



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

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL
TUESDAY, DECEMBER 27, 2022 - 6:00 PM
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, Ken Howell, 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 <https://cityoflakegeneva.gov/319/City-Meetings-Video-Stream>
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. Community Input Sessions for the Hillmoor Property
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 December 12, 2022 as prepared and distributed
9. **CONSENT AGENDA**– Any item listed on the consent agenda may be removed at the request of any member of the Council. The request requires no second, is not discussed, and is not voted upon.

NONE

10. Items removed from the Consent Agenda

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

- a. Discussion/Recommendation regarding an Original Class "B" Fermented Malt Beverage License Application filed by Cheese & Crafters LLC d/b/a Board & Brush, 262 Center St, Lake Geneva, Chelsea Rudig, Agent
- b. Discussion/Action regarding **Resolution 22-R56** a resolution amending the City of Lake Geneva Fee Schedule as it relates to the 2023 Kayak, Buoy, and Slip rates
- c. Discussion/Action regarding authorizing the Harbormaster to issue a Request for Proposal to replace all decking on the Gas Pier at an estimated cost of \$60,000, to be paid from the Lakefront Reserve Fund
- d. Discussion/Action to pursue repairs and raising the height of the Gas Pier and Elmer's Boat Rental Pier at an estimated cost of \$23,900 , to be paid from the Lakefront Reserve Fund
- e. Discussion/Action regarding approval of advisory referendum question language, to be placed on the April 4, 2023 Spring Ballot, to read as: "To pay for street and infrastructure expenses and other eligible expenses as defined in Wis. Stats. §66.1113 (1) (a), with revenue from tourists and visitors, as well as residents, should the City of Lake Geneva impose a levy of 0.5% (½ cent on the dollar) sales tax on tourist related items sold, leased, or rented through tourist related retailers?"
- f. Discussion/Action regarding a contract with Vegetation Solutions LLC for Goat Grazing Services for the Hillmoor Property and to identify a funding source (*Finance, Licensing, and Regulation Committee recommended denial, on December 20, 2022*)
- g. Discussion/Acceptance of the pre-paid and regular check reports as approved by the Finance, Licensing, and Regulation Committee

12. Recommendation of the Plan Commission- Ald. Fesenmaier

- a. Discussion/Action regarding the proposed Final Plat Review for Fairwyn SB, Inc. to allow for the acceptance of the Phase 7 of Symphony Bay in the Planned Development (PD) zoning district, Tax Key No. ZSB00335
- b. Discussion/Action regarding **Resolution 22-R61** a resolution authorizing the issuance of a Limited Conditional Use Permit for David Scotney, 140 Lincoln Pkwy, Williams Bay, to allow for the request of Commercial Indoor Lodging land use located at 830 Williams St. which is located in the General Business (GB) zoning district, Tax Key No. ZRA00017
- c. Discussion/Action regarding General Development Plan (GDP) request for 6801 Investments LLC, 6801 Roosevelt Rd, Berwyn, IL 60402 that will permit building renovations to include a drive-thru food service window at 393 N Edwards Blvd in the Planned Development (PD) zoning district., Tax Key No. ZRED00002
- d. Discussion/Action regarding **Resolution 22-R62** a resolution authorizing the issuance of a Precise Implementation Plan (PIP) for 6801 Investments LLC, 6801 Roosevelt Rd, Berwyn, IL 60402 that will permit building renovations to include a drive-thru food service window at 393 N Edwards Blvd in the Planned Development (PD) zoning district Tax Key No. ZRED000002

13. Mayoral Appointments

- a.** Confirming the reappointment of Janine Osborne, Laura Thompson, and J. Alethea Salgado to the Downtown Business Improvement District Board with a term to expire January 1, 2025
- b.** Confirming the appointment of Chief Gritzner to serve as the Government Emergency Director

14. Adjournment

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



HILLMOOR HAS RETURNED TO THE PEOPLE OF LAKE GENEVA!

JOIN US AT ONE OR BOTH COMMUNITY
ENGAGEMENT SESSIONS TO EXPRESS YOUR
IDEAS FOR THE FUTURE OF HILLMOOR.

SUNDAY, JANUARY 15, 2-3:30 PM

AND/OR

TUESDAY, JANUARY 17, 6-7:30 PM

LOCATION: CITY HALL 2ND FL POLICE
TRAINING ROOM

OR YOU MAY EMAIL YOUR THOUGHTS TO:
MAYOR@CITYOFLAKEGENEVA.COM

Join us

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL MINUTES
MONDAY, DECEMBER 12, 2022 - 6:00 PM
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, Ken Howell, Shari Straube, Cindy Yager, and Joan Yunker

Mayor Klein call the meeting to order
Mayor Klein called the meeting to order at 6:00 p.m.

Pledge of Allegiance – Alderperson Fesenmaier
Alderperson Fesenmaier led the Council in the Pledge of Allegiance.

Roll Call
Present: Dunn, Fesenmaier, Halverson, Hedlund, Howell, Straube, Yager and Yunker
Absent: None

Awards, Presentations, Proclamations, and Announcements
None

Re-consider business from previous meeting
None

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

Acknowledgement of Correspondence
None

Approve the Regular Council Minutes of November 28, 2022 as prepared and distributed
Motion by Yunker to approve, second by Straube. No discussion. Motion carried 8-0.

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

Tier I Event Permit application filed by the Badger High School Student Council for the event of the Badger Homecoming Parade to take place on October 6, 2023 from 4:00 p.m. to 5:30 p.m. to take place in Downtown Lake Geneva

Tier II Event Permit application filed by VISIT Lake Geneva for the event of Lake Geneva Winterfest & U.S. National Snow Sculpting Championship to take place February 1, 2023 through February 5, 2023, located at the Riviera Plaza, Riviera Beach, Flat Iron Park, and Wrigley Drive

Temporary Class "B" Retailer's License Application filed by Semper Running Foundation for the event of Semper Running Half Marathon, to take place on July 8, 2023, located at 700 N Bloomfield Rd
Fesenmaier requested the the Badger High School Homecoming Parade application be removed from the consent agenda.
Hedlund requested that the Winterfest application be removed from the consent agenda.

Motion by Straube to approve the consent agenda without the removed items, second by Hedlund. No discussion. Motion carried 8-0.

Items removed from the Consent Agenda

Tier I Event Permit application filed by the Badger High School Student Council for the event of the Badger Homecoming Parade to take place on October 6, 2023 from 4:00 p.m. to 5:30 p.m. to take place in Downtown Lake Geneva

Fesenmaier stated that the date of the parade, as indicated, will coincide with Oktoberfest. She asked that the school be contacted to possibly select another date so the two events do not overlap.

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

Tier II Event Permit application filed by VISIT Lake Geneva for the event of Lake Geneva Winterfest & U.S. National Snow Sculpting Championship to take place February 1, 2023 through February 5, 2023, located at the Riviera Plaza, Riviera Beach, Flat Iron Park, and Wrigley Drive

Hedlund explained the applicant had not requested a waiver of parking fees as discussed at the Finance Committee.

Motion by Howell to approve without waiver of parking fees, second by Hedlund. Fesenmaier noted that if the permit is passed, it will be based on the application language not the map, as they do not match. Motion carried 8-0.

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

Discussion/Action regarding placing an Advisory Referendum question on the April 3, 2023 Spring Election Ballot regarding implementing a Premier Resort and Area Tax

Motion by Howell to approve, second by Hedlund. Hedlund stated that the packet materials for this item should be widely distributed to educate the public. Fesenmaier explained this would be an advisory referendum that would have to be sent to the state, to show either support or opposition, to create the legislation for the City. Dunn stated that there needs to be a thorough campaign to educate the voters of the City of this tax.

Motion to amend by Fesenmaier that the staff draft the referendum question and present to the Council for approval, second by Halverson.

Amendment carried 8-0.

Original motion as amended carried 8-0.

Discussion/ Acceptance of the approved payment reports of the December 6, 2022 Finance, Licensing, and Regulation Committee

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

Discussion/Action regarding moving the Three Graces Fountain to the Museum

Mayor Klein stated that this has come from the Park Board, as the statute is rapidly deteriorating and this would move it to the museum for future display.

Motion by Howell to approve, second by Yunker. Mayor Klein noted that the replica will be purchased and placed back outside in that original area, at a later date.

Motion carried 8-0.

Discussion/Possible action regarding public access to the former Hillmoor property

Mayor Klein stated the City actually closed on the property on December 9, 2022 and she has been questioned by citizens when they can access that property. City Administrator Nord explained that he had contacted the insurance company, but has not yet heard an answer.

Motion by Howell to continue, second by Straube.

City Attorney Draper stated that there are recreational immunities, but that the no trespassing signs should stay up until the property can really be inspected for safety risks. Motion carried 8-0.

Discussion/Action regarding **Resolution 22-R62** a resolution proclaiming Thursday, May 18, 2023 as World Migratory Bird Day in the City of Lake Geneva

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

Discussion/Action regarding approval of contract for 2023-2027 General Engineering Services with Kapur & Associates, Inc

Motion by Howell to approve, second by Hedlund. Fesenmaier stated that this should be continued as there is some language missing. City Attorney Draper stated that he would need to review the contract with the City Engineer to

clarify some terms.

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

Adjournment

Motion by Hedlund to adjourn, second by Halverson. Motion carried 8-0. Meeting adjourned at 6:32 p.m.

Original Alcohol Beverage Retail License Application

(Submit to municipal clerk.)

For the license period beginning: 01/01/2023 ending: 06/30/2023
(mm dd yyyy) (mm dd yyyy)

To the Governing Body of the: ☐ Town of
☐ Village of } LAKE GENEVA
☒ City of }

County of WALWORTH

Aldermanic Dist. No. _____
(if required by ordinance)

Check one: ☐ Individual ☒ Limited Liability Company
☐ Partnership ☐ Corporation/Nonprofit Organization

Applicant's Wisconsin Seller's Permit Number 456-1031173594-02	
FEIN Number 92-1144560	
TYPE OF LICENSE REQUESTED	FEE
☐ Class A beer	\$
☒ Class B beer	\$ 1.00
☐ Class C wine	\$
☐ Class A liquor	\$
☐ Class A liquor (cider only)	\$ N/A
☐ Class B liquor	\$
☐ Reserve Class B liquor	\$
☐ Class B (wine only) winery	\$
Publication fee	\$ 25
TOTAL FEE	\$ 1.25

Name (individual / partners give last name, first, middle; corporations / limited liability companies give registered name)

CHEESE & CRAFTERS LLC

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the full name and place of residence of each person.

President / Member Last Name	(First)	(Middle Name)
RUDIG	CHELSEA	MAE
Vice President / Member Last Name	(First)	(Middle Name)
Secretary / Member Last Name	(First)	(Middle Name)
Treasurer / Member Last Name	(First)	(Middle Name)
Agent Last Name	(First)	(Middle Name)
RUDIG	CHELSEA	MAE
Directors / Managers Last Name	(First)	(Middle Name)

1. Trade Name BOARD & BRUSH Business Phone Number 414-793-8330

2. Address of Premises 262 CENTER ST, LAKE GENEVA, WI Post Office & Zip Code 53227

3. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)

ONE STORY BUILDING LOCATED AT 262 CENTER ST; ALCOHOL TO BE STORED IN
LOCKED COOLER AND CONSUMED THROUGHOUT THE ENTIRETY OF BUILDING.
ALCOHOL INVOICES WILL BE STORED ELECTRONICALLY ON SECURE IPAD.

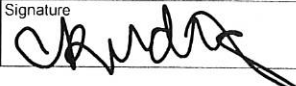
4. Legal description (omit if street address is given above):

5. (a) Was this premises licensed for the sale of liquor or beer during the past license year? ☒ Yes ☐ No

(b) If yes, under what name was license issued? B & B LAKE GENEVA, LLC

6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? **If yes, explain** ☐ Yes ☒ No
7. Is the applicant an employee or agent of, or acting on behalf of anyone except the named applicant? ☐ Yes ☒ No
If yes, explain.
8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? **If yes, explain** ☐ Yes ☒ No
9. (a) **Corporate/limited liability company applicants only:** Insert state WI and date _____ of registration.
- (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? **If yes, explain** ☐ Yes ☒ No
- (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? **If yes, explain.** ☐ Yes ☒ No
10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277] ☒ Yes ☐ No
11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] ☒ Yes ☐ No
12. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ☒ Yes ☐ No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

Contact Person's Name (Last, First, M.I.) RUDIG, CHELSEA, M	Title/Member AGENT	Date 11/27/22
Signature 		

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk 11/28/2022	Date reported to council / board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: ☐ Town ☐ Village of Lake Geneva County of Walworth
☒ City

The undersigned duly authorized officer/member/manager of Cheese & Crafters LLC
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as Board and Brush
(Trade Name)

located at 262 Center Street, Lake Geneva, WI 53147

appoints Chelsea Rudig

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

☐ Yes ☒ No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? ☐ Yes ☒ No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 40 years

Place of residence last year [Redacted]

For: Cheese & Crafters LLC
(Name of Corporation / Organization / Limited Liability Company)

By: [Signature]
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

ACCEPTANCE BY AGENT

I, Chelsea Rudig, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on 12/01/2022 by L. E. [Signature] #160 Title Lieutenant
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)



LEARN 2 SERVE™

CERTIFICATE OF COMPLETION

This certifies that

Chelsea Rudig

is awarded this certificate for

Wisconsin Responsible Beverage Server Training



Completion Date
11/27/2022



Expiration Date
11/26/2024

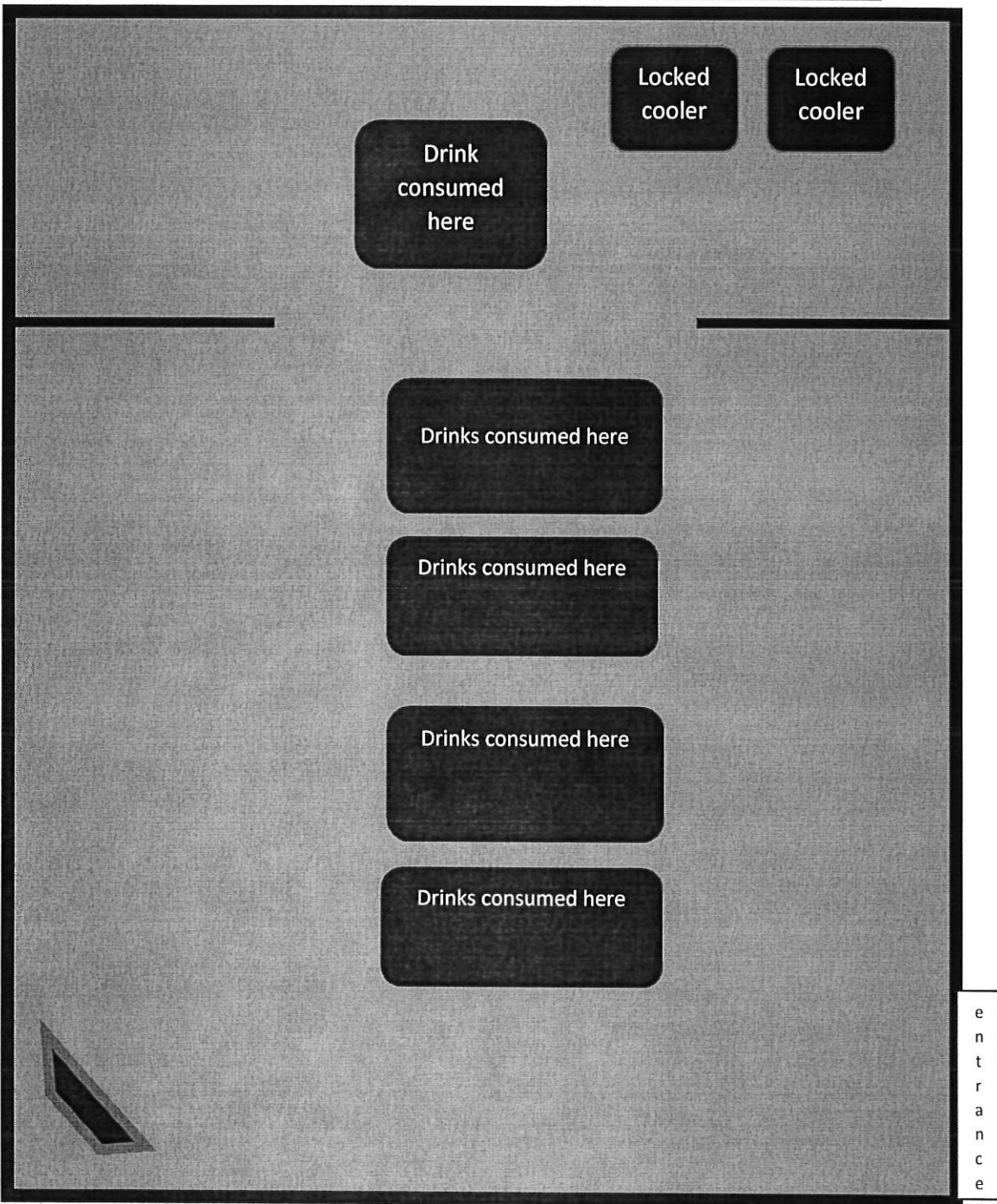


Certificate #
WI-00607887

Official Signature

This certificate is non-transferable 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.

360 Training, Inc. | Suite 200 | Austin, TX 78701 | 877.881.2235 | www.360training.com



All invoices are kept securely electronically on a password safe ipad.

Resolution 22-R56

The Common Council of the City of Lake Geneva does hereby establish the following revised schedule of fees, effective December 27, 2022.



SCHEDULE OF FEES

CITY OF LAKE GENEVA, WISCONSIN

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

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

DIRECT SELLERS PERMIT	\$50.00 nonrefundable application fee
EVENT PERMIT (PER POLICY)	
PUBLIC ASSEMBLY PERMIT	Non-profit organization: No charge For-profit organization: \$60 per day
BLOCK PARTIES OR GAZEBO USE (1 hour Photo Session in Gazebo in Flat Iron Park)	Non-profit organization: No charge For-profit organization: \$75
TIER 1 EVENT	Non-profit organization: No charge For-profit organization: \$250 for an event up to seven days, additional \$50 per day thereafter
TIER 2 EVENT	Non-profit organization: No charge For-profit organization: \$500 for an event up to seven days, additional \$100 per day thereafter
MESSAGE ESTABLISHMENT	
Investigation	\$50.00 Annual
Transfer	\$50.00
MOBILE HOME PARK LICENSE	\$100.00 Annual
PARADE PERMITS	\$25.00 nonrefundable application fee
BASEBALL TOURNAMENT PERMIT FEE - VETERAN'S PARK	\$1,000 Security Deposit
Friday Rental	\$150.00
Saturday Rental	\$300.00
Sunday Rental	\$300.00
PARKING STICKERS	
Resident & Non-Resident Residence Owners - Lasts 2 years (even) - 3 hours free parking	4 free per residence each additional \$25.00
Business Owner - 3 hours free parking	\$50.00 Lasts 2 years (even year) \$25.00 for 1 year
Walworth County Resident - 3 hours free parking	\$160.00 Lasts 2 years (even year) \$80.00 for 1 year
Parking Lot Permit	\$400.00 Annual
PARKING RATES	
All Parking Stalls Rate (Monday thru Thursday)	\$2.00 per hour
All Parking Stalls Rate (Friday thru Sunday)	\$4.00 per hour
Reserved Parking Stalls/Contractor Permits	\$10.00 administrative fee Feb 1 - Nov 14: \$20.00 daily per stall Nov 15 - Jan 31: \$10.00 daily per stall
PARKING TICKETS	
Expired Stall (Over 3 hours; Over 5 hours; Over 25 min.)	\$50.00
More than 3 motorcycles	\$50.00
Improper Use or Display of Sticker	\$50.00
Backed into parking stall	\$50.00
Compact Car Only	\$50.00
No Parking Zone	\$50.00
Over the Line	\$50.00
Parking by fire hydrant	\$50.00

Handicap Zone	\$150.00
Parking with Trailer or Trailer alone in Sage Lot D	\$50.00
Parking any Vehicle without a Trailer or with an occupied Trailer in Boat Launch Parking Lot F	\$50.00
LATE FEES	
Handicap Zone	\$300.00
Second Collection Letter Fee	\$6.00
Vehicle Suspension Release Fee	\$20.00
PUBLIC RECORDS REQUESTS * STATUTORY	
Photocopies (can include hourly wage for gathering data)	\$0.25 per page
Large Plan Set Printing (Larger than 11"X17")	\$1.75 per page
RADON TEST KIT	\$10.00
REISSUE CHECK FEE	\$25.00
RETURNED CHECK FEE (NSF)	\$30.00 each
ROOM TAX LICENSE	\$10.00 Annual
SHOWS, CIRCUS, CARNIVALS	
Circus	\$50.00 per day
Tent Show - Day 1	\$15.00
Tent Show - Each Additional Day	\$10.00
All Other	\$2.00 per day
SIDEWALK CAFÉ PERMIT	\$15.00 per seat Annual
STREET USE PERMIT	\$25.00 nonrefundable application fee
Up to two days	\$40.00
More than two days	\$100.00
TAX EXEMPT REPORT FILING (every other year)	\$20.00
Late Fee	\$20.00
TAXI CAB COMPANY LICENSE	\$50.00 Annual
Each Additional Car	\$25.00
TAXI CAB DRIVER LICENSE	\$25.00 Annual
THEATER LICENSE	
Up to 1,200 seats	\$200.00
Over 1,200 seats	\$275.00
TOURIST ROOMING/SHORT-TERM RENTAL LICENSE	\$400.00 Annual
TRAPPING PERMIT	\$25.00 Annual
CITY HALL MEETING ROOM RENT	\$25 per event

LAKEFRONT	
BEACH (Open Memorial Day thru Labor Day - no glass containers allowed)	
Children age 6 and under	Free
Ages 7 and up	\$10.00 per day
Resident Beach Tags (Maximum 6 per Household)	\$3.00 per tag
Seasonal Pass Ages 7 and up	\$100.00 per year
Beach Bathrooms - Opening/Cleaning	Hourly Rate

BOAT LAUNCH PERMIT		
One-Time Launch	Resident	Non-Resident
Non-Trailer Non-Motor	\$7.00	\$8.00
Less than 20 feet	\$10.00	\$11.00
20 feet to 25 feet 11 inches	\$14.00	\$21.00
26 feet and over	\$16.00	\$24.00
Season Launch Permit	Resident	Non-Resident
Non-Trailer Non-Motor	\$70.00	\$80.00
Less than 20 feet	\$100.00	\$110.00
20 feet to 25 feet 11 inches	\$140.00	\$210.00
26 feet and over	\$160.00	\$240.00
COMMERCIAL BOAT LAUNCH PERMIT	\$1,000 per year (unlimited launches)	
ANNUAL WEST END PIER SLIP, LAGOON SLIP, BUOY, DINGHY, KAYAK AND PADDLEBOARD RACK LEASE PERMITS	<i>Rates may change on an annual basis by the Common Council</i>	
WEST-END PIER 24' SLIP		
Resident		\$2,134.00 \$1,976.00
Non- Resident Property Owner- Dwelling		\$3,354.00 \$3,106.00
Non-Resident Property Owner- Lot or Rental		\$3,913.00 \$3,623.00
Non-Resident		\$4470.00 \$4,139.00
WEST-END PIER 26' SLIP		
Resident		\$2,490.00 \$2,306.00
Non- Resident Property Owner- Dwelling		\$3801.00 \$3,519.00
Non-Resident Property Owner- Lot or Rental		\$4,322.00 \$4,002.00
Non-Resident		\$4,843.00 \$4,484.00
LAGOON SLIP & BUOY		
Resident		\$920.00 \$852.00
Non- Resident Property Owner- Dwelling		\$1,604.00 \$1,485.00
Non-Resident Property Owner- Lot or Rental		\$1,920.00 \$1,778.00
Non-Resident		\$2,236.00 \$2,070.00
LAGOON PERSONAL WATER CRAFT SLIP		\$1,296.00 \$1,200.00
DINGHY RAMP		
Resident		\$159.00 \$147.00
Non- Resident Property Owner- Dwelling		\$241.00 \$223.00
Non- Resident Property Owner- Lot or Rental		\$286.00 \$265.00
Non-Resident		\$332.00 \$307.00
KAYAK, & PADDLEBOARD RACKS (7 MONTH RENTAL)		
Resident		\$171.00
Non- Resident Property Owner- Dwelling		\$261.00
Non- Resident Property Owner- Lot or Rental		\$309.00
Non-Resident		\$359.00
RIVIERA SLIPS		\$6,231.00 \$5,934.23
RIVIERA BUOYS		\$2,857.00 \$2,720.64
Riviera Slip Extension		\$300.00
Season Launch Pass for Kayaks, Canoes and Paddleboards (non-trailer, non-motor)		\$30.00 per year
RIVIERA LOWER LEVEL CONCOURSE LEASE RATE		\$43.50/Sq Foot
RIVIERA RENTAL RATES (OFF PEAK SEASON- DECEMBER 1- APRIL 30) <i>Maximum attendees is 380</i>	Rates below effective January 1, 2022	

Security Deposit	\$1,000.00
Holiday Booking Surcharge	\$250.00
Per Hour Set Up Fee	\$20.00 per hour
Security Guards for Event (2)	Additional Renter Expense - Hourly Rate
Extra Security Guard over 250 attendees	Additional Renter Expense - Hourly Rate
SOCIAL EVENTS (WEDDINGS, ANNIVERSARIES, ETC)	
Resident Friday	\$1,900.00
Resident Saturday	\$2,350.00
Resident Sunday	\$1,500.00
Resident Mon-Thurs	\$1,000.00
Non-Resident Friday	\$3,800.00
Non-Resident Saturday	\$4,700.00
Non-Resident Sunday	\$3,000.00
None-Resident Mon-Thurs	\$1,500.00
CORPORATE EVENTS	(PEAK SEASON: MAY 1- NOVEMBER 30; OFF- PEAK SEASON: DECEMBER 1- APRIL 30)
Peak Season Rates:	
Weekday (Mon-Thurs)- One Day Event	\$1,250.00
Weekday (Mon-Thurs)- Multi-Day Event *Minimum of two days/ group stays overnight a minimum of 1 night)	\$850.00
Friday- Half Day AM	\$850.00
Friday- Full Day	\$1,700.00
(Above Friday Rates: only available as add-on to multi-day event with hotel stays)	
Friday	\$4,700.00
Saturday	\$5,500.00
Sunday	\$4,900.00
CORPORATE EVENTS	
Off-Peak Season Rates:	
Weekday (Mon-Thurs)- One Day Event	\$1,250.00
Weekday (Mon-Thurs)- Multi-Day Event *Minimum of two days/ group stays overnight a minimum of 1 night)	\$850.00
Friday- Half Day AM	\$850.00
Friday- Full Day	\$1,700.00
(Above Friday Rates: only available as add-on to multi-day event with hotel stays)	
Friday	\$3,800.00
Saturday	\$4,700.00
Sunday	\$3,000.00
NON-PROFIT EVENTS	
Monday- Thursday (Year Round)	\$1,000.00
Friday, Saturday & Sunday (Off-Peak Only)	\$1,000.00
RIVIERA RENTAL RATES (PEAK SEASON- MAY 1- NOVEMBER 30) <i>Maximum attendees is 380</i>	Rates below effective January 1, 2022
Security Deposit	\$1,000.00
Holiday Booking Surcharge	\$250.00
Per Hour Set Up Fee	\$20.00 per hour

Security Guards for Event (2)	Additional Renter Expense - Hourly Rate
Extra Security Guard over 250 attendees	Additional Renter Expense - Hourly Rate
SOCIAL EVENTS (WEDDINGS, ANNIVERSARIES, ETC)	
Resident Friday	\$2,350.00
Resident Saturday	\$2,750.00
Resident Sunday	\$2,250.00
Resident Mon-Thurs	\$1,000.00
Non-Resident Friday	\$4,700.00
Non-Resident Saturday	\$5,500.00
Non-Resident Sunday	\$4,500.00
None-Resident Mon-Thurs	\$1,750.00
RIVIERA RENTAL RATES (PEAK SEASON- MAY 1- NOVEMBER 30; OFF- PEAK SEASON- DECEMBER 1- APRIL 30) <i>Maximum attendees is 380</i>	Rates below effective January 1, 2023
SOCIAL EVENTS (WEDDINGS, ANNIVERSARIES, ETC)	PEAK SEASON RATES
Resident Friday	\$2,850.00
Resident Saturday	\$3,275.00
Resident Sunday	\$2,750.00
Resident Mon-Thurs	\$1,425.00
Non-Resident Friday	\$5,800.00
Non-Resident Saturday	\$6,750.00
Non-Resident Sunday	\$5,500.00
Non-Resident Mon-Thurs	\$2,400.00
Holiday Surcharge	\$300.00
SOCIAL EVENTS (WEDDINGS, ANNIVERSARIES, ETC)	OFF-PEAK SEASON RATES
Resident Friday	\$2,375.00
Resident Saturday	\$2,850.00
Resident Sunday	\$1,950.00
Resident Mon-Thurs	\$1,425.00
Non-Resident Friday	\$4,750.00
Non-Resident Saturday	\$5,800.00
Non-Resident Sunday	\$3,800.00
Non-Resident Mon-Thurs	\$2,100.00
Holiday Surcharge	\$300.00
RIVIERA RENTAL RATES (PEAK SEASON- MAY 1- NOVEMBER 30; OFF- PEAK SEASON- DECEMBER 1- APRIL 30) <i>Maximum attendees is 380</i>	Rates below effective January 1, 2024
SOCIAL EVENTS (WEDDINGS, ANNIVERSARIES, ETC)	PEAK SEASON RATES
Resident Friday	\$3,500.00
Resident Saturday	\$7,750.00
Resident Sunday	\$2,750.00
Resident Mon-Thurs	\$1,425.00
Non-Resident Friday	\$6,000.00
Non-Resident Saturday	\$7,750.00
Non-Resident Sunday	\$5,500.00
Non-Resident Mon-Thurs	\$2,400.00
Holiday Surcharge	\$300.00
SOCIAL EVENTS (WEDDINGS, ANNIVERSARIES, ETC)	OFF-PEAK SEASON RATES

Resident Friday	\$2,375.00
Resident Saturday	\$2,850.00
Resident Sunday	\$1,950.00
Resident Mon-Thurs	\$1,425.00
Non-Resident Friday	\$4,750.00
Non-Resident Saturday	\$5,800.00
Non-Resident Sunday	\$3,800.00
Non-Resident Mon-Thurs	\$2,100.00
Holiday Surcharge	\$300.00
BUILDING & ZONING	
Building	
Minimum permit fee for all building permits	Residential \$65.00 Commercial \$100.00
Residential Construction:	
One & Two family & attached garage (new, addition and alterations)	\$0.33 / sq. ft. New Single Family Construction \$1,000.00 Minimum
Accessory buildings & garages	\$0.25 / sq. ft.
Decks	\$0.15 / sq. ft., or \$65.00 Minimum
Roofing and Siding	\$65.00
Commercial Construction:	
Residences - Apartments, Three family & over, Row Housing, Multiple Family Dwellings, Institutional (new, addition and alterations)	\$0.33 / sq. ft. New Commercial Construction \$1,500.00 Minimum
Local Business, Office Building (new, addition or alteration)	\$0.30/ sq. ft.
Manufacturing or Industrial (new, addition or alteration)	\$0.30 / sq. ft.
Commercial , structures, alterations, residing, reroofing, repairs, where square footage cannot be calculated	\$10.00 / \$1,000.00 valuation
Plan Examination:	
One and Two Family Residence	\$150.00
Apartments, Three Family Residence, Row Housing, Multiple family Building State Approved Plans	\$180.00 plus \$10.00 /unit
Commercial, Industrial, Institutional & Additions State Approved Plans	\$350.00
Without state approved plans	\$150.00
Heating Plans, Energy Calculations, or Lighting Plans submitted separately	\$125.00/ Plan
Additions, Alterations to 1 & 2 Family Dwellings	\$75.00
Accessory building over 240 sq. ft., and decks for 1 & 2 family dwellings	\$40.00
Wisconsin Uniform Building Permit Seal	\$45.00
Occupancy Permit	\$65.00/Residential

(including commercial tenant change)	\$100.00/Commercial & Industrial
Temporary (6 months or less Commercial only)	\$75.00
Permit Renewal (6 month extension or less)	\$200.00 Commercial \$65.00 Residential
Heating and Air Conditioning:	
Heating and Air Conditioning Distribution Systems	\$4.00/ 100 sq. ft. of conditioned area with a minimum fee of \$65.00
New Residential Heating	\$125.00 first unit, \$65.00 each additional unit.
Replacement Residential Heating	\$65.00 / unit
Commercial New or Replacement Heating	\$150.00/ unit, up to and including 150,000 BTU units. Additional fee of \$20.00 / each 50,000 BTU fraction thereof up to a maximum of \$900.00 / unit.
Residential Air Conditioning – Other than Wall Units (new or replacement)	\$65.00 / unit
Commercial Air Conditioning - Other than Wall Units (new or replacement)	\$150.00/ unit up to 5tons or 60,000 BTU's. Additional fee of \$20.00 each ton or 12,000 BTU's or fraction thereof up to a maximum of \$900.00 / unit
Permanently installed Wall unit (example – Fireplace, wall pack)	\$65.00 / unit
Commercial/Industrial Exhaust Hoods and Exhaust Systems	\$75.00
Plumbing Permit:	
Fixture Count	\$17.00/ fixture, drain or device, \$65.00 Minimum
Water Main	\$1.00 / lineal foot of sewer or private water main, \$65.00 Minimum
Sanitary Sewer	\$1.00 / lineal foot of sewer or private water main, / \$9.00 per manhole \$65.00 Minimum
Storm Sewer	\$1.00 / lineal foot of sewer or private water main / \$12.00 per manhole or basin \$65.00 Minimum
Exterior Grease Trap	\$100.00
Electrical:	
Residential Minimum	\$65.00 minimum.
New Residential Service	\$100.00/ Service First 200 Amps, \$25.00 each additional 100 Amps.
Residential Service Update	\$100.00/ Service

Residential Sub-Panel	\$65.00/ Panel
Residential Generator	\$75.00 (includes gas piping)
Temporary Electrical Service	\$100.00 up to 200 Amps. \$25.00 each additional 100 Amps.
Commercial Electrical Minimum	\$150.00 Minimum
Commercial Electrical Re-Inspections	\$150.00/ Inspection
Commercial Service (New or Update)	\$150.00 First 200 Amps, \$25.00 each additional 100 Amps.
Commercial Sub-Panel	\$50.00 First 100 Amps, \$10.00 each additional 100 Amps.
Commercial Generator	\$150.00 (included gas piping)
Commercial Low Voltage	\$1.00/ Device, \$100.00 Minimum
Commercial Exterior Light Fixture Replacement	\$100.00 per site
Residential Electrical Permit - for minor installations with fees not exceeding \$5.00, the permit fee may be waived by the inspector. Commercial Electrical Permit - for minor installations with fees not exceeding \$5.00, the permit fee may be waived by the inspector.	\$0.12 / sq. ft. of area served, \$65.00 minimum. \$0.12 / sq. ft. of area served, \$150.00 minimum.
Erosion control fees:	
New One and Two Family Buildings	\$125.00 / lot
One and Two Family Additions and Accessory Structures	\$65.00
Multi-Family Residential, Commercial, Industrial and Institutional	\$180.00/Building, plus \$5.00/1,000 sq. ft. disturbed lot area up to \$2,000.00 max.
Zoning	
Zoning Permit	\$65.00
Temporary Use (per Section 98-906)	\$65.00
Zoning Verification Letter	\$65.00
Sign Permit (per Section 98-907)	\$65.00 minimum or \$0.35/ sq ft of sign area
Early Start Permit to start construction	\$125.00 (1-2 family) \$250.00 (all others)
Fuel Tanks	\$75.00 administrative fee/ tank for installation or removal
Wrecking or Razing- Building Inspector may waive the fee if the structure is condemned	\$100.00 (One or two family residences and accessory Structure over 250 sq ft)
Commercial/ Industrial Razing	\$350.00
Moving buildings over public right-of-ways	\$250.00 plus \$0.03/ sq ft
Special Inspections and Reports	\$150.00/ inspection report
Text Amendment (per Section 98-902)	\$400.00
Zoning Map Amendment (per Section 98-903)	\$400.00

Certified Survey Map (CSM)	For each new Residential Lot Created: \$400.00 For each new Commercial Lot Created: \$200.00
Extra Territorial Zoning (CSM)	\$150.00
Plat Renewal	\$150.00
Conditional Use (per Section 98-905)	\$400.00 \$100.00
Site Plan (per Section 98-908)	\$400.00
Variance (per Section 98-910)	\$400.00
Interpretation (per Section 98-911)	\$150.00
Appeal (per Section 98-912)	\$400.00
PD Zoning Map Amendment (Includes 1 PIP Review)	\$750.00
PIP Review	\$400.00
Filing or Recording fee with City Clerk, plus actual recording fee	\$10.00
Triple Fees: Upon failure to obtain a permit before work on a building has been started, except in emergency cases, the total fee shall be triple the total fees charged.	
NOTE: Fees shall be charged on gross square footage defined as follows: The exterior dimensions, including attached garage and each floor level	
NOTE: In determining costs, all construction shall be included with the exception of heating, air conditioning, electrical or plumbing work.	
NOTE: All fee amounts shall be rounded up to the next full dollar amount.	
NOTE: An additional fee for plan review may be assessed at the time of application for renewal of the permit.	
* Base fee may be modified by Subsection (4) of Section 98-935, Fees of the Zoning Code	

CEMETERY FEES	
Opening Grave - Weekdays (Full Burial)	\$675.00
Opening Grave - Saturdays (Full Burial)	\$800.00
Opening Grave - Weekdays (Cremation)	\$450.00
Opening Grave - Saturdays (Cremation)	\$525.00
Two cremations buried in same grave at one time	\$100.00 extra charge
Opening Grave - Weekdays - Baby Under 1 Year	\$200.00
Opening Grave - Saturdays - Baby Under 1 Year	\$300.00
Grave (50% Perpetual Care)	\$650.00
Grave - Single Cremation (50% Perpetual Care)	\$400.00
Grave - Double Cremation (50% Perpetual Care)	\$500.00
Columbarium Niche (includes opening & inurnment) (\$200 Perpetual Care)	\$1,200.00 \$1,000.00 bottom row

2 nd Inurnment if Niche allows for two	\$150.00 additional
Niche Door Inscriptions	\$240.00
Frost Charges (November 1 to March 15)	\$75.00
Stake Out Fee for Foundations	\$50.00
Foundation Charges	\$0.40 per square inch
Use of Cemetery for Functions	20% of Gross Receipts
POLICE DEPARTMENT FEES	
FINGERPRINTING	
City Residents	\$15.00
Individuals employed in business in city limits or working for city licensed business	\$15.00
Non-Residents	\$60.00
PUBLIC WORKS FEES	
CONSTRUCTION PERMIT FEE	
Curb Cut/Driveway Approach Fee	
Right-of-Way Excavation Fee	\$25.00
Storm Sewer Connection Fee	\$25.00
Sanitary Sewer Connection Fee	\$25.00
Special brush, limb and refuse pick-up	\$25.00
Dumpster Delivery	\$24.00 per 15 minutes
Dumpster Pick-up	\$50.00 per dumpster
	\$50.00 plus additional landfill fees

FIRE DEPARTMENT FEES	
Fees for Apparatus and Personnel	1 hour minimum and fractions thereafter on hourly rates unless stated otherwise
Chief, Deputy Chief or Assistant Chief	\$26.00/hr.
Fire and EMS Personnel	\$26.00/hr.
Engine/Squad	\$550.00/hr.
Truck (aerial apparatus)	\$875.00/hr.
Brush Truck	\$300.00/hr.
Air Boat	\$300.00/hr.
Technical Rescue and Utility	\$500.00/hr.
Chief, Deputy Chief, Assistant Chief, or Command Vehicle	\$50.00/hr.
Utility	\$50.00/hr.
Ambulance	\$270.00/hr.
Paramedic Intercept Fee (Option a OR b)	

a. Flat Rate Billed to Requesting Municipality	\$400.00
b. Shared Revenue from Requesting Municipality	50% Monies Received
EMS First Responder and Transport Fees	
Residents Fee	\$150.00 per call
Non-Resident Fee	\$200.00 per call
Ambulance Transport Fee Schedule	
Advanced Life Support Base Rate	\$1,200.00
Advanced Life Support Base Rate (ALS2)	\$1,200.00
Advanced Life Support Base Rate (Intercept)	\$1,200.00
Advanced Life Support Base Rate (Intercept ALS2)	\$1,200.00
Equal Level Staffing Mutual Aid	\$300.00
Basic Life Support Base Rate	\$1,000.00
Mileage Charge	\$20.00 per mile
Supplies used fee	-
Oil Dry	\$10.00 per bag
Class A, B, or AB Firefighting Foam	\$30.00/ gallon
Fees Relating To Permits Required	
Fire pit burn permit	\$15.00 each fire or \$50.00 yr
Fireworks permit	\$50.00
Burning permits	\$50.00
Key box processing fee	\$10.00
Operational Permit	\$75.00
Fees Relating To Fire Protection Systems	
Basic system Review Fee is charged for systems without hydraulic calcs	\$250
Fire Sprinkler, Fire Control and/or Fire Suppression system plan review with one set of hydraulic calculations. (Fee is charged for each separate floor and /or area of building per system and review.)	\$350.00
Verifications of Additional Hydraulic Calcs (fee is charged for each additional set of hydraulic calculations required by the AHJ)	\$200.00
Additional review of same system. (Fee applies to all re-submittals.)	\$350.00
Site inspection during installation 2 hour minimum Note: system may not be concealed prior to inspection. Inspections are required for all systems.	\$90.00/hr.
Modifications to existing systems	
Min. fee per system without hydraulic calcs	\$100.00
Fee per sprinkler up to 15 sprinklers w/o calcs	\$20.00 ea.
Fee per sprinkler up to 15 with calcs	\$200.00
Fire Pumps per review	\$350.00
Fire prevention inspection fee schedule:	
Residential Building Type:	

4 to 36 units	\$10 per unit per year
37 to 60 units	\$400 per year
61 to 99 units	\$450 per year
100 units and above	\$500 per year
Commercial:	
Under 1,000 square feet	\$50
1,000 to 4,999 square feet	\$100
5,000 to 24,999 square feet	\$150
25,000 to 99,000 square feet	\$200
100,000 to 174,999 square feet	\$400
175,000 to 249,999 square feet	\$700
Industrial:	
Under 5,000 square feet	\$100
5,000 to 24,999 square feet	\$200
25,000 to 99,000 square feet	\$300
100,000 to 174,999 square feet	\$500
175,000 to 349,999 square feet	\$800
Additional conditions: (a) The fee for hotels and motels shall be the same as for residential property, except that the fee shall be calculated on a per room basis. (b) Square footage refers to the total floor area of any building or structure. (c) Inspection fees shall be charged to the property owner. Any fees unpaid by November 1 of each year shall be entered upon the tax roll as a special charge against the property and all proceedings in relation to the collection, return, and sale of the property for delinquent real estate taxes, shall apply to the inspection fee.	
Sprinkler system underground mains	
0-200 feet	\$100.00
201-999 feet	\$150.00
1000 or more	\$300
Fire hose standpipe connections	\$25.00 each
Other fire protection systems (hood, wet & dry chem.)	\$350.00
Fire alarm systems per control panel	\$300.00
Fire Alarm system manual pull stations, initiating and annunciation devices; this includes audible and/or visual devices; smoke, heat, flame, ionization, photoelectric detectors, water flow devices and all monitoring devices per review.	\$75.00 up to 3 \$12.00 each additional
Witness of all required tests – 2 hour minimum	\$180.00/hr.
Inspection during installation	\$90.00/hr.
Fire protection Consulting on systems and or for occupancies or permits	\$90.00/hr. 1 Hour Minimum

Adopted this 27th day of December, 2022.

Mayor Charlene Klein

Attest: City Clerk Lana Kropf

2023 Rate Scenarios - Piers, Harbor & Lakefront Committee Mtg
December 13, 2023

	Budget %	Budget \$ Increase
Kayaks	0.0%	\$ -
Riviera Slips/Buoys	3.0%	\$ 3,186.00
Lagoon/West End Buoys/Slips	5%	\$ 10,079.00

Options for WE Rate Increases based on 2022 Leases by R/NRPO/NR

	Percent	\$ Increase after Tax
Residents	3.0%	\$ 10,133.00
NRPO and NR	10.0%	

Residents	4.0%	\$ 10,398.00
NRPO and NR	8.0%	

Residents	3.5%	\$ 10,265.00
NRPO and NR	9.0%	

Anticipated and Future Expenses associated with Buoys/Slips and Piers

1. End of 2022 Season repairs	\$ 30,000.00	Anticipated
2. Pier painting	\$ 20,000.00	Anticipated
3. Lagoon repairs	\$ 10,000.00	Anticipated
4. Buoy replacements 2023	\$ 3,500.00	Anticipated
5. Wind damage to Elmer's/Gas Pier	\$ 11,000.00	Anticipated
6. Raise Elmer's/Gas Pier	\$ 23,000.00	Future - quoted
7. Replace Lagoon docks	\$ 300,000.00	Future - estimated
8. Replace all Gas Pier decking	\$ 60,000.00	Future - quoted
9. Replace Gas Pier - widen slips	\$ 300,000.00	Future - estimated
10. Seasonal removal of Elmer's/Gas Pier Slips	????	Future

All dollar amounts are based on 2022 leesees classification

0% increase for Kayaks

Location	2022 Current Rev	2023 3% Increase Impact	2023 5% Increase Impact	2023 8% Increase Impact	2023 10% Increase Impact
Buoy/Ramp	\$ 63,323.50	\$ 65,238.00	\$ 66,492.00	\$ 68,394.00	\$ 69,660.00
Lagoon	\$ 26,736.00	\$ 27,550.00	\$ 28,081.00	\$ 28,872.00	\$ 29,407.00
West End Pier	\$ 122,603.00	\$ 122,603.00	\$ 128,726.00	\$ 132,397.00	\$ 134,881.00
Riviera Slip	\$ 59,351.30	\$ 61,130.00	\$ 62,319.00	\$ 64,100.00	\$ 65,290.00
Riviera Buoy	\$ 10,882.56	\$ 11,208.00	\$ 11,428.00	\$ 11,752.00	\$ 11,972.00
Kayak	\$ 8,738.00	\$ 8,738.00	\$ 8,738.00	\$ 8,738.00	\$ 8,738.00
Gross	\$ 291,634.36	\$ 296,467.00	\$ 305,784.00	\$ 314,253.00	\$ 319,948.00
Net Taxes	\$ 276,430.67	\$ 281,011.37	\$ 289,842.65	\$ 297,870.14	\$ 303,268.25
Net Increase		\$ 4,580.70	\$ 13,411.98	\$ 21,439.47	\$ 26,837.57

Buoy/Stall WE	\$ 212,662.50	\$ 215,391.00	\$ 223,299.00	\$ 229,663.00	\$ 233,948.00
Net Taxes	\$ 201,575.83	\$ 204,162.09	\$ 211,657.82	\$ 217,690.05	\$ 221,751.66
Net Increase		\$ 2,586.26	\$ 10,081.99	\$ 16,114.22	\$ 20,175.83
Riv Buoy/Stall	\$ 70,233.86	\$ 72,338.00	\$ 73,747.00	\$ 75,852.00	\$ 77,262.00
Net Taxes	\$ 66,572.38	\$ 68,566.82	\$ 69,902.37	\$ 71,897.63	\$ 73,234.12
Net Increase		\$ 1,994.45	\$ 3,329.99	\$ 5,325.25	\$ 6,661.74

RATE COMPARISON SHEET

Buoy	Resident	NRPO	N/R
2022 Rate	\$ 852.00	\$ 1,485.00	\$ 2,070.00
ALL 5%	\$ 895.00	\$ 1,559.00	\$ 2,174.00
ALL 8%	\$ 920.00	\$ 1,604.00	\$ 2,236.00
R-3%/10%	\$ 878.00	\$ 1,634.00	\$ 2,277.00
R-3.5%/9%	\$ 882.00	\$ 1,619.00	\$ 2,256.00
R-4%/8%	\$ 885.00	\$ 1,604.00	\$ 2,236.00

Ramp	Resident	NRPO	N/R
2022 Rate	\$ 147.00	\$ 223.00	\$ 307.00
ALL 5%	\$ 154.00	\$ 234.00	\$ 322.00
ALL 8%	\$ 159.00	\$ 241.00	\$ 332.00
R-3%/10%	\$ 151.00	\$ 254.00	\$ 338.00
R-3.5%/9%	\$ 152.00	\$ 243.00	\$ 335.00
R-4%/8%	\$ 153.00	\$ 241.00	\$ 332.00

Lagoon	Resident	NRPO	N/R	PWC
2022 Rate	\$ 852.00	\$ 1,485.00	\$ 2,070.00	\$ 1,200.00
ALL 5%	\$ 895.00	\$ 1,559.00	\$ 2,174.00	\$ 1,260.00
ALL 8%	\$ 920.00	\$ 1,604.00	\$ 2,236.00	\$ 1,296.00
R-3%/10%	\$ 878.00	\$ 1,634.00	\$ 2,277.00	\$ 1,320.00
R-3.5%/9%	\$ 882.00	\$ 1,619.00	\$ 2,256.00	\$ 1,308.00
R-4%/8%	\$ 885.00	\$ 1,604.00	\$ 2,236.00	\$ 1,296.00

West End 24'	Resident	NRPO	N/R
2022 Rate	\$ 1,976.00	\$ 3,106.00	\$ 4,139.00
ALL 5%	\$ 2,075.00	\$ 3,261.00	\$ 4,346.00
ALL 8%	\$ 2,134.00	\$ 3,354.00	\$ 4,470.00
R-3%/10%	\$ 2,035.00	\$ 3,417.00	\$ 4,553.00
R-3.5%/9%	\$ 2,045.00	\$ 3,386.00	\$ 4,512.00
R-4%/8%	\$ 2,055.00	\$ 3,354.00	\$ 4,470.00

Riviera Slip	
2022 Rate	\$ 5,934.23
3%	\$ 6,112.00
5%	\$ 6,231.00
8%	\$ 6,409.00

West End 26'	Resident	NRPO	N/R
2022 Rate	\$ 2,306.00	\$ 3,519.00	\$ 4,484.00
ALL 5%	\$ 2,421.00	\$ 3,695.00	\$ 4,708.00
ALL 8%	\$ 2,490.00	\$ 3,801.00	\$ 4,843.00
R-3%/10%	\$ 2,375.00	\$ 3,871.00	\$ 4,932.00
R-3.5%/9%	\$ 2,387.00	\$ 3,836.00	\$ 4,888.00
R-4%/8%	\$ 2,398.00	\$ 3,801.00	\$ 4,843.00

Riviera Buoy	
2022 Rate	\$ 2,720.64
3%	\$ 2,802.00
5%	\$ 2,857.00
8%	\$ 2,938.00

ELMER'S AND GAS PIER DAMAGE

- ☐ Damage occurred on April 14 and Nov 5, 2022
- ☐ Damage from April storm not fully repaired
- ☐ April 2022 estimates from Gage Marine
 - Initial inspection of both piers, retrieve pier components from lagoon and reinstall on both piers labor and crane
 - Elmers Pier estimate of components
 - Replace 4 Horses, 6 Stringers, 4 Pallets of Decking
 - Replace Crib on end of south pier extension
 - Gas Pier estimate of components
 - Replace 7 Horses, 11 Stringers, 10 Pallets of Decking
 - Labor for above
 - Estimate - \$35,946.49
- ☐ Gage Marine then proposed raising both piers in conjunction with quoted repairs
 - Estimate - \$34,219

CURRENT STATUS

- ☐ Partial repairs were complete in late May of 2022 making Elmer's and the Gas pier functional.
 - South Pier Extension on Elmer's
 - Crib
 - Pier raised
 - Stinger under gas pump and pump house replaced on Gas Pier
 - All missing decking replaced
 - All horses and stringers manufactured but not installed
- ☐ No approval to RAISE the piers, \$34,219 estimate reduced by \$11,415
 - ☐ Gas line the responsibility of Gage Marine
- ☐ November 5th, second high winds tear up the piers for a second time in the year



Damage occurring during high winds on November 5, 2022



Elmer's pier on November 6th after winds subsided. Note that the raised section has no decking missing.

PATH FORWARD

☐ SHORT TERM

- Secure current damage
- Close access to the piers for the winter
 - Place barricades blocking access to all openings to the pier area. Secure so that the cannot be moved by the public for access to the pier areas

☐ NEAR TERM – SPRING AND FALL 2023

- Raise/Repair both Elmer's Pier and the Gas Pier

☐ LONG TERM

- Seasonal removal and installation of Elmer's Pier up to the "flat deck" where the kiosk/counter is installed
- Seasonal removal and installation of the Gas Pier "finger" piers that divides the boat slips
- Replace GAS PIER increasing slip size to accommodate boat lifts (increase from 120" width to approximately 140-150" width)

TIMELINE AND COST ESTIMATE

☐ ELMER'S PIER –

- Complete By April 30, 2023
 - All electrical to be modified to support future removal/repairs to the pier. Electrical wiring to be completed by “others”
- Complete by September 14, 2023
 - All storage units, boat lift controls, kiosk and counters to be removed from the pier by others
- September 15 – October 15, 2023
 - Repairs/Raising of pier to be completed by Gage Marine

☐ GAS PIER

- September 15 – October 15, 2023
 - Repairs/Raising of pier to be completed by Gage Marine

☐ COST ESTIMATE

- Repairs - \$10,848
- Raising piers - \$23,100 (reduced by \$11,415)

☐ REPLACE ALL DECKING ON GAS PIER – GAGE ESTIMATE OF \$60,000

SUMMARY:

- ☐ UNBUDGETED EXPENSE FOR REPAIRS/RAISING OF ELMER'S & GAS
PIER - \$33,948
- ☐ UNBUDGETED EXPENSE FOR REPLACING ALL DECKING ON GAS
PIER - \$60,000
- ☐ APPROVAL OF \$100,000 FROM RESERVE FUND



GAS PIER – Seasonally remove
“finger” piers

ELMER'S PIER – Seasonally
remove pier up to the “deck”
area

DAMAGE AND TRIP HAZARDS – ELMER'S PIER



CITY OF STURGEON BAY
Resolution Adopting Premier Resort Area Tax

Resolution No. _____

WHEREAS, the City of Sturgeon Bay is a Wisconsin municipality within the guidelines and jurisdiction of Wis. Stats. §66.1113;

AND WHEREAS the City of Sturgeon Bay requires supplemental funding to support the repair, maintenance, and replacement of streets and infrastructure in the City;

AND WHEREAS the City of Sturgeon Bay is the county seat of one of the Mid-West's and Wisconsin's most popular tourism destinations, Door County;

AND WHEREAS the City of Sturgeon Bay is a significant resort and tourism destination within the County and has made a substantial investment in street and other infrastructure to support the demands of being a premier resort and tourism area;

AND WHEREAS the City of Sturgeon Bay includes a significant number of shops, stores, services, and businesses catering to tourists and visitors to the area;

AND WHEREAS the City of Sturgeon Bay is proposing that the Wisconsin Legislature issue an exception to Wis. Stats. §66.1113(2) to enable the City of Sturgeon Bay to be designated a premier resort area;

NOW, THEREFORE, BE IT RESOLVED by the City of Sturgeon Bay, through its Common Council, that the City of Sturgeon Bay is hereby determined and declared to be a premier resort area as that term is defined in Wis. Stats. §66.1113;

BE IT FURTHER RESOLVED that the City of Sturgeon Bay adopts the Premier Resort Area Tax as outlined in Wis. Stats. §66.1113 and §77.994 to be effective upon approval by the electors of the City of Sturgeon Bay and approval of the exemption by the Wisconsin Legislature;

BE IT FURTHER RESOLVED that the City of Sturgeon Bay directs the City Clerk to place the following question on the first available election ballot in 2018 as a referendum to electors:

“To pay for street and infrastructure expenses as defined in Wis. Stats. §66.1113 (1) (a), should the City of Sturgeon Bay impose a levy of 0.5% (1/2 cent on the dollar) sales tax on tourist related items sold, leased, or rented through tourist related retailers?”

- a. Yes
- b. No

This resolution was adopted at a regular meeting of the Sturgeon Bay Common Council this _____ day of _____, 2017.

Attest:

Stephanie L. Reinhardt, Clerk

F:\Clients\S\Sturgeon Bay-City\Resolutions\Resolution adopting Premier Resort tax.docx

November 29, 2022

I have read the Protocol and contractual terms in the preceding pages and will comply with its provisions. I understand that I am responsible for reporting any problems with the grazing herd or fencing provided as soon as possible to Vegetation Solutions LLC. I further understand that I may be liable for any expenses related to animal injury, property damage or related expenses if there are damages due to my failure to observe the grazing herd or to report promptly any problems.

TARGET GRAZING WITH GOATS PROTOCOL

When you, the Land Owner (City of Lake Geneva) contract with the Provider (Vegetation Solutions LLC), we each assume different responsibilities towards the grazing animals. Generally, the Land Owner and their Project Observers act as the eyes and ears of the grazing site.

PROVIDER'S RESPONSIBILITIES

Vegetation Solutions LLC will take care of all necessary work related to the project on an as needed basis. We provide the following:

- Delivery and set up of fences and livestock

- Moving animals to different areas

- Providing minerals

- Provision of water trough

- Herd health checks before and after each site visit

- Occasional visits to the grazing site to monitor herd, fence and progress.

LAND MANAGER AND PROJECT OBSERVERS RESPONSIBILITIES

The Land Manager shall:

- Tightening, fix fences ,and fence lines

- Keep an eye out for unusual weather conditions which might result in flash floods, tornados, etc.

- Alert Vegetation Solutions of any scheduled events/meetings/gatherings at the property

2023 Goat Grazing Contract

Vegetation Solutions LLC

info@vegetation-solutions.com

715.347.7196

Immediately report to the Provider fencing or animal problems observed. Failure by the Project Observer to do so which results in damages will be billed to the City of Lake Geneva

The Project Observers shall:

Observe the grazing site once daily

Observe fencing to make sure it is in proper position, that no tree branches, rocks or other physical disruptions have crushed or altered the continuity of the fence.

Observe animal behavior to insure that none are tangled in the fence, or seem overly restless and to determine if the herd is grazing, resting, on alert, etc.

Avoid stressing the animals by getting closer than five feet from the fence, avoiding loud sudden noises such as firecrackers, ATV's, firearm discharge, etc.

Land Owner: City of Lake Geneva

Land Owner Address: 626 Geneva St.

Lake Geneva, WI 53147

Billing Address: 626 Geneva St.

Lake Geneva, WI 53147

Treatment Site Address: 333 West Main St

Lake Geneva, WI 53147

Phone Number: Office 262.248.3673

Mayor Klein 262.215.3563

Other:

Herd Size/Species: about 50 sheep and goats

Grazing Duration: 10-20 days

Start and End Dates: Early Summer of 2023/early Fall of 2020

2023 Goat Grazing Contract

Vegetation Solutions LLC

info@vegetation-solutions.com

715.347.7196

Project Goals:	To maintain herbaceous vegetation in an abandon golf course.	
Intended Vegetation:	Herbaceous vegetation including grasses, wild parsnip, queen Ann's lace, etc.	
Treatment Area:	0-10 acres	
Access:	Animals will be trucked to all sites, and off loaded from there to the grazing area.	
Water Access:	The Land Manager will take care of all water needs	
Fee Assessment:	Non-refundable transportation fee	\$975.00
	Livestock rental fee	\$350.00/herd/day
	Labor	\$60.00/hr
	The non-refundable transportation fee is to be paid prior to arriving on site. The remaining balance is due upon completion of job. If full payment isn't received in 30 days there will be a 5%/month late fee charged.	
Other:	Vegetation Solutions will provide training to staff on how to successfully check fences and check the well being of the herd. We will also be on call for emergencies or for any assistance needed at the grazing site.	
	All public events need to be pre-arranged with Vegetation Solutions and will be billed hourly.	

Service Provider

Date

Land owner

Date



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/29/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Richards Insurance Agency LLC 24824 State Hwy 58 Richland Center, WI 53581	CONTACT NAME: Angella Dobbs PHONE (A/C, No, Ext): (608)585-2137 FAX (A/C, No): (608)999-3301 E-MAIL ADDRESS: angie@richardsinsure.com																					
INSURED Ben Robel DBA: Vegetation Solutions 16138 Quarry Hill Rd Richland Center, WI 53581	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr> <tr> <td>INSURER A:</td><td>Markel Evanston Insurance Company</td><td></td></tr> <tr> <td>INSURER B:</td><td>1st Auto and Casualty</td><td></td></tr> <tr> <td>INSURER C:</td><td>Markel Evanston Insurance Co.</td><td></td></tr> <tr> <td>INSURER D:</td><td></td><td></td></tr> <tr> <td>INSURER E:</td><td></td><td></td></tr> <tr> <td>INSURER F:</td><td></td><td></td></tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Markel Evanston Insurance Company		INSURER B:	1st Auto and Casualty		INSURER C:	Markel Evanston Insurance Co.		INSURER D:			INSURER E:			INSURER F:		
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INSURER D:																						
INSURER E:																						
INSURER F:																						

COVERAGES

CERTIFICATE NUMBER: 00002370-0

REVISION NUMBER: 3

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:			3AA393359	05/15/2022	05/15/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000
B	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			BAW1000782	07/15/2022	07/15/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Medical Payment \$ 10000
C	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$			EZXS3026589	05/15/2022	05/15/2023	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y / N ☒ N / A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Vegetation Management and Lanscaping - using livestock

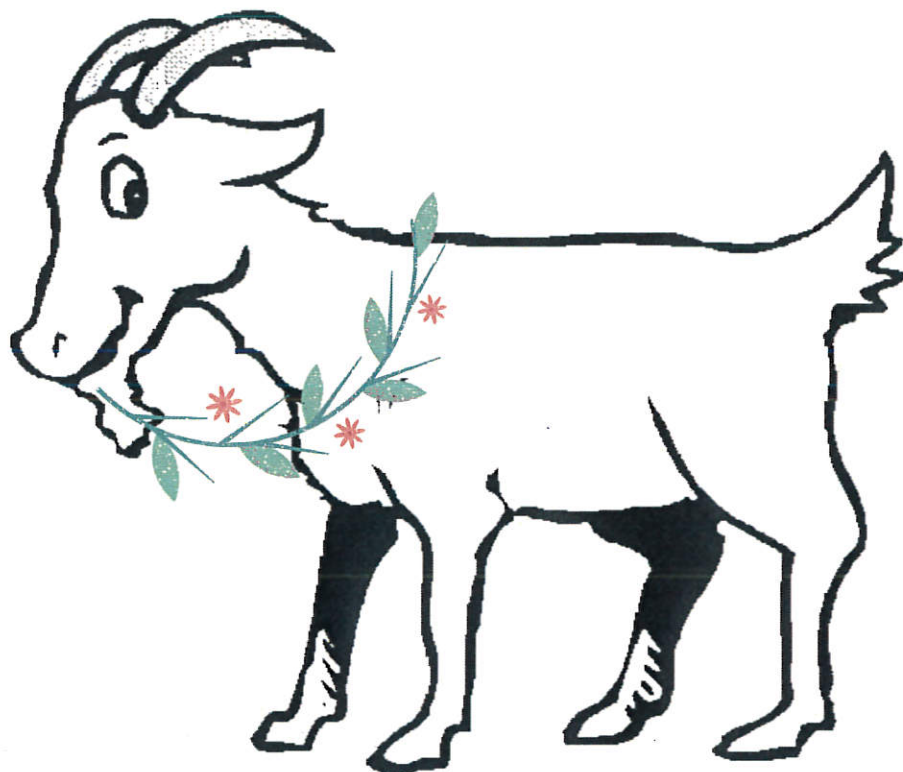
CERTIFICATE HOLDER

CANCELLATION

City of Lake Geneva 626 Geneva St Lake Geneva, WI 53147	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE  (AJD)
--	--

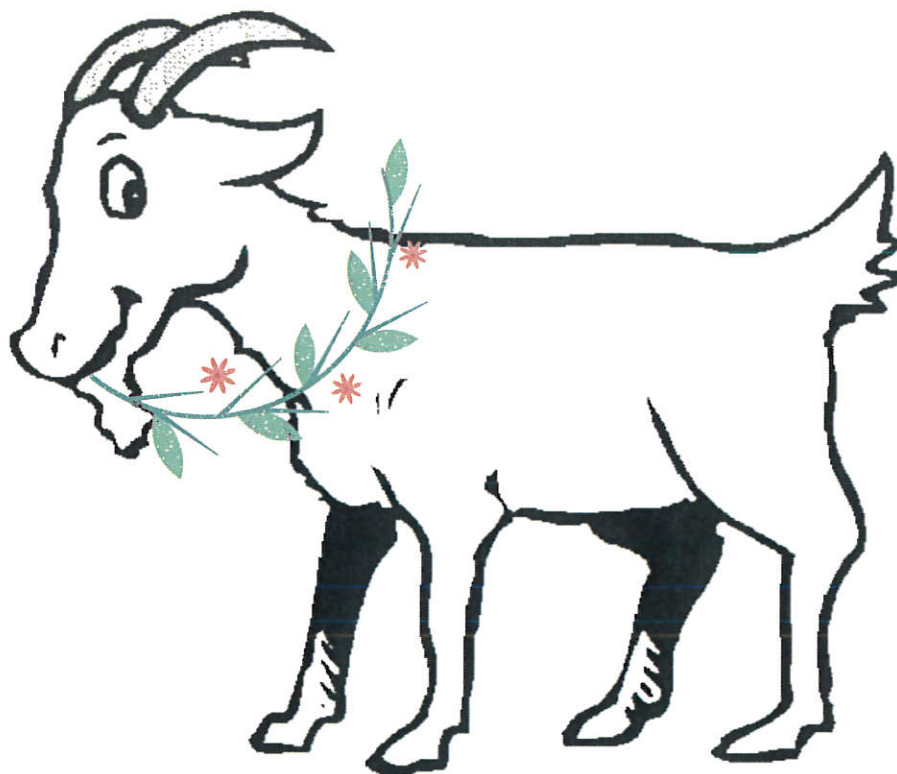


THE GOATS ARE COMING!
THE GOATS ARE COMING!



***GOATS WILL BE ARRIVING MID TO LATE MAY TO
HELP US CLEAR SOME LAND AT HILLMOOR
THEY WILL BE HERE FOR ABOUT TEN DAYS!
YOU CAN HELP BY SPONSORING ONE OF THESE
LITTLE GUYS***

SEE THE REVERSE SIDE FOR ALL THE DETAILS



**Goat Sponsorships are \$35 each payable by cash or check made out to
City of Lake Geneva Goat Fund**

Sponsor name_____

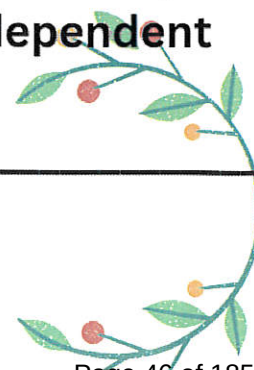
Sponsor email_____

Number of Sponsorships _____ **Amount enclosed x \$35** _____

Mail to: City of Lake Geneva, 626 Geneva St., Lake Geneva, WI 53147

**We will acknowledge your sponsorship and send you an email to let you
know exactly when the goats will arrive, as this is weather dependent**

What would you like to name your goat(s)? _____





City of Lake Geneva

Department of Public Works

1065 Carey St.
Lake Geneva, WI 53147
262.248.6644

Re; Proposed grass lot mowing, Hillmoor property.

06 Dec., 2022

Mr. Nord

In response to your questions regarding mowing, the area to be mowed is apx 2 acres. The first item would be to rough mow a perimeter around the proposed lot. Once that is determined, mowing inside the perimeter would commence. Maintenance/routine mowing would be determined by weather conditions and time of year.

Mowing

Initial perimeter mowing; apx 2-3 hrs.

Initial lot mowing; apx 2-3 hrs.

Maintenance mowing based on need; 1-2 hrs, most likely once/week in season, less in late summer and fall.

Initial mowing would be done by a John Deere 5085m and brush mower @ apx \$101.80/hr

This based on a normal gal/hr consumption rate of 4.2 gal/hr @ \$3.99 gal. As well as a general Operator rate of \$45/hr.

Average fuel consumption; 5hrs @ 4.2gal/hr @ \$3.99gal = \$84.00**

Average labor rate; \$45/hr x 5hrs= \$225.00

Average rate for a machine rental of this size; \$40/hr x 5hrs= \$200.00*

Total for initial mowing apx.; \$509.00

*It should be noted that we do not rent the machine, we own it outright. To get an average cost, DPW used the 'going rate' of rental equipment per hour without fuel or operator. It should also be noted that rentals are not per hour, but per week or month. We could not simply rent a mower for 2 hours, we would need to rent for an entire week minimum at apx \$1500/week. Replacement cost of the mower would be in the \$120,000.00 range.



City of Lake Geneva

Department of Public Works

1065 Carey St.
Lake Geneva, WI 53147
262.248.6644

Maintenance (routine) mowing would be done with the same tractor but different mower and based on the same per/gal consumption rate as the HP rating for both the hydraulic drive and PTO drive mower are similar.

Average fuel consumption;	1.5hrs @ 4.2gal/hr @ \$3.99gal=	\$25.10**
Average labor rate;	\$45/hr x 1.5hrs=	\$67.50
Average rate for a machine rental of this size;	\$40/hr x 1.5hrs=	\$60.00*
Total for maintenance (routine) mowing, each;		\$153.00

Routine machine maintenance is not included in these figures as the machines are not dedicated to the specific task. Figures are based on actual time after Staffing and machines are initially acquired. ie; The City hires an operator for \$55,000/yr and purchases a primary tractor and attachment mower for \$120,000. (which is already completed) ** Fuel prices subject to change.

Grazing

It is my understanding that a goat herd would be in the range of \$350/day minus water (DWP responsibility) and travel expenses. The initial grazing would be apx 7-10 days with maintenance grazing at apx 5- 7 days each.

However, I believe the point of the grazing is to build community spirit through sponsorship programs leaving any liability in cost at a minimum if any to the City. As the Hillmoor purchase may be controversial, this is also designed to keep any initial costs to the maintenance of the property at a minimum until plans are solidified on its future. The grazing proposal should be available in the FLR packet for more details and it should be noted, the proposal is for the clearing/grazing of 10 acres of land.

Respectfully,

Tom Earle, Director

City of Lake Geneva Department of Public Works



City of Lake Geneva

Department of Public Works

1065 Carey St.
Lake Geneva, WI 53147
262.248.6644

2023 Goat Grazing Contract

Vegetation Solutions LLC info@vegetation-

solutions.com

715.347.7196

November 29, 2022

This Agreement entered this ____ day of December, 2022 by and between Vegetation Solutions, LLC (hereinafter the "Provider") and the City of Lake Geneva (hereinafter the "Land Owner")

WITNESSETH:

WHEREAS, Land Owner requests the Provider to rent or allow Land Owner to use goats and sheep (hereinafter "grazing herd") for the purposes of clearing property owned by Landowner of herbaceous vegetation, and

WHEREAS, Provider is willing to rent or allow Land Owner to use Provider's grazing herd for the purpose of clearing herbaceous vegetation from Land Owner's property located at 333 Main Street, Lake Geneva, Wisconsin;

NOW, THEREFORE in consideration of the mutual agreements and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The above recitals are true and correct and incorporated herein by reference.
2. The Provider's responsibilities under this agreement shall be as follows:
 - a. Deliver and set-up fencing for the grazing herd.
 - b. Deliver grazing herd to the designated space mutually agreed upon by Provider and Land Owner, and pick-up grazing herd when the job of clearing designated space of herbaceous vegetation is complete.
 - c. Provide all mineral necessary for the health of the grazing herd.
 - d. Provide all feeding and watering troughs necessary for the health of the grazing herd.
 - e. Provider will do all necessary health checks necessary to maintain the health of the grazing herd.
 - f. Provider will do all necessary visits as determined by Provider to maintain the fences and monitor the health of the grazing herd as well as the progress on removal of herbaceous vegetation from Land Owner's property.

The Land Owner has read the Protocol and contractual terms in the preceding pages and will comply with its provisions. The Provider understands that Landowner will use its best efforts to report any problems with the grazing herd or fencing provided as soon as possible to Vegetation Solutions LLC.

TARGET GRAZING WITH GOATS PROTOCOL

When you, the Land Owner (City of Lake Geneva) contract with the Provider (Vegetation Solutions LLC), we each assume different responsibilities towards the grazing animals. Generally, the Land Owner and their volunteers to act as the eyes and ears of the grazing site.

PROVIDER'S RESPONSIBILITIES

Vegetation Solutions LLC will take care of all necessary work related to the project on an as needed basis. We provide the following:

- Delivery and set up of fences and livestock
- Moving animals to different areas
- Providing minerals
- Provision of water trough
- Herd health checks before and after each site visit
- Occasional visits to the grazing site to monitor herd, fence and progress.
- Training to Landowner and their designated employees on repairing fences, providing minerals and water to the grazing herd, and what to watch for with respect to the grazing herd.
- Provider will indemnify and hold Land Owner harmless from any damages caused by the grazing herd. The Provider shall provide insurance in not less than \$1,000,000.00 in support of said indemnity.

LAND OWNER

The Land Owner will:

Tighten and fix fences and fence lines as instructed by Provider

Keep an eye out for unusual weather conditions which might result in flash floods, tornados, etc. and use their best efforts to notify Provider of said conditions.

2023 Goat Grazing Contract

Vegetation Solutions LLC info@vegetation-

solutions.com

715.347.7196

Alert Vegetation Solutions of any scheduled events/meetings/gatherings at the property

Use its best efforts to report to the Provider fencing or animal problems observed.

Land Owner:	City of Lake Geneva	
Land Owner Address:	626 Geneva St. Lake Geneva, WI 53147	
Billing Address:	626 Geneva St. Lake Geneva, WI 53147	
Treatment Site Address:	333 West Main St Lake Geneva, WI 53147	
Phone Number:	Office	262.248.3673
	Mayor Klein	262.215.3563
Other:		
Herd Size/Species:	about 50 sheep and goats	
Grazing Duration:	10-20 days	
Start and End Dates:	Early Summer of 2023/early Fall of 2023	
Project Goals:	To maintain herbaceous vegetation in an abandon golf course.	
Intended Vegetation:	Herbaceous vegetation including grasses, wild parsnip, queen Ann's lace, etc.	
Treatment Area:	0-10 acres	
Access:	Animals will be trucked to all sites, and off loaded from there to the grazing area.	
Water Access:	The Land Owner will take care of all water needs	

2023 Goat Grazing Contract

Vegetation Solutions LLC info@vegetation-

solutions.com

715.347.7196

Fee Assessment:

Non-refundable transportation fee \$975.00

Livestock rental fee \$350.00/herd/day

Labor \$60.00/hr

The non-refundable transportation fee is to be paid prior to arriving on site. The remaining balance is due upon completion of job. If full payment isn't received in 30 days there will be a 5%/month late fee charged.

Other:

Vegetation Solutions will provide training to staff on how to successfully check fences and check the well being of the herd. We will also be on call for emergencies or for any assistance needed at the grazing site.

All public events need to be pre-arranged with Vegetation Solutions and will be billed hourly.

Service Provider

Date

Land owner

Date

This Agreement entered this _____ day of December, 2022 by and between Vegetation Solutions, LLC (hereinafter the "Provider") and the City of Lake Geneva (hereinafter the "Land Owner")

November 29,
2022 Vegetation Solutions
info@vegetationsolutions.com

WITNESSETH:

715.347.7196

WHEREAS, Land Owner requests the Provider to rent or allow Land Owner to use goats and sheep (hereinafter "grazing herd") for the purposes of clearing property owned by Landowner of herbaceous vegetation, and

WHEREAS, Provider is willing to rent or allow Land Owner to use Provider's grazing herd for the purpose of clearing herbaceous vegetation from Land Owner's property located at 333 Main Street, Lake Geneva, Wisconsin;

NOW, THEREFORE in consideration of the mutual agreements and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The above recitals are true and correct and incorporated herein by reference.
2. The Provider's responsibilities under this agreement shall be as follows:
 - a. Deliver and set-up fencing for the grazing herd.
 - b. Deliver grazing herd to the designated space mutually agreed upon by Provider and Land Owner, and pick-up grazing herd when the job of clearing designated space of herbaceous vegetation is complete.
 - c. Provide all mineral necessary for the health of the grazing herd.
 - d. Provide all feeding and watering troughs necessary for the health of the grazing herd.
 - e. Provider will do all necessary health checks necessary to maintain the health of the grazing herd.
 - f. Provider will do all necessary visits as determined by Provider to maintain the fences and monitor the health of the grazing herd as well as the progress on removal of herbaceous vegetation from Land Owner's property.

~~I have~~ read the Protocol and contractual terms in the preceding pages and will comply with its provisions. ~~I understand~~ The Provider understands that ~~I am responsible for reporting~~ Landowner will use its best efforts to report any problems with the grazing herd or fencing provided as soon as possible to Vegetation Solutions LLC. ~~I further understand that I may be liable for any expenses related to animal injury, property damage or related expenses if there are damages due to my failure to observe the grazing herd or to report promptly any problems.~~

The Land Owner
November 29,

TARGET GRAZING WITH GOATS PROTOCOL

When you, the Land Owner (City of Lake Geneva) contract with the Provider (Vegetation Solutions LLC), we each assume different responsibilities towards the grazing animals. Generally, the Land Owner and their ~~Project Observers~~ volunteers to act as the eyes and ears of the grazing site.

~~PROVIDER'S PROVIDER'S RESPONSIBILITIES~~

— Vegetation Solutions LLC will take care of all necessary work related to the project on an as needed basis. We provide the following:

- Delivery and set up ~~offences~~of fences and livestock
- Moving animals to different areas
- Providing minerals
- Provision of water trough
- Herd health checks before and after each site visit
- Occasional visits to the grazing site to monitor herd, fence and progress.

~~Tightening,~~

- ~~Training to Landowner and their designated employees on repairing fences, providing minerals and water to the grazing herd, and what to watch for with respect to the grazing herd.~~
- ~~Provider will indemnify and hold Land Owner harmless from any damages caused by the grazing herd. The Provider shall provide insurance in not less than \$1,000,000.00 in support of said indemnity.~~

LAND OWNER

The Land Owner will:

 ~~Tighten and~~ fix fences and fence lines as instructed by Provider

Keep an eye out for unusual weather conditions which might result in flash floods,
 ~~tornados, etc.~~ and use their best efforts to notify Provider of said conditions.

Alert Vegetation Solutions of any scheduled events/meetings/gatherings at the property

~~Immediately~~Use its best efforts to report to the Provider fencing or animal problems observed. ~~Failure by the~~
Project Observer to do so which results in damages will be billed to the City of Lake
Geneva

Vegetation Solutions LLC
info@vegetation-solutions.com

City of Lake Geneva _____ 715.347.7196

626 Geneva St.

Lake Geneva, ~~WI~~WI 53147

Billing Address: _____ 626 Geneva St.

Lake Geneva, ~~WI~~WI 53147 _____

~~The Project Observers shall:~~

333 West Main St

~~Observe the grazing site once daily~~

Lake Geneva, ~~WI~~WI 53147.

~~Observe fencing to make sure it is in proper position, that no tree branches, rocks or~~
~~other physical disruptions have crushed or altered the continuity of the fence.~~

262.248.3673

262.215.3563

~~Observe animal behavior to insure that none are tangled in the fence, or seem overly~~
~~restless and to determine if the herd is grazing, resting, on alert, etc.~~

Other: _____
~~Avoid stressing the animals by getting closer than five feet from the fence, avoiding loud~~
~~sudden noises such as firecrackers, ATV's, firearm discharge, etc.~~

about 50 sheep and goats

10-20 days

Land Owner: _____ Early Summer of 2023/early Fall of ~~2020~~2023

Land Owner Address:

~~626 Geneva St.~~

~~Hand Sign/Signature:~~ _____
~~Print Name/Address:~~ _____

2023 Goat Grazing Contract

Vegetation Solutions LLC info@vegetation-

solutions.com

715.347.7196

_____ To maintain herbaceous vegetation in an abandon golf course.

Intended Vegetation: _____ Herbaceous vegetation including grasses, wild parsnip, queen
_____ Ann's lace, etc.

Treatment Area: _____ 0-10 acres

Vegetation Solutions LLC

info@vegetation-solutions.com

Access: _____ Animals will be trucked to all sites, and off loaded from there to ~~715.347.7196~~

Project Goals: _____ the grazing area.

Water Access: _____ ~~Intended Vegetation:~~ The Land ~~Manager~~ Owner will take care of all water
needs

Fee Assessment: _____ ~~Treatment Area:~~ Non-refundable transportation fee \$975.00

~~Access:~~ _____ \$350.00/herd/day

~~Water Access:~~ Labor _____ \$60.00/hr _____

~~Fee Assessment:~~ The non-refundable transportation fee is to be paid prior to
_____ arriving on site. _____ The remaining balance is due upon completion
_____ of job. _____ If full payment ~~isn't~~ isn't received in 30 days there will be
a
_____ 5%/month late fee charged.

Other: _____ Vegetation Solutions will provide training to staff on how to

_____ successfully check _____ fences and check the well being of the herd.
~~Other:~~ _____ We will also be on call for emergencies or for any assistance
_____ needed at the grazing site.

_____ All public events need to be pre-arranged with Vegetation
_____ Solutions and will be billed hourly.

_____ **Service Provider** _____ **Date** \$975.00

_____ Livestock rental fee

~~Service Provider~~

~~Labor~~

2023 Goat Grazing Contract

Vegetation Solutions LLC info@vegetation-

solutions.com

715.347.7196

Date

**City of Lake Geneva
Finance, License, & Regulation Committee
December 20, 2022**

Prepaid Checks

12/7/22-12/20/22

**Total:
\$451,529.70**

Checks over \$5,000:

\$	38,226.60	<i>Foster Coach Sales Inc.-down payment on new Rescue</i>
\$	12,635.21	<i>US Bank-Police credit card</i>
\$	21,893.26	<i>Alliant Energy-electric bills</i>
\$	5,113.67	<i>Chase Card Services-Credit Card</i>
\$	364,617.00	<i>New Pumper Truck-balance due</i>

Report Criteria:

Report type: Summary

Check.Check number = 81058-81069,81176-81192,81200-81202

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
12/06/2022	81058	2354	CULLIGAN OF BURLINGTON	162.00
12/06/2022	81059	6679	FELL, BRAD	14.00
12/06/2022	81060	2520	FOSTER COACH SALES INC	38,226.60
12/06/2022	81061	2786	KIESLER'S POLICE SUPPLY INC	897.92
12/06/2022	81062	3024	MUTUAL OF OMAHA	3,025.92
12/06/2022	81063	6676	RACINE COUNTY FINANCE DEPARTMENT	300.00
12/06/2022	81064	3232	RHYME BUSINESS PRODUCTS	546.86
12/06/2022	81065	3233	RHYME BUSINESS PRODUCTS	128.84
12/06/2022	81066	3362	STANG, KAY	54.38
12/06/2022	81067	4973	US BANK	12,635.21
12/06/2022	81068	5042	WALLING, FRED	145.00
12/07/2022	81069	5796	CITY OF LAKE GENEVA PETTY CASH	62.65
12/15/2022	81176	2046	ALLIANT ENERGY	21,893.26
12/15/2022	81177	5770	AT & T TELECONFERENCE SERVICES	28.50
12/15/2022	81178	2109	AT&T MOBILITY	678.07
12/15/2022	81179	6214	CAPITAL ONE	87.77
12/15/2022	81180	6263	CHARTER COMMUNICATIONS	329.95
12/15/2022	81181	2273	CHASE CARD SERVICES	5,113.67
12/15/2022	81182	6129	DE LAGE LANDEN FINANCIAL SERVICES INC	191.87
12/15/2022	81183	6013	GONZALEZ, ANTONIO	39.98
12/15/2022	81184	6524	JONES, HEATHER	180.47
12/15/2022	81185	2800	KORNAK, EMILY	40.00
12/15/2022	81186	5745	REBHORN, JOHN	43.66
12/15/2022	81187	3225	RELIANT FIRE APPARATUS INC	364,617.00
12/15/2022	81188	3232	RHYME BUSINESS PRODUCTS	32.00
12/15/2022	81189	6125	SIREN SERVICES	509.63
12/15/2022	81190	6647	STRANDIN, SAVANNAH	729.31
12/15/2022	81191	3682	TOWN OF DELAVAN POLICE DEPT	181.26
12/15/2022	81192	5001	VERIZON WIRELESS	38.01
12/15/2022	81200	2108	AT&T LONG DISTANCE	243.40
12/15/2022	81201	2511	FLOWER, JIM	304.38
12/15/2022	81202	2435	TOM EARLE	48.13
Grand Totals:				451,529.70

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
11-00-00-21100	.00	41,528.18-	41,528.18-
11-00-00-21555	1,616.58	.00	1,616.58
11-00-00-21562	1,029.80	.00	1,029.80
11-00-00-21564	379.54	.00	379.54

GL Account	Debit	Credit	Proof
11-10-00-53980	222.44	.00	222.44
11-12-00-52210	6.24	.00	6.24
11-12-00-53610	32.00	.00	32.00
11-14-30-51900	318.66	.00	318.66
11-14-30-53110	131.32	.00	131.32
11-14-30-53120	140.60	.00	140.60
11-15-10-53100	30.58	.00	30.58
11-15-10-53200	200.00	.00	200.00
11-15-10-54500	152.27	.00	152.27
11-16-10-52210	2.39	.00	2.39
11-16-10-52220	3,268.62	.00	3,268.62
11-16-10-55310	546.86	.00	546.86
11-21-00-51380	1,864.08	.00	1,864.08
11-21-00-51410	181.26	.00	181.26
11-21-00-51900	59.95	.00	59.95
11-21-00-52210	8.68	.00	8.68
11-21-00-52220	43.96	.00	43.96
11-21-00-53050	153.42	.00	153.42
11-21-00-53120	62.65	.00	62.65
11-21-00-53160	834.80	.00	834.80
11-21-00-53300	44.39	.00	44.39
11-21-00-53310	659.64	.00	659.64
11-21-00-53700	79.21	.00	79.21
11-21-00-53800	305.45	.00	305.45
11-21-00-53990	284.52	.00	284.52
11-21-00-54100	1,287.92	.00	1,287.92
11-21-00-57360	1,052.39	.00	1,052.39
11-21-00-57365	7,291.00	.00	7,291.00
11-22-00-52210	928.22	.00	928.22
11-22-00-52220	1,373.05	.00	1,373.05
11-22-00-52400	509.63	.00	509.63
11-22-00-53100	32.77	.00	32.77
11-22-00-53400	191.87	.00	191.87
11-22-00-53990	288.73	.00	288.73
11-22-00-54100	700.43	.00	700.43
11-22-00-57365	626.50	.00	626.50
11-22-00-58500	190.93	.00	190.93
11-24-00-53100	128.84	.00	128.84
11-24-00-53300	434.38	.00	434.38
11-24-00-53310	15.00	.00	15.00
11-29-00-52220	50.73	.00	50.73
11-32-10-52210	141.61	.00	141.61
11-32-10-52220	847.41	.00	847.41
11-32-10-53300	48.13	.00	48.13
11-32-10-53320	37.29	.00	37.29
11-32-10-53400	233.90	.00	233.90
11-32-10-53990	97.93	.00	97.93
11-32-13-54100	170.00	.00	170.00
11-32-13-54300	180.00	.00	180.00
11-34-10-52220	431.79	.00	431.79
11-34-10-52230	9,435.35	.00	9,435.35
11-51-10-52220	657.78	.00	657.78
11-52-00-52220	833.23	.00	833.23

GL Account	Debit	Credit	Proof
11-52-00-59220	126.73	.00	126.73
11-52-01-52220	524.73	.00	524.73
40-00-00-21100	270.69	4,617.53-	4,346.84-
40-54-10-52220	459.38	.00	459.38
40-55-10-23530	1,000.00	.00	1,000.00
40-55-10-46740	.00	270.69-	270.69-
40-55-10-53500	162.00	.00	162.00
40-55-20-53990	180.47	.00	180.47
40-55-30-52220	2,815.68	.00	2,815.68
42-00-00-21100	.00	1.00-	1.00-
42-34-50-46330	1.00	.00	1.00
47-00-00-21100	.00	119.98-	119.98-
47-70-00-57155	119.98	.00	119.98
48-00-00-21100	.00	99.96-	99.96-
48-00-00-52210	32.23	.00	32.23
48-00-00-53510	67.73	.00	67.73
50-00-00-21100	.00	402,843.60-	402,843.60-
50-22-00-58000	402,843.60	.00	402,843.60
62-00-00-21100	.00	1.99-	1.99-
62-00-00-92100	1.99	.00	1.99
99-00-00-21100	.00	2,588.15-	2,588.15-
99-00-00-52110	193.94	.00	193.94
99-00-00-52210	48.09	.00	48.09
99-00-00-52220	1,024.82	.00	1,024.82
99-00-00-53100	31.05	.00	31.05
99-00-00-53120	128.09	.00	128.09
99-00-00-53320	88.76	.00	88.76
99-00-00-54100	38.90	.00	38.90
99-00-00-54110	17.25	.00	17.25
99-00-00-54155	119.54	.00	119.54
99-00-00-55110	767.89	.00	767.89
99-00-00-55150	5.00	.00	5.00
99-00-00-55320	124.82	.00	124.82
Grand Totals:	452,071.08	452,071.08-	.00

Dated: _____

Mayor: Charlene KleinCity Council: Joan HunterJohn K. HowellKen HowellKen HowellKen HowellKen Howell

City Recorder: _____

Report Criteria:

Report type: Summary

Check.Check number = 81058-81069,81176-81192,81200-81202

Check.Type = {<>} "Adjustment"

Bank.Bank account = "043230"

[Report].Invoice GL Account = {<>} 61

[Report].Invoice GL Account = {<>} 62

**City of Lake Geneva
Finance, License, & Regulation Committee
December 20, 2022**

Accounts Payable

	<u>Fund #</u>	
1. General Fund	11	<u>\$ 163,753.33</u>
2. Debt Service	20	<u>\$ -</u>
3. Lakefront	40	<u>\$ 2,164.59</u>
4. Capital Projects	43	<u>\$ 2,990.57</u>
5. Parking	42	<u>\$ 6,182.79</u>
6. Cemetery	48/49	<u>\$ 220.00</u>
7. Equipment Replacement	50	<u>\$ -</u>
8. Library Fund	99	<u>\$ 26,811.22</u>
9. Impact Fees	45	<u>\$ 10,665.00</u>
10. Tourism Commission	47	<u>\$ 10,633.02</u>
11. Use of Building Funds-Library	98	<u>\$ 1,452.08</u>
 Total All Funds		 <u><u>\$224,872.60</u></u>

**CITY OF LAKE GENEVA
ACCOUNTS PAYABLE UNPAID ITEMS OVER \$5,000**

**FINANCE, LICENSE, & REGULATION COMMITTEE
12/20/2022**

TOTAL UNPAID ACCOUNTS PAYABLE

\$ 224,872.60

ITEMS > \$5,000

Asphalt Contractors Inc.-Patching	\$ 11,713.00
Breezy Hill Nursery-Planting and landscape maintenance	\$ 5,372.79
Celebrations on Wells-Catering for meeting planners meeting-Tourism Grant reimbursed	\$ 8,133.02
Civic Plus LLC-Website annual fee, Software license, Civic Clerk annual fee	\$ 24,478.75
Dekind Computer Consultants-IT Services January 2023	\$ 6,996.68
Fairwyn SB Inc.-Develop Deposit Refunds	\$ 10,500.00
Johns Disposal Service Inc-December garbage service	\$ 52,835.68
Kapur & Associates Inc-Engineering Services	\$ 6,134.25
Lake Geneva Utility-Water and Sewer Impact Fees	\$ 10,665.00
League of WI Municipalities-2023 LWM Dues	\$ 5,418.80
Nielsen Madsen & Barber Sc-Engineering for Symphony Bay	\$ 6,780.25
Selzer-Ornst Construction Co LLC-Library Project pay request #8	\$ 18,787.78
Subsurface Solutions-Locator fee (DPW)	\$ 7,010.67
Vandewalle & Associates Inc-Planning Services	\$ 6,362.50

Balance of Other Items

\$ 43,683.43

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "12212022","12212022A","L12212022","L12212022A"

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

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

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
ALL PRO CLEANING SYSTEMS				
2726	12/04/2022	CLEANING-11/26-12/04	99-00-00-53600 LIBRARY BLDG MAINT SERVICES	697.00
Total ALL PRO CLEANING SYSTEMS:				697.00
ASPHALT CONTRACTORS INC				
22855	11/28/2022	ASPHALT PATCHING-VAR LOC	11-32-15-54500 STORM SEWER MAINTENANCE	2,797.00
22855_2	11/28/2022	ASPHALT PATCHING-VAR LOC	11-32-10-53700 ROAD MAINTENANCE SUPPLIES	8,916.00
Total ASPHALT CONTRACTORS INC:				11,713.00
BLAIR FIRE PROTECTION				
12463903	11/29/2022	FIRE SPRINKLER CHECK	11-16-10-52400 CITY HALL BUILDING REPAIRS	430.00
Total BLAIR FIRE PROTECTION:				430.00
BREEZY HILL NURSERY				
INV/2022/4854	10/21/2022	PLANTING MAINT OCT	42-34-50-52200 PARKING LOT PLANTING/MAINT	250.00
INV/2022/5617	11/21/2022	PLANTING MAINT NOV	42-34-50-52200 PARKING LOT PLANTING/MAINT	250.00
INV/2022/5751	12/06/2022	LANDSCAPE MAINT-BI MONTHL	42-34-50-52200 PARKING LOT PLANTING/MAINT	4,872.79
Total BREEZY HILL NURSERY:				5,372.79
BUREAU OF CORRECTIONAL ENTERPRISES				
306-190993	12/01/2022	PAPER TOWELS	99-00-00-53500 LIBRARY MAINT SUPPLIES	15.59
Total BUREAU OF CORRECTIONAL ENTERPRISES:				15.59
CELEBRATION ON WELLS				
11/13/22	12/14/2022	CATERING-MEETING PLANNER	47-70-00-57150 PROMOTIONAL GRANT	8,133.02
Total CELEBRATION ON WELLS:				8,133.02
CINTAS CORP				
5136244679	12/09/2022	FIRST AID CABINET RESTOCK	11-32-10-53900 FIRST AID AND SAFETY SUPPLIES	136.71
Total CINTAS CORP:				136.71
CITY ELECTRIC				
LKG/082236	12/05/2022	PARK SERVICES - LIGHTS	11-52-00-53990 PARKS MISCELLANEOUS EXPENSES	54.81
Total CITY ELECTRIC:				54.81
CIVIC PLUS LLC				
247899	01/01/2023	2023 WEBSITE ANNUAL FEE	11-00-00-16100 PREPAID EXPENSES	4,803.75
247901	01/01/2023	2023 CIVIC CLERK ANNUAL FEE	11-00-00-16100 PREPAID EXPENSES	3,675.00
249274	02/01/2023	NEW LIC SOFTWARE	11-00-00-16100 PREPAID EXPENSES	16,000.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total CIVIC PLUS LLC:				24,478.75
CREATIVE BUSINESS INTERIORS INC				
174021	12/01/2022	FURNITURE - RENOVATION	98-00-00-11300 INVESTMENT POOL #6-SPEC PROJ	1,403.50
Total CREATIVE BUSINESS INTERIORS INC:				1,403.50
DEKIND COMPUTER CONSULTANTS				
34593	12/01/2022	IT SERVICES-JAN 23	11-00-00-16100 PREPAID EXPENSES	6,805.00
34707	12/06/2022	UPGRADE COMP-FRONT DESK	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	191.68
Total DEKIND COMPUTER CONSULTANTS:				6,996.68
DOG WASTE DEPOT				
520507	12/08/2022	DOG WASTE BAGS	11-52-00-53520 GROUNDS MAINT SUPPLIES	777.93
Total DOG WASTE DEPOT:				777.93
DOWN TO EARTH				
7973	12/09/2022	STM DRN RPR MADISON/PARK	11-32-15-54500 STORM SEWER MAINTENANCE	3,454.60
Total DOWN TO EARTH:				3,454.60
DUNN LUMBER				
1289395	12/07/2022	TREES ST WEDGE FORK SPADI	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	111.97
1290275	12/08/2022	TREES FILING GUIDE & GUARD	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	85.97
1290731	12/08/2022	VETS PK MAINT SHOP NUTS/B	11-52-01-53400 VETS PARK OPERATING SUPPLIES	6.59
1291771	12/09/2022	DUPLICATE KEYS AND MAINT	99-00-00-53500 LIBRARY MAINT SUPPLIES	42.69
1293537	12/13/2022	TREES FORESTRY SAW	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	789.59
1293546	12/13/2022	TREES CHAIN GUIDE	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	34.95
1293609	12/13/2022	SHOP OFFICE OUTLET	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	48.62
1293858	12/13/2022	PARK BATHROOMS	11-52-00-52410 BLDG MAINT&REPAIR-PARKS	9.19
1293858	12/13/2022	SHOP OFFICE OUTLET	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	7.29
Total DUNN LUMBER:				1,136.86
ELKHORN CHEMICAL CO INC				
648552	12/07/2022	BATHROOM SUPPLIES	11-52-00-53400 PARKS OPERATING SUPPLIES	805.45
Total ELKHORN CHEMICAL CO INC:				805.45
ELKHORN NAPA AUTO PARTS				
286206	11/30/2022	HYDRO OIL PLOW TRUCK #20	11-32-12-52500 SNOW & ICE CONTROL-REPAIRS	24.06
286807	12/07/2022	OIL FILTERS,BATTERY-#35 LDR	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	268.93
Total ELKHORN NAPA AUTO PARTS:				292.99
FAIRWYN SB INC				
1780 STONE R	12/13/2022	1780 STONE RIDGE CT	11-00-00-23540 DEVELOPER DEPOSITS	3,500.00
500 N BOULD	12/13/2022	500 N BOULDER RIDGE DR	11-00-00-23540 DEVELOPER DEPOSITS	3,500.00
510 N STONE	12/13/2022	510 N STONE RIDGE DR	11-00-00-23540 DEVELOPER DEPOSITS	3,500.00
Total FAIRWYN SB INC:				10,500.00
FERTILIZER DEALER SUPPLY INC				
1753594	12/08/2022	SNOW & ICE DUST CAP	11-32-12-52500 SNOW & ICE CONTROL-REPAIRS	23.88

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total FERTILIZER DEALER SUPPLY INC:				23.88
FINDAWAY WORLD LLC				
413571	11/30/2022	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	1,626.92
Total FINDAWAY WORLD LLC:				1,626.92
GIRAFFE ELECTRIC				
22-443	11/11/2022	WIRE REPLACE STOP & GO LT	11-34-10-52610 STREET LIGHTS REPAIRS	625.00
Total GIRAFFE ELECTRIC:				625.00
GRAINGER				
9528697957	11/30/2022	DPW DOOR BELL	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	18.68
Total GRAINGER:				18.68
INGRAM LIBRARY SERVICES				
December stat	12/01/2022	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	934.53
December stat	12/01/2022	YOUTH MATERIALS	99-00-00-54110 LIBRARY YOUTH MATERIALS	2,282.01
Total INGRAM LIBRARY SERVICES:				3,216.54
ITU ABSORB TECH INC				
8035353	12/09/2022	FLOOR MATS	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	129.45
Total ITU ABSORB TECH INC:				129.45
ITU ABSORBTECH INC				
8035352	12/09/2022	FLOOR MATS SHOP	11-32-10-53600 ST DEPT BLDG MAINT SERV COSTS	97.11
Total ITU ABSORBTECH INC:				97.11
JOHNS DISPOSAL SERVICE INC				
996248	12/06/2022	DEC SVC	11-36-00-52940 SOLID WASTE-RESIDENTIAL	34,117.34
996248	12/06/2022	DEC SVC	11-36-00-52970 SOLID WASTE-RECYCLING	18,718.34
Total JOHNS DISPOSAL SERVICE INC:				52,835.68
KAPUR & ASSOCIATES INC				
116037	10/31/2022	LOGAN ST ROW LOCATE	11-30-00-52160 CITY ENGINEERING FEES	358.50
116040	10/31/2022	ABANDONMENT BIKE TRAIL PE	11-30-00-52160 CITY ENGINEERING FEES	4,392.00
116042	10/31/2022	PASER RATINGS	43-32-10-17010 2021/2022 STREET IMP PROGRAM	1,383.75
Total KAPUR & ASSOCIATES INC:				6,134.25
LAKE GENEVA UTILITY				
1780 STONE R	12/13/2022	1780 STONE RIDGE CT	45-00-00-24520 WATER IMPACT FEES	1,690.00
1780 STONE R	12/13/2022	1780 STONE RIDGE CT	45-00-00-24530 SEWER IMPACT FEES	1,865.00
500 N BOULD	12/13/2022	500 N BOULDER RIDGE DR	45-00-00-24520 WATER IMPACT FEES	1,690.00
500 N BOULD	12/13/2022	500 N BOULDER RIDGE DR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
510 N STONE	12/13/2022	510 N STONE RIDGE DR	45-00-00-24520 WATER IMPACT FEES	1,690.00
510 N STONE	12/13/2022	510 N STONE RIDGE DR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
Total LAKE GENEVA UTILITY:				10,665.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
LANGE ENTERPRISES INC				
82284	11/29/2022	STOP SIGNS-SYMPHONY BAY	11-00-00-13910 A/R BILL OUTS	699.00
Total LANGE ENTERPRISES INC:				699.00
LASER ELECTRIC SUPPLY				
1490096-00	12/02/2022	BALLAST BULBS	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	96.32
Total LASER ELECTRIC SUPPLY:				96.32
LEAGUE OF WI MUNICIPALITIES				
2023 DUES	11/18/2022	2023 LWM DUES	11-00-00-16100 PREPAID EXPENSES	5,418.80
Total LEAGUE OF WI MUNICIPALITIES:				5,418.80
MARED MECHANICAL				
132854	12/07/2022	BOILER REPAIR	11-16-10-52400 CITY HALL BUILDING REPAIRS	610.67
Total MARED MECHANICAL:				610.67
MIDWEST DOOR COMPANY				
4201	12/12/2022	SHOP DOOR REPAIRS	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	130.00
Total MIDWEST DOOR COMPANY:				130.00
MM SCHRANZ ROOFING INC				
13822	11/28/2022	ROOF MAINTENANCE	99-00-00-53600 LIBRARY BLDG MAINT SERVICES	1,598.00
Total MM SCHRANZ ROOFING INC:				1,598.00
MSA PROFESSIONAL SERVICES INC				
R07815006.0-1	11/18/2022	SYMPHONY BAY-LIFT STN	11-00-00-13910 A/R BILL OUTS	4,409.90
Total MSA PROFESSIONAL SERVICES INC:				4,409.90
NEI-TURNER MEDIA				
18151	11/29/2022	DESTINATION WEDDINGS-2023	47-70-00-57155 TOURISM MUNICIPAL DEVELOPMENT	2,500.00
Total NEI-TURNER MEDIA:				2,500.00
NIELSEN MADSEN & BARBER SC				
40396	12/09/2022	2022-SYMPHONY BAY PH 7	11-00-00-13910 A/R BILL OUTS	6,780.25
Total NIELSEN MADSEN & BARBER SC:				6,780.25
ODP BUSINESS SOLUTIONS LLC				
275955753001	12/01/2022	COPY PAPER	11-12-00-53100 MUNICIPAL CT OFFICE SUPPLIES	55.31
281313315001	12/03/2022	BROWN CLASP ENVELOPES	11-16-10-53100 CITY HALL OFFICE SUPPLIES	14.39
281317105001	12/05/2022	DISINFECT WIPES,POST-ITS	11-16-10-53100 CITY HALL OFFICE SUPPLIES	12.51
Total ODP BUSINESS SOLUTIONS LLC:				82.21
PATS SERVICES INC				
A-240440	11/28/2022	PORT A POTTY OAK HILL	48-00-00-52260 CEM WATER/SEWER EXP	220.00
Total PATS SERVICES INC:				220.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
ROTE OIL				
223350407	12/01/2022	74.7 GALS DYED DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	287.59
223350408	12/01/2022	340.8 GALS CLEAR DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	1,417.73
223410411	12/07/2022	351 GALS CLEAR DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	1,386.45
223410412	12/07/2022	48.6 GALS DYED DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	176.90
Total ROTE OIL:				3,268.67
RUEKERT & MIELKE INC				
144308	12/06/2022	IMPACT STUDY FEE	11-69-30-52130 IMPACT FEES STUDY	2,080.00
Total RUEKERT & MIELKE INC:				2,080.00
SCHMITZ READY MIX INC				
1024890-IN	11/21/2022	REBAR STREETS SHOP	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	134.40
1025028-IN	11/22/2022	REBAR STREETS SHOP	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	67.20
1025555-IN	11/28/2022	REBAR STREETS SHOP	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	44.80
Total SCHMITZ READY MIX INC:				246.40
SELZER-ORNST CONSTRUCTION COMPANY LLC				
Pay app #8	05/03/2022	LIB PROJECT-PAY REQUEST #8	99-00-00-52160 PROFESSIONAL SERVICES	18,787.78
Total SELZER-ORNST CONSTRUCTION COMPANY LLC:				18,787.78
SHERWIN INDUSTRIES INC				
SS095940	10/17/2022	STM SEWER MH PROTECT RIN	11-32-15-54500 STORM SEWER MAINTENANCE	801.75
Total SHERWIN INDUSTRIES INC:				801.75
SHERWIN WILLIAMS				
9351-1	11/30/2022	GARBAGE CANS-PAINT	11-52-00-53520 GROUNDS MAINT SUPPLIES	17.90
Total SHERWIN WILLIAMS:				17.90
STAHULAK CONCRETE WORKS				
2250	11/28/2022	LIBRARY SIDEWALKS	11-32-10-52700 SIDEWALK REPAIRS	1,800.00
Total STAHULAK CONCRETE WORKS:				1,800.00
STATE OF WISCONSIN				
INV.64-246 11/	12/02/2022	COURT FINES-NOV 2022	11-12-00-24240 COURT FINES-STATE	1,755.30
Total STATE OF WISCONSIN:				1,755.30
STINEBRINK'S PIGGLY WIGGLY				
025091321405	11/17/2022	MISCELLANEOUS PROGRAM S	98-00-00-52110 GENERAL ADMIN EXPENSES	20.58
Total STINEBRINK'S PIGGLY WIGGLY:				20.58
STRANDIN, SAVANNAH				
REIMB 10/10/2	12/14/2022	O/S CATERING REFUND	40-55-10-46740 UPPER RIVIERA REVENUE	1,000.00
Total STRANDIN, SAVANNAH:				1,000.00
SUBSURFACE SOLUTIONS				
20803	12/09/2022	LOCATOR	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	7,010.67

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total SUBSURFACE SOLUTIONS:				7,010.67
THE KNOT WORLDWIDE INC.				
INVUSD59196	12/12/2022	RECEPTION VENUES-SUBSCRI	40-55-10-53160 PUBLICATIONS & PROMOTIONS	477.71
Total THE KNOT WORLDWIDE INC.:				477.71
TIMBER LINE SIGN CO INC				
4673	11/22/2022	SAM DONIAN-SIGN REPAIR	11-70-00-57200 HISTORIC PRESERVATION	2,135.00
Total TIMBER LINE SIGN CO INC:				2,135.00
UNITED LABORATORIES				
INV365154	12/05/2022	CLEANING SUPPLIES-RIV	40-55-20-53500 BLDG MAINT SUPPLIES-LOWER RIV	686.88
Total UNITED LABORATORIES:				686.88
UNITED PUBLIC SAFETY INC				
UPS00049434	11/30/2022	PLATE LOOKUPS-NOV	42-34-50-54500 SUPPORT CONTRACTS	810.00
Total UNITED PUBLIC SAFETY INC:				810.00
VALUE IN LOCAL GOVERNMENT				
2023 DUES	12/01/2022	2023 DUES	11-00-00-16100 PREPAID EXPENSES	50.00
Total VALUE IN LOCAL GOVERNMENT:				50.00
VANDEWALLE & ASSOCIATES INC				
202211051	11/18/2022	COST RECOVERY	11-00-00-13910 A/R BILL OUTS	4,840.00
202211051	11/18/2022	TAP GRANT	43-52-00-53100 TAP GRANT CAPITAL PROJECTS	30.00
202211051	11/18/2022	CITY PLANNING	11-69-30-52120 OUTSIDE PROFESSIONAL PLANNING	1,492.50
Total VANDEWALLE & ASSOCIATES INC:				6,362.50
WALWORTH COUNTY				
INV.64-246 11/	12/02/2022	COURT FINES-NOV 2022	11-12-00-24200 COURT FINES-COUNTY	812.60
Total WALWORTH COUNTY:				812.60
WI DEPT OF ADMINISTRATION				
505-00000748	12/07/2022	TEACH SERVICES	99-00-00-55100 LIBRARY SIRSI	600.00
Total WI DEPT OF ADMINISTRATION:				600.00
WI DEPT OF TRANSPORTATION				
395-00002864	12/01/2022	MAIN/HWY 50-RD IMPROVE	43-32-10-17010 2021/2022 STREET IMP PROGRAM	1,519.90
395-00002865	12/01/2022	SOUTH ST TRL-TAP GRT	43-52-00-53100 TAP GRANT CAPITAL PROJECTS	56.92
Total WI DEPT OF TRANSPORTATION:				1,576.82
WISCONSIN LIBRARY ASSOCIATION				
16387	12/01/2022	ASSOCIATION DUES	99-00-00-53320 STAFF CONTINUING EDUCATION	21.00
16460	12/05/2022	LIBRARY LEGISLATIVE DAY	98-00-00-52110 GENERAL ADMIN EXPENSES	28.00
Total WISCONSIN LIBRARY ASSOCIATION:				49.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
WT COX INFORMATION SERVICES				
3118260	11/30/2022	2022-2023 MAGAZINE, NEWSPA	99-00-00-54120 LIBRARY MAGAZINES & NEWSPAPER	205.70
Total WT COX INFORMATION SERVICES:				205.70
Grand Totals:				224,872.60

Dated: _____

Mayor: Charles KleinCity Council: Joan HughesSam StrohKen Horvath

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "12212022","12212022A","L12212022","L12212022A"

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

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

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "12212022","12212022A","L12212022","L12212022A"

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
11				
LANGE ENTERPRISES INC				
82284	11/29/2022	STOP SIGNS-SYMPHONY BAY	11-00-00-13910 A/R BILL OUTS	699.00
Total LANGE ENTERPRISES INC:				699.00
MSA PROFESSIONAL SERVICES INC				
R07815006.0-1	11/18/2022	SYMPHONY BAY-LIFT STN	11-00-00-13910 A/R BILL OUTS	4,409.90
Total MSA PROFESSIONAL SERVICES INC:				4,409.90
NIELSEN MADSEN & BARBER SC				
40396	12/09/2022	2022-SYMPHONY BAY PH 7	11-00-00-13910 A/R BILL OUTS	6,780.25
Total NIELSEN MADSEN & BARBER SC:				6,780.25
VANDEWALLE & ASSOCIATES INC				
202211051	11/18/2022	COST RECOVERY	11-00-00-13910 A/R BILL OUTS	4,840.00
Total VANDEWALLE & ASSOCIATES INC:				4,840.00
CIVIC PLUS LLC				
247899	01/01/2023	2023 WEBSITE ANNUAL FEE	11-00-00-16100 PREPAID EXPENSES	4,803.75
247901	01/01/2023	2023 CIVIC CLERK ANNUAL FEE	11-00-00-16100 PREPAID EXPENSES	3,675.00
249274	02/01/2023	NEW LIC SOFTWARE	11-00-00-16100 PREPAID EXPENSES	16,000.00
Total CIVIC PLUS LLC:				24,478.75
DEKIND COMPUTER CONSULTANTS				
34593	12/01/2022	IT SERVICES-JAN 23	11-00-00-16100 PREPAID EXPENSES	6,805.00
Total DEKIND COMPUTER CONSULTANTS:				6,805.00
LEAGUE OF WI MUNICIPALITIES				
2023 DUES	11/18/2022	2023 LWM DUES	11-00-00-16100 PREPAID EXPENSES	5,418.80
Total LEAGUE OF WI MUNICIPALITIES:				5,418.80
VALUE IN LOCAL GOVERNMENT				
2023 DUES	12/01/2022	2023 DUES	11-00-00-16100 PREPAID EXPENSES	50.00
Total VALUE IN LOCAL GOVERNMENT:				50.00
FAIRWYN SB INC				
1780 STONE R	12/13/2022	1780 STONE RIDGE CT	11-00-00-23540 DEVELOPER DEPOSITS	3,500.00
500 N BOULD	12/13/2022	500 N BOULDER RIDGE DR	11-00-00-23540 DEVELOPER DEPOSITS	3,500.00
510 N STONE	12/13/2022	510 N STONE RIDGE DR	11-00-00-23540 DEVELOPER DEPOSITS	3,500.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total FAIRWYN SB INC:				10,500.00
WALWORTH COUNTY				
INV.64-246 11/	12/02/2022	COURT FINES-NOV 2022	11-12-00-24200 COURT FINES-COUNTY	812.60
Total WALWORTH COUNTY:				812.60
STATE OF WISCONSIN				
INV.64-246 11/	12/02/2022	COURT FINES-NOV 2022	11-12-00-24240 COURT FINES-STATE	1,755.30
Total STATE OF WISCONSIN:				1,755.30
ODP BUSINESS SOLUTIONS LLC				
275955753001	12/01/2022	COPY PAPER	11-12-00-53100 MUNICIPAL CT OFFICE SUPPLIES	55.31
Total ODP BUSINESS SOLUTIONS LLC:				55.31
DEKIND COMPUTER CONSULTANTS				
34707	12/06/2022	UPGRADE COMP-FRONT DESK	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	191.68
Total DEKIND COMPUTER CONSULTANTS:				191.68
BLAIR FIRE PROTECTION				
12463903	11/29/2022	FIRE SPRINKLER CHECK	11-16-10-52400 CITY HALL BUILDING REPAIRS	430.00
Total BLAIR FIRE PROTECTION:				430.00
MARED MECHANICAL				
132854	12/07/2022	BOILER REPAIR	11-16-10-52400 CITY HALL BUILDING REPAIRS	610.67
Total MARED MECHANICAL:				610.67
ODP BUSINESS SOLUTIONS LLC				
281313315001	12/03/2022	BROWN CLASP ENVELOPES	11-16-10-53100 CITY HALL OFFICE SUPPLIES	14.39
281317105001	12/05/2022	DISINFECT WIPES,POST-ITS	11-16-10-53100 CITY HALL OFFICE SUPPLIES	12.51
Total ODP BUSINESS SOLUTIONS LLC:				26.90
LASER ELECTRIC SUPPLY				
1490096-00	12/02/2022	BALLAST BULBS	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	96.32
Total LASER ELECTRIC SUPPLY:				96.32
ITU ABSORB TECH INC				
8035353	12/09/2022	FLOOR MATS	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	129.45
Total ITU ABSORB TECH INC:				129.45
KAPUR & ASSOCIATES INC				
116037	10/31/2022	LOGAN ST ROW LOCATE	11-30-00-52160 CITY ENGINEERING FEES	358.50
116040	10/31/2022	ABANDONMENT BIKE TRAIL PE	11-30-00-52160 CITY ENGINEERING FEES	4,392.00
Total KAPUR & ASSOCIATES INC:				4,750.50
DUNN LUMBER				
1293609	12/13/2022	SHOP OFFICE OUTLET	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	48.62

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
1293858	12/13/2022	SHOP OFFICE OUTLET	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	7.29
Total DUNN LUMBER:				55.91
ELKHORN NAPA AUTO PARTS				
286807	12/07/2022	OIL FILTERS,BATTERY-#35 LDR	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	268.93
Total ELKHORN NAPA AUTO PARTS:				268.93
MIDWEST DOOR COMPANY				
4201	12/12/2022	SHOP DOOR REPAIRS	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	130.00
Total MIDWEST DOOR COMPANY:				130.00
SUBSURFACE SOLUTIONS				
20803	12/09/2022	LOCATOR	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	7,010.67
Total SUBSURFACE SOLUTIONS:				7,010.67
STAHULAK CONCRETE WORKS				
2250	11/28/2022	LIBRARY SIDEWALKS	11-32-10-52700 SIDEWALK REPAIRS	1,800.00
Total STAHULAK CONCRETE WORKS:				1,800.00
GRAINGER				
9528697957	11/30/2022	DPW DOOR BELL	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	18.68
Total GRAINGER:				18.68
SCHMITZ READY MIX INC				
1024890-IN	11/21/2022	REBAR STREETS SHOP	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	134.40
1025028-IN	11/22/2022	REBAR STREETS SHOP	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	67.20
1025555-IN	11/28/2022	REBAR STREETS SHOP	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	44.80
Total SCHMITZ READY MIX INC:				246.40
ROTE OIL				
223350407	12/01/2022	74.7 GALS DYED DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	287.59
223350408	12/01/2022	340.8 GALS CLEAR DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	1,417.73
223410411	12/07/2022	351 GALS CLEAR DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	1,386.45
223410412	12/07/2022	48.6 GALS DYED DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	176.90
Total ROTE OIL:				3,268.67
ITU ABSORBTECH INC				
8035352	12/09/2022	FLOOR MATS SHOP	11-32-10-53600 ST DEPT BLDG MAINT SERV COSTS	97.11
Total ITU ABSORBTECH INC:				97.11
ASPHALT CONTRACTORS INC				
22855_2	11/28/2022	ASPHALT PATCHING-VAR LOC	11-32-10-53700 ROAD MAINTENANCE SUPPLIES	8,916.00
Total ASPHALT CONTRACTORS INC:				8,916.00
CINTAS CORP				
5136244679	12/09/2022	FIRST AID CABINET RESTOCK	11-32-10-53900 FIRST AID AND SAFETY SUPPLIES	136.71

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total CINTAS CORP:				136.71
ELKHORN NAPA AUTO PARTS				
286206	11/30/2022	HYDRO OIL PLOW TRUCK #20	11-32-12-52500 SNOW & ICE CONTROL-REPAIRS	24.06
Total ELKHORN NAPA AUTO PARTS:				24.06
FERTILIZER DEALER SUPPLY INC				
1753594	12/08/2022	SNOW & ICE DUST CAP	11-32-12-52500 SNOW & ICE CONTROL-REPAIRS	23.88
Total FERTILIZER DEALER SUPPLY INC:				23.88
DUNN LUMBER				
1289395	12/07/2022	TREES ST WEDGE FORK SPADI	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	111.97
1290275	12/08/2022	TREES FILING GUIDE & GUARD	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	85.97
1293537	12/13/2022	TREES FORESTRY SAW	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	789.59
1293546	12/13/2022	TREES CHAIN GUIDE	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	34.95
Total DUNN LUMBER:				1,022.48
ASPHALT CONTRACTORS INC				
22855	11/28/2022	ASPHALT PATCHING-VAR LOC	11-32-15-54500 STORM SEWER MAINTENANCE	2,797.00
Total ASPHALT CONTRACTORS INC:				2,797.00
DOWN TO EARTH				
7973	12/09/2022	STM DRN RPR MADISON/PARK	11-32-15-54500 STORM SEWER MAINTENANCE	3,454.60
Total DOWN TO EARTH:				3,454.60
SHERWIN INDUSTRIES INC				
SS095940	10/17/2022	STM SEWER MH PROTECT RIN	11-32-15-54500 STORM SEWER MAINTENANCE	801.75
Total SHERWIN INDUSTRIES INC:				801.75
GIRAFFE ELECTRIC				
22-443	11/11/2022	WIRE REPLACE STOP & GO LT	11-34-10-52610 STREET LIGHTS REPAIRS	625.00
Total GIRAFFE ELECTRIC:				625.00
JOHNS DISPOSAL SERVICE INC				
996248	12/06/2022	DEC SVC	11-36-00-52940 SOLID WASTE-RESIDENTIAL	34,117.34
996248	12/06/2022	DEC SVC	11-36-00-52970 SOLID WASTE-RECYCLING	18,718.34
Total JOHNS DISPOSAL SERVICE INC:				52,835.68
DUNN LUMBER				
1293858	12/13/2022	PARK BATHROOMS	11-52-00-52410 BLDG MAINT&REPAIR-PARKS	9.19
Total DUNN LUMBER:				9.19
ELKHORN CHEMICAL CO INC				
648552	12/07/2022	BATHROOM SUPPLIES	11-52-00-53400 PARKS OPERATING SUPPLIES	805.45
Total ELKHORN CHEMICAL CO INC:				805.45

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
DOG WASTE DEPOT				
520507	12/08/2022	DOG WASTE BAGS	11-52-00-53520 GROUNDS MAINT SUPPLIES	777.93
Total DOG WASTE DEPOT:				777.93
SHERWIN WILLIAMS				
9351-1	11/30/2022	GARBAGE CANS-PAINT	11-52-00-53520 GROUNDS MAINT SUPPLIES	17.90
Total SHERWIN WILLIAMS:				17.90
CITY ELECTRIC				
LKG/082236	12/05/2022	PARK SERVICES - LIGHTS	11-52-00-53990 PARKS MISCELLANEOUS EXPENSES	54.81
Total CITY ELECTRIC:				54.81
DUNN LUMBER				
1290731	12/08/2022	VETS PK MAINT SHOP NUTS/B	11-52-01-53400 VETS PARK OPERATING SUPPLIES	6.59
Total DUNN LUMBER:				6.59
VANDEWALLE & ASSOCIATES INC				
202211051	11/18/2022	CITY PLANNING	11-69-30-52120 OUTSIDE PROFESSIONAL PLANNING	1,492.50
Total VANDEWALLE & ASSOCIATES INC:				1,492.50
RUEKERT & MIELKE INC				
144308	12/06/2022	IMPACT STUDY FEE	11-69-30-52130 IMPACT FEES STUDY	2,080.00
Total RUEKERT & MIELKE INC:				2,080.00
TIMBER LINE SIGN CO INC				
4673	11/22/2022	SAM DONIAN-SIGN REPAIR	11-70-00-57200 HISTORIC PRESERVATION	2,135.00
Total TIMBER LINE SIGN CO INC:				2,135.00
Total 11:				163,753.33
40				
STRANDIN, SAVANNAH				
REIMB 10/10/2	12/14/2022	O/S CATERING REFUND	40-55-10-46740 UPPER RIVIERA REVENUE	1,000.00
Total STRANDIN, SAVANNAH:				1,000.00
THE KNOT WORLDWIDE INC.				
INVUSD59196	12/12/2022	RECEPTION VENUES-SUBSCRI	40-55-10-53160 PUBLICATIONS & PROMOTIONS	477.71
Total THE KNOT WORLDWIDE INC.:				477.71
UNITED LABORATORIES				
INV365154	12/05/2022	CLEANING SUPPLIES-RIV	40-55-20-53500 BLDG MAINT SUPPLIES-LOWER RIV	686.88
Total UNITED LABORATORIES:				686.88
Total 40:				2,164.59

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
BREEZY HILL NURSERY				
INV/2022/4854	10/21/2022	PLANTING MAINT OCT	42-34-50-52200 PARKING LOT PLANTING/MAINT	250.00
INV/2022/5617	11/21/2022	PLANTING MAINT NOV	42-34-50-52200 PARKING LOT PLANTING/MAINT	250.00
INV/2022/5751	12/06/2022	LANDSCAPE MAINT-BI MONTHL	42-34-50-52200 PARKING LOT PLANTING/MAINT	4,872.79
Total BREEZY HILL NURSERY:				5,372.79
UNITED PUBLIC SAFETY INC				
UPS00049434	11/30/2022	PLATE LOOKUPS-NOV	42-34-50-54500 SUPPORT CONTRACTS	810.00
Total UNITED PUBLIC SAFETY INC:				810.00
Total 42:				6,182.79
43				
KAPUR & ASSOCIATES INC				
116042	10/31/2022	PASER RATINGS	43-32-10-17010 2021/2022 STREET IMP PROGRAM	1,383.75
Total KAPUR & ASSOCIATES INC:				1,383.75
WI DEPT OF TRANSPORTATION				
395-00002864	12/01/2022	MAIN/HWY 50-RD IMPROVE	43-32-10-17010 2021/2022 STREET IMP PROGRAM	1,519.90
Total WI DEPT OF TRANSPORTATION:				1,519.90
VANDEWALLE & ASSOCIATES INC				
202211051	11/18/2022	TAP GRANT	43-52-00-53100 TAP GRANT CAPITAL PROJECTS	30.00
Total VANDEWALLE & ASSOCIATES INC:				30.00
WI DEPT OF TRANSPORTATION				
395-00002865	12/01/2022	SOUTH ST TRL-TAP GRT	43-52-00-53100 TAP GRANT CAPITAL PROJECTS	56.92
Total WI DEPT OF TRANSPORTATION:				56.92
Total 43:				2,990.57
45				
LAKE GENEVA UTILITY				
1780 STONE R	12/13/2022	1780 STONE RIDGE CT	45-00-00-24520 WATER IMPACT FEES	1,690.00
500 N BOULD	12/13/2022	500 N BOULDER RIDGE DR	45-00-00-24520 WATER IMPACT FEES	1,690.00
510 N STONE	12/13/2022	510 N STONE RIDGE DR	45-00-00-24520 WATER IMPACT FEES	1,690.00
1780 STONE R	12/13/2022	1780 STONE RIDGE CT	45-00-00-24530 SEWER IMPACT FEES	1,865.00
500 N BOULD	12/13/2022	500 N BOULDER RIDGE DR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
510 N STONE	12/13/2022	510 N STONE RIDGE DR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
Total LAKE GENEVA UTILITY:				10,665.00
Total 45:				10,665.00
47				
CELEBRATION ON WELLS				
11/13/22	12/14/2022	CATERING-MEETING PLANNER	47-70-00-57150 PROMOTIONAL GRANT	8,133.02
Total CELEBRATION ON WELLS:				8,133.02

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
NEI-TURNER MEDIA				
18151	11/29/2022	DESTINATION WEDDINGS-2023	47-70-00-57155 TOURISM MUNICIPAL DEVELOPMENT	2,500.00
Total NEI-TURNER MEDIA:				2,500.00
Total 47:				10,633.02
48				
PATS SERVICES INC				
A-240440	11/28/2022	PORT A POTTY OAK HILL	48-00-00-52260 CEM WATER/SEWER EXP	220.00
Total PATS SERVICES INC:				220.00
Total 48:				220.00
98				
CREATIVE BUSINESS INTERIORS INC				
174021	12/01/2022	FURNITURE - RENOVATION	98-00-00-11300 INVESTMENT POOL #6-SPEC PROJ	1,403.50
Total CREATIVE BUSINESS INTERIORS INC:				1,403.50
STINEBRINK'S PIGGLY WIGGLY				
025091321405	11/17/2022	MISCELLANEOUS PROGRAM S	98-00-00-52110 GENERAL ADMIN EXPENSES	20.58
Total STINEBRINK'S PIGGLY WIGGLY:				20.58
WISCONSIN LIBRARY ASSOCIATION				
16460	12/05/2022	LIBRARY LEGISLATIVE DAY	98-00-00-52110 GENERAL ADMIN EXPENSES	28.00
Total WISCONSIN LIBRARY ASSOCIATION:				28.00
Total 98:				1,452.08
99				
SELZER-ORNST CONSTRUCTION COMPANY LLC				
Pay app #8	05/03/2022	LIB PROJECT-PAY REQUEST #8	99-00-00-52160 PROFESSIONAL SERVICES	18,787.78
Total SELZER-ORNST CONSTRUCTION COMPANY LLC:				18,787.78
WISCONSIN LIBRARY ASSOCIATION				
16387	12/01/2022	ASSOCIATION DUES	99-00-00-53320 STAFF CONTINUING EDUCATION	21.00
Total WISCONSIN LIBRARY ASSOCIATION:				21.00
BUREAU OF CORRECTIONAL ENTERPRISES				
306-190993	12/01/2022	PAPER TOWELS	99-00-00-53500 LIBRARY MAINT SUPPLIES	15.59
Total BUREAU OF CORRECTIONAL ENTERPRISES:				15.59
DUNN LUMBER				
1291771	12/09/2022	DUPLICATE KEYS AND MAINTENANCE	99-00-00-53500 LIBRARY MAINT SUPPLIES	42.69
Total DUNN LUMBER:				42.69
ALL PRO CLEANING SYSTEMS				
2726	12/04/2022	CLEANING-11/26-12/04	99-00-00-53600 LIBRARY BLDG MAINT SERVICES	697.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total ALL PRO CLEANING SYSTEMS:				697.00
MM SCHRANZ ROOFING INC				
13822	11/28/2022	ROOF MAINTENANCE	99-00-00-53600 LIBRARY BLDG MAINT SERVICES	1,598.00
Total MM SCHRANZ ROOFING INC:				1,598.00
INGRAM LIBRARY SERVICES				
December stat	12/01/2022	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	934.53
Total INGRAM LIBRARY SERVICES:				934.53
FINDAWAY WORLD LLC				
413571	11/30/2022	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	1,626.92
Total FINDAWAY WORLD LLC:				1,626.92
INGRAM LIBRARY SERVICES				
December stat	12/01/2022	YOUTH MATERIALS	99-00-00-54110 LIBRARY YOUTH MATERIALS	2,282.01
Total INGRAM LIBRARY SERVICES:				2,282.01
WT COX INFORMATION SERVICES				
3118260	11/30/2022	2022-2023 MAGAZINE, NEWSPA	99-00-00-54120 LIBRARY MAGAZINES & NEWSPAPER	205.70
Total WT COX INFORMATION SERVICES:				205.70
WI DEPT OF ADMINISTRATION				
505-00000748	12/07/2022	TEACH SERVICES	99-00-00-55100 LIBRARY SIRSI	600.00
Total WI DEPT OF ADMINISTRATION:				600.00
Total 99:				26,811.22
Grand Totals:				224,872.60

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
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Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "12212022","12212022A","L12212022","L12212022A"

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

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

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: December 19, 2022

Agenda Item #6 and #7

Applicant:

Fairwyn SB, Inc.
875 Townline Rd, Unit 103
Lake Geneva, WI 53147

Request:

Planned Development – PIP and Final Plat
Symphony Bay Phase 7
Located south of Townline Road and north of
Bloomfield Road

Description:

The applicant is requesting approval of a Precise Implementation Plan (PIP) application as well as Final Plat approval for development of Phase 7 of the Symphony Bay subdivision, located south of Townline Road and north of Bloomfield Road in the City of Lake Geneva. Phase 7 is the final phase of the overall development and totals 25.79 acres in area. Phase 7 includes 85 platted lots for 85 total dwelling units. Of these, 55 lots are for single family dwelling units. Another 30 lots are for duplex units (15 total structures which are divided by zero-lot line land divisions). The plat also includes extension of Cadence Circle and Britten Drive.

The subject property is currently zoned Planned Development with previous General Development Plan (GDP) approvals. The Precise Implementation Plan (PIP) sets the detailed site approvals including site layout and design, grading, utilities, parking, landscaping, lighting, and architecture.

Relationship to Base Zoning Standards:

Any PIP must be consistent with previously approved GDPs. The applicants have submitted a project narrative documenting consistency with the approved GDP. For example, the overall approved total unit count of 369 single family units and 58 duplex units (which the applicant is calling “Villa Units”) will be maintained for all phases (1-7).

Staff Review Comments:

General Site Layout and Design – The three public streets are shown to be platted with a 60’ right of way width. Allowable lot widths are as shown on the submitted Final Plat. There are no concerns with the overall layout from a planning or zoning perspective. Engineering firm Neilson Madsen Barber has completed a detailed engineering review for the City of Lake Geneva for the Final Plat and PIP.

Public Open Space / Path - The overall GDP shows green space and a bicycle/pedestrian path on the far east side of the proposed Phase 7 PIP development area. The proposed path connects to other planned trail construction in prior phases of Symphony Bay to the north. This path will provide views of the open space to the east and will be connected to the City’s bicycle and pedestrian network. Bicycle and pedestrian connectivity throughout Symphony Bay is a recommendation in the City’s Bicycle and Pedestrian Plan (2018). Staff feels that these connections throughout the development are a high priority, and that completion of the north-south path should be completed with all other public improvements as part of the Phase 7 development. Note that the PIP plans submitted show the path ending in the detention pond. The path should instead continue to connect with Cadence Circle.

Setbacks – The PIP proposes to establish the following building setbacks for the Phase 7 development.

	Single Family Lots	Duplex Lots
Front Yard Setback	25’	25’
Side Yard Setback	5’	7.5’
Rear Yard Setback	15’	15’

The submitted Final Plat includes an Asterix on the duplex lot setback description, which states that the front yard setback for duplex lots “may vary depending on building size” and that the side yard setback for duplex lots “may vary depending on easement location”.

Architecture – the application states that no elevations other than those previously approved are proposed. Any future new house elevations will be submitted for approval as outlined in the Symphony Bay Development Agreement.

Landscaping – the application states no deviation from previously approved landscape plans is requested.

Action by the Plan Commission:

As part of the consideration of a requested Planned Development / Precise Implementation Plan (PIP) step, the Plan Commission is required to:

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

As part of the consideration of a requested Final Plat, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed Final Plat
- 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 listed above.

Staff Recommendation:

Staff recommends that the Plan Commission recommend *approval* of the PIP as submitted.

Suggested Motions:

- *Approve:* I recommend approval of the *Precise Implementation Plan for Fairwyn SB, Inc. 875 Townline Rd. Suite 103, Lake Geneva to allow for the construction Phase 7 of the Symphony Bay development for the property located in the Planned Development (PD) zoning district, Tax Key No. ZSB00335* including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny:* I recommend denial of the *Precise Implementation Plan for Fairwyn SB, Inc. 875 Townline Rd. Suite 103, Lake Geneva to allow for the construction Phase 7 of the Symphony Bay development for the property located in the Planned Development (PD) zoning district, Tax Key No. ZSB00335* based on the following finding of fact, because *[provide rationale for denial, based on disagreement with at least one of Items 1 through 6 above]*

Staff recommends that the Plan Commission recommend *approval* of the Final Plat as submitted, subject to any conditions or comments as noted by engineering review conducted on behalf of the City of Lake Geneva.

Suggested Motions:

- *Approve:* I recommend approval of the *Final Plat for Fairwyn SB, Inc. 875 Townline Rd. Suite 103, Lake Geneva to allow for the construction Phase 7 of the Symphony Bay development for the property located in the Planned Development (PD) zoning district, Tax Key No. ZSB00335* including any additional conditions of approval recommended by staff.

- *Deny: I recommend denial of the Final Plat for Fairwyn SB, Inc. 875 Townline Rd. Suite 103, Lake Geneva to allow for the construction Phase 7 of the Symphony Bay development for the property located in the Planned Development (PD) zoning district, Tax Key No. ZSB00335 based on the following finding of fact [provide rationale for denial].*

*Sonja Kruesel, AICP
City Planning Consultant
Vandewalle & Associates*

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):

ZSB00335 Legal Attached

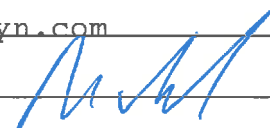
Name and Address of Current Owner: Fairwyn SB, Inc.

875 Townline Rd., Unit 103, Lake Geneva, WI 53147

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

(262)-248-5010

Brian@fairwyn.com

Owner Signature: 

Name and Address of Applicant:

Same as Owner

Telephone No. with area code & Email of Applicant:

Same as Owner

Proposed Use:

Single Family & Duplex Residential Housing

Zoning District in which land is located: PUD

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

Kapur & Associates

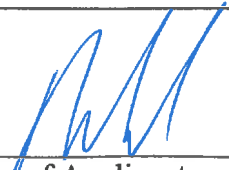
Short statement describing activities to take place on site:

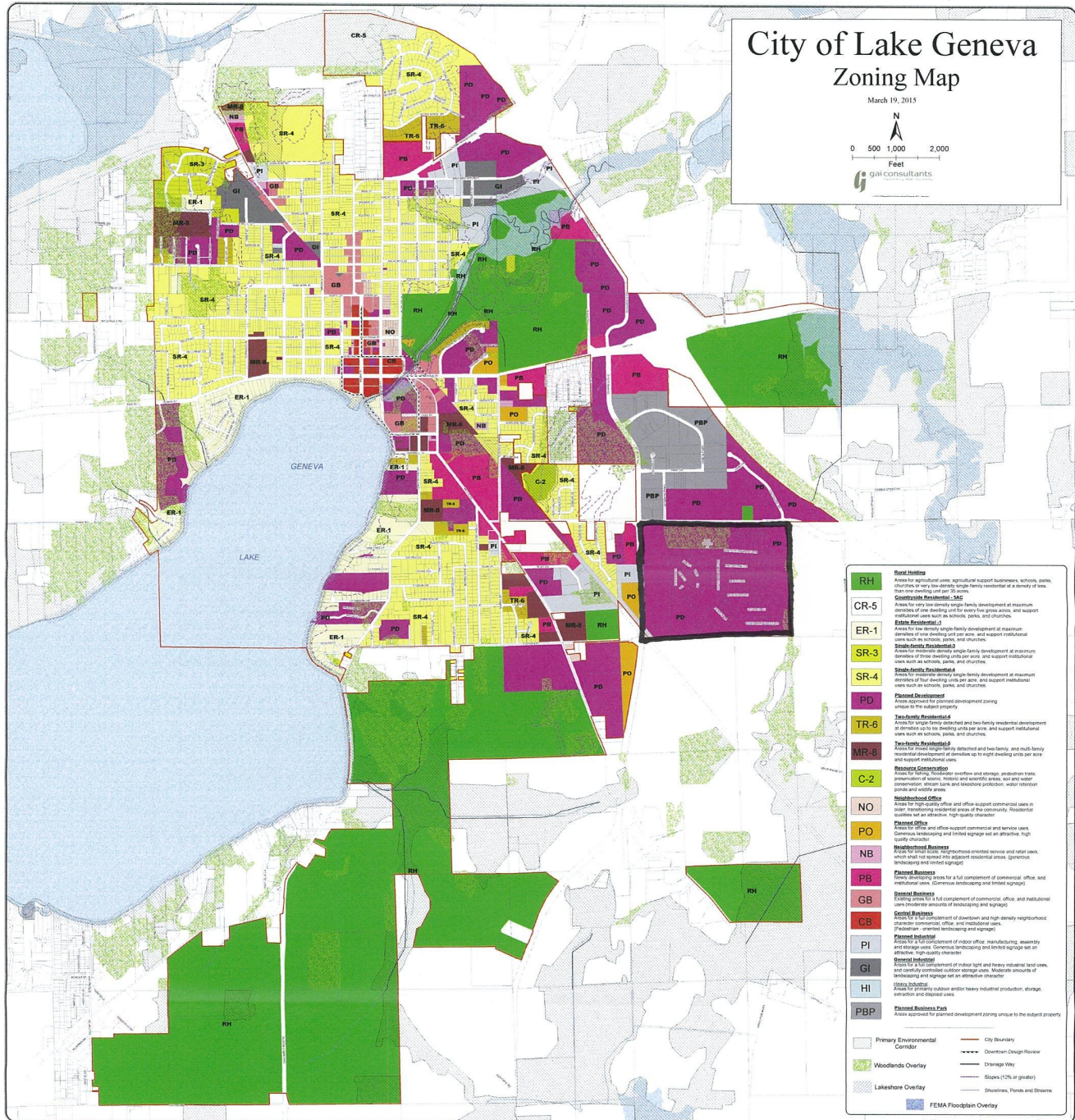
Single Family & Duplex Residential Housing

PIP fee \$400.00, payable upon filing application.

9-26-22

Date


Signature of Applicant



- 50' SINGLE FAMILY
- 65' SINGLE FAMILY
- DUPLEX



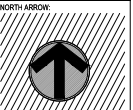
PROJECT:
SYMPHONY BAY

LOCATION:
CITY OF LAKE GENEVA, WI

CLIENT:
FAIRWYN

RELEASE:
EXHIBIT

REVISIONS:	#	DATE	DESCRIPTION



SCALE: HORIZ=1"=40'
VER=1"=4'

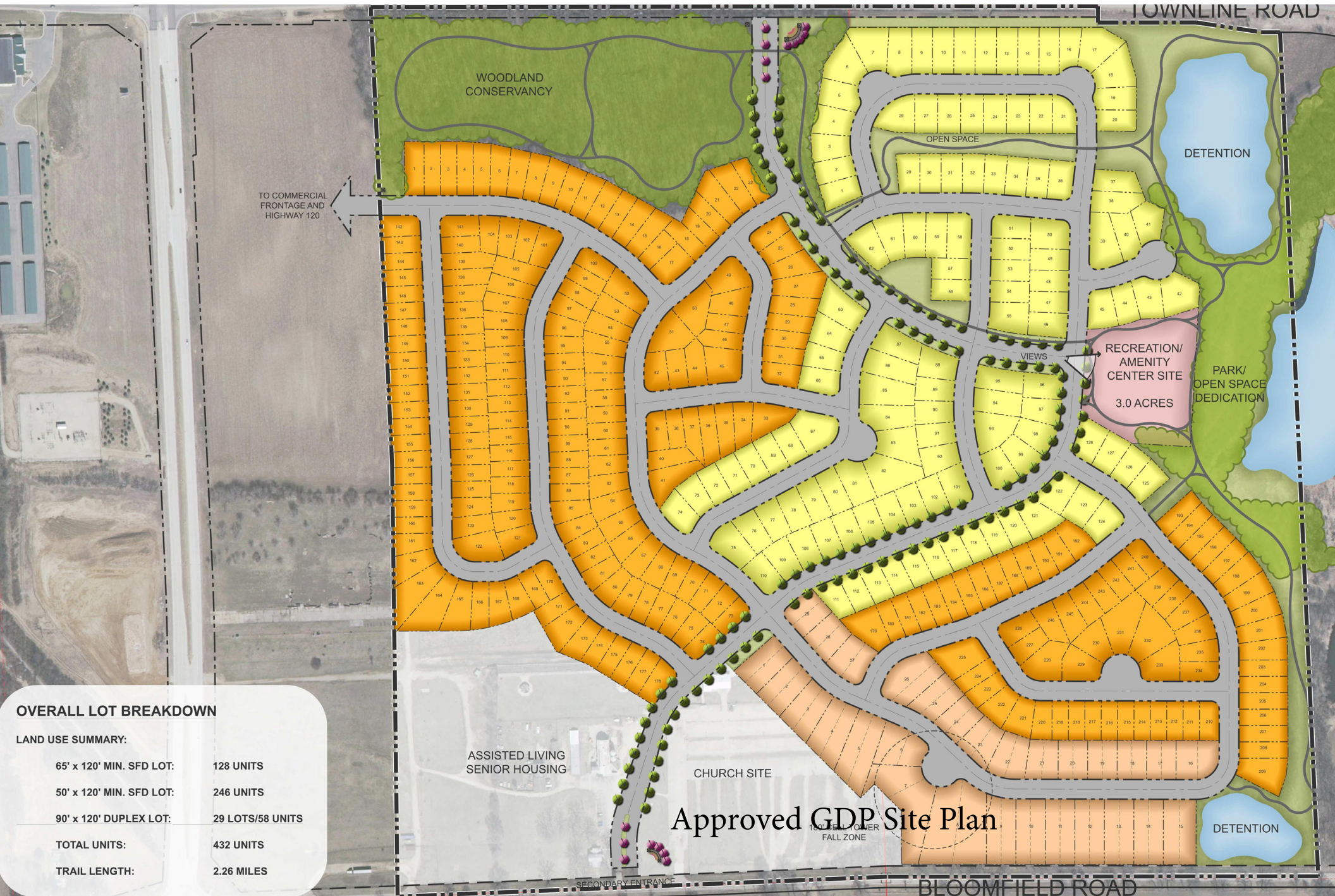
SEAL

all in

SHEET:
OVERALL SITE PLAN

PROJECT MANAGER: DMJ
PROJECT NUMBER: 17.001.04A
DATE: 4-16-2017

SHEET NUMBER:
1.0



Approved GDP Site Plan

Symphony Bay Phase 7 PIP Request Narrative

The Symphony Bay development is an age targeted, active adult style community approved for a total of 427 single family attached (duplex) and detached homes. The General Development Plan for Symphony Bay was approved on July 27, 2015, and the PIP for the majority of the property was approved by the City Council on March 14, 2016. A revision allowing duplex units on a portion of the PIP approved single family home area was approved December 26, 2017. A revision reverting a portion of the duplex area plat recorded in 2017 was revised back to single family homes in 2021

A legal description for this Phase 7 area is attached at Exhibit 1. The general property location, and adjacent property information is attached at Exhibit 2. The property is located within the corporate limits of the City of Lake Geneva, south of Townline Road and north of Bloomfield Road. Current zoning is PD Planned Development.

- a) **Approval Sought:** The developer, Fairwyn SB, is requesting approval of the area referred to as Phase 7. Phase 7 is the only area from the GDP for which a final plat has not yet been approved. The PIP will maintain the total unit count of 427 units. The Development agreement limits the project to 58 total Villa dwelling units (29 buildings) This Phase 7 plat results in exactly that 427 units of villa units The Developer **IS NOT** seeking an increase in project density. A copy of the GDP, and the project based on the PIP approved to date is attached at Exhibit 3. The approved PIP areas are depicted in color. A map depicting the location of Phase 7 is also attached at Exhibit 3
- b) **Project Status:** Fairwyn SB is in the process of completing the development of the single-family home sites within the sold-out Phase 4. Sales in Phase 5 area in process with approximately 20 units sold to date. At this point in time 220 home sites in Phases 1 through 5 have been sold. Approximately 170 homes are now occupied by new residents of Lake Geneva. Our offsite private lodge located at Buttons Bay is constructed and available for use by Symphony Bay residents. Construction of our onsite clubhouse and pool facility is underway.

Construction of Phase 6 scheduled for winter of 2022. Construction in Phase 7 should commence later in 2023.

- c) **Project Density:** The project plans contemplate 427 total dwelling units on 145.35 acres of land. Project density remains at 2.94 dwelling units per acre. Unit type distribution remains unchanged as outlined below. Phase 7 is 25.79 acres in area.

Home Style	Previously Approved	Current
Single Family	369	369
Duplex	58	58

- d) **Impact on Nearby Properties and Streets:** The plan impact on surrounding streets and properties does not change from the original GDP impact. A slight modification of the right of way near the existing cell tower was made so that all lots are outside the two applicable cell tower fall zones. Adjustments have been made to lot configurations to reconcile the Villa unit lot count to provide for no more than 58 units.
- e) **General Relationship to Approved GDP :** The PIP request DOES NOT increase project density. The revision is consistent with the goals of the current PD Zoning and General Development Plan

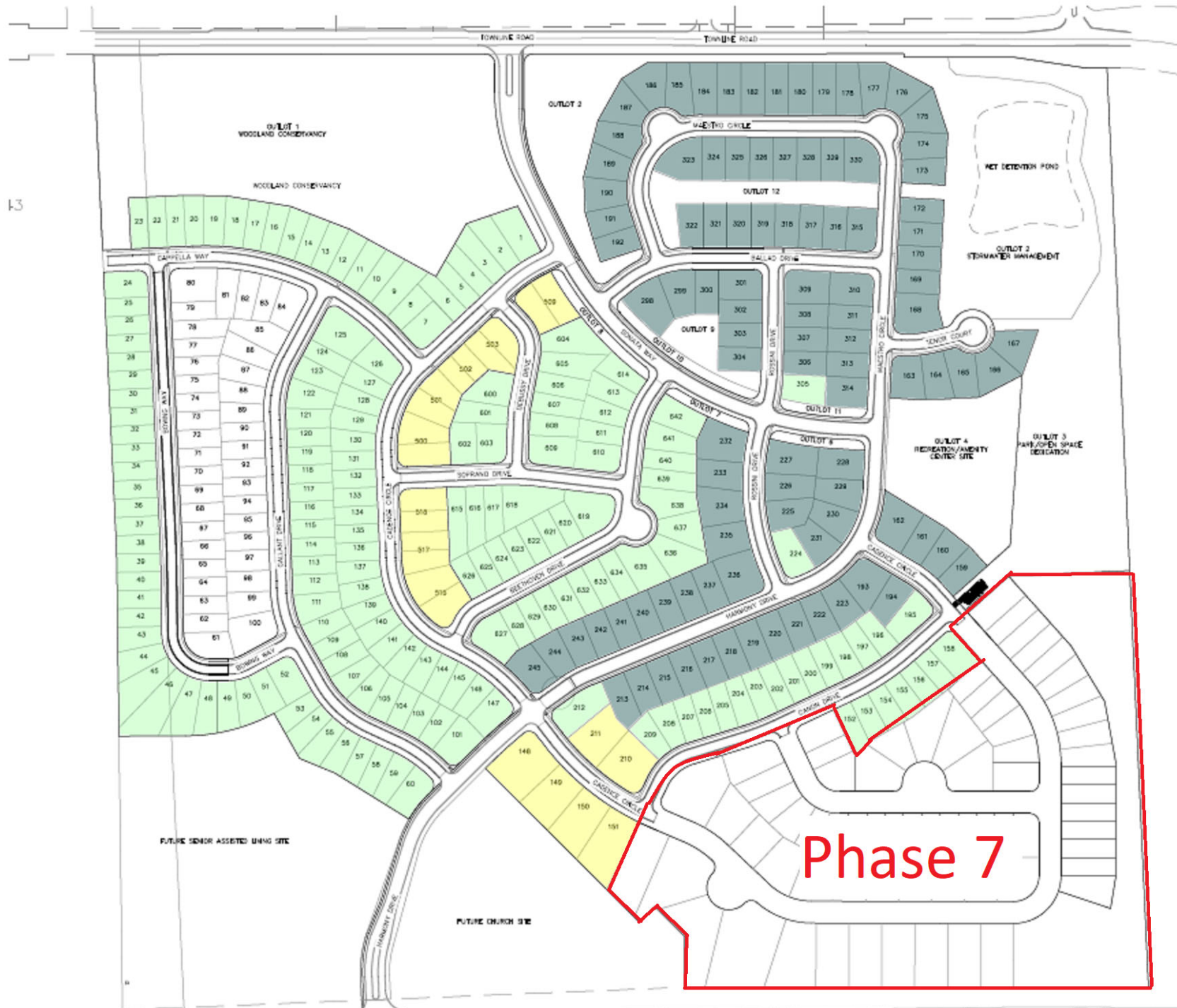
- f) **Zoning Standards:** There is no request for additional zoning standard relief from what was previously approved for Symphony Bay.
- g) **Landscape plans:** No deviation from previously approved landscape plans is requested.
- h) **Building Elevations:** No elevations other than those previously approved are proposed. Any future new house elevations will be submitted for approval as outlines in the Symphony Bay Development Agreement
- i) **Signage:** No additional signage is requested as part of Phase 7. NO previously approved signage is located within the boundary of Phase 7
- j) **Organizational Structure:** Phase 7 will be added to the existing Symphony Bay homeowner's association
- k) **Zoning Exemptions:** There is no request for additional zoning exemption relief from what was previously approved for Symphony Bay.

Exhibit 1
Legal Description

.A redivison of Outlot 5 Symphony Bay subdivision all located in the Southwest 1/4 of the Northwest 1/4 of Section 5 and the Southeast 1/4 of the Northeast 1/4 of Section 6, all in Township 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

Exhibit 2
Property Maps and Adjacent Property Data

Exhibit 3
Approved PIP to Date



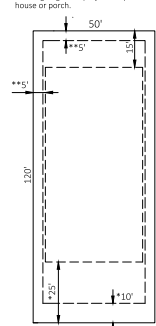
Final Plat Of: Symphony Bay Encore

A redvision of Outlot 5 Symphony Bay subdivision all located in the Southwest 1/4 of the Northwest 1/4 of Section 5 and the Southeast 1/4 of the Northeast 1/4 of Section 6, all in Township 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

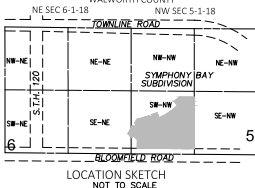
* Typical Front setback may vary depending on building size.
** Typical side setback may vary with easement locations.

SINGLE FAMILY LOT SETBACKS

All homes constructed within on any lot shall not have a garage that projects beyond the front of the house or porch.



SETBACK NOTES:
The minimum building setback distance is 25' along streets, 15' along the back lot lines and side lot lines shall be 10' total with a minimum of 5' per side.
** Utility Easements along Front lot (Streetside) lines.
** Utility Easements on all side and rear lot lines. 10' total along rear lot lines.



NOTES:

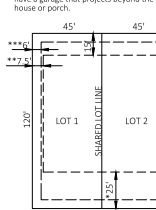
- Symphony Bay Encore is a planned development.
- Access to Cell Tower Lease site shall be from newly created Southeastern extension of Cadence Circle right of way.
- The street building setbacks on lots 777 and 778 shall be revised to match the cell phone tower fall zone line.
- In lieu of setting monuments for a reasonable time, a survey bond as per statute 236.13(1) shall be executed with the City of Lake Geneva.

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

Certified _____, 20____
Department of Administration

DUPLEX LOT SETBACKS

All homes constructed within on any lot shall not have a garage that projects beyond the front of the house or porch.



SETBACK NOTES:
The minimum building setback distance is 25' along streets, 15' along the back lot lines and side lot lines shall be 15' total with a minimum of 7.5' per side.
** Typical front setback may vary depending on building size.
** Typical side setback may vary with easement locations.
** Utility Easement on all lot lines.

LEGEND:
O 2.375" O.D. x 18" LONG IRON PIPE SET BEGINNING 3.65 LBS/FT
1/4" O.D. x 18" LONG IRON PIPE SET BEGINNING 11.8 LBS PER FOOT
ALL OTHER LOT CORNERS
1/4" O.D. x 18" LONG IRON PIPE SET BEGINNING 11.8 LBS PER FOOT
BUILDING SETBACK LINE
SECTION CORNER (FOUND)
CONCRETE MONUMENT WITH BRASS CAP
OUTSIDE DIAMETER
RECORDED AS
CENTERLINE

Line #	Length	Direction	Line #	Length	Direction
L7	61.33	N41°05'09"W	L25	2.75	N64°15'49"E
L8	48.95	N70°53'01"W	L26	18.62	N84°40'40"W
L9	41.46	N52°50'50"W	L27	0.73	N45°40'43"W
L10	34.00	S28°34'16"W	L28	5.66	N56°10'21"W
L11	2.94	N80°59'34"W	L29	20.16	N37°38'36"W
L12	42.47	S66°50'19"W	L30	2.31	S55°34'05"E
L13	14.28	S24°27'27"E	L31	26.62	N26°54'21"W
L14	13.97	S17°27'19"W	L32	2.04	N71°32'18"W
L15	13.36	N82°27'11"W	L33	35.62	S81°14'37"E
L16	2.96	S01°25'59"E	L34	11.88	N37°25'28"E
L17	15.01	S56°30'59"W	L35	9.08	N30°47'22"E
L18	16.64	N47°28'29"W	L36	6.27	S67°33'55"W
L19	27.77	N31°08'08"W	L37	6.78	N53°11'45"E
L20	16.34	N64°41'55"W	L38	5.72	N41°14'52"W
L21	3.23	S05°19'40"E	L39	2.89	S47°29'44"W
L22	21.69	N40°45'25"W	L40	24.26	N00°32'44"E
L23	0.71	S56°07'48"W	L41	5.21	N61°30'43"E
L24	25.04	S74°48'28"W			

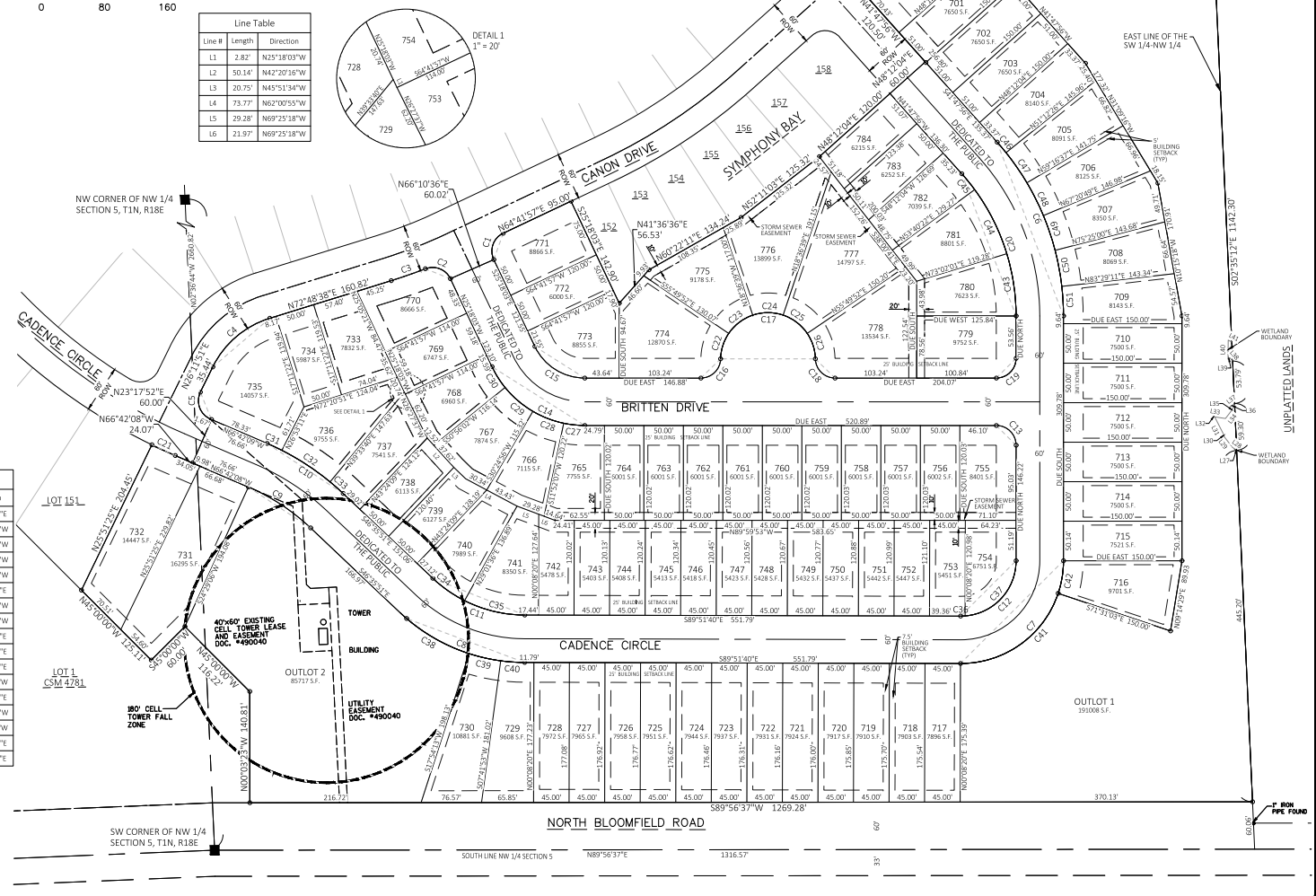
Curve #	Radius	Delta	Length	Chord	Chord Bearing	Tangent In	Tangent Out
C1	25.00	80°00'00"	39.27	35.36	N19°41'57"E	N25°18'03"W	N64°15'7"E
C2	25.00	86°03'38"	37.55	34.12	S68°19'52"E	N68°38'19"E	S25°18'03"E
C3	630.00	4°10'19"	45.87	45.86	N70°43'28"E	N72°48'38"E	N68°38'19"E
C4	120.00	46°36'47"	97.63	94.96	N49°30'14"E	N26°11'51"E	N72°48'38"E
C5	25.00	92°53'59"	40.54	36.34	N20°15'09"W	N66°42'08"W	N26°11'51"E
C6	330.00	41°47'56"	240.74	235.44	N20°53'58"W	DUE NORTH	N41°47'56"W
C7	130.00	90°08'20"	204.52	184.07	N45°04'10"E	S89°51'40"E	DUE NORTH
C8	230.00	43°15'49"	173.67	169.58	S68°13'45"E	S46°35'51"E	S89°51'40"E
C9	270.00	20°06'17"	94.34	94.36	S56°38'59"E	S66°42'08"E	S46°35'51"E
C10	330.00	20°06'17"	115.80	115.20	N56°38'59"W	N46°35'51"W	N66°42'08"E
C11	170.00	43°15'49"	128.36	125.34	S68°13'46"E	S46°35'51"E	S89°51'40"E
C12	70.00	90°08'20"	110.13	99.11	N45°04'10"E	S89°51'40"E	DUE NORTH
C13	25.00	90°00'00"	39.27	35.36	S45°00'00"E	DUE EAST	DUE SOUTH
C14	130.00	64°41'57"	146.80	139.12	S57°39'02"E	S25°18'03"E	DUE EAST
C15	70.00	64°41'57"	79.04	74.91	S57°39'02"E	S25°18'03"E	DUE EAST
C16	25.00	88°29'43"	38.61	34.89	N45°45'09"E	DUE EAST	N01°30'17"E
C17	60.00	176°59'26"	185.34	119.96	DUE EAST	S01°30'17"E	DUE EAST
C18	25.00	88°29'43"	38.61	34.89	S45°45'09"E	S01°30'17"E	DUE EAST
C19	25.00	90°00'00"	39.27	35.36	N45°00'00"E	DUE EAST	DUE NORTH
C20	270.00	41°47'56"	196.97	192.63	N20°53'58"W	DUE NORTH	N41°47'56"W
C21	730.00	2°33'33"	32.61	32.60	S65°25'22"E	S64°08'35"E	S66°42'08"E

Line #	Length	Direction
L1	2.82	N25°18'03"W
L2	50.14	N42°20'16"W
L3	20.75	N45°51'34"W
L4	73.77	N62°00'55"W
L5	29.28	N69°25'18"W
L6	21.97	N69°25'18"W



Curve #	Radius	Delta	Length	Chord	Chord Bearing	Tangent In	Tangent Out
C22	60.00	32°39'52"	34.21	33.74	S17°50'13"W	S34°10'09"W	S01°30'17"W
C23	60.00	37°13'14"	38.98	38.30	S52°46'46"W	S71°23'23"W	S34°10'09"W
C24	60.00	37°13'14"	38.98	38.30	DUE WEST	N71°23'23"W	S71°23'23"W
C25	60.00	37°13'14"	38.98	38.30	N52°46'46"W	N34°10'09"W	N71°23'23"W
C26	60.00	32°39'52"	34.21	33.74	S17°50'13"W	N01°30'17"W	N34°10'09"W
C27	130.00	11°52'07"	26.93	26.88	S48°03'57"E	S78°07'53"E	DUE EAST
C28	130.00	38°29'28"	41.96	41.77	S68°53'09"E	S39°38'25"E	S78°07'53"E
C29	130.00	20°34'27"	46.48	46.43	S59°21'12"E	S39°07'58"E	S39°38'25"E
C30	130.00	11°45'55"	31.23	31.16	S21°13'01"E	S25°18'03"E	S39°07'58"E
C31	330.00	7°35'20"	20.67	20.67	S64°54'28"E	S63°06'48"E	S66°42'08"E
C32	330.00	12°40'28"	73.00	72.85	S56°46'34"E	S50°26'20"E	S63°06'48"E
C33	330.00	7°50'29"	22.13	22.12	S48°03'51"E	S46°35'51"E	S50°26'20"E
C34	170.00	16°39'25"	49.42	49.25	S54°53'34"E	S46°35'51"E	S63°15'16"E
C35	70.00	26°36'24"	78.94	78.24	S76°32'38"E	S63°15'16"E	S89°51'40"E
C36	70.00	4°37'26"	5.65	5.65	N87°49'37"E	S89°51'40"E	N85°30'54"E
C37	70.00	85°30'54"	104.48	95.05	N42°45'27"E	N85°30'54"E	DUE NORTH
C38	230.00	25°29'56"	102.36	101.52	S59°20'49"E	S46°35'51"E	S72°05'47"E
C39	230.00	10°12'34"	40.98	40.93	S77°12'04"E	S72°05'47"E	S82°18'21"E

Curve #	Radius	Delta	Length	Chord	Chord Bearing	Tangent In	Tangent Out
C40	230.00	7°33'19"	30.33	30.31	S86°05'00"E	S82°18'21"E	S89°51'40"E
C41	130.00	71°39'23"	162.58	152.19	N54°18'38"E	S89°51'40"E	N18°28'57"E
C42	130.00	18°28'57"	41.94	41.75	N09°14'29"E	N18°28'57"E	DUE NORTH
C43	270.00	16°57'59"	79.95	79.66	N08°28'59"W	N16°57'59"W	DUE NORTH
C44	270.00	19°21'39"	91.24	90.80	N26°38'48"W	N16°57'59"W	N16°57'59"W
C45	270.00	19°21'39"	91.24	90.80	N09°03'47"W	N06°19'38"W	N16°57'59"W
C46	330.00	3°00'22"	17.31	17.31	S40°17'45"E	S38°47'34"E	S41°47'56"E
C47	330.00	8°04'11"	46.48	46.44	S34°45'28"E	S38°47'34"E	S41°47'56"E
C48	330.00	8°04'11"	46.48	46.44	S20°41'17"E	S27°39'12"E	S30°43'23"E
C49	330.00	8°04'11"	46.48	46.44	S18°37'06"E	S14°35'01"E	S27°39'12"E
C50	330.00	8°04'11"	46.48	46.44	S10°32'56"E	S06°30'50"E	S14°35'01"E
C51	330.00	6°30'50"	37.52	37.50	S03°15'25"E	DUE SOUTH	S06°30'50"E



LAND OWNER/LAND DIVIDER:
SOUTHLAND FARMS, LLC
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147

SURVEYOR:
GARY R. SPLINTER
S-2239
OAK CREEK
WI

LAKE GENEVA, WI 53147

Final Plat Of:

Symphony Bay Encore

A redivision of Outlot 5 Symphony Bay subdivision all located in the Southwest 1/4 of the Northwest 1/4 of Section 5 and the Southeast 1/4 of the Northeast 1/4 of Section 6, all in Township 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Gary Splinter, Professional Land Surveyor, hereby certify that by the direction of Southland Farms, LLC, I have surveyed, divided and mapped this plat entitled "Symphony Bay Encore", being a redivision of Outlot 5 of Symphony Bay subdivision all located in the Southwest 1/4 of the Northwest 1/4 of Section 5 and the Southeast 1/4 of the Northeast 1/4 of Section 6, all in Township 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin., more particularly described as follows:

All of Outlot 5 of Symphony Bay subdivision all located in the Southwest 1/4 of the Northwest 1/4 of Section 5 and the Southeast 1/4 of the Northeast 1/4 of Section 6, all in Township 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

Said parcels contain 359,489 square feet (8.252 acres), more or less.

I further certify that this plat is a correct representation of the exterior boundaries and the subdivisions of the land surveyed and described and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes in surveying, dividing, and mapping and Chapter 66, "Subdivisions" of the City of Lake Geneva Ordinances.

Dated this 19th day of May, 2022.

Gary R. Splinter S-2239

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Southland Farms, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Southland Farms, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:
City of Lake Geneva

Wisconsin Department of Administration

In witness whereof, the said Southland Farms LLC has caused these presents to be signed by Brian Pollard, its president, and countersigned by _____, its secretary, at Lake Geneva, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____, 2022.

In the presence of:

By: _____
Brian Pollard, President

Countersigned: _____
Secretary

State of Wisconsin
County of Walworth JSS

Personally came before me this _____ day of _____, 2022, Brian Pollard, President, and _____, Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, Wisconsin. _____ Printed Name
My commission expires _____. _____

CERTIFICATE OF THE CITY OF LAKE GENEVA CITY ENGINEER

State of Wisconsin

County of Walworth JSS

I, _____, City Engineer for the City of Lake Geneva do hereby certify that the land improvements described in this final plat and plans and specifications therefore and street names shown in said plat meet the requirements of the City of Lake Geneva and have been approved by all public authorities having jurisdiction.

Dated at Lake Geneva, Walworth County, Wisconsin, this _____ day of _____, 2022.

City Engineer

CERTIFICATE OF THE CITY OF LAKE GENEVA PLAN COMMISSION

State of Wisconsin

County of Walworth JSS

Approved this _____ day of _____, 2022. _____
Plan Commission Chairman

CITY OF LAKE GENEVA CITY COUNCIL RESOLUTION

Resolved, that the plat of Symphony Bay Encore, in the City of Lake Geneva, Wisconsin, is hereby approved by the city council.

Signed _____
President of the City Council

I hereby certify that the foregoing is a true copy of a resolution duly adopted by the city council of the City of Lake Geneva, Wisconsin, on the _____ day of _____, 2022.

Lana Kropf, City Clerk

CERTIFICATE OF THE CITY OF LAKE GENEVA TREASURER

State of Wisconsin

County of Walworth JSS

I, Laura Duchemin, being duly appointed, qualified and acting Treasurer of the City of Lake Geneva, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments on any of the land included within this plat of "Symphony Bay Encore".

Dated _____
Laura Duchemin, Treasurer

CERTIFICATE OF THE WALWORTH COUNTY TREASURER

State of Wisconsin

County of Walworth JSS

I, Valerie Etzel, being duly appointed, qualified and acting County Treasurer of Walworth County, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments on any of the land included within this plat of "Symphony Bay Encore".

Dated _____
Valerie Etzel, County Treasurer

UTILITY EASEMENT PROVISIONS (PUBLIC)

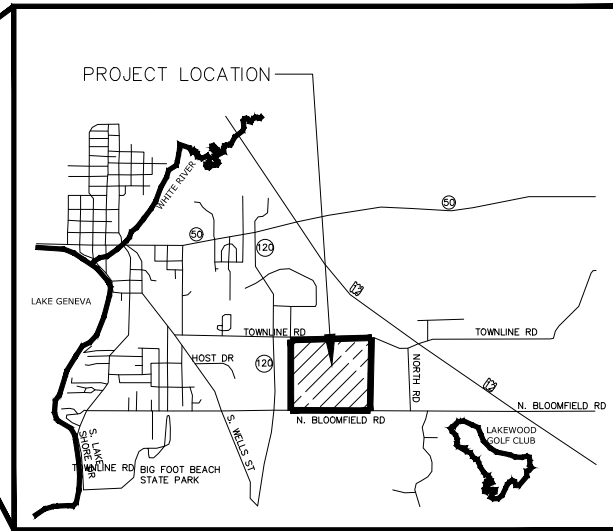
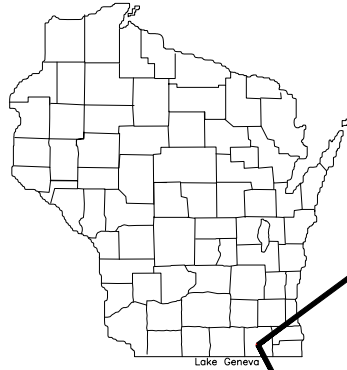
An easement for electric and communication service is hereby granted by Southland Farms, LLC, Grantor, to:

Wisconsin Power and Light Company, Grantee
City of Lake Geneva Utility Commission, Grantee
WE Energies, Grantee
Time Warner Cable Midwest, LLC, Grantee, and
AT&T Telephone, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the written consent of Grantees.

The grant of easement shall be binding upon and insure to the benefit of the heirs, successors and assigns of all parties hereto.

SYMPHONY BAY PHASE 7 CITY OF LAKE GENEVA, WISCONSIN



INDEX TO DRAWINGS

SHEET NO.	TITLE
1.0 - 1.10	TITLE AND DETAILS
2.0	OVERALL PHASING PLAN
2.1 - 2.3	GRADING PLAN
3.0 - 3.5	ROAD AND STORM
4.0 - 4.2	SANITARY AND WATER

BENCH MARKS

PROJECT BENCH MARKS NGVD 1929:

- ELEV. 896.40'
FOUND CHSLD. CROSS IN TOP OF NE FLANGE BOLT OF HYD. 2.3' ABV. GRD. NORTH SIDE OF TOWNLINE ROAD
- ELEV. 897.99'
SET RR SPIKE SW FACE 40" MAPLE 0.7' ABV. GRD. SOUTH SIDE OF NORTH BLOOMFIELD ROAD.

EXISTING TOPOGRAPHY IS BASED ON FIELD SURVEY TAKEN ON 04/10/07 BY KAPUR & ASSOCIATES, INC.

LAND OWNER:
SOUTHLAND FARMS LLC
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147



CALL DIGGERS' HOTLINE
1-800-242-8511
TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND
UTILITIES BEFORE YOU DIG. WISCONSIN STATUTE 182.0715
REQUIRES MIN. OF 3 WORK DAYS BEFORE YOU EXCAVATE

*PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE MUST BE HELD AT THE LAKE GENEVA UTILITY COMMISSION. THE PRECONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DESIGNING ENGINEER OF RECORD.

**ROADWAY AND UTILITY IMPROVEMENTS SHALL GENERALLY CONFORM TO THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2016 EDITION AS AMENDED, SEWER AND WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION AS AMENDED, AND SPECIAL PROVISIONS DEVELOPMENT STANDARDS FOR PRIVATE DEVELOPMENTS FOR THE CITY OF LAKE GENEVA AND LAKE GENEVA UTILITY COMMISSION DATED SEPT. 11 2007 AS AMENDED, UNLESS OTHERWISE NOTED ON THE PLAN SET.

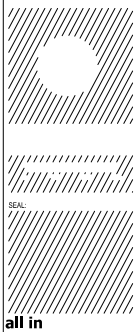
PROJECT:
**SYMPHONY BAY
PHASE 7**

LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

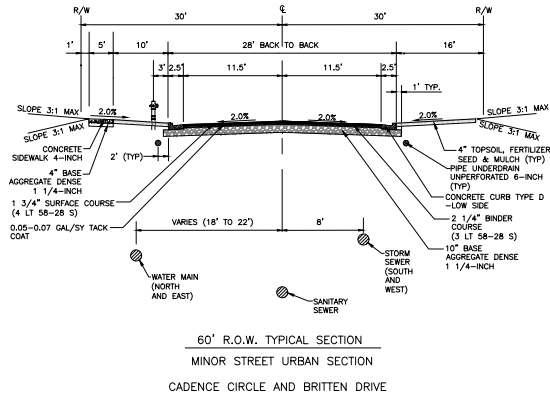
#	DATE	DESCRIPTION
1	9/1/07	CITY SUBMITTAL
2	11/1/07	CITY SUBMITTAL
3	11/1/07	CITY SUBMITTAL



SHEET:
TITLE SHEET

PROJECT MANAGER: DMJ
PROJECT NUMBER: 15.0001.07
DATE: 9-1-2007

SHEET NUMBER:
1.0



GENERAL NOTES

GENERAL CONSTRUCTION

THE LOCATIONS OF EXISTING AND PROPOSED UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE AND AFFECTED UTILITIES PRIOR TO THE START OF WORK.

NO TREES OR SHRUBS ARE TO BE REMOVED WITHOUT APPROVAL OF THE ENGINEER.

SIGN LAYOUTS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY LOCAL CODES AND ORDINANCES.

ALL SIGNS & SIGN POSTS REMOVED SHALL BE DELIVERED TO THE CITY OF LAKE GENEVA.

NO CONSTRUCTION PARKING OR STAGING SHALL BE PERMITTED ON ADJACENT IMPROVED STREETS.

CONSTRUCTION TRAFFIC SHALL BE LIMITED TO THE SHORTEST ROUTE TO ACCESS THE SITE AND NO THROUGH CONSTRUCTION TRAFFIC SHALL BE PERMITTED.

UTILITY CONSTRUCTION

INSTALLATION, MATERIALS, & TESTING PER PROJECT SPECS & STANDARD SPECS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN.

PRIOR TO ORDERING DRAINAGE PIPES AND STRUCTURES, THE CONTRACTOR SHALL VERIFY RELATED DRAINAGE INFORMATION IN THE PLAN WITH THE ENGINEER.

UTILITY TRENCH BACKFILL SHALL BE MECHANICALLY COMPACTED WITH BACKHOE AND VIBRATORY COMPACTOR ATTACHMENT, OR METHOD APPROVED BY ENGINEER. GRANULAR BACKFILL IS TO BE USED WITHIN AND 3 FEET BEYOND ROADWAY LIMITS AND WITHIN AND 2 FEET BEYOND SIDEWALK AND SPOIL BACKFILL MAY BE USED OUTSIDE THE ROADWAY LIMITS, AS DIRECTED BY ENGINEER.

CONCRETE CONSTRUCTION

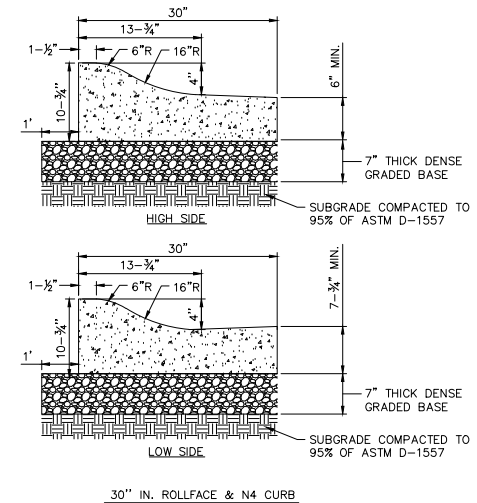
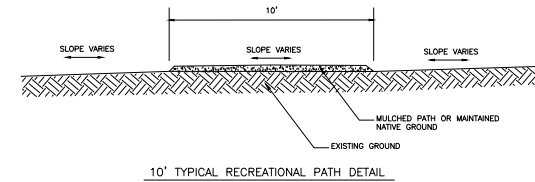
EXPANSION JOINTS ARE TO BE CONSTRUCTED AT ALL RADIUS POINTS IN CURB AND GUTTER ADJACENT TO ASPHALTIC PAVEMENT.

CONCRETE CURB AND GUTTER JOINT SPACING SHALL BE 10 FEET UNLESS AUTHORIZED BY THE ENGINEER.

ASPHALT CONSTRUCTION

A SAWED JOINT IS REQUIRED WHERE NEW ASPHALTIC CONCRETE SURFACES MEET EXISTING ASPHALTIC CONCRETE SURFACES.

TACK COAT SHALL BE PLACED AT AN APPLICATION RATE BETWEEN 0.050 AND 0.070 GALLONS PER SQUARE YARD AND WILL BE PLACED BETWEEN LAYERS OF ASPHALTIC PAVEMENT.



EROSION CONTROL NOTES

TEMPORARY DITCH CHECK – SEDIMENT LOGS TO BE USED. NO HAY/STRAW BALES SHALL BE USED. USE PRODUCT FROM WISDOT PAL LIST, CURRENT EDITION.

REMOVAL OF EROSION CONTROL DEVICES AND MOBILIZATION FOR SUCH REMOVAL, WILL BE INCIDENTAL TO THEIR RESPECTIVE ITEMS.

ANY DEVIATION FROM THESE NOTES BY THE CONTRACTOR MUST BE APPROVED BY ENGINEER.

CONTRACTOR MUST CONFORM WITH ANY STATE, FEDERAL, AND LOCAL PERMITS, ORDINANCES AND/OR REGULATIONS AND WITH THE CONDITIONS INCLUDED IN THIS PLAN SET. EROSION CONTROL MEASURES SHALL BE INSTALLED, MAINTAINED AND REMOVED IN CONFORMANCE WITH THE WISCONSIN DNR STORMWATER MANAGEMENT TECHNICAL STANDARDS, WITH THE DETAILS AND NOTES LISTED IN THIS PLAN SET, AND ADJUSTED TO FIT FIELD CONDITIONS ON AN AS NEEDED BASIS.

PROJECT PERMITS, APPROVED PROJECT PLANS, THE CONTRACTOR'S DAILY LOG BOOK, AND WEEKLY EROSION CONTROL INSPECTION REPORTS MUST BE KEPT ON SITE IN AN ACCESSIBLE LOCATION.

EROSION CONTROL MEASURES AS SPECIFIED IN PLANS SHALL BE INSTALLED PRIOR TO ANY GRADING OR LAND DISTURBANCE. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREAS THEY SERVE HAVE ESTABLISHED VEGETATIVE COVER (I.E. 80% VEGETATIVE GROWTH OR AS OTHERWISE AUTHORIZED BY REGULATORY AGENCIES). APPLY APPROPRIATE SOIL CONSERVATION MEASURES TO PROTECT PROJECT AREA AND ADJACENT LANDS. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION. EROSION CONTROL MEASURES INCLUDE BUT MAY NOT BE LIMITED TO SILT FENCE, EROSION EELS, TURBIDITY BARRIER, INLET PROTECTION, MULCHING, AND RAPID GROWTH VEGETATION.

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING OR ANY OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES SHALL BE INSPECTED AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE WDNOR STORMWATER MANAGEMENT TECHNICAL STANDARDS AND THE ENGINEER'S PLANS AND AS DEEMED NECESSARY BY THE REGULATORY AGENCIES. EROSION CONTROL MAINTENANCE WILL BE AN ONGOING PROCESS THROUGHOUT THE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A DAILY LOG BOOK ON SITE NOTING INSPECTION DATES AND TIMES, REPAIRS NECESSARY AND REPAIRS MADE. EROSION CONTROL MEASURES ARE TO BE IN WORKING AND EFFECTIVE CONDITION AT THE END OF EACH WORKING DAY.

TEMPORARY SEED: FOLLOW WISCONSIN DNR NR151 STANDARD FOR USE OF TEMPORARY SEED. TEMPORARY SEED SHALL BE USED WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS.

IF TEMPORARY STORAGE IS REQUIRED FOR ANY EXCESS SOIL OR SPOIL MATERIAL, PERIMETER CONTROL AND TEMPORARY STORAGE AND STABILIZATION WILL BE NECESSARY WITHIN 7 DAYS, PER WISCONSIN DNR TECHNICAL STANDARDS.

DEWATERING PLAN

TO FACILITATE CONSTRUCTION AT THE PROJECT SITE, DEWATERING MAY TAKE PLACE BY THE SELECTED CONTRACTOR. CONTRACTOR TO FOLLOW THESE INSTRUCTIONS WHILE PERFORMING DEWATERING ACTIVITIES ON-SITE.

NOTE: THESE INSTRUCTIONS DO NOT APPLY TO WATER BEING DISCHARGED DIRECTLY TO GROUNDWATER OR KARST FEATURES OR WELL DEWATERING SYSTEMS. CONTRACTOR SHALL COORDINATE ACCORDINGLY FOR OTHER DEWATERING ACTIVITIES AS DEEMED NECESSARY WITH THE WDNOR.

1. THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED WDNOR TECHNICAL STANDARD NUMBER 1061.
2. A PAN OR OTHER CONTAMINANT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS. OILS, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND, OR OTHER ON-SITE WATER AREAS.
3. A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 100 SQUARE FEET; HAS A MAXIMUM APPARENT OPENING SIZE OF 0.212 mm; HAS A GRAB TENSILE STRENGTH OF 300 LBS; MULLEN BURST OF 580 PSI; PERMEABILITY OF 0.2 CM/SEC; FABRIC WEIGHT OF 12 OZ SHALL BE USED. THE GEOTEXTILE BAG AREA AND DOWNGRADE FLOW AREA SHALL CONSIST OF VEGETATED AND UNDISTURBED SOILS.
4. POLYMER APPROVED BY THE WDNOR MEETING WDNOR TECHNICAL STANDARD 1051 MAY BE USED IN COMBINATION WITH THE DEWATERING BAG IF THE DEWATERING BAG IS NOT DOING AN ADEQUATE JOB ALONE OF FILTERING SEDIMENTS. THE CONTRACTOR SHALL SUPPLY TOXICITY TESTING DATA TO THE WDNOR BEFORE USE ON-SITE FOR WDNOR APPROVAL. POLYMER SHALL NOT BE DIRECTLY APPLIED TO SURFACE WATER. CONTRACTOR SHALL OBTAIN THE POLYMER MATERIAL SAFETY DATA SHEETS (MSDS) FOR THE SELECTED POLYMER. MANUFACTURER'S INFORMATION AND WDNOR USE RESTRICTIONS (SEE TECHNICAL STANDARD 1051) AND KEEP ALL THIS INFORMATION ON-SITE. CONTRACTOR SHALL ADHERE TO MANUFACTURER AND WDNOR'S APPLICATION RATES FOR THE POLYMER. THE APPLICATION RATE SHALL NOT EXCEED THE WDNOR USE RESTRICTION, EVEN IF THIS IS THE RECOMMENDED RATE BY THE MANUFACTURER. THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED. THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.
5. A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.
6. A FLOATING SUCTION HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCKING SEDIMENT FROM GRADE.
7. IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE BAG. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR DETERMINING THE SEDIMENT CAPACITY OF THE GEOTEXTILE BAG USING GOOD COMMON SENSE. SEDIMENT LEVELS CONTAINED IN THE BAG SHALL BE MONITORED TO MEASURE THE LOSS OF STORAGE CAPACITY OVER TIME. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEXTILE BAG IN A WASTE RECEPTACLE ONCE IT IS NO LONGER USED.
8. DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:
 - A. DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
 - B. OBSERVED WATER TABLE AT TIME OF DEWATERING.
 - C. MAINTENANCE ACTIVITIES
 - D. NAME AND QUANTITY OF POLYMER USED. PRODUCT TYPE.
 - E. APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER.
 - F. DATE AND TIME APPLIED.
 - G. WEATHER CONDITIONS DURING APPLICATION.
 - H. METHOD OF APPLICATION.

THIS LOG NEEDS TO BE KEPT ON SITE FOR WDNOR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND MADE AVAILABLE UPON REQUEST.

REVIEW THE FOLLOWING FOR MORE INFORMATION:

WDNOR TECHNICAL STANDARD 1061 FOR DEWATERING –
https://dnr.wi.gov/runoff/pdf/stormwater/techstds/erosion/Dewatering_1061.pdf

WDNOR TECHNICAL STANDARD 1051 FOR POLYMER –
https://dnr.wi.gov/runoff/pdf/stormwater/techstds/erosion/Dewatering_1061.pdf

EROSION CONTROL MEASURES

1. CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST WDNOR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT: <https://dnr.wi.gov/runoff/pdf/stormwater/techstds.htm>
2. INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE PHASED IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS PER WDNOR TECHNICAL STANDARD 1060 AS FOLLOWS:
 - A. ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION, GEOTEXTILE FABRIC, TYPE FF IN THE CURRENT EDITION OF THE WDNOR PRODUCT ACCEPTABILITY LIST, TO OBTAIN THE PAL, PLEASE REFER TO THIS WEBSITE: <https://www.doi.wisconsin.gov/business/engineers/pal.htm>
 - B. INLET PROTECTION SHALL BE AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF ½ INCH OR GREATER DURING A 24-HOUR PERIOD.
 - C. PLACEMENT OF SPOIL MATERIAL, DEBRIS, SOILS, ETC. ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS STRICTLY DISCOURAGED AND PROHIBITED.
 - D. SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO ½ THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING PER MANUFACTURER'S SPECIFICATIONS. ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.
 - E. DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLETS/CATCH BASINS AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET/CATCH BASIN SHALL BE REMOVED AND PROPERLY DISPOSED OF PER NOTE D ABOVE.
 - F. INLET FILTERS MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, HAULING OR MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED, UNLESS AS OTHERWISE NOTIFIED BY THE WDNOR.
3. THE CONSTRUCTION SITE PERIMETER SHALL BE PROTECTED AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT-LADEN SHEET FLOW RUNOFF FROM THE CONSTRUCTION SITE PER WDNOR TECHNICAL STANDARD 1056. SEDIMENT LOGS MAY BE USED IN LIEU OF SILT FENCE:
 - A. SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE AS SHOWN ON THE PLAN SHEET.
 - B. INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
 - C. SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL OR WOOD SUPPORT POSTS.
 - D. THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 8 FEET.
 - E. SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.
 - F. WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A POST. THE POSTS SHALL BE WRAPPED AROUND EACH OTHER TO PRODUCE A STABLE AND SECURE JOINT OR SHALL BE OVERLAPPED THE DISTANCE BETWEEN TWO POSTS.
 - G. A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
 - H. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4 INCH WIDE BY 6 INCH DEEP TRENCH, OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED ANY WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
 - I. ON THE TERMINAL ENDS OF THE SILT FENCE THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.
 - J. GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1056.
 - K. SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.
 - L. WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEM BY AVOIDING COMPACTION AND ROOT CUTTING WITHIN 1.5 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.
 - M. THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.
 - N. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.
 - O. DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
 - P. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ½ THE HEIGHT OF THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.
4. DITCH CHECKS ARE TO BE USED TO REDUCE THE VELOCITY OF WATER FLOWING IN CHANNELS AS SHOWN IN THE PLANS. DITCH CHECKS SHALL BE CONSTRUCTED FROM ENGINEERED PRODUCTS FOUND ON THE WISCONSIN DEPARTMENT OF TRANSPORTATION EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL). DITCH CHECKS ARE TO BE INSTALLED IN THE AREAS SHOWN IN THE PLANS PER WDNOR TECHNICAL STANDARD 1062 AS FOLLOWS:
 - A. DITCH CHECKS ARE TO BE INSTALLED TO A MINIMUM HEIGHT OF 10 INCHES AND SHALL NOT EXCEED A MAXIMUM HEIGHT OF 16 INCHES FOR MANUFACTURED OR BIODEGRADABLE MATERIALS.
 - B. DITCH CHECKS MUST BE INSTALLED WITH THE CENTER LOWER THAN THE SIDES FORMING A WEIR. IF THIS IS NOT DONE, STORMWATER FLOWS ARE FORCED TO THE EDGE OF THE DITCH CHECK, THUS PROMOTING SOIL, OR OUT OF THE CHANNEL CAUSING EXCESSIVE EROSION.
 - C. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY TWO FEET OF DROP IN THE CHANNEL.
 - D. DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTANT PONDING WILL NOT CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.
 - E. DITCH CHECKS SHALL BE UTILIZED DURING ROUGH GRADING AND SHALL BE REMOVED ONCE THE FINAL GRADING AND CHANNEL STABILIZATION IS APPLIED.
 - F. CHANNEL EROSION MAT SHALL BE PLACED AT THE BASE OF THE DITCH CHECK, AND EXTENDED A MINIMUM OF 6 FEET, TO PREVENT SCOUR AND WASHING OUT OF THE TOE OF THE DITCH CHECK.
 - G. DITCH CHECKS INSTALLED IN GRASS LINED CHANNELS MAY KILL THE VEGETATION IF WATER IS PONDED FOR EXTENDED PERIODS. PROPER MAINTENANCE IS REQUIRED TO KEEP AREAS ABOVE AND BELOW THE DITCH CHECK STABILIZED.

5. SEEDING AND MULCHING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY SEEDING APPLIES TO DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND-DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 7 CALENDAR DAYS, REQUIRING VEGETATIVE COVER FOR LESS THAN ONE YEAR. SEED AND MULCH SHALL BE UTILIZED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER WDNOR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:

- A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.
 - B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.
 - C. THE SOIL SHALL HAVE A PH RANGE OF 5.5 TO 8.0.
 - D. ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATCP 20.01 REGARDING NOXIOUS WEED SEED CONTENT AND LABELING.
 - E. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.
 - F. IN THE SUMMER-SPRING, CONTRACTOR SHALL USE OATS APPLIED AT 131 LBS/ACRE FOR TEMPORARY SEEDING PURPOSES. IN THE FALL THE CONTRACTOR SHALL USE ANNUAL RYEGRASS APPLIED AT 80 LBS/ACRE OR WINTER WHEAT APPLIED AT 131 LBS/ACRE. THE CONTRACTOR SHALL USE STRAW MULCH APPLIED AT 1.5 TONS/ACRE. DORMANT SEED SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 53 DEGREES FAHRENHEIT (TYPICALLY NOV. 1 UNTIL SNOW COVER ANNUALLY). NEVER PLACE SEED ON TOP OF SNOW. IF COVER IS NEEDED AFTER SNOW FALL, CONTRACTOR MAY CHOOSE TO USE A DRY, NONTOXIC TYPE B SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE WDNOR.
 - G. SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.
 - H. CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.
 - I. DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEEDDED AND MULCHED SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON UNTIL VEGETATION IS DENSELY ESTABLISHED OR THE SOD IS LAID. REPAIR AND RESEED AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.
 - J. CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDDED AS MUCH AS POSSIBLE. RE-SEED DRIVEN OVER AREAS AS NEEDED.
 - K. MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.
 - L. MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEMENT OF MULCH.
 - M. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.
 - N. DEPENDING ON DURATION OF CONSTRUCTION, THE CONTRACTOR MAY NEED TO RE-SEED AND RE-STABILIZE THE TOPSOIL STOCKPILE AS NECESSARY TO DISCOURAGE SEDIMENT AND EROSION.
6. A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.
 7. CONTRACTOR SHALL INSPECT AND MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY. ANY SEDIMENT REMOVAL OR REPAIR OF FAILING PRACTICE MUST BE CORRECTED IMMEDIATELY.
 8. TRACING PAD(S) IS/ARE ANTICIPATED FOR THE COMPLETION OF THIS CONTRACT. LOCAL ROADS SHALL BE KEPT CLEAN AND SWEEP AT THE END OF EACH WORKDAY IF SEDIMENT ACCUMULATES.

REGIONAL UTILITY CONTACTS –FOR INFORMATIONAL PURPOSES ONLY

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TIME WARNER CABLE

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CALL DIGGERS HOTLINE

1–800–242–8511

TOLL FREE

TELEFAX 1–800–338–3860

TDD(FOR HEARING IMPAIRED)1–800–542–2289

WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS



7711 N. Port Washington Road
Milwaukee, Wisconsin 53217

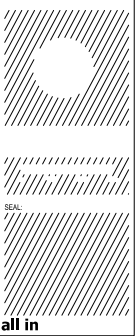
kapurinc.com

PROJECT:
SYMPHONY BAY PHASE 7
LOCATION:
CITY OF LAKE GENEVA, WI

CLIENT:
FAIRWYN

RELEASE:
CONSTRUCTION SET

REVISIONS		
#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITAL
2	11/1/22	CITY SUBMITAL
3	11/1/22	CITY SUBMITAL



SHEET:
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PROJECT NUMBER: 15.0001.07
DATE: 9-1-2022
SHEET NUMBER:

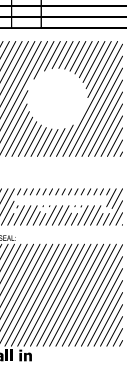
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PROJECT:
SYMPHONY BAY
PHASE 7
LOCATION:
CITY OF LAKE
GENEVA, WI

CLIENT:
FAIRWYN

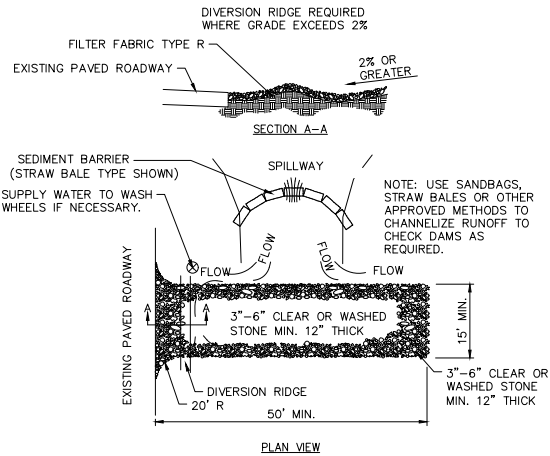
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CONSTRUCTION
SET

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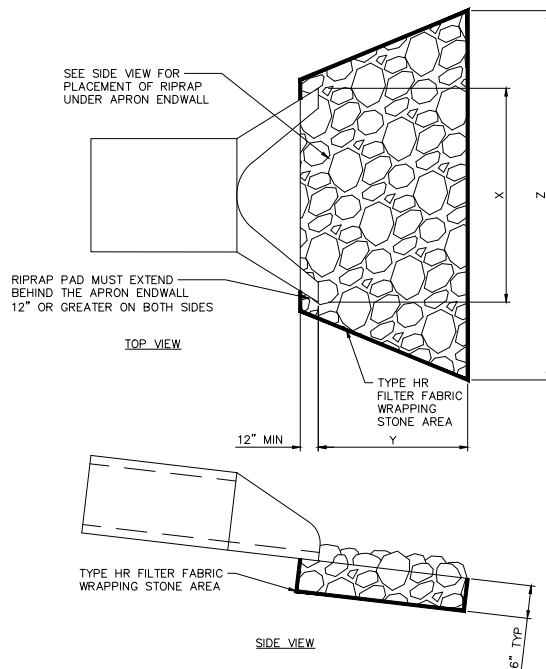


SHEET:
DETAILS
PROJECT MANAGER: DMJ
PROJECT NUMBER: 15.0201.07
DATE: 9-1-2022

SHEET NUMBER:
1.4



STONE TRACKING MAT



ENERGY DISSIPATOR

GENERAL NOTES:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3- TO 6-INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE & DIMENSIONS SHOWN ON THE PLANS & GRADE TO CREATE A SMOOTH SURFACE.

THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS & IN ANY CASE SHALL NOT BE LESS THAN 15 FEET WIDE.

THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.

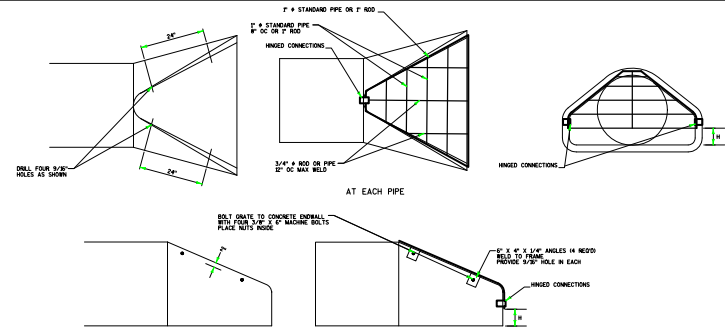
LOCATE CONSTRUCTION ENTRANCES & EXITS TO LIMIT SEDIMENT LEAVING THE SITE & TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES & ENTRANCES AT CURVES IN PUBLIC ROADS.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.

PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, DESIGNATE AN AREA WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



GRATE BAR SIZES
(STANDARD DESIGN)

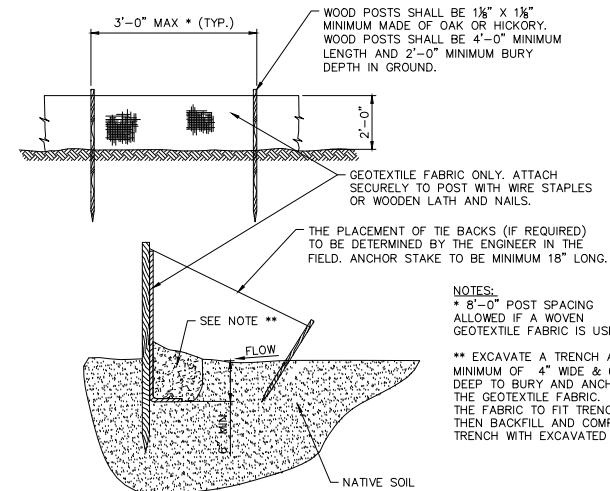
PIPE SIZE	HOLE DIAMETER REQUIRED	BOLT DIAMETER	BAR SIZE
12" - 24"	3/4"	5/8"	5/8"
27" - 48"	7/8"	3/4"	3/4"
54" - 90"	1 1/8"	1"	1"
22" - 29"	3/4"	5/8"	5/8"
36" - 59"	7/8"	3/4"	3/4"
65" - 85"	1 1/8"	1"	1"

BOLT LENGTH = PIPE WALL THICKNESS + 2 1/2"

GRATE CLEARANCE HEIGHT

PIPE SIZE	H	PIPE SIZE	H
12"	2 1/2"	22" - 29"	4"
15"	3"	36" - 44"	5"
18" - 24"	4"	51" - 65"	6"
27" - 36"	5"	73" - 85"	7"
42" - 54"	6"		
60" - 72"	7"		
78" - 90"	8"		

PIPE GRATE

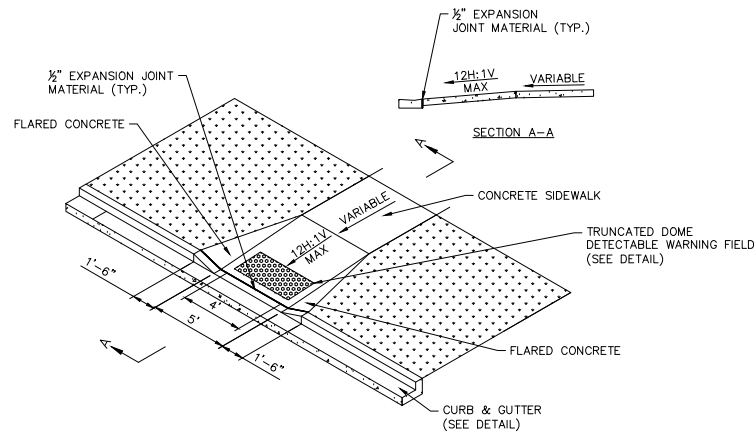


SILT FENCE

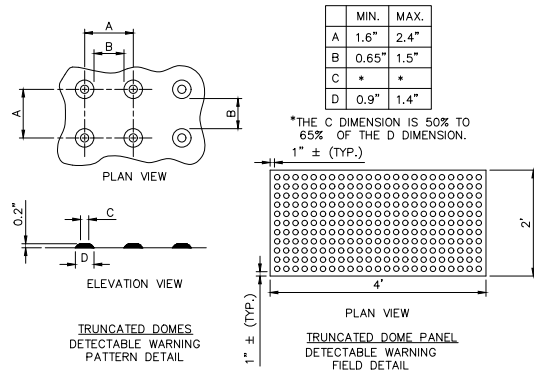
DIA (INCH)	X (INCH)	Y (INCH)	Z (INCH)
12	24	120	48
15	30	120	60
18	36	120	60
21	42	120	72
24	48	120	72
27	54	120	81
30	60	120	90
36	72	120	108
42	78	120	120
48	84	120	120
54	90	120	150
60	96	120	162
66	102	120	174
72	108	120	186

NOTES:

- 1) STANDARD SPECIFICATION SHALL APPLY TO ALL INSTALLATIONS.
- 2) PIPES 36" AND GREATER SHALL HAVE JOINT TIES.
- 3) PIPES 36" OR GREATER SHALL HAVE 50% OF THE RIPRAP PAD PLACED WITH A SLURRY GROUT MIX ON AN UNEVEN RIPRAP SURFACE.
- 4) TWIN APRON INSTALLATIONS SHALL BE GOVERNED BY THE OUTSIDE DIMENSIONS OF A SINGLE PIPE.
- 5) MEDIUM RIPRAP d50 - 50% SHALL BE LARGER THAN 6" MINIMUM DIAMETER.



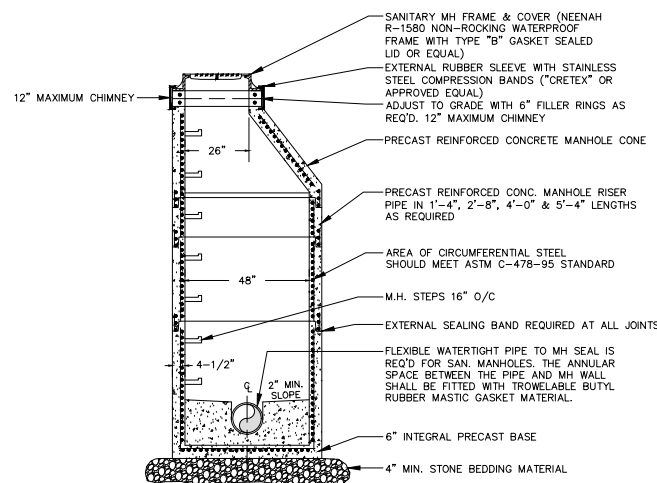
ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD



GENERAL NOTES

TRUNCATED DOME DETECTABLE WARNING FIELD SHALL CONSIST OF CAST IRON OR STAINLESS STEEL PLATES WITH A FEDERAL YELLOW POWDER-COATED FINISH, SUCH AS THOSE MANUFACTURED BY NEENAH FOUNDRY. IF 24"x48" PLATES ARE NOT AVAILABLE, TWO 24"x24" PLATES SHALL BE USED. THE DETECTABLE WARNING FIELD SHALL BE LOCATED SO THAT IT IS CENTERED IN THE CURB RAMP WITH THE EDGE NEAREST THE BACK OF CURB A MINIMUM OF 6" AND A MAXIMUM OF 8" AWAY FROM THE BACK OF CURB. IN LOCATIONS WHERE THE RAMP IS SKEWED TO THE CURB, THE DETECTABLE WARNING FIELD IS TO RUN PERPENDICULAR TO THE DIRECTION OF TRAVEL, WITH THE EDGE NEAREST THE BACK OF CURB 4" AWAY FROM THE BACK OF CURB.

PAINTED TRUNCATED DOME DETECTABLE WARNING FIELD



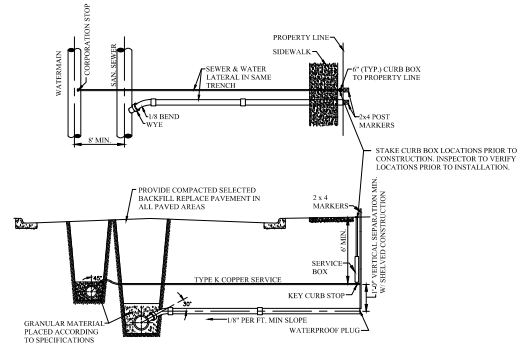
SANITARY MANHOLE DETAIL

SANITARY MANHOLE NOTES:

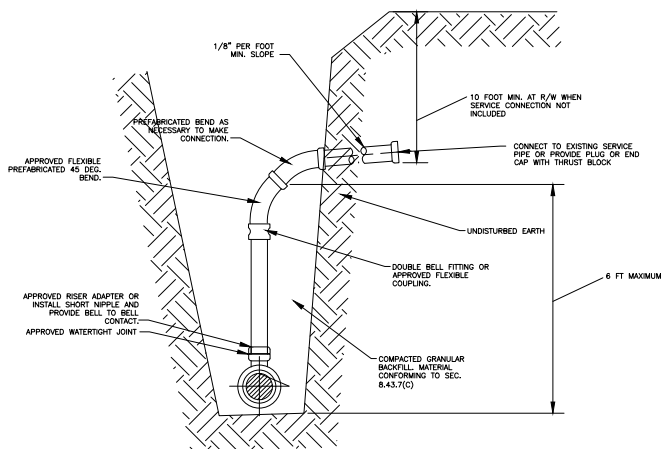
- 1.) PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
- 2.) CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
- 3.) JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
- 4.) 4" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.
- 5.) SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS.

PROJECT:	SYPHONY BAY PHASE 7												
LOCATION:	CITY OF LAKE GENEVA, WI												
CLIENT:	FAIRWYN												
RELEASE:	CONSTRUCTION SET												
REVISIONS:	<table border="1"> <thead> <tr> <th>#</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>9/1/22</td> <td>CITY SUBMITAL</td> </tr> <tr> <td>2</td> <td>11/1/22</td> <td>CITY SUBMITAL</td> </tr> <tr> <td>3</td> <td>11/1/22</td> <td>CITY SUBMITAL</td> </tr> </tbody> </table>	#	DATE	DESCRIPTION	1	9/1/22	CITY SUBMITAL	2	11/1/22	CITY SUBMITAL	3	11/1/22	CITY SUBMITAL
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2	11/1/22	CITY SUBMITAL											
3	11/1/22	CITY SUBMITAL											
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SHEET:	DETAILS
PROJECT MANAGER:	DMJ
PROJECT NUMBER:	15.0201.07
DATE:	8-1-2022
SHEET NUMBER:	1.5



SEWER LATERALS < 14' DEEP AND WATER LATERAL CONNECTION NTS



SEWER LATERALS > 14' DEEP CONNECTION NTS

LOT #	GRADE AT INV OF SEWER	FINISH GRADE AT ROW	SANITARY MAIN DIA. INCHES	LATERAL LENGTH FT	IE @ ROW	FYG	TF	LATERAL INVERT AT MAIN AFTER WYE	RISER HEIGHT	ELEVATION AT RISER	SLOPE	NOTES
700	870.20	893.32	8.00	30.0	883.3	894.5	895.1	871.04	11.00	882.37	3.10%	
701	870.50	892.44	8.00	30.1	883.3	894.2	894.9	871.33	11.00	882.67	2.21%	
702	870.74	891.75	8.00	30.0	882.6	893.5	891.1	871.88	10.00	881.91	2.23%	
703	870.98	890.99	8.00	30.1	881.8	892.7	893.4	871.82	9.00	881.15	2.24%	
704	871.20	890.24	8.00	30.1	881.1	892.0	892.6	872.04	8.00	880.37	2.29%	
705	871.48	889.57	8.00	35.5	880.4	891.3	891.9	872.31	7.00	879.64	2.13%	
706	871.65	888.94	8.00	37.9	879.7	890.6	891.3	872.48	6.00	878.81	2.31%	
707	871.85	888.25	8.00	32.9	878.9	890.0	890.7	872.68	5.00	878.02	2.39%	
708	872.09	887.60	8.00	26.7	878.1	889.4	890.0	872.92	4.00	877.26	3.25%	
709	872.27	887.03	8.00	30.0	878.0	888.7	889.4	873.11	4.00	877.44	1.77%	
710	872.47	886.48	8.00	30.0	877.2	888.1	888.7	873.31	3.00	876.64	2.02%	
711	872.54	886.42	8.00	30.0	876.6	887.8	888.4	873.38	2.00	875.71	3.03%	
712	872.89	886.09	8.00	30.0	877.0	888.1	888.8	873.72	2.00	876.06	3.01%	
713	873.17	886.78	8.00	30.0	877.1	888.1	888.8	874.01	2.00	876.34	2.98%	
714	873.37	886.21	8.00	30.0	877.1	887.9	888.6	874.21	2.00	876.54	1.91%	
715	873.57	885.54	8.00	30.0	876.4	887.3	887.9	874.41	1.00	875.74	2.18%	
716	873.78	885.12	8.00	31.2	875.5	886.6	887.3	874.61	0.00	N/A	2.89%	
717	874.78	886.53	8.00	30.0	876.2	886.9	887.5	875.01	0.00	N/A	2.02%	
718	874.81	886.03	8.00	30.0	876.2	886.6	887.5	875.04	0.00	N/A	1.95%	
719	875.23	886.79	8.00	30.0	877.1	888.1	888.8	876.06	0.00	N/A	3.48%	
720	875.76	886.87	8.00	30.0	877.1	888.1	888.8	876.09	0.00	N/A	3.47%	
721	875.68	889.04	8.00	30.0	878.6	889.4	890.0	876.51	1.00	877.84	2.45%	
722	875.71	888.13	8.00	30.0	878.6	889.4	890.0	876.55	1.00	877.88	2.38%	
723	877.22	889.31	8.00	30.0	879.6	890.7	891.3	878.55	1.00	N/A	3.39%	
724	877.81	889.39	8.00	30.0	879.7	890.7	891.3	878.64	0.00	N/A	3.42%	
725	879.10	890.57	8.00	30.0	880.9	891.9	892.6	879.93	0.00	N/A	3.35%	
726	879.19	890.65	8.00	30.0	881.0	891.9	892.6	880.07	0.00	N/A	3.18%	
727	880.48	891.83	8.00	30.0	882.2	893.2	893.8	881.31	0.00	N/A	3.10%	
728	880.57	892.3	8.00	30.0	882.3	893.2	893.8	881.41	0.00	N/A	2.93%	
729	881.88	893.01	8.00	33.9	883.7	894.5	895.2	882.71	0.00	N/A	2.81%	
730	882.07	893.13	8.00	34.6	883.7	894.5	895.2	882.85	0.00	N/A	2.54%	
731	895.77	907.37	8.00	30.0	897.5	908.4	909.0	896.60	0.00	N/A	2.94%	
732	895.96	907.44	8.00	29.8	897.6	908.4	909.0	896.79	0.00	N/A	2.90%	
733	896.34	907.77	8.00	28.1	898.1	909.0	909.7	897.08	2.00	898.41	2.97%	
737	898.22	901.46	8.00	30.0	899.2	903.4	904.0	899.06	1.00	891.39	2.88%	
738	887.29	899.67	8.00	30.0	890.3	901.7	902.3	888.17	1.00	889.45	2.77%	
739	885.40	897.57	8.00	30.0	888.6	900.3	901.0	886.73	1.00	887.57	3.45%	
740	883.47	895.53	8.00	25.3	888.1	893.7	899.9	884.75	3.00	887.58	2.72%	
741	881.31	892.59	8.00	30.0	884.2	895.0	895.7	882.15	1.00	883.48	2.83%	
742	881.22	892.50	8.00	30.0	884.1	895.0	895.7	882.05	1.00	883.39	2.51%	
743	879.80	891.20	8.00	30.0	881.5	892.4	893.1	880.63	0.00	N/A	2.98%	
744	879.70	891.12	8.00	30.0	881.5	892.4	893.1	880.54	0.00	N/A	3.15%	
745	878.41	889.94	8.00	30.0	880.2	891.2	891.8	879.25	0.00	N/A	3.22%	
746	878.32	889.86	8.00	30.0	880.2	891.2	891.8	879.16	0.00	N/A	3.29%	
747	877.06	889.71	8.00	30.0	878.9	889.9	890.6	877.90	0.00	N/A	3.41%	
748	875.88	888.60	8.00	30.0	879.0	889.9	890.6	876.71	1.00	878.05	3.07%	
749	875.46	887.42	8.00	30.0	877.5	888.7	889.3	876.29	0.00	N/A	4.07%	
750	875.43	887.34	8.00	30.0	877.5	888.7	889.3	876.26	0.00	N/A	4.12%	
751	875.00	886.18	8.00	30.0	876.6	887.4	888.1	875.84	0.00	N/A	2.59%	
752	874.97	886.08	8.00	30.0	876.6	887.4	888.1	875.81	0.00	N/A	2.65%	
753	874.55	884.89	8.00	30.0	875.8	886.8	887.4	875.39	0.00	N/A	1.45%	
754	874.50	884.71	8.00	31.3	875.8	886.8	887.4	875.33	0.00	N/A	1.51%	
755	874.13	885.60	8.00	30.0	876.0	887.3	887.9	874.96	0.00	N/A	3.49%	
756	874.31	885.56	8.00	30.0	875.8	886.7	887.3	875.14	0.00	N/A	2.21%	
757	874.62	885.94	8.00	30.0	876.2	887.2	887.9	875.46	0.00	N/A	2.65%	
758	874.97	886.43	8.00	30.0	876.7	887.8	888.5	875.80	0.00	N/A	3.01%	
759	875.32	887.03	8.00	30.0	877.2	888.4	889.1	876.15	0.00	N/A	3.42%	
760	875.67	887.63	8.00	30.0	877.7	889.0	889.7	876.50	0.00	N/A	3.81%	
761	877.09	888.23	8.00	30.0	878.7	889.6	890.3	877.93	0.00	N/A	2.48%	
762	877.67	888.83	8.00	30.0	879.2	890.1	890.7	878.50	0.00	N/A	2.88%	
763	878.24	889.43	8.00	30.0	879.8	890.7	891.3	879.07	0.00	N/A	2.32%	
764	878.81	890.07	8.00	30.0	880.5	891.5	892.2	879.45	0.00	N/A	2.78%	
765	879.45	891.30	8.00	30.0	882.4	893.5	894.1	880.28	1.00	881.62	2.67%	
766	879.85	892.40	8.00	28.8	883.6	894.7	895.3	880.69	2.00	883.02	2.35%	
767	881.84	893.61	8.00	30.0	884.7	895.7	896.4	882.67	1.00	884.00	2.42%	
768	883.04	894.91	8.00	29.1	886.2	897.1	897.7	884.94	1.00	885.57	2.15%	
769	884.86	896.26	8.00	30.0	887.9	898.9	899.6	885.69	1.00	887.02	2.77%	
770	886.84	898.17	8.00	30.0	889.9	901.0	901.7	887.68	1.00	889.01	2.95%	
771	886.95	898.27	8.00	30.0	888.8	900.0	900.7	887.78	0.00	N/A	3.38%	
772	884.99	896.39	8.00	30.0	886.9	898.3	898.9	885.82	0.00	N/A	3.71%	
773	882.52	893.9	8.00	31.9	883.9	893.3	893.9	883.66	1.00	885.69	3.69%	
774	878.30	889.49	8.00	30.0	880.0	891.3	891.9	879.13	0.00	N/A	2.96%	
775	878.14	889.68	8.00	50.1	880.2	891.1	891.8	878.97	0.00	N/A	2.40%	
776	878.22	889.29	8.00	47.0	880.4	891.0	891.7	879.06	0.00	N/A	2.81%	
777	878.05	889.78	8.00	58.3	880.0	890.8	891.4	878.88	0.00	N/A	1.88%	
778	878.22	889.63	8.00	30.0	880.3	891.3	891.9	879.16	2.00	879.38	2.11%	
779	872.33	886.51	8.00	30.0	877.2	888.2	888.9	873.16	3.00	876.50	2.99%	
780	872.59	887.38	8.00	30.9	878.5	889.5	890.2	873.43	4.00	877.76	2.14%	
781	872.63	888.79	8.00	22.6	880.2	891.1	891.7	872.41	7.00	879.80	1.92%	
782	870.10	890.12	8.00	30.0	881.0	892.0	892.7	870.93	9.00	880.27	2.48%	
783	870.36	890.36	8.00	23.9	882.0	893.8	894.4	871.20	10.00	881.53	1.71%	
784	870.60	891.71	8.00	23.9	882.3	893.0	893.7	871.43	10.00	881.77	1.23%	

SANITARY SEWER LATERALS TABLE

7711 N. Port Washington Road
Milwaukee, Wisconsin 53217

kapurinc.com

PROJECT:

SYMPHONY BAY
PHASE 7

LOCATION:

CITY OF LAKE
GENEVA, WI

CLIENT:

FAIRWYN

RELEASE:

CONSTRUCTION
SET

REVISIONS:

#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITAL
2	11/1/22	CITY SUBMITAL
3	11/1/22	CITY SUBMITAL

all in

SHEET:

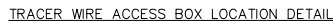
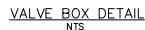
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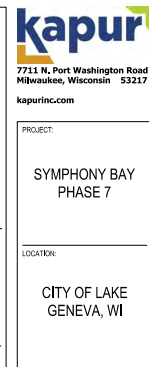
PROJECT MANAGER: DMJ

PROJECT NUMBER: 15.0201.07

DATE: 8-1-2022

SHEET NUMBER:







PROJECT:
**SYMPHONY BAY
PHASE 7**

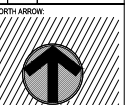
LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

REVISIONS:

#	DATE	DESCRIPTION
1	9/1/20	CITY SUBMITAL
2	11/1/22	CITY SUBMITAL
3	11/1/22	CITY SUBMITAL



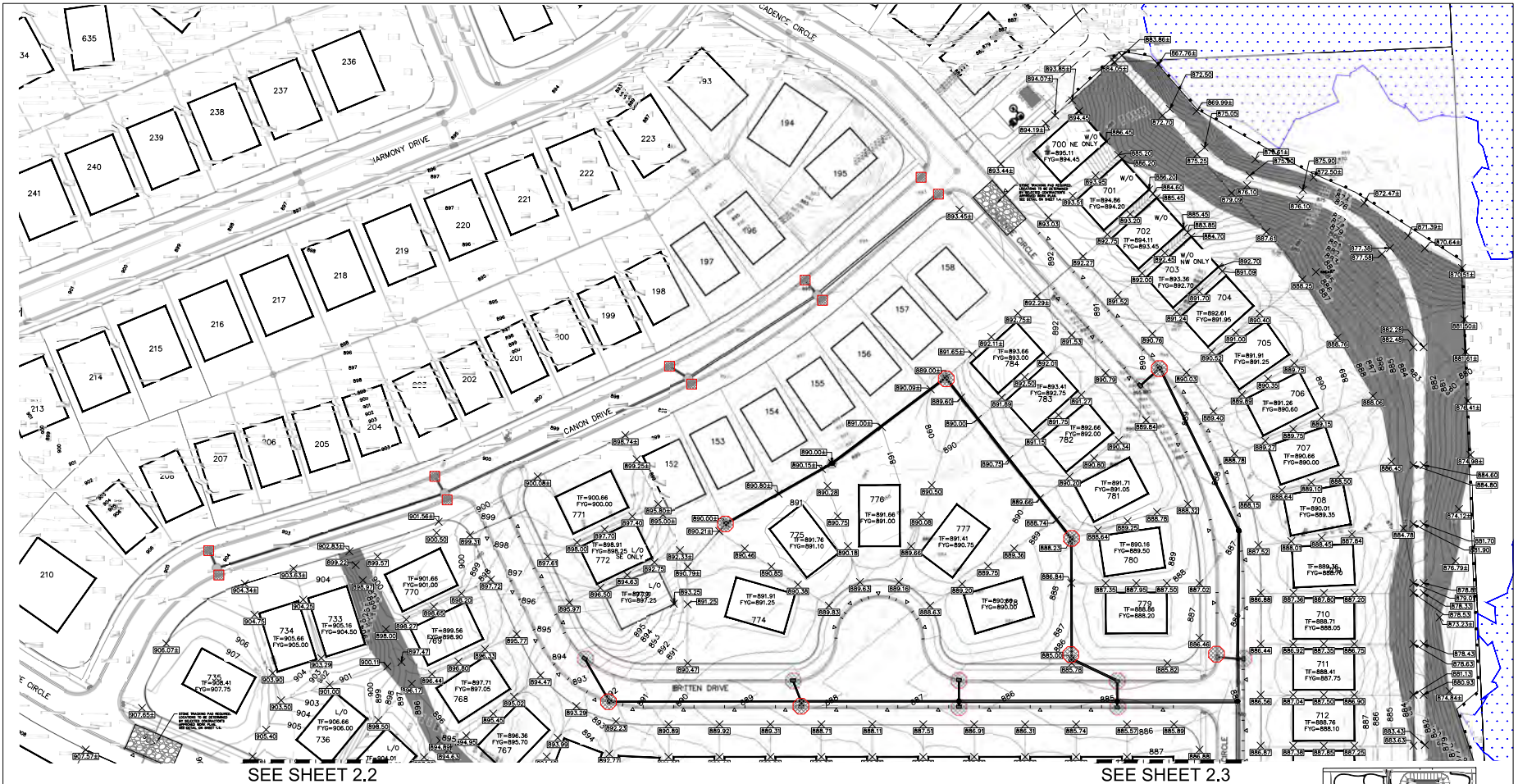
SCALE: 1" = 50'

all in

SHEET:
**GRADING AND
EROSION
CONTROL PLAN**

PROJECT MANAGER: DMJ
PROJECT NUMBER: 15.001.07
DATE: 9-1-2022

SHEET NUMBER:
2.1



SEE SHEET 2.2

SEE SHEET 2.3

GRADING LEGEND

---	EXISTING CONTOUR MINOR
---	EXISTING CONTOUR MAJOR
---	PROPOSED CONTOUR MINOR
---	PROPOSED CONTOUR MAJOR
---	LOT CERT. ELEVATION
---	PROPOSED FINISHED GRADE/ MIN. TOP OF FOUNDATION WALL
---	LOOKOUT (FYG-4) (WALKOUT (FYG-9))

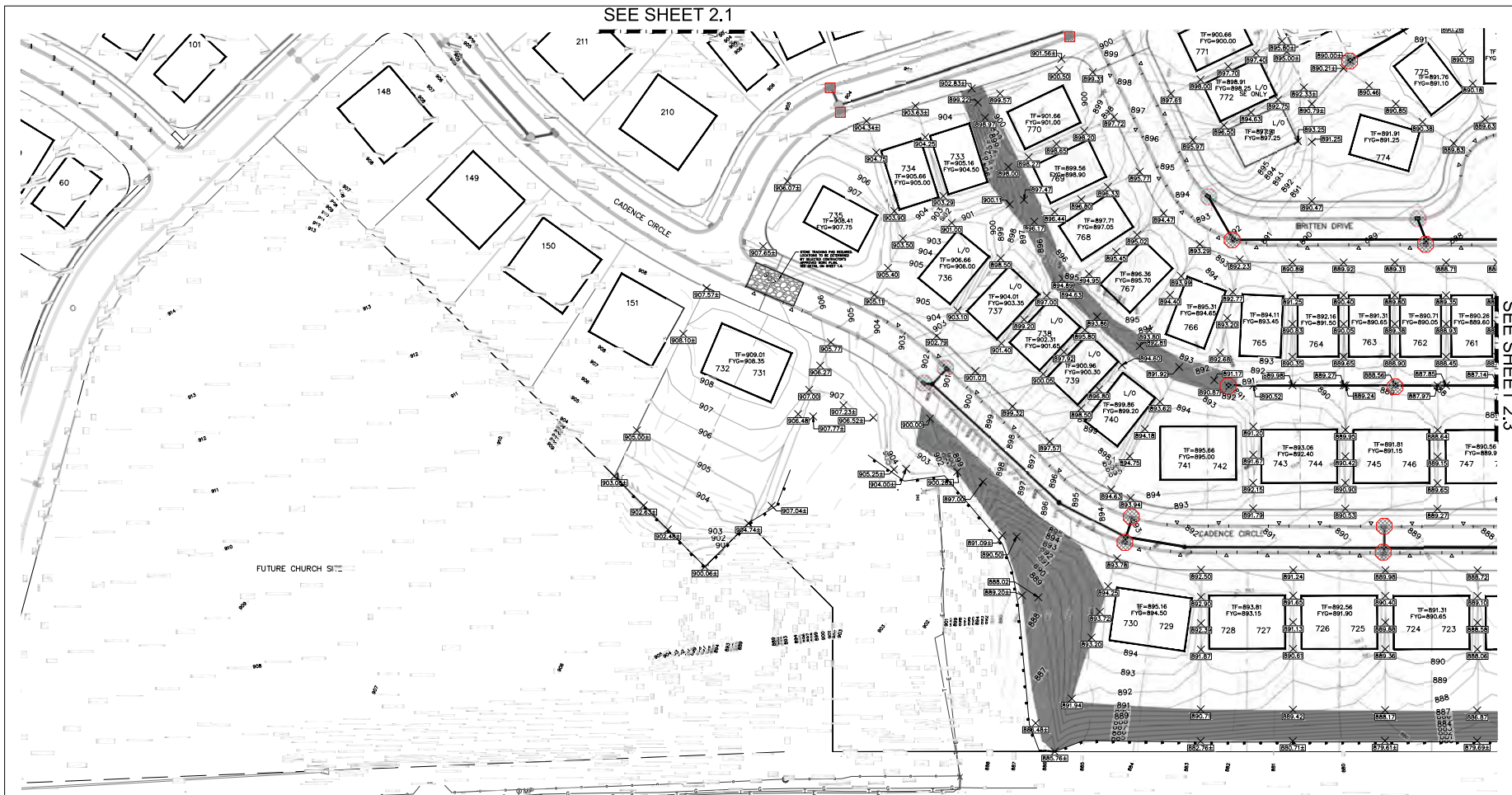
EROSION CONTROL LEGEND

---	CLASS I, TYPE B EROSION MATTING SEE DETAIL SHEET 1.3
---	EXISTING INLET PROTECTION, SEE DETAIL SHEET 1.3
---	PROPOSED INLET PROTECTION, SEE DETAIL SHEET 1.3
---	SILT SOCK DITCH CHECK, SEE DETAIL SHEET 1.3
---	SILT FENCE, SEE DETAIL SHEET 1.2
---	MEDIUM DUTY RIPRAP, SEE DETAIL SHEET TD-5

1. ALL RECOMMENDED GRADING IS TO FINISHED THIRD GRADE.
2. FINISHED FLOOR ELEVATION = FFG + 1' (1'1.7" VARIES).
3. TOP OF FOUNDATION WALL ELEVATION = FFG + 4'.
4. GRADING IS SUBJECT TO CHANGE DEPENDING ON LOCATION OF HOUSE AND LOT CONTOURS UNDER ENGINEER'S SUPERVISION.
5. ALL EXISTING DRAINAGE CHANNELS SHALL BE MAINTAINED TO THE TIME OF CURB PLACEMENT.
6. ALL EXISTING SITE FIELD DRAINAGE TILES WHICH ARE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED, REDUCED AND/OR CONNECTED TO THE PROPOSED STORM DRAIN SYSTEM.
7. ALL PROPOSED STORM DRAIN TILES SHALL BE INSTALLED AND NOTIFIED THE CITY OF LAKE GENEVA EACH TIME A DRAIN TILE IS ENCOUNTERED DURING CONSTRUCTION.
8. ALL PROPOSED HOUSE PAD AREAS SHOULD BE LEFT LOWERS THAN FINISHED GRADE AT THE CONSTRUCTION COMPLETION.
9. ALL PROPOSED STORM CATCH BASINS TO BE PROTECTED PER DETAIL.

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING. IF ANY EROSION CONTROL MEASURES ARE NOT INSTALLED OR ARE NOT MAINTAINED, THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND MEASUREMENTS. A DAILY LOG BOOK, THE DAILY LOG BOOK, AND THE PROPOSED EROSION CONTROL PLAN, AND WHERE PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A HANDBOOK, WITHIN THE CONSTRUCTION AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS DERIVED IN THE PLANS.



GRADING LEGEND

---	EXISTING CONTOUR MINOR
---	EXISTING CONTOUR MAJOR
---	PROPOSED CONTOUR MINOR
---	PROPOSED CONTOUR MAJOR
---	LOT CERT. ELEVATION
---	PROPOSED FINISHED GRADE/
---	MIN. TOP OF FOUNDATION WALL
L/O W/O	LOOKOUT (FYG=4) [WALKOUT (FYG=9)]

EROSION CONTROL LEGEND

---	CLASS I, TYPE B EROSION MATTING
---	SEE DETAIL SHEET 1.3
---	EXISTING INLET PROTECTION, SEE DETAIL SHEET 1.3
---	PROPOSED INLET PROTECTION, SEE DETAIL SHEET 1.3
---	SILT SOCK DITCH CHECK, SEE DETAIL SHEET 1.3
---	SILT FENCE, SEE DETAIL SHEET 1.2
---	MEDIUM DUTY RIPRAP, SEE DETAIL SHEET TD-5

1. ALL RECOMMENDED GRASSES ARE TO FINISHED YARD GRADE.
2. FINISHED FLOOR ELEVATION= FFG + 1' (1'1.7'-VARIABLE)
3. TOP OF FOUNDATION WALL ELEVATION= FFG + 4'
4. GRASSES ARE SUBJECT TO CHANGE DEPENDING ON LOCATION OF HOUSE AND SOIL CONDITIONS UPON COMPLETION OF SITEWORK.
5. ALL EXISTING SITE FIELD DRAINAGE TILES WHICH ARE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED, REDIRECTED AND/OR CONNECTED TO THE PROPOSED STORM DRAIN SYSTEM.
6. THE CONTRACTOR SHALL MARK, DOCUMENT THE LOCATION AND NOTIFY THE CITY OF LAKE GENEVA EACH TIME A DRAIN TILE IS ENCOUNTERED DURING CONSTRUCTION.
7. ALL PROPOSED HOUSE PAD AREAS SHOULD BE LEFT LOW.
8. MAIN FINISHED GRADE AT THE CONSTRUCTION COMPLETION.
9. ALL PROPOSED STORM CATCH BASINS TO BE PROTECTED FOR DETAIL.

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, RECORDS AND EROSION CONTROL MEASURES SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A HARBOR, WITHIN THE GRADING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS DERIVED IN THE PLANS.



Location Map

DIGGERS HOTLINE

Toll Free (800) 343-8811
Milwaukee Area (414) 288-1181
Hearing Impaired TDD (800) 642-2288
www.DiggersHotline.com

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

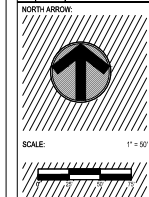
PROJECT:
SYMPHONY BAY
PHASE 7

LOCATION:
CITY OF LAKE
GENEVA, WI

CLIENT:
FAIRWYN

RELEASE:
CONSTRUCTION
SET

REVISIONS:	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITAL
2	11/1/22	CITY SUBMITAL
3	11/1/22	CITY SUBMITAL



SCALE: 1" = 50'

all in

SHEET:
GRADING AND
EROSION
CONTROL PLAN

PROJECT MANAGER: DMJ
PROJECT NUMBER: 15.0201.07
DATE: 9-1-2022

SHEET NUMBER:
2.2

PROJECT:
**SYMPHONY BAY
PHASE 7**

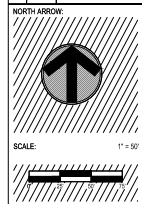
LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

REVISIONS:

#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITAL
2	11/1/22	CITY SUBMITAL
3	11/1/22	CITY SUBMITAL

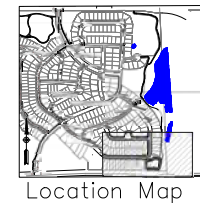


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SHEET:
**GRADING AND
EROSION
CONTROL PLAN**

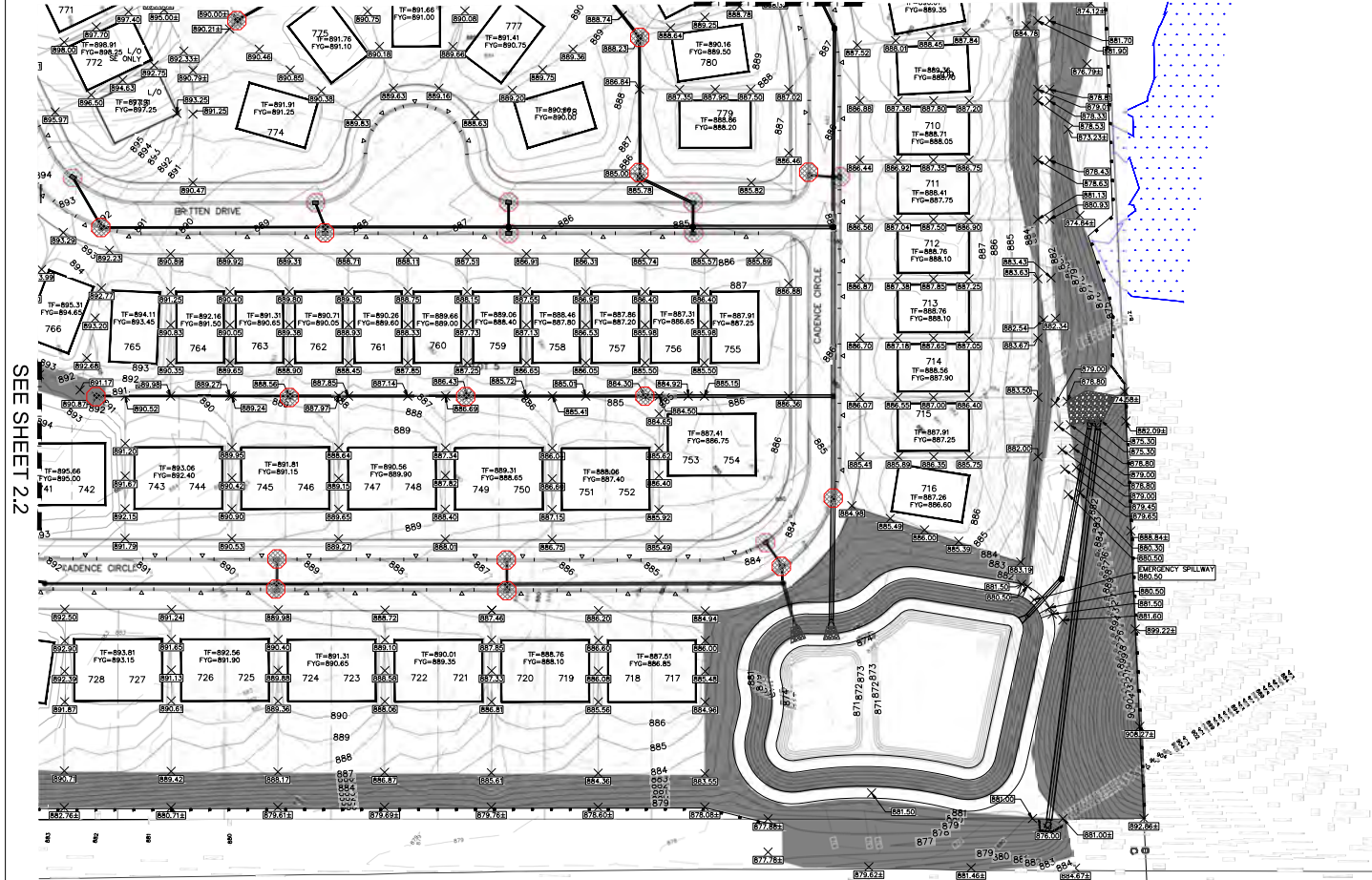
PROJECT MANAGER: DMJ
PROJECT NUMBER: 15.001.07
DATE: 9-1-2022

SHEET NUMBER:
2.3



DIGGERS HOTLINE
Toll Free (800) 343-8811
Milwaukee Area (414) 335-1181
Hearing Impaired TDD (800) 642-2286
www.DiggersHotline.com

SEE SHEET 2.1



PROJECT:
**SYMPHONY BAY
PHASE 7**

LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

REVISIONS:

#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITTAL
2	11/1/22	CITY SUBMITTAL
3	11/1/22	CITY SUBMITTAL



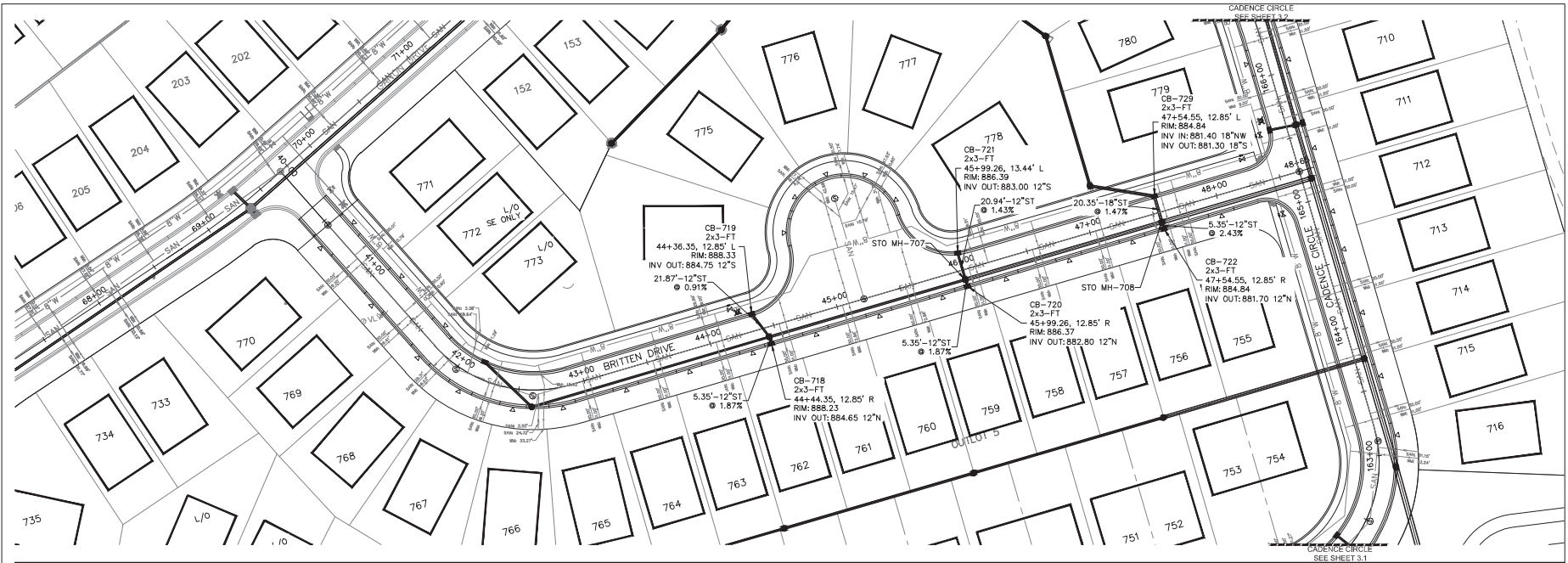
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VER: 1" = 4'

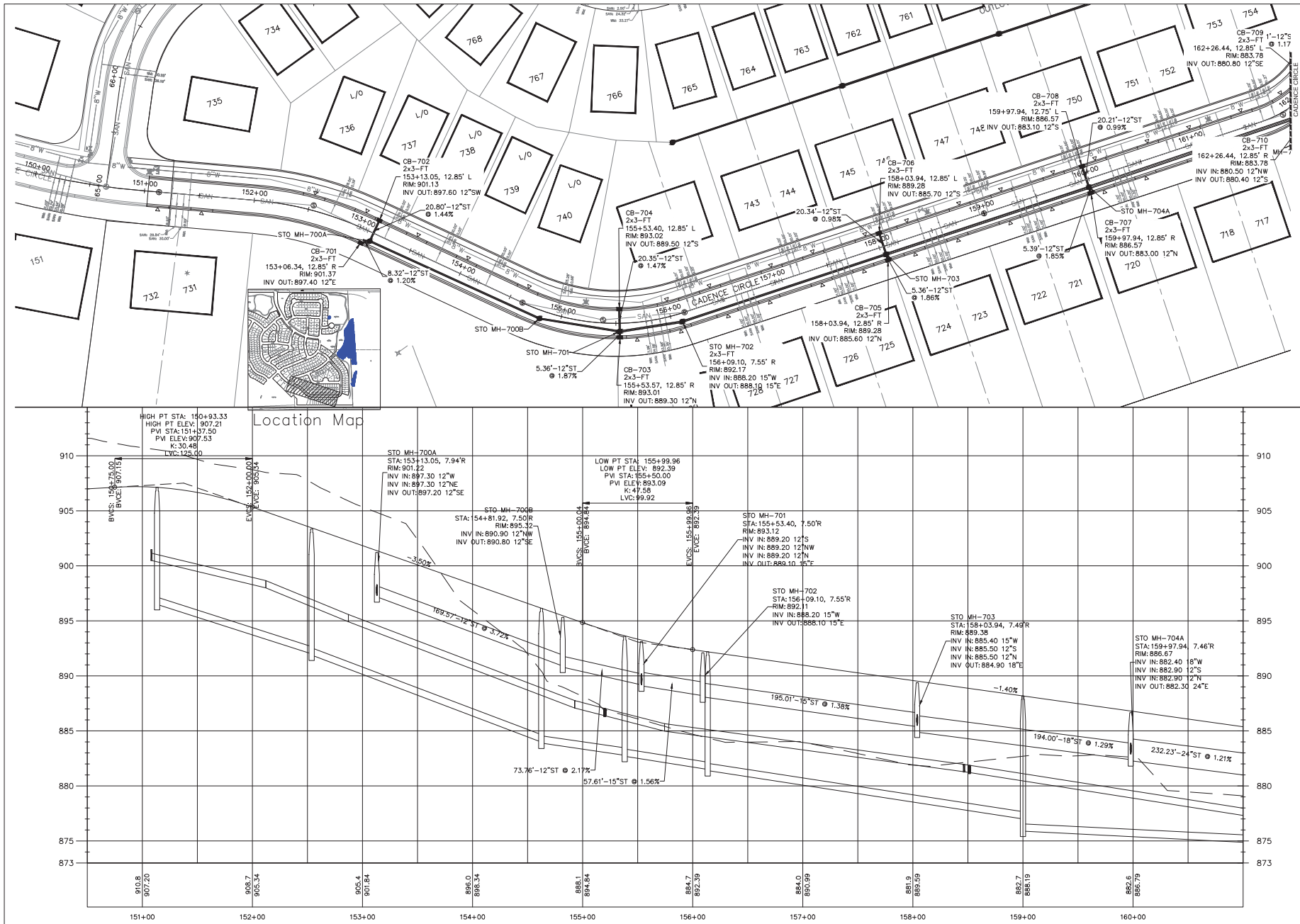
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SHEET:
**ROAD AND STORM
BRITTEN DRIVE**

PROJECT MANAGER: DKA
PROJECT NUMBER: 150201.07
DATE: 9-1-2022

SHEET NUMBER:
3.0





FILENAME: D:\Walworth_Co\Lake Geneva_City\PH\150201_Symphony Bay\Design_Phase 7\150201_DSQN-PH7.dwg

7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

PROJECT:

SYMPHONY BAY
PHASE 7

LOCATION:

CITY OF LAKE
GENEVA, WI

CLIENT:

FAIRWYN

RELEASE:

CONSTRUCTION
SET

REVISIONS:

#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITTAL
2	11/1/22	CITY SUBMITTAL
3	11/1/22	CITY SUBMITTAL

NORTH ARROW:

SCALE: HOR: 1" = 40'
VER: 1" = 4'

all in

SHEET:

ROAD AND STORM
CADENCE CIRCLE

PROJECT MANAGER: DKA
PROJECT NUMBER: 150201.07
DATE: 9-1-2022

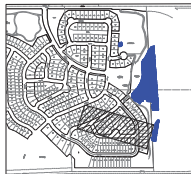
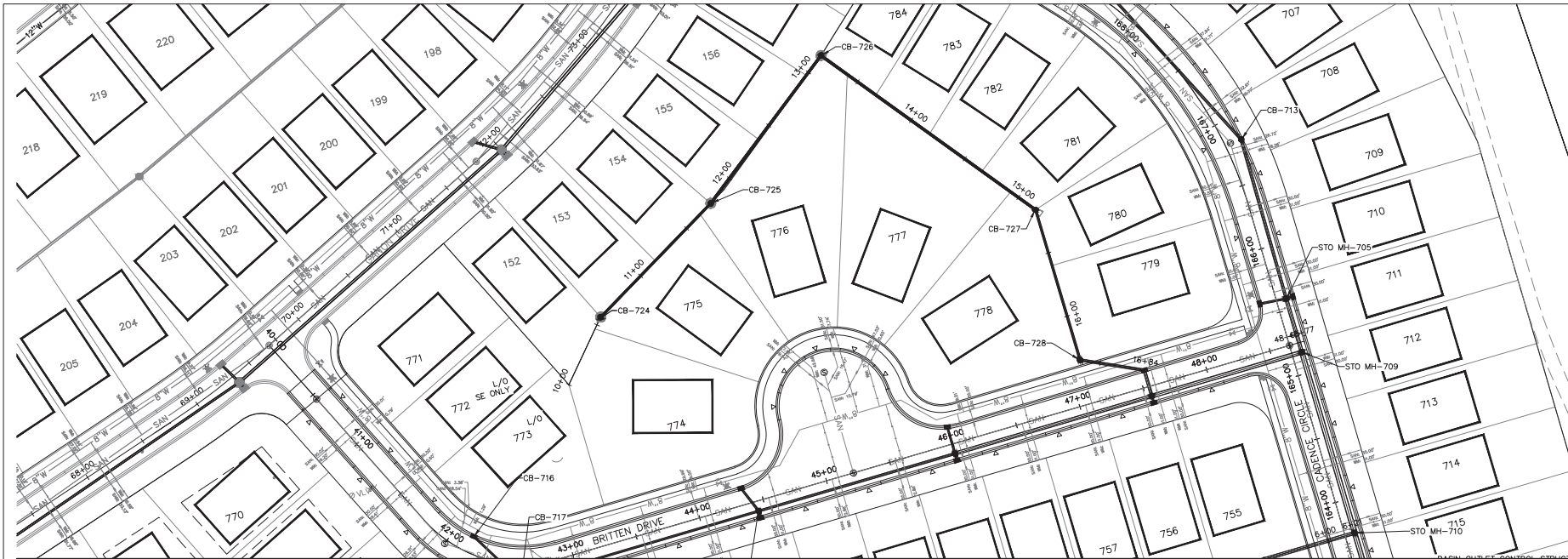
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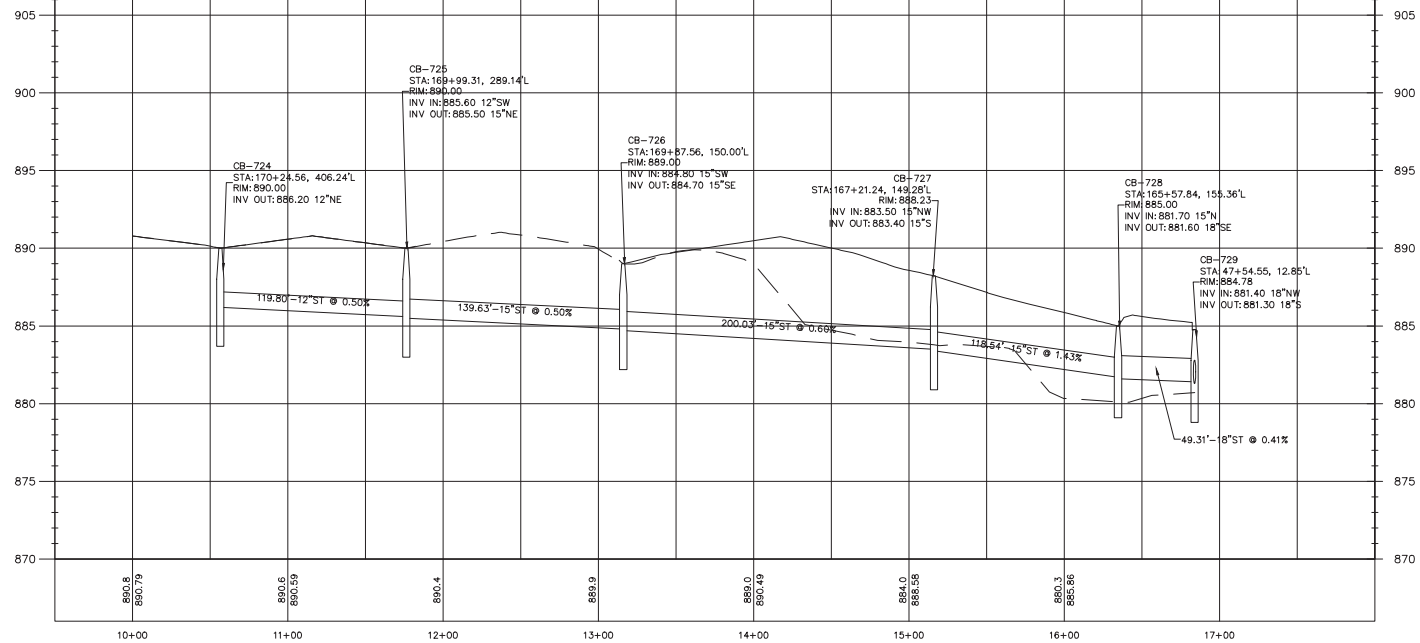


SHEET NUMBER:

3.2



Location Map



PROJECT:
**SYMPHONY BAY
PHASE 7**

LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITTAL
2	11/1/22	CITY SUBMITTAL
3	11/1/22	CITY SUBMITTAL



SCALE: HOR: 1" = 40'
VER: 1" = 4'

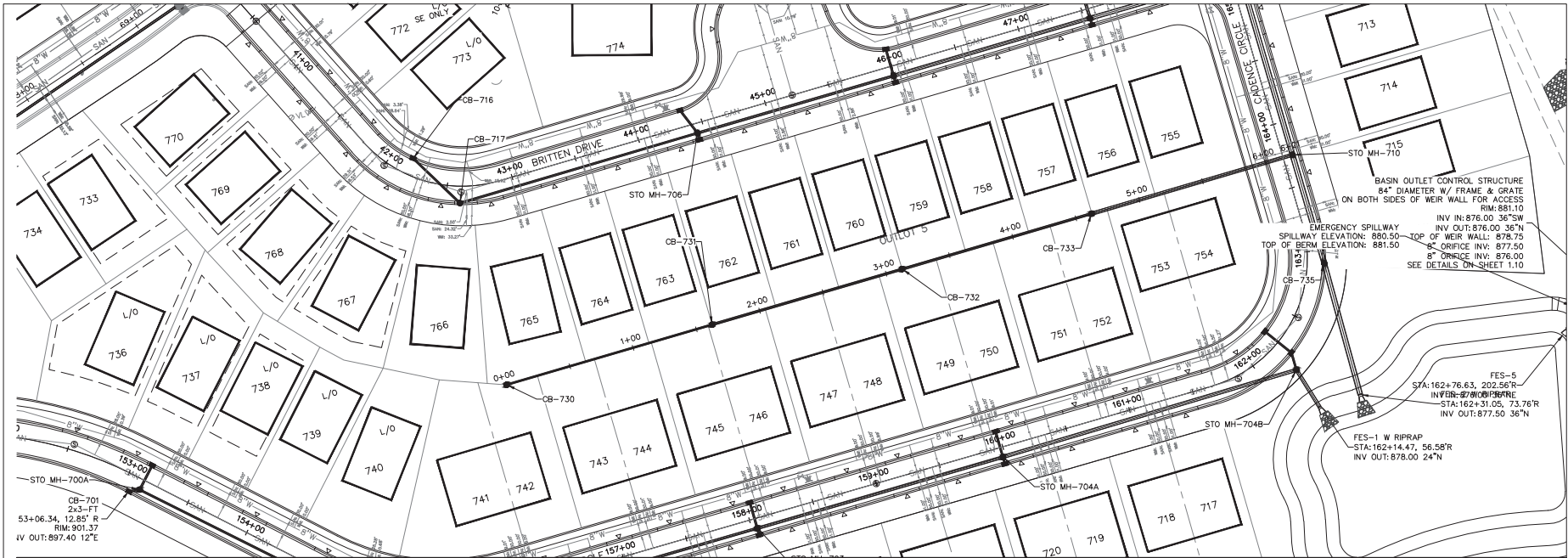
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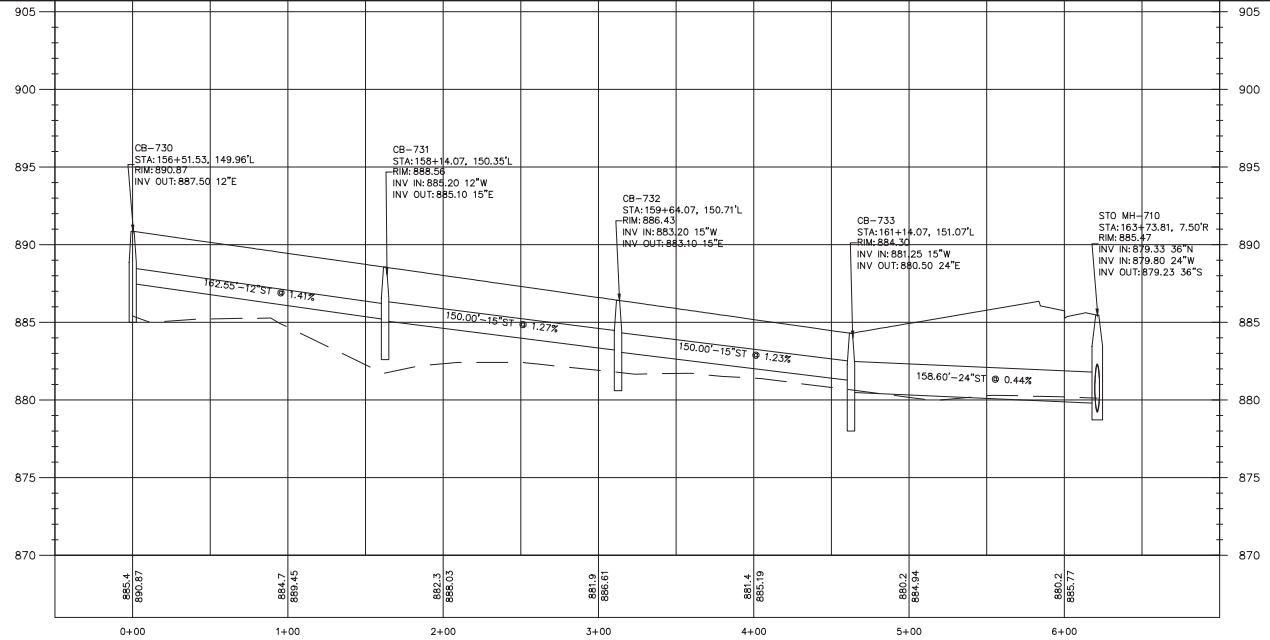
SHEET:
ROAD AND STORM

PROJECT MANAGER: DKA
PROJECT NUMBER: 15.0001.07
DATE: 9-1-2022

SHEET NUMBER:
3.3



Location Map



PROJECT:
**SYMPHONY BAY
PHASE 7**

LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITTAL
2	11/1/22	CITY SUBMITTAL
3	11/1/22	CITY SUBMITTAL



SCALE: HOR: 1" = 40'
VER: 1" = 4'

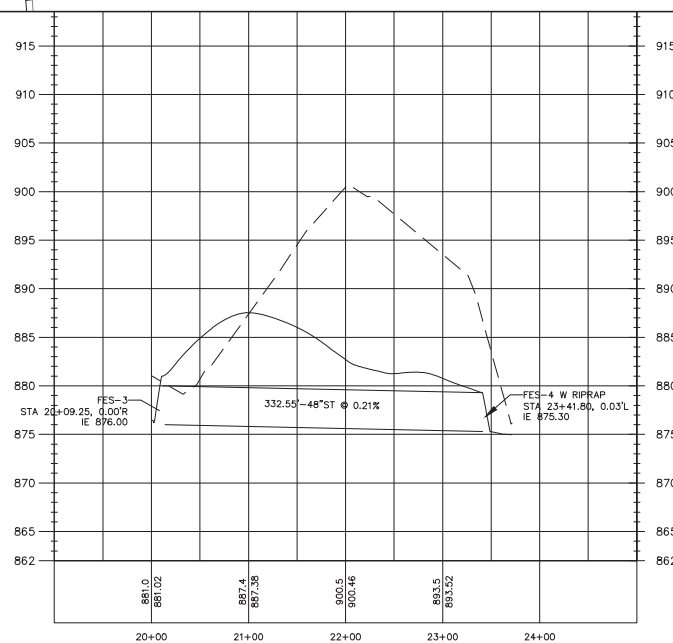
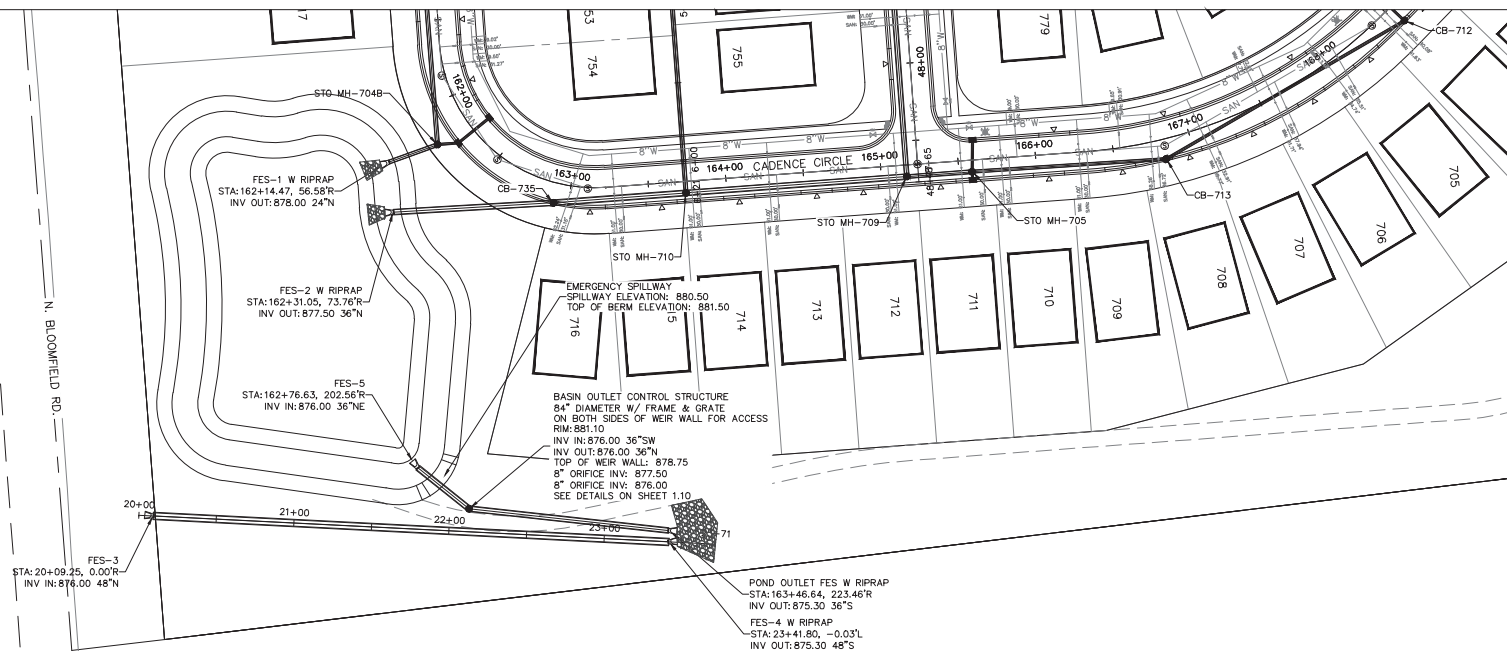
SEAL

all in

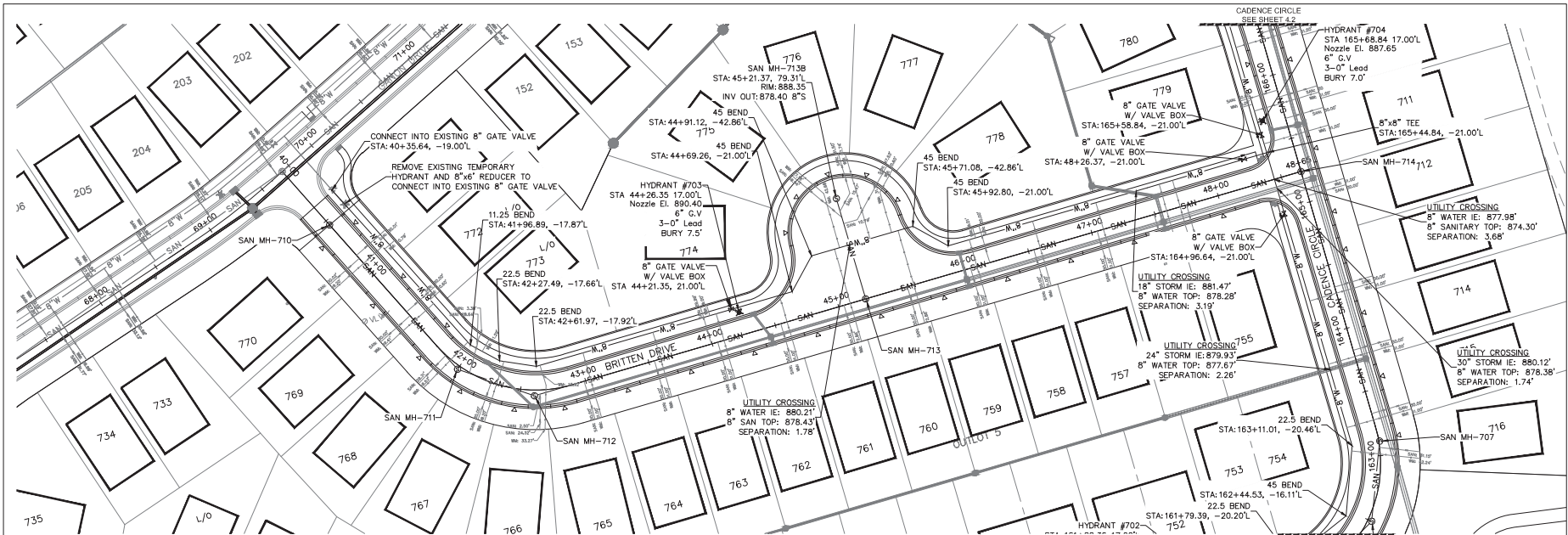
SHEET:
ROAD AND STORM

PROJECT MANAGER: DKA
PROJECT NUMBER: 15.0001.07
DATE: 9-1-2022

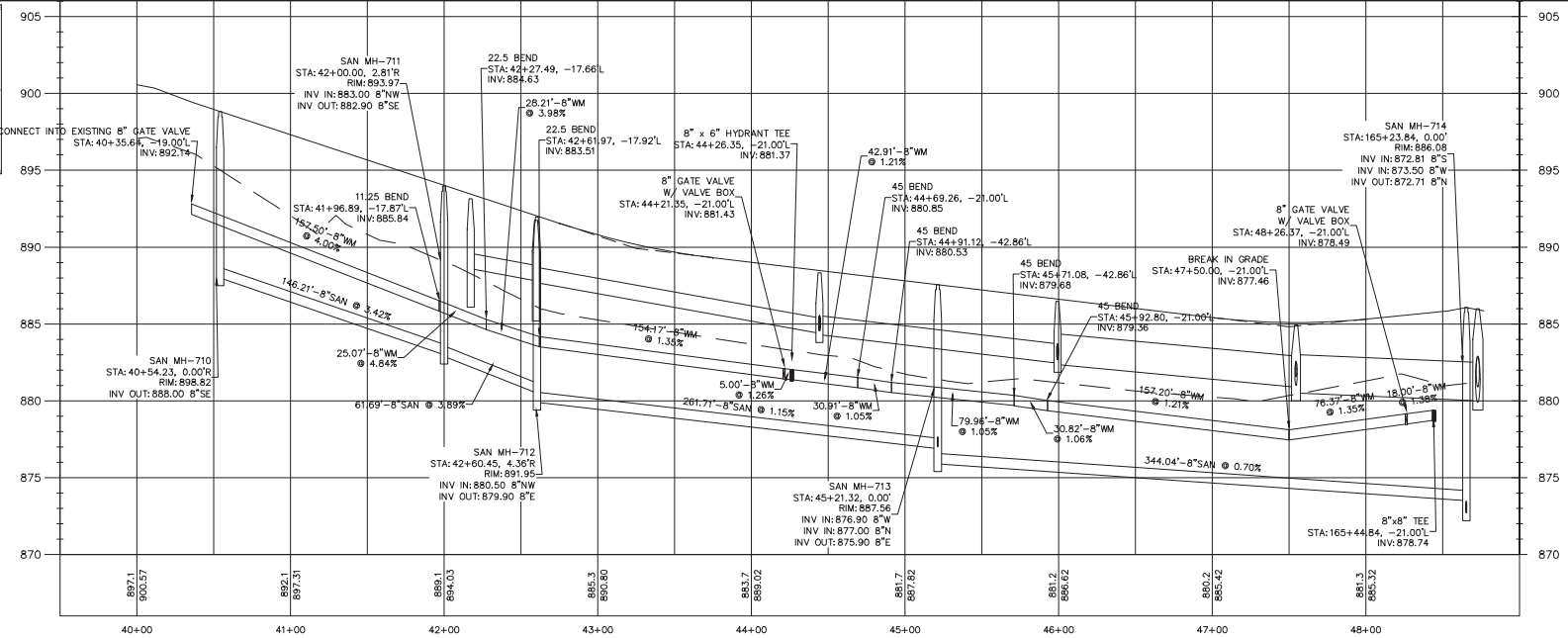
SHEET NUMBER:
3.4



SHEET NUMBER:
3.5



Location Map



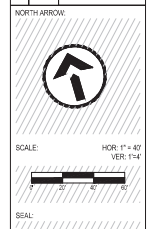
PROJECT:
**SYMPHONY BAY
PHASE 7**

LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITTAL
2	11/1/22	CITY SUBMITTAL
3	11/1/22	CITY SUBMITTAL

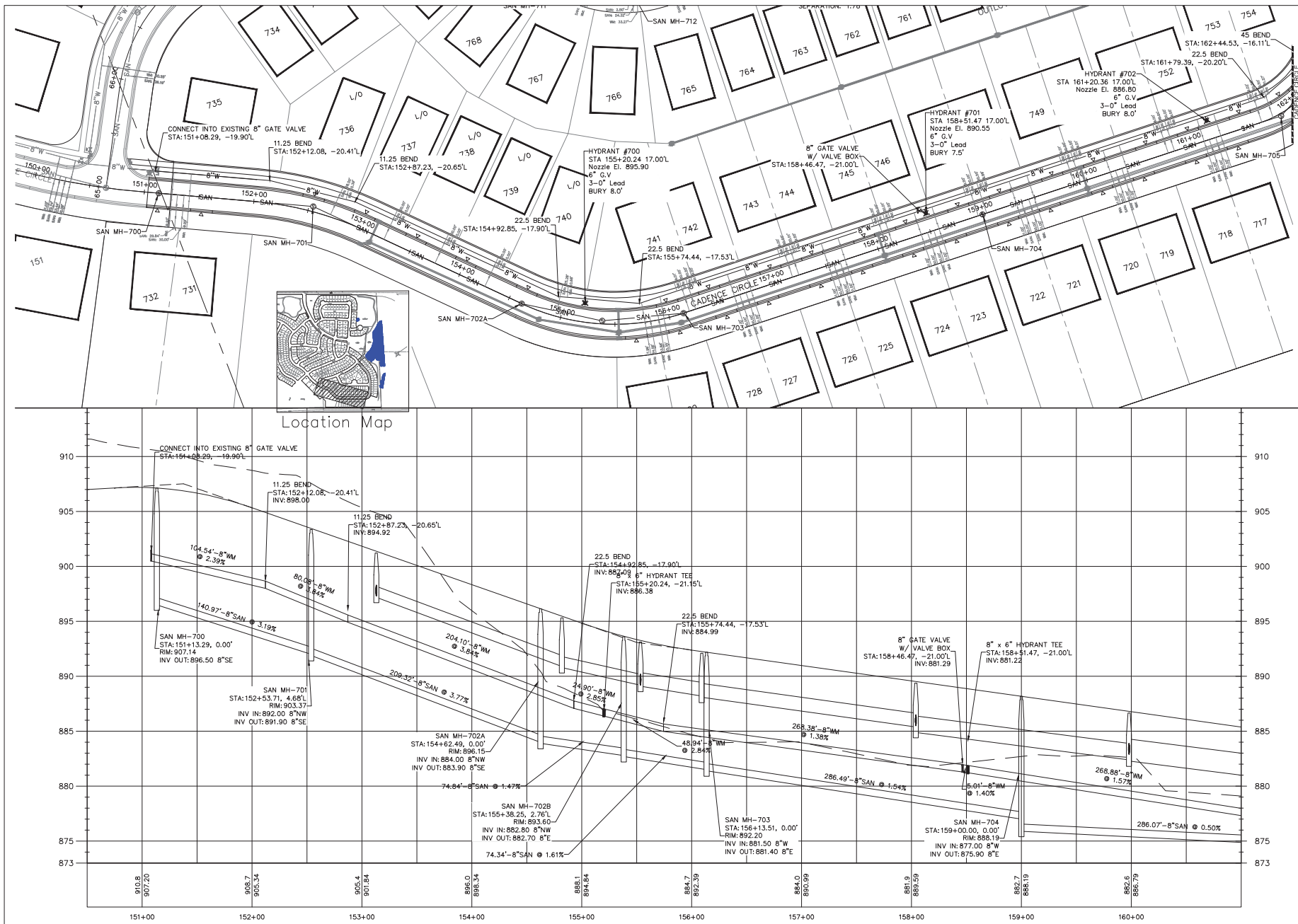


all in

SHEET:
**SANITARY AND
WATER BRITTEN
DRIVE**

PROJECT MANAGER: DKA
PROJECT NUMBER: 150201.07
DATE: 9-1-2022

SHEET NUMBER:
4.0



kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

PROJECT:
SYMPHONY BAY
PHASE 7

LOCATION:
CITY OF LAKE
GENEVA, WI

CLIENT:
FAIRWYN

RELEASE:
CONSTRUCTION
SET

REVISIONS:

#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITTAL
2	11/1/22	CITY SUBMITTAL
3	11/1/22	CITY SUBMITTAL

NORTH ARROW:

SCALE: HOR: 1" = 40'
VER: 1" = 4'

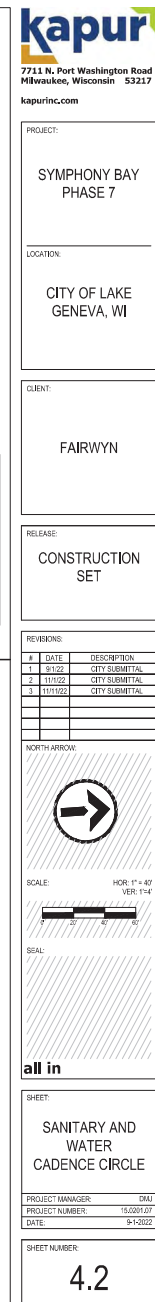
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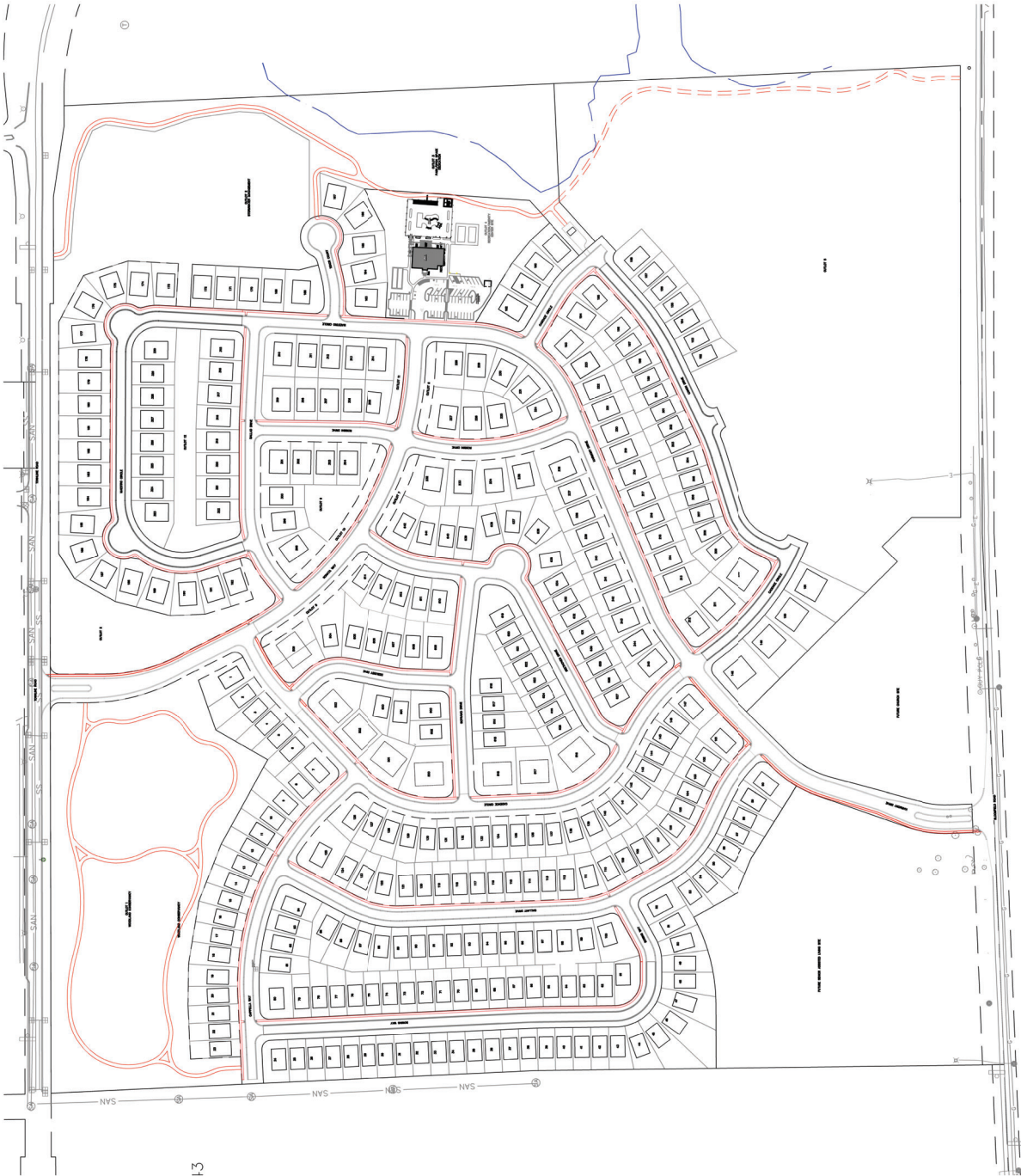
SHEET:
SANITARY AND
WATER
CADENCE CIRCLE

PROJECT MANAGER: DKA
PROJECT NUMBER: 150201.07
DATE: 9-1-2022

SHEET NUMBER:
4.1

FILENAME: D:\Walworth_Co\Lake Geneva_City\PH\150201_Symphony Bay\Design_Phase 7\150201_DSQN-PH7.dwg





RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Limited Conditional Use Permit for David Scotney, 140 Lincoln Pkwy, Williams Bay, to allow for the request of Commercial Indoor Lodging land use located at 830 Williams St. in the General Business (GB) zoning district Tax Key No. ZRA00017			
Committee:	Plan Commission approved December 19, 2022		
Fiscal Impact:	N/A		
File Number:	22-R61	Date:	December 27, 2022

WHEREAS, the City Plan Commission has considered the application filed by Limited Conditional Use Permit for David Scotney, 140 Lincoln Pkwy, Williams Bay, to allow for the request of Commercial Indoor Lodging land use located at 830 Williams St. in the General Business (GB) zoning district Tax Key No. ZRA00017.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on December 1, 2022.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, is hereby authorized, to issue a Limited Conditional Use Permit for David Scotney, 140 Lincoln Pkwy, Williams Bay, to allow for the request of Commercial Indoor Lodging land use located at 830 Williams St. in the General Business (GB) zoning district.,

Tax Key No. ZRA00017

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 27th day of December, 2022.

Council Action: ☐ Adopted ☐ Failed Vote _____

Mayoral Action: ☐ Accept ☐ Veto

Charlene Klein, Mayor

Date

Attest:

Lana Kropf, City Clerk

Date

Resolution 22-R61

Page 1 of 1

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: December 19, 2022

Agenda Item #8

Applicant:

David Scotney
140 Lincoln Pkwy
Williams Bay, WI 53191

Request:

830 Williams Street
Tax Key No. ZRA 00017
Proposed Limited Conditional Use Permit for
Commercial Indoor Lodging

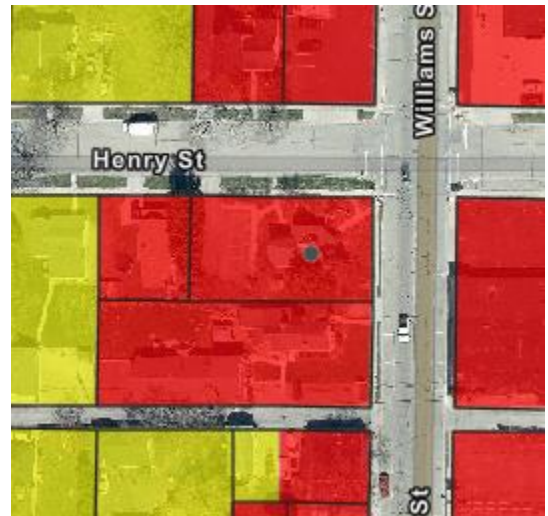
Description:

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 830 Williams 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 located at the southeast corner of Williams Street and Henry Street. It is zoned General Business (GB). Adjacent properties are also zoned GB.

The property was recently gift shop, and the building would be updated to accommodate a Commercial Indoor Lodging use containing four bedrooms. One bedroom will be located on the first floor and three bedrooms will be on the second floor. No external changes to the site plan are proposed.

Commercial Indoor Lodging land uses require one parking space per bedroom, which amounts to four required parking spaces for this property. The property currently includes six surface parking spaces located in a parking lot accessed from Henry Street, so no additional parking is needed.



Staff Review:

The proposed use complies with all applicable requirements of Section 98-206(4)(k) pertaining to Commercial Indoor Lodging land uses. The six existing parking spaces are sufficient to serve the four-bedroom unit. No additional buffering is required, as the property is not adjacent to single family zoning.

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.

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 David Scotney, 140 Lincoln Pkwy, Williams Bay, WI 53191 for a proposed Commercial Indoor Lodging land use for the property located at 830 Williams Street., in the General Business (GB) zoning district, Tax Key No. ZRA 00017*, 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 David Scotney, 140 Lincoln Pkwy, Williams Bay, WI 53191 for a proposed Commercial Indoor Lodging land use for the property located at 830 Williams Street., in the General Business (GB) zoning district, Tax Key No. ZRA 00017*, 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):

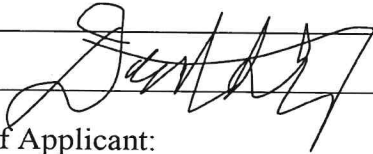
830 Williams Street, Lake Geneva 53147

ZRA00017

Name and Address of Current Owner: **David Scotney, 140 Lincoln Pkwy, Williams Bay, WI 53191**

Telephone No. with area code & Email of Current Owner: **312-451-1494 davidoakfire@gmail.com**

Owner Signature: _____



Name and Address of Applicant:

David Scotney, 140 Lincoln Pkwy, Williams Bay, WI 53191

Telephone No. with area code & Email of Applicant: **312-451-1494 davidoakfire@gmail.com**

Proposed Conditional Use: **Plan to use the property as a Short Term Rental property for 12 months of the year**

Zoning District in which land is located: _____

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

Pete Juergens, Geneva Bay Designs, N2689 Sunset Blvd, Lake Geneva WI 53147

Short statement describing activities to take place on site:

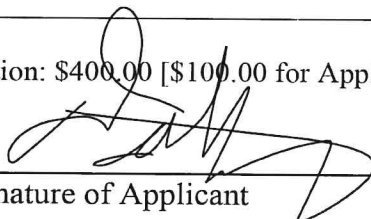
Vacation rentals

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

11/1/2022

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: _____

↓
X X

(a) A map of the proposed conditional use:

X Showing all lands for which the conditional use is proposed;

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

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

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

X All lot dimensions of the subject property provided;

X Graphic scale and north arrow provided.

X X

(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:

X X

(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;

X X (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.

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

The current property is zoned General Business and has it's own dedicated

parking lot making it very suitable for short term vacation rental use year round.

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

The current property is zoned General Business and has it's own dedicated

parking lot making it very suitable for short term vacation rental use year round.

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

The proposed business does not have any negative impact on the city based on the fact

it has more than enough onsite parking to accomodate the 4 bedroom house rental

It is also located on a major street with other businesses and will not impact residential traffic

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?

We are proposing using the house as it was intended with the 4 bedrooms and not

planning on changing it's impact on the environs

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?

Yes

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

Yes

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: _____

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

This form should be used by the Applicant as a guide to submitting a complete application for a site plan review and by the City to process said application. Part II should be used by the Applicant to submit a complete application; Parts I - III 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: _____

↓

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

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

 X Land use plan map designation(s);

 X Current land uses present on the subject property;

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

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

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

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

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

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

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

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

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

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

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

 X X (e) **A Grading and Erosion Control Plan:**

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

____ Receipt of 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: _____

Development Review Committee (DRC) Application

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

Applicant Information

Property Address **830 Williams Street, Lake Geneva WI 53147**

Applicant name **David Scotney**

Applicant email davidoakfire@gmail.com Phone Number **312-451-1494**

Architect/Contractor/Designer Name **Pete Juergens, Geneva Bay Designs**

Architect/Contractor/Designer Email **pete.juergens05@gmail.com** Phone Number **414-588-2909**

Type of Construction: New _____ Addition _____ Remodel **X**

Type of Development: Single-family _____ Multi-family _____ Commercial **X** Industrial _____

Type of Business Short Term Rental

Engineering

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

- Storm water management provisions provided? YES / NO
 - As-built/certification notification
- Erosion control plan provided? YES / NO
- Wetlands, floodplains, environmental corridors, groundwater Identified. YES / NO
- Utility Plans Provided
 - Watermain
 - Sanitary Sewer
 - Storm Water
- Is a Land Division required? YES / NO
- Access points and dimensions shown? YES / NO
 - WISDOT Right-of-way?
 - County Right-of-way?
- Estimated Traffic impacts _____
 - Traffic Study Required YES / NO
 - Traffic Control Plan Required YES / NO
 - Will construction affect street parking or intersections? YES / NO

- Paving Materials, Typical Sections? YES / NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
- Watermain extension required? YES / NO
- Sanitary sewer extension required? YES / NO
- SEWRPC Service Area Amendment needed? YES / NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / NO
- Proposed building/expansion dimensions _____
- Will there be signage? YES / NO type (mounted, freestanding) EXISTING SIGN USED
- Exterior lighting plans? YES / NO
- What kind of noise or level of noise will the business have? NONE
- Detailed property Site Plan? YES / NO Date of Plan: _____
- Green Space Calculations (Existing vs. Proposed) YES / NO
- Are landscape plans provided? YES / NO
- Is a Land Division required? YES / NO

Water/Sewer Utilities

If an existing structure please circle the following:

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

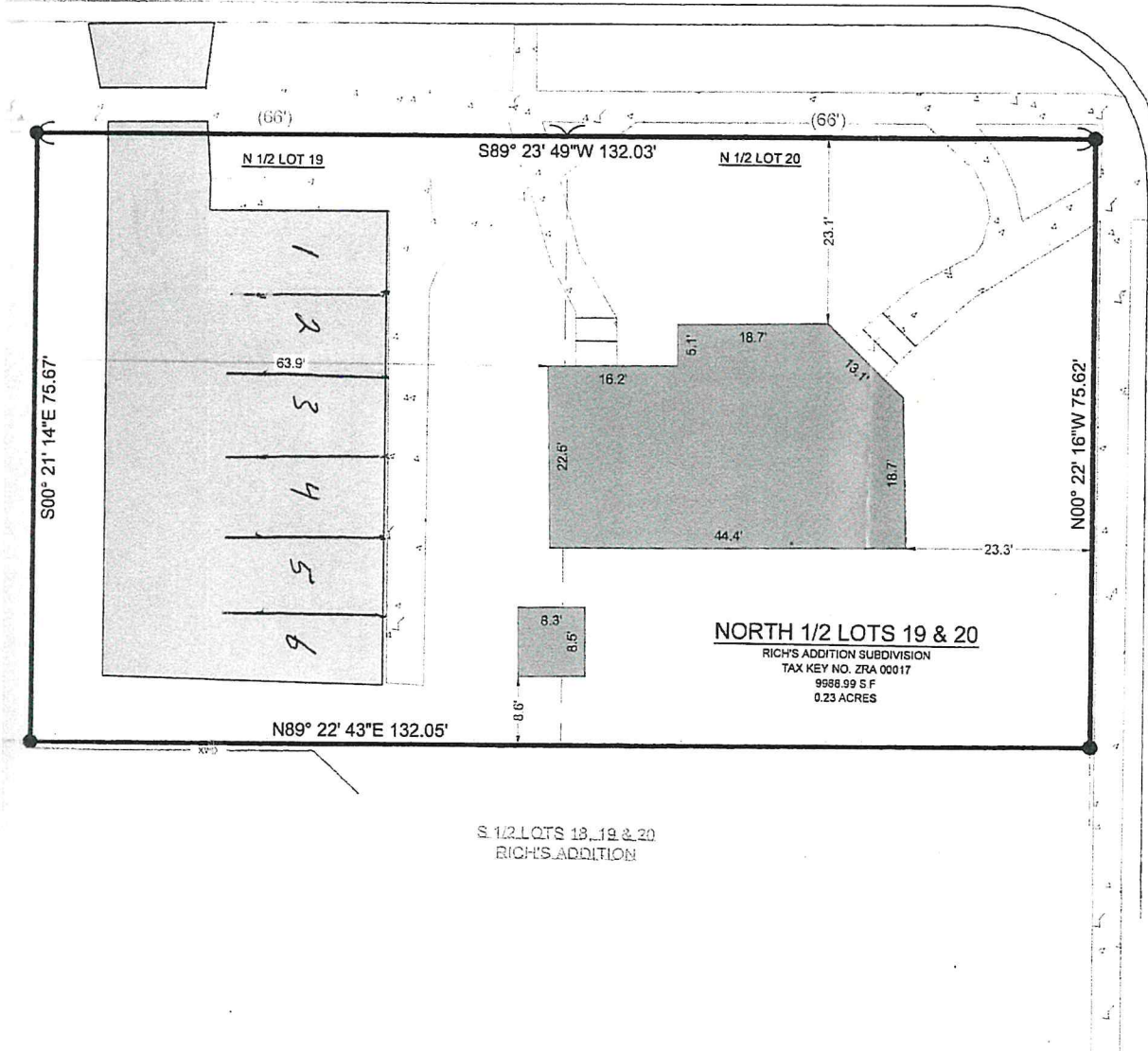
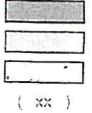
If the development is Commercial or Industrial, please provide the following:

- Water service size requirement NA
- Estimated daily water usage in gallons per day NA
- Estimated maximum water flow in gallons per minute NA
- Number of bathrooms 2
- Brief description of process (if Industrial) _____

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

- Number of units _____
- Number of bedrooms in each unit _____
- Water service size requirement _____

LEGEND



BASIS OF BEARING:
THE WISCONSIN
NAD-83, SOUTH

BASIS OF ELEVATION:
ELEVATIONS A
VERTICAL DAT

BUILDING SURVEY:
THE EXTERIOR

SURVEY ORDERED BY:
JUAN MARTINEZ

PROPERTY ADDRESS:
830 WILLIAMS S
LAKE GENEVA V

FIELD WORK COMPLETED
APRIL 26, 2022

FIELD CREW CHIEF:
TODD HENRICK

SURVEYOR:
PAUL H. VAN HENKEL
CARDINAL ENG

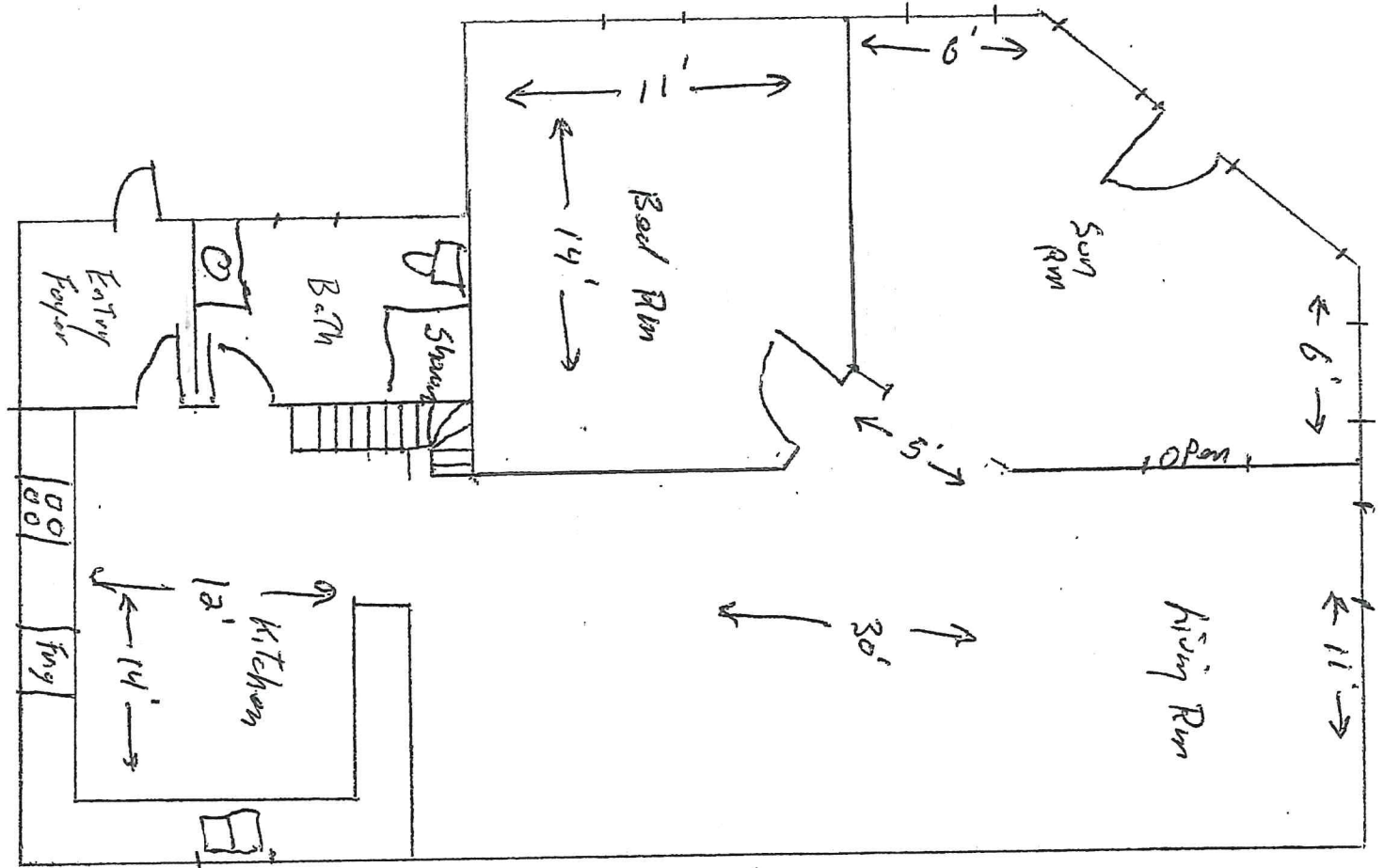
"I HEREBY CERTIFY THAT
AND THE MAP IS A TRUE
BOUNDARIES AND SHOW
APPARENT EASEMENTS."

Paul H. Van Henkel
PAUL H. VAN HENKEL

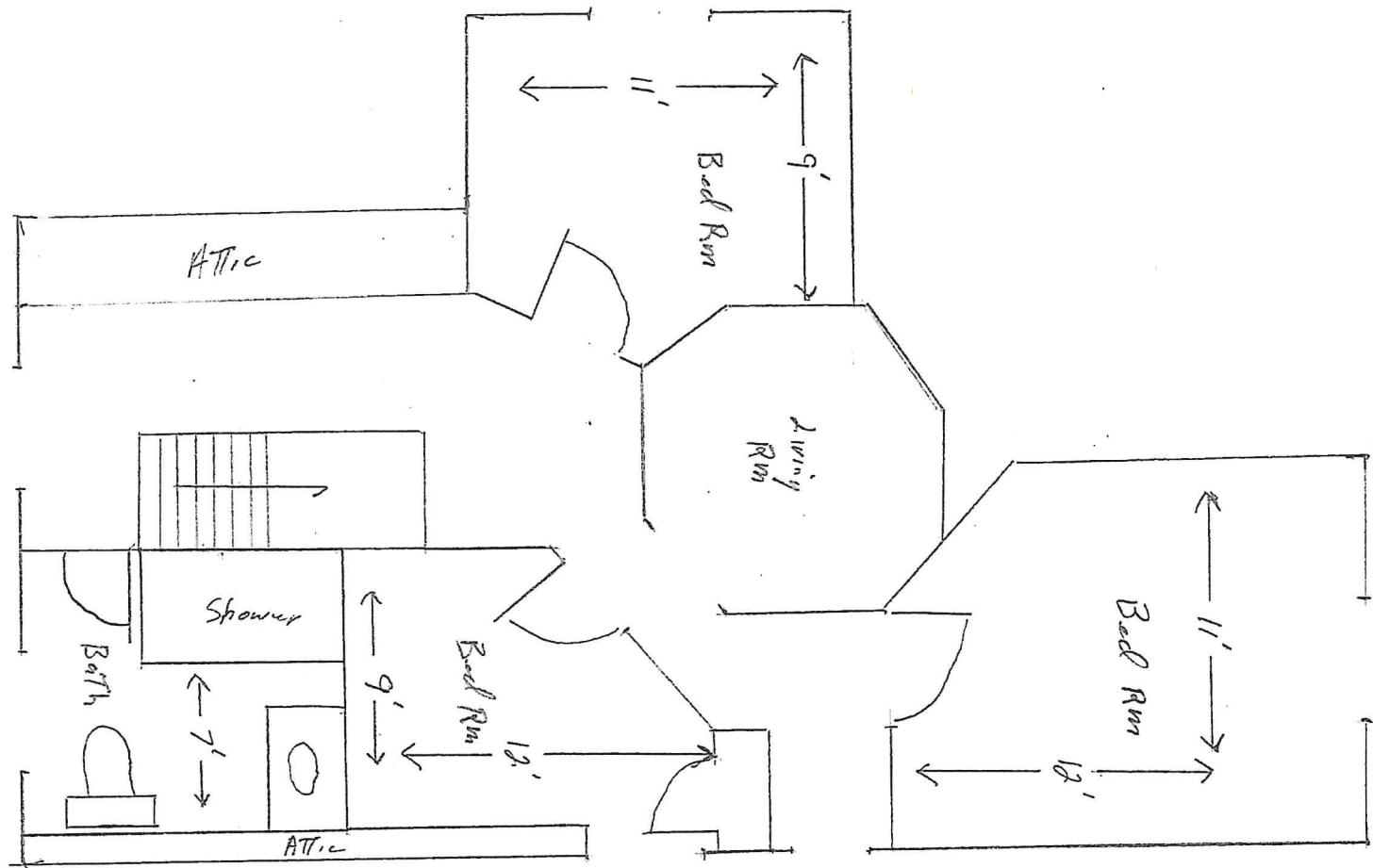


DATE: 4
SHEET

1st Floor



2nd Floor



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: December 19, 2022

Agenda Item #9

Applicant:

6801 Investments LLC
6801 Roosevelt Rd
Berwyn, IL 60402

Request:

Planned Development - GDP and PIP
Buona Restaurant Group
Indoor Commercial Entertainment (Restaurant) with
In-Vehicle Sales (Drive-Thru)
393 N Edwards Blvd

Represented by:

Eric Pedersen
6801 Roosevelt Rd
Berwyn, IL 60402

Description:

The applicant is requesting approval of a General Development Plan (GDP) amendment application on behalf of the Buona Restaurant Group for development of the site at 393 N Edwards Blvd. The applicant proposes reuse and alterations to the former Red Geranium restaurant at this location. Proposed improvements include substantial architectural modifications and site plan alterations resulting in a new restaurant that includes operations for Buona Beef and Rainbow Cone, as well as a drive-thru lane.

The subject property is currently zoned Planned Development with previous General Development Plan (GDP) and Precise Implementation Plan (PIP) approvals. The current proposal requires amendment of the GDP to allow for an additional land use not previously authorized, specifically the “in-vehicle sales and service” land use (i.e. drive-thru).

The applicant is also requesting approval of a Precise Implementation Plan (PIP) under the new GDP application. The PIP sets the detailed site approvals including site layout and design, grading, utilities, parking, landscaping, lighting, and architecture.

Consistency with the Comprehensive Plan:

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

Relationship to Base Zoning Standards:

All Planned Developments must identify any flexibilities being requested from the base zoning standards in the most comparable regular zoning district. In this instance, the Planned Business (PB) zoning district provides that comparison zoning district. The project is requesting 2 flexibilities:

1. Land Use Allowances: The approved Planned Development would allow for Indoor Commercial Entertainment as well as In-Vehicle Sales and Service, rather than requiring a separate Conditional Use Permit for each use. The In-Vehicle Sales and Service is a new use compared to the prior Planned Development authorizations and therefore requires amendment to proceed.
2. Pavement Setbacks: Reduce minimum required pavement setbacks from the 5' minimum required in the Planned Business zoning district.

Staff Review Comments:

The GDP stage of Planned Development approvals establishes the allowable land uses. At the PIP stage, approvals for detailed site layout and design and architectural approvals will be established. The applicant appears to meet all other site plan approval requirements including maximum impervious surface and minimum parking stalls.

General Site Layout and Design – Overall the site reuses much of the existing layout. The building footprint largely stays the same. Specific areas of the parking and vehicle circulation areas are reworked, including widening of the drive entrance from Edwards Blvd and reconfiguration of the north parking area to include a dual drive through lane, parking, and trash enclosure. The total impervious surface proposed is 67.25% of the overall 1.37-acre site. The is within the maximum impervious surface requirement of 75%.

Traffic – Traffic and access concerns were discussed at the November 2022 Plan Commission meeting. Further review of these aspects of the development is provided by the city's engineering consultant, Kapur, Inc.

Parking – The proposed total number of parking stalls on site is 48 stalls. Parking stalls and drive aisles meet minimum required dimensions. Parking requirements for Indoor Commercial Entertainment (restaurant) land uses are based on number of patron seats. Seating layouts are provided. There are no concerns with the number of parking stalls proposed.

Architecture – The existing building features a traditional style with white siding, green asphalt shingle roof, decorative windows including paned windows, dormers, and bay windows along with decorative striped awnings. The existing building also features a round gazebo type roof form with cupola to the east and a gable roof to the west. The applicants propose to retain parts of the existing architecture while substantially reconfiguring other parts.

Overall, the building footprint stays the same. The proposed Rainbow Cone operations of the business will occupy the east side of the building which retains the gazebo type and cupola roof form. The Buona Beef operations of the business will occupy the west side of the building. Renovations to the west side of the building include completely reworking the roof form to remove the pitched gable roof and replacing it with a flat commercial/retail roof. Building walls on the west side are rebuilt with parapets extending above the flat roof.

Staff feedback during the Development Review Team (DRT) meetings has been to unify the two different architectural approaches on the building as much as possible, through use of simplified building materials and colors, as well as a simplified approach to the overall different types of building materials. The applicants have gone through numerous design iterations to arrive at the proposed renderings, which substantially meet the feedback of the DRT staff.

Landscaping – New landscaping additions are shown on Sheet L100 around the building perimeter and around the areas of new pavement and the drive thru. 849 new landscaping points are provided with a mix of tall trees, deciduous and evergreen shrubs, and ornamental grasses. There are no concerns with the proposed landscaping plans.

Lighting – no new lighting plans were submitted.

Signage – signage review and permitting is handled administratively by the City of Lake Geneva Building and Zoning staff. All signage shall comply with the city's sign code.

Staff Recommendation on the GDP Application:

Procedural steps require a recommendation by the Plan Commission to the Common Council on the proposed Zoning Map Amendment. Staff recommends approval of the submitted Planned Development GDP request with the following findings of fact and conditions of approval:

Findings of Fact:

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

Conditions of Approval:

1. Allowed flexibilities from the Planned Business base zoning district, and amendment to the prior Planned Development approvals at this location, include approval of the requested land uses to include Indoor Commercial Entertainment and In-Vehicle Sales and Service, and flexibility regarding paved surface setbacks.

Staff Recommendation on the PIP Application:

Staff finds that the submitted Planned Development PIP application is consistent with the relevant GDP application and recommends approval of the Planned Development PIP request with no conditions of approval.

*Sonja Kruesel, AICP
City Planning Consultant
Vandewalle & Associates*

APPLICATION FOR GENERAL DEVELOPMENT PLAN OR AMENDMENT

City of Lake Geneva

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

393 North Edwards Blvd Lake Geneva WI 53147

Parcel A, Lot 2; see attached survey for legal description

Name and Address of Current Owner: RGLG, LLC 43 S Water St E

Fort Atkinson, WI 53538 attn: Sandra Mayer

Telephone No. with area code & Email of Current Owner: 920-568-9870

sandy@amcifaw.com

Owner Signature: *Sandra L. Mayer, Managing Member*

Name and Address of Applicant:

6801 Investments LLC

6801 Roosevelt Rd, Berwyn IL 60402

Telephone No. with area code & Email of Applicant: Eric Pedersen

630-649-1711 eric@keystoneplanningdesign.com

Proposed Use: Restaurant for Buona Beef and Rainbow Cone Ice Cream

Zoning District in which land is located: PD

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

Keystone Planning and Design LLC Luigi Randazzo 418 Clinton Place River Forest IL

Civil - raSmith Robert Harley 16745 W Bluemound Road Brookfield WI

Short statement describing activities to take place on site:

Restaurant with patio and drive through and associated parking.

GDP fee \$400.00, payable upon filing application

10/6/22

Date

Eric Pedersen
Signature of Applicant

APPLICATION SUBMITTAL REQUIREMENTS
PD STEP 3: GENERAL DEVELOPMENT PLAN (GDP)

Prior to submitting the 8 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. Provide Zoning Administrator with a draft GDP Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for GDP review. The submittal packet shall contain all of the following items:

_____ (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;

_____ (2) A map of the subject property for which the PD 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 clearly reproducible with a photocopier;

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

_____ All lot dimensions of the subject property provided;

_____ Graphic scale and north arrow provided.

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

_____ General project themes and images;

_____ The general mix of dwelling unit types and/or land uses;

_____ Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;

_____ The general treatment of natural features;

_____ The general relationship to nearby properties and public streets;

_____ The general relationship of the project to the Master Plan,

_____ A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.

_____ A complete list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit,

and in regard to the mitigation of potential adverse impacts created by design flexibility.

_____ A written description of potentially requested exemption from the requirements of the underlying zoning district, in the following order:

1. Land Use Exemptions;
2. Density and Intensity Exemptions;
3. Bulk Exemptions;
4. Landscaping Exceptions;
5. Parking and Loading Requirements Exceptions.

_____ (4) **A General Development Plan Drawing** at a minimum scale of 1"=100' (11" x 17" reduction shall also be provided by Applicant) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:

_____ A conceptual plan drawing (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction;

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

_____ Statistical data on minimum lot sizes in the development, the approximate areas of large 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

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

_____ (5) **General conceptual landscaping plan** for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this Ordinance (except as noted in the listing of exceptions) and the use of extra landscaping and bufferyards;

_____ (6) **A general signage plan** for the project, including all:

_____ Project identification signs;

_____ Concepts for public fixtures and signs (street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from City standards or common practices;

_____ (7) **Written justification** for the proposed Planned Development. *(See Section 98-905 for requirements of the conditional use procedure.)*

FINAL APPLICATION PACKET INFORMATION
PD STEP 3: GENERAL DEVELOPMENT PLAN (GDP)

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/GDP not fully developed within five years of final City Council approval shall expire, and no additional PD-based development shall be permitted. The City Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

- _____ Receipt of 1 full scale copy in 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: _____

Development Review Committee (DRC) Application

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

Applicant Information

Property Address _____
Applicant name _____
Applicant email _____ Phone Number _____

Architect/Contractor/Designer Name _____
Architect/Contractor/Designer Email _____ Phone Number _____

Type of Construction: New _____ Addition _____ Remodel _____
Type of Development: Single-family _____ Multi-family _____ Commercial _____ Industrial _____
Type of Business _____

Engineering

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

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

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

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

- Water service size requirement _____
- Estimated daily water usage in gallons per day _____
- Estimated maximum water flow in gallons per minute _____
- Number of bathrooms _____
- Brief description of process (if Industrial) _____

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

- Number of units _____
- Number of bedrooms in each unit _____
- Water service size requirement _____

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):

393 North Edwards Blvd Lake Geneva WI 53147

Parcel A, Lot 2; see attached survey for legal description

Name and Address of Current Owner: RGLG, LLC 43 S Water St E

Fort Atkinson, WI 53538 attn: Sandra Mayer

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

920-568-9870

sandy@amcifaw.com

Owner Signature: Sandra L. Mayer, managing member

Name and Address of Applicant:

6801 Investments LLC

6801 Roosevelt Rd, Berwyn IL 60402

Telephone No. with area code & Email of Applicant: Eric Pedersen

630-649-1711 eric@keystoneplanningdesign.com

Proposed Use:

Restaurant for Buona Beef and Rainbow Cone Ice Cream

Zoning District in which land is located: PD

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

Keystone Planning and Design LLC Luigi Randazzo 418 Clinton Place River Forest IL

Civil - raSmith Robert Harley 16745 W Bluemound Road Brookfield WI

Short statement describing activities to take place on site:

Restaurant with patio and drive through and associated parking.

PIP fee \$400.00, payable upon filing application.

10/6/22

Date


Signature of Applicant

APPLICATION SUBMITTAL REQUIREMENTS

PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)

Prior to submitting the 8 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. 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.

_____ (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;

_____ (2) **A map of the subject property** for which the PD 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 clearly reproducible with a photocopier;

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

_____ All lot dimensions of the subject property provided;

_____ Graphic scale and north arrow provided.

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

_____ Specific project themes and images;

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

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

_____ The specific treatment of natural features;

_____ The specific relationship to nearby properties and public streets.

_____ 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.

_____ A complete list of zoning standards which will not be met by the proposed PIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

- _____ (4) **A Precise Implementation Plan Drawing** at a minimum scale of 1"=100' (and reduced to 11" x 17") of the proposed project showing at least the following information in sufficient detail: *(See following page)*
 - _____ 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;
 - _____ Location of recreational and open space areas and facilities specifically describing those that are to be reserved or dedicated for public acquisition and use;
 - _____ 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
 - _____ Notations relating the written information (3), above to specific areas on the GDP Drawing.

- _____ (5) **A Property Site Plan drawing which includes:**
 - _____ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;
 - _____ The date of the original plan and the latest date of revision to the plan;
 - _____ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);
 - _____ A reduction of the drawing at 11" x 17";
 - _____ A legal description of the subject property;
 - _____ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
 - _____ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
 - _____ All required building setback lines;
 - _____ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
 - _____ The location and dimension (cross-section and entry throat) of all access points onto public streets;
 - _____ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;

 - _____ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
 - _____ The location of all outdoor storage areas and the design of all screening devices;
 - _____ The location, type, height, size and lighting of all signage on the

- _____ subject property to include a photometric plan;
- _____ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property – including the clear demonstration of compliance with Section 98-707;
- _____ All engineering requirements for utilities, site designs, etc;
- _____ The location and type of any permanently protected green space areas;
- _____ The location of existing and proposed drainage facilities for storm water;
- _____ In the legend, data for the subject property on:
 - _____ Lot Area;
 - _____ Floor Area;
 - _____ Floor Area Ratio (b/a);
 - _____ Impervious Surface Area;
 - _____ Impervious Surface Ratio (d/a);
 - _____ Building Height.
- _____ (6) **A landscaping plan for subject property**, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.
- _____ (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.
- _____ (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.
- _____ (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.
- _____ (10) **A written description** which demonstrates the full consistency of the proposed PIP with the approved GDP.
- _____ (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,
- _____ (12) **Proof of financing capability** pertaining to construction and maintenance and operation of public works elements of the proposed development.

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

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

- _____ **Receipt of 1 full scale copy in blueline or blackline
of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____
- _____ **Receipt of 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:** _____

Development Review Committee (DRC) Application

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

Applicant Information

Property Address _____

Applicant name _____

Applicant email _____ Phone Number _____

Architect/Contractor/Designer Name _____

Architect/Contractor/Designer Email _____ Phone Number _____

Type of Construction: New _____ Addition _____ Remodel _____

Type of Development: Single-family _____ Multi-family _____ Commercial _____ Industrial _____

Type of Business _____

Engineering

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

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

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

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

- Water service size requirement _____
- Estimated daily water usage in gallons per day _____
- Estimated maximum water flow in gallons per minute _____
- Number of bathrooms _____
- Brief description of process (if Industrial) _____

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

- Number of units _____
- Number of bedrooms in each unit _____
- Water service size requirement _____

MEMORANDUM TO: Eric Pedersen
Keystone Planning and Design

FROM: Andrew Bowen
Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: December 1, 2022

SUBJECT: Proposed Buona Beef
Lake Geneva, Wisconsin

This memorandum provides our responses to the comments raised by the Planning Commission about the future operations of the northern access drive on Edwards Boulevard that will serve the proposed Buona Beef restaurant in Lake Geneva, Wisconsin. At the meeting, several members of the Planning Commission suggested that left turns out should be restricted either permanently or during certain time periods on weekdays and weekends.

Based on the results of the traffic study completed by KLOA, Inc., the restriction of left turns out should not be considered for the following reasons:

- Traffic counts were conducted by KLOA, Inc. on Thursday and Saturday, August 18 and 20, 2022. Both of these dates represent peak traffic operations in the area.
- The access road will be widened to provide one inbound lane and two outbound lanes striped for an exclusive left-turn lane and an exclusive right-turn lane. This improvement will help to further reduce the delays and queueing.
- The results of the capacity analyses indicated that exiting movements from the access drive will experience average delays of 22.6 seconds during the weekday midday peak hour, 39.8 seconds during the weekday evening peak hour, and 62.8 seconds during the Saturday midday peak hour. All of these delays fall within acceptable ranges for a stop sign-controlled access that intersects a major roadway such as Edwards Boulevard.
- The volume to capacity (v/c) ratio for the outbound movements will be under one, which further confirms that the intersection will operate efficiently and within its carrying capacity.

- A left-turn lane currently exists on Edwards Boulevard, which should adequately accommodate the inbound left turns.
- Restricting left turns out will force more traffic to utilize the Walgreens full-movement access drive. This will include current Walgreens customer traffic and Buona Beef projected traffic. This increase in traffic will cause additional delays and congestion to what is currently experienced at this location due to its proximity to the traffic signal.
- Trip generation estimates for the proposed Buona Beef are conservatively high since they were based on ITE trip generation rates developed primarily based on surveys of fast-food restaurants such as McDonald's and Burger King. Based on transaction data provided by Buona Beef for a similar restaurant in Darien, Illinois (including Rainbow Cone), the trip generation estimates will be approximately half of what was analyzed in the traffic study. Based on that, the traffic impact of the proposed restaurant will therefore be significantly lower, with exiting movements experiencing less delays.
- The location of the access drive meets the Stopping Sight Distance (SSD) requirements for passenger vehicles assuming a design speed of 35 mph.

Based on the above, restriction of the access drive off Edwards Boulevard is not necessary and full movements should be permitted upon the opening of the proposed Buona Beef restaurant.

BUONA

City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147



KEYSTONE
PLANNING+DESIGN

418 Clinton Place
River Forest, IL 60305

Project: Proposed Renovation for Buona Restaurant and The Original Rainbow Cone Ice Cream
with Drive Thru at 393 North Edwards Blvd Lake Geneva, WI 53147.

Date: 12/2/22

RE: – GDP & PIP Review for Plan Commission & Common Council submittal

____ (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; **See attached location Ex**

- ____ (2) A map of the subject property for which the PD is proposed: **See attached zoning map EX**
____ 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 clearly reproducible with a photocopier;
____ Map size of 11" by 17" and map scale not less than one inch equals 800 feet;
____ All lot dimensions of the subject property provided; **See attached survey or attached Site Plan**
____ Graphic scale and north arrow provided. **See attached survey or attached Site Plan**

- ____ (3) A general written description of proposed PD & PIP including: **See written statement below and answers in checklist.**
____ Specific project themes and images; **See attached elevations and rendering**
____ The specific mix of dwelling unit types and/or land uses; **Renovate Existing Restaurant**
____ Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio; **See attached Site plan**
____ The specific treatment of natural features; **Keeping as much of the existing as possible and adding additional landscape adding patio to appreciate the natural features.**
____ The specific relationship to nearby properties and public streets. **Existing infrastructure to remain**
____ 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. **Renovation of existing building that is already within PD, adding drive through and patio.**

____ 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. **Already within PD, renovating existing building and keeping pavement setback similar to existing conditions.**

____ GDP - A written description of potentially requested exemption from the requirements of the underlying zoning district, in the following order: **We are proposal renovation of existing building that is already within PD, adding drive through and patio. See additional information below from PIP.**

2. Density and Intensity Exemptions; survey says existing building 5,554 sf, proposed main floor 5,065 sf, full size basement

3. Bulk Exemptions; generally in line with PD in place, parking was reduced from 56 to 48 to fit drive through.

4. Landscaping Exceptions; landscape in line with PD in place, additional landscape added see attached plan, pervious surface reduce from 23,990 sf to 19,610 sf to add right turn lane to north access point and addition of drive through

5. Parking and Loading Requirements Exceptions. in line with PD in place

(4) A General Development Plan & 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)

____ 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; See attached site plan.

____ Location of recreational and open space areas and facilities specifically describing those that are to be reserved or dedicated for public acquisition and use; See attached site plan.

____ 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 See attached site development plans.

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

____ (5) A Property Site Plan drawing which includes: See attached site development plans.

____ 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; See attached site development plans.

____ The date of the original plan and the latest date of revision to the plan; See attached site development plans.

____ A north arrow and a graphic scale (not smaller than one inch equals 100 feet); See attached site development plans.

____ A reduction of the drawing at 11" x 17"; See attached site development plans.

____ A legal description of the subject property; See attached survey

____ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled; See attached survey or attached site plan.

____ 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; See attached survey.

____ All required building setback lines; Renovating existing building that was already in PD.

____ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls; See site development plans

____ The location and dimension (cross-section and entry throat) of all access points onto public streets; see site plan or attached survey.

____ 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; See site plan.

____ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas; loading to occur off hours.

____ The location of all outdoor storage areas and the design of all screening devices; masonry trash enclosure provided.

____ The location, type, height, size and lighting of all signage on the subject property to include a photometric plan; existing light poles to remain.

____ 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; existing light

poles to remain.

- ____ All engineering requirements for utilities, site designs, etc; See site development plans
- ____ The location and type of any permanently protected green space areas; See landscape plan
- ____ The location of existing and proposed drainage facilities for storm water; See grading plan,
- ____ In the legend, data for the subject property on:
- ____ Lot Area; 59,880 sf
- ____ Floor Area; main floor 5,065 sf, full size basement
- ____ Floor Area Ratio (b/a); $5,065 \text{ sf} / 59,880 \text{ sf} = 0.085 \text{ FAR}$
- ____ Impervious Surface Area; 19,610 sf
- ____ Impervious Surface Ratio (d/a); 67.25%
- ____ Building Height. See attached elevations, 26'-6" at its tallest point.

____ (6) PIP - A landscaping plan for subject property, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs. See attached landscape plan.

GDP - General conceptual landscaping plan for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this Ordinance (except as noted in the listing of exceptions) and the use of extra landscaping and bufferyards; See attached landscape plan.

____ (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. See attached elevations

____ (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. See wall signage on elevations, existing monument sign to be replaced attached proposed monument sign.

____ (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. Existing agreements to remain in place that cover access easement, public and private utility easements, stormwater detention that is provided offsite.

____ (10) PIP - A written description which demonstrates the full consistency of the proposed PIP with the approved GDP. See written statement below

GDP – Written justification for the proposed Planned Development. (See Section 98-905 for requirements of the conditional use procedure.) See written statement below

____ (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, See written statement below

____ (12) Proof of financing capability pertaining to construction and maintenance and operation of public works elements of the proposed development. No public works elements proposed.

Written Statement:

The proposed project at 393 North Edwards Blvd consists of existing 5,065 sf building on 1.37 acres of land that is zoned as a Planned Development. The proposed renovation consists of a restaurant with full size basement and associated drive through, outdoor patio and parking. Existing stormwater management facility provides stormwater detention for Property. Existing pavement and utility infrastructure on site will be reused whenever possible.

We are applying for a GDP & PIP amendment for a restaurant with drive through and patio. Restaurant hours of operation are generally 10:30 AM to 10:30 PM, seven days per week. Buona / Rainbow Cone restaurants are design to create a family environment dining experience. We are replacing the functionally obsolete section of the building and have worked very closely with staff on the architectural design of the building, blending the existing building with the branding for Buona beef and Rainbow Cone. We have removed and toned down many of desired branding elements to what we believe is the bare bones critical branding. We believe we have given up more branding than any of the other national brands located near this intersection. We believe the final product is a great compromise of the competing interests and hope you will support our project. The development of this restaurant will provide new dining options for community members, provide new employment opportunities and contribute to the growth of the municipal tax base, through increased sales tax and increased real estate taxes.

The proposed development will have 48 parking spaces. Dual-menu board drive- thru lanes will provide stacking for 19 vehicles. The proposed trash enclosure will be construct of high quality masonry. We are adding a right turn lane to the north access point to help with the traffic flow out of the development. We believe restricting the access into or out of our site from our north access point would redirect additional trips to the Walgreens access point which is closer to the congestion at the light on Highway 50. This will adversely impact the flow of traffic compared to the existing full access and decrease the safety of entering or existing our site as well as the Walgreens site. See attached traffic memo for additional information.

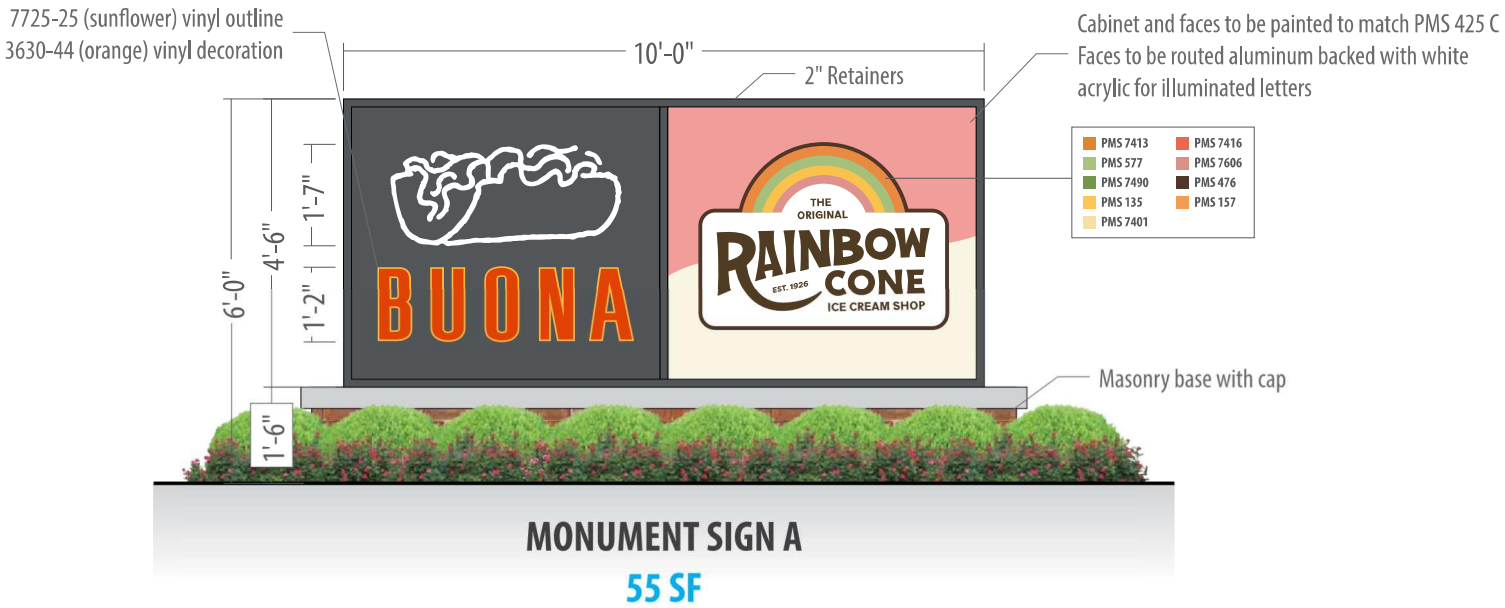
Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Pedersen".

Eric Pedersen, PE, LEED AP

Keystone Planning + Design, PLLC

MONUMENT SIGN A



**CORPORATE
IDENTIFICATION
SOLUTIONS**

CUSTOMER
BUONA BEEF-RAINBOW CONE

SITE NUMBER
N/A

LOCATION
VALPRAISO, IN

ACCOUNT REP
MIKE SHELLY

DRAWN BY
MH

DATE
09/27/22

REVISION
01

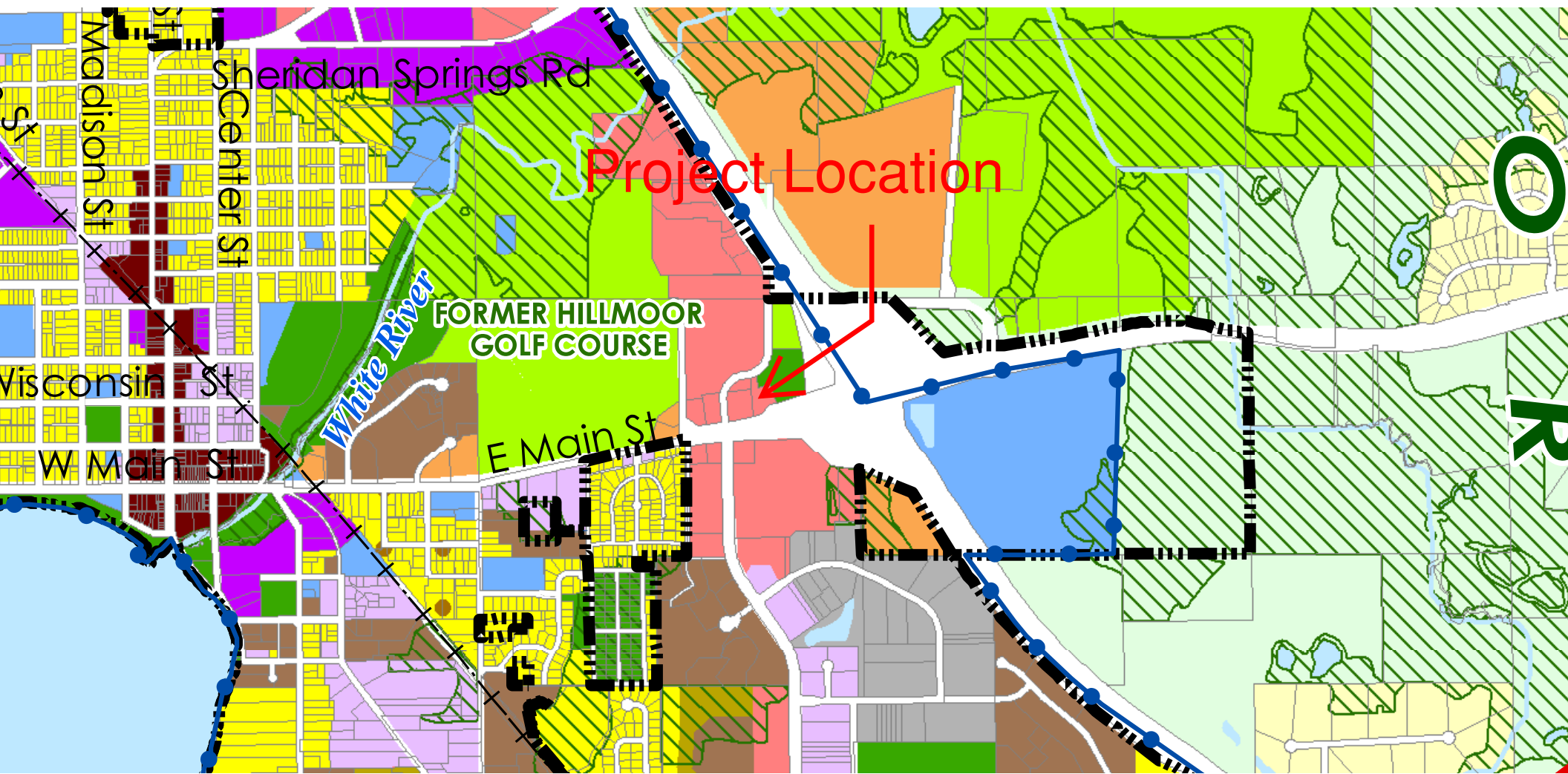
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NTS

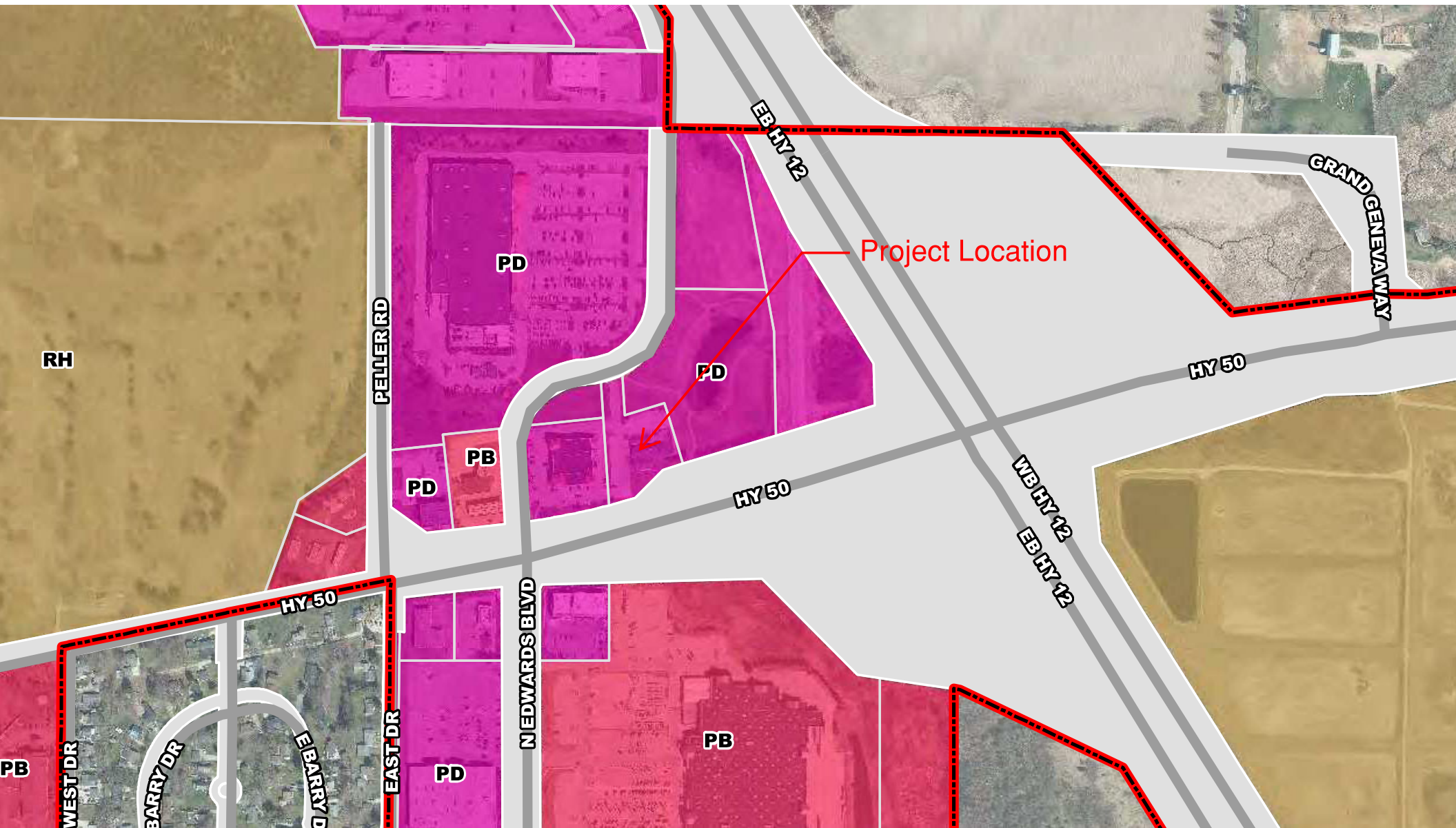
CORPORATE ID SOLUTIONS
5563 N ELSTON AVE.
CHICAGO, IL 60630
P: 773-763-9600 | F: 773-763-9606
CORPORATEIDSOLUTIONS.COM

CUSTOMER ACCEPTANCE

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SIGNATURE _____ **DATE** _____





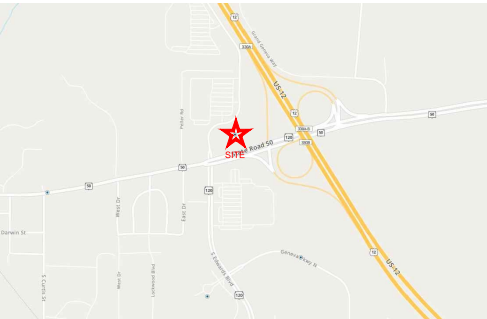
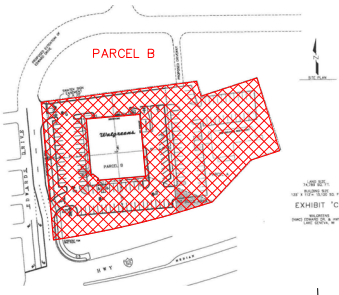
ALTA/NSPS LAND TITLE SURVEY

KNOWN AS: 393 N. EDWARDS BLVD., LAKE GENEVA, WI 53147

Parcel A: Lot 2 of the Final Plat of the Red Geranium, being a subdivision of part of Lot 3 of Peller Woods Subdivision and part of Lot 2 of Certified Survey Map No. 3263, both part of the Northeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4 of the Northeast 1/4 of Section 31, in Township 2 north, Range 18 East, in the City of Lake Geneva, Walworth County, Wisconsin.

Parcel B: Non-exclusive easement for access, ingress/egress and an exclusive easement for sign as set forth in a Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded in Volume 670 of Records on Page 205 as Document No. 439102.

PREPARED FOR: KEYSTONE PLANNING & DESIGN, LLC
SURVEY PROJECT NUMBER: 168867-KAC



VICINITY MAP - NOT TO SCALE

A. Basis of Bearings
Bearings are based on the West line of the Northeast 1/4 of Section 31, Township 2 North, Range 18 East in the City of Lake Geneva, Walworth County, Wisconsin, which bears South 01°06'43" East.

B. Title Commitment
This survey was prepared based on Fidelity Land Title, Ltd., title commitment number J-56685, commitment date April 27, 2022, which lists the following easements and/or restrictions from schedule B-I:

1-5, 9, 17, and 18 - NOT SURVEY RELATED.

6-8 - VISIBLE EVIDENCE SHOWN, IF ANY.

10. Notes, Conditions, Setback(s), Restrictions, Reservation for easement(s), Storm, Sewer, drainage and/or sanitary district assessments (if any), all other matters as set forth on the recorded plat of Red Geranium, a subdivision of Peller Woods Subdivision and CSM No.'s 3196 & 3263, - LIES WITHIN OR CROSSES THE SURVEYED PROPERTY - ITS LOCATION IS SHOWN.

11. Covenants, Conditions and Restrictions as set forth in Reciprocal Easement Agreements recorded as Document No. 439102, - LIES WITHIN OR CROSSES THE SURVEYED PROPERTY - IT IS A BLANKET EASEMENT - ITS LOCATION IS NOT SHOWN.

12. Access restrictions as set forth in Award of Damages by State Highway Commission of Wisconsin recorded in Volume 581 of Deeds on Page 623 as Document No. 541913, - LIES WITHIN OR CROSSES THE SURVEYED PROPERTY - ITS LOCATION IS SHOWN.

13. Grant of Electric Line Easement to Wisconsin Power and Light Company recorded in Volume 605 of Deeds on Page 20 as Document No. 559597, - LIES WITHIN OR CROSSES THE SURVEYED PROPERTY - ITS LOCATION IS SHOWN.

14. Ingress/Egress Easement as set forth in a Special Warranty Deed recorded in Volume 13 of Records on Page 190 as Document No. 615036 and modified by an Amendment to Easement recorded in Volume 630 of Records on page 420 as Document No. 310091, - LIES WITHIN OR CROSSES THE SURVEYED PROPERTY - ITS LOCATION IS SHOWN.

15. Grant of Easement to Wisconsin Power and Light Company recorded in Volume 637 of Records on Page 2039 as Document No. 314935, - LIES WITHIN OR CROSSES THE SURVEYED PROPERTY - ITS LOCATION IS SHOWN.

16. Recreational bike and pedestrian path as noted in City of Lake Geneva Resolution No. 05-R-141, recorded as Document No. 860118, - LIES WITHIN OR CROSSES THE SURVEYED PROPERTY - IT IS A BLANKET EASEMENT FOR LOT 3 OF PLAT OF PELLER WOODS SUBDIVISION - ITS LOCATION IS NOT SHOWN.

C. Flood Note
According to flood insurance rate map of the City of Lake Geneva, community panel number 55127C0331D, effective date of October 2, 2009, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain). Flood Hazard impact is subject to map scale uncertainty.

D. Parking Spaces
There are 57 regular and 0 handicapped parking spaces marked on this site.

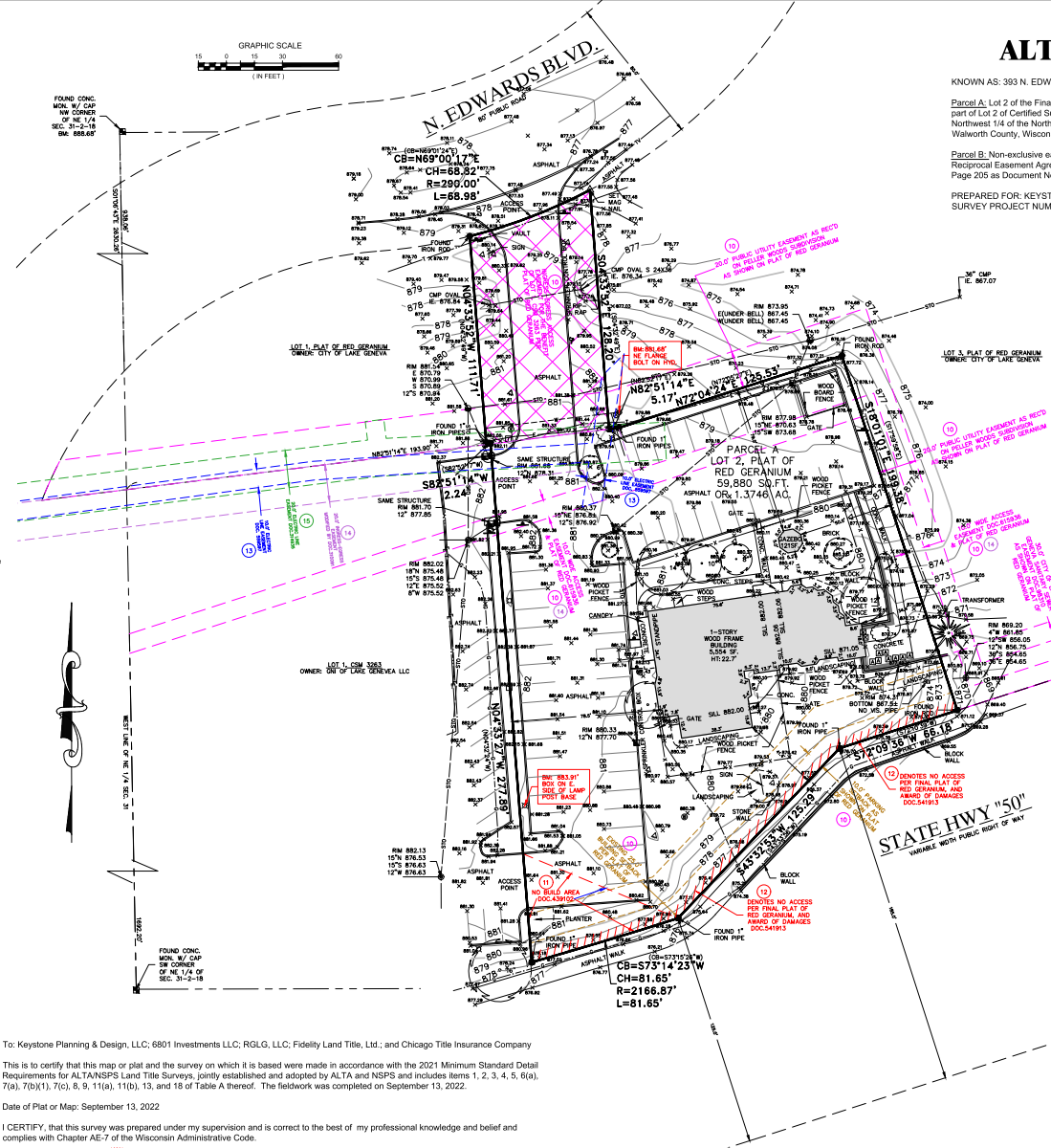
E. Elevations
Elevations refer to NAVD88 datum. Starting BM: 888.68', Conc. Mon. at North 1/4 corner of Section 31-2-18

F. Municipal Zoning
No zoning report provided.

G. Notes
As to table A item 11
Surveyor's responsibility to coordinate markings shall be limited to one marking required to 811 (national "call before you dig" number) based on the property address, as provided by the client. Note to the client, insurer, and lender - With regard to Table A, Item 11, information from the sources checked within will be combined with observed evidence of utilities pursuant to Section 6.5.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. As of the field date indicated below in certificate (most recent site visit/inspection), it appears some underground utilities were not marked. This affected the surveyor's assessment of the location of the utilities resulting in partial illustration and/or mapping per plan. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

LEGEND

○ SOLLARD	○ SANITARY MANHOLE
○ SOIL BORING/MONITORING WELL	○ SANITARY CLEANOUT OR SEPTIC VENT
○ LAPSOLE	○ SANITARY INTERCEPTOR MANHOLE
○ MAILBOX	○ MISCELLANEOUS MANHOLE
○ SIGN	○ WATER VALVE
○ AIR CONDITIONER	○ HYDRANT
○ CONTROL BOX	○ WATER SERVICE CURB STOP
○ TRAFFIC SIGNAL	○ WATER MANHOLE
○ IRRIGATION CONTROL BOX	○ WATER SURFACE
○ CABLE PEDESTAL	○ RETAINING FLAG
○ POWER POLE	○ CHIMNEY
○ CABLE POLE	○ WAREHOUSE
○ GUY POLE	○ CONTINUOUS TREE
○ GUY POLE	○ DECIDUOUS TREE
○ GUY POLE	○ SHRUB
○ GUY POLE/PEDESTAL LIGHT	
○ HANDICAPPED PARKING	○ EDGE OF TREES
○ MAIL BOX	○ SANITARY SEWER
○ ELECTRIC MANHOLE	○ STORM SEWER
○ ELECTRIC PEDESTAL	○ WATERMAIN
○ ELECTRIC METER	○ MARKED GAS MAN
○ ELECTRICAL TRANSFORMER	○ OVERHEAD WIRES
○ TELEPHONE MANHOLE	○ SANITARY SEWER
○ TELEPHONE PEDESTAL	○ MARKED TELEPHONE
○ UTILITY VAULT	○ MARKED CABLE TV LINE
○ GAS METER	○ MARKED FIBER OPTIC
○ GAS METER SIGN	○ UTILITY FOR PLANT LINE
○ STORM MANHOLE	○ MARKED STORM SEWER
○ FOUND INLET	○ INDICATES EXISTING
○ STORM SEWER END SECTION	○ INDICATES EXISTING



To: Keystone Planning & Design, LLC; 6801 Investments LLC; RGLG, LLC; Fidelity Land Title, Ltd.; and Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, and 18 of Table A thereof. The fieldwork was completed on September 13, 2022.

Date of Plat or Map: September 13, 2022

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter AE-7 of the Wisconsin Administrative Code.

Professional Land Surveyor
Eric R. Sturm
Registration Number S-2309
eric.sturm@rasmith.com

DIGGERS HOTLINE TICKET NO: 20223519880 & 9883

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

R.A.S.MITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.S.MITH, INC.

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

S:\168867\dwg\A1010330.dwg - KEYSTONE

SITE DEVELOPMENT PLANS
FOR
BUONA
393 NORTH EDWARDS BLVD
LAKE GENEVA, WI 53147

DEVELOPER

THE BUONA COMPANIES
MIKE BUONAVOLANTO
DIRECTOR OF REAL ESTATE
708-948-0557
MIKEBUONA@BUONA.COM

CIVIL ENGINEER/LANDSCAPE ARCHITECT:

raSmith

CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

PROJECT MANAGER: ROBERT J HARLEY, P.E.
262-317-3266

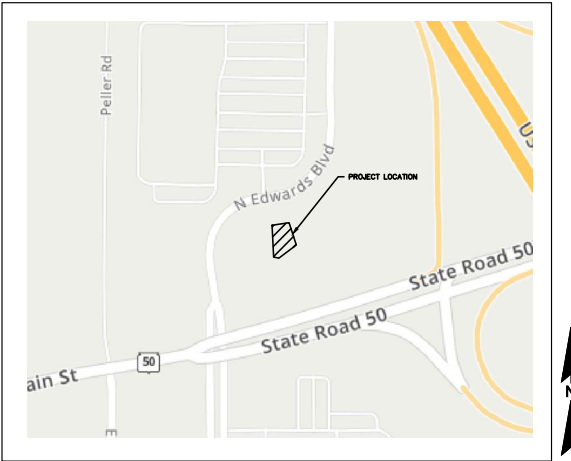
PROJECT ENGINEER: CHRISTOPHER B WHITE, P.E.
262-317-3286

LANDSCAPE ARCHITECT: NANCY PARDUHN WILSON, PLA
262-317-3343

ARCHITECT

KEYSTONE PLANNING AND DESIGN, LLC
LUIGI RANDAZZO, AIA
VP OF ARCHITECTURE
418 CLINTON PLACE
RIVER FOREST, IL 60305
(847)529-3531
LUIGI@KEYSTONECONSTRUCTLLC.COM

VICINITY MAP



PLAN DATE: 11/04/2022

REVISIONS	ISSUE DATE	SHEET NO.'S	REASON
1	11/30/2022	C100-C300	DRIVEWAY UPDATE

PLAN INDEX

SHEET NO.	DESCRIPTION
C000	TITLE SHEET
C100	DEMOLITION PLAN
C200	SITE PLAN
C300	GRADING PLAN
C400	SPECIFICATIONS
C401	SITE DETAILS
C402	EROSION CONTROL DETAILS
L100	LANDSCAPE PLAN

PLAN PREPARED BY:
CHRISTOPHER WHITE
R.A. SMITH, INC.
(262) 317-3286
christopher.white@rasmith.com

45676-6 11/04/2022
NUMBER DATE



R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR
DAMAGES, LIABILITY OR COSTS RESULTING FROM
CHANGES OR ALTERATIONS MADE TO THIS PLAN
WITHOUT THE EXPRESSED WRITTEN CONSENT OF
R.A. SMITH, INC.

DESCRIPTION

DATE

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

raSmith
CREATIVITY BEYOND ENGINEERING

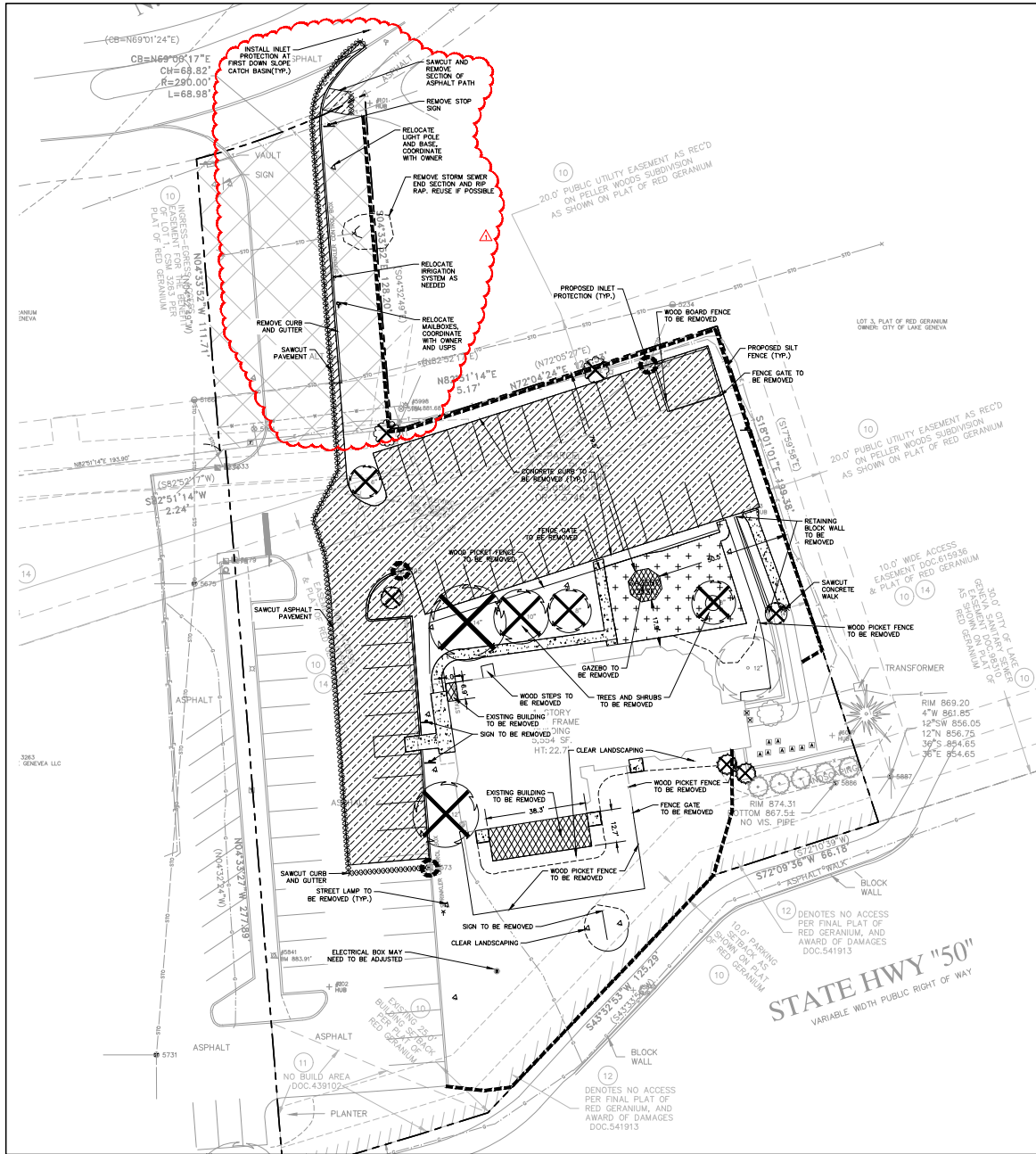
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cranston, WI | Naperville, IL | Irvine, CA

BUONA
LAKE GENEVA, WI

TITLE SHEET

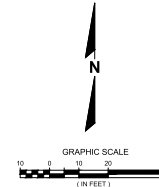
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R.A. Smith, Inc.
DATE: 11/04/2022
SCALE: N.T.S.
JOB NO. 3220187
PROJECT MANAGER:
ROBERT J. HARLEY
DESIGNED BY: CBW
CHECKED BY: RJH

SHEET NUMBER
C000



LEGEND

- PROPERTY LINE
- PROPOSED SILT FENCE
- SAWTOOTH LINE PAVEMENT
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING BRICK TO BE REMOVED
- EXISTING BUILDING/STRUCTURE TO BE REMOVED
- TREE/SHRUB REMOVAL
- INLET PROTECTION



EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES MUST BE INSPECTED AND REPAIRED PER DNR, COUNTY AND CITY STANDARDS (WHICH EVER IS MOST FREQUENT AND CONSERVATIVE)
2. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD OR SIDEWALK SHALL BE REMOVED BY STREET CLEANING, OTHER THAN FLUSHING, IMMEDIATELY.
3. CONTRACTOR SHALL KEEP A COPY OF THE EROSION CONTROL PLANS AT THE PROJECT SITE AND PROVIDE COMPLETED EROSION CONTROL CHECK SHEETS TO THE CONSTRUCTION INSPECTOR. THE CITY OF LAKE GENEVA AND WDNR MAY REQUEST INSPECTION REPORTS AT ANY TIME.
4. IF NEEDED, DEWATERING AS NEEDED TO BE DONE ACCORDING TO WDNR STANDARD 1061.
5. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE (WINTER) OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WORKS TECHNICAL STANDARD 1050.
6. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES AND PERFORMING MAINTENANCE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
7. SILT FENCE MUST BE INSTALLED AT LOCATIONS DOWNSTREAM OF LAND DISTURBANCE. SILT FENCE MUST BE MAINTAINED AND REMAIN IN PLACE UNTIL THE SITE HAS REACHED FINAL STABILIZATION.
8. DIRT AND CONSTRUCTION DEBRIS SHALL NOT BE TRACKED ONTO EDWARDS BOULEVARD. STREET SWEEPING AT THE EXPENSE OF THE DEVELOPER WILL BE REQUIRED IF TRACKING OCCURS.

CONSTRUCTION SEQUENCE

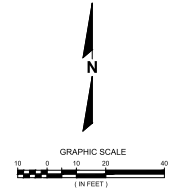
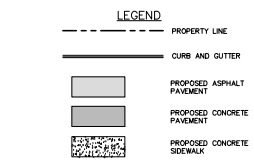
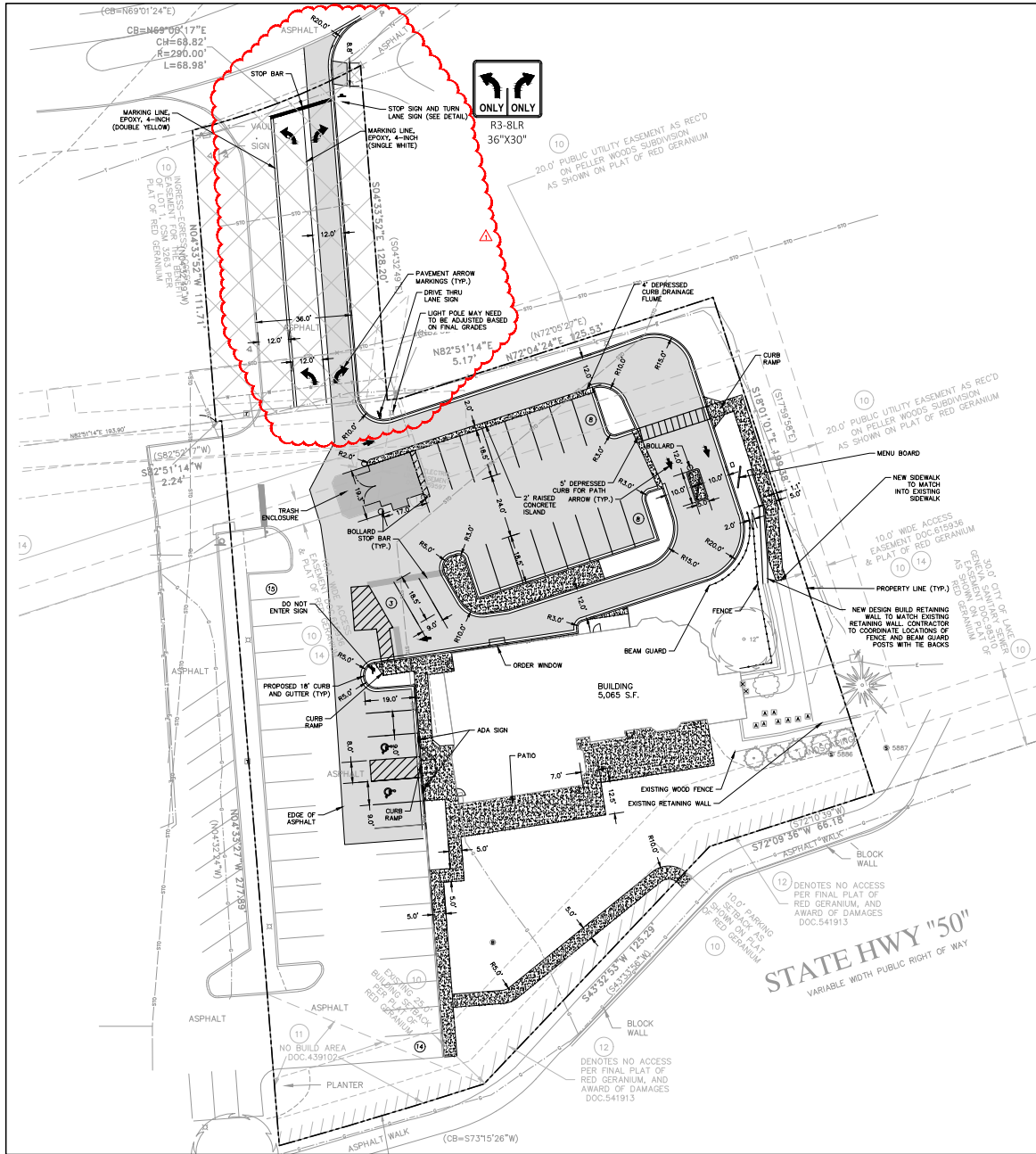
1. INSTALL SILT FENCE
2. STRIP TOPSOIL AND GRADE SITE IN INCREMENTS APPROPRIATE TO WORK WHILE MAINTAINING SEDIMENTATION AND EROSION CONTROL PRACTICES IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES. TEMPORARY DIVERSION SWALES MAY BE NEEDED TO PROMOTE DRAINAGE.
3. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL BMPs WHEN SITE WORK AND GRADING ALLOWS.
4. CONSTRUCT UTILITIES AND INSTALL ADDITIONAL STORM DRAIN INLET PROTECTION TO INLETS AS SOON AS THEY ARE CONSTRUCTED.
5. PREPARE PARKING LOT SUBGRADE. INSTALL CURB AND GUTTER AND PAVE SITE.
6. APPLY SEED FERTILIZER AND MULCH TO LANDSCAPE LAWN AREAS AS SOON AS POSSIBLE.
7. FLUSH STORM SEWER AND REMOVE ANY SEDIMENT FROM ACCUMULATED DURING CONSTRUCTION.
8. CONTRACTOR SHALL REMOVE ALL REMAINING TEMPORARY EROSION CONTROL BMPs WHEN DISTURBED AREAS ARE STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.



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DESCRIPTION	DATE
DRIVEWAY UPDATE	11/20/2022
16745 W. Blumond Road Brofield, WI 53005-9238 (262) 781-1000 rasmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
Brofield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
BUONA LAKE GENEVA, WI	
DEMOLITION & EROSION CONTROL PLAN	
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SHEET NUMBER C100	



- GENERAL NOTES:**
- EXISTING TOPOGRAPHY OBTAINED BY raSmith ON 09/13/2022.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF LAKE GENEVA EROSION CONTROL ORDINANCE AND STATE OF WISCONSIN TECHNICAL STANDARDS.
 - ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
 - BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.
 - ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

SITE STATISTICS

	SQ.FT	ACRES	COVERAGE
TOTAL AREA	59,880	1.37	
EXISTING PERVIOUS	23,990	0.55	40.06%
EXISTING IMPERVIOUS	35,910	0.82	59.94%
TOTAL PERVIOUS	19,610	0.45	32.75%
TOTAL IMPERVIOUS	40,270	0.92	67.25%

PARKING STATISTICS

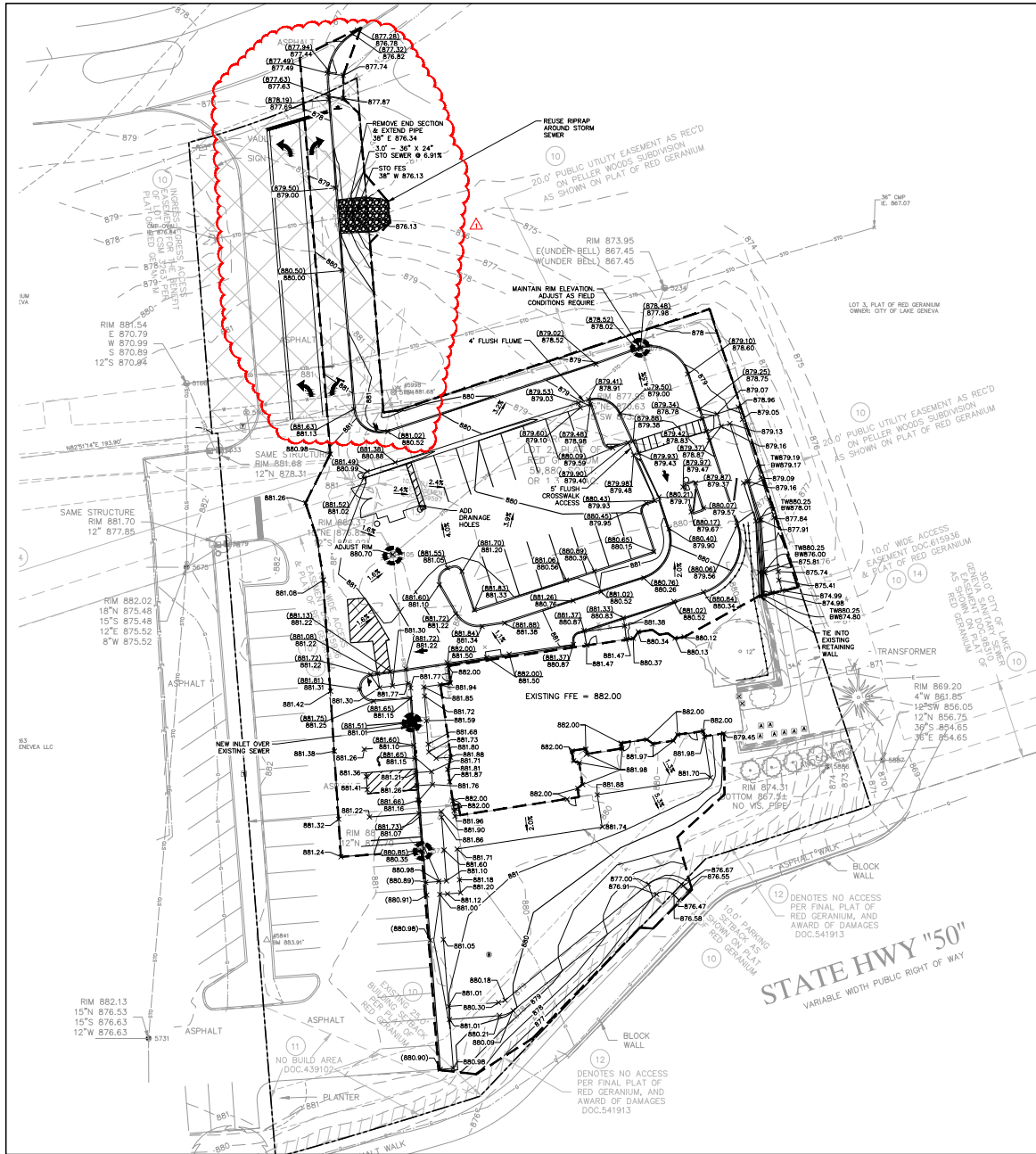
STANDARD PARKING STALLS	19
ACCESSIBLE STALLS	2
QUEUE STALLS	3
EXISTING STALLS	24
TOTAL PARKING SPACES	48



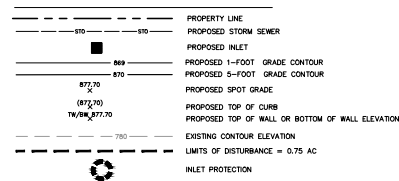
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raSmith CREATIVITY BEYOND ENGINEERING	
Brofield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
BUONA LAKE GENEVA, WI	SITE PLAN
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SHEET NUMBER C200	



LEGEND



GRADING NOTES:

ALL SIDEWALKS TO BE SLOPED AT LESS THAN 5.0% AND NO MORE THAN 2.0% CROSS SLOPE.

THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.

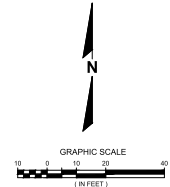
THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.

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.

THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOTS. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.

GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PAD AND PAVEMENT AREAS, SCRAPING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.

NO FILL SHALL BE PLACED ON A WEET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.



DESCRIPTION	
DATE	11/20/2022
DRIVEWAY UPDATE	
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raSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
BUONA LAKE GENEVA, WI GRADING PLAN	
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SHEET NUMBER C300	



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01 41 00 - REGULATORY REQUIREMENTS:

4. THE LATEST EDITIONS OF THE FOLLOWING BOOKS

[illegible]

01 70 00 - EXECUTION & CLOSEOUT R

2. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THIS PLAN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS, INCLUDING, BUT NOT LIMITED TO, NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION PURPOSES ONLY, BASED ON BEST AVAILABLE PUBLIC RECORDS, AS-BUILT DRAWINGS, AND FIELD OBSERVATIONS. NO RESPONSIBILITY IS ASSUMED BY THE CONTRACTOR FOR THE ACCURACY OF ANY RECORDS, DRAWINGS, OR FIELD DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION PURPOSES ONLY, BASED ON BEST AVAILABLE PUBLIC RECORDS, AS-BUILT DRAWINGS, AND FIELD OBSERVATIONS. NO RESPONSIBILITY IS ASSUMED BY THE CONTRACTOR FOR THE ACCURACY OF ANY RECORDS, DRAWINGS, OR FIELD DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION PURPOSES ONLY, BASED ON BEST AVAILABLE PUBLIC RECORDS, AS-BUILT DRAWINGS, AND FIELD OBSERVATIONS. NO RESPONSIBILITY IS ASSUMED BY THE CONTRACTOR FOR THE ACCURACY OF ANY RECORDS, DRAWINGS, OR FIELD DATA.
4. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION PURPOSES ONLY, BASED ON BEST AVAILABLE PUBLIC RECORDS, AS-BUILT DRAWINGS, AND FIELD OBSERVATIONS. NO RESPONSIBILITY IS ASSUMED BY THE CONTRACTOR FOR THE ACCURACY OF ANY RECORDS, DRAWINGS, OR FIELD DATA.
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31 10 00 - SITE CLEARING & D

1. WEEK 2/4/11. CONSIDER OF DEMOLITION

[illegible]

31 25 00 - EROSION & SEDIMENTATION CONTROLS

[illegible]

DIVISION 32 EXTERIOR IMPROVEMENTS

DIVISION 32 - EXTERIOR IMP

1. WORK SHALL CONSIST OF FINE GRADING SURFACE, EXCAVATION BELOW SURFACE (IF NECESSARY), PLACEMENT OF 12" MINIMUM THICKNESS OF ASPHALT, AND FINISH GRADING TO A FINISHED SURFACE. CLEANUP SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLY WITH THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 402 OF MISSOURI STANDARD SPECIFICATIONS.
4. ASPHALT SHALL BE IN ACCORDANCE WITH SECTION 403 OF MISSOURI STANDARD SPECIFICATIONS.
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 405 OF MISSOURI STANDARD SPECIFICATIONS.
6. ALL GRADING SHALL BE IN ACCORDANCE WITH SECTION 400 OF MISSOURI STANDARD SPECIFICATIONS. BASE IS NOT TO EXCESSIVELY DAMP. TEMPERATURE IS BELOW 10 DEGREES FAHRENHEIT AT TIME OF BINDER COURSE.
7. ALL GRADING SHALL BE IN ACCORDANCE WITH SECTION 400 OF MISSOURI STANDARD SPECIFICATIONS. HOT COAT APPLICATION. TEMPERATURE IS BELOW 10 DEGREES FAHRENHEIT AT TIME OF SURFACE COURSE INSTALLATION.
8. ALL GRADING SHALL BE IN ACCORDANCE WITH SECTION 400 OF MISSOURI STANDARD SPECIFICATIONS. COMPLETION.
9. ASPHALT TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4-INCH FOR BINDER COURSE, AND 1/8-INCH FOR SURFACE COURSE.
10. APPLY TACK COAT BETWEEN ASPHALT COURSES AT A MINIMUM RATE OF 0.25 GAL/SY.
11. ALL GRADING SHALL BE IN ACCORDANCE WITH SECTION 400 OF MISSOURI STANDARD SPECIFICATIONS. HARDENED.
12. FINAL ASPHALT SURFACE SHALL BE WITHIN A 1/8-INCH TOLERANCE AS DETERMINED BY USING A 10-FOOT STRIPPER OR STRIPPER. ALL GRADING SHALL BE IN ACCORDANCE WITH SECTION 400 OF MISSOURI STANDARD SPECIFICATIONS. EXCEEDING TOLERANCE.
13. A SLOPE NOT GREATER THAN 1:12 IS REQUIRED FOR ALL ACCESSIBLE ROADS AND ADJACENT UNLOADING AREAS.
14. A SLOPE NOT GREATER THAN 5% IS REQUIRED FOR ALL ACCESSIBLE ROADS AND ADJACENT UNLOADING AREAS.
15. A SLOPE NOT GREATER THAN 5% IS REQUIRED FOR ALL ACCESSIBLE ROADS AND ADJACENT UNLOADING AREAS.
16. A SLOPE NOT GREATER THAN 5% IS REQUIRED FOR ALL ACCESSIBLE ROADS AND ADJACENT UNLOADING AREAS.

32 13 00 - CONCRETE PAVING

WORK SHALL CONSIST OF GROUND SURVEYING, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF REINFORCING BARS AND CONCRETE CURBS TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

- ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
- CONCRETE SHALL BE CASTED IN ONE LIFT PER CURB SECTION.
- CURBS SHALL BE GRADE A AIR-ENTRAINED IN ACCORDANCE WITH SECTION 507 OF MISSOURI STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- WEAR SURF SHALL BE IN ACCORDANCE WITH SECTION 509 OF MISSOURI STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- WATER STOP SHALL BE IN ACCORDANCE WITH SECTION 508 OF MISSOURI STANDARD SPECIFICATIONS AND ASTM C94 / WATER STOP.
- AIR-ENTRAINING SHALL BE IN ACCORDANCE WITH SECTION 501 OF MISSOURI STANDARD SPECIFICATIONS AND ASTM C260.

LICID CURRING COMPOUND SHALL BE IN ACCORDANCE WITH SECTION 415 OF MISSOURI STANDARD SPECIFICATIONS

CURING SHALL BE IN ACCORDANCE WITH SECTION 607 OF MISSOURI STANDARD SPECIFICATIONS

THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.

CURBS FORMING SHALL REMAIN IN PLACE AT LEAST 24 HOURS AFTER CURB CONCRETE INSTALLATION AND SHALL BE REMOVED IMMEDIATELY THEREAFTER.

CONSTRUCTION AND CONTRACT JOINTS SHALL BE IN ACCORDANCE WITH SECTION 415 OF MISSOURI STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

ISOLATION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER STRIPS ADJUSTED CURRING, INLETS, CATCH BASINS, ETC., AS REQUIRED BY THE PROJECT DESIGN.

14. EDGES OF CONCRETE PAVEMENT, CURBING, SIDEWALK,

11. FINISH INTERIOR TRAFFIC DECK, CURB, AND PROTECT SIDEWALKS REPAIRS INCLUDING: APPLYING SURFACE TREATMENT TO EXPOSED AGGREGATE.
12. FINISH EXTERIOR TRAFFIC DECK, CURB, AND PROTECT SIDEWALKS REPAIRS INCLUDING: APPLYING SURFACE TREATMENT TO EXPOSED AGGREGATE.
13. FINISH LIGHT BROWN CURB, CURB, AND PROTECT SIDEWALKS AND PATIOS IN ACCORDANCE WITH SECTION 605 OF WSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS.
14. FINISH (ARTIFICIAL TRAFFIC DECK, CURB, AND PROTECT SIDEWALKS REPAIRS AND PATIOS IN ACCORDANCE WITH SECTION 605 OF WSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS).
15. MAINTAIN CEMENT FLOOR DRIPS, CRACKS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEET CONCRETE REPAIRS SHALL BE MATCHED TO EXISTING CONCRETE.
16. MAXIMUM DEFLECTION BETWEEN CONCRETE SIDEWALKS AND ADJACENT PARKING SURFACES SHALL NOT EXCEED 0.005 INCHES PER INCH.
17. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS SHALL BE MAINTAINED.
18. THE MAXIMUM SLOPE OF ANY LOADING OR UNLOADING AREA CROSSING ROUTE IS REQUIRED TO BE NO GREATER THAN 2% IN ALL DIRECTIONS.
19. THE MAXIMUM SLOPE OF ANY DRIVEWAY OR ROUTE IS REQUIRED TO BE NO GREATER THAN 5% IN ALL DIRECTIONS.
20. ALL HANDICAP ACCESSIBLE DRIVEWAYS REQUIRE AN EXTERIOR LANDSCAPE THAT IS A MINIMUM OF 3 FEET BY 5 FEET IN AREA.
21. REMOVE AND REPLACE CONCRETE THAT IS BROKEN, DAMAGED, DEFECTIVE, OR DOES NOT COMPLY WITH THE REQUIREMENTS LISTED ABOVE.

32 17 00 - PAVEMENT MARKING & SIGNAGE

1. WORK SHALL CONSIST OF INSTALLATION OF PARKING LOT STRIPING, DIRECTED ARROWS, HANDMADE ACCESSIBLE PARKING SPACES AND TRUCK HOUSING MARKINGS.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 646 OF MISSOURI STANDARD SPECIFICATIONS A WOODS APPROVED PRODUCTS LIST.
4. STOP BARS SHALL BE WHITE WHILE ALL OTHER PAVEMENT MARKINGS SHALL BE YELLOW.
5. ALL PAVEMENT MARKING SHALL BE HAND-PAINTED OR APPLIED BY THERMOPLASTIC PLAN.
6. BARRICADE WORK AREA DURING INSTALLATION AND UNTIL PAVEMENT MARKING PLAN IS DIED. PROTECT ADJACENT TRAFFIC AND PEDESTRIANS.
7. APPLY PAINT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS TO PRODUCE MARKINGS AS INDICATED WITH THIS PLAN.
8. APPLY PAINT TO CLEAN AND DRY SURFACE, FREE FROM FROST, TO ENSURE PROPER BONDING.
9. THE WORKMAN SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING PAVEMENT MARKING. PAINT CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.

32 32 00 - RETAINING WALLS

WORK SHALL CONSIST OF FINISHING DETAILED DESIGN, MATERIALS, LABOR, EQUIPMENT, SUPERVISION, AND DIRECTION TO CONSTRUCT RETAINING WALL SYSTEMS IN REASONABLY CLOSE CONFORMITY TO THE LINES, GRADES, AND DIMENSIONS SHOWN ON THIS PLAN. RETAINING WALLS SHOWN ON THIS PLAN ARE FOR GENERAL LOCATION.

2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED BY PROFESSIONAL ENGINEER EXPERIENCED WITH RETAINING WALL DESIGN AND LICENSED IN THE STATE IN WHICH THE RETAINING WALLS ARE TO BE CONSTRUCTED.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ENSURING THAT ALL SURROUNDING STRUCTURES AND UTILITIES ARE PROTECTED FROM THE EFFECTS OF EXCAVATION AND PROVIDING ANY NECESSARY EXCAVATION SUPPORT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY EXCAVATION SUPPORTS. RETAINING WALLS SHALL NOT DISTURB OR PLACE TEMPORARY LOADS ON THE RETAINING WALLS THAT EXCEED DESIGN LOADS.

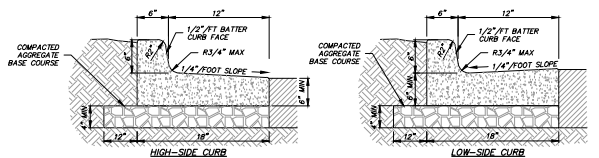
DIVISION 33 - UTILITIES

2025 RELEASE UNDER E.O. 14176

[illegible]

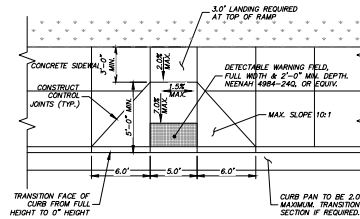
THERE ARE NO PLANNED ALTERATIONS TO THE SANITARY AND WATER SERVICES HOWEVER CONTACT ENGINEER IF CONFLICTS ARE FOUND.

[illegible]

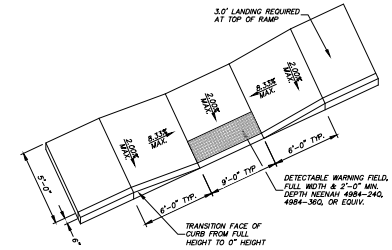


- NOTES:
- 4,000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER.
 - THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN.
 - FOR DEPRESSED CURB HEAD SLOPE, USE THE SAME SLOPE AS ADJACENT SIDEWALK.
 - THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDE MINIMUM 6" GUTTER THICKNESS MAINTAINED. TRANSVERSE CONTRACTION JOINTS SHALL BE CUT OR SAVED AT MAXIMUM 20 FOOT INTERVALS.
 - 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB ABUTTING EXISTING CURBS AND SIDEWALK, WALLS OR BUILDINGS, AND AT INTERVALS NOT TO EXCEED 300 FEET, WITH PREFERRED LOCATIONS BEING AT RADIUS POINTS OR ANGLE POINTS.

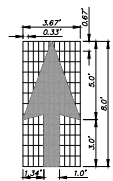
CONCRETE CURB & GUTTER 18"



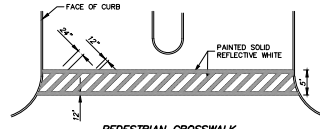
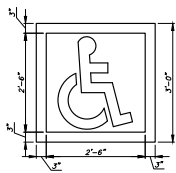
- NOTES:
- SURFACE OF CURB RAMP SHALL HAVE A BROOM FINISH OR SIMILAR SLIP RESISTANT SURFACE.
- DEPRESSED CURB RAMP TYPE 3 (PRIVATE SITE)**
(NOT TO SCALE)



- NOTES:
- SURFACE OF CURB RAMP SHALL HAVE A BROOM FINISH OR SIMILAR SLIP RESISTANT SURFACE.
- DEPRESSED SIDEWALK RAMP TYPE 7B (PRIVATE SITE)**
(NOT TO SCALE)

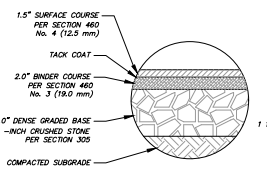


TRAFFIC LANE DIRECTIONAL ARROW

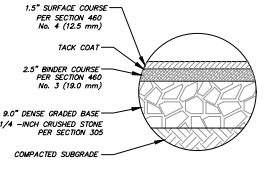


PEDESTRIAN CROSSWALK

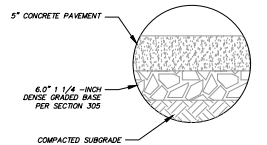
- ADA SYMBOL NOTES:
- ALL SYMBOLS TO BE 3" WIDE.
 - PROVIDE TWO COATS OF PAINT MINIMUM.
 - BLUE BACKGROUND WITH WHITE SYMBOL.
 - LOCATE SYMBOL AT CENTER OF STALL.
 - WHITE SYMBOL ON SITE PLAN.
 - ONE SYMBOL FOR EACH ADA PARKING SPACE.
- PAINTED SYMBOL**
FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES



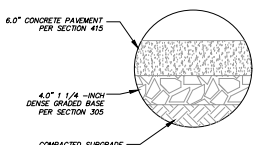
LIGHT DUTY ASPHALT PAVEMENT



MEDIUM DUTY ASPHALT PAVEMENT

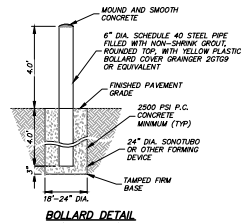


CONCRETE SIDEWALK SECTION



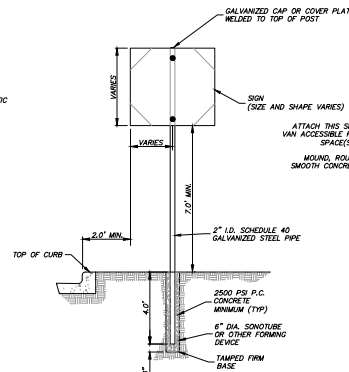
HD CONCRETE SECTION

PAVEMENT SECTIONS FOR PRELIMINARY REVIEW



BOLLARD DETAIL

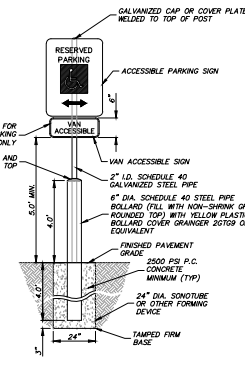
(NOT TO SCALE)



SIGN AND POST INSTALLATION - TYPE 2

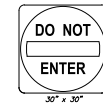
(NOT TO SCALE)

- NOTES:
- ALL SIGNS SHALL BE MOUNTED TO POSTS BY MEANS OF 5/16" BOLTS. BOLTS 3/8" IN DIAMETER, DRILLED THROUGH BOTH SIDES OF POSTS PRIOR TO SIGN INSTALLATION.
 - ALL POST SHALL HAVE A GALVANIZED CAP OR COVER PLATE WELDED TO TOP OF POST.



SIGN AND POST INSTALLATION - TYPE 3

(NOT TO SCALE)

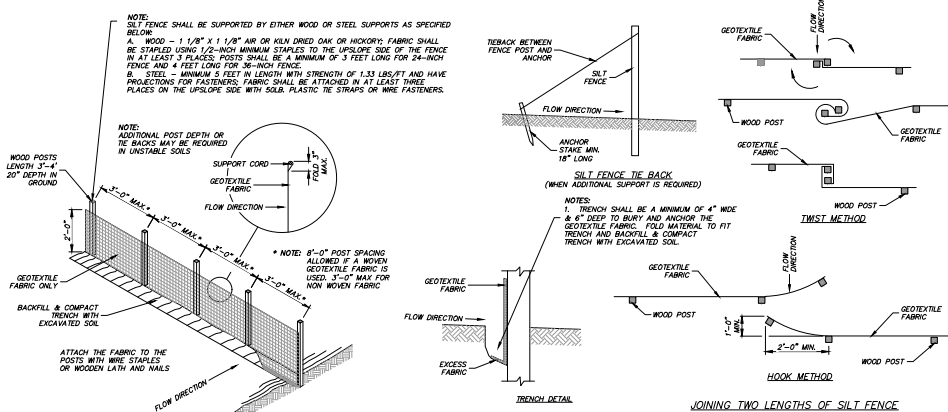


"DO NOT ENTER" SIGN TYPE R5-1

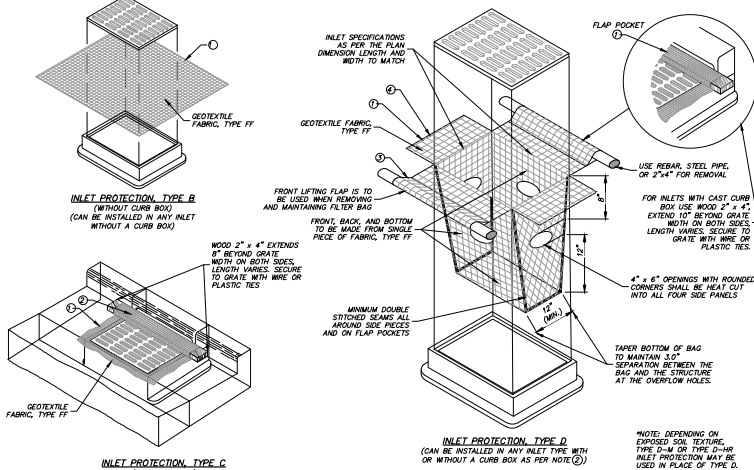
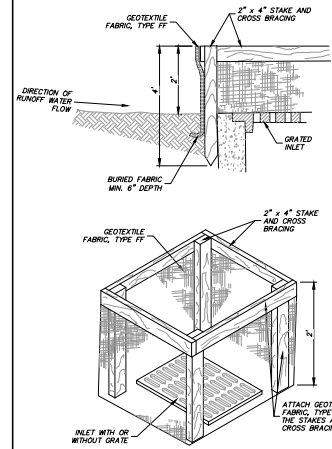
(NOT TO SCALE)

DESCRIPTION	
DATE	
1.6745 W. Blumond Road Brofield, WI 53005-9238 (262) 781-1000 raSmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
Brofield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
BUONA LAKE GENEVA, WI	SITE DETAILS
© COPYRIGHT 2022 R.A. Smith, Inc. DATE: 11/04/2022 SCALE: N.T.S. JOB NO. 3220187 PROJECT MANAGER: ROBERT J. HARLEY DESIGNED BY: CBW CHECKED BY: RJH	
SHEET NUMBER C401	

- NOTES:
1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO NWR CONSERVATION STANDARD 1056
 2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
 3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW.
- | SLOPE | FENCE SPACING |
|-----------|---------------|
| < 2% | 100 FEET |
| 2 TO 5% | 75 FEET |
| 5 TO 10% | 50 FEET |
| 10 TO 33% | 25 FEET |
| > 33% | 20 FEET |
4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
 5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
 6. SILT FENCE MADE BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH MADE BY 6-INCH DEEP TRENCH, OR 8-INCH V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
 7. 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. TWIST METHOD—OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST TWO DEGREES.
 - b. HOOK METHOD—HOOK THE END OF EACH SILT FENCE LENGTH.
 8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
 9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
 10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
 11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.



SILT FENCE
(NOT TO SCALE)



GENERAL NOTES:

- INLET PROTECTION DEVICES SHALL CONFORM TO NWR CONSERVATION PRACTICE STANDARD 1060 AND BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE MISSOURI'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED IF ALLOWED BY ENGINEER.
- TYPE A IS TO BE USED PRIOR TO PAVING AND INSTALLATION OF CURB AND GUTTER, AND TYPES B, C, AND D ARE TO BE USED AFTER PAVING IS PLACED.
- TYPE A SHALL BE USED AROUND INLETS AND UNPAVED AREAS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED.
- TYPE B SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON INLETS WITHOUT A CURB BOX WHEN TYPE D INLET DEVICES CANNOT BE USED.
- TYPE C SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON STREET INLETS WITH CURB HEADS.
- TYPE D SHALL BE USED IN AREAS WHERE OTHER TYPES OF INLET PROTECTION ARE INCOMPATIBLE WITH ROADWAY AND TRAFFIC CONDITIONS (I.E. POSSIBLE SAFETY HAZARD IF REMOVAL OCCURS), OR WHERE MORE EFFECTIVE INLET FILTERING IS NEEDED.
- TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
- GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG, FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.

INSTALLATION NOTES:

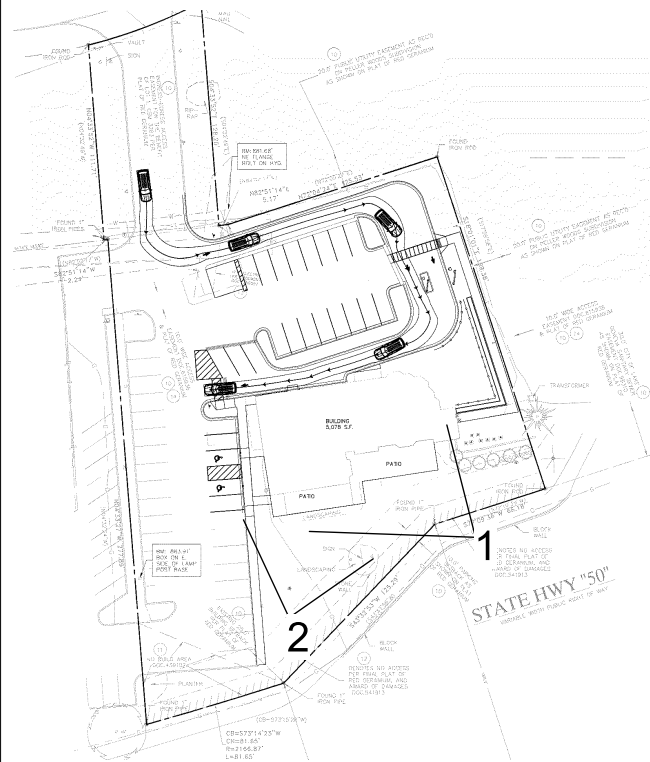
- TYPE B & C:
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLES OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- TYPE D:
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CATCH THE BAG, USING PLASTIC ZIP-TIES, TO ACHIEVE MINIMUM CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

STORM DRAIN INLET PROTECTION
(NOT TO SCALE)

MAINTENANCE:

- FOR INLET PROTECTION DEVICES ONCE THE CONTRIBUTING DRAINAGE AREA IS STABILIZED WITH APPROPRIATE VEGETATION OR IMPERVIOUS SURFACE.
- INLET PROTECTION SHALL BE, AT A MINIMUM, INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
- FOR TYPE A, B OR C INLET PROTECTION, SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING AS DESIGNED.
- FOR TYPE D INLET PROTECTION (INCLUDING D-M AND D-HR), REMOVE SEDIMENT WHEN SEDIMENT ACCUMULATES TO WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES, OR WHEN STANDING WATER REMAINS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES 24 HOURS AFTER A RAINFALL EVENT. HOLES IN THE TYPE FF FABRIC MAY BE REPAIRED BY STITCHING IF LESS THAN 2" IN LENGTH, BUT THE FABRIC SHOULD BE REPLACED IF THE HOLES ARE GREATER THAN 2" IN LENGTH IN THE TYPE FF FABRIC OR IF THERE ARE ANY HOLES IN THE TYPE HR FABRIC. THE FILTER MUST ALSO BE REPLACED IF THE FLAP POCKETS SUSTAIN DAMAGE THAT COMPROMISES FILTER INTEGRITY OR THE ABILITY TO PERFORM MAINTENANCE.
- REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLET AND IMPAIR THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL, FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

DESCRIPTION	
DATE	
16745 W. Blumond Road Brofield, WI 53005-9238 (262) 781-1000 raSmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
Brofield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
BUONA LAKE GENEVA, WI EROSION CONTROL DETAILS	
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CONSTRUCT, LLC



KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT
PRESENTS
BUONA
303 N Edwards Blvd, Lake Geneva, WI 53147

No	Description	Date

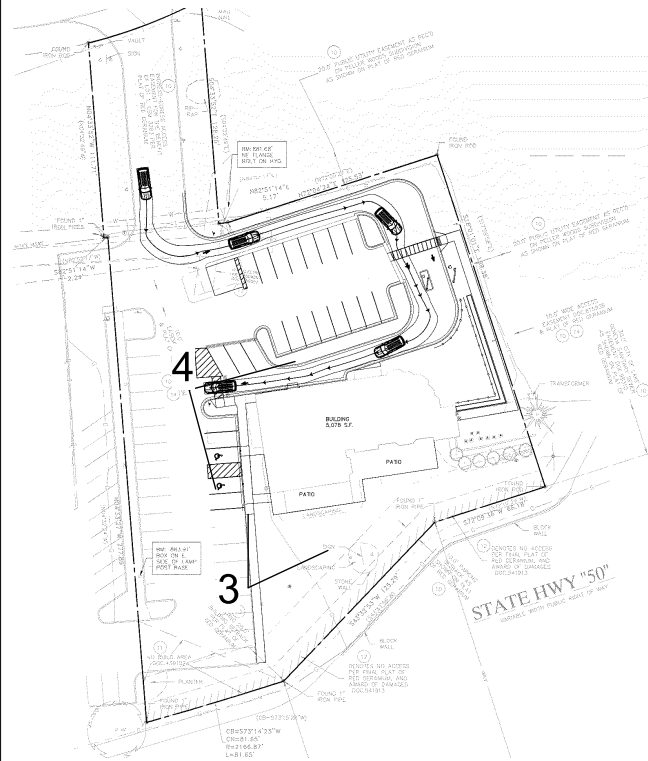
RENDERINGS

G016

Scale

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12/2/2022 5:54:20 AM



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PRESENTS
BUONA
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No	Description	Date

RENDERINGS

G017

Scale

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12/2/2022 5:54:20 AM



EAST SIDE



SOUTH SIDE, FACING MAIN ROAD



WEST SIDE, FACING PARKING LOT & WALGREENS



NORTH SIDE, FACING PARKING LOT & EDWARDS

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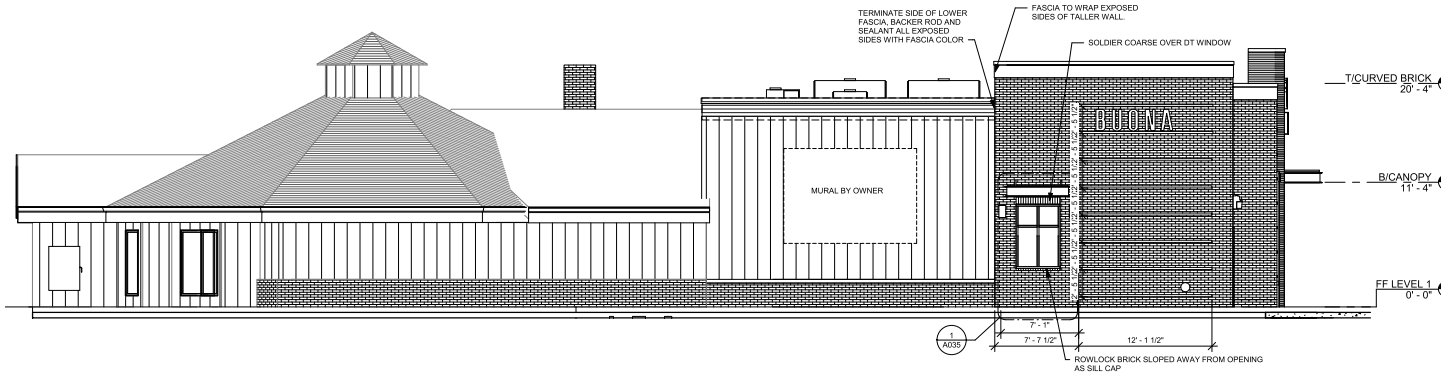
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BUONA
393 N Edwards Blvd, Lake Geneva, WI 53147

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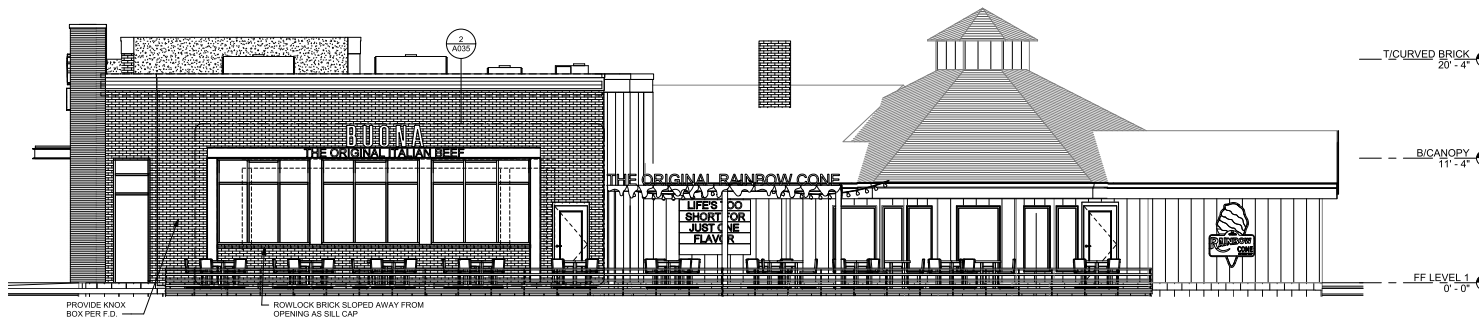
COLOR
ELEVATIONS

A030

Scale



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



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

BUONA STOREFRONT					
Type Mark	Keynote	Manufacturer	Model	Description	Type Comments
ASF-01	BUONA	C. R. LAURENCE, ALT: VISTAWALL	TBD FIXED GLASS	DARK BRONZE	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANELED, 33% SHGC, CHARCOAL OR BLACK SPACERS
ASF-02	BUONA	C. R. LAURENCE, ALT: VISTAWALL	TBD FIXED GLASS	DARK BRONZE	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANELED, 33% SHGC, CHARCOAL OR BLACK SPACERS
ASF-3	BUONA	READY ACCESS	275 LOW PROFILE, BELOW STOREFRONT TRANSOM	DARK BRONZE	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANELED, 33% SHGC, CHARCOAL OR BLACK SPACERS
ASF-03	BUONA	C. R. LAURENCE, ALT: VISTAWALL	TBD FIXED GLASS	DARK BRONZE	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANELED, 33% SHGC, CHARCOAL OR BLACK SPACERS
ASF-04	BUONA	C. R. LAURENCE, ALT: VISTAWALL	TBD FIXED GLASS	DARK BRONZE	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANELED, 33% SHGC, CHARCOAL OR BLACK SPACERS

BUONA EXTERIOR MATERIALS				
TAG	ELEMENT	MNFR.	MODEL #	FINISH
E-01 (BRICK)	MODULAR SIZE BRICK VENEER	BORAL	ALAMO	GREY MORTAR SM100
E-02 (BRICK)	NORMAN SIZE, SMOOTH BRICK VENEER	ENDICOTT	MANGANESE IRONSPOT	BLACK MORTAR SM800
E-03 (SIDING)	12" X 18" CORRUGATED	PAC-CLAD	CORRUGATED	WEATHERED ZINC
E-04 (CANOPY)	STEEL FRAMED CANOPY, PREFINISHED AND PAINTED	STEEL FRAMED CANOPY, PREFINISHED AND PAINTED	PROVIDE STAINED WOOD BREADBOARD PLANK CEILING, CANOPY METAL FINISHED IN WROUGHT IRON COLOR	PAINT BM WROUGHT IRON COLOR AT DT & PATIO, PNT-1 ORANGE AT ENTRY, WROUGHT IRON COLOR
E-05 (FASCIA)	PARAPET CORP & FASCIA AT LIGHT BRICK & CORRUGATED AREAS	PAC-CLAD	HWP-PROFILE, SEE A410	WEATHERED ZINC
E-06 (CORPINGS)	NOT USED			
E-08 (FASCIA)	PARAPET CORP & FASCIA AT DARK BRICK AREAS	PAC-CLAD	METAL WRAPPED FLYWOOD, SEE A410	CHARCOAL GRAY
E-09 (FIBER CEMENT)	FIBER CEMENT PANELS AT COLUMNS	NICHHA	ARCHITECTURAL BLOCK	
E-08 (PAINT)	PAINT AT EXTERIOR HM MANDORS	BENJAMIN MOORE	BM WROUGHT IRON COLOR AT E-02 BRICK, MATCH WEATHERED ZINC COLOR AT CORRUGATED METAL CLADDING E-03	MATCH BRICK OR ADJACENT CLADDING, DUKROCK
E-10 (BLOCK)	REFUSE BLOCK	BORAL	ALAMO	BRICK ON 2" CAU, SEE SP300
E-11 (BRICK)	FRONT ORANGE BRICK HIGHLIGHT BANDS	ENDICOTT	PUMPKIN PATCH GLAZED ORANGE	RECESS COARSE SINCE GLAZED BRICK IN ONLY FINISHED ON FRONT

- KEYNOTES - EXTERIOR ELEVATIONS
- 01 PROVIDE OPEN OUTSIDE CORNERS TO MATCH COLOR
 - 02 BRICK EXPANSION JOINT, FULL HEIGHT OF WALL
 - 03 FIRE DEPARTMENT CONNECTION, VERIFY WITH FIRE DEPARTMENT
 - 04 WALL GRAPHIC BY OWNER, WHERE PLACED ONTO CORRUGATED SIDING, STANDOFF BLADE SIGN TO BE PROVIDED WITH RAISED LETTERS
 - 05 NEW ELECTRICAL METER AND CT CABINET, SEE E-DWGS
 - 06 REFUSE: PROVIDE SOLID STEEL REINFORCED GATE, WITH CORRUGATED METAL CENTER AND ANGLED DOOR FRAME WITH FLAT FACE OUTWARD, MOUNT ON STEEL POSTS WITH 4 HINGES EACH SIDE, PRIMED AND PAINTED PNT-9, DIAGONAL CROSS BRACING ON EACH GATE HIDDEN FACING INWARD, GATE LATCH AND CASE BOLTS WITH RECESSED STRIKE AT CENTER, PROVIDE CONCRETE BASE WITH SLEEVES
 - 07 DECORATIVE STEEL C CHANNEL, BY STEEL CONTRACTOR
 - 08 CUSTOM STEEL RAILING BY STEEL CONTRACTOR
 - 09 FIELD FRAMED STEEL CANOPY WITH T-BACKS TO WALL, PROVIDE BLOCKING IN WALL, OPTION FOR WOODLOOK CEILING AND RECESSED CAN LIGHTS PER RCP
 - 11 SECONDARY ROOF DRAINAGE, LAMB'S TONGUE DISCHARGE FROM IN-WALL PIPE
 - 12 NEW DOORBELL AND KNOX BOX AT REAR DOOR
 - 13 PROVIDE WATERPROOF ENCLOSURE FOR EXTERIOR POWER, PER E-SHEETS
 - 14 PROVIDE NEW RECESSED HOSE BIBB IN HOUSING
 - 15 THROUGH-WALL PIPE DISCHARGE FROM GREASE CANISTER
 - 16 REFER TO SITE PLAN FOR PATIO AREA AND ADDED INFRASTRUCTURE.

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418 CLINTON PL.,
RIVER FOREST, IL
60305

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT
PRESENTS
BUONA

303 N Edwards Blvd, Lake Geneva, WI 53147

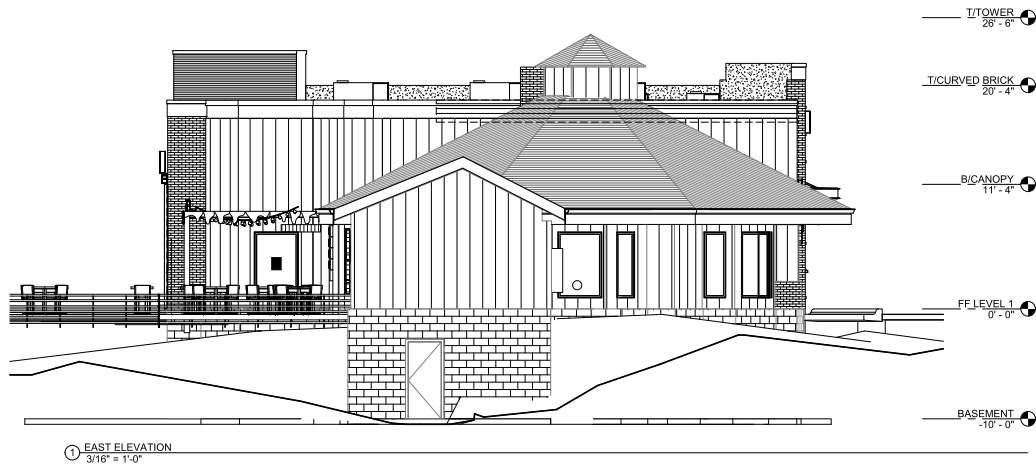
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EXTERIOR
ELEVATIONS +
EXTERIOR
MATERIALS

A031

Scale 3/16" = 1'-0"

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



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

BUONA STOREFRONT					
Type Mark	Keynote	Manufacturer	Model	Description	Type Comments
ASF-01	BUONA	C.R. LAURENCE, ALT: VISTAWALL	TBD FIXED GLASS	DARK BRONZE	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANED, 33% SHGC, CHARCOAL OR BLACK SPACERS.
ASF-02	BUONA	C.R. LAURENCE, ALT: VISTAWALL	TBD FIXED GLASS	DARK BRONZE	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANED, 33% SHGC, CHARCOAL OR BLACK SPACERS.
ASF-03	BUONA	READY ACCESS	275 LOW PROFILE, BELOW STOREFRONT TRANSOM	DARK BRONZE	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANED, 33% SHGC, CHARCOAL OR BLACK SPACERS.
ASF-04	BUONA	C.R. LAURENCE, ALT: VISTAWALL	TBD FIXED GLASS	DARK BRONZE	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANED, 33% SHGC, CHARCOAL OR BLACK SPACERS.

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E-04 (CANOPY)	STEEL FRAMED CANOPY, PREFINISHED AND PAINTED	PAC-CLAD	STEEL FRAMED CANOPY, PREFINISHED AND PAINTED	WEATHERED ZINC
E-05 (FASCIA)	PARAPET COPING & FASCIA AT LIGHT BRICK & CORRUGATED AREAS	PAC-CLAD	PARAPET COPING & FASCIA AT LIGHT BRICK & CORRUGATED AREAS	WEATHERED ZINC
E-06 (CORING)	NOT USED			
E-07 (FASCIA)	PARAPET COPING & FASCIA AT DARK BRICK AREAS	PAC-CLAD	PARAPET COPING & FASCIA AT DARK BRICK AREAS	WEATHERED ZINC
E-08 (FIBER CEMENT)	FIBER CEMENT PANELS AT COLUMNS	NICHIA	ARCHITECTURAL BLOCK	GRAY
E-09 (PAINT)	PAINT AT EXTERIOR HM MANDOORS	BENJAMIN MOORE	BM WROUGHT IRON COLOR AT E-02 BRICK, MATCH WEATHERED ZINC COLOR AT CORRUGATED METAL CLADDING E-03	MATCH BRICK OR ADJACENT CLADDING, DURECOAT
E-10 (BLOCK)	REFUSE BLOCK	BORAL	ALAMO	BRICK ON 4" CMU, SEE SP100
E-11 (BRICK)	FRONT ORANGE BRICK HIGHLIGHT BANDS	ENDICOTT	PUMPKIN PATCH GLAZED ORANGE	RECESS COARSE BRICK GLAZED BRICK IN ONLY FINISHED ON FRONT

- KEYNOTES - EXTERIOR ELEVATIONS
- 01 PROVIDE OPEN OUTSIDE CORNERS TO MATCH COLOR
 - 02 BRICK EXPANSION JOINT, FULL HEIGHT OF WALL
 - 03 FIRE DEPARTMENT CONNECTION, VERIFY WITH FIRE DEPARTMENT
 - 04 WALL GRAPHIC BY OWNER, WHERE PLACED ONTO CORRUGATED SIDING, STANDOFF BLADE SIGN TO BE PROVIDED WITH RAISED LETTERS.
 - 05 NEW ELECTRICAL METER AND CT CABINET, SEE E-01WGS
 - 06 REFUSE: PROVIDE SOLID STEEL REINFORCED GATE, WITH CORRUGATED METAL CENTER AND ANGLED DOOR FRAME WITH FLAT FACE OUTWARD, MOUNT ON STEEL POSTS WITH 4 HINGES EACH SIDE. PRIME AND PAINTED PNT-0. DIAGONAL CROSS BRACING ON EACH GATE HIDDEN FACING INWARD. GATE LATCH AND CAME BOLTS WITH RECESSED STRIKE AT CENTER, PROVIDE CONCRETE BASE WITH SLEEVES
 - 07 DECORATIVE STEEL C-CHANNEL BY STEEL CONTRACTOR
 - 08 CUSTOM STEEL RAILING BY STEEL CONTRACTOR
 - 09 FIELD FRAMED STEEL CANOPY WITH THACKS TO WALL. PROVIDE BLOOMING IN WALL. OPTION FOR WOOD-LOOK CEILING AND RECESSED CAN LIGHTS PER RCP.
 - 10 SECONDARY ROOF DRAINAGE, LAMB'S TONGUE DISCHARGE FROM IN-WALL PIPE
 - 11 NEW DOORBELL AND KNOX BOX AT REAR DOOR
 - 12 PROVIDE WATERPROOF ENCLOSURE FOR EXTERIOR POWER, PER E-SHEETS
 - 13 PROVIDE NEW RECESSED HOSE BIBB IN HOUSING THROUGH-WALL PIPE DISCHARGE FROM GREASE CANISTER
 - 14 REFER TO SITE PLAN FOR PATIO AREA AND ADDED INFRASTRUCTURE.

KEYSTONE
PLANNING+DESIGN
KEYSTONE
CONSTRUCT, LLC

418 CLINTON PL.,
RIVER FOREST, IL
60305

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT
PRESENTS
BUONA
393 N Edwards Blvd, Lake Geneva, WI 53147

No	Description	Date
1	DD-PHASE	11/28/22
2		
3		
4		
5		
6		
7		
8		
9		
10		

EXTERIOR
ELEVATIONS +
EXTERIOR
MATERIALS

A032

Scale 3/16" = 1'-0"

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INTERIOR RENDERINGS



BUONA BEEF

EXAMPLE INTERIORS



BUONA BEEF

INTERIOR RENDERINGS



RAINBOW CONE

INTERIOR RENDERINGS

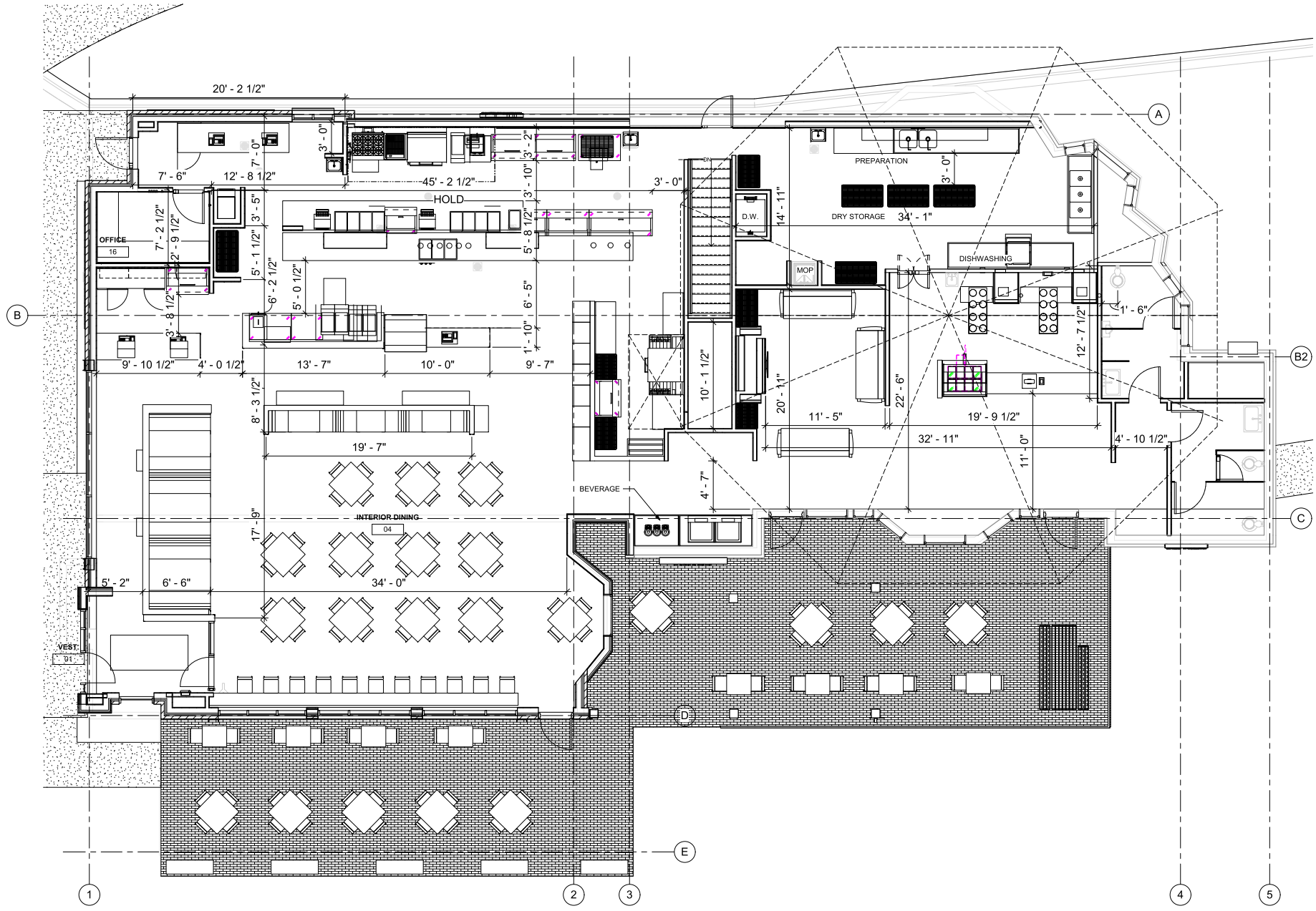


RAINBOW CONE

EXAMPLE INTERIORS



RAINBOW CONE



1 FLOOR PLAN WALL CENTERLINE DIMENSIONS
1/4" = 1'-0"

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418 CLINTON PL.,
RIVER FOREST, IL
60305

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT
PRESENTS
BUONA
204 Silvery Rd., Valparaiso, IN 46383

No.	Description	Date
1	PROGRESS	4/18/2022
2	PRE-APP #3	8/26/22

ARCHITECTURAL
FLOOR PLAN_C/C

A101

Scale 1/4" = 1'-0"

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10/6/2022 10:32:08 AM

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Precise Implementation Plan (PIP) for 6801 Investments LLC, 6801 Roosevelt Rd, Berwyn, IL 60402 that will permit building renovations to include a drive-thru food service window at 393 N Edwards Blvd in the Planned Development (PD) zoning district Tax Key No. ZRED000002			
Committee:	Plan Commission approved December 19, 2022		
Fiscal Impact:	N/A		
File Number:	22-R62	Date:	December 27, 2022

WHEREAS, the City Plan Commission has considered the application of a Precise Implementation Plan (PIP) request for 6801 Investments LLC, 6801 Roosevelt Rd, Berwyn, IL 60402 that will permit building renovations to include a drive-thru food service window at 393 N Edwards Blvd in the Planned Development (PD) zoning district.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on December 1, 2022.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, is hereby authorized, to issue a Precise Implementation Plan (PIP) request for 6801 Investments LLC, 6801 Roosevelt Rd, Berwyn, IL 60402 that will permit building renovations to include a drive-thru food service window at 393 N Edwards Blvd in the Planned Development (PD) zoning district.,

Tax Key No. ZRED000002

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 27th day of December, 2022.

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

Mayoral Action: ☐ Accept ☐ Veto

Charlene Klein, Mayor

Date

Attest:

Lana Kropf, City Clerk

Date