



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

**FINANCE, LICENSING, AND REGULATION COMMITTEE
TUESDAY, JANUARY 21, 2025 - 4:30 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)**

Members:

Chairperson Sherri Ames, Alderpersons: Mary Jo Fesenmaier, Cindy Yager, Cathy Stoodley, and Joel Hoiland

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AGENDA

1. Call to Order
2. Roll Call
3. Comments from the public limited to 5 minutes, limited to items on this agenda
4. Approval of the minutes from January 7, 2025
5. Discussion/Recommendation regarding Licenses & Permits
 - a. Public Event Permit filed by the Alzheimer's Association for the Walk to End Alzheimer's-Walworth County on September 20, 2025
6. Discussion/Recommendation regarding items approved by Piers, Harbors, & Lakefront Committee on January 14, 2025
 - a. Riviera Leases for years 2025, 2026, 2027
 - Iwona Bialous - Gogolewski Space "A"
 - Del Carlson - KC Enterprise Spaces "L & K"
 - Del Carlson - KC Enterprise Storage Space "O"
 - John and Cheryl Borowiec - DBA The Cheese Box / Queso Corp Space "B"
 - Catherine Griffith and Paul Ochalek - Geneva Lake Mini Donut Company LLC, DBA Dinky's Dough On The Dock Space "M"
 - Ying Ying Fang - Dockside Gifts Space "C"
 - Gage Marine Storage Space "F"
 - Kevin Singh & Joe Hatten - DBA Going Bananas Space "G & H"
 - b. Task Order #42 from Kapur for Civil Engineering Services - Lagoon Dredging Project in

an amount not to exceed \$19,800

7. Discussion/Recommendation regarding the State Municipal Financial Agreement (SMFA) with the WI DOT for the State Highway 120, Edwards Blvd, Project for an estimated \$533,750
8. Discussion/Recommendation regarding Pay Request #3 from Wolf Paving for the 2024 Street Program in the amount of \$275,160.82 (Public Works Committee recommended approval November 25, 2024)
9. Discussion/Recommendation regarding the proposed 2025 Building and Zoning Fee Schedule
10. Discussion/Recommendation regarding a Hillmoor Project Coordinator Consulting Contract with Michael Krajovic
11. Presentation of Accounts
 - a. Pre-Paid Checks: \$229,979.10
 - b. Regular Checks: \$322,361.01
12. Adjournment

*A quorum of the Council may be present; however, no official Council action will be taken.
Requests from persons with disabilities who need assistance to participate in this meeting should be made to the City Clerk's office in advance so that the appropriate accommodations can be made.*

**CITY OF LAKE GENEVA FINANCE, LICENSING, AND REGULATION
COMMITTEE MINUTES
TUESDAY, JANUARY 7, 2025 - 4:30 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)**

Members: Chairperson Sherri Ames, Alderpersons: Mary Jo Fesenmaier, Cindy Yager, Joel Hoiland, and Cathy Stoodley

Call to Order

Chairperson Ames called the meeting to order at 4:30 pm.

Roll Call

Present: Ames, Fesenmaier, Yager, Hoiland, Stoodley

Absent: None

Comments from the public limited to 5 minutes, limited to items on this agenda

Mike Krajovic, 930 Bonnie Brae Ln, spoke on agenda item 5, asking the Committee to consider how the work could effect the possibility of a potential kayak launch as well as pedestrian safety.

Brie Pacey, 1159 S Wells St, VISIT Lake Geneva, introduced herself and stated she is available for questions during agenda item 7.

Jeff Russart, Art in the Park, introduced himself and stated he is available for questions during agenda item 6c.

Approval of the minutes from December 17, 2024

Motion by Hoiland to approve, second by Stoodley.

No discussion. Motion carried 5-0 on a voice vote.

Discussion/Recommendation regarding a request by the Utility Commission for the City to participate in funding the replacement of culverts along the White River access road on the Hillmoor property

Utility Director Josh Gajewski spoke on the project plan. The bid opening is scheduled for January 16th.

The Utility Commission is suggesting a 20% cost share for the City.

Discussion followed between Committee members and Mr. Gajewski.

Mr. Gajewski clarified this project is a removal and replacement and not an improvement project; and with the current permit the project would have to be completed by March 1, 2025. Budgeting specifics were also discussed.

Motion by Fesenmaier to approve, second by Stoodley.

Motion carried 5-0 on a voice vote.

Discussion/Recommendation regarding Licenses & Permits

Alcohol Beverage License Location Transfer filed by Lake Geneva Billiard Club dba Lake Geneva Billiard Club "High Rollers Suite"

Motion by Hoiland to approve, second by Fesenmaier.

No discussion. Motion carried 5-0 on a voice vote.

Original Class "A" Beer/"Class A" Liquor License application filed by Tridev LLC dba Geneva Gas Mart at 1231 Grant St

Motion by Fesenmaier to approve, second by Stoodley.

No discussion. Motion carried 5-0 on a voice vote.

Public Event Permit filed by the Geneva Lake Arts Foundation for Art in the Park from August 8 to 10, 2025

Motion by Yager, to approve second Hoiland.
No discussion. Motion carried 5-0 on a voice vote.

Public Event Permit with Street Use application filed by J3 Events Inc for the Studio Wine Run 5k on May 26, 2025

Motion by Yager to approve, second by Hoiland.
No discussion. Motion carried 5-0 on a voice vote.

Discussion/Recommendation regarding a Complimentary Riviera Ballroom Event Request Form filed by VISIT Lake Geneva for Winterfest from January 29 to February 2, 2025

Motion by Yager to approve, second by Fesenmaier.
Brie Pacey from VISIT Lake Geneva gave information on the event plan.
Motion carried 5-0 on a voice vote.

Presentation of Accounts

Pre-Paid Checks: \$296,605.40

Motion by Yager to approve, second by Hoiland.
Motion carried on a voice vote.

Regular Checks: \$415,641.08

Motion by Hoiland to approve, second by Stoodley.
No discussion. Motion carried on a voice vote.

Adjournment

Motion by Hoiland to adjourn, second by Yager.
No discussion. Motion carried 5-0 on a voice vote.
The meeting adjourned at 4:52 pm

These minutes are unofficial until approved by the Committee.

Vanessa Jahns
Deputy City Clerk



CITY OF LAKE GENEVA EVENT PERMIT APPLICATION

Please fill in all blanks completely, as incomplete applications will be rejected. Applications for Public Events must be submitted AT LEAST 45 DAYS prior to the proposed event date for consideration.

Section I- APPLICANT INFORMATION

Name of Applicant: Anne Kessing

Name of Event Organizer/Producer: Anne Kessing

Production Company/Organization: Alzheimer's Association FEIN #: [REDACTED]

Street Address: 620 S 76th St., Suite 160

City: Milwaukee State: WI Zip code: 53214

E-mail Address: [REDACTED]

Daytime Phone: [REDACTED]

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

EIN # (Tax Exempt Number): [REDACTED]

*All non-profits must present a copy of the

Section II- EVENT INFORMATION- Select all that apply

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

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

Location: _____

☐ **Street Use/Closure** \$75/day
Describe in Section III on page 3 of application

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

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

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

- Parks**
- ☐ Flat Iron Park
 - ☐ Seminary Park
 - ☐ Cobb Park
 - ☒ Library Park
 - ☐ Other:

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

1. Title of Event: Walk to End Alzheimer's - Walworth Co
2. Date(s) of Event: ~~September 13, 2025~~ September 20, 2025
3. Location(s) of Event: Library Park
4. Hours: 6:00 am - 2:00 pm
Note: Start Time & End Time
5. Event Chair/Contact Person: Anne Kassing Phone: [REDACTED]
6. Day of Event Contact Name: Same as #5 Phone: [REDACTED]
7. Is the event open to the public? ☒ Yes ☐ No
8. Will you charge an admission fee? ☐ Yes ☒ No
9. Estimated Attendance Number: 750
10. Basis for estimate: 100 person increase from 2024
11. Will you be setting up a tent? ☒ Yes ☐ No

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

Use of 10x10 tents - if needed 10x15 tent provided by Dunn Lumber

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

If yes, what type and how many: dogs on leashes

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

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

All garbage will be picked up & thrown away in a rented dumpster offsite. Signage will be removed following the event.

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

We will have 2 contracted security guards who are armed on site during the event.

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

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

☒ Yes ☐ No

Continue to next page...

Section III- STREET USE

☒ Check if this section does not apply

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

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

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

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

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

☒ Yes ☐ No

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

Dates of Use: 9/13/25

Total Number of Parking Stalls being Requested: 10

Parking Stall Number(s) and Location: near library park - @ corner of Warren & Main St,

3. Description of Signage to be used during event: signage will be placed ^{headed east} along route & the stage

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

4. Anticipated Services

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

☒ **Electricity;** Explain: for amplified sound at stage

☐ **Water;** Explain: _____

☐ **Traffic Control;** Explain: _____

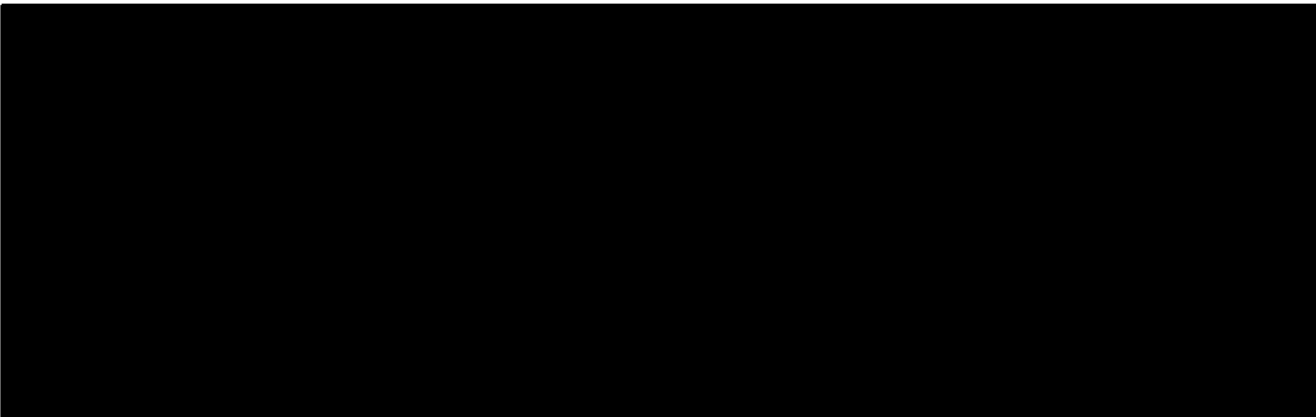
☒ **Police Services;** Explain: police at Main & Maxwell from 9:30 - 11:30 to assist walkers

☒ **Fire/EMS Services;** Explain: LG rescue from 8:00 - 11:30

☒ **Other;** Explain: 20 cattle fences to help w/ signage - dropped @ Warren & Main, if possible

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

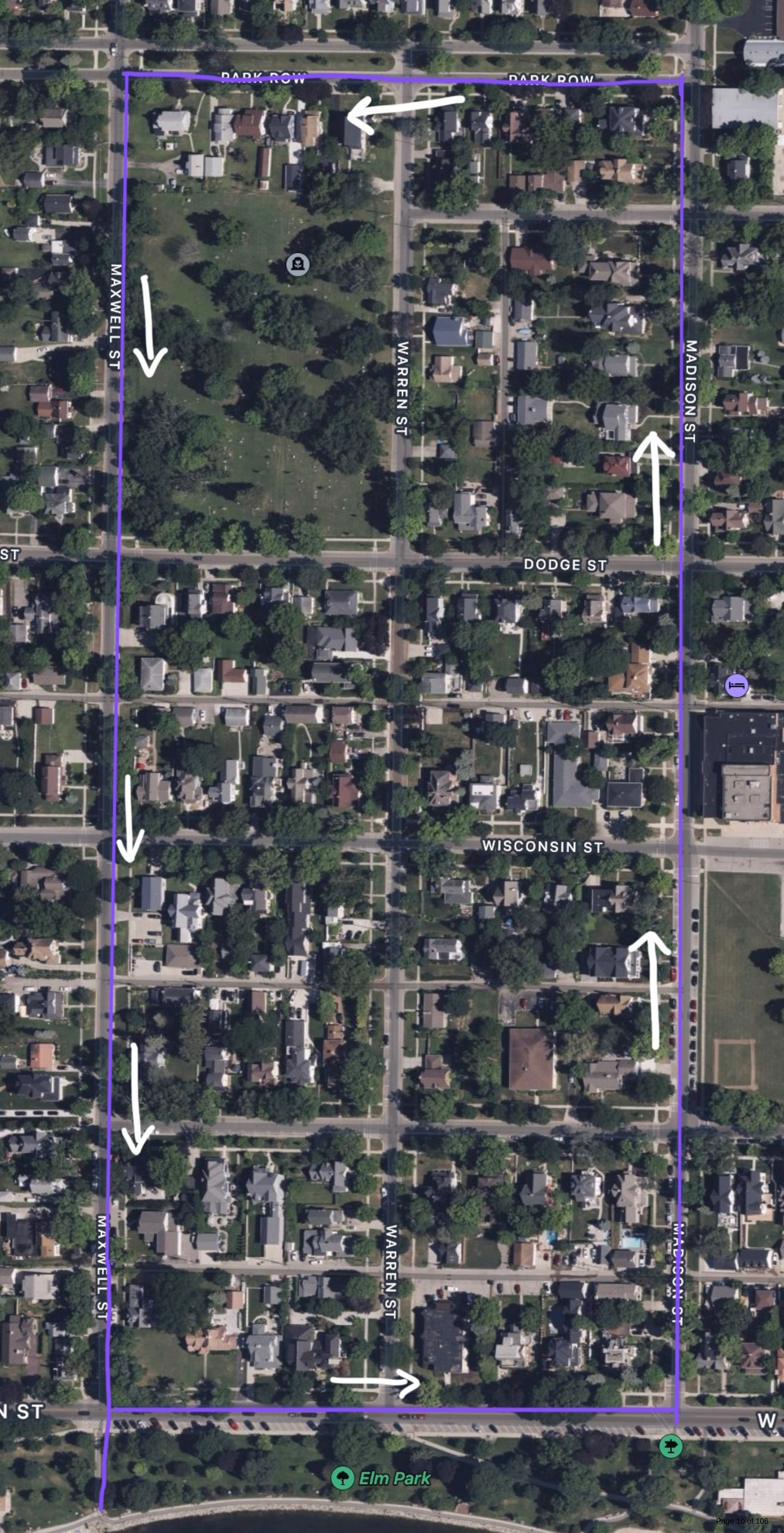
***All Parks and Public Spaces must be left the way they were originally found. A credit card is required to be placed on file with the City Clerk's office should the park or public space incur any damage or has not been cleaned up. Any charges will be communicated to the card holder prior to credit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

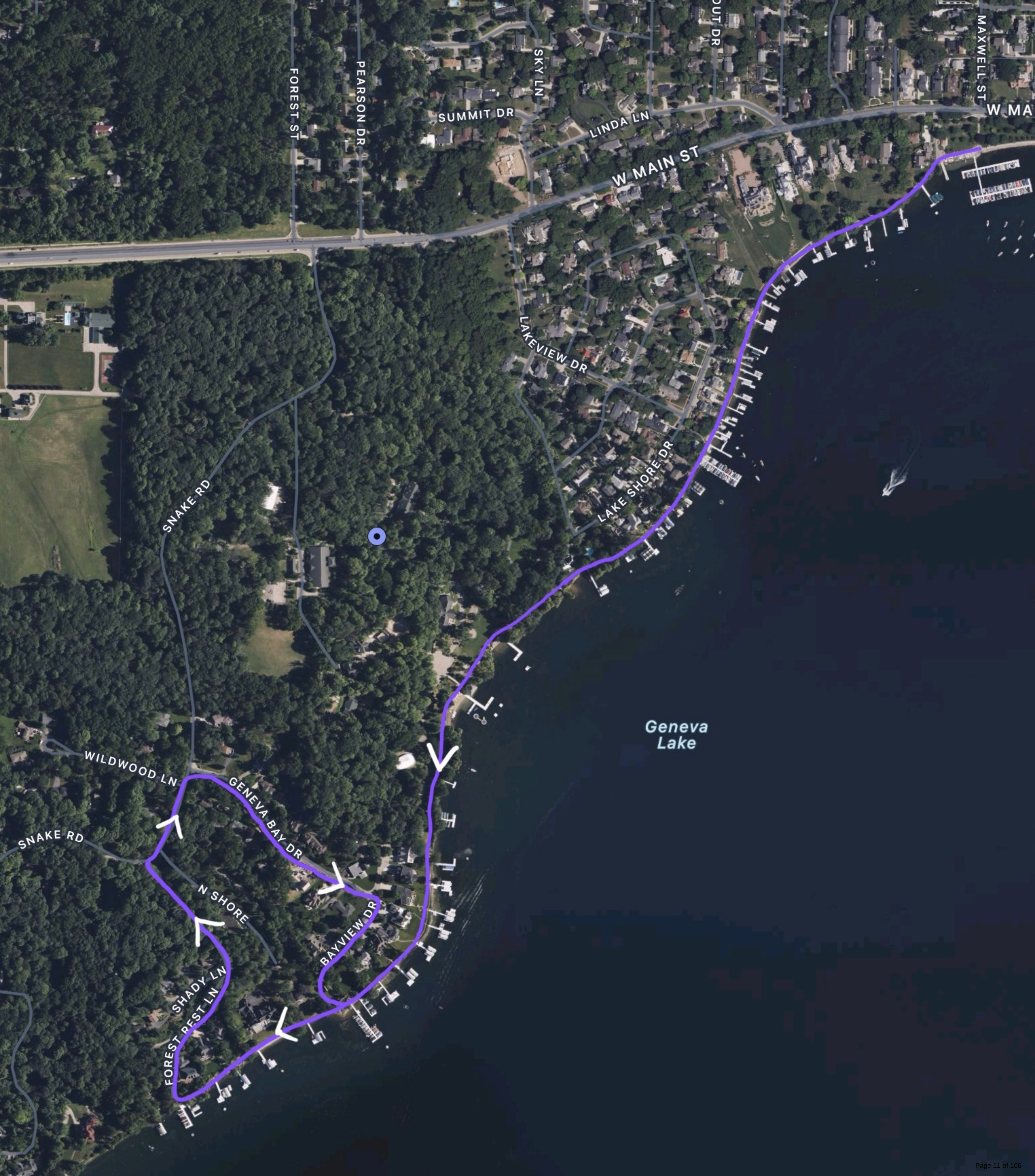


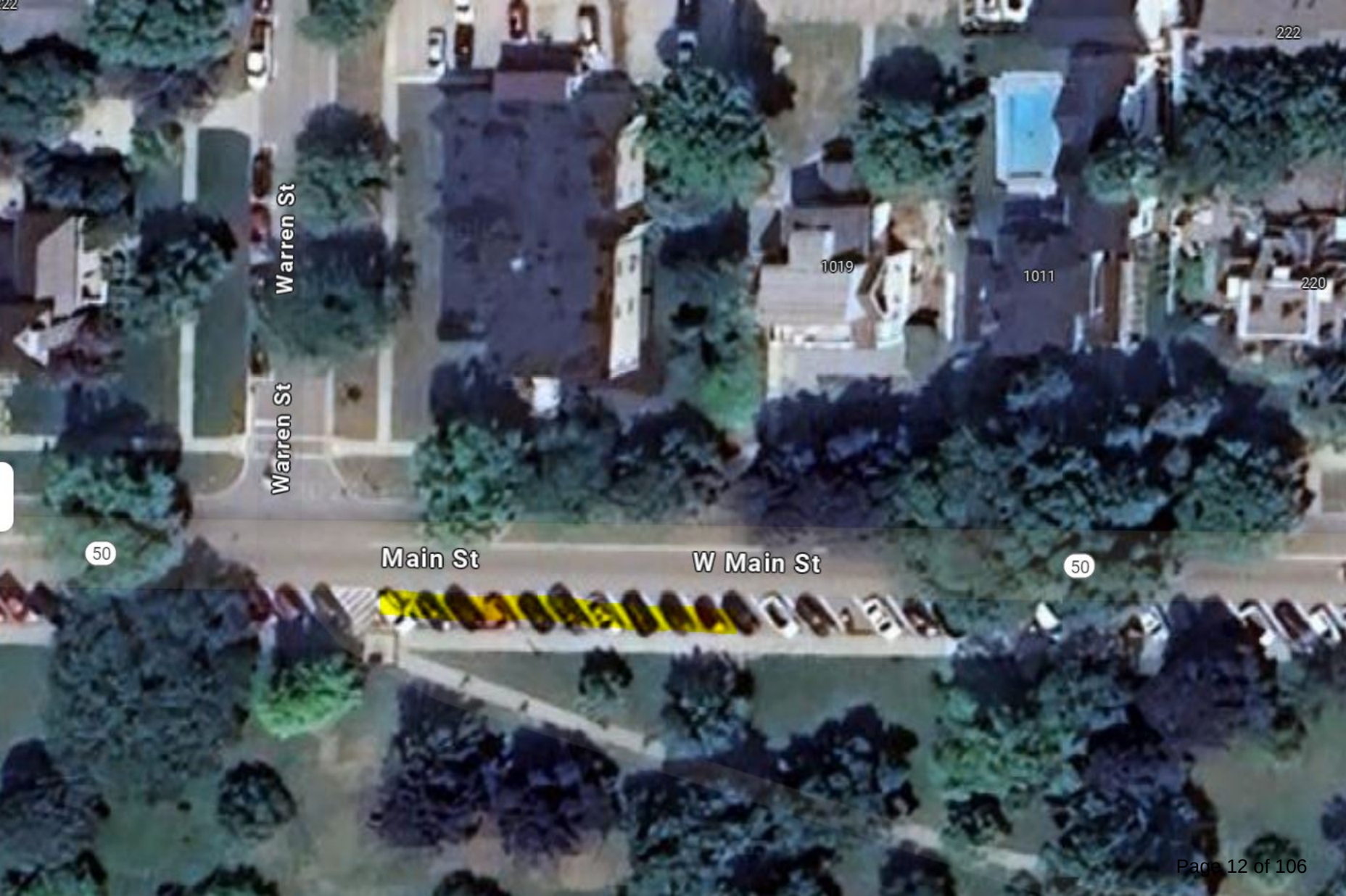
The applicant for her/himself and for other persons, organizations, firms and corporations, if any listed in this application, being of sound mind and body, do hereby freely, voluntarily and knowingly, now and for all times, fully save and hold harmless and defend, the CITY OF LAKE GENEVA, a Wisconsin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

Applicant Signature: Anne Kessing Date: 9/30/2024









City of Lake Geneva-Public Event

Save the Date Form

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

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

Event Name: Walk to End Alzheimer's - Walworth County

Event Date: YR 2025: September 13

YR 2026: September 19

YR 20____: _____

All Park Facilities: Library Park

Name of Sponsoring Organization: Alzheimer's Association

If Non-profit or Not-for-Profit: Tax ID / EIN #: 13-3039601

Contact First Name: Anne Last Name: Kessing

Phone/Mobile: 414.775.7604

Email: ADKESSING@ALZ.ORG

Notes/Request: _____

For Office Use Only

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

Receipt #: N/A

City Clerk/Administrator Signature: [Signature] Date: 11/12/24

☒ Approve ☐ Denied Notes: _____

Police Chief Signature: [Signature] Date: 11/18/2024

☒ Approve ☐ Denied Notes: _____

Fire Chief Signature: [Signature] Date: 11/25/24

☒ Approve ☐ Denied Notes: _____

DPW Signature: [Signature] Date: 11-3-24

☒ Approve ☐ Denied Notes: _____

Parking Signature: [Signature] Date: 11.25.24

☒ Approve ☐ Denied Notes: 10 spaces - "10" revenue impact

Harbormaster Signature: N/A Date: _____

☐ Approve ☐ Denied Notes: _____

Parks & Rec Signature: _____ Date: _____

☒ Approve ☒ Denied Notes: _____

Public Events:

FLR Meeting Date: _____

Council Meeting Date: _____



Memo

To: Piers, Harbors and Lakefront Committee

From: David De Angelis, Interim Administrator

cc: Harbormaster Erick Nicia

Date: January 8, 2025

Re: Riviera Lease Renewals

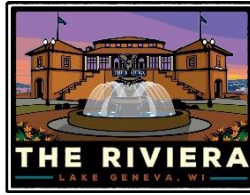
All of the Riviera space leases are currently up for renewal for the term of 2025 to 2027. Currently all lessees have agreed to the new terms and conditions which include the three-year term and the 5% increase from last year's rate. (see included sample lease) The new base rate of \$52.87 per square foot for business space and \$20.36 per square foot for storage is set to adjust per CPI-U in 2026 and 2027. I have not been informed of any issues with any of our current tenants and all of them are excited to continue as businesses in Lake Geneva at the Riviera. These new leases will bring all the lessees on to the same lease cycle moving forward, which is my understanding was one of the reasons for the one-year leases for both Gage Marine and Dinky Donuts. There was a request for a longer lease of 5 or 10 years for Gage Marine which I am not recommending at this time. It should also be noted that there was a request from Dinky Donuts to add a menu item which was agreed to as not being a material conflict with any other tenants.

The current list of lessees are:

Going Bananas
Riviera Beach Shop
Dockside Gifts
Cheese Box
KC Sweets
Gage Marine
Dinky Donuts

I am requesting at this time the Piers, Harbors and Lakefront Committee forward all of the leases to the Finance, Licensing and Regulation Committee for recommendation and approval to the Common Council.

Please feel free to contact me if you have any questions.



CITY OF LAKE GENEVA RIVIERA CONCOURSE LEASE

THIS AGREEMENT made this day of January **XX**, 2025 by and between the CITY OF LAKE GENEVA, a municipal corporation, whose principle place of business is 626 Geneva St., Lake Geneva, WI 53147, Lessor, hereinafter referred to as the CITY, and Iwona Bialous-Gogolewski, whose address is 14607 Emery Lane, Woodstock, IL 60098, LESSEE.

WITNESSETH

1. The CITY does hereby lease and let to the LESSEE and the LESSEE hereby agrees to lease from the CITY, under all the terms and conditions hereinafter set forth, the following described area of the Riviera Concourse, to-wit:

That portion of the Riviera Concourse shown on the attached Exhibit "A" as Space "A", being an area of 191 square feet, for the sole purpose of selling products to consumers. The City reserves the right to approve any and all items to be sold by LESSEE.

2. The term of this Lease shall be 3 years. The LESSEE'S occupancy period under the lease shall be from April 1st through November 1st, of 2025, 2026 and 2027

3. LESSEE shall pay as annual rent as follows:

- 2025 season \$10,098.17 (\$ 52.87 per sq. ft.)
- 2026 season: 2025 rate adjusted by Consumer Price index CPI-U September to September
- 2027 season: 2026 rate adjusted by Consumer Price Index CPI-U September to September

In no case will annual increases be less than two percent (2%) more than five percent (5%)

The rent shall be payable in four (4) equal installments, the first installment to be paid on or before June 15th of each year and the remaining installments to be paid on or before the 15th day of July, August and September.

4. A security deposit in the amount of \$2,000.00 shall be filed with the City prior to occupancy. The security deposit may be used to pay any utility bills of LESSEE that are delinquent for a period of more than thirty (30) days, any damages to the leased premises, and past due rent. The security deposit shall be returned to LESSEE upon termination of this lease if the premises are vacated in the same condition as commencement of the lease and provided no other obligations are due to the City.

5. It is understood and agreed by the LESSEE that their interest in the leased premises shall not be assigned or transferred to any other party without the express written consent of the CITY.

6. The said LESSEE shall provide liability insurance in the aggregate amount of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) covering the event of death or injury to one (1) person, in the aggregate amount of Five Hundred Thousand Dollars and No Cents (\$500,000.00) covering the event of death or injury to more than one (1) person, and in the amount of One Hundred Thousand Dollars and No Cents (\$100,000.00) covering the event of property damage naming the CITY as an additional insured. LESSEE shall furnish a Certificate of Insurance to the City Clerk of the CITY OF LAKE GENEVA upon the execution of this Lease. Said Certificate of Insurance shall provide for minimum thirty (30) day notice in case of cancellation.

7. LESSEE fully understands and agrees that LESSEE is solely responsible for all their equipment, merchandise, and personal property and releases the City from any damages that may occur from any source, including, but not limited to theft, vandalism and elements. Winter storage of fixtures and/or equipment is permissible, but the CITY will not be responsible for any damage or loss that may occur from any source, including, but not limited to, theft, vandalism and the elements. Winter storage of merchandise or goods is not permitted.

8. Signs. (a) It is fully understood by the LESSEE that no improvement of any kind shall be made to the leased premises including, but not limited to, the erection of signs or other form of advertisement without the express written consent of the CITY.

(b) No signs shall be permitted on the exterior of the building. All permitted signs shall be approved by the CITY and conform to local ordinances

(c) No signs, posters, banners, flags or any other items will be allowed to be placed in exterior (outside) facing windows.

(d) Individual commercial spaces will be allowed one (1) business identification sign (blade sign) in the front of their store, within the common area of the first floor. The size and design of the blade sign will be established by the City of Lake Geneva.

(e) Signs and displays are allowed in tenants' interior windows but only to a maximum coverage of forty percent (40%). Illuminated signs are allowed in interior windows but may not be flashing signs or signs with simulated movement.

(f) Signs on any store doors are prohibited other than the businesses name, hours of operation, phone number and web address. Maximum coverage of the door cannot exceed 10% of the area of the door.

(g) Non-traditional retail spaces (those without customer access inside their store; specifically spaces G&H, L&K and M) are allowed to install menu boards within the interior of their tenant space. Common area facing windows may be utilized for displays up to a maximum of forty percent (40%) of the area of the window.

9. In the event LESSEE makes improvements without the consent of the CITY, the CITY may at its option consider this lease null and void and require LESSEE to pay for removal of all unauthorized improvements and restoration of the premises to the condition prior to the unauthorized improvements.

10. The City reserves the right to review and approve all services or products offered by Lessee on or from the leased premises. Prior to occupancy, the Lessee shall submit a comprehensive list of all products and services offered on or from the leased premises. The City shall approve the services and products offered by Lessee on or from the leased premises prior to Lessee's occupancy of the leased premises. The sale of services or products not approved by the City will be deemed a breach of this lease and subject to termination as provided in paragraph 13.

11. LESSEE shall not permit any unattractive or unsanitary accumulation of trash, debris or litter on the leased premises. The CITY agrees to provide normal janitorial services for the Riviera Concourse. Said services are included in the basic rent for the leased premises. The CITY shall have the sole discretion in the selection of janitorial personnel or service and the level of services provided.

12. The LESSEE shall operate their businesses in a clean, safe, sanitary and business-like manner at all times. Tenants shall not do any acts nor allow any of its' employees or agents to do any acts that would unduly interfere with or disrupt other businesses at the Riviera complex. The Lessee, their agents, and employees shall not display any merchandise or property of Lessee outside of their designated space as shown on Exhibit A. Failure to comply with the terms of this provision as determined in the sole discretion of the CITY, shall be deemed a default under this lease and subject to the remedies set forth in paragraph 23.

13. **DAMAGE TO RETAIL SPACE:** Renters cannot drill, nail or otherwise place holes on ceilings, floors or any walls within their retail space without prior written permission from the City of Lake Geneva Public Works Department. In no case will holes be allowed in the tiles.

14. **MUSIC OR LOUD SOUNDS:** Playing of music is allowed in individual spaces, but cannot be loud enough to be heard within the common area. Excessive loud sounds of any sort are prohibited within the building or individual shops.

15. **PAINTING PROHIBITED:** No painting of any sort will be allowed within the tenant spaces without the prior written approval of the City of Lake Geneva Public Works Department.

16. OBSTRUCTIONS IN THE COMMON AREA: No banners, chairs, displays or other obstructions of any sort will be allowed in the common area of the first floor. All tenant items must be contained within the inside of the individual stores.

17. NO STANDING OR SITTING IN THE COMMON AREA: Renters are not allowed to stand, approach visitors or otherwise advertise / hawk their items to the public within the common area.

18. MODIFICATIONS OR DAMAGE TO CITY PROPERTY: No building modifications of any sort are allowed unless approved by the City and properly permitted and inspected by the City Building & Zoning Department. This includes modifications to ceilings, walls, floors, electric, plumbing, private exhaust systems, private fire suppression systems, etc.

19. SUBJECT TO ALL APPLICABLE CODES: All spaces are subject to all applicable national, state, county and local government codes and regulations related to health, safety and building codes.

20. Failure to comply with the additional regulations outlined above may result in the business's lease being terminated immediately. Any damage incurred will be repaired by the City or its designated contractor with all related costs being paid by reduction in the tenant's security deposit.

21. The LESSEE shall pay all license fees and taxes that may be imposed by any City, State, or Federal authorities.

22. The Lessee shall be open for business from Memorial Day Weekend through Labor Day Weekend from 10:00 AM to 5:00 PM seven days per week. During these mandated hours of operation, the LESSEE's premises shall be open for business. LESSEE is permitted to be open for additional hours at LESSEE discretion. The CITY will secure the Riviera Concourse during the hours the Concourse is closed from 10:30 PM to 8:00 AM. LESSEE will not open his/her business to the public during these "closed" hours without written consent of the City. Failure to comply with these terms shall be deemed a default under this lease and subject to the remedies in paragraph 29.

23. It is expressly understood and agreed that if the LESSEE defaults in any of the covenants and agreements herein contained or shall fail to operate and use the premises for the purposes defined herein, or operate the premises during the hours set forth in paragraph 12, or fails to pay the rent, then said LESSEE shall forfeit all right, title and interest to operate in the premises hereby leased and the lease shall be deemed null and void after five (5) days written notice from the City. It is further provided, no assignment or transfer of the LESSEE's rights under this Lease shall be made by LESSEE nor through voluntary assignment, bankruptcy, or under execution, and any such event shall immediately terminate this Lease.

24. LESSEE shall be issued a key or keys for leased premises which shall not be reproduced. LESSEE shall sign a separate "key agreement" and pay a separate key deposit as determined by the CITY. All keys shall be returned on or before November 15 of each season. LESSEE agrees to reimburse the CITY for any required locksmith services for LESSEE's loss of their key or failure to return the key at the end of the term.

25. LESSEE shall procure at their own expense all necessary and required licenses, permits, and inspections prior to opening business.

26. LESSEE shall, on the last day of the term, or on earlier termination of the Lease, return the premises to the CITY in clean and satisfactory condition including all permanent fixtures, all in good and satisfactory repair. Any trade fixtures or personal property not used in connection with the operation of the vacated premises and belonging to LESSEE, if not removed at the termination or default, shall be deemed abandoned and become the property of the CITY without any payment or offset therefore. The CITY may remove such fixtures or property from the vacated premises. In the event the LESSEE does not repair and restore the leased premises to the original condition, normal wear and tear expected, the CITY shall charge the LESSEE's security deposit for any repairs and restoration of the damage and be entitled to collect any additional costs of said repairs from the LESSEE.

27. If the premises are partially destroyed during the term of this Lease, the CITY shall determine whether repairs can be made within thirty (30) days. Written notice of the intention of the CITY to repair shall be given to LESSEE within thirty (30) days after any partial destruction. Rent will be reduced proportionately in the extent to which the repair operations interfere with the business conducted on the premises by LESSEE. If the repairs cannot be made within the time specified above, the CITY shall have the option to make them within a reasonable time or terminate the lease. Rent shall be prorated and refunded based upon the remaining term of the lease. Partial destruction of the premises by natural causes, such as fire, acts of God and other natural calamities, will not give rise to any cause of action by LESSEE for loss of business or profits by Lessee.

28. If the CITY files an action to enforce any agreement contained in this Lease, or for breach of any covenant or condition, LESSEE shall pay the CITY reasonable attorney's fees and the costs of said action.

29. In the event LESSEE breaches any portion of this Lease, the aforementioned security deposit shall be forfeited and applied against any damages sustained by the CITY as a result of breach by LESSEE. The City will not be precluded from bringing action against the Lessee for any and all damages above those sustained above the amount of the security deposit.

30. The LESSEE shall hold the CITY harmless from all claims for any damages or penalties arising out of LESSEE's use of the premises. The LESSEE shall indemnify the CITY from all suits or actions brought against the CITY or sustained by any other parties, including LESSEE's service or agents, together with all reasonable attorney's fees and costs of actions

incurred by the City as a result of any such suits or actions.

31. All Notices shall be sent electronically or by first class mail prepaid and addressed as follow:

City of Lake Geneva
City Administrator
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147
cityadministrator@cityoflakegeneva.com

LESSEE (include name, business name, address, phone number and email):
Iwona Bialous-Gogolewski
14607 Emery Lane
Woodstock, IL 60098
(773) 720-4646
ibgreality1@aol.com

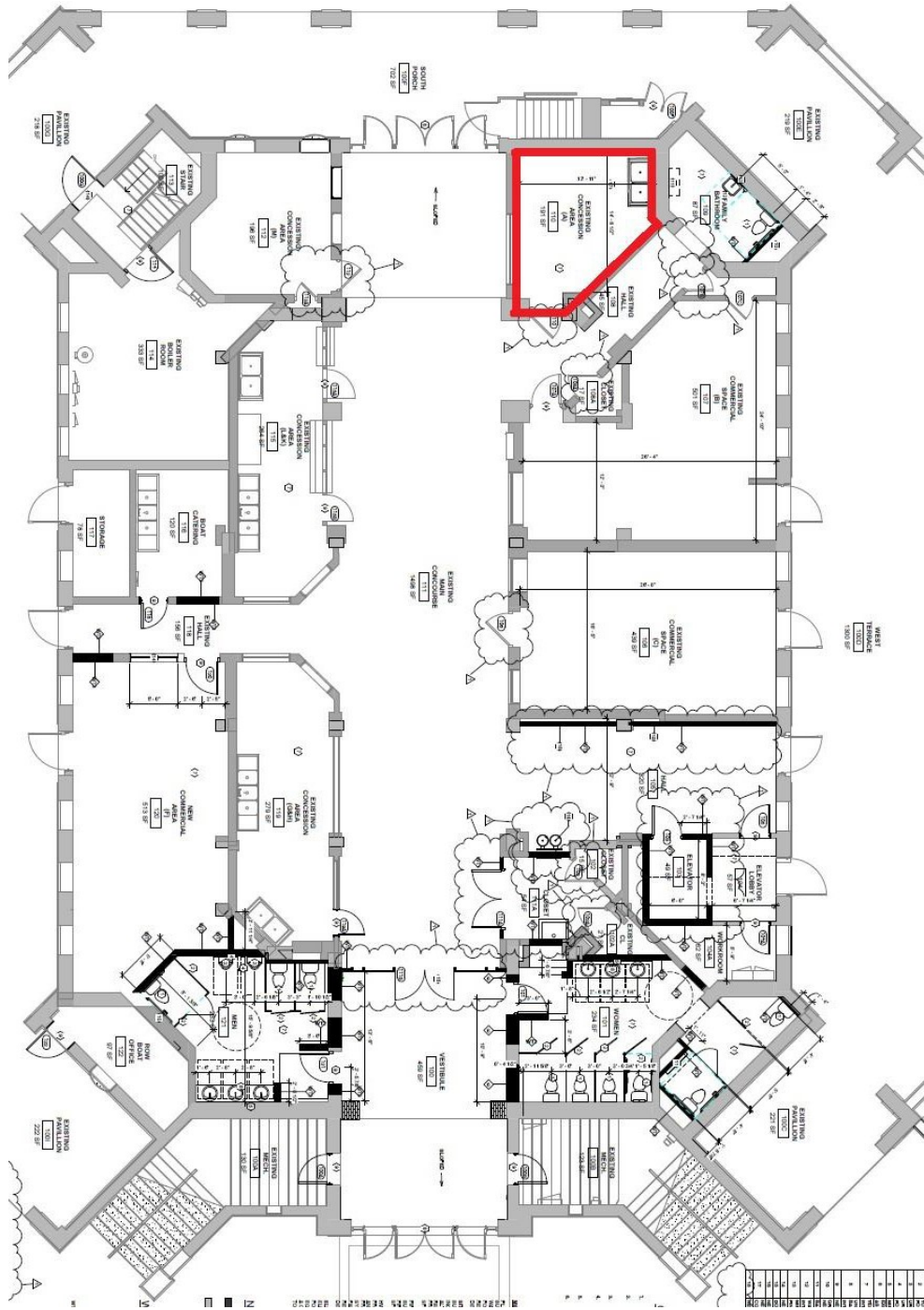
IN WITNESS WHEREOF, the City Council of the CITY OF LAKE GENEVA has caused this indenture to be executed by its City Administrator, and countersigned by the City Clerk, and _____ Lessee by _____ has executed this indenture on the date first above written, and all parties represent that each of the signers has full authority to execute the same and bind each other to the terms hereof.

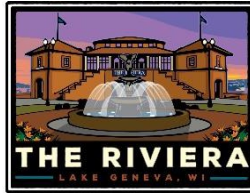
For the CITY OF LAKE GENEVA

Lessee:

Attest:

Lacey Reynolds, City Clerk





CITY OF LAKE GENEVA RIVIERA CONCOURSE LEASE

THIS AGREEMENT made this day of January **XX**, 2025 by and between the CITY OF LAKE GENEVA, a municipal corporation, whose principle place of business is 626 Geneva St., Lake Geneva, WI 53147, Lessor, hereinafter referred to as the CITY, and Del Ruth Carlson, whose address is 208 E Main, Rochester Wi. 53167, LESSEE.

WITNESSETH

1. The CITY does hereby lease and let to the LESSEE and the LESSEE hereby agrees to lease from the CITY, under all the terms and conditions hereinafter set forth, the following described area of the Riviera Concourse, to-wit:

That portion of the Riviera Concourse shown on the attached Exhibit "A" as Space "L & K", being an area of 264 square feet, for the sole purpose of selling products to consumers. The City reserves the right to approve any and all items to be sold by LESSEE.

2. The term of this Lease shall be 3 years. The LESSEE'S occupancy period under the lease shall be from April 1st through November 1st, of 2025, 2026 and 2027.

3. LESSEE shall pay as annual rent as follows:

- 2025 season \$13,957.68 (\$52.87 per sq. ft.)
- 2026 season: 2025 rate adjusted by Consumer Price index CPI-U September to September
- 2027 season: 2026 rate adjusted by Consumer Price Index CPI-U September to September

In no case will annual increases be less than two percent (2%) more than five percent (5%)

The rent shall be payable in four (4) equal installments, the first installment to be paid on or before June 15th of each year and the remaining installments to be paid on or before the 15th day of July, August and September.

4. A security deposit in the amount of \$2,000.00 shall be filed with the City prior to occupancy. The security deposit may be used to pay any utility bills of LESSEE that are delinquent for a period of more than thirty (30) days, any damages to the leased premises, and past due rent. The security deposit shall be returned to LESSEE upon termination of this lease if the premises are vacated in the same condition as commencement of the lease and provided no other obligations are due to the City.

5. It is understood and agreed by the LESSEE that their interest in the leased premises shall not be assigned or transferred to any other party without the express written consent of the CITY.

6. The said LESSEE shall provide liability insurance in the aggregate amount of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) covering the event of death or injury to one (1) person, in the aggregate amount of Five Hundred Thousand Dollars and No Cents (\$500,000.00) covering the event of death or injury to more than one (1) person, and in the amount of One Hundred Thousand Dollars and No Cents (\$100,000.00) covering the event of property damage naming the CITY as an additional insured. LESSEE shall furnish a Certificate of Insurance to the City Clerk of the CITY OF LAKE GENEVA upon the execution of this Lease. Said Certificate of Insurance shall provide for minimum thirty (30) day notice in case of cancellation.

7. LESSEE fully understands and agrees that LESSEE is solely responsible for all their equipment, merchandise, and personal property and releases the City from any damages that may occur from any source, including, but not limited to theft, vandalism and elements. Winter storage of fixtures and/or equipment is permissible, but the CITY will not be responsible for any damage or loss that may occur from any source, including, but not limited to, theft, vandalism and the elements. Winter storage of merchandise or goods is not permitted.

8. Signs. (a) It is fully understood by the LESSEE that no improvement of any kind shall be made to the leased premises including, but not limited to, the erection of signs or other form of advertisement without the express written consent of the CITY.

(b) No signs shall be permitted on the exterior of the building. All permitted signs shall be approved by the CITY and conform to local ordinances

(c) No signs, posters, banners, flags or any other items will be allowed to be placed in exterior (outside) facing windows.

(d) Individual commercial spaces will be allowed one (1) business identification sign (blade sign) in the front of their store, within the common area of the first floor. The size and design of the blade sign will be established by the City of Lake Geneva.

(e) Signs and displays are allowed in tenants' interior windows but only to a maximum coverage of forty percent (40%). Illuminated signs are allowed in interior windows but may not be flashing signs or signs with simulated movement.

(f) Signs on any store doors are prohibited other than the businesses name, hours of operation, phone number and web address. Maximum coverage of the door cannot exceed 10% of the area of the door.

(g) Non-traditional retail spaces (those without customer access inside their store; specifically spaces G&H, L&K and M) are allowed to install menu boards within the interior of their tenant space. Common area facing windows may be utilized for displays up to a maximum of forty percent (40%) of the area of the window.

9. In the event LESSEE makes improvements without the consent of the CITY, the CITY may at its option consider this lease null and void and require LESSEE to pay for removal of all unauthorized improvements and restoration of the premises to the condition prior to the unauthorized improvements.

10. The City reserves the right to review and approve all services or products offered by Lessee on or from the leased premises. Prior to occupancy, the Lessee shall submit a comprehensive list of all products and services offered on or from the leased premises. The City shall approve the services and products offered by Lessee on or from the leased premises prior to Lessee's occupancy of the leased premises. The sale of services or products not approved by the City will be deemed a breach of this lease and subject to termination as provided in paragraph 13.

11. LESSEE shall not permit any unattractive or unsanitary accumulation of trash, debris or litter on the leased premises. The CITY agrees to provide normal janitorial services for the Riviera Concourse. Said services are included in the basic rent for the leased premises. The CITY shall have the sole discretion in the selection of janitorial personnel or service and the level of services provided.

12. The LESSEE shall operate their businesses in a clean, safe, sanitary and business-like manner at all times. Tenants shall not do any acts nor allow any of its' employees or agents to do any acts that would unduly interfere with or disrupt other businesses at the Riviera complex. The Lessee, their agents, and employees shall not display any merchandise or property of Lessee outside of their designated space as shown on Exhibit A. Failure to comply with the terms of this provision as determined in the sole discretion of the CITY, shall be deemed a default under this lease and subject to the remedies set forth in paragraph 23.

13. **DAMAGE TO RETAIL SPACE:** Renters cannot drill, nail or otherwise place holes on ceilings, floors or any walls within their retail space without prior written permission from the City of Lake Geneva Public Works Department. In no case will holes be allowed in the tiles.

14. **MUSIC OR LOUD SOUNDS:** Playing of music is allowed in individual spaces, but cannot be loud enough to be heard within the common area. Excessive loud sounds of any sort are prohibited within the building or individual shops.

15. **PAINTING PROHIBITED:** No painting of any sort will be allowed within the tenant spaces without the prior written approval of the City of Lake Geneva Public Works Department.

16. OBSTRUCTIONS IN THE COMMON AREA: No banners, chairs, displays or other obstructions of any sort will be allowed in the common area of the first floor. All tenant items must be contained within the inside of the individual stores.

17. NO STANDING OR SITTING IN THE COMMON AREA: Renters are not allowed to stand, approach visitors or otherwise advertise / hawk their items to the public within the common area.

18. MODIFICATIONS OR DAMAGE TO CITY PROPERTY: No building modifications of any sort are allowed unless approved by the City and properly permitted and inspected by the City Building & Zoning Department. This includes modifications to ceilings, walls, floors, electric, plumbing, private exhaust systems, private fire suppression systems, etc.

19. SUBJECT TO ALL APPLICABLE CODES: All spaces are subject to all applicable national, state, county and local government codes and regulations related to health, safety and building codes.

20. Failure to comply with the additional regulations outlined above may result in the business's lease being terminated immediately. Any damage incurred will be repaired by the City or its designated contractor with all related costs being paid by reduction in the tenant's security deposit.

21. The LESSEE shall pay all license fees and taxes that may be imposed by any City, State, or Federal authorities.

22. The Lessee shall be open for business from Memorial Day Weekend through Labor Day Weekend from 10:00 AM to 5:00 PM seven days per week. During these mandated hours of operation, the LESSEE's premises shall be open for business. LESSEE is permitted to be open for additional hours at LESSEE discretion. The CITY will secure the Riviera Concourse during the hours the Concourse is closed from 10:30 PM to 8:00 AM. LESSEE will not open his/her business to the public during these "closed" hours without written consent of the City. Failure to comply with these terms shall be deemed a default under this lease and subject to the remedies in paragraph 29.

23. It is expressly understood and agreed that if the LESSEE defaults in any of the covenants and agreements herein contained or shall fail to operate and use the premises for the purposes defined herein, or operate the premises during the hours set forth in paragraph 12, or fails to pay the rent, then said LESSEE shall forfeit all right, title and interest to operate in the premises hereby leased and the lease shall be deemed null and void after five (5) days written notice from the City. It is further provided, no assignment or transfer of the LESSEE's rights under this Lease shall be made by LESSEE nor through voluntary assignment, bankruptcy, or under execution, and any such event shall immediately terminate this Lease.

24. LESSEE shall be issued a key or keys for leased premises which shall not be reproduced. LESSEE shall sign a separate "key agreement" and pay a separate key deposit as determined by the CITY. All keys shall be returned on or before November 15 of each season. LESSEE agrees to reimburse the CITY for any required locksmith services for LESSEE's loss of their key or failure to return the key at the end of the term.

25. LESSEE shall procure at their own expense all necessary and required licenses, permits, and inspections prior to opening business.

26. LESSEE shall, on the last day of the term, or on earlier termination of the Lease, return the premises to the CITY in clean and satisfactory condition including all permanent fixtures, all in good and satisfactory repair. Any trade fixtures or personal property not used in connection with the operation of the vacated premises and belonging to LESSEE, if not removed at the termination or default, shall be deemed abandoned and become the property of the CITY without any payment or offset therefore. The CITY may remove such fixtures or property from the vacated premises. In the event the LESSEE does not repair and restore the leased premises to the original condition, normal wear and tear expected, the CITY shall charge the LESSEE's security deposit for any repairs and restoration of the damage and be entitled to collect any additional costs of said repairs from the LESSEE.

27. If the premises are partially destroyed during the term of this Lease, the CITY shall determine whether repairs can be made within thirty (30) days. Written notice of the intention of the CITY to repair shall be given to LESSEE within thirty (30) days after any partial destruction. Rent will be reduced proportionately in the extent to which the repair operations interfere with the business conducted on the premises by LESSEE. If the repairs cannot be made within the time specified above, the CITY shall have the option to make them within a reasonable time or terminate the lease. Rent shall be prorated and refunded based upon the remaining term of the lease. Partial destruction of the premises by natural causes, such as fire, acts of God and other natural calamities, will not give rise to any cause of action by LESSEE for loss of business or profits by Lessee.

28. If the CITY files an action to enforce any agreement contained in this Lease, or for breach of any covenant or condition, LESSEE shall pay the CITY reasonable attorney's fees and the costs of said action.

29. In the event LESSEE breaches any portion of this Lease, the aforementioned security deposit shall be forfeited and applied against any damages sustained by the CITY as a result of breach by LESSEE. The City will not be precluded from bringing action against the Lessee for any and all damages above those sustained above the amount of the security deposit.

30. The LESSEE shall hold the CITY harmless from all claims for any damages or penalties arising out of LESSEE's use of the premises. The LESSEE shall indemnify the CITY from all suits or actions brought against the CITY or sustained by any other parties, including LESSEE's service or agents, together with all reasonable attorney's fees and costs of actions incurred by the City as a result of any such suits or actions.

31. All Notices shall be sent electronically or by first class mail prepaid and addressed as follow:

City of Lake Geneva
City Administrator
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147
cityadministrator@cityoflakegeneva.com

LESSEE (include name, business name, address, phone number and email):
Del Carlson
KC Enterprise
208 E Main, Rochester Wi. 53167
262-903-5370
kcarlson11@wi.rr.com

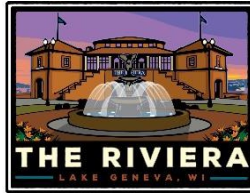
IN WITNESS WHEREOF, the City Council of the CITY OF LAKE GENEVA has caused this indenture to be executed by its City Administrator, and countersigned by the City Clerk, and _____ Lessee by _____ has executed this indenture on the date first above written, and all parties represent that each of the signers has full authority to execute the same and bind each other to the terms hereof.

For the CITY OF LAKE GENEVA

Lessee:

Attest:

Lacey Reynolds, City Clerk



CITY OF LAKE GENEVA RIVIERA CONCOURSE LEASE

THIS AGREEMENT made this day of January **xx**, 2025 by and between the CITY OF LAKE GENEVA, a municipal corporation, whose principle place of business is 626 Geneva St., Lake Geneva, WI 53147, Lessor, hereinafter referred to as the CITY, and Del Ruth Carlson, whose address is 208 E Main, Rochester Wi. 53167, LESSEE.

WITNESSETH

1. The CITY does hereby lease and let to the LESSEE and the LESSEE hereby agrees to lease from the CITY, under all the terms and conditions hereinafter set forth, the following described area of the Riviera Concourse, to-wit:

That portion of the Riviera Concourse shown on the attached Exhibit "A" as Storage Space "O", being an area of 78 square feet, for the sole purpose of storing products that will be sold to consumers from space "L&K". The City reserves the right to approve any and all items to be sold by LESSEE.

2. The term of this Lease shall be 3 years. The LESSEE'S occupancy period under the lease shall be from April 1st through November 1st, of 2025, 2026 and 2027.

3. LESSEE shall pay as annual rent as follows:

- 2025 season \$1,588.08 (\$20.36 per sq. ft.)
- 2026 season: 2025 rate adjusted by Consumer Price index CPI-U September to September
- 2027 season: 2026 rate adjusted by Consumer Price Index CPI-U September to September

In no case will annual increases be less than two percent (2%) more than five percent (5%)

The rent shall be payable in four (4) equal installments, the first installment to be paid on or before June 15th of each year and the remaining installments to be paid on or before the 15th day of July, August and September.

4. A security deposit in the amount of \$2,000.00 shall be filed with the City prior to occupancy. The security deposit may be used to pay any utility bills of LESSEE that are delinquent for a period of more than thirty (30) days, any damages to the leased premises, and past due rent. The security deposit shall be returned to LESSEE upon termination of this lease if the premises are vacated in the same condition as commencement of the lease and provided no other obligations are due to the City.

5. It is understood and agreed by the LESSEE that their interest in the leased premises shall not be assigned or transferred to any other party without the express written consent of the CITY.

6. The said LESSEE shall provide liability insurance in the aggregate amount of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) covering the event of death or injury to one (1) person, in the aggregate amount of Five Hundred Thousand Dollars and No Cents (\$500,000.00) covering the event of death or injury to more than one (1) person, and in the amount of One Hundred Thousand Dollars and No Cents (\$100,000.00) covering the event of property damage naming the CITY as an additional insured. LESSEE shall furnish a Certificate of Insurance to the City Clerk of the CITY OF LAKE GENEVA upon the execution of this Lease. Said Certificate of Insurance shall provide for minimum thirty (30) day notice in case of cancellation.

7. LESSEE fully understands and agrees that LESSEE is solely responsible for all their equipment, merchandise, and personal property and releases the City from any damages that may occur from any source, including, but not limited to theft, vandalism and elements. Winter storage of fixtures and/or equipment is permissible, but the CITY will not be responsible for any damage or loss that may occur from any source, including, but not limited to, theft, vandalism and the elements. Winter storage of merchandise or goods is not permitted.

8. Signs. (a) It is fully understood by the LESSEE that no improvement of any kind shall be made to the leased premises including, but not limited to, the erection of signs or other form of advertisement without the express written consent of the CITY.

(b) No signs shall be permitted on the exterior of the building. All permitted signs shall be approved by the CITY and conform to local ordinances

(c) No signs, posters, banners, flags or any other items will be allowed to be placed in exterior (outside) facing windows.

(d) Individual commercial spaces will be allowed one (1) business identification sign (blade sign) in the front of their store, within the common area of the first floor. The size and design of the blade sign will be established by the City of Lake Geneva.

(e) Signs and displays are allowed in tenants' interior windows but only to a maximum coverage of forty percent (40%). Illuminated signs are allowed in interior windows but may not be flashing signs or signs with simulated movement.

(f) Signs on any store doors are prohibited other than the businesses name, hours of operation, phone number and web address. Maximum coverage of the door cannot exceed 10% of the area of the door.

(g) Non-traditional retail spaces (those without customer access inside their store; specifically spaces G&H, L&K and M) are allowed to install menu boards within the interior of their tenant space. Common area facing windows may be utilized for displays up to a maximum of forty percent (40%) of the area of the window.

9. In the event LESSEE makes improvements without the consent of the CITY, the CITY may at its option consider this lease null and void and require LESSEE to pay for removal of all unauthorized improvements and restoration of the premises to the condition prior to the unauthorized improvements.

10. The City reserves the right to review and approve all services or products offered by Lessee on or from the leased premises. Prior to occupancy, the Lessee shall submit a comprehensive list of all products and services offered on or from the leased premises. The City shall approve the services and products offered by Lessee on or from the leased premises prior to Lessee's occupancy of the leased premises. The sale of services or products not approved by the City will be deemed a breach of this lease and subject to termination as provided in paragraph 13.

11. LESSEE shall not permit any unattractive or unsanitary accumulation of trash, debris or litter on the leased premises. The CITY agrees to provide normal janitorial services for the Riviera Concourse. Said services are included in the basic rent for the leased premises. The CITY shall have the sole discretion in the selection of janitorial personnel or service and the level of services provided.

12. The LESSEE shall operate their businesses in a clean, safe, sanitary and business-like manner at all times. Tenants shall not do any acts nor allow any of its' employees or agents to do any acts that would unduly interfere with or disrupt other businesses at the Riviera complex. The Lessee, their agents, and employees shall not display any merchandise or property of Lessee outside of their designated space as shown on Exhibit A. Failure to comply with the terms of this provision as determined in the sole discretion of the CITY, shall be deemed a default under this lease and subject to the remedies set forth in paragraph 23.

13. **DAMAGE TO RETAIL SPACE:** Renters cannot drill, nail or otherwise place holes on ceilings, floors or any walls within their retail space without prior written permission from the City of Lake Geneva Public Works Department. In no case will holes be allowed in the tiles.

14. **MUSIC OR LOUD SOUNDS:** Playing of music is allowed in individual spaces, but cannot be loud enough to be heard within the common area. Excessive loud sounds of any sort are prohibited within the building or individual shops.

15. **PAINTING PROHIBITED:** No painting of any sort will be allowed within the tenant spaces without the prior written approval of the City of Lake Geneva Public Works Department.

16. OBSTRUCTIONS IN THE COMMON AREA: No banners, chairs, displays or other obstructions of any sort will be allowed in the common area of the first floor. All tenant items must be contained within the inside of the individual stores.

17. NO STANDING OR SITTING IN THE COMMON AREA: Renters are not allowed to stand, approach visitors or otherwise advertise / hawk their items to the public within the common area.

18. MODIFICATIONS OR DAMAGE TO CITY PROPERTY: No building modifications of any sort are allowed unless approved by the City and properly permitted and inspected by the City Building & Zoning Department. This includes modifications to ceilings, walls, floors, electric, plumbing, private exhaust systems, private fire suppression systems, etc.

19. SUBJECT TO ALL APPLICABLE CODES: All spaces are subject to all applicable national, state, county and local government codes and regulations related to health, safety and building codes.

20. Failure to comply with the additional regulations outlined above may result in the business's lease being terminated immediately. Any damage incurred will be repaired by the City or it's designated contractor with all related costs being paid by reduction in the tenant's security deposit.

21. The LESSEE shall pay all license fees and taxes that may be imposed by any City, State, or Federal authorities.

22. The Lessee shall be open for business from Memorial Day Weekend through Labor Day Weekend from 10:00 AM to 5:00 PM seven days per week. During these mandated hours of operation, the LESSEE's premises shall be open for business. LESSEE is permitted to be open for additional hours at LESSEE discretion. The CITY will secure the Riviera Concourse during the hours the Concourse is closed from 10:30 PM to 8:00 AM. LESSEE will not open his/her business to the public during these "closed" hours without written consent of the City. Failure to comply with these terms shall be deemed a default under this lease and subject to the remedies in paragraph 29.

23. It is expressly understood and agreed that if the LESSEE defaults in any of the covenants and agreements herein contained or shall fail to operate and use the premises for the purposes defined herein, or operate the premises during the hours set forth in paragraph 12, or fails to pay the rent, then said LESSEE shall forfeit all right, title and interest to operate in the premises hereby leased and the lease shall be deemed null and void after five (5) days written notice from the City. It is further provided, no assignment or transfer of the LESSEE's rights under this Lease shall be made by LESSEE nor through voluntary assignment, bankruptcy, or under execution, and any such event shall immediately terminate this Lease.

24. LESSEE shall be issued a key or keys for leased premises which shall not be reproduced. LESSEE shall sign a separate "key agreement" and pay a separate key deposit as determined by the CITY. All keys shall be returned on or before November 15 of each season. LESSEE agrees to reimburse the CITY for any required locksmith services for LESSEE's loss of their key or failure to return the key at the end of the term.

25. LESSEE shall procure at their own expense all necessary and required licenses, permits, and inspections prior to opening business.

26. LESSEE shall, on the last day of the term, or on earlier termination of the Lease, return the premises to the CITY in clean and satisfactory condition including all permanent fixtures, all in good and satisfactory repair. Any trade fixtures or personal property not used in connection with the operation of the vacated premises and belonging to LESSEE, if not removed at the termination or default, shall be deemed abandoned and become the property of the CITY without any payment or offset therefore. The CITY may remove such fixtures or property from the vacated premises. In the event the LESSEE does not repair and restore the leased premises to the original condition, normal wear and tear expected, the CITY shall charge the LESSEE's security deposit for any repairs and restoration of the damage and be entitled to collect any additional costs of said repairs from the LESSEE.

27. If the premises are partially destroyed during the term of this Lease, the CITY shall determine whether repairs can be made within thirty (30) days. Written notice of the intention of the CITY to repair shall be given to LESSEE within thirty (30) days after any partial destruction. Rent will be reduced proportionately in the extent to which the repair operations interfere with the business conducted on the premises by LESSEE. If the repairs cannot be made within the time specified above, the CITY shall have the option to make them within a reasonable time or terminate the lease. Rent shall be prorated and refunded based upon the remaining term of the lease. Partial destruction of the premises by natural causes, such as fire, acts of God and other natural calamities, will not give rise to any cause of action by LESSEE for loss of business or profits by Lessee.

28. If the CITY files an action to enforce any agreement contained in this Lease, or for breach of any covenant or condition, LESSEE shall pay the CITY reasonable attorney's fees and the costs of said action.

29. In the event LESSEE breaches any portion of this Lease, the aforementioned security deposit shall be forfeited and applied against any damages sustained by the CITY as a result of breach by LESSEE. The City will not be precluded from bringing action against the Lessee for any and all damages above those sustained above the amount of the security deposit.

30. The LESSEE shall hold the CITY harmless from all claims for any damages or penalties arising out of LESSEE's use of the premises. The LESSEE shall indemnify the CITY from all suits or actions brought against the CITY or sustained by any other parties, including LESSEE's service or agents, together with all reasonable attorney's fees and costs of actions

incurred by the City as a result of any such suits or actions.

31. All Notices shall be sent electronically or by first class mail prepaid and addressed as follow:

City of Lake Geneva
City Administrator
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147
cityadministrator@cityoflakegeneva.com

LESSEE (include name, business name, address, phone number and email):
Del Carlson
KC Enterprise
208 E Main, Rochester Wi. 53167
262-903-5370
kcarlson11@wi.rr.com

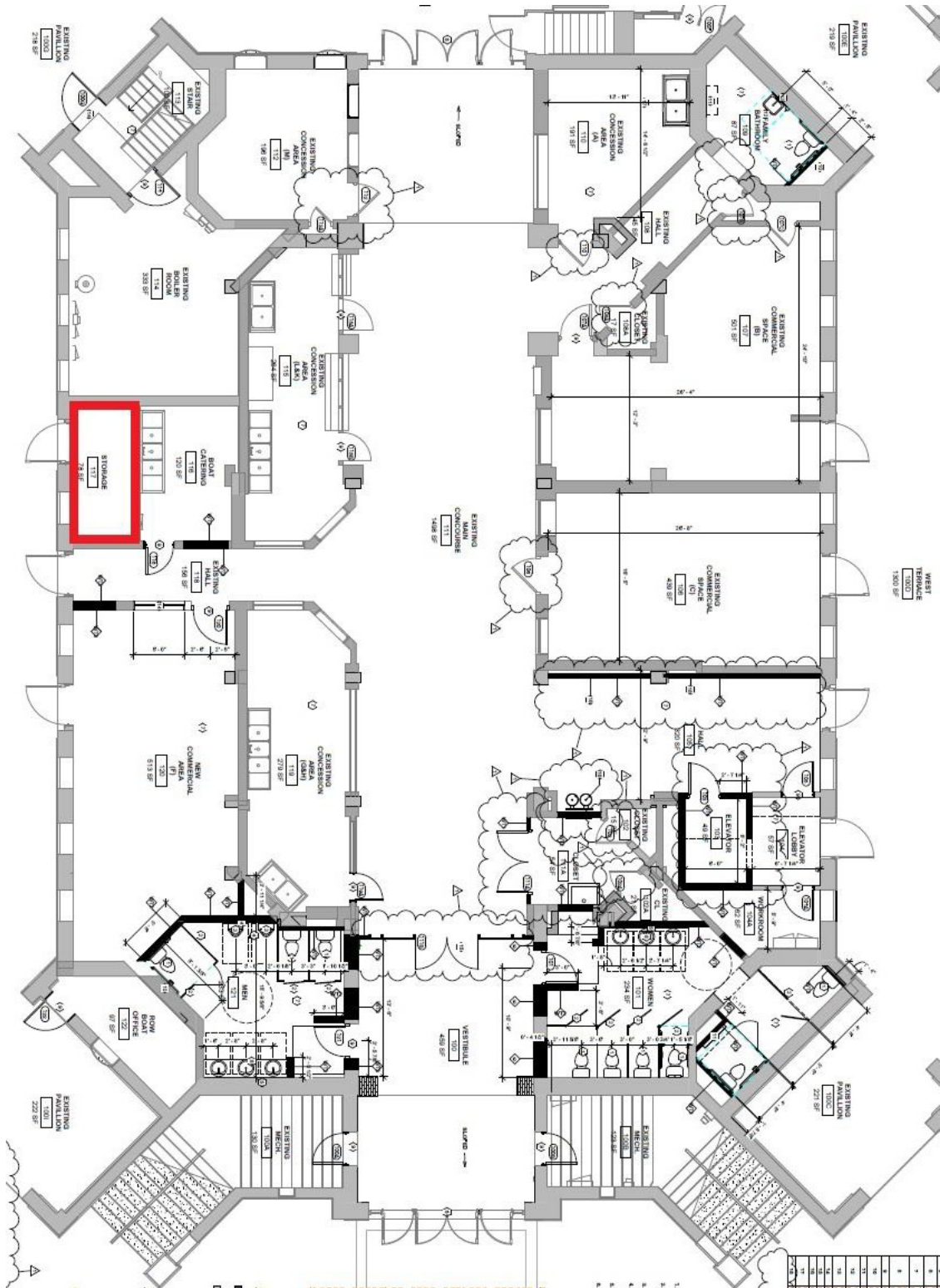
IN WITNESS WHEREOF, the City Council of the CITY OF LAKE GENEVA has caused this indenture to be executed by its City Administrator, and countersigned by the City Clerk, and _____ Lessee by _____ has executed this indenture on the date first above written, and all parties represent that each of the signers has full authority to execute the same and bind each other to the terms hereof.

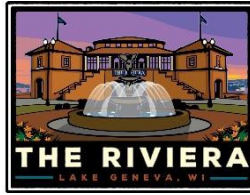
For the CITY OF LAKE GENEVA

Lessee:

Attest:

Lacey Reynolds, City Clerk





CITY OF LAKE GENEVA RIVIERA CONCOURSE LEASE

THIS AGREEMENT made this day of January **XX**, 2025 by and between the CITY OF LAKE GENEVA, a municipal corporation, whose principle place of business is 626 Geneva St., Lake Geneva, WI 53147, Lessor, hereinafter referred to as the CITY, and John & Cheri Borowiec, whose address is 801 S Wells St Lake Geneva WI 53147, LESSEE.

WITNESSETH

1. The CITY does hereby lease and let to the LESSEE and the LESSEE hereby agrees to lease from the CITY, under all the terms and conditions hereinafter set forth, the following described area of the Riviera Concourse, to-wit:

That portion of the Riviera Concourse shown on the attached Exhibit A as Space “B”, being an area of 501 square feet, for the sole purpose of selling products to consumers. The City reserves the right to approve any and all items to be sold by LESSEE.

2. The term of this Lease shall be 3 years. The LESSEE’S occupancy period under the lease shall be from April 1st through November 1st, of 2025, 2026 and 2027.

3. LESSEE shall pay as annual rent as follows:

- 2025 season: \$26,487.87 (\$52.87 per sq. ft. x 501sq.ft.)
- 2026 season: 2025 rate adjusted by Consumer Price index
- 2027 season: 2026 rate adjusted by Consumer Price Index

In no case will annual increases be less than two percent (2%) more than five percent (5%)

The rent shall be payable in four (4) equal installments, the first installment to be paid on or before June 15th of each year and the remaining installments to be paid on or before the 15th day of July, August and September.

4. A security deposit in the amount of \$2,000.00 shall be filed with the City prior to occupancy. The security deposit may be used to pay any utility bills of LESSEE that are delinquent for a period of more than thirty (30) days, any damages to the leased premises, and past due rent. The security deposit shall be returned to LESSEE upon termination of this lease if the premises are vacated in the same condition as commencement of the lease and provided no other obligations are due to the City.

5. It is understood and agreed by the LESSEE that their interest in the leased premises shall not be assigned or transferred to any other party without the express written consent of the CITY.

6. The said LESSEE shall provide liability insurance in the aggregate amount of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) covering the event of death or injury to one (1) person, in the aggregate amount of Five Hundred Thousand Dollars and No Cents (\$500,000.00) covering the event of death or injury to more than one (1) person, and in the amount of One Hundred Thousand Dollars and No Cents (\$100,000.00) covering the event of property damage naming the CITY as an additional insured. LESSEE shall furnish a Certificate of Insurance to the City Clerk of the CITY OF LAKE GENEVA upon the execution of this Lease. Said Certificate of Insurance shall provide for minimum thirty (30) day notice in case of cancellation.

7. LESSEE fully understands and agrees that LESSEE is solely responsible for all their equipment, merchandise, and personal property and releases the City from any damages that may occur from any source, including, but not limited to theft, vandalism and elements. Winter storage of fixtures and/or equipment is permissible, but the CITY will not be responsible for any damage or loss that may occur from any source, including, but not limited to, theft, vandalism and the elements. Winter storage of merchandise or goods is not permitted.

8. Signs. (a) It is fully understood by the LESSEE that no improvement of any kind shall be made to the leased premises including, but not limited to, the erection of signs or other form of advertisement without the express written consent of the CITY.

(b) No signs shall be permitted on the exterior of the building. All permitted signs shall be approved by the CITY and conform to local ordinances

(c) No signs, posters, banners, flags or any other items will be allowed to be placed in exterior (outside) facing windows.

(d) Individual commercial spaces will be allowed one (1) business identification sign (blade sign) in the front of their store, within the common area of the first floor. The size and design of the blade sign will be established by the City of Lake Geneva.

(e) Signs and displays are allowed in tenants' interior windows but only to a maximum coverage of forty percent (40%). Illuminated signs are allowed in interior windows but may not be flashing signs or signs with simulated movement.

(f) Signs on any store doors are prohibited other than the businesses name, hours of operation, phone number and web address. Maximum coverage of the door cannot exceed 10% of the area of the door.

(g) Non-traditional retail spaces (those without customer access inside their store; specifically spaces G&H, L&K and M) are allowed to install menu boards within the interior of their tenant space. Common area facing windows may be utilized for displays up to a maximum of forty percent (40%) of the area of the window.

9. In the event LESSEE makes improvements without the consent of the CITY, the CITY may at its option consider this lease null and void and require LESSEE to pay for removal of all unauthorized improvements and restoration of the premises to the condition prior to the unauthorized improvements.

10. The City reserves the right to review and approve all services or products offered by Lessee on or from the leased premises. Prior to occupancy, the Lessee shall submit a comprehensive list of all products and services offered on or from the leased premises. The City shall approve the services and products offered by Lessee on or from the leased premises prior to Lessee's occupancy of the leased premises. The sale of services or products not approved by the City will be deemed a breach of this lease and subject to termination as provided in paragraph 13.

11. LESSEE shall not permit any unattractive or unsanitary accumulation of trash, debris or litter on the leased premises. The CITY agrees to provide normal janitorial services for the Riviera Concourse. Said services are included in the basic rent for the leased premises. The CITY shall have the sole discretion in the selection of janitorial personnel or service and the level of services provided.

12. The LESSEE shall operate their businesses in a clean, safe, sanitary and business-like manner at all times. Tenants shall not do any acts nor allow any of its' employees or agents to do any acts that would unduly interfere with or disrupt other businesses at the Riviera complex. The Lessee, their agents, and employees shall not display any merchandise or property of Lessee outside of their designated space as shown on Exhibit A. Failure to comply with the terms of this provision as determined in the sole discretion of the CITY, shall be deemed a default under this lease and subject to the remedies set forth in paragraph 23.

13. **DAMAGE TO RETAIL SPACE:** Renters cannot drill, nail or otherwise place holes on ceilings, floors or any walls within their retail space without prior written permission from the City of Lake Geneva Public Works Department. In no case will holes be allowed in the tiles.

14. **MUSIC OR LOUD SOUNDS:** Playing of music is allowed in individual spaces, but cannot be loud enough to be heard within the common area. Excessive loud sounds of any sort are prohibited within the building or individual shops.

15. **PAINTING PROHIBITED:** No painting of any sort will be allowed within the tenant spaces without the prior written approval of the City of Lake Geneva Public Works Department.

16. OBSTRUCTIONS IN THE COMMON AREA: No banners, chairs, displays or other obstructions of any sort will be allowed in the common area of the first floor. All tenant items must be contained within the inside of the individual stores.

17. NO STANDING OR SITTING IN THE COMMON AREA: Renters are not allowed to stand, approach visitors or otherwise advertise / hawk their items to the public within the common area.

18. MODIFICATIONS OR DAMAGE TO CITY PROPERTY: No building modifications of any sort are allowed unless approved by the City and properly permitted and inspected by the City Building & Zoning Department. This includes modifications to ceilings, walls, floors, electric, plumbing, private exhaust systems, private fire suppression systems, etc.

19. SUBJECT TO ALL APPLICABLE CODES: All spaces are subject to all applicable national, state, county and local government codes and regulations related to health, safety and building codes.

20. Failure to comply with the additional regulations outlined above may result in the business's lease being terminated immediately. Any damage incurred will be repaired by the City or its designated contractor with all related costs being paid by reduction in the tenant's security deposit.

21. The LESSEE shall pay all license fees and taxes that may be imposed by any City, State, or Federal authorities.

22. The Lessee shall be open for business from Memorial Day Weekend through Labor Day Weekend from 10:00 AM to 5:00 PM seven days per week. During these mandated hours of operation, the LESSEE's premises shall be open for business. LESSEE is permitted to be open for additional hours at LESSEE discretion. The CITY will secure the Riviera Concourse during the hours the Concourse is closed from 10:30 PM to 8:00 AM. LESSEE will not open his/her business to the public during these "closed" hours without written consent of the City. Failure to comply with these terms shall be deemed a default under this lease and subject to the remedies in paragraph 29.

23. It is expressly understood and agreed that if the LESSEE defaults in any of the covenants and agreements herein contained or shall fail to operate and use the premises for the purposes defined herein, or operate the premises during the hours set forth in paragraph 12, or fails to pay the rent, then said LESSEE shall forfeit all right, title and interest to operate in the premises hereby leased and the lease shall be deemed null and void after five (5) days written notice from the City. It is further provided, no assignment or transfer of the LESSEE's rights under this Lease shall be made by LESSEE nor through voluntary assignment, bankruptcy, or under execution, and any such event shall immediately terminate this Lease.

24. LESSEE shall be issued a key or keys for leased premises which shall not be reproduced. LESSEE shall sign a separate "key agreement" and pay a separate key deposit as determined by the CITY. All keys shall be returned on or before November 15 of each season. LESSEE agrees to reimburse the CITY for any required locksmith services for LESSEE's loss of their key or failure to return the key at the end of the term.

25. LESSEE shall procure at their own expense all necessary and required licenses, permits, and inspections prior to opening business.

26. LESSEE shall, on the last day of the term, or on earlier termination of the Lease, return the premises to the CITY in clean and satisfactory condition including all permanent fixtures, all in good and satisfactory repair. Any trade fixtures or personal property not used in connection with the operation of the vacated premises and belonging to LESSEE, if not removed at the termination or default, shall be deemed abandoned and become the property of the CITY without any payment or offset therefore. The CITY may remove such fixtures or property from the vacated premises. In the event the LESSEE does not repair and restore the leased premises to the original condition, normal wear and tear expected, the CITY shall charge the LESSEE's security deposit for any repairs and restoration of the damage and be entitled to collect any additional costs of said repairs from the LESSEE.

27. If the premises are partially destroyed during the term of this Lease, the CITY shall determine whether repairs can be made within thirty (30) days. Written notice of the intention of the CITY to repair shall be given to LESSEE within thirty (30) days after any partial destruction. Rent will be reduced proportionately in the extent to which the repair operations interfere with the business conducted on the premises by LESSEE. If the repairs cannot be made within the time specified above, the CITY shall have the option to make them within a reasonable time or terminate the lease. Rent shall be prorated and refunded based upon the remaining term of the lease. Partial destruction of the premises by natural causes, such as fire, acts of God and other natural calamities, will not give rise to any cause of action by LESSEE for loss of business or profits by Lessee.

28. If the CITY files an action to enforce any agreement contained in this Lease, or for breach of any covenant or condition, LESSEE shall pay the CITY reasonable attorney's fees and the costs of said action.

29. In the event LESSEE breaches any portion of this Lease, the aforementioned security deposit shall be forfeited and applied against any damages sustained by the CITY as a result of breach by LESSEE. The City will not be precluded from bringing action against the Lessee for any and all damages above those sustained above the amount of the security deposit.

30. The LESSEE shall hold the CITY harmless from all claims for any damages or penalties arising out of LESSEE's use of the premises. The LESSEE shall indemnify the CITY from all suits or actions brought against the CITY or sustained by any other parties, including LESSEE's service or agents, together with all reasonable attorney's fees and costs of actions

incurred by the City as a result of any such suits or actions.

31. All Notices shall be sent electronically or by first class mail prepaid and addressed as follow:

City of Lake Geneva
City Administrator
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147
cityadministrator@cityoflakegeneva.com

LESSEE (include name, business name, address, phone number and email):
John and Cheryl Borowiec
DBA The Cheese Box / Queso Corp
801 S Wells St Lake Geneva WI 53147
262-248-34440
info@cheesebox.com

IN WITNESS WHEREOF, the City Council of the CITY OF LAKE GENEVA has caused this indenture to be executed by its City Administrator, and countersigned by the City Clerk, and _____ Lessee by _____ has executed this indenture on the date first above written, and all parties represent that each of the signers has full authority to execute the same and bind each other to the terms hereof.

For the CITY OF LAKE GENEVA

Lessee:

Attest:

Lacey Reynolds, City Clerk

CITY OF LAKE GENEVA

RIVIERA CONCOURSE LEASE

THIS AGREEMENT made this day of January XX, 2025 by and between the CITY OF LAKE GENEVA, a municipal corporation, whose principle place of business is 626 Geneva St., Lake Geneva, WI 53147, Lessor, hereinafter referred to as the CITY, and Catherine Griffith and Paul Ochalek, whose address is W3648 Linnwood Ave, Lake Geneva WI 53147, LESSEE.

WITNESSETH

1. The CITY does hereby lease and let to the LESSEE and the LESSEE hereby agrees to lease from the CITY, under all the terms and conditions hereinafter set forth, the following described area of the Riviera Concourse, to-wit:

That portion of the Riviera Concourse shown on the attached Exhibit "A" as Space "M", being an area of 196 square feet,

for the sole purpose of selling products to consumers. The City reserves the right to approve any and all items to be sold by LESSEE.

2. The term of this Lease shall be 3 years. The LESSEE'S occupancy period under the lease shall be from April 1st through November 1st, of 2025, 2026 and 2027.
3. LESSEE shall pay as annual rent as follows:
 - 2025 season \$10,362.52 (\$52.87 per sq. ft.)
 - 2026 season: 2025 rate adjusted by Consumer Price index CPI-U September to September
 - 2027 season: 2026 rate adjusted by Consumer Price Index CPI-U September to September

The rent shall be payable in four (4) equal installments, the first installment to be paid on or before June 15th of each year and the remaining installments to be paid on or before the 15th day of July, August and September.

4. A security deposit in the amount of \$2,000.00 shall be filed with the City prior to occupancy. The security deposit may be used to pay any utility bills of LESSEE that are delinquent for a period of more than thirty (30) days, any damages to the leased premises, and past due rent. The security deposit shall be returned to LESSEE upon termination of this lease if the premises are vacated in the same condition as commencement of the lease and provided no other obligations are due to the City.

5. It is understood and agreed by the LESSEE that their interest in the leased premises

shall not be assigned or transferred to any other party without the express written consent of the CITY.

6. The said LESSEE shall provide liability insurance in the aggregate amount of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) covering the event of death or injury to one (1) person, in the aggregate amount of Five Hundred Thousand Dollars and No Cents (\$500,000.00) covering the event of death or injury to more than one (1) person, and in the amount of One Hundred Thousand Dollars and No Cents (\$100,000.00) covering the event of property damage naming the CITY as an additional insured. LESSEE shall furnish a Certificate of Insurance to the City Clerk of the CITY OF LAKE GENEVA upon the execution of this Lease. Said Certificate of Insurance shall provide for minimum thirty (30) day notice in case of cancellation.

7. LESSEE fully understands and agrees that LESSEE is solely responsible for all their equipment, merchandise, and personal property and releases the City from any damages that may occur from any source, including, but not limited to theft, vandalism and elements. Winter storage of fixtures and/or equipment is permissible, but the CITY will not be responsible for any damage or loss that may occur from any source, including, but not limited to, theft, vandalism and the elements. Winter storage of merchandise or goods is not permitted.

8. Signs. (a) It is fully understood by the LESSEE that no improvement of any kind shall be made to the leased premises including, but not limited to, the erection of signs or other form of advertisement without the express written consent of the CITY.

(b) No signs shall be permitted on the exterior of the building. All permitted signs shall be approved by the CITY and conform to local ordinances

(c) In the event LESSEE makes improvements without the consent of the CITY, the CITY may at its option consider this lease null and void and require LESSEE to pay for removal of all unauthorized improvements and restoration of the premises to the condition prior to the unauthorized improvements.

(d) The City reserves the right to review and approve all services or products offered by Lessee on or from the leased premises. Prior to occupancy, the Lessee shall submit a comprehensive list of all products and services offered on or from the leased premises. The City shall approve the services and products offered by Lessee on or from the leased premises prior to Lessee's occupancy of the leased premises. The sale of services or products not approved by the City will be deemed a breach of this lease and subject to termination as provided in paragraph 13.

9. LESSEE shall not permit any unattractive or unsanitary accumulation of trash, debris or litter on the leased premises. The CITY agrees to provide normal janitorial services for the Riviera Concourse. Said services are included in the basic rent for the leased premises. The CITY shall have the sole discretion in the selection of janitorial personnel or service and the level

of services provided.

10. The LESSEE shall operate their businesses in a clean, safe, sanitary and business-like manner at all times. Tenants shall not do any acts nor allow any of its' employees or agents to do any acts that would unduly interfere with or disrupt other businesses at the Riviera complex. The Lessee, their agents, and employees shall not display any merchandise or property of Lessee outside of their designated space as shown on Exhibit A. Failure to comply with the terms of this provision as determined in the sole discretion of the CITY, shall be deemed a default under this lease and subject to the remedies set forth in paragraph 13.

11. The LESSEE shall pay all license fees and taxes that may be imposed by any City, State, or Federal authorities.

12. The Lessee shall be open for business from Memorial Day Weekend through Labor Day Weekend from 10:00 AM to 5:00 PM seven days per week. During these mandated hours of operation, the LESSEE's premises shall be open for business. LESSEE is permitted to be open for additional non-closed hours at LESSEE discretion. The CITY will secure the Riviera Concourse during the hours the Concourse is closed from 10:30 PM to 8:00 AM. LESSEE will not open his/her business to the public during these "closed" hours without written consent of the City. Failure to comply with these terms shall be deemed a default under this lease and subject to the remedies in paragraph 13.

13. It is expressly understood and agreed that if the LESSEE defaults in any of the covenants and agreements herein contained or shall fail to operate and use the premises for the purposes defined herein, or operate the premises during the hours set forth in paragraph 12, or fails to pay the rent, then said LESSEE shall forfeit all right, title and interest to operate in the premises hereby leased and the lease shall be deemed null and void after 5 days written notice from the City. It is further provided, no assignment or transfer of the LESSEE's rights under this Lease shall be made by LESSEE nor through voluntary assignment, bankruptcy, or under execution, and any such event shall immediately terminate this Lease.

14. LESSEE shall be issued a key or keys for leased premises which shall not be reproduced. LESSEE shall sign a separate "key agreement" and pay a separate key deposit as determined by the CITY. All keys shall be returned on or before November 15 of each season. LESSEE agrees to reimburse the CITY for any required locksmith services for LESSEE's loss of their key or failure to return the key at the end of the term.

15. LESSEE shall procure at their own expense all necessary and required licenses, permits, and inspections prior to opening business.

16. LESSEE shall, on the last day of the term, or on earlier termination of the Lease, return the premises to the CITY in clean and satisfactory condition including all permanent fixtures, all in good and satisfactory repair. Any trade fixtures or personal property not used in connection with the operation of the vacated premises and belonging to LESSEE, if not removed at the termination or default, shall be deemed abandoned and become the property of the CITY

without any payment or offset therefore. The CITY may remove such fixtures or property from the vacated premises. In the event the LESSEE does not repair and restore the leased premises to the original condition, normal wear and tear expected, the CITY shall charge the LESSEE's security deposit for any repairs and restoration of the damage and be entitled to collect any additional costs of said repairs from the LESSEE.

17. If the premises are partially destroyed during the term of this Lease, the CITY shall determine whether repairs can be made within thirty (30) days. Written notice of the intention of the CITY to repair shall be given to LESSEE within thirty (30) days after any partial destruction. Rent will be reduced proportionately in the extent to which the repair operations interfere with the business conducted on the premises by LESSEE. If the repairs cannot be made within the time specified above, the CITY shall have the option to make them within a reasonable time or terminate the lease. Rent shall be prorated and refunded based upon the remaining term of the lease. Partial destruction of the premises by natural causes, such as fire, acts of God and other natural calamities, will not give rise to any cause of action by LESSEE for loss of business or profits by Lessee.

18. If the CITY files an action to enforce any agreement contained in this Lease, or for breach of any covenant or condition, LESSEE shall pay the CITY reasonable attorney's fees and the costs of said action.

19. In the event LESSEE breaches any portion of this Lease, the aforementioned security deposit shall be forfeited and applied against any damages sustained by the CITY as a result of breach by LESSEE. The City will not be precluded from bringing action against the Lessee for any and all damages above those sustained above the amount of the security deposit.

20. The LESSEE shall hold the CITY harmless from all claims for any damages or penalties arising out of LESSEE's use of the premises. The LESSEE shall indemnify the CITY from all suits or actions brought against the CITY or sustained by any other parties, including LESSEE's service or agents, together with all reasonable attorney's fees and costs of actions incurred by the City as a result of any such suits or actions.

21. All Notices shall sent electronically or by first class mail prepaid and addressed as follow:

City of Lake Geneva

City Administrator
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147
cityadministrator@cityoflakegeneva.com

LESSEE (include name, business name, address, phone number and email):

Catherine Griffith and Paul Ochalek
W3648 Linnwood Avenue
Lake Geneva WI. 53147
greateggslakegeneva@gmail.com
Phone: 414-403-4045

Geneva Lake Mini Donut Company LLC
DBA Dinky’s Dough On The Dock

IN WITNESS WHEREOF, the City Council of the CITY OF LAKE GENEVA has caused this indenture to be executed by its City Administrator, and countersigned by the City Clerk, and _____ Lessee by _____ has executed this indenture on the date first above written, and all parties represent that each of the signers has full authority to execute the same and bind each other to the terms hereof.

For the CITY OF LAKE GENEVA

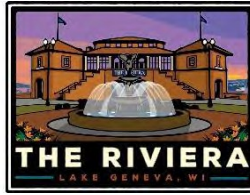
Lessee:

City Administrator

Lessee

Attest:

Lacey Reynolds, City Clerk



CITY OF LAKE GENEVA RIVIERA CONCOURSE LEASE

THIS AGREEMENT made this day of January XX, 2025 by and between the CITY OF LAKE GENEVA, a municipal corporation, whose principle place of business is 626 Geneva St., Lake Geneva, WI 53147, Lessor, hereinafter referred to as the CITY, Yi Sheng Fang and Ying Ying Fang, whose address is 616 Wisconsin Street, Lake Geneva, WI 53147, LESSEE.

WITNESSETH

1. The CITY does hereby lease and let to the LESSEE and the LESSEE hereby agrees to lease from the CITY, under all the terms and conditions hereinafter set forth, the following described area of the Riviera Concourse, to-wit:

That portion of the Riviera Concourse shown on the attached Exhibit A as Space "C", being an area of 439 square feet, for the sole purpose of selling products to consumers. The City reserves the right to approve any and all items to be sold by LESSEE.

2. The term of this Lease shall be 3 years. The LESSEE'S occupancy period under the lease shall be from April 1st through November 1st, of 2025, 2026 and 2027.

3. LESSEE shall pay as annual rent as follows:

- 2025 season: \$23,209.93 (\$52.87 per sq. ft. x 439 sq. ft.)
- 2026 season: 2025 rate adjusted by Consumer Price index CPI-U September to September
- 2027 season: 2026 rate adjusted by Consumer Price Index CPI-U September to September

In no case will annual increases be less than two percent (2%) more than five percent (5%)

The rent shall be payable in four (4) equal installments, the first installment to be paid on or before June 15th of each year and the remaining installments to be paid on or before the 15th day of July, August and September.

4. A security deposit in the amount of \$2,000.00 shall be filed with the City prior to occupancy. The security deposit may be used to pay any utility bills of LESSEE that are delinquent for a period of more than thirty (30) days, any damages to the leased premises, and past due rent. The security deposit shall be returned to LESSEE upon termination of this lease if the premises are vacated in the same condition as commencement of the lease and provided no other obligations are due to the City.

5. It is understood and agreed by the LESSEE that their interest in the leased premises shall not be assigned or transferred to any other party without the express written consent of the CITY.

6. The said LESSEE shall provide liability insurance in the aggregate amount of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) covering the event of death or injury to one (1) person, in the aggregate amount of Five Hundred Thousand Dollars and No Cents (\$500,000.00) covering the event of death or injury to more than one (1) person, and in the amount of One Hundred Thousand Dollars and No Cents (\$100,000.00) covering the event of property damage naming the CITY as an additional insured. LESSEE shall furnish a Certificate of Insurance to the City Clerk of the CITY OF LAKE GENEVA upon the execution of this Lease. Said Certificate of Insurance shall provide for minimum thirty (30) day notice in case of cancellation.

7. LESSEE fully understands and agrees that LESSEE is solely responsible for all their equipment, merchandise, and personal property and releases the City from any damages that may occur from any source, including, but not limited to theft, vandalism and elements. Winter storage of fixtures and/or equipment is permissible, but the CITY will not be responsible for any damage or loss that may occur from any source, including, but not limited to, theft, vandalism and the elements. Winter storage of merchandise or goods is not permitted.

8. Signs. (a) It is fully understood by the LESSEE that no improvement of any kind shall be made to the leased premises including, but not limited to, the erection of signs or other form of advertisement without the express written consent of the CITY.

(b) No signs shall be permitted on the exterior of the building. All permitted signs shall be approved by the CITY and conform to local ordinances

(c) No signs, posters, banners, flags or any other items will be allowed to be placed in exterior (outside) facing windows.

(d) Individual commercial spaces will be allowed one (1) business identification sign (blade sign) in the front of their store, within the common area of the first floor. The size and design of the blade sign will be established by the City of Lake Geneva.

(e) Signs and displays are allowed in tenants' interior windows but only to a maximum coverage of forty percent (40%). Illuminated signs are allowed in interior windows but may not be flashing signs or signs with simulated movement.

(f) Signs on any store doors are prohibited other than the businesses name, hours of operation, phone number and web address. Maximum coverage of the door cannot exceed 10% of the area of the door.

(g) Non-traditional retail spaces (those without customer access inside their store; specifically spaces G&H, L&K and M) are allowed to install menu boards within the interior of their tenant space. Common area facing windows may be utilized for displays up to a maximum of forty percent (40%) of the area of the window.

9. In the event LESSEE makes improvements without the consent of the CITY, the CITY may at its option consider this lease null and void and require LESSEE to pay for removal of all unauthorized improvements and restoration of the premises to the condition prior to the unauthorized improvements.

10. The City reserves the right to review and approve all services or products offered by Lessee on or from the leased premises. Prior to occupancy, the Lessee shall submit a comprehensive list of all products and services offered on or from the leased premises. The City shall approve the services and products offered by Lessee on or from the leased premises prior to Lessee's occupancy of the leased premises. The sale of services or products not approved by the City will be deemed a breach of this lease and subject to termination as provided in paragraph 13.

11. LESSEE shall not permit any unattractive or unsanitary accumulation of trash, debris or litter on the leased premises. The CITY agrees to provide normal janitorial services for the Riviera Concourse. Said services are included in the basic rent for the leased premises. The CITY shall have the sole discretion in the selection of janitorial personnel or service and the level of services provided.

12. The LESSEE shall operate their businesses in a clean, safe, sanitary and business-like manner at all times. Tenants shall not do any acts nor allow any of its' employees or agents to do any acts that would unduly interfere with or disrupt other businesses at the Riviera complex. The Lessee, their agents, and employees shall not display any merchandise or property of Lessee outside of their designated space as shown on Exhibit A. Failure to comply with the terms of this provision as determined in the sole discretion of the CITY, shall be deemed a default under this lease and subject to the remedies set forth in paragraph 23.

13. **DAMAGE TO RETAIL SPACE:** Renters cannot drill, nail or otherwise place holes on ceilings, floors or any walls within their retail space without prior written permission from the City of Lake Geneva Public Works Department. In no case will holes be allowed in the tiles.

14. **MUSIC OR LOUD SOUNDS:** Playing of music is allowed in individual spaces, but cannot be loud enough to be heard within the common area. Excessive loud sounds of any sort are prohibited within the building or individual shops.

15. **PAINTING PROHIBITED:** No painting of any sort will be allowed within the tenant spaces without the prior written approval of the City of Lake Geneva Public Works Department.

16. OBSTRUCTIONS IN THE COMMON AREA: No banners, chairs, displays or other obstructions of any sort will be allowed in the common area of the first floor. All tenant items must be contained within the inside of the individual stores.

17. NO STANDING OR SITTING IN THE COMMON AREA: Renters are not allowed to stand, approach visitors or otherwise advertise / hawk their items to the public within the common area.

18. MODIFICATIONS OR DAMAGE TO CITY PROPERTY: No building modifications of any sort are allowed unless approved by the City and properly permitted and inspected by the City Building & Zoning Department. This includes modifications to ceilings, walls, floors, electric, plumbing, private exhaust systems, private fire suppression systems, etc.

19. SUBJECT TO ALL APPLICABLE CODES: All spaces are subject to all applicable national, state, county and local government codes and regulations related to health, safety and building codes.

20. Failure to comply with the additional regulations outlined above may result in the business's lease being terminated immediately. Any damage incurred will be repaired by the City or it's designated contractor with all related costs being paid by reduction in the tenant's security deposit.

21. The LESSEE shall pay all license fees and taxes that may be imposed by any City, State, or Federal authorities.

22. The Lessee shall be open for business from Memorial Day Weekend through Labor Day Weekend from 10:00 AM to 5:00 PM seven days per week. During these mandated hours of operation, the LESSEE's premises shall be open for business. LESSEE is permitted to be open for additional hours at LESSEE discretion. The CITY will secure the Riviera Concourse during the hours the Concourse is closed from 10:30 PM to 8:00 AM. LESSEE will not open his/her business to the public during these "closed" hours without written consent of the City. Failure to comply with these terms shall be deemed a default under this lease and subject to the remedies in paragraph 29.

23. It is expressly understood and agreed that if the LESSEE defaults in any of the covenants and agreements herein contained or shall fail to operate and use the premises for the purposes defined herein, or operate the premises during the hours set forth in paragraph 12, or fails to pay the rent, then said LESSEE shall forfeit all right, title and interest to operate in the premises hereby leased and the lease shall be deemed null and void after five (5) days written notice from the City. It is further provided, no assignment or transfer of the LESSEE's rights under this Lease shall be made by LESSEE nor through voluntary assignment, bankruptcy, or under execution, and any such event shall immediately terminate this Lease.

24. LESSEE shall be issued a key or keys for leased premises which shall not be reproduced. LESSEE shall sign a separate "key agreement" and pay a separate key deposit as determined by the CITY. All keys shall be returned on or before November 15 of each season. LESSEE agrees to reimburse the CITY for any required locksmith services for LESSEE's loss of their key or failure to return the key at the end of the term.

25. LESSEE shall procure at their own expense all necessary and required licenses, permits, and inspections prior to opening business.

26. LESSEE shall, on the last day of the term, or on earlier termination of the Lease, return the premises to the CITY in clean and satisfactory condition including all permanent fixtures, all in good and satisfactory repair. Any trade fixtures or personal property not used in connection with the operation of the vacated premises and belonging to LESSEE, if not removed at the termination or default, shall be deemed abandoned and become the property of the CITY without any payment or offset therefore. The CITY may remove such fixtures or property from the vacated premises. In the event the LESSEE does not repair and restore the leased premises to the original condition, normal wear and tear expected, the CITY shall charge the LESSEE's security deposit for any repairs and restoration of the damage and be entitled to collect any additional costs of said repairs from the LESSEE.

27. If the premises are partially destroyed during the term of this Lease, the CITY shall determine whether repairs can be made within thirty (30) days. Written notice of the intention of the CITY to repair shall be given to LESSEE within thirty (30) days after any partial destruction. Rent will be reduced proportionately in the extent to which the repair operations interfere with the business conducted on the premises by LESSEE. If the repairs cannot be made within the time specified above, the CITY shall have the option to make them within a reasonable time or terminate the lease. Rent shall be prorated and refunded based upon the remaining term of the lease. Partial destruction of the premises by natural causes, such as fire, acts of God and other natural calamities, will not give rise to any cause of action by LESSEE for loss of business or profits by Lessee.

28. If the CITY files an action to enforce any agreement contained in this Lease, or for breach of any covenant or condition, LESSEE shall pay the CITY reasonable attorney's fees and the costs of said action.

29. In the event LESSEE breaches any portion of this Lease, the aforementioned security deposit shall be forfeited and applied against any damages sustained by the CITY as a result of breach by LESSEE. The City will not be precluded from bringing action against the Lessee for any and all damages above those sustained above the amount of the security deposit.

30. The LESSEE shall hold the CITY harmless from all claims for any damages or penalties arising out of LESSEE's use of the premises. The LESSEE shall indemnify the CITY from all suits or actions brought against the CITY or sustained by any other parties, including LESSEE's service or agents, together with all reasonable attorney's fees and costs of actions

incurred by the City as a result of any such suits or actions.

31. All Notices shall be sent electronically or by first class mail prepaid and addressed as follow:

City of Lake Geneva
City Administrator
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147
cityadministrator@cityoflakegeneva.com

LESSEE (include name, business name, address, phone number and email):
Ying Ying Fang
Dockside Gifts
616 Wisconsin St, Lake Geneva, WI 53147
Cell: (262) 325 - 5022
ying.fang168@gmail.com
emergency number:(262) 325 – 5027 (Jia Xin Fang)
jiaxinfang13@gmail.com

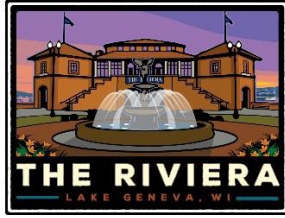
IN WITNESS WHEREOF, the City Council of the CITY OF LAKE GENEVA has caused this indenture to be executed by its City Administrator, and countersigned by the City Clerk, and Dockside Gifts, Lessee by Ying Ying Fang has executed this indenture on the date first above written, and all parties represent that each of the signers has full authority to execute the same and bind each other to the terms hereof.

For the CITY OF LAKE GENEVA

Lessee:

Attest:

Lacey Reynolds, City Clerk



CITY OF LAKE GENEVA RIVIERA CONCOURSE LEASE

THIS AGREEMENT made this day of **January, XX 2025**, by and between the CITY OF LAKE GENEVA, a municipal corporation, whose principal place of business is 626 Geneva St., Lake Geneva, WI 53147, Lessor, hereinafter referred to as the CITY, and Gage Marine, whose address is 1 Liechty Drive, Williams Bay, WI 53191, LESSEE.

WITNESSETH

1. The CITY does hereby lease and let to the LESSEE and the LESSEE hereby agrees to lease from the CITY, under all the terms and conditions hereinafter set forth, the following described area of the Riviera Concourse, to-wit:

That portion of the Riviera Concourse shown on the attached Exhibit "A" as Storage Space "F", being an area of 512 square feet, for the sole purpose of storing tables, chairs and other non-food products (equipment / supplies) that will be used by Gage Marine in the operation of their business. The City reserves the right to deny storage of any items deemed unsafe in Space "F".

2. The term of this Lease shall be 3 years. The LESSEE'S occupancy period under the lease shall be from April 1st through November 1st, of 2025, 2026 and 2027.
3. LESSEE shall pay as annual rent as follows:
 - 2025 season \$10,424.32 (\$20.36 per sq. ft.)
 - 2026 season: 2025 rate adjusted by Consumer Price index CPI-U September to September
 - 2027 season: 2026 rate adjusted by Consumer Price Index CPI-U September to September

The rent shall be payable in four (4) equal installments, the first installment to be paid on or before June 15th of each year and the remaining installments to be paid on or before the 15th day of July, August and September.

2. A security deposit and key deposit in the amount of \$2,100.00 shall be filed with the City prior to occupancy. The security deposit may be used to pay any utility bills of LESSEE that are delinquent for a

period of more than thirty (30) days, any damages to the leased premises, and past due rent. The security deposit shall be returned to LESSEE upon termination of this lease if the premises are vacated in the same condition as commencement of the lease and provided no other obligations are due to the City.

3. It is understood and agreed by the LESSEE that their interest in the leased premises shall not be assigned or transferred to any other party without the express written consent of the CITY.

4. The said LESSEE shall provide liability insurance in the aggregate amount of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) covering the event of death or injury to one (1) person, in the aggregate amount of Five Hundred Thousand Dollars and No Cents (\$500,000.00) covering the event of death or injury to more than one (1) person, and in the amount of One Hundred Thousand Dollars and No Cents (\$100,000.00) covering the event of property damage naming the CITY as an additional insured. LESSEE shall furnish a Certificate of Insurance to the City Clerk of the CITY OF LAKE GENEVA upon the execution of this Lease. Said Certificate of Insurance shall provide for minimum thirty (30) day notice in case of cancellation.

5. LESSEE fully understands and agrees that LESSEE is solely responsible for all their equipment, merchandise, and personal property and releases the City from any damages that may occur from any source, including, but not limited to theft, vandalism and elements. Winter storage of fixtures and/or equipment is permissible, but the CITY will not be responsible for any damage or loss that may occur from any source, including, but not limited to, theft, vandalism and the elements.

6. Signs. No signs of any sort shall be permitted on the exterior or interior of the building related to Space "F".

Installation of window screening on the interior window facing the common area is required. Window screening must blur the view into Space "F" but allow natural sunlight to pass. No advertisements, images or logos are permitted on any window or door related to Space "F")

7. In the event LESSEE makes improvements without the consent of the CITY, the CITY may at its option consider this lease null and void and require LESSEE to pay for removal of all unauthorized improvements and restoration of the premises to the condition prior to the unauthorized improvements.

10, The City reserves the right to review and approve all items stored by Lessee on or from the leased premises. The Lessee shall submit a comprehensive list of all equipment, furniture and supplies stored in the leased premises.

11. LESSEE shall not permit any unattractive or unsanitary accumulation of trash, debris or litter on the leased premises.

12. The LESSEE shall store their items in a clean, safe, sanitary and business-like manner at all times. Failure to comply with the terms of this provision as determined in the sole discretion of the CITY, shall be deemed a default under this lease and subject to the remedies set forth in paragraph 20.

13. DAMAGE TO SPACE: Renters cannot drill, nail or otherwise place holes on ceilings, floors or any walls within their retail space without prior written permission from the City of Lake Geneva Public Works Department. In no case will holes be allowed in the tiles.

14. PAINTING PROHIBITED: No painting of any sort will be allowed within the Space "F" without the prior written approval of the City of Lake Geneva Public Works Department.

15. OBSTRUCTIONS IN THE COMMON AREA: No obstructions of any sort will be allowed in the common area of the first floor. All tenant items must be contained within the inside of the individual spaces.

16. MODIFICATIONS OR DAMAGE TO CITY PROPERTY: No building modifications of any sort are allowed unless approved by the City and properly permitted and inspected by the City Building & Zoning Department. This includes modifications to ceilings, walls, floors, electric, plumbing, private exhaust systems, private fire suppression systems, etc.

17. SUBJECT TO ALL APPLICABLE CODES: All spaces are subject to all applicable national, state, county and local government codes and regulations related to health, safety and building codes.18

18. Failure to comply with the additional regulations outlined above may result in the business's lease being terminated immediately. Any damage incurred will be repaired by the City or it's designated contractor with all related costs being paid by reduction in the tenant's security deposit.

19. The LESSEE shall pay all license fees and taxes that may be imposed by any City, State, or Federal authorities.

20. It is expressly understood and agreed that if the LESSEE defaults in any of the covenants and agreements herein contained or shall fail to operate and use the premises for the purposes defined herein, or fails to pay the rent, then said LESSEE shall forfeit all right, title and interest to operate in the premises hereby leased and the lease shall be deemed null and void after five (5) days written notice from the City. It is further provided, no assignment or transfer of the LESSEE's rights under this Lease shall be made by LESSEE nor through voluntary assignment, bankruptcy, or under execution, and any such event shall immediately terminate this Lease.

21. LESSEE shall be issued a key or keys for leased premises which shall not be reproduced. LESSEE shall sign a separate "key agreement" and pay a separate key deposit as determined by the CITY. All keys shall be returned on or before December 31, 2024. LESSEE agrees to reimburse the CITY for any required locksmith services for LESSEE's loss of their key or failure to return the key at the end of the term.

22. If applicable, LESSEE shall procure at their own expense all necessary and required licenses, permits, and inspections prior to occupying Space "F".

23. LESSEE shall, on the last day of the term, or on earlier termination of the Lease, return the premises to the CITY in clean and satisfactory condition including all permanent fixtures, all in good and satisfactory repair. Any trade fixtures or personal property not used in connection with the operation of the vacated premises and belonging to LESSEE, if not removed at the termination or default, shall be deemed abandoned and become the property of the CITY without any payment or offset therefore. The CITY may remove such fixtures or property from the vacated premises. In the event the LESSEE does not repair and restore the leased premises to the original condition, normal wear and tear expected, the CITY shall charge the LESSEE's security deposit for any repairs and restoration of the damage and be entitled to collect any additional costs of said repairs from the LESSEE.

24. If the premises are partially destroyed during the term of this Lease, the CITY shall determine whether repairs can be made within thirty (30) days. Written notice of the intention of the CITY to repair shall be given to LESSEE within thirty (30) days after any partial destruction. Rent will be reduced proportionately in the extent to which the repair operations interfere with the business conducted on the premises by LESSEE. If the repairs cannot be made within the time specified above, the CITY shall have the option to make them within a reasonable time or terminate the lease. Rent shall be prorated and refunded based upon the remaining term of the lease. Partial destruction of the premises by natural causes, such as fire, acts of God and other natural calamities, will not give rise to any cause of action by LESSEE for loss of business or profits by Lessee.

25. If the CITY files an action to enforce any agreement contained in this Lease, or for breach of any covenant or condition, LESSEE shall pay the CITY reasonable attorney's fees and the costs of said action.

26. In the event LESSEE breaches any portion of this Lease, the aforementioned security deposit shall be forfeited and applied against any damages sustained by the CITY as a result of breach by LESSEE. The City will not be precluded from bringing action against the Lessee for any and all damages above those sustained above the amount of the security deposit.

27. The LESSEE shall hold the CITY harmless from all claims for any damages or penalties arising out of LESSEE's use of the premises. The LESSEE shall indemnify the CITY from all suits or actions brought against the CITY or sustained by any other parties, including LESSEE's service or agents, together with all reasonable attorney's fees and costs of actions incurred by the City because of any such suits or actions.

28. All Notices shall be sent electronically or by first class mail prepaid and addressed as follows:

City of Lake Geneva
City Administrator
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147
cityadministrator@cityoflakegeneva.com

LESSEE (include name, business name, address, phone number and email):

Agent: name Gage Marine
1 Liechty Drive
Williams Bay, WI
53191 262-245-5501
Gage Marine's primary email address for contact

IN WITNESS WHEREOF, the City Council of the CITY OF LAKE GENEVA has caused this indenture to be executed by its City Administrator, and countersigned by the City Clerk, and _____ Lessee by _____ has executed this indenture on the date first above written, and all parties represent that each of the signers has full authority to execute the same and bind each other to the terms hereof.

For the CITY OF LAKE GENEVA

Lessee:

Attest:

Lacey Reynolds, City Clerk

[illegible]

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CITY OF LAKE GENEVA RIVIERA CONCOURSE LEASE

THIS AGREEMENT made this day of January XX, 2025 by and between the CITY OF LAKE GENEVA, a municipal corporation, whose principle place of business is 626 Geneva St., Lake Geneva, WI 53147, Lessor, hereinafter referred to as the CITY, and Kevin Singh & Joseph Hatten (OBA "Going Bananas"), whose address is 47 S. Treehouse Lane, Round Lake, IL. 60073, LESSEE and LESSEE.

WITNESS ETH

I. The CITY does hereby lease and let to the LESSEE and the LESSEE hereby agrees to lease from the CITY, under all the terms and conditions hereinafter set forth, the following described area of the Riviera Concourse, to-wit:

That portion of the Riviera Concourse shown on the attached Exhibit "A" as Space "G & H", being an area of 279 square feet, for the sole purpose of selling products to consumers. The City reserves the right to approve any and all items to be sold by LESSEE.

2. The term of this Lease shall be 3 years. The LESSEE'S occupancy period under the lease shall be from April pt through November 1st, of 2025, 2026 and 2027.

3. LESSEE shall pay as annual rent as follows:

- 2025 season \$14,750.73 (\$52.87 per sq. ft.)
- 2026 season: 2025 rate adjusted by Consumer Price index CPI-U September to September
- 2027 season: 2026 rate adjusted by Consumer Price Index CPI-U September to September

In no case will annual increases be less than two percent (2%) more than five percent (5%)

The rent shall be payable in four (4) equal installments, the first installment to be paid on or before June 15th of each year and the remaining installments to be paid on or before the 15th day of July, August and September.

4. A security deposit in the amount of \$2,000.00 shall be filed with the City prior to occupancy. The security deposit may be used to pay any utility bills of LESSEE that are delinquent for a period of more than thirty (30) days, any damages to the leased premises, and past due rent. The security deposit shall be returned to LESSEE upon termination of this lease if the premises are vacated in the same condition as commencement of the lease and provided no other obligations are due to the City.

5. It is understood and agreed by the LESSEE that their interest in the leased premises shall not be assigned or transferred to any other party without the express written consent of the CITY.

6. The said LESSEE shall provide liability insurance in the aggregate amount of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) covering the event of death or injury to one (1) person, in the aggregate amount of Five Hundred Thousand Dollars and No Cents (\$500,000.00) covering the event of death or injury to more than one (1) person, and in the amount of One Hundred Thousand Dollars and No Cents (\$100,000.00) covering the event of property damage naming the CITY as an additional insured. LESSEE shall furnish a Certificate of Insurance to the City Clerk of the CITY OF LAKE GENEVA upon the execution of this Lease. Said Certificate of Insurance shall provide for minimum thirty (30) day notice in case of cancellation.

7. LESSEE fully understands and agrees that LESSEE is solely responsible for all their equipment, merchandise, and personal property and releases the City from any damages that may occur from any source, including, but not limited to theft, vandalism and elements. Winter storage of fixtures and/or equipment is permissible, but the CITY will not be responsible for any damage or loss that may occur from any source, including, but not limited to, theft, vandalism and the elements. Winter storage of merchandise or goods is not permitted.

8. Signs. (a) It is fully understood by the LESSEE that no improvement of any kind shall be made to the leased premises including, but not limited to, the erection of signs or other form of advertisement without the express written consent of the CITY.

(b) No signs shall be permitted on the exterior of the building. All permitted signs shall be approved by the CITY and conform to local ordinances

(c) No signs, posters, banners, flags or any other items will be allowed to be placed in exterior (outside) facing windows.

(d) Individual commercial spaces will be allowed one (1) business identification sign (blade sign) in the front of their store, within the common area of the first floor. The size and design of the blade sign will be established by the City of Lake Geneva.

(e) Signs and displays are allowed in tenants' interior windows but only to a maximum coverage of forty percent (40%). Illuminated signs are allowed in interior windows but may not be flashing signs or signs with simulated movement.

(f) Signs on any store doors are prohibited other than the businesses name, hours of operation, phone number and web address. Maximum coverage of the door cannot exceed 10% of the area of the door.

(g) Non-traditional retail spaces (those without customer access inside their store; specifically spaces G&H, L&K and M) are allowed to install menu boards within the interior of their tenant space. Common area facing windows may be utilized for displays up to a maximum of forty percent (40%) of the area of the window.

9. In the event LESSEE makes improvements without the consent of the CITY, the CITY may at its option consider this lease null and void and require LESSEE to pay for removal of all unauthorized improvements and restoration of the premises to the condition prior to the unauthorized improvements.

10. The City reserves the right to review and approve all services or products offered by Lessee on or from the leased premises. Prior to occupancy, the Lessee shall submit a comprehensive list of all products and services offered on or from the leased premises. The City shall approve the services and products offered by Lessee on or from the leased premises prior to Lessee's occupancy of the leased premises. The sale of services or products not approved by the City will be deemed a breach of this lease and subject to termination as provided in paragraph 13.

11. LESSEE shall not permit any unattractive or unsanitary accumulation of trash, debris or litter on the leased premises. The CITY agrees to provide normal janitorial services for the Riviera Concourse. Said services are included in the basic rent for the leased premises. The CITY shall have the sole discretion in the selection of janitorial personnel or service and the level of services provided.

12. The LESSEE shall operate their businesses in a clean, safe, sanitary and business-like manner at all times. Tenants shall not do any acts nor allow any of its' employees or agents to do any acts that would unduly interfere with or disrupt other businesses at the Riviera complex. The Lessee, their agents, and employees shall not display any merchandise or property of Lessee outside of their designated space as shown on Exhibit A. Failure to comply with the terms of this provision as determined in the sole discretion of the CITY, shall be deemed a default under this lease and subject to the remedies set forth in paragraph 23.

13. DAMAGE TO RETAIL SPACE: Renters cannot drill, nail or otherwise place holes on ceilings, floors or any walls within their retail space without prior written permission from the City of Lake Geneva Public Works Department. In no case will holes be allowed in the tiles.

14. MUSIC OR LOUD SOUNDS: Playing of music is allowed in individual spaces, but cannot be loud enough to be heard within the common area. Excessive loud sounds of any sort are prohibited within the building or individual shops.

15. PAINTING PROHIBITED: No painting of any sort will be allowed within the tenant spaces without the prior written approval of the City of Lake Geneva Public Works Department.

16. OBSTRUCTIONS IN THE COMMON AREA: No banners, chairs, displays or other obstructions of any sort will be allowed in the common area of the first floor. All tenant items must be contained within the inside of the individual stores.

17. NO STANDING OR SITTING IN THE COMMON AREA: Renters are not allowed to stand, approach visitors or otherwise advertise / hawk their items to the public within the common area.

18. MODIFICATIONS OR DAMAGE TO CITY PROPERTY: No building modifications of any sort are allowed unless approved by the City and properly permitted and inspected by the City Building & Zoning Department. This includes modifications to ceilings, walls, floors, electric, plumbing, private exhaust systems, private fire suppression systems, etc.

19. SUBJECT TO ALL APPLICABLE CODES: All spaces are subject to all applicable national, state, county and local government codes and regulations related to health, safety and building codes.

20. Failure to comply with the additional regulations outlined above may result in the business's lease being terminated immediately. Any damage incurred will be repaired by the City or its designated contractor with all related costs being paid by reduction in the tenant's security deposit.

21. The LESSEE shall pay all license fees and taxes that may be imposed by any City, State, or Federal authorities.

22. The Lessee shall be open for business from Memorial Day Weekend through Labor Day Weekend from 10:00 AM to 5:00 PM seven days per week. During these mandated hours of operation, the LESSEE's premises shall be open for business. LESSEE is permitted to be open for additional hours at LESSEE discretion. The CITY will secure the Riviera Concourse during the hours the Concourse is closed from 10:30 PM to 8:00 AM. LESSEE will not open his/her business to the public during these "closed" hours without written consent of the City. Failure to comply with these terms shall be deemed a default under this lease and subject to the remedies in paragraph 29.

23. It is expressly understood and agreed that if the LESSEE defaults in any of the covenants and agreements herein contained or shall fail to operate and use the premises for the purposes defined herein, or operate the premises during the hours set forth in paragraph 12, or fails to pay the rent, then said LESSEE shall forfeit all right, title and interest to operate in the premises hereby leased and the lease shall be deemed null and void after five (5) days written notice from the City. It is further provided, no assignment or transfer of the LESSEE's rights under this Lease shall be made by LESSEE nor through voluntary assignment, bankruptcy, or under execution, and any such event shall immediately terminate this Lease.

24. LESSEE shall be issued a key or keys for leased premises which shall not be reproduced. LESSEE shall sign a separate "key agreement" and pay a separate key deposit as determined by the CITY. All keys shall be returned on or before November 15 of each season. LESSEE agrees to reimburse the CITY for any required locksmith services for LESSEE's loss of their key or failure to return the key at the end of the term.

25. LESSEE shall procure at their own expense all necessary and required licenses, permits, and inspections prior to opening business.

26. LESSEE shall, on the last day of the term, or on earlier termination of the Lease, return the premises to the CITY in clean and satisfactory condition including all permanent fixtures, all in good and satisfactory repair. Any trade fixtures or personal property not used in connection with the operation of the vacated premises and belonging to LESSEE, if not removed at the termination or default, shall be deemed abandoned and become the property of the CITY without any payment or offset therefore. The CITY may remove such fixtures or property from the vacated premises. In the event the LESSEE does not repair and restore the leased premises to the original condition, normal wear and tear expected, the CITY shall charge the LESSEE's security deposit for any repairs and restoration of the damage and be entitled to collect any additional costs of said repairs from the LESSEE.

27. If the premises are partially destroyed during the term of this Lease, the CITY shall determine whether repairs can be made within thirty (30) days. Written notice of the intention of the CITY to repair shall be given to LESSEE within thirty (30) days after any partial destruction. Rent will be reduced proportionately in the extent to which the repair operations interfere with the business conducted on the premises by LESSEE. If the repairs cannot be made within the time specified above, the CITY shall have the option to make them within a reasonable time or terminate the lease. Rent shall be prorated and refunded based upon the remaining term of the lease. Partial destruction of the premises by natural causes, such as fire, acts of God and other natural calamities, will not give rise to any cause of action by LESSEE for loss of business or profits by Lessee.

28. If the CITY files an action to enforce any agreement contained in this Lease, or for breach of any covenant or condition, LESSEE shall pay the CITY reasonable attorney's fees and the costs of said action.

29. In the event LESSEE breaches any portion of this Lease, the aforementioned security deposit shall be forfeited and applied against any damages sustained by the CITY as a result of breach by LESSEE. The City will not be precluded from bringing action against the Lessee for any and all damages above those sustained above the amount of the security deposit.

30. The LESSEE shall hold the CITY harmless from all claims for any damages or penalties arising out of LESSEE's use of the premises. The LESSEE shall indemnify the CITY from all suits or actions brought against the CITY or sustained by any other parties, including LESSEE's service or agents, together with all reasonable attorney's fees and costs of actions

incurred by the City as a result of any such suits or actions.

31. All Notices shall be sent electronically or by first class mail prepaid and addressed as follow:

City of Lake Geneva
City Administrator
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147
cityadministrator@cityoflakegeneva.com

LESSEE (include name, business name, address, phone number and email):
Kevin Singh & Joe Hatten
DBA: Going Bananas
47 South Treehouse Lane, Round Lake, IL 60073
Phone: 847-322-9008
Email: goingbananaslg@gmail.com

IN WITNESS WHEREOF, the City Council of the CITY OF LAKE GENEVA has caused this indenture to be executed by its City Administrator, and countersigned by the City Clerk, and _____ Lessee by _____ has executed this indenture on the date first above written, and all parties represent that each of the signers has full authority to execute the same and bind each other to the terms hereof.

Administrator

Lessee

Attest:

Lacey Reynolds, City Clerk

TASK ORDER NUMBER #42 CIVIL ENGINEERING SERVICES

This task order is made as of January 10, 2025, under the terms and conditions established in the MASTER AGREEMENT FOR ENGINEERING SERVICES, (the Agreement), between the **City of Lake Geneva (Owner)** and **Kapur (Engineer)**. This Task Order is made for the following purpose:

Provide civil engineering services for the bid plans and specifications for the **Lagoon Dredging** project. The City is proposing to dredge 2000-CY of material from the Lagoon directly upstream of the Geneva Lake Dam. The dredging activities are planned to start early 2025.

In addition, the proposed task includes the following:

- Preparation of bid plans and specifications
- Preparing and obtaining the required dredging permit from the Wisconsin Department of Natural Resources (WDNR)
- Soliciting bids for the completion of the project
- Construction management of the construction project including any monitoring of the construction as required by the dredging permit.

Section A. – Scope of Services

Engineer shall perform the following Services:

Dredging Plans and Specifications

1. Provide detailed plans and specifications that will set forth contractor and owner duties as related to the dredging of materials from the Lagoon, conveyance of dredged materials to the dewatering site and final disposal. The documents will specify roles and responsibilities related to operation of dewatering site, monitoring of dredging operations and disposal.
2. Set Survey Control for site use. Survey pre-dredge sediment depths over the lagoon and sediment thickness.
3. Prepare and provide Project Manual for the Lagoon Dredge Project including but not limited to Advertisement for Bids, Instruction to Bidders, Bid Form, Bidder's Qualification Statement, Agreement, and General Conditions of Contract, Supplementary Conditions, and Special Provisions.
4. Attend bid opening.





5. Review bids and provide recommendation for award, and coordinate notice of award agreement, and notice to proceed documentation.
6. Complete the WDNR permit application for dredging of the lagoon. Supply all information required by the permit application.
7. Request and attend a WDNR pre-application meeting to discuss project specifics and understand permitting requirements.
8. Attend meetings as required and provide regular updates to the City.
9. It is understood that the dredged materials will be required to be landfilled and thus design and restoration of a final placement area is not anticipated with this task order.

Construction Management Activities

10. Provide administrative services to manage client coordination / invoicing, project schedules, contract change order documentation, establish project logs, formatting monthly contract quantity estimating and contractor invoicing and contract closeout documentation for base bid projects.
11. Process payment requests from the contractor for their work and prepare recommendation for payment for City approval. This task is completed on a monthly basis and is completed for all work approved for the prior month. Complete final close out documentation and acceptance of improvements memorandum.
12. The Engineer will be responsible for notifying, scheduling, conducting, documenting, and distributing minutes of the preconstruction conference.
13. Complete post-dredge survey to verify volume of sediment removal for contractor payment.
14. Prepare and provide project update memorandum and provide copies of the daily journal entries to City staff upon request.
15. Attend meetings and coordinate with adjacent property owners and business as needed.
16. It is anticipated the construction work will commence in early 2025 and take 4 weeks to complete.

Section B. – Compensation



In return for the performance of the foregoing obligations, Owner shall pay to Engineer an amount not-to-exceed nineteen thousand, eight hundred dollars (\$19,800) payable according to the following terms:

A not-to-exceed amount based on the rates as listed in Attachment A of the Agreement, plus direct expenses. Cost plus services are limited to an agreed maximum figure unless amended.

Engineer may request a change to the billing hours if scope changes, beyond the control of the Engineer, resulting in an extension of the schedule or necessitates a change in personnel.

Compensation for Additional Services (if any) shall be paid by Owner to Engineer according to the hourly billing rates shown in Attachment A of the Agreement.

IN WITNESS WHEREOF, the Owner and Engineer have executed the Task Order.

For: City of Lake Geneva

Engineer: Kapur & Associates, Inc.

By: _____

By: Naomi Rauch

Signature: _____

Signature: 

Title: _____

Title: Project Engineer/Associate

Date: _____

Date: 01-12-2025

Kapur Associates, Inc.
Summary of Staff Hours and Labor Costs for the City of Lake Geneva

TASK ORDER 42													
City of Lake Geneva Lagoon Dredging - Attachment A (2025 Contract Rates)													
CLASSIFICATION		Project Manager		Project Engineer II		Staff Engineer II		Project Surveyor		Survey Crew		Total Labor	
Average Hourly Wage		\$184.00		\$163.00		\$135.00		\$136.00		\$124.00			
TASK DESCRIPTION	ACT. Code	Hours	Dollars	Hours	Dollars	Hours	Dollars	Hours	Dollars	Hours	Dollars	Hours	Dollars
Bid Plans													
Design/Plan Preparation				4	\$652.00	8	\$1,080.00					12	\$1,732.00
Quantities and Details				4	\$652.00	4	\$540.00					8	\$1,192.00
Pre-Dredge Survey and Mapping								3	\$408.00	16	\$1,984.00	19	\$2,392.00
Project Manual/Administration													
Project Administration				4	\$652.00							4	\$652.00
Advertisement/Project Manual				4	\$652.00	16	\$2,160.00					20	\$2,812.00
Attend Bid Opening						1	\$135.00					1	\$135.00
Post Bid Opening Administration				1	\$163.00	4	\$540.00					5	\$703.00
Meetings as Required				4	\$652.00	4	\$540.00					8	\$1,192.00
Permitting													
Prepare Dredging Permit Application				2	\$326.00	4	\$540.00					6	\$866.00
Submit Permit on WAMS						2	\$270.00					2	\$270.00
Review by Environmental Group		2	\$368.00										
Construction Administration													
Construction Inspection						32	\$4,320.00					32	\$4,320.00
Post-Dredge Survey								2	\$272.00	16	\$1,984.00	18	\$2,256.00
Construction Administration				6	\$978.00	8	\$1,080.00					14	\$1,080.00
												Subtotal	
TOTALS		2	\$368.00	29	\$4,727.00	83	\$11,205.00	5	\$680.00	32	\$3,968.00	149	\$19,602.00
											Expenses:		\$200
											Project Total:		\$19,802

Summary of Expenses	Units	Cost	Total
Estimated Expenses / Mileage (LS)	1	\$200.00	\$200.00
Totals			\$200.00

 1st Revision STATE/MUNICIPAL FINANCIAL AGREEMENT FOR A STATE- LET HIGHWAY PROJECT <i>This agreement supersedes the agreement signed by the Municipality on 11/14/2022 and signed by the State on 11/14/2022</i>	Revised Date: July 29, 2024 Date: October 30, 2022 I.D.:3180-07-01/21/71 Road Name: EDWARDS BLVD (STH 120) Title: C LAKE GENEVA, EDWARDS LBVD Limits: TOWNLINE RD TO STH 50 County: WALWORTH Roadway Length: 0.78 MILES
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The signatory **City of Lake Geneva**, hereinafter called the Municipality, through its undersigned duly authorized officers or officials, hereby requests the State of Wisconsin Department of Transportation, hereinafter called the State, to initiate and affect the highway or street improvement hereinafter described.

The authority for the Municipality to enter into this agreement with the State is provided by Section 86.25(1), (2), and (3) of the Statutes.

NEEDS AND ESTIMATE SUMMARY:

Existing Facility - Describe and give reason for request: Improvement of a connecting highway.

Proposed Improvement - Nature of work: As determined by project scoping.

Describe non-participating work included in the project and other work necessary to finish the project completely which will be undertaken independently by the municipality: A nominal amount is included to cover items in paragraph 4 (to be adjusted in the final plan). Items to be 100% locally funded could include, but may not be limited to, adjustment of water service boxes, gate valves, and manholes; adjustment of sanitary sewer manholes, placing of new sanitary manhole seals and covers, decorative elements, New Signal at Edwards and Townline Rd and removal and replacement of; (Median Barrier at Taco Bell/Starbucks Entrance) and (Bike path south of Walmart Entrance).

TABLE 1: SUMMARY OF COSTS

Phase	Total Est. Cost	Federal/State Funds	%	Municipal Funds	% *
Preliminary Engineering: Plan Development	\$ 355,000	\$ 266,250	75%	\$ 88,750	25%
Real Estate Acquisition: Acquisition	\$ 45,000	\$ 45,000	100%	\$ -	0%
Compensable Utilities	\$ -	\$ -	0%	\$ -	100%
¹ Construction: Participating	\$ 2,700,000	\$ 2,700,000	100%	\$ -	0%
Non-Participating	\$ 445,000	\$ -	0%	\$ 445,000	100%
Total Cost Distribution	\$ 3,545,000	\$ 3,011,250		\$ 533,750	

1 Estimates include construction engineering

This request shall constitute agreement between the Municipality and the State; is subject to the terms and conditions that follow (pages [2] – [3]); is made by the undersigned under proper authority to make such request for the designated Municipality, upon signature by the State, and delivery to the Municipality. The initiation and accomplishment of the improvement will be subject to the applicable federal and state regulations. No term or provision of neither the State/Municipal Financial Agreement nor any of its attachments may be changed, waived or terminated orally but only by an instrument in writing executed by both parties to the State/Municipal

Financial Agreement.

Signatures certify the content has not been altered by the municipality. Signed for and in behalf of the City of Lake Geneva (please sign in blue ink)	
Name (print)	Title
Signature	Date
Signed for and in behalf of the State (please sign in blue ink)	
Name Tony Barth	Title WisDOT SE Region Planning Chief
Signature	Date

TERMS AND CONDITIONS:

1. The Municipality shall pay to the State all costs incurred by the State in connection with the improvement which exceeds federal/state financing commitments or are ineligible for federal/state financing. Local participation shall be limited to the items and percentages set forth in the Summary of Costs table, which shows Municipal funding participation. In order to guarantee the Municipality's foregoing agreements to pay the State, the Municipality, through its above duly authorized officers or officials, agrees and authorizes the State to set off and withhold the required reimbursement amount as determined by the State from General Transportation Aids or any moneys otherwise due and payable by the State to the Municipality.
2. Funding of each project phase is subject to inclusion in an approved program and per the State's Facility Development Manual (FDM) standards. Federal aid and/or state transportation fund financing will be limited to participation in the costs of the following items as specified in the Summary of Costs:
 - (a) Design engineering and state review services.
 - (b) Real Estate necessitated for the improvement.
 - (c) Compensable utility adjustment and railroad force work necessitated for the project.
 - (d) The grading, base, pavement, curb and gutter, and structure costs to State standards, excluding the cost of parking areas.
 - (e) Storm sewer mains, culverts, laterals, manholes, inlets, catch basins, and connections for surface water drainage of the improvement; including replacement and/or adjustments of existing storm sewer manhole covers and inlet grates as needed.
 - (f) Construction engineering incidental to inspection and supervision of actual construction work, except for inspection, staking, and testing of sanitary sewer and water main.
 - (g) Signing and pavement marking necessitated for the safe and efficient flow of traffic, including detour routes.
 - (h) Replacement of existing sidewalks necessitated by construction and construction of new sidewalk at the time of construction. Sidewalk is considered to be new if it's constructed in a location where it has not existed before.
 - (i) Replacement of existing driveways, in kind, necessitated by the project.
 - (j) New installations or alteration resulting from roadway construction of standard State street lighting and traffic signals or devices. Alteration may include salvaging and replacement of existing components.

3. Work necessary to complete the improvement to be financed entirely by the Municipality or other utility or facility owner includes the following items:
 - (a) New installations of or alteration of sanitary sewers and connections, water, gas, electric, telephone, telegraph, fire or police alarm facilities, parking meters, and similar utilities.
 - (b) New installation or alteration of signs not necessary for the safe and efficient flow of traffic.
 - (c) Roadway and bridge width in excess of standards.
 - (d) Construction inspection, staking, and material testing and acceptance for construction of sanitary sewer and water main.
 - (e) Provide complete plans, specifications, and estimates for sanitary sewer and water main work. The Municipality assumes full responsibility for the design, installation, inspection, testing, and operation of the sanitary sewer and water system. This relieves the State and all of its employees from the liability for all suits, actions, or claims resulting from the sanitary sewer and water system construction.
 - (f) Parking lane costs.
 - (g) Coordinate, clean up, and fund any hazardous materials encountered during construction. All hazardous material cleanup work shall be performed in accordance to state and federal regulations.
 - (h) Damages to abutting property due to change in street or sidewalk widths, grades, or drainage.
 - (i) Conditioning, if required, and maintenance of detour routes.
 - (j) Repair of damages to roads or streets caused by reason of their use in hauling materials incidental to the improvement.
4. As the work progresses, the Municipality will be billed for work completed which is not chargeable to federal/state funds. Upon completion of the project, a final audit will be made to determine the final division of costs.
5. If the Municipality should withdraw the project, it shall reimburse the State for any costs incurred by the State in behalf of the project.
6. The work will be administered by the State and may include items not eligible for federal/state participation.
7. The Municipality shall assume general responsibility for all public information and public relations for the project and to make a fitting announcement to the press and such outlets as would generally alert the affected property owners and the community of the nature, extent, and timing of the project and arrangements for handling traffic within and around the projects.
8. Basis for local participation:
 - (a) Funding for preliminary engineering for a connecting highway 75% State 25% Municipal based on the Department's policy for connecting highways.
 - (b) Funding for real estate required for standard roadway construction, 100% State
 - (c) Funding for construction of standard roadway items – 100% State.
 - (d) Funding for non-participating items 100% Municipality.

Comments and Clarification: This agreement is an active agreement that may need to be amended as the project is designed. It is understood that these amendments may be needed as some issues have not been fully evaluated or resolved. The purpose of this agreement is to specify the local and state involvement in funding the project. A signed agreement is required before the State will prepare or participate in the preparation of detailed designs, acquire right-of-way, or participate in construction of a project that merits local involvement.



City of Lake Geneva

Department of Public Works

1065 Carey St.
Lake Geneva, WI 53147
262.248.6644

SMFA memo
WisDOT Project 3180-07-71

Jan., 2025

The WisDOT is in the process of Engineering for the STH 120/Edwards Blvd resurfacing project. The project extends from Main St, STH 50 to the Townline Rd intersection.

In Sept 2023 PWC approved the project to include repair of a section of our bike path adjacent to Wal Mart for apx. \$10,000. In October 2023 PWC approved the addition of a 6" curb along the Taco Bell section to alleviate vehicles from crossing the median illegally for apx. \$25,000. These items will be added to the project at the City's expense according to the State of Wi/City of Lake Geneva Funding Agreement. (SMFA).

PWC also directed Staff to pursue an SISP (Signals and ITS Stand Alone projects) Grant for the installation of a traffic signal on the Townline Rd intersection, this is a 90%-20% split. WisDOT has allowed the installation but will not participate in funding as it does not enhance traffic flow on the State Highway, it would benefit the City crossroad only. The grant is competitive and not guaranteed, therefore if the grant is not awarded, the City would be able to either fund the signal by itself or other means or abandon the signal altogether.

The signal engineering would include improvements to the intersection involving traffic, pedestrian and ADA requirements. Kapur's task order for the SISP Grant is on the Jan., 2025 PWC Agenda.

Currently the City is awaiting further information from WisDOT regarding the project.

The current SMFA is attached. Please reference above regarding the SISP grant, if it is not accepted at PWC, it would simply be dropped.

Respectfully submitted;

Tom Earle, DPW

MEMORANDUM TO THE CITY OF LAKE GENEVA

To: Neil Waswo, Tom Earle
From: Bridget Barry, Mumangi Nyangureta
CC: Naomi Rauch, Mike Timmers
Date: November 15, 2024
Re: Pay Request #3 for 2024 Lake Geneva Street Program

A review of the Request for **Payment No. 3** from **Wolf Paving** for the **2024 Lake Geneva Street Program** construction contract has been completed.

Payment in the amount of **\$275,160.82** for this payment request has been recommended for approval by the Construction Manager on site.

The Contractor's documents are enclosed for the City's approval.

Payment amounts are broken up as follows:

	<u>New Invoice Amount</u>	<u>Previously Invoiced</u>	<u>Total</u>
Invoiced	\$275,160.82	\$523,874.38	\$818,960.02
Retainage (5% until 50% complete)		(\$19,924.82)	(\$19,924.82)
Total Approved for Payment	\$275,160.82	\$543,799.20	\$799,035.20

Contract Base Bid, based on plan quantities:	\$796,992.95
Contract Base Bid, including change orders:	\$876,992.95

Please feel free to contact me if you have any questions.

Please send Payment to: **Wolf Paving**

Attention:

Jay Trepanier
1320 Walnut Ridge Dr.
Suite 100
Harland, WI 53029

Contractor's Application for Payment No.

3

Application Period:		Application Date: 11/15/2024
To (Owner): City of Lake Geneva 626 Geneva Street, Lake Geneva WI 53147	From (Contractor): Wolf Paving	Via (Engineer): Kapur & Associates 1224 S. Pine St. Burlington WI 53105
Project: 2024 Lake Geneva Street Program	Contract: 2024 Lake Geneva Street Program	
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.: 24.0268

Application For Payment Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
CO.1	\$63,506.00	
CO.2	\$16,500.00	
TOTALS	\$80,006.00	
NET CHANGE BY CHANGE ORDERS	\$80,006.00	

Contractor's Certification

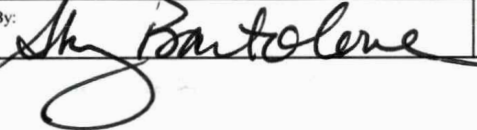
The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By:  Date: 11/15/2024

1. ORIGINAL CONTRACT PRICE.....	\$	\$796,992.95
2. Net change by Change Orders.....	\$	\$80,006.00
3. Current Contract Price (Line 1 + 2).....	\$	\$876,998.95
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$	\$818,960.02
5. RETAINAGE:		
a. 5% X \$398,496.48 Work Completed.....	\$	\$19,924.82
b. X Stored Material.....	\$	
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$19,924.82
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$799,035.20
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$523,874.38
8. AMOUNT DUE THIS APPLICATION.....	\$	\$275,160.82
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$	\$19,924.82

Payment of: \$ Two hundred seventy five thousand one hundred sixty dollars and eighty two cents
(Line 8 or other - attach explanation of the other amount)

is recommended by:  11/15/2024
(Engineer) (Date)

Payment of: \$
(Line 8 or other - attach explanation of the other amount)

is approved by: _____
(Owner) (Date)

Approved by: _____
Funding or Financing Entity (if applicable) (Date)



POND VIEW LN (AT DODGE ST)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
204.0110	Removing Asphaltic Surface (Driveways)	SY	20	\$ 11.00	\$ 220.00	12.00	-	-	12.00	\$ 132.00
204.0120	Removing Asphaltic Surface Milling (Partial Depth 2")	SY	1755	\$ 4.35	\$ 7,634.25	1,356.78	403.22	-	1760.00	\$ 7,656.00
204.0150	Removing Curb & Gutter	LF	88	\$ 6.00	\$ 528.00	82.00	-	-	82.00	\$ 492.00
205.0100	Excavation Common - EBS (Undistributed)	CY	120	\$ 15.00	\$ 1,800.00	3.20	84.40	-	87.60	\$ 1,314.00
305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	100	\$ 19.00	\$ 1,900.00	4.15	-	-	4.15	\$ 78.85
311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	120	\$ 19.00	\$ 2,280.00	4.49	-	-	4.49	\$ 85.31
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605)	TON	265	\$ 82.00	\$ 21,730.00	-	257.45	-	257.45	\$ 21,110.90
465.0110	Asphaltic Surface Patching	TON	24	\$ 240.00	\$ 5,760.00	3.85	-	-	3.85	\$ 924.00
465.0120	Asphalt Surface Driveways	TON	5	\$ 185.00	\$ 925.00	1.85	-	-	1.85	\$ 342.25
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	88	\$ 63.00	\$ 5,544.00	82.00	-	-	82.00	\$ 5,166.00
611.8105	Adjusting Catch Basin Covers	EACH	1	\$ 750.00	\$ 750.00	-	-	-	0.00	\$ -
611.8110	Adjusting Manhole Covers	EACH	3	\$ 900.00	\$ 2,700.00	2.00	-	-	2.00	\$ 1,800.00
628.7020	Inlet Protection Type D	EACH	5	\$ 145.00	\$ 725.00	5.00	-	-	5.00	\$ 725.00
630.0500	Seed Water	MGAL	2	\$ 80.00	\$ 160.00	-	-	-	0.00	\$ -
690.0150	Sawing Asphalt	LF	203	\$ 1.75	\$ 355.25	-	144.00	-	144.00	\$ 252.00
690.0250	Sawing Concrete	LF	30	\$ 2.35	\$ 70.50	-	30.00	-	30.00	\$ 70.50
SPV.0060.01	Adjusting Valve Boxes	EACH	2	\$ 250.00	\$ 500.00	-	-	1.00	1.00	\$ 250.00
SPV.0105.01	Traffic Control	LS	1	\$ 16,000.00	\$ 16,000.00	1.00	-	-	1.00	\$ 16,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	40	\$ 7.80	\$ 312.00	-	-	8.80	8.80	\$ 68.64
SPV.0180.02	Geotextile NX750 (Undistributed)	SY	355	\$ 5.00	\$ 1,775.00	12.00	-	-	12.00	\$ 60.00
POND VIEW LN SUBTOTAL				\$	71,669.00	POND VIEW LN SUBTOTAL - Paid to Date				\$ 56,527.45
Subtotal \$ per Estimate - Pond View Ln						\$ 31,755.40	\$ 24,453.41	\$ 318.64		

DODGE ST (BETWEEN POND VIEW LN / MCDONALD RD)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
204.0110	Removing Asphaltic Surface (Driveways)	SY	10	\$ 11.00	\$ 110.00	8.00	-	-	8.00	\$ 88.00
204.0120	Removing Asphaltic Surface Milling (Partial Depth 2")	SY	1005	\$ 4.35	\$ 4,371.75	1,016.67	-	-	1016.67	\$ 4,422.51
204.0150	Removing Curb & Gutter	LF	55	\$ 6.00	\$ 330.00	58.00	-	-	58.00	\$ 348.00
205.0100	Excavation Common - EBS (Undistributed)	CY	70	\$ 15.00	\$ 1,050.00	-	-	-	0.00	\$ -
305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	55	\$ 19.00	\$ 1,045.00	-	-	-	0.00	\$ -
311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	70	\$ 19.00	\$ 1,330.00	-	-	-	0.00	\$ -
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605)	TON	155	\$ 90.00	\$ 13,950.00	-	129.56	-	129.56	\$ 11,660.40
465.0110	Asphaltic Surface Patching	TON	14	\$ 285.00	\$ 3,990.00	1.30	-	-	1.30	\$ 370.50
465.0120	Asphalt Surface Driveways	TON	5	\$ 485.00	\$ 2,425.00	1.25	-	-	1.25	\$ 606.25
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	55	\$ 64.00	\$ 3,520.00	58.00	-	-	58.00	\$ 3,712.00
611.8105	Adjusting Catch Basin Covers	EACH	1	\$ 750.00	\$ 750.00	-	-	-	0.00	\$ -
611.8110	Adjusting Manhole Covers	EACH	6	\$ 900.00	\$ 5,400.00	-	-	-	0.00	\$ -
628.7020	Inlet Protection Type D	EACH	5	\$ 145.00	\$ 725.00	5.00	-	-	5.00	\$ 725.00
630.0500	Seed Water	MGAL	1	\$ 80.00	\$ 80.00	-	-	-	0.00	\$ -
646.1020	Marking Line Epoxy 4-Inch (Yellow)	LF	630	\$ 5.50	\$ 3,465.00	-	-	624.00	624.00	\$ 3,432.00
646.6120	Marking Stop Line Epoxy 18-Inch	LF	14	\$ 22.00	\$ 308.00	-	-	14.00	14.00	\$ 308.00
690.0150	Sawing Asphalt	LF	153	\$ 1.75	\$ 267.75	-	88.00	-	88.00	\$ 154.00
690.0250	Sawing Concrete	LF	15	\$ 2.35	\$ 35.25	-	10.00	-	10.00	\$ 23.50
SPV.0060.01	Adjusting Valve Boxes	EACH	1	\$ 250.00	\$ 250.00	-	-	1.00	1.00	\$ 250.00
SPV.0105.01	Traffic Control	LS	1	\$ 7,000.00	\$ 7,000.00	1.00	-	-	1.00	\$ 7,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	25	\$ 19.80	\$ 495.00	-	-	3.60	3.60	\$ 71.28
SPV.0180.02	Geotextile NX750 (Undistributed)	SY	200	\$ 5.00	\$ 1,000.00	-	-	-	0.00	\$ -
DODGE ST SUBTOTAL				\$	51,897.75	DODGE ST SUBTOTAL - Paid to Date				\$ 33,171.44
Subtotal \$ per Estimate - Dodge St						\$ 17,272.26	\$ 11,837.90	\$ 4,061.28		

CIRCLE DR (AT MILLER RD)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
204.0100	Removing Concrete Pavement (Driveways)	SY	20	\$ 11.00	\$ 220.00	27.00	-	-	27.00	\$ 297.00
204.0110	Removing Asphaltic Surface (Driveways)	SY	25	\$ 11.00	\$ 275.00	18.00	-	-	18.00	\$ 198.00
204.0120	Removing Asphaltic Surface Milling (Partial Depth 2")	SY	1285	\$ 4.35	\$ 5,589.75	1,356.78	-	-	1356.78	\$ 5,901.99
204.0150	Removing Curb & Gutter	LF	290	\$ 6.00	\$ 1,740.00	290.00	-	-	290.00	\$ 1,740.00
205.0100	Excavation Common - EBS (Undistributed)	CY	90	\$ 15.00	\$ 1,350.00	16.00	-	-	16.00	\$ 240.00
305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	75	\$ 19.00	\$ 1,425.00	26.86	-	-	26.86	\$ 510.34
311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	85	\$ 19.00	\$ 1,615.00	21.12	-	-	21.12	\$ 401.28
416.0160	Concrete Driveway 6-Inch	SY	20	\$ 78.00	\$ 1,560.00	27.00	-	-	27.00	\$ 2,106.00
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605)	TON	155	\$ 85.00	\$ 13,175.00	-	171.32	-	171.32	\$ 14,562.20
465.0110	Asphaltic Surface Patching	TON	24	\$ 240.00	\$ 5,760.00	12.73	-	-	12.73	\$ 3,055.20
465.0120	Asphalt Surface Driveways	TON	25	\$ 185.00	\$ 4,625.00	-	-	4.34	4.34	\$ 802.90
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	290	\$ 61.00	\$ 17,690.00	290.00	-	-	290.00	\$ 17,690.00
611.8105	Adjusting Catch Basin Covers	EACH	2	\$ 750.00	\$ 1,500.00	2.00	-	-	2.00	\$ 1,500.00
611.8110	Adjusting Manhole Covers	EACH	2	\$ 900.00	\$ 1,800.00	2.00	-	-	2.00	\$ 1,800.00
628.7020	Inlet Protection Type D	EACH	2	\$ 145.00	\$ 290.00	2.00	-	-	2.00	\$ 290.00
630.0500	Seed Water	MGAL	6	\$ 80.00	\$ 480.00	-	-	-	0.00	\$ -
690.0150	Sawing Asphalt	LF	422	\$ 1.75	\$ 738.50	-	34.00	-	34.00	\$ 59.50
690.0250	Sawing Concrete	LF	66	\$ 2.35	\$ 155.10	-	79.00	-	79.00	\$ 185.65

690.0250	Sawing Concrete	LF	66	\$ 2.35	\$ 155.10		79.00	-	79.00	\$ 185.65
SPV.0105.01	Traffic Control	LS	1	\$ 7,500.00	\$ 7,500.00	1.00	-	-	1.00	\$ 7,500.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	150	\$ 7.80	\$ 1,170.00	-	-	22.70	22.70	\$ 177.06
SPV.0180.02	Geotextile NX750 (Undistributed)	SY	260	\$ 5.00	\$ 1,300.00	-	-	-	0.00	\$ -
CIRCLE DR SUBTOTAL				\$	69,958.35	CIRCLE DR SUBTOTAL - Paid to Date \$ 59,017.12				
Subtotal \$ per Estimate - Circle Dr						\$ 43,229.81	\$ 14,807.35	\$ 979.96		

HENRY ST (BETWEEN WILLIAMS ST / CENTER ST)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	40	\$ 11.00	\$ 440.00	15.60	-	-	15.60	\$ 171.60
204.0150	Removing Curb & Gutter	LF	80	\$ 6.00	\$ 480.00	72.00	-	-	72.00	\$ 432.00
204.0155	Removing Concrete Sidewalk	SY	135	\$ 11.00	\$ 1,485.00	130.00	-	-	130.00	\$ 1,430.00
465.0110	Asphaltic Surface Patching	TON	4	\$ 680.00	\$ 2,720.00	8.37	-	-	8.37	\$ 5,691.60
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	80	\$ 67.00	\$ 5,360.00	72.00	-	-	72.00	\$ 4,824.00
602.0405	Concrete Sidewalk 4-Inch	SF	890	\$ 7.00	\$ 6,230.00	774.00	-	-	774.00	\$ 5,418.00
602.0415	Concrete Sidewalk 6-Inch	SF	290	\$ 8.00	\$ 2,320.00	340.00	-	-	340.00	\$ 2,720.00
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	20	\$ 55.00	\$ 1,100.00	20.00	-	-	20.00	\$ 1,100.00
611.8105	Adjusting Catch Basin Covers	EACH	2	\$ 750.00	\$ 1,500.00	-	-	-	0.00	\$ -
628.7020	Inlet Protection Type D	EACH	4	\$ 145.00	\$ 580.00	4.00	-	-	4.00	\$ 580.00
630.0500	Seed Water	MGAL	6	\$ 80.00	\$ 480.00	-	-	-	0.00	\$ -
646.6120	Marking Stop Line Epoxy 18-Inch	LF	2	\$ 22.00	\$ 44.00	-	-	2.00	2.00	\$ 44.00
646.7420	Marking Crosswalk Epoxy Transverse Line 6-Inch	LF	30	\$ 18.00	\$ 540.00	-	-	12.00	12.00	\$ 216.00
690.0150	Sawing Asphalt	LF	220	\$ 1.75	\$ 385.00	-	220.00	-	220.00	\$ 385.00
690.0250	Sawing Concrete	LF	120	\$ 2.35	\$ 282.00	-	120.00	-	120.00	\$ 282.00
SPV.0105.01	Traffic Control	LS	1	\$ 3,000.00	\$ 3,000.00	1.00	-	-	1.00	\$ 3,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	140	\$ 7.80	\$ 1,092.00	-	-	91.00	91.00	\$ 709.80
HENRY ST SUBTOTAL				\$	28,038.00	HENRY ST SUBTOTAL - Paid to Date \$ 27,004.00				
Subtotal \$ per Estimate - Henry St						\$ 25,367.20	\$ 667.00	\$ 969.80		

NORTH ST (BETWEEN WARREN ST / MADISON ST)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	45	\$ 11.00	\$ 495.00	20.00	-	-	20.00	\$ 220.00
204.0150	Removing Curb & Gutter	LF	210	\$ 6.00	\$ 1,260.00	178.00	-	-	178.00	\$ 1,068.00
204.0155	Remove Concrete Sidewalk	SY	105	\$ 11.00	\$ 1,155.00	99.00	-	-	99.00	\$ 1,089.00
465.0110	Asphaltic Surface Patching	TON	6	\$ 550.00	\$ 3,300.00	5.87	5.21	-	11.08	\$ 6,094.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	210	\$ 61.00	\$ 12,810.00	178.00	-	-	178.00	\$ 10,858.00
602.0405	Concrete Sidewalk 4-Inch	SF	1215	\$ 7.00	\$ 8,505.00	850.00	-	-	850.00	\$ 5,950.00
602.0415	Concrete Sidewalk 6-Inch	SF	25	\$ 8.00	\$ 200.00	365.00	-	-	365.00	\$ 2,920.00
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	80	\$ 55.00	\$ 4,400.00	80.00	-	-	80.00	\$ 4,400.00
611.8115	Adjusting Inlet Covers	EACH	2	\$ 750.00	\$ 1,500.00	1.00	-	-	1.00	\$ 750.00
628.7020	Inlet Protection Type D	EACH	2	\$ 145.00	\$ 290.00	2.00	-	-	2.00	\$ 290.00
630.0500	Seed Water	MGAL	3	\$ 80.00	\$ 240.00	-	-	-	0.00	\$ -
638.2102	Moving Signs Type II (Stop Sign)	EACH	2	\$ 285.00	\$ 570.00	-	-	1.50	1.50	\$ 427.50
646.6120	Marking Stop Line Epoxy 18-Inch	LF	5	\$ 22.00	\$ 110.00	-	-	27.00	27.00	\$ 594.00
646.7420	Marking Crosswalk Epoxy Transverse Line 6-Inch	LF	25	\$ 18.00	\$ 450.00	-	-	123.30	123.30	\$ 2,219.40
690.0150	Sawing Asphalt	LF	380	\$ 1.75	\$ 665.00	-	380.00	-	380.00	\$ 665.00
690.0250	Sawing Concrete	LF	100	\$ 2.35	\$ 235.00	-	100.00	-	100.00	\$ 235.00
SPV.0060.01	Adjusting Valve Boxes	EACH	1	\$ 250.00	\$ 250.00	-	-	-	0.00	\$ -
SPV.0105.01	Traffic Control	LS	1	\$ 4,000.00	\$ 4,000.00	1.00	-	-	1.00	\$ 4,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	55	\$ 7.80	\$ 429.00	-	-	110.90	110.90	\$ 865.02
NORTH ST SUBTOTAL				\$	40,864.00	NORTH ST SUBTOTAL - Paid to Date \$ 42,644.92				
Subtotal \$ per Estimate - North St						\$ 34,773.50	\$ 3,765.50	\$ 4,105.92		

WELLS ST (BETWEEN CASS ST / CAMPBELL ST)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
204.0100	Removing Concrete Pavement (Driveways)	SY	20	\$ 11.00	\$ 220.00	3.80	-	-	3.80	\$ 41.80
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	70	\$ 11.00	\$ 770.00	-	-	-	0.00	\$ -
204.0150	Removing Curb & Gutter	LF	210	\$ 6.00	\$ 1,260.00	189.00	-	-	189.00	\$ 1,134.00
204.0155	Remove Concrete Sidewalk	SY	65	\$ 11.00	\$ 715.00	8.00	-	62.00	70.00	\$ 770.00
205.0100	Excavation Common - EBS (Undistributed)	CY	2	\$ 100.00	\$ 200.00	-	-	65.00	65.00	\$ 6,500.00
305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	3	\$ 100.00	\$ 300.00	-	-	20.00	20.00	\$ 2,000.00
460.5223	HMA Pavement Type 3LT 58-28 S	TON	40	\$ 145.00	\$ 5,800.00	-	-	-	0.00	\$ -
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605)	TON	50	\$ 140.00	\$ 7,000.00	-	-	-	0.00	\$ -
465.0110	Asphaltic Surface Patching	TON	5	\$ 590.00	\$ 2,950.00	4.90	-	-	4.90	\$ 2,891.00
601.0407	Concrete Curb & Gutter 18-Inch Type D	LF	30	\$ 77.00	\$ 2,310.00	-	-	-	0.00	\$ -
601.0410	Concrete Curb & Gutter 24-Inch Type D	LF	40	\$ 72.00	\$ 2,880.00	60.00	-	-	60.00	\$ 4,320.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	165	\$ 67.00	\$ 11,055.00	129.00	-	-	129.00	\$ 8,643.00
602.0405	Concrete Sidewalk 4-Inch	SF	1680	\$ 7.00	\$ 11,760.00	32.00	-	1,686.50	1718.50	\$ 12,029.50
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	50	\$ 55.00	\$ 2,750.00	-	-	50.00	50.00	\$ 2,750.00
611.8110	Adjusting Manhole Covers	EACH	1	\$ 900.00	\$ 900.00	-	-	-	0.00	\$ -
628.7020	Inlet Protection Type D	EACH	4	\$ 145.00	\$ 580.00	4.00	-	-	4.00	\$ 580.00
630.0500	Seed Water	MGAL	4	\$ 80.00	\$ 320.00	-	-	-	0.00	\$ -
646.7420	Marking Crosswalk Epoxy Transverse Line 6-Inch	LF	20	\$ 18.00	\$ 360.00	-	-	15.00	15.00	\$ 270.00
690.0150	Sawing Asphalt	LF	350	\$ 1.75	\$ 612.50	-	350.00	-	350.00	\$ 612.50
690.0250	Sawing Concrete	LF	120	\$ 2.35	\$ 282.00	-	120.00	-	120.00	\$ 282.00

SPV.0105.01	Traffic Control	LS	1	\$ 7,000.00	\$ 7,000.00	1.00	-	-	1.00	\$ 7,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	140	\$ 7.80	\$ 1,092.00	-	-	285.30	285.30	\$ 2,225.34
DODGE ST SUBTOTAL				61,116.50		DODGE ST SUBTOTAL - Paid to Date				\$ 52,049.14
Subtotal \$ per Estimate - Dodge St						\$ 24,921.80	\$ 894.50	\$ 26,232.84		

GEORGE ST / WHEELER ST ALLEYWAY (BETWEEN CTH H / TOLMAN ST)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date	
						#1	#2	#3			
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	30	\$ 15.00	\$ 450.00	23.00	-	-	23.00	\$ 345.00	
204.0150	Removing Curb & Gutter	LF	30	\$ 15.00	\$ 450.00	31.00	-	-	31.00	\$ 465.00	
204.0155	Removing Concrete Sidewalk	SY	20	\$ 15.00	\$ 300.00	19.00	-	-	19.00	\$ 285.00	
416.0180	Concrete Driveway 8-Inch	SY	25	\$ 84.00	\$ 2,100.00	24.00	-	-	24.00	\$ 2,016.00	
465.0110	Asphaltic Surface Patching	TON	4	\$ 750.00	\$ 3,000.00	6.79	-	-	6.79	\$ 5,092.50	
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	30	\$ 84.00	\$ 2,520.00	31.00	-	-	31.00	\$ 2,604.00	
602.0415	Concrete Sidewalk 6-Inch	SF	160	\$ 7.00	\$ 1,120.00	19.00	-	146.20	165.20	\$ 1,156.40	
630.0500	Seed Water	MGAL	1	\$ 80.00	\$ 80.00	-	-	-	0.00	\$ -	
690.0150	Sawing Asphalt	LF	50	\$ 1.75	\$ 87.50	-	50.00	-	50.00	\$ 87.50	
690.0250	Sawing Concrete	LF	15	\$ 2.35	\$ 35.25	-	15.00	-	15.00	\$ 35.25	
SPV.0105.01	Traffic Control	LS	1	\$ 3,000.00	\$ 3,000.00	-	1.00	-	1.00	\$ 3,000.00	
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	10	\$ 19.80	\$ 198.00	-	-	17.40	17.40	\$ 344.52	
GEORGE ST / WHEELER ST ALLEYWAY SUBTOTAL				\$	13,340.75	GEORGE ST / WHEELER ST ALLEYWAY SUBTOTAL - Paid to Date			\$	15,431.17	
Subtotal \$ per Estimate - George St / Wheeler St Alleyway						\$	10,940.50	\$	3,122.75	\$	1,367.92

NORTH ST / DODGE ST ALLEYWAY (BETWEEN COOK ST / BROAD ST)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
204.0100	Removing Concrete Pavement (Driveways)	SY	25	\$ 15.00	\$ 375.00		31.70	-	31.70	\$ 475.50
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	7	\$ 15.00	\$ 105.00		-	-	0.00	\$ -
204.0150	Removing Curb & Gutter	LF	30	\$ 15.00	\$ 450.00		21.70	-	21.70	\$ 325.50
204.0155	Removing Concrete Sidewalk	SY	12	\$ 15.00	\$ 180.00		10.60	-	10.60	\$ 159.00
416.0180	Concrete Driveway 8-Inch	SY	25	\$ 84.00	\$ 2,100.00		31.70	-	31.70	\$ 2,662.80
465.0110	Asphaltic Surface Patching	TON	1	\$ 2,250.00	\$ 2,250.00		1.00	-	1.00	\$ 2,250.00
601.0110	Concrete Curb Type D	LF	30	\$ 84.00	\$ 2,520.00		30.00	-	30.00	\$ 2,520.00
602.0415	Concrete Sidewalk 6-Inch	SF	100	\$ 7.00	\$ 700.00		95.00	-	95.00	\$ 665.00
630.0500	Seed Water	MGAL	1	\$ 80.00	\$ 80.00		-	-	0.00	\$ -
690.0150	Sawing Asphalt	LF	65	\$ 1.75	\$ 113.75		26.00	-	26.00	\$ 45.50
690.0250	Sawing Concrete	LF	10	\$ 2.35	\$ 23.50		15.00	-	15.00	\$ 35.25
SPV.0105.01	Traffic Control	LS	1	\$ 3,000.00	\$ 3,000.00		1.00	-	1.00	\$ 3,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	10	\$ 19.80	\$ 198.00		-	8.10	8.10	\$ 160.38
NORTH ST / DODGE ST ALLEYWAY SUBTOTAL				\$	12,095.25	NORTH ST / DODGE ST ALLEYWAY SUBTOTAL - Paid to Date			\$	12,298.93
Subtotal \$ per Estimate - North St / Dodge St Alleyway						\$	-	\$ 12,138.55	\$ 160.38	

LAKE GENEVA BOAT PARKING LOT F

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	2775	\$ 10.00	\$ 27,750.00	-	2,805.11	-	2805.11	\$ 28,051.10
204.0150	Removing Curb & Gutter	LF	360	\$ 6.00	\$ 2,160.00	-	-	468.00	468.00	\$ 2,808.00
204.0155	Remove Concrete Sidewalk	SY	135	\$ 11.00	\$ 1,485.00	-	-	147.80	147.80	\$ 1,625.80
205.0100	Excavation Common	CY	1317	\$ 15.00	\$ 19,755.00	-	-	810.60	810.60	\$ 12,159.00
205.0100	Excavation Common - EBS (Undistributed)	CY	640	\$ 15.00	\$ 9,600.00	-	-	393.90	393.90	\$ 5,908.50
305.0120	Base Aggregate Dense 1 1/4-Inch	TON	1615	\$ 19.00	\$ 30,685.00	-	-	1,293.61	1293.61	\$ 24,578.59
311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	1280	\$ 19.00	\$ 24,320.00	-	-	620.00	620.00	\$ 11,780.00
416.0180	Concrete Driveway 8-Inch	SY	30	\$ 84.00	\$ 2,520.00	-	-	30.10	30.10	\$ 2,528.40
460.5223	HMA Pavement Type 3LT 58-28 S	TON	391	\$ 81.00	\$ 31,671.00	-	453.42	40.23	493.65	\$ 39,985.65
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605)	TON	309	\$ 87.00	\$ 26,883.00	-	280.03	-	280.03	\$ 24,362.61
530.0110	Culvert Pipe Corrugated Polyethylene 10-Inch	LF	18	\$ 165.00	\$ 2,970.00	-	-	18.00	18.00	\$ 2,970.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	360	\$ 66.00	\$ 23,760.00	-	-	468.00	468.00	\$ 30,888.00
602.0405	Concrete Sidewalk 6-Inch	SF	1700	\$ 8.00	\$ 13,600.00	-	-	1,549.37	1549.37	\$ 12,394.96
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	10	\$ 55.00	\$ 550.00	-	-	22.00	22.00	\$ 1,210.00
628.2004	Erosion Mat Urban Class I Type B (NON-NETTED)	SY	215	\$ 2.00	\$ 430.00	-	-	1,626.60	1626.60	\$ 3,253.20
628.7020	Inlet Protection Type D	EACH	1	\$ 145.00	\$ 145.00	-	-	2.00	2.00	\$ 290.00
630.0500	Seed Water	MGAL	15	\$ 80.00	\$ 1,200.00	-	-	-	0.00	\$ -
638.2102	Moving Signs Type II	EACH	1	\$ 285.00	\$ 285.00	-	-	3.00	3.00	\$ 855.00
646.1020	Marking Line Epoxy 4-Inch (White)	LF	1280	\$ 5.50	\$ 7,040.00	-	-	1.90	1.90	\$ 10.45
646.5020	Marking Arrow Epoxy	EACH	1	\$ 310.00	\$ 310.00	-	-	-	0.00	\$ -
646.5120	Marking Word Epoxy "ONLY"	EACH	1	\$ 325.00	\$ 325.00	-	-	-	0.00	\$ -
690.0150	Sawing Asphalt	LF	115	\$ 1.75	\$ 201.25	-	101.00	-	101.00	\$ 176.75
690.0250	Sawing Concrete	LF	32	\$ 2.35	\$ 75.20	-	56.00	-	56.00	\$ 131.60
SPV.0105.01	Traffic Control	LS	1	\$ 22,000.00	\$ 22,000.00	-	0.50	0.50	1.00	\$ 22,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	363	\$ 7.80	\$ 2,831.40	-	-	1,737.10	1737.10	\$ 13,549.38
SPV.0180.02	Geotextile NX/750 (Undistributed)	SY	1375	\$ 5.00	\$ 6,875.00	-	-	2,408.00	2408.00	\$ 12,040.00
BOAT PARKING LOT F SUBTOTAL				\$	259,426.85	BOAT PARKING LOT F SUBTOTAL - Paid to Date			\$	253,556.99
Subtotal \$ per Estimate - Lake Geneva Boat Parking Lot F						\$	-	\$ 100,449.08	\$ 153,107.91	

TOWNLINE ROAD BIKE PATH (BETWEEN HUDSON TRL / EDWARDS BLVD)										
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
204.0120	Removing Asphaltic Surface Milling (Full Depth 3"	SY	485	\$ 16.00	\$ 7,760.00	1,380.00	-	-	1380.00	\$ 22,080.00
205.0100	Excavation Common	CY	210	\$ 15.00	\$ 3,150.00	-	-	-	0.00	\$ -
205.0100	Excavation Common - EBS (Undistributed)	CY	32	\$ 15.00	\$ 480.00	-	-	104.10	104.10	\$ 1,561.50
305.0120	Base Aggregate Dense 1 1/4-Inch	TON	200	\$ 19.00	\$ 3,800.00	-	-	440.00	440.00	\$ 8,360.00
311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	64	\$ 19.00	\$ 1,216.00	-	-	305.29	305.29	\$ 5,800.51
460.5224	HMA Pavement Type 4 LT 58-28 S (LIGHT LOAD - 12 TON MAX. PER TRUCK). Item also includes tack coat	TON	250	\$ 109.00	\$ 27,250.00	-	240.35	-	240.35	\$ 26,198.15
628.1504	Silt Fence	LF	1575	\$ 1.80	\$ 2,835.00	-	-	-	0.00	\$ -
628.7020	Inlet Protection Type D	EACH	2	\$ 145.00	\$ 290.00	-	-	-	0.00	\$ -
630.0500	Seed Water	MGAL	36	\$ 40.00	\$ 1,440.00	-	-	-	0.00	\$ -
SPV.0105.01	Traffic Control	LS	1	\$ 4,000.00	\$ 4,000.00	-	1.00	-	1.00	\$ 4,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	840	\$ 7.80	\$ 6,552.00	-	-	843.90	843.90	\$ 6,582.42
TOWNLINE ROAD BIKE PATH SUBTOTAL				\$	58,773.00	TOWNLINE ROAD BIKE PATH SUBTOTAL - Paid to Date				\$ 74,582.58
Subtotal \$ per Estimate - Townline Road Bike Path						\$ 22,080.00	\$ 30,198.15	\$ 22,304.43		

GINO'S DRIVEWAY APRON - COMBINED										
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	195	\$ 11.00	\$ 2,145.00	-	-	-	0.00	\$ -
204.0150	Removing Curb & Gutter	LF	20	\$ 15.00	\$ 300.00	-	-	-	0.00	\$ -
204.0155	Remove Concrete Sidewalk	SY	41	\$ 15.00	\$ 615.00	-	-	-	0.00	\$ -
205.0100	Excavation Common - EBS (Undistributed)	CY	40	\$ 25.00	\$ 1,000.00	-	-	-	0.00	\$ -
305.0120	Base Aggregate Dense 1 1/4-Inch	TON	45	\$ 25.00	\$ 1,125.00	-	-	-	0.00	\$ -
416.0180	Concrete Driveway 8-Inch	SY	35	\$ 84.00	\$ 2,940.00	-	-	-	0.00	\$ -
460.5223	HMA Pavement Type 3LT 58-28 S	TON	16	\$ 195.00	\$ 3,120.00	-	11.10	-	11.10	\$ 2,164.50
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605)	TON	13	\$ 225.00	\$ 2,925.00	-	8.70	-	8.70	\$ 1,957.50
465.0110	Asphaltic Surface Patching	TON	9	\$ 960.00	\$ 8,640.00	-	11.30	-	11.30	\$ 10,848.00
601.0411	Concrete Curb & Gutter 30-Inch	LF	100	\$ 79.00	\$ 7,900.00	-	-	-	0.00	\$ -
601.0600	Concrete Curb Pedestrian	LF	5	\$ 54.00	\$ 270.00	-	-	-	0.00	\$ -
602.0405	Concrete Sidewalk 4-Inch	SF	30	\$ 7.00	\$ 210.00	-	-	-	0.00	\$ -
602.0405	Concrete Sidewalk 6-Inch	SF	335	\$ 8.00	\$ 2,680.00	-	-	-	0.00	\$ -
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	10	\$ 55.00	\$ 550.00	-	-	-	0.00	\$ -
611.8115	Adjusting Inlet Covers	EACH	1	\$ 750.00	\$ 750.00	-	-	-	0.00	\$ -
628.7020	Inlet Protection Type D	EACH	1	\$ 145.00	\$ 145.00	-	-	-	0.00	\$ -
630.0500	Seed Water	MGAL	1	\$ 80.00	\$ 80.00	-	-	-	0.00	\$ -
646.1020	Marking Line Epoxy 4-Inch (Yellow)	LF	40	\$ 5.50	\$ 220.00	-	-	-	0.00	\$ -
646.1020	Marking Line Epoxy 4-Inch (White)	LF	5	\$ 5.50	\$ 27.50	-	-	-	0.00	\$ -
690.0150	Sawing Asphalt	LF	160	\$ 1.75	\$ 280.00	-	142.00	-	142.00	\$ 248.50
690.0250	Sawing Concrete	LF	30	\$ 2.35	\$ 70.50	-	27.00	-	27.00	\$ 63.45
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	10	\$ 19.80	\$ 198.00	-	-	-	0.00	\$ -
SPV.0105.01	Traffic Control	LS	1	\$ 4,500.00	\$ 4,500.00	-	1.00	-	1.00	\$ 4,500.00
GINO'S DRIVEWAY APRON SUBTOTAL				\$	40,691.00	IVEWAY APRON SUBTOTAL - Paid to Date				\$ 19,781.95
Subtotal \$ per Estimate - Gino's Driveway Apron						\$ -	\$ 19,781.95	\$ -		

SPRING ST / GROVE ST ALLEY										
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
204.0100	Removing Concrete Pavement (Driveways)	SY	25	\$ 11.00	\$ 275.00	5.10	-	20.00	25.10	\$ 276.10
204.0120	Removing Asphaltic Surface Milling (Full Depth 3"	SY	720	\$ 11.00	\$ 7,920.00	745.30	-	-	745.30	\$ 8,198.30
204.0150	Removing Curb & Gutter	LF	80	\$ 15.00	\$ 1,200.00	76.00	-	-	76.00	\$ 1,140.00
204.0155	Removing Concrete Sidewalk	SY	20	\$ 15.00	\$ 300.00	16.00	-	-	16.00	\$ 240.00
205.0100	Excavation Common - EBS (Undistributed)	CY	2	\$ 100.00	\$ 200.00	100.00	0.20	-	100.20	\$ 10,020.00
305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	3	\$ 100.00	\$ 300.00	89.42	-	-	89.42	\$ 8,942.00
311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	3	\$ 100.00	\$ 300.00	83.37	-	-	83.37	\$ 8,337.00
416.0180	Concrete Driveway 8-Inch	SY	25	\$ 84.00	\$ 2,100.00	26.00	-	-	26.00	\$ 2,184.00
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605)	TON	3	\$ 550.00	\$ 1,650.00	3.70	-	-	3.70	\$ 2,035.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	80	\$ 72.00	\$ 5,760.00	76.00	-	-	76.00	\$ 5,472.00
602.0415	Concrete Sidewalk 6-Inch	SF	160	\$ 8.00	\$ 1,280.00	84.00	-	-	84.00	\$ 672.00
630.0500	Seed Water	MGAL	2	\$ 40.00	\$ 80.00	-	-	-	0.00	\$ -
690.0150	Sawing Asphalt	LF	270	\$ 1.75	\$ 472.50	-	82.00	-	82.00	\$ 143.50
690.0250	Sawing Concrete	LF	270	\$ 2.35	\$ 634.50	-	253.00	-	253.00	\$ 594.55
SPV.0105.01	Traffic Control	LS	1	\$ 4,500.00	\$ 4,500.00	-	1.00	-	1.00	\$ 4,500.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140)	SY	45	\$ 7.80	\$ 351.00	-	-	230.30	230.30	\$ 1,796.34
SPV.0180.02	Geotextile NX750 (Undistributed)	SY	150	\$ 5.00	\$ 750.00	238.00	62.70	-	300.70	\$ 1,503.50
SPRING ST / GROVE ST ALLEY SUBTOTAL				\$	28,073.00	SPRING ST / GROVE ST ALLEY SUBTOTAL - Paid to Date				\$ 56,054.29
Subtotal \$ per Estimate - Spring St / Grove St Alley						\$ 48,466.40	\$ 5,571.55	\$ 2,016.34		

EDWARDS BLVD SIDEWALK										
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
204.0155	Removing Concrete Sidewalk	SY	4	\$ 25.00	\$ 100.00	-	-	-	0.00	\$ -
205.0100	Excavation Common	CY	145	\$ 25.00	\$ 3,625.00	-	-	141.20	141.20	\$ 3,530.00
305.0120	Base Aggregate Dense 1 1/4-Inch	TON	145	\$ 22.00	\$ 3,190.00	-	-	100.00	100.00	\$ 2,200.00
602.0405	Concrete Sidewalk 4-Inch	SF	5825	\$ 7.00	\$ 40,775.00	-	-	5,775.00	5775.00	\$ 40,425.00
628.7020	Inlet Protection Type D	EACH	3	\$ 145.00	\$ 435.00	-	-	-	0.00	\$ -
630.0500	Seed Water	MGAL	35	\$ 40.00	\$ 1,400.00	-	-	-	0.00	\$ -
638.2102	Moving Signs Type II (Stop Sign)	EACH	3	\$ 285.00	\$ 855.00	-	-	3.00	3.00	\$ 855.00
690.0250	Sawing Concrete	LF	10	\$ 2.35	\$ 23.50	-	5.00	-	5.00	\$ 11.75
SPV.0060.01	Adjusting Valve Boxes	EACH	1	\$ 250.00	\$ 250.00	-	-	-	0.00	\$ -
SPV.0105.01	Traffic Control	LS	1	\$ 4,000.00	\$ 4,000.00	-	-	1.00	1.00	\$ 4,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	820	\$ 7.80	\$ 6,396.00	-	-	1,093.00	1093.00	\$ 8,525.40
EDWARDS BLVD SIDEWALK SUBTOTAL				\$	61,049.50	EDWARDS BLVD SIDEWALK SUBTOTAL - Paid to Date			\$	59,547.15
Subtotal \$ per Estimate - Edwards Blvd Sidewalk						\$ -	\$ 11.75	\$ 59,535.40		

CO1										
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
CO 4.1	Mill Patches 4" Deep (W. Main Street)	SY	214	\$ 78.00	\$ 16,692.00	-	64.20	-	64.20	\$ 5,007.60
CO 4.2	HMA Pavement Type 4LT 58-28 S 4" (Asphaltic Patching)	TON	50	\$ 305.00	\$ 15,250.00	-	12.00	-	12.00	\$ 3,660.00
CO 4.3	Mill 4" Deep for approximately 667 SY (from Maxwell st. 200 Ft East on W.Main St.)	SY	667	\$ 12.00	\$ 8,004.00	-	687.00	-	687.00	\$ 8,244.00
CO 4.4	HMA Pavement Type 4LT 58-28 S 4" (From Maxwell st. 200 Ft East on W.Main St)	TON	155	\$ 152.00	\$ 23,560.00	-	127.90	-	127.90	\$ 19,440.80
Subtotal \$ per Estimate - CO1						\$ -	\$ 36,352.40	\$ -		

CO2										
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
CO 1.1	HMA Pavement Type 4 LT 58-28 S	TON	125	\$ 132.00	\$ 16,500.00	-	158.64	-	158.64	\$ 20,940.48
Subtotal \$ per Estimate - CO2						\$ -	\$ 20,940.48	\$ -		

Subtotal \$ per Estimate	\$ 258,806.88	\$ 284,992.32	\$ 275,160.82
Retainage per Estimate	\$ (12,940.34)	\$ (6,984.48)	
Total Paid per Estimate	\$ 245,866.54	\$ 278,007.84	\$ 275,160.82

TOTAL - BASE BID				\$	796,992.95	TOTAL - Paid to Date			\$	818,960.02
				Less Retainage Held			\$	(19,924.82)		
				TOTAL - Paid to Date, Less Retainage			\$	799,035.20		

Proposed Building & Zoning Fee Schedule - 2025

Description	Current	Proposed
Minimum Permit Fee for Residential Permits	\$65	\$65
Minimum Permit Fee for Commercial Permits	\$100	\$100
Residential Construction:		
One & Two Family and Attached Garage (New, Addition or Alterations)	\$0.33/ sq ft New Single Family Construction \$1,000 Minimum	\$0.44/ sq ft \$1000 Minimum
Accessory Buildings & Detached Garages	\$0.25/ sq ft	\$.33/ sq ft
Decks	\$0.15/ sq ft or \$65 Minimum	Less than 100 sf - \$100 100 sf or more - \$190
Roofing & Siding	\$65	\$65
Commercial Construction:		
Residences - Apartments, Three Family and Over, Row Housing, Multiple Family Dwellings, Institutional (New, Addition or Alteration)	\$0.33/ sq ft New Commercial Construction \$1,500 Minimum	\$0.46/ sq ft
Local Business, Office Building (New, Addition or Alteration)	\$0.30/ sq. ft	\$0.42/ sq ft or fraction thereof
Manufacturing or Industrial (New, Addition or Alteration)	\$0.30/ sq. ft	\$0.36/ sq ft or fraction thereof
Commercial, Structures, Alterations, Residing, Reroofing, Repairs (Where Square Footage Cannot be Calculated)	\$10/ \$1,000 Valuation	\$15/ \$1,000 Valuation
Plan Examination:		
One & Two Family Residence	\$150	0 to 3,000 sq ft- \$300 Over 3,000 sq ft - \$300 plus 0.10/ sq ft for floor area greater than 3,000 sq ft
Apartments, Three Family Residence, Row Housing, Multiple Family Building - With State Approved Plans	\$180 plus \$10/ Unit	\$355 plus \$32/ Unit
Commercial, Industrial, Institutional & Additions - With State Approved Plans	\$350	Commercial/ Industrial New - \$355 Commercial/ Industrial Alterations & Additions - \$355
Commercial, Industrial, Institutional & Additions - Without State Approved Plans	\$150	Commercial/ Industrial New - \$355 Commercial/ Industrial Alterations & Additions - \$355
Heating Plans, Energy Calculations or Lighting Plans Submitted Separately	\$125/ Plan	\$125/ Plan
Additions, Alterations to One & Two Family Dwellings	\$75	\$120
Accessory Building over 240 sq ft and Decks for One & Two Family Dwellings	\$40	\$85
Wisconsin Uniform Building Permit Seal	\$45	\$55
Occupancy Permit (Including Commercial Tenant Change)	\$65/ Residential \$100/ Commercial & Industrial	\$65/ Residential \$255/ Commercial & Industrial
Temporary Occupancy (6 Months or Less Commercial Only)	\$75	\$150
Permit Renewal (6 Month Extension or Less)	\$200 Commercial \$65 Residential	\$250 Commercial \$85 Residential
Heating & Air Conditioning:		
Heating & Air Conditioning Distribution Systems	\$4/100 sq ft of Conditioned Area \$65 Minimum	\$2.40/ 100 sq ft of Conditioned Area \$100 Minimum
New Residential Heating	\$125 first Unit \$65 each additional Unit	\$150 First Unit \$85 Each additional Unit
Replacement Residential Heating	\$65/ Unit	\$100/ Unit
Commercial New or Replacement Heating	\$150/Unit, up to & including 150,000 BTU Units. Additional fee of \$20/Each 50,000 BTU fraction thereof Max of \$900/ Unit.	\$250/ Unit, up to & including 150,000 BTU Units. Additional Fee of \$25/ Each 50,000 BTU fraction thereof Max of \$1200/ Unit.
Residential Air Conditioning – Other than Wall Units (New or Replacement)	\$65/ Unit	\$100/ Unit

Commercial Air Conditioning - Other than Wall Units (New or Replacement)	\$150/ Unit up to 5 tons or 60,000 BTU's. Additional fee of \$20 each ton or 12,000 BTU's or fraction thereof Max of \$900/ Unit	\$250/ Unit, up to & including 150,000 BTU Units. Additional Fee of \$25/ Each 50,000 BTU fraction thereof Max of \$1,200/ Unit.
Permanently installed Wall Unit (Example – Fireplace, Wall Pack)	\$65/ Unit	\$100/ Unit
Commercial/ Industrial Exhaust Hoods & Exhaust Systems	\$75	\$210/ Unit
Plumbing Permit:		
Fixture Count	\$17/ Fixture Drain or Device \$65 Minimum	\$20/ Fixture, Drain or Device + \$85 Base fee
Water Main	\$1/ Lineal Foot of Sewer or Private Water Main \$65 Minimum	\$2/ Lineal Foot of Sewer or Private Water Main \$85 Minimum
Sanitary Sewer	\$1/ Lineal Foot of Sewer or Private Water Main \$9 Per Manhole \$65 Minimum	\$2/ Lineal Foot of Sewer or Private Water Main \$85 Minimum
Storm Sewer	\$1/ Lineal Foot of Sewer or Private Water Main \$12 Per Manhole or Basin \$65 Minimum	\$2/ Lineal Foot of Sewer or Private Water Main \$15 Per Manhole or Basin \$85 Minimum
Exterior Grease Trap	\$100	\$150
Electrical:		
Residential Minimum	\$65 Minimum	\$85 Minimum
New Residential Service	\$100/ Service First 200 Amps \$25 each additional 100 Amps	\$150/ Service First 200 Amps \$30 each additional 100 Amps
Residential Service Update	\$100/ Service	\$150/ Service
Residential Sub-Panel	\$65/ Panel	\$85/ Panel
Residential Generator	\$75 (includes gas piping)	\$125 (includes gas piping)
Temporary Electrical Service	\$100 up to 200 Amps \$25 each additional 100 Amps	\$150 up to 200 Amps \$30 each additional 100 Amps
Commercial Electrical Minimum	\$150 Minimum	\$200 Minimum
Commercial Electrical Re-Inspections	\$150/ Inspection	\$200/ Inspection
Commercial Service (New or Update)	\$150 First 200 Amps \$25 each additional 100 Amps	\$200 First 200 Amps \$30 each additional 100 Amps
Commercial Sub-Panel	\$50 First 100 Amps \$10 each additional 100 Amps	\$75 First 100 Amps \$20 each additional 100 Amps
Commercial Generator	\$150 (included gas piping)	\$250 (included gas piping)
Commercial Low Voltage	\$1/ Device \$100 Minimum	\$1/ Device \$200 Minimum
Commercial Exterior Light Fixture Replacement	\$100/ Per Site	\$250/ Per Site
Residential Electrical Permit: For minor installations with fees not exceeding \$5, the Permit fee may be waived by the Building Inspector	\$0.12/ sq ft of area served \$65 Minimum	\$0.15/ sq ft of area served \$85 Minimum
Commercial Electrical Permit: For minor installations with fees not exceeding \$5, the Permit fee may be waived by the Building Inspector	\$0.12/ sq ft of area served \$150 Minimum	\$0.15/ sq ft of area served \$200 Minimum
Erosion Control Fees:		
New One & Two Family Buildings	\$125/ Lot	\$205/ Lot
One & Two Family Additions and Accessory Structures	\$65	\$85
Multi-Family Residential, Commercial, Industrial & Institutional	\$180/ Building plus \$5/1,000 sq ft disturbed lot area \$2,000 Max	\$240/ Bldg. plus \$6.50/ 1,000 sq ft of disturbed lot \$2,640 Max
Zoning:		
Zoning Permit	\$65	\$85
Temporary Use (Per Section 98-906)	\$65	\$85
Zoning Verification Letter	\$65	\$85

Sign Permit (Per Section 98-907)	\$65 Minimum or \$0.35/ sq ft of Sign Area	\$85 Minimum or \$0.35/ sq ft of Sign Area
Early Start Permit to Start Construction	\$125 (One & Two Family) \$250 (All Others)	\$330 Multi-Family, Industrial & Commercial \$250 One & Two Family
Fuel Tanks	\$75 Administrative fee/ Tank for installation or removal	\$100 Administrative fee/ Tank for installation or removal
Wrecking or Razing Building Inspector may waive the fee if the structure is condemned	\$100 (One or Two Family Residences & Accessory Structure over 250 sq ft)	\$150 (One or Two Family Residences & Accessory Structure over 250 sq ft)
Commercial/Industrial Razing	\$350	\$102 Minimum plus \$0.14/ sq ft \$995 Max/ Per Building
Moving Buildings Over Public Rights Of Way	\$250 plus \$0.03/ sq ft	\$270 plus \$0.14/ sq ft
Special Inspections & Reports	\$150/ Inspection Report	\$205
Text Amendment (Per Section 98-902)	\$400	\$500
Zoning Map Amendment (Per Section 98-903)	\$400	\$500
Certified Survey Map (CSM)	\$400 - For each new Residential Lot Created \$200 - For each new Commercial Lot Created	\$450 - For each new Residential Lot Created \$250 - For each new Commercial Lot Created
Lot Line Adjustment		\$200
Extra Territorial Zoning (CSM)	\$150	\$200
Plat Renewal	\$150	\$200
Conditional Use (Per Section 98-905)	\$400 \$100	\$450 \$150
Site Plan (Per Section 98-908)	\$400	\$450
Variance (Per Section 98-910)	\$400	\$450
Interpretation (Per Section 98-911)	\$150	\$250
Appeal (Per Section 98-912)	\$400	\$450
PD Zoning Map Amendment (Includes 1 PIP Review)	\$750	\$850
PIP Review	\$400	\$450
Filing or Recording Fee with City Clerk: Plus Actual Recording Fee	\$10	\$25
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 & 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.		
Right of Way: No Charge	n/a	\$0
Re-Inspections: All	n/a	\$65
Tourist Rooming/Short-Term Rental Licence	\$400	\$683
***Tourist Rooming/Short-Term Rental Licence/Late Fee: After 1/31	n/a	\$250
Solar Systems Residential	n/a	\$65
Solar Systems Commercial	n/a	\$162

Lawn Irrigation System	n/a	\$65
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Memo

To: Finance, Licensing and Regulation

From: David De Angelis, Interim Administrator

cc: Laura Pisarcik

Date: January 15, 2025

Re: Proposed 2025 Building and Zoning Fee Schedule

Please find attached a copy of the proposed fee schedule for 2025 for Building and Zoning. This fee schedule represents the first update to the schedule since February 2021. In reviewing the schedule we not only looked at our level of effort but also our surrounding communities. Several of the communities have not increased their fees for over 7 years and so were not good comparisons. Our main source of comparison fees was from SafeBuilt, our current inspection subcontractor, who does perform inspections for a number of our surrounding communities and the City of Burlington. In most cases we have changed the fees to be at parity but some are higher and some are lower depending on our previous schedule and what we felt was appropriate. This schedule also includes a few new fees such as a defined blanket reinspection fee, lot line adjustment fee and fees for sprinklers and solar systems. This schedule also includes the new short term rental late fee of \$250 and a proposed increase of fee for Short term rentals from \$400 to \$683 to reflect the additional cost of the new tracking software (\$25,500/90 STR's = \$283) and the continued administrative responsibilities for the new ordinance.

If you have any questions please feel free to contact me prior to the meeting.

Hillmoor Project Coordinator

Consulting Contract

This Hillmoor Project Coordinator Consulting Contract (the "Agreement") is entered into on _____, 2025 by and between: .

Consultant: Michael W Krajovic ("Consultant"), located at 930 Bonnie Brae Lane, Lake Geneva, WI 53147

Client: City of Lake Geneva ("City"), located at 626 Geneva St., Lake Geneva, WI 53147

1. Services

The "Consultant" agrees to provide the following consulting services by effectively serving as an interim Hillmoor Project Coordinator during the term of this "Agreement" for the purpose of supporting the "City's" efforts to develop a public park on its 200+ acre site currently referred to as Hillmoor. The Hillmoor site is defined as the large tracts of undeveloped land purchased by the City in late 2022 and several miscellaneous adjacent/adjoining parcels of undeveloped City owned land.

The consulting services to be provided by the "Consultant" include but are not limited to the following scope of work:

Scope of Work

- 1) Develop a master plan for the Hillmoor property that is in alignment with the Vision and Major Objectives (see Attachment A) as approved by City Council.
- 2) Develop, organize and implement a planning process for the Hillmoor Commission that incorporates ongoing public engagement and input through meetings and surveys. Public outreach should include making presentations to various groups and organizations in the community and seeking their input.
- 3) Develop and operate a planning process that is transparent, honest, and makes fact-based decisions.
- 4) Serve as the primary point of contact to coordinate the work of the Hillmoor Commission with various stakeholders such as City Council, other relevant City departments, City Commissions, City Committees, relevant state agencies, related non-profits, grant makers, volunteer organizations, business community, etc. to gather input and address concerns as needed to complete the project.
Help address and resolve any conflicts or issues that may arise within the team of stakeholders.
- 5) Work with staff to prepare meeting locations, set up equipment, etc. for public meetings to be held at various locations and times throughout the City.
- 6) Prepare presentation materials, handouts, and PowerPoint presentations needed for public information meetings.

- 7) Analyze and evaluate public input information to help address public concerns and incorporate into Hillmoor Commission meetings to help guide the work of the Commission and its decision-making process.
- 8) Solicit input of City Council, residents, relevant stakeholders and organizations on various project options with the objective of determining the best uses for the Hillmoor property and which projects and uses they would financially support. The primary goal is to develop a final Master Plan that is widely publicly supported.
- 9) Work with the Commission to determine specific building quality standards and specifications for the Hillmoor property.
- 10) Research potential Hillmoor projects, determine best practices or examples of similar projects in other communities, identify the resources that will be required to complete the project (human, financial, material), recommend project sizes (land and building areas), and provide estimated project costs.
- 11) Provide guidance and recommend actions to the Hillmoor Commission including working closely with the Commission Chair to set meeting agenda items.
- 12) Work with staff to develop and produce all necessary meeting materials for Hillmoor Commission meetings.
- 13) Make presentations as needed to guide and support the work of the Hillmoor Commission meetings including providing the necessary information to help the Commission better understand the property's different features, the issues impacting the property and residents, and ways to address them.
- 14) Work with staff to write minutes to ensure properly recorded actions and activities of the Hillmoor Commission.
- 15) Work with staff to write and apply for various potential grant applications as approved by the Hillmoor Commission to secure funding for various projects and improvements on the Hillmoor property.
- 16) Keep the Mayor and City Council informed of the Hillmoor Commission's activities and progress in developing a long-term Master Plan for the property by giving periodic updates.
- 17) Help organize, oversee, and help manage the implementation process as needed and requested by the "City" for various projects on site (such as ecological site analysis, the Knowles Nelson State Grant, Hillmoor site operations and maintenance, etc.)
- 18) Work with staff to help the Hillmoor Commission develop an ecological and habitat restoration plan for the Hillmoor property.
- 19) Work with staff to write RFP's that include scope of work and required professional capabilities to solicit proposals from qualified 3rd party consultants needed to complete the work of the Hillmoor Commission such as engineers, architects, landscape architects, environmental specialists, contractors and others with needed professional expertise and capabilities.
- 20) Work with staff and Commission to manage the selection of 3rd party consultants and contractors needed to accomplish specific tasks and implement specific Hillmoor projects.
- 21) Work with staff and the Commission to help guide the selection process of 3rd party consultants necessary for specific Hillmoor projects.
- 22) Work with contracted consultants and contractors to help direct work and complete tasks as directed by the Hillmoor Commission including determining the best location options for the various projects and amenities that are selected to be located on the Hillmoor property.
- 23) Help identify any potential project risks, maintain and track project issues and report to the Hillmoor Commission.
- 24) Work with possible private, 3rd party organizations and their projects such as the YMCA to determine the project's compatibility with the City's Vision and Major Objectives for the Hillmoor

property as well as determining the costs and benefits to City, City resources required to support the project, and all project responsibilities for the City as the primary property owner and developer.

25) If requested during the project period, help write a final report that includes a description of the Hillmoor planning process and that explains the final Master Plan and various options.

26) Make a recommendation to the City for the final organizational structure of the Hillmoor Commission and its relationship with other departments, Committees, and commissions within the City and other 3rd party organizations.

To provide the services described above, the "Consultant" agrees to work on the Hillmoor project for an approximate average of 20 hours per week or an average of 80 hours per month during the duration of this "Contract".

2. Compensation

The "City" agrees to pay the "Consultant" as follows:

- _ A total of \$3,000 per month paid in two monthly increments of \$1,500 on the 15th of each month and \$1,500 on the last day of each month.

- _ The "Consultant" will be reimbursed for all materials purchased out of pocket needed to perform services such as copies of maps or presentation materials. "Consultant" shall seek prior approval before making any out-of-pocket purchases.

If the project duties, responsibilities and deadlines should be increased as needed by the "City" and if the "Consultant" agrees to work more than the planned 80 hours per month at certain times during this "Agreement", the "Consultant" will submit an accounting of all hours worked during the month and be compensated at a rate of \$50/hr or any additional hours worked over the planned 80 hours per month. The "Consultant" shall receive no additional compensation or benefits other than those described in this section. Any work beyond 80 hours per month must be preapproved by the "City."

3. Term

The term of this "Agreement" shall commence on the date of execution of this "Agreement" and shall continue until December 31, 2025, at which time it will automatically terminate, unless extended by the written consent signed by both the "City" and the "Consultant".

4. Termination

Either party may terminate this "Agreement" without cause at any time during the "Agreement" period simply by submitting two weeks' written notice. In the event of termination, the "Consultant" shall be compensated for services rendered at a prorated rate up to the date of termination, and payable within 30 days after termination.

5. Independent Contractor Relationship.

It is explicitly understood and agreed that Consultant's relationship with the City will be that of an independent contractor, and nothing in this Agreement is intended to, or should be construed to,

create a partnership, agency, joint venture, or employment relationship. Consultant will not be entitled to any benefits that the City of Lake Geneva makes available to its employees, including but not limited to group health insurance, life insurance, disability insurance, profit-sharing, retirement benefits, paid vacation, holidays or sick leave, or workers' compensation insurance or unemployment insurance. No part of Consultant's compensation will be subject to withholding by City for the payment of any social security, medicare, federal, state or any other employee payroll taxes. The City will regularly report amounts paid to Consultant by filing a Form 1099-MISC with the Internal Revenue Service as required by law. Consultant may perform the services required by this Agreement at any place or location and at such times as Consultant shall determine appropriate within the framework of the goals set forth above and in Attachment A.

IN WITNESS WHEREOF, the parties to this Agreement have signed below with the Effective Date as set forth above.

MICHAEL KRAJOVIC, CONSULTANT

Dated: _____

By: _____
Michael Krajovic

CITY OF LAKE GENEVA

Dated: _____

By: _____
Todd Krause, Mayor

Attest: _____
Lacey Reynolds, City Clerk

ATTACHMENT A
(Hillmoor Project Coordinator)

The following is the Vision Statement and Major Objectives for the Hillmoor property as developed by the Hillmoor Ad Hoc Committee for the City of Lake Geneva, WI dated August 3, 2023..

VISION STATEMENT

"We envision Hillmoor as a cherished place where we enrich our lives by connecting with Nature, ourselves, and others," 

The five areas to be addressed as Major Objectives for improving the Hillmoor property are:

MAJOR OBJECTIVES FOR THE HILLMOOR PROPERTY

Objective 1: Natural Preservation

Create a sustainable place of timeless beauty designed in harmony with the natural environment which supports diverse plant and animal life.

Objective 2: Outdoor Recreation

Create a magical place immersed in Nature where children, families, and friends come to laugh, learn, explore, recreate, and have fun in harmony with the natural world.

Objective 3: Sense of Community

Create a community gathering place where we and our guests go to talk, listen, appreciate, relax, and rejuvenate.

Objective 4.: Connectivity to the City

As a welcoming place for all people, Hillmoor will be designed to beautifully blend in with our City, the Lake, the River, and our adjoining Parks. It will also be designed to be easily accessible by foot, bike, and car, and by the disabled.

Objective 5: High quality Structures

As an inspirational place, any structures approved for the site will be designed to blend in with the rest of the property and built using high-quality landscaping, building, environmental, and sustainability standards, that will aesthetically enhance the "small town charm" of our nationally recognized City.

Report Criteria:

Report type: Summary

Check.Type = {<>} "Adjustment"

Bank.Bank account = "43257"

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

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

Invoice.Batch = "01032025","PP12312024A","01102025","PP12312024B","01172025","PP12312024C","PP12312024D"

Check Issue Date	Check Number	Vendor Number	Payee	Amount
01/14/2025	1124	6160	AMAZON CAPITAL SERVICES	4,699.34
01/03/2025	87623	5428	CITY OF LAKE GENEVA POLICE DEPT	56.55
01/03/2025	87624	3024	MUTUAL OF OMAHA	4,478.16
01/09/2025	87680	4973	US BANK	4,450.36
01/10/2025	87733	6279	CELEBRATION ON WELLS	3,414.48
01/10/2025	87734	2354	CULLIGAN OF BURLINGTON	213.60
01/10/2025	87735	2779	KENOSHA CIRCUIT COURT	2,600.00
01/10/2025	87736	2800	KORNAK, EMILY	63.12
01/10/2025	87737	2862	LAKE GENEVA CONVENTION	49,502.77
01/10/2025	87738	2860	LEXIPOL LLC	8,485.25
01/10/2025	87739	3186	PROPHOENIX CORPORATION	35,041.97
01/10/2025	87740	3233	RHYME BUSINESS PRODUCTS	115.97
01/10/2025	87741	251	THORNBURGH, WILLIAM	630.00
01/10/2025	87742	5001	VERIZON WIRELESS	38.01
01/10/2025	87743	128	WHITE, SAM	38.00
01/10/2025	87744	6155	WINDLER, TRICIA	126.00
01/17/2025	87748	2046	ALLIANT ENERGY/WPL	16,642.96
01/17/2025	87749	2108	AT&T LONG DISTANCE	308.10
01/17/2025	87750	2109	AT&T MOBILITY	673.76
01/17/2025	87751	4582	CITY OF LAKE GENEVA BID	21,925.00
01/17/2025	87752	2884	LAKE GENEVA UTILITY	6,931.27
01/17/2025	87753	2657	THE STARK COLLECTION AGENCY INC	3,896.00
01/17/2025	87754	6263	CHARTER COMMUNICATIONS	99.99
01/17/2025	87755	210	DECKARD TECHNOLOGIES INC	25,500.00
01/17/2025	87756	212	FLOCK GROUP INC	39,500.00
01/17/2025	87757	199	POLEK, SAMANTHA	200.00
01/17/2025	87758	213	ROZINSKI, ROBIN	36.48
01/17/2025	87759	260	STRAUBE, RYLEE	311.96
Grand Totals:				229,979.10

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
11-00-00-21100	203.22	77,147.02-	76,943.80-
11-00-00-21555	2,066.48	.00	2,066.48
11-00-00-21562	1,795.96	.00	1,795.96
11-00-00-21564	615.72	.00	615.72
11-10-00-51390	3,414.48	.00	3,414.48
11-12-00-24280	2,600.00	.00	2,600.00
11-12-00-53100	38.23	.00	38.23
11-14-20-53100	25.88	.00	25.88

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
11-14-30-53100	86.67	.00	86.67
11-15-10-53100	111.93	.00	111.93
11-16-10-52210	2.76	.00	2.76
11-16-10-52220	2,767.91	.00	2,767.91
11-16-10-52260	871.93	.00	871.93
11-16-10-53100	71.46	.00	71.46
11-16-10-53500	36.48	.00	36.48
11-16-10-55310	115.97	.00	115.97
11-21-00-51380	169.46	177.25-	7.79-
11-21-00-52210	14.11	.00	14.11
11-21-00-52220	45.39	.00	45.39
11-21-00-52900	319.32	.00	319.32
11-21-00-53050	8,525.25	.00	8,525.25
11-21-00-53100	30.80	.00	30.80
11-21-00-53120	56.55	.00	56.55
11-21-00-53160	25.97	25.97-	.00
11-21-00-53310	1,230.02	.00	1,230.02
11-21-00-53420	564.83	.00	564.83
11-21-00-53610	189.07	.00	189.07
11-21-00-53800	108.11	.00	108.11
11-21-00-53990	90.00	.00	90.00
11-21-00-54100	981.00	.00	981.00
11-21-00-54500	31,081.97	.00	31,081.97
11-21-00-57360	1,550.00	.00	1,550.00
11-21-00-58100	3,960.00	.00	3,960.00
11-22-00-52210	852.67	.00	852.67
11-22-00-52220	1,430.26	.00	1,430.26
11-22-00-52260	449.82	.00	449.82
11-22-00-53400	26.99	.00	26.99
11-22-00-53500	168.62	.00	168.62
11-22-00-53510	267.59	.00	267.59
11-22-00-54500	149.00	.00	149.00
11-22-00-55100	311.96	.00	311.96
11-22-00-58000	69.56	.00	69.56
11-22-00-58500	99.90	.00	99.90
11-24-00-53100	31.17	.00	31.17
11-29-00-52220	53.60	.00	53.60
11-32-10-52210	185.79	.00	185.79
11-32-10-52220	903.19	.00	903.19
11-32-10-52260	509.92	.00	509.92
11-34-10-52220	462.88	.00	462.88
11-34-10-52230	2,355.53	.00	2,355.53
11-51-10-52220	859.52	.00	859.52
11-51-10-52260	378.91	.00	378.91
11-52-00-52220	1,362.41	.00	1,362.41
11-52-00-52260	968.42	.00	968.42
11-52-00-52270	425.00	.00	425.00
11-52-00-53400	23.99	.00	23.99
11-52-00-59220	258.99	.00	258.99
11-52-01-52220	548.68	.00	548.68
11-52-01-52260	428.94	.00	428.94
40-00-00-21100	.00	7,091.97-	7,091.97-
40-54-10-52220	328.59	.00	328.59

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
40-54-10-53520	60.98	.00	60.98
40-54-10-53990	157.77	.00	157.77
40-55-10-52260	221.14	.00	221.14
40-55-20-52260	2,260.25	.00	2,260.25
40-55-20-53600	168.00	.00	168.00
40-55-30-52220	3,895.24	.00	3,895.24
42-00-00-21100	.00	3,896.00-	3,896.00-
42-34-50-52160	3,896.00	.00	3,896.00
47-00-00-21100	.00	71,427.77-	71,427.77-
47-00-00-57100	49,502.77	.00	49,502.77
47-70-00-57150	21,925.00	.00	21,925.00
48-00-00-21100	.00	59.10-	59.10-
48-00-00-52210	15.80	.00	15.80
48-00-00-52260	43.30	.00	43.30
50-00-00-21100	.00	65,457.86-	65,457.86-
50-00-00-58000	25,957.86	.00	25,957.86
50-29-00-58000	39,500.00	.00	39,500.00
61-00-00-21100	14.44	354.31-	339.87-
61-00-00-53100	128.51	.00	128.51
61-00-00-53110	.83	.00	.83
61-00-00-53500	51.79	.00	51.79
61-00-00-53900	136.19	14.44-	121.75
61-00-00-93800	36.99	.00	36.99
62-00-00-21100	.00	544.57-	544.57-
62-00-00-65100	213.59	.00	213.59
62-00-00-66500	57.24	.00	57.24
62-00-00-67600	54.50	.00	54.50
62-00-00-90600	9.75	.00	9.75
62-00-00-92100	154.99	.00	154.99
62-00-00-93300	54.50	.00	54.50
99-00-00-21100	6.73	4,224.89-	4,218.16-
99-00-00-52110	341.87	.00	341.87
99-00-00-52210	47.90	.00	47.90
99-00-00-52220	1,586.64	.00	1,586.64
99-00-00-53100	89.37	.00	89.37
99-00-00-53600	48.00	2.40-	45.60
99-00-00-54100	617.88	.00	617.88
99-00-00-54110	449.48	.00	449.48
99-00-00-54140	275.57	4.33-	271.24
99-00-00-54150	313.53	.00	313.53
99-00-00-54155	284.34	.00	284.34
99-00-00-55120	130.50	.00	130.50
99-00-00-55170	39.81	.00	39.81
Grand Totals:	230,427.88	230,427.88-	.00

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Report type: Summary

Check.Type = {<>} "Adjustment"

Bank.Bank account = "43257"

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

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

Invoice.Batch = "01032025","PP12312024A","01102025","PP12312024B","01172025","PP12312024C","PP12312024D"

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "01222025","12312024A","01222025A","12312024B"

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
A+ GRAPHICS & PRINTING				
46608	01/07/2025	BLACK AND WHITE BLUEPRINT	11-70-00-57200 HISTORIC PRESERVATION	31.92
Total A+ GRAPHICS & PRINTING:				31.92
ALL PRO CLEANING SYSTEMS				
4217	01/14/2025	CLEANING 12/23-12/31, 01/01-01	99-00-00-53600 LIBRARY BLDG MAINT SERVICES	1,996.00
Total ALL PRO CLEANING SYSTEMS:				1,996.00
AMERICAN POWER EQUIPMENT INC				
190406	12/23/2024	CHAINSW REPAIR- 2024	11-32-13-54200 TREE & BRUSH-REPAIR	50.50
Total AMERICAN POWER EQUIPMENT INC:				50.50
ASSOCIATED APPRAISAL CONSULTANTS INC				
178106	01/01/2025	JAN 2025 ASSESMENT SVC	11-15-40-52100 ASSESSOR CONTRACTED SERVICES	3,645.87
Total ASSOCIATED APPRAISAL CONSULTANTS INC:				3,645.87
AURORA HEALTH CARE INC				
505-CI0005370	12/31/2024	1ST QTR 2025 FEE	11-10-20-51350 EAP PROGRAM	937.50
Total AURORA HEALTH CARE INC:				937.50
AURORA HEALTH CARE SOUTHERN LAKES INC				
238-CI0000727	01/14/2025	EMP CLINIC DEC 2024	11-10-20-51320 HEALTH AND DENTAL ADMIN CHGS	2,325.00
Total AURORA HEALTH CARE SOUTHERN LAKES INC:				2,325.00
AURORA MEDICAL GROUP				
1100814	12/08/2024	DRUG SCREEN-DIAZ, O	11-32-10-52050 DRUG AND MEDICAL TESTING	52.00
1100814	12/08/2024	BAT/DOT DRUG SCREEN-EARL	11-32-10-52050 DRUG AND MEDICAL TESTING	84.00
1100814	12/08/2024	NEW HIRE-ROZINSKI, R	11-32-10-52050 DRUG AND MEDICAL TESTING	85.00
Total AURORA MEDICAL GROUP:				221.00
BATZNER PEST CONTROL				
68889502	10/28/2024	RIV PEST CONTROL	40-55-20-53600 RIV MAINTENANCE SERVICE COSTS	173.03
71367597	12/23/2024	RIV PEST CONTROL	40-55-20-53600 RIV MAINTENANCE SERVICE COSTS	173.03
71372039	12/19/2024	PEST CONTROL	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	65.00
Total BATZNER PEST CONTROL:				411.06
BOLD TECHNOLOGIES LTD				
39527	01/01/2025	ALARM SOFTWARE-PANIC BUT	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	1,688.40
Total BOLD TECHNOLOGIES LTD:				1,688.40

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
BRODART CO				
B6914184	01/04/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	386.83
B6917105	01/11/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	89.04
Total BRODART CO:				475.87
CINTAS FIRE PROTECTION				
0F36696275	12/17/2024	ANNUAL FIRE EXT TESTING	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	3,393.71
0F36696341	12/17/2024	FIRE SERVICE RIVIERA	40-55-20-53600 RIV MAINTENANCE SERVICE COSTS	537.46
Total CINTAS FIRE PROTECTION:				3,931.17
CINTAS FIRST AID & SAFETY				
5247741401	01/07/2025	FIRST AID SUPPLIES	11-32-10-53900 FIRST AID AND SAFETY SUPPLIES	123.28
Total CINTAS FIRST AID & SAFETY:				123.28
CITY ELECTRIC SUPPLY-MA				
LKG/102100	01/08/2025	INLINE/ PANEL MOUNT FUSE H	11-34-10-52610 STREET LIGHTS REPAIRS	60.48
Total CITY ELECTRIC SUPPLY-MA:				60.48
CIVICPLUS LLC				
322500	01/01/2025	SOC. MEDIA ARCHIVING SUBS	11-14-30-53820 LICENSE/SUPPORT EXPENSE	1,465.80
325518	01/01/2025	2025 WEBSITE HOSTING RENE	11-14-30-53820 LICENSE/SUPPORT EXPENSE	6,254.49
Total CIVICPLUS LLC:				7,720.29
COLUMN SOFTWARE PBC				
3343CED0-000	01/02/2025	BID NOTICES -LANDSCAPE MAI	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	100.19
5FCC6F5C-00	12/26/2024	LN-613 W MAIN ST	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	53.60
Total COLUMN SOFTWARE PBC:				153.79
DEKIND COMPUTER CONSULTANTS				
40693	01/02/2025	IT SVC -FEB 2025	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	7,745.00
40797	01/03/2025	REMOTE MONITORING 2025	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	1,160.00
40951	01/06/2025	IT HARDWARE REPL-B&Z	50-00-00-58000 MISC/COMP EQUIP PURCHASES	375.97
Total DEKIND COMPUTER CONSULTANTS:				9,280.97
DUNN LUMBER				
1927108	01/08/2025	PROPANE- 16.9 GAL	11-32-10-53410 VEHICLE-FUEL & OIL	71.83
1928360	01/06/2025	90 DEGREE ELBOW, COUPLING	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	54.39
1928981	01/07/2025	MOUSE BAIT, BATTERIES, DISF	48-00-00-53400 CEM OPERATING SUPPLIES	150.51
1928985	01/07/2025	BATTERIES, BLEACH FRESH S	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	50.14
Total DUNN LUMBER:				326.87
EDWARD JONES				
OCT-DEC 2024	01/03/2025	PERP CARE CEM-4TH QTR 202	49-00-00-24200 DUE TO INVESTMENT ACCT	4,000.00
Total EDWARD JONES:				4,000.00
ELKHORN NAPA AUTO PARTS				
354292	01/03/2025	LITTLE BUCKET TRUCK- CORE	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	333.86
354293	01/03/2025	CORE DEPOSIT #25	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	366.84

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
354296	01/03/2025	BRAK PARTS CLEANER, DE ICE	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	155.58
354636	01/07/2025	OIL FILTER	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	70.71
354637	01/07/2025	ENGINE OIL FILTER	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	142.14
354804	01/08/2025	FUEL FILTER (2)	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	442.76
355176	01/13/2025	#25 FITTING	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	9.53
Total ELKHORN NAPA AUTO PARTS:				1,521.42
FIRST SUPPLY				
3694299-00	12/30/2024	FLUSH VALVE,ULTRA BOWL 202	11-52-01-53400 VETS PARK OPERATING SUPPLIES	1,093.72
Total FIRST SUPPLY:				1,093.72
FOUR SEASONS FLOORING				
9085-FINAL	10/22/2024	CARPET REPL CITY HALL	43-16-10-17010 CITY HALL CAPITAL PROJECTS	16,367.16
Total FOUR SEASONS FLOORING:				16,367.16
GAGE MARINE CORP				
246199	10/17/2024	REPLACE 4- PRE BUILT SLIP H	40-55-30-52640 PIER REPAIRS	980.00
Total GAGE MARINE CORP:				980.00
GENEVA LAKE LAW ENFORCEMENT				
76	12/23/2024	2025 ANNUAL CONTRIBUTION	40-54-10-57210 GLAKE LAW ENFORCEMENT AGENCY	75,000.00
Total GENEVA LAKE LAW ENFORCEMENT:				75,000.00
GIRAFFE ELECTRIC II INC				
25-0003	01/13/2025	LABOR-DISCONNECT AND REC	11-16-10-52400 CITY HALL BUILDING REPAIRS	1,557.50
25-0004	01/13/2025	ADD TV RECEPTACLES	11-16-10-52400 CITY HALL BUILDING REPAIRS	935.00
Total GIRAFFE ELECTRIC II INC:				2,492.50
GORDON FLESCH COMPANY INC				
IN14985051	01/05/2025	RICHOH IM IMAGE FEE NOV 20	99-00-00-55320 LIBRARY EQUIP LEASES & MAINT	157.60
Total GORDON FLESCH COMPANY INC:				157.60
GRAINGER				
9364237389	01/08/2025	BUILT IN LOCKER LOCK	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	11.76
Total GRAINGER:				11.76
INGRAM LIBRARY SERVICES				
85245452	12/10/2024	ADULT BOOKS AND MATERIALS	99-00-00-54100 LIBRARY ADULT MATERIALS	39.08
85268064	12/10/2024	ADULT BOOKS AND MATERIALS	99-00-00-54100 LIBRARY ADULT MATERIALS	39.92
85268065	12/10/2024	ADULT BOOKS AND MATERIALS	99-00-00-54100 LIBRARY ADULT MATERIALS	58.46
85745000	01/03/2025	ADULT BOOKS AND MATERIALS	99-00-00-54100 LIBRARY ADULT MATERIALS	90.29
85745001	01/03/2025	ADULT BOOKS AND MATERIALS	99-00-00-54100 LIBRARY ADULT MATERIALS	228.78
85767902	01/03/2025	CREDIT MEMO/YOUTH MATERI	99-00-00-54110 LIBRARY YOUTH MATERIALS	177.62-
85879234	01/09/2025	ADULT BOOKS AND MATERIALS	99-00-00-54100 LIBRARY ADULT MATERIALS	79.42
85879235	01/09/2025	ADULT BOOKS AND MATERIALS	99-00-00-54100 LIBRARY ADULT MATERIALS	107.36
Total INGRAM LIBRARY SERVICES:				465.69

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
ITU ABSORBTECH INC				
8457434	12/18/2024	RIVIERA BUILDING MATS	40-55-20-53600 RIV MAINTENANCE SERVICE COSTS	79.54
8465048	01/03/2025	MAT SERVICE-SHOP	11-32-10-53600 ST DEPT BLDG MAINT SERV COSTS	97.08
8465049	01/03/2025	MAT SERVICE	11-32-10-53600 ST DEPT BLDG MAINT SERV COSTS	136.73
Total ITU ABSORBTECH INC:				313.35
JAMES IMAGING SYSTEMS INC				
1517379	12/27/2024	BW/COLOR METERS	11-32-10-53600 ST DEPT BLDG MAINT SERV COSTS	97.17
Total JAMES IMAGING SYSTEMS INC:				97.17
JERRY WILLKOMM INC				
299716	12/13/2024	265.00 GAL DEF	11-32-10-53410 VEHICLE-FUEL & OIL	490.25
314277	12/31/2024	1701.00 GAL GAS	11-32-10-53410 VEHICLE-FUEL & OIL	4,778.11
Total JERRY WILLKOMM INC:				5,268.36
JOHNS DISPOSAL SERVICE				
1561142	01/06/2025	GARBAGE JAN 2025	11-36-00-52940 SOLID WASTE-RESIDENTIAL	39,501.00
1561142	01/06/2025	RECYCLE JAN 2025	11-36-00-52970 SOLID WASTE-RECYCLING	21,653.73
Total JOHNS DISPOSAL SERVICE:				61,154.73
KANOPY INC				
KDEP-23453	01/07/2025	KANOPY STREAMING FOR PAT	99-00-00-54140 LIBRARY NONPRINT MATERIALS	3,000.00
Total KANOPY INC:				3,000.00
LAKE GENEVA UTILITY				
1770 MONTE	01/06/2025	1770 MONTE VISTA DR	45-00-00-24520 WATER IMPACT FEES	1,690.00
1770 MONTE	01/06/2025	1770 MONTE VISTA DR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
1775 LA SALL	01/06/2025	1775 LA SALLE ST	45-00-00-24520 WATER IMPACT FEES	1,690.00
1775 LA SALL	01/06/2025	1775 LA SALLE ST	45-00-00-24530 SEWER IMPACT FEES	1,865.00
817 N KNOLL	10/15/2024	817 N KNOLL LN	45-00-00-24520 WATER IMPACT FEES	2,530.00
817 N KNOLL	10/15/2024	817 N KNOLL LN	45-00-00-24530 SEWER IMPACT FEES	4,103.00
Total LAKE GENEVA UTILITY:				13,743.00
LANGE ENTERPRISES INC				
90058	12/30/2024	NO PARKING SIGNS	11-34-10-53750 TRAFFIC CONTROL STREET SIGNS	297.00
Total LANGE ENTERPRISES INC:				297.00
LASER ELECTRIC SUPPLY				
1497071-00	01/09/2025	AMP HOUR BATTERY	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	48.50
1497106-00	01/13/2025	12V 5AMP HOUR BATTERY	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	26.00
Total LASER ELECTRIC SUPPLY:				74.50
LASER WORKS UNLIMITED LLC				
1986	12/09/2024	STOODLEY NAMEPLATE	11-11-00-53990 COUNCIL MISCELLANEOUS EXPENSE	14.80
1991	12/26/2024	NAME PLATE-ASST COURT CLE	11-12-00-53990 MUNICIPAL CT MISCELLANEOUS EXP	14.80
Total LASER WORKS UNLIMITED LLC:				29.60

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
LEONARD, BEVERLY				
89829	12/27/2024	PMCA MEMBERSHIP	11-70-00-57800 AVIAN COMMITTEE EXPENSES	75.00
Total LEONARD, BEVERLY:				75.00
MARED MECHANICAL				
CTRCT-INV000	01/13/2025	JAN HVAC INSPECTION	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	978.00
SV-INV004191	01/08/2025	RHEEM RTU ON GRADE HEAT	11-16-10-52400 CITY HALL BUILDING REPAIRS	5,872.00
SV-INV004204	12/31/2024	DISCHARGE AIR TEMPERATUR	11-16-10-52400 CITY HALL BUILDING REPAIRS	1,218.00
Total MARED MECHANICAL:				8,068.00
MGT OF AMERICA CONSULTING				
GHR300697	01/03/2025	CITY ADMIN- BACKGROUND CH	11-14-20-53990 CITY ADMIN MISC EXPENSE	1,646.72
MGT36401	01/06/2025	INTERIM ADMIN-WE 12/7-12/21	11-14-20-51100 CITY ADMINISTRATOR SALARY	9,828.00
Total MGT OF AMERICA CONSULTING:				11,474.72
MIDWEST DOOR COMPANY				
4734	01/02/2025	NEW HINGE ON MAINTENANCE	11-32-10-52400 ST DEPT BUILDING REPAIRS	123.00
Total MIDWEST DOOR COMPANY:				123.00
MIDWEST TAPE LLC				
506530330	12/26/2024	ADULT NON PRINT	99-00-00-54140 LIBRARY NONPRINT MATERIALS	51.98
506536407	12/27/2024	NONPRINT	99-00-00-54140 LIBRARY NONPRINT MATERIALS	59.99
506573569	01/06/2025	ADVANCE DIGITAL PAYMENT	99-00-00-54140 LIBRARY NONPRINT MATERIALS	3,000.00
Total MIDWEST TAPE LLC:				3,111.97
ODP BUSINESS SOLUTIONS LLC				
404634246001	12/27/2024	LABELS/PENS-FOR B&Z	11-24-00-53100 BLDG INSPECTOR OFFICE SUPPLIES	254.81
Total ODP BUSINESS SOLUTIONS LLC:				254.81
OFFICE PRO INC				
716641-0	12/26/2024	TISSUE,CLEANER,REFILL,SANI	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	302.21
716641-1	01/03/2025	REFILL,AER,3000,CITRUS	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	66.20
C716854-0	12/30/2024	CREDIT FOR RETURNED CASE	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	128.67-
Total OFFICE PRO INC:				239.74
OPN INC				
24657000-1	12/31/2024	PROGRAM RM STDY-SVC THR	99-00-00-52110 GENERAL ADMIN EXPENSES	9,800.00
Total OPN INC:				9,800.00
PATS SERVICES INC				
A-276107	12/26/2024	PORT A POTTY OAK HILL 2024	48-00-00-52260 CEM WATER/SEWER EXP	270.00
A-276793	01/01/2025	PORT A POTTY OAK HILL 11/23-	48-00-00-52260 CEM WATER/SEWER EXP	270.00
Total PATS SERVICES INC:				540.00
PESCHES GREENHOUSE				
23671	12/05/2024	WREATHS 2024	40-55-10-53500 BLDG MAINT SUPPLIES-UPPER RIV	200.00
27073	12/04/2024	FLOWERS-KERRI JOHNSON	11-11-00-53990 COUNCIL MISCELLANEOUS EXPENSE	60.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total PESCHES GREENHOUSE:				260.00
QUADIENT FINANCE USA INC				
0103-DEC2320	01/02/2025	POSTAGE 12/23	11-00-00-16150 PREPAID POSTAGE METER	500.00
Total QUADIENT FINANCE USA INC:				500.00
QUALITY STATE OIL				
250020821	01/03/2025	255.6 GAL ON RD	11-32-10-53410 VEHICLE-FUEL & OIL	768.33
250070810	01/07/2025	28.9 GAL OFF ROAD	11-32-10-53410 VEHICLE-FUEL & OIL	81.79
250080807	01/08/2025	490.8 GALS ON RD	11-32-10-53410 VEHICLE-FUEL & OIL	1,494.98
250080808	01/08/2025	198.4 GAL OFF ROAD	11-32-10-53410 VEHICLE-FUEL & OIL	561.48
Total QUALITY STATE OIL:				2,906.58
QUILL LLC				
42131052	12/27/2024	TP/PT/SOAP	99-00-00-53500 LIBRARY MAINT SUPPLIES	178.15
42131052	12/27/2024	COPY PAPER	99-00-00-53100 LIBRARY OFFICE SUPPLIES	124.47
Total QUILL LLC:				302.62
RHYME BUSINESS PRODUCTS				
38084034	12/10/2024	SHARP COPIER-DEC 2024	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	158.21
38261503	01/06/2025	SHARP BLK/CLR OVERAGE-4T	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	722.03
Total RHYME BUSINESS PRODUCTS:				880.24
SHERWIN WILLIAMS				
7939-6	12/23/2024	GREEN PAINT	11-52-00-53520 GROUNDS MAINT SUPPLIES	135.76
Total SHERWIN WILLIAMS:				135.76
SHRED-IT				
1000348843	10/25/2024	SHRED SVC OCT 2024	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	74.38
Total SHRED-IT:				74.38
STATE OF WISCONSIN				
64-246 12/24	01/08/2025	COURT FINES-DEC 2024	11-12-00-24240 COURT FINES-STATE	3,633.05
Total STATE OF WISCONSIN:				3,633.05
T2 SYSTEMS INC				
UPS00054817	12/31/2024	MONTHLY OWNER LOOK UP	42-34-50-54500 SUPPORT CONTRACTS	2.50
Total T2 SYSTEMS INC:				2.50
TAPCO INC				
I791653	11/20/2024	HARDWARE-2024	11-34-10-52600 REPAIRS-TRAFFIC SIGNALS,ETC	575.69
Total TAPCO INC:				575.69
TITAN PUBLIC SAFETY SOLUTIONS				
5916	01/01/2025	2025 TIPSS SUPPORT	11-12-00-53610 EQUIPMENT MAINT SERVICE COSTS	6,401.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total TITAN PUBLIC SAFETY SOLUTIONS:				6,401.00
TOTAL PARKING SOLUTIONS INC				
107101	12/23/2024	CMS MONITORING OCT24	42-34-50-54500 SUPPORT CONTRACTS	3,445.00
107102	12/23/2024	CMS MONITORING NOV24	42-34-50-54500 SUPPORT CONTRACTS	3,445.00
TOTAL PARKING SOLUTIONS INC:				6,890.00
UNIQUE MANAGEMENT SERVICES INC				
6134952	01/01/2025	PLACEMENTS-DEC2024	99-00-00-55110 CIRCULATION SUPPLIES & SERVICE	61.80
Total UNIQUE MANAGEMENT SERVICES INC:				61.80
UNITED LABORATORIES				
INV424713	12/23/2024	SUPER ORANGE JEL	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	2,346.25
INV424713	12/23/2024	WEED/BRUSH KILLER	11-52-00-53620 GROUNDS FERTILIZER/WEED CONTR	777.85
Total UNITED LABORATORIES:				3,124.10
VANDEWALLE & ASSOCIATES INC				
202411059	11/18/2024	CITY ZONING	11-69-30-52180 ZONING CODES	7,020.75
202411059	11/18/2024	COST RECOVERY	11-00-00-13910 A/R BILL OUTS	6,212.50
202412022	12/19/2024	CITY ZONING	11-69-30-52180 ZONING CODES	4,935.27
202412022	12/19/2024	COST RECOVERY	11-00-00-13910 A/R BILL OUTS	4,794.32
Total VANDEWALLE & ASSOCIATES INC:				22,962.84
WALWORTH COUNTY TREASURER				
64-246 12/24	01/08/2025	COURT FINES-DEC 2024	11-12-00-24200 COURT FINES-COUNTY	1,425.20
Total WALWORTH COUNTY TREASURER:				1,425.20
WELDERS SUPPLY CO				
3150901	12/31/2024	PROPANE, ARGON, SMALL OXY	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	46.19
Total WELDERS SUPPLY CO:				46.19
WESTENN MECHANICAL CONTRACTORS				
i4477	12/23/2024	TUBE HEATER 5&6	11-32-10-52400 ST DEPT BUILDING REPAIRS	31.25
i4478	12/23/2024	TUBE HEATER #1-4	11-32-10-52400 ST DEPT BUILDING REPAIRS	260.00
i4482	01/03/2025	TUB HEATER 3&2	11-32-10-53600 ST DEPT BLDG MAINT SERV COSTS	934.84
Total WESTENN MECHANICAL CONTRACTORS:				1,226.09
WI DEPT OF TRANSPORTATION				
395-00003806	01/02/2025	MAIN ST-WIS DOT 2024	43-32-10-17010 STREET IMP PROGRAM	2,343.02
395-00003806	01/02/2025	MAIN ST PROJECT 2024	43-32-10-17010 STREET IMP PROGRAM	4,606.18
Total WI DEPT OF TRANSPORTATION:				6,949.20
WI MUNICIPAL COURT CLRK ASSN				
2025DUES	01/10/2025	2025 ASSOCIATION DUES	11-12-00-53240 DUES, BOOKS, PUBLICATIONS	110.00
Total WI MUNICIPAL COURT CLRK ASSN:				110.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
WI MUNICIPAL JUDGES ASSOC				
2025DUES	01/10/2025	2025 WMJA DUES	11-12-00-53240 DUES, BOOKS, PUBLICATIONS	150.00
Total WI MUNICIPAL JUDGES ASSOC:				150.00
YMCA				
JAN 2025	01/01/2025	BIMONTHLY PMT JAN/FEB	11-70-00-57600 YMCA-YOUTH ATHLETIC PROGRAM	10,609.00
Total YMCA:				10,609.00
Grand Totals:				322,361.01

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

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