

Table 6.3 Recommended Park Improvements

Community Parks				
Park Name	Priority	Improvement	Estimated Cost	Potential Project for Public Funding
Dunn Field (Eastview School) Overall Estimate: \$5,000+ 425 Sage St	HIGH	Add park sign	\$5,000	
Library/Elm Park Overall Estimate: \$50,000+ West of Library, south of Main St	HIGH	Add park sign	\$5,000	
	HIGH	Add restrooms (2021 CIP)	\$40,000	
	MED	Add additional dinghy storage space to free up space on concrete	\$5,000 for pad	
Veterans Park Overall Estimate: \$1,765,000+ 901 E Townline Rd	MED	Add 100 person, four-seasons pavilion near existing parking lot	\$1,000,000 - \$1,250,000	
	HIGH	Replace aging playground by pavilion with ADA playground	\$550,000	
	HIGH	Add signage at all entrance points	\$15,000	
	HIGH	Repair five ball diamonds (2022 CIP)	\$125,000	
	HIGH	Add new batting cages	\$5,000 - \$7,500	
	HIGH	Repair fencing (2021 CIP)	\$20,000	
Nature Preserves/Greenways				
Park Name	Priority	Improvement	Estimated Cost	Potential Project for Public Funding
Fermano Park Overall Estimate: \$15,000+ 120 Edwards Blvd	HIGH	Resurface trail	\$28,000	
	HIGH	Add benches on pads	\$2,500 EA	
	HIGH	Add park sign	\$5,000	
Dodge Water Tower Pond Park Overall Estimate: \$19,000+ Behind 1885 Dodge St	HIGH	Add park sign	\$5,000	
	HIGH	Add walking trail around pond	\$12,000	
	HIGH	Add benches on pads	\$2,500 EA	
Samuel Donlan Wetland Nature Preserve Overall Estimate: - Main St and S Lake Shore Dr		none	-	
Edgewood Hills Park Overall Estimate: \$5,000 1340 Edgewood Dr	HIGH	Add park sign	\$5,000	
Mary Koutsky Four Seasons Nature Preserve Overall Estimate: \$119,000+ N1889 County Trunk H	MED	Level gravel in parking lot	\$5,000	Stewardship
	HIGH	*Consider adding an archery range	\$25,000 - \$100,000	
	HIGH	Add shelter (2021 CIP)	\$50,000	
	LOW	Improve trails over marsh	\$30,000+	
	HIGH	Add information kiosk at park entrance and update trail map	\$4,500	
Hidden Woods Overall Estimate: \$15,000+ Hill St and West Dr	HIGH	Consider adding community gardens to the north	\$10,000 - \$13,000	
	HIGH	Add park sign	\$5,000	
Home Depot Park Overall Estimate: \$7,000+ 6115 N Edwards Blvd	HIGH	Add benches on pads	\$2,500 EA	
	HIGH	Add park sign	\$500	
Mill Park Overall Estimate: \$8,000+ off Sage St by old railroad path	HIGH	Combine with adjacent Hillmoor property	-	
	HIGH	Add ADA accessible path from parking to trail	\$8,000	
Price Fremont Park Overall Estimate: \$13,000+ 1525 Conant St	HIGH	Add park sign	\$5,000	
	HIGH	Mow at entrance	-	
	HIGH	Trail maintenance - add/level gravel	\$4 - \$8 SY	
	HIGH	*Master Plan and develop	\$18,000 - \$30,000	

Table 6.3 Recommended Park Improvements

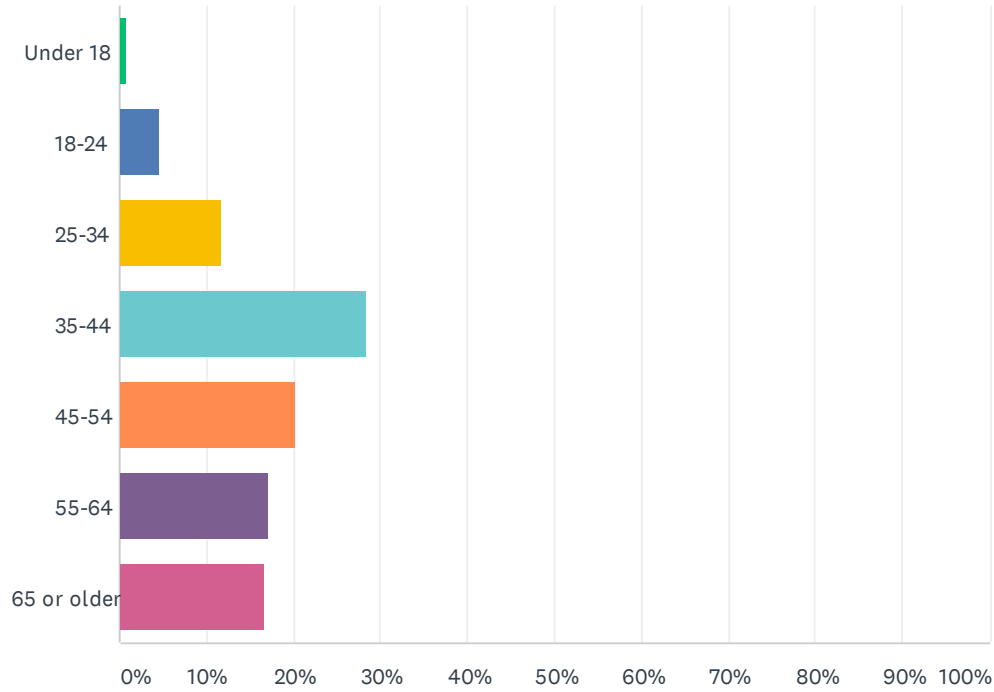
Special Use Parks				
Park Name	Priority	Improvement	Estimated Cost	Potential Project for Public Funding
Hillmoor Property Overall Estimate: \$330,000+ 299 Mill St	HIGH	Combine with adjacent Mill Park	-	Stewardship
	HIGH	Mow park to ensure frisbee golf course is accessible	-	
	HIGH	Put map of disc golf course online	-	
	HIGH	Add restrooms	\$125,000	
	HIGH	Add bridge to disc golf course (2021 CIP)	\$60,000	
	HIGH	Rebuild bridge #3	\$120,000	
	HIGH	Add cross country and snowshoe trails (incl. grooming equipment and signage)	\$15,000 - \$70,000	
	HIGH	Update existing park sign and place signage at all entrance points	\$10,000	
Riviera Beach and Plaza Overall Estimate: - Wrigley Dr	211	none	-	

Appendix A

SURVEY RESULTS

Q1 What is your age?

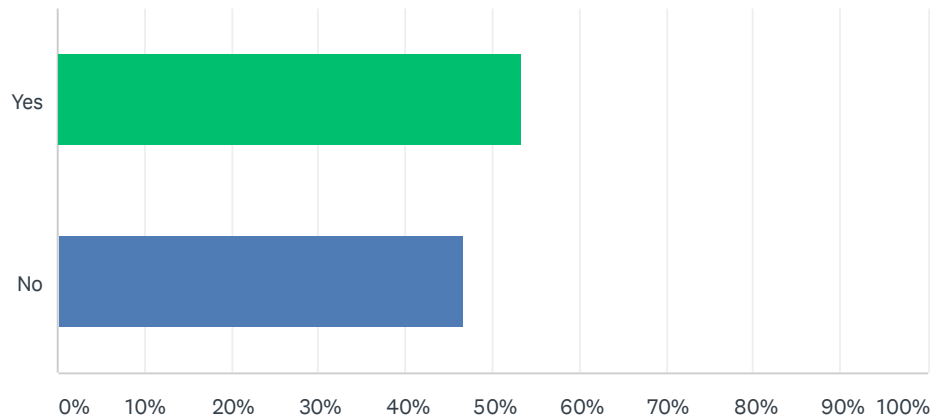
Answered: 221 Skipped: 2



ANSWER CHOICES	RESPONSES	
Under 18	0.90%	2
18-24	4.52%	10
25-34	11.76%	26
35-44	28.51%	63
45-54	20.36%	45
55-64	17.19%	38
65 or older	16.74%	37
TOTAL		221

Q2 Do you have any children living in your home that are under the age of 18?

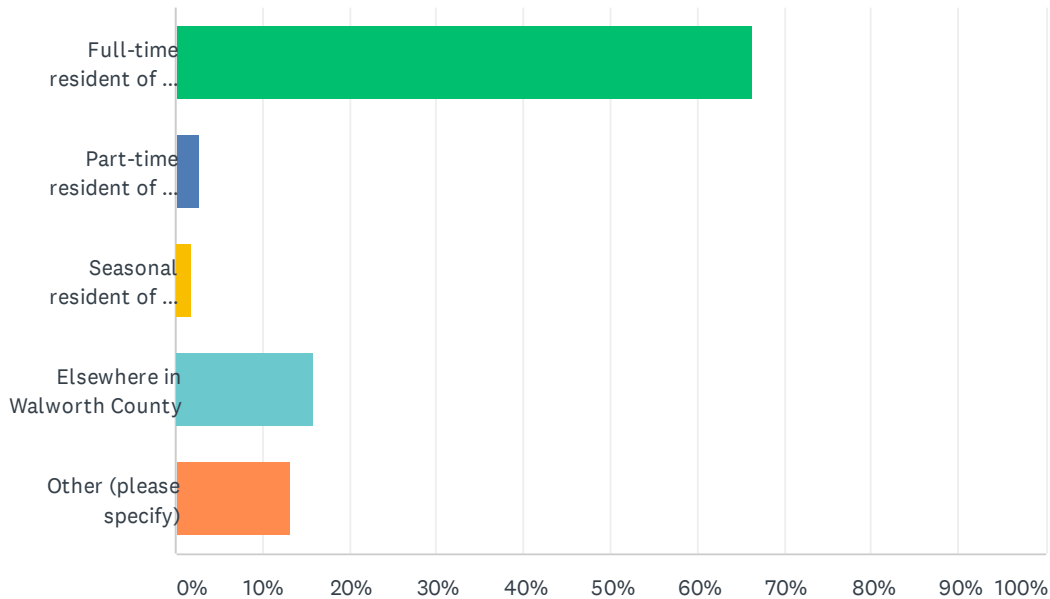
Answered: 219 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	53.42%	117
No	46.58%	102
TOTAL		219

Q3 Where do you live?

Answered: 220 Skipped: 3



ANSWER CHOICES		RESPONSES	
Full-time resident of the City of Lake Geneva		66.36%	146
Part-time resident of the City of Lake Geneva (all seasons)		2.73%	6
Seasonal resident of the City of Lake Geneva		1.82%	4
Elsewhere in Walworth County		15.91%	35
Other (please specify)		13.18%	29
TOTAL			220

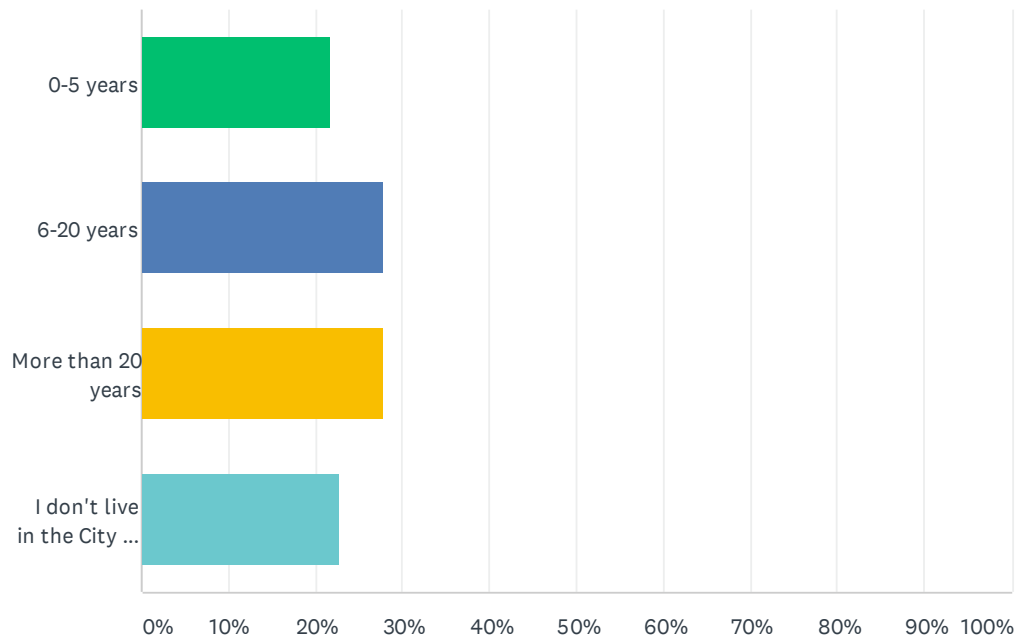
#	OTHER (PLEASE SPECIFY)	DATE
1	Illinois	6/26/2021 11:34 AM
2	Illinois	6/22/2021 7:53 AM
3	Chicago	6/18/2021 6:31 PM
4	il	6/17/2021 6:05 PM
5	Kenosha	6/17/2021 1:22 PM
6	Full time Linn Township	6/14/2021 7:31 AM
7	Just outside of LG	6/12/2021 2:34 PM
8	Tourism	6/7/2021 8:20 AM
9	Palatine, IL	6/6/2021 8:50 AM
10	Lived in LG until very recently & still Come to LG lake to walk lake front	6/4/2021 8:53 AM
11	Bloomfield Township	6/3/2021 3:33 PM
12	Genoa city, wi	6/3/2021 3:04 PM

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13	Pell lake	6/3/2021 1:48 PM
14	Live in Pell Lake	6/3/2021 12:34 PM
15	Pell Lake but in Lake Geneva school system	6/3/2021 11:52 AM
16	Bloomfield	6/3/2021 11:36 AM
17	Linn township	6/3/2021 11:19 AM
18	Chicago	5/31/2021 3:44 PM
19	Trevor, WI	5/31/2021 7:12 AM
20	Illinois	5/30/2021 7:44 PM
21	Twin lakes	5/30/2021 8:33 AM
22	Western Kenosha County resident	5/30/2021 3:29 AM
23	Burlington	5/29/2021 10:59 PM
24	Burlington	5/29/2021 10:56 PM
25	Como	5/28/2021 12:13 PM
26	south milwaukee but visit Lake Geneva often	5/28/2021 11:43 AM
27	Business property owner	5/27/2021 10:08 AM
28	Silver Lake (Kenosha County), WI	5/24/2021 8:44 PM
29	Northern Illinois resident	5/24/2021 2:34 PM

Q4 How long have you lived in the City of Lake Geneva?

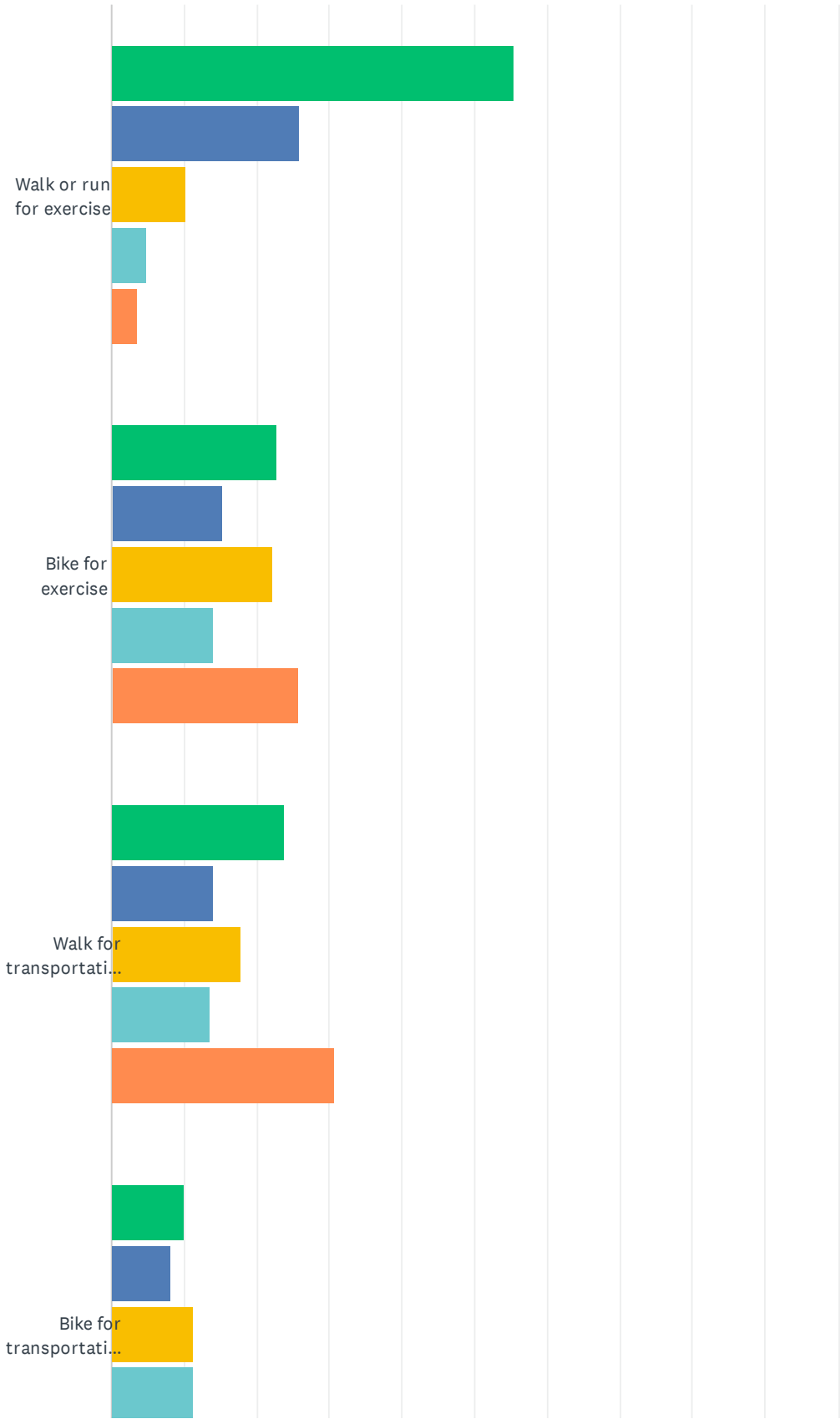
Answered: 220 Skipped: 3



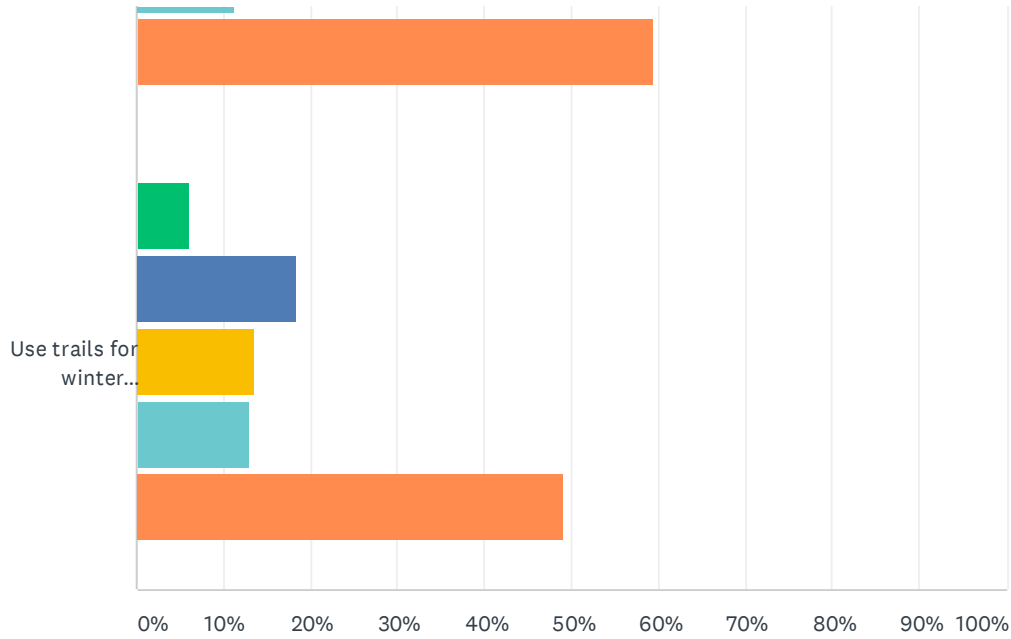
ANSWER CHOICES	RESPONSES	
0-5 years	21.82%	48
6-20 years	27.73%	61
More than 20 years	27.73%	61
I don't live in the City of Lake Geneva	22.73%	50
TOTAL		220

Q5 How often do you....

Answered: 166 Skipped: 57



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■ 3 or more times per week
 ■ 1-2 times per week
 ■ 1-2 times per month
 ■ 1-2 times per year
 ■ 0 times in the past year

	3 OR MORE TIMES PER WEEK	1-2 TIMES PER WEEK	1-2 TIMES PER MONTH	1-2 TIMES PER YEAR	0 TIMES IN THE PAST YEAR	TOTAL	WEIGHTED AVERAGE
Walk or run for exercise	55.42% 92	25.90% 43	10.24% 17	4.82% 8	3.61% 6	166	1.57
Bike for exercise	22.70% 37	15.34% 25	22.09% 36	14.11% 23	25.77% 42	163	2.43
Walk for transportation from home to work, stores, restaurants, etc.	23.93% 39	14.11% 23	17.79% 29	13.50% 22	30.67% 50	163	2.51
Bike for transportation from home to work, stores, restaurants, etc.	10.00% 16	8.13% 13	11.25% 18	11.25% 18	59.38% 95	160	3.20
Use trails for winter activities such as snowshoeing, cross-country skiing, or fat tire biking (winter months only).	6.13% 10	18.40% 30	13.50% 22	12.88% 21	49.08% 80	163	3.05

Q6 Is there a specific location or destination in the City of Lake Geneva that needs to be improved for bicycle or pedestrian safety?

Answered: 80 Skipped: 143

#	RESPONSES	DATE
1	Bike lanes all around town and in Maple Park neighborhood	6/30/2021 8:19 AM
2	YES!!!! The bike path from the Y to Curtis Street is extremely dangerous for several reasons! Broken pavement, dips from sinking culvert, bump from raised culvert, narrowing due to mud then weed growth, slime from wet moss due to poor pavement condition, broken split rail fence by ravine dropoff, MISSING fence by ravine drop off,	6/28/2021 9:10 PM
3	There are many places in LG that the sidewalks end. Consistent sidewalks would be nice.	6/27/2021 9:30 AM
4	No	6/25/2021 6:13 AM
5	The pedestrian crosswalks at Main Street and Maxwell and Main Street and Madison need to be more prominent to motorists. I have seen and have had so many close calls throughout the years since I cross at these intersections about once a day.	6/24/2021 2:19 PM
6	Bike routes that discourage use of Highway 50 or any of the downtown streets. Traffic counts are too high to encourage bike users to ride in the immediate downtown area.	6/22/2021 11:06 AM
7	Everywhere! Need signage and bike lanes. From town to Wal-mart especially.	6/21/2021 8:15 PM
8	Lake Shore Drive	6/21/2021 7:46 PM
9	Designated bike path/lane would be really helpful in town. Even just one going north/south and one east/west.	6/21/2021 7:20 PM
10	Lake front near Andy Gump statue cross walks need flashing lights for motorists	6/21/2021 7:07 PM
11	It could be better where there is room to expand	6/21/2021 2:29 PM
12	we need open parkland ,green space for residents. Hillmoor , should be an open space for lake Geneva residents.	6/21/2021 10:00 AM
13	The turns on George Street. The crossing of the intersections at George and Williams. It's unsafe to cross the street from the south side of George as it turns on the west side of town. Vehicles travel too fast and speed around the turn. There is no sidewalk and therefore you must walk across the street. Very dangerous local and something needs to be modified to improve safety.	6/21/2021 9:11 AM
14	Downtown lake geneva	6/20/2021 10:18 PM
15	Crossing Edwards 120 is hazardous in most places, and the intersection at Main St/50 and Edwards/120 is next to impossible to navigate on a bike.	6/20/2021 2:54 PM
16	Crossing to Walmart, Walgreens, and the other stores in that area. Perhaps pedestrian bridges could be placed.	6/19/2021 8:24 AM
17	none	6/17/2021 6:07 PM
18	Pedestrian safety - Big Foot Beach area - matter of time till a distracted driver drives off the road adjacent to the beach - with lots of people at the beach. Attractive guard rail?	6/17/2021 7:01 AM
19	Downtown, Around schools, and Bigfoot State Park	6/17/2021 6:29 AM
20	Downtown	6/17/2021 5:09 AM
21	Bloomfield - south street;south lakeshore dr	6/16/2021 3:19 PM
22	All areas of Lake Geneva are bicycle unfriendly. Its all afterthought and the only dedicated bike trail to downtown LG is Not taken care of with a cyclist in mind.	6/16/2021 1:29 PM

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23	South Lakeshore drive near Eugene. Dangerous when bikes are alongside cars.	6/16/2021 12:54 PM
24	Get the bikes off the roads in summer and on the paths where they belong. Too much traffic.	6/15/2021 4:18 PM
25	Connected Sidewalks along Sheridan Springs rd to connect	6/15/2021 7:56 AM
26	Heading out of town on Main Street, also heading out to the Piggly Wiggly area. South St. Sherwood area.	6/13/2021 7:37 PM
27	Almost everywhere but there is a serious need on Wells St. The area between down town and the fast food restaurants, YMCA, lots of motels and apartments, and middle and high school is probably the most likely area you'd have a lot of pedestrians and there's literally no safe way for a pedestrian or bike rider to get through there safely. No sidewalk or shoulder and a steep incline in the yard at Mcdonalds Also, other than downtown where there are traffic lights it's really unsafe to cross the busier streets, anywhere on Williams st for example. Cars just don't stop for pedestrians and when one does there's a good chance another vehicle will pass them on the right, endangering the pedestrian (usually a kid) crossing the street. There's also really no safe way to bicycle downtown, bike lanes and a lot of enforcement would help.	6/13/2021 6:43 PM
28	Interchange North and Center Street needs a crosswalk	6/11/2021 2:44 PM
29	No	6/9/2021 12:23 PM
30	Edwards blvd and Hwy 50 Edwards Blvd and Townline Road	6/8/2021 4:00 PM
31	South Street desperately needs a safe sidewalk and/or bike path for safety. There are lots of pedestrians and bikers trying to safely walk/ride and the traffic gets worse all the time.	6/6/2021 4:44 PM
32	Edwards Boulevard and Hwy. 50	6/6/2021 3:06 PM
33	Wells street, south shore drive & Lakefront	6/6/2021 11:46 AM
34	Crosswalks	6/5/2021 8:56 AM
35	Better enforcement of pedestrian crossing...maybe occasional police presence	6/5/2021 8:34 AM
36	Crossing Edwards Blvd from Town line Rd to Walmart. No easy way to get to Veterans Park. Crossing at the intersection of Wells St. and Hwy 50 to access the train bridge walking path.	6/4/2021 9:12 PM
37	Bicycle/Pedestrian interaction with vehicles is the biggest issue, so all major intersections and downtown need to be the priority.	6/4/2021 2:34 PM
38	The crossing of Townline Rd and Edward's Blvd. At this time, it's a divided hwy with only 2 stop signs. This can be a very dangerous intersection	6/3/2021 9:25 PM
39	Big Foot Beach State Park road crossing onto South St . More noticeable crossing. and tree blocks view coming out of student parking lot of Badger by tennis courts taking a left onto South St. Those cars go fast down that road.	6/3/2021 8:20 PM
40	By Badger HS and LGMS. Crosswalks across South to residential areas (maybe even trails/sidewalks) across from Bigfoot-lots of student walkers.	6/3/2021 7:01 PM
41	South Street, State Park Area, Wells Street	6/3/2021 4:48 PM
42	The bike path completed. The neighborhoods near Eastview sidewalk completed.	6/3/2021 4:19 PM
43	Toweline and Edwards Blvd going North on Edwards.	6/3/2021 3:56 PM
44	Around the Walmart/Target area. The area around 50 & 120.	6/3/2021 3:23 PM
45	Townline road crossing 120. Bike path between ymca and cass st is really rough	6/3/2021 2:58 PM
46	Wells st. Where the sidewalk changes to other side. It's a very busy street especially when the quick trip gets built.	6/3/2021 1:02 PM
47	Cross walks should be safer and have more cones or reflective posts in in the street	6/3/2021 12:13 PM
48	Please Improve the playgrounds for the children's!! Every single playground in town I believe is more than 20 years old they all need improvements.	6/3/2021 11:47 AM
49	Would love to see a walking/biking trail available from the Edgewood subdivision to downtown	6/3/2021 7:41 AM
50	The Lake Path is very inconsistently maintained and dangerous in places. All homeowners	6/1/2021 5:16 PM

Lake Geneva Comprehensive Outdoor Recreation Plan Survey

should be required to maintain the Path in a safe manner.

51	Existing roads should have bike lanes added.	6/1/2021 12:29 PM
52	Bike lanes would be appreciated	6/1/2021 6:24 AM
53	downtown veterans park	5/31/2021 9:35 PM
54	Sidewalks are uneven esp in Maple Park. Easy to trip on them.	5/31/2021 12:13 PM
55	Route 50 between downtown and Edwards Blvd, Center St into Stone Ridge	5/31/2021 12:07 PM
56	would like to see separate bike/walking paths in the city	5/31/2021 11:53 AM
57	Enforce bicycling rules in the historic district. Middle school and high school children should be riding their large bicycles in the streets.	5/31/2021 11:27 AM
58	Lakefront	5/31/2021 7:11 AM
59	Downtown	5/31/2021 5:44 AM
60	Shopping g district	5/30/2021 7:45 PM
61	Downtown to out of Lake Geneva	5/30/2021 6:03 PM
62	Having dedicated lanes for biking in town.	5/30/2021 8:51 AM
63	I think we need actually bike/pedestrian paths. Not just painting bike lane on a road such as they did on 120 heading to white river trail. Too many tourist in area with distracted driving.	5/30/2021 8:31 AM
64	Intersection at 50 and Edward's Blvd. So many stops and crossing roads. It needs one straight shot across.	5/30/2021 8:13 AM
65	Paved biking paths that are safe would be a huge draw for Lake Geneva. I love our town but it clearly lacks dedicated paths for safe biking	5/30/2021 6:54 AM
66	crossing by Walgreens	5/30/2021 6:50 AM
67	Downtown	5/30/2021 3:31 AM
68	More bike paths that are away from traffic	5/29/2021 11:51 PM
69	Trails to the lake	5/29/2021 11:49 PM
70	Downtown to Walmart/that general area. Downtown to new YMCA needs to happen as well.	5/29/2021 11:09 PM
71	Connection from Lake Geneva to White River trail.	5/29/2021 11:02 PM
72	Back by the dog park there are trails back there but hard to get to.	5/28/2021 11:29 PM
73	Curtis Str . Main Str. East	5/28/2021 11:23 AM
74	Hwy 50 east side of town	5/28/2021 10:56 AM
75	Highway 50 from havenwood to Walmart. Veterans park needs sidewalks on park Dr. bike path behind Ymca. Bike accommodations in front of Brunk on Sheridan springs road. Highway H bike accommodation toward coni in curbed section. As sidewalk on Edwards from Petco to Starbucks east side.	5/28/2021 9:03 AM
76	All along route 50 from border to border; highway H from Broad Street to city border	5/26/2021 9:01 PM
77	Yes, we need sidewalks or walking path on the North Side of Veterans Park, along Park DR. It is very dangerous now to walk in the Street,	5/25/2021 9:45 PM
78	Crossing Main Street from the residential neighborhood	5/25/2021 3:26 PM
79	The path behind the YMCA has been is disrepair for years.	5/25/2021 8:56 AM
80	Townline Road/Edwards Blvd. Crossing Edwards. Also, having a continuous sidewalk/bike path around Vet's park.	5/24/2021 2:15 PM

Q7 Where would you prioritize the location of new bike facilities, routes, or trails?

Answered: 74 Skipped: 149

#	RESPONSES	DATE
1	Town and Maple Park	6/30/2021 8:19 AM
2	No place until WE MAINTAIN what we have. Hearing the words it's not in the budget (to fix it), per Tom Earle at the 6/28 meeting is really maddening.	6/28/2021 9:10 PM
3	A bike/pedestrian path near center street to connect stone ridge with the rest of the city would definitely increase pedestrian safety.	6/27/2021 9:30 AM
4	None	6/25/2021 6:13 AM
5	Northwest and Northeast sides	6/22/2021 11:06 AM
6	Hwy 50 especially but all roads around Lake Geneva. Make it safer and promote bike tourism. Link from town to White river trail needs more development	6/21/2021 8:15 PM
7	See above. With all of the parked cars it can be treacherous to bike to downtown on streets (live .6 miles from library).	6/21/2021 7:20 PM
8	Foot traffic is more important bc it helps local businesses make \$\$	6/21/2021 7:07 PM
9	The Old Hillmoor Property	6/21/2021 2:29 PM
10	I think HILLMOOR has amazing possibilities for all ages. IT IS THE LAST GREEN LAND. DOWN TOWN PARKS ARE USED BY VISITORS TO THE MAX.	6/21/2021 10:00 AM
11	On the side streets running parallel to Main Street. In the parks. Connect the parks with bike routes?	6/21/2021 9:11 AM
12	Broad street , lake shore	6/20/2021 10:18 PM
13	I'd like to see better access throughout the main section of town	6/20/2021 2:54 PM
14	Business district	6/19/2021 8:24 AM
15	none	6/17/2021 6:07 PM
16	Near the lake	6/17/2021 1:23 PM
17	Maintain/repair the trails and walkway at Four Seasons Park	6/17/2021 7:01 AM
18	Downtown, to and from schools, Bigfoot State Park	6/17/2021 6:29 AM
19	Near schools	6/17/2021 5:09 AM
20	Bloomfield - south street;south lakeshore dr	6/16/2021 3:19 PM
21	A well thought route through the major areas of downtown LG. Right now you have no dedicated bike lane markings or bicycle awareness programs in the area worth noting.	6/16/2021 1:29 PM
22	See above	6/16/2021 12:54 PM
23	To schools, neighborhoods.	6/15/2021 4:18 PM
24	Hillmoor	6/15/2021 7:56 AM
25	Between badger and the new ymca	6/14/2021 3:09 PM
26	Heading out to Badger and LGMS	6/13/2021 7:37 PM
27	See above	6/13/2021 6:43 PM

Lake Geneva Comprehensive Outdoor Recreation Plan Survey

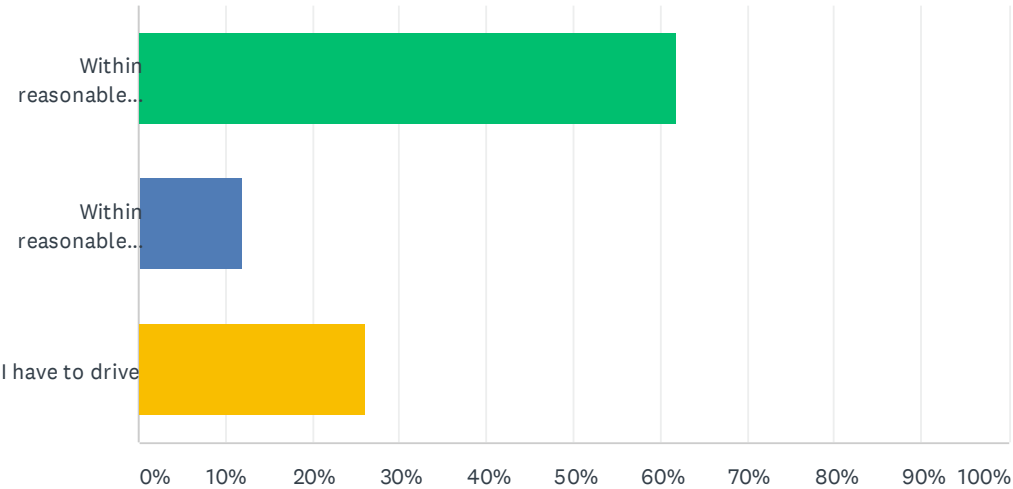
28	lowest priority. Downtown and the surrounding area are congested with traffic and pedestrians. Bicycles that ignore all traffic laws and rules are dangerous in the downtown area. Cyclists ignoring traffic laws in the RULE, not the exception. i.e. ignoring traffic signs, zig zagging on roads to avoid traffic and pedestrians, turning in front of moving cars, etc.	6/11/2021 2:44 PM
29	In the White River Park.	6/9/2021 12:23 PM
30	Edwards Blvd and Hwy 50 Edwards Blvd and Townline Road	6/8/2021 4:00 PM
31	I am not a biker, so can't really say.	6/6/2021 4:44 PM
32	Hillmoor - all Lake Shore Drive - bike lane	6/6/2021 3:06 PM
33	Wells street	6/6/2021 11:46 AM
34	Outskirts, neighborhoods	6/5/2021 8:56 AM
35	No input at this time...still exploring area	6/5/2021 8:34 AM
36	N/A,	6/4/2021 10:18 PM
37	It's be neat to see bike and walking tails through the old Hillmoor golf course. They would/could connect to other paths through the downtown area.	6/4/2021 9:12 PM
38	Better connection to the lakefront from the east to the Grand Geneva, northeast to the Burlington and northwest to Elkhorn.	6/4/2021 2:34 PM
39	I live in Williams Bay, moved here from Madison. I was spoiled there. The bike paths connecting communities there is amazing. I would LOVE to see a bike/pedestrian path that connected all of the communities around the lake. I would love to be a part of helping make that happen. Check out the Green Circle Trail in Stevens Point. It floored me how nice it was. How well marked it was. What a great way to promote mental and physical wellness!!	6/4/2021 8:56 AM
40	Outside of the downtown area. Perhaps around the Veteran's park area.	6/3/2021 9:25 PM
41	By schools-LGMS and Badger	6/3/2021 7:01 PM
42	Lengthen present bike trail. Use Hillmor?	6/3/2021 6:56 PM
43	Along South Street	6/3/2021 4:48 PM
44	Creating a loop through the whole town. Access to restaurants and destinations.	6/3/2021 4:19 PM
45	Out to connect to white tail trail (might not be the correct name)	6/3/2021 2:58 PM
46	Bike path on main roads	6/3/2021 1:02 PM
47	Try to connect the outlining areas such as Town of Geneva, Bloomfield so the kids would have away to get to town on there bikes.	6/3/2021 11:47 AM
48	to Four Seasons Nature Preserve	6/3/2021 11:15 AM
49	In or around downtown	6/3/2021 7:41 AM
50	around Geneva Lake	6/1/2021 5:16 PM
51	Highway 50 going out of town in both directions	6/1/2021 6:24 AM
52	downtown maple park area	5/31/2021 9:35 PM
53	Connect to white river trail	5/31/2021 7:29 PM
54	Closer to downtown	5/31/2021 3:41 PM
55	Route 50	5/31/2021 12:07 PM
56	anywhere there is currently not a sidewalk	5/31/2021 11:53 AM
57	encourage people to use the streets for bicycle use. Walking my dog is dangerous when big kids try to intimidate you on the sidewalks. The should know the rules.	5/31/2021 11:27 AM
58	There are some trails that don't go anywhere or connect to anything.	5/31/2021 5:44 AM
59	Downtown to outside of downtown	5/30/2021 6:03 PM

Lake Geneva Comprehensive Outdoor Recreation Plan Survey

60	Start Downtown and go north east and west	5/30/2021 8:31 AM
61	120 by pioneer estates to South Street by badger	5/30/2021 8:13 AM
62	just want them to connect	5/30/2021 6:50 AM
63	Downrown	5/30/2021 3:31 AM
64	Along the lake	5/29/2021 11:51 PM
65	Also bike racks by the lake not one in the city only	5/29/2021 11:49 PM
66	Replacing the existing paths would be a great start. Connecting them from the YMCA to downtown would be great. Otherwise going from downtown to HWY 120 to connect to the White River Trail would be huge. I understand the new 120 has an expanded shoulder but calling that a bike lane is absurd. There's no way I'm riding with my children down that to get to the trail.	5/29/2021 11:09 PM
67	Center Street Park trails could use a more identifying trailhead, and designated multi use for mountain bikers also (if not so already), as well as trail improvements for a more beginner loop.	5/29/2021 11:02 PM
68	Not sure?	5/28/2021 11:29 PM
69	Connecting Lake Geneva to Springfield trail	5/28/2021 11:23 AM
70	Connect bike path to white river path, better signage for paths	5/28/2021 10:56 AM
71	In order as above	5/28/2021 9:03 AM
72	Improved routes; attachment to trails	5/26/2021 9:01 PM
73	On the North Side of Veterans Park, along Park DR.	5/25/2021 9:45 PM
74	Vet's Park	5/24/2021 2:15 PM

Q8 How close is the nearest park or trail to your home?

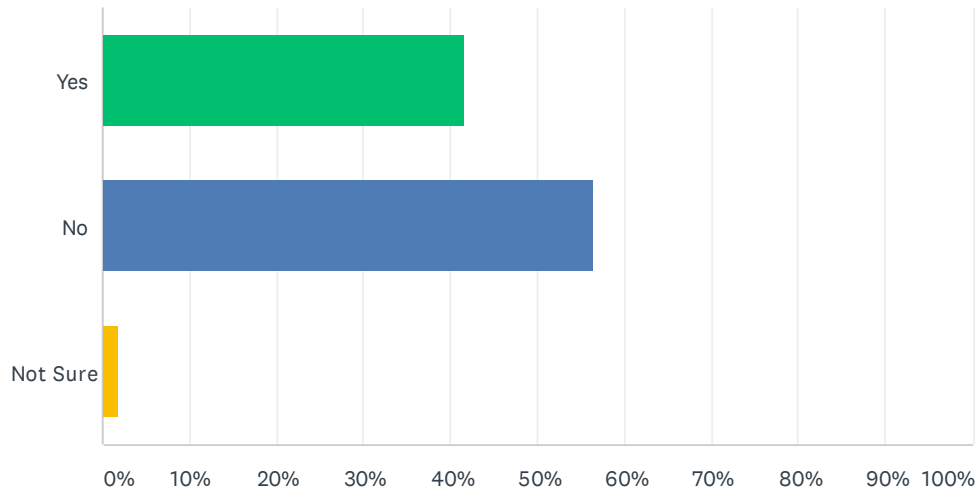
Answered: 160 Skipped: 63



ANSWER CHOICES		RESPONSES	
Within reasonable walking and biking distance		61.88%	99
Within reasonable biking distance, but not walking distance		11.88%	19
I have to drive		26.25%	42
TOTAL			160

Q9 Did anyone in your household participate in City of Lake Geneva/YMCA sponsored recreation programs in the past year (e.g. youth sports, adult sports, swim, dance, etc.)

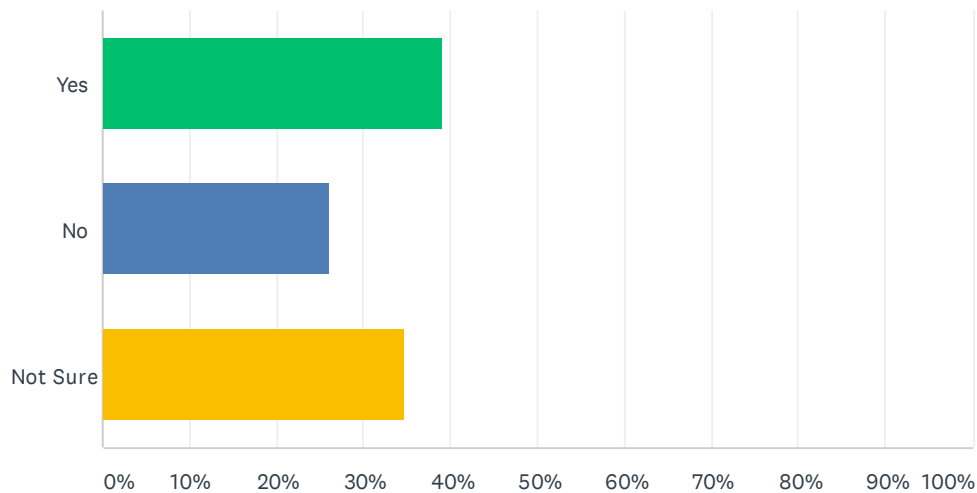
Answered: 161 Skipped: 62



ANSWER CHOICES		RESPONSES	
Yes		41.61%	67
No		56.52%	91
Not Sure		1.86%	3
TOTAL			161

Q10 Does the City's/YMCA's current variety of recreational programs and classes meet the needs of your household?

Answered: 161 Skipped: 62



ANSWER CHOICES	RESPONSES
Yes	39.13% 63
No	26.09% 42
Not Sure	34.78% 56
TOTAL	161

#	PLEASE EXPLAIN IN WHAT WAYS IT IS OR IS NOT MEETING YOUR NEEDS.	DATE
1	More outdoor programs, hikes, night programs, longer hours for the pool, kids camps , teen camps or enrichment programs	6/30/2021 8:23 AM
2	Poor attendance by instructors and constant last minute cancel of classes led me to not renew.	6/28/2021 9:10 PM
3	The YMCA does a terrible job and Lake Geneva needs a rec department. There is no responsibility, the fields are taken care of terribly, and it's a weird set up that they don't "own" the fields. Stop being cheap skates and have a rec department like Big Foot!	6/21/2021 9:06 PM
4	Because of covid the YMCA wasnt a safe or open place to go, I N THE WINTER I HAD TO GO TO THE HIGH SCHOOL TO WALK in the PARKING LOT. Because it was the only place plowed and cleared of snow and ice.	6/21/2021 10:05 AM
5	Yoga and personal training, before Covid.	6/21/2021 9:11 AM
6	Need more options and times	6/17/2021 10:06 AM
7	I've not taken the time to review	6/16/2021 3:20 PM
8	Waiting for new facilities. Present is antiquated	6/16/2021 1:30 PM
9	As a new resident, I just looked at their schedule today. Perhaps it's just a summer schedule but it didn't offer a whole lot of variety for my needs	6/16/2021 12:54 PM
10	The City pays way too much to the YMCA, let the people who use it pay for it.	6/15/2021 4:19 PM
11	Covid curtailed many activities	6/15/2021 7:57 AM

Lake Geneva Comprehensive Outdoor Recreation Plan Survey

12	The current parking and entrance in and out of the ymca need improvement. Yes, they are often repaved but it is not easy pulling out. Both traffic and the uneven surfaces are accidents waiting to happen.	6/14/2021 3:13 PM
13	There are really just no recreation or classes that meet the needs or interests of my household, and though we are residents of the City of Lake Geneva there are higher costs for those who are not members of the YMCA. Our city needs a parks and recreation department. The "partnership" with the YMCA makes no sense and is unfair. A Park Department like Elkhorn has would make a good model for a small size town like ours. They have lots of offerings at different days and times for all ages and interests.	6/13/2021 6:50 PM
14	Need more options. Cant wait til the new Y is built. more swimming fun. splash pad! more sports options for kiddos	6/12/2021 2:35 PM
15	Exercise in the outdoors, not at the YMCA	6/8/2021 4:01 PM
16	Current location is perfect; new location will not be walkable for school-age students	6/6/2021 3:06 PM
17	No bike/walking trails	6/6/2021 11:47 AM
18	Many classes have been cut over the years, especially those offered at the 6 am time before work.	6/6/2021 8:15 AM
19	Times for those that work full time -	6/5/2021 8:40 PM
20	To small	6/5/2021 7:52 PM
21	They offered discounted swim class to our private weight loss group which was very nice and beneficial	6/5/2021 8:35 AM
22	Yoga and aerobic exercise	6/4/2021 10:19 PM
23	However, the cost are quite high in comparison to other communities near by. Also more instructional offerings that are open to more age ranges and being taught from a recreational play perspective would be great. Majority of sports offered by the city/Y are based on competition/competitive play from an early age.	6/4/2021 9:18 PM
24	Wish they had more programs for teens	6/4/2021 3:36 PM
25	I don't know much about what's offered. I currently prefer to run trails, ride a gravel bike and use my Peloton religiously	6/4/2021 8:57 AM
26	Wish there was an option to just play (adult) basketball without membership.	6/3/2021 10:39 PM
27	Our children utilize the Ybase wrap around program for before and after care at school. Our children participate in sports through the YMCA. My husband coaches many of the youth sports programs	6/3/2021 9:27 PM
28	Would like more opportunities but the building to so small. And parking is hard too. Looking forward to the next facility.	6/3/2021 8:56 PM
29	YMCA youth baseball program is great. To allow kids who want to play they can. My husband was a coach for 5 yrs and we have met so many people.	6/3/2021 8:21 PM
30	We participate in club-level activities at a different level	6/3/2021 7:02 PM
31	Question 9 answer question and answer misleading because of Covid. Outdoor Pickleball would be great.	6/3/2021 7:00 PM
32	We appreciate the sports programs run through the YMCA.	6/3/2021 4:49 PM
33	Soccer programs or fields.	6/3/2021 3:57 PM
34	We haven't participated in anything at the Y in the last year, but did many programs there per-pandemic.	6/3/2021 3:56 PM
35	Way to expensive. No way to be able to afford to put my kids into anything. Let alone both of them.	6/3/2021 1:49 PM
36	They do a great job for the schools and there training of the people is pretty good	6/3/2021 1:03 PM
37	Not well organized or communicated. Don't always know what is available or when start dates	6/3/2021 12:41 PM

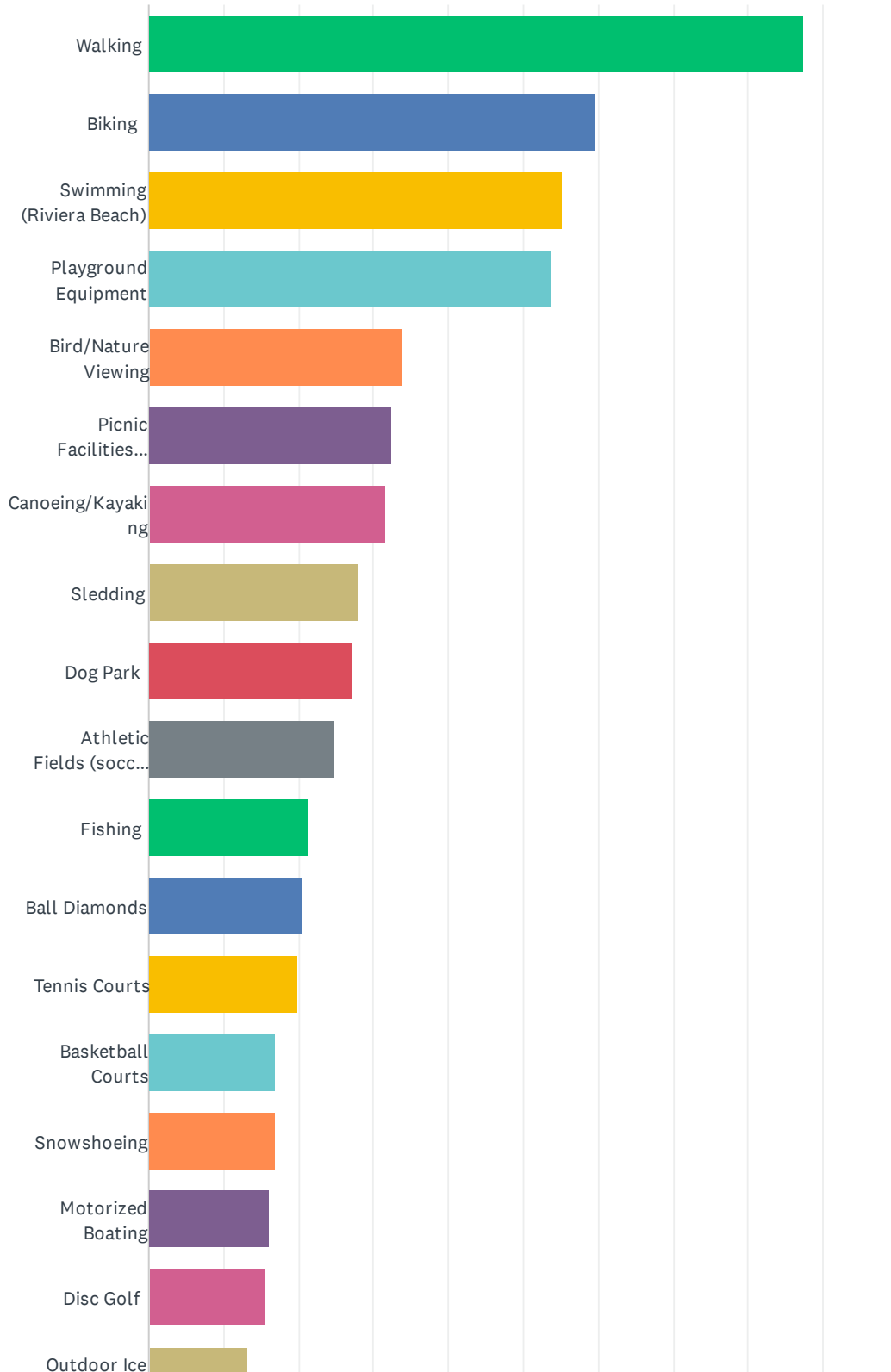
Lake Geneva Comprehensive Outdoor Recreation Plan Survey

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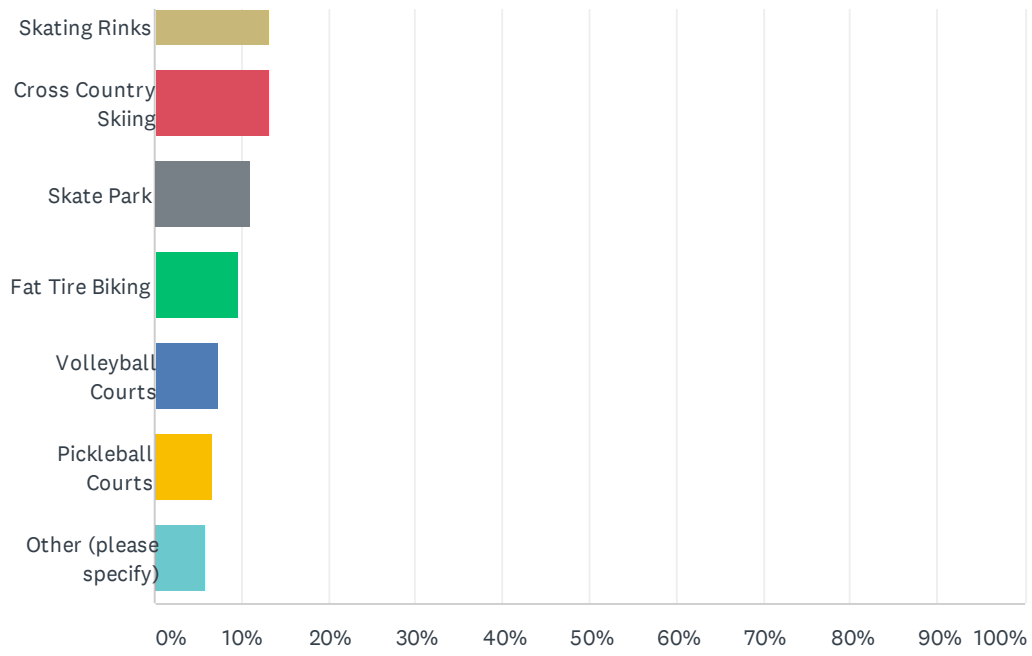
38	Class sizes are so limited that sometimes we don't get to participate in things we would like	6/3/2021 12:14 PM
39	For the past two years the YMCA has not had enough girls in my daughters age group for a softball team very disappointing . No marketing or any extra effort has gone into this. I believe several parents are unaware that the city rec department is ran through the YMCA. Flyers should be sent home with kids at school to let them know what programs are out there for them to join. This should be sent out from the City of Lake Geneva not the YMCA.	6/3/2021 11:54 AM
40	They don't have much for younger kids	6/3/2021 11:15 AM
41	Not competitive enough	6/1/2021 10:36 AM
42	Not competitive	6/1/2021 10:19 AM
43	Limited equipment and small area but anticipate this will improve once the new YMCA is built	6/1/2021 6:25 AM
44	It is ok	5/31/2021 7:37 PM
45	More senior activities are needed	5/31/2021 12:18 PM
46	Great gym	5/30/2021 12:59 PM
47	More adult activities. Exercise classes	5/30/2021 6:55 AM
48	outdoor bike class	5/30/2021 6:51 AM
49	We love the swim lessons and rec sports.	5/29/2021 11:10 PM
50	More classes and different activities needed	5/28/2021 10:57 AM
51	Not competitive enough	5/28/2021 9:04 AM
52	Hesitate to use in door facilities at Y or otherwise until more folks are vaccinated. Actually think that folks who refuse to be vaccinated should not be able to use the Y.	5/26/2021 9:03 PM
53	No outdoor pool in Lake Geneva - we drive to Elkhorn. Beach is too crowded at the weekend so we don't use it and parking is non-existent when you want to visit the down town area.	5/24/2021 2:03 PM

Q11 When visiting City parks, which activities or facilities do you or members of your household most commonly participate in or use? Check all that apply.

Answered: 136 Skipped: 87



Lake Geneva Comprehensive Outdoor Recreation Plan Survey



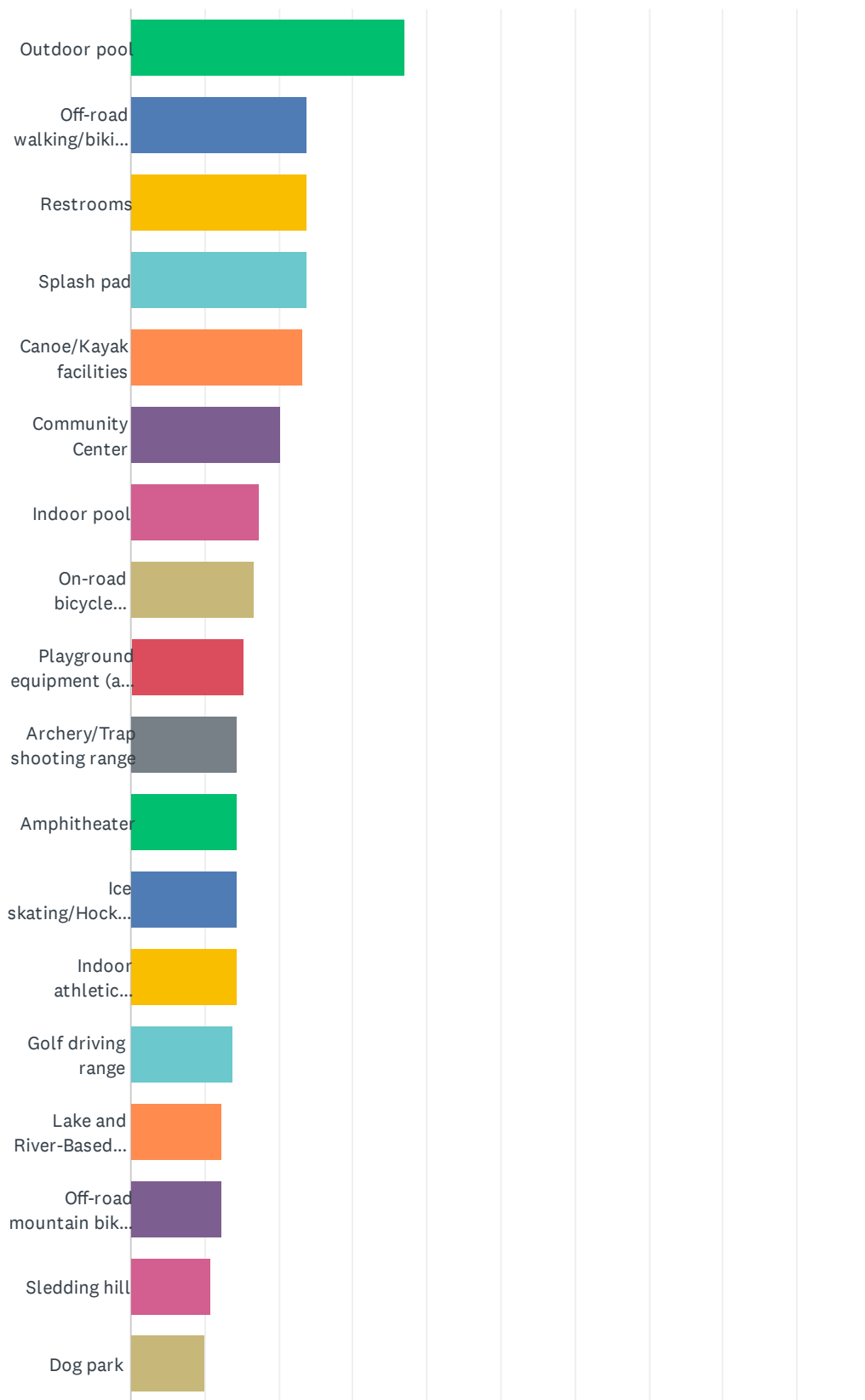
Lake Geneva Comprehensive Outdoor Recreation Plan Survey

ANSWER CHOICES	RESPONSES	
Walking	87.50%	119
Biking	59.56%	81
Swimming (Riviera Beach)	55.15%	75
Playground Equipment	53.68%	73
Bird/Nature Viewing	33.82%	46
Picnic Facilities (grills, shelters, etc.)	32.35%	44
Canoeing/Kayaking	31.62%	43
Sledding	27.94%	38
Dog Park	27.21%	37
Athletic Fields (soccer, football, etc.)	25.00%	34
Fishing	21.32%	29
Ball Diamonds	20.59%	28
Tennis Courts	19.85%	27
Basketball Courts	16.91%	23
Snowshoeing	16.91%	23
Motorized Boating	16.18%	22
Disc Golf	15.44%	21
Outdoor Ice Skating Rinks	13.24%	18
Cross Country Skiing	13.24%	18
Skate Park	11.03%	15
Fat Tire Biking	9.56%	13
Volleyball Courts	7.35%	10
Pickleball Courts	6.62%	9
Other (please specify)	5.88%	8
Total Respondents: 136		

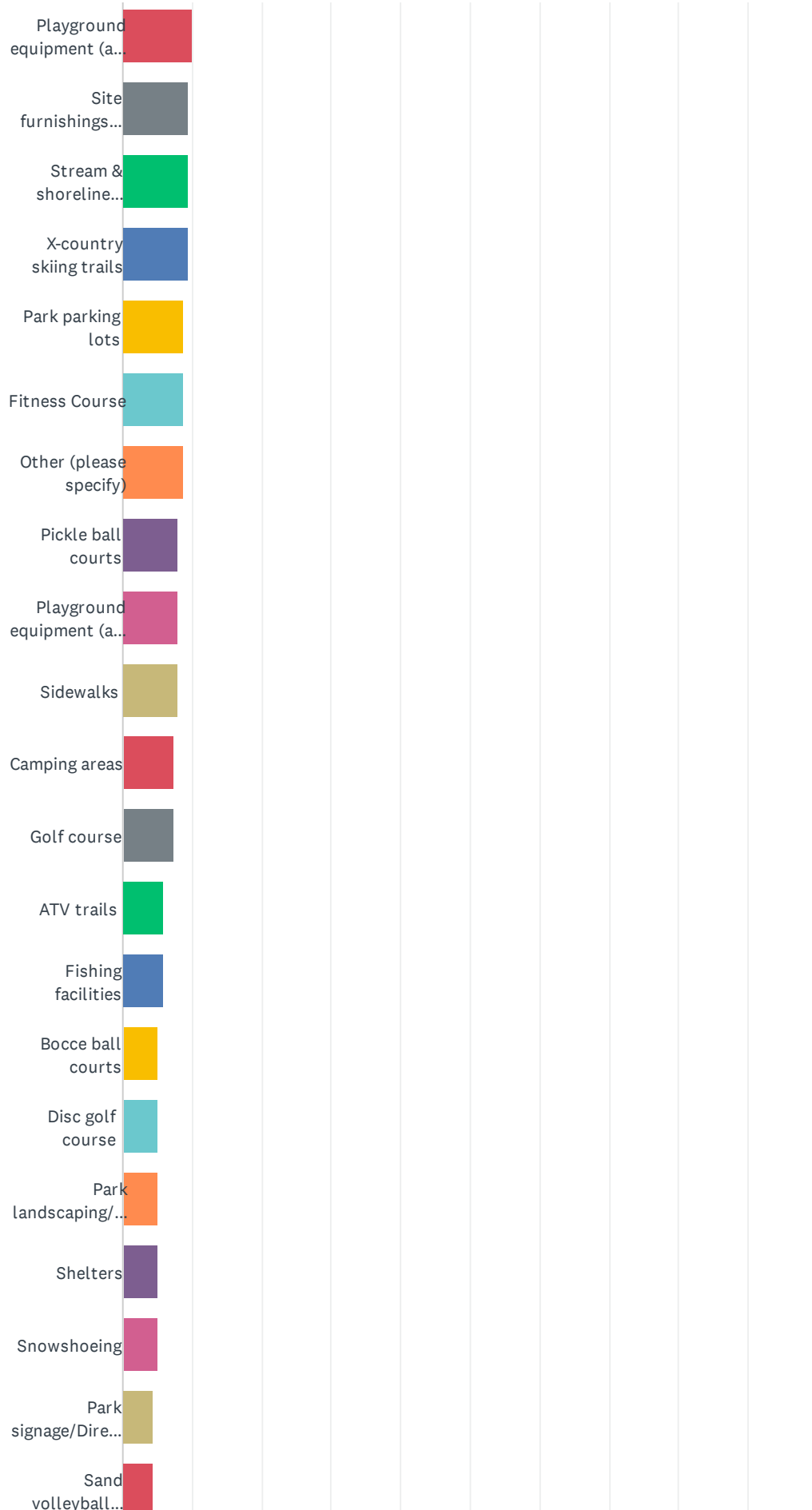
#	OTHER (PLEASE SPECIFY)	DATE
1	SUP	6/27/2021 9:37 AM
2	none of above	6/20/2021 6:20 PM
3	relax on park bench after restaurant meals	6/17/2021 6:12 PM
4	Need a fishing location, west end fishing pier way too short	6/6/2021 11:56 AM
5	Mountains , rivers , waterfalls,	6/6/2021 8:59 AM
6	I	6/3/2021 12:01 PM
7	paddle boarding	5/31/2021 11:58 AM

Q12 Which of the following amenities would you like to be added either by public or private entities? Mark up to 6 preferences.

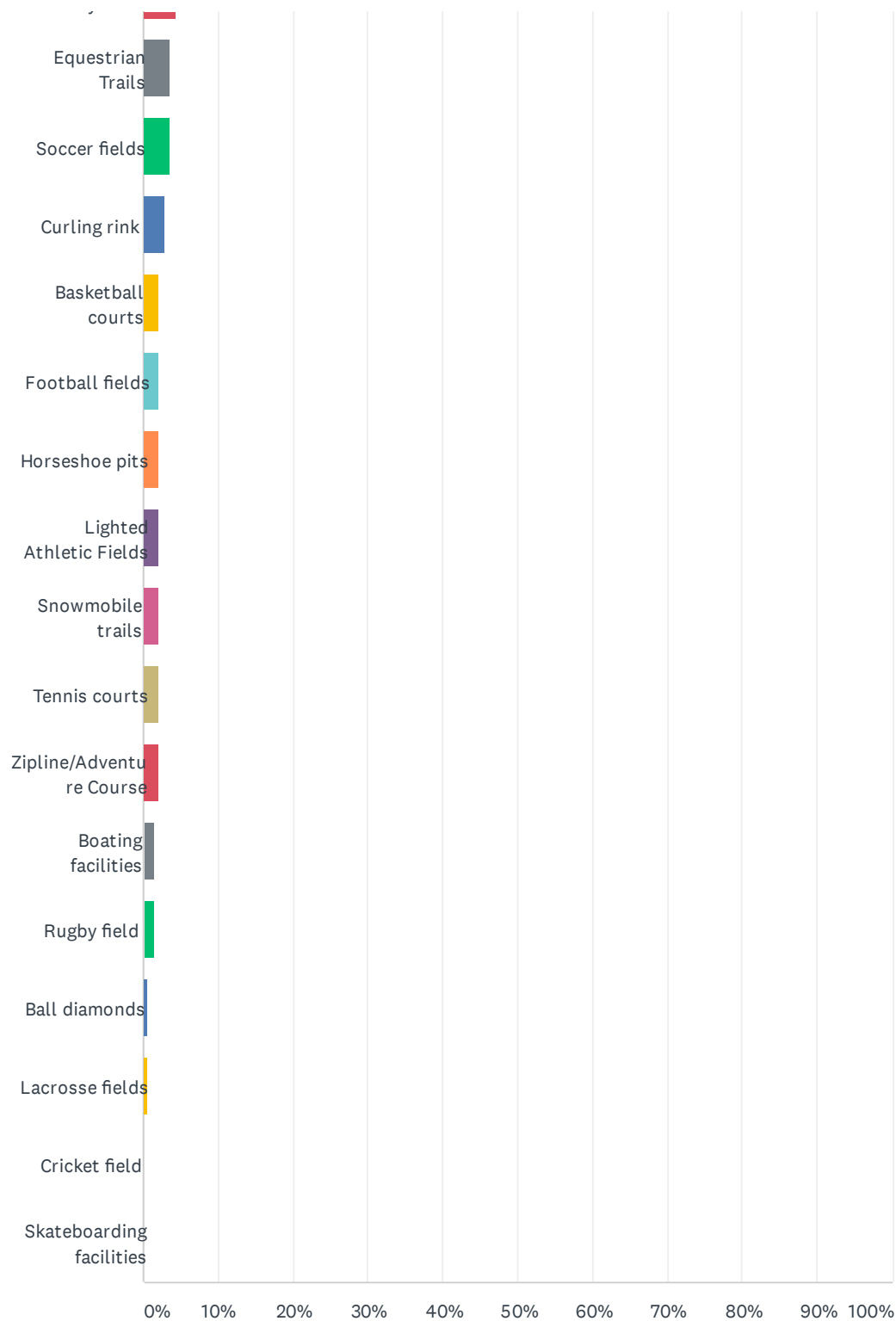
Answered: 138 Skipped: 85



Lake Geneva Comprehensive Outdoor Recreation Plan Survey



Lake Geneva Comprehensive Outdoor Recreation Plan Survey



Lake Geneva Comprehensive Outdoor Recreation Plan Survey

ANSWER CHOICES	RESPONSES	
Outdoor pool	36.96%	51
Off-road walking/biking trails	23.91%	33
Restrooms	23.91%	33
Splash pad	23.91%	33
Canoe/Kayak facilities	23.19%	32
Community Center	20.29%	28
Indoor pool	17.39%	24
On-road bicycle facilities	16.67%	23
Playground equipment (ages 5-12 years)	15.22%	21
Archery/Trap shooting range	14.49%	20
Amphitheater	14.49%	20
Ice skating/Hockey rink	14.49%	20
Indoor athletic complex (for multiple programs/sports)	14.49%	20
Golf driving range	13.77%	19
Lake and River-Based Programming	12.32%	17
Off-road mountain biking trails	12.32%	17
Sledding hill	10.87%	15
Dog park	10.14%	14
Playground equipment (ages 2-5 years)	10.14%	14
Site furnishings (benches, tables, grills,etc.)	9.42%	13
Stream & shoreline restoration	9.42%	13
X-country skiing trails	9.42%	13
Park parking lots	8.70%	12
Fitness Course	8.70%	12
Other (please specify)	8.70%	12
Pickle ball courts	7.97%	11
Playground equipment (ages 6-23 months)	7.97%	11
Sidewalks	7.97%	11
Camping areas	7.25%	10
Golf course	7.25%	10
ATV trails	5.80%	8
Fishing facilities	5.80%	8

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Bocce ball courts	5.07%	7
Disc golf course	5.07%	7
Park landscaping/Trees	5.07%	7
Shelters	5.07%	7
Snowshoeing	5.07%	7
Park signage/Directional signage	4.35%	6
Sand volleyball courts	4.35%	6
Equestrian Trails	3.62%	5
Soccer fields	3.62%	5
Curling rink	2.90%	4
Basketball courts	2.17%	3
Football fields	2.17%	3
Horseshoe pits	2.17%	3
Lighted Athletic Fields	2.17%	3
Snowmobile trails	2.17%	3
Tennis courts	2.17%	3
Zipline/Adventure Course	2.17%	3
Boating facilities	1.45%	2
Rugby field	1.45%	2
Ball diamonds	0.72%	1
Lacrosse fields	0.72%	1
Cricket field	0.00%	0
Skateboarding facilities	0.00%	0
Total Respondents: 138		

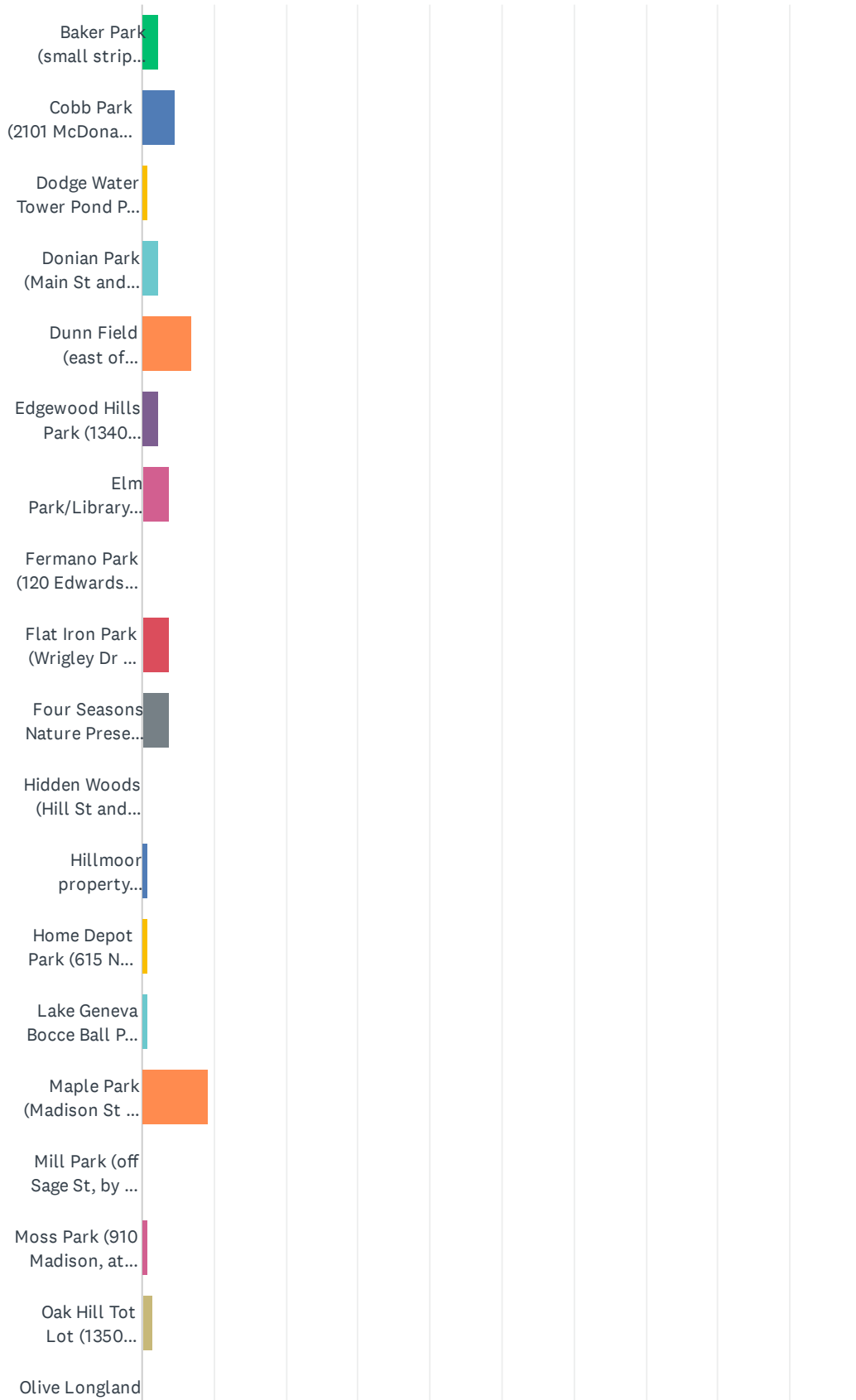
#	OTHER (PLEASE SPECIFY)	DATE
1	Need to invest in signage for bike trails	6/28/2021 9:15 PM
2	None	6/27/2021 9:37 AM
3	none	6/20/2021 6:20 PM
4	more benches	6/17/2021 6:12 PM
5	A	6/17/2021 6:57 AM
6	A fully developed and safe beach at Bigfoot	6/17/2021 6:37 AM
7	Signage specific to lake path as far as where you can enter or exit and how far to next entrance/exit	6/14/2021 3:21 PM
8	Only 6?	6/13/2021 7:47 PM
9	BMX bike trails/jumps	6/3/2021 9:32 PM

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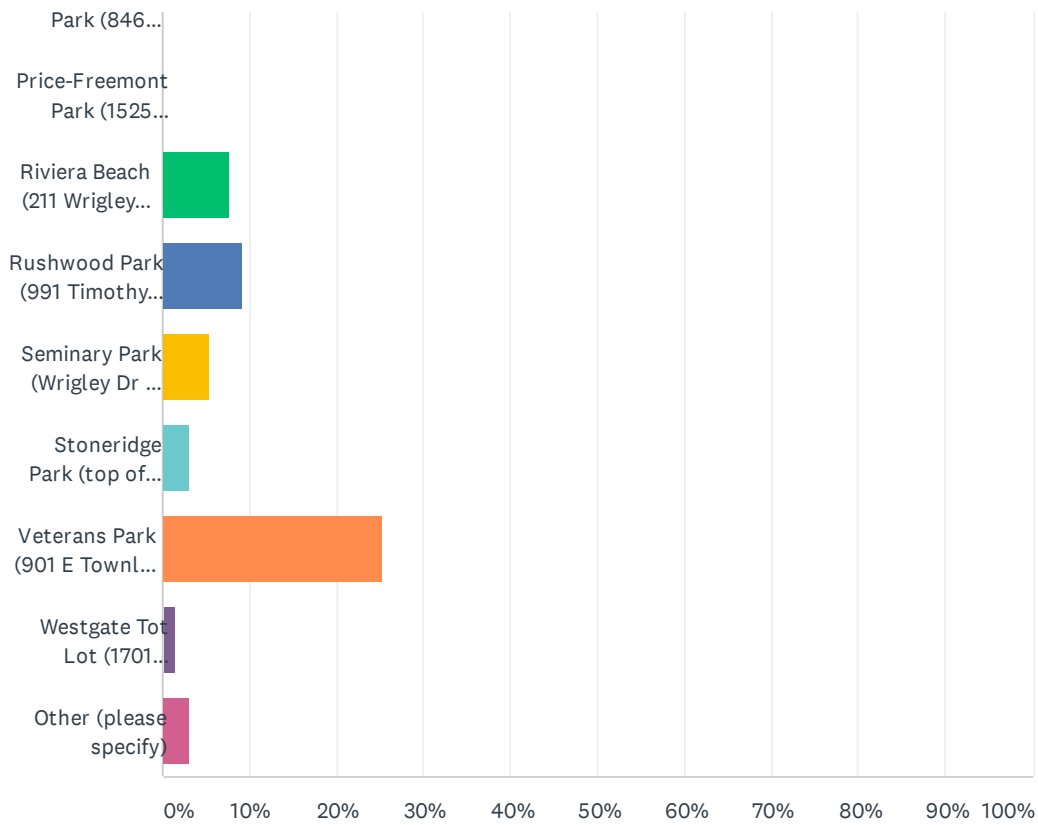
10	Why only 6?!?	6/3/2021 12:01 PM
11	This year for the first time, people are fishing along the rocks at the Riviera park (from Maxwell Street to the beach). This is very dangerous and appropriate signage should be installed prohibiting it and then it should be enforced.	6/1/2021 5:21 PM
12	relaxing with my dogs	5/31/2021 11:39 AM

Q13 What City park is closest to your home?

Answered: 130 Skipped: 93



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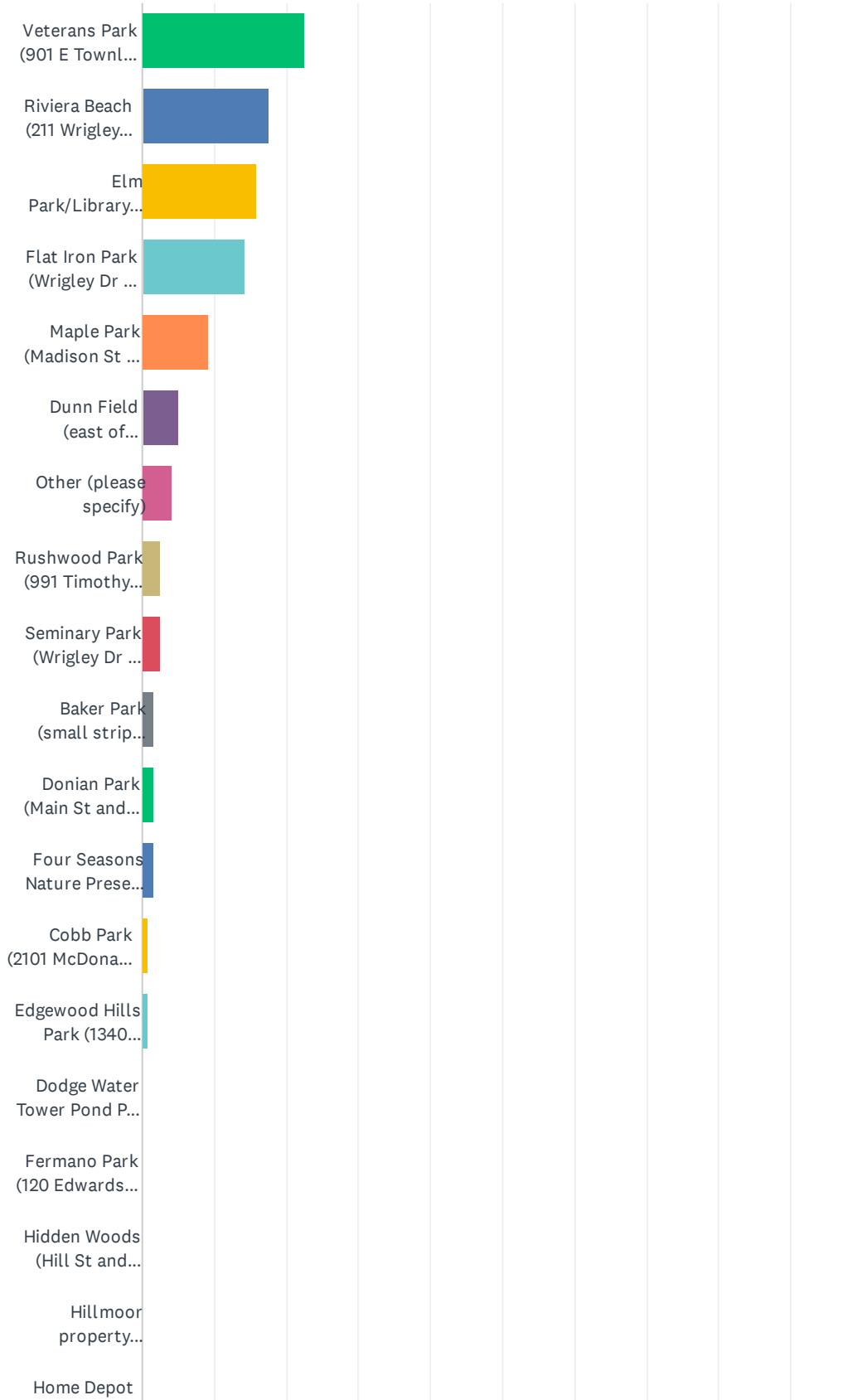
Lake Geneva Comprehensive Outdoor Recreation Plan Survey

ANSWER CHOICES	RESPONSES	
Baker Park (small strip of lakefront at the end of Baker St)	2.31%	3
Cobb Park (2101 McDonald Rd)	4.62%	6
Dodge Water Tower Pond Park (behind 1885 Dodge St)	0.77%	1
Donian Park (Main St and South Lake Shore Dr)	2.31%	3
Dunn Field (east of Eastview School, includes skatepark) (425 Sage St)	6.92%	9
Edgewood Hills Park (1340 Edgewood Dr)	2.31%	3
Elm Park/Library (west of Library, south of Main St)	3.85%	5
Fermano Park (120 Edwards Blvd, between Geneva Pkwy and Park Dr)	0.00%	0
Flat Iron Park (Wrigley Dr and Center St)	3.85%	5
Four Seasons Nature Preserve (N1889 County Trunk H)	3.85%	5
Hidden Woods (Hill St and West Dr)	0.00%	0
Hillmoor property (inclusive of disc golf course) (299 Mill St)	0.77%	1
Home Depot Park (615 N Edwards Blvd)	0.77%	1
Lake Geneva Bocce Ball Park (140 East St)	0.77%	1
Maple Park (Madison St and Geneva St)	9.23%	12
Mill Park (off Sage St, by old railroad path)	0.00%	0
Moss Park (910 Madison, at Woodland Way)	0.77%	1
Oak Hill Tot Lot (1350 Tomike St)	1.54%	2
Olive Longland Park (846 Madison St)	0.00%	0
Price-Freemont Park (1525 Conant St)	0.00%	0
Riviera Beach (211 Wrigley Dr)	7.69%	10
Rushwood Park (991 Timothy Dr)	9.23%	12
Seminary Park (Wrigley Dr and South Lake Shore Dr)	5.38%	7
Stoneridge Park (top of Center St in the middle of the Shodeen development)	3.08%	4
Veterans Park (901 E Townline Rd)	25.38%	33
Westgate Tot Lot (1701 Miller Ct)	1.54%	2
Other (please specify)	3.08%	4
TOTAL	130	

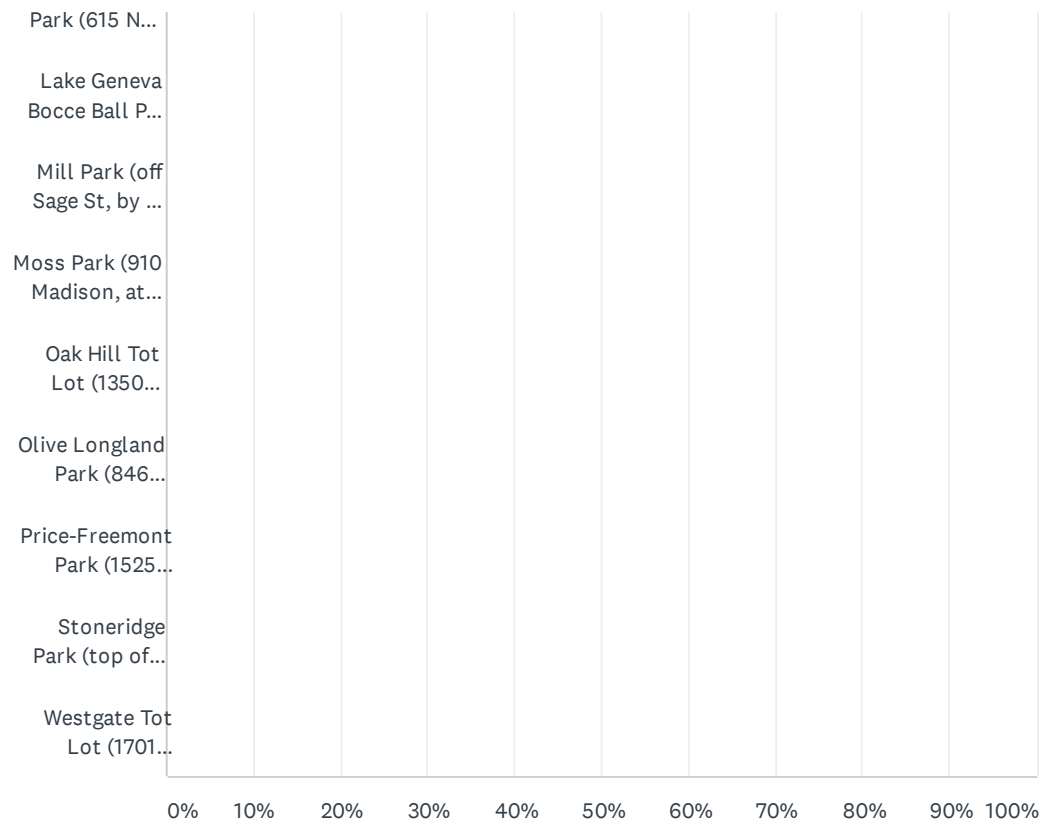
#	OTHER (PLEASE SPECIFY)	DATE
1	Library park	6/17/2021 10:04 AM
2	End of sue ann drive	6/14/2021 3:21 PM
3	First time coming from Chicago	6/6/2021 8:59 AM
4	State Park	6/3/2021 4:54 PM

Q14 What park do you visit most often in the City of Lake Geneva?

Answered: 120 Skipped: 103



Lake Geneva Comprehensive Outdoor Recreation Plan Survey



Lake Geneva Comprehensive Outdoor Recreation Plan Survey

ANSWER CHOICES	RESPONSES	
Veterans Park (901 E Townline Rd)	22.50%	27
Riviera Beach (211 Wrigley Dr)	17.50%	21
Elm Park/Library (west of Library, south of Main St)	15.83%	19
Flat Iron Park (Wrigley Dr and Center St)	14.17%	17
Maple Park (Madison St and Geneva St)	9.17%	11
Dunn Field (east of Eastview School, includes skatepark) (425 Sage St)	5.00%	6
Other (please specify)	4.17%	5
Rushwood Park (991 Timothy Dr)	2.50%	3
Seminary Park (Wrigley Dr and South Lake Shore Dr)	2.50%	3
Baker Park (small strip of lakefront at the end of Baker St)	1.67%	2
Donian Park (Main St and South Lake Shore Dr)	1.67%	2
Four Seasons Nature Preserve (N1889 County Trunk H)	1.67%	2
Cobb Park (2101 McDonald Rd)	0.83%	1
Edgewood Hills Park (1340 Edgewood Dr)	0.83%	1
Dodge Water Tower Pond Park (behind 1885 Dodge St)	0.00%	0
Fermano Park (120 Edwards Blvd, between Geneva Pkwy and Park Dr)	0.00%	0
Hidden Woods (Hill St and West Dr)	0.00%	0
Hillmoor property (inclusive of disc golf course) (299 Mill St)	0.00%	0
Home Depot Park (615 N Edwards Blvd)	0.00%	0
Lake Geneva Bocce Ball Park (140 East St)	0.00%	0
Mill Park (off Sage St, by old railroad path)	0.00%	0
Moss Park (910 Madison, at Woodland Way)	0.00%	0
Oak Hill Tot Lot (1350 Tomike St)	0.00%	0
Olive Longland Park (846 Madison St)	0.00%	0
Price-Freemont Park (1525 Conant St)	0.00%	0
Stoneridge Park (top of Center St in the middle of the Shodeen development)	0.00%	0
Westgate Tot Lot (1701 Miller Ct)	0.00%	0
TOTAL	120	

#	OTHER (PLEASE SPECIFY)	DATE
1	Big foot state park	6/20/2021 9:29 PM
2	Bigfoot	6/17/2021 6:37 AM
3	Library park	6/4/2021 10:28 PM
4	Currently we have not visited any in Lake Geneva due to the issue of crossing Edwards Blvd	6/3/2021 11:21 AM

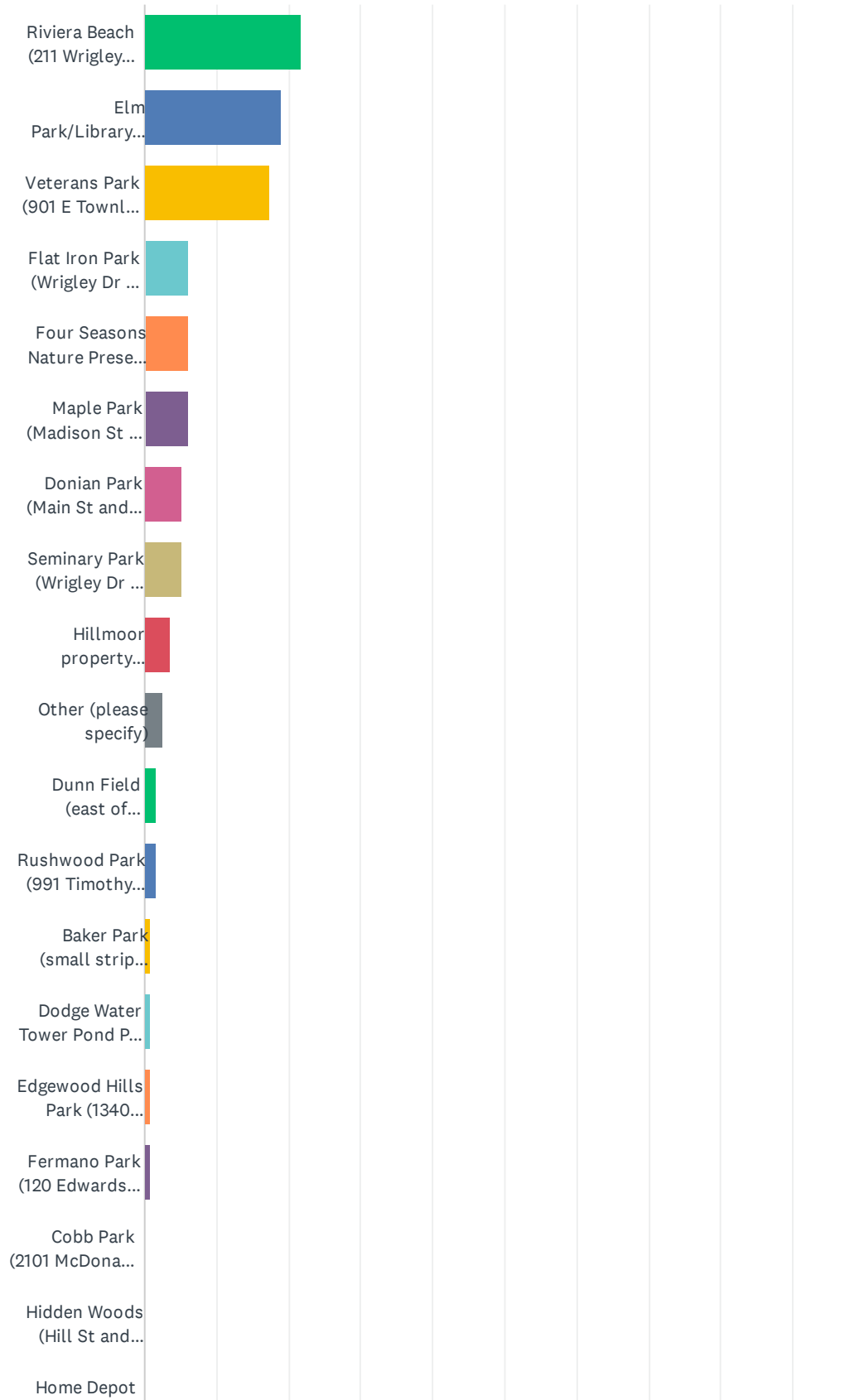
Lake Geneva Comprehensive Outdoor Recreation Plan Survey

when walking and the equipment being so run down. Also Veterans park has become unsafe due to strange activity in the parking lot.

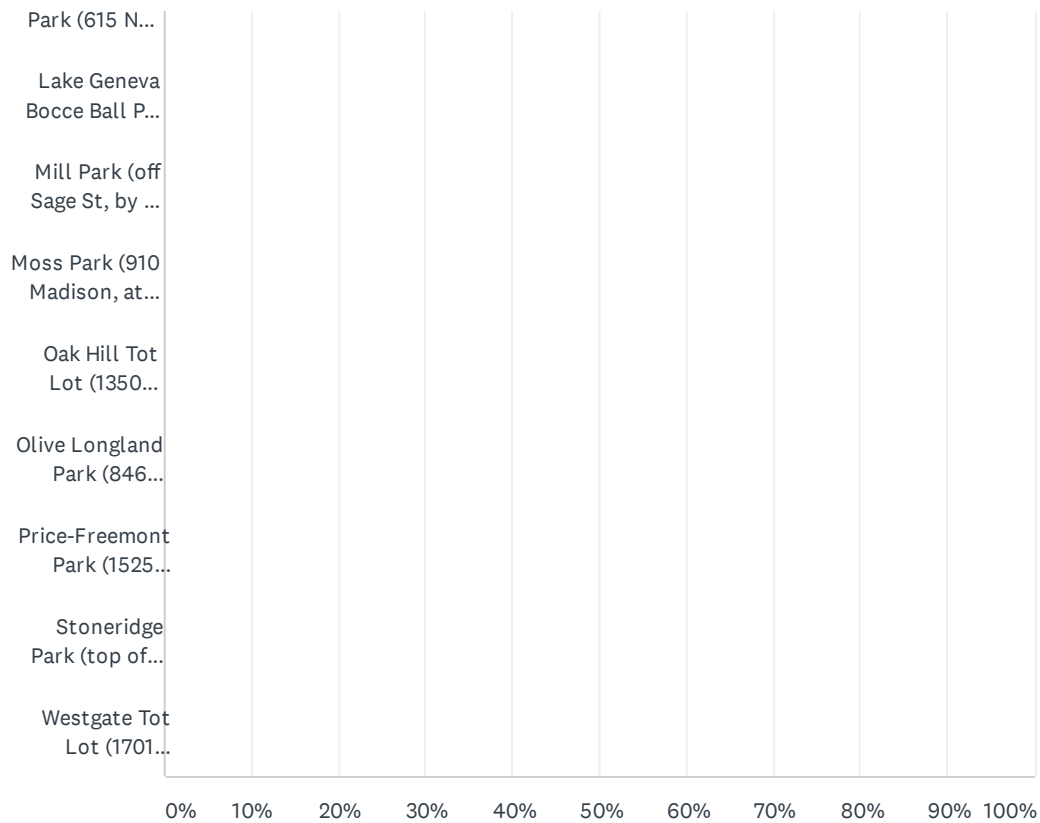
5	White River Dog Park	5/25/2021 9:00 AM
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Q15 What is your favorite park in the City of Lake Geneva?

Answered: 115 Skipped: 108



Lake Geneva Comprehensive Outdoor Recreation Plan Survey



Lake Geneva Comprehensive Outdoor Recreation Plan Survey

ANSWER CHOICES		RESPONSES
Riviera Beach (211 Wrigley Dr)	21.74%	25
Elm Park/Library (west of Library, south of Main St)	19.13%	22
Veterans Park (901 E Townline Rd)	17.39%	20
Flat Iron Park (Wrigley Dr and Center St)	6.09%	7
Four Seasons Nature Preserve (N1889 County Trunk H)	6.09%	7
Maple Park (Madison St and Geneva St)	6.09%	7
Donian Park (Main St and South Lake Shore Dr)	5.22%	6
Seminary Park (Wrigley Dr and South Lake Shore Dr)	5.22%	6
Hillmoor property (inclusive of disc golf course) (299 Mill St)	3.48%	4
Other (please specify)	2.61%	3
Dunn Field (east of Eastview School, includes skatepark) (425 Sage St)	1.74%	2
Rushwood Park (991 Timothy Dr)	1.74%	2
Baker Park (small strip of lakefront at the end of Baker St)	0.87%	1
Dodge Water Tower Pond Park (behind 1885 Dodge St)	0.87%	1
Edgewood Hills Park (1340 Edgewood Dr)	0.87%	1
Fermano Park (120 Edwards Blvd, between Geneva Pkwy and Park Dr)	0.87%	1
Cobb Park (2101 McDonald Rd)	0.00%	0
Hidden Woods (Hill St and West Dr)	0.00%	0
Home Depot Park (615 N Edwards Blvd)	0.00%	0
Lake Geneva Bocce Ball Park (140 East St)	0.00%	0
Mill Park (off Sage St, by old railroad path)	0.00%	0
Moss Park (910 Madison, at Woodland Way)	0.00%	0
Oak Hill Tot Lot (1350 Tomike St)	0.00%	0
Olive Longland Park (846 Madison St)	0.00%	0
Price-Freemont Park (1525 Conant St)	0.00%	0
Stoneridge Park (top of Center St in the middle of the Shodeen development)	0.00%	0
Westgate Tot Lot (1701 Miller Ct)	0.00%	0
TOTAL		115

#	OTHER (PLEASE SPECIFY)	DATE
1	Not really any of them.	6/21/2021 9:17 AM
2	Bigfoot	6/17/2021 6:37 AM
3	Tie between Veterans Park and Library Park	6/16/2021 1:04 PM

Q16 Why is this park your favorite park in the City of Lake Geneva?

Answered: 95 Skipped: 128

#	RESPONSES	DATE
1	Clean beach. But wish part was private to homeowners in Maple Park	6/30/2021 8:31 AM
2	Not busy and relaxing by the River. Library park was nice until it became so overcrowded	6/28/2021 9:15 PM
3	Lake views	6/27/2021 9:37 AM
4	Near the lake	6/25/2021 6:20 AM
5	Slightly out of the main traffic pattern of most tourists	6/22/2021 11:08 AM
6	The most activities.	6/21/2021 9:08 PM
7	Its out of the way	6/21/2021 8:19 PM
8	Walking path. Bike racks. Dog/water spot. Kayak launch. Events. Library.	6/21/2021 7:27 PM
9	Convenient	6/21/2021 7:10 PM
10	I believe it should be the Central Park of Lake Geneva. It is the last green space that could be developed for family recreation. We have enough new subdivisions.	6/21/2021 2:34 PM
11	The parks are used for schools, sports, tourism. I don't fit those categories. They are not well planned for others to use. Such a disappointing fact.	6/21/2021 9:17 AM
12	Because there is a lot to do there	6/20/2021 10:21 PM
13	Great walking, away from traffic, lots of birds, plants	6/20/2021 2:59 PM
14	Shaded, picnic tables, beautiful water, natural	6/19/2021 8:25 AM
15	sand beach	6/17/2021 6:12 PM
16	Tree, view of lake	6/17/2021 10:09 AM
17	The lake front	6/17/2021 10:04 AM
18	Remote for stuff I do.	6/17/2021 10:03 AM
19	The great variety of options for being outdoors - walking, camping, playground, biking, snowshoeing, fishing, picnics, meeting friends, playing frisbee, seeing all sorts of people	6/17/2021 6:37 AM
20	My toddler loves playing in the water and sand.	6/16/2021 3:49 PM
21	On the Lake!	6/16/2021 3:23 PM
22	They are the 2 parks i come to most often.	6/16/2021 1:04 PM
23	Out of town, no crowds.	6/15/2021 4:20 PM
24	Close, playground equipment for grand kids	6/15/2021 8:02 AM
25	We are there for baseball.	6/14/2021 3:21 PM
26	The lake!!	6/13/2021 7:47 PM
27	Because there's always things to do there	6/13/2021 7:03 PM
28	Good view of the lake. Nice spot to sit and relax.	6/11/2021 2:48 PM
29	The wonderful nature trails.	6/10/2021 8:25 PM
30	Surroundings	6/9/2021 12:29 PM
31	Beautiful park with wonderful lake breezes to relax, read a library book, people watch.	6/8/2021 4:05 PM

Lake Geneva Comprehensive Outdoor Recreation Plan Survey

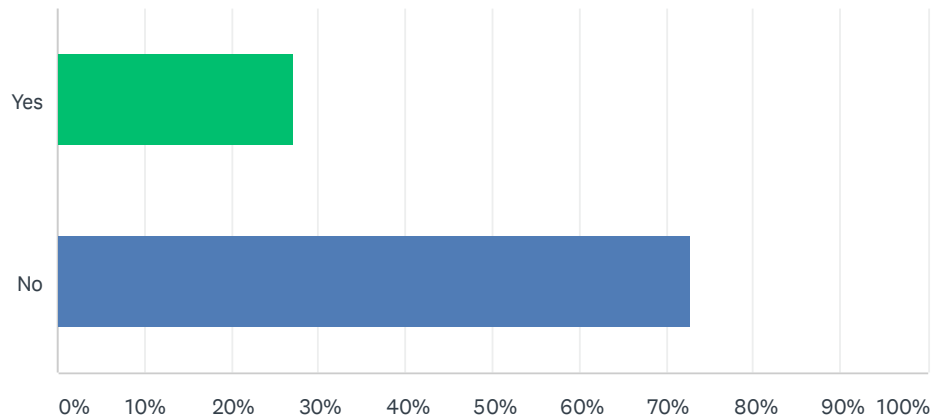
32	Has tennis courts with lights	6/6/2021 7:20 PM
33	I love the White River, and it's peaceful with lots of trees.	6/6/2021 4:52 PM
34	Spred out over looking lakefront	6/6/2021 11:56 AM
35	Need advice	6/6/2021 8:59 AM
36	Off the beaten path, unknown to most tourists, frequented by locals, fun in the water without the crowds.	6/6/2021 8:22 AM
37	Some sledding, and playground	6/5/2021 7:58 PM
38	Has a lot of shade, bathrooms are close (when open) good equipment for the kids. Has a few seating area & pavilion	6/5/2021 11:52 AM
39	Lakefront, walks	6/5/2021 9:04 AM
40	View, shade, benches, activity	6/5/2021 8:44 AM
41	Lake views and benches and trees	6/4/2021 10:28 PM
42	It is a great blend of natural play features, the hills, field, trees, and rocks-in addition to the tunnels/sand, and more traditional park elements playground and small pavilion. I wish it was a larger scale park with bike/walking trails and more natural play areas-rocks to climb, hills and updated (or at least fixed/cared for) playground equipment.	6/4/2021 9:37 PM
43	Variety of amenities	6/4/2021 3:38 PM
44	Playground BUT needs bigger playground with safe surface like East Troy's Little Prairie School has!	6/4/2021 9:03 AM
45	Variety and wide open space.	6/3/2021 10:20 PM
46	Options for kids of different ages	6/3/2021 9:32 PM
47	The playground equipment has a variety of fun things to do.	6/3/2021 9:27 PM
48	Best location! The beach isn't a park—buts my fav of all the options. Maple park is the best playground for children—however more equipment would be nice to have. And perhaps Wood chip mulch instead of rocks would be very helpful. My children often slip on the rocks when exiting the playground onto the blacktop surface. This causes lots of bumps scratches and Band-Aid usage. Also a public bathroom there would be very helpful for young children using the bathroom.	6/3/2021 9:02 PM
49	Very well maintained and lights. Concession stand	6/3/2021 8:25 PM
50	Location	6/3/2021 7:04 PM
51	We love to cool off at the beach and have easy access to that area.	6/3/2021 4:54 PM
52	We love to enjoy the lake. It would be nice to have resident only time	6/3/2021 4:28 PM
53	Good for the kids.	6/3/2021 4:03 PM
54	Playground, free street parking close by and close to the lakefront.	6/3/2021 4:02 PM
55	Relaxing on one weekend days	6/3/2021 3:03 PM
56	seclusion from traffic noise and large enough so there are not large crowds.	6/3/2021 2:24 PM
57	Easier to get through. My kids love the helicopter and it has free and easy parking	6/3/2021 1:53 PM
58	Swimming	6/3/2021 1:16 PM
59	Good view of the lake, plenty of room for picnics, near walking paths.	6/3/2021 1:15 PM
60	The mature and that it is usually empty.	6/3/2021 12:44 PM
61	There's a lot of space for soccer and football but there's also tennis courts which we use for soccer tennis	6/3/2021 12:41 PM
62	my kids like the helicopter	6/3/2021 12:40 PM

Lake Geneva Comprehensive Outdoor Recreation Plan Survey

63	Lots of benches and multiple varieties of children's activities and there is plenty of shade ... additionally it's fenced in which provides a sense of safety for parents	6/3/2021 12:20 PM
64	It's the closest to home and has lots of parking. Always clean and has some shady areas available.	6/3/2021 12:17 PM
65	We don't have a favorite. They all need improvements.	6/3/2021 12:01 PM
66	Has the most tranquility to be able to take a hike or walk with a dog.	6/3/2021 11:41 AM
67	Quiet	6/3/2021 11:20 AM
68	beautiful natural area - needs some TLC	6/3/2021 11:17 AM
69	On the water	6/3/2021 7:45 AM
70	Because I love the beach and that it is limited to those who will pay for the usage.	6/1/2021 5:21 PM
71	View of the lake	6/1/2021 12:33 PM
72	Closest to home	6/1/2021 6:29 AM
73	view and benches	5/31/2021 9:43 PM
74	Nice bathrooms	5/31/2021 7:38 PM
75	Most activities for my family and myself	5/31/2021 5:42 PM
76	wonderful views and ample park benches, shade	5/31/2021 12:10 PM
77	view of the lake, shade	5/31/2021 11:58 AM
78	Closest to lake and has small pier for kayaking	5/31/2021 11:42 AM
79	tourists have not found this Gem of a Park.	5/31/2021 11:39 AM
80	Live music in the summer	5/31/2021 5:50 AM
81	We enjoy the lake.	5/30/2021 8:56 AM
82	I like the beach	5/30/2021 8:29 AM
83	The beach is beautiful and clean	5/30/2021 8:18 AM
84	largest space different things kids can do	5/30/2021 6:55 AM
85	Proximity to home	5/29/2021 11:53 PM
86	Closed to home	5/29/2021 11:53 PM
87	The lakefront and the ability to put down a blanket and just hang out.	5/29/2021 11:13 PM
88	The lake to watch the boats in the summer and the beach	5/28/2021 11:41 PM
89	Out of the city	5/28/2021 9:39 AM
90	Walk with the lake view. And dog park at sun field. But it needs maintenance.	5/28/2021 9:14 AM
91	Closest to home & great exercise to walk	5/25/2021 9:50 PM
92	The covered areas	5/25/2021 3:29 PM
93	It's lovely and cooler with the water running through it. Also, it is dog (on leash) friendly.	5/25/2021 9:00 AM
94	Location	5/24/2021 2:17 PM
95	Beautiful view, space to sit and enjoy a picnic	5/24/2021 2:06 PM

Q17 Do you have any concerns about safety or accessibility in any of our parks?

Answered: 121 Skipped: 102



ANSWER CHOICES	RESPONSES	
Yes	27.27%	33
No	72.73%	88
TOTAL		121

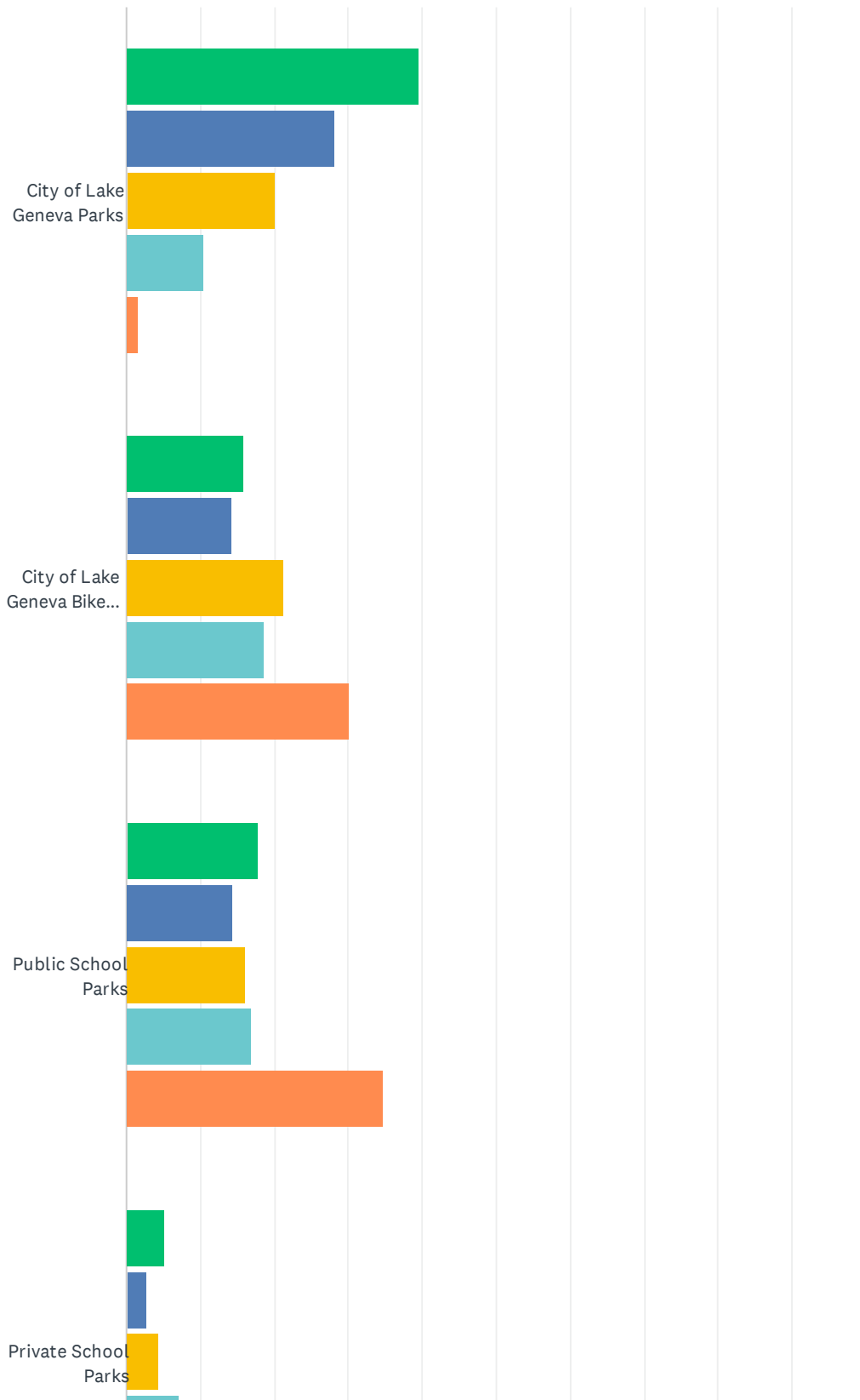
#	IF YES, PLEASE DESCRIBE THE NAME OF THE PARK AND THE CONCERN.	DATE
1	The ground materials are not soft. The equipment seems dated and often broken.	6/30/2021 8:34 AM
2	Unleashed dogs.	6/28/2021 9:17 PM
3	Crime is up all over the US, soon it will be up in Lake Geneva.	6/25/2021 6:26 AM
4	Where can you park close and sit in a peaceful park anywhere downtown?	6/21/2021 9:24 AM
5	But I was not aware of all of them.	6/20/2021 9:33 PM
6	Dog park at lake front park. West end park.	6/20/2021 6:21 PM
7	The nicest parks are the most crowded with tourists. It seems that the city prioritizes the non-citizens	6/20/2021 3:02 PM
8	Big Foot Beach next to road	6/17/2021 7:07 AM
9	bigfoot state park - the beach is non functional and unsafe.	6/17/2021 6:49 AM
10	Don't get me going!	6/13/2021 7:50 PM
11	Accessibility! Reading the list of parks on the preceding page - I've never even heard of most of these parks. Are they marked? How would anyone know to find them or that they are allowed to use these spaces and they're not just the edge of someone's lawn? I called the city several years ago and asked about one park I'd seen mention of online - something on Madison street but I don't recall the address. The man I spoke with told me a general idea of where it was and said "I guess you could throw a ball there" but there was literally nothing to mark the boundaries of said "park" and we gave up. Too bad, these properties seem close to a lot of residents that could be making good use of them!	6/13/2021 7:37 PM
12	Four Season boardwalk needs to be repaired. Signage needs updating also.	6/10/2021 8:30 PM
13	Bathrooms	6/6/2021 1:13 PM

Lake Geneva Comprehensive Outdoor Recreation Plan Survey

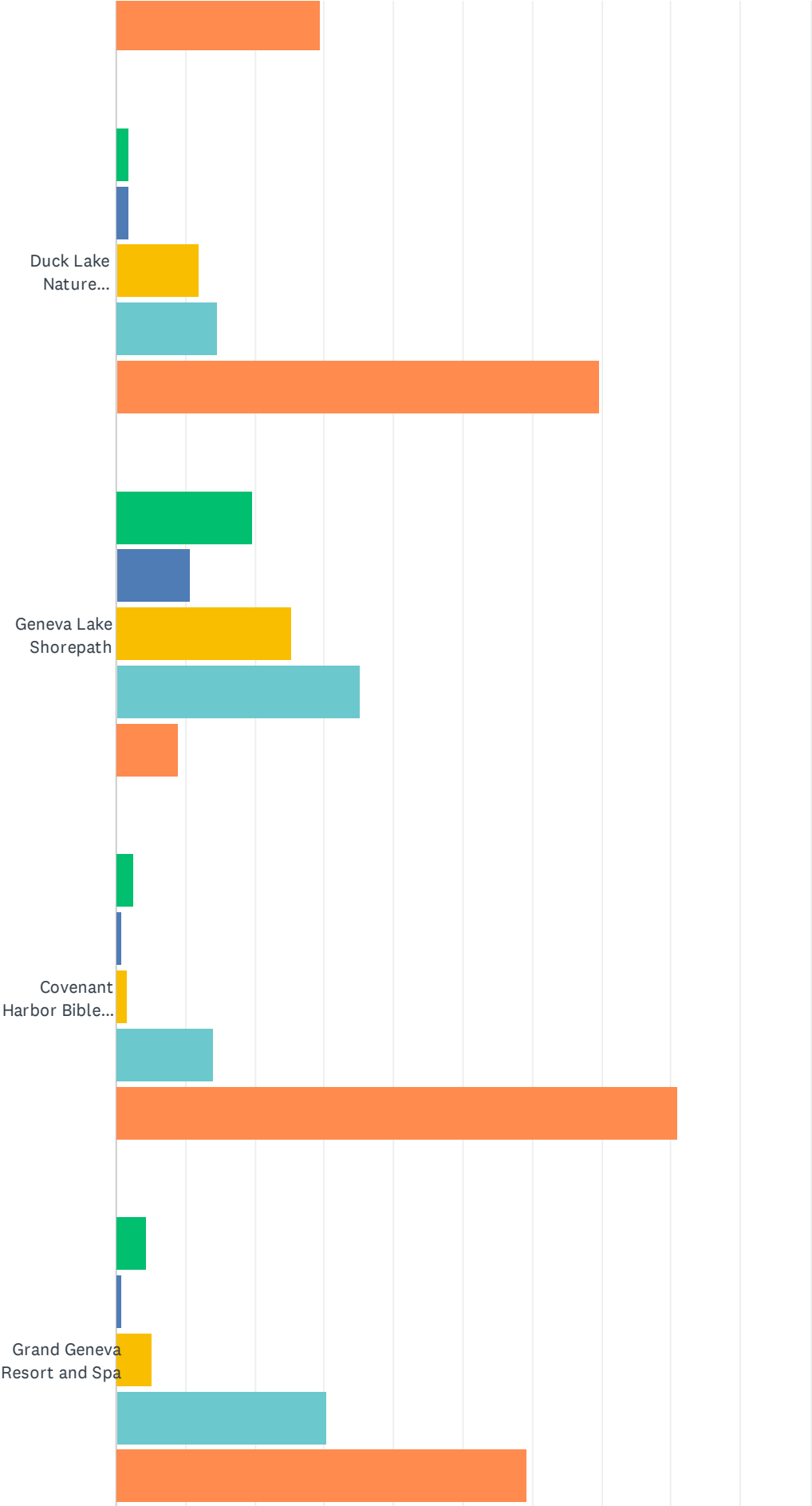
14	Too often you cater to tourists from out of town instead if the year-round residents. It's time to make coming into downtown easier for our residents. Making parking impossible with the strict 2 hour, or a couple of minutes if you need to run an errand, makes enjoying the larks hard. You should encourage locals to use our parks and area just as much as tourists. Because of the poor choices and attitudes that locals so that matter many locals just stay away. It's time you made locals important as they pay your property taxes, support businesses in the winter when tourism is down, and many have been in the community for years, and some for their lifetime!	6/6/2021 8:29 AM
15	Rushwood park REALLY needs to be updated and the very ugly cement tubes removed. All they attract is animals ! It really is NOT family oriented at all and needs attention !	6/5/2021 8:48 PM
16	They don't seem very well maintained. Everything for playground equipment is very old	6/5/2021 8:01 PM
17	Pioneer cemetery is beautiful, many people visit, but is in badly needed help with stones falling, broken.	6/5/2021 9:09 AM
18	Rushwood and Veteran's both have broken and unsafe play equipment. There are no accessible playgrounds in city of Lake Geneva parks. We often visit local school playgrounds as they have accessibility.	6/4/2021 9:53 PM
19	Surface Material better Not gravel or wood chips	6/4/2021 9:07 AM
20	Flat iron park parking	6/3/2021 10:22 PM
21	The playground on Townline is all rusty and in bad shape. Even though it is the closest playground to our home, we never go there for the playground.	6/3/2021 4:06 PM
22	Crossing 120 to get to veterans pa	6/3/2021 3:05 PM
23	Bathrooms need to be open before tourist seasons at all parks and cleaned more often as well as fencing parks in	6/3/2021 12:24 PM
24	Yes, all of them. Just take a look around any of them. You can easily see improvements that need to be made.	6/3/2021 12:06 PM
25	Dog park near Eastview school needs modifications, it would be really good if it was split into a smaller dog and big dog area.	6/3/2021 11:51 AM
26	Veterans Park: the equipment is run down and there seems to always be strange activity going on in the parking lot. The last time I took my children there, there was an older man in a car staring at us and as soon as we started walking towards the play equipment he followed. We continued back to our vehicle and called the police. Many friends have said they have had the same experience.	6/3/2021 11:24 AM
27	On road biking is not safe in LG. Need more off road options	6/3/2021 7:49 AM
28	See above as to fishing off the folks. In addition, the no smoking ban at the Riviera Beach is not enforced and all along the grassy area and in the parks; there are countless smokers and it is very unpleasant in peak times and the second hand smoke dangerous.	6/1/2021 5:24 PM
29	Parking	5/31/2021 7:42 PM
30	Bike trail behind the ridges is quite secluded	5/28/2021 9:19 AM
31	We need Sidewalks, or walking Path on North Side of Veterans Park. It is very dangerous to walk along Park Drive with all the traffic & Semi Traffic!!!	5/25/2021 9:56 PM
32	The playground equipment needs to be upgraded/replaced.	5/24/2021 2:19 PM
33	Skateboard park	5/24/2021 2:08 PM

Q18 Excluding winter months, on average how often do you or members of your household visit or use...?

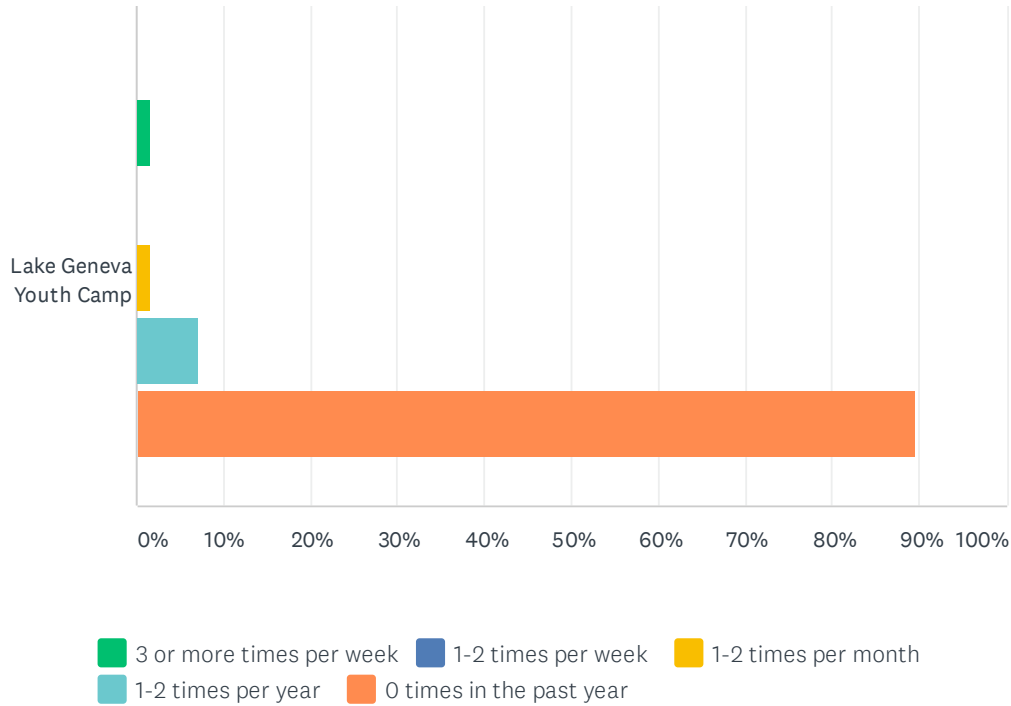
Answered: 126 Skipped: 97



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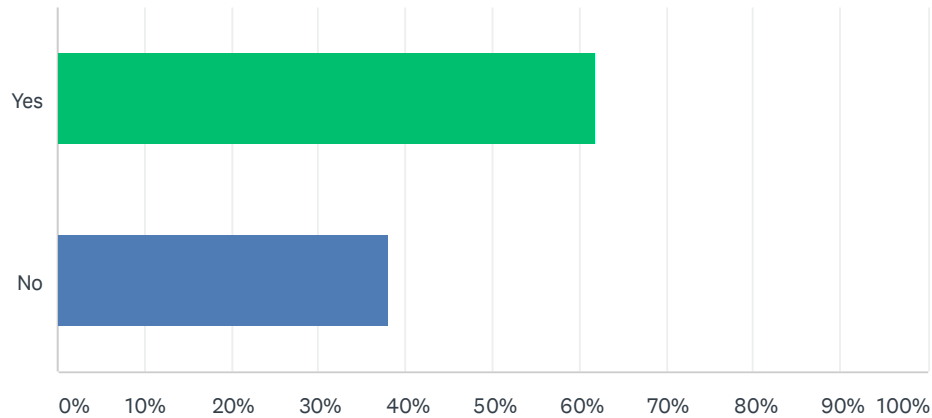
	3 OR MORE TIMES PER WEEK	1-2 TIMES PER WEEK	1-2 TIMES PER MONTH	1-2 TIMES PER YEAR	0 TIMES IN THE PAST YEAR	TOTAL	WEIGHTED AVERAGE
City of Lake Geneva Parks	39.52% 49	28.23% 35	20.16% 25	10.48% 13	1.61% 2	124	1.74
City of Lake Geneva Bike Routes	15.93% 18	14.16% 16	21.24% 24	18.58% 21	30.09% 34	113	2.63
Public School Parks	17.80% 21	14.41% 17	16.10% 19	16.95% 20	34.75% 41	118	2.69
Private School Parks	5.26% 6	2.63% 3	4.39% 5	7.02% 8	80.70% 92	114	3.63
Walworth County Parks	11.30% 13	12.17% 14	26.09% 30	27.83% 32	22.61% 26	115	2.62
State Parks, Forests or Natural Areas	9.40% 11	13.68% 16	29.06% 34	37.61% 44	10.26% 12	117	2.49
Town Parks	12.28% 14	13.16% 15	27.19% 31	25.44% 29	21.93% 25	114	2.57
Big Foot Beach State Park	13.04% 15	5.22% 6	20.00% 23	32.17% 37	29.57% 34	115	2.78
Duck Lake Nature Area/Trail	1.83% 2	1.83% 2	11.93% 13	14.68% 16	69.72% 76	109	3.52
Geneva Lake Shorepath	19.67% 24	10.66% 13	25.41% 31	35.25% 43	9.02% 11	122	2.34
Covenant Harbor Bible Camp	2.61% 3	0.87% 1	1.74% 2	13.91% 16	80.87% 93	115	3.73
Grand Geneva Resort and Spa	4.35% 5	0.87% 1	5.22% 6	30.43% 35	59.13% 68	115	3.44
Lake Geneva Youth Camp	1.75% 2	0.00% 0	1.75% 2	7.02% 8	89.47% 102	114	3.84

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#	OTHER (PLEASE SPECIFY)	DATE
1	YMCA camps	6/30/2021 8:34 AM
2	none	6/20/2021 6:21 PM

Q19 Do you or members of your household commonly (an average of at least once per month) drive somewhere outside of the City of Lake Geneva to use specific recreational facilities?

Answered: 121 Skipped: 102



ANSWER CHOICES	RESPONSES	
Yes	61.98%	75
No	38.02%	46
TOTAL		121

#	IF YES, PLEASE SPECIFY WHERE YOU GO AND FOR WHAT ACTIVITIES/FACILITIES.	DATE
1	Fontana parks. And Big Foot Rec programs include horseback riding and Kishatoe parks	6/30/2021 8:34 AM
2	But we bike to the white river trail and bike it end to end	6/28/2021 9:17 PM
3	Dance classes	6/27/2021 9:39 AM
4	Off road bike trails or walking trails.	6/21/2021 7:29 PM
5	Kettle Moraine bike/hike trails	6/21/2021 2:36 PM
6	Kenosha lake front park, beach and sculpture park. Music at the bandshell at Kennedy's park.	6/21/2021 9:24 AM
7	kayak from Williams Bay	6/20/2021 3:02 PM
8	Walking/jogging on nice maintained trails in Kenosha Co	6/17/2021 7:07 AM
9	white river bike trail	6/17/2021 6:49 AM
10	Elkhorn public pool	6/16/2021 10:32 PM
11	My parents live in Kenosha. They have an excellent play ground called Dream Playground. It's the best we've ever been to. Would love to see something like this in LG. We also travel out of the city to go to splash pads. That would be an amazing addition!	6/16/2021 3:52 PM
12	Golf	6/16/2021 3:24 PM
13	Elkhorn	6/15/2021 4:22 PM
14	Kettle Moraine	6/13/2021 7:50 PM
15	Walworth County nature parks - White River County Park- for hiking and enjoying the river and prairies. Sometimes other town's parks and state parks for hiking, nature activities,	6/13/2021 7:37 PM

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	playgrounds, etc.	
16	Dog parks	6/10/2021 8:30 PM
17	White River trails	6/7/2021 9:58 AM
18	Kettle moraine bike trails	6/6/2021 8:29 AM
19	Elk horn pool	6/5/2021 8:01 PM
20	To beaches, expensive when you have multiple children and you live in the area but not a Lake Geneva resident.	6/5/2021 12:00 PM
21	Kishwaukee,etoe,	6/5/2021 9:09 AM
22	Fontana-bike/walking trails and parks/playgrounds Elkhorn-parks/playgrounds, recreational programming through city, and pool Burlington-parks/playgrounds, Seno conservacy and pool Williams Bay-Kishwaukee and walking paths Delavan-Pheonix Park band shell/music	6/4/2021 9:53 PM
23	Powerslake Sportsmans Club for Trap Shooting and Pistol/Rifle Shooting	6/4/2021 3:40 PM
24	East Troy Fontana	6/4/2021 9:07 AM
25	Do Kettle Moraine and Alpine Valley count? Canopy Tours is great too	6/4/2021 9:01 AM
26	Genoa City for baseball	6/3/2021 9:35 PM
27	Richmond Illinois trail conservation on Keystone Rd	6/3/2021 8:28 PM
28	Recplex-pool	6/3/2021 7:06 PM
29	Milton splash pad, Burlington outdoor pool	6/3/2021 4:29 PM
30	Linn Township park across from Reek school for the walking paths, Veterans Park in Twin Lakes for walking path, Bong State park for camping and many more.	6/3/2021 4:06 PM
31	Eagle for hiking trails, northern communities.	6/3/2021 4:05 PM
32	Ice age trail	6/3/2021 3:05 PM
33	White River Park in Lyons	6/3/2021 2:26 PM
34	Ice skating rink	6/3/2021 12:45 PM
35	Elkhorn for the public pool	6/3/2021 12:43 PM
36	williams bay park	6/3/2021 12:41 PM
37	We go out of town to swim at public pools and splash pads	6/3/2021 12:24 PM
38	Genoa city park	6/3/2021 12:18 PM
39	Yes, my children are enrolled in the Elkhorn rec department sports because we have been so disappointed in lake Geneva rec. Elkhorn has great sports and Facilities.	6/3/2021 12:06 PM
40	Genoa City Parks - playground	6/3/2021 11:59 AM
41	Go to East Troy to price park.	6/3/2021 11:51 AM
42	Kishwaukee,etoe, walking, snowshoeing	6/2/2021 1:06 AM
43	Grand Geneva and Hawks View golf courses and Grand Geneva ski facilities and White River bike path	6/1/2021 5:24 PM
44	Kettle Moraine	6/1/2021 12:35 PM
45	Kishwaukee	5/31/2021 7:42 PM
46	kettle moraine for biking and CC skiing in winter	5/31/2021 12:01 PM
47	Kettle moraine	5/31/2021 7:15 AM
48	Rec plec Kenosha - basketball State Parks-hiking, running	5/31/2021 5:52 AM
49	Kettle Moraine State Park	5/30/2021 6:06 PM

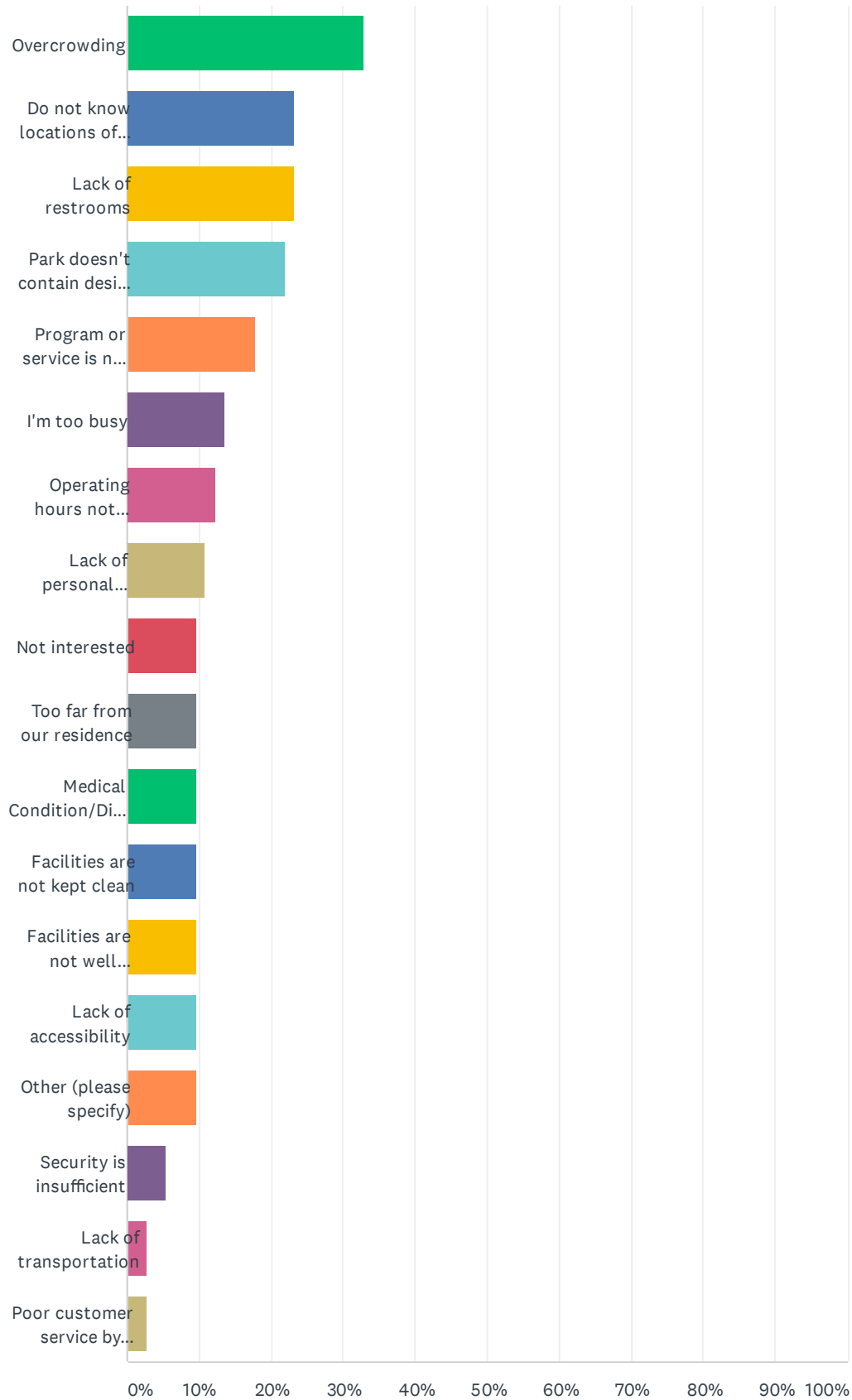
Lake Geneva Comprehensive Outdoor Recreation Plan Survey

50	Kettle moraine, alpine valley, stoughton	5/30/2021 8:37 AM
51	Genoa city to access bike trail	5/30/2021 8:20 AM
52	Spring lake for biking. Kettle moraine for hiking and biking	5/30/2021 6:58 AM
53	bike paths	5/30/2021 6:57 AM
54	Kenosha bike trails	5/29/2021 11:56 PM
55	Kenosha bike path	5/29/2021 11:54 PM
56	Silver Lake Park, Kettle Moraine (John Muir/Emma Carlin/Nordic)	5/29/2021 11:15 PM
57	Kettle marine	5/28/2021 11:45 PM
58	Downhill skiing	5/28/2021 9:41 AM
59	National parks, kettle moraine for hiking. Or other dog parks	5/28/2021 9:19 AM
60	Burlington, Elkhorn	5/24/2021 2:19 PM
61	Babe Mann Park in Elkhorn. In the summer we go to Sunset Pool in Elkhorn.	5/24/2021 2:08 PM

Q20 Are there any reasons that you or members of your household do not participate in recreational activities? If yes, check all that apply.

Answered: 73 Skipped: 150

Lake Geneva Comprehensive Outdoor Recreation Plan Survey



Lake Geneva Comprehensive Outdoor Recreation Plan Survey

ANSWER CHOICES	RESPONSES	
Overcrowding	32.88%	24
Do not know locations of facilities	23.29%	17
Lack of restrooms	23.29%	17
Park doesn't contain desired features or facilities	21.92%	16
Program or service is not available	17.81%	13
I'm too busy	13.70%	10
Operating hours not convenient	12.33%	9
Lack of personal resources (money, equipment, etc.)	10.96%	8
Not interested	9.59%	7
Too far from our residence	9.59%	7
Medical Condition/Disability	9.59%	7
Facilities are not kept clean	9.59%	7
Facilities are not well maintained	9.59%	7
Lack of accessibility	9.59%	7
Other (please specify)	9.59%	7
Security is insufficient	5.48%	4
Lack of transportation	2.74%	2
Poor customer service by staff	2.74%	2
Total Respondents: 73		

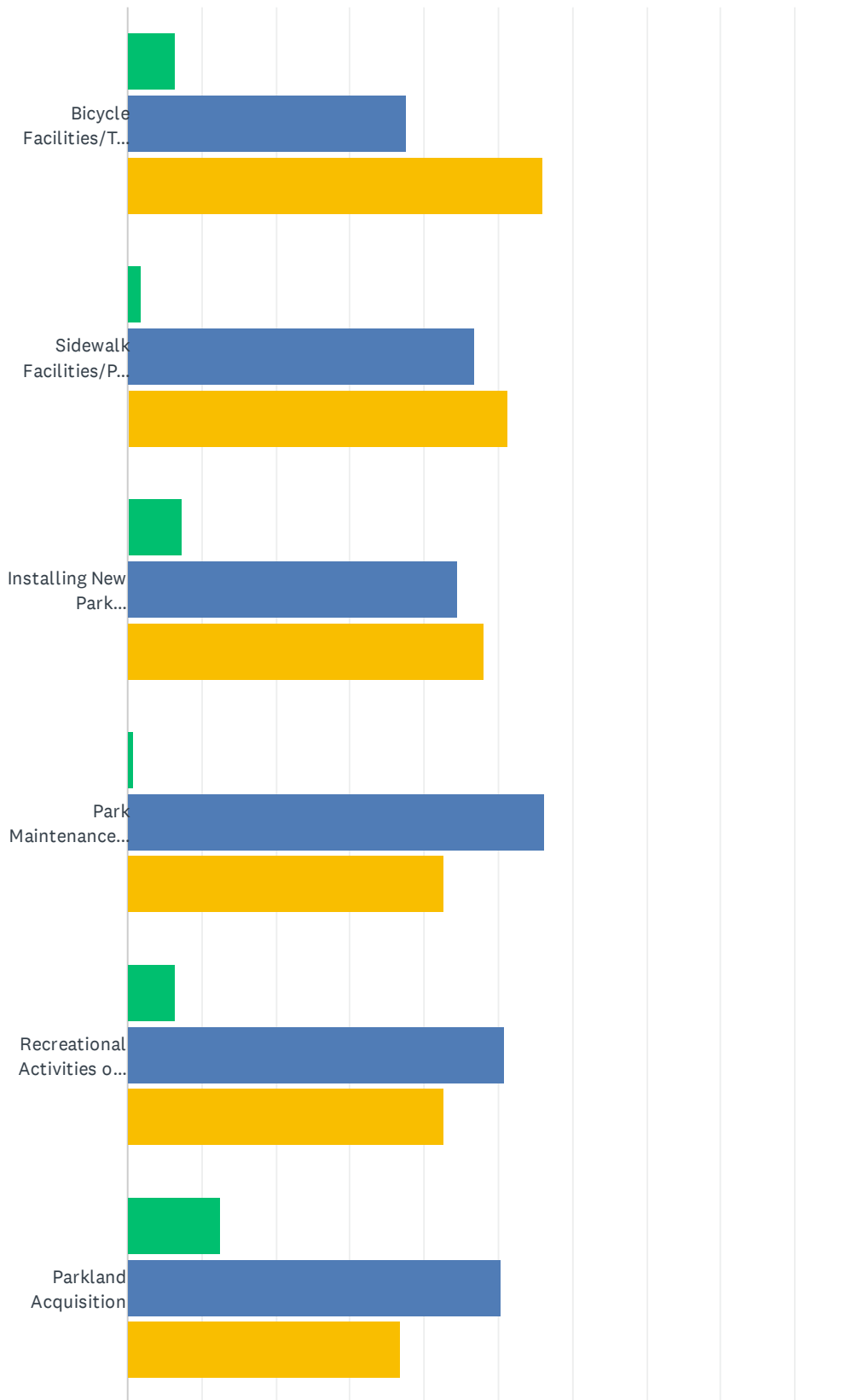
#	OTHER (PLEASE SPECIFY)	DATE
1	Poor sidewalks or no sidewalks when walking to the downtown	6/21/2021 9:24 AM
2	There just aren't many offerings here in town. Lake Geneva needs a Parks and Recreations department. Elkhorn would provide a good model for the sort of offerings that residents and youth would benefit from. The beach here is great but swimming lessons are only during the day on weekdays (though we are grateful for the water safety patrol, they offer a great program!) Some of the parks and the sledding hill are really nice too BUT there's no way to reserve a shelter without going through a lengthy permit process! Again, similar small towns like Elkhorn and Burlington provide a nice model for ease and affordability in reserving picnic shelters and nice indoor facilities as well. No one could afford to rent the Riviera for say, a family picnic or baby shower and Lake Geneva is sorely lacking in this. And again, other than the schools community education programs (great but at difficult times and impossible for someone with no car to get to at LGMS) the city offers literally NO recreational programs or classes. I do not consider any YMCA offerings to be be City of Lake Geneva programs provided for its residents and I hope there are plans to separate from the YMCA and whatever (hopefully small) city funding has been given to the YMCA	6/13/2021 7:37 PM
3	Knees hurt	6/4/2021 10:32 PM
4	These are all reasons we go to other communities often for recreation vs staying solely in LG.	6/4/2021 9:53 PM
5	Lack of free parking	6/4/2021 2:37 PM
6	Covid	6/3/2021 7:08 PM

7 Since the city began charging for beach passes, we no longer go to the Riviera beach

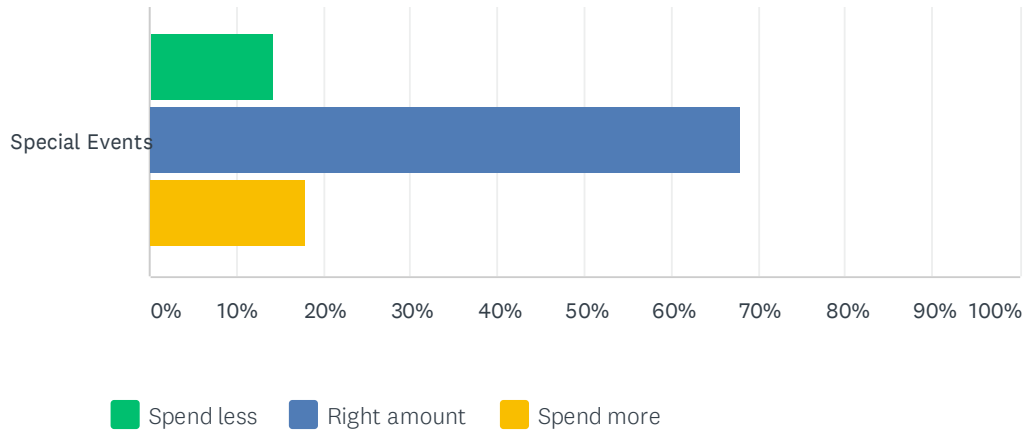
6/3/2021 7:06 PM

Q21 Please indicate whether you think the City should spend less, spend more, or if current funding is the right amount for the following:

Answered: 115 Skipped: 108



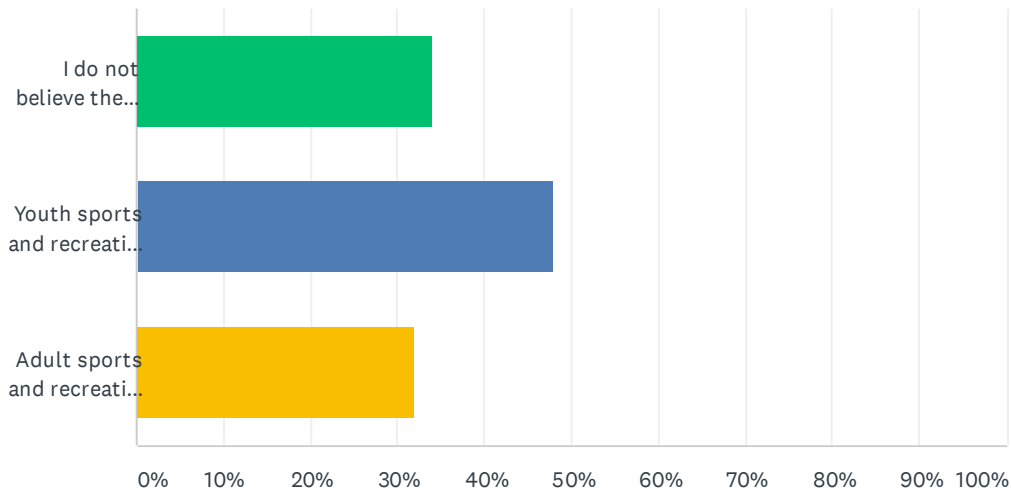
Lake Geneva Comprehensive Outdoor Recreation Plan Survey



	SPEND LESS	RIGHT AMOUNT	SPEND MORE	TOTAL
Bicycle Facilities/Trails	6.42% 7	37.61% 41	55.96% 61	109
Sidewalk Facilities/Pedestrian Enhancements	1.80% 2	46.85% 52	51.35% 57	111
Installing New Park Facilities/Equipment	7.27% 8	44.55% 49	48.18% 53	110
Park Maintenance (maintain existing grounds/facilities)	0.91% 1	56.36% 62	42.73% 47	110
Recreational Activities or Programs	6.48% 7	50.93% 55	42.59% 46	108
Parkland Acquisition	12.62% 13	50.49% 52	36.89% 38	103
Special Events	14.15% 15	67.92% 72	17.92% 19	106

Q22 If you would like the City to spend more on recreational programming, which programs should be subsidized? (select all that apply)

Answered: 94 Skipped: 129



ANSWER CHOICES	RESPONSES	
I do not believe the City should spend more on recreational programming	34.04%	32
Youth sports and recreation (e.g. volleyball, dance, karate, baseball, softball)	47.87%	45
Adult sports and recreation (e.g. karate, racquetball, softball)	31.91%	30
Total Respondents: 94		

Q23 Please use the space provided below to identify a type of new recreation program or service that the City should consider offering.

Answered: 46 Skipped: 177

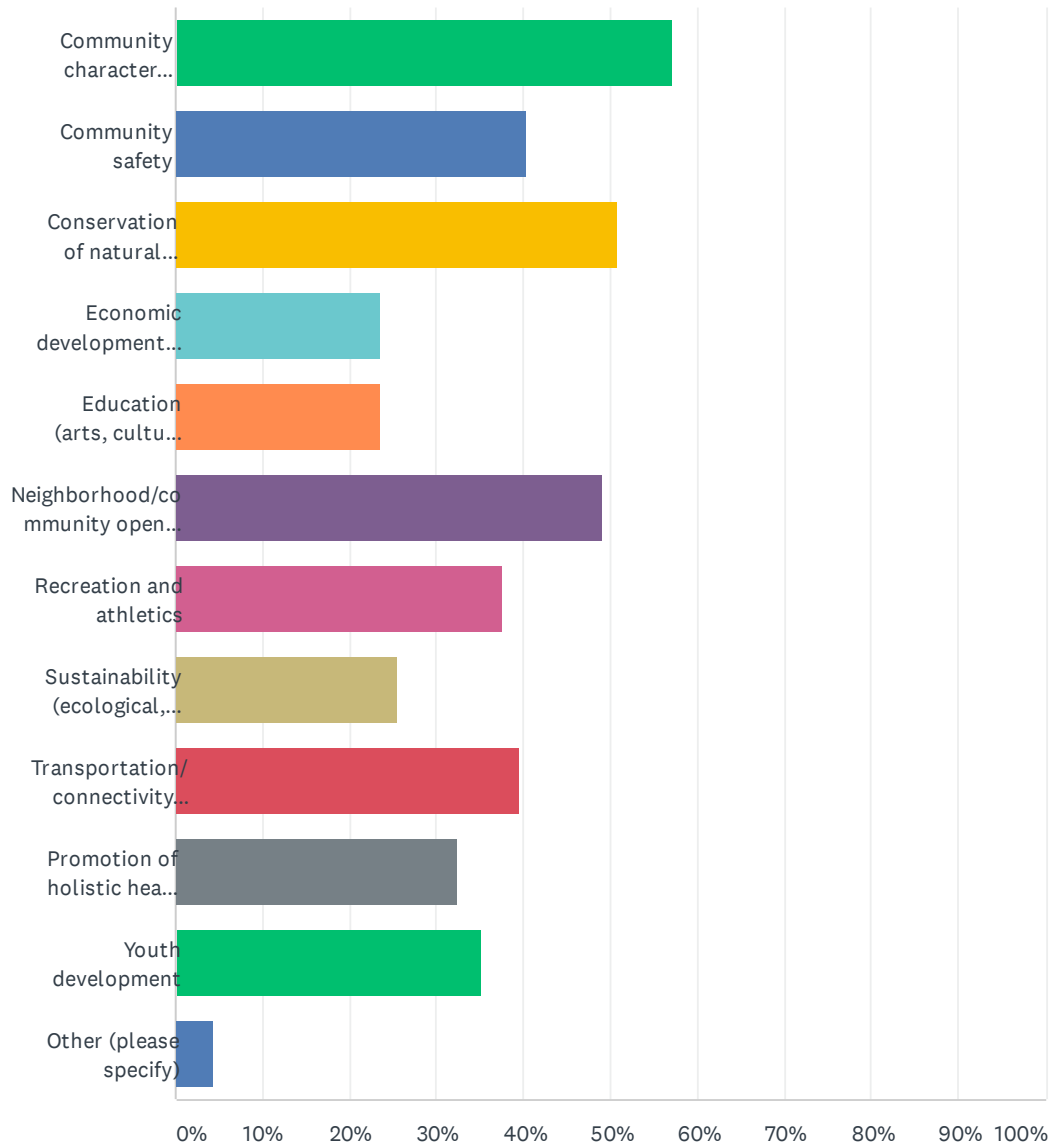
#	RESPONSES	DATE
1	Check of Big Foot Rec plan.	6/30/2021 8:37 AM
2	None. Bike paths should not be expanded until existing paths are repaired and maintained. Path next to the YMCA is in desperate need of reconstruction.	6/22/2021 11:12 AM
3	Any adult league offerings or taking over from the YMCA.	6/21/2021 9:10 PM
4	Developing Hillmoor into the Central Park of Lake Geneva. Something that would get better with time and geared for local use.	6/21/2021 2:41 PM
5	Outdoor pool, splash park, walking trails, picnic areas for residents, neighborhood focused park areas. Too much emphasis on the downtown. Let's strengthen the local people's needs. Take a look at the parks in Savanna Georgia or Chicago's Millennial Park.	6/21/2021 9:40 AM
6	I'd like to see the equivalent to the Kishwaukee Nature Preserve in Hillmoor. Plantings, identification walks, gatherings at sunset for bird watches, etc.	6/20/2021 3:07 PM
7	Community outdoor pools	6/17/2021 10:06 AM
8	ice skating outdoors - flat iron park rink was a good try but too small and did not have a warming shelter. if riviera were open during the winter with coffee and hot chocolate, a rink on the lake would be perfect.	6/17/2021 6:50 AM
9	Splash pad, inclusive playground	6/16/2021 3:55 PM
10	Pickleball. Popularity is high for all ages	6/16/2021 12:59 PM
11	Par courses	6/15/2021 8:06 AM
12	The city should be focusing on educational and recreational programs other than just sports. Classes, arts, social programs for older adults, families, and youth. Please see my previous answer regarding facilities.	6/13/2021 7:52 PM
13	Soccer	6/9/2021 12:32 PM
14	Pickle Ball	6/6/2021 7:24 PM
15	The YMCA is doing a great job.	6/6/2021 3:13 PM
16	A time for the Riviera to be reserved for locals only. Give some perks to those who support your town year-round.	6/6/2021 8:35 AM
17	Community outdoor pool or splash pad	6/5/2021 8:04 PM
18	An outdoor pool, aquatic center	6/5/2021 12:08 PM
19	I think Pioneer Cemetery needs some help!! It is a historical attraction, and the headstones could use some propping up, etc. we see lots of tourists going there.	6/5/2021 8:50 AM
20	Pickle ball courts and more for seniors	6/5/2021 5:29 AM
21	Create a campus like setting for recreational activities that have both public and private facilities and that you can walk or ride your bike to downtown and the lakefront.	6/4/2021 2:41 PM
22	More walking trails, gymnastics program/gym, lake geneva's own soccer club for youth	6/3/2021 9:38 PM
23	Pickleball	6/3/2021 7:14 PM
24	Free beach passes once again to residents.	6/3/2021 7:11 PM

Lake Geneva Comprehensive Outdoor Recreation Plan Survey

25	More opportunities to take a course or class that uses the many recreational facilities our city has access to.	6/3/2021 5:01 PM
26	Splash pad and outdoor pool	6/3/2021 4:30 PM
27	Nature and art based programs. Concerts in an amphitheater	6/3/2021 4:27 PM
28	Soccer fields for hosting tournaments. Lake Geneva would be a draw for these youth teams to come to. Indoor facility for football, baseball and soccer training and availability.	6/3/2021 4:08 PM
29	utilize Hillmore property for something other than frisby golf. Walking trails, ampitheatre?	6/3/2021 2:38 PM
30	Ice hockey.	6/3/2021 12:46 PM
31	Public Pool would be nice and maybe more tennis courts and or public work out areas like they have in janesville	6/3/2021 12:45 PM
32	We should have multiple splash pads, pools and more youth programs, dance, soccer, karate, softball, archery, more summer camps spots more kids workshops more options like other park districts for classes and recreation for children so we don't have to go to other cities once the ymca fills up immediately upon opening sign up	6/3/2021 12:31 PM
33	pool or splash pad!	6/3/2021 12:00 PM
34	I believe playground equipment, similar to Manning Way & Stoneridge should be considered for the Meadowland Subdivision (Joshua Lane, Andria Drive, Heather Court) in the open circle at the entrance of Subdivision	6/3/2021 11:30 AM
35	ice rinks and hockey facilities	6/1/2021 5:27 PM
36	Perhaps use hillmoor property for public rec use	6/1/2021 6:31 AM
37	golf course at hiilmoor	5/31/2021 9:48 PM
38	Off road cying	5/30/2021 1:06 PM
39	Improve bike and pedestrian lanes. Make this a walkable/bikeable community.	5/30/2021 8:38 AM
40	Walking trails	5/30/2021 8:32 AM
41	Outdoor mountain biking or paved bike paths	5/30/2021 7:01 AM
42	More like trails	5/29/2021 11:58 PM
43	Not sure/no opinion.	5/29/2021 11:21 PM
44	Outdoor pool	5/28/2021 9:42 AM
45	No comment at this time	5/25/2021 9:59 PM
46	Outdoor Pool	5/24/2021 2:10 PM

Q24 Parks, recreation and open spaces provide a multitude of benefits. From the following list, please select up to FIVE benefits that are MOST IMPORTANT to you and your household.

Answered: 114 Skipped: 109



Lake Geneva Comprehensive Outdoor Recreation Plan Survey

ANSWER CHOICES	RESPONSES	
Community character (quality of the built environment, neighborhoods, streetscapes, etc.)	57.02%	65
Community safety	40.35%	46
Conservation of natural areas	50.88%	58
Economic development (helping the City become more vibrant, attracting businesses and people)	23.68%	27
Education (arts, culture, science, etc.)	23.68%	27
Neighborhood/community open space for social interactions and play (creating a sense of community/brining people together)	49.12%	56
Recreation and athletics	37.72%	43
Sustainability (ecological, fiscal and social equity)	25.44%	29
Transportation/connectivity (e.g., bike lanes, greenways)	39.47%	45
Promotion of holistic health (physical, social engagement, psychological), wellness, and fitness	32.46%	37
Youth development	35.09%	40
Other (please specify)	4.39%	5
Total Respondents: 114		

#	OTHER (PLEASE SPECIFY)	DATE
1	senior accomodation	6/17/2021 6:15 PM
2	A	6/17/2021 6:58 AM
3	We really need a Parks and Recreation department please	6/13/2021 7:52 PM
4	Every one of these are so important I can't pick just 5	6/5/2021 5:29 AM
5	Save Hillmoor for our residents of the city	5/31/2021 11:45 AM

Q25 Please use this space to provide any other comments relating to pedestrian, bicycle, park and recreation services or facilities in the City of Lake Geneva.

Answered: 27 Skipped: 196

#	RESPONSES	DATE
1	Please take back the Hillmore Course. That area is needed for park and rec And maybe even a botanic garden	6/30/2021 8:37 AM
2	We are a resort city advertising bike paths, frisbee golf and bocce ball. Most residents don't even know about the bocce ball courts, the frisbee golf course is sorely in need of a good cleanup and a regular maintenance schedule, and the bike paths lack signage, lead to nowhere with no warning, and are dangerous in spots. The city needs a budget that will allow maintenance of what we have before we add more. Every alderperson need to view the Y to Curtis Street bike path first hand. It's a lawsuit waiting to happen!	6/28/2021 9:23 PM
3	This survey is too long and is designed for zero meaningful feedback.	6/21/2021 9:10 PM
4	Stop overdeveloping our small town. It is becoming more crowded due to covid and overdevelopment. There will be a breaking point where it loses its small town feel and appeal traffic is getting worse all the time and its outpacing the infrastructure	6/21/2021 2:41 PM
5	I am very disappointed in the overall park planning that exist for the city. Where could I walk to within a mile and sit on a bench and relax? Where can I take my grandchildren to swim without a huge crowd? Where is the emphasis on neighborhoods? Each area/ neighborhood should have its own park. I can't go to the school parks during school hours so please don't list them as city parks. The downtown area has parks for the visitors. So please don't count them on your list of parks either. Think ahead and be ambitious about the future of this town's parks. Think land acquisition for the future generations.	6/21/2021 9:40 AM
6	It is hard to walk and bike in Lake Geneva. It would be good to increase sidewalks and biking lanes.	6/20/2021 3:07 PM
7	we have hundreds of acres of parks currently. some need improvement (Bigfoot), some need to be free to residents (paid for with our property taxes-beach). before we spend millions to add more (buying hillmoor) let's take care of what we have currently. let's collaborate with the state to make Bigfoot the best in the state.	6/17/2021 6:50 AM
8	Please see my previous answers, but a Parks And Recreation Department would be the correct first step. We don't have any recreation, social, or course offerings provided by the City of Lake Geneva at this time. I see mentioned a "partnership" with the YMCA which is concerning because of their membership fees and that non members pay more for things- also being a religious / private organization is VERY concerning. City Parks and Recreation should be provided for and available to everyone equally! I hope this is being addressed. Youth and older adults need classes, clubs, lessons, etc. Residents should have access to public facilities such as reservable picnic shelters and parks buildings with bathrooms etc year round. Bike and pedestrian safety are a big concern, it's just not safe to cross most of the busy streets. Enforcement at the crosswalks would help as would dedicated bike lanes and adding in sidewalks where they are missing for example, Wells St.	6/13/2021 7:52 PM
9	Two lights post for tennis courts at Maple Park do not turn on as they seem to be broken.	6/6/2021 7:24 PM
10	Lets make our city as pedestrian and bike friendly and safe as possible! too many drivers don't watch or pay any attention!	6/6/2021 4:57 PM
11	We need to keep adding and spend money on maintenance. We need to make RESIDENTS aware of the parks.	6/6/2021 3:13 PM
12	Pioneer Cemetery, where we have Veterans from all wars could use an expert in gravestone installation to upright fallen stones, gravesights.	6/5/2021 9:14 AM

Lake Geneva Comprehensive Outdoor Recreation Plan Survey

13	More organized activities for seniors. A community building for education, card games, music, plays, etc	6/5/2021 5:29 AM
14	When our tax money is used for these services, then we are further charged, we end up not using at all and spend money elsewhere. When we had the opportunity for free beach passes, we spent money on enrolling kids in swim lessons with WSP, then would frequent downtown businesses on lesson days and beach days. Now, we stay away from beach and downtown-alienated as citizens in our town.	6/3/2021 7:11 PM
15	We have many areas in our city that are well traveled by local citizens but do not have paved areas for better access. There are very few sidewalks outside of the downtown area.	6/3/2021 5:01 PM
16	I wish the Never Say Never Playground would receive more donations from the city so that it can finally be built. I feel like it is an embarrassment that Lake Geneva does not have an accessible playground.	6/3/2021 4:11 PM
17	The roads/allies in the subdivision by East view are terrible. They started re-paving last year and have done some curb work, but never finished...Spring street in particular. Makes you not want to bike around or walk around at least not at all in the dark. You could roll and ankle in some of the pot holes.	6/3/2021 2:38 PM
18	The ymca fills fast and there is not many other options for smaller children to participate in summer time activities and with the beach being so expensive and no pools or splash pads we often go to other towns to participate in their activities and use their pools or splash pads	6/3/2021 12:31 PM
19	I believe playground equipment, similar to Manning Way & Stoneridge should be considered for the Meadowland Subdivision (Joshua Lane, Andria Drive, Heather Court) in the open circle at the entrance of Subdivision. There are roughly 40 houses in our subdivision with roughly 45 kids (and growing) in our subdivision. Majority of those kids being under the age of 16. Playground equipment would benefit our subdivision kids immensely.	6/3/2021 11:30 AM
20	Need more and safer cycling to all communities around the lake	6/2/2021 1:09 AM
21	Please plant more parkway and park trees to continue to replace all the ash that have died and other species that have been removed, eaten by beavers, etc.	6/1/2021 5:27 PM
22	acquire the hillmoor property	5/31/2021 9:48 PM
23	Fort Atkinson has a nice bike path Riverwalk that goes through the town	5/31/2021 5:55 AM
24	Pedestrian and bicycle paths need attention in Lake Geneva. Residents need outdoor space to safely walk and bike. Long connected safe paved dedicated walk and bike paths/trails are necessary	5/30/2021 7:01 AM
25	Lake Geneva is missing out on a huge opportunity in regards to bike infrastructure. The Heart of Vilas trail network should be a blueprint for the area. Imagine trails going from LG to Williams Bay, Elkhorn, Walworth, etc. A lake loop would be a huge selling point. Biking would provide a great benefit to the area especially in the spring/fall when the lake tourism is down. The amount/condition of the current trails is shameful.	5/29/2021 11:21 PM
26	Although I do not use the bike paths, I have acquaintances that feel the bike paths and the frisbee golf park areas are very run down and disappointing for a City of our caliber.	5/27/2021 12:41 PM
27	Our sidewalks are in major need of fixing	5/24/2021 2:21 PM

Appendix B

PARK & OPEN SPACE CLASSIFICATIONS

PARK & OPEN SPACE CLASSIFICATIONS

Park & Open Space Classifications are used in this CORP to classify the existing parks and recreation system and to guide plans for its future development. Definitions for the classification of parks and facilities are generally based upon National Recreation and Park Association (NRPA) guidelines.

B.1 PARK & OPEN SPACE CLASSIFICATIONS

Mini-Park

Also sometimes referred to as a "Tot Lot" or "Pocket Park" typically located on a small lot, generally a ¼ acre or less, within a residential neighborhood or commercial business district. Often these sites were originally intended for residential use, but due to various factors (e.g. poor lot design, environmental concerns, etc.), have been converted to a park. Mini-parks generally lack any active recreational facilities and may be limited to gardens, benches, gazebos, fountains, or other small social gathering facilities. Mini-parks typically do not have off-street parking or restroom facilities. Over time they may develop into neighborhood playgrounds.

Desirable size: 1.5 acres or less
Service Area: 1/4 mile radius

Neighborhood Parks

A neighborhood park mainly serves the active recreational needs of children from 5 to 15 years of age, and it may offer passive recreation opportunities to adults. Neighborhood parks typically consist of one or more playground apparatus, small green space/general purpose fields, shelter facilities, grills, basketball courts, ball diamonds and associated benches.

Desirable size: 3 to 10 acres
Service Area: 1/2 mile radius

Community Parks

The community park is intended to serve the active and passive recreational needs of a number of neighborhoods or a medium-sized municipality. It provides more unique facilities than a neighborhood park. Examples include parks designed specifically for court games (tennis, basketball, pickleball, etc.), field games (soccer, football, ultimate frisbee) or ball games (softball,

baseball). However, community parks usually also offer areas for passive recreation use such as wood areas and walking trails, scenic lookouts, botanical gardens, multiple shelters, grills, and picnic areas. Unique active use facilities may include band shells and aquatic facilities. Off-street parking areas for vehicles and bicycles, permanent restroom facilities, shower facilities, and lighting are common.

Desirable size: 25 or more acres
Service Area: 1.5 mile radius

Special Use Parks

A special use park is often designed as a revenue-generating enterprise created to satisfy demand for a particular sport, recreational activity, or special event. A special use park may also be a sports park combined with enterprise activities and administered as a community recreation resource. Certain recreational facilities such as disc golf courses, golf courses, race tracks, municipal pools and waterparks, fishing areas and marinas might be considered special purpose parks. Less active uses may include community gardens or veteran memorials. Special use parks may be combined with community parks. Supporting facilities (off-street parking, restrooms, etc.) will vary based on the user needs.

Desirable size: Varies - depends on function
Service Area: Varies - depends on function

Nature Preserves

Nature preserves may be established to conserve forest lands, marshlands, floodplains, prairies, wildlife habitats, and other areas having cultural, scenic, or natural values. Such areas are usually provided by county, state, or federal governments and have the primary function of wildlife and resource protection. Nature preserves usually include large tracts of land that are undeveloped or have limited development, although some improvements may be provided which are incidental to the enjoyment of the property. Improvements are usually located in one section on the property so that the area remains largely undeveloped. Improvements may include parking areas, interpretive centers, and restrooms. Hunting may be a primary recreational activity in such areas. Other recreational uses might include backpacking, camping, trail use, picnicking, and bird watching.

Desirable size: Varies - depends on function
Service Area: Varies - depends on function

Greenbelts

The greenbelt has basically the same characteristics and functions as the reservation or preserve; however, a greenbelt may be used to shape urban development. It may be a buffer between an urban area and surrounding rural areas and may connect parks within an urban area.

Desirable size: Varies - depends on function
Service Area: Varies - depends on function

Appendix C

PARKS & RECREATION MAPS

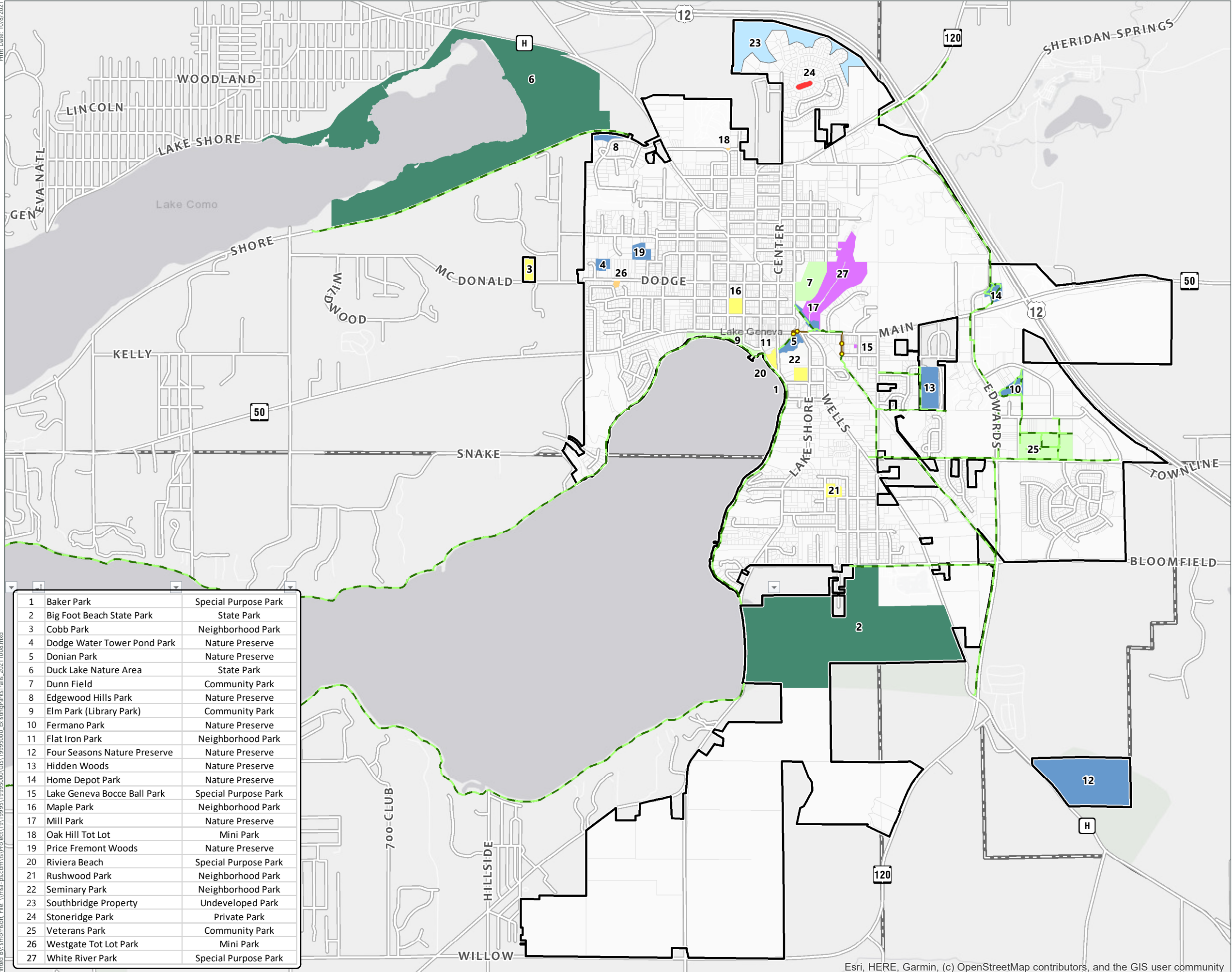
Existing Parks and Trails

Lake Geneva CORP Study

City of Lake Geneva
Walworth County, WI

- Existing Path
- Future Path
- On Street Bike Trail
- Streets
- Parcel Boundary
- City of Lake Geneva
- Municipal Boundary
- Park Class MSA**
 - Community Park
 - Mini Park
 - Nature Preserve
 - Neighborhood Park
 - Private Park
 - Special Purpose Park
 - State Park
 - Undeveloped Park

Data Sources:
Walworth County GIS (2021)
Parks and Trails: Verbicher/Kapur and Associates (2021)
Basemap: ESRI



1	Baker Park	Special Purpose Park
2	Big Foot Beach State Park	State Park
3	Cobb Park	Neighborhood Park
4	Dodge Water Tower Pond Park	Nature Preserve
5	Donian Park	Nature Preserve
6	Duck Lake Nature Area	State Park
7	Dunn Field	Community Park
8	Edgewood Hills Park	Nature Preserve
9	Elm Park (Library Park)	Community Park
10	Fermano Park	Nature Preserve
11	Flat Iron Park	Neighborhood Park
12	Four Seasons Nature Preserve	Nature Preserve
13	Hidden Woods	Nature Preserve
14	Home Depot Park	Nature Preserve
15	Lake Geneva Bocce Ball Park	Special Purpose Park
16	Maple Park	Neighborhood Park
17	Mill Park	Nature Preserve
18	Oak Hill Tot Lot	Mini Park
19	Price Fremont Woods	Nature Preserve
20	Riviera Beach	Special Purpose Park
21	Rushwood Park	Neighborhood Park
22	Seminary Park	Neighborhood Park
23	Southbridge Property	Undeveloped Park
24	Stoneridge Park	Private Park
25	Veterans Park	Community Park
26	Westgate Tot Lot Park	Mini Park
27	White River Park	Special Purpose Park

Park Service Areas

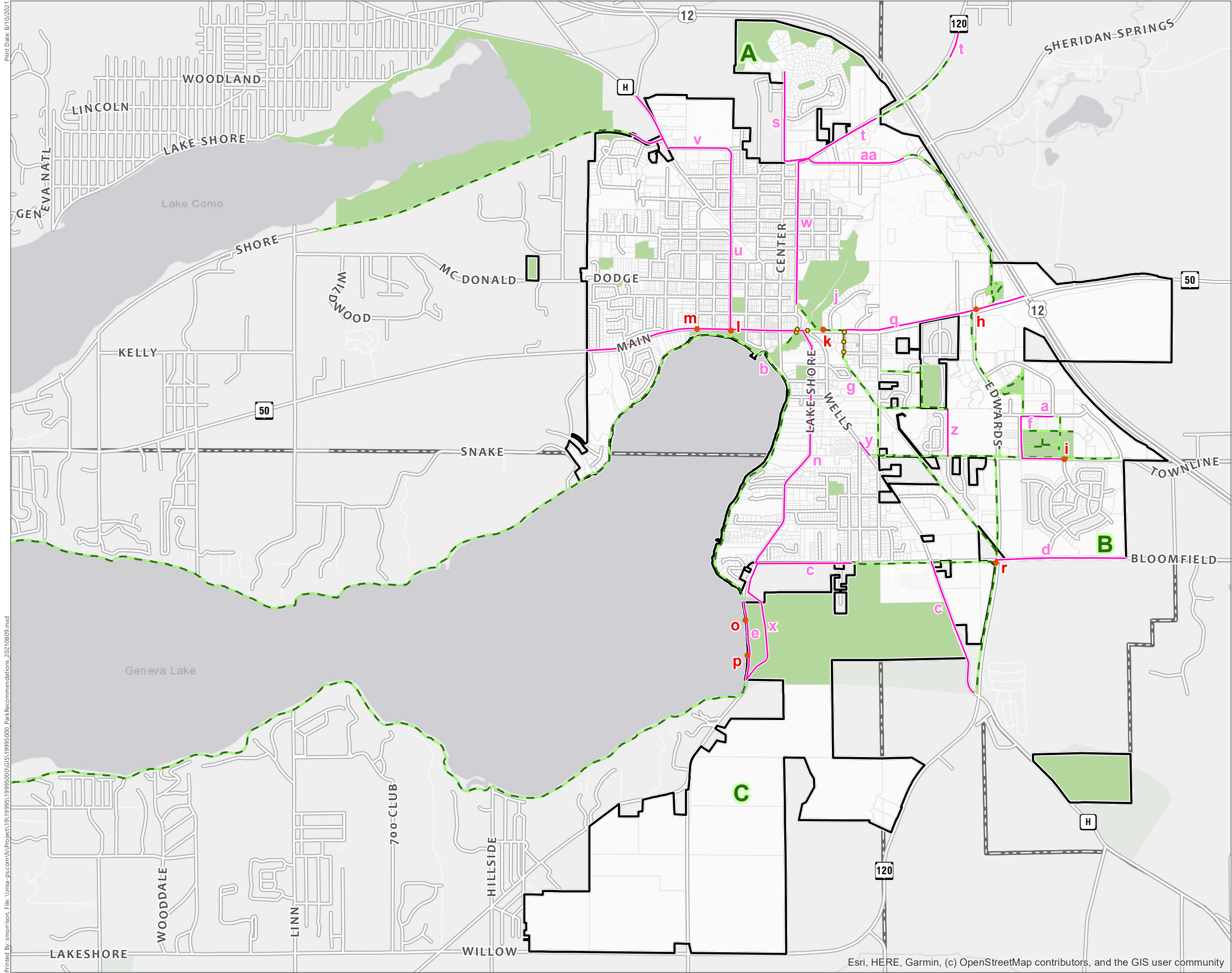
Lake Geneva CORP Study

City of Lake Geneva
Walworth County, WI

- Existing Path
- Future Path
- On Street Bike Trail
- Streets
- Half Mile Park Service Area
- Parcel Boundary
- City of Lake Geneva
- Municipal Boundary
- Park Class MSA**
 - Community & Neighborhood Park, or Nature Preserve
 - Mini, Special Purpose, & State Park

- Zoning Description**
 - Two-family Residential
 - Single-family Residential
 - Multi-family Residential
 - Estate Residential
 - Countryside Residential

Data Sources:
Walworth County GIS (2021)
Parks and Trails: Verbicher/Kapur and Associates (2021)
Basemap: ESRI



Park & Trail Recommendations

Lake Geneva CORP Study

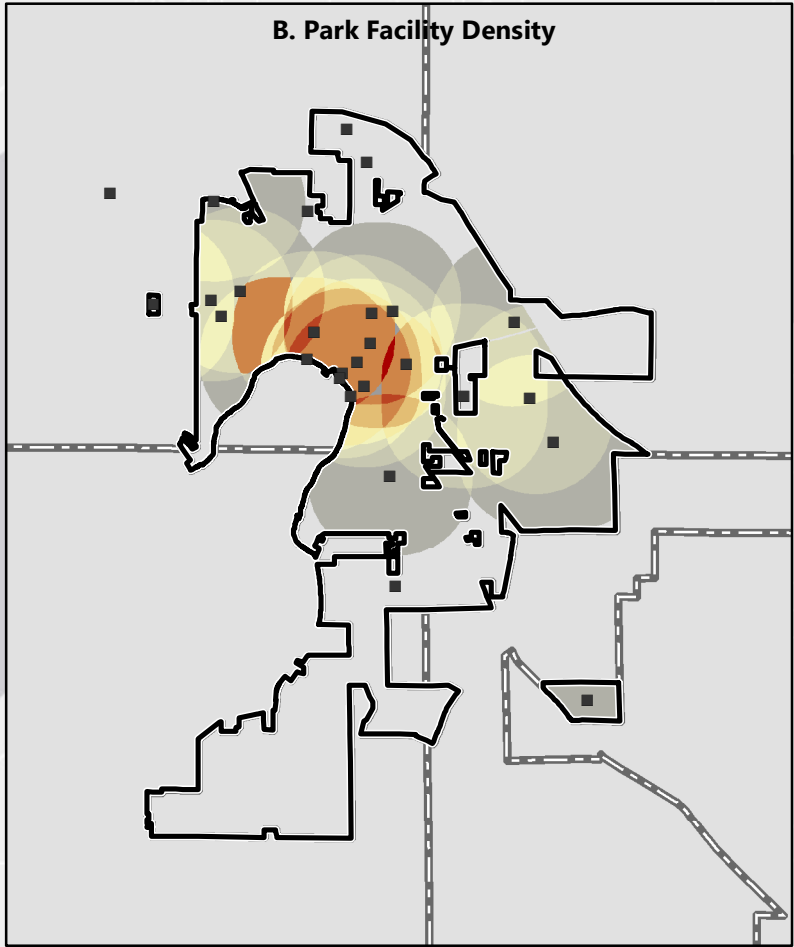
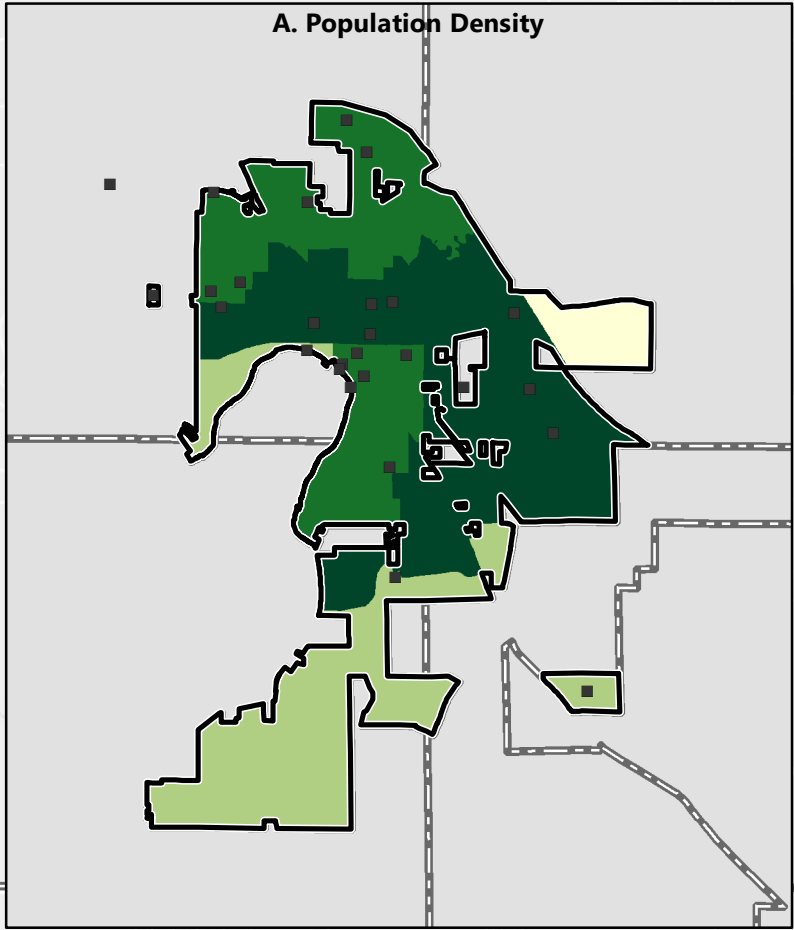
City of Lake Geneva
Walworth County, WI

- Streets
- Existing Path
- On Street Bike Trail
- Lake Geneva Park
- Parcel Boundary
- City of Lake Geneva
- Municipal Boundary

Park & Trail Recommendations

- Proposed Park
- Proposed Trail Safety Improvement
- Proposed Safety Improvement Location
- Proposed Trail
- Proposed Trail Location

Data Sources:
Walworth County GIS (2021)
Parks and Trails: Verbicher/Kapur and Associates (2021)
Basemap: ESRI

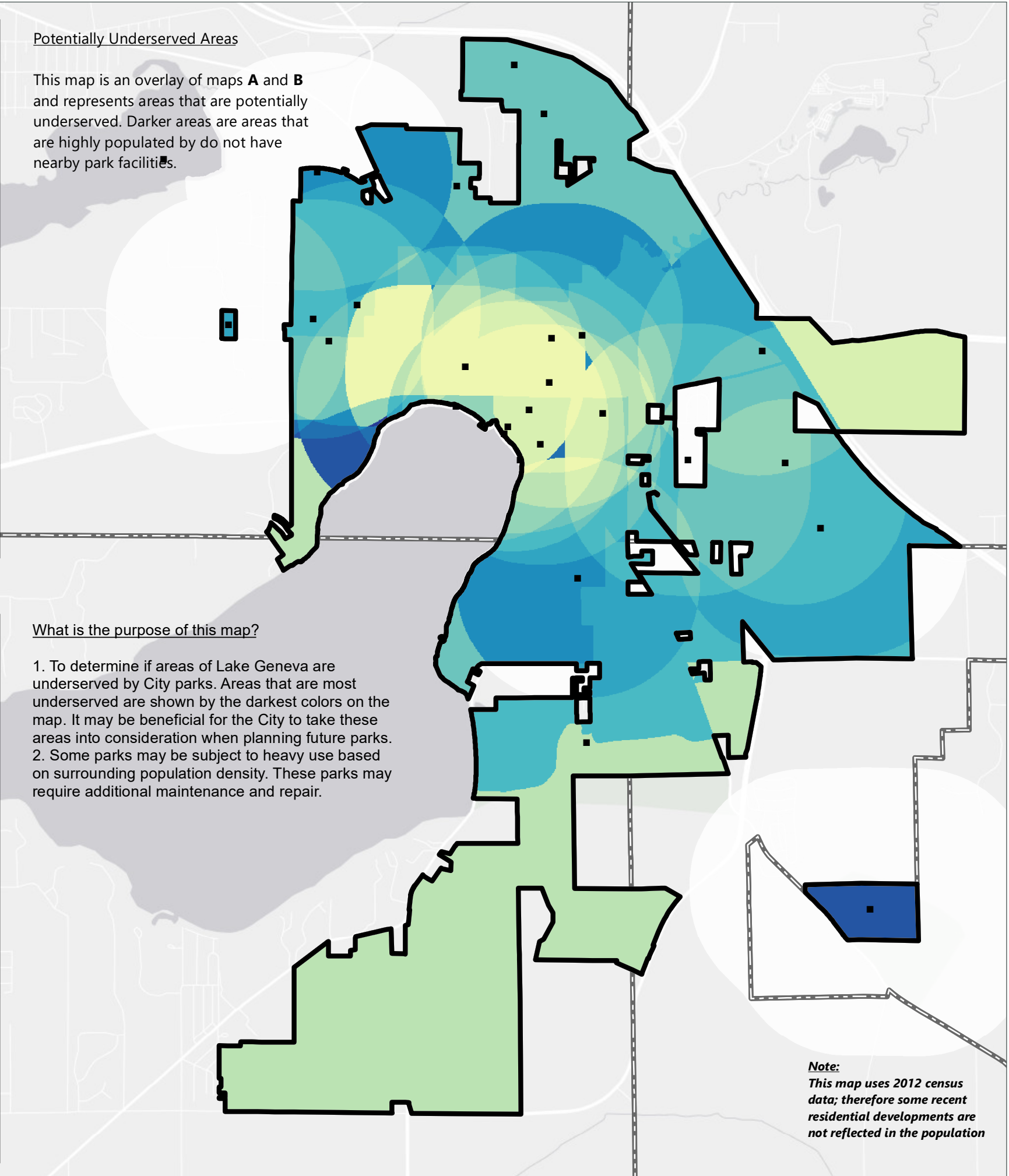


Potentially Underserved Areas

This map is an overlay of maps **A** and **B** and represents areas that are potentially underserved. Darker areas are areas that are highly populated by do not have nearby park facilities.

What is the purpose of this map?

1. To determine if areas of Lake Geneva are underserved by City parks. Areas that are most underserved are shown by the darkest colors on the map. It may be beneficial for the City to take these areas into consideration when planning future parks.
2. Some parks may be subject to heavy use based on surrounding population density. These parks may require additional maintenance and repair.



Potentially Underserved Areas

Lake Geneva CORP Study

City of Lake Geneva
Walworth County, WI

- Park
- City of Lake Geneva
- Value**
- Areas well served by parks
- Areas underserved by parks

Note:
This map uses 2012 census data; therefore some recent residential developments are not reflected in the population

Data Sources:
Walworth County GIS (2021)
Parks and Trails: Verbicher/Kapur and Associates (2021)
Basemap: ESRI



City of Lake Geneva Public Works

Streets/Parks/Forestry/Cemeteries/Buildings and Grounds

1065 Carey St. Lake Geneva WI. 53147 (262)248-6644 fax (262)248-4913

Mr David Nord, City Administrator

11 April 2022

Re; 2022-23-24 Landscape Maintenance Contract

Mr Nord,

Attached are the proposals for the above referenced contract; 2022-23-24 Landscape Maintenance. DPW solicited the proposals through a Class II bid process and (3) proposals were received. One proposal did not include the required Addenda and was disqualified.

Historically the City accepts a three year contract with the exception of 2021 which was a one year. The reason was the City was entertaining the idea of planting a few areas in native, maintenance free flora. This issue was addressed with the proposers and these areas if changed in the future, can simply be eliminated from the contract. This allows the City to accept a three year contract instead of a one year which could potentially save money if prices rise during the contract duration. This also helps during the budget process.

2021 prices were; \$19623.42 Base bid, and \$230/month for the pond addendum.

2022-23-24 proposals are;

Breezy Hill Nursery; 2022 - \$19491.19. 2023 - \$19881.02. 2024 - \$20278.64. Total \$59650.85

DJ Frank; 2022 - \$19220.00. 2023 - \$20181.00. 2024 - \$20786.43. Total \$60187.43

Both vendors came in at \$250.00/month for the required Addendum.

Due to the time constraints of the growing season DPW is asking permission from the FLR Chair to present this item to FLR prior to PWC so it can potentially be approved at the 25 April 2022 Council Meeting. Item would be on 19 April FLR, 25 April PWC, 25 April Council.

At this time DPW recommends acceptance of a three year contract from Breezy Hill Nursery.

Respectfully, Tom Earle Director

Landscape Bid Tabulation
Bid Opening: March 30, 2022

<u>Bidder Name</u>	<u>Base Bid Amount</u>	<u>Addendum?</u>	<u>2023 Increase</u>	<u>2024 Increase</u>
Sebery Landscape	\$25,885.00	No	2%	3%
David J Frank Landscaping	\$19,220.00	Yes- \$250/month	5%	3%
Breezy Hill Nursery	\$19,491.19	Yes- \$250/month	2%	2%

City of Lake Geneva

Landscaping Maintenance Agreement Proposal

2022-2023-2024 Seasons

pg 1/9

To provide maintenance, care and housekeeping of all exterior landscaped areas *excluding* paved areas, lights, signs, fences and irrigation systems in accordance with the City of Lake Geneva's specifications and planting list. To include Addendum #1.

AGREEMENT

This agreement, made this 28th day of March 2022 by and between Breezy Hill Nursery, Inc., party of the first part, hereinafter called the Contractor, and the City of Lake Geneva WI, party of the second part, hereinafter called the City

Article 1. SCOPE OF WORK

The Contractor shall furnish all the materials, tools, equipment, labor and everything necessary to perform, and shall perform in accordance with the plans and specifications and terms of this contract the work of maintaining designated landscaping areas in the City.

Article 2. PERIOD OF COVERAGE

This proposal shall provide for maintenance services for the 2022 season, approximately April 1st through November 30th of each year. Work shall begin within 15 days of acceptance of this contract as evidenced by the contractor's signature to said contract.

Article 3. DEDUCTIONS

If the contract is not fully completed according to the terms of the contract within the time limits herein stipulated, the contractor shall be notified by the City in writing. Contractor shall have 5 working days from receipt of notice to correct deficiencies in performance. Failure by the contractor to remedy deficiencies may result in termination of the contract. The City may, at its option, seek liquidated damages. Where any deductions from or forfeitures of payment in connection with the work of this contract are duly and properly declared or imposed against the contractor, in accordance with the terms of this contract, State Laws or City Ordinance, the total amount thereof may be withheld from any money whatsoever due or to become due the contractor under the contract, and when deducted shall be deemed and taken as payment in such amount.

ARTICLE 4. PAYMENTS.

Invoices by the contractor shall be received and paid by the City in four (4) equal bi-monthly payments on 01 May, 01 July, 01 September and 01 December of each year.

ARTICLE 5. INSURANCE and LIABILITIES.

Contractor agrees to save, defend, indemnify and hold harmless the City against all demands, liabilities, costs and expenses connected with the furnishing of any material or labor, or because of any injury to persons or property, or from the violation of law and infringement of patents. The City in consideration for the contractor complying with the contract as provided for by the specifications, agrees to pay the contractor at the times and in the manner and in the conditions set forth in said specifications the sum and amounts set forth in said proposal, pursuant hereof the contract was awarded to him, it being understood that such payment shall be upon invoices furnished by the contractor. The material and workmanship shall be free from all defects which might be caused by the use of poor materials, or improperly done. If during that period, it is found that workmanship is defective, or that there has been work improperly performed, the contractor shall at his own cost and expense upon written order from the City, entirely remove any defective portion of the work or repair the same under City direction.

The contractor shall provide the City with a Pre-Approval packet available from the City Clerk's Office with evidence of Workers Comp, public liability and property damage insurance. Limits of insurance shall be as follows; minimum amounts of \$1 million bodily injury and \$1 million property damage including both injury and property damage caused by vehicles and machinery. Said packet shall accompany this contract and/or be on file with the City Clerk at 626 Geneva St., Lake Geneva WI 53147 prior to award of contract.

ARTICLE 6. CONTRACT DOCUMENTS.

The specifications together with any plans, advertisement, Addendum #1 and this agreement shall form the contract.

ARTICLE 7. SPECIFICATIONS.

SHRUB, EVERGREEN AND GROUND BEDS (MINIMUM REQUIREMENTS)

1. All beds shall be edged two times per season at least 2 months apart.
2. Fertilizer shall be applied to the beds one time a season.
3. A pre-emergent herbicide shall be applied to the beds one time a season and *as required*.
4. All beds shall receive a 2" - 3" layer of shredded bark at the beginning of the season.
5. All beds shall be weeded weekly to present a neat and weed-free appearance.
6. All shrub and evergreen beds shall be pruned a minimum of four times a season in staggered intervals.
7. All groundcover beds shall be pruned as needed.
8. A post-emergent herbicide shall be applied to all beds three times a season at staggered intervals.
9. All Perennials that do not have an ornamental value in winter will be cut down in fall and cuttings removed.

ORNAMENTAL TREES

1. All tree rings in planting/landscape areas shall be edged two times a season at staggered intervals.
2. Ornamental trees shall be spot pruned once a season to remove dead or damaged branches and to develop the natural form of the plant.

MISCELLANEOUS

1. A general spring clean-up will be performed at the beginning of the season.
2. A fall clean-up will be performed at the end of the season.

3. All perennials shall be deadheaded as needed to permute new flowers and keep a neat compact appearance.
4. All beds and trees shall be mulched with a 2" to 3" layer of shredded bark in the spring.
5. Work not included in this proposal shall be done when requested in writing on a time and material basis at current rates and material at retail less 10%. Equipment will be billed at current rates. Contractor shall provide his annual hourly rate sheet to the City each year prior to 01 May.

GENERAL

1. All work shall be performed by trained, properly supervised personnel in accordance with accepted horticultural practices. Chemicals will be applied by licensed personnel.
2. Materials shall be applied in accordance with manufacturers' directions. Where alternate products are available, the environmental impact of the products shall govern which is used.
3. Adequate personnel and equipment shall be provided to permit the timely completion of all operations.
4. Landscape debris shall be removed from the site at the end of each day at no additional charge.
5. Certificate of Insurance will be provided to the City after execution of contract and prior to any work.
6. Contractor's pesticide license shall be current and made available to the City for inspection upon request.
7. The Contractor will be responsible for contacting the local utility location services, (Digger's Hotline), for underground line locations. The Contractor shall not be held responsible for any sub-surface lines, which are not normally located and marked by the local utility location services unless so identified by the City. These would include, but are not limited to, invisible dog fences, cable, TV, security lines, irrigation, lighting systems, gas barbecue lines and pool equipment lines.
8. Monthly progress reports of completed tasks shall be submitted to the City Superintendent of Public Works outlining current conditions. Payment shall not be made if there are any outstanding reports.
9. Prior to work being performed the Contractor shall supply a monthly schedule to the Superintendent.

CONTINGENCIES

Unforeseen and unpredictable items occur and shall be responded to during the course of the year. Because of the unpredictable nature of such events, it is the Contractor's responsibility to promptly bring these concerns to the attention of the City when discovered. In these instances the City may provide written and/or verbal authorization to the Contractor to cure the event on a time and material basis.

The following operations are a partial list of the types of work not included in this proposal which would be reimbursed to the Contractor on a time and material basis:

1. Repairs/replacement of turf, shrubs and trees due to snow damage.
2. Repairs to turf, shrubs and trees due to damage by those other than the Contractor.
3. Watering of turf, shrubs, flowers and trees.
4. The application of any pesticide not covered within the body of this proposal.
5. The pruning of trees having a trunk diameter of greater than 8" inches.
6. Insect and disease problems in the lawn.
7. Removal of dead shrubbery and trees.

Rates for labor, material and equipment costs per/hr shall be given to the Street Superintendent prior to 01 May of each contract year. To include but not limited to; Topsoil delivered and placed, grass seeding, mulch delivered and placed, skid-steer loader, removal per cu/yd of spoil. Any other vegetation/shrubs/trees shall be at current market rates. In these instances the Contractor may not proceed to cure such items unless Contractor is provided written authorization from the City to cure the issue on a time and material basis at the rates and costs provided to the Street Superintendent on May 1 of each contract year.

PROPOSAL.

Proposals shall be placed in a sealed envelope clearly marked 'City of Lake Geneva 2022-23-24 Landscape Maintenance Proposal' labeled with name of submitter on the outside of envelope and returned to the City Clerk, City of Lake Geneva, 626 Geneva St, Lake Geneva WI 53147 by 10:00 A.M., on Wednesday, 30 March, 2022 to provide maintenance, care and housekeeping of all exterior landscaped areas per the Exhibit plans and maintenance pricing, excluding plantings, paved areas, lights, signs, fences, and irrigation systems, in accordance with the City of Lake Geneva specifications and planting list. Absolutely no late, unsealed, unsigned or unlabeled proposals shall be accepted. The City shall not be responsible for late and/or misdirected mail or cartage therefor hand delivery is encouraged.

Planting Location	Bid Price 2022
1. East Main Street STH 50 City sign area (By BP Gas Station, Peller Road)	<u>___ OMIT ___</u>
2. Sailboat Entryway (361 West Main Street)	<u>\$1,452.18</u>
3. Donian Park Entrances (Two) – Main Street (North) and Center Street (West) & Planting Strip along the Mill Race Adjacent to walkway, Street to Street	<u>\$3,317.10</u>
4. City Hall Front Yard Beds & Building Foundation Plantings Front & West Side	<u>\$4,006.06</u>
5. Parking Lot A – Geneva Street and Cook Street (Islands & Entryways)	<u>\$1,088.01</u>
6. Parking Lot D– Geneva Street and Sage Street (Shrubbery & Entryways)	<u>\$888.20</u>
7. Parking Lot G – Geneva Street (Islands & Entryways)	<u>\$1,286.65</u>
8. American Legion Vets Memorial on lakefront in Library Park	<u>\$852.74</u>
9. Riviera on the Lakefront, Driehaus Plaza mulch beds/shrubs	<u>\$3,548.50</u>
10. West Main Street (Library Park by Maxwell Street)	<u>\$655.28</u>
11. Longland Park, around sign. (Williams St., north end.)	<u>\$668.29</u>
12. Paul Molitor Field Entrance Bed (West Parking Lot Veterans Park)	<u>\$521.67</u>
13. Mulch beds surrounding Andy Gump statue in Flat Iron Park	<u>\$603.25</u>
14. Landscape areas around Brunk Pavilion in Flat Iron Park.	<u>\$603.26</u>

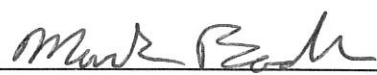
2022 Base Bid Total; \$19,491.19

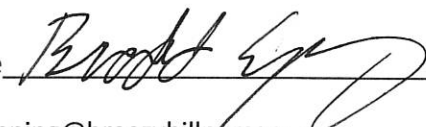
2022 Base Bid Total in words; Nineteen thousand four hundred ninety one dollars and nineteen cents

Percent increase in base bid for 2023 season, if any 2 %

Percent increase in base bid for 2024 season, if any 2 %

I hereby certify that all statements herein are made on behalf
of **Breezy Hill Nursery, Inc.** (Name of Corporation, partnership or person submitting bid) and that I have
examined and carefully prepared this Proposal from the specifications and that I have full authority to
make such statements and submit this Proposal.

Name Mark Bodle Signature 
Title; Account Manager – Landscape Maintenance Email mbodle@breezyhillnursery.com
Phone; (262) 945-7187

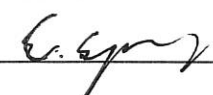
Name Bradd Epping Signature 
Title General Manager Email bepping@breezyhillnursery.com

IN WITNESS WHEREOF, the undersigned agreeing to be bound by the terms hereof have set their hand
and seals this 28th day of March, 2022.

BREEZY HILL NURSERY, INC.

By: 

Jerome Epping, President

Attest: 

Colleen Epping, Secretary

CITY OF LAKE GENEVA

By: _____

Mayor

Attest: _____

City Clerk

City of Lake Geneva
Landscaping Maintenance Agreement Proposal
2022-23-24 Seasons
Addendum #1
REQUIRED

1. Pond/waterfall/landscape area located just west of 529 W Main St on lot ZOP00300.

To include; Spring startup and pump (2) installation.

Monthly Checkup including mulch if needed.

Weed and trash removal/disposal.

Algae Buster Bacteria, or approved equivalent applications to keep pond algae free through each season.

Monitor and adjust water level.

Fall shut down, winterizing, pump removal (2). Pumps to be delivered to DPW office.

All supplies and manpower needed to fulfill contract.

Aquatic plant upkeep. Replanting by additional agreement.

Destructive species abatement. I.e.; turtles, muskrats, etc.

Pump maintenance/replacement shall be the responsibility of City.

Monthly charge \$250.00 _____ x 8 months 2022*

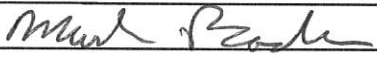
Percent increase in monthly charge for 2023 season _____ 2 _____ %

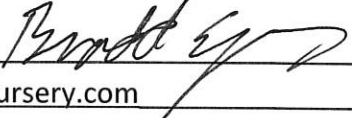
Percent increase in monthly charge for 2024 season _____ 2 _____ %

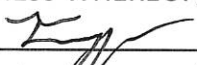
**Pond needs leaves and debris cleaned out and new skimmers (or a least new filters). Had to work on it every two weeks last year. Fee needs to be double if not taken care of. -per Breezy Hill Nursery*

ADDENDUM #1 to the
City of Lake Geneva
Landscaping Maintenance Agreement Proposal
2022 Season

I hereby certify that all statements herein are made on behalf
of **Breezy Hill Nursery, Inc.** (Name of Corporation, partnership or person submitting bid)
and that I have examined and carefully prepared this Proposal from the specifications
and that I have full authority to make such statements and submit this Proposal.

Name Mark Bodle
Signature 
Title; Account Manager – Landscape Maintenance
Email mbodle@breezyhillnursery.com Phone; (262) 945-7187

Name Bradd Epping Signature 
Title General Manager Email bepping@breezyhillnursery.com

IN WITNESS WHEREOF, the said Contractor has caused these presents to be signed
by  its president or authorized officer, and
countersigned by  its secretary, and the City of Lake
Geneva has caused these present to be executed in its behalf by the Mayor and City
Clerk of said City, the day and year first written.

Dated: 3/28/22

Mayor of City of Lake Geneva; _____

City Clerk _____

City of Lake Geneva

Landscaping Maintenance Agreement Proposal

2022-2023-2024 Seasons

pg 1/9

To provide maintenance, care and housekeeping of all exterior landscaped areas *excluding* paved areas, lights, signs, fences and irrigation systems in accordance with the City of Lake Geneva's specifications and planting list. To include Addendum #1.

AGREEMENT

This agreement, made this 14th day of March 2022 by and between David S. Frank Landscape party of the first part, hereinafter called the Contractor, and the City of Lake Geneva WI, party of the second part, hereinafter called the City

Article 1. SCOPE OF WORK

The Contractor shall furnish all the materials, tools, equipment, labor and everything necessary to perform, and shall perform in accordance with the plans and specifications and terms of this contract the work of maintaining designated landscaping areas in the City.

Article 2. PERIOD OF COVERAGE

This proposal shall provide for maintenance services for the 2022 season, approximately April 1st through November 30th of each year. Work shall begin within 15 days of acceptance of this contract as evidenced by the contractor's signature to said contract.

Planting Location

Bid Price 2022

1. East Main Street STH 50 City sign area (By BP Gas Station, Peller Road)	<u>OMIT</u>
2. Sailboat Entryway (361 West Main Street)	<u>1425.00</u>
3. Donian Park Entrances (Two) – Main Street (North) and Center Street (West) & Planting Strip along the Mill Race Adjacent to walkway, Street to Street	<u>3250.00</u>
4. City Hall Front Yard Beds & Building Foundation Plantings Front & West Side	<u>4000.00</u>
5. Parking Lot A – Geneva Street and Cook Street (Islands & Entryways)	<u>1100.00</u>
6. Parking Lot D– Geneva Street and Sage Street (Shrubbery & Entryways)	<u>900.00</u>
7. Parking Lot G – Geneva Street (Islands & Entryways)	<u>1270.00</u>
8. American Legion Vets Memorial on lakefront in Library Park	<u>850.00</u>
9. Riviera on the Lakefront, Driehaus Plaza mulch beds/shrubs	<u>3500.00</u>
10. West Main Street (Library Park by Maxwell Street)	<u>625.00</u>
11. Longland Park, around sign. (Williams St., north end.)	<u>650.00</u>
12. Paul Molitor Field Entrance Bed (West Parking Lot Veterans Park)	<u>500.00</u>
13. Mulch beds surrounding Andy Gump statue in Flat Iron Park	<u>575.00</u>
14. Landscape areas around Brunk Pavilion in Flat Iron Park.	<u>575.00</u>

2022 Base Bid Total; \$ 19,220.00

2022 Base Bid Total in words; NINETEEN THOUSAND, TWO HUNDRED AND TWENTY DOLLARS AND 00/100

Percent increase in base bid for 2023 season, if any 5 (five) %

Percent increase in base bid for 2024 season, if any 3 (three) %

I hereby certify that all statements herein are made on behalf
of DAVID J. FRANK LANDSCAPE (Name of Corporation, partnership or person submitting bid) and
that I have examined and carefully prepared this Proposal from the specifications and that I have full
authority to make such statements and submit this Proposal.

Name Jim Bost Signature [Signature]
Title: CUSTOMER SERVICE REPRESENTATIVE Email Jim.Bost@DavidFrank.com
Phone: 762-894-0711

Name Same Signature _____
Title _____ Email _____

IN WITNESS WHEREOF, the undersigned agreeing to be bound by the terms hereof have set their hand
and seals this 14th day of MARCH, 2022.

DAVID J. FRANK LANDSCAPE CONTRACTING, INC.
BREEZY HILL NURSERY, INC.

By: [Signature]

President CUSTOMER SERVICE REPRESENTATIVE

Attest: [Signature]

Secretary CUSTOMER SERVICE REPRESENTATIVE

CITY OF LAKE GENEVA

By: _____

Mayor

Attest: _____

City Clerk

City of Lake Geneva
Landscaping Maintenance Agreement Proposal
2022-23-24 Seasons
Addendum #1
REQUIRED

1. Pond/waterfall/landscape area located just west of 529 W Main St on lot ZOP00300.

To include; Spring startup and pump (2) installation.

Monthly Checkup including mulch if needed.

Weed and trash removal/disposal.

Algae Buster Bacteria, or approved equivalent applications to keep pond algae free through each season.

Monitor and adjust water level.

Fall shut down, winterizing, pump removal (2). Pumps to be delivered to DPW office.

All supplies and manpower needed to fulfill contract.

Aquatic plant upkeep. Replanting by additional agreement.

Destructive species abatement. I.e.; turtles, muskrats, etc.

Pump maintenance/replacement shall be the responsibility of City.

Monthly charge \$ 250.00 x 8 months 2022
Percent increase in monthly charge for 2023 season 5 (Five) %
Percent increase in monthly charge for 2024 season 3 (Three) %

ADDENDUM #1 to the
City of Lake Geneva
Landscaping Maintenance Agreement Proposal
2022 Season

I hereby certify that all statements herein are made on behalf
of David J. Gnanje Landscaping (Name of Corporation, partnership or person
submitting bid) and that I have examined and carefully prepared this Proposal from the
specifications and that I have full authority to make such statements and submit this
Proposal.

Name Jim Bork
Signature [Signature]
Title; Customer Service Representative
Email Jim.Bork@DJDJGnanje.com Phone; 262-894-0711

Name SAME Signature _____
Title _____ Email _____

IN WITNESS WHEREOF, the said Contractor has caused these presents to be signed
by [Signature] its president or authorized officer, and
countersigned by _____ its secretary, and the City of Lake
Geneva has caused these present to be executed in its behalf by the Mayor and City
Clerk of said City, the day and year first written.

Dated: _____

Mayor of City of Lake Geneva; _____

City Clerk _____

Article 3. DEDUCTIONS

If the contract is not fully completed according to the terms of the contract within the time limits herein stipulated, the contractor shall be notified by the City in writing. Contractor shall have 5 working days from receipt of notice to correct deficiencies in performance. Failure by the contractor to remedy deficiencies may result in termination of the contract. The City may, at its option, seek liquidated damages. Where any deductions from or forfeitures of payment in connection with the work of this contract are duly and properly declared or imposed against the contractor, in accordance with the terms of this contract, State Laws or City Ordinance, the total amount thereof may be withheld from any money whatsoever due or to become due the contractor under the contract, and when deducted shall be deemed and taken as payment in such amount.

ARTICLE 4. PAYMENTS.

Invoices by the contractor shall be received and paid by the City in four (4) equal bi-monthly payments on 01 May, 01 July, 01 September and 01 December of each year.

ARTICLE 5. INSURANCE and LIABILITIES.

Contractor agrees to save, defend, indemnify and hold harmless the City against all demands, liabilities, costs and expenses connected with the furnishing of any material or labor, or because of any injury to persons or property, or from the violation of law and infringement of patents. The City in consideration for the contractor complying with the contract as provided for by the specifications, agrees to pay the contractor at the times and in the manner and in the conditions set forth in said specifications the sum and amounts set forth in said proposal, pursuant hereof the contract was awarded to him, it being understood that such payment shall be upon invoices furnished by the contractor. The material and workmanship shall be free from all defects which might be caused by the use of poor materials, or improperly done. If during that period, it is found that workmanship is defective, or that there has been work improperly performed, the contractor shall at his own cost and expense upon written order from the City, entirely remove any defective portion of the work or repair the same under City direction.

The contractor shall provide the City with a Pre-Approval packet available from the City Clerk's Office with evidence of Workers Comp, public liability and property damage insurance. Limits of insurance shall be as follows; minimum amounts of \$1 million bodily injury and \$1 million property damage including both injury and property damage caused by vehicles and machinery. Said packet shall accompany this contract and/or be on file with the City Clerk at 626 Geneva St., Lake Geneva WI 53147 prior to award of contract.

ARTICLE 6. CONTRACT DOCUMENTS.

The specifications together with any plans, advertisement, Addendum #1 and this agreement shall form the contract.

ARTICLE 7. SPECIFICATIONS.

SHRUB, EVERGREEN AND GROUND BEDS (MINIMUM REQUIREMENTS)

1. All beds shall be edged two times per season at least 2 months apart.
2. Fertilizer shall be applied to the beds one time a season.
3. A pre-emergent herbicide shall be applied to the beds one time a season and *as required*.
4. All beds shall receive a 2" - 3" layer of shredded bark at the beginning of the season.
5. All beds shall be weeded weekly to present a neat and weed-free appearance.
6. All shrub and evergreen beds shall be pruned a minimum of four times a season in staggered intervals.
7. All groundcover beds shall be pruned as needed.
8. A post-emergent herbicide shall be applied to all beds three times a season at staggered intervals.
9. All Perennials that do not have an ornamental value in winter will be cut down in fall and cuttings removed.

ORNAMENTAL TREES

1. All tree rings in planting/landscape areas shall be edged two times a season at staggered intervals.
2. Ornamental trees shall be spot pruned once a season to remove dead or damaged branches and to develop the natural form of the plant.

MISCELLANEOUS

1. A general spring clean-up will be performed at the beginning of the season.
2. A fall clean-up will be performed at the end of the season.

3. All perennials shall be deadheaded as needed to permute new flowers and keep a neat compact appearance.
4. All beds and trees shall be mulched with a 2" to 3" layer of shredded bark in the spring.
5. Work not included in this proposal shall be done when requested in writing on a time and material basis at current rates and material at retail less 10%. Equipment will be billed at current rates. Contractor shall provide his annual hourly rate sheet to the City each year prior to 01 May.

GENERAL

1. All work shall be performed by trained, properly supervised personnel in accordance with accepted horticultural practices. Chemicals will be applied by licensed personnel.
2. Materials shall be applied in accordance with manufacturers' directions. Where alternate products are available, the environmental impact of the products shall govern which is used.
3. Adequate personnel and equipment shall be provided to permit the timely completion of all operations.
4. Landscape debris shall be removed from the site at the end of each day at no additional charge.
5. Certificate of Insurance will be provided to the City after execution of contract and prior to any work.
6. Contractor's pesticide license shall be current and made available to the City for inspection upon request.
7. The Contractor will be responsible for contacting the local utility location services, (Digger's Hotline), for underground line locations. The Contractor shall not be held responsible for any sub-surface lines, which are not normally located and marked by the local utility location services unless so identified by the City. These would include, but are not limited to, invisible dog fences, cable, TV, security lines, irrigation, lighting systems, gas barbecue lines and pool equipment lines.
8. Monthly progress reports of completed tasks shall be submitted to the City Superintendent of Public Works outlining current conditions. Payment shall not be made if there are any outstanding reports.
9. Prior to work being performed the Contractor shall supply a monthly schedule to the Superintendent.

CONTINGENCIES

Unforeseen and unpredictable items occur and shall be responded to during the course of the year. Because of the unpredictable nature of such events, it is the Contractor's responsibility to promptly bring these concerns to the attention of the City when discovered. In these instances the City may provide written and/or verbal authorization to the Contractor to cure the event on a time and material basis.

The following operations are a partial list of the types of work not included in this proposal which would be reimbursed to the Contractor on a time and material basis:

1. Repairs/replacement of turf, shrubs and trees due to snow damage.
2. Repairs to turf, shrubs and trees due to damage by those other than the Contractor.
3. Watering of turf, shrubs, flowers and trees.
4. The application of any pesticide not covered within the body of this proposal.
5. The pruning of trees having a trunk diameter of greater than 8" inches.
6. Insect and disease problems in the lawn.
7. Removal of dead shrubbery and trees.

Rates for labor, material and equipment costs per/hr shall be given to the Street Superintendent prior to 01 May of each contract year. To include but not limited to; Topsoil delivered and placed, grass seeding, mulch delivered and placed, skid-steer loader, removal per cu/yd of spoil. Any other vegetation/shrubs/trees shall be at current market rates. In these instances the Contractor may not proceed to cure such items unless Contractor is provided written authorization from the City to cure the issue on a time and material basis at the rates and costs provided to the Street Superintendent on May 1 of each contract year.

PROPOSAL.

Proposals shall be placed in a sealed envelope clearly marked 'City of Lake Geneva 2022-23-24 Landscape Maintenance Proposal' labeled with name of submitter on the outside of envelope and returned to the City Clerk, City of Lake Geneva, 626 Geneva St, Lake Geneva WI 53147 by 10:00 A.M., on Wednesday, 30 March, 2022 to provide maintenance, care and housekeeping of all exterior landscaped areas per the Exhibit plans and maintenance pricing, excluding plantings, paved areas, lights, signs, fences, and irrigation systems, in accordance with the City of Lake Geneva specifications and planting list. Absolutely no late, unsealed, unsigned or unlabeled proposals shall be accepted. The City shall not be responsible for late and/or misdirected mail or cartage therefor hand delivery is encouraged.

City of Lake Geneva

Landscaping Maintenance Agreement Proposal

2022-2023-2024 Seasons

pg 1/9

To provide maintenance, care and housekeeping of all exterior landscaped areas *excluding* paved areas, lights, signs, fences and irrigation systems in accordance with the City of Lake Geneva's specifications and planting list. To include Addendum #1.

AGREEMENT

This agreement, made this 15 day of MARCH 20 22 by and between Seibert Landscape party of the first part, hereinafter called the Contractor, and the City of Lake Geneva WI, party of the second part, hereinafter called the City

Article 1. SCOPE OF WORK

The Contractor shall furnish all the materials, tools, equipment, labor and everything necessary to perform, and shall perform in accordance with the plans and specifications and terms of this contract the work of maintaining designated landscaping areas in the City.

Article 2. PERIOD OF COVERAGE

This proposal shall provide for maintenance services for the 2022 season, approximately April 1st through November 30th of each year. Work shall begin within 15 days of acceptance of this contract as evidenced by the contractor's signature to said contract.

Article 3. DEDUCTIONS

If the contract is not fully completed according to the terms of the contract within the time limits herein stipulated, the contractor shall be notified by the City in writing. Contractor shall have 5 working days from receipt of notice to correct deficiencies in performance. Failure by the contractor to remedy deficiencies may result in termination of the contract. The City may, at its option, seek liquidated damages. Where any deductions from or forfeitures of payment in connection with the work of this contract are duly and properly declared or imposed against the contractor, in accordance with the terms of this contract, State Laws or City Ordinance, the total amount thereof may be withheld from any money whatsoever due or to become due the contractor under the contract, and when deducted shall be deemed and taken as payment in such amount.

ARTICLE 4. PAYMENTS.

Invoices by the contractor shall be received and paid by the City in four (4) equal bi-monthly payments on 01 May, 01 July, 01 September and 01 December of each year.

ARTICLE 5. INSURANCE and LIABILITIES.

Contractor agrees to save, defend, indemnify and hold harmless the City against all demands, liabilities, costs and expenses connected with the furnishing of any material or labor, or because of any injury to persons or property, or from the violation of law and infringement of patents. The City in consideration for the contractor complying with the contract as provided for by the specifications, agrees to pay the contractor at the times and in the manner and in the conditions set forth in said specifications the sum and amounts set forth in said proposal, pursuant hereof the contract was awarded to him, it being understood that such payment shall be upon invoices furnished by the contractor. The material and workmanship shall be free from all defects which might be caused by the use of poor materials, or improperly done. If during that period, it is found that workmanship is defective, or that there has been work improperly performed, the contractor shall at his own cost and expense upon written order from the City, entirely remove any defective portion of the work or repair the same under City direction.

The contractor shall provide the City with a Pre-Approval packet available from the City Clerk's Office with evidence of Workers Comp, public liability and property damage insurance. Limits of insurance shall be as follows; minimum amounts of \$1 million bodily injury and \$1 million property damage including both injury and property damage caused by vehicles and machinery. Said packet shall accompany this contract and/or be on file with the City Clerk at 626 Geneva St., Lake Geneva WI 53147 prior to award of contract.

ARTICLE 6. CONTRACT DOCUMENTS.

The specifications together with any plans, advertisement, Addendum #1 and this agreement shall form the contract.

ARTICLE 7. SPECIFICATIONS.

SHRUB, EVERGREEN AND GROUND BEDS (MINIMUM REQUIREMENTS)

1. All beds shall be edged two times per season at least 2 months apart.
2. Fertilizer shall be applied to the beds one time a season.
3. A pre-emergent herbicide shall be applied to the beds one time a season and *as required*.
4. All beds shall receive a 2" - 3" layer of shredded bark at the beginning of the season.
5. All beds shall be weeded weekly to present a neat and weed-free appearance.
6. All shrub and evergreen beds shall be pruned a minimum of four times a season in staggered intervals.
7. All groundcover beds shall be pruned as needed.
8. A post-emergent herbicide shall be applied to all beds three times a season at staggered intervals.
9. All Perennials that do not have an ornamental value in winter will be cut down in fall and cuttings removed.

ORNAMENTAL TREES

1. All tree rings in planting/landscape areas shall be edged two times a season at staggered intervals.
2. Ornamental trees shall be spot pruned once a season to remove dead or damaged branches and to develop the natural form of the plant.

MISCELLANEOUS

1. A general spring clean-up will be performed at the beginning of the season.
2. A fall clean-up will be performed at the end of the season.

3. All perennials shall be deadheaded as needed to permute new flowers and keep a neat compact appearance.
4. All beds and trees shall be mulched with a 2" to 3" layer of shredded bark in the spring.
5. Work not included in this proposal shall be done when requested in writing on a time and material basis at current rates and material at retail less 10%. Equipment will be billed at current rates. Contractor shall provide his annual hourly rate sheet to the City each year prior to 01 May.

GENERAL

1. All work shall be performed by trained, properly supervised personnel in accordance with accepted horticultural practices. Chemicals will be applied by licensed personnel.
2. Materials shall be applied in accordance with manufacturers' directions. Where alternate products are available, the environmental impact of the products shall govern which is used.
3. Adequate personnel and equipment shall be provided to permit the timely completion of all operations.
4. Landscape debris shall be removed from the site at the end of each day at no additional charge.
5. Certificate of Insurance will be provided to the City after execution of contract and prior to any work.
6. Contractor's pesticide license shall be current and made available to the City for inspection upon request.
7. The Contractor will be responsible for contacting the local utility location services, (Digger's Hotline), for underground line locations. The Contractor shall not be held responsible for any sub-surface lines, which are not normally located and marked by the local utility location services unless so identified by the City. These would include, but are not limited to, invisible dog fences, cable, TV, security lines, irrigation, lighting systems, gas barbecue lines and pool equipment lines.
8. Monthly progress reports of completed tasks shall be submitted to the City Superintendent of Public Works outlining current conditions. Payment shall not be made if there are any outstanding reports.
9. Prior to work being performed the Contractor shall supply a monthly schedule to the Superintendent.

CONTINGENCIES

Unforeseen and unpredictable items occur and shall be responded to during the course of the year. Because of the unpredictable nature of such events, it is the Contractor's responsibility to promptly bring these concerns to the attention of the City when discovered. In these instances the City may provide written and/or verbal authorization to the Contractor to cure the event on a time and material basis.

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Planting Location

Bid Price 2022

1. ~~East Main Street STH 50 City sign area (By BP Gas Station, Peller Road)~~

___ OMIT ___

2. Sailboat Entryway (361 West Main Street)

\$2250⁰⁰

3. Donian Park Entrances (Two) – Main Street (North) and Center Street (West) &

Planting Strip along the Mill Race Adjacent to walkway, Street to Street

\$3650⁰⁰

4. City Hall Front Yard Beds & Building Foundation Plantings Front & West Side

\$4300⁰⁰

5. Parking Lot A – Geneva Street and Cook Street (Islands & Entryways)

\$1750⁰⁰

6. Parking Lot D– Geneva Street and Sage Street (Shrubbery & Entryways)

\$1520⁰⁰

7. Parking Lot G – Geneva Street (Islands & Entryways)

\$1875⁰⁰

8. American Legion Vets Memorial on lakefront in Library Park

\$1250⁰⁰

9. Riviera on the Lakefront, Driehaus Plaza mulch beds/shrubs

\$4150⁰⁰

10. West Main Street (Library Park by Maxwell Street)

\$1100⁰⁰

11. Longland Park, around sign. (Williams St., north end.)

\$1100⁰⁰

12. Paul Molitor Field Entrance Bed (West Parking Lot Veterans Park)

\$840⁰⁰

13. Mulch beds surrounding Andy Gump statue in Flat Iron Park

\$1050⁰⁰

14. Landscape areas around Brunk Pavilion in Flat Iron Park.

\$1050⁰⁰2022 Base Bid Total; \$ 25,885.002022 Base Bid Total in words; Twenty-five Thousand Eight
hundred eighty-five.Percent increase in base bid for 2023 season, if any 2 %Percent increase in base bid for 2024 season, if any 3 %

I hereby certify that all statements herein are made on behalf
of Sebert Landscape (Name of Corporation, partnership or person submitting bid) and
that I have examined and carefully prepared this Proposal from the specifications and that I have full
authority to make such statements and submit this Proposal.

Name Ryan Hennessey Signature Ryan Hennessey
Title Business Development Email Ryan@Sebert.com
Phone 430-352-8510

Name _____ Signature _____
Title _____ Email _____

IN WITNESS WHEREOF, the undersigned agreeing to be bound by the terms hereof have set their hand
and seals this 15 day of March, 2022.

~~BREEZY HILL NURSERY, INC.~~

By: _____

President

Attest: _____

Secretary

CITY OF LAKE GENEVA

By: _____

Mayor

Attest: _____

City Clerk

2022 / 2023 / 2024 LANDSCAPE BID TAB

Company	2022			2023			2024	TOTAL
<i>David J. Frank Landscaping</i>	\$ 19,220.00	5%	\$	20,181.00	3%	\$	20,786.43	\$ 60,187.43
<i>Breezy Hill Nursery Inc.</i>	\$ 19,491.19	2%	\$	19,881.01	2%	\$	20,278.63	\$ 59,650.83

Wages: Chief will be subject to the Compensation Policy with the maximum allowed Performance Based Increase at 140% for years 2019 to 2022, and 120% thereafter of the negotiated union wage COLA increase with actual amount received in accordance with the citywide scoring method. This includes going forward there shall be no maximum salary on the Chief pay grade scale to avoid wage compression. An example wage increase is a 2% raise by the Union equals a maximum allowed Performance Based Increase for the Chief of 2.8% (140% of Union COLA increase). With a performance evaluation score of 80%, a Chief would receive a merit increase of 2.24%.

Chief Rasmussen shall receive a onetime base pay adjustment of 2% effective October 2, 2017 with the next Performance Based Increase on January 1, 2018 and annually thereafter. Also, in recognition of unpaid longevity in the previous agreement dated 4/11/2016, Chief will receive a onetime payment of \$1,000 upon execution of this new agreement and Chief Rasmussen waives any further claim for unpaid wages in the previous agreement.

As of January 1, 2022, Chief Rasmussen agrees to pay an additional 2.5% contribution to his WRS retirement. Correspondingly he is entitled to an additional 2.5% increase to his salary retroactive to January 1, 2022. Any increases in wages based upon the negotiated union wage COLA that Chief Rasmussen is entitled to under this agreement shall be reduced by 2.5% for the year 2022, provided the increased negotiated wages for the police union in the year 2022 includes a provision to contribute an additional 2.5% of their wages toward their WRS retirement account.

APPLICATION AND CERTIFICATE FOR PAYMENT AIA Document G702

TO: City of Lake Geneva
626 Geneva St
Lake Geneva, WI 53147

PROJECT: Lake Geneva Public Library Safety Reno
918 W Main St
Lake Geneva, WI 53147

APPLICATION NO: 7 OWNER
PERIOD TO: 3/31/2022 x ARCHITECT
PROJECT NOS: 21-123 CONTRACTOR

FROM CONTRACTOR Selzer-Ornst Construction Company, LLC
6222 W. State Street
Wauwatosa, WI 53213

VIA GENERAL CONTRACTOR
VIA ARCHITECT

DATE: 3/31/2022

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

- | | |
|--|---------------------|
| 1. ORIGINAL CONTRACT SUM | <u>\$870,893.00</u> |
| 2. Net Change by Change Order | <u>\$7,209.00</u> |
| 3. CONTRACT SUM TO DATE (Line 1 + 2) | <u>\$878,102.00</u> |
| 4. TOTAL COMPLETED & STORED TO DATE
(Column G on G703) | <u>\$875,911.00</u> |
| 5. RETAINAGE | |
| a. <u>2.5%</u> of Work Completed
(Columns D + E on G703) | <u>\$21,897.78</u> |
| b. <u>0%</u> of Stored Material
(Column F on G703) | <u>\$0.00</u> |
| Total Retainage (Line 5a + 5b or
Total in Column I on G703) | <u>\$21,897.78</u> |
| 6. TOTAL EARNED LESS RETAINAGE
(Line 4 less Line 5 Total) | <u>\$854,013.23</u> |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate) | <u>\$798,740.65</u> |
| 8. CURRENT PAYMENT DUE | <u>\$55,272.57</u> |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) | <u>\$24,088.78</u> |

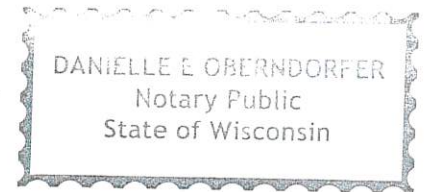
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 820.00	\$ -
Total approved this Month	\$ 6,389.00	
TOTALS	\$7,209.00	\$0.00
NET CHANGES by Change Order		\$7,209.00

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 previous Certificates for Payment were issued and payments received from the Owner, and that current payments shown herein is now due.

CONTRACTOR:

By: Douglas J. Mark Date: March 31, 2022

State of:
County of:
Subscribed and sworn to before
me this 31st day of March, 2022
Danielle E Oberndorfer
Notary Public: Danielle E Oberndorfer
My Commission Expires 1/6/2023

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data COMPRISING THIS APPLICATION, THE Architect certifies to the Owner that to the best of the Architects 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 \$ -
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on the Application and on the Continuation Sheet that are changed to conform to the amount certified.)

GENERAL CONTRACTOR:

By: Douglas J. Mark Date: March 31, 2022

ARCHITECT:

By: _____ Date: _____

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

AIA DOCUMENT G703

Page 1 of 2

AIA Document G702, APPLICATION AND CERTIFICATE 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

SOCC APPLICATION # 7
APPLICATION DATE 03/31/22
PERIOD TO: 03/31/22
SOCC PROJECT NO 21-123

A	B	C		D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	REVISED SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G - C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	General Conditions & General Requirements (SOCC)	\$70,495.46	\$70,559.00	\$68,345.00	\$1,714.00	\$0.00	\$70,059.00	99%	\$500.00	\$1,751.48
2	Demolition	\$21,307.63	\$21,308.00	\$21,307.63	\$0.37	\$0.00	\$21,308.00	100%	\$0.00	\$532.70
3	Concrete	\$11,875.00	\$11,875.00	\$11,875.00	\$0.00	\$0.00	\$11,875.00	100%	\$0.00	\$296.88
4	Masonry	\$19,650.00	\$19,650.00	\$19,650.00	\$0.00	\$0.00	\$19,650.00	100%	\$0.00	\$491.25
5	Misc Metals & Railings	\$6,500.00	\$6,500.00	\$6,500.00	\$0.00	\$0.00	\$6,500.00	100%	\$0.00	\$162.50
6	Carpentry	\$71,920.84	\$71,921.00	\$70,453.00	\$768.00	\$0.00	\$71,221.00	99%	\$700.00	\$1,780.53
7	Millwork	\$84,309.00	\$84,309.00	\$84,309.00	\$0.00	\$0.00	\$84,309.00	100%	\$0.00	\$2,107.73
8	Doors/Frames/Hardware	\$11,395.00	\$11,395.00	\$7,395.00	\$3,259.00	\$0.00	\$10,654.00	93%	\$741.00	\$266.35
9	Glass and Glazing	\$14,875.00	\$14,875.00	\$14,875.00	\$0.00	\$0.00	\$14,875.00	100%	\$0.00	\$371.88
10	Automatic Operators	\$5,390.00	\$5,390.00	\$5,390.00	\$0.00	\$0.00	\$5,390.00	100%	\$0.00	\$134.75
11	Steel Studs & Drywall	\$89,463.00	\$89,463.00	\$89,463.00	\$0.00	\$0.00	\$89,463.00	100%	\$0.00	\$2,236.58
12	ACT	\$1,530.00	\$1,530.00	\$1,530.00	\$0.00	\$0.00	\$1,530.00	100%	\$0.00	\$38.25
13	Stained Glass	\$57,600.00	\$57,600.00	\$57,600.00	\$0.00	\$0.00	\$57,600.00	100%	\$0.00	\$1,440.00
14	Carpet	\$53,759.00	\$53,759.00	\$53,759.00	\$0.00	\$0.00	\$53,759.00	100%	\$0.00	\$1,343.98
15	Tile	\$5,236.00	\$5,236.00	\$5,236.00	\$0.00	\$0.00	\$5,236.00	100%	\$0.00	\$130.90
16	Painting & Wall Coverings	\$15,982.00	\$15,982.00	\$15,982.00	\$0.00	\$0.00	\$15,982.00	100%	\$0.00	\$399.55
17	Specialties - Fireplace Unit	\$3,200.00	\$3,200.00	\$3,200.00	\$0.00	\$0.00	\$3,200.00	100%	\$0.00	\$80.00
18	Interior Signage	\$88.04	\$88.00	\$88.00	\$0.00	\$0.00	\$88.00	100%	\$0.00	\$2.20
19	Specialties - Toilet Partitions	\$4,335.00	\$4,335.00	\$4,335.00	\$0.00	\$0.00	\$4,335.00	100%	\$0.00	\$108.38
20	Specialties - Toilet Accessories	\$2,742.00	\$2,742.00	\$2,742.00	\$0.00	\$0.00	\$2,742.00	100%	\$0.00	\$68.55
21	Fire Extinguishers	\$105.00	\$105.00	\$105.00	\$0.00	\$0.00	\$105.00	100%	\$0.00	\$2.63
22	Upholstered Assemblies	\$3,369.00	\$3,369.00	\$3,369.00	\$0.00	\$0.00	\$3,369.00	100%	\$0.00	\$84.23

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SOCC APPLICATION # 7
 APPLICATION DATE 03/31/22
 PERIOD TO: 03/31/22
 SOCC PROJECT NO 21-123

A	B	C		D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	REVISED SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G - C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
23	Plumbing	\$57,000.00	\$57,000.00	\$57,000.00	\$0.00	\$0.00	\$57,000.00	100%	\$0.00	\$1,425.00
24	HVAC	\$43,700.00	\$43,700.00	\$43,700.00	\$0.00	\$0.00	\$43,700.00	100%	\$0.00	\$1,092.50
25	Electrical	\$114,500.00	\$121,464.00	\$112,320.00	\$9,144.00	\$0.00	\$121,464.00	100%	\$0.00	\$3,036.60
26	Landscaping	\$24,545.08	\$24,545.00	\$5,000.00	\$19,545.00	\$0.00	\$24,545.00	100%	\$0.00	\$613.63
27	Final Cleaning	\$1,960.00	\$1,960.00	\$1,960.00	\$0.00	\$0.00	\$1,960.00	100%	\$0.00	\$49.00
28	Insurance	\$6,124.00	\$6,156.00	\$5,937.00	\$169.00	\$0.00	\$6,106.00	99%	\$50.00	\$152.65
29	Fee	\$17,936.95	\$18,086.00	\$17,354.00	\$532.00	\$0.00	\$17,886.00	99%	\$200.00	\$447.15
30	Contingency	\$50,000.00	\$50,000.00	\$50,000.00	\$0.00	\$0.00	\$50,000.00	100%	\$0.00	\$1,250.00
		\$870,893.00	\$878,102.00	\$840,779.63	\$35,131.37	\$0.00	\$875,911.00	99.8%	\$2,191.00	\$21,897.78

	Contingency Summary		PCO #1	PCO #2	PCO #3	PCO #4	PCO #5	PCO #6	PCO #7	PCO #8	PCO #9	PCO #10	PCO #11	PCO #12	PCO #13	PCO #14	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PR-01	PR-02.2	ASI-001	Lighting Cost Increases	Misc Cost Changes		Misc Additional Costs	Subfloor Restoration and Leveling	Surveillance, Security & Access Control	ASI-002, ASI-003 & PR-04	Rejected	PR-05		Data Changes	CONTINGENCY BALANCE REMAINING
1	General Conditions & General Requirements (SOCC)	\$70,495	\$58	\$374	\$149	\$92	\$855		\$125	\$196		\$849					\$73,193
2	Demolition	\$21,308	\$420														\$21,728
3	Concrete	\$11,875															\$11,875
4	Masonry	\$19,650															\$19,650
5	Misc Metals & Railings	\$6,500															\$6,500
6	Carpentry	\$71,921		\$2,047								\$887					\$74,855
7	Millwork	\$84,309		\$788					\$5,011			\$893					\$91,001
8	Doors/Frames/Hardware	\$11,395	\$80														\$11,475
9	Glass and Glazing	\$14,875							\$480								\$15,355
10	Automatic Operators	\$5,360															\$5,360
11	Steel Studs & Drywall	\$89,463		\$3,515	\$767		\$943		\$420			\$1,939					\$97,047
12	ACT	\$1,530															\$1,530
13	Staining and Transparent Finishing	\$57,600															\$57,600
14	Carpet	\$53,759	\$1,645							\$9,238							\$64,642
15	Tile	\$5,236										\$2,327					\$7,563
16	Painting & Wall Coverings	\$15,982															\$15,982
17	Specialties - Fireplace Unit	\$3,200															\$3,200
18	Interior Signage	\$88															\$88
19	Toilet Partitions	\$4,335															\$4,335
20	Toilet Accessories	\$2,742	\$125									\$660					\$3,527
21	Fire Extinguishers	\$105															\$105
22	Upholstered Assemblies	\$3,369					\$316										\$3,685
23	Plumbing	\$57,000					\$4,080					\$476					\$61,556
24	HVAC	\$43,700										\$4,352					\$48,052
25	Electrical	\$114,500	\$400	-\$11,623		\$4,344	\$278					\$5,651		\$2,984		\$3,160	\$113,550
26	Landscaping	\$24,545															\$24,545
27	Final Cleaning	\$1,960															\$1,960
28	Insurance	\$6,124	\$29	\$47	\$10	\$47	\$68		\$63	\$99		\$232		\$32			\$6,719
29	Fee	\$17,937	\$161	\$405	\$52	\$217	\$353		\$296	\$462		\$1,142		\$149			\$21,024
30	Contingency	\$50,000	-\$2,918	\$4,447	-\$978	-\$4,700	-\$6,894		-\$6,396	-\$9,995		-\$19,407				-\$3,160	\$0
		\$870,893.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					\$867,734

	Change Order Summary		PCO #1	PCO #2	PCO #3	PCO #4	PCO #5	PCO #6	PCO #7	PCO #8	PCO #9	PCO #10	PCO #11	PCO #12	PCO #13	PCO #14	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PR-01	PR-02.2	ASI-001	Lighting Cost Increases	Misc Cost Changes	Submit via separate contract.	Misc Additional Costs	Subfloor Restoration and Leveling	Surveillance, Security & Access Control	ASI-002, ASI-003 & PR-04	Rejected	PR-05	Submit via separate contract.	Data Changes	REVISED SCHEDULE OF VALUES
1	General Conditions & General Requirements (SOCC)	\$70,495												\$64			\$70,559
2	Demolition	\$21,308															\$21,308
3	Concrete	\$11,875															\$11,875
4	Masonry	\$19,650															\$19,650
5	Misc Metals & Railings	\$6,500															\$6,500
6	Carpentry	\$71,921															\$71,921
7	Millwork	\$84,309															\$84,309
8	Doors/Frames/Hardware	\$11,395															\$11,395
9	Glass and Glazing	\$14,875															\$14,875
10	Automatic Operators	\$5,390															\$5,390
11	Steel Studs & Drywall	\$89,463															\$89,463
12	ACT	\$1,530															\$1,530
13	Staining and Transparent Finishing	\$57,600															\$57,600
14	Carpet	\$53,759															\$53,759
15	Tile	\$5,236															\$5,236
16	Painting & Wall Coverings	\$15,982															\$15,982
17	Specialties - Fireplace Unit	\$3,200															\$3,200
18	Interior Signage	\$88															\$88
19	Toilet Partitions	\$4,335															\$4,335
20	Toilet Accessories	\$2,742															\$2,742
21	Fire Extinguishers	\$105															\$105
22	Upholstered Assemblies	\$3,369															\$3,369
23	Plumbing	\$57,000															\$57,000
24	HVAC	\$43,700															\$43,700
25	Electrical (Includes Floor Cores/Feeds)	\$114,500										\$820		\$2,984		\$3,160	\$121,464
26	Landscaping	\$24,545															\$24,545
27	Final Cleaning	\$1,960															\$1,960
28	Insurance	\$6,124												\$32			\$6,156
29	Fee	\$17,937												\$149			\$18,086
30	Contingency	\$50,000															\$50,000
		\$870,893.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$820	\$0	\$3,229	\$0	\$3,160	\$878,102



WAIVER OF CONSTRUCTION LIEN

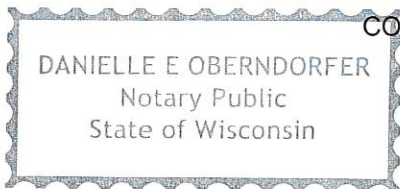
§779.05., Wis. Stats.

Date: March 31st, 2022

21-123 Pay App #7

1. Contractor's Name: Selzer-Ornst Construction Company, LLC
Contractor's Address: 6222 W. State Street
Milwaukee, WI 53213
2. Property Improved by Contractor's Work (check one):
☒ Street Address: 918 W Main St
Lake Geneva, WI 53147
(Lake Geneva Public Library)

☐ Legal description attached
3. Contractor's Work furnished at request of: City of Lake Geneva
4. Waiver of lien rights is made for (select one):
☒ The following Work: General construction for work through March 31st, 2022, valid upon receipt of \$55,272.57.
☐ All Work to date of this Waiver.
☐ All past and future Work, including all labor performed and/or material furnished at any time by the Contractor at the Property. This is a full waiver of all lien rights.
5. Title Companies, Lenders or others may require disclosure of the subcontractors and material suppliers before disbursement of funds related to the Contractor's above-described Work. If so required, specify name(s) of Contractor's subcontractors and material suppliers furnishing any portion of the Work being waived:



CONTRACTOR NAME: Selzer-Ornst Construction Company, LLC

By: 
Donald Michna, Project Manager
6222 W. State Street
Milwaukee, WI 53213
(414) 258-9900

Danielle E Oberndorfer exp 1/6/2023

§779.05 Waivers of Lien. Provides, in part, "(1) Any document signed by a lien claimant or potential claimant and purporting to be a waiver of construction lien rights under this subchapter, is valid and binding as a waiver whether or not consideration was paid therefor and whether the document was signed before or after the labor or material was furnished or contracted for. Any ambiguity in such document shall be construed against the person signing it. Any waiver document shall be deemed to waive all lien rights of the signer for all labor and materials furnished or to be furnished by the claimant at any time for the improvement to which the waiver relates, except to the extent that the document specifically and expressly limits the waiver to apply to a particular portion of such labor and materials. A lien claimant or potential line claimant of whom a waiver is requested is entitled to refuse to furnish a waiver unless paid in full for the work or material to which the waiver relates. A waiver furnished is a waiver of lien rights only, and not of any contract rights of the claimant otherwise existing."

Contractor's failure to pay its subcontractors or material suppliers from monies received for its Work may result in civil or criminal liability under Wisconsin's theft by contractor statute, §779.02(5), Wis. Stats.

"Our Personal Supervision Ensures Your Satisfaction"

6222 West State Street • Milwaukee, WI 53213
414.258.9900 • Fax: 414.258.3693 • www.selzer-ornst.com

Report Criteria:

Report type: Summary

[Report].Check Issue Date = 04/01/2022,04/06/2022,04/13/2022,04/12/2022

Check.Type = {<>} "Adjustment"

Bank.Bank account = "043230"

[Report].Invoice GL Account = {<>} 61

[Report].Invoice GL Account = {<>} 62

Check Issue Date	Check Number	Vendor Number	Payee	Amount
04/01/2022	78968	3024	MUTUAL OF OMAHA	2,832.65
04/06/2022	78969	2046	ALLIANT ENERGY	18,689.89
04/06/2022	78970	2273	CHASE CARD SERVICES	3,748.08
04/06/2022	78971	2354	CULLIGAN OF BURLINGTON	98.50
04/06/2022	78972	2511	FLOWER, JIM	214.11
04/06/2022	78973	6093	INGRAM LIBRARY SERVICES	429.72
04/06/2022	78974	2868	LAKE GENEVA FIREFIGHTERS ASSOC	50.00
04/06/2022	78975	4814	LAKESHORES LIBRARY SYSTEM	25.00
04/06/2022	78976	3232	RHYME BUSINESS PRODUCTS	386.40
04/06/2022	78977	3233	RHYME BUSINESS PRODUCTS	146.63
04/06/2022	78978	6336	SELZER-ORNST CONSTRUCTION COMPANY LLC	16,495.05
04/12/2022	79081	5160	YMCA	225,000.00
04/12/2022	79082	6336	SELZER-ORNST CONSTRUCTION COMPANY LLC	162,234.42
04/13/2022	79083	2046	ALLIANT ENERGY	3,319.11
04/13/2022	79084	5770	AT & T TELECONFERENCE SERVICES	90.53
04/13/2022	79085	2108	AT&T LONG DISTANCE	22.68
04/13/2022	79086	6263	CHARTER COMMUNICATIONS	89.99
04/13/2022	79087	2424	DUNN LUMBER	55.38
04/13/2022	79088	6093	INGRAM LIBRARY SERVICES	2,275.03
04/13/2022	79089	6485	KUJAWA ENTERPRISES INC	73,425.30
04/13/2022	79090	613	MCCONNELL, DAVID	40.00
04/13/2022	79091	5874	UNIQUE	10.30
04/13/2022	79092	5071	WE ENERGIES	522.80
Grand Totals:				510,201.57

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
11-00-00-21100	.00	96,909.35-	96,909.35-
11-00-00-21555	1,529.83	.00	1,529.83
11-00-00-21562	944.85	.00	944.85
11-00-00-21564	357.97	.00	357.97
11-00-00-44110	40.00	.00	40.00
11-10-00-53140	714.00	.00	714.00
11-10-00-53980	40.00	.00	40.00
11-12-00-53610	29.00	.00	29.00
11-14-30-53120	7.38	.00	7.38
11-14-30-53310	90.00	.00	90.00
11-15-10-53320	212.15	.00	212.15
11-15-10-54500	143.64	.00	143.64
11-16-10-52210	3.09	.00	3.09

GL Account	Debit	Credit	Proof
11-16-10-52220	3,177.41	.00	3,177.41
11-16-10-55310	357.40	.00	357.40
11-21-00-52210	.80	.00	.80
11-21-00-52220	22.20	.00	22.20
11-22-00-21560	50.00	.00	50.00
11-22-00-52210	6.25	.00	6.25
11-22-00-52220	1,351.51	.00	1,351.51
11-22-00-53990	533.32	.00	533.32
11-24-00-53100	146.63	.00	146.63
11-24-00-53300	214.11	.00	214.11
11-24-00-53310	82.00	.00	82.00
11-29-00-52220	52.48	.00	52.48
11-32-10-52210	97.60	.00	97.60
11-32-10-52220	1,029.62	.00	1,029.62
11-32-10-53320	150.00	.00	150.00
11-32-12-52500	69.24	.00	69.24
11-32-13-54300	99.99	.00	99.99
11-34-10-52220	414.93	.00	414.93
11-34-10-52230	9,211.16	.00	9,211.16
11-51-10-52220	728.18	.00	728.18
11-52-00-52220	798.50	.00	798.50
11-52-00-57370	73,425.30	.00	73,425.30
11-52-00-59220	186.56	.00	186.56
11-52-01-52220	514.55	.00	514.55
11-52-01-53400	77.70	.00	77.70
40-00-00-21100	9.50	3,902.16-	3,892.66-
40-54-10-52220	246.45	.00	246.45
40-54-10-53520	211.22	.00	211.22
40-55-20-53600	108.00	9.50-	98.50
40-55-20-53990	17.38	.00	17.38
40-55-30-52220	3,319.11	.00	3,319.11
42-00-00-21100	.00	27.84-	27.84-
42-34-50-46330	2.00	.00	2.00
42-34-50-53400	25.84	.00	25.84
47-00-00-21100	.00	225,000.00-	225,000.00-
47-70-00-57150	225,000.00	.00	225,000.00
48-00-00-21100	.00	3.34-	3.34-
48-00-00-52210	3.34	.00	3.34
61-00-00-21100	.00	.02-	.02-
61-00-00-53110	.02	.00	.02
62-00-00-21100	.00	.23-	.23-
62-00-00-92100	.23	.00	.23
98-00-00-21100	.00	162,234.42-	162,234.42-
98-00-00-54170	162,234.42	.00	162,234.42
99-00-00-21100	125.55	22,259.26-	22,133.71-
99-00-00-52110	957.02	.00	957.02
99-00-00-52160	16,495.05	.00	16,495.05
99-00-00-52210	1.34	.00	1.34
99-00-00-52220	1,479.14	.00	1,479.14
99-00-00-53120	9.69	.00	9.69
99-00-00-53500	551.97	125.55-	426.42
99-00-00-54100	451.79	.00	451.79
99-00-00-54110	2,252.96	.00	2,252.96

GL Account	Debit	Credit	Proof
99-00-00-54155	25.00	.00	25.00
99-00-00-55110	35.30	.00	35.30
Grand Totals:	510,471.67	510,471.67-	.00

Dated:

4/19/2022

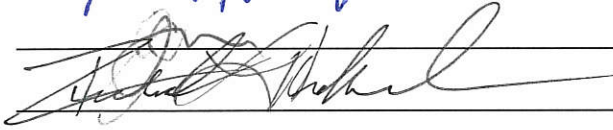
Mayor:

Charles Klein

City Council:

Joan Yunker

Ken Howell



City Recorder:

Report Criteria:

Report type: Summary

[Report].Check Issue Date = 04/01/2022,04/06/2022,04/13/2022,04/12/2022

Check.Type = {<>} "Adjustment"

Bank.Bank account = "043230"

[Report].Invoice GL Account = {<>} 61

[Report].Invoice GL Account = {<>} 62

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "04202022","04202022A"

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
AURORA HEALTH CARE				
551520	04/03/2022	DOT CONSORTIUM FEE	11-32-10-52050 DRUG AND MEDICAL TESTING	90.00
Total AURORA HEALTH CARE:				90.00
AURORA QUICK CARE LLC				
238-CI0000012	04/01/2022	EMP CLINIC-FEB	11-10-20-51320 HEALTH AND DENTAL ADMIN CHGS	2,700.00
Total AURORA QUICK CARE LLC:				2,700.00
BUMPER TO BUMPER AUTO PARTS				
662-455414	04/06/2022	SALTER LIHTS-TRK #16	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	14.09
662-455669	04/12/2022	TANG WASHER-MOW TRAILER	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	.98
Total BUMPER TO BUMPER AUTO PARTS:				15.07
CES				
LKG/076991	03/31/2022	STREET LIGHT BULBS	11-34-10-52610 STREET LIGHTS REPAIRS	448.78
Total CES:				448.78
CINTAS CORP				
5102472007	04/04/2022	FIRST AID SUPPLIES	11-32-10-53900 FIRST AID AND SAFETY SUPPLIES	97.34
Total CINTAS CORP:				97.34
CORNERSTONE COMMUNICATIONS INC.				
6512	04/11/2022	PHONE ISSUES/REPAIRS	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	82.50
Total CORNERSTONE COMMUNICATIONS INC.:				82.50
DOG WASTE DEPOT				
477161	04/11/2022	DOG WASTE BAGS	11-52-00-53520 GROUNDS MAINT SUPPLIES	664.95
Total DOG WASTE DEPOT:				664.95
DUNN LUMBER				
1030890	03/16/2022	NUTS,BOLTS,ANCHOR	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	25.80
1041562	03/30/2022	NUTS,BOLTS-STREET SIGN	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	44.77
1042361	03/31/2022	CLEANING SUPPLIES-1065 CAR	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	16.58
1042394	03/31/2022	CABLE TIES-SHOP	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	22.99
1042814	03/31/2022	SPIRAL SCREW EXTRACTOR-S	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	3.49
1045110	04/04/2022	LANDSCAPE ADHESIVE-RIV FO	40-55-20-53550 FOUNTAIN MAINT EXP	10.99
1045276	04/04/2022	BUTS,BOLTS-RIV SHOP	40-55-10-53500 BLDG MAINT SUPPLIES-UPPER RIV	6.79
1045981	04/05/2022	BATTERIES-LOCATOR	11-32-10-53600 ST DEPT BLDG MAINT SERV COSTS	18.48
1048246	04/07/2022	PAINT-SHOP BATHROOM	11-32-10-52400 ST DEPT BUILDING REPAIRS	67.99
1048640	04/07/2022	WASHER/HOSE CAP,H2O PISTO	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	19.18
1048674	04/07/2022	NUTS,BOLTS-STREET LIGHTS	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	5.96
1050683	04/11/2022	NUTS,BOLTS-BOAT LAUNCH	40-52-11-52520 LAUNCH RAMP REPAIRS	5.27

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
1052027	04/12/2022	PAINT-PARKS	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	10.29
1052111	04/12/2022	NUTS,BOLTS,BLEACH	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	47.84
1053100	04/13/2022	STUD KIT-WOMANS BATH	11-32-10-53500 BLDG MAINT SUPPLIES-STR DEPT	19.48
Total DUNN LUMBER:				325.90
EDWARD JONES				
PERP CARE-F	04/06/2022	PERP CARE DEP-FEB/MAR 202	49-00-00-24200 DUE TO INVESTMENT ACCT	2,100.00
Total EDWARD JONES:				2,100.00
ELKHORN CHEMICAL CO INC				
642201	04/11/2022	CHAIR	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	265.00
642462	03/11/2022	GARBAGE BAGS	40-55-10-53600 UPPER RIVIERA MAINTENANCE	614.17
Total ELKHORN CHEMICAL CO INC:				879.17
ELKHORN NAPA AUTO PARTS				
259009	03/01/2022	CLAMP	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	23.46
259156	03/02/2022	GREASE GUN,DETAILER-REPAI	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	90.56
261996	03/30/2022	VEHICLE LIGHT BULBS	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	12.61
262941	04/08/2022	LAMP-CEM BUILDING	48-00-00-53500 CEM BLDG MAINT SUPPLIES	5.55
262959	04/08/2022	TIRE BEAD SEATER-SHOP	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	315.00
263127	04/11/2022	WHEEL BEARINGS-BLK UTIL TL	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	95.34
Total ELKHORN NAPA AUTO PARTS:				542.52
EVERBRIDGE				
M69193	03/31/2022	NIXLE SERVICE 3/22-3/23	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	666.67
M69193	03/31/2022	NIXLE SERVICE 3/22-3/23	11-32-10-53990 ST DEPT MISCELLANEOUS EXP	666.67
M69193	03/31/2022	NIXLE SERVICE 3/22-3/23	99-00-00-54155 LIBRARY MARKETING	666.67
Total EVERBRIDGE:				2,000.01
FERTILIZER DEALER SUPPLY INC				
1687291	04/07/2022	GROUND FERTILIZER	11-52-00-53620 GROUND FERTILIZER/WEED CONTR	107.74
Total FERTILIZER DEALER SUPPLY INC:				107.74
GENEVA ONLINE INC				
1128316	04/01/2022	EMAIL SVC-APR	11-12-00-52210 MUNICIPAL CT TELEPHONE	2.00
Total GENEVA ONLINE INC:				2.00
GIRAFFE ELECTRIC II INC				
22-090	03/25/2022	TOURISM GRANT-AWRD SEPT	47-70-00-57150 PROMOTIONAL GRANT	8,455.00
S3508	03/30/2022	RELOCATE LT SWITCHES-SHO	11-32-10-52400 ST DEPT BUILDING REPAIRS	1,155.00
Total GIRAFFE ELECTRIC II INC:				9,610.00
HE STARK AGENCY INC				
6089 PARK-3/3	03/31/2022	COLLECTION FEES-MAR	42-34-50-52160 CALE CC AND COLLEC FEES	776.50
Total HE STARK AGENCY INC:				776.50
ITU ABSORB TECH INC				
7887801	04/01/2022	MATS-MAR	11-32-10-53500 BLDG MAINT SUPPLIES-STR DEPT	89.66

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
7887802	04/01/2022	MAT SERVICE	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	125.97
Total ITU ABSORB TECH INC:				215.63
JOHNS DISPOSAL SERVICE INC				
833889	04/05/2022	APR SVC	11-36-00-52940 SOLID WASTE-RESIDENTIAL	33,578.96
833889	04/05/2022	APR SVC	11-36-00-52970 SOLID WASTE-RECYCLING	18,422.96
Total JOHNS DISPOSAL SERVICE INC:				52,001.92
KAPUR & ASSOCIATES INC				
112323	03/28/2022	STONERIDGE PHASE 2	11-00-00-13910 A/R BILL OUTS	1,392.00
112324	03/28/2022	PLAS-TECH	11-00-00-13910 A/R BILL OUTS	625.00
112326	03/28/2022	KWIK TRIP WELLS ST	11-00-00-13910 A/R BILL OUTS	449.00
112401	03/29/2022	LOGAN ST SURVEY	11-30-00-52160 CITY ENGINEERING FEES	2,353.70
112415	03/29/2022	SYMPHONY BAY PH 4	11-00-00-13910 A/R BILL OUTS	1,010.00
112416	03/29/2022	SYMPHONY BAY PH 5	11-00-00-13910 A/R BILL OUTS	19,513.46
112417	03/29/2022	VISTAS SHODEEN	11-00-00-13910 A/R BILL OUTS	20,063.51
112418	03/29/2022	COVENANT HARBOR TRIPLETS	11-00-00-13910 A/R BILL OUTS	626.50
Total KAPUR & ASSOCIATES INC:				46,033.17
LAKE GENEVA UTILITY				
333 BOWING	03/15/2022	333 BOWING WAY	45-00-00-24520 WATER IMPACT FEES	1,690.00
333 BOWING	03/15/2022	333 BOWING WAY	45-00-00-24530 SEWER IMPACT FEES	1,865.00
335 BOWING	04/01/2022	335 BOWING WAY	45-00-00-24520 WATER IMPACT FEES	1,690.00
335 BOWING	04/01/2022	335 BOWING WAY	45-00-00-24530 SEWER IMPACT FEES	1,865.00
422 BEETHOV	04/01/2022	422 BEETHOVEN DR	45-00-00-24520 WATER IMPACT FEES	1,690.00
422 BEETHOV	04/01/2022	422 BEETHOVEN DR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
504 SOPRANO	04/01/2022	504 SOPRANO DR	45-00-00-24520 WATER IMPACT FEES	1,690.00
504 SOPRANO	04/01/2022	504 SOPRANO DR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
504 WELLS ST	04/07/2022	504 WELLS ST	45-00-00-24520 WATER IMPACT FEES	4,732.00
504 WELLS ST	04/07/2022	504 WELLS ST	45-00-00-24530 SEWER IMPACT FEES	5,222.00
Total LAKE GENEVA UTILITY:				24,174.00
LAKESIDE INTERNATIONAL LLC				
2276126P	04/06/2022	FILTERS-(2) #135/(2) SHOP	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	167.12
Total LAKESIDE INTERNATIONAL LLC:				167.12
LANGE ENTERPRISES INC				
79565	03/31/2022	BRIDGE HAZARD MARKER	11-34-10-53750 TRAFFIC CONTROL STREET SIGNS	72.99
Total LANGE ENTERPRISES INC:				72.99
MARED MECHANICAL				
128547	03/23/2022	CHILLED H2O VALVE-REPAIR	11-16-10-52400 CITY HALL BUILDING REPAIRS	532.00
Total MARED MECHANICAL:				532.00
MCCLOUD AQUATICS				
31984-22	04/01/2022	WEED TREATMENTS-POND/LA	40-54-10-52640 LAKE SPRAYING	2,300.00
Total MCCLOUD AQUATICS:				2,300.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
MIDSTATE EQUIPMENT				
V57577	03/30/2020	MOWER SEAT	48-00-00-53510 CEM VEHICLE MAINT/REPAIR	522.48
Total MIDSTATE EQUIPMENT:				522.48
MSA PROFESSIONAL SERVICES INC				
R19995004.0-2	03/23/2022	2022 STREETS	43-32-10-17010 2021/2022 STREET IMP PROGRAM	24,572.71
Total MSA PROFESSIONAL SERVICES INC:				24,572.71
NEI-TURNER MEDIA				
15834-1	11/01/2021	DESTINATION WEDDINGS-2022	47-70-00-57155 TOURISM MUNICIPAL DEVELOPMENT	5,420.00
Total NEI-TURNER MEDIA:				5,420.00
PATS SERVICES INC				
A-228946	03/19/2022	PORT A POTTY SVC-MAR	48-00-00-52260 CEM WATER/SEWER EXP	220.00
Total PATS SERVICES INC:				220.00
POMP'S TIRE SERVICE INC				
60270537	04/01/2022	(6) TIRES	11-32-14-54300 COMPOSTING OPERATING SUPPLIES	993.00
Total POMP'S TIRE SERVICE INC:				993.00
POTTERS INDUSTRIES LLC				
91361602	02/24/2022	GLASS BEADS-ROAD PAINTING	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	780.00
Total POTTERS INDUSTRIES LLC:				780.00
ROTE OIL COMPANY				
220890411	03/30/2022	209.3 GALS CLEAR DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	912.55
220910006	04/01/2022	144.9 GALS DYED DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	586.84
220970410	04/07/2022	164.7 GALS CLEAR DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	676.90
220970411	04/07/2022	88.4 GALS DYED DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	335.93
Total ROTE OIL COMPANY:				2,512.22
RUNDLE SPENCE				
S3013570.001	03/31/2022	FAUCET CARTRIDGES/BATTER	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	76.68
Total RUNDLE SPENCE:				76.68
SEYMOUR KREMER KOCH				
56298	02/09/2022	SPEC PROSECUTION	11-12-00-53810 MUNICIPAL COURT OPERATIONS	90.00
Total SEYMOUR KREMER KOCH:				90.00
SHEA, ASHLEE LYNN				
04/13/2022	04/13/2022	RESTITUTION-CIT #CN80FXHJT	11-12-00-45100 COURT PENALTIES & FINES	170.00
Total SHEA, ASHLEE LYNN:				170.00
SHERRILL INC				
INV-736564	04/04/2022	SAFETY TREES SUPPLIES	11-32-13-53460 PURCHASE OF TREES	189.97
INV-737689	04/07/2022	EYE SHIELD-TREES	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	50.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total SHERRILL INC:				239.97
STATE OF WISCONSIN				
INV.64-246 03/	03/31/2022	COURT FINES-MAR 2022	11-12-00-24240 COURT FINES-STATE	4,789.89
Total STATE OF WISCONSIN:				4,789.89
SWITS LTD				
II-2477	03/21/2022	INTERPRETER-ADULT COURT	11-12-00-53810 MUNICIPAL COURT OPERATIONS	100.01
Total SWITS LTD:				100.01
TRACTOR SUPPLY CREDIT PLAN				
172147	04/07/2022	SWIVEL BLADE-TRK #124	11-32-12-52500 SNOW & ICE CONTROL-REPAIRS	69.99
855858	03/30/2022	50LB TALL FESCUE	11-52-00-53520 GROUNDS MAINT SUPPLIES	124.99
855858	03/30/2022	(2) 12QT PAIL	40-55-10-53500 BLDG MAINT SUPPLIES-UPPER RIV	29.98
855858	03/30/2022	COUPLERS	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	37.98
855858	03/30/2022	POST/WIRE	11-32-13-53440 BRUSH PICKUP EXPENSES	392.39
Total TRACTOR SUPPLY CREDIT PLAN:				655.33
TWILIGHT SOLUTIONS				
16756	04/04/2022	FOUNTAIN LIGHTS	40-55-20-53550 FOUNTAIN MAINT EXP	1,142.23
Total TWILIGHT SOLUTIONS:				1,142.23
UNITED LABORATORIES				
INV345625	04/05/2022	CLEANING SUPPLIES-RIV	40-55-10-53500 BLDG MAINT SUPPLIES-UPPER RIV	710.58
Total UNITED LABORATORIES:				710.58
VORPAGEL SERVICE INC				
50091	03/28/2022	RESTROOM HEATING PROJEC	43-52-00-53000 PARKS AND REC CAPITAL PROJECTS	1,128.36
Total VORPAGEL SERVICE INC:				1,128.36
WALWORTH COUNTY SHERIFF				
127578	04/05/2022	PRISONER CONFINEMENT-MA	11-12-00-52900 CARE OF PRISONERS	30.00
Total WALWORTH COUNTY SHERIFF:				30.00
WALWORTH COUNTY TREASURER				
INV.64-246 3/2	03/31/2022	COURT FINES-MAR2022	11-12-00-24200 COURT FINES-COUNTY	1,736.29
Total WALWORTH COUNTY TREASURER:				1,736.29
WEDIGE AUTOMOTIVE REPAIR				
192627	04/11/2022	FUEL PUMP-TRK #15	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	202.75
Total WEDIGE AUTOMOTIVE REPAIR:				202.75
WI DEPT OF TRANSPORTATION				
395-00002552	04/01/2022	HWY 50 RD IMPROVE PROJECT	43-32-10-17010 2021/2022 STREET IMP PROGRAM	5,574.58
395-00002553	04/01/2022	BLOOMFIELD SIGNAL	43-32-10-17020 DPW CAPITAL PROJECTS	280.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total WI DEPT OF TRANSPORTATION:				5,854.58
WIPFLI				
521302	03/29/2022	CITY AUDIT 2021	11-15-10-52130 INDEPENDENT AUDIT FEES	12,000.00
Total WIPFLI:				12,000.00
WISCONN VALLEY MEDIA GROUP				
91163-1	03/02/2022	DPW SEASONAL JOB POSTING	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	41.27
91164-1	03/02/2022	DPW SEASONAL JOB POSTING	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	44.64
Total WISCONN VALLEY MEDIA GROUP:				85.91
WITTE SUPPLY COMPANY				
119269	03/30/2022	6 YDS TOP SOIL-TREES	11-32-13-54200 TREE & BRUSH-REPAIR	159.00
119558	04/12/2022	6 YDS TOP SOIL-OAK HILL	48-00-00-53620 CEM GROUNDS/LANDSCAPING	159.00
119564	04/12/2022	6 YDS TOP SOIL-OAK HILL	48-00-00-53620 CEM GROUNDS/LANDSCAPING	159.00
Total WITTE SUPPLY COMPANY:				477.00
Grand Totals:				210,449.30

Dated: 4/19/2022Mayor: Chloe KeenCity Council: Joey Yacubovitch
Ken Howell
John Stahl

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "04202022","04202022A"

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

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

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 18, 2022

Agenda Item #7

Applicant:

Kwik Trip, Inc.

Represented by:

Seth Waddell
1813 Kramer Street
La Crosse, WI 54602

Request:

896 S Wells Street, Lake Geneva, WI 53147
Proposed Certified Survey Map Lot Combination
to create a single parcel for Kwik Trip of 2.11 acres

Description:

The applicant is submitting a Certified Survey Map (CSM) to combine existing platted lots in the Boulevard Subdivision including portions of a vacated alley way, all of which are located between South Wells Street and Lake Geneva Boulevard. The result will be a single parcel of 2.11 acres.

The proposed parcel complies with the lot requirements of the city, and with the minimum standards of the Planned Business (PB) zoning district.

The proposed CSM depicts the existing utility easements located within the CSM as well as parking and access easements recorded as separate documents.

The City Engineer reviewed the CSM for compliance with technical standards of State Statute Chapter 236 and identified no concerns.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Certified Survey Map (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.

Staff Recommendation on the proposed Certified Survey Map (CSM):

Staff recommends that the Plan Commission recommend *approval* of the CSM as submitted.

Sonja Kruesel, AICP
City Planning Consultant
Vandewalle & Associates

Memo to the City of Lake Geneva

To: Fred Walling, Zoning Administrator

Date: March 4, 2022

From: Gary R. Splinter
Naomi Rauch

CC: Seth Waddell – Kwik Trip
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.
Kristin Belongia – Batterman Engineering

Subject: Kwik Trip Certified Survey Map

BACKGROUND AND REQUEST: We have completed a review of a Certified Survey Map prepared by Kristin J. Belongia of Batterman Engineering. Our review was conducted to determine compliance with Chapter 236 of the Wisconsin State Statutes, Chapter 66 of the City of Lake Geneva Municipal Code and good surveying practices. A Certified Survey Map that is not dated and field work was completed on December 13, 2021, was reviewed.

CSM COMMENTS:

- As per 236.34 (1) May want to add "All" of lots in the designation at the top of the sheets.
- As per 236.34(2) Line 3 of the Surveyor's Certificate states: "Section 36, T. 2 N." should be "Section 1, T. 1 N."
- The CSM includes a 6-ft wide Utility Easement that appears to extend through the proposed new convenience store. It appears that this easement may not longer been needed and could be abandon.

We recommend approval of the Certified Survey Map subject to above surveyor's comments. Although the material has been reviewed, the surveyor is ultimately responsible for the thoroughness and accuracy of the Certified Survey Map with state statutes and municipal city code.

Please contact me if you have any questions or comments pertaining to this project at (262) 758-6011 or gsplinter@kapurinc.com.



City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Kwik Trp, Inc

1626 Oak Street

La Crosse, WI 54602

TELEPHONE NUMBER OF CURRENT OWNER: (608) 793-4933

OWNER SIGNATURE: Seth Waddell

Digitally signed by Seth Waddell
DN: CN=Seth Waddell
Date: 2021.12.07 11:07:22-06'00'

EMAIL ADDRESS: swaddell@kwiktrip.com

PROJECT ADDRESS 896 S. Wells St.

TAX KEY NUMBER: ZBL00006

ZBL00006A

ZBL00008

ZBL00058

NAME AND ADDRESS OF APPLICANT:

Seth Waddell

1813 Kramer Street

La Crosse, WI 54602

TELEPHONE NUMBER OF APPLICANT: (608) 793-4933

EMAIL ADDRESS: swaddell@kwiktrip.com

NAME AND ADDRESS OF SURVEYOR:

Batterman

2857 Bartells Drive

Beloit, WI 53511

TELEPHONE NUMBER OF SURVEYOR: (608) 365-4464

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

To combine all the parcels listed above into one lot for the development of a Kwik Trip Store.

SUBMITTAL CHECKLIST

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

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

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

Seth Waddell

Digitally signed by Seth Waddell
DN: CN=Seth Waddell
Date: 2021.12.07 11:14:23-06'00'

DATE

SIGNATURE OF APPLICANT

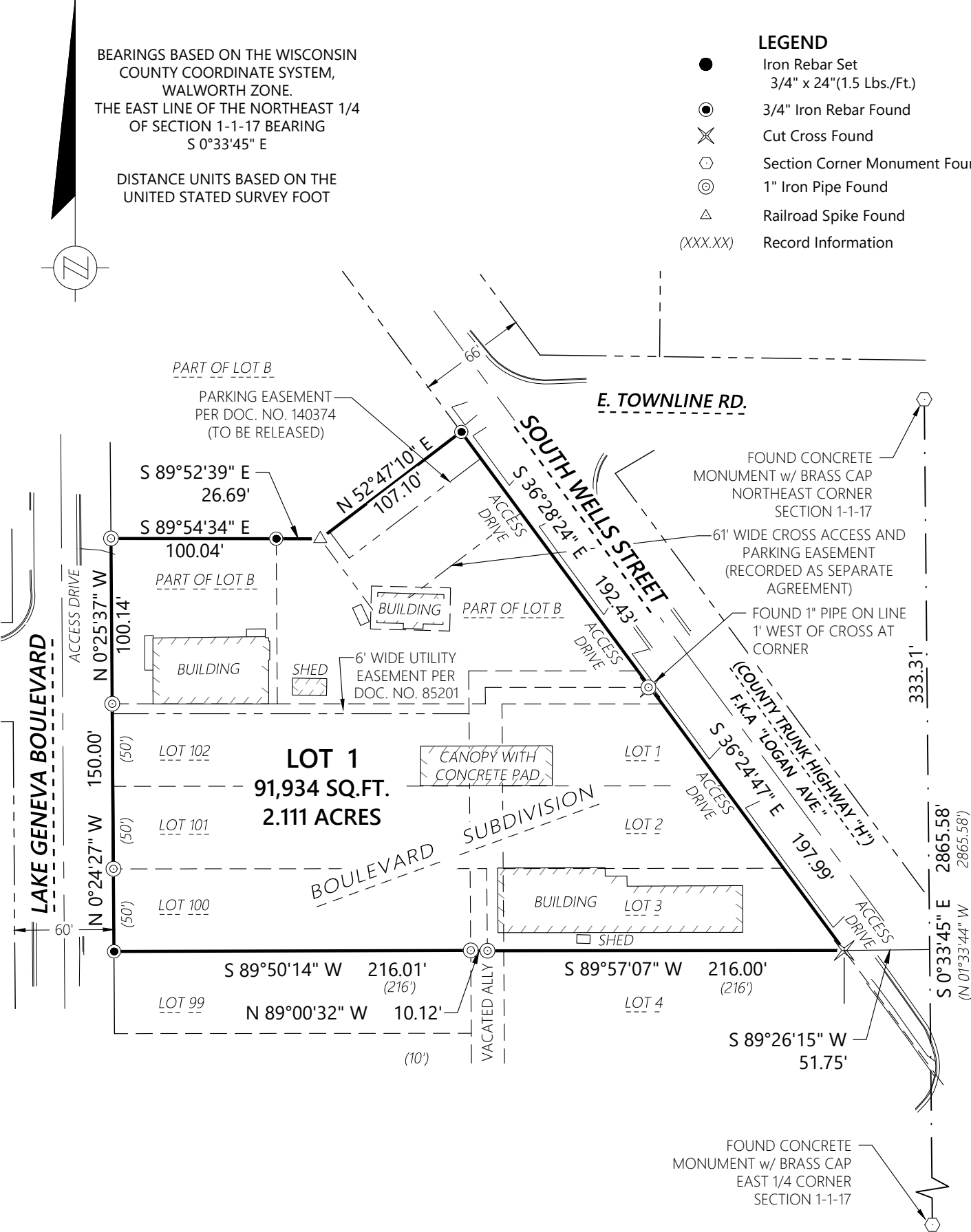
CERTIFIED SURVEY MAP NO. _____
OF LOTS 1, 2, 3, 100, 101, 102, PART OF LOT B, AND PART OF
VACATED ALLEY, OF BOULEVARD SUBDIVISION, ALL LOCATED IN
PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 1,
T. 1 N., R. 17 E., OF THE 4TH P.M.,
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

BEARINGS BASED ON THE WISCONSIN
COUNTY COORDINATE SYSTEM,
WALWORTH ZONE.
THE EAST LINE OF THE NORTHEAST 1/4
OF SECTION 1-1-17 BEARING
S 0°33'45" E

DISTANCE UNITS BASED ON THE
UNITED STATES SURVEY FOOT

LEGEND

- Iron Rebar Set
3/4" x 24"(1.5 Lbs./Ft.)
- ⊙ 3/4" Iron Rebar Found
- ✕ Cut Cross Found
- ⬡ Section Corner Monument Found
- ⊙ 1" Iron Pipe Found
- △ Railroad Spike Found
- (XXX.XX) Record Information



ORDER NO: 33621 BOOK: SEE FILE FIELD CREW: DJE DRAWN BY: KRS SHEET 1 OF 4	FOR THE EXCLUSIVE USE OF: KWIK TRIP, INC. PO BOX 2107 LACROSSE, WI 54602	Batterman engineers surveyors planners 2857 Bartells Drive 608.365.4464 Beloit, Wisconsin 53511 www.rhbatterman.com	
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CERTIFIED SURVEY MAP NO. _____

OF LOTS 1, 2, 3, 100, 101, 102, PART OF LOT B, AND PART OF VACATED ALLEY,
OF BOULEVARD SUBDIVISION, ALL LOCATED IN PART OF THE NE 1/4 OF THE
NE 1/4 OF SECTION 1, T. 1 N., R. 17 E., OF THE 4TH P.M.,
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH STATUTE

State of Wisconsin } ss. I, Kristin J. Belongia, a Professional Land Surveyor, do hereby certify that I have
County of Walworth } surveyed and mapped Lots 1, 2, 3, 100, 101, 102, part of Lot B, and part of Vacated
Alley, of Boulevard Subdivision, all located in part of the Northeast 1/4 of the Northeast 1/4 of Section 36, T. 2 N.,
R. 17 E., of the 4th P.M., City of Lake Geneva, Walworth County, Wisconsin.

DESCRIBED AS FOLLOWS: Commencing at a concrete county monument with brass cap at the Northeast corner of Section 1 (T. 1 N, R. 17 E); thence South 0° 33'45" East along the East line of the Northeast 1/4 of aforesaid Section 1 a distance of 333.31 feet; thence South 89°26'15" West a distance of 51.75 feet to a cut cross at the Southeast corner of Lot 3 of Boulevard Subdivision at the southerly right-of-way line of South Wells Street (County Trunk Highway "H") and the point of beginning; thence South 89°57'07" West a distance of 216.00 feet to a found 1" iron pipe. ; thence North 89°00'32" West a distance of 10.12 feet to a found 1" iron pipe at the southeast corner of Lot 100 of aforesaid Boulevard Subdivision; thence South 89°50'14" West a distance of 216.01 feet to a found 3/4" rebar at the Southwest corner of aforesaid Lot 100 at the Easterly right-of-way of Lake Geneva Boulevard; thence North 0°24'27" West along the aforesaid Easterly right-of-way a distance of 150.00 feet to a found 1" iron pipe found at Northwest corner of Lot 102 of aforesaid Boulevard Subdivision;; thence North 0°25'37" West along the Easterly right-of-way of Lake Geneva Boulevard a distance of 100.14 feet to a found 1" iron pipe; thence South 89°54'34" East a distance of 100.04 feet to a found 3/4" rebar; thence South 89°52'39" East a distance of 26.69 feet to a found rail road spike; thence North 52°47'10" East a distance of 107.10 feet to a found 3/4" rebar at the southwesterly right-of-way line of aforesaid South Wells Street (County Trunk Highway "H"); thence South 36°28'24" East along aforesaid Southwesterly right-of-way a distance of 192.43 feet to a found 1" iron pipe; thence South 36°24'47" East along aforesaid Southwesterly right-of-way a distance of 197.99 feet to the point of beginning.

Containing 91,934 square feet (2.111 acres) of land, more or less.

Subject to any easements, agreements, covenants and restrictions, recorded or unrecorded.

That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey, division and map by the direction of the Owner(s) of said land, and that I have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying, dividing and mapping the same.

Given under my hand and seal this ____ day of _____, 2021 at Elkhorn, Wisconsin.

Last day of field work: December 13, 2021.

ORDER NO: 33621

BOOK: SEE FILE
FIELD CREW: DJE
DRAWN BY: KRS
SHEET 2 OF 4

FOR THE EXCLUSIVE USE OF:

KWIK TRIP, INC.
PO BOX 2107
LACROSSE, WI 54602

Batterman
engineers surveyors planners

2857 Bartells Drive
608.365.4464

Beloit, Wisconsin 53511
www.rhbatterman.com



CERTIFIED SURVEY MAP NO. _____

OF LOTS 1, 2, 3, 100, 101, 102, PART OF LOT B, AND PART OF VACATED ALLEY,
OF BOULEVARD SUBDIVISION, ALL LOCATED IN PART OF THE NE 1/4 OF THE
NE 1/4 OF SECTION 1, T. 1 N., R. 17 E., OF THE 4TH P.M.,
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Kwik Trip, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner of the land described in the foregoing description, does hereby certify that said corporation caused the land described on this map to be surveyed, divided, and mapped as represented on the map. Also certifies that this map is required to be submitted to the following for approval or objection: City of Lake Geneva.

IN WITNESS WHEREOF, Kwik Trip, Inc. has caused these presents to be signed by _____,

its _____, this _____ day of _____, 20____.

State of Wisconsin } Personally came before me, this _____ day of _____, 20____, the
County of _____ } ss. above-named _____, to me known to be the person who
executed the foregoing certificate and acknowledged the same.

Notary Public, _____ County, Wisconsin

My Commission Expires

ORDER NO: 33621 BOOK: SEE FILE FIELD CREW: DJE DRAWN BY: KRS SHEET 3 OF 4	FOR THE EXCLUSIVE USE OF: KWIK TRIP, INC. PO BOX 2107 LACROSSE, WI 54602	Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com	
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CERTIFIED SURVEY MAP NO. _____

OF LOTS 1, 2, 3, 100, 101, 102, PART OF LOT B, AND PART OF VACATED ALLEY,
OF BOULEVARD SUBDIVISION, ALL LOCATED IN PART OF THE NE 1/4 OF THE
NE 1/4 OF SECTION 1, T. 1 N., R. 17 E., OF THE 4TH P.M.,
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

CERTIFICATE OF PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the City of Lake Geneva

on this _____ day of _____, 20____.

Mayor Charlene Klein
Chairperson

Lana Kropf
Secretary

CERTIFICATE OF CITY COUNCIL RESOLUTION:

Resolved, that this Certificate Survey Map, in the City of Lake Geneva, Wisconsin, owner be and the same, is hereby

approved by the City Council on this _____ day of _____, 20____.

Mayor Charlene Klein
Chairperson

Lana Kropf
City Clerk

ORDER NO: 33621 BOOK: SEE FILE FIELD CREW: DJE DRAWN BY: KRS SHEET 4 OF 4	FOR THE EXCLUSIVE USE OF: KWIK TRIP, INC. PO BOX 2107 LACROSSE, WI 54602	Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com	
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RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Limited Conditional Use Permit (CUP) filed by Bjorn Schweinsberg 5117 Palisades Rd. Whitefish Bay, WI 53217 for a request to utilize the property for Commercial Indoor Lodging at 831 Dodge St. in the General Business (GB) zoning district. Tax Key No. ZGD00013			
Committee:	Plan Commission approved April 18, 2022		
Fiscal Impact:	N/A		
File Number:	22-R28	Date:	April 25, 2022

WHEREAS, the City Plan Commission has considered the application filed by Bjorn Schweinsberg 5117 Palisades Rd. Whitefish Bay, WI 53217 for a request to utilize the property for Commercial Indoor Lodging at 831 Dodge St. in the General Business (GB) zoning district.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on April 14, 2022.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, is hereby authorized, to issue a Limited Conditional Use Permit (CUP) filed by Bjorn Schweinsberg 5117 Palisades Rd. Whitefish Bay, WI 53217 for a request to utilize the property for Commercial Indoor at 831 Dodge St. in the General Business (GB) zoning district,

Tax Key No. ZGD00013

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

Granted by action of the Common Council of the City of Lake Geneva this 25th day of April, 2022.

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

Mayoral Action: ☐ Accept ☐ Veto

Charlene Klein, Mayor

Date

Attest:

Lana Kropf, City Clerk

Date

Resolution 22-R28

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 18, 2022

Agenda Item #8

Applicant:

Bjorn Schweinsberg
5117 N. Palisades Rd
Whitefish Bay, WI 53217

Request:

831 Dodge Street
Proposed Limited Conditional Use Permit for
Commercial Indoor Lodging

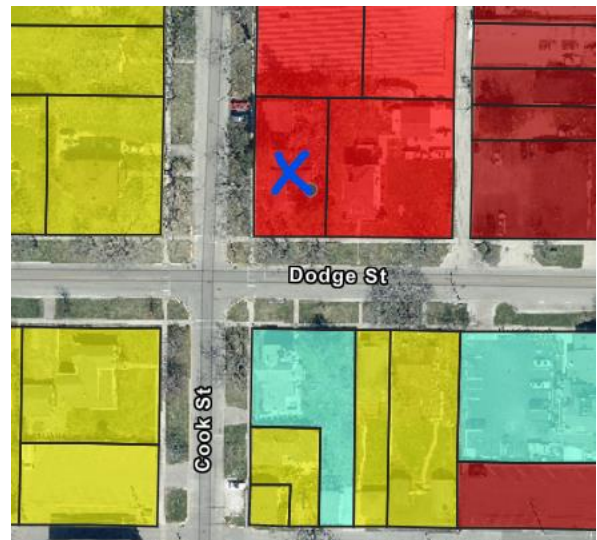
Description:

The applicant is submitting a proposal for a “Limited” Conditional Use Permit (CUP) for a Commercial Indoor Lodging land use for the property located at 831 Dodge Street. The proposed use is subject to the requirements of Section 98-206(4)(k) pertaining to Commercial Indoor Lodging land uses.

The subject property is zoned General Business (GB). Adjacent properties to the north and east are also zoned GB. Properties to the west, across Cook Street, are zoned Single Family Residential – 4 (SR-4). The property to the south, across Dodge Street, is zoned Planned Development.

The property contains two-story residence and garage, which will be converted to accommodate a Commercial Indoor Lodging use containing four bedrooms. No changes are proposed to the building exterior or parking.

Commercial Indoor Lodging land uses require one parking space per bedroom, which amounts to four parking spaces required. The site currently provides two garage spaces onsite. The garage is accessed from Cook Street. The Applicant has a signed agreement with the owner of 827 Dodge Street to provide two additional *offsite* parking spaces, bring the total available parking to four spaces, meeting the minimum requirement.



Staff Review:

The proposed use complies with all applicable requirements of Section 98-206(4)(k) pertaining to Commercial Indoor Lodging land uses. Between the two onsite garage parking spaces and the two offside surface parking spaces, sufficient parking is provided.

Action by the Plan Commission:

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

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

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

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

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

other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

Staff Recommendation:

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.
3. Staff recommends the following *additional condition of approval* be attached:
 - a. As a Limited Conditional Use, this approval shall be limited to the current property owner. The CUP shall automatically terminate in the event the property is sold.

Suggested Motions:

- *Approve:* I recommend approval of the proposed *Limited Conditional Use Permit for Bjorn Schweinsberg, 5117 N. Palisades Rd. Whitefish Bay, WI 53217 for a proposed Commercial Indoor Lodging land use for the property located at 831 Dodge St., in the General Business (GB) zoning district, Tax Key No. ZDG00013*, including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny:* I recommend denial of the proposed *Limited Conditional Use Permit for Bjorn Schweinsberg, 5117 N. Palisades Rd. Whitefish Bay, WI 53217 for a proposed Commercial Indoor Lodging land use for the property located at 831 Dodge St., in the General Business (GB) zoning district, Tax Key No. ZDG00013*, because *[provide rationale for denial, based on substantial evidence]*.

Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

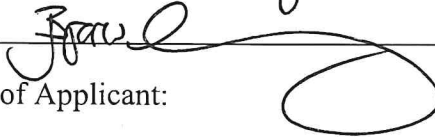
831 Dodge St., Lake Geneva, WI 53147
ZGD 00013

Name and Address of Current Owner: Bjorn Schweinsberg

5117 N Palisades Rd, Whitefish Bay, WI 53217

Telephone No. with area code & Email of Current Owner: 414-897-4856

BandCCapitalLLC@gmail.com

Owner Signature: 

Name and Address of Applicant:

Same as Above

Telephone No. with area code & Email of Applicant: _____

Proposed Conditional Use: Unrestricted Short-Term Rental use,

Commercial Indoor lodging - 4 Bdr Room,
2 Bathroom housing for tourism

Zoning District in which land is located: General Business (GB)

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

N/A

Short statement describing activities to take place on site:

Accommodations for visitors/tourists seeking lodging
in Lake Geneva. Provide access to recreational,
cultural & business opportunities in the region.

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

1/22/2022
Date


Signature of Applicant

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 8 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 1 initial draft application packet and 1 digital copy for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator)

Date: _____ by: _____

↓

Draft Final Packet (8 Copies and 1 Digital Copy to Zoning Administrator)

Date: _____ by: _____

↓

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

____ Showing all lands for which the conditional use is proposed;

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

____ Map and all its parts are clearly reproducible with a photocopier;

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

____ All lot dimensions of the subject property provided;

____ Graphic scale and north arrow provided.

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

____ (c) **A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;**

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

_____ (e) Written justification for the proposed conditional use:

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

CLGCP states the goal to support small business & to help preserve historic housing
Operating a tourist rooming house is a local small business & proceeds will help
support ongoing maintenance of the historic house which will enhance the identity of
Lake Geneva & sustain its future

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

CLGCP states on pg 146 that the objective is to accommodate visitor lodging. On
pg 144 the objective also states to direct tourist rooming houses to
commercial areas

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

No. It may actually improve public parking pressure as visitors can
park on-site and the visitors can walk to main attractions given
locations proximity to central business district & downtown

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

There should be no impact on the environs of the property. Proceeds
for from visitors of the tourist rooming house will support on-going
maintenance & reinvest to preserve historic housing within
the Maple park historic district

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

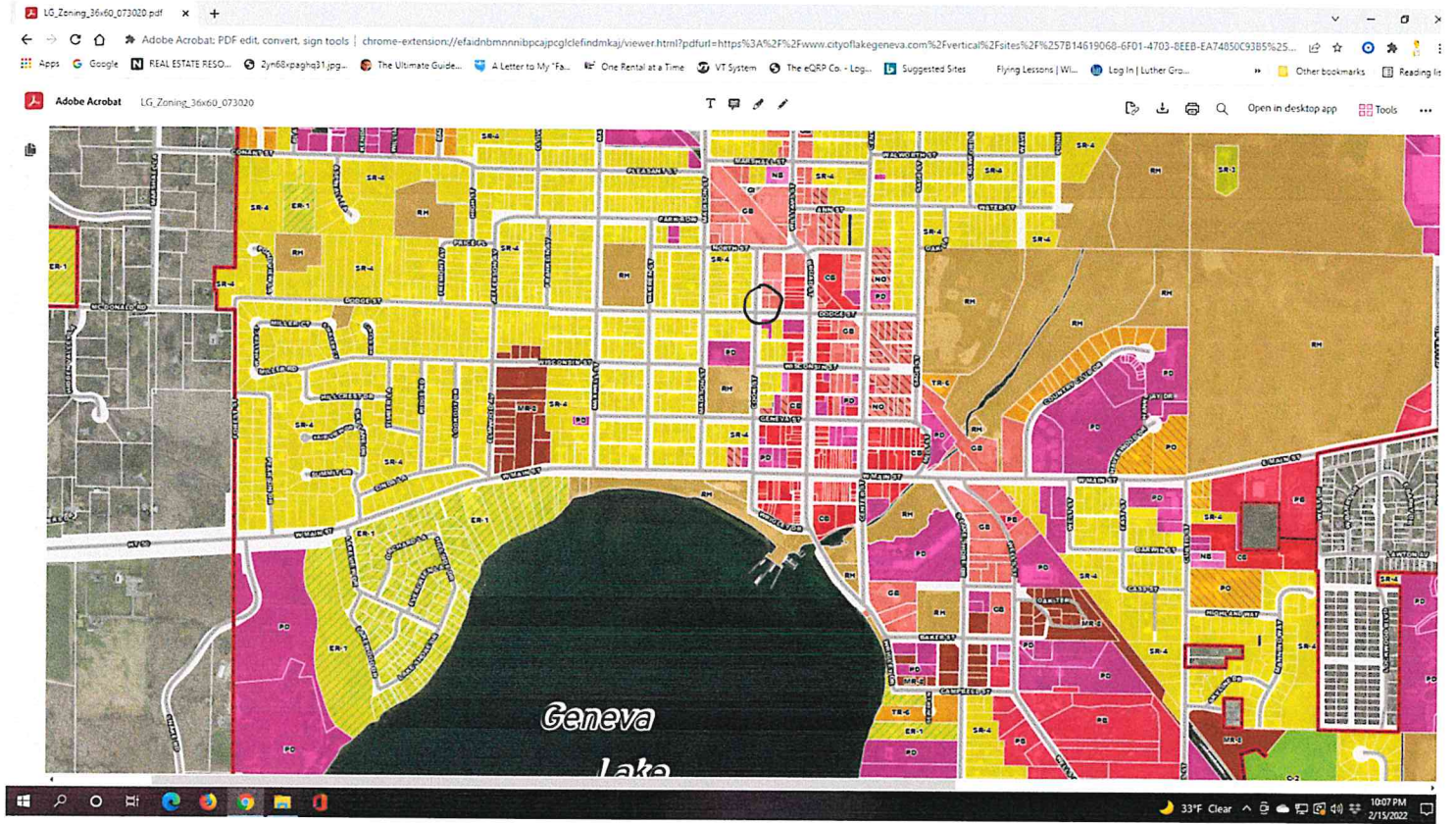
No, I do not see any undue burden on any of the above
serving the subject property

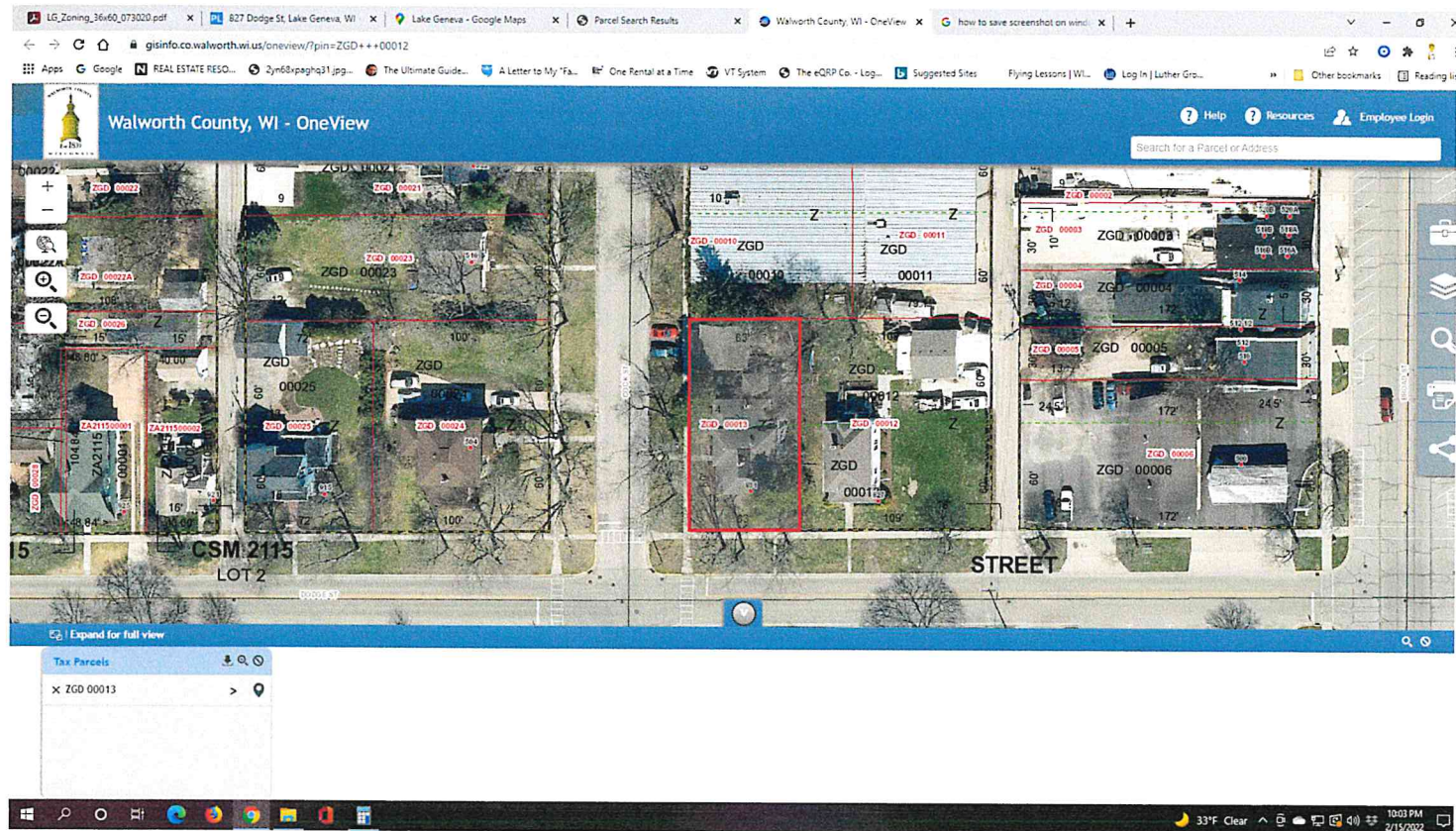
6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 98-905(4)(b)1.-5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate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

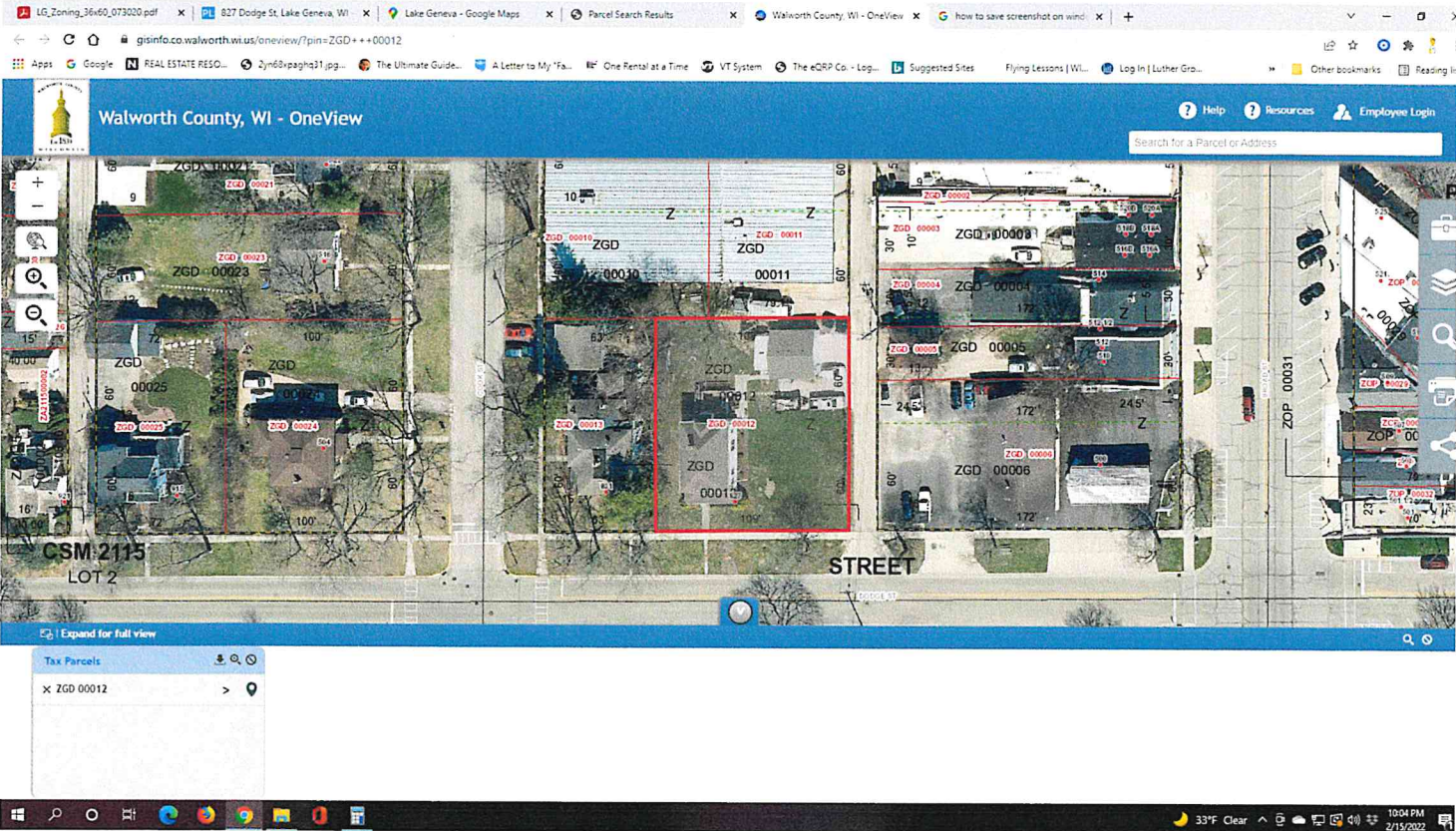
The proposed conditional use aligns on multiple levels with the City of Lake Geneva Comprehensive Plan. It creates additional visitor lodging directed to a commercial area, supports ongoing maintenance & reinvestment in existing historical neighborhood & helps to enhance Lake Geneva's cultural & business identity, helping to sustain it in the future.

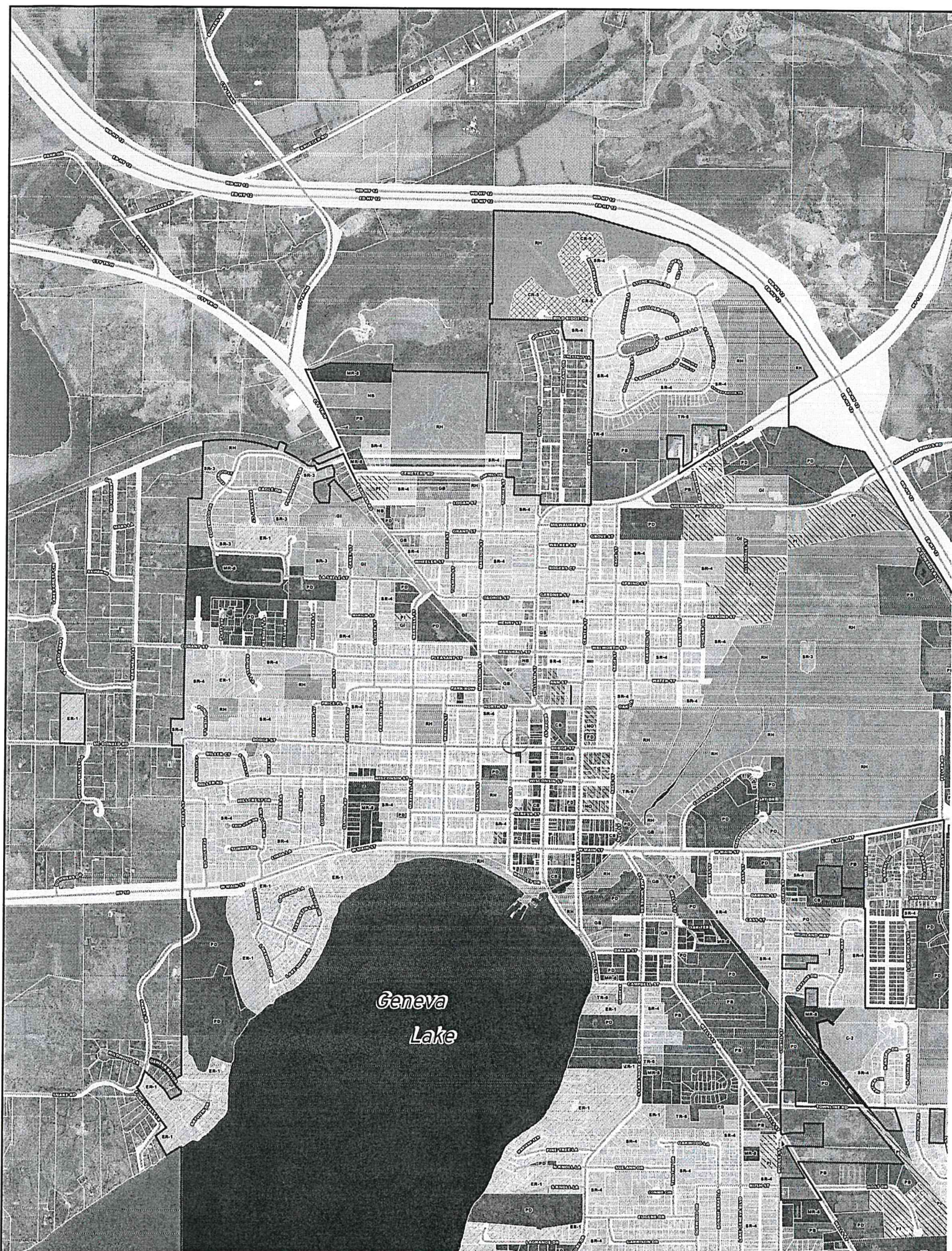
IV. FINAL APPLICATION PACKET INFORMATION

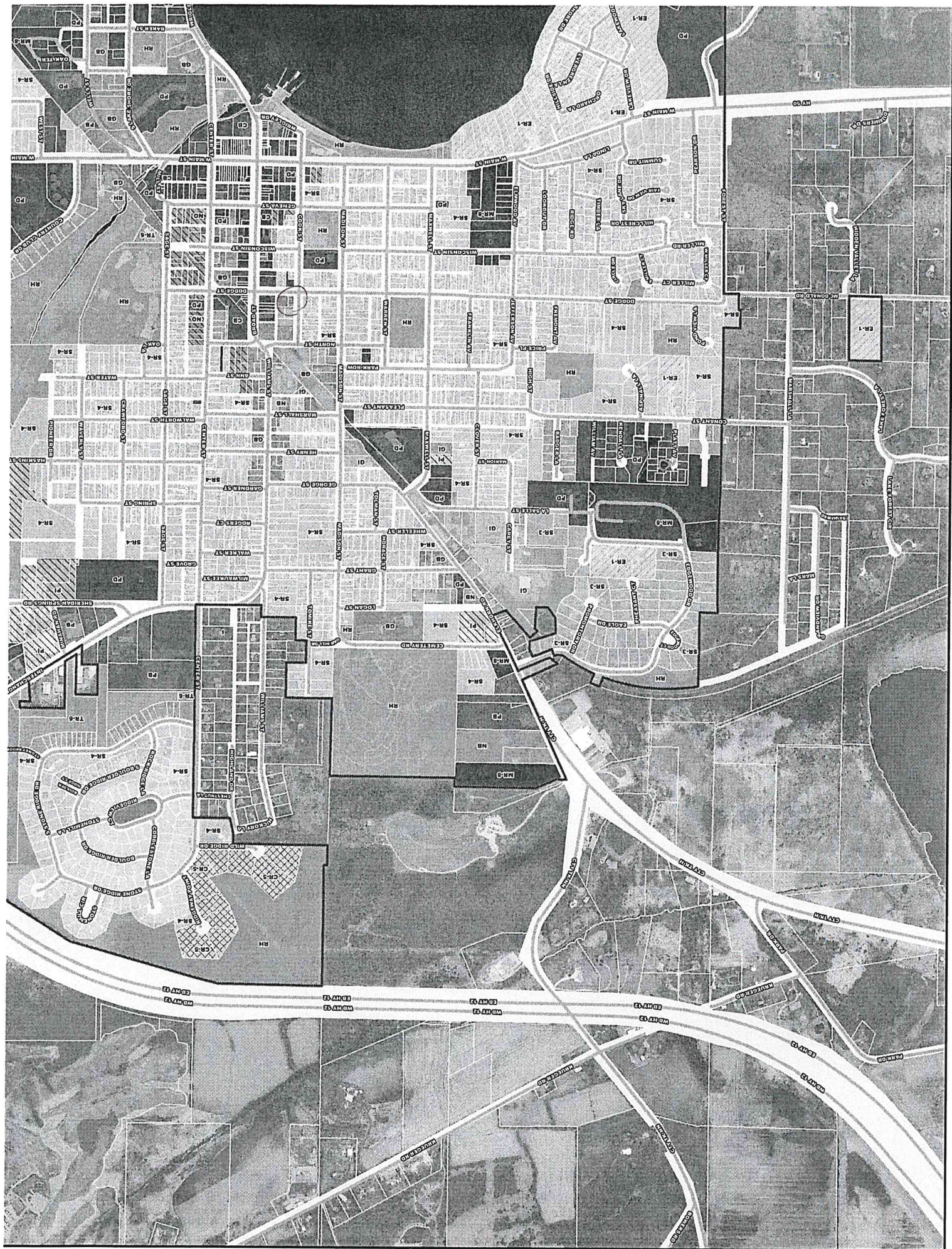
- ____ Receipt of 1 full scale copy in blue/line or black/line of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ Receipt of 8 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline. Date: _____ by: _____
- ____ Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice published on _____ and _____ by: _____
- ____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____











Project 1

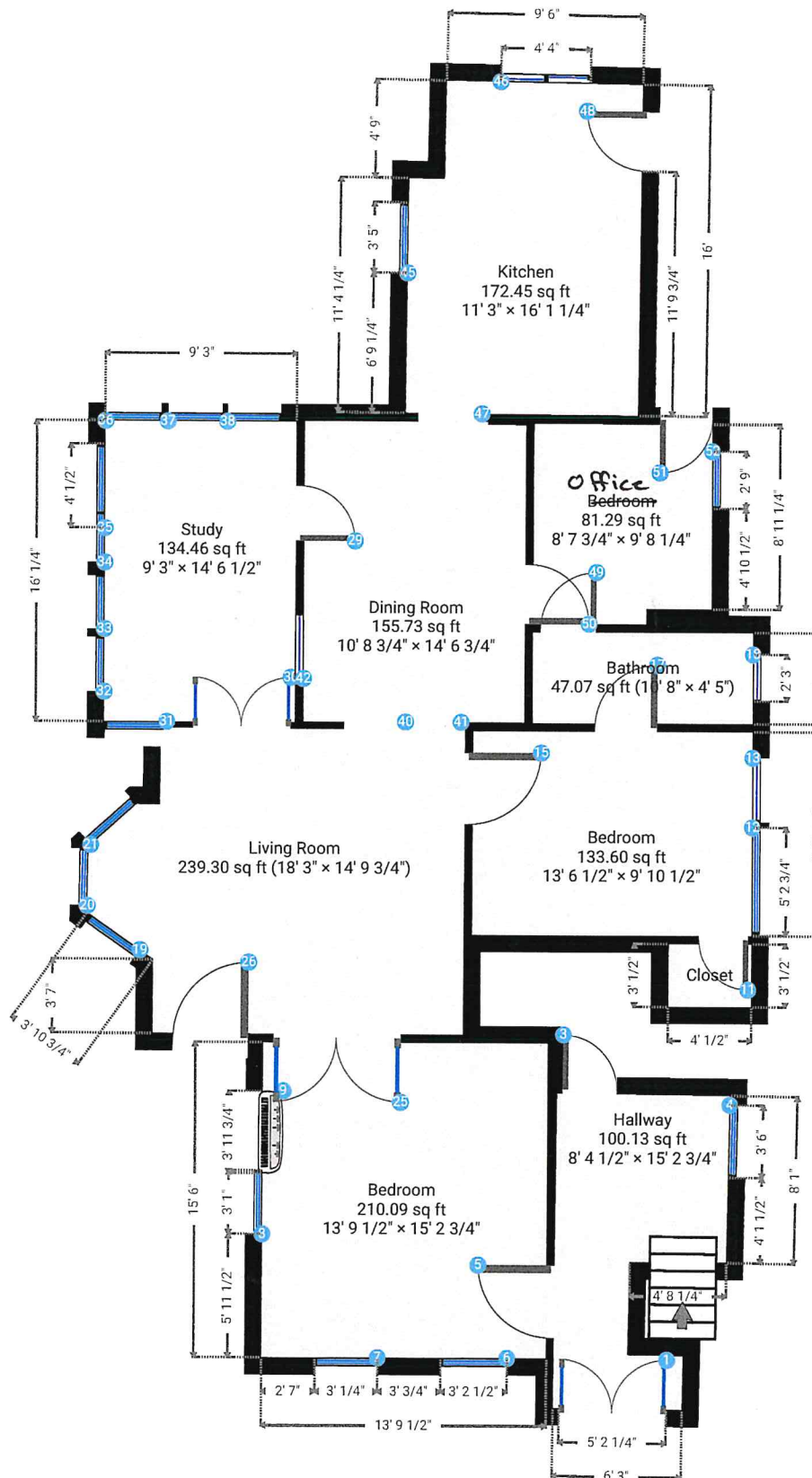
831 Dodge st, 53147 lake Geneva, Wisconsin , USA

TOTAL AREA: 2852.07 sq ft • LIVING AREA: 2676.94 sq ft • FLOORS: 2 • ROOMS: 12



▼ 1st Floor

TOTAL AREA: 1526.07 sq ft • LIVING AREA: 1526.07 sq ft • ROOMS: 7



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 4' 8' 12'

1:100
Page 2/31

Project 1

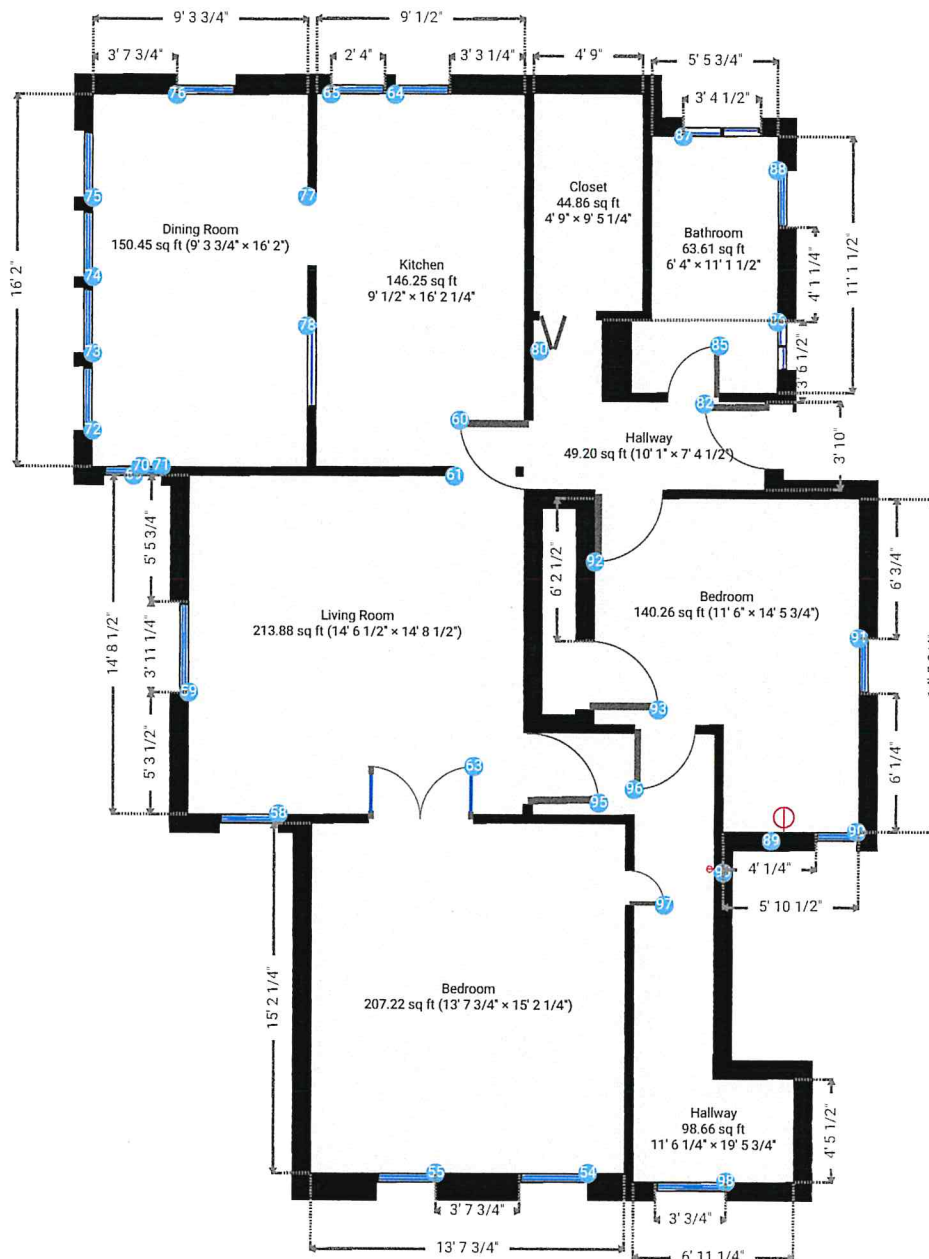
831 Dodge st, 53147 lake Geneva, Wisconsin , USA

TOTAL AREA: 2852.07 sq ft • LIVING AREA: 2676.94 sq ft • FLOORS: 2 • ROOMS: 12



▼ 2nd Floor

TOTAL AREA: 1325.99 sq ft • LIVING AREA: 1150.87 sq ft • ROOMS: 5



PARKING SPACE LEASE

THIS PARKING SPACE LEASE (this "Lease") is made this 3 day of February, 2022 by and between B&C Capital LLC (the "Tenant") and Michael Dunn (the "Landlord").

I. Premises

Landlord hereby rents to Tenant TWO parking stalls designated as Space ("Parking Stalls") located East of the property located at 827 Dodge Street, Lake Geneva, Wisconsin 53147. Each space is 9x18ft. Each space is in tandem on the South side of the parking surface. (See addendum for graphic)

II. Term and Possession

The term of this Lease is 2/2022 to 2/2023. Cancellation of this agreement shall be given in writing no later than 60 days in prior to the termination of the contract agreement.

III. Rent

Tenant must pay rent to Landlord in the monthly amount of \$100 by the first day of each month.

IV. Use

Tenant has the right to use the Parking Stall for parking only. No storage of vehicles, boats or any other items are allowed. Parking in the garage on the premises is prohibited. Parking on the surface in front of the garage is prohibited. Parking is in tandem, and shall not obstruct entrance or exit of the northern parking surface by any vehicles.

V. Notice

Any notice or other communication given pursuant to this Lease shall be in writing and shall be given by personal delivery or mailed to the address designated below, or such other address as they may designate in writing with postage prepaid. Notices shall be deemed effective when personally delivered or when deposited in the United States mail in the manner described above.

Landlord:

_____EF Dunn LLC_____

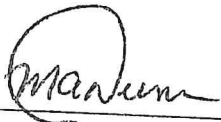
_____PO BOX 1030_____

_____Lake Geneva, WI 53147_____

Tenant:

_____Bjorn Schweinsberg_____
B&C Capital LLC
5117 N Palisades Rd
Whitefish Bay, WI 53217

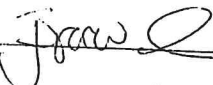
LANDLORD:

Landlord Signature: 

Printed Name: MICHAEL A. DUNN

Date: 2/22/22

TENANT:

Tenant Signature: 

Printed Name: Bjorn Schweinsberg

Date: 2/22/22

PLAT OF SURVEY

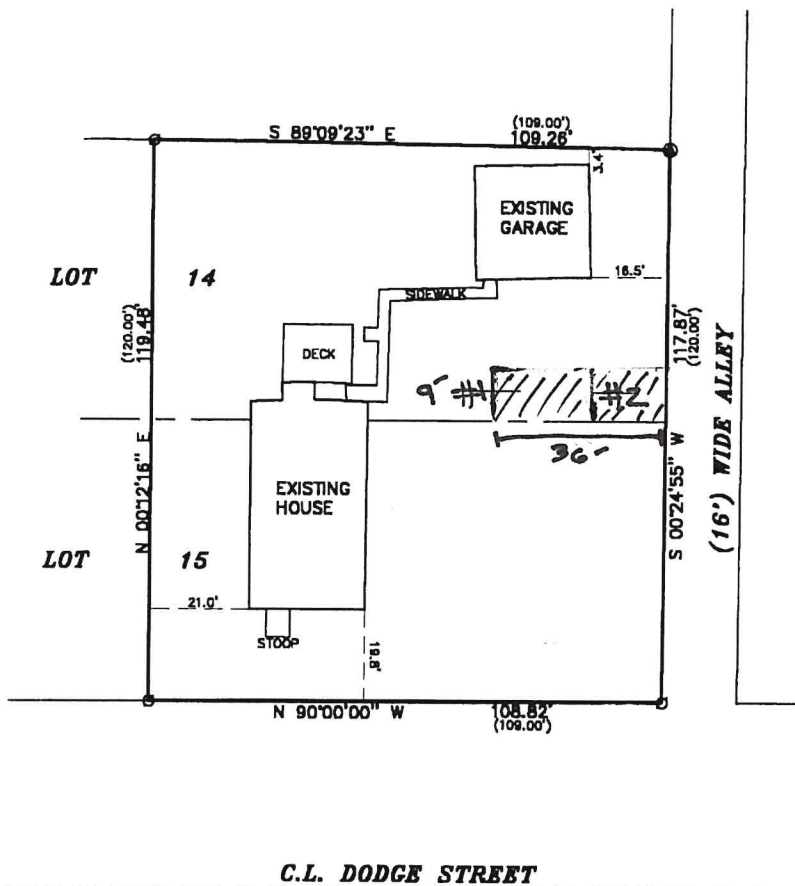
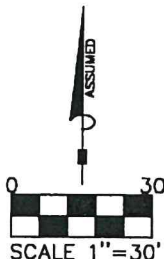
PATHFINDER SURVEYING
FORMERLY KOLB LAND CONSULTING
929 WILLIAMS ST. LAKE GENEVA, WI.
(262) 248-3697

ORDERED BY : ORION PARTNERS
P.O. BOX 1030
LAKE GENEVA, WI. 53147

DATE: 3-24-2000

DESCRIPTION: THE EAST 44.00 FEET OF LOTS 14 AND 15 OF BLOCK 3 OF GOODSSELL'S SUBDIVISION OF BLOCK 3 OF THE PLAT OF THE VILLAGE OF GENEVA, NOW CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

THE WEST 65.00 FEET OF THE EAST 109.00' OF LOTS 14 AND 15 OF BLOCK 3 OF GOODSSELL'S SUBDIVISION OF BLOCK 3 OF THE VILLAGE, NOW CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.



C.L. DODGE STREET

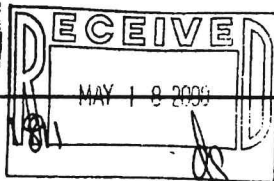
LEGEND

- FOUND IRON PIPE
- ⊙ SET P.K. NAIL
- (XXXX) RECORDRD
- X— FENCE

THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF ALL THE PROPERTY, EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HERETO.

John P. Krott
JOHN P. KROTT, R.L.S. 2258



NOTE: THIS IS NOT A CERTIFIED COPY
UNLESS SEAL IS IN RED.
JOB NUMBER 00056 ZGD 12

ZGD-12

007-

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of an Amended Precise Implementation Plan (PIP) filed by Covenant Harbor Bible Camp and Retreat Center, 1724 W. Main St., Lake Geneva for a request to Raze and Reconstruct youth lodging units on the property at 1724 W. Main St. in the Planned Development (PD) zoning district. Tax Key Nos. ZYUP00096 & ZYUP00096A			
Committee:	Plan Commission approved April 18, 2022		
Fiscal Impact:	N/A		
File Number:	22-R29	Date:	April 25, 2022

WHEREAS, the City Plan Commission has considered the application filed by Resolution authorizing the issuance of an Amended Precise Implementation Plan (PIP) filed by Covenant Harbor Bible Camp and Retreat Center, 1724 W. Main St., Lake Geneva for a request to Raze and Reconstruct youth lodging units on the property at 1724 W. Main St. in the Planned Development (PD) zoning district.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on April 14, 2022.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, is hereby authorized, to issue an Amended Precise Implementation Plan (PIP) filed by Covenant Harbor Bible Camp and Retreat Center, 1724 W. Main St., Lake Geneva for a request to Raze and Reconstruct youth lodging units on the property at 1724 W. Main St. in the Planned Development (PD) zoning district,

Tax Key Nos. ZYUP00096 & ZYUP00096A

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

Granted by action of the Common Council of the City of Lake Geneva this 25th day of April, 2022.

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

Mayoral Action: ☐ Accept ☐ Veto

Charlene Klein, Mayor Date
Attest:

Lana Kropf, City Clerk Date
Resolution 22-R29

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 18, 2022

Agenda Item #9

Applicant:

Covenant Harbor Bible Camp and Retreat Center
1724 W. Main Street Lake Geneva

Request:

Covenant Harbor Bible Camp and Retreat Center
1724 W. Main Street
Tax Key No. ZYUP00096 & Zyup00096A
Precise Implementation Plan Amendment

Description:

The applicant is submitting a Precise Implementation Plan (PIP) to amend an existing Planned Development for Covenant Harbor Bible Camp, on the western shore of Geneva Lake. Specifically, the requested amendment is to amend the existing PIP to demolish three older cabins and construct two new cabins in their place. The proposed PIP amendment also includes concrete paths connecting the cabins from at the front and back, a patio located between the two main cabins, a studio cabin, and a parking space.

The two cabins would be built into the hill with a lower-story walkout and elevated decks. Exterior building materials include a mix of cement board shake and lap siding with cast concrete stone accents.

The cabins are partially located within the Steep Slope Overlay Zoning District, which applies to areas that contain a gradient of 12% or greater. If steep slopes are to be disturbed by development, they must be removed or stabilized through site grading, retaining walls, and other methods approved by the City Engineer. The Applicant has been working with the City Engineer on grading plans to minimize soil erosion, and the proposed cabins will be built into the slope, providing a retaining wall function. Site plans depict also boulder walls to protect the slope.

The cabins are near the edge of a woodland area. Environmental impacts are minimal; some trees will be removed as part of the grading and construction work.

Landscaping Plans shows ample plantings around the patio area, cabin foundations, and shed.

No lighting, fencing, or signage is proposed.

No changes to access or loading areas are proposed, and no parking impacts are anticipated.

The proposed PIP amendment applies only to the area shown in the submitted site plan. No other changes are proposed to the remainder of the Covenant Harbor Planned Development.

Relation to Base Zoning Standards:

All Planned Developments must explicitly identify any flexibilities being requested from base zoning standards in the most comparable regular zoning district. This project is not requesting any flexibilities from base zoning standards.

Staff Review:

The proposed land use is consistent with what was approved as part of the GDP. As three cabins will be replaced with two cabins, the proposed project will result in less development. The concrete paths provide handicap accessible route to the cabins and patio. The building materials, pavers, and landscaping proposed are all of high quality.

Action by the Plan Commission:

As part of the consideration of a requested Planned Development / Precise Implementation Plan (PIP) step, the Plan Commission is required to:

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

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

A proposed PIP must undergo the review standards for all Conditional Use Permits, below:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Factors 1-6 of the following.
1. The proposed PIP (the use in general, independent of its location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. The proposed PIP (in its specific location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 3. The proposed PIP, in its proposed location and as depicted on the required site plan (see (3)(d), above), does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
 4. The proposed PIP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

5. The proposed PIP is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
 6. The potential public benefits of the proposed PIP outweigh all potential adverse impacts of the proposed PIP (as identified in Items 1. through 5., above), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
- B. If, after the public hearing, the Commission wishes to recommend *denial*, then the appropriate fact finding would be in disagreement with at least one of Factors 1-6 of the following:
1. The proposed PIP (the use in general, independent of its location) is not in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. The proposed PIP (in its specific location) is not in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 3. The proposed PIP, in its proposed location and as depicted on the required site plan (see (3)(d), above), 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 this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
 4. The proposed PIP 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.
 5. The proposed PIP is located in an area that will not be adequately served by, and/or will impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
 6. The potential public benefits of the proposed PIP do not outweigh all potential adverse impacts of the proposed PIP (as identified in Items 1. through 5., above), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation:

Staff recommends that the Plan Commission recommend *approval* of the amendment to the PIP as submitted. No further conditions of approval are suggested.

PIP Suggested Motions:

- *Approve: I recommend approval of the proposed amendment to the Precise Implementation Plan (PIP) for Covenant Harbor Bible Camp and Retreat Center, 1724 W. Main St. to allow for a for the construction of the proposed Twins Lodging units in the Planned Development zoning district. Tax Key Nos. ZYUP00096 & Zyup00096A, including the affirmative set of findings, and any additional conditions of approval recommended by staff or Plan Commission.*
- *Deny: I recommend denial of proposed amendment to the Precise Implementation Plan (PIP) for Covenant Harbor Bible Camp and Retreat Center, 1724 W. Main St. to allow for a for the construction of the proposed Twins Lodging units in the Planned Development zoning district. Tax Key Nos. ZYUP00096 & Zyup00096A, based on the following finding of fact, because [provide rationale for denial, based on disagreement with at least one of Items 1, 2, or 3, above]*

*Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates*

Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator **Date:** April 11, 2022

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

CC: Brad Auguston – Project Coordinator
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.

Subject: Precise Implementation Plan Amendment – Covenant Harbor Triplets Demo/ Twins
Kapur Project #21.0178 Phase 26

BACKGROUND AND REQUEST:

A **Precise Implementation Plan** application was submitted by **Covenant Harbor** to discuss proposed improvements at the project site including demolition of 3 buildings with construction of two new buildings in the same location. Improvements include two new structures, pedestrian paths, 500 SF parking space, patio and new utility connections.

The following plan and calculations were submitted for review:

- **Site Improvement Plans for Covenant Harbor Bible Camp**, prepared by Lynch & Associates, sheets C000, C001, C100-C103, C500-C501, dated November 16, 2021 last revised 1/17/2022 (revision date not updated). Sheet C103 dated 1/27/2022, Sheet C501 revision date not provided; plotted 3/10/2022.

Comments:

Based on the information reviewed above, we offer the following comments.

1. The proposed redevelopment will increase impervious surface by 2,250 SF within the 19,400 SF project limits.
 - a. The applicant has demonstrated that stormwater runoff from the redevelopment area drains on-site directly to Geneva Lake. Based on Section 78-247(h)b.9.a of the municipal code “A post-construction site where the discharge is directly into a lake over 5,000 acres or a stream or river segment draining more than 500 square miles” is exempt from peak discharge requirements.





- b. A buffer strip has been designed to remove a minimum of 40% of TSS from the redevelopment parking area. The redevelopment proposes approximately 500-sq.ft of parking that sheet drains across vegetated area.
- 2. Per our February 28, 2022 correspondence, state review of the private water supply, indoor plumbing, and waste management on the site is required.
 - a. Calculations provided to demonstrate the existing 4" sanitary sewer can accommodate total flows from the development and other existing uses did not include invert or slope verification of existing pipes from the improvements to the downstream lift station.
 - b. It is understood that the forcemain will be serviced via a prefabricated grinder package "manhole" with two grinder pumps. A copy of the manufacturer detail/specifications shall be provided to the City. It is unclear if Sanitary Manhole 1 detail is consistent with the manufacturer detail/specifications.
 - c. Coordination with the Director of Utility Commission is ongoing with respect to metering of the proposed development. Changes to the private utility plans shall be provided to the City and/or DSPS to ensure consistency.
 - d. Sheet C501 does not address Comment #4 and #5 of our February 28, 2022 correspondence. The details for Sanitary Manhole 1 and Existing Sanitary Manhole #2 do not show all influent and effluent pipes in the plan and profile views. The plan views for each structure have been removed.
- 3. Final construction plans, after all approvals are obtained, shall be issued with one date.

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):

Attached

Name and Address of Current Owner: Covenant Harbor Bible Camp and Retreat Center

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

262-248-3600 eanderson@covenantharbor.org

Eric Anderson

Owner Signature: _____

Name and Address of Applicant:

Covenant Harbor Bible Camp, 1724 West Main st. Lake Geneva, WI

Telephone No. with area code & Email of Applicant: Brad Augustson

262-745-4395, aug@covenantharbor.org

Proposed Use:

The Twins are an upgrade to our current buildings we are replacing. The

current buildings were built for 1 season use 50 years ago by volunteers. We are upgrading to

4 cabin 1 building design, complete with Air Conditioning and Tankless Water Heaters.

Zoning District in which land is located: City of Lake Geneva

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

See Attached Construction Contacts:

Short statement describing activities to take place on site:

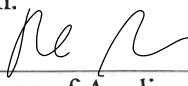
Covenant Harbor draws people from their routines into opportunities to enjoy creation,

recreation and relationships, so that all will experience God through Jesus Christ.

PIP fee \$400.00, payable upon filing application.

3/10/2022

Date


Signature of Applicant

Covenant Harbor

Construction Contacts:

Architects:

Station 19 Architects, Inc
Nicole L. Thompson, ALA
President
2001 University Avenue SE
Suite 100
Minneapolis, MN 55414
612.623.1800

Tom Peterson
Project Manager
2001 University Avenue SE
Suite 100
Minneapolis, MN 55414
612.623.1800

Tim Lynch
Site Engineer
Lynch and Associates
440 Milwaukee Avenue
Burlington, WI 53105
262.402.5034

Contractor:
Brad Augustson DC
Covenant Harbor Bible Camp
1724 West Main St
Lake Geneva, WI 53147
262.248.3600

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: _____

↓

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

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

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

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

 na 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.

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

 na Specific project themes and images;

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

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

 x The specific treatment of natural features;

 x The specific relationship to nearby properties and public streets.

 x 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.

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

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

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

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

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

x 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

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

x (5) A Property Site Plan drawing which includes:

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

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

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

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

x A legal description of the subject property;

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

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

na All required building setback lines;

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

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

na 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;

- na The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
- na The location of all outdoor storage areas and the design of all screening devices;
- na The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;
- na 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~~ ^{Text} 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.
- na (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.
- na (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.
- x (10) A written description which demonstrates the full consistency of the proposed PIP with the approved GDP.
- x (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,

- na (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: _____



COMMENT RESPONSE

Date: March 10, 2022
To: Fred Walling, Naomi Raunch, P.E.
From: Tim Lynch, P.E.
Copy: Brad Auguston, Dave Nord, Brenda Follensbee, Tom Earle, Josh Gajewski, Greg Governatori
Subject: Covenant Harbor – Precise Implementation Plan

Note: Please see Lynch Responses in [blue](#).

1. The proposed redevelopment will increase impervious surface by 2,250 SF within the 19,400 SF project limits.
 - a. The applicant has demonstrated that stormwater runoff from the redevelopment area drains on-site directly to Geneva Lake. Based on Section 78-247(h)b.9.a of the municipal code “A post-construction site where the discharge is directly into a lake over 5,000 acres or a stream or river segment draining more than 500 square miles” is exempt from peak discharge requirements.
 - b. A buffer strip has been designed to remove a minimum of 40% of TSS from the redevelopment parking area. The redevelopment proposes approximately 500-sq.ft of parking that sheet drains across vegetated area.

[All drainage from the proposed improvement will be retained within the site and have a vegetative buffer between the property and the existing lakefront.](#)

2. We are currently unable to verify if the proposed indoor plumbing and outdoor water utilities will provide adequate services for private fire demand and the private commercial development. State review of the water supply, indoor plumbing, and waste management on the site is required. The comments below are contingent on SPS approval of the construction plans.

[Plans will be submitted to the State for compliance for both drinking water and wastewater.](#)
3. The construction plans have been sent to a Kapur process design engineer for review of the private utilities. Any comments resulting from that review will be provided under separate cover.

[Understood.](#)
4. The detail for Sanitary Manhole 1 shall show the influent pipes and force main locations in the plan / profile views. It is unclear where the control panel, alarm light, and horn will be attached.

Detail for force main manhole has been replaced with manufacturer detail/specification. The design of force main manhole and detail will be submitted separately.

5. Sanitary Manhole 2 is the receiving manhole downstream of the force main. The detail on C501 shall show all inflow and outflow structures in both the plan and profile views. The detail shows waste flowing to the lift station from this manhole which is inconsistent with the construction plans. It is unclear how the weir within Sanitary Manhole 2 will function. This configuration will be reviewed by Kapur process design engineer.

Manhole 2 is an existing manhole on-site. Proposed force main connection will be cored into existing manhole.

6. Calculations shall be provided to demonstrate the existing 4" sanitary sewer can accommodate total flows from the development and other existing uses. The analysis shall include from the tie in for the development to the downstream lift station.

The proposed new building will add an additional 56 fixtures to the existing 49 fixtures already on-site. A total of 105 fixtures should be well within the existing 4" sanitary sewer @0.40% maximum capacity in the Wisconsin state sanitary plumbing code.

^f Sizing based on design criteria.

Table 382.30-3

Building Drains, Building Subdrains, Building Sewers and Private Interceptor Main Sewers^a

Pipe Diameter (inches)	Maximum Number of Drainage Fixture Units Which May Drain Through Any Portion of a Building Drain, Building Subdrain, Building Sewer or Private Interceptor Main Sewer			
	Pitch (inch per foot)			
	1/16	1/8	1/4	1/2
1 ¼	NP ^b	NP	1	1
1 ½	NP	NP	3	3
2	NP	NP	6	9
3	NP	36	42	50
4	NP	180	216	250
5	NP	390	480	575
6	NP	700	840	1,000
8	1,400	1,600	1,920	2,300
10	2,500	2,900	3,500	4,200
12	3,900	4,600	5,600	6,700
15	7,000	8,300	10,000	12,000

^a Private interceptor main sewers 6 inches or less in diameter, see s. NR 110.13 for private interceptor main sewers 8 inches or larger in diameter.

^b NP means Not Permitted.

Note: For further explanatory material see ch. SPS 382 Appendix A-382.30 (4).

(5) PITCH OF HORIZONTAL DRAIN PIPING. All horizontal drain piping 4" or larger in diameter shall be installed at a pitch which

2. a. The minimum pitch of building sewers 10" or less in diameter shall be in accordance with Table 382.30-3.

7. An interior plumbing schematic shall be provided for the connection(s) within the Carriage House (Barn).
Interior plumbing schematic to be included in building/structural submittal by others.
8. The proposed 90-degree bend shall be replaced with 2 x 45-degree bends to reduce head loss.
Proposed 90° bend has been replaced with 2-45° bends.
9. The 4" curb stop on the service to the west structure shall be called out as a 4" gate valve with valve box. A gate valve shall be provided east of the service to the east structure and west of the 4"x 1" reducer.



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

4" curb stop has been replaced with 4" gate valve & box. Gate valve has been added to east structure and west of the 4"x1" reducer.

10. A detail on the proposed pump shall be provided. The forcemain pump assembly appears to be part of the private sanitary system. Only one pump is proposed eliminating any redundancy in the system.

Force main will be serviced via a prefabricated grinder package "manhole" with two grinder pumps to provide failsafe and redundancy.

11. A note shall be added to plans to clarify minimum spacing requirements for the 4-in water service from the east structure crossing the existing sanitary.

Minimum spacing notes have been added to the utility plan.

12. **A request has been made by the applicant for an "early start" on foundations and footings. Please note that based on our remaining comments and the necessity of state utility review, the planned utility service locations could change resulting in modifications to the current architecture plans.**

Understood.



Addendum to the PIP application for Covenant Harbor

Flow tests

A flow test has been completed by Mared Mechanical, a company previously contracted by the City of Lake Geneva, at the fire hydrant approximately 70 feet south of the location of the proposed buildings. Dennis Detkowski and Jeff Ecklund have both indicated these tests will be sufficient for submission with the application. Initial flow rates indicate sufficient water flow for the needed sprinkler systems as verified by a representative of Blair Fire Protection (see attached email).

Water and sewer utilities

Covenant Harbor is not seeking a change of responsibility for water and sewer at this time. Covenant Harbor will continue to manage and handle the expense for its private lines. Based on the best information available, any new water or sewer lines required for this project will be the sole responsibility of Covenant Harbor. If at some point in the future, it is deemed by the city and or Covenant Harbor that water and sewer upgrades are required for other projects, such as a future dining hall, Covenant Harbor is willing to enter into negotiations and come up with the solutions needed at that time.

Easements

It is Covenant Harbor's understanding that water and sewer requirements are satisfied (or can be satisfied at Covenant Harbor's expense) for this project without the need for new easements. Further, because Covenant Harbor is expecting to continue the management of private utilities for this project, we consider the easement discussions to not be pertinent to the approval of this PIP application.

However, Covenant Harbor is aware that some clarification regarding all easements pertaining to Covenant Harbor's property will be beneficial to both the City and Covenant Harbor. It is our understanding that some of the rationale for some of the easement agreements are no longer relevant, and therefore, are possibly no longer needed. In one example, one of the easements along the southwest edge of the property near Geneva Bay Estates was most likely put into effect when Covenant Harbor was considering selling that parcel of land in the late 1990s. The selling of this parcel is no longer possible due to constraints placed by the Covenant Harbor board of directors.

To this end, initial discussions have already begun between Matthew Kinney, Facilities Director at Covenant Harbor, and Josh Gajewski on reconciling existing easement records with updated planning and goals of both the city and Covenant Harbor. The intent is to continue to work on this as a separate pursuit, disconnected from the initial PIP project, while still satisfying the city's request.

Covenant Harbor legal description:

A tract of land situated in the County of Walworth, and State of Wisconsin, described as follows: Beginning at a point in the North and South $\frac{1}{4}$ line of Section 35, Township 2 North, Range 17 East of the Fourth Principal Meridian which is 11 chains and 34 links North of the South line of said Section measuring on said $\frac{1}{4}$ line, marked by a stone monument, octagonal at the top, with lead in its center and situated at the North East corner of a tract of land conveyed to Nathaniel K. Fairbank by Mary D. Sturges by deed bearing the date the 18th day of December, 1891; running thence South $4\frac{1}{2}$ degrees East 5 chains and 60 links to a second stone monument like the one aforesaid; thence running South $22\frac{3}{4}$ degrees East 2 chains and 30 links, to a third like stone monument, thence running South 78 degrees East 2 chains and 31 links to a fourth like stone monument; thence running South $80\frac{1}{4}$ degrees East 5 chains and 65 links more or less to the waters of Geneva Lake, which last mentioned course passes also through a like fifth stone monument placed in said course at a point therein 360 feet more or less eastward from the fourth stone monument aforesaid; thence North Easterly along the shore of Lake Geneva to the South West corner of a tract of land heretofore conveyed by Shelton Sturges to Levi Z. Leiter by deed bearing date the 28th day of September A.D. 1878 and recorded in the office of the Register of Deeds in and for Walworth County aforesaid, on the 28th day of October 1878 in Volume 63 of Deeds at page 43; running thence North $54\frac{1}{2}$ degrees West to a point at the South East corner of a tract of land conveyed to Mary D. Sturges by Levi Z. Leiter by deed bearing date the 6th day of September A.D. 1892 and recorded in the office of the Register of Deeds in and for said Walworth County on the 8th day of December 1892 in Volume 84 of Deeds at page 626; running thence North Westerly along the Easterly boundary of said tract of land to the North Westerly corner thereof; running thence by an arc (convex towards the West) with a radius of 575 feet, whose chord bears North $27\frac{1}{4}$ degrees West 95 feet to a like stone monument; running thence North $17\frac{3}{4}$ degrees West 265 feet to a like stone monument; running thence by an arc (convex towards the west) with a radius of 904 feet whose chord bears North $\frac{3}{4}$ of a degree West, 366 feet to a like stone monument; running thence by an arc (convex towards the East) with a radius of 387 feet, whose chord bears north $7\frac{1}{4}$ degrees West 263 feet to a like stone monument; running thence North $28\frac{1}{2}$ degrees West 107 feet to a like stone monument; running thence by an arc (convex towards the West) with a radius of 598 feet whose chord bears North 5 degrees West 222 feet to a like stone monument; running thence by an arc (convex towards the West) with a radius of 598 feet whose chord bears North $16\frac{3}{4}$ degrees East 259 feet to a point in the center line of Main Street (heretofore known as the "Geneva and Delavan Road") in the City of Lake Geneva in said Walworth County which last mentioned arc extends over a like stone monument placed in the south line of said Main Street; running thence Westerly in the center line of said Main Street 553 feet more or less to the point of intersection of said centerline with the center line of road, running Southerly through the South $\frac{1}{2}$ of section 35 aforesaid; running thence Southerly and Westerly along the centerline of said road to a point in said center line due West of the place of beginning, running thence East 439 feet more or less to the place of beginning.

Flow test

Mark Bossenbroek <m.bossenbroek@blairfireprotection.com>
To: Brad Augustson <baugustson@covenantharbor.org>

Brad,

Based on the information provided for the available municipal pressure(s) and flow for the automatic sprinkler system, the available supply will be sufficient to provide NFPA-13R system protection. As a side note, if

Let me know if you have any additional questions or concerns.

Thank you,

Mark Bossenbroek
Sales / Project Manager

13111 W. Silver Spring Drive
Butler, WI 53007
Phone: (414) 460-4006
Cell: (414) 299-9915
Fax: (888) 460-8844
<http://www.blairfireprotection.com>

From: Brad Augustson <baugustson@covenantharbor.org>
Sent: Friday, January 7, 2022 8:17 AM
To: Mark Bossenbroek <m.bossenbroek@blairfireprotection.com>
Subject: Flow test



VICINITY MAP
NTS



SITE IMPROVEMENT PLANS
FOR
COVENANT HARBOR BIBLE CAMP
LAKE GENEVA, WI

SHEET INDEX	
C000	TITLE SHEET & VICINITY MAP
C001	GENERAL NOTES
C100	EXISTING CONDITIONS PLAN
C101	SITE PLAN
C102	GRADING & EROSION CONTROL PLAN
C103	SANITARY & WATERMAIN PLAN
C500	CONSTRUCTION DETAILS
C501	CONSTRUCTION DETAILS

SITE IMPROVEMENT PLANS FOR
COVENANT HARBOR BIBLE CAMP
LAKE GENEVA, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC



TO OBTAIN LOCATION OF
PARTICIPANTS UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN
CALL DIGGERS HOTLINE
TOLL FREE
800-242-8511
(414-259-1181 MILWAUKEE METRO)
(TDD: 800-542-2289)
www.diggershotline.com
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

BENCHMARKS

CONTACT INFORMATION

COMPANY NAME	ADDRESS	CONTACT	PHONE	EMAIL
LYNCH & ASSOCIATES	5482 S. WESTRIDGE DR. NEW BERLIN, WI 53151	TIM LYNCH, P.E.	262.402.5040	TLYNCH@LYNCH-ENGINEERING.COM

REVISIONS

NO.	REVISION	DATE
1	PLAN UPDATES PER ENGINEERS COMMENTS	1/7/2022
2	SITE PLAN UPDATES PER ENGINEERS COMMENTS	1/17/2022

ISSUED FOR
REVIEW

PLAN DATE 11.16.21

PROJECT NO.
21.0048

SHEET NO.

C000

A. GENERAL

1. THE CONTRACTOR SHALL NOTIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY SEVENTY-TWO (72) HOURS IN ADVANCE OF COMMENCING WORK FOR PROPER CONSTRUCTION COORDINATION.
2. THE CONTRACTOR IS REQUIRED TO NOTIFY THE CITY OF LAKE GENEVA SEWER AND WATER UTILITY AND ENGINEERING DEPARTMENT A MINIMUM OF SEVEN DAYS IN ADVANCE OF WATER MAIN FILLING, WATER MAIN FLUSHING, WATER MAIN TESTING, AND WATER MAIN CONNECTIONS. NO CONNECTION SHALL BE MADE TO THE EXISTING WATER SYSTEM UNTIL SAFE SAMPLES FROM THE NEW MAIN HAVE BEEN OBTAINED. THE CITY OF LAKE GENEVA WILL REQUIRE A METER WHEN FLUSHING THE WATER MAIN AFTER THE PRESSURE TEST AND SAFE WATER SAMPLE IS TAKEN.
3. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
4. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN HIS PROPOSAL. HE SHALL BASE HIS BID ON HIS OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
7. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
8. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
9. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
11. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.

B. EROSION CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WPDES DISCHARGE PERMITS (IF APPLICABLE), AND CITY OF LAKE GENEVA EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
2. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARD.
3. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH THE DNR WPDES GENERAL PERMIT.
4. ALL DISTURBED GROUND LEFT INACTIVE FOR THIRTY DAYS OR MORE SHALL BE STABILIZED WITH TOPSOIL, SEED, AND MULCH IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS 1059 AND 1058.
5. TEMPORARY SEED MIXTURE SHALL CONFORM TO 630.21.5.1.4 OF THE WISDOT STANDARD SPECIFICATIONS. USE WINTER WHEAT OR RYE FOR FALL PLANTINGS STARED AFTER SEPTEMBER 1.
6. DISTURBED AREAS THAT CANNOT BE STABIUZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.
7. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS TO MAINTAIN A THREE FOOT DEPTH OF TREATMENT, MEASURED BELOW THE NORMAL WATER ELEVATION. SEDIMENT WILL BE REMOVED FROM THE DIVERSION DITCHES WHEN IT REACHES HALF THE HEIGHT OF THE DITCH. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OR THE FENCE/BALE. THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
8. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS, OR OFFSITE.
9. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.
10. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.
11. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 106B.
12. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
13. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.
14. THE PERMANENT SEED MIXTURE FOR RIHT-OF-WAY AND LOTS SHALL BE WISDOT SEED MIXTURE NO. 40 AND SOWN AT A RATE OF 4LBS/100 SQ. FT. SEED MIXTURE NO. 40 CONSISTS OF 35% KENTUCKY BLUEGRASS, 20% RED FESCUE, 20% HARD FESCUE AND 25% IMPROVED FINE PERENNIAL RYEGRASS.
15. APPROVED EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES.

C. GRADING

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION AND THE CITY OF LAKE GENEVA STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVATE WATER PONDING.
3. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
4. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. HOWEVER, ADDITIONAL CUT MATERIAL MAY BE MINED FROM THE POND AREA AND EXCESS FILL MATERIAL MAY BE DEPOSITED ONSITE AT LOCATIONS APPROVED BY THE OWNER.
5. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AN ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
6. NO FILL SHALL BE PLACED ON WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE AND MATERIAL IS PLACED.
7. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
8. RETENTION PONDS SHALL BE SEEDED WITH WET PRAIRIE MIX. SEE CITY'S PRAIRIE MIX ESTABLISHMENT SPECIFICATIONS. CONTRACTOR SHALL SUBMIT PRAIRIE SEED MIX TO TOM ZAGAR, CITY FORESTER (262-679-9617), FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK. CONTRACTOR SHALL PLANT PRAIRIE SEED MIX IMMEDIATELY AFTER FINE GRADING AT ALL LOCATIONS WHERE PRAIRIE SEED MIX WILL BE PLANTED.
9. NO TEMPORARY SEED MIX SHALL BE INSTALLED AT LOCATIONS WHERE PRAIRIE SEED MIX WILL BE PLANTED.

LEGEND

EXISTING		PROPOSED
	CITY-VILLAGE LIMITS	
	BENCHMARK	
	CHISELED CROSS	
	CONTROL POINT	
	FOUND 5/8" IRON BAR	
	FOUND 1" IRON PIPE	
	MONUMENT - CONCRETE W/ BRASS CAP	
	PK NAIL - FOUND SPIKE	
	RECORD AS	
	SET 5/8"x18" IRON 1.13#/L.F.	
	SET IRON PIPE	
	WITNESS MONUMENT	
	TREELINE	
	BUSH	
	TREE - CONIFEROUS	
	TREE - DECIDUOUS	
	TREE- GENERAL	
	FLOODPLAIN LINE	
	WETLAND BOUNDARY	
	WETLAND SYMBOL	
	SOIL BORING	
	TEST PIT	
	ROAD CENTER LINE	
	DITCH CENTER LINE	
	FENCE - BARBED WIRE	
	FENCE - CHAIN LINK	
	GUARDRAIL	
	RETAINING WALL	
	BOLLARD	
	DETECTABLE WARNING FIELD	
	HANDICAP SYMBOL	
	FLAG POLE	
	MAILBOX	
	SIGN	
	STORM SEWER	
	MANHOLE - STORM	
	STORM INLET - CURB	
	STORM INLET - BEEHIVE	
	STORM INLET - SQUARE	
	END SECTION	
	SANITARY	
	SANITARY FORCE MAIN	
	MANHOLE - SANITARY	
	CLEAN OUT	
	SEPTIC TANK COVER	
	SEPTIC VENT	
	WATER MAIN	
	MANHOLE - WATER MAIN	
	CURB STOP	
	HYDRANT	
	WATER MAIN VALVE	
	WELL	
	WATER MAIN BACK FLOW PREVENTER	
	GAS LINE	
	MANHOLE - GAS	
	GAS VALVE	
	GAS LINE MARKER	
	ELECTRIC	
	MANHOLE - ELECTRIC	
	ELECTRICAL TRANSFORMER	
	POWER POLE	
	GUY WIRE	
	LIGHT POLE	
	PULL BOX	
	OVERHEAD UTILITY	
	UTILITY PEDESTAL	
	CABLE TELEVISION	
	CABLE TV BOX	
	TELEPHONE	
	TELEPHONE PEDESTAL	
	FIBER OPTIC	
	MANHOLE	
	CONSTRUCTION LIMITS	
	INLET PROTECTION	
	SILT FENCE	

CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE AT THE LOCATIONS NOTED ON THE PLANS. THIS MUST BE DONE BEFORE ANY GRADING ACTIVITIES TAKE PLACE.
2. TOPSOIL IS TO BE STRIPPED AND STOCKPILED. THE STOCKPILE IS TO BE PROTECTED WITH SILT FENCE WITHIN 7 DAYS AND SEEDED WITHIN 30 DAYS OF LAYUP.
3. ROUGH GRADING MAY TAKE PLACE AFTER TOPSOIL STRIPPING.
4. PERMANENT SEEDING TO BE COMPLETED BY OCTOBER 15TH OF THE YEAR GRADING WORK IS COMPLETED OR BY JUNE 1ST OF THE FOLLOWING YEAR.

SITE IMPROVEMENTS FOR
COVENANT HARBOR BIBLE CAMP

LAKE GENEVA, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

GENERAL NOTES

NO. 1
REVISIONS
PLAN UPDATES PER ENGINEERS COMMENTS
DATE BY SB 01/07/22

ISSUED FOR
REVIEW

PLAN DATE 11.16.21
DESIGNED BY NJO

0 NTS
SCALE

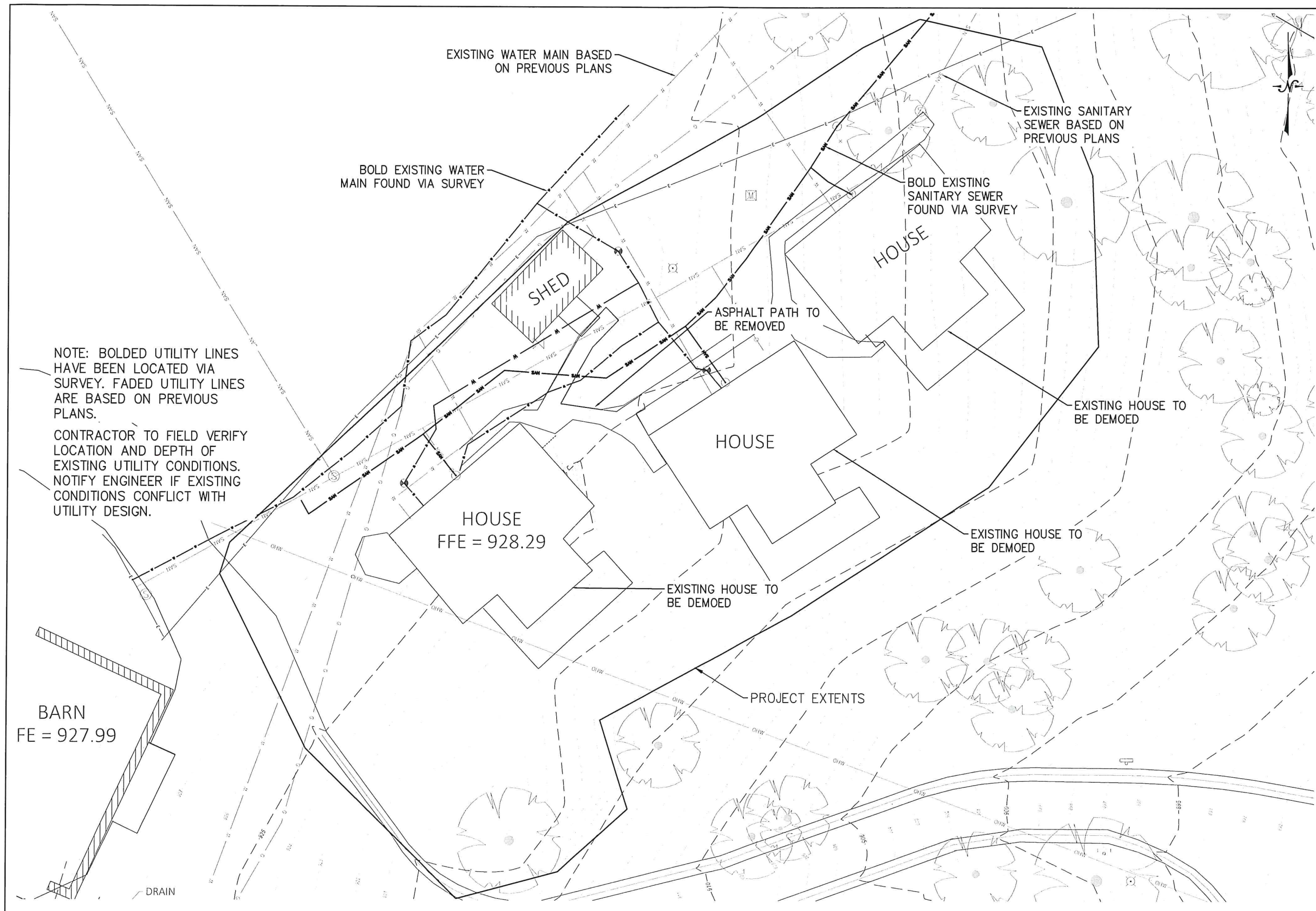
PROJECT NO.
21-0048

SHEET NO.

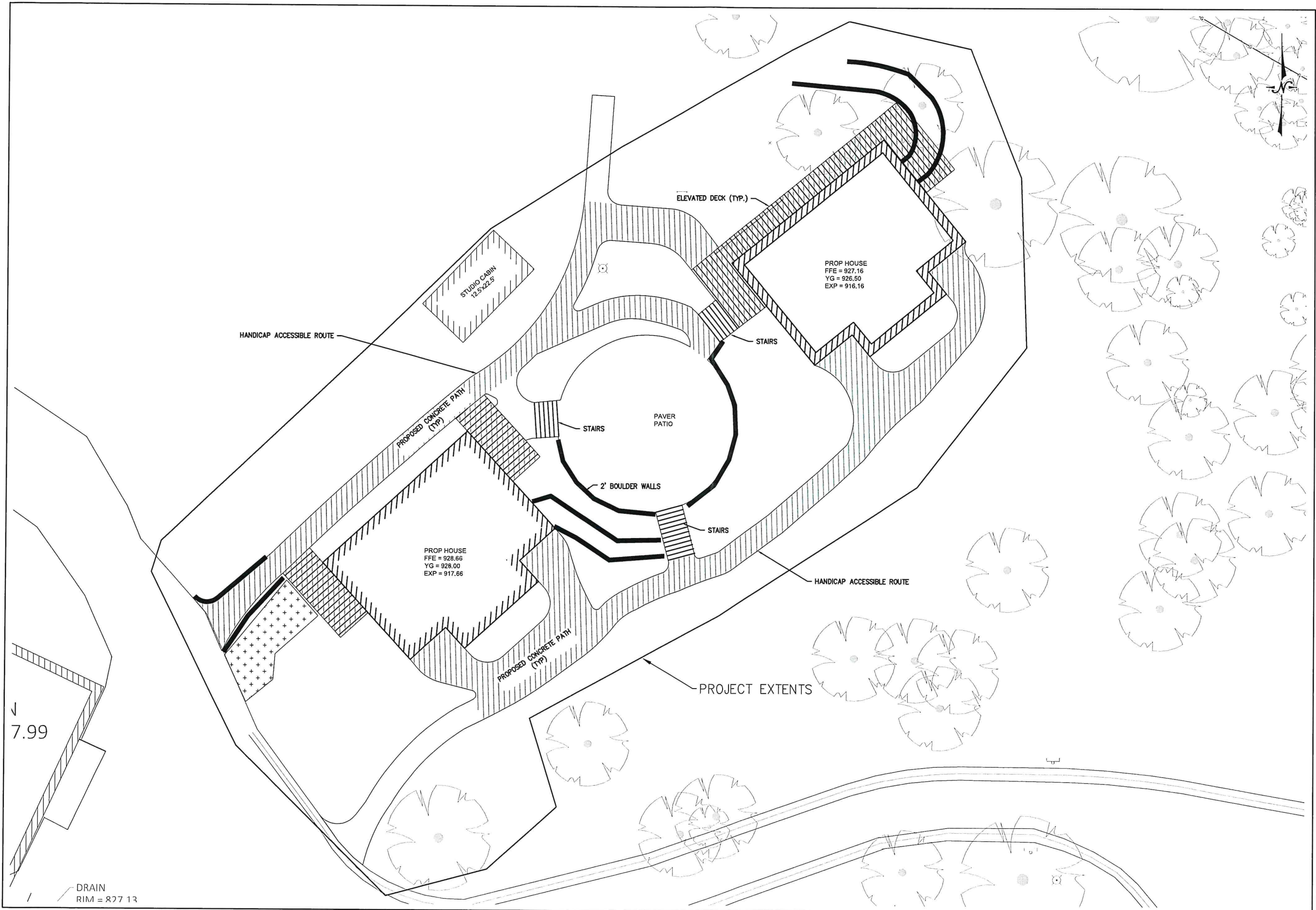
C001



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
TOLL FREE
800-242-8511
(414-259-1181 MILWAUKEE METRO)
(TDD, 800-542-2269)
www.diggershotline.com
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.



SITE IMPROVEMENT PLANS FOR		COVENANT HARBOR BIBLE CAMP		LAKESHORE, WI	
EX. CONDITIONS		NO. 1		PLAN UPDATES PER ENGINEERS COMMENTS	
REVISIONS		BY SB		DATE 01/07/22	
ISSUED FOR REVIEW		PLAN DATE 11.16.21		DESIGNED BY NJO	
0 10'		SCALE		PROJECT NO. 21.0048	
SHEET NO.		C100		Lynch & Associates Engineering Consultants, LLC	



SITE IMPROVEMENT PLANS FOR
COVENANT HARBOR BIBLE CAMP

LAKE GENEVA, WI
LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

SITE PLAN

NO.	REVISIONS	BY	DATE
1	PLAN UPDATES PER ENGINEERS COMMENTS	SB	01/07/22
2	PLAN UPDATES PER ENGINEERS COMMENTS	SB	01/17/22

ISSUED FOR
REVIEW

PLAN DATE 11.16.21
DESIGNED BY NJO

0 10'
SCALE

PROJECT NO.
21.0048

SHEET NO.

C101

NOTE: BOULDER RETAINING WALL DETAILS TO BE PROVIDED BY OTHERS.

SITE IMPROVEMENT PLANS FOR COVENANT HARBOR BIBLE CAMP

LAKE GENEVA, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

GRADING & EROSION CONTROL PLAN

O.	REVISIONS	BY	DATE
1.	PLAN UPDATES PER ENGINEERS COMMENTS	SB	01/07/22
2.	SITE PLAN UPDATES PER ENGINEERS COMMENTS	SB	01/17/22

ISSUED FOR
REVIEW

PLAN DATE	11.16.21
DESIGNED BY	NJO

PROJECT NO.
21.0048

SHEET NO.

C102

Diagram illustrating the installation of a geotextile fence system. The diagram shows a series of vertical posts driven into the ground, with geotextile fabric panels attached between them. The posts are spaced at a maximum of 3'-0" apart. The geotextile fabric panels are 3'-0" to 4'-0" long and 2'-0" deep in the ground. The fabric is attached to the posts with wire, staples, or wooden lath and nails. The backfill and compact trench with excavated soil is shown behind the fabric. The flow direction is indicated by an arrow pointing towards the right. A circular inset shows a detail of the support cord and the fold of the geotextile fabric, with a maximum fold of 3" indicated.

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

WOOD POSTS LENGTH 3'-4" 20" DEPTH IN GROUND

3'-0" MAX.

3'-0" MAX.

3'-0" MAX.

3'-0" MAX.

3'-0" MAX.

GEOTEXTILE FABRIC ONLY

BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL

ATTACH THE FABRIC TO THE POSTS WITH WIRE, STAPLES, OR WOODEN LATH AND NAILS

FLOW DIRECTION

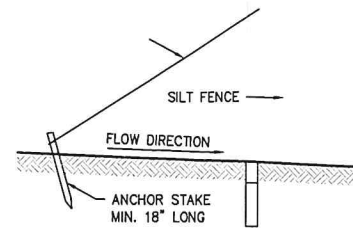
SUPPORT CORD

FOLD 3" MAX.

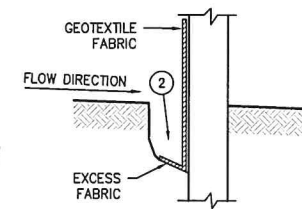
GEOTEXTILE FABRIC

FLOW

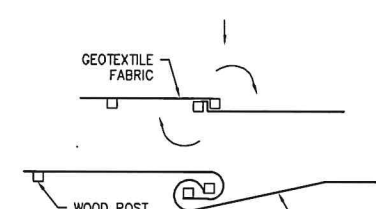
NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.



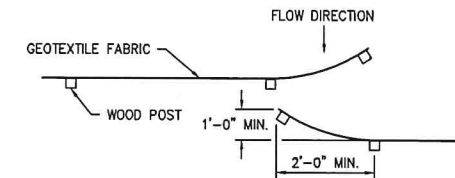
SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



TRENCH DETAIL



TWIST METHOD

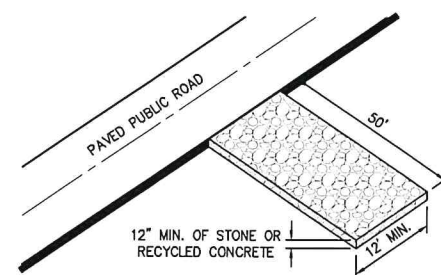


HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE

SILT FENCE

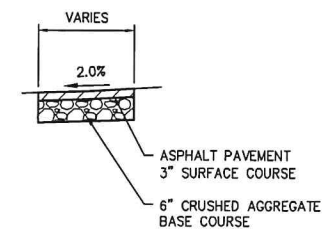
- GENERAL NOTES:**
1. HORIZONTAL BRACE REQUIRED WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
 2. TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
 3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/8" x 1-1/8" OF OAK OR HICKORY.
 4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
 5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
 - A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180°
 - B) HOOK THE END OF EACH SILT FENCE LENGTH.
 6. SILT FENCE SHALL BE INSTALLED USING CURRENT WisDOT STANDARDS AT THE TIME OF CONSTRUCTION.



STONE TRACKING PAD

SIEVE SIZE	PERCENT BY WEIGHT PASSING
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5

ALTERNATE - MEET GRADATION FOR WSDOT
SELECT CRUSHED MATERIAL, SECTION 312
OF STANDARD SPECIFICATIONS FOR ROAD
AND STRUCTURE CONSTRUCTION.



ASPHALT TRAIL

SITE IMPROVEMENT PLANS FOR
COVENANT HARBOR BIBLE CAMP
LAKE GENEVA, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

CONSTRUCTION DETAILS

NO.	REVISIONS	BY	DATE
1	PLAN UPDATES PER ENGINEERS COMMENTS	SB	01/07/22

ISSUED FOR
REVIEW

PLAN DATE	11.16.21
DESIGNED BY	NJO

0 NTS
SCALE

PROJECT NO.
21.0048

SHEET NO.

C500

- PREFABRICATED GRINDER PUMP PACKAGE
- WILL NOT EXCEED 35.0 GPM TO EXISTING SANITARY SYSTEM (BASED ON MAXIMUM CAPACITY OF 4" SANITARY SEWER @ 0.40% SLOPE)
- WILL HAVE 1,000 GALLON STORAGE CAPACITY
- TWO GRINDER PUMPS HOUSED WITHIN 6' DIA BASIN
- FLOAT LEVEL SENSOR AND PANEL TO BE MOUNTED TO POLE ADJACENT TO MH



SITE IMPROVEMENT PLANS FOR COVENANT HARBOR BIBLE CAMP

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

CONSTRUCTION DETAILS

NO.	REVISIONS	BY	DATE
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ISSUED FOR
REVIEW

PLAN DATE	11.16.21
DESIGNED BY	NJO

0 NTS
SCALE

PROJECT NO.	21.0048
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SHEET NO.

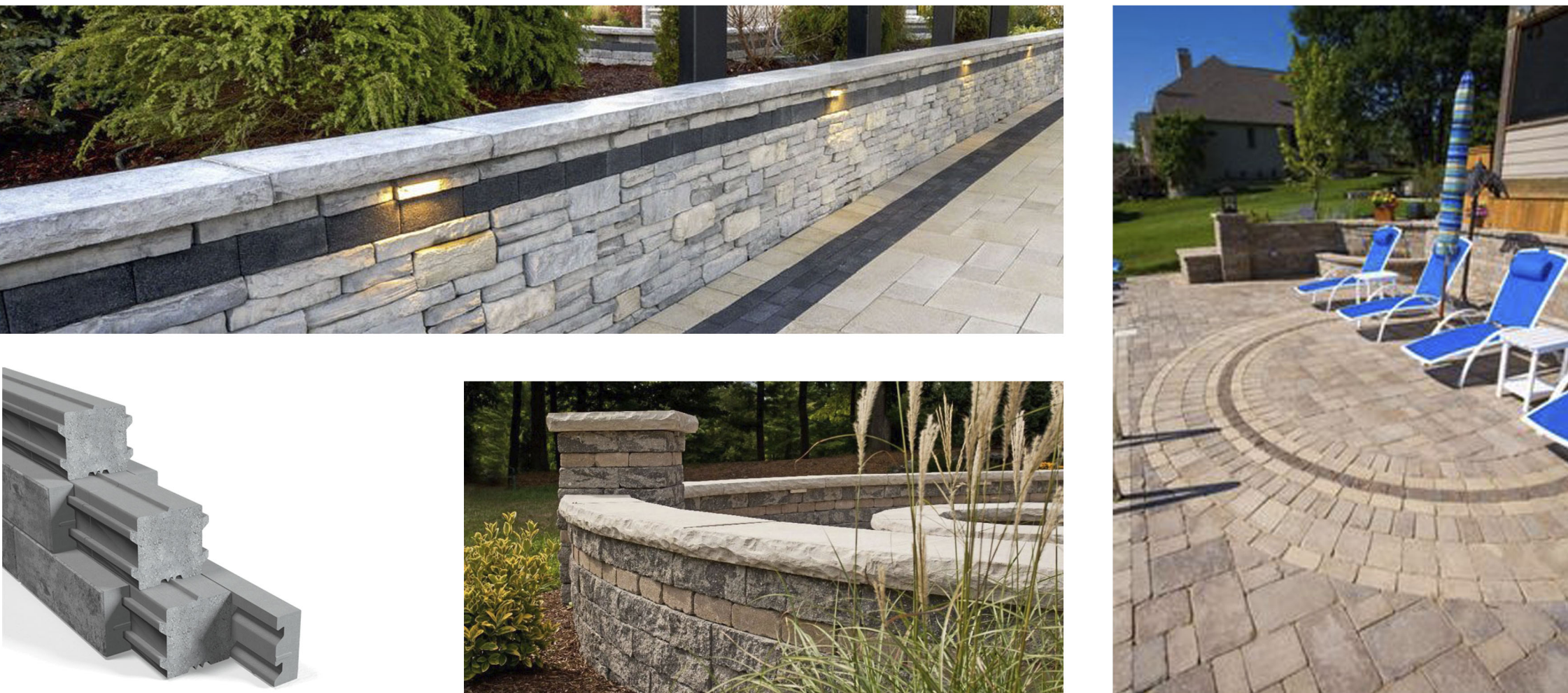
C501

STYLING IMAGES

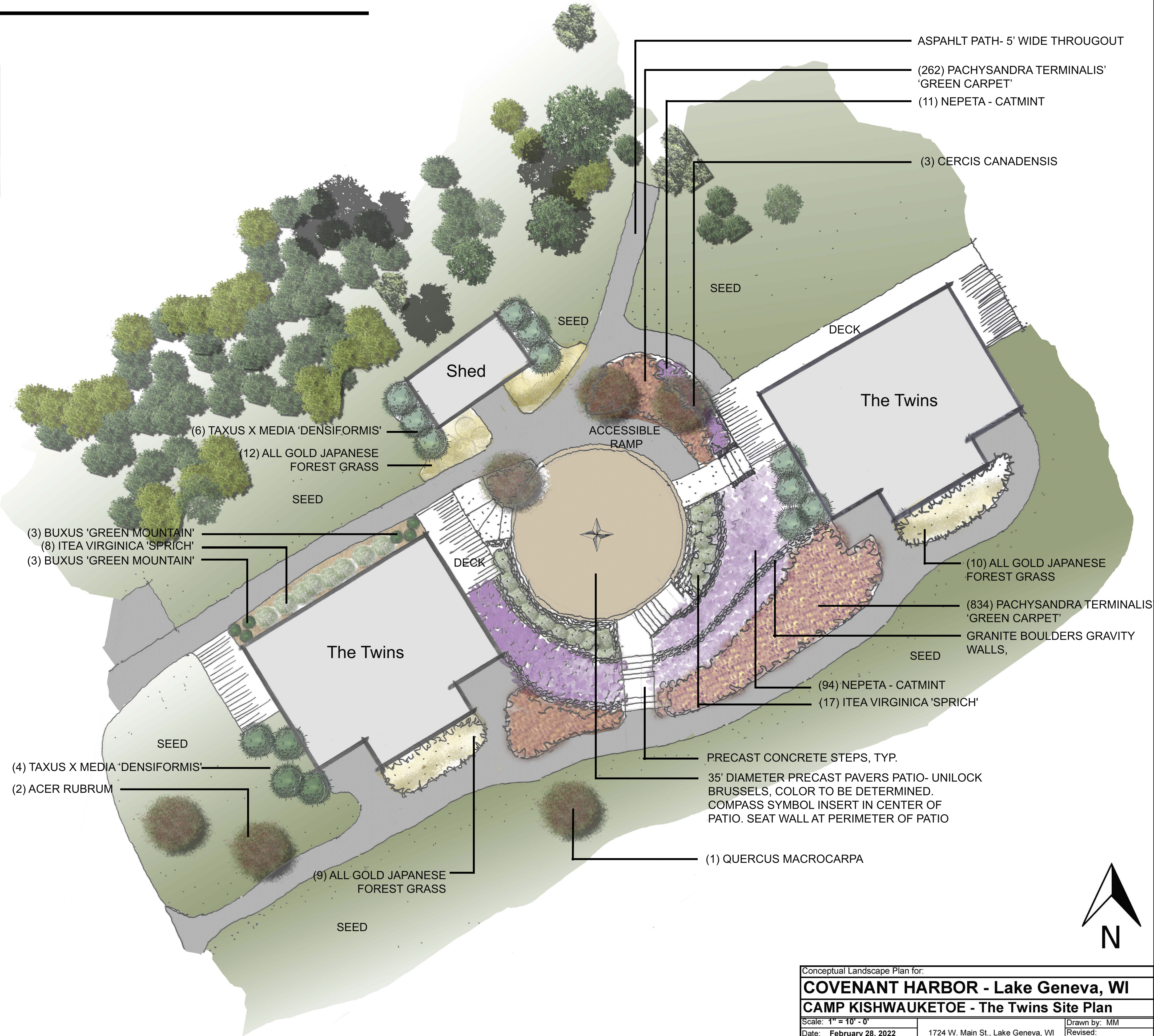
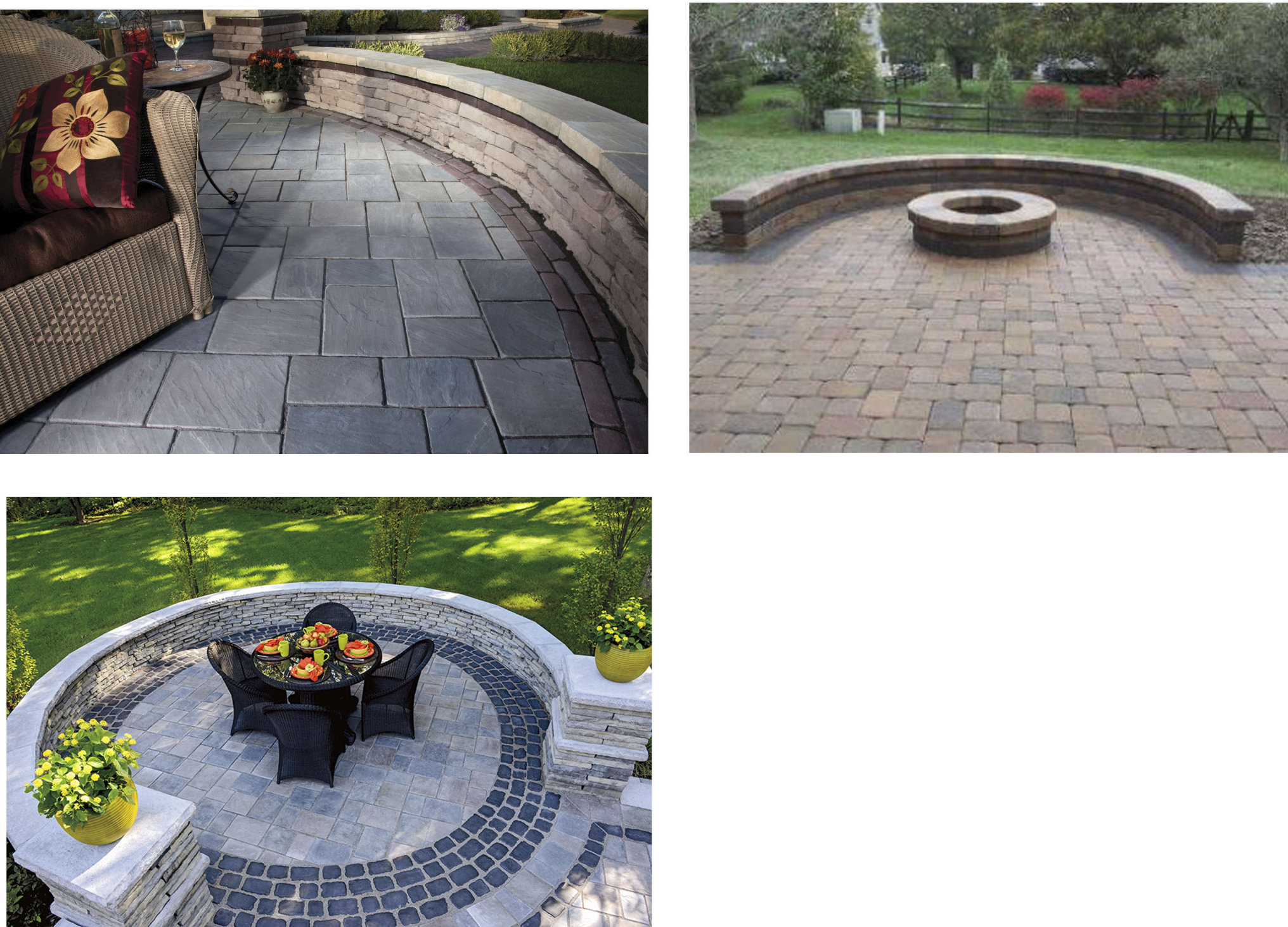
BOULDER GRAVITY WALLS



WALLS



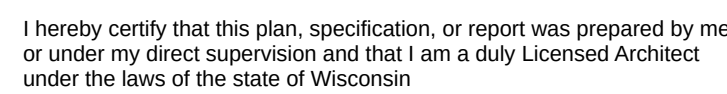
PRECAST PAVERS



LANDSCAPE PLAN

SCALE: 1"=10'-0"

Conceptual Landscape Plan for:		
COVENANT HARBOR - Lake Geneva, WI		
CAMP KISHWAUKETOE - The Twins Site Plan		
Scale: 1" = 10' - 0'	1724 W. Main St., Lake Geneva, WI	Drawn by: MM
Date: February 28, 2022		Revised:
	BALANCED ENVIRONMENTS, INC. 17950 WEST ROUTE 173, SUITE B OLD MILL CREEK, IL 60083 office: 847-395-7120 fax: 847-838-6750	
	Branch Office: 951 North Ridge Avenue, Lombard, IL 60148 off: 630-916-8830 fax: 630-916-8055	
The Twins Patio and Landscape Plan		PLAN # 2020 - 001



DATE: 1/10/2022

1724 WEST MAIN STREET, LAKE GENEVA,
WI 53147

1724 WEST MAIN STREET, LAKE GENEVA,
WI 53147

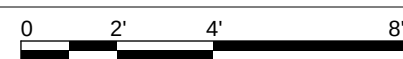
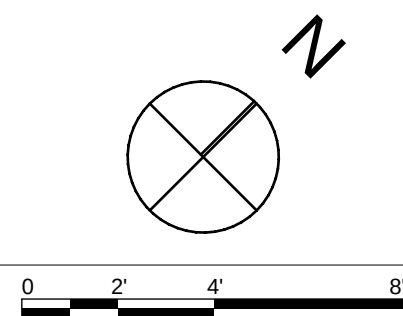
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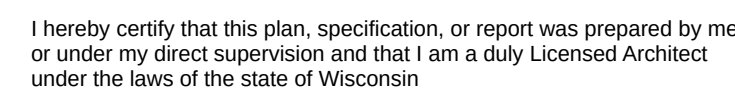
CONSTRUCTION DOCUMENTS

FLOOR PLAN & ELEVATION -
NORTH CABIN





1. CEMENT BOARD SHAKE SIDING OR EQ
2. CEMENT BOARD LAP SIDING OR EQ (5")
3. 1"x5-1/2" CEMENT BOARD TRIM OR EQ
4. 1"x9-1/4" CEMENT BOARD TRIM OR EQ
5. DECORATIVE LOUVER (NO VENTING)
6. VINYL WINDOW
7. FIBERGLASS EXTERIOR DOOR
8. 1" CEMENT BOARD TRIM OR EQ - RIP TO FIT
9. STONE WITH CAST CONCRETE SILL
10. 6"x6 WOOD POST WRAPPED WITH 1" CEMENT BOARD TRIM OR EQ
11. 1" CEMENT BOARD TRIM OR EQ - 4" ON EACH SIDE BETWEEN SPINDLES
12. EXTEND DECK & RAILING AS REQ'D TO MEET GRADE - VIF
13. ARCHITECTURAL ASPHALT SHINGLE
14. 1"x3-1/2" CEMENT BOARD TRIM OVER 1"x11 1/2" CEMENT BOARD TRIM OR EQ
15. 1"x7-1/4" CEMENT BOARD TRIM OR EQ
16. 1"x3-1/2" CEMENT BOARD TRIM OR EQ



DATE: 1/10/2022

1724 WEST MAIN STREET, LAKE GENEVA,
WI 53147

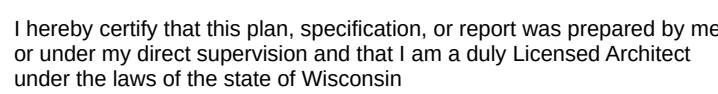
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CONSTRUCTION DOCUMENTS

BUILDING ELEVATIONS



REGISTRATION #: A-10581

DATE: 1/10/2022

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WI 53147

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[illegible]

BUILDING ELEVATIONS

A6.2

STATION19.COM | 612.623.1800

1. CEMENT BOARD SHAK Siding OR EQ
2. CEMENT BOARD LAP Siding OR EQ (5")
3. 1"x1/2" CEMENT BOARD TRIM OR EQ
4. 1"x9/16" CEMENT BOARD TRIM OR EQ
5. DECORATIVE LOUVER (NO VENTING)
6. VINYL WINDOW
7. FIBERGLASS EXTERIOR DOOR
8. 1" CEMENT BOARD TRIM OR EQ - RIP TO FIT
9. STONE WITH CAST CONCRETE SILL
10. 6x6 WOOD POST WRAPAROUND 1" CEMENT BOARD TRIM OR EQ
11. COMPOSITE RAILING SYSTEM - 4" MAX BETWEEN SPINDLES
12. EXTEND DECK & RAILING AS REQ'D TO MEET GRADE - VIF
13. ARCHITECTURAL ASPHALT SHINGLES
14. 1"x3-1/2" CEMENT BOARD TRIM OVER 1"x11 1/2" CEMENT BOARD TRIM OR EQ
15. 1"x7-1/4" CEMENT BOARD TRIM OR EQ
16. 1"x3-1/2" CEMENT BOARD TRIM OR EQ



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BUILDING SECTIONS