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

REGULAR COMMON COUNCIL
MONDAY, APRIL 28, 2025 - 6:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members:
Mayor Todd Krause, Council President Mary Jo Fesenmaier, Council Vice President Cindy Yager, Alderpersons: Sherri Ames, Linda Frame, Joel Hoiland, JaNelle Powers, Brian Smith and Cathy Stoodley

Watch this meeting on the City of Lake Geneva's live video stream
https://cityoflakegeneva.gov/319/City-Meetings-Video-Stream

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Awards, Presentations, Proclamations, and Announcements
    a. Proclamation declaring August 2025 as Lake Geneva Public Library Anniversary Month
    b. Proclamation declaring May 2025 as American Legion Auxiliary Poppy Month
    c. Proclamation declaring May 4-10, 2025 as Municipal Clerks Week
5. Re-consider business from previous meeting
6. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes
7. Acknowledgement of Correspondence
8. Approve the Regular Council minutes from April 14, 2025 and the Council Organizational minutes from April 15, 2025
9. CONSENT AGENDA– Any item listed on the consent agenda may be removed at the request of any member of the Council. The request requires no second, is not discussed, and is not voted upon.
    a. Public Event Permit Application for the 2025 Memorial Day Parade
    b. Public Event Permit Application for the 2025 Farmers Market at Horticultural Hall
10. Items removed from the Consent Agenda
11. Discussion/Action regarding Resolutions and Ordinances

a. Resolution 25-R15, adopting 2024 transfers from the Lakefront Special Revenue Fund and the Parking Special Revenue Fund to the General Fund

b. Resolution 25-R16, adopting a 2024 year-end budget amendment authorizing the re-allocation of funds in the 2024 budgets for certain revenues and expenditures exceeding their 2024 budgets

c. Resolution 25-R17, authorizing the carryover of General Fund budget amounts from 2024 to 2025

d. Second Reading of Ordinance 25-03, amending the City of Lake Geneva Municipal Code Sec. 34-64, Procedures for locally designated landmark structure or landmark site nominations, as it relates to Nominations of Private Properties by the Historic Preservation Commission

e. Repeal Article V Child Safety Zones of Chapter 50 Offenses and Miscellaneous Provisions of the Municipal Code of the City of Lake Geneva

12. Discussion/Action on the recommendations of the Finance, Licensing, and Regulation Committee- Ald. Ames

a. Acceptance of the Pre-Paid Check Reports $61,492.05 and Regular Check Reports $532,445.47

b. Approval of 6 Parking Placards for the Food Pantry on Wisconsin Street

c. Striping Seminary Park's Parking Lot F

d. Amendments to the Business Improvement District (BID) bylaws

e. Approving $5,000.00 to hire an architect to develop building design standards, site and landscaping design standards, for the Hillmoor property

13. Discussion/Action regarding approval of YMCA summer camp beach passes

14. Discussion/Action regarding Lagoon Dredging Bids (forwarded by Piers, Harbor and Lakefront Committee April 8, 2025 without recommendation)

15. Discussion/Action regarding Lagoon Pier Bids (forwarded by Piers, Harbor and Lakefront Committee April 8, 2025 with recommendation to turn down bids)

16. Discussion/Action on the recommendations of the Plan Commission- Ald. Hoiland

a. Approval of Resolution 25-R24 for a Planned Development – General Development Plan application filed by Bloomfield Holdings, LLC, 875 E Townline Road, Lake Geneva, WI, to allow for a single-family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003

b. Approval of Resolution 25-R25 for a Preliminary Plat application filed by Bloomfield Holdings, LLC, 875 E Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003

17. Mayoral Appointments

a. Dennis Loeser to the Tree Board with a term expiring May 1, 2026

b. Cathy Stoodley to the Cemetery Board for a term expiring April 20, 2026

18. Motion to go into closed session Pursuant to Wisconsin Statutes 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session regarding

a. 2025-2027 Collective Bargaining Agreement with the Lake Geneva Firefighter's Association

b. Contract with Code Enforcement Company

c. City Administrator search/contract

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

20. Adjournment

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

CITY OF LAKE GENEVA

Proclamation

Proclamation in recognition of the 130th Anniversary of the Lake Geneva Public Library:

WHEREAS, the Lake Geneva Public Library was established in August 1895 by the City of Lake Geneva

WHEREAS, today, the Library serves all residents of the City of Lake Geneva, residents of surrounding communities, and visitors to the area year-round; and

WHEREAS, the Library has promoted literacy, an engaged and informed community of lifelong learners, and programs and activities for all ages for 130 years; and

WHEREAS, the Library continues to be a hub for youth literacy, drawing in families seeking to enhance the education and socialization of their children; and

WHEREAS, the Library continues to provide services for older adults, including Memory Cafés and large print collections; and

WHEREAS, the Library continues to be supported by a dedicated and committed staff of library professionals and an extraordinary group of volunteers serving as the Library Board; and

WHEREAS, the Library's funding has been supported by the not-for-profit Friends of the Lake Geneva Public Library since 1977, which provides additional services to all Library patrons; and

WHEREAS, the Library building, a historic Prairie Style design by Frank Lloyd Wright protégé James Dresser continues to draw in patrons and guests of all ages to read, work, and connect on the shore of Geneva Lake; and

WHEREAS, the Library functions as an essential service—a warming center in winter and cooling center in summer, as well as a distribution point for other public services and entities in addition to the services it provides.

NOW, THEREFORE, I, Todd Krause, Mayor of the City of Lake Geneva, hereby proclaim the month of August 2025 as Lake Geneva Public Library (Anniversary) Month in the City of Lake Geneva, and I urge all residents to sign up for a library card, check out materials and resources both in person and online, visit library programs and events, and to continue to foster a love of reading and lifelong learning as well as community connection in our City.

In witness whereof, I have hereunto set my hand and caused the Seal of the City of Lake Geneva to be affixed this 28th day of April 2025.

_____

Todd Krause, MAYOR

_____

Lacey L. Reynolds, CITY CLERK

CITY OF LAKE GENEVA

Proclamation

WHEREAS, America is the land of freedom, preserved and protected willingly and freely, by the men and women of the Armed Forces; and

WHEREAS, millions who have answered the call to arms have died on the field of battle; and

WHEREAS, a nation must be reminded of the price of war and the debt owed to those who have died in war; and

WHEREAS, the red crepe paper poppy has been designated as a symbol of the sacrifice of lives in all wars; and

WHEREAS, the American Legion Auxiliary has pledged to remind citizens annually of this debt through the distribution of this memorial flower;

NOW, THEREFORE, I, Todd Krause, Mayor of the City of Lake Geneva, Walworth County, State of Wisconsin, do hereby proclaim the month of May 2025 as

AMERICAN LEGION AUXILIARY POPPY MONTH

in the City of Lake Geneva, and I commend this observance to all our citizens.

In Witness Whereof, I have hereunto set my hand and caused to be affixed, the official seal of the City of Lake Geneva, Walworth County, State of Wisconsin, this 28th day of April, 2025.

Proclaimed and adopted this 28th Day of April 2025

CITY OF LAKE GENEVA 1886 WISCONSIN

_____

Todd Krause, Mayor

ATTEST:

_____

Lacey L. Reynolds, City Clerk

CITY OF LAKE GENEVA

Proclamation

WHEREAS, the Office of the Municipal Clerk, a time honored and vital part of local government exists throughout the world, and;

WHEREAS, the Office of the Municipal Clerk is the oldest among public servants, and;

WHEREAS, the Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, and;

WHEREAS, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all, and;

WHEREAS, The Municipal Clerk serves as the information center on functions of local government and community, and;

WHEREAS, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations, and;

WHEREAS, it is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk.

NOW, THEREFORE, Todd Krause, Mayor of the City of Lake Geneva, do recognize the week of May 4 through 10, 2025 as Municipal Clerks Week, and further extend appreciation to our Municipal Clerk, and to all Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Dated this 28th day of April 2025.

_____

Todd Krause, MAYOR

_____

Lacey L. Reynolds, CITY CLERK

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL MINUTES
MONDAY, APRIL 14, 2025 - 6:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members: Mayor Todd Krause, Council President, Mary Jo Fesenmaier, Council Vice President, Cindy Yager, Alderpersons: Sherri Ames, Peg Esposito, Linda Frame, Joel Hoiland, Cathy Stoodley, and Shari Straube

Call to Order
by Mayor Krause at 6:05 pm.

Pledge of Allegiance
by Alderperson Straube.

Roll Call
Present: Todd Krause, Sherri Ames, Shari Straube, Mary Jo Fesenmaier, Linda Frame, Peg Esposito, Joel Hoiland, Cathy Stoodley, Cynthia Yager. Others present: Interim City Administrator Dave De Angelis, City Clerk Lacey L. Reynolds, City Attorney Dan Draper, Finance Director Laura Pisarcik, Parking Manager Beth Gehris-Padro and other interested persons.

Awards, Presentations, Proclamations, and Announcements
Mayor Krause recognized and thanked Alderpersons Esposito, Straube and Howell for their years of service to the City of Lake Geneva. Krause presented Esposito and Straube with certificates of recognition.
Interim Admin De Angelis gave updates regarding the application for STR's and the technical difficulties with streaming city meetings. De Angelis shared staff had a meeting with civicplus regarding switching over to their streaming services. Channel 25 is ready on the city side and we are waiting for spectrum to complete work on their end.

Re-consider business from previous meeting
None.

Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes
Randy Lemcke - Holy Communion Church thanked the Mayor and Council for the Sunday morning parking placards.

Acknowledgement of Correspondence
The clerk announced correspondence received was forwarded to the mayor and council members.

Approve the Special Council Minutes from March 19, 2025; 5:00pm and 6:30pm and March 31, 2025; 5:00pm and the Joint Session Minutes from March 19, 2025; 6:00pm
Motion by Hoiland to approve all the minutes listed, second by Frame. Voice vote, approved, motion carried.

CONSENT AGENDA– Any item listed on the consent agenda may be removed at the request of any member of the Council. The request requires no second, is not discussed, and is not voted upon.
Motion by Yager to approve all items listed, second by Ames. Voice vote, approved, motion carried.

Public Event Permit application filed by the Lake Geneva Jaycees for Venetian Fest from August 11-18, 2025

Temporary "Class B" Wine / Class "B" Beer License application filed by the Lake Geneva Jaycees for Venetian Fest from August 11 to 18, 2025, at Flat Iron Park

Firework Permit Application filed by the Lake Geneva Jaycees for a display performed by J&M Displays on August 17, 2025, at dusk

Complimentary Riviera Ballroom Event Request form filed by VISIT Lake Geneva for Lake Geneva Winterfest from January 27, 2026, to February 1, 2026

Items removed from the Consent Agenda
None.

Discussion/Action regarding Resolutions and Ordinances

Resolution 25-R11, approving the assigned fund balance for the First Responders donations account as of December 31, 2024
Motion by Hoiland to approve, second by Stoodley. Voice vote, approved, motion carried.

Resolution 25-R12, approving the assigned fund balance for the Fire Department accounts as of December 31, 2024
Motion by Frame to approve, second by Stoodley. Voice vote, approved, motion carried.

Resolution 25-R13, approving the assigned fund balance for the Fire Dues account as of December 31, 2024
Motion by Hoiland to approve, second by Frame. Voice vote, approved, motion carried.

Resolution 25-R14, approving the assigned fund balance for the Police Department accounts as of December 31, 2024
Motion by Yager to approve, second by Frame. Voice vote, approved, motion carried.

Second Reading of Ordinance 25-02, amending the City of Lake Geneva Municipal Code Sec. 34-64, Procedures for locally designated landmark structure or landmark site nominations, as it relates to Nominations of Private Properties by the Historic Preservation Commission
Attorney Draper explained this draft of the ordinance was not usable as written and he drafted another ordinance regarding this topic. Discussion took place. Motion by Ames to deny Ordinance 25-02, second by Esposito. Voice vote, approved, motion carried.

First Reading of Ordinance 25-03, amending the City of Lake Geneva Municipal Code Sec. 34-64, Procedures for locally designated landmark structure or landmark site nominations, as it relates to Nominations of Private Properties by the Historic Preservation Commission
The first reading of Ordinance 25-03 took place. Attorney Draper explained the various documents in the council packet. Draper added the updates now allow the city to qualify for grants from the State Historic Society and it empowers the HPC to determine whether a house or site is a historic structure. Draper continued this is a large shift from how the ordinance was previously drafted. Discussion took place. Motion by Esposito to suspend the rules so Chris Brookes from the HPC can speak, second by Frame. Voice vote, approved, motion carried. Chris Brookes shared this will make the HPC a CLG. She added the restrictions for remodeling historic structures are for the exterior only. More discussion took place.

Discussion/Action regarding the recommendations of the Finance, Licensing, and Regulation Committee- Ald. Ames

Acceptance of the Pre-Paid Check Reports of $92,256.85 and Regular Check Reports of $83,453.85
Motion by Ames to approve, second by Stoodley. Voice vote, approved, motion carried.

Approval of Task Order #43 Citywide Sidewalk Evaluation Phase 2
Motion by Ames to approve, second by Frame. Voice vote, approved, motion carried.

Approve purchase of replacement snow blower for DPW from Equipment Replacement Fund in the amount of $203,675.00
Motion by Ames to approve, second by Frame. Voice vote, approved, motion carried.

Sunday Morning Parking Program
Motion by Ames to approve, second by Fesenmaier. Voice vote, approved, motion carried.

Discussion/Action on the recommendations of the Plan Commission- Ald. Esposito

Resolution 25-R22 approving a Conditional Use Permit (CUP) for the property located at 827 Dodge Street for Commercial Indoor Lodging land use in the General Business (GB) zoning district, Tax Key No. ZGD 00012
Motion by Esposito to approve, second by Hoiland. Voice vote, approved, motion carried.

Resolution 25-R23 approving the Planned Development - Precise Implementation Plan for Topsy Turvy Brewery to allow for an expansion of the tap room and addition of food service for the property located at 727 Geneva Street Suite 2, Tax Key No. ZOP 00157
Motion by Esposito to approve, second by Ames. Voice vote, approved, motion carried.

Discussion/Action regarding the recommendation from the Personnel Committee - Ald. Yager

Approval of the Parks Director Job Description
Motion by Yager to approve, second by Fesenmaier. Discussion took place regarding various topics including job duties and departmental coordination. Voice vote, approved, motion carried.

Motion to go into Closed Session
Motion by Hoiland to adjourn to closed session to include Interim City Administrator Dave De Angelis, City Clerk Lacey L. Reynolds, City Attorney Dan Draper, Finance Director Laura Pisarcik, Attorney Samantha Schmidt and Attorney Tyler Pluff, second by Frame. Roll call vote: Hoiland, yes; Frame, yes; Esposito, yes; Stoodley, yes; Yager, yes; Fesenmaier, yes; Straube, yes; Ames, yes. Motion carried. Adjourned to closed session at 7:04 pm.

pursuant to Wisconsin Statutes 19.85 (1) (g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved regarding:

Tax assessment claims by Agree Stores, LLC c/o Walmart v. City of Lake Geneva

Potential claim by former City Clerk for unlawful termination

pursuant to Wisconsin Statutes 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session regarding the city administrator contract

Motion to return to open session pursuant to Wisconsin Statues 19.85 (2) and take action on any items discussed in closed session
Reconvened in open session at 8:03 pm. Tax assessment claims by Agree Stores, LLC c/o Walmart v. City of Lake Geneva - Motion by Frame to approve as discussed, second by Hoiland. Roll call vote: Frame, yes; Hoiland, yes; Esposito, yes; Fesenmaier, yes; Straube, yes; Ames, yes; Yager, yes; Stoodley, yes. Motion carried. Potential claim by former City Clerk for unlawful termination - Motion by Frame to approve as discussed, second by Stoodley. Roll call vote: Frame, yes; Stoodley, yes; Yager, yes; Hoiland, yes; Esposito, yes; Fesenmaier, yes; Straube, yes; Ames, yes. Motion carried. City administrator contract - No action taken.

Adjournment
Motion by Esposito to adjourn, second by Straube. Voice vote, approved, motion carried. Adjourned at 8:05 pm.

Lacey L. Reynolds
City Clerk

CITY OF LAKE GENEVA ORGANIZATIONAL COMMON COUNCIL MINUTES
TUESDAY, APRIL 15, 2025 - 6:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members: Mayor Todd Krause, Council President, Mary Jo Fesenmaier, Council Vice President, Cindy Yager, Alderpersons:Sherri Ames, Peg Esposito, Linda Frame, Joel Hoiland, Cathy Stoodley, and Shari Straube. Newly elected: JaNelle Powers and Brian Smith.

Call to Order
by Mayor Krause at 6:00 pm.

Pledge of Allegiance
by Alderperson Esposito.

Roll Call
Present: Todd Krause, Sherri Ames, Shari Straube, Mary Jo Fesenmaier, Linda Frame, Peg Esposito, Joel Hoiland, Cathy Stoodley, Cynthia Yager. Others present: City Clerk Lacey L. Reynolds, City Attorney Dan Draper, Finance Director Laura Pisarcik and other interested persons.

Invocation - Pastor Sara Vandeberg - Immanuel Lutheran Church
Mayor Krause introduced Pastor Vandeberg and she prayed for the community and leaders.

Swearing in of newly elected officials
City Clerk Reynolds administered the Oath of Office for Alderpersons JaNelle Powers, Linda Frame, Brian Smith and Cathy Stoodley.

Welcome by Mayor Krause
Mayor Krause welcomed everyone and thanked the outgoing alderpersons. Krause asked the newly elected alderpersons to share about themselves. Alderpersons Powers, Frame, Smith and Stoodley spoke briefly.

Election of Council President
Mayor Krause announced the process for nominations and voting. Mayor Krause opened the floor for nominations. Alder Yager nominated Alder Fesenmaier for Council President. Alder Hoiland nominated himself for Council President. Mayor Krause closed nominations and the alders voted a secret ballot. City Clerk Reynolds tallied the ballots. Alder Fesenmaier was elected Council President.

Election of Council Vice President
Mayor Krause opened the floor for nominations. Alder Fesenmaier nominated Alder Yager for Council Vice President. Alder Hoiland nominated Alder Stoodley for Council Vice President. Mayor Krause closed nominations and the alders voted a secret ballot. City Clerk Reynolds tallied the votes. Alder Yager was elected Council Vice President.

Discussion/Action regarding Council Reorganizational Resolutions

Resolution 25-R18 designating Local Depositories, pursuant to Section 34.05, Wisconsin Statutes and Authorized Signatories for the City of Lake Geneva
Motion by Hoiland to approve, second by Ames. Voice vote, approved, motion carried.

Resolution 25-R19 designating the Official Newspaper for the City of Lake Geneva
Motion by Yager to approve, second by Frame. Voice vote, approved, motion carried.

Resolution 25-R20 confirming the Mayor's Aldermanic Appointments to Standing Committees for the City of Lake Geneva
Motion by Ames to approve, second by Smith. Voice vote, approved, motion carried.

Resolution 25-R21 confirming the Mayor's Aldermanic and Citizen Appointments to certain Non-Standing Committees, Boards and Commissions for the City of Lake Geneva
Motion by Hoiland to approve, second by Stoodley. Voice vote, approved, motion carried.

Adjournment
Motion by Ames to adjourn, second by Stoodley. Voice vote, approved, motion carried. Adjourned at 6:24 pm.

Lacey L. Reynolds
City Clerk

CITY OF LAKE GENEVA
CITY CLERK'S OFFICE
626 Geneva Street
Lake Geneva, WI 53147
262.248.3673

Date: April 11, 2025

To: Finance, Licensing, & Regulation Committee

Re: 2025 Memorial Day Parade & Farmers Market Event Permit Applications

The Event Permit applications for the 2025 Memorial Day Parade and Farmers Markets are consistent with prior years.

Departmental Review of the Memorial Day Parade uncovered no concerns, and all necessary departments signed off on their approval. This application can be recommended for approval to the Council unless the Committee has questions.

At the time of writing, the Farmers Market application has been signed off on by all necessary departments except the Fire Department. Clarification is being sought by the department regarding the logistics of the alley closure. Being that this event is planned to begin May 1st, the application needs to be considered during this meeting cycle. Since alley closure has been part of this event in prior years, and the different options for addressing the alley would be unlikely to result in a denial, I would request that the Committee make a recommendation to Council, contingent upon a favorable review by the Fire Department.

If Committee members do have any questions, I ask that they be directed to the Clerk's Office prior to Tuesday, April 15th, so that answers can be researched and provided during the meeting.

Respectfully submitted,

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 must be submitted
AT LEAST 4 WEEKS prior to the proposed event date for approval.

Section I- APPLICANT INFORMATION

Name of Applicant: Bob Miller

Name of Event Organizer/Producer: Bob Miller

Production Company/Organization: American Legion Post 24 FEIN #:

Street Address: 735 Henry Street

City: Lake Geneva State: WI Zip code:

E-mail Address: post24lgwi@gmail.com

Daytime Phone: 2622489767 Cell Phone: 2627451603

Are you a □ **For-Profit** OR ■ **Non-Profit Organization** 501(c)_____

EIN # (Tax Exempt Number): 39-0407795

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

Section II- EVENT INFORMATION- Check the proper category

□ **Public Assembly Permit- *Non-Profit: No Charge; Otherwise: *$60.00 per day Fee***
(Meet one or more criteria) Single day event use of City of Lake Geneva facilities with NO street, parking or intersection closures, attendance under 500, NO serving of alcohol in public space.

□ **Block Parties or use of Gazebo for 1 Hour Photo Ops: * *Non-profit: No Charge; Otherwise: $75.00 Fee***
Small event limited to one street with 4 barricades in a neighborhood or gazebo in Flat Iron Park.

□ **Tier 1 Events: *Non-Profit: No Charge; Otherwise: $250.00 Fee for an event up to seven days; additional $50.00 per day thereafter***
(Meet one or more criteria) Rolling closure of streets, public walkway, limited parking stalls or intersection closures that do not impact public use, attendance of 501 to 3,000, four (4) hours or less of alcohol sales or serving, majority use of a city park(s), or other municipal facility.

□ **Tier 2 Events: *Non-Profit: No Charge; Otherwise: $500.00 Fee for an event up to seven days; additional $100.00 per day thereafter***
(Meets one or more criteria) Non-profit or not-for-profit organization offering multiple-day events, attendance of more than 3,000+, more than four (4) hours of alcohol sales or serving, and/or exclusive use of City park(s), street(s), limited parking stalls, or other municipal facility.

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

1.Title of Event: Annual Memorial Day Parade
2.Date(s) of Event: 26 MAY 2025
3.Location(s) of Event: Downtown Lake Geneva
4.Hours: 1000-1130
Note: Start Time & End Time

5. Event Chair/Contact Person: Bob Miller Phone: 2627451603
6. Day of Event Contact Name: Bob Miller Phone: 2627451603
7. Is the event open to the public? Yes
8. Will you charge an admission fee? No
9. Estimated Attendance Number: 200
10. Basis for estimate: previous years paraded
11. Will you be setting up a tent? No

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

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

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

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

Post members will police the area

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

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

17. Will your event include the sale of beer and/or wine? No
If yes, please attach a completed Temporary Alcohol License & Temporary Operator License Application.

18. Will you or any other vendors be selling food or merchandise? No
If yes, please attach list of proposed vendors, including business name and type of food/merchandise sold.

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

Continue to next page...

Section III- STREET USE

□ **Check if this section does not apply**

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

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

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

1. **Description of portion(s) of road(s) to be used:**
Road closures must include rental of barricades; must be coordinated with the City of Lake Geneva Department of Public Works
Parade route attached included with application

2. **Will any parking stalls be used or blocked during the event?** No
Parking Stall daily fees or bagging of Parking Stall fees are not included with the event permit fee; arrangements must be made with the City of Lake Geneva Parking Manager

Dates of Use:_____

Total Number of Parking Stalls being Requested:_____

Parking Stall Number(s) and Location:_____

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

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

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

□ **Electricity**; Explain:_____

□ **Water;** Explain:_____

□**Traffic Control;** Explain:_____

□ **Police Services;** Explain:_____

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

□ **Other;** Explain:_____

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

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

Name on Card: _____

Credit Card #: _____

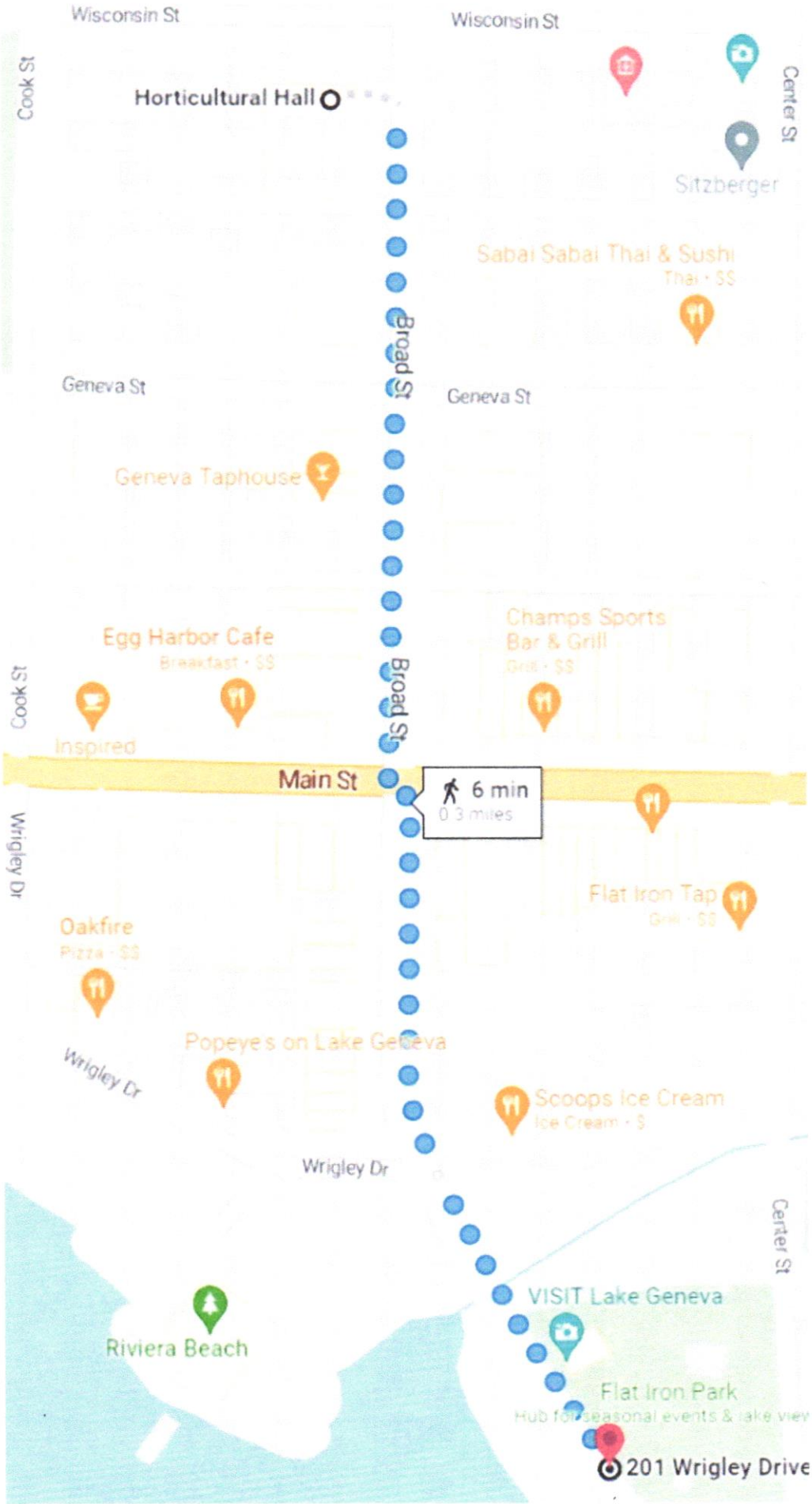
Expiration Date: _____/_____ **CVV#:** _____

Billing Address: _____

City, State, Zip Code: _____

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

Applicant Signature: _____ **Date:** 3/13/25


Wisconsin St
Wisconsin St
Cook St
Horticultural Hall
Center St
Sitzberger
Sabai Sabai Thai & Sushi
Thai · $$
Broad St
Geneva St
Geneva St
Geneva Taphouse
Champs Sports Bar & Grill
Grill · $$
Egg Harbor Cafe
Breakfast · $$
Cook St
Broad St
Inspired
Main St
6 min
0.3 miles
Wrigley Dr
Flat Iron Tap
Grill · $$
Oakfire
Pizza · $$
Popeye's on Lake Geneva
Wrigley Dr
Scoops Ice Cream
Ice Cream · $
Wrigley Dr
Center St
VISIT Lake Geneva
Riviera Beach
Flat Iron Park
Hub for seasonal events & lake view
201 Wrigley Drive

For Office Use Only

Date Filed with Clerk:_____ **Payment Amount: $**_____

Receipt #:_____

City Clerk/Administrator Signature:_____ Date: 4/7/25

☑ Approve ☐ Denied Notes:_____

Police Chief Signature:_____ Date: 04/09/2025

☒ Approve ☐ Denied Notes:_____

Fire Chief Signature:_____ Date: 4/7/25

☒ Approve ☐ Denied Notes:_____

DPW Signature: Neil Waswo
Neil Waswo (Apr 10, 2025 06:25 CDT) Date: 04/10/25

☑ Approve ☐ Denied Notes:_____

Parking Signature: Beth Gehris-Padro
Beth Gehris-Padro (Apr 9, 2025 15:41 CDT) Date: 09/04/25

☑ Approve ☐ Denied Notes: NO RESERVED PARKING REQUESTED

Harbormaster Signature:_____ Date:_____

☐ Approve ☐ Denied Notes:_____

Tier I & Tier II Events Only:

FLR Meeting Date:_____

Council Meeting Date:_____

Signature:

Email: harbormaster@cityoflakegeneva.gov

CITY OF LAKE GENEVA EVENT PERMIT APPLICATION

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

Section I- APPLICANT INFORMATION

Name of Applicant: Sean P. Payne

Name of Event Organizer/Producer: Lake Geneva Farmers Market

Production Company/Organization: Horticultural Hall FEIN #: 39-0892022

Street Address: 330 Broad st

City: Lake Geneva State: WI Zip code: 53147

E-mail Address: Spayne@clearwateroutdoor.com

Daytime Phone: 262 745 9341 Cell Phone: 262 745 9341

Are you a ☐ **Business/Individual** OR ☑ **Non-Profit Organization** 501(c)_____

EIN # (Tax Exempt Number): 056055

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

Section II- EVENT INFORMATION- 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: N/A

☐ **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
- ☐ Gazebo
- ☐ Seminary Park Shelter
- ☐ Cobb Park Shelter

1.Title of Event: Lake Geneva Farmers Market

2.Date(s) of Event: May 1st - Oct. 30th 2025

3.Location(s) of Event: 330 Broad St.

4.Hours: 8AM - 2pm

Note: Start Time & End Time

5. Event Chair/Contact Person: Sean Payne Phone: 262 745 9341

6. Day of Event Contact Name: Sean Payne Phone: 262 745 9341

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

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

9. Estimated Attendance Number: 450

10. Basis for estimate: Past years

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

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

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

If yes, what type and how many:

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

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

We do our own, in our dumpsters

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

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

Half of the alley ~~between~~ between Holy Communion Episcopal Church and Horst. Hall

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: Thursdays May 1st - Oct 30th 7AM - 2PM

Total Number of Parking Stalls being Requested: Zone 8010 Weare asking these fees be Waived

Parking Stall Number(s) and Location: Zone 8010

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

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

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

□ **Electricity**; Explain: N/A

□ **Water;** Explain: N/A

□ **Traffic Control;** Explain: N/A

□ **Police Services;** Explain: N/A

□ **Fire/EMS Services;** Explain: N/A

□ **Other;** Explain: N/A

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

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

Name on Card: _____

Credit Card #: _____

Expiration Date: _____/_____ **CVV#:** _____

Billing Address: _____

City, State, Zip Code: _____

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

Applicant Signature: _____ **Date:** 3/10/25

For Office Use Only

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

Receipt #: N/A

City Clerk/Administrator Signature: _____ Date: 4/7/25

☒ Approve ☐ Denied Notes: _____

Police Chief Signature: _____ Date: 04/09/2025

☒ Approve ☐ Denied Notes: _____

Fire Chief Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: Notes

DPW Signature: Neil waswo (Apr 9, 2025 15:06 CDT) Date: 04/09/25

☑ Approve ☐ Denied Notes: Notes

Parking Signature: Beth Gehris-Padro (Apr 9, 2025 15:12 CDT) Date: 09/04/25

☑ Approve ☐ Denied Notes: free parking on Broad Street for 2 blocks adjacent to Market

Harbormaster Signature: N/A Date: _____

☐ Approve ☐ Denied Notes: _____

Parks & Rec Signature: N/A Date: _____

☐ Approve ☐ Denied Notes: _____

Public Events:

FLR Meeting Date: _____

Council Meeting Date: _____

RESOLUTION OF THE COMMON COUNCIL			
Resolution adopting 2024 transfers from the Lakefront Special Revenue Fund and the Parking Special Revenue Fund to the General Fund.			
Committee:	Finance considered on April 15, 2025		
Fiscal Impact:	N/A		
File Number:	**25-R15**	**Date:**	April 28, 2025

Whereas, the Lake Geneva Common Council approved the 2024 Amended Operating Budget for the General Fund, which includes revenue from transfers from the Lakefront Fund of $619,281 and the Parking Fund of $3,233,883, and

Whereas, it was previously approved that all but $75,000 of revenues over expenditures from each of these Special Revenue Funds be transferred to the General Fund,

Whereas, it is still desirable to have a fund balance remaining in each of these Special Revenue Funds and the level that would be most appropriate is $989,866.55 for the Lakefront Fund and $1,156,465.00 for the Parking Fund, and that the excess could be transferred to the General Fund for the year end 2024,

Now Therefore be it Resolved that the Lake Geneva Common Council adopt a resolution to transfer to the General Fund, at year-end 2024, an amount of $656,273.76 from the Lakefront Special Revenue Fund and an amount of $3,226,157.92 from the Parking Special Revenue Fund, which will adjust the fund balances to year-end balances.

Granted by the action of the Common Council of the City of Lake Geneva this 28th day of April 2025.

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

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

_____

Todd Krause, Mayor Date

Attest:

_____

Lacey Reynolds, City Clerk

CITY OF LAKE GENEVA
Lakefront and Parking Transfers Summary

12/31/24

LAKEFRONT FUND

Assigned Fund Balance (West Pier Replacement) 12/31/23	$409,140.35
Assigned Fund Balance-12/31/23	505,726.20
Amount Retained by Fund on an Annual Basis	75,000.00
Assigned Fund Balance 12/31/24	989,866.55
Transfer to General Fund (11-00-00-49300)	$656,273.76

PARKING FUND

Assigned Fund Balance 12/31/23	$1,081,465.00
Amount Retained by Fund on an Annual Basis	75,000.00
Assigned Fund Balance 12/31/24	1,156,465.00
Transfer to General Fund (11-00-00-49500)	$3,226,157.92

RESOLUTION OF THE COMMON COUNCIL			
Resolution adopting a 2024 year-end budget amendment authorizing the re-allocation of funds in the 2024 budgets for certain revenues and expenditures exceeding their 2024 budgets.			
Committee:	Finance considered on April 15, 2025		
Fiscal Impact:	N/A		
File Number:	**25-R16**	**Date:**	April 28, 2025

Whereas, the Lake Geneva Common Council approved the 2024 General Fund Operating Budget for the City of Lake Geneva, and

Whereas, certain revenues and expenditures exceeded their 2024 General Fund Operating Budget amounts and re-allocation of those funds would be appropriate, and

Whereas, the Finance, Licensing and Regulation Committee reviewed the proposed budget amendments and found it is in the best interest of the City, and recommends that the City of Lake Geneva Common Council approve the amendment as found in attached Schedule "A", as follows:

General Fund	$444,305
Lakefront Fund	$ 40,115
Parking Fund	$ 82,085

Now Therefore be it Resolved that the Lake Geneva Common Council adopt a budget amendment allowing for the re-allocation of funds.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of April 2025.

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

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

_____

Todd Krause, Mayor Date

Attest:

_____

Lacey Reynolds, City Clerk

CITY OF LAKE GENEVA
PROPOSED BUDGET AMENDMENTS - 2024
SCHEDULE "A"

ACCOUNT NAME	ACCOUNT NUMBER	DEBIT	CREDIT	BUDGET
GENERAL REVENUES				
Room Tax	11-00-00-41210		80,000.00	420,000.00
Operator Licenses	11-00-00-44110		4,000.00	21,000.00
Permits-Short Term Rental	11-00-00-44140		10,000.00	26,250.00
Interest Income	11-00-00-48110		181,000.00	175,000.00
GENERAL GOVERNMENT				
Cyber Security Training	11-10-00-51400	650.00		500.00
Personal Property Write-offs	11-10-00-57400	1,425.00		2,500.00
Illegal Taxes & Refunds	11-10-00-57410	21,000.00		-
A/R Write Offs	11-10-00-57430		5,500.00	5,500.00
General Liability Insurance	11-10-10-55120	16,250.00		246,136.00
Workers Compensation	11-10-10-55160	22,680.00		251,700.00
Difference Card Claims	11-10-20-51335	93,000.00		165,000.00
Retiree Health Insurance Premiums	11-10-20-51337	34,250.00		145,000.00
MUNICIPAL COURT				
Parking Citation Collections	11-12-00-45130		4,380.00	15,000.00
Reimbursements by Defendants	11-12-00-46400		895.00	500.00
Care of Prisoners	11-12-00-52900	1,375.00		550.00
Municipal Court Office Supplies	11-12-00-53100	500.00		1,575.00
Equipment Maint Service Costs	11-12-00-53610	1,265.00		6,800.00
CITY ADMINISTRATOR				
City Admin Office Supplies	11-14-20-53100	400.00		200.00
City Admin Misc. Expense	11-14-20-53990	16,125.00		10,000.00
CITY CLERK				
Assistant Clerk Wages	11-14-30-51110	15,900.00		65,010.00
Ballots/Other Election Expense	11-14-30-53110	2,425.00		10,000.00
License/Support Expense	11-14-30-53820	2,725.00		11,200.00
ACCOUNTING & DATA PROCESSING				
Accounting Wages	11-15-10-51200	25,225.00		227,058.00
Acctg Life Insurance	11-15-10-51340	155.00		1,187.00
Acctg Vision Insurance	11-15-10-51355	100.00		183.00
Acctg. Social Security	11-15-10-51520	3,150.00		18,666.00
CITY HALL BUILDING				
City Hall Maint Wages	11-16-10-51200	4,400.00		71,747.00
City Hall Maint. Overtime	11-16-10-51250	225.00		1,000.00
City Hall Maint Life Ins	11-16-10-51340	45.00		409.00
City Hall Maint Dental Ins	11-16-10-51350		750.00	1,575.00
City Hall Electricity	11-16-10-52220		6,200.00	48,000.00
City Hall Gas	11-16-10-52240		5,300.00	16,500.00
City Hall Water & Sewer Exp	11-16-10-52260	550.00		2,800.00
City Hall Building Repairs	11-16-10-52400		13,000.00	35,000.00
City Office Equipment Contracts	11-16-10-55310	4,900.00		4,500.00
BUILDING AND ZONING				
Building Inspector Salaries	11-24-00-51100		22,000.00	104,705.00
Computer IT Svc & Equipment	11-24-00-54500	2,075.00		2,500.00

CITY OF LAKE GENEVA
PROPOSED BUDGET AMENDMENTS - 2024
SCHEDULE "A"

ACCOUNT NAME	ACCOUNT NUMBER	DEBIT	CREDIT	BUDGET
DPW				
City Engineering Fees	11-30-00-52160	16,850.00		35,000.00
Surveying	11-30-00-52170		15,800.00	15,800.00
Public Works Const Permit	11-32-10-44350		3,160.00	2,500.00
St Dept Overtime Wages	11-32-10-51250	11,850.00		21,021.00
St Dept Life Insurance	11-32-10-51340	285.00		1,254.00
St. Dept Disability Insurance	11-32-10-51370	845.00		1,732.00
St. Dept Social Security	11-32-10-51520	5,300.00		48,313.00
Drug and Medical Testing	11-32-10-52050	715.00		1,500.00
St. Dept Telephone Expense	11-32-10-52210	1,450.00		5,500.00
St Dept Bldg.-Water & Sewer	11-32-10-52260	900.00		1,500.00
St Dept Bldg. Maint Serv Costs	11-32-10-53600	6,875.00		6,500.00
Snow and Ice Repairs	11-32-12-52500	4,600.00		8,500.00
Snow Removal Expenses	11-32-12-53440	1,400.00		15,000.00
Tree & Brush Wages	11-32-13-51200	39,125.00		143,959.00
Tree & Brush Overtime	11-32-13-51250		4,900.00	7,304.00
Tree & Brush Retirement Fund	11-32-13-51360	2,875.00		9,933.00
Tree & Brush Social security	11-32-13-51520	2,725.00		11,013.00
Forestry Services	11-32-13-52200	8,250.00		2,500.00
Purchase of Trees	11-32-13-53460		8,455.00	20,000.00
Training & Seminars	11-32-13-54100	750.00		1,750.00
Composting St Dept Wages	11-32-14-51200		12,000.00	31,881.00
Composting Overtime	11-32-14-51250	1,750.00		1,434.00
Storm Sewer Wages Dig HOT	11-32-15-51230	2,275.00		5,000.00
Repairs-Traffic Signals Etc.	11-34-10-52600	4,475.00		26,250.00
Street Lights Repair	11-34-10-52610	2,400.00		5,000.00
Car Towing	11-34-10-52900	1,855.00		3,000.00
Street Identification Signs	11-34-10-53740	575.00		2,650.00
Traffic Control Street Signs	11-34-10-53750	1,755.00		5,500.00
MUSEUM				
Museum-Maintenance & Repairs	11-51-10-52400	5,775.00		5,000.00
PARKS				
Park Use Fees	11-52-00-46750		6,500.00	7,800.00
Parks/Rec Superintendent	11-52-00-51100		17,665.00	88,860.00
Park Wages	11-52-00-51200	6,325.00		103,464.00
Parks Overtime Wages	11-52-00-51250	8,350.00		8,787.00
Parks Retirement Fund	11-52-00-51360	5,625.00		7,676.00
Parks Social Security	11-52-00-51520	5,900.00		8,510.70
Fountains/Statues-Water/Sewer	11-52-00-52270	1,125.00		3,500.00
Bldg. Maint & Repairs Parks	11-52-00-52410		2,000.00	6,500.00
Equipment Repair Services	11-52-00-52500		4,000.00	6,500.00
Parks Operating Supplies	11-52-00-53400	930.00		2,500.00
Bldg. Maint Supplies-Parks	11-52-00-53500		4,000.00	30,000.00
Grounds Maintenance Supplies	11-52-00-53520		6,500.00	25,000.00
Grounds Fertilizer/Weed Control	11-52-00-53620		2,000.00	7,500.00
Parks Miscellaneous Expenses	11-52-00-53990		6,135.00	13,000.00
4 Season Nature Preserve	11-52-00-58400		4,500.00	8,000.00
Bldg. Main Supplies Rec	11-52-00-59500	1,135.00		
Vets Parks Overtime	11-52-01-51250	1,800.00		2,465.00
Vets Park Life Insurance	11-52-01-51340	100.00		175.00
Vets Park Dental Insurance	11-52-01-51350		165.00	995.00
Vets Park Vision Insurance	11-52-01-51355	25.00		32.00
Vets Park Disability Ins.	11-52-01-51370	40.00		154.00
Grounds Maintenance Supplies	11-52-01-59520	8,000.00		7,000.00

CITY OF LAKE GENEVA
PROPOSED BUDGET AMENDMENTS - 2024
SCHEDULE "A"

ACCOUNT NAME	ACCOUNT NUMBER	DEBIT	CREDIT	BUDGET	
Hillmoor Operating Supplies	11-62-01-53400	1,100.00		2,000.00	
Hillmoor Grounds Maintenance Supplies	11-62-01-59520	1,500.00		2,000.00	
PLAN COMMISSION					
Outside Professional Planning	11-69-30-52120		8,500.00	15,000.00	
Impact Fees Study	11-69-30-52130		5,000.00	5,000.00	
Zoning Codes	11-69-30-52180	5,900.00		17,500.00	
		444,305.00	**444,305.00**		-
LAKEFRONT FUND					
Interest Income	40-00-00-48110		40,115.00	25,000.00	
Beach Mtce Overtime Wages	40-54-10-51250	4,500.00		3,500.00	
Beach Mtce Retirement Fund	40-54-10-51360	950.00		435.00	
Beach Social Security	40-54-10-51520	325.00		6,880.00	
Worker's Compensation Ins.	40-54-10-53130	400.00		4,500.00	
Beach Maintenance Service	40-54-10-53620	985.00		1,500.00	
Riviera Maintenance Wages	40-55-10-51200	4,900.00		66,423.00	
Riviera Mtce Overtime	40-55-10-51250	5,000.00		8,200.00	
Riviera Mtce Retirement Fund	40-55-10-51360	1,250.00		4,583.00	
Riviera Elevator Phone Exp.	40-55-20-52210	3,750.00		375.00	
Lower Riv Water& Sewer Exp.	40-55-20-52260	3,360.00		5,500.00	
Liability & Property Insurance	40-55-20-53140	585.00		9,450.00	
Bldg. Maint Supplies-Lower Riv.	40-55-20-53500	935.00		8,000.00	
Riv Maintenance Service Costs	40-55-20-53600	5,945.00		7,500.00	
Pier Electric	40-55-30-52220	7,230.00		35,000.00	
		40,115.00	**40,115.00**		-
PARKING					
Interest Income	42-34-50-48110		60,035.00	30,000.00	
Parking PT Wages	42-34-50-51200	47,400.00		117,454.00	
Parking Life Insurance	42-34-50-51340	95.00		430.00	
Parking Health Insurance	42-34-50-51345		22,050.00	55,390.00	
Parking Vision Insurance	42-34-50-51355	50.00		137.00	
Parking Retirement Fund	42-34-50-51360	5,775.00		13,260.00	
Parking Uniforms	42-34-50-51380	1,175.00		2,600.00	
Parking Social Security	42-34-50-51520	1,900.00		23,686.00	
Parking Lot Planting/Maint.	42-34-50-52220	1,100.00		21,000.00	
Office Supplies	42-34-50-53100	450.00		1,500.00	
Postage Expenses	42-34-50-53120	5,350.00		3,000.00	
Workers Compensation Insurance	42-34-50-53130	2,000.00		3,500.00	
Support Contracts	42-34-50-54500	4,900.00		115,000.00	
Parking Lot Rev Share	42-34-50-58500	11,890.00		25,000.00	
		82,085.00	**82,085.00**		-

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing carryover of General Fund budget amounts from 2024 to 2025.			
Committee:	Finance considered on April 15, 2025		
Fiscal Impact:	N/A		
File Number:	**25-R17**	**Date:**	April 28, 2025

Whereas, the Common Council approved the 2024 General Fund Budget for the City of Lake Geneva purchases to occur during 2024, and

Whereas, the timing on operating purchases has changed from the budgeted assumptions, and

Whereas, on April 15, 2025, the City of Lake Geneva, Finance, Licensing and Regulation Committee reviewed the proposed budget amendments and found it is in the best interest of the City, and recommends that the City of Lake Geneva Common Council approve the carryover of General Fund budget amount, as follows:

Avian Committee Expenses (11-70-00-5780)	$1,350
Historic Preservation (11-70-00-57200)	$8,200

Now Therefore be it Resolved by the Lake Geneva Common Council be hereby directed and authorized to carry over 2024 funds and amend the 2025 budgets as outlined above.

Granted by action of the Common Council of the City of Lake Geneva on the 28th day of April 2025.

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

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

_____

Todd Krause, Mayor Date

Attest:

_____

Lacey Reynolds, City Clerk

CITY OF LAKE GENEVA

General Fund Carryforward

Avian Committee Expenses (11-70-00-5780)	$1,350
Historic Preservation (11-70-00-57200)	$8,200

Both items have been requested by the Avian Committee and Historic Preservation to carry forward the above amounts for ongoing projects.

ORDINANCE OF THE COMMON COUNCIL			
An ordinance amending Section 34-34, Powers and duties., of Article II, Historic Preservation Commission, and Section 34-63, Procedures for historic district designations, repealing Section 34-64, Procedures for locally designated landmark structure or landmark site nominations, all of Article III, Landmark, Landmark Site, or Historic District Designation, and amending Sec. 34-93, Rescission procedures of Article V, Maintenance and Rescission all of Chapter 34, Historical Preservation of the City of Lake Geneva Municipal Code; setting forth procedures for designation and rescission of landmark structures, sites and historic districts.			
Committee	Finance, Licensing, and Regulation Committee considered on March 18, 2025		
Fiscal Impact:	N/A		
File Number:	**25-03**	**First Reading :** **Second Reading :**	

The City of Lake Geneva Common Council does ordain as follows:

1. Sec. 34-34. Powers and duties of Article II, Historic Preservation Commission, of Chapter 34, Historical Preservation of the City of Lake Geneva Municipal Code of the City of Lake Geneva is amended to read as follows:

Sec. 34-34. Powers and duties. [Ord. No. 96-2, § IV, 1-22-1996; 8-28-2023 by Ord. No. 23-08]

The Commission shall have the power to ~~recommend to the City Council of Lake Geneva designation of landmarks~~designate landmark structures, landmark sites, and historic districts within the City of Lake Geneva.

(a) ~~Recommendation~~Designation of ~~designation of landmarks~~landmark structures, landmark sites, and historic districts. ~~The Commission shall recommend to the City Council of Lake Geneva designation of individual landmarks~~Designation of landmark structures, landmark sites, and historic districts~~. Such recommendations~~ shall be in accordance with Sec. 34-61 and pursuant to Sec. 34-63.

(b) Nomination of properties as ~~landmarks~~landmark structures, landmark sites, and historic districts. The Commission may nominate properties or areas of the ~~City~~city for designation as landmarks, landmark sites, or historic districts. Such nomination shall be in accordance with Sec. 34-~~63~~61. The Commission shall also provide a nomination form which may be used by any resident of the City to nominate any property or area within the City for designation as a landmark structure, landmark site or historic district, which shall also be in accordance with Sec. 34-61.

(c) Authorizing certificates of appropriateness. The Commission may authorize certificates of appropriateness. Such authorization shall be in accordance with Sec. 34-81 of this chapter.

Downloaded from https://ecode360.com/LA3000 on 2025-04-

(d) Additional duties. The Commission:

(1) Shall work for the continuing education of the public about the historic heritage of the City of Lake Geneva and the landmarks, landmark sites, and historic districts designated under the provisions of this chapter.

(2) Shall function as a resource, providing information and suggestions concerning ways in which modifications of landmarks, landmark sites, and historic districts can be made in keeping with the provisions of this chapter.

(3) May make use of the state historical preservation guidelines to facilitate the review of proposals received in accordance with the provisions of this chapter.

(4) May prepare or cause to be prepared a historic preservation master plan in accordance with the provisions of this chapter.

(5) Shall develop a historic district plan for each designated historic district in accordance with provisions of Sec. 34-62 of this chapter.

(6) Shall provide assistance to residents in their efforts to obtain local, state or federal historic designation for their property.

(7) Shall maintain a list of individual landmarks, landmark sites, and historic districts designated under the provision of this chapter and shall make the list publicly available.

(8) May prepare, or cause to be prepared at the City's expense, appropriate markers or signs to be placed upon or near landmarks, landmark site, and in prominent locations in historic districts.

(9) Shall cooperate with the State Historic Preservation Office and the State Historic Preservation Review Board in attempting to include local landmarks, landmark sites, and historic districts in the State Register of Historic Places and the National Register of Historic Places.

(10) May solicit and receive revenue for the purpose of historic preservation.

(11) Shall research, maintain and distribute to the public information concerning tax and other financial incentives available for historic preservation.

(12) The Commission shall encourage financial institutions to offer favorable loans for rehabilitation or restoration of historic properties. The Commission shall advise and assist property owners in obtaining information on special financing programs.

2. Sec. 34-63, Procedures for historic district designations, of Article III, Landmark, Landmark Site, or Historic District Designation, of Chapter 34, Historical Preservation of the City of Lake Geneva Municipal Code of the City of Lake Geneva is amended to read as follows:

The Commission may, after publication of a Class 1 notice and a public hearing thereon, establish landmark structures, landmark sites and historic districts or rescind such

Downloaded from https://ecode360.com/LA3000 on 2025-04-

designation after application of the criteria provided in Sec. 34-61, subject to the following:

(1) At least ten days prior to such hearing, the Commission shall notify in writing the owner of record of the affected property, the owner of record of property within three hundred feet of the affected property and the occupants of the affected property; and it shall also notify the plan commission and the building and zoning administrator.

(2) At such public hearing, the commission may hear other witnesses, in addition to the persons notified.

(3) After such public hearing, the commission may designate the property as a landmark structure or landmark site, may include it in an historic district or may rescind such designation. Notice of such designation or rescission shall be sent to the property owner of record and to other persons identified in subsection (1) of this section. Notification shall also be given to the city clerk, building and zoning administrator, city assessor and plan commission.

(4) Any decision of the Commission, pursuant to this title may be appealed by the owner of the affected property to the city council for its determination.

(5) If the owner of the property objects to the proposed designation, he shall file a written objection to the designation with the Commission on or before the hearing. If such objection is timely filed, any action by the commission must be ratified by a two-third vote of the city council to become effective.

(6) After a landmark structure, landmark site or historic district has been so designated in accordance with this title, the Commission may with consent of the owner cause to be prepared and erected on such property at city expense suitable plaques or sign recognizing the landmark.

3. Sec. 34-64, Procedures for locally designated landmark structure or landmark site nominations, of Article III, Landmark, Landmark Site, or Historic District Designation, of Chapter 34, Historical Preservation of the City of Lake Geneva Municipal Code of the City of Lake Geneva is here by repealed.

4. Sec. 34-93, Rescission procedures, of Article V, Maintenance and Rescission, of Chapter 34, Historical Preservation of the City of Lake Geneva Municipal Code of the City of Lake Geneva is amended to read as follows:

Sec. 34-93. Rescission ~~procedures.~~of landmark structures, landmark sites and historic districts. [Ord. No. 96-2, § V ~~D.,~~B, 1-22-1996; Ord. No. 07-02, § 1, 2-12-2007; 8-28-2023 by Ord. No. 23-08]

~~Rescission procedures are as follows:~~

~~(1) The Commission may recommend that any designation of a historic district or accepted nomination of a historic site or structure should be rescinded.~~

Downloaded from https://ecode360.com/LA3000 on 2025-04-

(2) Criteria to be considered for rescission may include, but are not limited to, an application that demonstrates that the owner wishes to sell but is unable to find a buyer willing to preserve such historic structure or site.

(1) Rescission recommendations are to be made to the Planning Commission and the City Council and utilize the procedures set forth under Sec. 34-81.If the person listed as owner of record of a landmark structure or landmark site is unable to find a buyer willing to preserve the landmark structure or landmark site, such person may petition the commission for a rescission of its designation. Such petition shall contain an affidavit under oath that the person has made reasonable attempts in good faith to find and attract such a buyer, as well as such further information deemed reasonably necessary by the commission for the purpose of evaluating the petition.

(2) Following the filing of such petition, the owner and the Commission shall work together for up to six months to try to locate a buyer for the subject property who is willing to comply with the designation. If at the end of six months no such buyer can be found, and if the owner still desires to obtain such rescission, the Commission shall rescind its designation of the subject property.

(3) In the event of rescission, the Commission shall notify the city clerk, building and zoning administrator and assessor of the same, and shall cause the rescission to be recorded at city expense in the Walworth County register of deeds.

(4) Following any such rescission, the Commission may not redesignate the subject property as a landmark structure or landmark site for at least five years from the date of rescission unless requested by the owner.

(5) Before the Commission explores a city owned property as a potential landmark, the Commission shall notify the city administrator with a notice of intent. The city administrator shall then include the notice of the requested designation on the agenda of a common council meeting, that is held within thirty days of the notice, and provide the common council with its option to object to the designation under Sec. 34-63(5).
The common council shall not be required to act on the proposed designation; however, if at the meeting a majority of the voting common council members vote to object to the designation, the Commission shall dismiss the proposal.

5.

5. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Common Council and publication/posting as required by law.

Approved by the City of Lake Geneva Common Council on this ____ day of April 2025.

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

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

_____

Todd Krause, Mayor Date

Attest:

_____

Lacey L. Reynolds, City Clerk Date

ARTICLE I
IN GENERAL

Sec. 34-1. Purpose and intent of chapter. [Ord. No. 96-2, § I, 1-22-1996; 8-28-2023 by Ord. No. 23-08]

In accordance with the authority granted by W.S.A. § 62.23(7)(em), it is declared a matter of public policy that the protection, enhancement, perpetuation and use of historic structures, sites, and districts that represent and define the City of Lake Geneva's cultural, social, economic, political and architectural history is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people. Furthermore, the purpose of this section is to:

(1) Foster civic awareness and pride in the notable accomplishments of the past.

(2) Educate the public as to the need and value of the City of Lake Geneva's historic preservation program and its enhancements of the quality of life.

(3) Stabilize and improve the property values.

(4) Enhance the visual and aesthetic character of the City of Lake Geneva.

(5) Protect the City of Lake Geneva's special architectural history and character for its residents and guests.

(6) Serve as a support and stimulus to business, industry and tourism thereby strengthening the economy of the City.

Sec. 34-2. Definitions. [Ord. No. 96-2, § II, 1-22-1996; 8-28-2023 by Ord. No. 23-08]

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

ALTERATION — Any act or process which changes the exterior features of a property or an improvement which has been designated for preservation pursuant to the provision of this chapter.

CERTIFICATE OF APPROPRIATENESS — The certificate of approval issued by the Historic Preservation Commission approving alteration, construction or demolition of a designated historic structure or historic site.

COMMISSION — The Historic Preservation Commission established under Article II with the power and duties granted under this chapter.

CONSTRUCTION — Any act or process which requires a building permit.

DEMOLITION — Any act or process which destroys or removes, in whole or in part, an improvement which has been designated for preservation pursuant to the provisions of this chapter. For purposes of this chapter demolition requires a permit.

EXTERIOR FEATURES — The architectural design features and materials exhibited on the exterior of a building.

HISTORIC DISTRICT — An area designated by the City Council of Lake Geneva on recommendation of the Historic Preservation Commission that contains two or more historic

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

structures or sites related historically or aesthetically and which has been designated a historic district pursuant to the provisions of this chapter.

IMPROVEMENT — Any building, structure, place, work of art or other object, (such as parking facility fence, gate, wall, etc.) constituting a physical betterment of real property or any part of such betterment (such as light fixtures, signs, sidewalk, street furniture, etc.).

LANDMARK —

(1) Any improvement which has architectural, cultural, or historic character or value reflecting the development, heritage, or cultural characteristics of a distinct community present in the City, the City itself, the state or the nation and which has been designated as a landmark under the provisions of this chapter; or

(2) Any land of historic significance due to a substantial value in tracing the history or humankind, or upon which an historic event has occurred, and which has been designated as a landmark under the provisions of this chapter.

LANDMARK SITE — The lot or parcel identified in the official landmark designation maintained by the City. If a landmark designation does not identify a lot or parcel, "landmark site" means any lot, or part thereof, on which is situated a landmark, and any abutting lot, or part thereof, used as and constituting part of the premises on which the landmark is situated.

The Commission may adopt specific operating guidelines for landmark sites designation, provided that such are in conformance with the provisions of this chapter.

RESCISSION — The removal of a landmark designation placed on a property under the provisions of this chapter.

Sec. 34-3. through Sec. 34-30. (Reserved)

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

ARTICLE II
HISTORIC PRESERVATION COMMISSION

Sec. 34-31. Creation and establishment; composition. [Ord. No. 96-2, § III A., 1-22-1996; 12-10-2012 by Ord. No. 12-25; 8-28-2023 by Ord. No. 23-08]

The Historic Preservation Commission of the municipal government of the City of Lake Geneva is hereby created and established. The Historic Preservation Commission shall consist of seven members all of whom shall be citizens and residents of the City of Lake Geneva. To the greatest extent possible the Commissioners shall represent expertise in the fields of architecture, history, architectural history, construction, planning, archaeology, cultural anthropology, landscape architecture, and other closely related fields.

The following persons, if available in the community shall be considered desirable for membership: an attorney, a registered architect, an educator, a historian or person active in historic or architectural preservation, an artist, licensed real estate broker, and local businessperson. In addition, the Commission shall include one member of the City Council of Lake Geneva. Each member shall have, to the highest extent practicable, a known interest and concern for historic preservation. Members of the Commission shall be appointed by the Mayor and approved by the City Council of Lake Geneva by majority vote.

Sec. 34-32. Terms; vacancies; removal; compensation. [Ord. No. 96-2, § III B., 1-22-1996; 8-28-2023 by Ord. No. 23-08]

Of the initial members so appointed to the Commission, two shall serve a term of one year; two shall serve a term of two years and two shall serve a term of three years. Thereafter, the terms of each member shall be for three years. The Alderperson member shall serve a one-year term and may be reappointed. Vacancies caused by resignation otherwise shall be filled by appointment for the period of the unexpired term. A member may be removed from the Commission by the Mayor with the approval of a majority of the City Council of Lake Geneva. Members of the Commission shall serve without compensation.

Sec. 34-33. Election of officers; rules; records; meetings; quorum. [Ord. No. 96-2, § III C., 1-22-1996; 12-10-2012 by Ord. No. 12-25; 8-28-2023 by Ord. No. 23-08]

(a) Meeting. The Commission shall meet a minimum of four times per year. Additional meetings may be called by the Chairperson or by action of the members at a duly called meeting. All meetings shall be held at the Lake Geneva City Hall unless otherwise designated by the Chairperson.

(b) Rules of order. The Chairperson shall call the meeting to order, shall preserve order and decorum, shall decide all questions of order, and shall conduct the proceedings of the meeting in accordance with Robert's Rules of Order, unless otherwise provided by statute or by the rules stated herein.

(c) Quorum. A majority of the membership of the Commission shall constitute a quorum for the transaction of business.

(d) Organization. The members of the Historic Preservation Commission shall elect a

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

Chairperson from amongst its members. The Commission may elect other officers necessary or appropriate to aid in the efficient running of the Commission.

(e) Agenda. The Chairperson is responsible for the preparation of the agenda and shall provide a digital or electronic copy of such agenda to the City Clerk for posting and distribution to other Commission members and the public at least 48 hours prior to such meeting. Informational material for items identified on the agenda shall also be provided with the agenda when practical.

(f) Submittal of minutes. The Acting Secretary shall submit in a timely fashion a digital copy of the meeting minutes to the City Clerk for posting and distribution. If action by the City Council of Lake Geneva is desired, such action shall be so noted in the minutes.

Sec. 34-34. Powers and duties. [Ord. No. 96-2, § IV, 1-22-1996; 8-28-2023 by Ord. No. 23-08]

The Commission shall have the power to ~~recommend to the City Council of Lake Geneva designation of landmarks~~d e s i g n a t e landmark structures, landmark sites, and historic districts within the City of Lake Geneva.

(a) ~~Recommendation~~Designation of ~~designation of landmarks~~landmark structures, landmark sites, and historic districts. ~~The Commission shall recommend to the City Council of Lake Geneva designation of individual landmarks~~Designation of landmark structures, landmark sites, and historic districts~~. Such recommendations~~ shall be in accordance with Sec. 34-61 and pursuant to Sec. 34-63.

(b) Nomination of properties as ~~landmarks~~landmark structures, landmark sites, and historic districts. The Commission may nominate properties or areas of the ~~City~~city for designation as landmarks, landmark sites, or historic districts. Such nomination shall be in accordance with Sec. 34-~~63~~61. The Commission shall also provide a nomination form which may be used by any resident of the City to nominate any property or area within the City for designation as a landmark structure, landmark site or historic district, which shall also be in accordance with Sec. 34-61.

(c) Authorizing certificates of appropriateness. The Commission may authorize certificates of appropriateness. Such authorization shall be in accordance with Sec. 34-81 of this chapter.

(d) Additional duties. The Commission:

(1) Shall work for the continuing education of the public about the historic heritage of the City of Lake Geneva and the landmarks, landmark sites, and historic districts designated under the provisions of this chapter.

(2) Shall function as a resource, providing information and suggestions concerning ways in which modifications of landmarks, landmark sites, and historic districts can be made in keeping with the provisions of this chapter.

(3) May make use of the state historical preservation guidelines to facilitate the review of proposals received in accordance with the provisions of this chapter.

(4) May prepare or cause to be prepared a historic preservation master plan in accordance with the provisions of this chapter.

(5) Shall develop a historic district plan for each designated historic district in accordance

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

with provisions of Sec. 34-62 of this chapter.

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

(6) Shall provide assistance to residents in their efforts to obtain local, state or federal historic designation for their property.

(7) Shall maintain a list of individual landmarks, landmark sites, and historic districts designated under the provision of this chapter and shall make the list publicly available.

(8) May prepare, or cause to be prepared at the City's expense, appropriate markers or signs to be placed upon or near landmarks, landmark site, and in prominent locations in historic districts.

(9) Shall cooperate with the State Historic Preservation Office and the State Historic Preservation Review Board in attempting to include local landmarks, landmark sites, and historic districts in the State Register of Historic Places and the National Register of Historic Places.

(10) May solicit and receive revenue for the purpose of historic preservation.

(11) Shall research, maintain and distribute to the public information concerning tax and other financial incentives available for historic preservation.

(12) The Commission shall encourage financial institutions to offer favorable loans for rehabilitation or restoration of historic properties. The Commission shall advise and assist property owners in obtaining information on special financing programs.

Sec. 34-35. through Sec. 34-60. (Reserved)

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

ARTICLE III
LANDMARK, LANDMARK SITE, OR HISTORIC DISTRICT DESIGNATION

Sec. 34-61. Designation and nomination criteria for district designations and property nominations. [Ord. No. 96-2, § V C., 1-22-1996; 8-28-2023 by Ord. No. 23-08]

For the purpose of this chapter, landmark, landmark site, or historic district designation may be placed on any site, natural or improved, including any building, improvement or structure located thereon, or any area of particular historic, architectural or cultural significance to the City of Lake Geneva.

Properties or groupings of properties in Lake Geneva are historically significant and eligible for landmark designation if they meet any of the following criteria:

(1) Reflects the cultural, political, economic or social history of the community, state or nation;

(2) Is associated with the productive life of historic personages or important events in national, state or local history;

(3) Embodies the distinguishing characteristics of an architectural type or specimen inherently valuable for a study of a period's style, method of construction, or of indigenous materials or craftsmanship;

(4) Is representative of the notable work of a master builder, designer or architect who influenced his age; or

(5) Has yielded, or may be likely to yield, information important to prehistory or history.

Sec. 34-62. Development of historic district plan. [Ord. No. 96-2, § VIII, 1-22-1996; 8-28-2023 by Ord. No. 23-08]

(a) Plan analyses and objectives. Each historic district plan approved by the Historic Preservation Commission shall include a cultural and architectural analysis supporting the historic significance of the area, the specific guidelines for development and a statement of preservation objectives.

(b) Design criteria. Design criteria to be considered in the development of historic district plans are as follows:

(1) The gross volume and height of any new structure shall be visually compatible with the buildings and environment with which it is visually related.

(2) In the street elevation of a building, the proportion between the building and environment with which it is visually related shall be considered.

(3) The proportions and relationships between doors and windows in the street facade should be compatible with the buildings and environment with which it is visually related.

(4) The rhythm of solids to voids, created by openings in facade, should be compatible with buildings and environment with which it is visually related.

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

(5) The existing rhythm created by existing building masses and spaces between them should be preserved.

(6) The materials, texture, colors and patterns used in the final facade should be compatible with the buildings and environment with which it is visually related.

(7) The design of the roof should be visually compatible with the buildings and environment with which it is visually related.

(8) The landscape plan should be sensitive to the individual building, its occupants and their needs and be compatible with the buildings and environment with which it is visually related.

(9) The street facade should blend with other buildings via directional expression. When adjacent buildings have a horizontal or vertical expression, this expression should be carried over and reflected.

(10) Architectural elements should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent characteristics of the area.

Sec. 34-63. Procedures for landmark structure, landmark site, or historic district designations. [Ord. No. 96-2, § V, 1-22-1996; 8-28-2023 by Ord. No. 23-08]

The Commission may, after notice published as publication of a Class 1 notice and a public hearing, as well as due notice to the parties in interest thereon, establish landmark structures, landmark sites and adjacent property owners, recommend historic districts, or rescind such designation or recommendation,

Procedures for the designation of historic districts are as follows:

(1) Submission of recommended area to Planning Commission. The Commission may upon its own initiative submit to the Planning Commission for public hearing and recommendation to the City Council, areas to be designated as historical districts.

(2) Public hearing; recommendations to City Council. The Planning Commission, upon receipt of the proposed designation of historical districts, shall hold a public hearing on the proposed district and pursuant to after application of the criteria provided in SectionSec. 34-61, and shall make their recommendationssubject to the City Council within 60 days.following:

(3) Notice of hearing. Notice of At least ten days prior to such hearing shall be published as a Class 1 notice under W.S.A.
§ 985.06(2) pursuant to W.S.A. § 62.11. In cases of designation of historic districts, notice of the time, place and purpose of the public hearing shall be sent by the Commission to the Alderpersons of the Aldermanic District or Districts in which the historic district is located.

(4)(1) Notification of owners of record. In the matter of the designation of historic district, the City Council, upon review of the recommendation from the Planning Commission,, the Commission shall notify in writing the ownersowner of record, who are owners of the affected property, the owner of record of property, in whole or in part, situated within 100three hundred feet of the boundaries of theaffected property affected or within the boundaries of the proposed historic district. For the purpose of this chapter owners of record are those listed in the office of the City Assessorand the occupants of the affected property; and it shall also notify the plan commission and the building and zoning administrator.

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

~~Sec. 34-64. Procedures for locally designated landmark structure or landmark site nominations. [Ord. No. 96-2, § V B, 1-22-1996; Ord. No. 07-02, § 1, 2-12-2007; 8-28-2023 by Ord. No. 23-08]~~

~~(a) Nominations by the Commission. Commission nominations for local City-owned landmarks shall be referred to the Planning Commission for public hearing and recommendation to the City Council of Lake Geneva.~~

(2) ~~Acceptance of nomination; plaque. When the nomination of a landmark or landmark site has been accepted, the Commission, in cooperation with the property owner, may~~ At such public hearing, the commission may hear other witnesses, in addition to the persons notified.

(3) After such public hearing, the commission may designate the property as a landmark structure or landmark site, may include it in an historic district or may rescind such designation. Notice of such designation or rescission shall be sent to the property owner of record and to other persons identified in subsection (1) of this section. Notification shall also be given to the city clerk, building and zoning administrator, city assessor and plan commission.

(4) Any decision of the Commission, pursuant to this title may be appealed by the owner of the affected property to the city council for its determination.

(5) If the owner of the property objects to the proposed designation, he shall file a written objection to the designation with the Commission on or before the hearing. If such objection is timely filed, any action by the commission must be ratified by a two-third vote of the city council to become effective.

~~(b)~~ After a landmark structure, landmark site or historic district has been so designated in accordance with this title, the Commission may with consent of the owner cause to be prepared and erected on such property~~, a~~ at city expense suitable ~~plaque provided by the City of Lake Geneva.~~

~~(c) Application by owner. Lake Geneva residents who feel a property may meet the criteria to qualify as a landmark structure or landmark site under this chapter may apply to the Commission in writing for nominations as a~~plaques or sign recognizing the landmark ~~structure or landmark site. Acceptance by the Commission of any such application will be made by the Commission pursuant to its rules and the criteria established and set forth in Sec. 34-61.~~

(6) .

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

Sec. 34-65. through Sec. 34-80. (Reserved)

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

ARTICLE IV

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

CERTIFICATES OF APPROPRIATENESS

Sec. 34-81. Procedures. [Ord. No. 96-2, § VII A., 1-22-1996; Ord. No. 07-02, § 1, 2-12-2007; 8-28-2023 by Ord. No. 23-08]

Any application for a permit from the Building Inspector involving the exterior of a designated landmark or a designated structure within an historic district shall be filed with the Historic Preservation Commission.

An owner, lessee, or person in charge of a designated landmark who applies for a permit to alter or demolish a designated landmark or a property in a historic district must first receive a certificate of appropriateness from the Commission prior to being issued a building permit by the City of Lake Geneva Building Inspector, pursuant to the following procedures:

(1) Application. Applications for certificate of appropriateness shall be submitted to the Commission with supporting materials such as drawings, plans, renderings, elevations, or descriptions of proposed work necessary for Commission to adequately review the proposed alterations against the standards in Sec. 34-62.

(2) Deadline for submission. Application and supporting materials must be submitted no less than 10 days prior to the Commission's regularly scheduled monthly meeting.

(3) Review of application. Review of the application for certificate of appropriateness will be held at the Commission's monthly meeting.

(4) Issuance of certificate. If after review, the Commission grants a certificate of appropriateness to the applicant, a written certificate shall be issued and mailed to the applicant within three business days.

(5) Certificate does not relieve applicant from other permit and approval requirements. Issuance of a certificate of appropriateness shall not relieve the applicant from obtaining other permits and approvals required by the City. A building permit or other municipal permits shall be invalid if it is obtained without the presentation of the certificate required for the proposed work.

(6) Denial; written notice; alternatives for applicant. If after review, the Commission denies the certificate of appropriateness, a written notice of denial and reasons for denial shall be mailed to the applicant within three business days. The Commission shall assist the applicant by recommending acceptable alternatives that would qualify for a certificate of appropriateness.

(7) Ordinary maintenance and repairs. Ordinary maintenance and repairs may be undertaken without a certificate of appropriateness, provided that the work involves repairs to existing features of a landmark structure or site or the replacement of elements of a structure with pieces identical in appearance and provided that the work does not change the exterior appearance of the structure or site and does not require the issuance of a building permit.

(8) Appeal. Any decision of the Commission may be appealed to the City Council through the following procedures:

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

a. If 30 days after the Commission denies a certificate of appropriateness, no satisfactory resolution has been reached between the Commission and the applicant, the applicant may, within an additional 30 days thereafter, appeal to the City Council of Lake Geneva from the Commission's decision by written request, specifying the grounds for the appeal.

b. After a public hearing the City Council of Lake Geneva may reverse or modify the decision of the Commission if, after balancing the interests of the public and the preservation of the subject property and interest of the owner, the City Council finds that owing to unique conditions pertaining to the specific piece of property, failure to grant the certificate of appropriateness will cause serious hardship to the owner. Any such decision will be by majority of Council members present.

Sec. 34-82. Criteria and standards for approval. [Ord. No. 96-2, § VII B., 1-22-1996; 8-28-2023 by Ord. No. 23-08]

(a) Upon filing of any application for a certificate of appropriateness with the Commission, the Commission shall approve the application if the following criteria are met:

(1) For designated landmarks, the proposed changes would not destroy or adversely affect any exterior feature of the structure or site, visible to a street.

(2) For the construction of a new improvement upon a landmark site or within a historic district, the exterior of such improvement, visible from a street, would harmonize with the external appearances of neighboring improvements.

(3) The historic building or structure is not of such architectural or historical significance that its demolition would be detrimental to the public interest and/or contrary to the general welfare of the people of the City of Lake Geneva and the state.

(4) For the demolition of a deteriorated building or structure, any economic hardship or difficulty claimed by the owner was not self-created or the result of any failure to maintain the property in good repair.

(b) In addition to the criteria of Subsection (a) of this section, the Commission may consider and give decisive weight to any of the following standards:

(1) The use of the property shall require minimal change in the defining characteristics of the building and its site and environment.

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

(3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings, shall be avoided.

(4) Properties change over time. Those changes which have acquired historic significance in their own right shall be retained and preserved.

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

(5) Distinctive features, finishes and construction techniques or example of craftsmanship that characterize a property shall be preserved.

(6) Deteriorated historic features shall be repaired rather than replaced whenever practicable. Where the severity of deterioration requires replacement of distinctive features, the new feature shall match the old design, color, texture and other visual qualities and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(9) Additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment. However, for restoration, reconstruction or exterior alteration of structures of unusual or uncommon design and of materials and/or textures that cannot be reproduced without great difficulty and/or expense, appropriate alternative design, materials and/or texture may be authorized.

(10) New additions and adjacent or related new construction shall be undertaken in such manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Sec. 34-83. through Sec. 34-90. (Reserved)

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

ARTICLE V
MAINTENANCE AND RESCISSION

Sec. 34-91. Maintenance. [Ord. No. 96-2, § VI, 1-22-1996; 8-28-2023 by Ord. No. 23-08]

(a) The owner of a landmark structure or site shall keep in good repair all of the exterior portions of such, and all interior portions which, if not so maintained, may cause or tend to cause the exterior portions of such to fall into a state of disrepair as follows:

(1) The deterioration of exterior walls or other vertical supports.

(2) The deterioration of roofs or other horizontal members.

(3) The deterioration of external chimneys.

(4) The deterioration or crumbling of exterior plaster or mortar.

(5) The ineffective waterproofing of exterior walls, roof and foundation, including broken windows or doors.

(6) The peeling of paint, rotting holes and other forms of decay.

(7) The deterioration of surrounding environment, e.g., fences, gates, sidewalks, steps, signs, accessory structures and landscaping.

(8) The deterioration of any feature so as to create or permit the creation of any hazardous or unsafe conditions.

(9) All interior portions which may cause the exterior to deteriorate or become damaged or to otherwise fall into a state of disrepair.

(b) The purpose of this section is to encourage the prevention of deterioration or damage by vandalism or natural causes that may require subsequent demolition or reduced marketability of a building or a structure that is designated a historical structure or site.

Sec. 34-92. Conditions dangerous to life, health or property. [Ord. No. 96-2, § VIII A., 1-22-1996; 8-28-2023 by Ord. No. 23-08]

Nothing contained in this chapter shall prohibit the making of necessary repairs, alteration or demolition of any historic structures, any improvement on a historic site or in a historic district pursuant to order of any government agency or pursuant to any court judgment for the purpose of remedying emergency conditions determined to be dangerous to life, health or property. In such cases, approval from the Commission shall not be necessary.

Sec. 34-93. Rescission procedures.of landmark structures, landmark sites and historic districts. [Ord. No. 96-2, § V D.,B, 1-22-1996; Ord. No. 07-02, § 1, 2-12-2007; 8-28-2023 by Ord. No. 23-08]

Rescission procedures are as follows:

(1) The Commission may recommend that any designation of a historic district or accepted nomination of a historic site or structure should be rescinded.

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

~~(2) Criteria to be considered for rescission may include, but are not limited to, an application that demonstrates that the owner wishes to sell but is unable to find a buyer willing to preserve such historic structure or site.~~

(1) ~~Rescission recommendations are to be made to the Planning Commission and the City Council and utilize the procedures set forth under Sec. 34-81.~~If the person listed as owner of record of a landmark structure or landmark site is unable to find a buyer willing to preserve the landmark structure or landmark site, such person may petition the commission for a rescission of its designation. Such petition shall contain an affidavit under oath that the person has made reasonable attempts in good faith to find and attract such a buyer, as well as such further information deemed reasonably necessary by the commission for the purpose of evaluating the petition.

(2) Following the filing of such petition, the owner and the Commission shall work together for up to six months to try to locate a buyer for the subject property who is willing to comply with the designation. If at the end of six months no such buyer can be found, and if the owner still desires to obtain such rescission, the Commission shall rescind its designation of the subject property.

(3) In the event of rescission, the Commission shall notify the city clerk, building and zoning administrator and assessor of the same, and shall cause the rescission to be recorded at city expense in the Walworth County register of deeds.

(4) Following any such rescission, the Commission may not redesignate the subject property as a landmark structure or landmark site for at least five years from the date of rescission unless requested by the owner.

(5) Before the Commission explores a city owned property as a potential landmark, the Commission shall notify the city administrator with a notice of intent. The city administrator shall then include the notice of the requested designation on the agenda of a common council meeting, that is held within thirty days of the notice, and provide the common council with its option to object to the designation under Sec. 34-63(5).
The common council shall not be required to act on the proposed designation; however, if at the meeting a majority of the voting common council members vote to object to the designation, the Commission shall dismiss the proposal.

~~(3)~~

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

ARTICLE I
IN GENERAL

Sec. 34-1. Purpose and intent of chapter. [Ord. No. 96-2, § I, 1-22-1996; 8-28-2023 by Ord. No. 23-08]

In accordance with the authority granted by W.S.A. § 62.23(7)(em), it is declared a matter of public policy that the protection, enhancement, perpetuation and use of historic structures, sites, and districts that represent and define the City of Lake Geneva's cultural, social, economic, political and architectural history is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people. Furthermore, the purpose of this section is to:

(1) Foster civic awareness and pride in the notable accomplishments of the past.

(2) Educate the public as to the need and value of the City of Lake Geneva's historic preservation program and its enhancements of the quality of life.

(3) Stabilize and improve the property values.

(4) Enhance the visual and aesthetic character of the City of Lake Geneva.

(5) Protect the City of Lake Geneva's special architectural history and character for its residents and guests.

(6) Serve as a support and stimulus to business, industry and tourism thereby strengthening the economy of the City.

Sec. 34-2. Definitions. [Ord. No. 96-2, § II, 1-22-1996; 8-28-2023 by Ord. No. 23-08]

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

ALTERATION — Any act or process which changes the exterior features of a property or an improvement which has been designated for preservation pursuant to the provision of this chapter.

CERTIFICATE OF APPROPRIATENESS — The certificate of approval issued by the Historic Preservation Commission approving alteration, construction or demolition of a designated historic structure or historic site.

COMMISSION — The Historic Preservation Commission established under Article II with the power and duties granted under this chapter.

CONSTRUCTION — Any act or process which requires a building permit.

DEMOLITION — Any act or process which destroys or removes, in whole or in part, an improvement which has been designated for preservation pursuant to the provisions of this chapter. For purposes of this chapter demolition requires a permit.

EXTERIOR FEATURES — The architectural design features and materials exhibited on the exterior of a building.

HISTORIC DISTRICT — An area designated by the City Council of Lake Geneva on recommendation of the Historic Preservation Commission that contains two or more historic

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

structures or sites related historically or aesthetically and which has been designated a historic district pursuant to the provisions of this chapter.

IMPROVEMENT — Any building, structure, place, work of art or other object, (such as parking facility fence, gate, wall, etc.) constituting a physical betterment of real property or any part of such betterment (such as light fixtures, signs, sidewalk, street furniture, etc.).

LANDMARK —

(1) Any improvement which has architectural, cultural, or historic character or value reflecting the development, heritage, or cultural characteristics of a distinct community present in the City, the City itself, the state or the nation and which has been designated as a landmark under the provisions of this chapter; or

(2) Any land of historic significance due to a substantial value in tracing the history or humankind, or upon which an historic event has occurred, and which has been designated as a landmark under the provisions of this chapter.

LANDMARK SITE — The lot or parcel identified in the official landmark designation maintained by the City. If a landmark designation does not identify a lot or parcel, "landmark site" means any lot, or part thereof, on which is situated a landmark, and any abutting lot, or part thereof, used as and constituting part of the premises on which the landmark is situated.

The Commission may adopt specific operating guidelines for landmark sites designation, provided that such are in conformance with the provisions of this chapter.

RESCISSION — The removal of a landmark designation placed on a property under the provisions of this chapter.

Sec. 34-3. through Sec. 34-30. (Reserved)

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

ARTICLE II
HISTORIC PRESERVATION COMMISSION

Sec. 34-31. Creation and establishment; composition. [Ord. No. 96-2, § III A., 1-22-1996; 12-10-2012 by Ord. No. 12-25; 8-28-2023 by Ord. No. 23-08]

The Historic Preservation Commission of the municipal government of the City of Lake Geneva is hereby created and established. The Historic Preservation Commission shall consist of seven members all of whom shall be citizens and residents of the City of Lake Geneva. To the greatest extent possible the Commissioners shall represent expertise in the fields of architecture, history, architectural history, construction, planning, archaeology, cultural anthropology, landscape architecture, and other closely related fields.

The following persons, if available in the community shall be considered desirable for membership: an attorney, a registered architect, an educator, a historian or person active in historic or architectural preservation, an artist, licensed real estate broker, and local businessperson. In addition, the Commission shall include one member of the City Council of Lake Geneva. Each member shall have, to the highest extent practicable, a known interest and concern for historic preservation. Members of the Commission shall be appointed by the Mayor and approved by the City Council of Lake Geneva by majority vote.

Sec. 34-32. Terms; vacancies; removal; compensation. [Ord. No. 96-2, § III B., 1-22-1996; 8-28-2023 by Ord. No. 23-08]

Of the initial members so appointed to the Commission, two shall serve a term of one year; two shall serve a term of two years and two shall serve a term of three years. Thereafter, the terms of each member shall be for three years. The Alderperson member shall serve a one-year term and may be reappointed. Vacancies caused by resignation otherwise shall be filled by appointment for the period of the unexpired term. A member may be removed from the Commission by the Mayor with the approval of a majority of the City Council of Lake Geneva. Members of the Commission shall serve without compensation.

Sec. 34-33. Election of officers; rules; records; meetings; quorum. [Ord. No. 96-2, § III C., 1-22-1996; 12-10-2012 by Ord. No. 12-25; 8-28-2023 by Ord. No. 23-08]

(a) Meeting. The Commission shall meet a minimum of four times per year. Additional meetings may be called by the Chairperson or by action of the members at a duly called meeting. All meetings shall be held at the Lake Geneva City Hall unless otherwise designated by the Chairperson.

(b) Rules of order. The Chairperson shall call the meeting to order, shall preserve order and decorum, shall decide all questions of order, and shall conduct the proceedings of the meeting in accordance with Robert's Rules of Order, unless otherwise provided by statute or by the rules stated herein.

(c) Quorum. A majority of the membership of the Commission shall constitute a quorum for the transaction of business.

(d) Organization. The members of the Historic Preservation Commission shall elect a

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

Chairperson from amongst its members. The Commission may elect other officers necessary or appropriate to aid in the efficient running of the Commission.

(e) Agenda. The Chairperson is responsible for the preparation of the agenda and shall provide a digital or electronic copy of such agenda to the City Clerk for posting and distribution to other Commission members and the public at least 48 hours prior to such meeting. Informational material for items identified on the agenda shall also be provided with the agenda when practical.

(f) Submittal of minutes. The Acting Secretary shall submit in a timely fashion a digital copy of the meeting minutes to the City Clerk for posting and distribution. If action by the City Council of Lake Geneva is desired, such action shall be so noted in the minutes.

Sec. 34-34. Powers and duties. [Ord. No. 96-2, § IV, 1-22-1996; 8-28-2023 by Ord. No. 23-08]

The Commission shall have the power to designate landmark structures, landmark sites, and historic districts within the City of Lake Geneva.

(a) Designation of landmark structures, landmark sites, and historic districts. Designation of landmark structures, landmark sites, and historic districts shall be in accordance with Sec. 34-61 and pursuant to Sec. 34-63.

(b) Nomination of properties as landmark structures, landmark sites, and historic districts. The Commission may nominate properties or areas of the city for designation as landmarks, landmark sites, or historic districts. Such nomination shall be in accordance with Sec. 34-61. The Commission shall also provide a nomination form which may be used by any resident of the City to nominate any property or area within the City for designation as a landmark structure, landmark site or historic district, which shall also be in accordance with Sec. 34-61.

(c) Authorizing certificates of appropriateness. The Commission may authorize certificates of appropriateness. Such authorization shall be in accordance with Sec. 34-81 of this chapter.

(d) Additional duties. The Commission:

(1) Shall work for the continuing education of the public about the historic heritage of the City of Lake Geneva and the landmarks, landmark sites, and historic districts designated under the provisions of this chapter.

(2) Shall function as a resource, providing information and suggestions concerning ways in which modifications of landmarks, landmark sites, and historic districts can be made in keeping with the provisions of this chapter.

(3) May make use of the state historical preservation guidelines to facilitate the review of proposals received in accordance with the provisions of this chapter.

(4) May prepare or cause to be prepared a historic preservation master plan in accordance with the provisions of this chapter.

(5) Shall develop a historic district plan for each designated historic district in accordance with provisions of Sec. 34-62 of this chapter.

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

(6) Shall provide assistance to residents in their efforts to obtain local, state or federal historic designation for their property.

(7) Shall maintain a list of individual landmarks, landmark sites, and historic districts designated under the provision of this chapter and shall make the list publicly available.

(8) May prepare, or cause to be prepared at the City's expense, appropriate markers or signs to be placed upon or near landmarks, landmark site, and in prominent locations in historic districts.

(9) Shall cooperate with the State Historic Preservation Office and the State Historic Preservation Review Board in attempting to include local landmarks, landmark sites, and historic districts in the State Register of Historic Places and the National Register of Historic Places.

(10) May solicit and receive revenue for the purpose of historic preservation.

(11) Shall research, maintain and distribute to the public information concerning tax and other financial incentives available for historic preservation.

(12) The Commission shall encourage financial institutions to offer favorable loans for rehabilitation or restoration of historic properties. The Commission shall advise and assist property owners in obtaining information on special financing programs.

Sec. 34-35. through Sec. 34-60. (Reserved)

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

ARTICLE III
LANDMARK, LANDMARK SITE, OR HISTORIC DISTRICT DESIGNATION

Sec. 34-61. Designation and nomination criteria for district designations and property nominations. [Ord. No. 96-2, § V C., 1-22-1996; 8-28-2023 by Ord. No. 23-08]

For the purpose of this chapter, landmark, landmark site, or historic district designation may be placed on any site, natural or improved, including any building, improvement or structure located thereon, or any area of particular historic, architectural or cultural significance to the City of Lake Geneva.

Properties or groupings of properties in Lake Geneva are historically significant and eligible for landmark designation if they meet any of the following criteria:

(1) Reflects the cultural, political, economic or social history of the community, state or nation;

(2) Is associated with the productive life of historic personages or important events in national, state or local history;

(3) Embodies the distinguishing characteristics of an architectural type or specimen inherently valuable for a study of a period's style, method of construction, or of indigenous materials or craftsmanship;

(4) Is representative of the notable work of a master builder, designer or architect who influenced his age; or

(5) Has yielded, or may be likely to yield, information important to prehistory or history.

Sec. 34-62. Development of historic district plan. [Ord. No. 96-2, § VIII, 1-22-1996; 8-28-2023 by Ord. No. 23-08]

(a) Plan analyses and objectives. Each historic district plan approved by the Historic Preservation Commission shall include a cultural and architectural analysis supporting the historic significance of the area, the specific guidelines for development and a statement of preservation objectives.

(b) Design criteria. Design criteria to be considered in the development of historic district plans are as follows:

(1) The gross volume and height of any new structure shall be visually compatible with the buildings and environment with which it is visually related.

(2) In the street elevation of a building, the proportion between the building and environment with which it is visually related shall be considered.

(3) The proportions and relationships between doors and windows in the street facade should be compatible with the buildings and environment with which it is visually related.

(4) The rhythm of solids to voids, created by openings in facade, should be compatible with buildings and environment with which it is visually related.

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

(5) The existing rhythm created by existing building masses and spaces between them should be preserved.

(6) The materials, texture, colors and patterns used in the final facade should be compatible with the buildings and environment with which it is visually related.

(7) The design of the roof should be visually compatible with the buildings and environment with which it is visually related.

(8) The landscape plan should be sensitive to the individual building, its occupants and their needs and be compatible with the buildings and environment with which it is visually related.

(9) The street facade should blend with other buildings via directional expression. When adjacent buildings have a horizontal or vertical expression, this expression should be carried over and reflected.

(10) Architectural elements should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent characteristics of the area.

Sec. 34-63. Procedures for landmark structure, landmark site, or historic district designations. [Ord. No. 96-2, § V, 1-22-1996; 8-28-2023 by Ord. No. 23-08]

The Commission may, after publication of a Class 1 notice and a public hearing thereon, establish landmark structures, landmark sites and historic districts or rescind such designation after application of the criteria provided in Sec. 34-61, subject to the following:

(1) At least ten days prior to such hearing, the Commission shall notify in writing the owner of record of the affected property, the owner of record of property within three hundred feet of the affected property and the occupants of the affected property; and it shall also notify the plan commission and the building and zoning administrator.

(2) At such public hearing, the commission may hear other witnesses, in addition to the persons notified.

(3) After such public hearing, the commission may designate the property as a landmark structure or landmark site, may include it in an historic district or may rescind such designation. Notice of such designation or rescission shall be sent to the property owner of record and to other persons identified in subsection (1) of this section. Notification shall also be given to the city clerk, building and zoning administrator, city assessor and plan commission.

(4) Any decision of the Commission, pursuant to this title may be appealed by the owner of the affected property to the city council for its determination.

(5) If the owner of the property objects to the proposed designation, he shall file a written objection to the designation with the Commission on or before the hearing. If such objection is timely filed, any action by the commission must be ratified by a two-third vote of the city council to become effective.

(6) After a landmark structure, landmark site or historic district has been so designated in accordance with this title, the Commission may with consent of the owner cause to be prepared and erected on such property at city expense suitable plaques or sign recognizing the landmark.

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

Sec. 34-65. through Sec. 34-80. (Reserved)

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

ARTICLE IV
CERTIFICATES OF APPROPRIATENESS

Sec. 34-81. Procedures. [Ord. No. 96-2, § VII A., 1-22-1996; Ord. No. 07-02, § 1, 2-12-2007; 8-28-2023 by Ord. No. 23-08]

Any application for a permit from the Building Inspector involving the exterior of a designated landmark or a designated structure within an historic district shall be filed with the Historic Preservation Commission.

An owner, lessee, or person in charge of a designated landmark who applies for a permit to alter or demolish a designated landmark or a property in a historic district must first receive a certificate of appropriateness from the Commission prior to being issued a building permit by the City of Lake Geneva Building Inspector, pursuant to the following procedures:

(1) Application. Applications for certificate of appropriateness shall be submitted to the Commission with supporting materials such as drawings, plans, renderings, elevations, or descriptions of proposed work necessary for Commission to adequately review the proposed alterations against the standards in Sec. 34-62.

(2) Deadline for submission. Application and supporting materials must be submitted no less than 10 days prior to the Commission's regularly scheduled monthly meeting.

(3) Review of application. Review of the application for certificate of appropriateness will be held at the Commission's monthly meeting.

(4) Issuance of certificate. If after review, the Commission grants a certificate of appropriateness to the applicant, a written certificate shall be issued and mailed to the applicant within three business days.

(5) Certificate does not relieve applicant from other permit and approval requirements. Issuance of a certificate of appropriateness shall not relieve the applicant from obtaining other permits and approvals required by the City. A building permit or other municipal permits shall be invalid if it is obtained without the presentation of the certificate required for the proposed work.

(6) Denial; written notice; alternatives for applicant. If after review, the Commission denies the certificate of appropriateness, a written notice of denial and reasons for denial shall be mailed to the applicant within three business days. The Commission shall assist the applicant by recommending acceptable alternatives that would qualify for a certificate of appropriateness.

(7) Ordinary maintenance and repairs. Ordinary maintenance and repairs may be undertaken without a certificate of appropriateness, provided that the work involves repairs to existing features of a landmark structure or site or the replacement of elements of a structure with pieces identical in appearance and provided that the work does not change the exterior appearance of the structure or site and does not require the issuance of a building permit.

(8) Appeal. Any decision of the Commission may be appealed to the City Council through the following procedures:

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

a. If 30 days after the Commission denies a certificate of appropriateness, no satisfactory resolution has been reached between the Commission and the applicant, the applicant may, within an additional 30 days thereafter, appeal to the City Council of Lake Geneva from the Commission's decision by written request, specifying the grounds for the appeal.

b. After a public hearing the City Council of Lake Geneva may reverse or modify the decision of the Commission if, after balancing the interests of the public and the preservation of the subject property and interest of the owner, the City Council finds that owing to unique conditions pertaining to the specific piece of property, failure to grant the certificate of appropriateness will cause serious hardship to the owner. Any such decision will be by majority of Council members present.

Sec. 34-82. Criteria and standards for approval. [Ord. No. 96-2, § VII B., 1-22-1996; 8-28-2023 by Ord. No. 23-08]

(a) Upon filing of any application for a certificate of appropriateness with the Commission, the Commission shall approve the application if the following criteria are met:

(1) For designated landmarks, the proposed changes would not destroy or adversely affect any exterior feature of the structure or site, visible to a street.

(2) For the construction of a new improvement upon a landmark site or within a historic district, the exterior of such improvement, visible from a street, would harmonize with the external appearances of neighboring improvements.

(3) The historic building or structure is not of such architectural or historical significance that its demolition would be detrimental to the public interest and/or contrary to the general welfare of the people of the City of Lake Geneva and the state.

(4) For the demolition of a deteriorated building or structure, any economic hardship or difficulty claimed by the owner was not self-created or the result of any failure to maintain the property in good repair.

(b) In addition to the criteria of Subsection (a) of this section, the Commission may consider and give decisive weight to any of the following standards:

(1) The use of the property shall require minimal change in the defining characteristics of the building and its site and environment.

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

(3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings, shall be avoided.

(4) Properties change over time. Those changes which have acquired historic significance in their own right shall be retained and preserved.

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

(5) Distinctive features, finishes and construction techniques or example of craftsmanship that characterize a property shall be preserved.

(6) Deteriorated historic features shall be repaired rather than replaced whenever practicable. Where the severity of deterioration requires replacement of distinctive features, the new feature shall match the old design, color, texture and other visual qualities and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(9) Additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment. However, for restoration, reconstruction or exterior alteration of structures of unusual or uncommon design and of materials and/or textures that cannot be reproduced without great difficulty and/or expense, appropriate alternative design, materials and/or texture may be authorized.

(10) New additions and adjacent or related new construction shall be undertaken in such manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Sec. 34-83. through Sec. 34-90. (Reserved)

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

ARTICLE V
MAINTENANCE AND RESCISSION

Sec. 34-91. Maintenance. [Ord. No. 96-2, § VI, 1-22-1996; 8-28-2023 by Ord. No. 23-08]

(a) The owner of a landmark structure or site shall keep in good repair all of the exterior portions of such, and all interior portions which, if not so maintained, may cause or tend to cause the exterior portions of such to fall into a state of disrepair as follows:

(1) The deterioration of exterior walls or other vertical supports.

(2) The deterioration of roofs or other horizontal members.

(3) The deterioration of external chimneys.

(4) The deterioration or crumbling of exterior plaster or mortar.

(5) The ineffective waterproofing of exterior walls, roof and foundation, including broken windows or doors.

(6) The peeling of paint, rotting holes and other forms of decay.

(7) The deterioration of surrounding environment, e.g., fences, gates, sidewalks, steps, signs, accessory structures and landscaping.

(8) The deterioration of any feature so as to create or permit the creation of any hazardous or unsafe conditions.

(9) All interior portions which may cause the exterior to deteriorate or become damaged or to otherwise fall into a state of disrepair.

(b) The purpose of this section is to encourage the prevention of deterioration or damage by vandalism or natural causes that may require subsequent demolition or reduced marketability of a building or a structure that is designated a historical structure or site.

Sec. 34-92. Conditions dangerous to life, health or property. [Ord. No. 96-2, § VIII A., 1-22-1996; 8-28-2023 by Ord. No. 23-08]

Nothing contained in this chapter shall prohibit the making of necessary repairs, alteration or demolition of any historic structures, any improvement on a historic site or in a historic district pursuant to order of any government agency or pursuant to any court judgment for the purpose of remedying emergency conditions determined to be dangerous to life, health or property. In such cases, approval from the Commission shall not be necessary.

Sec. 34-93. Rescission of landmark structures, landmark sites and historic districts. [Ord. No. 96-2, § V B, 1-22-1996; Ord. No. 07-02, § 1, 2-12-2007; 8-28-2023 by Ord. No. 23-08]

(1) If the person listed as owner of record of a landmark structure or landmark site is unable to find a buyer willing to preserve the landmark structure or landmark site, such person may petition the commission for a rescission of its designation. Such petition shall contain

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

an affidavit under oath that the person has made reasonable attempts in good faith to find and attract such a buyer, as well as such further information deemed reasonably necessary by the commission for the purpose of evaluating the petition.

(2) Following the filing of such petition, the owner and the Commission shall work together for up to six months to try to locate a buyer for the subject property who is willing to comply with the designation. If at the end of six months no such buyer can be found, and if the owner still desires to obtain such rescission, the Commission shall rescind its designation of the subject property.

(3) In the event of rescission, the Commission shall notify the city clerk, building and zoning administrator and assessor of the same, and shall cause the rescission to be recorded at city expense in the Walworth County register of deeds.

(4) Following any such rescission, the Commission may not redesignate the subject property as a landmark structure or landmark site for at least five years from the date of rescission unless requested by the owner.

(5) Before the Commission explores a city owned property as a potential landmark, the Commission shall notify the city administrator with a notice of intent. The city administrator shall then include the notice of the requested designation on the agenda of a common council meeting, that is held within thirty days of the notice, and provide the common council with its option to object to the designation under Sec. 34-63(5).
The common council shall not be required to act on the proposed designation; however, if at the meeting a majority of the voting common council members vote to object to the designation, the Commission shall dismiss the proposal.

Downloaded from https://ecode360.com/LA3000 on 2025-04-09

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Paid and unpaid invoices included.
Invoice.Batch = "03312025","04042025","04082025","04102025","04112025"

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
ALLIANT ENERGY/WPL				
MAR 2025	03/24/2025	OAK HILL CEMETERY	48-00-00-52220 CEM ELECTRICITY EXP	34.45
MAR 2025-03	03/31/2025	GENEVA SQUARE-TRAFFIC LIG	11-34-10-52220 ELECTRICITY-FLASHERS	77.81
MAR 2025-03	03/31/2025	HAVENWOOD FLASHER	11-34-10-52220 ELECTRICITY-FLASHERS	13.54
MAR 2025-03	03/31/2025	SOUTH/WELLS FLASHER	11-34-10-52220 ELECTRICITY-FLASHERS	17.08
MAR 2025-03	03/31/2025	WELLS STREET FLASHER	11-34-10-52220 ELECTRICITY-FLASHERS	18.17
MAR 2025-03	03/31/2025	MAIN STREET LIGHTS	11-34-10-52230 STREET LIGHTS ELECTRICITY	160.77
MAR 2025-03	03/31/2025	1055 CAREY	11-32-10-52220 ST DEPT BLDG ELECTRICITY	205.96
MAR 2025-03	03/31/2025	BROAD ST TRAFFIC SIGNAL	11-34-10-52230 STREET LIGHTS ELECTRICITY	101.16
MAR 2025-03	03/31/2025	HWY 50/HWY 12 FLASHER	11-34-10-52220 ELECTRICITY-FLASHERS	17.99
MAR 2025-03	03/31/2025	WEST COOK SIREN	11-29-00-52220 SIRENS ELECTRICTY	18.02
MAR 2025-03	03/31/2025	RIVIERA ELECTRIC	40-55-30-52220 PIER ELECTRIC	3,088.38
MAR 2025-03	03/31/2025	BEACH HOUSE	40-54-10-52220 BEACH ELECTRIC	253.32
MAR 2025-03	03/31/2025	INTERCHANGE N TRAFFIC SIG	11-34-10-52230 STREET LIGHTS ELECTRICITY	62.88
MAR 2025-03	03/31/2025	HWY 120/BLOOMFIELD RD TRA	11-34-10-52230 STREET LIGHTS ELECTRICITY	100.87
MAR 2025-03	03/31/2025	LIBRARY PARK OUTSIDE	11-52-00-52220 PARKS ELECTRICITY	26.33
MAR 2025-03	03/31/2025	EDWARDS BLVD/WALMART TR	11-34-10-52230 STREET LIGHTS ELECTRICITY	102.82
MAR 2025-03	03/31/2025	HAVENWOOD DR/MAIN STREE	11-34-10-52230 STREET LIGHTS ELECTRICITY	85.11
MAR 2025-03	03/31/2025	SAGE ST/DUNN SIREN	11-29-00-52220 SIRENS ELECTRICTY	6.17
MAR 2025-03	03/31/2025	STREET LIGHTS MS-2 LIGHTIN	11-34-10-52230 STREET LIGHTS ELECTRICITY	342.04
MAR 2025-03	03/31/2025	DUNN FIELD	11-52-00-59220 DUNN FIELD ELECTRIC	438.17
MAR 2025-03	03/31/2025	SNAKE RD/HWY 50 FLASHER	11-34-10-52220 ELECTRICITY-FLASHERS	17.99
MAR 2025-03	03/31/2025	VETS PARK/TOWNLINE RD	11-52-01-52220 VETS PARKS ELECTRICITY	370.34
MAR 2025-03	03/31/2025	1067 CAREY-STORAGE BUILDI	11-21-00-52220 POLICE IMPOUND BLDG ELECTRIC	25.37
MAR 2025-03	03/31/2025	1067 CAREY-STORAGE BUILDI	11-22-00-52220 FIREHOUSE ELECTRICITY	25.37
MAR 2025-03	03/31/2025	N BLOOMFIELD RD & HARMON	11-34-10-52230 STREET LIGHTS ELECTRICITY	4.43
MAR 2025-03	03/31/2025	MUSEUM-256 MILLS STREET	11-51-10-52220 MUSEUM-ELECTRICITY	746.58
MAR 2025-03	03/31/2025	WELLS STREET FLASHER	11-34-10-52220 ELECTRICITY-FLASHERS	17.37
MAR 2025-03	03/31/2025	HOST DRIVE WATER TOWER	11-22-00-52220 FIREHOUSE ELECTRICITY	173.12
MAR 2025-03	03/31/2025	LIBRARY-918 MAIN STREET	99-00-00-52220 LIBRARY UTILITIES	1,359.28
MAR 2025-03	03/31/2025	LOT LITE-GENEVA ST	11-34-10-52230 STREET LIGHTS ELECTRICITY	186.38
MAR 2025-03	03/31/2025	WELLS STREET LIGHT	11-34-10-52220 ELECTRICITY-FLASHERS	91.74
MAR 2025-03	03/31/2025	FLAT IRON PARK-WRIGLEY DR	11-52-00-52220 PARKS ELECTRICITY	213.90
MAR 2025-03	03/31/2025	W HWY 50 BLOCK FLASHER	11-34-10-52220 ELECTRICITY-FLASHERS	17.99
MAR 2025-03	03/31/2025	LIBRARY PARK RESTROOM	11-52-00-52220 PARKS ELECTRICITY	174.42
MAR 2025-03	03/31/2025	724 WILLIAMS STREET	11-34-10-52230 STREET LIGHTS ELECTRICITY	48.37
MAR 2025-03	03/31/2025	S LAKE SHORE DRIVE FLASHE	11-34-10-52220 ELECTRICITY-FLASHERS	14.00
MAR 2025-03	03/31/2025	S LAKE SHORE DRIVE	11-52-00-52220 PARKS ELECTRICITY	19.32
MAR 2025-03	03/31/2025	COOK ST/HWY 50 TRAFFIC SIG	11-34-10-52230 STREET LIGHTS ELECTRICITY	40.39
MAR 2025-03	03/31/2025	SIREN-730 MARSHALL STREET	11-29-00-52220 SIRENS ELECTRICTY	26.73
MAR 2025-03	03/31/2025	TENNIS COURTS	11-52-00-52220 PARKS ELECTRICITY	23.52
MAR 2025-03	03/31/2025	389 EDWARDS TRAFFIC LIGHT	11-34-10-52230 STREET LIGHTS ELECTRICITY	119.28
MAR 2025-03	03/31/2025	HWY 50/HWY 12 STOP LIGHT	11-34-10-52220 ELECTRICITY-FLASHERS	51.88
MAR 2025-03	03/31/2025	RUSHWOOD PARK	11-52-00-52220 PARKS ELECTRICITY	28.97
MAR 2025-03	03/31/2025	700 GENEVA STREET PARKING	11-34-10-52230 STREET LIGHTS ELECTRICITY	204.20
MAR 2025-03	03/31/2025	1065 CAREY ST	11-32-10-52220 ST DEPT BLDG ELECTRICITY	508.39
MAR 2025-03	03/31/2025	VETS PARK SCOREBOARD	11-52-01-52220 VETS PARKS ELECTRICITY	185.55
MAR 2025-03	03/31/2025	BAKER/SEMINARY RESTROOM	11-52-00-52220 PARKS ELECTRICITY	21.97
MAR 2025-03	03/31/2025	HWY 50 TRAFFIC LIGHT	11-34-10-52230 STREET LIGHTS ELECTRICITY	84.87
MAR 2025-03	03/31/2025	GEORGE STREET FLASHER	11-34-10-52220 ELECTRICITY-FLASHERS	14.00
MAR 2025-03	03/31/2025	1070 CAREY ST	11-32-10-52220 ST DEPT BLDG ELECTRICITY	247.04

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
MAR 2025-03	03/31/2025	FLAT IRON PARK-WRIGLEY DR	11-52-00-52220 PARKS ELECTRICITY	16.86
MAR 2025-03	03/31/2025	DODGE STREET FLASHER	11-34-10-52220 ELECTRICITY-FLASHERS	14.00
MAR 2025-03	03/31/2025	IMPOUND-1070 CAREY ST	11-21-00-52220 POLICE IMPOUND BLDG ELECTRIC	21.25
MAR 2025-03	03/31/2025	FIRE HOUSE-730 MARSHALL	11-22-00-52220 FIREHOUSE ELECTRICITY	1,221.47
MAR 2025-03	03/31/2025	HWY 120/TOWNLINE RD STOP	11-34-10-52220 ELECTRICITY-FLASHERS	42.92
MAR 2025-03	03/31/2025	CITY HALL	11-16-10-52220 CITY HALL ELECTRICITY	3,257.92
MAR 2025-03	03/31/2025	VETS PARK PAVILION	11-52-01-52220 VETS PARKS ELECTRICITY	202.53
MAR 2025-03	03/31/2025	DONIAN PK	11-52-00-52220 PARKS ELECTRICITY	138.25
MAR 2025-03	03/31/2025	COBB PARK	11-52-00-52220 PARKS ELECTRICITY	20.08
MAR2025	03/24/2025	OAK HILL CEMETERY	48-00-00-52220 CEM ELECTRICITY EXP	223.01
Total ALLIANT ENERGY/WPL:				15,392.09
AT&T MOBILITY				
287305036061	03/23/2025	CELL PHONES-MARCH	11-21-00-52210 PD TELEPHONE EXPENSE	1,531.60
Total AT&T MOBILITY:				1,531.60
BAKER, CORY				
04/03/25	04/03/2025	FDIC CONF-04/06-04/12/25 PER	11-22-00-51440 FD TRAVEL/MEAL EXPENSES	476.00
Total BAKER, CORY:				476.00
BELARDI, DAVID				
REFUND WP#	04/02/2025	REFUND PER HARBORMASTER	40-52-10-46770 BUOY & SLIP LEASES-CITY	3,782.94
REFUND WP#	04/02/2025	REFUND PER HARBORMASTER	11-00-00-24210 SALES TAX PAYABLE	208.06
Total BELARDI, DAVID:				3,991.00
CHARTER COMMUNICATIONS				
152473401040	04/01/2025	INTERNET SERV.- APR 2025	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	100.00
Total CHARTER COMMUNICATIONS:				100.00
CITY OF LAKE GENEVA MUNICIPAL COURT				
POSTAGE 04/1	04/10/2025	PETTY CASH-POSTAGE BI6163	11-12-00-53120 POSTAGE-MUNICIPAL COURT	5.58
Total CITY OF LAKE GENEVA MUNICIPAL COURT:				5.58
CITY OF LAKE GENEVA POLICE DEPT				
04/09/25	04/09/2025	PETTY CASH-POSTAGE	11-21-00-53120 PD POSTAGE	102.95
Total CITY OF LAKE GENEVA POLICE DEPT:				102.95
CULLIGAN OF BURLINGTON				
500X03248701	03/31/2025	DRINKING WATER EQUIPT. RET	99-00-00-53600 LIBRARY BLDG MAINT SERVICES	48.00
Total CULLIGAN OF BURLINGTON:				48.00
ELAN FINANCIAL SERVICES				
1459-FEB2025	02/25/2025	1099-NEC MAILED	11-00-00-13910 A/R BILL OUTS	11.81
1459-FEB2025	02/25/2025	50 YEARLY EVENTS MONTHLY	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	109.00
1459-FEB2025	02/25/2025	QUICK BOOKS	11-00-00-13910 A/R BILL OUTS	57.89
1459-FEB2025	02/25/2025	SNOW PUSHER WITH WEAR ST	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	72.63
1459-FEB2025	02/25/2025	ACROBAT STANDARD DC	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	14.29
1459-FEB2025	02/25/2025	OFFICE CHAIR FOR COUNCIL	11-14-10-53100 MAYOR OFFICE SUPPLIES	108.99
1459-FEB2025	02/25/2025	JOB POSTING-LINKEDIN	11-14-20-53990 CITY ADMIN MISC EXPENSE	500.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
1459-FEB2025	02/25/2025	JENNIFERS BOND FOR NOTAR	11-15-10-53100 ACCTG OFFICE SUPPLIES	20.00
1459-FEB2025	02/25/2025	TEST PARK MOBILE	42-34-50-46410 PARKING APP NET COLLECTIONS	1.48
1459-FEB2025	02/25/2025	SLING MONTHLY BILL-FEB2025	42-34-50-53100 OFFICE SUPPLIES	30.13
2474-FEB2025	02/25/2025	TRAINING SEMINAR- TREE CRE	11-32-13-54100 TRAINING & SEMINARS	299.98
2474-FEB2025	02/25/2025	TRAINING SEMINAR- TREE CRE	11-32-13-54100 TRAINING & SEMINARS	299.98
2474-FEB2025	02/25/2025	POLYPROPLENE FILM CAPACIT	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	5.91
2474-FEB2025	02/25/2025	TRIMMER LINE	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	238.40
2474-FEB2025	02/25/2025	FLOOR MATS	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	89.99
2474-FEB2025	02/25/2025	VELCRO STRIPS	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	7.28
2474-FEB2025	02/25/2025	HEAT TAPE	11-32-10-53500 BLDG MAINT SUPPLIES-STR DEPT	17.99
2474-FEB2025	02/25/2025	HARNESS-TREE CREW	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	551.95
2474-FEB2025	02/25/2025	POLY SHEETING, WHITEWOOD	43-32-10-17020 DPW CAPITAL PROJECTS	265.32
2474-FEB2025	02/25/2025	VENT PIPE, DWV HANGER-BRE	43-32-10-17020 DPW CAPITAL PROJECTS	47.61
2474-FEB2025	02/25/2025	HIGH TEMP SOLDERING SPON	43-32-10-17020 DPW CAPITAL PROJECTS	25.97
2474-FEB2025	02/25/2025	REGIONAL NEWS SUB	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	14.99
4007-FEB2025	02/25/2025	LIBRARY CANDLES	99-00-00-52110 GENERAL ADMIN EXPENSES	425.00
4007-FEB2025	02/25/2025	LIBRARY BAGS	99-00-00-55170 LIBRARY OUTREACH	1,276.46
4007-FEB2025	02/25/2025	MICROSOFT LICENSES	99-00-00-55150 LIBRARY COMPUTER SOFTWARE	305.28
4007-FEB2025	02/25/2025	GOOGLE BUSINESS SUITE	99-00-00-55150 LIBRARY COMPUTER SOFTWARE	108.46
4007-FEB2025	02/25/2025	NAMETAGS	99-00-00-52110 GENERAL ADMIN EXPENSES	31.68
4007-FEB2025	02/25/2025	STAFF INSERVICE TICKET - JO	99-00-00-53320 STAFF CONTINUING EDUCATION	38.55
4007-FEB2025	02/25/2025	WIFI HOTSPOT SERVICE	99-00-00-54100 LIBRARY ADULT MATERIALS	1,200.00
4007-FEB2025	02/25/2025	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	24.39
4007-FEB2025	02/25/2025	PERSONAL PURCHASE FOR R	99-00-00-52110 GENERAL ADMIN EXPENSES	48.06
4007-FEB2025	02/25/2025	CHATGPT SUBSCRIPTION	99-00-00-55150 LIBRARY COMPUTER SOFTWARE	20.00
4007-FEB2025	02/25/2025	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	41.11
4007-FEB2025	02/25/2025	NEWSREEL SERVICE - 1YR	99-00-00-54100 LIBRARY ADULT MATERIALS	499.00
4007-FEB2025	02/25/2025	BUSINESS CARDS	99-00-00-53100 LIBRARY OFFICE SUPPLIES	45.34
4007-FEB2025	02/25/2025	LIBRARY APPAREL	99-00-00-52110 GENERAL ADMIN EXPENSES	92.00
4007-FEB2025	02/25/2025	LIBRARY APPAREL	99-00-00-52110 GENERAL ADMIN EXPENSES	34.00
4007-FEB2025	02/25/2025	ALA MEMBERSHIP	99-00-00-53320 STAFF CONTINUING EDUCATION	210.00
4416-FEB 202	02/25/2025	DEPUTY CLERK WMCA DUES 2	11-14-30-53320 CITY CLRK CONFERENCES & DUES	65.00
4416-FEB 202	02/25/2025	CLERK ALCOHOL LAW PUBLICA	11-14-30-53100 CITY CLERK OFFICE SUPPLIES	18.00
4416-FEB 202	02/25/2025	COUNCIL BOOKS	11-11-00-53990 COUNCIL MISCELLANEOUS EXPENSE	15.00
4416-FEB 202	02/25/2025	ELECTION SUPPLIES	11-14-30-53110 BALLOTS/OTHER ELECTION EXPENSE	19.64
4416-FEB 202	02/25/2025	ELECTION DAY DINNER & BEVE	11-14-30-53110 BALLOTS/OTHER ELECTION EXPENSE	73.02
4416-FEB 202	02/25/2025	ELECTION DAY LUNCH	11-14-30-53110 BALLOTS/OTHER ELECTION EXPENSE	88.18
5921-FEB2025	02/25/2025	PRINTING CREDIT	99-00-00-52110 GENERAL ADMIN EXPENSES	17.50-
5921-FEB2025	02/25/2025	PRINTING - FRIENDS BROCHU	99-00-00-52110 GENERAL ADMIN EXPENSES	167.50
5921-FEB2025	02/25/2025	POSTAGE	99-00-00-53120 LIBRARY POSTAGE	104.51
5921-FEB2025	02/25/2025	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	13.71
5921-FEB2025	02/25/2025	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	22.33
5921-FEB2025	02/25/2025	NAME TAGS	99-00-00-52110 GENERAL ADMIN EXPENSES	38.60
5921-FEB2025	02/25/2025	FRIENDS REIMBURSEMENT	99-00-00-52110 GENERAL ADMIN EXPENSES	50.00
7498-FEB 202	02/25/2025	ROCK SALT ICE MELT	11-22-00-53500 BLDG MAINT SUPPLIES-FIREHOUSE	26.91
7498-FEB 202	02/25/2025	HVY DUTY LAMP/APP TIMER	11-22-00-53510 EQUIP MAINT SUPPLIES-FIRE DEPT	18.97
7498-FEB 202	02/25/2025	AIRBOAT FUEL	11-22-00-53410 FD FUEL EXPENSE	113.29
7498-FEB 202	02/25/2025	MKE IMPACT BIT SET	11-22-00-53510 EQUIP MAINT SUPPLIES-FIRE DEPT	21.97
7498-FEB 202	02/25/2025	FLOOR SQUEEGEE	11-22-00-53500 BLDG MAINT SUPPLIES-FIREHOUSE	57.94
7498-FEB 202	02/25/2025	GLASS DRY ERASE BOARD	11-22-00-52410 FIREHOUSE REPAIRS	610.52
7498-FEB 202	02/25/2025	SAN O KLEEN	11-22-00-53500 BLDG MAINT SUPPLIES-FIREHOUSE	109.83
7498-FEB 202	02/25/2025	ETSY BABY BLANKETS	11-22-00-57360 DONATION PURCHASES	362.76
7498-FEB 202	02/25/2025	TAX CREDIT ETSY BLANKETS	11-22-00-57365 DONATION PURCHASES-FIRST RESP	18.91-
7498-FEB 202	02/25/2025	RETURN HOME DEPOT	11-22-00-53510 EQUIP MAINT SUPPLIES-FIRE DEPT	57.94-
7498-FEB 202	02/25/2025	TAX CREDIT NORTH AMERICAN	11-22-00-58100 EMS EQUIPMENT/SUPPLIES	50.00-
7498-FEB 202	02/25/2025	CITATION BARS	11-22-00-51380 FIRE DEPT UNIFORMS	15.55-

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total ELAN FINANCIAL SERVICES:				9,028.70
FINLEY, WENDY				
04072025-FINL	04/07/2025	TRANSPORTATION TO IN-SERV	99-00-00-53320 STAFF CONTINUING EDUCATION	64.40
YOUTCROCH	04/08/2025	YOUTH CROCHET 101	99-00-00-54150 LIBRARY PROGRAMS	79.69
Total FINLEY, WENDY:				144.09
GENEVA ONLINE INC				
1170045	04/01/2025	INTERNET-MARCH	11-21-00-52210 PD TELEPHONE EXPENSE	39.00
Total GENEVA ONLINE INC:				39.00
GERLACH, KEITH				
04/02/25	04/02/2025	MILEAGE REIMBURSEMENT-11	99-00-00-52110 GENERAL ADMIN EXPENSES	81.06
Total GERLACH, KEITH:				81.06
HARTLAUB, MATTHEW				
04/03/25	04/03/2025	FDIC CONF-04/06-04/12/25 PER	11-22-00-51440 FD TRAVEL/MEAL EXPENSES	476.00
Total HARTLAUB, MATTHEW:				476.00
HILL VALLEY DAIRY LLC				
3182025	03/31/2025	HILL VALLEY CHARCUTERIE	99-00-00-54150 LIBRARY PROGRAMS	180.00
Total HILL VALLEY DAIRY LLC:				180.00
HUBER, SCOTT				
04/03/25	04/03/2025	FDIC CONF-04/06-04/12/25 PER	11-22-00-51440 FD TRAVEL/MEAL EXPENSES	476.00
Total HUBER, SCOTT:				476.00
JACOBSON, MAREN				
03/29/25	04/07/2025	RIVIERA DEPOSIT REFUND-03/	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
Total JACOBSON, MAREN:				1,000.00
JOHN PETERS				
04/03/25	04/03/2025	FDIC CONF-04/08-04/12/25 PER	11-22-00-51440 FD TRAVEL/MEAL EXPENSES	340.00
Total JOHN PETERS:				340.00
JONES, HEATHER				
04/07/25	04/07/2025	REIMB INK CARTRIDGES	40-55-20-53990 MISCELLANEOUS EXPENSES	60.92
04/07/25	04/07/2025	RIVIERA BALLROOM-ZOLA SUB	40-55-10-53160 PUBLICATIONS & PROMOTIONS	300.68
Total JONES, HEATHER:				361.60
KRAJOVIC, MICHAEL W.				
04/15/25	04/15/2025	HILMOOR CONSULTANT-04/15/2	11-62-01-59900 OTHER PROFESSIONAL SERVICES	1,500.00
Total KRAJOVIC, MICHAEL W.:				1,500.00
KUBIAK, PAUL				
04/03/25	04/03/2025	FDIC CONF-04/06-04/12/25 PER	11-22-00-51440 FD TRAVEL/MEAL EXPENSES	476.00

Invoice Number	Invoice Date	Description	GL Account and Title		Net Invoice Amount
Total KUBIAK, PAUL:					476.00
LAKE GENEVA UTILITY					
1ST QTR-2025	04/01/2025	STREET DEPT HYDRANT	11-32-10-52260	ST DEPT BLDG-WATER & SEWER	159.14
1ST QTR-2025	04/01/2025	1070 CAREY STREET	11-32-10-52260	ST DEPT BLDG-WATER & SEWER	46.80
1ST QTR-2025	04/01/2025	1065 CAREY STREET	11-32-10-52260	ST DEPT BLDG-WATER & SEWER	183.09
1ST QTR-2025	04/01/2025	1055 CAREY STREET	11-32-10-52260	ST DEPT BLDG-WATER & SEWER	72.76
1ST QTR-2025	04/01/2025	730 MARSHALL STREET FIRE D	11-22-00-52260	FIREHOUSE WATER/SEWER BILLS	482.27
1ST QTR-2025	04/01/2025	CITY HALL FP	11-16-10-52260	CITY HALL WATER & SEWER EXP	60.00
1ST QTR-2025	04/01/2025	CITY HALL	11-16-10-52260	CITY HALL WATER & SEWER EXP	487.00
1ST QTR-2025	04/01/2025	255 MILL STREET MUSEUM FP	11-51-10-52260	MUSEUM-WATER & SEWER EXP	189.00
1ST QTR-2025	04/01/2025	255 MILL STREET MUSEUM	11-51-10-52260	MUSEUM-WATER & SEWER EXP	163.95
1ST QTR-2025	04/01/2025	1101 CEMETERY OAKHILL CEM	48-00-00-52260	CEM WATER/SEWER EXP	55.25
1ST QTR-2025	04/01/2025	918 MAIN STREET LIBRARY	99-00-00-52220	LIBRARY UTILITIES	189.91
1ST QTR-2025	04/01/2025	BEACH HOUSE WRIGLEY DRIV	40-54-10-53990	BEACH MISCELLANEOUS	144.79
1ST QTR-2025	04/01/2025	WRIGLEY DRIVE - RIVIERA LO	40-55-20-52260	LOWER RIV WATER & SEWER BILLS	500.21
1ST QTR-2025	04/01/2025	WRIGLEY DIRVE - RIVIERA UPP	40-55-10-52260	UPPER RIV WATER & SEWER BILLS	221.14
1ST QTR-2025	04/01/2025	FOUNTAIN & CONCESSIONS VE	11-52-01-52260	VETS PARK WATER & SEWER	144.79
1ST QTR-2025	04/01/2025	IRRIGATION VETS PARK	11-52-01-52260	VETS PARK WATER & SEWER	159.14
1ST QTR-2025	04/01/2025	VETS PARK STORAGE BLDG	11-52-01-52260	VETS PARK WATER & SEWER	86.07
1ST QTR-2025	04/01/2025	FOUNTAIN PUBLIC BATHROOM	11-52-00-52260	PARKS WATER & SEWER EXP	157.77
1ST QTR-2025	04/01/2025	FOUNTAIN BATHROOM SEMINA	11-52-00-52260	PARKS WATER & SEWER EXP	79.58
1ST QTR-2025	04/01/2025	FLAT IRON PARK RESTROOMS	11-52-00-52260	PARKS WATER & SEWER EXP	286.04
1ST QTR-2025	04/01/2025	DUNN FIELD CONCESSION STA	11-52-00-52260	PARKS WATER & SEWER EXP	79.58
1ST QTR-2025	04/01/2025	PUBLIC BATHROOM LIBRARY P	11-52-00-52260	PARKS WATER & SEWER EXP	144.79
1ST QTR-2025	04/01/2025	FOUNTAIN & IRRIGATION LIBRA	11-52-00-52270	FOUNTAINS/STATUES-WATER/SEWER	30.55
1ST QTR-2025	04/01/2025	FOUNTAIN RIVIERA	11-52-00-52270	FOUNTAINS/STATUES-WATER/SEWER	30.55
1ST QTR-2025	04/01/2025	FOUNTAIN DUNN FIELD	11-52-00-52270	FOUNTAINS/STATUES-WATER/SEWER	30.55
1ST QTR-2025	04/01/2025	FOUNTAIN FRONT OF CHAMPS	11-52-00-52270	FOUNTAINS/STATUES-WATER/SEWER	30.55
1ST QTR-2025	04/01/2025	FOUNTAIN 3 SISTERS FLAT IRO	11-52-00-52270	FOUNTAINS/STATUES-WATER/SEWER	30.55
1ST QTR-2025	04/01/2025	FOUNTAIN CURTIS STREET BIK	11-52-00-52270	FOUNTAINS/STATUES-WATER/SEWER	30.55
1ST QTR-2025	04/01/2025	FOUNTAIN RUSHWOOD PARK	11-52-00-52270	FOUNTAINS/STATUES-WATER/SEWER	30.55
1ST QTR-2025	04/01/2025	FOUNTAIN COOK/GENEVA TEN	11-52-00-52270	FOUNTAINS/STATUES-WATER/SEWER	30.55
1ST QTR-2025	04/01/2025	FOUNTAIN BY UTILITY COMMIS	11-52-00-52270	FOUNTAINS/STATUES-WATER/SEWER	30.55
1ST QTR-2025	04/01/2025	FOUNTAIN CLOSE TO LIBRARY	11-52-00-52270	FOUNTAINS/STATUES-WATER/SEWER	30.55
Total LAKE GENEVA UTILITY:					4,398.57
MUTUAL OF OMAHA					
001864369555	04/01/2025	LTD-APR 2025	11-00-00-21555	LT DISABILITY INS PAYABLE	2,112.73
001864369555	04/01/2025	STD-APR 2025	11-00-00-21562	ST DISABILITY DEDUCTIONS	1,681.25
001864369555	04/01/2025	ACC-APR 2025	11-00-00-21564	ACCID INS DEDUCTIONS	594.18
Total MUTUAL OF OMAHA:					4,388.16
RHYME BUSINESS PRODUCTS					
38838861	03/24/2025	SHARP COPIER	11-24-00-53100	BLDG INSPECTOR OFFICE SUPPLIES	117.41
Total RHYME BUSINESS PRODUCTS:					117.41
RICHARD J BAILEY					
03/28/25	03/28/2025	PAYROLL 03/28/25-REPOLACE	11-00-00-21300	PAYROLL PAYABLE	22.85
Total RICHARD J BAILEY:					22.85

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
SCHINK, SHARON				
REFUND 6718	04/08/2025	PAID PARKING TICKET TWICE #	42-34-50-46100 PARKING MISC REVENUE	60.00
Total SCHINK, SHARON:				60.00
SECURIAN FINANCIAL GROUP INC				
MAY 2025 LIFE	04/04/2025	LIFE-APR -2025	62-00-00-92630 LIFE INSURANCE EXPENSE	14.14
MAY 2025 LIFE	04/04/2025	LIFE-APR -2025	11-00-00-21340 LIFE INSURANCE DEDUCTION	255.68
MAY 2025 LIFE	04/04/2025	LIFE-APR -2025	61-00-00-92630 LIFE INSURANCE EXPENSE	11.75
MAY 2025-LIF	04/08/2025	LIFE-MAY-2025	11-10-00-51330 LIFE INSURANCE POLICY FEES	200.56
MAY 2025-LIF	04/08/2025	LIFE-MAY-2025	11-00-00-21340 LIFE INSURANCE DEDUCTION	2,718.74
Total SECURIAN FINANCIAL GROUP INC:				3,200.87
STANG, KAY				
04/03/2025	04/03/2025	MILEAGE REIMB.	99-00-00-52110 GENERAL ADMIN EXPENSES	59.50
Total STANG, KAY:				59.50
TRANS UNION LLC				
01578460	01/25/2025	VANDER VORT-EMPLOYEMENT	11-22-00-58400 PRE-EMPLOYMENT TESTING	31.61
01578460	01/25/2025	ROZINSKI, ROBIN-EMPLOYEME	11-32-10-52050 DRUG AND MEDICAL TESTING	31.62
Total TRANS UNION LLC:				63.23
US BANK				
3341-March	03/12/2025	KALAHARI-TAX REFUND	11-21-00-53310 PD MEALS & LODGING	24.02-
3341-March	03/12/2025	AMAZON-HALL REFUND	11-21-00-51380 PD UNIFORM ALLOWANCE	13.99-
3341-March	03/12/2025	KALAHARI-CHIEF CONFERENC	11-21-00-53310 PD MEALS & LODGING	18.95
3341-March	03/12/2025	RIVERS EDGE-MEALS TRAININ	11-21-00-53310 PD MEALS & LODGING	81.14
3341-March	03/12/2025	MCDONALDS - MEALS TRAININ	11-21-00-53310 PD MEALS & LODGING	18.45
3341-March	03/12/2025	WI SCHOOL SAFETY-GREETHA	11-21-00-54100 PD TRAINING EXPENSES	290.00
3341-March	03/12/2025	REVEAL-HILLMOOR CAMERAS	11-21-00-53800 PD SPECIAL INVESTIGATIONS	15.00
3341-March	03/12/2025	WILDERNESS-HOTEL TRAININ	11-21-00-53310 PD MEALS & LODGING	196.00
3341-March	03/12/2025	WI ASSOC WOMEN POLICE-MU	11-21-00-54100 PD TRAINING EXPENSES	500.00
3341-March	03/12/2025	AMAZON-HALL CLOTHING	11-21-00-51380 PD UNIFORM ALLOWANCE	28.94
3341-March	03/12/2025	AMAZON-HALL CLOTHING	11-21-00-51380 PD UNIFORM ALLOWANCE	205.90
3341-March	03/12/2025	AMAZON 201 WIPER BLADES	11-21-00-51380 PD UNIFORM ALLOWANCE	19.67
3341-March	03/12/2025	AMAZON HALL CLOTHING	11-21-00-51380 PD UNIFORM ALLOWANCE	16.89
3341-March	03/12/2025	AMAZON-FLASH DRIVES	11-21-00-53100 PD OFFICE SUPPLIES	57.48
3341-March	03/12/2025	KALAHARI-TRAINING WINDLER	11-21-00-53310 PD MEALS & LODGING	98.00
3341-March	03/12/2025	CANVA ANNUAL SUBSCRIPTIO	11-21-00-53050 DATA PROCESSING	120.00
3341-March	03/12/2025	FBI-LEEDA-ANNUAL MEMBERS	11-21-00-54100 PD TRAINING EXPENSES	50.00
3341-March	03/12/2025	RADISSON-BORO TRAINING	11-21-00-53310 PD MEALS & LODGING	294.00
3341-March	03/12/2025	TIGERTOUGH-SEAT COVERS (3	50-21-00-58000 POLICE EQUIPMENT PURCHASES	951.00
3341-March	03/12/2025	SURVEYMONKEY-ANNUAL SUB	11-21-00-53050 DATA PROCESSING	468.00
3341-March	03/12/2025	TOOLSOURCE-EASY WEDGE(2)	50-21-00-58000 POLICE EQUIPMENT PURCHASES	148.87
3341-March	03/12/2025	APCO-TRAINING LUDWIG	11-21-00-54100 PD TRAINING EXPENSES	460.00
3341-March	03/12/2025	PROFESSIONAL FF-HALL TRAI	11-21-00-54100 PD TRAINING EXPENSES	51.81
3341-March	03/12/2025	WEATHERTECH-FLOORLINERS	50-21-00-58000 POLICE EQUIPMENT PURCHASES	452.85
3341-March	03/12/2025	DJI-DRONE REPAIR	11-21-00-53610 PD EQUIP MAINT SERV COSTS	1,003.31
3341-March	03/12/2025	HOME DEPOT-PICTURE BOARD	11-21-00-53420 PD SPECIAL EQUIPMENT	127.66
3341-March	03/12/2025	BENJAMIN MOORE-PAINT PICT	11-21-00-53420 PD SPECIAL EQUIPMENT	82.58
Total US BANK:				5,718.49

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
VERIZON WIRELESS				
6109349721	03/23/2025	PHONE - MARCH25	11-22-00-52210 FIRE TELEPHONE EXPENSE	38.01
Total VERIZON WIRELESS:				38.01
WALWORTH COUNTY CIRCUIT COURT				
WARRANT-MO	03/31/2025	MORFE, NATACHA SOLIBETH #	11-12-00-24280 COURT FINES-OTHER	350.00
Total WALWORTH COUNTY CIRCUIT COURT:				350.00
WE ENERGIES				
5407095284	03/18/2025	CITY HALL GAS/HEAT	11-16-10-52240 CITY HALL GAS HEAT	1,594.13
5407095284	03/18/2025	FIREHOUSE GAS/HEAT	11-22-00-52240 FIREHOUSE GAS HEAT	904.40
5407095284	03/18/2025	UPPER RIVIERA GAS/HEAT	40-55-10-52240 UPPER RIVIERA GAS HEAT	380.97
5407095284	03/18/2025	HOST DRIVE WATER TOWER	11-22-00-52240 FIREHOUSE GAS HEAT	347.51
5407095284	03/18/2025	MUSEUM GAS/HEAT	11-51-10-52240 MUSEUM-GAS HEAT	965.39
5407095284	03/18/2025	1055 CAREY ST BUILDING	11-32-10-52240 ST DEPT BLDG GAS HEAT	696.05
5407095284	03/18/2025	1065 CAREY ST BUILDING	11-32-10-52240 ST DEPT BLDG GAS HEAT	1,342.25
5407095284	03/18/2025	1070 CAREY ST BUILDING	11-32-10-52240 ST DEPT BLDG GAS HEAT	714.42
5407095284	03/18/2025	VETS PARK GAS/HEAT	11-52-01-52240 VETS PARK GAS HEAT	134.95
5407095284	03/18/2025	CEMETERY GAS/HEAT	48-00-00-52240 CEM GAS HEAT EXP	169.22
Total WE ENERGIES:				7,249.29
WISNIEWSKI, JOSEPH				
03/24/25	03/24/2025	MEALS-TRAINING 04/08-04/11/2	11-21-00-53310 PD MEALS & LODGING	76.00
Total WISNIEWSKI, JOSEPH:				76.00
Grand Totals:				61,492.05

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Recorder: _____

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Paid and unpaid invoices included.
Invoice.Batch = "03312025","04042025","04082025","04102025","04112025"

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Only unpaid invoices included.
Invoice.Batch = "04162025","04162025A"
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.J. ANICH LUMBER COMPANY				
111411S	04/02/2025	SIDING FOR TREE SHED	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	184.80
113800S	04/01/2025	SIDING FOR DIRT SHED, NAILS	11-52-00-53520 GROUNDS MAINT SUPPLIES	302.34
Total A.J. ANICH LUMBER COMPANY:				487.14
AURORA HEALTH CARE INC				
505-CI0005766	03/29/2025	2ND QTR 2025 FEE	11-10-20-51350 EAP PROGRAM	937.50
Total AURORA HEALTH CARE INC:				937.50
BATZNER PEST CONTROL				
74900624	03/24/2025	PEST CONTROL	40-55-20-53600 RIV MAINTENANCE SERVICE COSTS	173.03
Total BATZNER PEST CONTROL:				173.03
BEST TRUCK REPAIR INC				
72-350204	04/03/2025	HIGH TEMP AIR TRUCK #30	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	24.42
Total BEST TRUCK REPAIR INC:				24.42
BOTTS WELDING				
707588	03/31/2025	PURGE VALVE ASSY	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	131.05
Total BOTTS WELDING:				131.05
BREEZY HILL NURSERY				
INV/2025/0835	04/01/2025	POND MAINT	42-34-50-52200 PARKING LOT PLANTING/MAINT	260.10
Total BREEZY HILL NURSERY:				260.10
BUMPER TO BUMPER				
662-498320	04/02/2025	SCREW	11-32-10-53500 BLDG MAINT SUPPLIES-STR DEPT	6.39
Total BUMPER TO BUMPER:				6.39
CAMPOS RAMOS, PEDRO M.				
CN80G3FP58	03/31/2025	REFUND	11-12-00-45100 COURT PENALTIES & FINES	246.00
Total CAMPOS RAMOS, PEDRO M.:				246.00
CENTURY FENCE COMPANY				
245103901	03/28/2025	VETS PARK FENCING	11-52-00-53520 GROUNDS MAINT SUPPLIES	5,960.00
Total CENTURY FENCE COMPANY:				5,960.00
CERTIFIED LABORATORIES				
9084536	03/19/2025	TUFF BRAKE 20 GAL, SURE SH	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	889.73

Invoice Number	Invoice Date	Description	GL Account and Title		Net Invoice Amount
Total CERTIFIED LABORATORIES:					889.73
CINTAS FIRE PROTECTION					
0F36699439	02/24/2025	FIRE INSPECTION,ANNUAL,BAT	99-00-00-53600	LIBRARY BLDG MAINT SERVICES	521.45
Total CINTAS FIRE PROTECTION:					521.45
CINTAS FIRST AID & SAFETY					
5261797506	03/31/2025	FIRST AID CABINET RESTOCK	11-32-10-53900	FIRST AID AND SAFETY SUPPLIES	120.86
Total CINTAS FIRST AID & SAFETY:					120.86
COLUMN SOFTWARE PBC					
3343CED0-000	03/25/2025	CRACK FILLING NOTICE	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	88.17
C2330076-003	03/27/2025	PH-1600 EVERGREEN	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	64.12
C2330076-003	03/27/2025	PH-COVENANT HARBOR	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	67.13
C2330076-003	03/27/2025	PH-ZC FIRE LN	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	52.10
C2330076-003	03/27/2025	PH-ZC GROUP DEV	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	50.60
C2330076-003	03/28/2025	PH-PIP ALLIANT	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	59.61
Total COLUMN SOFTWARE PBC:					381.73
COMPLEX SECURITY SOLUTIONS INC					
947121	03/31/2025	DOOR LATCH RPR-NE PARKIN	11-16-10-52400	CITY HALL BUILDING REPAIRS	830.00
Total COMPLEX SECURITY SOLUTIONS INC:					830.00
COPIES & PRINTS PLUS LLC					
343537	04/01/2025	COPIES- SINGLE SIDED / DOUB	11-70-00-57800	AVIAN COMMITTEE EXPENSES	17.50
Total COPIES & PRINTS PLUS LLC:					17.50
CULLIGAN OF BURLINGTON					
392718	03/31/2025	SOLAR SALT- MAR 2025	40-55-20-53600	RIV MAINTENANCE SERVICE COSTS	198.00
500X03248602	03/31/2025	LATE CHARGE ADJ	99-00-00-53600	LIBRARY BLDG MAINT SERVICES	2.40
Total CULLIGAN OF BURLINGTON:					200.40
DEKIND COMPUTER CONSULTANTS					
41541	04/01/2025	IT SVC- APRI 2025	11-15-10-54500	COMPUTER IT SVC & EQUIPMENT	7,669.00
Total DEKIND COMPUTER CONSULTANTS:					7,669.00
DUNN LUMBER					
1979026	03/26/2025	SAW STIHL	11-32-13-54300	TREE & BRUSH OPER SUPPLIES	741.87
1979626	03/27/2025	SPRAY PAINT FOR PRESSURE	11-32-10-53400	OPERATING SUPPLIES-STREET DEPT	41.94
1980110	03/27/2025	NUTS & BOLTS	11-32-10-53500	BLDG MAINT SUPPLIES-STR DEPT	1.19
1980687	03/28/2025	PAPER TOWEL, GRIDING WHEE	48-00-00-53400	CEM OPERATING SUPPLIES	121.31
1982402	03/31/2025	ADHESIVE-TRUCK 33	11-32-10-53400	OPERATING SUPPLIES-STREET DEPT	33.06
1982735	04/01/2025	SAW BLADE, FRAMING SCREW,	11-32-13-54300	TREE & BRUSH OPER SUPPLIES	544.33
1983236	04/01/2025	CORNER BRACE ZINC, DRILL BI	11-52-00-53520	GROUNDS MAINT SUPPLIES	42.30
1983321	04/01/2025	PLUG GALV-VETS PARK	11-52-01-53400	VETS PARK OPERATING SUPPLIES	10.36
1984013	04/02/2025	GALVINIZED ELBOW, CLOSE G	11-32-10-53400	OPERATING SUPPLIES-STREET DEPT	18.47
1985362	04/03/2025	STAINLESS STEEL- 1-1/4 WHITE	11-32-13-54300	TREE & BRUSH OPER SUPPLIES	11.28
1985396	04/03/2025	5/16 QUICK LINKS	11-32-13-54300	TREE & BRUSH OPER SUPPLIES	11.99
1987032	04/07/2025	BRASS SWIVEL	11-32-10-53500	BLDG MAINT SUPPLIES-STR DEPT	8.99

Invoice Number	Invoice Date	Description	GL Account and Title		Net Invoice Amount
Total DUNN LUMBER:					1,587.09
EDWARD JONES					
JAN-MAR 2025	04/03/2025	TRANSFER CEM. PERPETUAL	49-00-00-24200	DUE TO INVESTMENT ACCT	7,540.00
Total EDWARD JONES:					7,540.00
ELKHORN NAPA AUTO PARTS					
361989	04/01/2025	COUPLING, AIR BRAKE TUBING	11-32-10-52500	ST DEPT EQUIPMENT REPAIRS	61.08
362695	04/09/2025	LEAF WAGON BATTERY	11-32-10-52500	ST DEPT EQUIPMENT REPAIRS	140.61
Total ELKHORN NAPA AUTO PARTS:					201.69
FARRELL, LEONARD P.					
PK25-40452	04/04/2025	REFUND_PK2540452	11-12-00-22220	COURT DEPOSITS PAYABLE	25.00
Total FARRELL, LEONARD P.:					25.00
FIRST SUPPLY					
3731714-00	03/31/2025	VETS PARK LIONS DEN RESTR	11-52-01-53400	VETS PARK OPERATING SUPPLIES	6.68
Total FIRST SUPPLY:					6.68
GENEVA LAKES CARPET CLEANING					
2544	04/04/2025	CARPET CLEANING	99-00-00-53600	LIBRARY BLDG MAINT SERVICES	2,225.00
Total GENEVA LAKES CARPET CLEANING:					2,225.00
GIRAFFE ELECTRIC II INC					
25-0151	03/31/2025	TROUBLE SHOOT BOLLARDS-R	40-55-20-53600	RIV MAINTENANCE SERVICE COSTS	742.50
Total GIRAFFE ELECTRIC II INC:					742.50
GLEN FERN CONSTRUCTION LLC					
24-175 #2	04/01/2025	LIONS DEN-CONCRETE	43-52-00-53000	PARKS AND REC CAPITAL PROJECTS	9,560.00
Total GLEN FERN CONSTRUCTION LLC:					9,560.00
GORDON FLESCH COMPANY INC					
IN15109235	04/05/2025	RICHOH IM IMAGE FEE- MARC	99-00-00-55320	LIBRARY EQUIP LEASES & MAINT	262.55
Total GORDON FLESCH COMPANY INC:					262.55
HOME DEPOT CREDIT SERVICES					
8520157	03/04/2025	EPOXY	40-55-10-53500	BLDG MAINT SUPPLIES-UPPER RIV	47.98
Total HOME DEPOT CREDIT SERVICES:					47.98
HYDRA-SEAL INC					
80363	03/25/2025	CYLINDER REPAIR	11-32-10-52500	ST DEPT EQUIPMENT REPAIRS	1,007.27
Total HYDRA-SEAL INC:					1,007.27
INGRAM BOOK COMPANY					
87248615	03/24/2025	YOUTH BOOKS	99-00-00-54110	LIBRARY YOUTH MATERIALS	73.15
87248615	03/24/2025	PROCESSING MATERIALS	99-00-00-55120	LIBRARY PROCESSING SUPPLIES	11.65

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
87291314	03/26/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	3.64
87291314	03/26/2025	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	31.44
87291315	03/26/2025	ADULT BOOK	99-00-00-54100 LIBRARY ADULT MATERIALS	16.85
87291315	03/26/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.82
87291316	03/26/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	17.97
87291316	03/26/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.82
87291317	03/26/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	126.80
87291317	03/26/2025	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	961.52
87291318	03/26/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	2.31
87291318	03/26/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	11.40
87291319	03/26/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	3.14
87291319	03/26/2025	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	34.34
87355141	03/31/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	2.89
87355141	03/31/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	11.54
87355142	03/31/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.57
87355142	03/31/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	16.96
87355143	03/31/2025	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	22.13
87355143	03/31/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	3.14
87355144	03/31/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	35.06
87355144	03/31/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.57
87355145	03/31/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	16.08
87355145	03/31/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.57
87355146	03/31/2025	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	92.63
87355146	03/31/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	13.63
87355147	03/31/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	62.85
87355147	03/31/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	2.98
87447517	04/04/2025	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	10.87
87447517	04/04/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	2.89
87447518	04/04/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	51.75
87447518	04/04/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	4.46
87447519	04/04/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	37.09
87447519	04/04/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	3.14
87447520	04/04/2025	ADULT BOOK	99-00-00-54100 LIBRARY ADULT MATERIALS	20.49
87447520	04/04/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	2.64
87447521	04/04/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	22.55
87447521	04/04/2025	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	149.09
87447522	04/04/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	183.99
87447522	04/04/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	16.36
Total INGRAM BOOK COMPANY:				2,087.77
JERRY WILLKOMM INC				
314464	03/21/2025	1764.0 GALLONS	11-32-10-53410 VEHICLE-FUEL & OIL	5,131.48
431156	03/28/2025	OIL	11-32-10-53410 VEHICLE-FUEL & OIL	1,010.90
Total JERRY WILLKOMM INC:				6,142.38
JOHNS DISPOSAL SERVICE				
1649199	04/04/2025	GARBAGE CONTRACT APRIL 20	11-36-00-52940 SOLID WASTE-RESIDENTIAL	39,743.00
1649199	04/04/2025	RECYCLE CONTRACT APRIL 20	11-36-00-52970 SOLID WASTE-RECYCLING	21,786.39
Total JOHNS DISPOSAL SERVICE:				61,529.39
JOHNSON CONTROLS FIRE PROTECTION LP				
24622216	03/20/2025	RIVIERA FIRE / SPRINKLER AN	40-55-20-53600 RIV MAINTENANCE SERVICE COSTS	3,201.42

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total JOHNSON CONTROLS FIRE PROTECTION LP:				3,201.42
KAPUR & ASSOCIATES INC				
131326	03/26/2025	SYMPHONY BAY PH 5	11-00-00-13910 A/R BILL OUTS	67.50
131327	03/25/2025	SYMPHONY BAY PH 7	11-00-00-13910 A/R BILL OUTS	1,406.50
131398	03/26/2025	COVENANT HARBOR-PR	11-00-00-13910 A/R BILL OUTS	135.00
131558	04/03/2025	GAP PROPERTIES	11-24-00-53350 OTHER PROFESSIONAL FEES	1,224.50
131564	04/03/2025	SYMPHONY BAY PH 8	11-00-00-13910 A/R BILL OUTS	2,568.50
131565	04/03/2025	1231, 1233, 135 LASALLE PR	11-00-00-13910 A/R BILL OUTS	135.00
131566	04/03/2025	1152 ELKHORN PR	11-00-00-13910 A/R BILL OUTS	67.50
131567	04/03/2025	827 DODGE ST PR	11-00-00-13910 A/R BILL OUTS	135.00
131568	04/03/2025	1600 EVERGREEN CUP PR	11-00-00-13910 A/R BILL OUTS	135.00
131569	04/03/2025	240 N EDWARDS BLVD PR	11-00-00-13910 A/R BILL OUTS	135.00
131570	04/03/2025	STR SHAPEFILES PR	11-69-30-52180 ZONING CODES	56.50
Total KAPUR & ASSOCIATES INC:				6,066.00
LADNER, JAMES				
BJ540709-1	04/04/2025	REFUND	11-12-00-45100 COURT PENALTIES & FINES	134.50
Total LADNER, JAMES:				134.50
LAKESIDE INTERNATIONAL LLC				
17556	03/14/2025	5-YARD INTERNATIONAL (C/F-2	50-32-00-58000 DPW EQUIPMENT PURCHASES	130,499.00
17557	03/14/2025	5-YARD INTERNATIONAL (TRUC	50-32-00-58000 DPW EQUIPMENT PURCHASES	130,499.00
Total LAKESIDE INTERNATIONAL LLC:				260,998.00
LANGE ENTERPRISES INC				
90799	04/02/2025	NO OUTLET SIGN	11-34-10-53750 TRAFFIC CONTROL STREET SIGNS	309.35
90799	04/02/2025	BRUSH DROP OFF SIGNS	11-32-14-54300 COMPOSTING OPERATING SUPPLIES	239.00
90799	04/02/2025	STREET SIGN	11-34-10-53740 STREET IDENTIFICATION SIGNS	36.85
90806	04/03/2025	WET PAINT WARNING SIGN	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	76.98
90806	04/03/2025	STOP/STOP AHEAD SIGNS	11-34-10-53750 TRAFFIC CONTROL STREET SIGNS	169.00
Total LANGE ENTERPRISES INC:				831.18
MID-STATE EQUIPMENT				
V07214	04/02/2025	MOWER BLADE	48-00-00-53400 CEM OPERATING SUPPLIES	33.75
Total MID-STATE EQUIPMENT:				33.75
MIDWEST TAPE LLC				
506944000	03/26/2025	AUDIO BOOKS	99-00-00-54140 LIBRARY NONPRINT MATERIALS	33.98
Total MIDWEST TAPE LLC:				33.98
ODP BUSINESS SOLUTIONS LLC				
416401499001	03/20/2025	COPY PAPER	11-12-00-53100 MUNICIPAL CT OFFICE SUPPLIES	42.99
Total ODP BUSINESS SOLUTIONS LLC:				42.99
OFFICE PRO INC				
726388-1	03/26/2025	HAND SOAP	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	57.99
726715-0	03/28/2025	DISPENSER	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	100.00
727336-0	04/07/2025	DISPENSER	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	203.52

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
C 726803-0	03/28/2025	CREDIT FOR RETURNED WAST	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	34.42-
C 727425-0	04/02/2025	CREDIT FOR RETURNED SOAP	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	100.00-
Total OFFICE PRO INC:				227.09
OIL EQUIPMENT CO INC				
0359286-IN	03/06/2025	GAS KEYS	11-32-10-53410 VEHICLE-FUEL & OIL	700.00
Total OIL EQUIPMENT CO INC:				700.00
QUADIENT FINANCE USA INC				
0103-MARCH2	04/02/2025	POSTAGE 03/05/25	11-00-00-16150 PREPAID POSTAGE METER	2,000.00
Total QUADIENT FINANCE USA INC:				2,000.00
QUILL LLC				
43453266	03/26/2025	MULTI-FOLD TOWEL, COASTWI	99-00-00-53500 LIBRARY MAINT SUPPLIES	131.49
Total QUILL LLC:				131.49
REINDERS				
6068835-00	03/21/2025	BOLT HANGER	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	50.19
Total REINDERS:				50.19
RHYME BUSINESS PRODUCTS				
38924854	04/04/2025	SHARP COPIER-APR 2025	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	425.05
38924854	04/04/2025	BLK IMG OVG-1ST QTR 2025	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	19.61
38924854	04/04/2025	CLR IMG OVG-1ST QTR 2025	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	370.78
Total RHYME BUSINESS PRODUCTS:				815.44
ROMERO QUINTERO, ROBERTO L				
CN80G3FP57	03/31/2025	REFUND	11-12-00-45100 COURT PENALTIES & FINES	246.00
Total ROMERO QUINTERO, ROBERTO L:				246.00
SAFEBUILT LLC				
1553507	03/31/2025	BUILDING INPECTIONS-MAR 20	11-24-00-52190 CONTRACT BUILDING INSPECTOR	15,475.03
1553544	03/31/2025	BUILDING OFFICIAL SVC-MAR 2	11-24-00-52190 CONTRACT BUILDING INSPECTOR	7,931.00
Total SAFEBUILT LLC:				23,406.03
SCHLITZ AUDUBON NATURE CENTER				
SCHLITZ03312	03/31/2025	SWIFT NIGHT OUT	11-70-00-57800 AVIAN COMMITTEE EXPENSES	490.00
Total SCHLITZ AUDUBON NATURE CENTER:				490.00
SHERWIN WILLIAMS				
1267-8	04/02/2025	MARKING PAINT	11-34-10-53700 MARKING PAINT	14,086.34
Total SHERWIN WILLIAMS:				14,086.34
STATE OF WISCONSIN				
64-246 03/25	04/02/2025	COURT FINES-MAR 2025	11-12-00-24240 COURT FINES-STATE	6,802.63

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total STATE OF WISCONSIN:				6,802.63
T2 SYSTEMS INC				
UPS00055314	03/12/2025	UPSAFETY SUBSCRIPTION SR	42-34-50-54500 SUPPORT CONTRACTS	3,828.00
UPS00055358	03/31/2025	PARKING CONTRACTS-OWNER	42-34-50-54500 SUPPORT CONTRACTS	570.00
Total T2 SYSTEMS INC:				4,398.00
TAPCO INC				
I798822	03/25/2025	COUNTDOWN COMBO WITH FI	11-34-10-52600 REPAIRS-TRAFFIC SIGNALS,ETC	1,261.49
Total TAPCO INC:				1,261.49
TJ'S PLUMBING & WATER SVC INC				
1822	03/19/2025	REDUCED PRESSURE ZONE T	11-16-10-52400 CITY HALL BUILDING REPAIRS	115.00
Total TJ'S PLUMBING & WATER SVC INC:				115.00
TOTAL PARKING SOLUTIONS INC				
107291	03/31/2025	PARTS AND LABOR CONTRACT	42-34-50-54500 SUPPORT CONTRACTS	34,132.00
107292	03/31/2025	CMS MONITORING MAY 25	42-34-50-54500 SUPPORT CONTRACTS	3,710.00
TOTAL PARKING SOLUTIONS INC:				37,842.00
UNIQUE MANAGEMENT SERVICES INC				
6138270	04/01/2025	PLACEMENTS-MARCH 25	99-00-00-55110 CIRCULATION SUPPLIES & SERVICE	30.90
Total UNIQUE MANAGEMENT SERVICES INC:				30.90
UNITED LABORATORIES				
INV431704	03/27/2025	WASHROOM CLEANER, GLASS/	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	3,461.08
INV431704	03/27/2025	GOLD RINSEABLE TUB	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	1,371.80
Total UNITED LABORATORIES:				4,832.88
VANDEWALLE & ASSOCIATES INC				
202503061	03/19/2025	COST RECOVERY	11-00-00-13910 A/R BILL OUTS	6,431.50
202503061	03/19/2025	ZONING	11-69-30-52180 ZONING CODES	5,845.00
Total VANDEWALLE & ASSOCIATES INC:				12,276.50
WALWORTH COUNTY PUBLIC WORKS				
111-1	02/12/2025	ADMIN FEES	11-32-12-53400 OPERATING SUPPLIES-SNOW & ICE	222.90
112-1	02/12/2025	SALT / BRINE FOR ROADS	11-32-12-53400 OPERATING SUPPLIES-SNOW & ICE	782.86
1220-1	01/23/2025	ADMIN FEES	11-32-12-53400 OPERATING SUPPLIES-SNOW & ICE	452.52
239-1	03/05/2025	ADMIN FEES	11-32-12-53400 OPERATING SUPPLIES-SNOW & ICE	423.26
240-1	03/05/2025	SALT / BRINE FOR ROADS	11-32-12-53400 OPERATING SUPPLIES-SNOW & ICE	24,583.77
BRIDGEINSPE	03/31/2025	BRIDGE INSPECTION	11-30-00-52160 CITY ENGINEERING FEES	1,043.00
Total WALWORTH COUNTY PUBLIC WORKS:				27,508.31
WALWORTH COUNTY TREASURER				
64-246 03/25	04/02/2025	COURT FINES- MAR 2025	11-12-00-24200 COURT FINES-COUNTY	2,450.13
Total WALWORTH COUNTY TREASURER:				2,450.13

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
WELDERS SUPPLY CO				
3178558	03/27/2025	PROPANE, HAZMAT	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	196.19
3179573	03/31/2025	ACETYLENE, OXYGEN, PROPA	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	38.44
Total WELDERS SUPPLY CO:				234.63
WESTENN MECHANICAL CONTRACTORS				
5192	03/27/2025	HVAC UNIT	11-52-00-52410 BLDG MAINT&REPAIR-PARKS	4,547.00
Total WESTENN MECHANICAL CONTRACTORS:				4,547.00
WITTE SUPPLY COMPANY				
162781	04/03/2025	PULVERIZED TOPSOIL	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	645.00
Total WITTE SUPPLY COMPANY:				645.00
ZANTOW, JOHNNY				
PK25-40083	03/25/2025	OVERPAYMENT PK25-40083	11-12-00-22220 COURT DEPOSITS PAYABLE	5.00
Total ZANTOW, JOHNNY:				5.00
ZIEN SERVICE				
27534	04/04/2025	EVAPORATOR CLEANING ON T	99-00-00-53600 LIBRARY BLDG MAINT SERVICES	4,180.00
Total ZIEN SERVICE:				4,180.00
Grand Totals:				532,445.47

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

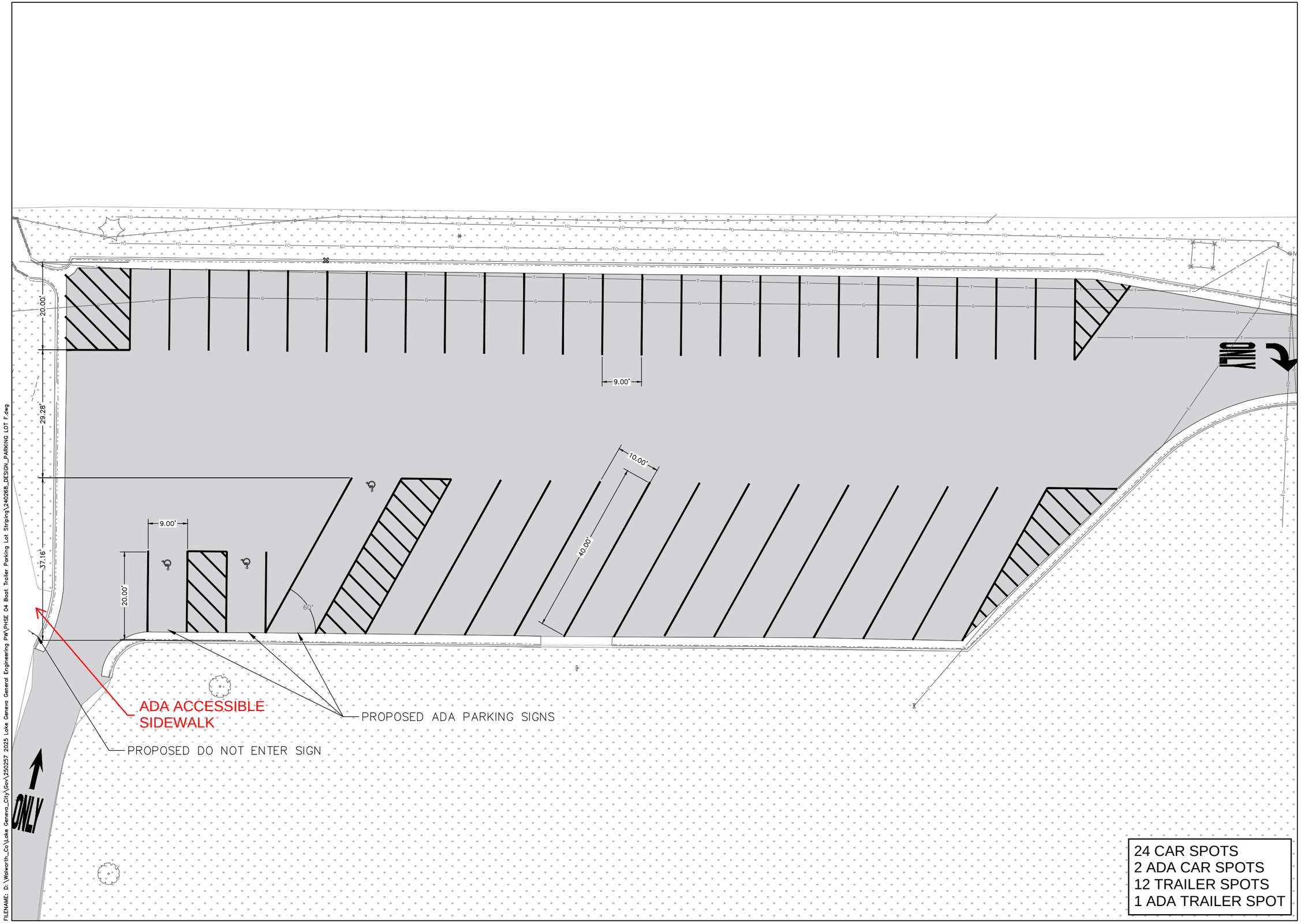
City Recorder: _____

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Only unpaid invoices included.
Invoice.Batch = "04162025","04162025A"
Invoice Detail.GL account (2 Characters) = {<>} "61"
Invoice Detail.GL account (2 Characters) = {<>} "62"

To: Finance, License and Regulation Committee, City Council
From: City Hall, City of Lake Geneva
Date: April 8, 2025
Subject: Food Pantry Volunteer Parking Program – Proposed Rules for Use of Placards

- **Placard Distribution:** 6 placards issued to the Lake Geneva Food Pantry for use. Any additional placards must be requested from and approved by the Common Council. Placards will be issued in a two-year increment.
- **Permit Valid during Times Listed:** Each placard will provide parking from 9am to 12pm on Mondays, Wednesdays, and Fridays during the paid parking season.
- **Placard Eligibility:** Placards will not be issued to vehicles with City of Lake Geneva Parking Permit Stickers.
- **Placard Use:** Parking is limited to Wisconsin Street only. If a resident parking sticker is displayed with the placard, the resident permit will take precedence, and the vehicle will be chalked. The use of the placard will be noted, and the program manager will be contacted.
- **Accountability:** Placards are a controlled item. Organizations will be required to maintain accountability for each placard issued. Each organization should be prepared to provide accountability and justification for issue upon request from Lake Geneva City Hall Staff
- **Duplication Policy:** Any discovery of duplicated placards may result in the revocation of the individual placard.
- **Placard Return:** Placards must be returned before December 15 of the expiration year. Failure to return all placards may result in a reduction of placards for the following issue.



FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\250257 2025 Lake Geneva General Engineering PW\PHSE 04 Boat Trailer Parking Lot Striping\240268_DESIGN_PARKING LOT F.dwg

kapur
1224 S. Pine Street
Burlington, Wisconsin
53105
kapurinc.com

PROJECT:
PARKING LOT F
MARKING OPTIONS

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
CITY OF LAKE GENEVA

RELEASE:
EXHIBIT

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE:
0 1ft 2ft
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:

all in

SHEET:
60° ANGLED BOAT PARKING
90° CAR PARKING

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0257.04
DATE:	4/15/2025

SHEET NUMBER:
3.0

11 March 2025

MEMORANDUM FOR SEMINARY PARK-LOT F

1. Scope of Project: To modify Seminary Park Lot F to vehicle parking. Boat trailer parking would be allowed at Dunn Field Lot E on Sage Street & potentially create boat trailer parking in Lot I off Wells St and on south side of Baker St.

2. Revenue Impact: Boat Launch currently operates at a deficit. Request for preliminary design from Naomi at Kapur indicates a gain of 40-50 vehicle parking spaces in the new Seminary Lot F. Adding 40-50 new parking spaces would add between $60 to $136k in revenue for the City.

3. Ordinances for Amendment: submitted to City Attorney
    a. 90-123 Boat Launching Facility. (d) Number of daily launches. The number of boats to be launched daily from the City controlled and operated boat launching site on Geneva Lake shall not exceed that of available parking spaces in designated areas, which shall be determined by the authorized operator of the launch area. (e) Launching of boat fee. The fees charged for launching boats shall be determined by the City. (f) Enforcement of parking violations and penalties for failure to pay launch ramp fees. Police officers and parking meter personnel are empowered to enforce parking violations at designated boat trailer parking lots, and enforce penalty provisions, as provided for under Section 90-33, for failure to pay established launch ramp fees. It shall be a parking violation under this section for any ~~vehicle other than a motor~~ vehicle connected to a boat trailer to be parked in the City ~~boat launch~~ parking lot F.
    b. 74-210 Parking Regulations. (c) Boat trailers. The parking of boat trailers or any similar device used for hauling boats, except single chassis vehicles, is prohibited on either side of the entire length of Baker Street or Campbell Street and South Lake Shore Drive and Wrigley Drive and on either side of the 100 block of Center Street. ~~It shall be a violation of this section for any motor vehicle with a trailer or a trailer alone to be parked in the Sage Street parking lot (Parking Lot D)~~ [Amended 5-22-2017 by Ord. No. 17-06]
    c. 74-221 Parking Meters. (2) Five-hour parking station zones. Addition of City-owned parking lot at Seminary Park (Lot F)

d. 2-49 Standing Committees. (2) Piers, Harbors, and Lakefront Committee. b. All rules and procedures pertaining to City leases, all activities within or surrounding the Riviera piers, buoys, dinghy pads, launching, trailer parking as part of boat launch fee and access road (if any) to piers.
e. 1-13 Citation. (4) Issuance of Citation. Any law enforcement officer may issue citations authorized under this section. The following City officials and their designated agents, after clearance with the City Attorney, may issue citations with respect to those specified sections which are directly related to their official responsibilities: the Building Inspector, Assistant Building Inspector, Fire Chief, Fire Inspector, City Clerk and Treasurer. With respect to boating and launching violations, boat launch attendants may issue citations. [Amended 5-29-2012 by Ord. No. 12-08; 11-10-2014 by Ord. No. 14-08]

4. Project Tasks:
    a. Stripe for Vehicles and Paint No Parking Zones on Lot
    b. New signs ordered & installed for
        i. Zone/Parkmobile
        ii. Kiosk location (can post pay by text signs in place of kiosk)
        iii. Entrance indication and restrictions
        iv. Boat launch (with map to Sage St)
    c. Redesign of City parking maps to publish and distribute
    d. Order & Install a new kiosk at entrance to sidewalk on West side of Lot
    e. Boat Launch Kiosk reconfiguration, if necessary

5. Possible Changes for Future Focus: Cass Street changes from one-way to two-way traffic to allow for entry to Lot F from East

6. Positive Impact: New lot would offset significant loss of parking during Hwy 50 Project in a favorable location. Addition of spaces would offset the loss of 20 parking spaces following completion of Hwy 50 Project.

7. Negative Impact: Public response to perceived loss of boat trailer parking. Possible DNR response.

AGREEMENT

This Agreement made this 10th. day of September, 1984 by and between the City of Lake Geneva, a municipal corporation, hereinafter called "City", and Joint School District No. 1, City of Lake Geneva, Towns of Bloomfield, Geneva, LaFayette, Linn, Lyons and Spring Prarie, hereinafter called "School District" and the Lake Geneva Board of Park Commissioners, hereinafter called "Board of Park Commissioners".

WITNESSETH:

WHEREAS, the School District, aforesaid, is the owner of premises adjoining its Eastview School, commonly called Dunn Field, and

WHEREAS, the City, aforesaid, is the owner of premises adjoining Central School, commonly called Maple Park, and

WHEREAS, said School District does not presently need the use of all of said land, on the premises known as Dunn Field, for school building purposes, and

WHEREAS, the School District does use and has a need for the use of the land owned by the City adjoining its Central School, such use being for playground and recreational facilities for its students during the school term, and

WHEREAS, the City does use and has a need for the use of land owned by the School District, adjoining Eastview School, commonly known as Dunn Field, such use being for public recreational facilities, and

WHEREAS it is the intention of the parties to this contract that pending such need of the land adioining Eastview School by the School District for school buildings, that an agreement be entered into being the parties that the Maple Park premises be in the control of and used for the purpose of the School District and that the premises adioining Eastview School, commonly known as Dunn Field be in the control of and used for the purposes of the City, and

WHEREAS, it is the intention of the parties to this contract that pending such need of use of the Eastview School property by the School District for school buildings, the premises be used and developed as part of the Lake Geneva City Park system provided the School District aforesaid shall reserve to itself the right to use said land for school purposes in the future should this use be necessary, and

WHEREAS, the Board of Park Commissioners aforesaid is charged under the Wisconsin Statutes Section 27.08(2) with the duty of developing to the greatest possible extent the use of all lands in the City of Lake Geneva which are available for park purposes, and

WHEREAS, it is the intention of the parties to this contract to agree to cooperate in establishing the best use of the respective premises, and to solve between the parties of this contract all questions of jurisdiction, responsibility for maintenance, development and control of the subject premises.

NOW, THEREFORE, IT IS AGREED by and between the parties, in consideration of the mutual benefits conferred by this Agreement, as follows:

MAINTENANCE OF GROUNDS & EQUIPMENT

A. Maple Park (Exhibit "A")

The School Board shall be responsible for maintaining, repairing existing equipment and for the replacement of equipment and facilities now existing on the Maple Park grounds and otherwise be responsible for all upkeep and repair of the Maple Park grounds as deemed necessary and appropriate by said School Board. The School Board shall further have the authority to provide capital improvements to said Maple Park as deemed necessary and desirable by said School Board subject to the provisions of this Agreement. This paragraph does not include the tennis courts which will be the sole responsibility of the City.

B. Dunn Field (Exhibit "B")

The City shall be responsible for maintaining, repairing existing equipment and for the replacement of equipment and facilities and otherwise be responsible for all upkeep and repair of the Dunn Field grounds as delineated in Exhibit "B" as deemed necessary and appropriate by the City. The City in concert with the Board of Park Commissioners shall have the authority to provide capital improvements to said Dunn Field (Exhibit "B") as deemed necessary and desirable by the City subject to the provisions of this Agreement.

TERM OF AGREEMENT & METHOD OF TERMINATION

This Agreement shall commence September 1, 1984, and terminate on August 30, 1985. Unless either party terminates this Agreement in writing within six months of the termination date, the Agreement shall automatically

be renewed under the same terms and conditions, unless modified in writing, for additional one year terms until terminated by either party.

Either party may terminate this Agreement at any time by giving the other party six months notice of termination. If the six months notice of termination is not within six months of the Agreement termination date of August 30th, the Agreement will be effective until the termination date of next succeeding agreement year.

In any event this Agreement may not be terminated until twelve months has lapsed from its inception.

CAPITAL IMPROVEMENTS

On or about July 1st of any agreement year, both parties shall provide the other with a capital improvement plan for their respective facility for the next succeeding agreement year.

All capital improvements installed by either party shall remain the property of the party purchasing said improvements or equipment. Upon removal of said improvements the owner of the improvements shall negotiate with the owner of the premises for the sale of said improvements to the owner of the premises prior to removal.

The party installing any capital improvement upon the land of the other shall hold the other harmless for any costs incurred as the result of said installation and neither party shall allow any liens of any kind to attach to the property of the other and shall save the other harmless thereto.

Upon removal of any equipment by the occupier of the premises, said occupier shall repair any damage done to the premises as the result of such removal.

OTHER RIGHTS AND DUTIES

1. Either party may license said premises as may be allowable by law, except there shall be no liquor or fermented malt beverages sold or consumed on either the Dunn Field or Maple Park properties.

2. Either party may use the premises for purposes that are deemed in the best interest of the public and not contrary to law.

3. Both parties are required to carry liability insurance on the premises each is occupying showing the other party as an additional insured.

4. It is understood between the parties that this Agreement exchanges licenses to use certain designated premises under the terms of this Agreement and any licenses granted under this Agreement shall not be construed as easements or transfer of title either in law or equity.

This Agreement entered into this 11th day of Sept., 1984.

CITY OF LAKE GENEVA:

BY: Richard C. Folman
Richard C. Folman, Mayor

ATTEST: Colleen Alexander
Colleen Alexander, Clerk

JOINT SCHOOL DISTRICT NO. 1

BY: _____ Pres.

_____ Clerk

LAKE GENEVA BOARD OF PARK COMMISSIONERS:

BY: Margaret R. McCoy

8 April 2025

For Official Use Only

MEMORANDUM FOR SEMINARY PARK-LOT F Trailers and Vehicles

1. Scope of Project: To modify Seminary Park Lot F to vehicle parking. To add vehicle parking to Lot F sharing the lot with boat trailer parking. Overflow boat trailer parking would be allowed at Dunn Field Lot E on Sage Street.

2. Revenue Impact: Alternate layout provides 28 vehicle parking spaces with 2 ADA spaces and 10 trailer spaces. Can be modified to16 trailers with 22 vehicles and 2 ADA. Adding these vehicle spaces would net between $33k and $78.5k in revenue for the City.

3. Ordinances for Amendment: submitted to City Attorney
    a. 90-123 Boat Launching Facility. (d) Number of daily launches. The number of boats to be launched daily from the City controlled and operated boat launching site on Geneva Lake shall not exceed that of available parking spaces in designated areas, which shall be determined by the authorized operator of the launch area. (e) Launching of boat fee. The fees charged for launching boats shall be determined by the City. (f) Enforcement of parking violations and penalties for failure to pay launch ramp fees. Police officers and parking meter personnel are empowered to enforce parking violations at designated boat trailer parking lots, and enforce penalty provisions, as provided for under Section 90-33, for failure to pay established launch ramp fees. It shall be a parking violation under this section for any vehicle other than a motor vehicle connected to a boat trailer to be parked in the City boat launch parking lot F.
    b. 74-210 Parking Regulations. (c) Boat trailers. The parking of boat trailers or any similar device used for hauling boats, except single chassis vehicles, is prohibited on either side of the entire length of Baker Street or Campbell Street and South Lake Shore Drive and Wrigley Drive and on either side of the 100 block of Center Street. It shall be a violation of this section for any motor vehicle with a trailer or a trailer alone to be parked in the Sage Street parking lot (Parking Lot D) [Amended 5-22-2017 by Ord. No. 17-06]
    c. 74-221 Parking Meters. (2) Five-hour parking station zones. Addition of City-owned parking lot at Seminary Park (Lot F)
    d. 2-49 Standing Committees. (2) Piers, Harbors, and Lakefront Committee. b. All rules and procedures pertaining to City leases, all activities within or

surrounding the Riviera piers, buoys, dinghy pads, launching, trailer parking as part of boat launch fee and access road (if any) to piers.

e. 1-13 Citation. (4) Issuance of Citation. Any law enforcement officer may issue citations authorized under this section. The following City officials and their designated agents, after clearance with the City Attorney, may issue citations with respect to those specified sections which are directly related to their official responsibilities: the Building Inspector, Assistant Building Inspector, Fire Chief, Fire Inspector, City Clerk and Treasurer. With respect to boating and launching violations, boat launch attendants may issue citations. [Amended 5-29-2012 by Ord. No. 12-08; 11-10-2014 by Ord. No. 14-08]

4. Project Tasks:
    a. Stripe for Vehicles and Paint No Parking Zones on Lot
    b. New signs ordered & installed for
        i. Zone/ParkMobile
        ii. Kiosk location (can post pay by text signs in place of kiosk)
        iii. Entrance indication and restrictions
        iv. Boat launch (with map to Sage St)
    c. Redesign of City parking maps to publish and distribute
    d. Order & Install a new kiosk at entrance to sidewalk on West side of Lot
    e. Boat Launch Kiosk reconfiguration, if necessary

5. Possible Changes for Future Focus: Cass Street changes from one-way to two-way traffic to allow for entry to Lot F from East

6. Positive Impact: New lot would offset significant loss of parking during Hwy 50 Project in a favorable location. Addition of spaces would offset the loss of 20 parking spaces following completion of Hwy 50 Project.

7. Negative Impact: Public response to perceived loss of boat trailer parking. Possible DNR response.

–

LAKE GENEVA BUSINESS IMPROVEMENT DISTRICT

2025 Bylaws and Operating Plan

TABLE OF CONTENTS

		Page Number
ARTICLE I – GENERAL		
I.	Name	3
II.	Creation	3
III.	Purpose	3
IV.	Area	3
ARTICLE II – FUNDING		
I.	Special Assessment	3
II.	Exemptions	4
III.	Associate Members	4
IV.	BID Liaison	4
ARTICLE III – BOARD OF DIRECTORS		
I.	Composition of Board	4
II.	Selection and Appointment of Directors	4
III.	Term of Office	4
IV.	Responsibilities	4
V.	Seating of New Directors	5
VI.	Vacancies	5
VII.	VII. Election of Officers	5

VIII. Management 5
IX. Meetings 5

ARTICLE IV – FINANCES

I. Disbursements 6
II. Fiscal Year 6
III. Budget 6
IV. Audit 6
V. Proposed Expenditure 6

ARTICLE V – PARLIAMENTARY AUTHORITY 6

ARTICLE VI – AMENDMENTS 6

ARTICLE VII – OTHER

I. Proposed Activities 7
II. 2024 Proposed Strategies 7,8

APPENDICES

I. Proposed 2025 Budget

–

LAKE GENEVA BUSINESS IMPROVEMENT DISTRICT BYLAWS

ARTICLE I – GENERAL

Section I – Name

This organization shall be known as The Business Improvement District (BID), operating as Downtown Lake Geneva.

Section II – Creation

The Lake Geneva Business Improvement District was created in 1991 in accordance with Wisconsin Act 184, allowing a city, under petition of property owner, to create a Business Improvement District (BID). This law states that it will "…allow businesses within those districts to develop, manage and promote the districts and to establish an assessment method to fund these activities."

Section III – Purpose

It shall be the purpose of the Lake Geneva BID to develop, manage, and promote the BID within the City of Lake Geneva, as authorized by Wisconsin state statute.

The Lake Geneva BID exists as a funding vehicle to develop and promote the entire Lake Geneva Business Improvement District.

The BID is a private-public sector initiative for maintaining and enhancing the appeal of the downtown area. The Business Improvement District will undertake projects on a private-public, collective basis in areas traditionally not addressed by the municipality.

Our mission is to enhance downtown Lake Geneva in a way that benefits residents and visitors alike.

Section IV – Area

The Business Improvement District will include properties within the boundaries outlined in the attached map.

ARTICLE II – FUNDING

Section I – Special Assessment

All commercially zoned properties within the BID are levied based on the assessment value of the property. This special assessment shall be assessed a portion of the levied amount by the city and collected with the mill rate ratio of 2.0 x $1000 for collection of property taxes. The final assessment level shall be recommended but the BID and approved by the Lake Geneva City Council. This special assessment will be levied by the City pursuant to Wis. Stats, 66.1109.

City Council will approve the levied amount, based on the City Council approved operational plan and the City Council approved BID proposed budget.

–

The Special Assessments levied and collected by the City shall be disbursed to the Business Improvement District on January 15th and February 20th each year. Utilization of the disbursed funds in accordance with the approved annual operational plan will be the sole responsibility of the Business Improvement District.

Section II Exemptions

All properties with the BID boundaries shall be assessed except the following:

i. Properties which are exempt from paying property taxes, such as government, public utilities and religious buildings
ii. Real property used exclusively for residential purposes.

Section III – Associate Memberships

The BID shall have the opportunity to create an Associate Membership program to include businesses outside of the approved BID boundaries. This membership will include an annual fee.

Section IV – BID Liaison

The BID shall recommend one member of City Council to serve as an official BID Liaison, to share BID related news at City Council meetings. This will be a non-voting position.

ARTICLE III – BOARD OF DIRECTORS

Section I – Board Composition

The BID will establish a Board of Directors consistent with Wisconsin State Statute 66.1109 whereby a majority of directors must own or occupy real estate within the BID boundaries. The Board will consist of a minimum of seven (7) members with maximum of nine (9) members, as follows:

i. More than 50% shall be property OR business owners, within the BID
ii. Managers or community members recommended within the BID

Section II – Selection and Appointment of Directors

The Board of Directors shall be appointed by the mayor and confirmed by the local legislative body. The BID Board will make annual board member recommendations to the Mayor.

Section III – Term of Office

Terms of Office will be for staggered two-year terms, with and annual appointment by the Mayor. Term of office will begin January 1st with maximum service of three (3) two-year terms.

Section IV Responsibilities

All board members are expected to actively participate in meetings and notify the Executive Director and/or Chairman if unable to attend. Missing two (2) consecutive meetings without prior notification may result in Board of Directors recommending to the City Council to remove that member from the board.

–

A board member may resign by submitting a written resignation letter with the Chairman. A board member may be recommended to be removed from the Board of Directors to the City Council by a two thirds (2/3) vote of the total board at a regularly scheduled meeting for conduct unbecoming a member which is deemed detrimental to the aims of the BID. Upon a vacancy being created on the board, the Board of Directors shall nominate candidates and shall petition the City Council to appoint a replacement.

Section V – Seating of New Directors

All newly appointed board members shall be seated at the first board meeting in the new fiscal year, unless there is a vacancy before that time.

Section VI – Vacancies

The BID board will vote on a recommendation to send to the mayor. Vacancies om the Board of Directors will be filled by appointment of the Mayor.

Section VII – Election of Officers

The President and Vice President of the board shall be elected to a one-year term at the January meeting, two-year term limit.

The elected Secretary will be responsible for all the BID minutes to be submitted to the City Clerk.

Starting January 1, 2020, the BID board will add the position of Treasurer. The Treasurer shall be responsible for reviewing BID financial statements.

The ultimate responsibility of all BID expenditures is the responsibility of the City Administrator and the City Comptroller. They will guide the board on the financial budget and responsibilities within the law of city government.

Section VIII – Management

The Board of Directors may or may not contract an Executive Director or additional designated support roles to manage day-to-day activities. The Board of Directors may contract service providers: a maintenance worker to maintain beautification initiatives and a marketing associate/company to assist in promotions initiatives, if desired.

Contracts with Executive Director, support roles, and service providers will be reviewed annually.

Section IX Meetings

The regular monthly board meetings will usually be held on the first Wednesday of each month at 9:00 AM. Changes in board meetings will be at the discretion of the Board President. All meeting of the board shall be governed by Wisconsin Open Meeting Laws or rules set forth by the BID Directors.

–

ARTICLE IV- FINANCES

Section I – Disbursements

All invoices for goods or services shall be approved by vote of BID members for payment and signed by a minimum of 3 board members. ~~Invoices are then submitted to the City of Lake Geneva for payment by Treasurer. The City of Lake Geneva shall be the fiscal agent for the BID.~~

Section II – Fiscal Year

The fiscal year of the BID shall close on December 31st of each year.

Section III – Budget

Annually, ~~T~~the BID board will present an operational plan and a proposed budget to the City of Lake Geneva in late September/early October. Exact date to be determined by the City of Lake Geneva.

Section IV – Audit

Wisconsin State Statute notes that an audit is only required "if the cash balance in the segregated account…equaled or exceeded $300,000 at any time during the period covered by the report…"

An annual audit shall be done by an auditor selected ~~as per requested~~ by the City of Lake Geneva. The audit shall be on file at the City of Lake Geneva.

If the cash balance in the segregated account was less than $300,000 at all times during the period covered by the report, the municipality shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in accordance with generally accepted accounting principles and includes a review of the financial statement by an independent certified public accountant hired by the City of Lake Geneva.

Beginning after December 31, 2018, the dollar amount at which a municipality is required to obtain an independent certified audit under par and the dollar amount at which a municipality is required to obtain a reviewed financial statement shall be increased each year by a percentage equal to the percentage change between the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August of the previous year and the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August 2017, as determined by the federal department of labor. Each amount that is revised under this paragraph shall be rounded to the nearest multiple of $10 if the revised amount is not a multiple of $10 or, if the revised amount is a multiple of $5, such an amount shall be increased to the next higher multiple of $10.

Section V – Proposed Expenditure

See attached budget

–

ARTICLE V – PARLIAMENTARY AUTHORITY

The current edition of Robert's Rules of Order will be the final source of authority in all questions of parliamentary procedure when such rules are not consistent with the Bylaws of the Business Improvement District.

ARTICLE VI – Amendments

These bylaws may be amended or altered by majority vote of the Board of Directors and would be presented to the City Council for approval.

ARTICLE VII – OTHER

Section I – Proposed Activities

Below listed events may include:

• Annual Meeting – March

• Wine Walk I – May

• Lemonade Crawl - August

• Maxwell Street Days - August

• Oktoberfest – October

• Wine Walk II – November

• Light Up Lake Geneva Tree Lighting Shop Small Weekend –

November

Section II - 2025 Strategies

The BID identified key initiatives for both immediate success and for future development. Looking in short term planning, the BID acknowledges the needs of communication and task management documentation, operational supportive development, and tools for successful events and project measurement. The goal is to enhance communications with businesses, city officials, and the community, build events with measurable successes, and continue the execution of beautification efforts while enhancing even more placemaking programs.

Focus Points	Goals	Procedures for Success
Organization	• Increasing BID boundaries • Become a 501c3 Internal Task Management • Become Main Street Accredited Fundraise through Annual Sponsorship Building, Friends of BID initiatives, Project Sponsorships • Grant Research and Writing Building relationships with city and other organizations Establish director roles & responsibilities	• Budget Maintenance • Fundraising logging • Build operating plans • Attending city council meetings & partnering org meetings • Acceptance into Connect Communities Main Street Program • Tourism Commission meetings • Monthly meeting progress check • Build board guidelines and invest in D&O insurance
Economic Development	• Attract new business Business Retention Strategies Partnership with development agencies and organizations for business attraction Build Façade Improvement Grant	• BRE templates and site visits • Build program outlines for façade improvement program and log sponsor meetings • Build small business meetings quarterly for learning sessions, marketed through email and social media • Inventory of properties
Beautification	• Flowers & Holiday Décor • Mural Creation • Façade Grant Build Unique Art Installation Banners Trolley	• Work with Treasure Hut for purchasing for outdoor décor • Mural program committee fundraise for initiative and create a mural painting event • Banner program for Veterans in 2023 – solicit partnership with American Legion and schools, design and purchase banners for installation • Bike Rack Installation

Promotion	• Marketing businesses - Maxwell Street Days - Spring Scavenger Hunt - Veterans Day History Walk • Events - Wine Walks - Oktoberfest - Tree Lighting Shop Small - Legislative Breakfast Veteran's Day - Mural Event	• Newsletter for business communications, create a general consumer enewsletter • Building photography and video library to promote businesses • Create a marketing plan and content calendar • Execute successful events for fundraising, community promotion, or ringing in cash registers

FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

March 7, 2025

TO: Erick Nicia, Harbormaster
City of Lake Geneva | Piers, Harbor & Lakefront Committee

FR: Lyndsay Waymel, School Age Child Care & Camp Director
Geneva Lakes Family YMCA

RE: Beach Pass Request

The City of Lake Geneva and the YMCA have been community partners throughout the years. Together, we have brought programming to families and youth to enrich their lives and to provide positive, lifetime experiences. A significant part of what we offer is summer camp programming.

Background
The Geneva Lakes Family YMCA has been the primary year-round childcare provider in our shared community. Since 2014, we have offered a variety of summer camp programs that have served children from the ages of 3-14 years old. We have grown from serving a total of 10 campers to more than 300 campers in 2024, which included local, out-of-state, and international residences.

Request
We would like to request 80 beach passes for the 2025 season to enrich the summer day camp program for our campers.

Beach Use
A highlight of our program is taking campers to Riviera Beach for a few hours of "fun in the sun". Typically, it has been one day a week on a Wednesday, from 11 am – 2:30 pm. We set up an area marked with cones that provide a visual boundary for our campers. During that time, the campers engage in both water and sand play activities.

Attendance & Supervision
On a beach day, we typically will have anywhere from 60-80 campers ages 4-14 years old. In addition, we have between 15-18 camp counselors, leaders, and directors on site to supervise. We also bring our lifeguard employed by the YMCA to accompany this beach visit.

Safety
All YMCA staff are CPR/First Aid certified. Families provide approved flotation devices for the children who have not passed our swim test. We also have extra flotation devices on hand. All children wear color-coded necklaces that reflect their swimming abilities, allowing us to easily identify and monitor the use of flotation devices and keep swimming practice safe. Children are only allowed at the pier if they have achieved the highest swim tier and must be accompanied by camp staff.

Timeframe
Ideally, we would love to have this request approved by April 30. This will allow us time to put together a beach schedule that is approved by the Piers, Harbor & Lakefront Committee. Please know the opportunity to collaborate with the City of Lake Geneva has been so beneficial to the children participating. It allows us the chance to practice our Y Values of Caring, Honesty, Respect, and Responsibility in the public space while exploring themes of ecosystems, taking care of our natural resources, and an appreciation for the local community. It has also strengthened the children's swimming skills, which is vital in a community surrounded by lakes, rivers, ponds, and pools.

Thank you in advance for your time and consideration. We look forward to future collaborations with the City of Lake Geneva allowing us to make the most of its abundant natural resources.

kapur
all in

1224 South Pine Street
Burlington, WI 53105
T: 262.767.2747 • F: 262.767.2750

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 aware 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

By: Todd Krause

Signature:

Title: Mayor

Date: 03/20/2025

Official Stamp
Todd Krause
Mayor

Engineer: Kapur & Associates, Inc.

By: Naomi Rauch

Signature: Naomi Rauch

Title: Project Engineer/Associate

Date: 01-12-2025

City of Lake Geneva

Lakefront: Office of the Harbormaster

626 Geneva Street Lake Geneva, WI 53147

To: Piers, Harbor & Lakefront Committee **Date:** March 3, 2025

CC: Lacey Reynolds, Tom Earle, & David DeAngelis

Subject: Bid Recommendation and Approval for City Lagoon Piers Reconstruction

---

A total of six (6) bids were received on Wednesday, February 26, 2025, for the 2025-03 **Lagoon Pier Construction** project. The bids were reviewed, and two bids from BruceSki's Marine Construction did not meet specifications and thus are excluded for consideration. The final bid tab results are as follows:

Company	Bid Option 1 Wood	Bid Option 2 Floating	Bid Option 3 All Season
Summerset Marine Construction Whitewater, WI	-	-	$220,812.00 20 slips
Radtke Contractors Inc. Winneconne, WI	$378,543.00 24 Slips	-	-
Gage Marine Pier Service Williams Bay, WI	-	$395,675.00 21 slips	-
Lakeshore Pier Service Palmyra, WI	-	-	$360,855.00 25 slips
BruceSki's Marine Construction Port Barrington, IL	*$199,000.00 20 slips*	*$220,000.00 22 slips*	-

Per the contract, the award of the 2025-03 Lagoon Pier Construction project shall go to the lowest responsible bidder.

Based on the review of the bids, the review of the bidder's qualification statement and previous experience, it is my recommendation to award the **2025-03 Lagoon Pier Construction** project to **Summerset Marine Construction of Whitewater Wisconsin**. Regardless of the bid option chosen, Summerset Marine Construction was the lowest bidder that met specifications. A bid bond of 5% of the contract price, and qualification statement were submitted and complete with each bid.

Thank you,

Erick Nicia

Harbormaster

City of Lake Geneva, Lakefront

CITY OF LAKE GENEVA
LAGOON PIER CONSTRUCTION
WRIGLEY DRIVE
PROJECT NO. 2025-03

BID PROPOSAL FORM

CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI 53147
262-249-3673

For questions, contact Harbormaster Nicia at:
Email: harbormaster@cityoflakegeneva.gov

PROPOSAL FOR: Lagoon Pier Construction
City of Lake Geneva
Walworth County, Wisconsin

DATE: FEBRUARY 12th, 2025
TIME: 10:00 AM
PLACE: City Hall 626 Geneva Street
Lake Geneva, WI 53147

BID: The undersigned, having been familiarized with the local conditions affecting the cost of the work, including the Notice to Bidders, Instructions to Bidders, Specifications, and any or all addenda thereto, as prepared by the City of Lake Geneva, the contractor proposes to provide and furnish all labor, materials, necessary tools, equipment, utilities, transportation and services necessary to construct the pier in the identified lagoon area.

Two hundred twenty thousand eight hundred twelve dollars
(Write Bid amount in Words)

Dollars $ 220,812 . 00
(Write Bid amount in Numbers)

Five (5) percent bond included: $ 15000 . 00

BID OPTION SELECTED: ___1 ___2 X ___3

I hereby certify that all statements herein are made on behalf of Summerset Marine Construction (enter name of Corporation, Partnership or Person submitting bid) and that I have examined and carefully prepared this Proposal from the specifications and that I have full authority to make such statements and submit this Proposal.

Name: David Wall **Title or Position:** Sales Engineer

Signature: David Wall **Date:** 02/25/2025

Respectively submitted,

Company Name: Summerset Marine Construction Phone: (262) 755 - 8199

Company Address: W3128 Highway 59

Whitewater, WI 53190

Acceptance by the City of Lake Geneva

City Clerk: Lacey Reynolds

Signature: _____ Date___/___/2025

Interim City Administrator: David De Angelis

Signature: _____ Date___/___/2025

Witnesseth that, pursuant to the provisions of Sec. 62.29 of the Wisconsin Statutes, and by the authority vested in the City Council, the City of Lake Geneva has awarded the work to the above-signed contractor.

The City of Lake Geneva confirms that adequate funds are available and dedicated for this project.

City of Lake Geneva Comptroller: Laura Pisarcik Signature: _____ Date___/___/2025

Summerset - Whitewater
W3128 Highway 59
Whitewater WI 53190
United States

Quote
#QUO3356
02/18/2025

Bill To

Harbor Master
City of Lake Geneva
626 Geneva St
LAKE GENEVA WI 53147
United States

Email / Phone: harbormaster@cityoflakegeneva.gov (262) 248-3673

TOTAL

$220,812.00

Expires: 06/30/2025

Lake	Memo	Sales Rep	Email	Phone
Geneva Lake	Replacement of Lagoon Piers 5" System	Dave Wall	dwall@summersetmarine.com	

Quantity	Units	Item	Rate	Amount
		Note THIS QUOTE IS FOR THE REPLACEMENT OF BOAT SLIPS AT THE CITY OF LAKE GENEVA LAGOON WITH 5" PIPE ALL-SEASONS PIER SYSTEM. QTY OF 20 BOAT SLIPS PROJECT NO.2025-03		
		Note Main Walkway - Next to Spill Way 4' Wide by 95' Long		
7	EA	**AS5-4X144-WH** ALL SEASONS 5" PIPE 4X144" FRAME	$6,550.00	$45,850.00
1	EA	**AS5-4X120-WH** ALL SEASONS 5" PIPE 4X120" FRAME	$6,300.00	$6,300.00
		Note South 4' Wide Pier By 24' Long		
2	EA	**AS5-4X144-WH** ALL SEASONS 5" PIPE 4X144" FRAME	$6,550.00	$13,100.00
		Note North East Walk Way 4' X 50' Near the Dam		
5	EA	**AS5-4X120-WH** ALL SEASONS 5" PIPE 4X120" FRAME	$6,300.00	$31,500.00
1		**General Service (Non-Taxable)** Custom Corner Piece with Engineering	$5,000.00	$5,000.00
		Note North 4' Wide Pier By 24'		
2	EA	**AS5-4X144-WH** ALL SEASONS 5" PIPE 4X144" FRAME	$6,550.00	$13,100.00
		Note SLIP CAT WALKS (12" X 20') FINGERS BETWEEN THE SLIPS		
17		**General Service (Non-Taxable)** CUSTOM ALL SEASONS 5" PIPE 12" WIDE X 20' CAT WALK QTY(17) WILL HAVE QTY 2 SUPPORT PIPES	$3,500.00	$59,500.00

QUO3356

Summerset - Whitewater
W3128 Highway 59
Whitewater WI 53190
United States

Quote
#QUO3356
02/18/2025

Quantity	Units	Item	Rate	Amount
		Note CUSTOM ALL SEASONS 5" PIPE 12' WIDE X 18' CAT WALK QTY (3) - NORTH EAST SIDE REDUCED LENGTH TO ACCOMODATE LIMITED SPACE FROM NEIGHBORS TO THE NORTH -FINGERS TO HAVE QTY (2-3) PIPES DEPENDING ON LOCATION		
3		**General Service (Non-Taxable)** CUSTOM ALL SEASONS 5" PIPE 12" WIDE X 18' CAT WALK QTY (3)	$3,000.00	$9,000.00
120		**General Service (Non-Taxable)** CLEATS FOR MOORING BOATS 6 PER SLIP	$5.50	$660.00
1		**ADI – All Seasons Pier** Assembly, Delivery, & Installation (ADI): The ADI payment is due at the completion of installation. If payment is not received within 30 days of installation, a 1.5% charge of the outstanding balance is added to your account each month.	$36,802.00	$36,802.00
		Note OPTIONAL / RECOMMENDED ADDITIONAL ITEMS: BUMPERS, WAVER RUNNER PORTS		
		Note OPTIONAL BUMPERS FOR CORNERS OF SLIPS - WHITE TOTAL OF QTY (40) BUMPERS - INSTALLED PRICE = $3,168		
		Note OPTIONAL WAVE RUNNER PORTS QTY (3) 6' FOOT WIDE - SLX6 (1,800LB WEIGHT CAPACITY) - QTY (1) 5' FOOT WIDE -SL5 (1,500LB WEIGHT CAPACITY) TOTAL INSTALLED PRICE FOR ALL 4 WAVE RUNNER PORTS= $12,918		
		Note Payment Terms 15% down payment prior to project start date 60% upon manufacturing completion 20% upon installation 5% due upon final inspection and acceptance		
		5" Piling Disclaimer Pricing includes Pipe Pilings up to 30'. Lengths exceeding will be billed an additional $30/ft		
			Subtotal	$220,812.00
			Tax Total (%)	$0.00
			Total	$220,812.00

QUO3356

~~LIFETIME LIMITED WARRANTY~~

~~LIFETIME MINIMALIST/CLASSIC PIERS~~

Throughout the term of the Lifetime Limited Warranty for Lifetime Minimalist and Lifetime Classic Piers, Summerset Marine Construction (SMC) pledges to bear all costs associated with the parts and labor needed for the repair or replacement of any component provided by SMC that is found to be defective in material or workmanship. Authorized dealers will perform these services, using either new or refurbished parts. This Limited Warranty is not transferable and only applies to the original owner. Throughout the lifetime of the pier all maintenance, seasonal removal, and seasonal installation must be completed by SMC or an authorized dealer or the Limited Warranty is null and void.

What is Covered:

Pier Structure Warranty:

The pier structure has a lifetime warranty to the original owner if SMC completes all maintenance, seasonal removal, and seasonal installation of the pier.

If any service, seasonal removal, or seasonal installation is performed by anyone other than SMC or an authorized dealer, this Limited Warranty is null and void on the date of non-approved service.

Deck and Skirt Board Warranty:

The deck and skirt board warranty lasts for a period of three (3) years after the date of installation. Any necessary repairs to the deck or skirt boards, within 3 years, shall be made by SMC at no cost to the owner

Accessory Warranty:

All accessories have a three (3) year warranty after the date of installation. Any necessary repairs to the accessories, within 3 years, shall be made SMC at no cost to the owner

5-YEAR LIMITED WARRANTY

ALL-SEASONS PIERS

Throughout the term of the five (5) year Limited Warranty for All-Seasons Piers, Summerset Marine Construction (SMC) pledges to bear all costs associated with the parts and labor needed for the repair or replacement of any component provided by SMC that is found to be defective in material or workmanship. Authorized dealers will perform these services, using either new or refurbished parts. This Limited Warranty is not transferable and only applies to the original owner.

What is Covered:

Pier Structure Warranty:

The pier structure warranty lasts for a period of five (5) years after the date of installation. Any repairs to the pier structure, within five (5) years, shall be made by SMC at no cost to the owner.

In the event there are repairs in the first five (5) years, which cannot be resolved by SMC, SMC will remove the pier structure and replace it with a Lifetime Classic (LC) or Lifetime Minimalist (LM) removable pier. The LC/LM pier shall be constructed in a similar configuration as the pier it is replacing. The LC/LM pier shall be provided at no cost to the customer, assuming the footprint and configuration do not change.

Deck and Skirt Board Warranty:

The deck and skirt board warranty lasts for a period of three (3) years after the date of installation. Any necessary repairs to the deck or skirt boards, within 3 years, shall be made by SMC at no cost to the owner

Accessory Warranty:

All accessories have a three (3) year warranty after the date of installation. Any necessary repairs to the accessories, within 3 years, shall be made by SMC at no cost to the owner

Warranty Limitations:

The warranty is null and void if the pier, decking, or accessories are assembled, installed, serviced, or seasonally removed by anyone other than SMC or an authorized dealer.

The warranty coverage is strictly limited to the original purchaser of the pier from SMC or an authorized Lifetime dealer. The warranty term begins on the date of installation. The warranty does not extend to the new owners in the event of resale.

Summerset Marine's warranty does not cover the repair costs for damages caused by "Environmental Factors" or "Acts of God". "Environmental factors" include elements such as chemicals, tree sap, animal damage, salt, ocean spray, and water hazards. "Acts of God" encompass natural events such as rainstorms, hailstorms, windstorms, tornadoes, sandstorms, lightning, floods, and earthquakes.

Damages or conditions caused by fire, accidents, abuse, negligence, misuse, tampering with parts, improper adjustments or alterations, or any modifications to your Lifetime lift that deviate from Lifetime Manufacturing specifications are not covered.

Lifetime Minimalist and Lifetime Classic piers are designed to be seasonally removed to avoid exposure to ice. If either of these piers are exposed to ice at any point the warranty is null and void.

The pier structure and accessories should never be submerged in water due to flooding or water fluctuation. If the pier or accessories is submerged in water the warranty is null and void. The customer is solely responsible for ensuring the proper pier height.

This warranty does not apply to piers located in the Great Lakes or adjacent bays. Piers in these locations have a separate warranty.

Unauthorized modifications, including the installation of after-market components not produced by Lifetime or SMC, are discouraged and will void the warranty.

Any components or equipment that is not manufactured by SMC is not covered under this warranty and the warranty information can be found on the manufacturer's website.

These warranties do not cover corrosion, paint, or finishes.

This warranty does not cover piers used in commercial applications.

Limitation of Liability:

TO THE FULLEST EXTENT PERMITTED BY LAW, REGARDLESS OF THE FORM OF THE CLAIM OR CAUSE OF ACTION (WHETHER BASED IN CONTRACT, NEGLIGENCE, STRICT LIABILITY, OTHER TORT OR OTHERWISE), IN NO EVENT SHALL Summerset Marine Construction's LIABILITY TO YOU UNDER THIS LIMITED WARRANTY OR OTHERWISE ARISING OUT OF THE SALE OF THE PIER TO YOU (A) INCLUDE ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY OR PUNITIVE DAMAGES, INCLUDING LOST PROFITS OR REVENUES, DAMAGES ARISING OUT OF LOSS OF USE OR OTHER BUSINESS INTERRUPTION DAMAGES, OR (B) EXCEED THE AMOUNT PAID FOR THE APPLICABLE PIER GIVING RISE TO THAT CLAIM OR CAUSE OF ACTION.

SUMMERSET
MARINE CONSTRUCTION
JUST ADD WATER

David Wall
W3128 Hwy 59
Whitewater, WI 53190
dwall@summersetmarine.com
262-755-8199
2/23/2025

City of Lake Geneva
City Hall
626 Geneva St.
Lake Geneva, WI 53147

Subject: CITY OF LAKE GENEVA LAGOON PIER CONSTRUCTION PROJECT NO. 2025-03
Proposal for an All-Seasons Pier for the Lagoon

Dear Members of the City Council,

I am writing to the City of Lake Geneva to consider purchasing an All-Seasons pier from Summerset Marine for the lagoon. As a vital part of the waterfront, the lagoon serves as an important access point for boaters, residents, and visitors. Installing a high-quality, durable, and versatile pier system will greatly enhance the usability, safety, and aesthetic appeal of this important public resource.

Summerset Marine's All-Seasons pier offers several key benefits that make it the ideal choice for the lagoon:

1. **Year-Round Durability** – Designed to withstand Wisconsin's harsh winters, the All-Seasons pier eliminates the need for wood repairs and paint, reducing long-term maintenance expenses.
2. **Enhanced Safety & Accessibility** – With its stable pipe and steel foundation, non-slip surface, this pier ensures safe and easy access.
3. **Aesthetic & Environmental Considerations** – The pier's sleek design will complement the natural beauty of the lagoon, while its environmentally friendly materials (HDPE decking made with a portion of recycled plastic) and construction minimize impact on the surrounding ecosystem.
4. **Unmatched Longevity & Value** – Built with high-quality, long-lasting materials, the All-Seasons pier has a 5-year warranty but is designed to last **75 to 100+ years**, making it a long-term investment that will serve the community for generations. Its durability reduces the need for costly replacements, making it the most cost-effective solution over time.

5. **Enhanced Water Flow & Aquatic Ecosystem Health** – Unlike traditional floating piers (which Summerset Marine does manufacture but we don't recommend for this location), which can significantly restrict water movement, the All-Seasons Pier is designed to promote superior water circulation with limited pipe supports in contact with the water. This improved flow minimizes sediment buildup, supports higher water quality, and reduces the accumulation of seaweed and debris. Additionally, its open framework allows more sunlight to penetrate the water, fostering the growth of beneficial aquatic plant life and creating a healthier habitat for fish and other wildlife.

   In contrast, floating piers can severely impede natural water movement, leading to debris accumulation. (additional water-way maintenance to remove this excessive floating debris will increase yearly expenses). During heavy rain events—such as the significant flooding in September 2017, (see below) current spillway and dam were not designed with this water outflow impediment. The All-Seasons Pier mitigates these risks by allowing greater movement of water, reducing debris collection, and ensuring a cleaner, more navigable waterway year-round.

   September 2019

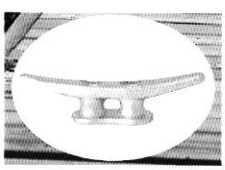
6. **Delivery and Installation**- If order is placed before middle of March 2025, current scheduling of manufacturing, delivery and installation could be completed in May/ June of 2025 depending on order flow and manufacturing & installation capacity. Delivery/Installation verified upon order receipt.

Bid Proposal Specifications

Project: Summerset Marine All-Seasons 5" Pipe Pier System

Scope of Work:

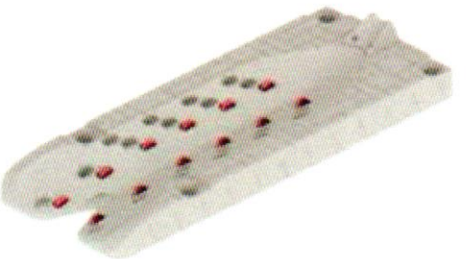
1. **Main Walkway:**
   - The primary pier extends from west to east, measuring 4 feet in width and approximately 94.5 feet in length, with an additional 4-foot-wide by 50.4-foot-long section on the east side.
   - Constructed with 2" x 4" steel rails, metal cross-bracing, and structural supports.
   - Steel frame sections are either 10 or 12 feet in length, supported by 5" dia Schedule 40 steel pipes driven into the lagoon bottom until resistance is met.
   - Each 5" pier support pipe is 30 feet long and driven into the bottom until substantial resistance is met. If less than 30' is needed it will be cut and if resistance is not met by 30' then an additional pipe will be added and a charge will be incurred. The current assessment is that 30' pipe should be adequate for this project location.
2. **Walkways (West and East Sides):**
   - Two walkways, each measuring 4 feet wide by 20 feet long, constructed with the same materials and methods as the main walkway.
3. **Boat Slips:**
   - A total of 17 boat slips, each 20 feet in length and 8.5 feet in width.
   - Due to space constraints, an additional 3 boat slips will be provided, each measuring 18 feet in length and 8.5 feet in width.
4. **Pier Fingers:**
   - Seventeen (17) pier fingers, each 12 inches wide by 20 feet long.
   - Three (3) additional shorter pier fingers, each 12 inches wide by 18 feet long, located near the east-side outlet.
   - Each finger is constructed using welded 2" x 4" steel tubing with cross-bracing.
   - Each 20-foot pier finger is supported by two (2) 5" pipes driven into the lagoon bottom.
   - Slip Fingers that are next to the see wall will have an additional 5" dia pipe. Note that connecting to the seawall will be mainly used during installation and the extra pipe will make the fingers self supporting.
5. **Materials & Finishes:**
   - Side skirts will be composed of composite HDPE material.
   - Decking will also be made of HDPE; standard color for Geneva Lake side skirts is white, while decking color options include white or light gray.
6. **Boat Mooring Features:**
   - Each boat slip will be equipped with six (6) cleats for secure mooring. Similar to these.



OPTIONAL ITEMS- Recommended but not included in main quote

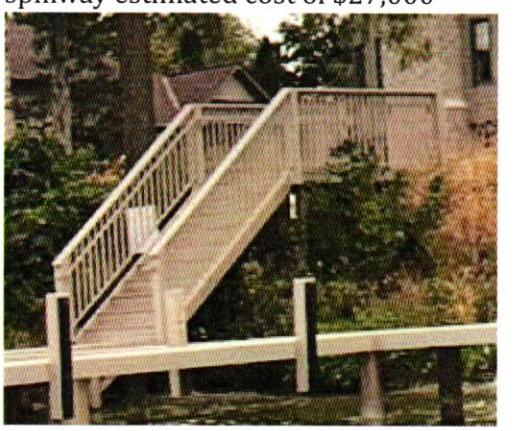
- Corner bumper to aid in landing the boats. (Total of 40 bumpers) $3,168

- Personal Water Craft (PWC) located on the West Side next to the bridge
  - -Optional 4 Personal Water Craft ports. ($12,918 for-qty (4))
    - -3 PWC ports that accommodate 6' long wave runners
    - -1 PWC port that accommodates 5' long waver runner



Optional Railing for Main Pier Sections 150'

- To provide a custom single side aluminum railing for the main pier section (150') along the spillway estimated cost of $27,000



Investing in a high-quality pier system will not only improve the functionality of the lagoon but will also enhance overall experience for residents and visitors, supporting tourism and recreational activities that are essential to Lake Geneva's economy.

I urge the City to take this opportunity to improve the waterfront infrastructure by partnering with Summerset Marine for this essential upgrade. I would be happy to discuss this proposal further and provide additional information as needed.

Thank you for your time and consideration. I look forward to your response.

Sincerely,

David Wall

Sales Engineer

Summerset Marine Construction

Cell: 262-755-8199

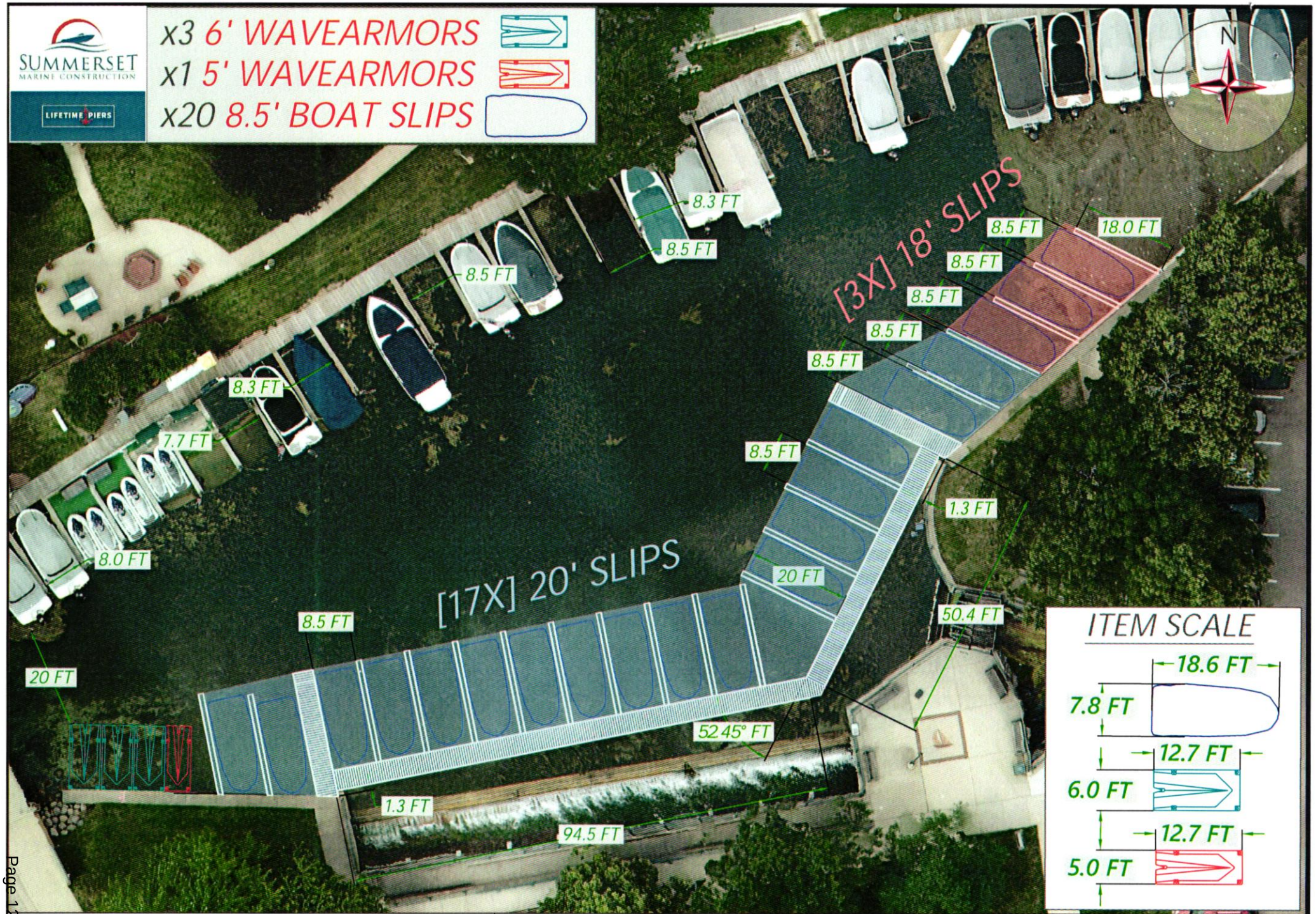
SUMMERSET MARINE CONSTRUCTION

LIFETIME PIERS

x3 6' WAVEARMORS

x1 5' WAVEARMORS

x20 8.5' BOAT SLIPS



ITEM SCALE

DRAWN BY: SAM MEYERS 2/17/2025

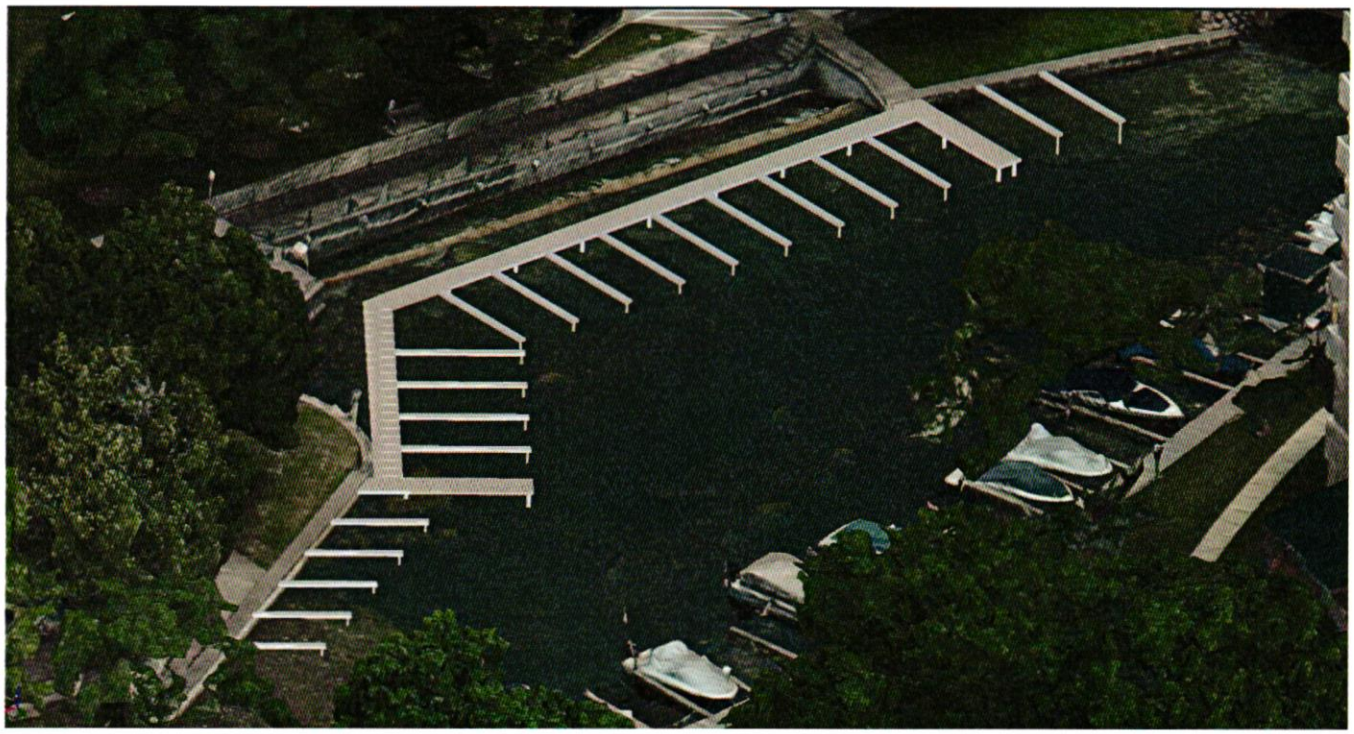
8.5' WIDE X 20' LONG [17X], 8.5' WIDE X 18' LONG [3X]

Default

Map Base

This document is not a licensed survey. The placement of the pier is estimated based on aerial imagery and is subject to a 1 degree tolerance. The riparian lines shown are estimated and do not represent actual property lines or legal boundaries. By signing this document, the customer acknowledges that they are approving the pier's location and understand that any changes made to the pier's location after installation may result in additional charges.

Signature:

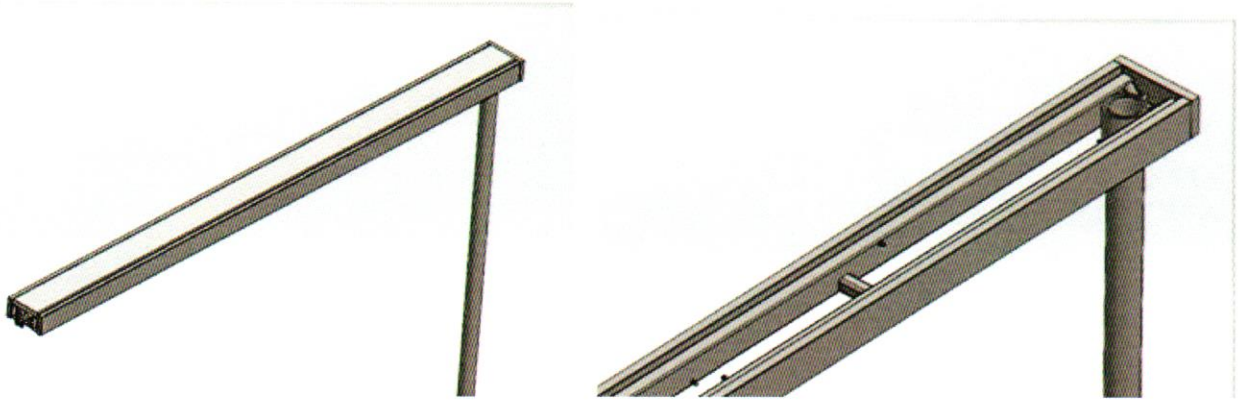


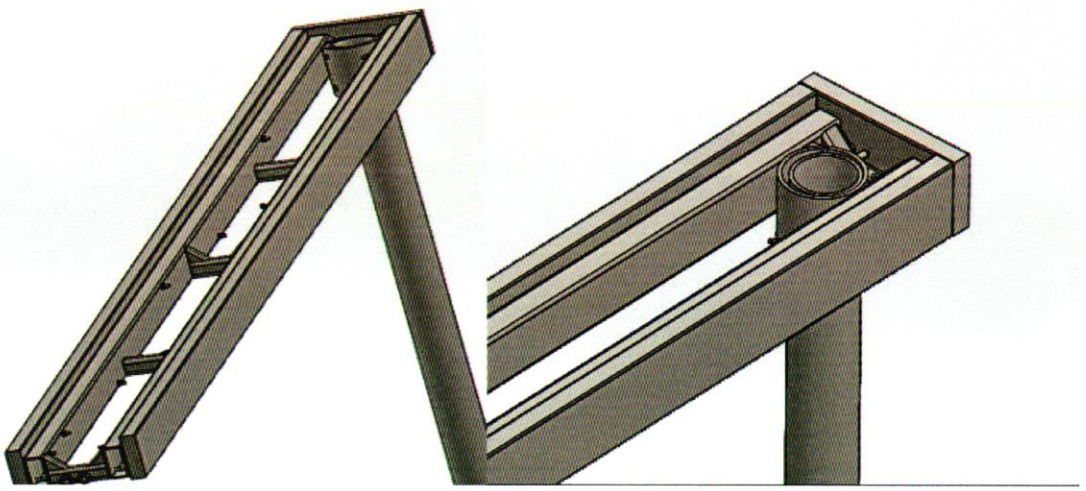
RENDITION OF SOUTHWEST VIEW

RENDITION OF EAST VIEW

ENGINEERING DRAWING OF PIER STRUCTURE

BOAT SLIP PIER FINGERS 12” x 20’ RENDITION





CITY OF LAKE GENEVA
LAGOON PIER CONSTRUCTION
WRIGLEY DRIVE
PROJECT NO. 2025-03

BID PROPOSAL FORM

CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI 53147
262-249-3673

For questions, contact Harbormaster Nicia at:
Email: harbormaster@cityoflakegeneva.gov

PROPOSAL FOR: Lagoon Pier Construction
City of Lake Geneva
Walworth County, Wisconsin

DATE: FEBRUARY 12th, 2025
TIME: 10:00 AM
PLACE: City Hall 626 Geneva Street
Lake Geneva, WI 53147

BID: The undersigned, having been familiarized with the local conditions affecting the cost of the work, including the Notice to Bidders, Instructions to Bidders, Specifications, and any or all addenda thereto, as prepared by the City of Lake Geneva, the contractor proposes to provide and furnish all labor, materials, necessary tools, equipment, utilities, transportation and services necessary to construct the pier in the identified lagoon area.

Three hundred ninty five thousand, six hundred seventy five dollars (Write Bid amount in Words)
Dollars $ 395675.00 (Write Bid amount in Numbers)

Five (5) percent bond included: $ 19783.75 **BID OPTION SELECTED:** ___ 1 X 2 ___ 3

I hereby certify that all statements herein are made on behalf of Gage Marine Corp. (enter name of Corporation, Partnership or Person submitting bid) and that I have examined and carefully prepared this Proposal from the specifications and that I have full authority to make such statements and submit this Proposal.

Name: Michael Lawler **Title or Position:** Pier Service Business Manager

Signature: [signature] **Date:** 02/24/2025

Respectively submitted,

Company Name: Gage Marine Corp. Phone: (262) 245-2100

Company Address: 1 Liechty Dr.
Williams Bay, WI 53191

Acceptance by the City of Lake Geneva

City Clerk: Lacey Reynolds

Signature: _____ Date___/___/2025

Interim City Administrator: David De Angelis

Signature: _____ Date___/___/2025

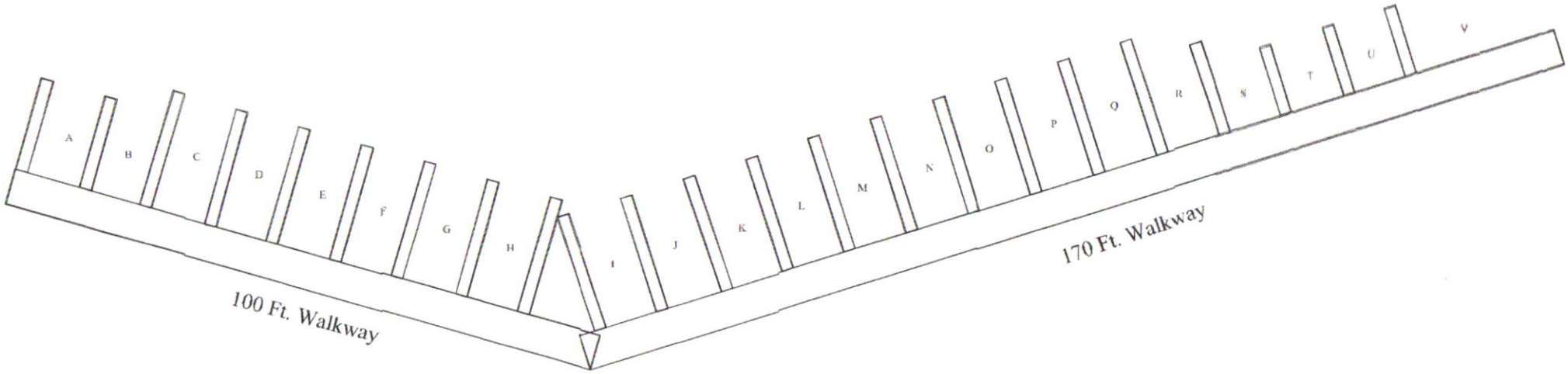
Witnesseth that, pursuant to the provisions of Sec. 62.29 of the Wisconsin Statutes, and by the authority vested in the City Council, the City of Lake Geneva has awarded the work to the above-signed contractor.

The City of Lake Geneva confirms that adequate funds are available and dedicated for this project.

City of Lake Geneva Comptroller: Laura Pisarcik Signature: _____ Date___/___/2025

Slip Depth List: (All slips 9' wide)

A. 16 Feet	G. 20 Feet	M. 20 Feet	S. 12 Feet
B. 16 Feet	H. 20 Feet	N. 20 Feet	T. 12 Feet
C. 20 Feet	I. 20 Feet	O. 20 Feet	U. 12 Feet
D. 20 Feet	J. 20 Feet	P. 20 Feet	V. 25 Feet left to put PWC lifts
E. 20 Feet	K. 20 Feet	Q. 20 Feet	
F. 20 Feet	L. 20 Feet	R. 16 Feet	



Prepared for:

City of Lake Geneva
626 Geneva St.
Lake Geneva, WI 53147

Prepared by:

Gage Marine Corp
1 Leitchy Dr
Williams Bay, WI 53191

LAKE LIFE BEGINS WITH GAGE

February 21, 2025

Lagoon Pier Bid Description

Gage Marine Corp.

2/21/2025

The attached bid is for a new floating pier system in the Lake Geneva lagoon. The pier system that we would be installing in manufactured by Golden Marine Systems in Fort Myers Florida. This pier system has been a leading standard for floating and permanent piers in Florida for the last 25 years. We have chosen to go with this company for their product standards and durability. Marinas and customers that have used this system have piers in the water well over 25 years with no issues. These piers were designed to withstand the harsh weather and salt water in Florida, so our fresh water lake in a low wake zone like the lagoon, will pose no problem for the Golden pier system.

Specifications for the Pier:

- We have planned for 21 slips in the lagoon along with a walkway area that could accommodate PWC lifts. (shown in layout)
    - 15 slips would be 20 foot long
    - 3 slips would be 16 foot long
    - 3 slips would be 12 foot long
    - 1 - 25 foot walkway to put PWC lifts
- All slips will be 9 foot wide to accommodate an 8'6" boats, east slip walkway will be 2 foot wide
- The main walkway will be 6 foot wide and will be a total of 170 foot long.
- The pier is constructed of an aluminum frame with plastic pontoons on the bottom. Each section has a pontoon allow the system to float and move based on the water levels. The decking is made from white composite material so that it is long lasting and durable. The white composite it allows it to match most of the piers around the lake.
- The pier system has tracks built in to each side and will allow there to be 4 cleats per slip for slip leases to tie-up their boats.
- To stabilize the pier there will be 3" steal poles on either side of the main walkway every ten feet, and 2 poles at the end of each walkway. Poles will be driven into the ground but at 3" they will be able to come out if future dredging is needed for the lagoon. Any pier system built with permanent pilings will make dredging in the future very challenging.

- To connect the pier to land there will be one or two gangplanks built at 6 foot wide. The gangplanks will be bolted to the wall on shore and then rest on the pier to allow access for the slip renters, location of the gangplanks can be determined by the Harbormaster at the time of install.
- Being a floating pier, the pier can raise and lower to accommodate water and ice levels. There are spaces between the floating pontoons to allow unimpeded access to the spillway.

Thank you for your consideration in this lagoon pier project, we are always available if there are any questions. We look forward to your decision.

All the Best,

Michael Lawler

Gage Marine Pier Service

CITY OF LAKE GENEVA
LAGOON PIER CONSTRUCTION
WRIGLEY DRIVE
PROJECT NO. 2025-03

BID PROPOSAL FORM

CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI 53147
262-249-3673

For questions, contact Harbormaster Nicia at:
Email: harbormaster@cityoflakegeneva.gov

PROPOSAL FOR: Lagoon Pier Construction
City of Lake Geneva
Walworth County, Wisconsin

DATE: FEBRUARY 12th, 2025
TIME: 10:00 AM
PLACE: City Hall 626 Geneva Street
Lake Geneva, WI 53147

BID: The undersigned, having been familiarized with the local conditions affecting the cost of the work, including the Notice to Bidders, Instructions to Bidders, Specifications, and any or all addenda thereto, as prepared by the City of Lake Geneva, the contractor proposes to provide and furnish all labor, materials, necessary tools, equipment, utilities, transportation and services necessary to construct the pier in the identified lagoon area

Three Hundred Seventy-eight thousand five hundred forty-three dollars and 00/100 (Write Bid amount in Words)

Dollars $ 378,543.00 (Write Bid amount in Numbers)

Five (5) percent bond included: $_____. ___ **BID OPTION SELECTED:** X **1** ___ **2** ___ **3**

I hereby certify that all statements herein are made on behalf of RADTKE CONTRACTORS, INC (enter name of Corporation, Partnership or Person submitting bid) and that I have examined and carefully prepared this Proposal from the specifications and that I have full authority to make such statements and submit this Proposal.

Name: Thomas Radtke **Title or Position:** President

Signature: [signature] **Date:** 2/18/2025

Respectively submitted,

Company Name: RADTKE CONTRACTORS, INC Phone: (920) 582-4114

Company Address: 6408 CROSS ROAD

WINNECONNE WI 54986

Acceptance by the City of Lake Geneva

City Clerk: Lacey Reynolds

Signature: _____ Date___/___/2025

Interim City Administrator: David De Angelis

Signature: _____ Date___/___/2025

Witnesseth that, pursuant to the provisions of Sec. 62.29 of the Wisconsin Statutes, and by the authority vested in the City Council, the City of Lake Geneva has awarded the work to the above-signed contractor.

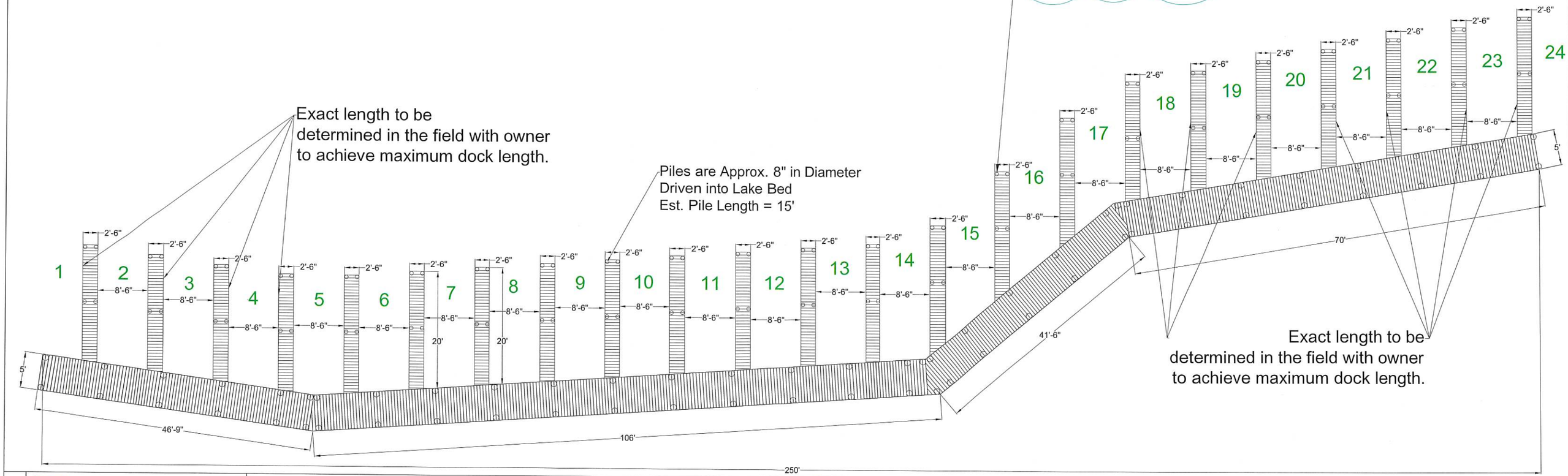
The City of Lake Geneva confirms that adequate funds are available and dedicated for this project.

City of Lake Geneva Comptroller: Laura Pisarcik Signature: _____ Date___/___/2025

Pile Driven Timber Docks

LENGTH DRAWN FOR 250'
24 Slips - 8' 6" Wide
Slip Dock Length - 20'
Slip Dock Width - 30"
Wharf Length - Approx. 264'
Wharf Width - 5'
Can Be Changed if Needed

Piles can be 2' above Dock for
Boat Bumper Rub Rail and Tie Up
or Can be Flush Under Deck
See Photos for Examples



RADTKE CONTRACTORS Inc.
PO Box 6000, Winneconne, WI 54986 Sales@radtkecontractors.com Phone: 920-582-4114 Since 1965

All designs remain property of Radtke Contractors, Inc. Use or duplication without the expressed written consent of Radtke Contractors, Inc. is prohibited.

Drawn Specifically For:
Lake Geneva Lagoon Pier

DATE:
2/21/2025

DATE: 2/25/25

City of Lake Geneva,

Radtke Contractors has 50 years' experience in the Marine Industry with thousands of installed projects. Our extensive experience proves longevity with minimal maintenance and builds equity in your property with the Radtke name. Thank you for choosing us.

The photos included in this packet are examples of projects we have completed using SYP. The project proposed will be the same as our examples using Doug Fir and painted white.

Radtke Contractors' permanent timber pile-driven docks and lifts are manufactured in Winneconne, WI and installed by our own crews onsite by crane and barge.

The wood piles used are approximately 8" in diameter and estimated 15' in length. Pile driving is done with a pile driver couple unit that weighs approximately 7,000 pounds and meets all State specifications to drive to the proper depth. The dock has 2" x 8" framing and 2" x 6" decking. All materials are Douglas Fir and painted with two (2) coats of white paint.

1. **Pile Driving Equipment to meet State specifications. 3000# pile hammer to drive piles to required depth. Lighter pile driving equipment cannot drive piles as deep as State Specified 3000# pile driving equipment.**
2. **All lumber is Doug Fir and painted with 2 coats of white paint.**

No storms have produced enough wind or waves to dislodge our durable docks and lifts, which is a frequent concern with lightweight aluminum docks and lifts that can cause extensive damage to the dock and / or property.

Radtke products are an investment with a return that far exceeds other products in the same 30 to 40-year time span. Our products add value and are salable in the future if you choose.

The peace of mind knowing that Radtke products are safe and strong should put you at ease with future ongoing expenses. In short, our products are a worthwhile investment for your waterfront for: strength, quality, safety, longevity, and salability.

Thank you,

Micah Heidel

RADTKE CONTRACTORS Inc.

Radtke Contractors, Inc.
PO Box 6000
6408 Cross Road
Winneconne, WI 54986
Office 920-582-4114
www.radtkecontractors.com

Below are all of the docking facilities we have designed and installed over the past 45 years.

1. Designed and built Lakeside Harbor in Oshkosh WI.
2. Design and built docking for Winnebago County several facilities
3. Designed and built Fratellos docking and boardwalk in Oshkosh WI
4. Designed and built River mill condos docking facility
5. Designed and built village of Winneconne docking facility
6. Designed and built village of Fremont docking facility at Friends of Fremont
7. Designed and built docking facility at naughty turtle Fremont WI
8. Designed and built docking facility at Honolulu bar and restaurant
9. Designed and built docking facility at Winneconne condos.
10. Designed and built docking facility at Harbor point Marina Winneconne
11. Designed and built docking facility at Southside Yacht Club Oshkosh WI
12. Designed and built docking facility for Finn and feather restaurant Winneconne Wisconsin
13. Designed and built docking facility 4 bridge bar Fremont WI
14. Designed and built docking facility for Spellman's Marina Oshkosh WI
15. Designed and built River Road Condos Omro Wisconsin
16. Designed and built 3 docking facility for Russ Young development condos Winneconne Wisconsin
17. Designed and built docking system for Terry Eish condos
18. McMahon engineering using our design and product for several municipality installations
19. Martinson and Eisley engineering using our design and product for several municipality installations
20. City of Fond du Lac using our design and product for docking facility
21. City of Oshkosh using our design and product for Several docking facilitys.
22. City of Omro using our design and product for several docking facilities
23. Designed and built docking facility for Fond du Lac County several facilities.
24. Hundreds of docks designed and built for private residential.

Pile Driving
Apparatus
RADTKE

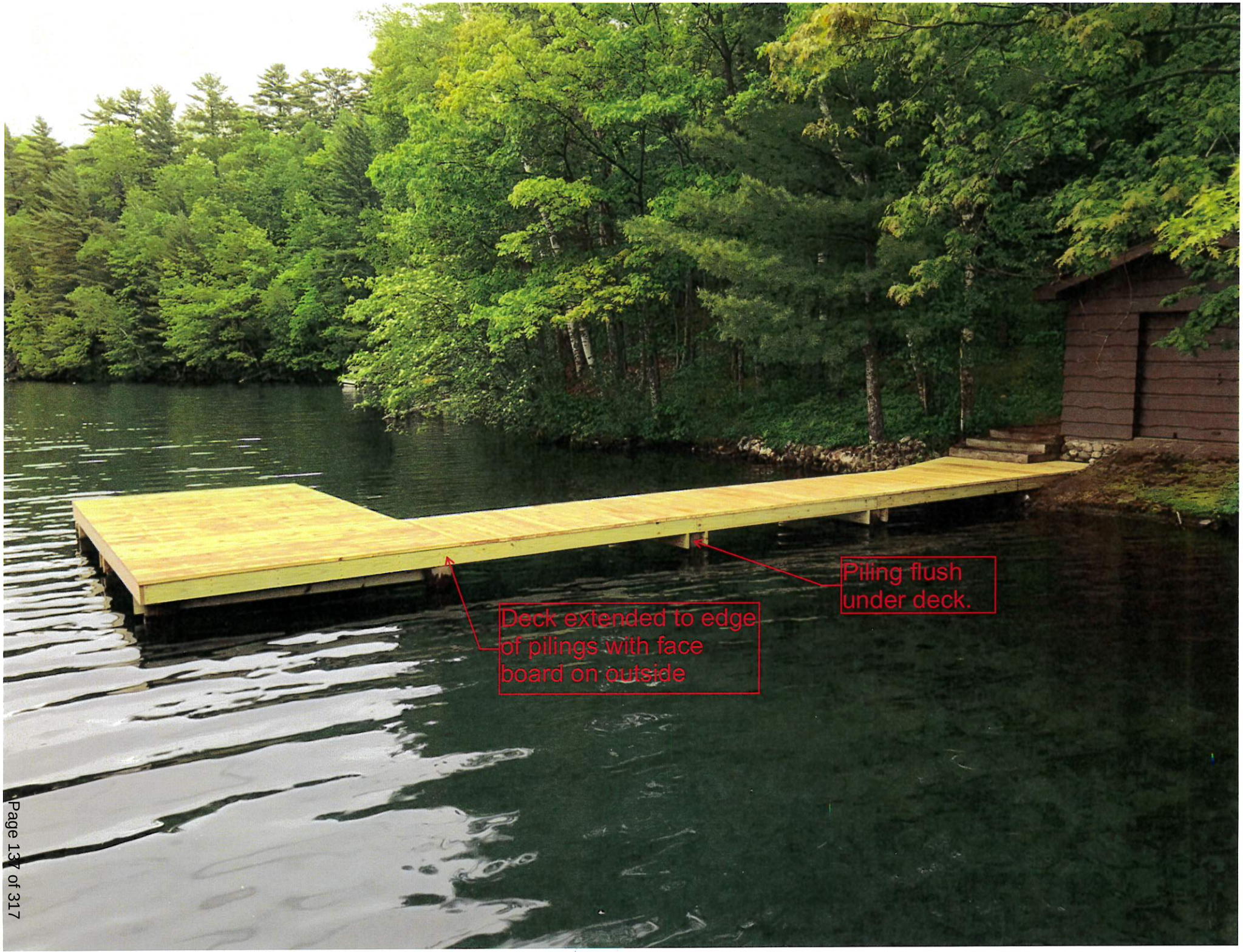
Decking to extend to the edge of the piling with face board on outside

EXAMPLE PHOTO

Piles can be above the deck or flush underneath. Decking will extend to the edge of piling with face board on outside

POWERPOST

Piles Flush under deck
Decking will extend to edge of piling with face board on outside


Piling flush under deck.
Deck extended to edge of pilings with face board on outside

CITY OF LAKE GENEVA
LAGOON PIER CONSTRUCTION
WRIGLEY DRIVE
PROJECT NO. 2025-03

BID PROPOSAL FORM

CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI 53147
262-249-3673

For questions, contact Harbormaster Nicia at:
Email: harbormaster@cityoflakegeneva.gov

PROPOSAL FOR: Lagoon Pier Construction
City of Lake Geneva
Walworth County, Wisconsin

DATE: FEBRUARY 12th 19th, 2025
TIME: 10:00 AM
PLACE: City Hall 626 Geneva Street
Lake Geneva, WI 53147

BID: The undersigned, having been familiarized with the local conditions affecting the cost of the work, including the Notice to Bidders, Instructions to Bidders, Specifications, and any or all addenda thereto, as prepared by the City of Lake Geneva, the contractor proposes to provide and furnish all labor, materials, necessary tools, equipment, utilities, transportation and services necessary to construct the pier in the identified lagoon area.

Three hundred sixty thousand Eight hundred fifty five no/100 (Write Bid amount in Words) **Dollars $** 360855.00 (Write Bid amount in Numbers)

Five (5) percent bond included: $ 18,050.00 **BID OPTION SELECTED:** ___ 1 ___ 2 X 3

I hereby certify that all statements herein are made on behalf of Lakeshore Pier Service (enter name of Corporation, Partnership or Person submitting bid) and that I have examined and carefully prepared this Proposal from the specifications and that I have full authority to make such statements and submit this Proposal.

Name: DJ Freson **Title or Position:** President

Signature: DJF **Date:** 2 / 17 / 25

Respectively submitted,

Company Name: Lakeshore Pier Service Phone: (262) 485-2120

Company Address: 700 S. 3rd St.

Palmyra, WI 53156

Acceptance by the City of Lake Geneva

City Clerk: Lacey Reynolds

Signature: _____ Date___/___/2025

Interim City Administrator: David De Angelis

Signature: _____ Date___/___/2025

Witnesseth that, pursuant to the provisions of Sec. 62.29 of the Wisconsin Statutes, and by the authority vested in the City Council, the City of Lake Geneva has awarded the work to the above-signed contractor.

The City of Lake Geneva confirms that adequate funds are available and dedicated for this project.

City of Lake Geneva Comptroller: Laura Pisarcik Signature: _____ Date___/___/2025

ESTIMATE

Lakeshore Pier Service
700 S 3rd. St
Palmyra, WI 53156

dj@lakeshorepierservice.com
+1 (262) 485-2120
www.lakeshorepierservice.com

Bill to
City of Lake Geneva
626 Geneva St.
Lake Geneva, WI 53147

Ship to
City of Lake Geneva
626 Geneva St.
Lake Geneva, WI 53147

Estimate details
Estimate no.: 4474
Estimate date: 02/10/2025
Expiration date: 04/10/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**New Steel Permanent Pier w/ 5" pipes**	New 300' x 4' Steel framed permanent pier. (200'x 4' and 100'x 2.5' wide walkway) - Pier will allow for total of (25) 9.5' wide boat slips with 18" wide walkways - The pier will be constructed with 2" x 4" steel frame. - 5/4" x 6" HDPE decking and skirt will be used. - 4" x 21' steel pipes will be driven for pier supports.	300	$425.00	$127,500.00
2.		**New Steel Permanent Pier w/ 5" pipes**	(15) 20' x 18" slips - (2) 6" x 21' piling will be driven (allowing for 16 boat moorings)	15	$9,000.00	$135,000.00
3.		**New Steel Permanent Pier w/ 5" pipes**	(10) ~15' x 18" slips - (1-2) 6" pilings will be used (allowing for 11 boat moorings) Slip length will vary between 12'-18' where applicable.	10	$6,750.00	$67,500.00
4.		**Options - Perm Pier**	Bumper guard installed around the perimeter of each slip	1	$2,775.00	$2,775.00
5.		**Options - Perm Pier**	(4) Flip-up cleats installed on each slip	112	$27.50	$3,080.00
6.		**Assembly**	Assembly, delivery & installation	1	$25,000.00	$25,000.00
7.		**Deposit - Pier**	If you wish to proceed, a 15% deposit is required at the time of acceptance. The remaining balance is due upon the completion of the project. Please return	1	$0.00	$0.00

		your deposit with a signed copy of this proposal. Thank you.			
8.	**Warranty Disclaimer**	* Pier has full 5-year warranty. Warranty starts at the completion of installation. Decking material has a limited lifetime manufacturer's warranty.	1	$0.00	$0.00

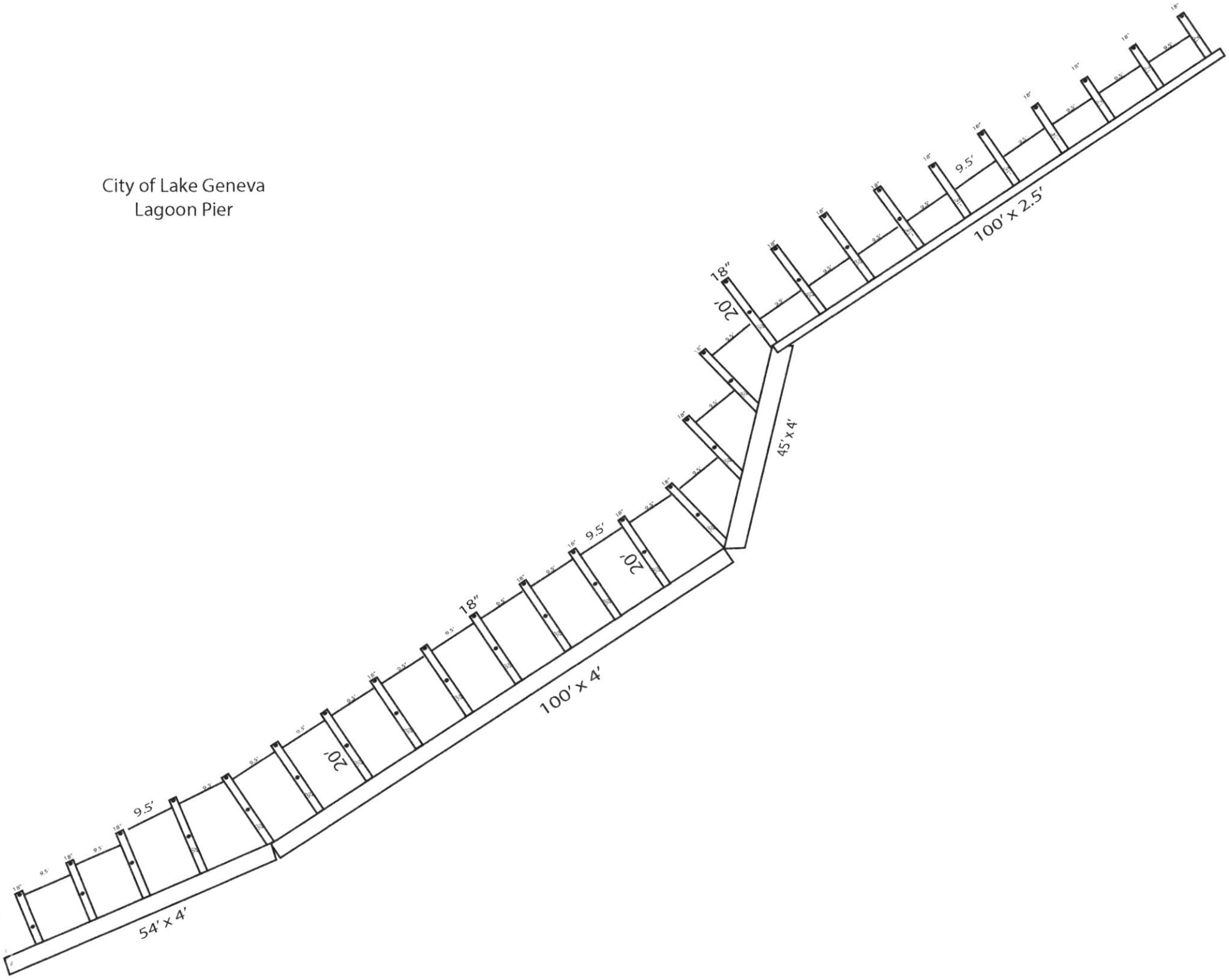
Total **$360,855.00**

Expiry date 04/10/2025

Accepted date

Accepted by

City of Lake Geneva
Lagoon Pier



CITY OF LAKE GENEVA
LAGOON PIER CONSTRUCTION
WRIGLEY DRIVE
PROJECT NO. 2025-03

BID PROPOSAL FORM

CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI 53147
262-249-3673

For questions, contact Harbormaster Nicia at:
Email: harbormaster@cityoflakegeneva.gov

PROPOSAL FOR: Lagoon Pier Construction
City of Lake Geneva
Walworth County, Wisconsin

DATE: FEBRUARY 12th, 2025
TIME: 10:00 AM
PLACE: City Hall 626 Geneva Street
Lake Geneva, WI 53147

BID: The undersigned, having been familiarized with the local conditions affecting the cost of the work, including the Notice to Bidders, Instructions to Bidders, Specifications, and any or all addenda thereto, as prepared by the City of Lake Geneva, the contractor proposes to provide and furnish all labor, materials, necessary tools, equipment, utilities, transportation and services necessary to construct the pier in the identified lagoon area.

ONE HUNDRED NINTY NINE THOUSAND DOLLARS — **Dollars $** 199,000.00
(Write Bid amount in Words) (Write Bid amount in Numbers)

Five (5) percent bond included: $ 9950.00 **BID OPTION SELECTED:** X **1** ___ **2** ___ **3**

I hereby certify that all statements herein are made on behalf of BRUCESKI'S INC (enter name of Corporation, Partnership or Person submitting bid) and that I have examined and carefully prepared this Proposal from the specifications and that I have full authority to make such statements and submit this Proposal.

Name: RYAN BRUCE **Title or Position:** PRESIDENT

Signature: [signature] **Date:** 2/11/2025

Respectively submitted,

Company Name: BRUCESKIS INC. Phone: 847)366-4540

Company Address: 1106 S. Crystal Lake RD
McHenry IL 60050

Acceptance by the City of Lake Geneva

City Clerk: Lacey Reynolds

Signature: _____ Date___/___/2025

Interim City Administrator: David De Angelis

Signature: _____ Date___/___/2025

Witnesseth that, pursuant to the provisions of Sec. 62.29 of the Wisconsin Statutes, and by the authority vested in the City Council, the City of Lake Geneva has awarded the work to the above-signed contractor.

The City of Lake Geneva confirms that adequate funds are available and dedicated for this project.

City of Lake Geneva Comptroller: Laura Pisarcik Signature: _____ Date___/___/2025

Bruceski's Inc.
1106 S Crystal Lake Rd
McHenry, IL 60050 US
+18473664540
shannon@bruceskismarine.com
bruceskismarine.com

Estimate

ADDRESS
Harbor master
City of Lake Geneva

ESTIMATE # 1487
DATE 02/11/2025

SALES REP
Ryan Bruce

ACTIVITY	AMOUNT
Services PERMANENT PIER PROPOSAL: Fabricate 300' long by 3' wide permanent pier/ boardwalk with adjustable collars and pilings inside of pier frame. -10 Fingers 2' X20'. Slips to be a minimum of 9' wide each with center divider pole to prevent boats from hitting each other. -Pier Frames will be made of 4"x 4" X 1/4" thick angle iron with adjustable collars at each support piling. Pilings will be 21'long schedule 40 poles with 1/4" wall, will be driven to point of resistance and be cut off under dock. - Decked with treated 2x6 stringers and attached with galvanized hardware. - Lumber rock composite deck boards with stainless screws, skirted with Lumber rock 2"x8" Skirting to cover up exposed metal frame. *Poles are fabricated inside of dock frame to save on space requirements to fit boats between piers. **Additional fees may apply if longer pipe are needed to reach point of resistance when driving pier posts. Install 2 cleats at each boat slip for boat tie off points.	199,000.00

SUBTOTAL	199,000.00
TAX	0.00
TOTAL	**$199,000.00**

Accepted By

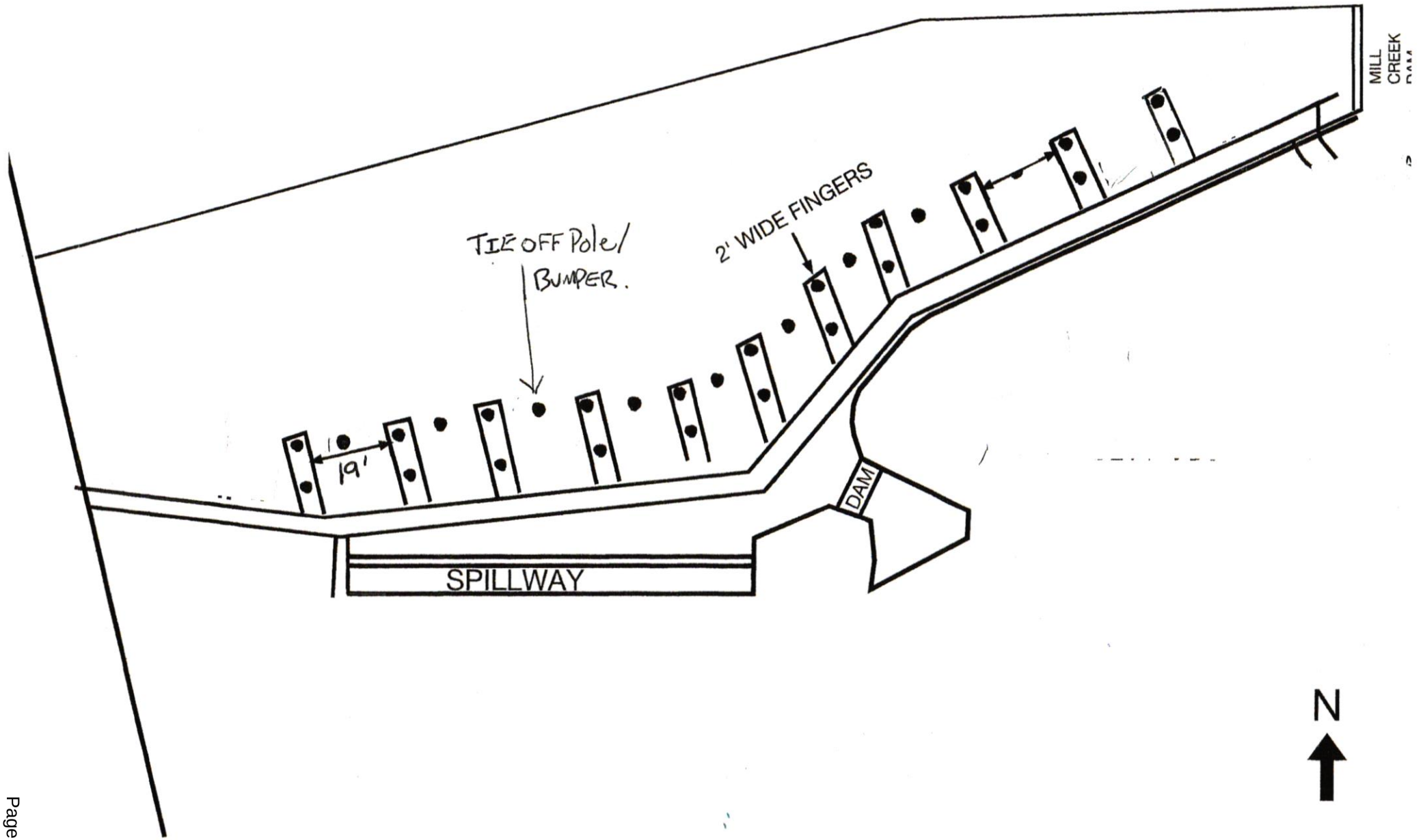
Accepted Date

Permanent Pier Example

Permanent Pier
Example

Example
Document Page

PERMANENT PIER LAYOUT



CITY OF LAKE GENEVA
LAGOON PIER CONSTRUCTION
WRIGLEY DRIVE
PROJECT NO. 2025-03

BID PROPOSAL FORM

CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI 53147
262-249-3673

For questions, contact Harbormaster Nicia at:
Email: harbormaster@cityoflakegeneva.gov

PROPOSAL FOR: Lagoon Pier Construction
City of Lake Geneva
Walworth County, Wisconsin

DATE: FEBRUARY 12th, 2025
TIME: 10:00 AM
PLACE: City Hall 626 Geneva Street
Lake Geneva, WI 53147

BID: The undersigned, having been familiarized with the local conditions affecting the cost of the work, including the Notice to Bidders, Instructions to Bidders, Specifications, and any or all addenda thereto, as prepared by the City of Lake Geneva, the contractor proposes to provide and furnish all labor, materials, necessary tools, equipment, utilities, transportation and services necessary to construct the pier in the identified lagoon area.

Two hundred twenty thousand dollars 00/100
(Write Bid amount in Words)

Dollars $ 220,000.00
(Write Bid amount in Numbers)

Five (5) percent bond included: $ 11,000.00

BID OPTION SELECTED: ___ 1 X 2 ___ 3

I hereby certify that all statements herein are made on behalf of BruceSkis Inc (enter name of Corporation, Partnership or Person submitting bid) and that I have examined and carefully prepared this Proposal from the specifications and that I have full authority to make such statements and submit this Proposal.

Name: Ryan Bruce **Title or Position:** Owner/Operator

Signature: [signature] **Date:** 2/11/2025

Respectively submitted,

Company Name: BruceSkis Inc Phone: (847) 366-4540

Company Address: 1106 S. Crystal Lake Rd.
McHenry, IL. 60050

Acceptance by the City of Lake Geneva

City Clerk: Lacey Reynolds

Signature: _____ Date___/___/2025

Interim City Administrator: David De Angelis

Signature: _____ Date___/___/2025

Witnesseth that, pursuant to the provisions of Sec. 62.29 of the Wisconsin Statutes, and by the authority vested in the City Council, the City of Lake Geneva has awarded the work to the above-signed contractor.

The City of Lake Geneva confirms that adequate funds are available and dedicated for this project.

City of Lake Geneva Comptroller: Laura Pisarcik Signature: _____ Date___/___/2025

MARICORP

February 22, 2024

Bruceski's Marine
99 Kazimour Dr
Unit C
Port Barrington, IL 60010
shannon@bruceskismarine.com

RE: City of Lake Geneva Lagoon Docks, 626 Geneva Street, Lake Geneva, Walworth County, WI

Mr. Ryan Bruce,

MariCorp US, LLC, appreciates the opportunity to provide a proposal on this project. We hope to earn your current and future business by providing superior customer service and products that will stand up to the challenges a marina setting on Lake Geneva presents for years. We know that our product's qualities are second to none, and we hope that any questions concerning product comparisons between ours and another product are addressed so we can provide answers to aid in your decision. We propose the following:

Specifications for the new dock:

- **Substructure:** Substructure frames are 12" tall with (2) -18" diagonal opposing truss web members on each side of the frame in each 4' section and crossways between boxes. (2) Diagonal members between the two bottom chords in every 4' section. Frames fabricated using 1 ½" x 1 ½" x $^{3}/_{16}$" structure chords, 1 ½" x 1 ½" x $^{3}/_{16}$" trusses, and verticals 1½" x 1 ½" x $^{3}/_{16}$" diagonals with 3" x 3" x $^{3}/_{16}$" angle at connections points. Frame-to-frame connections utilize (8) ½" x 1 ½" yellow zinc finish Grade 8 bolts and zinc-plated Grade A lock nuts.
- **16" Floats:** Roto-molded float (.150" nominal wall thickness) with encapsulated polystyrene. Floatation meets the U.S. Army Corps of Engineers regulation #36 CFR part 27 and the "Hunt" water absorption test. Floatation has square reinforced corners and molded mounting slots. Floats will be attached to the substructure of the dock with 3/8" x 3" zinc-plated thread-cutting screws.
- **Decking:** 2" x 6" treated lumber running crossways, attached to 2" x 4" runners on 24" centers with galvanized deck screws. Runners are attached to the frame with #12 2 ¾" epoxy-coated self-drilling screws.
- **Anchoring:** (24) Select Series telescoping spuds with 6" schedule 40 collar, 5" x schedule 40 x 10' casing, and 4" x schedule 40 x 21' spud pole.
- **Gangway:** None
- **Accessories:** Black vinyl rub rail at head piers and finger ends, Double 2" x 6" & 2" x 8" treated lumber skirt board on entire dock perimeter, 10" Side-Mount Cleats (4 Per Finger, 12 PWC Ports with mounting hardware.

FRAMES, ANCHORS, COLUMNS, BRACING, RAILING, AND OTHER STEEL COMPONENTS MANUFACTURED BY MARICORP U.S. ARE HOT DIP GALVANIZED AFTER FABRICATION. GALVANIZED OR GALVALUME-COATED PURLINS. ROOF SHEETS GALVALUME COATED OR GALVALUME COATED AND PAINTED.

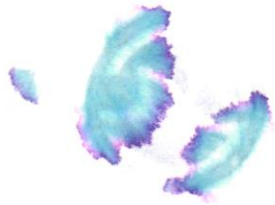
Deliver and Pre-assembled the following docks:

Lagoon Docks: A 17' x 300' open dock with 22- 8'6" x 17' single-sided slips and a 3' Head pier, all with 2' wide fingers with side tie cleats.

The above-described dock was installed for $220,000.00

Terms: To be determined.

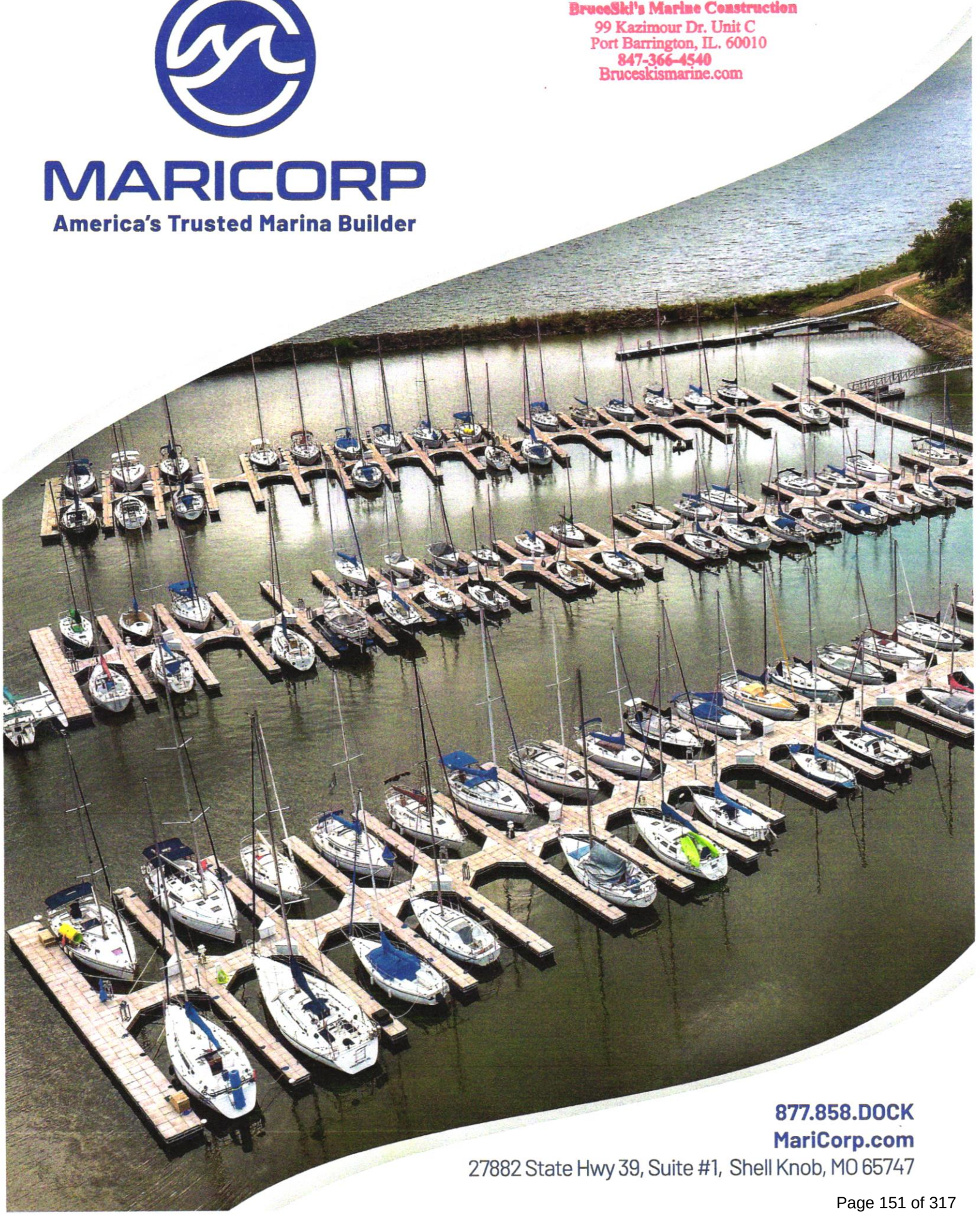
Ed Snyder, CMM | **Regional** Sales Manager | ed.snyder@mcus.com
PO Box 701 | **Shell** Knob, MO 65747 | 417-858-8814 | www.maricorp.com



BruceSki's Marine Construction
99 Kazimour Dr. Unit C
Port Barrington, IL. 60010
847-366-4540
Bruceskismarine.com

MARICORP

America's Trusted Marina Builder



877.858.DOCK
MariCorp.com
27882 State Hwy 39, Suite #1, Shell Knob, MO 65747

City of Lake Geneva **March 18th, 2025**
City Hall
626 Geneva St.
Lake Geneva, WI 53147

Subject: Lagoon Pier Contract Award- Timing

Dear Members of the City Council,

I am writing to bring to your attention the potential impact of U.S. government steel tariffs on the City of Lake Geneva's lagoon pier project. Significant price increases are expected soon due to these tariffs, and further delays in awarding the order could result in substantially higher costs.

Keeping the project on schedule would allow the lagoon pier system to be built and installed by Memorial Day if Summerset Marine is chosen. However, this requires placing an order promptly. I understand the committee's challenges, but delaying this decision could lead to increased project expenses and lost boat slip revenue.

It also appears that the committee may be conflating the dredging timeline with the pier project. These are separate initiatives. The pier purchase order can be issued now to secure current pricing and begin the manufacturing process, with installation scheduled after dredging is complete. If dredging is finished before Memorial Day, the pier can be installed in time for the season, allowing the City to rent out lagoon slips, generate revenue, and satisfy residents relying on these spaces.

I encourage you to move forward with awarding the contract to prevent unnecessary costs and delays.

Thank you for your time and consideration.

Sincerely,
David Wall

MARINE CONSTRUCTION

W3128 Highway 59, Whitewater, WI 53190 | 262-594-3244

[redacted]

From: City Administrator <cityadmin@cityoflakegeneva.gov>
Sent: Monday, March 31, 2025 10:31 AM
To: Linda Frame <lframe@cityoflakegeneva.gov>
Subject: RE: Lagoon Dredging

Linda,

In confirming with Naomi under the current timeline the bids we be presented to Piers and Harbors at the June meeting. This means they would then go through to FLR and then Council in June and likely be ready to work in July. In reviewing with her this timeline can be sped up if the committees are willing to hold special meetings as the timeline for approvals is always one month for any action from introduction to approval.

I hope that helps.

David De Angelis
Interim City Administrator
Lake Geneva, Wisconsin

From: Linda Frame <lframe@cityoflakegeneva.gov>
Sent: Friday, March 28, 2025 10:24 AM
To: City Administrator <cityadmin@cityoflakegeneva.gov>; Linda Frame <lframe@cityoflakegeneva.gov>
Subject: Re: Lagoon Dredging
Importance: High

Dave,

Thank you I appreciate your disclosing the agreement of services, that makes total sense. Regarding the BIDs question, Naomi did state the BIDs wouldn't go out until June. I am sure that, working with all the agreements they have, they have a lot of different area timelines, but June is way too long.

Outlook

[Draft] Meeting with mayor and city attorney

From lark@genevaonline.com <lark@genevaonline.com>
Draft saved Tue 4/1/2025 08:28
To Linda Frame <lframe@cityoflakegeneva.gov>
Cc Tom Nickols <twnickols@gmail.com>; KOtzen@clcm.com <KOtzen@clcm.com>; klockars@vasagroup.com <klockars@vasagroup.com>

I hand delivered to the mayor and city attorney, with a copy to you, copies of my comments to the P&H&LFC on the piers in the lagoon area and a request to meet with them. I followed up withe-mails to both and also a note to the mayor when I stopped by to see him but I haven't heard back yet. Tom Nickols stopped by city hall and understood that the mayor was trying to find time on his calendar. So far I haven't been able to make contact with anyone.

I really don't want to go before the P &H&LFC April 8 next week and say I was not able to meet and get an answer for Ms Ames question about the legality of the slips. Tom also said the dredging was going ahead but I don't know the timing or details on how that affects the proposed slips.

In the meantime, I talked with Jeff Reed at Reed Construction and asked about the cost of putting a traditional pier out in the lake with more slips. He said the cost for 20 slips of traditional construction would be about the same as proposed in the lagoon. He said the steel posts do rust and they are very difficult to remove because they break off in the rusted areas when you try to pull them up so you have these rusted spikes sticking up from the bottom. There was also a concern about the clearance under the bridge and that only very small boats with no windshields can get under the bridge.

There is a lot of information out there that says these slips are a bad idea…. That they should never have been put there originally and they shouldn't be replaced. If this is going to be an agenda item at the April 8 meeting I would like to be prepared to address some of these issues. Please let me know how this is going to be handled and how I can help.

Larry Larkin

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing a Planned Development – General Development Plan (GDP) to allow for a single-family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003.			
Committee:	Plan Commission approved March 17, 2025		
Fiscal Impact:	N/A		
File Number:	**25-R24**	**Date:**	April 28, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Planned Development – General Development Plan (GDP) application filed by Bloomfield Holdings, LLC, 875 E Townline Road, Lake Geneva, WI, to allow for a single-family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on March 17, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

1. The proposed GDP furthers the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
2. One or more of the following factors have arisen that are not properly addressed on the current Official Zoning Map:
    a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan.
3. The proposed GDP amendment maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property; and

WHEREAS, the Plan Commission has recommended the following conditions:

1. Applicant shall remove “dedicated to the public” from open space areas on GDP exhibits

NOW, THEREFORE, BE IT RESOLVED, that a Planned Development – General Development Plan (GDP) from Bloomfield Holdings, LLC, 875 E Townline Road, Lake Geneva, WI, is approved to allow for a single-family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003, per the findings of fact and additional conditions stated above.

.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of April 2025.

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

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

Todd Krause, Mayor Date

Attest:

Lacey L Reynolds, City Clerk Date

APPLICATION FOR GENERAL DEVELOPMENT PLAN OR AMENDMENT

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
SW corner of Townline Road and North Road (see attached legal description)

Name and Address of Current Owner: Bloomfield Holdings, LLC

875 Townline Road, Suite 103, Lake Geneva, WI 53147

Telephone No. with area code & Email of Current Owner: 262.248.5010

brian@fairwyn.com

Owner Signature:

Name and Address of Applicant:
Fairwyn SB, Inc.

875 Townline Road, Suite 103, Lake Geneva, WI 53147

Telephone No. with area code & Email of Applicant: 262.248.5010

brian@fairwyn.com

Proposed Use: residential subdivision - 128 homes - single family

Zoning District in which land is located: SR4

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

Bowman Engineering

1001 Warrenville Road, Suite 110, Lisle, IL 60532

Short statement describing activities to take place on site:

128 home single-family subdivision - extension of Symphony Bay

GDP fee $400.00, payable upon filing application

1/15/2025
Date

Signature of Applicant

SYMPHONY BAY PHASE 8

GENERAL DEVELOPMENT PLAN

PROJECT NARRATIVE

The Symphony Bay Phase 8 development represents approximately 69.4 acres of the land previously annexed to the City of Lake Geneva. Phase 8 is the logical and final extension of the existing Symphony Bay Development totaling 128 single family homes. The project request includes changing the zoning designation from the current SR4 to the PD zoning classification assigned to the rest of Symphony Bay.

The general property location is noted on the attached maps. The property is located within the corporate limits of the City of Lake Geneva, south of Townline Road and north of Bloomfield Road. And immediately west of North Road. Symphony Bay Phases 1 through 7 are at the project's immediate western boundary. The current zoning is Single Family Residential (SR4).

a) **Project Description:** The Developer, Fairwyn SB, Inc. is proposing the development of a 128-home extension of the Symphony Bay age targeted active adult community. All homes with be single family residences. There will be no 2-unit Villas or other multifamily homes. Lots are available in both two car and three car garage configurations.

   The three acre fully improved amenity center, pool and the private offsite Buttons Bay Clubhouse dedicated to Symphony Bay residents will be available to residents in Phase 8. A walking path will be connected to the over 2 miles of walking trail system that is interconnected with the City's regional trail system. This path will allow residents walking and bike access to the clubhouse facility. The entire community will be low maintenance with lawn maintenance and snow removal provided by the homeowner's association. The facilities including the pool, fitness area, and mail room in the onsite clubhouse are sized to accommodate Phase 8.

b) **Unit Types and Land Uses:** The development will have two distinctive detached single family home site designs. These lot standards are the same as those provided in other the phases of Symphony Bay. They have obviously been well received by the age targeted home buyer market.

c) The first series of homes will be constructed on a minimum 50 foot wide by 120 foot deep lot. Minimum side yard setbacks will be 5'. Lot coverage will be no more than sixty (60) percent. There are 81 of this series lots provided in the project. This is the existing Nautical Series lot standard. These lots are depicted in green on the attached development plan. These lots accommodate a 2 car garage.

d) The second series of homes will be constructed on a typical 65 foot wide by 120 foot deep lot. Minimum side yard setbacks will be 7.5'. Lot coverage will be no more than sixty (60) percent. There are 47 of this series lots provided in the project. This is the existing Orchestra Series lot standard. These lots are depicted in tan on the attached development plan. These lots accommodate either a 2 or 3 car garage.

e) Floorplans and elevations will mirror those previously approved. Ranch homes within this series range from 1,590 square feet to 1,940 square feet. One model offers the flexibility of a second-floor bonus and storage which increases that home to approximately 2,300 sq feet. Basements will be available features on all homes at the buyer's option.

f) **Approximate Density:** The project plans contemplates 128 total dwelling units on the existing 69.4 acres of land. The resultant density is 1.8 dwelling units per acre as compared to the SR4 standard allowance of 4 dwelling units per acre.

g) **Natural Features**: The site plan has been developed to protect the wetland complex on the properties western edge. This wetland which extends onto land within previous phases of Symphony Bay is the primary environment feature on the property. Phase 8 approval ensures the long-term protection of this wetland complex. A boardwalk style bridge is planned for the walking path span of the wetland providing residents with an added interactive open space opportunity.

h) **Relationship to Nearby Properties and Streets**: Access roads into Phase 8 have been located in accordance with limitations contained in the property's annexation agreement so as to minimize disturbance to homes along North Road. Due to grade limitation and proximity to the Route 12 overpass, access to Townline Road is not possible.

i) **General Relationship to Master Plan:** The proposed plan is in line with the goals of the City Master Plan and current Single Family Residential SR4 Zoning and the City Comprehensive Plan goals.

j) **Rationale for PD Zoning Request:** SR4 is the existing property zoning. PD zoning provides the flexibility is regulation necessary to accommodate the standards typical of an active adult type community. For consistency we are requesting the use of PD zoning to accommodate the required deviations from underlying zoning. This is the process prescribed to us by City Planner Mike Slavney when Phase 1 through 7 were approved.

k) **Zoning Standards:** We are requesting zoning allowances as necessary to facilitate the proposed project including relief to accommodate the proposed lot sizes and setbacks as noted above b above, and Exhibit A (based ON Mike Slavney memo for Phase 1 through 7)

l) **Zoning Exemptions**: We are requesting zoning allowances as necessary to facilitate the proposed project including relief to accommodate the proposed lot sizes and setbacks as noted above b above and Exhibit A attached. (based ON Mike Slavney memo for Phase 1 through 7)

EXHIBIT A

The Planned Development should enable the following items of zoning flexibility for the Single-Family Lots in Symphony Bay:

1. A reduction of minimum lot size for the single-family lots from 9,000 square feet in SR-4 to 6,000 square feet in Symphony Bay Phase 8.

2. A reduction of minimum lot width for the single-family lots from 75 feet in SR-4 to 50 feet in Symphony Bay Phase 8.

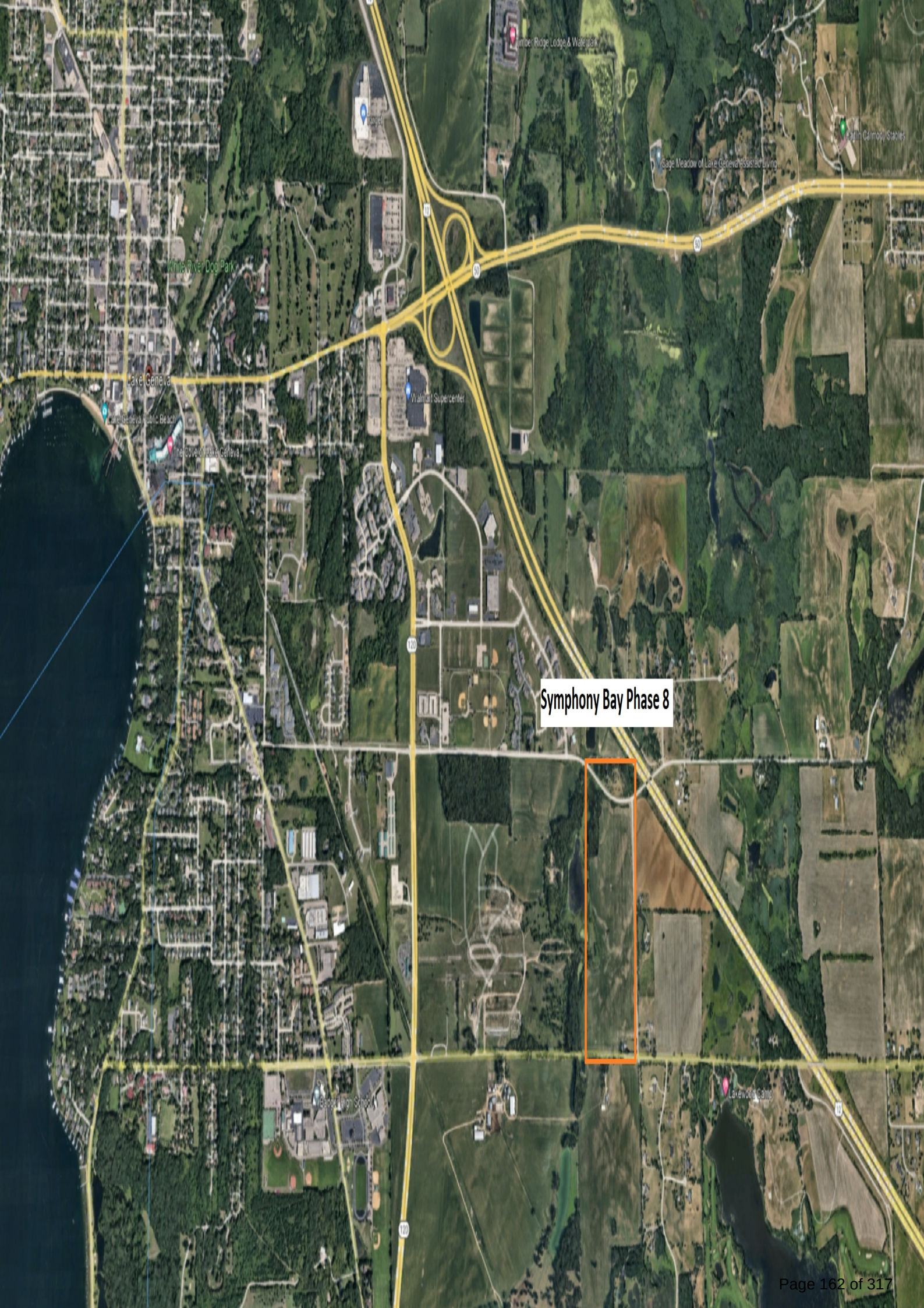
3. A reduction of minimum street frontage for the single-family lots from 50 feet in SR-4 to 35 feet in Symphony Bay Phase 8.

4. A reduction of minimum side yard setbacks for the single-family lots from 6 feet in SR-4 to 5 feet in Symphony Bay for the 50 feet wide lots in Symphony Bay Phase 8.

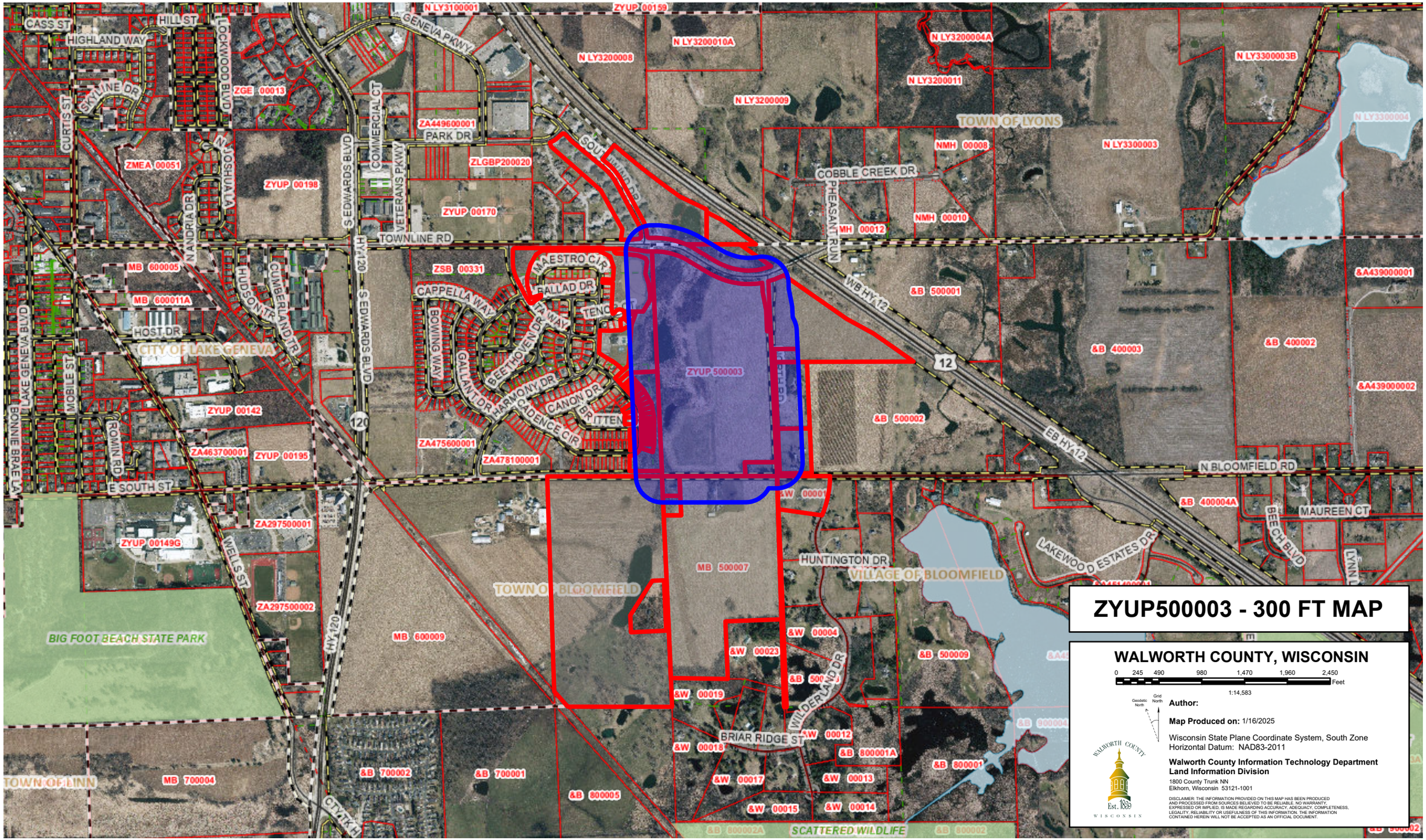
5. A reduction of minimum combined side yard setbacks for the 50-foot-wide single-family lots from 15 feet in SR-4 to 10 feet in Symphony Bay Phase 8.

6. A reduction of minimum dwelling unit separation setbacks for the single-family lots from 12 feet in SR-4 to 10 feet in Symphony Bay Phase 8.

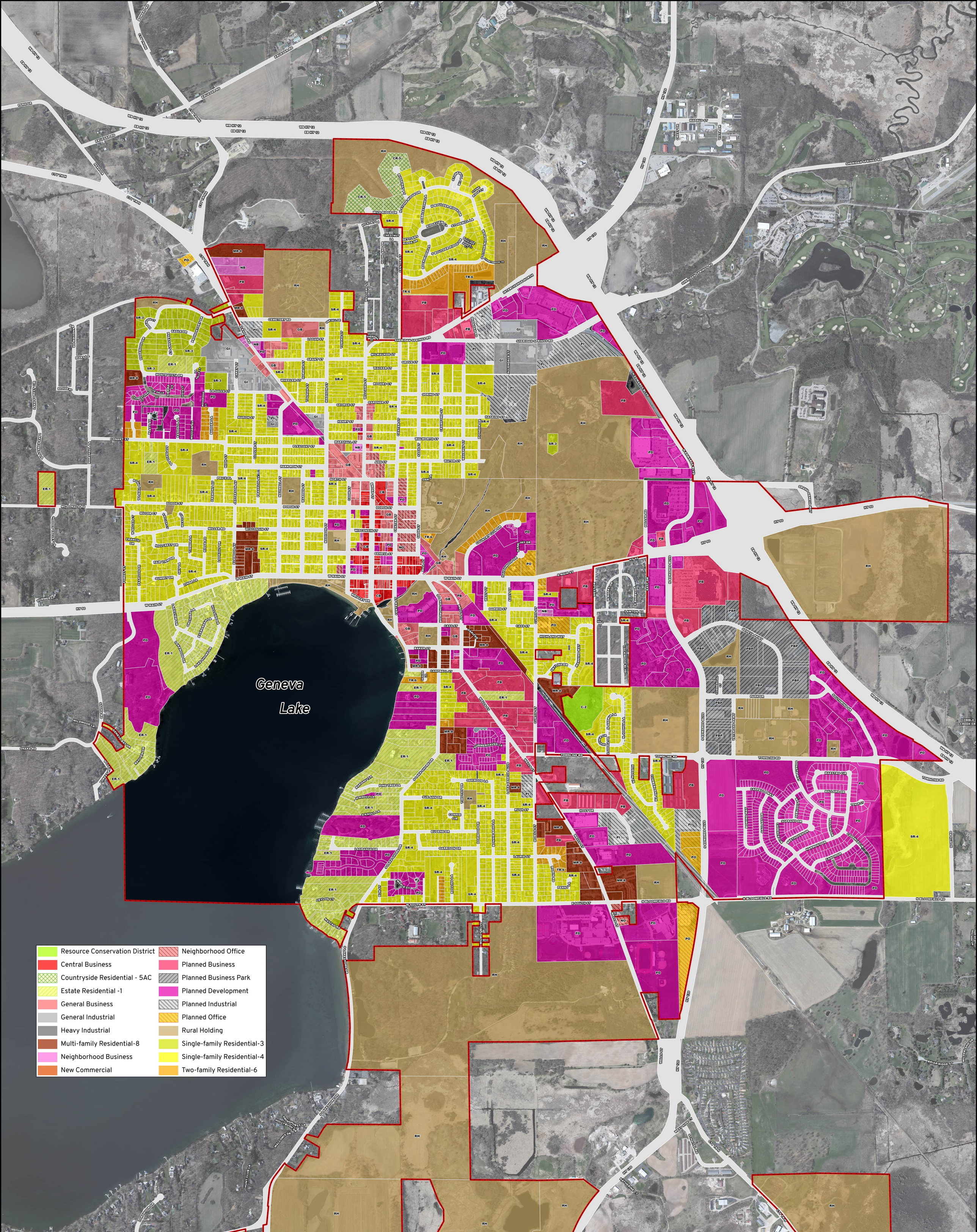
7. An increase of the maximum lot coverage from 50 percent on SR4 to 60 percent in Symphony Bay Phase 8.


Symphony Bay Phase 8

Symphony Bay Phases 1 - 7
Symphony Bay Phase 8
Symphony Bay
Cappella Wy
Ballad Dr
Spiritualist Melissa Page Jones
Symphony Bay clubhouse
Bowing Wy
Gallant Dr
Harmony Dr
Geneva Lakes Christian Church
Adam's Farms
Immanuel Lutheran Church
Lake Geneva Animal Hospital
Old School Carpentry
Mellos Car Wash
Brothers Self Storage
School


ZYUP500003 - 300 FT MAP
WALWORTH COUNTY, WISCONSIN
0 245 490 980 1,470 1,960 2,450
Feet
1:14,583
Author:
Map Produced on: 1/16/2025
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011
Walworth County Information Technology Department
Land Information Division
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001
DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.
ZYUP 500003
TOWN OF LYONS
TOWN OF BLOOMFIELD
VILLAGE OF BLOOMFIELD
CITY OF LAKE GENEVA
TOWN OF LINN
BIG FOOT BEACH STATE PARK
SCATTERED WILDLIFE
TOWNLINE RD
N BLOOMFIELD RD
HUNTINGTON DR
BRIAR RIDGE ST
COBBLE CREEK DR
WB HY 12
EB HY 12
S EDWARDS BLVD
HY 120
PARK DR
GENEVA PKWY
COMMERCIAL CT
VETERANS PKWY
LAKEWOOD ESTATES DR
WILDERLAND DR
MAUREEN CT
BEECH BLVD
LAKE GENEVA BLVD
BONNIE BRAE LA
MOBILE ST
ROMIN RD
E SOUTH ST
WELLS ST
HOST DR
HUDSON TR
CUMBERLAND TR
N ANDRIA DR
N JOSHUA LA
CURTIS ST
SKYLINE DR
HIGHLAND WAY
HILL ST
CASS ST
LOCKWOOD BLVD
PHEASANT RUN
MAESTRO CIR
BALLAD DR
CAPPELLA WAY
BOWING WAY
GALLANT DR
BEETHOVEN DR
HARMONY DR
CANON DR
CADENCE CIR
BRITTEN
ZGE 00013
ZMEA 00051
ZYUP 00198
ZYUP 00170
ZLGBP200020
ZA449600001
ZSB 00331
MB 600005
MB 600011A
ZYUP 00142
ZA463700001
ZYUP 00195
ZA475600001
ZA478100001
ZA297500001
ZYUP 00149G
ZA297500002
MB 600009
MB 700004
&B 700002
&B 700001
&B 800005
MB 500007
&W 00001
&W 00004
&W 00023
&W 00019
&W 00018
&W 00017
&W 00015
&W 00014
&W 00013
&W 00012
&B 500009
&B 800001A
&B 800001
&B 500001
&B 500002
&B 400003
&B 400002
&B 400004A
&A439000001
&A439000002
NMH 00008
NMH 00010
MH 00012
N LY3100001
N LY3200008
N LY3200010A
N LY3200009
N LY3200011
N LY3200004A
N LY3300003B
N LY3300004
N LY3300003
ZYUP 00159

TaxKey	Owner1	Owner2	Address1	Address2	City	State	Zip
&W 0000	STEVEN D	LAURA DY	N2287 WILDERLAND		LAKE GEN	WI	53147
MB 50000	ROBERT E	PATRICIA	412 CIRCLE DR		LAKE GEN	WI	53147
MB 50000	MAPLE GLEN LLC		W1951 N BLOOMFIEL		LAKE GEN	WI	53147
MB 50000	DAVID J ADAMS		W1951 N BLOOMFIEL		LAKE GEN	WI	53147
MB 50000	DAVID J ADAMS		W1951 N BLOOMFIEL		LAKE GEN	WI	53147
MB 50000	DAVID J AI	SHERRY L	W1951 N BLOOMFIEL		LAKE GEN	WI	53147
ZSWP 000	SOUTHWIND PRAIRIE		PO BOX 460		LAKE GEN	WI	53147
ZSWP 000	SOUTHWIND PRAIRIE		PO BOX 460		LAKE GEN	WI	53147
ZSWP 000	SOUTHWIND PRAIRIE		PO BOX 460		LAKE GEN	WI	53147
ZSWP 000	SOUTHWIND PRAIRIE		PO BOX 460		LAKE GEN	WI	53147
ZSWP 000	SOUTHWIND PRAIRIE		PO BOX 460		LAKE GEN	WI	53147
ZSWP 000	SOUTHWIND PRAIRIE		PO BOX 460		LAKE GEN	WI	53147
ZSWP 000	SOUTHWIND PRAIRIE		PO BOX 460		LAKE GEN	WI	53147
ZSWP 000	SOUTHWIND PRAIRIE		PO BOX 460		LAKE GEN	WI	53147
ZSWP 000	SOUTHWIND PRAIRIE		PO BOX 460		LAKE GEN	WI	53147
ZSWP 000	SOUTHWIND PRAIRIE		PO BOX 460		LAKE GEN	WI	53147
ZSB 0033	SOUTHLAND FARMS		875 TOWN STE 103		LAKE GEN	WI	53147
ZSB 0016	GEORGE M	JO D FOGI	107 TENOR CT		LAKE GEN	WI	53147
ZSB 0016	PETER ZAFIRO		109 TENOR CT		LAKE GEN	WI	53147
ZSB 0033	SOUTHLAND FARMS		875 TOWN STE 103		LAKE GEN	WI	53147
ZSB 0033	SYMPHONY BAY LG I		875 TOWNLINE RD S		LAKE GEN	WI	53147
ZSBE 007	FAIRWYN SB INC		875 TOWNLINE RD, S		LAKE GEN	WI	53147
ZSBE 007	FAIRWYN SB INC		875 TOWNLINE RD, S		LAKE GEN	WI	53147
ZSBE 007	FAIRWYN SB INC		875 TOWNLINE RD, S		LAKE GEN	WI	53147
ZSBE 007	FAIRWYN SB INC		875 TOWNLINE RD, S		LAKE GEN	WI	53147
ZSBE 007	FAIRWYN SB INC		875 TOWNLINE RD, S		LAKE GEN	WI	53147
ZSBE 007	FAIRWYN SB INC		875 TOWNLINE RD, S		LAKE GEN	WI	53147
ZSBE 007	FAIRWYN SB INC		875 TOWNLINE RD, S		LAKE GEN	WI	53147
ZSBE 007	FAIRWYN SB INC		875 TOWNLINE RD, S		LAKE GEN	WI	53147
ZSBE 007	FAIRWYN SB INC		875 TOWNLINE RD, S		LAKE GEN	WI	53147
ZSBE 007	FAIRWYN SB INC		875 TOWNLINE RD, S		LAKE GEN	WI	53147
ZSBE 007	FAIRWYN SB INC		875 TOWNLINE RD, S		LAKE GEN	WI	53147
ZSBE 007	FAIRWYN SB INC		875 TOWNLINE RD, S		LAKE GEN	WI	53147
ZSBE 007	FAIRWYN SB INC		875 TOWNLINE RD, S		LAKE GEN	WI	53147
ZSBE 007	FAIRWYN SB INC		875 TOWNLINE RD, S		LAKE GEN	WI	53147
ZSBE 007	FAIRWYN SB INC		875 TOWNLINE RD, S		LAKE GEN	WI	53147
ZSBE 007	FAIRWYN SB INC		875 TOWNLINE RD, S		LAKE GEN	WI	53147
ZSBE 007	FAIRWYN SB INC		875 TOWNLINE RD, S		LAKE GEN	WI	53147
ZSBE 007	FAIRWYN SB INC		875 TOWNLINE RD, S		LAKE GEN	WI	53147
ZSBE 007	FAIRWYN SB INC		875 TOWNLINE RD, S		LAKE GEN	WI	53147
ZSBE 007	FAIRWYN SB INC		875 TOWNLINE RD, S		LAKE GEN	WI	53147
ZSBE 007	FAIRWYN SB INC		875 TOWNLINE RD, S		LAKE GEN	WI	53147
ZSBE 007	FAIRWYN SB INC		875 TOWNLINE RD, S		LAKE GEN	WI	53147
&A211200	WILLIAM A MEYERHO		N2394 NORTH RD		LAKE GEN	WI	53147
&A247600	YESMARK TRUST		N2386 NORTH RD		LAKE GEN	WI	53147
&A247600	MATTHEW R SOBACI		W1888 N BLOOMFIEL		LAKE GEN	WI	53147
&B 50000	JEAN MEY	JEAN ME	W1809 TOWNLINE RI		LAKE GEN	WI	53147
&B 50001	ADNAN B KAHN		W1920 BLOOMFIELD		LAKE GEN	WI	53147



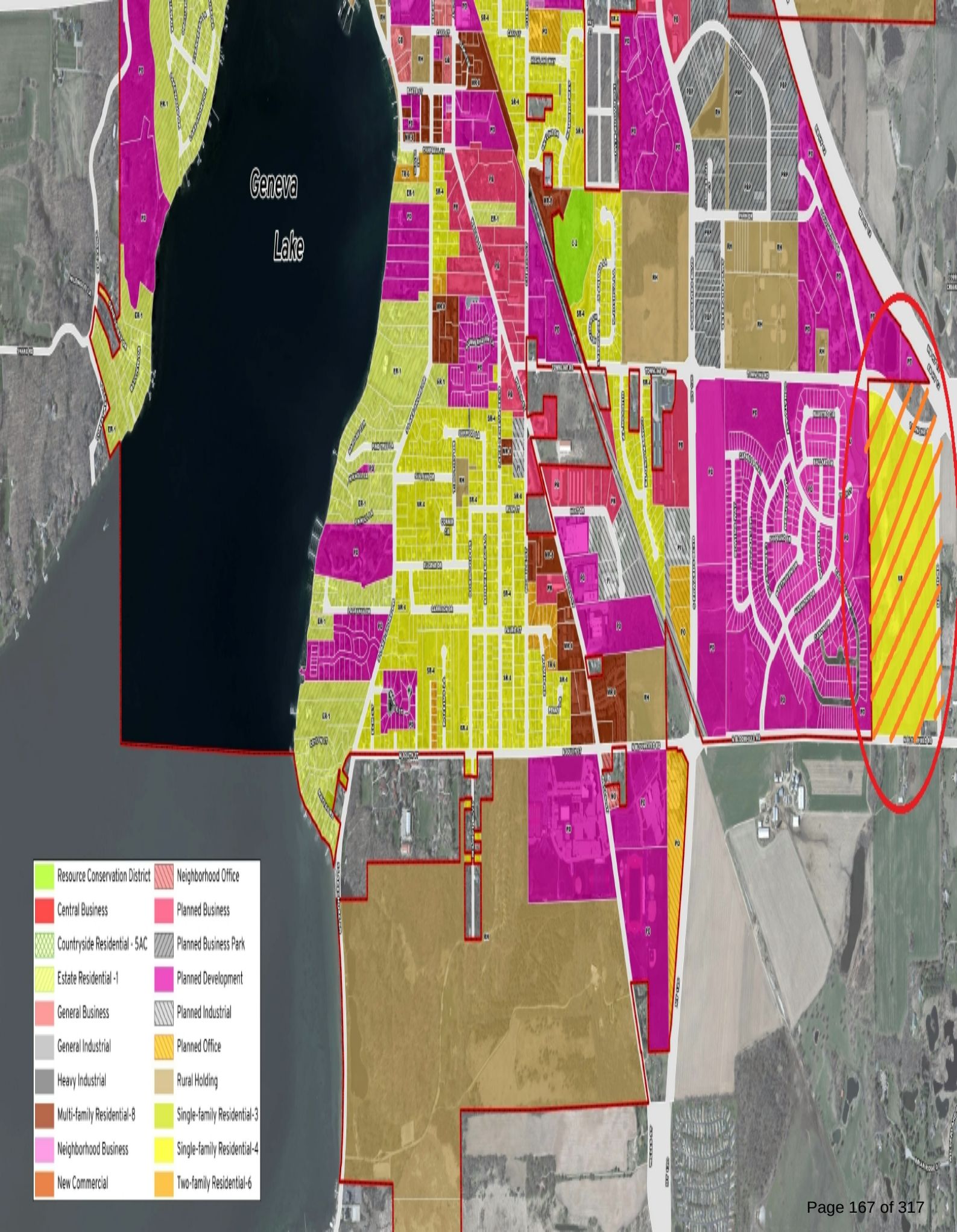
City of Lake Geneva

Zoning Map on Aerial Background

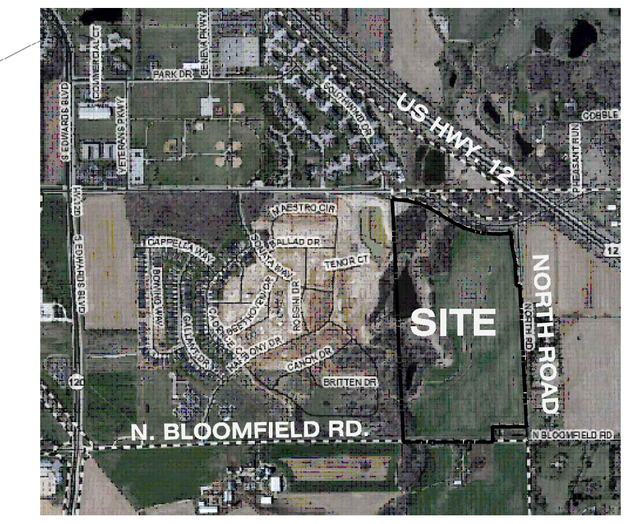
0 500 1,000 1,500 2,000 2,500 Feet

0 0.1 0.2 0.3 0.4 0.5 Miles

Updated: 6/27/2024


Geneva
Lake
Resource Conservation District
Central Business
Countryside Residential - 5AC
Estate Residential -1
General Business
General Industrial
Heavy Industrial
Multi-family Residential-8
Neighborhood Business
New Commercial
Neighborhood Office
Planned Business
Planned Business Park
Planned Development
Planned Industrial
Planned Office
Rural Holding
Single-family Residential-3
Single-family Residential-4
Two-family Residential-6

SYMPHONY Bay



VICINITY MAP

Dedicated to Public
Existing Wetland
Existing Wetland
Open Water
Existing Wetland
69.37 ACRES
Outlot
Dedicated to Public
Board Walk
Trail
Existing Wetland
Open Water
Wet Pond
Wet Pond
Wet Pond
Outlot Dedicated to Public
Outlot Dedicated to Public
Outlot Dedicated to Public
Outlot Dedicated to Public
Outlot Dedicated to Public
Outlot Dedicated to Public
Outlot Dedicated to Public
Outlot Dedicated to Public
MAINTENANCE ACCESS
Phase 7 Trail
Phase 7 Trail
EAST TOWNLINE ROAD
NORTH ROAD
NORTH ROAD
NORTH BLOOMFIELD ROAD
NORTH BLOOMFIELD ROAD
WOOD ROAD
RW Dedication
RW Dedication
RW Dedication
EXISTING DRIVEWAY
EXISTING DRIVEWAY
EXISTING DRIVEWAY
S89°57'27"W 34.70'
C113
C114
N59°48'05"W 260.29'
N2°33'39"W 113.83'
N1°08'30"W 202.74'
N2°33'39"W 250.00'
S87°26'21"W 40.00'
S2°35'12"E 2,580.37'
N2°33'40"W 1,500.23'
N89°42'49"E 364.89'
N2°33'39"W 160.15'
N89°56'37"E 953.23'
SOUTHLAND PRAIRIE II, LLC PARCEL # 300469 19.9 ACRES ZONED PD
ROBERT ERNEST HOST PATRICIA L HOST PARCEL # MB500003A 3.68 ACRES ZONED A-1
SOUTHLAND FARMS, LLC PARCEL # 259 00033 51.91 ACRES ZONED PD
JEAN MEYERHOFER PARCEL # 48 00001 19.29 ACRES ZONED A-1
WILLIAM A MEYERHOFER PARCEL # &A21120001 0.92 ACRES ZONED A-5
YESMARK TRUST PARCEL # &A24760001 6.42 ACRES ZONED A-1
FAIRWYN SB, INC PARCEL # 258 00001 4.41 ACRES ZONED PD
DAVID J & SHERRY L ADAMS PARCEL # MB 500007C
DAVID J ADAMS PARCEL # MB 500001
ADNAN B. KHAN PARCEL # &B 500010 1.33 ACRES ZONED A-1
MATTHEW R. SOBACKI PARCEL # &A24760002 4.31 ACRES ZONED A-1

PROPOSED 65'X120' LOTS (44 TOTAL)

PROPOSED 50'X120' LOTS (84 TOTAL)

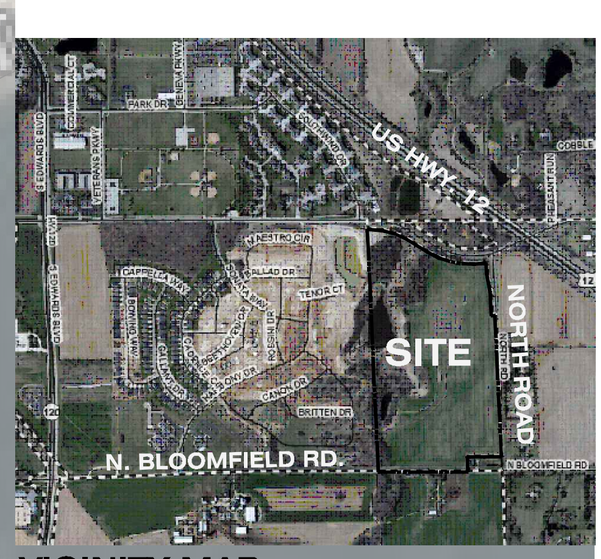
NOTE:
1) 60-FT RIGHT OF WAY PROPOSED
2) 28-FT BACK TO BACK ROADWAY PROPOSED
3) SIDEWALK PROPOSED ON ONE SIDE OF STREET

SCALE: 1 INCH = FT 100

Bowman

LAYOUT PLAN 2025.03.10

SYMPHONY Bay



VICINITY MAP

SOUTHLAND PRAIRIE II, LLC
PARCEL # 300469
19.9 ACRES
ZONED PD

ROBERT ERNEST HOST
PATRICIA L HOST
PARCEL # MB500003A
3.68 ACRES
ZONED A-1

JEAN MEYERHOFER
PARCEL # 88
0001
19.29 ACRES
ZONED A-1

WILLIAM A MEYERHOFER
PARCEL # 0411202001
0.92 ACRES
ZONED A-5

KSMARK TRUST
PARCEL # A-24760000I
4.47 ACRES
ZONED A-1

ADNAN B. KHAN
PARCEL # MB 500010
1.33 ACRES
ZONED A-1

MATTHEW R. SOBACKI
PARCEL # A-24760000I2
4.37 ACRES
ZONED A-1

DAVID J & SHERRY L ADAMS
PARCEL # MB 500007C

DAVID J ADAMS
PARCEL # MB 500007

FARWYN SB, INC
PARCEL # 258E
0001
4.41 ACRES
ZONED PD

SOUTHLAND FARMS, LLC
PARCEL # 258
0013
5.91 ACRES
ZONED PD

SOUTHLAND FARMS, LLC
PARCEL # 258
0013
53.91 ACRES
ZONED PD

E Townline Rd

S89°57'27"W 34.70'

C113

N58°48'05"W 260.29'

EAST TOWNLINE ROAD

C114

N2°39'39"W 113.83'

NORTH ROAD

N1°05'50"W 202.24'

N2°39'39"W 260.00'

S87°26'21"W 40.00'

EXISTING DRIVEWAY

EXISTING DRIVEWAY

R/W Dedication

Dedicated to Public

Existing Wetland

Outlot Dedicated to Public

Existing Wetland
Open Water

Wet Pond

Outlot Dedicated to Public

Outlot Dedicated to Public

S2°35'12"E 2,580.37

Existing Wetland

69.37 ACRES

Outlot
Dedicated to Public

Board Walk

Existing Wetland
Open Water

Trail

Wet Pond

Phase 7 Trail

MAINTENANCE ACCESS

Phase 7 Trail

Wet Pond

N2°33'40"W 1,500.23'

NORTH ROAD

R/W Dedication

Wet Pond

EXISTING DRIVEWAY

N89°42'49"E 364.89'

Outlot Dedicated to Public

N2°39'39"W 160.15'

N RD

Trail

Trail

R/W Dedication

R/W Dedication

NORTH BLOOMFIELD ROAD

N89°56'37"E 953.23'

N Bloomfield Rd

PROPOSED 65'X120' LOTS (44 TOTAL)

PROPOSED 50'X120' LOTS (84 TOTAL)

NOTE:
1) 60-FT RIGHT OF WAY PROPOSED
2) 28-FT BACK TO BACK ROADWAY PROPOSED
3) SIDEWALK PROPOSED ON ONE SIDE OF STREET

100 0 100 200

SCALE: 1 INCH = FT 100

Bowman

LAYOUT PLAN 2025.03.10

EAST TOWNLINE ROAD

NORTH ROAD

Open Space

Existing Wetland

Existing Wetland

Open Water

Open Space

Open Space

Open Space

Wet Pond

Open Space

SHEET 2

SHEET 1

R/W Dedication

EXISTING DRIVEWAY

EXISTING DRIVEWAY

JEAN MEYERHOFER
PARCEL # 869 500001

SOUTHLAND FARMS, LLC
PARCEL # 258 00333

WILLIAM A MEYERHOFER
PARCEL # 8A2712D0001

100 0 100 200
SCALE: 1 INCH = 100 FT

Legend

DENOTES PROPOSED DECIDUOUS TREE

DENOTES PROPOSED CONIFEROUS TREE

ENGINEER

BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2990
CONTACT: TODD ERICKSON, P.E.

OWNER

FAIRWYN, LTD.
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147
PHONE: 847.417.9256
CONTACT: RICK ZIRK

PLANTING / SCREENING EXHIBIT

SHEET 2 OF 2

PRELIMINARY PLAT
SYMPHONY BAY PHASE 8
LAKE GENEVA, WI

Bowman

© 2024 Bowman Consulting Group, Ltd.
2805 Dallas Parkway • Suite 310 • Dallas, Texas 75093
Phone: (972) 497-2990 • www.bowman.com
TBPE Firm Registration No. F-14309

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF TODD A. ERICKSON, P.E. WIS. #34720-006 ON FEBRUARY 7, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PRELIMINARY NOT FOR CONSTRUCTION

LW:\0000\...\Symphony Bay Phase 8\0000-00-000 ENGR\...\Symphony Bay Phase 8\Engineering\Conceptual Plans\Phase 8\PP\PLANTING EXHIBIT.dwg, 2/7/2025 8:11 AM, Mark Erickson

SHEET 2

SHEET 1

Existing Wetland

69.37 ACRES

Board Walk

Trail

Existing Wetland
Open Water

Wet Pond

Phase 7 Trail

FAIRWYN SBL INC
PARCEL # ZSBE 00785

W LINE E 1/2 NW 1/4 SECTION 05-01-18

MAINTENANCE ACCESS

Wet Pond

Phase 7 Trail

Trail

R/W Dedication

Trail

NORTH BLOOMFIELD ROAD

R/W Dedication

Open Space

R/W Dedication

NORTH ROAD

R/W Dedication

EXISTING DRIVEWAY

Wet Pond

YESMARK TRUST
PARCEL #
#A247600001

ADNAN B. KHAN
PARCEL # #B 500010

MATTHEW R. SOBACK
PARCEL #
#A247600002

816 815 814 813 812 811 810 809 808 807 806 805 804 803 802 801 800

885 884 883 882 881 880 879 878 877

908 909 910 911 912 913 914 915 916 917 918 919 920 921 927 926 925 924 923 922

851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876

60 0 60 120

SCALE: 1 INCH = 60 FT

Legend

DENOTES PROPOSED DECIDUOUS TREE

DENOTES PROPOSED CONIFEROUS TREE

ENGINEER

BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2990
CONTACT: TODD ERICKSON, P.E.

OWNER

FAIRWYN, LTD.
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147
PHONE: 847.417.9256
CONTACT: RICK ZIRK

PLANTING / SCREENING EXHIBIT

SHEET 1 OF 2

PRELIMINARY PLAT
SYMPHONY BAY PHASE 8
LAKE GENEVA, WI

Bowman

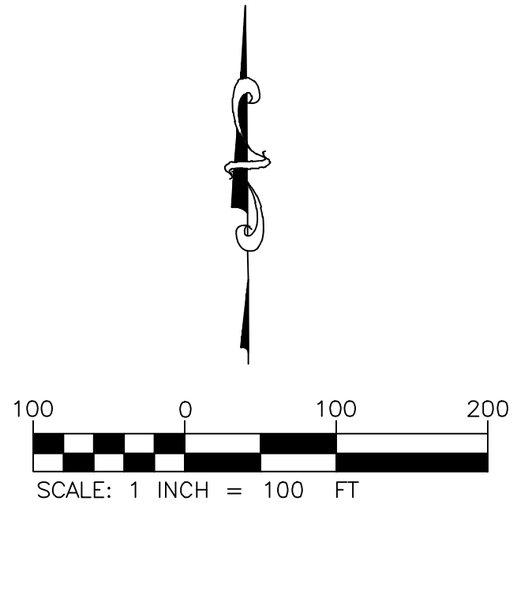
© 2024 Bowman Consulting Group, Ltd.

2805 Dallas Parkway • Suite 310 • Dallas, Texas 75093
Phone: (972) 497-2990 • www.bowman.com
TBPE Firm Registration No. F-14309

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF TODD A. ERICKSON, P.E. #34720-006 ON FEBRUARY 7, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PRELIMINARY NOT FOR CONSTRUCTION

W:\0000_Symphony Bay Phase 8\0000-00.00 (PROJ. Symphony Bay Phase 8)\Engineering\Engineering Plans\Phase 8\PP\LA\PP_LANDSCAPE EXHIBIT.dwg, 2/7/2025 8:40 AM, Erickson



PROPOSED 8-FT WIDE TRAIL

PROPOSED TRAIL EXHIBIT

Bowman

© 2024 Bowman Consulting Group, Ltd.

2805 Dallas Parkway ▪ Suite 310 ▪ Dallas, Texas 75093
Phone: (972) 497-2990 ▪ www.bowman.com
TBPE Firm Registration No. F-14309

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF TODD A. ERICKSON, P.E. WIS. #34720-006 ON FEBRUARY 6 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PRELIMINARY NOT FOR CONSTRUCTION

V:\040095 - Symphony Bay Phase 8\040095-01-001 (ENG) - Symphony Bay Phase 8\Engineering\Exhibits\TRAIL EXHIBIT.dwg, UTILITY PLAN, February 06, 2025, 5:09 PM, terickson

JUSTIFICATION STATEMENT

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

   Response: The proposed revision to the GDP is consistent with the density, and use type previously approved at time of annexation consideration. In fact, density has decreased from the originally proposed lot count of 140 to 128. The age targeted active adult development model increases the likelihood of buyers with more discretionary income which will benefit the regions commercial properties and charitable organizations. The target buyer is far less likely to have school aged children at home, thus when contrasted with the other residential uses, decreases the impact on the school system. Symphony Bays clubhouses and onsite amenities reduce demand on City provided services when contrasted with traditional single family residential neighborhoods.

2) *How is the conditional use, in this specific location, in harmony with the purposed goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, The Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to the official notice by the City. Density is less than allowed by SR4 zoning district standards*

   Response: Other than the deviations in lot size, lot coverage and setback deviations as denoted in the project narrative, the project is in keeping with the underlying zoning provisions. The concept mirrors that of Symphony Bay Phase 1 through 7 to the west and remains consistent with the land use concept outlined in the annexation agreement adopted at the time of property annexation.

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

   Response: As outlined herein, the proposed General Development Plan does not negatively impact any of these items. As proposed, the net impact to Lake Geneva due to this amendment is positive.

   The development concept of Phase 8 is a continuation of Symphony Bay Phase 1 -7 and consistent with the character of that neighborhood.

Access to Bloomfield Road and North Road are consistent with the limitations outlined in the Phase 8 annexation agreement. The expected impact on traffic congestion is minimal. The typical active adult buyer is more likely to have left the work force and therefore not generating an added traffic burden during peak hours. Vehicle trips into and out of the community are generally off-peak and more evenly distributed throughout the day. A traffic impact analysis has been completed confirming these projections.

During the annexation process Fairwyn SB, Inc agreed to contribute $140,000.00 to the City to offset any traffic impacts. Specifically, the funds were intended to offset City costs associated with the Townline Road and Edwards Blvd traffic signal. The contribution was based on $1,000.00 per home (projected $140,000.00 contribution). We are committed to maintaining that $140,000 per lot contribution even though the number of homes has decreased to 128.

4) *How does the proposed conditional use maintain the desired consistency of land uses, land use intensities and the land use impacts as related to the environs of the subject property?*

Response: The land uses are consistent with the density allowances of the underlying SR4 zoning district. Uses are precisely consistent with the Symphony Bay Phases 1 through 7 to the west. In Phase 8 there are no villa homes as there are in Phase 1 through 7.

Incorporation of the open spaces into the development plan enhances the public benefit of those areas. The large wetland and open space area on the west edge of Phase 8 is protected through buffers and open space setbacks. Integration of the Phase 8 trail system into the overall community trail system enhances the interconnectivity value of the properties in the area and expands the reach of that system. Phase 8 will be provided with the same amenity access.

5) *Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the public property?*

Response: The proposed amendment will not add any greater burden on public or private utilities.

As Symphony Bay Phase 1 through 7 prove, age targeted buyers are far less likely to have school aged children, thus when contrasted with traditional single family home neighborhoods, age targeted communities decrease the impact on the school system.

Provided social and activity amenities onsite reduce demand on City provided services. Very few children are expected to live within the development. This will decrease what would typically be the expected demand on parks and recreation services. Onsite activities provided by agencies like the YMCA provide add revenue to those agencies without stressing their current facilities.

The expected active adult buyer is more likely to have left the workforce and therefore not generate any added traffic burden during peak hours. Vehicle trips into and out of the community are generally off peak, and more evenly distributed throughout the day.

As witnessed in Symphony Bay Phase 1 through 7, emergency response calls have no greater impact on the police and fire systems than the balance of the community.

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

Response: Communities like Symphony Bay have proven to: decrease impacts on traffic; provide for enhanced discretionary spending opportunity; decrease demand on schools; and not negatively impact the EMS services when compared to similarly sized traditional single family home residential neighborhoods. The reality that very few children are expected to live in the development, combined with the inclusion of onsite amenities decreases the demand on the School systems, and City parks and recreation services.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1027 W St Paul Ave
Milwaukee WI, WI, 53233

Tony Evers, Governor
Adam N. Payne, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

WISCONSIN
DEPT. OF NATURAL RESOURCES

10/26/2023 WIC-SE-2023-65-03636

Rick Zirk
FairWyn Development, Ltd.
[sent electronically]

RE: Wetland Delineation Confirmation for "Symphony Bay Phase 8 Wetland Delineation Report" located in NE 1/4, NW 1/4, Section 05, Township 01N, Range 18E, in the Town of Bloomfield, Walworth County

Dear Rick Zirk,

We have reviewed the wetland delineation report from Kapur, Inc. prepared for the above-mentioned site. This letter will serve as confirmation that the wetland boundaries shown on the enclosed wetland delineation figure are acceptable. This finding is based upon a detailed report review and interview with the delineators. Any filling or grading within these areas may require DNR approvals. Our wetland confirmation is valid for five years. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

In order to comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection and be overlain onto recent aerial photography. If a different projection system is used, please indicate in which system the data are projected. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756 or email at calvin.lawrence@wisconsin.gov).

If you are planning development on the property, you are required to avoid take of endangered and threatened species, or obtain an incidental take authorization, to comply with the state's Endangered Species Law. To ensure compliance with the law, you should submit an endangered resources review form (Form 1700-047), available at https://dnr.wi.gov/topic/ERReview/Review.html. The Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

In addition to contacting WDNR, be sure to contact your local zoning office and U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project.

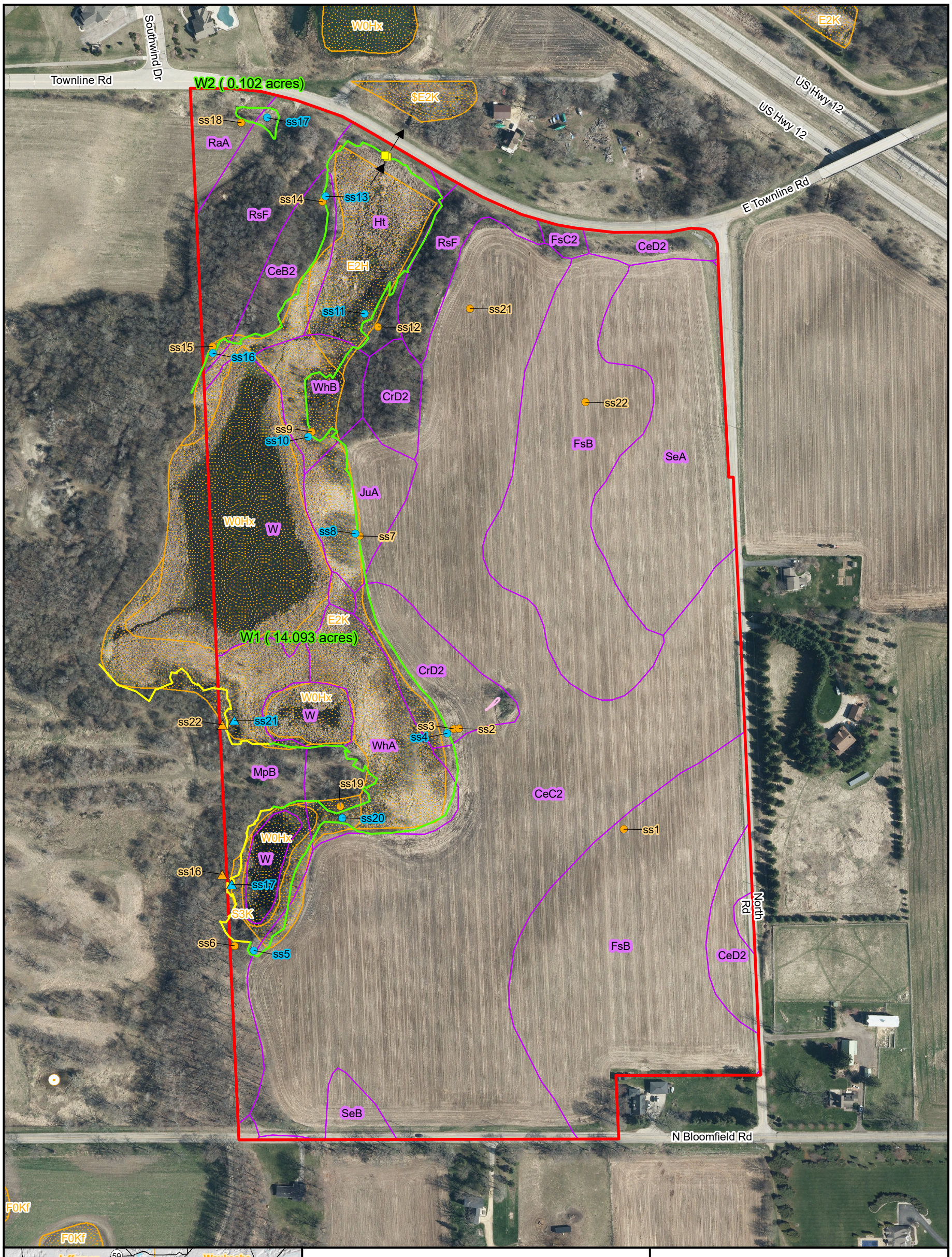
If you have any questions, please call me at (414) 308-6780 or you can reach me by email at kara.brooks@wisconsin.gov.

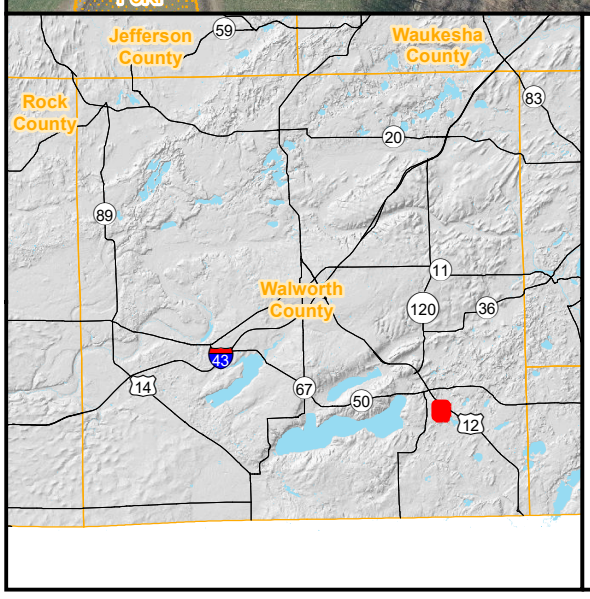
Sincerely,

Kara Brooks
Wetland Identification Specialist

Enclosures: Wetland Delineation Figure

Email CC: USACE Project Manager
Katherine McNelly-Bell, Kapur, Inc.
File





- Upland Data Point 2021
- Wetland Data Point 2021
- Upland Data Point
- Wetland Data Point
- Wetland Boundary
- Re-verified 2021 DNR Confirmed Boundary WIC-SE02021-65-03508
- Culvert
- Swale
- NRCS Soil Survey Mapping
- Wetland too small to delineate
- WDNR WWI Wetland Mapping
- Survey Area (72.30 Acres)

Feet
0 250 500

N

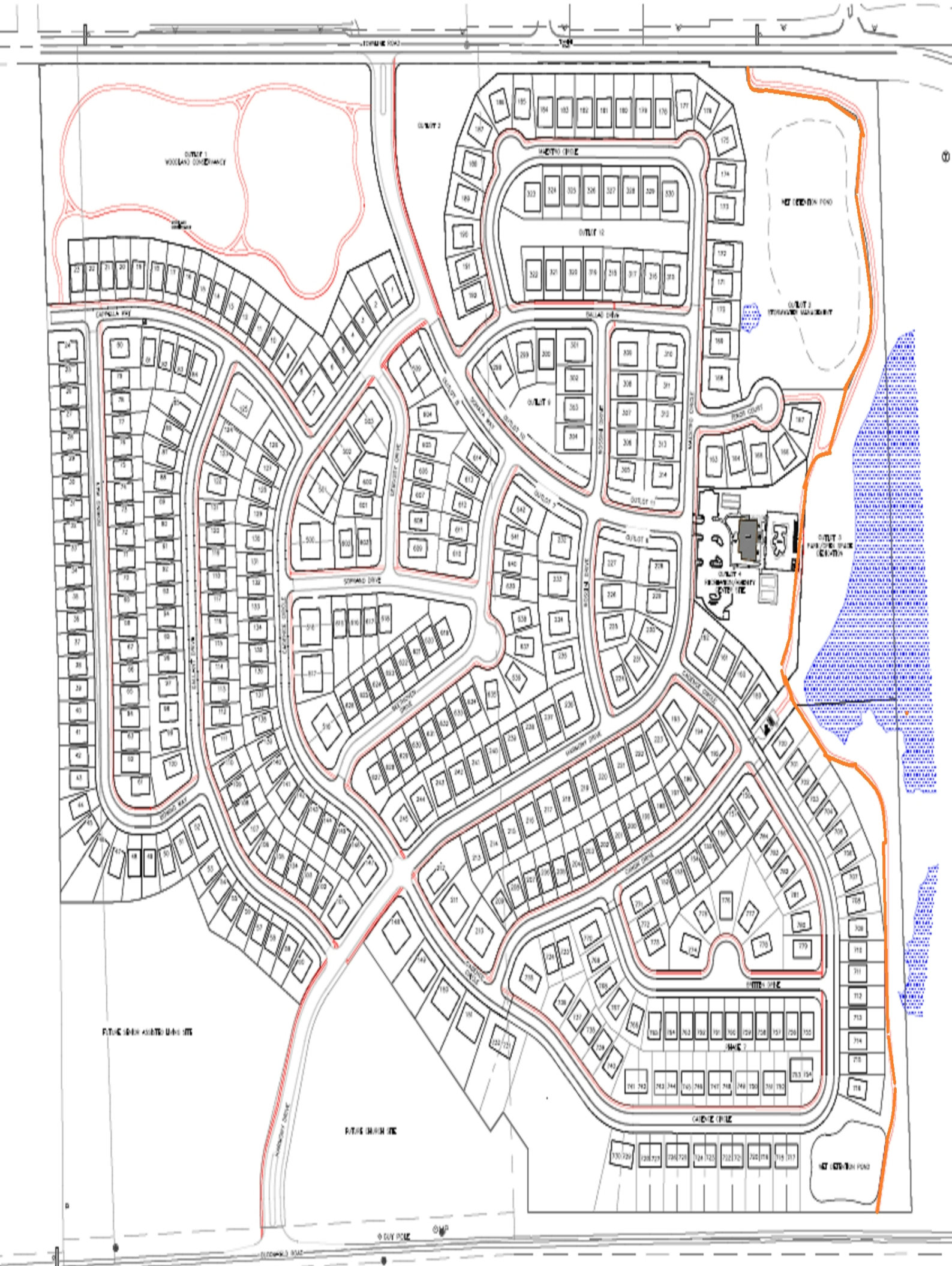
Symphony Bay Phase 8

Wetland Delineation Results Map

kapur

Source:
Wisconsin Wetlands Inventory
NRCS SSURGO Soils Data
WROC Imagery, 2020

10/10/2023 C:\GIS_Projects\Kapur\Symphony_Bay_Phase8\results_map.mxd



PREANNEXATION AND DEVELOPMENT AGREEMENT

THIS PREANNEXATION AND DEVELOPMENT AGREEMENT ("Agreement") is made this 4th day of June 2024, between the CITY OF LAKE GENEVA, Walworth County, Wisconsin ("City") BLOOMFIELD HOLDINGS, LLC, a Wisconsin limited liability company ("Owner") and FAIRWYN SB, INC., a Wisconsin corporation ("Developer").

RECITALS

WHEREAS, the City is a Wisconsin municipal corporation, organized and existing pursuant to Wis. Stat. Ch. 62, with authority to enter into this Agreement under its zoning and annexation ordinances, as well as the general home rule authority vested in it under Wisconsin law; and

WHEREAS, the Owner is the owner of certain real property located in the Town of Bloomfield, known as Walworth County Tax Key Parcel No. MB 500003, more particularly described on the attached **Exhibit "A"** incorporated herein ("Symphony Bay Phase 8"); and

WHEREAS, the Developer is the contract purchaser of Symphony Bay Phase 8 and the current developer of the adjacent real property located in the City known as Symphony Bay Subdivision; and

WHEREAS, the Developer has signed and filed with the City the Petition for Direct Annexation by Unanimous Consent of Electors and Property Owners, attached hereto as **"Exhibit B"**, and incorporated herein by reference ("Petition"); and

WHEREAS, the Developer has signed and filed with the City an Application for Zoning Map Amendment, seeking contemporaneous zoning of Symphony Bay Phase 8 under SR-4 Single-Family Residential Zoning District attached hereto as **"Exhibit C"**, and incorporated herein by reference ("Zoning Application"); and

WHEREAS, the Developer shall have the opportunity to seek final zoning of Symphony Bay Phase 8 as SR-4 Single-Family Residential Zoning District contemporaneously with the annexation of Symphony Bay Phase 8; and

WHEREAS, the Developer and City understand and shall act in good faith when the Developer seeks GDP/PIP approvals in the future for a PUD zoning for Symphony Bay Phase 8 consistent with the engineering, platting, and zoning flexibilities approved for Symphony Bay Subdivision to create a cohesive extension of the existing community; and

WHEREAS, while the precise development of Symphony Bay Phase 8 is unknown at this time, annexation and development are projected to require certain public improvements be planned and constructed to serve Symphony Bay Phase 8; and

WHEREAS, the Developer desires to develop Symphony Bay Phase 8 as a fully-integrated, additional phase of the existing Symphony Bay Subdivision, wherein Symphony Bay Phase 8 shall include approximately one hundred forty (140) single-family lots, and shall not exceed one hundred forty (140) single-family lots; and

WHEREAS, Symphony Bay Phase 8 conforms to the City's 2019 Comprehensive Master Plan, as amended, projecting Planned Neighborhood uses for Symphony Bay Phase 8; and

WHEREAS, the annexation and development of Symphony Bay Phase 8 will benefit the City by increasing the tax base of Symphony Bay Phase 8 within the City, extend the corporate limits and jurisdiction of the City, permit the sound planning and development of the Symphony Bay Phase 8 within and under the control of the City, and otherwise promote the general welfare of the City; and

WHEREAS, the City is willing to annex Symphony Bay Phase 8 pursuant to this Agreement; and

NOW, THEREFORE, the City, Bloomfield Holdings, LLC and Fairwyn SB, Inc. agree to the following:

SECTION 1
RESTATEMENT OF RECITALS

SECTION 1.1. **Recitals Incorporated**. The Recitals set forth hereinabove are restated in the text of this Agreement by reference as if set forth in full herein, and as such constitute agreements by and between the parties made part and parcel of this Agreement.

SECTION 2
ANNEXATION OF PROPERTY

SECTION 2.1. Developer has caused the Petition to be signed and filed with the City, and the other appropriate governmental authorities.

SECTION 2.2. The City may adopt, contemporaneously with the execution of this Agreement an annexation ordinance annexing Symphony Bay Phase 8 to the City, substantially in the form attached as Exhibit B to the Petition (Annexation Ordinance).

SECTION 2.3. Upon contemporaneous adoption of the Annexation Ordinance and approval of the Zoning Application, Symphony Bay Phase 8 shall be zoned SR-4 Single-Family Residential Zoning District, and as further set forth in Exhibit C to the Petition and the Annexation Ordinance.

SECTION 2.4. If the City does not adopt the Annexation Ordinance contemporaneously with the execution of this Agreement, as provided, then, in that event, the Petition, Zoning Application, and this Agreement shall be null and void.

SECTION 2.5. If the City adopts the Annexation Ordinance, the City shall promptly thereafter make all filings and perform all other acts required by Wisconsin Statutes to perfect and complete the annexation of Symphony Bay Phase 8.

SECTION 2.6. Upon the completion and perfection of the annexation of Symphony Bay Phase 8 pursuant to the Annexation Ordinance, the City Council shall amend the Official Zoning Map harmonizing the Zoning of the Symphony Bay Phase 8.

SECTION 3
PUBLIC AND PRIVATE IMPROVEMENTS

SECTION 3.1. **Permitted Phasing**. Symphony Bay Phase 8 is designated as single-family development and may be developed in one or more phases ("Phased Development"). It is estimated that it may take up to ten (10) years or more to fully develop, construct, and sell the development. As Symphony Bay Phase 8 proceeds, the Developer will install all necessary infrastructure, including streets, sanitary sewer and related facilities, surface water drainage and water mains and related facilities (collectively, "Improvements"). All Improvements shall comply

with City and state standards, to be reviewed and approved by the City Engineer, as provided below, and then dedicated and conveyed or transferred to the City pursuant to this Agreement. The sequence, order, and pace of the phasing/staging shall remain the sole discretion of the Developer; provided, however, that each phase or portion thereof commenced by the Developer, including the initial phase, shall be a "stand alone" phase or "partial" phase. A "stand alone" phase or "partial" phase means the completed Improvements shall service the subject phase or partial phase in such a manner that the residential dwellings, other structures, and utilities constructed therein are fully serviceable and functional without being dependent upon the timing of the construction or order of any other phase or the balance of the subject phase.

SECTION 3.2. **Contractors**. The Developer shall furnish, or cause to be furnished, all labor and services, material, and work for the construction and completion of the Improvements for the subject phase of Symphony Bay Phase 8. The parties acknowledge and agree that the Developer may have any or all of the Improvements constructed and supplied by various contractors, and the City specifically agrees that the Developer may employ any such general contractor or subcontractor, in its own discretion and of its own choosing, that has been previously employed in relation to the construction of Symphony Bay Subdivision. Any new contractor or subcontractor shall be approved by the City Engineer, which approval shall not be unreasonably withheld or delayed.

SECTION 3.3. **Improvements' Compliance with Plans**. The Developer will construct and complete, or cause to be constructed and completed, the Improvements for the subject phase of Symphony Bay Phase 8 in a thorough, workmanlike, and substantial manner in every respect, to the satisfaction and approval of the City Engineer in accordance with accepted industry standards, within the times specified herein and in strict accordance with the instructions and information contained in this Agreement, the performance bond, and the plans and specifications to be reviewed and approved by the City Engineer, all of which documents, when approved, shall be made part of this Agreement and form the Agreement documents as fully as if the same were set forth at length herein. Developer and City acknowledge plans and specifications have not yet been prepared, but anticipate that the plans and specifications will be similar to the existing plans and specifications for Symphony Bay Subdivision. The Developer, however, shall not be considered in default of any of the terms, covenants, and conditions of this Agreement if the Developer fails to perform any of its obligations hereunder and such failure is caused, in whole or in part, by any act of God, weather conditions, strikes, labor shortages, pandemics, fires, casualties, shortages of materials, work stoppages, or other matters beyond the reasonable control of the Developer. In the event that any matters set forth in this section delay the Developer's ability to timely perform its obligations under this Agreement, the date upon which said obligations were to be completed shall be extended for a like number of days. Further Developer may provide temporary improvements for a subject phase to service the subject phase or partial phase in such a manner that the residential dwellings, other structures, and utilities constructed therein are fully serviceable and functional.

SECTION 3.4. **Required Improvements**. The following are the Improvements which will be required by the City for any phase of Symphony Bay Phase 8 which is commenced by the Developer. Until and unless Developer files the surety bond for a phase, as provided in Section 8.4 hereof, and commences development of such phase, it shall have no obligation to install Improvements on the phase or otherwise develop such phase.

A. **Survey Monuments**. The Developer shall install survey monuments, placed in accordance with requirements of Wis. Stat. § 236.15.

B. **Roads, Streets**.

1. After the installation of temporary block corner monuments by the Developer, and establishment of street grades from the plans and standard

specifications, the Developer shall grade the right-of-way of all streets of the subject phase in accordance with the plans and standard specifications reviewed and approved by the City Engineer.

2. The roads and streets described in the plans and specifications shall be dedicated to the City as public streets.

3. After the installation of all utility and storm water management system Improvements, the Developer shall surface all roadways in dedicated streets to the widths as shown on the plans and specifications. Said surfacing shall be done in accordance with the plans and specifications. All public streets of Symphony Bay Phase 8 shall have a street width of twenty-eight feet (28') from back of curb to back of curb. All streets of Symphony Bay Phase 8 shall have, at a minimum, a four-inch (4") blacktop mat (bituminous concrete pavement).

4. No occupancy permit within any phase will be issued until all Improvements are completed within such phase, as well as placement of the first lift of asphalt ("Binder Course"); provided, however, the occupancy permits for residential dwellings shall be issued by the City prior to installation of the final layer of asphaltic pavement. *See* Section 8.2, below.

5. Symphony Bay Phase 8 shall obtain access to N Bloomfield Road and North Road. The access street(s) onto North Road shall not be located within one hundred (100') feet perpendicular to an existing residence adjacent to North Road. No berms, landscaping, or improvements shall be required of the Developer related to access of North Road. No improvements, repair, replacement, or maintenance to E. Townline Road, North Road, or N Bloomfield Road shall be required of the Developer.

6. No traffic signal lights are anticipated for any intersection of a Symphony Bay Phase 8 street, road, or private way with North Road or N Bloomfield Road, or within Symphony Bay Phase 8.

C. **Curb and Gutter**. Symphony Bay Phase 8 is urban in nature and, therefore, curb and gutter installation shall be necessary.

D. **Sidewalks**. The Developer shall install sidewalks in accordance with the plans and specifications. The sidewalks shall be generally located on one side of the street, as depicted on the plans and specifications. The Developer may defer the construction of sidewalks on each lot until the construction of a dwelling unit on each of the lots is completed, thus avoiding unnecessary damage and destruction to the sidewalk, but the sidewalk for each lot shall be completed prior to the issuance of the final occupancy permit therefor, unless winter conditions restrict the sidewalk construction, in which case sidewalks will be installed the following spring.

E. **Sanitary Sewer System**. The Developer shall construct the public sanitary sewer Improvements identified in the plans and specifications to make adequate sanitary sewerage service available to each lot within the subject phase of Symphony Bay Phase 8. The size, type, and installation of all sanitary sewers and laterals to street line (including such lift stations as may be necessary) shall be in accordance with the plans and specifications. Any oversizing costs for installation of facilities greater than that required to service Symphony Bay Phase 8 shall be borne by the

City to the extent that the same is an incremental cost, which cost shall include such oversized facilities and their construction and installation. The City shall pay the cost of such oversizing within a reasonable time from its receipt of an invoice for the cost of such oversized facilities, not exceeding ninety (90) days. The Developer agrees that the City will not accept the public sanitary sewer Improvements for any phase until the same have been installed in accordance with the plans and specifications.

F. **Storm Water Management System**. The Developer shall construct the storm water management system Improvements, which include catch basins and inlets, storm sewers, road ditches and open channels, detention/retention basins, and other water quality components as may be required for the subject phase of Symphony Bay Phase 8 as set forth in the plans and specifications. All such Improvements are to be of adequate size and grade to hydraulically accommodate maximum potential volumes of flow. The type of Improvements required, the design criteria, and the sizes and grades shall be in accordance with the plans and specifications approved by the City, the Utility Commission, and their engineers. The storm water management system Improvements shall be designed to present no hazard to life or property. The size, type, and installation of all storm water drains and sewers proposed to be constructed shall be in accordance with the plans and specifications. The City will not accept any storm water management system Improvements until the same have been installed in accordance with the plans and specifications. The City will not accept any storm water management system Improvements described as Stormwater on the Concept Plan, the maintenance of which shall be the responsibility of the Developer or homeowners association to be formed for portions of Symphony Bay Phase 8 served by such Improvements. If such associations fail to perform such maintenance, the City, upon advance written notice to the associations, shall have the right of access to the storm water management system Improvements shown as Stormwater on the Concept Plan for inspection, public drainage conveyance, and repairs. The City shall have the right to assess the cost of any repairs to the Storm Water Management System as a special assessment against the homeowner's association and place such charges on the real estate property tax bill. If the association is not formed or becomes defunct, the charges will be charged on a pro rata basis against the individual homeowners property and placed on their real estate property tax bill.

G. **Public Water Supply Facilities**. The Developer shall construct public water mains in such a manner as to make adequate water service available to each lot within the subject phase of Symphony Bay Phase 8. The size, type, and installation of all public water mains proposed to be constructed shall be in accordance with the plans and specifications approved by the City, the Utility Commission, and their engineers. One (1) inch (1") polybutylene service shall be installed for each lot to the street line. Any oversizing costs for installation of facilities greater than that required to service Symphony Bay Phase 8 shall be borne by the City to the extent that the same is an incremental cost, which cost shall include such oversized facilities and their construction and installation. The City shall pay the cost of such oversizing within a reasonable time from its receipt of an invoice for the cost of the construction and installation of such oversized facilities, not exceeding ninety (90) days. The Developer agrees that the City will not accept the public water supply Improvements for any phase until such Improvements have been installed in accordance with the plans and specifications.

H. **Other Utilities**.

1. The Developer shall cause electrical power, gas, telephone facilities, and cable television service to be installed in such a manner as to make adequate service available to each lot in Symphony Bay Phase 8. All electrical power, gas, telephone facilities, and cable television service shall be located, where practicable, in underground conduits.

2. Plans and specifications indicating proposed locations of all electrical power, gas, and telephone distribution and transmission lines required to service the subject phase of Symphony Bay Phase 8 shall be reviewed and approved by the City Engineer.

I. **Street Lights**. Street lights and street name sign Improvements for the subject phase of Symphony Bay Phase 8 shall be installed at the Developer's cost and shall conform to City standards. Installation shall be approved by the City Engineer and the Department of Public Works Director. Following installation and approval, such light and street name sign Improvements shall be the property of the City, and the City shall maintain same. Such Improvements shall be located within the right-of-way to be dedicated to the City.

J. **Landscaping**. The Developer shall:

1. Preserve, to the maximum extent possible, existing trees, shrubbery, vines, and grasses not actually lying in public roadways, drainageways, building foundation sites, private driveways, paths, and trails by use of sound conservation practices.

2. Remove and lawfully dispose of all destroyed trees, brush, stumps, shrubs, and other natural growth and all rubbish.

I. **Pedestrian Access to Symphony Bay Subdivision**. Developer shall provide for pedestrian access between Symphony Bay Subdivision and Symphony Bay Phase 8 as set forth in accordance with the plans and specifications.

SECTION 4
DEDICATION

SECTION 4.1 **Dedication**. Subject to all of the other provisions of this Agreement, the Developer shall, without charge to the City, upon completion of all of the above-described Improvements for the subject phase of Symphony Bay Phase 8, unconditionally give, grant, convey, and fully dedicate all the Improvements for the subject phase to the City, its successors and assigns, forever, free and clear of all encumbrances, as provided herein, and the related Improvements and any structures, mains, conduits, pipes, lines, and appurtenances which may in any way be a part of or pertain to such Improvements, and together with all necessary easements for access and maintenance thereto.

SECTION 5
PLANS

SECTION 5.1. **Plans on Site**. The engineering plans and specifications for the subject phase of the Development shall be approved by the City Engineer. The Developer shall keep itself supplied

with the latest issues of the plans and specifications for the subject phase of Symphony Bay Phase 8, and shall keep one (1) copy thereof at the site of the work, in good order and available to the City Engineer, or his or her inspectors, representatives, or agents. It is anticipated that the engineering plans and specifications will be similar to the underlying Symphony Bay Subdivision.

SECTION 5.2. **Filing Plans**. At least two (2) complete copies of the plans and specifications for the subject phase shall be filed with the City Clerk, together with two (2) sets of the plans and specifications, one (1) set in digital format, of the plans to the City Engineer, all such copies of the plans and specifications shall remain the property of the City.

SECTION 5.3. **City Engineer Instruction**. The City Engineer shall promptly furnish Developer with such additional instructions, by means of drawings, plans or otherwise, as required to proceed with the work on the subject phase of the Development. All such drawings and additional instructions shall be consistent with this Agreement and reasonably inferable therefrom.

SECTION 5.4. **Conformity with Plans**. All Improvements shall be executed in conformity with such plans and specifications, including additional instructions. The Developer shall cause no work to be performed without proper drawings, plans, and specifications.

SECTION 5.6. **Additional Plans**. If any additional plans or specifications are prepared by the Developer, the cost of same shall be paid for by the Developer. If any additional plans or specifications are prepared by the City Engineer, the Developer shall pay to the City all costs incurred by the City for preparation of said plans and specifications, which costs shall include engineering, legal, administrative, and all other miscellaneous costs. The Developer shall pay to the City all costs incurred by the City Engineer when he or she reviews the plans and specifications that are prepared by, or at the direction of, the Developer for the subject phase of Symphony Bay Phase 8.

SECTION 5.7. **As Built Drawings**. The Developer shall file with the City Engineer a complete set of "AS BUILT DRAWINGS," one (1) set in digital format, for all of the Improvements under this Agreement upon the completion of the subject phase of Symphony Bay Phase 8. The Developer, in its sole discretion, may commission the City Engineer to prepare such drawings, at the Developer's expense.

SECTION 6
CONSTRUCTION AND INSPECTION

SECTION 6.1. **Commencement**. No construction, installation of Improvements shall commence for the subject phase of Symphony Bay Phase 8 until the Developer has made arrangements for inspection and construction staking, and the City Engineer has given written authorization.

SECTION 6.2. **Inspection**. The Developer, prior to any work within the subject phase of Symphony Bay Phase 8, shall make arrangements with the City Engineer to provide for adequate inspection of Improvements during construction. The City Engineer, and/or his or her inspector, shall inspect and approve all work on Improvements to assure that the plans and specifications comply with the laws, ordinances and regulations of the City (collectively, "Code") and any other applicable governmental authority, subject to the provisions of this Agreement. The City Engineer shall approve all work on all Improvements prior to release of the sureties.

SECTION 6.3. **Access**. The City Engineer, his or her inspectors, representatives, or agents, shall, at all times, have unrestricted access to all parts of the work and to other places where or in which the preparation of materials and other integral parts of the public Improvements are being carried on and conducted.

SECTION 6.4. **Assistance**. The Developer shall provide all facilities and assistance requested or required to carry out the work of supervision and inspection by the City Engineer, his or her inspectors, representatives, or agents, for the subject phase of Symphony Bay Phase 8.

SECTION 6.5. **Responsibilities Not Relieved**. Inspection of the Improvements by these authorities or their responsibilities shall in no manner be presumed to relieve, in any degree, the responsibility or obligations of the Developer or to constitute the Developer as an agent of the City.

SECTION 6.6. **Materials Inspection**. No materials of any kind shall be used in the public Improvements for the subject phase of Symphony Bay Phase 8 until it has been inspected and accepted by the City Engineer, or his or her inspector. All rejected materials shall be immediately removed from Symphony Bay Phase 8. Any materials or workmanship found at any time to be defective shall be replaced or remedied at once, regardless of previous inspection. Inspection of materials shall be promptly made and, where practicable, at the source of supply.

SECTION 6.7. **Request for Inspection**. Whenever the specifications, the instructions of the City Engineer, the Code, or the laws, ordinances, or regulations of any public authority require work to be specifically treated or approved, the Developer's contractor shall give the City Engineer timely notice of its readiness for inspection, and if the inspection is by another authority of the date fixed for such inspection.

SECTION 6.8. **Compliance with Laws**. The Developer and every contractor or person doing or contracting to do any work contemplated by this Agreement shall keep itself fully informed of all national and state laws and the Code in any manner affecting the Improvements for the subject phase of Symphony Bay Phase 8, and shall at all times observe and comply with such national and state laws and the Code regardless of whether such national and state laws and the Code are mentioned herein, and shall indemnify the City, its officers, agents, and employees, against any claim or liability arising from or based on the violation of any national and state laws and the Code.

SECTION 6.9. **Permits.** The Developer shall secure, at its own expense, all necessary certificates and permits from municipal or other public authorities required in connection with the Improvements for the subject phase of Symphony Bay Phase 8, and shall give all notices required by law, ordinance, or regulation and the Code. The Developer shall pay all fees and charges incident to be due for the lawful prosecution of the work contemplated by this Agreement and any extra work performed by the Developer.

SECTION 6.10. **Engineering Fees**. The City shall require that the City Engineer provide the Developer with a written, detailed estimate of the anticipated cost of all engineering inspection of construction, construction staking, and all inspections by the City Engineer, or his or her inspector for the subject phase of Symphony Bay Phase 8, before the commencement of such phase. The Developer shall pay to the City the actual cost billed by the City Engineer for such phase.

SECTION 7
PROTECTION OF WORK, PROPERTY, AND PERSONS

SECTION 7.1. **Safety Precautions**. The Developer shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the work on the subject phase of Symphony Bay Phase 8. The Developer will take all necessary precautions for the safety of, and will provide the necessary protection to prevent damage, injury, or loss to, all employees on the work and other persons who may be affected thereby, all the work and all materials or equipment to be incorporated therein, whether in storage on or off Symphony Bay Phase 8 , and other property at Symphony Bay Phase 8, or adjacent thereto, including trees, shrubs,

lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction on the subject phase of Symphony Bay Phase 8.

SECTION 7.2. **No Nuisance**. The Developer shall provide all necessary privy accommodations for the use of its contractors and shall maintain the same in a clean and sanitary condition. The Developer shall not create or permit any nuisance to the public or to residents in the vicinity of the work on the subject phase of Symphony Bay Phase 8. All construction traffic accessing Symphony Bay Phase 8 shall come from Bloomfield Road. The Developer may place signage as necessary, in its sole discretion, to direct construction traffic to be limited to access from Bloomfield Road.

SECTION 7.3. **Safety Regulation Compliance**. The Developer will comply with all applicable safety laws, ordinances, rules, regulations, orders of any public body having jurisdiction, and the Code. The Developer will erect and maintain, as required by the conditions and progress of the work on the subject phase of Symphony Bay Phase 8, all necessary safeguards for safety and protection. The Developer will notify owners of adjacent properties when prosecution of the work may affect them. The Developer will remedy all damage, injury, or loss to any property caused, directly or indirectly, in whole or in part, by the Developer's contractors or any subcontractors, or anyone directly or indirectly employed by any of them, or anyone for whose acts any of them be liable.

SECTION 7.4. **Preventing Damage**. In emergencies affecting the safety of persons or the work or property at Symphony Bay Phase 8, or adjacent thereto, the Developer shall immediately act to prevent threatened damage, injury, or loss.

SECTION 8
TIME FOR COMPLETION OF WORK; PERFORMANCE BOND

SECTION 8.1. **Commencement.** It is anticipated that construction of the Improvements for the initial phase of Symphony Bay Phase 8 will commence no later than December 31, 2027. The term of this Agreement ("Term") shall expire on the tenth (10^{th}) anniversary date of commencement of construction of the Improvements; provided, however, that the Developer may seek extension as reasonably necessary to complete Symphony Bay Phase 8.

SECTION 8.2. **Final Lift.** The City acknowledges and agrees that during the construction of each phase, the Developer may, but will not be required to, lay the final layer of asphaltic pavement to avoid damage and account for settling; provided, however, that said final layer shall be constructed no later than (i) twenty-four (24) months from the time the Developer commences the construction of the segment of road within the subject phase, and (ii) upon the issuance of certificates of occupancy for seventy five (75%) percent of the dwelling units within the subject phase. Except that should winter conditions restrict the laying the final layer of asphaltic pavement, then the final lift of asphaltic pavement will be installed the following spring. Prior to the installation of the final layer of asphalt pavement, the Developer shall repair all damaged road base and replace binder course as required by the City Engineer. Developer may start construction of production homes within a phase after the binder course within the phase has been installed. As the road construction continues, after the final layer of pavement is installed, each segment shall be dedicated to the City by the Developer upon its acceptance pursuant to this Agreement. The Developer shall provide seven (7) days written notice to the City Engineer prior to laying the final layer and the City shall make its inspection and accept the dedication without delay.

SECTION 8.3. **Model Homes.** No building permit will be issued to any lot within the subject phase of Symphony Bay Phase 8 until the installation of sanitary sewer, water, electrical power, gas, telephone facilities, cable television service, and a Binder Course of asphalt base on the roadway adjacent to the parcel has been completed. However, the Developer may construct up to

two (2) single-family model homes within Symphony Bay Subdivision and Symphony Bay Phase 8 before the foregoing Improvements are constructed. The City shall issue building permits to the Developer for such model homes upon the approval of the engineering drawings, the acceptance by the City of a surety bond, and the Developer's filing of appropriate applications therefor, although the roadway and other Improvements located therein have not been constructed or installed. Occupancy, however, will not be granted to the Developer for such model homes until installation of binder course. None of the foregoing shall limit the Developer's right to construct additional model homes in a phase for which the Improvements have been constructed.

SECTION 8.4. **Security.** A surety bond will be filed with the City prior to construction of the subject phase of Symphony Bay Phase 8. The procedure for the filing of the surety bond shall be as follows: A surety bond equal in amount to one hundred twenty percent (120%) percent of the public Improvements for the subject phase of Symphony Bay Phase 8 shall be issued by a financial institution acceptable to the City. Said surety bond may be reduced from time to time by the value of Improvements for the subject phase of Symphony Bay Phase 8 previously completed and fully paid. The security will be reduced proportionately as each aspect of the construction for the subject phase of Symphony Bay Phase 8 has been completed and paid for. Should additional improvements for the subject phase of Symphony Bay Phase 8 be added or the cost of the intended Improvements for the subject phase of Symphony Bay Phase 8 prove to be larger than originally anticipated, the surety bond shall be immediately supplemented to include any additional amounts or other estimated costs with respect to said Improvements. To secure the Developer's warranty of the public Improvements for the subject phase, the Developer shall maintain a maintenance bond in the amount of twenty (20%) percent of the cost of such Improvements for twelve (12) months after their installation. Any surety must notify the City not less than ten (10) days before the expiration of any bond it has posted with the City.

SECTION 8.5. **Acceptance of Work**. No act of the City, of the City Engineer, or of any representative of either, in inspecting the public Improvements of the subject phase of Symphony Bay Phase 8, or any extension of time for the completion of such Improvements, shall be regarded as an acceptance of such Improvements or any part thereof, or of materials used therein, either wholly or in part. Acceptance shall be evidenced only by the final certificate of the City Engineer. Acceptance of the streets within a Phase shall be made by the City no later than one year after the second lift of asphalt is installed, but the bond reductions shall be made by the City as work has been completed and paid for, as provided herein. The City, at its cost, shall provide snow removal from streets within a phase once the final lift has been installed within the phase. No waiver of any breach of this Agreement by the City of anyone acting on its behalf shall be held as a waiver of any other subsequent breach thereof. Any remedy provided herein shall be taken and construed as cumulative.

SECTION 8.6. **Breach, Completion**. In the event the Developer fails to complete the public Improvements within the specified time for the subject phase of Symphony Bay Phase 8, commits a breach of any of the other covenants hereunder, or if the Developer becomes insolvent, or is declared bankrupt, or commits any act of bankruptcy or insolvency, or makes an assignment for the benefit of creditors, or from any other cause whatsoever, does not carry on the public Improvements in an acceptable manner, the City shall give notice in writing to the Developer and its surety of such delay, neglect, or default, specifying the same, and if the Developer, within a period of ten (10) days after such notice, does not take action as prescribed in the notice to remedy the delay, neglect or default, as specified by the City in its notice, subject to the provisions of Section 3.3 hereof, then the City shall, upon written certificate from the City Engineer of the fact of such delay, neglect, or default, and the Developer's failure to comply with such notice, have full power and authority to call upon the surety or complete the work in accordance with the terms of this Agreement; or the City may take over the public Improvements for the subject phase of Symphony Bay Phase 8, including any or all materials and equipment on the ground as may be suitable and acceptable, and may complete the public Improvements for the subject phase of

Symphony Bay Phase 8, by or on its own account, or may enter into a new agreement with another party for the completion of the public Improvements of the subject phase of Symphony Bay Phase 8, according to the terms and provisions hereof, or use such other methods as, in its opinion, shall be required for such completion of in an acceptable manner. All costs and charges incurred by the City, together with the cost of completing the public Improvements for the subject phase of Symphony Bay Phase 8 under this Agreement, shall be charged to the Developer, and the Developer and its surety shall be liable therefor.

SECTION 9
RISK OF LOSS

SECTION 9.1. **Risk of Loss**. The risk of loss or damage of any kind whatsoever to materials stored on Symphony Bay Phase 8 which are to be incorporated into any phase of Symphony Bay Phase 8, and the risk of damage or destruction to Symphony Bay Phase 8 or any part thereof, at any time prior to the completion and acceptance of the public Improvements to be performed under this Agreement, is assumed by the Developer.

SECTION 10
DEVELOPER'S INSURANCE

SECTION 10.1. **Insurance**. The Developer shall not commence, or cause to be commenced, work on the subject phase of Symphony Bay Phase 8 under this Agreement until it has obtained all insurance required under this subsection, and such insurance has been approved by the City; nor shall the Developer allow any contractor or subcontractor to commence such Improvements on such phase until all such insurance required of the Developer has been so obtained and approved.

SECTION 10.2. **Workmen Compensation Insurance**. The Developer shall take out and maintain during the life of this Agreement, Workmen Compensation Insurance for all of its employees employed at Symphony Bay Phase 8, and in case any work is sublet, the Developer shall require all contractors and subcontractor to similarly provide Workmen Compensation Insurance for all of their employees, unless such employees are covered by the protection afforded by the Developer. In case any class of employees at Symphony Bay Phase 8 for the subject phase of Symphony Bay Phase 8 are engaged in hazardous work under this Agreement, but are not protected under the Workmen Compensation Statute, the Developer shall provide, and shall cause such contractor and subcontractor to provide, Employer's Liability Insurance for the protection of any employees not otherwise protected.

SECTION 10.3. **Public Liability and Property Damage**. The Developer shall take out and maintain during the Term of this Agreement such public liability and property damage insurance as shall protect the Developer and any contractor or subcontractor performing work covered by this Agreement from claims for damages for personal injury, including accidental death, as well as from claims for property damages, which may arise from operations under this Agreement, whether such operations be by itself or by any contractor or subcontractor, or by anyone directly or indirectly employed by any of them, and the amount of such insurance shall be as follows: Public liability insurance in an amount not less than One Million Dollars ($1,000,000.00) for injuries, including accidental death, to any one (1) person, and subject to the same limit for each person in an amount not less than Two Million Dollars ($2,000,000.00) on account of one (1) accident, and property damage insurance in an amount of not less than Five Hundred thousand Dollars ($500,000.00).

SECTION 10.4. **Contractor Insurance**. The Developer shall require each and every contractor and subcontractor to obtain and maintain similar policies with the same limits stipulated above, including contractor's contingent or protective insurance, if necessary, to protect the Developer from damage claims arising from operations under this Agreement.

SECTION 10.5. **Insurance Covering Special Hazards**. The following special hazards shall be covered by rider or rides to the public liability and/or property damage insurance policy or policies herein before required to be furnished by the Developer, or by separate policies of insurance, in amounts not less than Three Hundred Thousand Dollars ($300,000.00) to cover injury to underground structures such as wires, conduits, pipes and sewers, and explosions of any kind, including blasting, and public liability insurance of Two Hundred Fifty Thousand Dollars ($250,000.00/Five Hundred Thousand Dollars ($500,000.00), with property damage not less than One Hundred Thousand Dollars ($100,000.00) for each and every truck or other motor vehicle used in hauling materials to or from Symphony Bay Phase 8 .

SECTION 10.6. **Proof of Carriage of Insurance**. Prior to commencement of work hereunder, the Developer shall furnish to, and obtain approval from the City Administrator, of certificates of insurance relating to all coverages required hereby and herein, which approval shall not be unreasonably withheld, conditioned or delayed.

SECTION 10.7. **Cancellation of Insurance**. Each policy shall provide that it is noncancelable for a period of thirty (30) days following written notice of intention to cancel given by the insurance carrier via certified mail.

SECTION 10.8. **Endorsements**. The Developer will secure a contractual endorsement covering the hold harmless and indemnity agreements contained in Section 11 hereof.

SECTION 11
HOLD HARMLESS AND INDEMNITY AGREEMENT

SECTION 11.1. **Indemnity.** The Developer agrees to indemnify and hold harmless the City, its agents and employees, from any and all claims of all persons, entities, or the like for damages of any kind relating to injury, death, or property damage arising directly or indirectly out of the Improvements constructed or to be constructed under this Agreement, including extra work, by reason of negligent or wrongful conduct in whole or in part on the part of:

A. The Developer, or any of its servants, employees, personnel, agents, representatives, contractors, or subcontractors, or the agents of said respective parties, or persons performing any work under this Agreement or in connection with any work performed under this Agreement.

B. The Developer hereby warrants that all Improvements required herein will utilize good quality materials and workmanship. The Developer further agrees to warrant all Improvements of the subject phase against any and all defects in material or workmanship for a period of one (1) year from the date of the acceptance of the public dedication thereof.

SECTION 11.2. **Defense**. The Developer agrees to assume the defense of any action filed to which this hold harmless agreement applies, and to pay all costs and reasonable attorney fees incurred in connection therewith, and to pay any final judgments entered in an action to which this hold harmless agreement and indemnification agreement applies. This hold harmless agreement does not apply to any disputes between the City and any other federal, state, or municipal entity or agency.

SECTION 11.3. **Immunity Not Affect**. This indemnity and hold harmless agreement shall be applicable regardless of any provision of immunity provided for by law.

SECTION 11.4. **Certificate of Insurance**. The Developer further agrees that prior to commencement of the public or private Improvements under this Agreement, it will deposit with the City Administrator certificates of insurance relating to the foregoing, together with a contractual indemnify endorsement relating to this hold harmless agreement.

SECTION 12
MISCELLANEOUS

SECTION 12.1. **Complete Agreement, Amendment**. There are no representations, covenants, warranties, promises, agreements, conditions, or undertakings, oral or written, between the City and the Developer, other than as set forth herein, which is to be read and interpreted in conjunction with this Agreement as to the subject matter hereof. Except as otherwise expressly provided herein, no subsequent alteration, amendment, change, or addition to this Agreement shall be binding upon either party unless made in writing by the City Council and the Developer and signed by them.

SECTION 12.2. **Conflicts with Codes and Ordinances of the City**. Whenever the terms or provisions of this Agreement or any exhibits hereto, including the Final Plats, Site Phasing Plan, GDP or the PIP, conflict with the terms and provisions of any codes or ordinances of the City, the terms and provisions of this Agreement shall prevail and control.

SECTION 12.3. **Cooperation with Permits, Easements**. The City shall cooperate with the Developer in the Developer's endeavors to obtain required permits and approvals from all other governmental or quasi-governmental agencies or boards, whether federal, state, or local, with jurisdiction over any aspect or part of Symphony Bay Phase 8, which support and assistance shall also extend to any public and private utility companies. The City shall also cooperate with the Developer in obtaining all necessary easements and shall grant the Developer access to all City owned rights-of-way to enable the Developer's provision of sanitary sewer, water service, and electrical service to Symphony Bay Phase 8, in accordance with the plans and specifications. City shall process any applications and shall issue such permits within the following time periods after application of such permits are made: Building Permits – 10 days; Occupancy Permits – 10 days; Subdivision – at time of final plat approval.

SECTION 12.4. **Assessment Pending Development**. If allowed by law, Symphony Bay Phase 8 shall be assessed as improved property in only those phases that have been actually improved and developed by the Developer. The remainder of Symphony Bay Phase 8 not so improved or developed shall be assessed as it is actually used. If the provisions of this subsection should conflict with any future change in present state law relating to appropriate methods of assessment, then the provisions of said changed state law shall prevail.

SECTION 12.5. **Impact Fees**. It is understood and acknowledged by the Developer that the City amended, and greatly increased, its impact fees by Ordinance 23-03 adopted June 12, 2023, and effective June 22, 2023 ("Impact Fees"). The Developer shall be responsible for payment of any impact fees legally enacted under Wis. Stats. § 66.0617 for each residential unit prior to issuance of a building permit. See also Section 14. **No prepayment shall be allowed**.

SECTION 12.6. **Codes and Fees**. City agrees that:

A. Impact fees shall not exclusively apply to Symphony Bay Subdivision and Symphony Bay Phase 8; and

B. Provided it is not contrary to state or federal law, there shall be no requirements made by the City that the residential buildings within Symphony Bay Phase 8 be sprinklered.

SECTION 12.7. **Monotony Code**. Any existing ordinance or ordinance hereinafter enacted or modified which limits, governs or controls architectural style, colors, building materials or placement of homes on lots which may be in conflict with the "Monotony Code Lot Restrictions Symphony Bay Phase 8 (the "Monotony Code") attached hereto as **"Exhibit D"** shall not be applicable to houses built on Symphony Bay Phase 8, and the Monotony Code shall apply to all such homes. Developer may change or modify its Monotony Code within the written consent of the City, which shall not be unreasonably withheld, conditioned or delayed.

SECTION 12.8. **Temporary Certificates of Occupancy**. Temporary certificates of occupancy shall be issued during periods of winter weather for homes when construction has not been completed.

SECTION 12.9. **Sale Trailers**. Developer shall be allowed to place and maintain on any phase trailers for use as a temporary sales office for homes to be constructed within Symphony Bay Phase 8. Such trailers may be used until permanent sale facilities are built by Developer.

SECTION 12.10. **Marketing Improvements**. Developer shall be permitted to install the following improvements to be used for the marketing of homes on Symphony Bay Phase 8 at such locations as may be approved by the City:

a. 10' by 30' sales signs at each N Bloomfield Road and Townline Road;

b. Temporary guest parking areas for potential customers who may come to Symphony Bay Phase 8; and

c. Temporary promotional areas for sales events conducted by Developer within Symphony Bay Phase 8.

SECTION 12.11. **Elevations**. In addition to elevations approved for Symphony Bay Subdivision, Developer may at any time introduce new elevations to be constructed within Symphony Bay Phase 8, for which building facades may be approved administratively by the Building and Zoning Administrator of the City without the need for Developer to obtain any additional approvals. However, moving the garage closer to the street than the porch or living area shall require general development and precise implementation plan approval for such changes.

SECTION 12.12. **Maintenance of Detention Ponds**. The Declaration of Covenants for Symphony Bay Phase 8, which will be recorded against Symphony Bay Phase 8 states that the Homeowner's Association established for Symphony Bay Phase 8 shall be responsible for "Maintenance, repair and replacement of detention and stormwater management areas."

SECTION 12.13. **Severability**. In the event that any provision of this Agreement conflicts with applicable state or federal law, such conflict shall not affect the other provisions of this Agreement which can be given effect without the conflicting provision, and, to this end, the provisions of this Agreement are declared to be severable and the invalidity or partial invalidity or unenforceability

of any one (1) provision or portion hereof shall not affect the validity or enforceability of the remaining portions of said provision or any other provisions of this Agreement.

SECTION 12.14. **City Not Partner**. The City does not, in any way or for any purpose, become a partner, employer, principal, agent, or joint venturer of or with the Developer.

SECTION 12.15. **Captions**. This Agreement shall be construed without reference to titles of any sections or subsections hereof, which are inserted only for convenience.

SECTION 12.16. **Binding Agreement, Assignment**. This Agreement, and all of the terms, covenants, and conditions hereof and of the various instruments executed and delivered pursuant hereto, shall be binding upon and inure to the benefit of the parties and their respective successors and assigns. The Developer shall be permitted to assign any and all of its rights hereunder; provided, however, the City shall be notified, in writing, of any such assignment within thirty (30) days before the effective date of such assignment, and such written notice shall include the name, address, and telephone number of the assignee; and, provided further, that such assignment shall not be effective unless and until the assignee satisfies the City that it may succeed to the surety bond as provided under this Agreement, in such manner and form acceptable to the City Attorney, or assignee provides a new surety bond acceptable to the City.

SECTION 12.17. **Governing Law**. This Agreement shall be construed under the laws of the State of Wisconsin.

SECTION 12.18. **Counterpart Execution**. This Agreement, and all other documents or instruments that may be required by this Agreement, may be executed in several counterparts, each of which shall be deemed an original, but all of which shall constitute one (1) and the same instrument. In addition, this Agreement may contain more than one (1) counterpart of the signature page, and this Agreement may be executed by the affixing of the signatures of each of the signers to one (1) of such counterpart signature pages; all of such counterpart signature pages shall be read as though one (1), and shall have the same force and effect as though all of the signers had signed a single signature page.

SECTION 12.19. **Notices**. Any notice to be given or served upon any party hereto in connection with this Agreement shall be in writing and shall be deemed received (a) on the date delivered if hand delivered by receipted hand delivery and (b) three (3) days after postmark if sent postage prepaid by certified or registered mail, return receipt requested. Notices to the parties shall be sent to their addresses set forth below. Either party, by written notice to the other, may change its address to which notices are to be sent.

If to Developer:	FAIRWYN SB, INC. 875 TOWNLINE RD SUITE 103 LAKE GENEVA, WI 53147
If to Owner:	BLOOMFIELD HOLDINGS, LLC c/o FAIRWYN DEVELOPMENT CORPORATION 875 TOWNLINE RD SUITE 103 LAKE GENEVA, WI 53147
With copy to:	CLAIR, THOMPSON AND POLLARD, S.C. ATTN: CHARLES W. POLLARD 617 E. WALWORTH AVE DELAVAN, WI 53115

If to City: CITY CLERK'S OFFICE
626 GENEVA STREET
LAKE GENEVA, WI 53147

With copy to: CITY ATTORNEY
ATTN: DANIEL S. DRAPER
626 GENEVA STREET
LAKE GENEVA, WI 53147

SECTION 13
DEVELOPER RIGHT OF DETACHMENT

SECTION 13.1. **Developer Right to Detach**. Developer and City agree that Developer shall have the right to detach Symphony Bay Phase 8 from the City should Developer, in Developer's sole discretion, be unable to obtain zoning, platting, and other approvals to develop Symphony Bay Phase 8 in a manner acceptable to the Developer. City hereby agrees to effectuate said detachment by deannexation or any other legally permissible procedure for detachment. Upon completion of detachment of Symphony Bay Phase 8, this Preannexation and Development Agreement shall be deemed null and void and the parties shall have no further obligations related to this Agreement.

SECTION 14
DEVELOPER CONTRIBUTION TO TRAFFIC SIGNAL

SECTION 14.1. **Traffic Signal Improvements**. It is anticipated that the City will be constructing, installing, and maintaining a traffic signal at the intersection of Townline Road and S Edwards Blvd. The traffic signal will serve the future development as well as other lands adjacent to the development. The Developer shall contribute One Thousand Dollars ($1,000) per lot to be paid upon approval and recordation of the final plat of Symphony Bay Phase 8 (anticipated $140,000 lump sum contribution) as the Developer's share of the cost for the anticipated traffic signal.

[*Signature Pages Follow*]

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

CITY OF LAKE GENEVA, a Wisconsin municipal Corporation (The "City")

Official Stamp
Todd Krause
Mayor

By: _____
Mayor

Attest: _____
City Clerk

APPROVAL OF COMMON COUNCIL

This Agreement was approved by the Common Council of the City of Lake Geneva by Resolution dated the 28th day of May, 2024

BLOOMFIELD HOLDINGS, LLC
(The "Owner")

By: _____
Brian C. Pollard
Its:

FAIRWYN SB, INC.
(The "Developer")

By: _____
Brian C. Pollard
Its:

This Document drafted by:
CLAIR, THOMPSON & POLLARD, S.C.
Attorney Charles. W. Pollard IV
617 East Walworth Avenue
Delavan, Wisconsin 53115-0445
E-mail: chadpollard@clairlaw.com

EXHIBIT A
TO ANNEXATION AND DEVELOPMENT AGREEMENT

Legal Description of Symphony Bay Phase 8

Part of the East Half of the Northwest Quarter of Section 5, Township 1 North, Range 18 East of the Fourth Principal Meridian, described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence South 89 degrees 56 minutes 37 seconds East along the South line thereof, 1316.58 feet to the Southwest corner of said East Half of the Northwest Quarter, for the Place of Beginning; thence North 02 degrees 35 minutes 12 seconds West along the West line thereof, 2,580.37 feet to the Southerly right-of-way line of Townline Road; thence North 89 degrees 57 minutes 27 seconds East along said right-of-way line, 34.70 feet; thence Southeasterly 402.68 feet along said right-of-way line, being along a curve to the right, having a radius of 738.51 feet, the chord of which bears South 74 degrees 25 minutes 19 seconds East, for a length of 397.71 feet; thence South 58 degrees 48 minutes 05 seconds East along said right-of-way line, 260.29 feet; thence Easterly 647.92 feet along said right-of-way line, being along a curve to the left, having a radius of 898.51 feet, the chord of which bears South 79 degrees 27 minutes 34 seconds East, for a length of 633.97 feet to the Westerly right-of-way line of North Road; thence South 02 degrees 33 minutes 39 seconds East along said West right-of-way line, 113.83 feet; thence South 11 degrees 05 minutes 30 seconds East along said right-of-way line, 202.24 feet; thence South 02 degrees 33 minutes 39 seconds East along said right-of-way line, 250.00 feet; thence North 87 degrees 26 minutes 21 seconds East along a jog in said right-of-way line, 40.00 feet to a point on the East line of said East Half of the Northwest Quarter; thence South 02 degrees 33 minutes 39 seconds East along said East line, 1,500.23 feet to the Northeast corner of lands described in Document No. 1010858 recorded June 8, 2020 in said Walworth County; thence South 89 degrees 56 minutes 37 seconds West along the North line of said lands, 363.35 feet to the Northwest corner of said lands; thence South 02 degrees 33 minutes 39 seconds East along the West line of said lands, 160.15 feet to a point on the South line of said East Half of the Northwest Quarter; thence South 89 degrees 56 minutes 37 seconds West along said South line, 953.23 feet to the Place of Beginning, in Walworth County, State of Wisconsin.

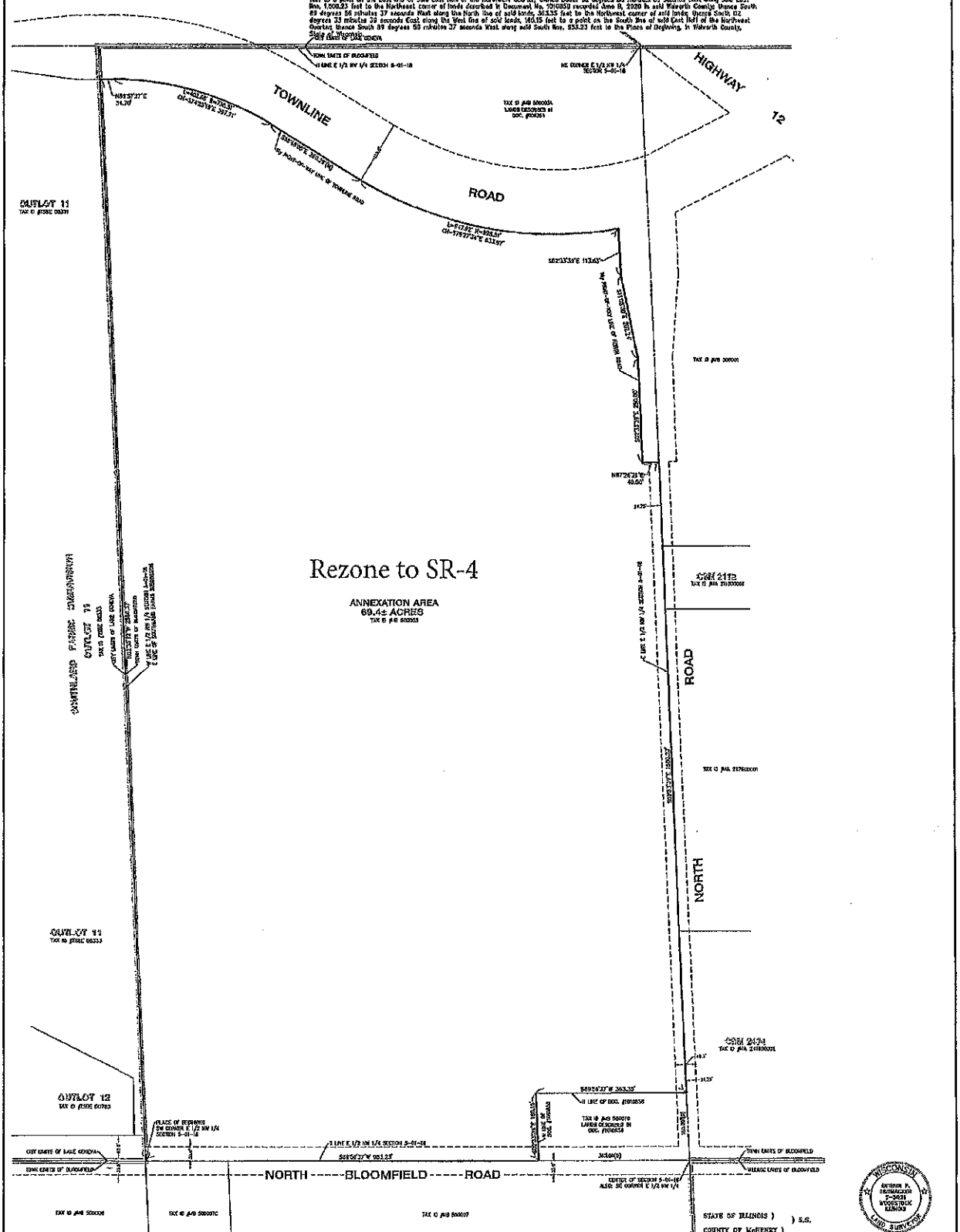
EXHIBIT B
TO ANNEXATION ORDINANCE

Contemporaneous Zoning Request

PLAT OF ANNEXATION & REZONE

Vanderstappen Land Surveying, Inc.

Part of the East Half of the Northwest Quarter of Section 5, Township 1 North, Range 10 East of the Fourth Principal Meridian, described as follows: Beginning at the Southwest corner of said East Half of the Northwest Quarter; thence North 02 degrees 32 minutes 12 seconds West along the West line thereof, 2,566.37 feet to the Southerly right-of-way line of Townline Road; thence North 89 degrees 57 minutes 27 seconds East along said right-of-way line, 34.70 feet; thence Southeasterly 402.68 feet along said right-of-way line, being along a curve to the right, having a radius of 758.01 feet, the chord of which bears South 74 degrees 29 minutes 19 seconds East, for a length of 397.71 feet; thence South 59 degrees 40 minutes 05 seconds East along said right-of-way line, 268.29 feet; thence Easterly 647.92 feet along said right-of-way line, being along a curve to the left, having a radius of 813.51 feet, the chord of which bears South 79 degrees 37 minutes 34 seconds East, for a length of 631.17 feet to the Westerly right-of-way line of North Road; thence South 02 degrees 33 minutes 39 seconds East along said West right-of-way line, 113.63 feet; thence South 19 degrees 05 minutes 26 seconds East along said right-of-way line, 202.24 feet; thence South 02 degrees 33 minutes 39 seconds East along said right-of-way line, 250.00 feet; thence North 87 degrees 26 minutes 21 seconds East, along a jog in said right-of-way line, 40.00 feet to a point on the East line of said East Half of the Northwest Quarter; thence South 02 degrees 33 minutes 39 seconds East along said East line, 1,900.23 feet to the Northeast corner of lands described in Document No. 1010850 recorded June 8, 2020 in said Walworth County; thence South 89 degrees 56 minutes 37 seconds West along the North line of said lands, 363.35 feet to the Northwest corner of said lands; thence South 02 degrees 33 minutes 39 seconds East along the West line of said lands, 160.15 feet to a point on the South line of said East Half of the Northwest Quarter; thence South 89 degrees 56 minutes 37 seconds West along said South line, 953.23 feet to the Place of Beginning, in Walworth County, State of Illinois.



CLIENT: FAIRVIEW HOMES
DRAWN BY: JVA CHECKED BY: APG
SCALE: 1"=100' SEC. 5 T. 01 N. 10 E.
BASIS OF BEARINGS: ASSUMED
P.I.N.: WB 50003
JOB NO.: 230084 I.D. PAN
FIELDBOOK COMP.: PG.:

STATE OF ILLINOIS)) S.S.
COUNTY OF McHENRY)

I hereby state that we have platted the premises above described, and that the plat hereon is a true representation of the said description.

This is not a Boundary Survey

Dated at Woodstock, McHenry County, Illinois 9/22 A.D., 20 23.

Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002792

By: _____
Wisconsin Registered Land Surveyor No. S3021

EXHIBIT C
TO ANNEXATION AND DEVELOPMENT AGREEMENT

Zoning Application

APPLICATION FOR ZONING MAP AMENDMENT

Name of Applicant: Bloomfield Holdings, LLC

Address of Applicant: 875 E Townline Rd., STE 103, Lake Geneva, WI 53147

Telephone No. (262) 248-5010

Fax and/or email: (____) brian@fairwyn.com

Name of Owner: Bloomfield Holdings, LLC

Address of Owner: 875 E Townline Rd., STE 103, Lake Geneva, WI 53147

Telephone No. (262) 248-5010

Fax and/or email: (____) brian@fairwyn.com

Owner Signature: _____

Subject property address and/or complete legal description (use attached sheet if necessary):

See Attached

Zoning Classification change from: C-2/A-2 (Town of Bloomfield) to Single-Family Residential-4 (SR-4)

Reason for requesting Proposed Amendment: Establish zoning designation for annexed parcel.

Proposed use of property: Residential

Fee of $400.00 payable upon filing application.

October 3, 2023
Date

Signature of Applicant

Bloomfield Holdings, LLC | Tax Key No. MB 500003 | Cost Recovery # _____

Petitioner Name | Project Address

OFFICE USE ONLY | Description of Request Zoning Map Amendment

Agreement for Services

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposals coming before the Plan commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit **of $500 to $5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** Surplus deposits shall be returned to the Applicant at the conclusion of the project.

Bloomfield Holdings, LLC, as applicant/petitioner for

Project: Annexation and Zoning Map Amendment of Tax Key No. MB 500003

Project Address: Tax Key No. MB 500003

Parcel No. Tax Key No. MB 500003

Name: Bloomfield Holdings, LLC

Address: 875 E Townline Rd., STE 103, Lake Geneva, WI 53147

Cell Phone: (___) - _____ - _____ Phone: (262) - 248 - 5010

Email: brian@fairwyn.com

Dated this 3rd Day of October, 20 23

Bloomfield Holdings, LLC

Printed Name of Applicant / Petitioner

Signature of Applicant/Petitioner

CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR: AMENDMENT OF OFFICIAL ZONING MAP (Requirements per Section 98-903)

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

I.RECORDATION OF ADMINISTRATIVE PROCEDURES

____ **Pre-submittal staff meeting scheduled:**

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

II.APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 8 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 1 initial draft application packet and 1 digital copy for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator) *Date:* _____ *by:* _____

⇓ *Draft Final Packet (8 Copies and 1 Digital Copy to Zoning Administrator)* *Date:* _____ *by:* _____

⇓

____ ____ (a) **A copy of the Current Zoning Map of the subject property and vicinity:**

- ____Showing all lands for which the zoning is proposed to be amended;
- ____Map and all its parts are clearly reproducible with a photocopier;
- ____Map size of 11" by 17" and map scale not less than one inch equals 800 ft:
- ____All lot dimensions of the subject property provided;
- ____Graphic scale and north arrow provided.

____ ____ (b) **A copy of the Land Use Plan Map of the subject property and vicinity:**

____ ____ (c) **Written justification for the proposed map amendment:**

____Indicating reasons why the Applicant believes the proposed map amendment is in harmony with the recommendations of the City of Lake Geneva Master Comprehensive Plan, particularly as evidenced by compliance with the standards set out in Section 98-903(4)(c)1.-3. *(See following page.)*

III. JUSTIFICATION OF THE PROPOSED ZONING MAP AMEDMENT

1. How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 98-005 (and, for floodplains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA))?

2. Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Please provide explanation in space below.)
   a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
   b. A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.) NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading;
   c. Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district;
   d. Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map.

3. How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

FINAL APPLICATION PACKET INFORMATION

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

____ Receipt of 8 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

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

____ Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____

____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____

____ Class 2 Legal Notice published on _____ and _____ by: _____

CITY OF LAKE GENEVA
ZONING MAP AMENDMENT

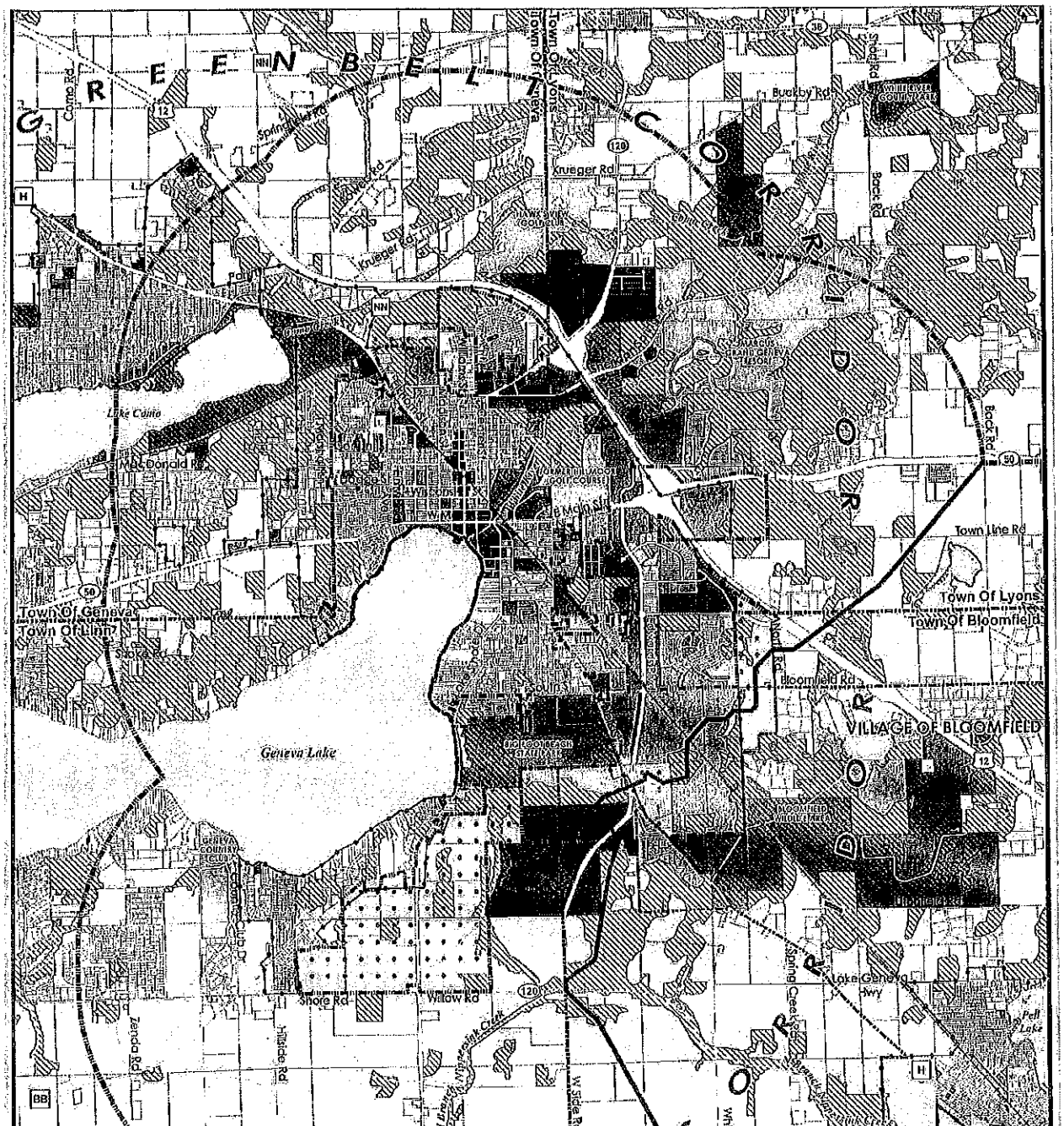
Name: Bloomfield Holdings, LLC
Tax Parcel No.: MB 500003
Existing Zoning: C-2/A-2 (Town of Bloomfield)
Requested Zoning: Single Family Residential-4 (SR-4)

****

The subject property at Walworth County Tax Key No. MB 500003 is located southeast of the City of Lake Geneva, currently within the Town of Bloomfield. We are requesting the entire 69.36 acre property be annexed and rezoned within the City. This petition is being made by unanimous approval of the single property owner. The property is contiguous with the City as it abuts approximately 2,500 feet of the neighboring Symphony Bay Subdivision within the City. The subject property has frontage on Townline Rd. to the north, North Rd. to the east, and N. Bloomfield Rd. to the south.

The parcel is shown in the City's Comprehensive Plan as a potential area for inclusion within the City; and therefore, has a recommended land use of Planned Neighborhood, which includes single family – urban. (See Future Land Use Map attached). The requested zoning of Single Family Residential-4 (SR-4) is consistent with the future planned uses in this area. The requested zoning is also consistent with the surrounding land uses, wherein the neighboring parcels to the west and north are designated on the Comprehensive Plan Future Land Use Map as Single Family Residential – Urban. The subject parcel is not located within a floodplain.

The annexation and approval for final zoning are being sought contemporaneously.



Map 5a: Future Land Use - City of Lake Geneva Comprehensive Plan

Land Use Categories

- Agricultural & Rural
- Single Family Residential - Exurban
- Single Family Residential - Urban
- Two-Family/Townhouse Residential
- Mixed Residential
- Planned Neighborhood

*Each "Planned Neighborhood" may include a mix of:
1. Single Family - Urban (predominant land use)
2. Two-Family/Townhouse
3. Multi-Family Residential
4. Institutional & Community Services
5. Neighborhood Mixed Use
6. Public Park & Recreation

- Neighborhood Mixed Use
- Planned Office
- Planned Business
- Central Business District
- Planned Mixed Use

*Each "Planned Mixed Use Area" may include mix of:
1. Planned Office
2. Multi-Family Residential
3. Institutional & Community Services
4. Planned Business

- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor
- Extraterritorial Jurisdiction Boundary
- Other Municipal Boundaries
- City of Lake Geneva
- Urban Service Area Boundary
- Parcels
- Surface Water
- Abandoned Railroad

VANDEWALLE & ASSOCIATES INC.

Adopted: January 8, 2020
Amended: October 24, 2022
Source: SEWRPC, Walworth County LIO, WisDNR, V&A

N

0 0.25 0.5 1 Miles

Vanderstappen Land Surveying, Inc.

PLAT OF ANNEXATION & REZONE

Part of the East Half of the Northwest Quarter of Section 8, Township 1 North, Range 10 East of the Fourth Principal Meridian, described as follows: Beginning at the Southwest corner of said East Half of the Northwest Quarter, thence North 02 degrees 33 minutes 12 seconds West along the West line thereof, 2,566.37 feet to the Southerly right-of-way line of Townline Road; thence North 89 degrees 57 minutes 37 seconds East along said right-of-way line, 34.29 feet; thence Southeasterly 453.28 feet along said right-of-way line, being along a curve to the right, having a radius of 736.51 feet, the chord of which bears South 75 degrees 22 minutes 19 seconds East, for a length of 387.71 feet; thence South 58 degrees 48 minutes 08 seconds East along said right-of-way line, 266.29 feet; thence Easterly 647.92 feet along said right-of-way line, being along a curve to the left, having a radius of 656.51 feet, the chord of which bears South 78 degrees 37 minutes 34 seconds East, for a length of 633.52 feet to the Westerly right-of-way line of North Road; thence South 02 degrees 33 minutes 38 seconds East along said West right-of-way line, 193.85 feet; thence South 11 degrees 05 minutes 30 seconds East along said right-of-way line, 202.24 feet; thence South 02 degrees 33 minutes 38 seconds East along said right-of-way line, 250.00 feet; thence North 87 degrees 26 minutes 21 seconds East along a jog in said right-of-way line, 40.00 feet to a point of the East line of said East Half of the Northwest Quarter; thence South 02 degrees 33 minutes 38 seconds East along said East line, 1,308.23 feet to the Northeast corner of lands described in Document No. 1910559 recorded June 8, 2020 in said McHenry County; thence South 89 degrees 58 minutes 27 seconds West along the North line of said lands, 363.35 feet to the Northwest corner of said lands; thence South 02 degrees 33 minutes 38 seconds East along the West line of said lands, 184.15 feet to a point on the South line of said East Half of the Northwest Quarter; thence South 89 degrees 56 minutes 37 seconds West along said South line, 953.23 feet to the Place of Beginning, in McHenry County, Illinois.

TOWNLINE ROAD

HIGHWAY 12

Rezone to SR-4

ANNEXATION AREA
69.4± ACRES

NORTH ROAD

NORTH BLOOMFIELD ROAD

CLIENT: FARMVIN HOMES
DRAWN BY: DA CHECKED BY: JDS
SCALE: 1"=100' SEC. 8 T. 43 N. R. 10 E.
BASIS OF BEARING: ASSUMED
P.I.N.: 08 80003
JOB NO.: 238064 CB. PAR
FIELDWORK COMP.: FK. PG.

STATE OF ILLINOIS) S.S.
COUNTY OF McHENRY)

I hereby state that we have plotted the premises above described, and that the plat hereon is a true representation of the said description.

This is not a Boundary Survey

Dated at Woodstock, McHenry County, Illinois 9/22 A.D., 2023.

VanderStappen Land Surveying, Inc.
Design Firm No. 184-002922

By: _____
Wisconsin Registered Land Surveyor No. S3023

EXHIBIT D
TO ANNEXATION AND DEVELOPMENT AGREEMENT

Monotony Code

MONOTONY CODE LOT RESTRICTIONS

SYMPHONY BAY DEVELOPMENT

Restriction:

a) The following shall apply to all homes within the Symphony Bay Development

No house shall have the same Configuration that is within two (2) houses on either side or on any of the three houses most directly across the street from the subject house. Additionally, the house directly behind a corner subject house is included in these criteria

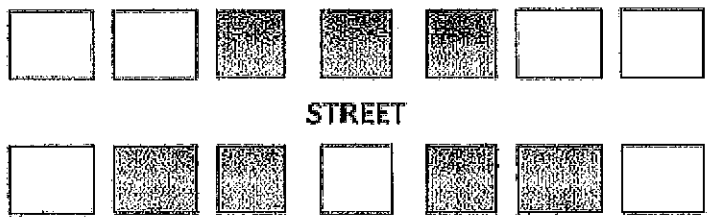
No house shall have the same Color Package that is within two (2) houses on either side or on any of the three houses most directly across the street from the subject house. Additionally, the house directly behind a corner subject house is included in these criteria

Definitions:

a) Configuration – a combination of product type, Elevation, exterior fenestration (siding, stucco, brick or stone), and color package.

b) Color Package – a combination of siding, stucco, brick, stone, trim/gutter, accent, and roof colors incorporated into the exterior color fenestration of a single home.

Monotony Restrictions



TRAFFIC IMPACT ANALYSIS

DATE: February 21, 2025

BY: Derrin Wolford, P.E., PTOE
Traffic Analysis & Design, Inc.

SUBJECT: **Symphony Bay Phase 8 Traffic Impact Analysis**
Lake Geneva, Walworth County, WI

INTRODUCTION & PROPOSED DEVELOPMENT PLANS

Phase 8 of the Symphony Bay development is proposed as the second addition to the Symphony Bay senior living development east of STH 120 (Edwards Boulevard) in the City of Lake Geneva, Walworth County, Wisconsin. The Symphony Bay Phase 8 has 127 lots on 69.4 acres in the northwest quadrant of the Bloomfield Road/North Road intersection. Exhibit 1 shows the location of the Symphony Bay phases with respect to the surrounding roadway system. The conceptual site plan for the Symphony Bay Phase 8 is on Exhibit 2.

Two internal roadways are proposed for the site: South Access Road and East Access Road. South Access Road is proposed to connect to Bloomfield Road. East Access Road is proposed to connect to North Road.

This traffic impact analysis (TIA) technical memorandum was prepared to document the traffic impacts to Townline Road, Bloomfield Road, and North Road subject intersections with the buildout of the Symphony Bay Phase 8. The analysis evaluates existing AM and PM peak hour traffic volumes with the additional traffic from the remaining buildout of the Symphony Bay Phases 1-7 which is currently in development, plus additional traffic from the Symphony Bay Phase 8. Based on online aerials and correspondence with Fairwyn SB, Inc., it was estimated that the Symphony Bay Phases 1-7 had about 237 unoccupied single-family lots or homes and 9 unoccupied duplex lots or homes at the time of the most recent traffic count at STH 120 (Edwards Boulevard)/Townline Road dated October 27, 2022.

STUDY AREA

The study intersections are shown on Exhibit 1 and include:

- STH 120 (Edwards Boulevard) & Townline Road
- STH 120 (Edwards Boulevard) & Bloomfield Road
- Bloomfield Road & South Access Road
- North Road & East Access Road

A transportation detail illustrating existing intersection lane configurations, speed limits, and approximate intersection spacing is shown in Exhibit 3. The STH 120 (Edwards Boulevard) intersection with Townline Road will operate with traffic signal control in the near future thus that was assumed through the analysis. The STH 120 (Edwards Boulevard) intersection with Bloomfield Road operates with traffic signal control. The other study intersections will operate with stop sign control on the minor street approaches.

The following includes descriptions of the roadways within the study area:

STH 120 (Edwards Boulevard) is a four-lane divided north/south Principal Arterial with a 30-mph speed limit with curb and gutter north of Townline Road then it has a 45-mph speed limit with mountable curb and gutter south of Townline Road. A multi-use trail exists along the west side of STH 120 (Edwards Boulevard) from Townline Road to the south through the study area. The Wisconsin Department of Transportation (WisDOT) reports a 2022 AADT of 10,100 vehicles per day (vpd) on STH 120 (Edwards Boulevard) between Townline Road and Bloomfield Road.

Townline Road is a two-lane undivided east/west Collector with a 25-mph speed limit with curb and gutter from STH 120 (Edwards Boulevard) to Southwind Drive then it has a 35-mph speed limit with a combination of narrow gravel and grass shoulder from Southwind Drive to North Road. A multi-use trail exists along the north side of Townline Road from STH 120 (Edwards Boulevard) to Southwind Drive. The WisDOT reports a 2022 AADT of 1,200 vpd on Townline Road between Veterans Parkway and Sonata Way.

Bloomfield Road is a two-lane undivided east/west Collector with a 45-mph speed limit with grass shoulder. The WisDOT reports a 2022 AADT of 1,400 vpd on Bloomfield Road between Harmony Drive and North Road.

North Road is a two-lane undivided north/south Collector with no posted speed limit and grass shoulders. The WisDOT reports a 2022 AADT of 300 vpd on North Road between Townline Road and Bloomfield Road.

PEAK HOUR TRAFFIC VOLUMES

Data Collection/Existing Traffic Volumes

TADI received previously conducted traffic counts at the study intersections of STH 120 (Edwards Boulevard)/Townline Road dated October 27, 2022, and at STH 120 (Edwards Boulevard)/Bloomfield Road dated May 11, 2021. The traffic count data is in Appendix A. Both traffic counts were collected from 6:00am-7:00pm. The combined peak hours from these counts were determined to occur from 7:00am-8:00am (AM peak hour) and from 4:00pm-5:00pm (PM peak hour). The counts were compiled for these peak hours and balanced between intersections. The trip rates from the ITE *Trip Generation Manual, 11th Edition* was used to estimate trips for the remaining buildout of the Symphony Bay Phases 1-7 development area. Based on ITE, the remaining buildout of the Symphony Bay Phases 1-7 development area generates 1,100 trips on a typical weekday, with 85 trips in the weekday AM peak hour and 95 trips in the weekday PM peak hour. The detailed site trip generation is in Table 1.

Table 1. Symphony Bay Phases 1-7 Trip Generation[1]

Land Use	ITE Code	Proposed Size	Weekday Daily	AM Peak In	AM Peak Out	AM Peak Total	PM Peak In	PM Peak Out	PM Peak Total
Senior Adult Housing - Detached	251	237 Units	1,020 (4.31)	25 (33%)	50 (67%)	75 FCE	50 (61%)	35 (39%)	85 FCE
Senior Adult Housing - Detached	251	18 Units	80 (4.31)	5 (33%)	5 (67%)	10 FCE	5 (61%)	5 (39%)	10 FCE
Total New Trips			**1,100**	**30**	**55**	**85**	**55**	**40**	**95**

[1]*Trip Rates (X.XX) and/or Fitted Curve Equations (FCE) are from the ITE Trip Generation Manual, 11th Edition.*

The site trips were distributed to the adjacent study intersections based on the traffic patterns of residential trips to and from Townline Road and Bloomfield Road intersections. The trip distribution evaluated for this part of the study was estimated as:

- 40% to/from the north on STH 120 (Edwards Boulevard)
- 30% to/from the south on STH 120 (Edwards Boulevard)
- 10% to/from the west on Townline Road
- 5% to/from the east on Townline Road
- 10% to/from the west on Bloomfield Road
- 5% to/from the east on Bloomfield Road

The Symphony Bay Phases 1-7 development new trips were assigned to the study intersections based on these distributions for the weekday AM and PM peak hours (Exhibit 4). The site trips for the Symphony Bay Phases 1-7 were added to the existing traffic volumes to generate the "Existing" traffic volumes shown on Exhibit 5.

Build Traffic Volumes

The trip rates from the ITE *Trip Generation Manual, 11th Edition* were used to estimate trips for full buildout of the Symphony Bay Phase 8 development. Based on ITE, the Symphony Bay Phase 8 development area generates 550 trips on a typical weekday, with 45 trips in the weekday AM peak hour and 55 trips in the weekday PM peak hour. The detailed site trip generation is in Table 2.

Table 2. Symphony Bay Phase 8 Trip Generation[1]

Land Use	ITE Code	Proposed Size	Weekday Daily	AM Peak In	AM Peak Out	AM Peak Total	PM Peak In	PM Peak Out	PM Peak Total
Senior Adult Housing - Detached	251	127 Units	550 (4.31)	15 (33%)	30 (67%)	45 FCE	35 (61%)	20 (39%)	55 FCE
Total New Trips			**550**	**15**	**30**	**45**	**35**	**20**	**55**

[1]*Trip Rates (X.XX) and/or Fitted Curve Equations (FCE) are from the ITE Trip Generation Manual, 11th Edition.*

The site trips were distributed to the adjacent study intersections based on the traffic patterns of residential trips to and from Townline Road, Bloomfield Road, and North Road intersections. The trip distribution evaluated for this part of the study was estimated as:

- 35% to/from the north on STH 120 (Edwards Boulevard)
- 20% to/from the south on STH 120 (Edwards Boulevard)
- 10% to/from the west on Townline Road
- 15% to/from the west on Bloomfield Road
- 20% to/from the east on Bloomfield Road

The development new trips were assigned to the study intersections based on these distributions for the weekday AM and PM peak hours (Exhibit 6). The site trips for the Symphony Bay Phase 8 were added to the existing traffic volumes to generate the "Build" traffic volumes shown on Exhibit 7.

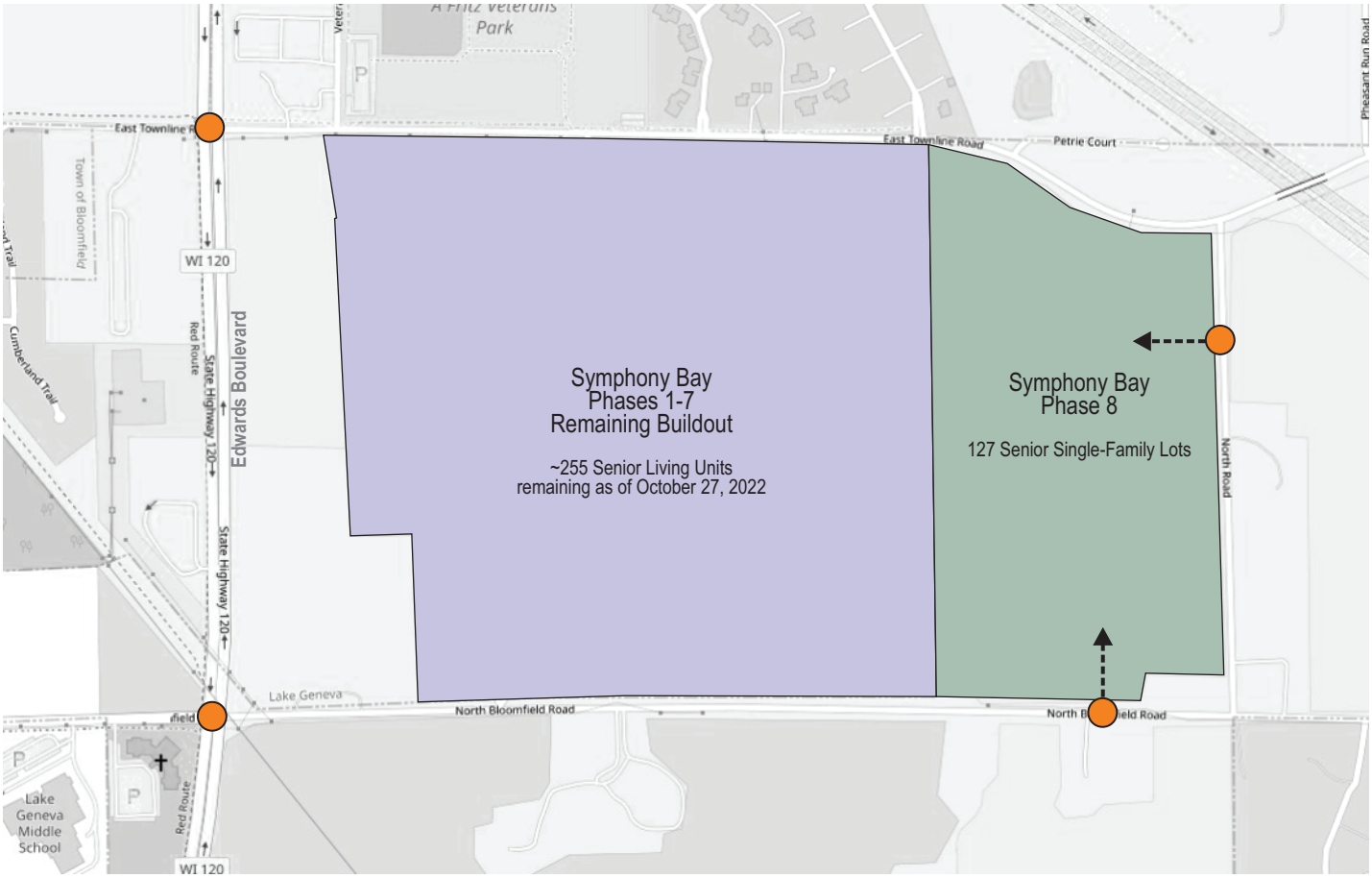
PEAK HOUR TRAFFIC OPERATIONS & QUEUES

The study intersections were analyzed using the Synchro 12 traffic analysis model (outputs based on the *Highway Capacity Manual, 7th Edition*) and the peak hour turning movement volumes estimated for each intersection. Intersection operation is defined by "level of service." Level of Service (LOS) is a quantitative measure that refers to the overall quality of flow at an intersection ranging from very good, represented by LOS 'A', to very poor, represented by LOS 'F'. For the purposes of this study, LOS D or better was used to define acceptable peak hour operating conditions. The LOS definitions for signalized and unsignalized intersections are included before the existing analysis output in Appendix B. Build analysis output is in Appendix C.

The existing and build peak hour traffic operations for the study intersections are shown on Exhibit 8 and Exhibit 9. As shown, all movements at the study intersections currently operate at LOS C or better during the peak hours. The additional traffic from the proposed development does not significantly increase delays or queues at the study intersections as all movements at the study intersections will continue to operate at LOS C or better during the peak hours.

RECOMMENDATIONS/CONCLUSIONS

The additional traffic generated by the Symphony Bay Phase 8 development is relatively low and result in acceptable traffic operations at the study intersections during the peak hours. At buildout, Townline Road, Bloomfield Road, and North Road are well below capacity, requiring no additional turn lanes or roadway widening. The proposed South Access Road operates acceptably during the peak hours with single lanes at each approach to Bloomfield Road and stop sign control on South Access Road. The proposed East Access Road operates acceptably during the peak hours with single lanes at each approach to North Road and stop sign control on East Access Road. The recommended geometrics and traffic control at shown on Exhibit 10.



LEGEND

- Study Intersection
- Proposed Access

TRAFFIC ANALYSIS & DESIGN, INC.

#3427 02-21-25

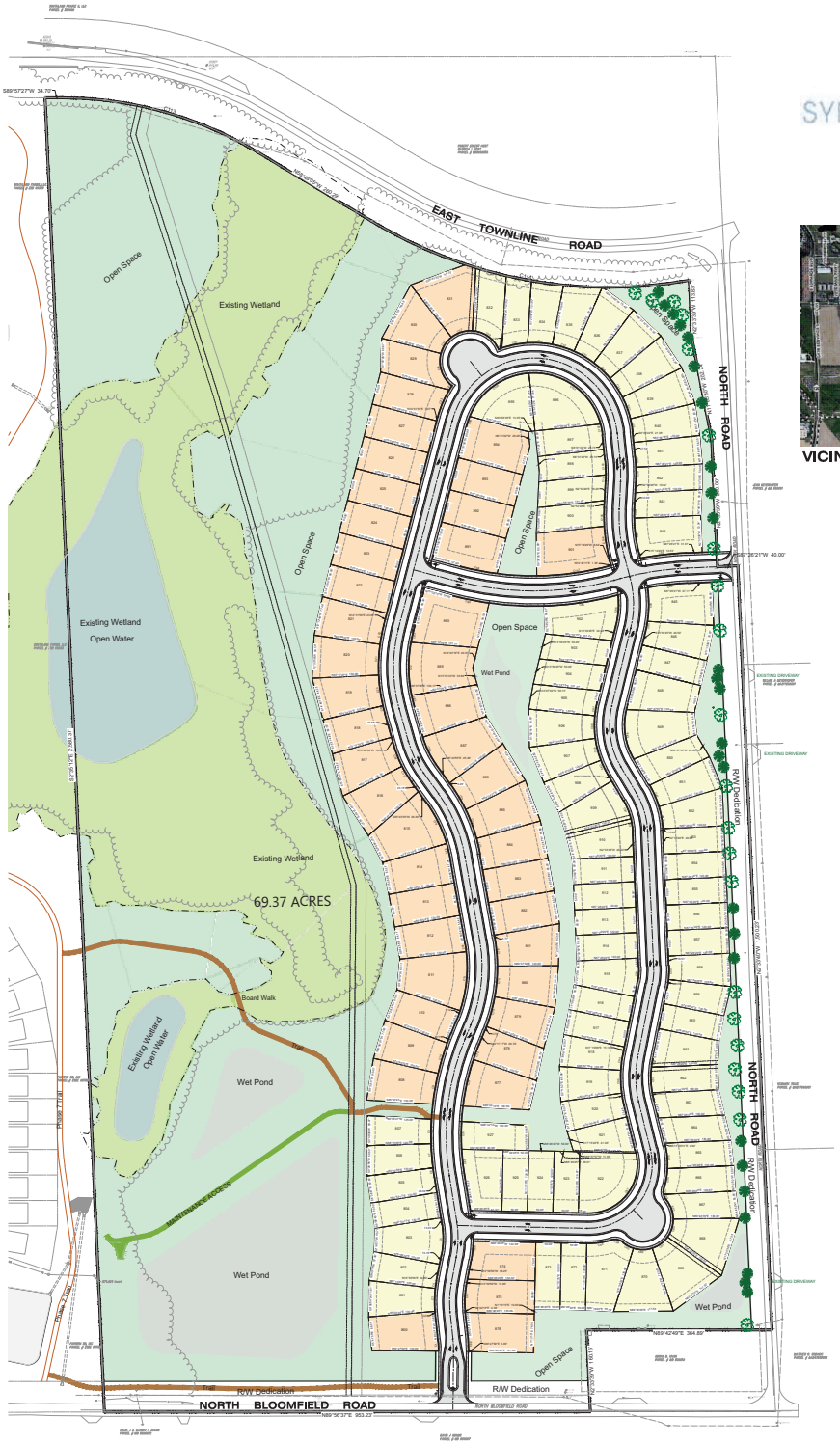
N

NOT TO SCALE

EXHIBIT 1
STUDY AREA MAP

SYMPHONY BAY PHASE 8 TIA - LAKE GENEVA, WISCONSIN

SYMPHONY Bay



VICINITY MAP

Bowman

LAYOUT PLAN 2025.02.07

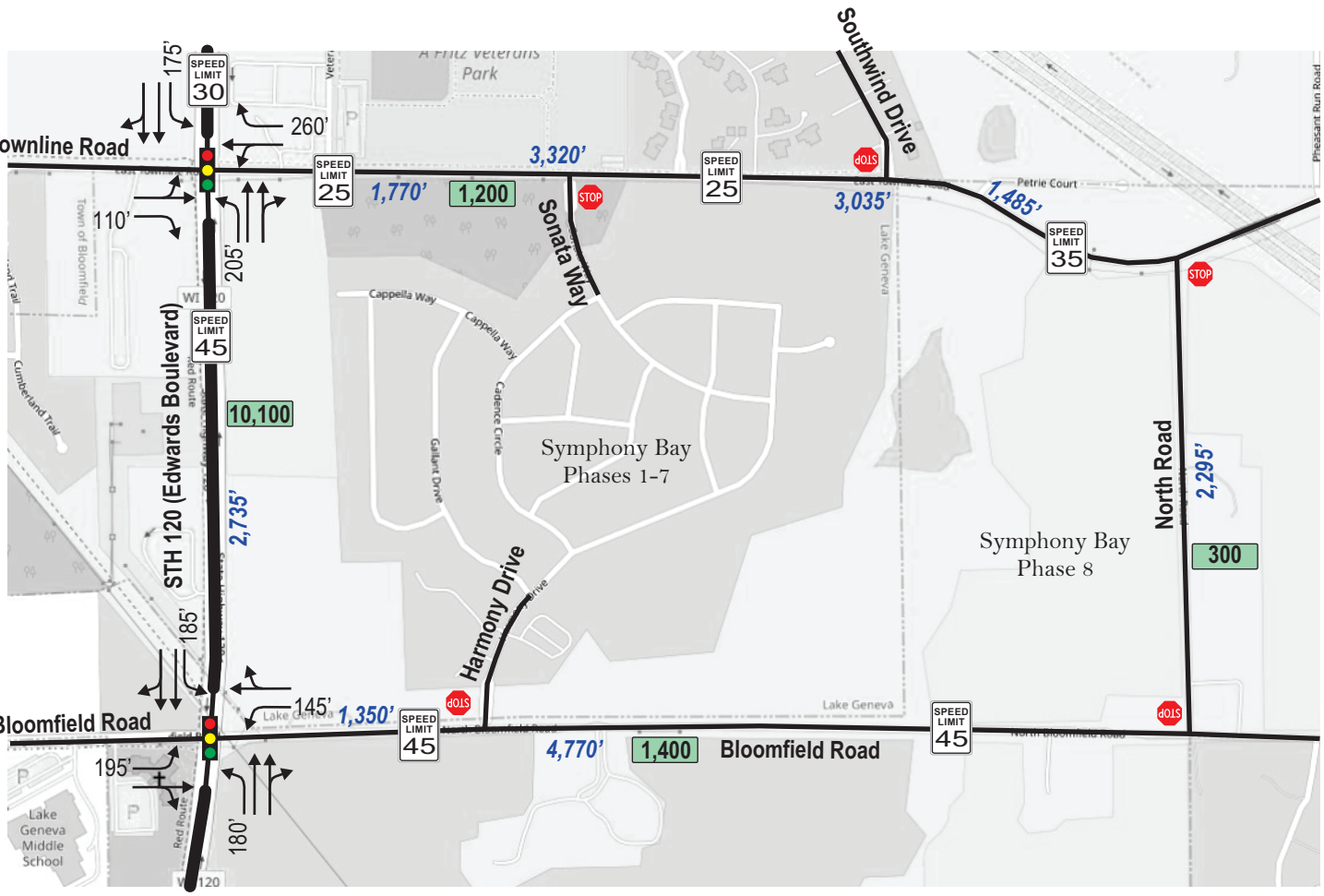
TADI
TRAFFIC ANALYSIS & DESIGN, INC.
#3427 02-21-25

EXHIBIT 2
CONCEPTUAL SITE PLAN
SYMPHONY BAY PHASE 8

SYMPHONY BAY PHASE 8 TIA - LAKE GENEVA, WISCONSIN

LEGEND

- Traffic Signal
- Stop Sign
- Existing Roadway
- Lane Configuration
- XX' Existing Storage Length (in Feet)
- *XX'* Distance Between Roadways (in Feet)
- X,XXX 2022 WisDOT AADT
- Divided Roadway Median



N

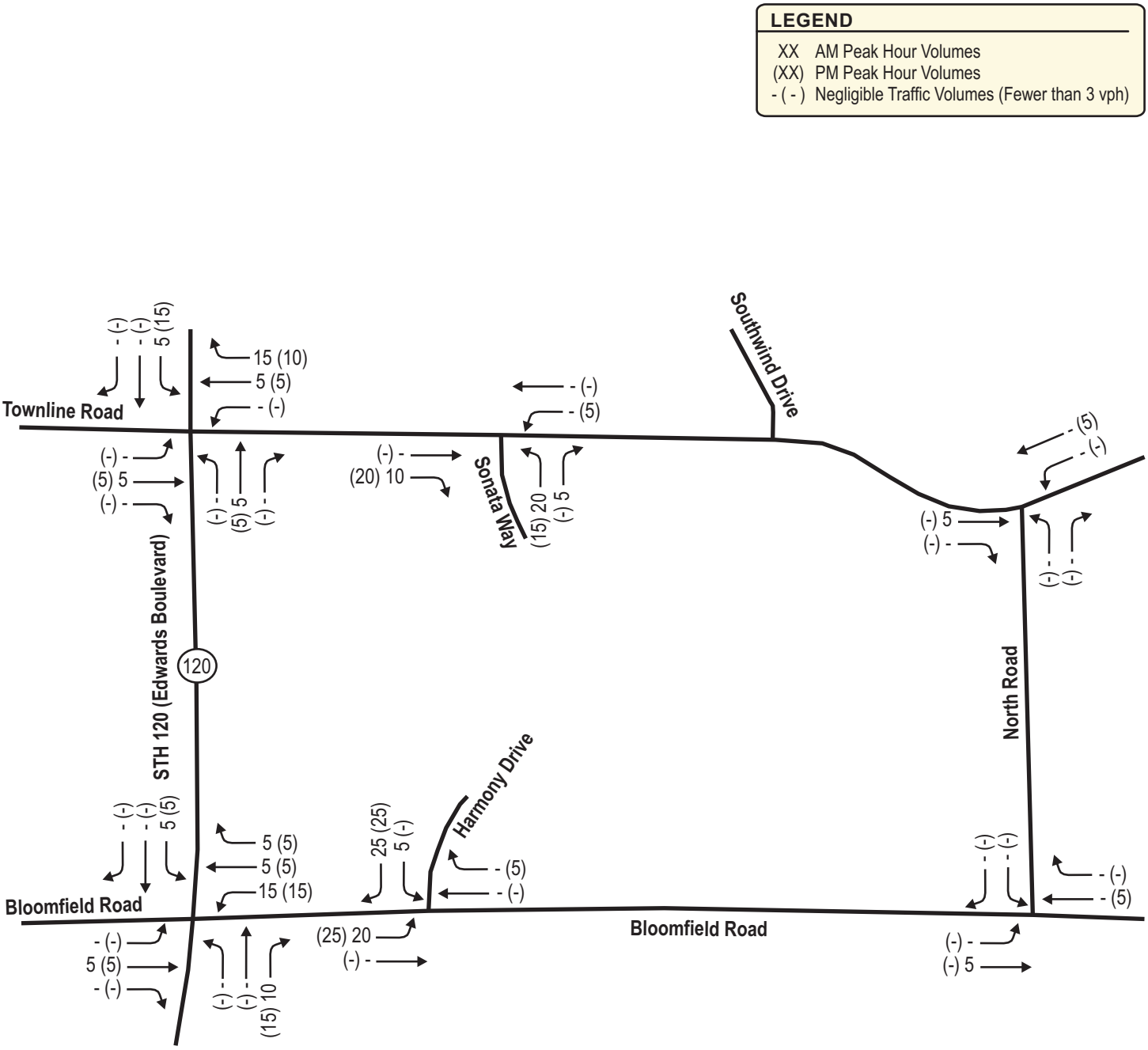
NOT TO SCALE

TRAFFIC ANALYSIS & DESIGN, INC.

#3427 02-21-25

EXHIBIT 3
EXISTING TRANSPORTATION SYSTEM

SYMPHONY BAY PHASE 8 TIA - LAKE GENEVA, WISCONSIN

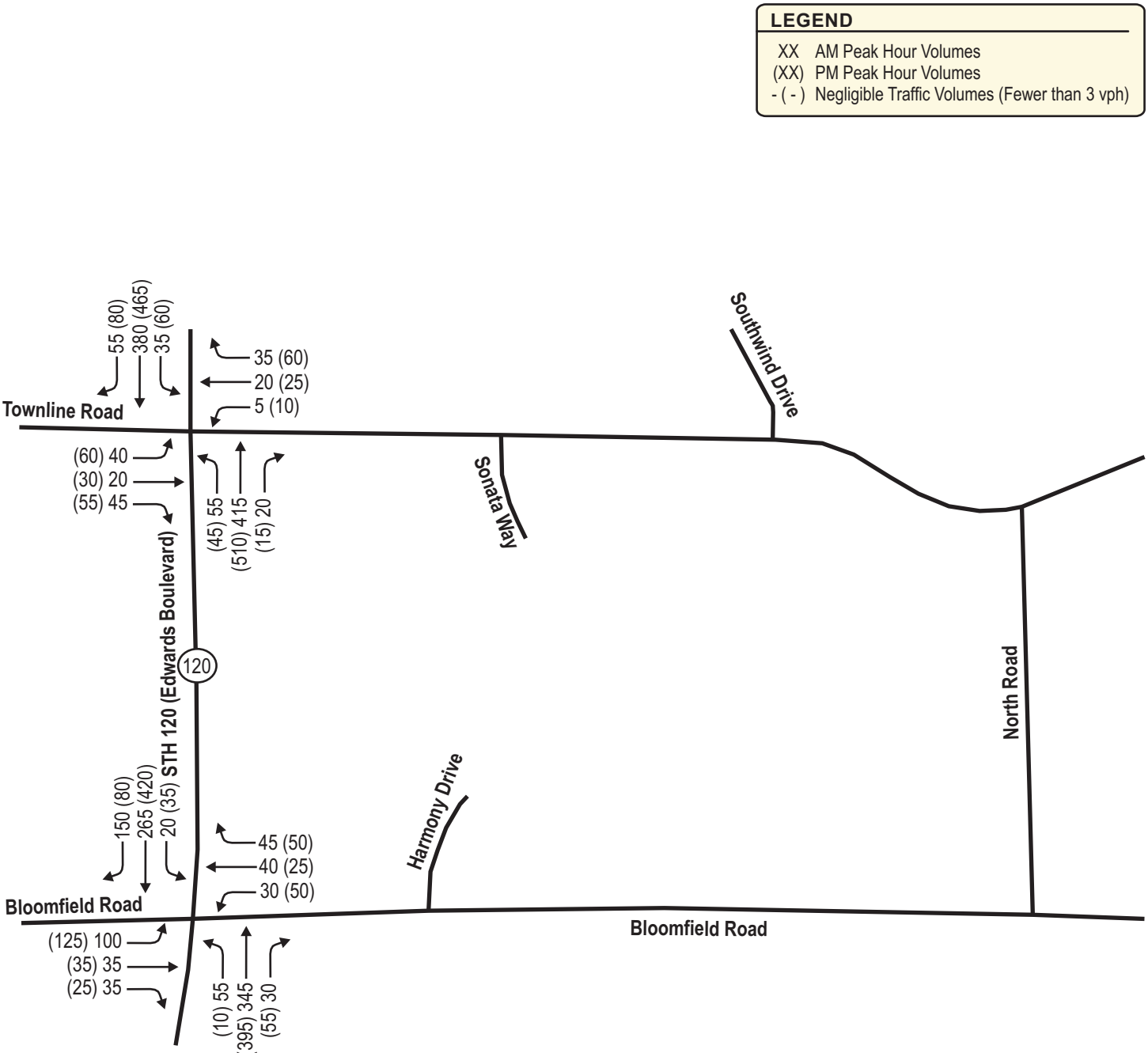


TADI
TRAFFIC ANALYSIS & DESIGN, INC.
#3427 02-21-25

N
NOT TO SCALE

EXHIBIT 4
SYMPHONY BAY PHASES 1-7 REMAINING ADDITIONAL NEW TRIPS

SYMPHONY BAY PHASE 8 TIA - LAKE GENEVA, WISCONSIN

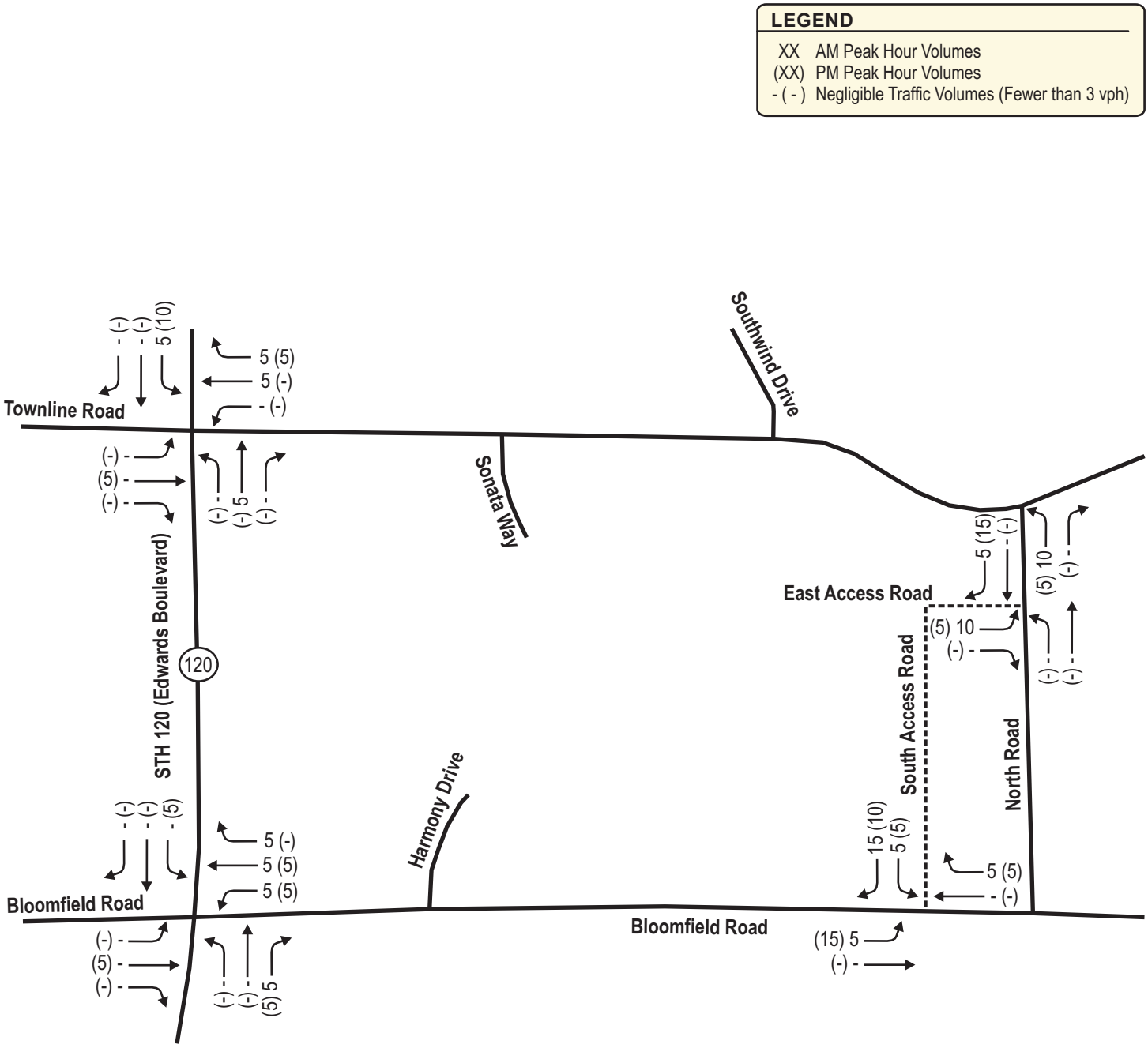


TADI
TRAFFIC ANALYSIS & DESIGN, INC.
#3427 02-21-25

N
NOT TO SCALE

EXHIBIT 5
EXISTING PEAK HOUR TRAFFIC VOLUMES

SYMPHONY BAY PHASE 8 TIA - LAKE GENEVA, WISCONSIN

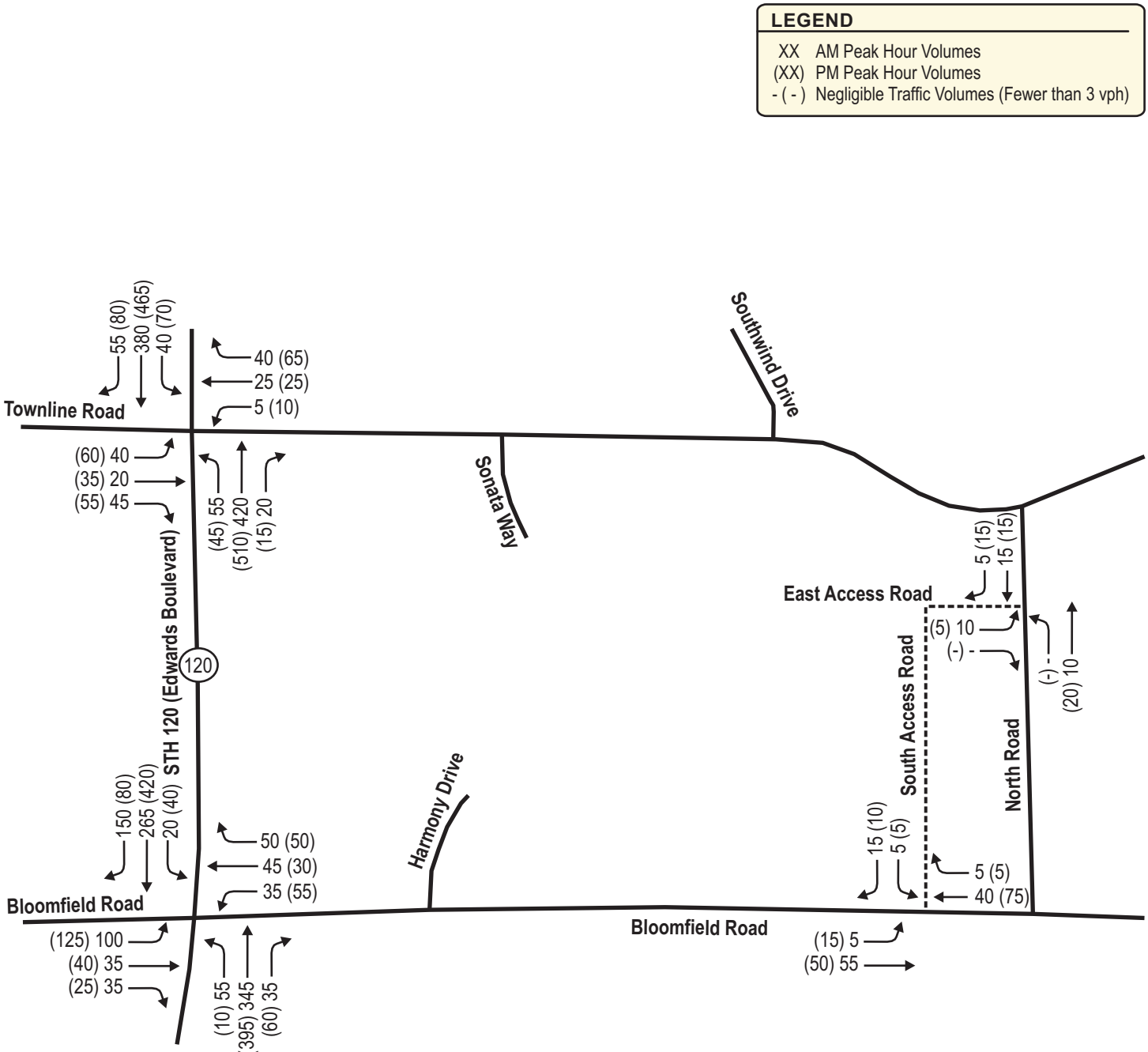


TADI
TRAFFIC ANALYSIS & DESIGN, INC.
#3427 02-21-25

N
NOT TO SCALE

EXHIBIT 6
SYMPHONY BAY PHASE 8 NEW TRIPS

SYMPHONY BAY PHASE 8 TIA - LAKE GENEVA, WISCONSIN



TADI
TRAFFIC ANALYSIS & DESIGN, INC.
#3427 02-21-25

N
NOT TO SCALE

EXHIBIT 7
BUILD PEAK HOUR TRAFFIC VOLUMES

SYMPHONY BAY PHASE 8 TIA - LAKE GENEVA, WISCONSIN

Existing Traffic Peak Hour Operating Conditions

Existing Transportation System

Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach												I/S LOS & Delay
			Eastbound			Westbound			Northbound			Southbound			
			LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
		Lanes->	*< 1*		*1*	*< 1*		*1*	*1*	*2 >*		*1*	*2 >*		
Node 100: STH 120 (Edwards Boulevard) & Townline Road *Traffic Signal Control*	AM	LOS	B		B	B		B	A	A		A	A		A
		Delay	12.4		12.2	12.1		12.2	8.8	7.3		8.6	7.4		8.1
		v/c	0.14		0.09	0.06		0.07	0.12	0.30		0.07	0.31		
		Queue	25'		15'	15'		15'	25'	60'		15'	60'		
	PM	LOS	B		B	B		B	A	A		A	A		A
		Delay	14.8		14.3	14.2		14.3	9.2	7.3		9.3	7.5		8.6
		v/c	0.22		0.11	0.08		0.12	0.10	0.33		0.13	0.34		
		Queue	40'		20'	20'		20'	20'	70'		25'	75'		
		Lanes->	*1*	*2 >*		*1*	*2 >*		*1*	*2 >*		*1*	*2 >*		
Node 200: STH 120 (Edwards Boulevard) & Bloomfield Road *Traffic Signal Control*	AM	LOS	B	B		C	C		B	B		B	B		B
		Delay	17.5	13.7		23.7	24.6		13.2	12.1		16.4	19.2		16.6
		v/c	0.25	0.12		0.11	0.35		0.15	0.27		0.06	0.44		
		Queue	60'	45'		35'	80'		35'	90'		25'	135'		
	PM	LOS	B	B		C	C		B	B		B	B		B
		Delay	17.7	13.5		24.3	24.7		13.1	12.7		15.2	17.4		16.2
		v/c	0.30	0.10		0.17	0.32		0.03	0.32		0.09	0.45		
		Queue	75'	40'		55'	75'		10'	110'		35'	165'		

(-) indicates a movement that is prohibited or does not exist; (*) indicates a freeflow movement; (< or >) indicates a shared lane movement.

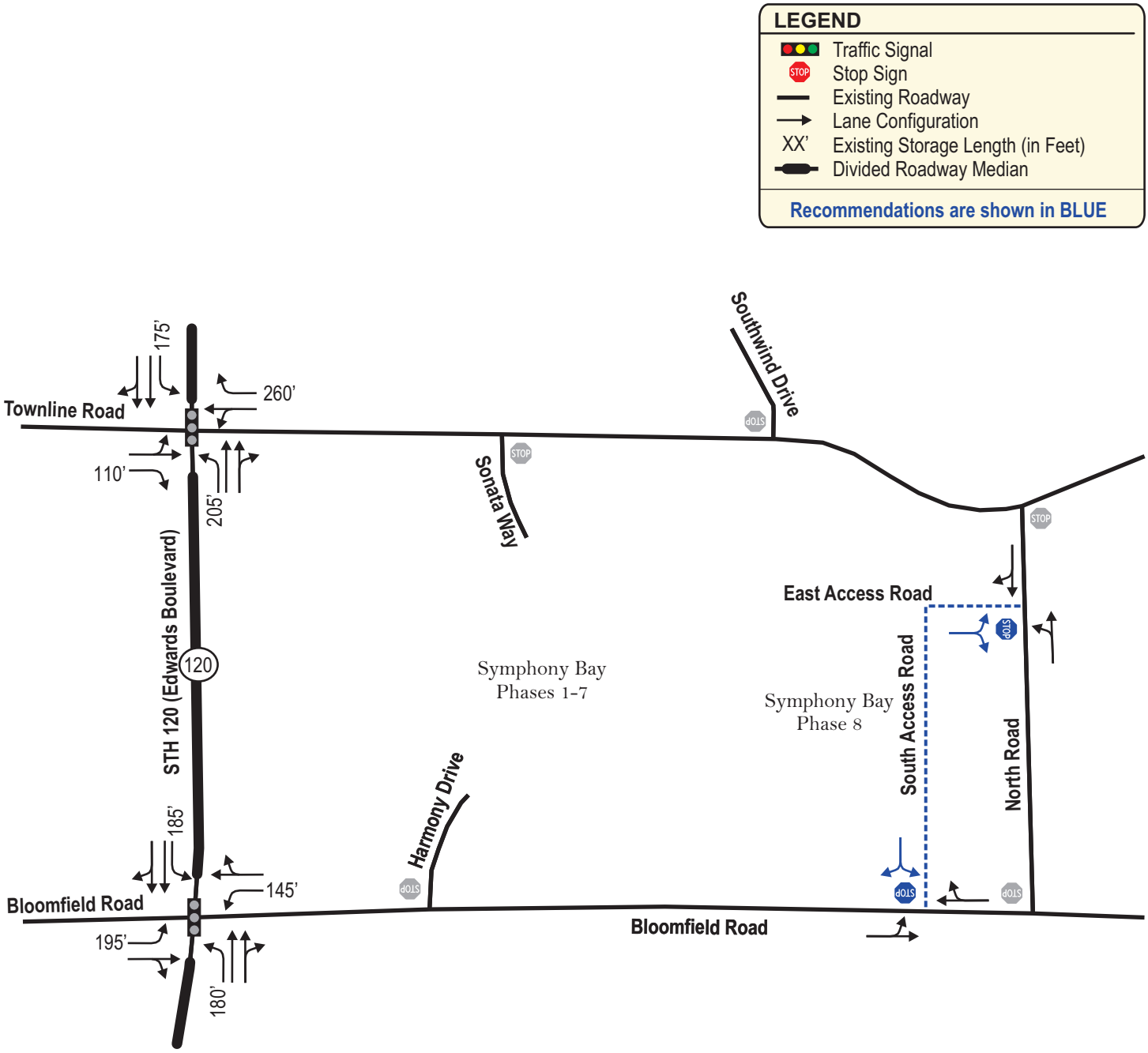
Delay is reported in seconds. Queue is the maximum of the 50th & 95th percentile queue, measured in feet.

Build Traffic Peak Hour Operating Conditions

Existing Transportation System

Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach												I/S LOS & Delay
			Eastbound			Westbound			Northbound			Southbound			
			LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
Node 100: STH 120 (Edwards Boulevard) & Townline Road *Traffic Signal Control*		*Lanes->*	*< 1*		*1*	*< 1*		*1*	*1*	*2 >*		*1*	*2 >*		
	AM	LOS	B		B	B		B	A	A		A	A		A
		Delay	12.5		12.3	12.2		12.3	8.9	7.3		8.7	7.5		8.2
		v/c	0.14		0.09	0.06		0.08	0.12	0.30		0.09	0.30		
		Queue	25'		15'	15'		15'	25'	60'		20'	60'		
	PM	LOS	B		B	B		B	A	A		A	A		A
		Delay	15.1		14.5	14.4		14.6	9.2	7.2		9.4	7.5		8.6
		v/c	0.23		0.11	0.08		0.13	0.10	0.32		0.16	0.34		
		Queue	45'		20'	20'		25'	20'	70'		30'	75'		
Node 200: STH 120 (Edwards Boulevard) & Bloomfield Road *Traffic Signal Control*		*Lanes->*	*1*	*2 >*		*1*	*2 >*		*1*	*2 >*		*1*	*2 >*		
	AM	LOS	B	B		C	C		B	B		B	B		B
		Delay	17.5	13.7		23.7	24.8		13.2	12.2		16.4	19.0		16.7
		v/c	0.25	0.12		0.12	0.39		0.15	0.27		0.06	0.44		
		Queue	60'	45'		40'	85'		35'	90'		25'	140'		
	PM	LOS	B	B		C	C		B	B		B	B		B
		Delay	17.7	13.6		24.4	24.8		13.1	12.8		15.4	17.4		16.3
		v/c	0.30	0.11		0.19	0.34		0.03	0.33		0.11	0.45		
		Queue	75'	45'		60'	80'		10'	115'		40'	165'		
Node 300: Bloomfield Road & South Access Driveway *One-Way Stop Control*		*Lanes->*	*< 1*		-	-	*1 >*		-			*< 1 >*			
	AM	LOS	A		-	-	*		-			A			A
		Delay	7.3		-	-	*		-			8.7			1.7
		v/c	0.00		-	-	*		-			0.02			
		Queue	0'		-	-	*		-			5'			
	PM	LOS	A		-	-	*		-			A			A
		Delay	7.4		-	-	*		-			9.0			1.5
		v/c	0.01		-	-	*		-			0.02			
		Queue	0'		-	-	*		-			5'			
Node 400: North Road & East Access Driveway *One-Way Stop Control*		*Lanes->*	*< 1 >*			-			*< 1*		-	-	*1 >*		
	AM	LOS	A			-			A		-	-	A		A
		Delay	8.7			-			0.0		-	-	*		2.2
		v/c	0.01			-			0.00		-	-	*		
		Queue	0'			-			0'		-	-	*		
	PM	LOS	A			-			A		-	-	A		A
		Delay	8.8			-			0.0		-	-	*		0.8
		v/c	0.01			-			0.00		-	-	*		
		Queue	0'			-			0'		-	-	*		

(-) indicates a movement that is prohibited or does not exist; (*) indicates a freeflow movement; (< or >) indicates a shared lane movement.
Delay is reported in seconds. Queue is the maximum of the 50th & 95th percentile queue, measured in feet.



TADI
TRAFFIC ANALYSIS & DESIGN, INC.
#3427 02-21-25

N
NOT TO SCALE

EXHIBIT 10
RECOMMENDATIONS

SYMPHONY BAY PHASE 8 TIA - LAKE GENEVA, WISCONSIN

APPENDIX A

TRAFFIC COUNT DATA

Intersection Traffic Volume Report

Count Basics	Version 2022.1		Page 1 of 13
Start Date:	Thursday, October 27, 2022	Weekday	Schools in Session
Total Number of Hours Counted: 13		Non-Holiday	No Special Events

Base Information, Observed (13) Hour and Estimated (24) Hour Volume Summaries

Major St: **STH 120**
Minor St: **E Townline Rd**
Intersection of: ***STH 120 & E Townline Rd***

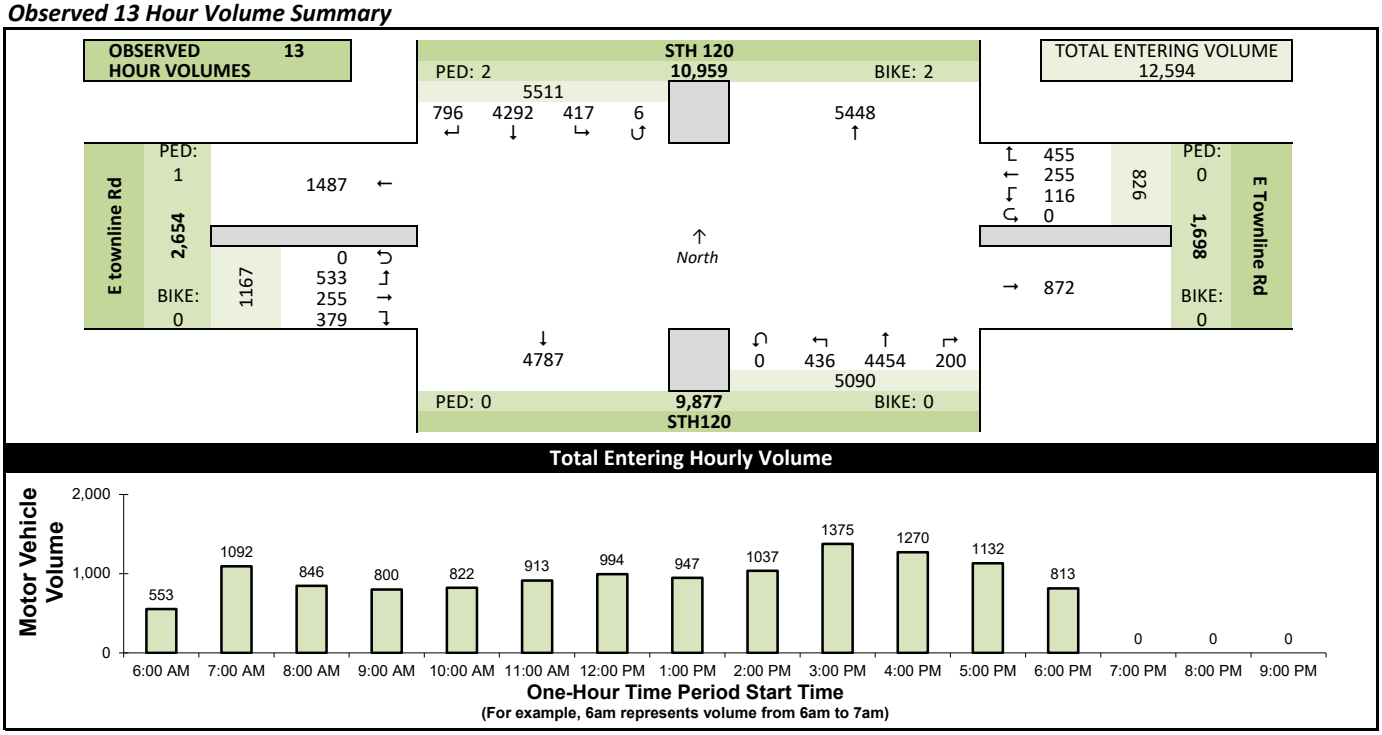
Site Information

Municipality	City of Lake Geneva		
County	64 - Walworth	WisDOT Region	SE
Traffic Control	Partial Stop Control		
Roadway Names		North Direction	↑
North Leg	STH 120		
East Leg	E Townline Rd		
South Leg	STH120		
West Leg	E townline Rd		
Special Considerations			
Schools	In Session		
Holidays	None		
Special Events	None		
Special Pedestrians Observed			
Pre-school children	None		
Elementry school age children	None		
Visually impaired (white cane/helper dog)	None		
Elderly/disabled (except wheelchairs)	None		
Wheelchairs/electric scooters	None		
Other (describe)	None	None	

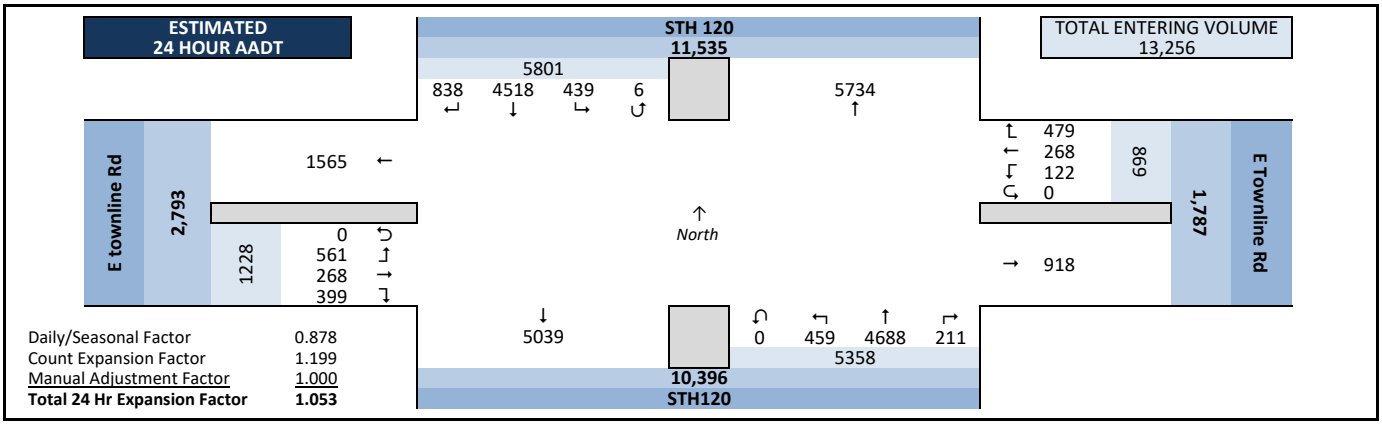
Count Information

Hrs Counted:	6:00 AM-7:00 PM				
1st Day of Count	Thursday, October 27, 2022			Weather	
AM Peak Period	Thursday, October 27, 2022			Clear & Dry	
Midday Peak Period	Thursday, October 27, 2022			Clear & Dry	
PM Peak Period	Thursday, October 27, 2022			Clear & Dry	
Calculated Peak Hours					
AM	7:00-8:00am	MD	12:00-1:00pm	PM	3:00-4:00pm
Peak Hours Selected for Analysis					
AM	7:00-8:00am	MD	12:00-1:00pm	PM	3:00-4:00pm
Daily/Seasonal Adjustment Group	(2) Urban Arterials & Collectors				
Count Expansion Group	(2) Urban Arterials & Collectors				
Daily/Seasonal Adjustment Factor	0.878	Count Expansion Factor	1.199		
Company Name	OD Data Professionals			Manual Adj.	1.000
Observers	AM Peak Period	OD Data Professionals Video Recording			
	Midday Peak Period	OD Data Professionals Video Recording			
	PM Peak Period	OD Data Professionals Video Recording			
Comments	2021 DOT Daily & Seasonal Factors				

Observed 13 Hour Volume Summary



Estimated 24 Hour AADT



Intersection Traffic Volume Report

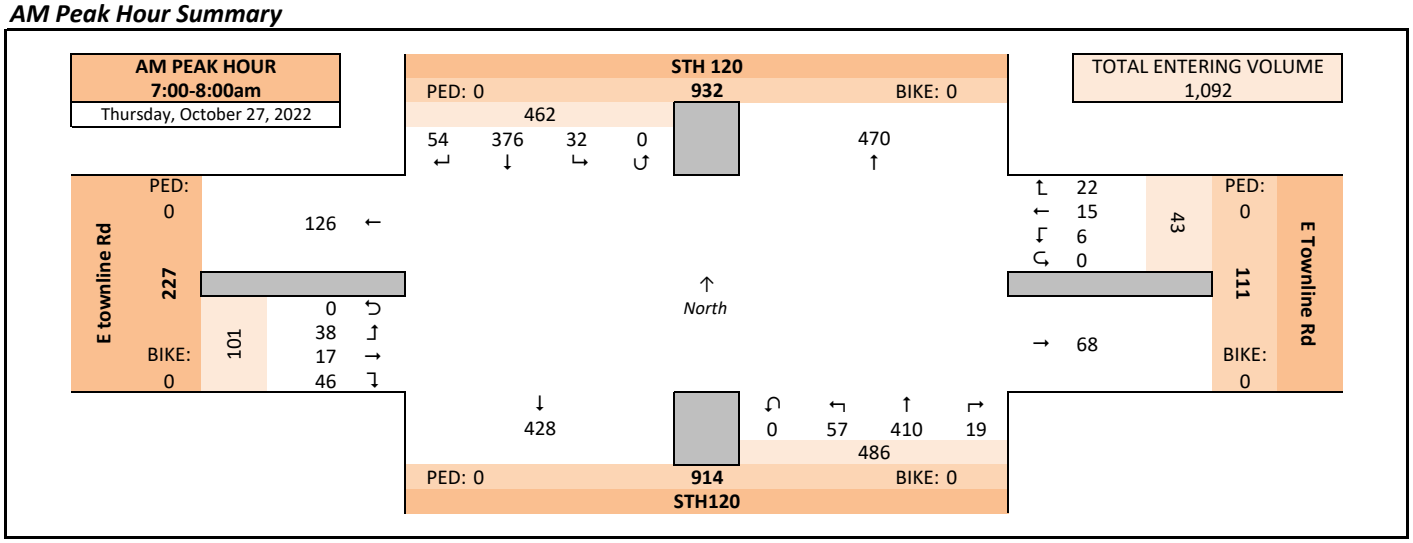
Count Basics			Page 2 of 13
Start Date:	Thursday, October 27, 2022	Weekday	Schools in Session
Total Number of Hours Counted: 13		Non-Holiday	No Special Events

Peak Hour Volume Graphical Summary

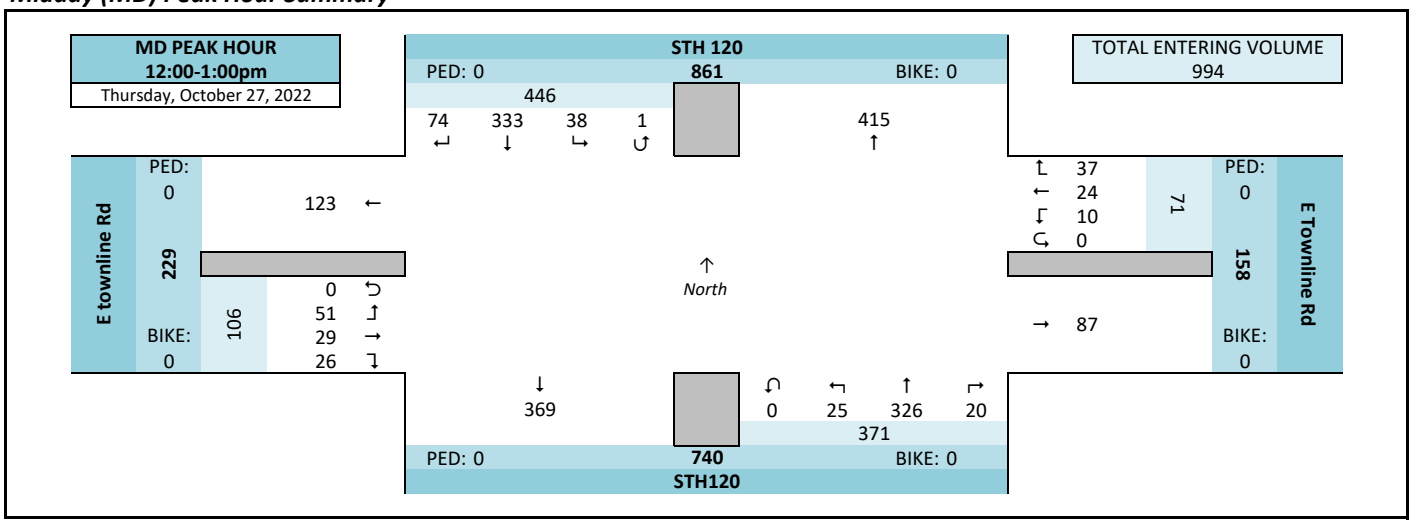
All Motor Vehicles

STH 120 & E Townline Rd

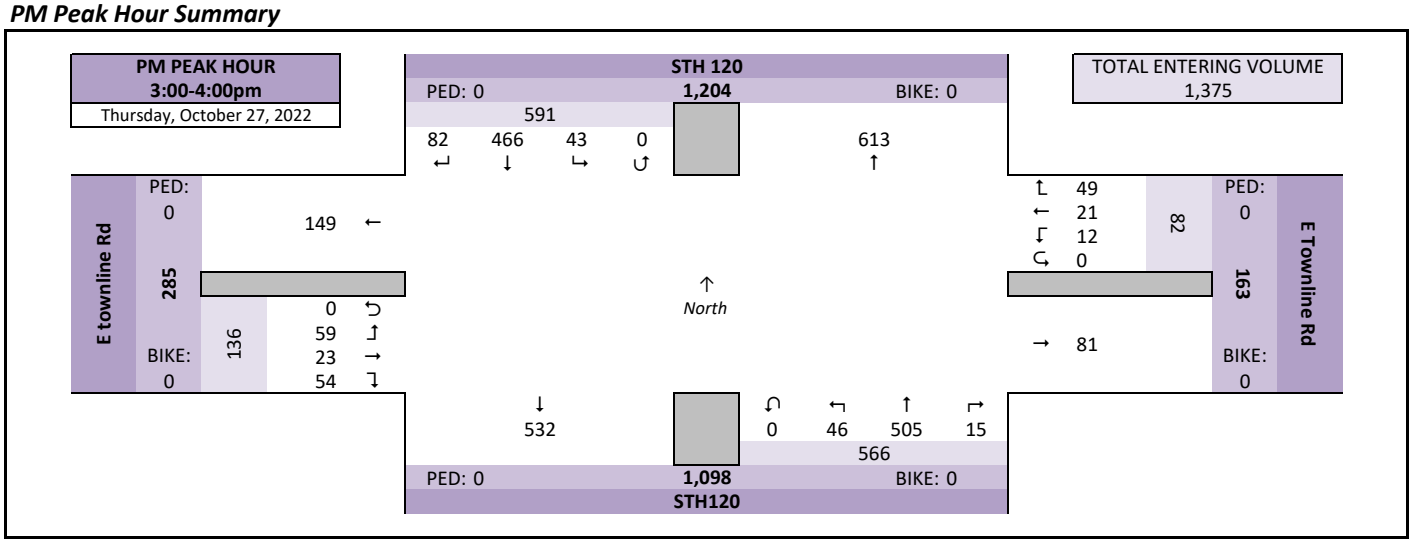
AM Peak Hour Summary



Midday (MD) Peak Hour Summary



PM Peak Hour Summary

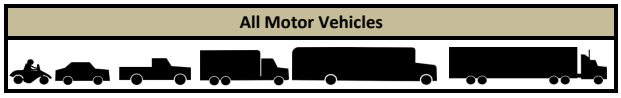


Intersection Traffic Volume Report

Count Basics		*Page 3 of 13*
Start Date: Thursday, October 27, 2022	Weekday	Schools in Session
Total Number of Hours Counted: 13	Non-Holiday	No Special Events

Peak Hour Volume Summary

STH 120 & E Townline Rd



Peak Hour Volumes, Truck Percentages, and PHFs

Thursday, October 27, 2022		From North					From East					From South					From West					
	AM Peak Hour	STH 120					E Townline Rd					STH120					E townline Rd					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
AM Peak Hour	7:00 AM	13	105	5	0	123	4	5	2	0	11	2	99	7	0	108	15	3	8	0	26	268
	7:15 AM	21	108	6	0	135	4	2	2	0	8	5	116	24	0	145	13	2	11	0	26	314
	7:30 AM	13	88	10	0	111	7	6	1	0	14	3	115	9	0	127	14	8	10	0	32	284
	7:45 AM	7	75	11	0	93	7	2	1	0	10	9	80	17	0	106	4	4	9	0	17	226
	Peak Hour Volume	54	376	32	0	462	22	15	6	0	43	19	410	57	0	486	46	17	38	0	101	1092
	Rounded Hourly Volume	55	375	30	0	460	20	15	5	0	40	20	410	55	0	485	45	15	40	0	100	1085
	% Single Unit Trucks	3.7	2.7	0.0	0.0	2.6	0.0	0.0	0.0	0.0	0.0	5.3	4.1	1.8	0.0	3.9	2.2	5.9	2.6	0.0	3.0	3.1
	% Heavy Trucks	0.0	3.2	0.0	0.0	2.6	0.0	0.0	0.0	0.0	0.0	0.0	2.0	0.0	0.0	1.6	0.0	0.0	0.0	0.0	0.0	1.8
	% Trucks (Total)	3.7	5.9	0.0	0.0	5.2	0.0	0.0	0.0	0.0	0.0	5.3	6.1	1.8	0.0	5.6	2.2	5.9	2.6	0.0	3.0	4.9
	Peak Hour Factor (PHF)	0.64	0.87	0.73	0.00	0.86	0.79	0.62	0.75	0.00	0.77	0.53	0.88	0.59	0.00	0.84	0.77	0.53	0.86	0.00	0.79	0.87

Thursday, October 27, 2022		From North					From East					From South					From West					
	MD Peak Hour	STH 120					E Townline Rd					STH120					E townline Rd					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
Midday (MD) Peak Hour	12:00 PM	26	89	6	0	121	10	7	5	0	22	3	85	8	0	96	11	8	7	0	26	265
	12:15 PM	16	68	12	0	96	9	6	3	0	18	6	68	5	0	79	2	9	19	0	30	223
	12:30 PM	17	88	10	1	116	7	8	1	0	16	5	77	9	0	91	5	7	11	0	23	246
	12:45 PM	15	88	10	0	113	11	3	1	0	15	6	96	3	0	105	8	5	14	0	27	260
	Peak Hour Volume	74	333	38	1	446	37	24	10	0	71	20	326	25	0	371	26	29	51	0	106	994
	Rounded Hourly Volume	75	335	40	0	450	35	25	10	0	70	20	325	25	0	370	25	30	50	0	105	995
	% Single Unit Trucks	1.4	4.2	0.0	0.0	3.4	0.0	0.0	10.0	0.0	1.4	0.0	2.5	0.0	0.0	2.2	3.8	0.0	0.0	0.0	0.9	2.5
	% Heavy Trucks	0.0	3.9	0.0	0.0	2.9	0.0	0.0	0.0	0.0	0.0	0.0	4.6	0.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0	2.8
	% Trucks (Total)	1.4	8.1	0.0	0.0	6.3	0.0	0.0	10.0	0.0	1.4	0.0	7.1	0.0	0.0	6.2	3.8	0.0	0.0	0.0	0.9	5.3
	Peak Hour Factor (PHF)	0.71	0.94	0.79	0.25	0.92	0.84	0.75	0.50	0.00	0.81	0.83	0.85	0.69	0.00	0.88	0.59	0.81	0.67	0.00	0.88	0.94

Thursday, October 27, 2022		From North					From East					From South					From West					
	PM Peak Hour	STH 120					E Townline Rd					STH120					E townline Rd					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
PM Peak Hour	3:00 PM	17	104	12	0	133	17	4	1	0	22	3	142	13	0	158	15	3	14	0	32	345
	3:15 PM	25	127	9	0	161	13	5	2	0	20	2	110	8	0	120	16	6	18	0	40	341
	3:30 PM	20	122	11	0	153	9	7	6	0	22	4	131	10	0	145	9	9	12	0	30	350
	3:45 PM	20	113	11	0	144	10	5	3	0	18	6	122	15	0	143	14	5	15	0	34	339
	Peak Hour Volume	82	466	43	0	591	49	21	12	0	82	15	505	46	0	566	54	23	59	0	136	1375
	Rounded Hourly Volume	80	465	45	0	590	50	20	10	0	80	15	505	45	0	565	55	25	60	0	140	1375
	% Single Unit Trucks	1.2	2.4	2.3	0.0	2.2	0.0	0.0	0.0	0.0	0.0	0.0	1.6	2.2	0.0	1.6	1.9	0.0	0.0	0.0	0.7	1.7
	% Heavy Trucks	1.2	2.1	2.3	0.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	1.8	0.0	0.0	1.6	0.0	0.0	0.0	0.0	0.0	1.5
	% Trucks (Total)	2.4	4.5	4.7	0.0	4.2	0.0	0.0	0.0	0.0	0.0	0.0	3.4	2.2	0.0	3.2	1.9	0.0	0.0	0.0	0.7	3.2
	Peak Hour Factor (PHF)	0.82	0.92	0.90	0.00	0.92	0.72	0.75	0.50	0.00	0.93	0.62	0.89	0.77	0.00	0.90	0.84	0.64	0.82	0.00	0.85	0.98

Peak Hour Pedestrian and Bicyclist Volumes

Pedestrians and Bicyclists		Crossing North Approach			Crossing East Approach			Crossing South Approach			Crossing West Approach			Total Ped & Bike
		STH 120			E Townline Rd			STH120			E townline Rd			
	15-Minute Start Time	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Volume
AM	7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Traffic Volume Report

Count Basics			*Page 4 of 13*
Start Date:	Thursday, October 27, 2022	Weekday	Schools in Session
Total Number of Hours Counted: 13		Non-Holiday	No Special Events

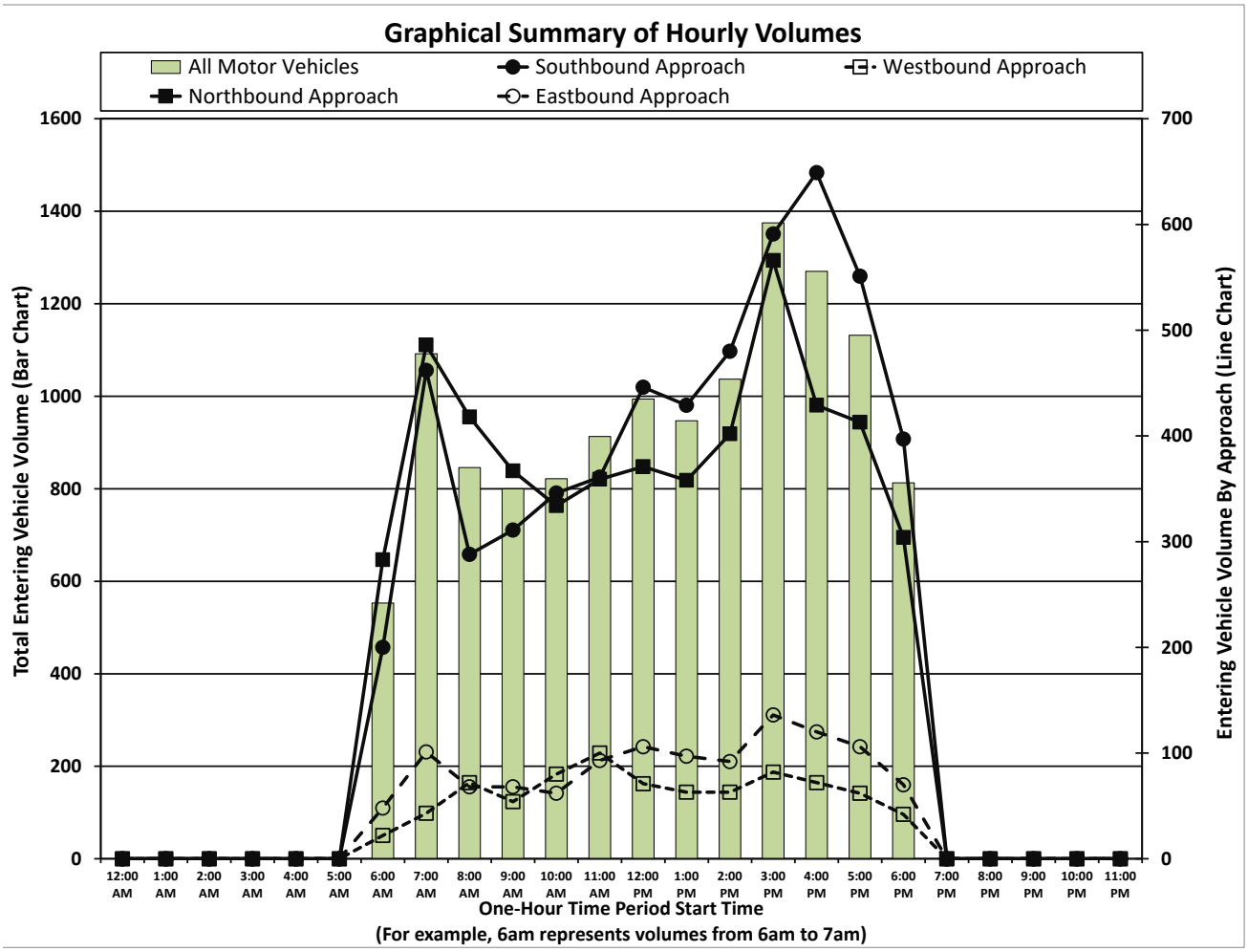
Hourly Volume Summary - Motor Vehicle Data

All Motor Vehicles

STH 120 & E Townline Rd

One-Hour Motor Vehicle Data

One-Hour Time Period Start Time	From North (↓) STH 120					From East (←) E Townline Rd					From South (↑) STH120					From West (→) E townline Rd					Total Vehicle Volume	Directional Volume Totals	
	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		E/W	N/S
Pre-AM 12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AM 6:00 AM	21	165	13	1	200	8	8	6	0	22	5	259	19	0	283	9	6	33	0	48	553	70	483
7:00 AM	54	376	32	0	462	22	15	6	0	43	19	410	57	0	486	46	17	38	0	101	1092	144	948
8:00 AM	38	222	28	0	288	37	29	6	0	72	17	349	52	0	418	21	22	25	0	68	846	140	706
9:00 AM	40	240	31	0	311	31	16	7	0	54	22	311	34	0	367	23	11	34	0	68	800	122	678
MD 10:00 AM	61	250	35	0	346	47	26	7	0	80	14	296	24	0	334	22	17	23	0	62	822	142	680
11:00 AM	54	259	47	1	361	55	28	17	0	100	16	313	30	0	359	26	23	44	0	93	913	193	720
12:00 PM	74	333	38	1	446	37	24	10	0	71	20	326	25	0	371	26	29	51	0	106	994	177	817
1:00 PM	77	318	33	1	429	45	13	5	0	63	17	318	23	0	358	27	22	48	0	97	947	160	787
PM 2:00 PM	71	378	31	0	480	36	20	7	0	63	16	347	39	0	402	26	23	43	0	92	1037	155	882
3:00 PM	82	466	43	0	591	49	21	12	0	82	15	505	46	0	566	54	23	59	0	136	1375	218	1157
4:00 PM	97	516	35	1	649	31	26	15	0	72	18	385	26	0	429	41	30	49	0	120	1270	192	1078
5:00 PM	74	438	38	1	551	37	13	12	0	62	16	361	36	0	413	37	19	50	0	106	1132	168	964
6:00 PM	53	331	13	0	397	20	16	6	0	42	5	274	25	0	304	21	13	36	0	70	813	112	701
7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	796	4292	417	6	5511	455	255	116	0	826	200	4454	436	0	5090	379	255	533	0	1167	12594	1993	10601



Intersection Traffic Volume Report

Count Basics		*Page 5 of 13*
Start Date: Thursday, October 27, 2022	Weekday	Schools in Session
Total Number of Hours Counted: 13	Non-Holiday	No Special Events

15-Minute Motor Vehicle Data

All Motor Vehicles

STH 120 & E Townline Rd

15-Minute Motor Vehicle Data

15-Minute Time Period Start Time		From North (↓) STH 120					From East (←) E Townline Rd					From South (↑) STH120					From West (→) E townline Rd					15-Min Totals	Hourly Sum	PHF
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total			
AM Peak Period	6:00 AM	4	17	1	1	23	1	2	0	0	3	0	37	1	0	38	1	1	3	0	5	69	553	0.65
	6:15 AM	7	25	3	0	35	1	2	0	0	3	1	60	4	0	65	1	1	7	0	9	112	752	0.70
	6:30 AM	6	49	4	0	59	2	0	2	0	4	1	73	5	0	79	3	1	14	0	18	160	954	0.76
	6:45 AM	4	74	5	0	83	4	4	4	0	12	3	89	9	0	101	4	3	9	0	16	212	1078	0.86
	7:00 AM	13	105	5	0	123	4	5	2	0	11	2	99	7	0	108	15	3	8	0	26	268	1092	0.87
	7:15 AM	21	108	6	0	135	4	2	2	0	8	5	116	24	0	145	13	2	11	0	26	314	1027	0.82
	7:30 AM	13	88	10	0	111	7	6	1	0	14	3	115	9	0	127	14	8	10	0	32	284	923	0.81
	7:45 AM	7	75	11	0	93	7	2	1	0	10	9	80	17	0	106	4	4	9	0	17	226	853	0.94
	8:00 AM	10	48	5	0	63	9	3	2	0	14	6	87	13	0	106	5	7	8	0	20	203	846	0.97
	8:15 AM	9	61	9	0	79	11	8	2	0	21	3	77	12	0	92	5	6	7	0	18	210	838	0.96
	8:30 AM	9	60	7	0	76	7	11	0	0	18	0	93	17	0	110	3	1	6	0	10	214	791	0.90
	8:45 AM	10	53	7	0	70	10	7	2	0	19	8	92	10	0	110	8	8	4	0	20	219	778	0.89
	9:00 AM	8	59	5	0	72	5	3	1	0	9	4	79	14	0	97	5	3	9	0	17	195	800	0.83
	9:15 AM	6	47	6	0	59	5	2	1	0	8	6	65	5	0	76	6	3	11	0	20	163	799	0.83
	9:30 AM	12	67	6	0	85	10	6	0	0	16	4	80	7	0	91	3	2	4	0	9	201	835	0.87
	9:45 AM	14	67	14	0	95	11	5	5	0	21	8	87	8	0	103	9	3	10	0	22	241	834	0.87
Midday Peak Period	10:00 AM	14	62	6	0	82	12	5	1	0	18	5	68	7	0	80	4	3	7	0	14	194	822	0.90
	10:15 AM	14	70	4	0	88	12	8	4	0	24	4	62	7	0	73	2	8	4	0	14	199	832	0.91
	10:30 AM	17	53	11	0	81	12	8	0	0	20	2	76	5	0	83	10	1	5	0	16	200	853	0.93
	10:45 AM	16	65	14	0	95	11	5	2	0	18	3	90	5	0	98	6	5	7	0	18	229	892	0.93
	11:00 AM	12	60	13	0	85	15	2	3	0	20	4	72	5	0	81	2	3	13	0	18	204	913	0.91
	11:15 AM	14	55	11	1	81	15	5	3	0	23	1	78	10	0	89	9	6	12	0	27	220	974	0.92
	11:30 AM	12	70	12	0	94	12	11	8	0	31	4	79	7	0	90	10	7	7	0	24	239	977	0.92
	11:45 AM	16	74	11	0	101	13	10	3	0	26	7	84	8	0	99	5	7	12	0	24	250	984	0.93
	12:00 PM	26	89	6	0	121	10	7	5	0	22	3	85	8	0	96	11	8	7	0	26	265	994	0.94
	12:15 PM	16	68	12	0	96	9	6	3	0	18	6	68	5	0	79	2	9	19	0	30	223	958	0.92
	12:30 PM	17	88	10	1	116	7	8	1	0	16	5	77	9	0	91	5	7	11	0	23	246	993	0.95
	12:45 PM	15	88	10	0	113	11	3	1	0	15	6	96	3	0	105	8	5	14	0	27	260	972	0.93
	1:00 PM	15	94	5	0	114	7	5	1	0	13	3	76	3	0	82	3	8	9	0	20	229	947	0.92
	1:15 PM	8	87	8	1	104	18	7	2	0	27	4	93	8	0	105	8	3	11	0	22	258	950	0.92
	1:30 PM	32	69	12	0	113	13	0	2	0	15	3	63	5	0	71	7	4	15	0	26	225	930	0.98
	1:45 PM	22	68	8	0	98	7	1	0	0	8	7	86	7	0	100	9	7	13	0	29	235	975	0.90
PM Peak Period	2:00 PM	17	86	5	0	108	8	5	2	0	15	4	73	7	0	84	6	5	14	0	25	232	1037	0.87
	2:15 PM	13	93	9	0	115	8	7	0	0	15	2	74	8	0	84	7	8	9	0	24	238	1150	0.83
	2:30 PM	22	88	9	0	119	13	4	4	0	21	5	95	8	0	108	7	4	11	0	22	270	1253	0.91
	2:45 PM	19	111	8	0	138	7	4	1	0	12	5	105	16	0	126	6	6	9	0	21	297	1333	0.95
	3:00 PM	17	104	12	0	133	17	4	1	0	22	3	142	13	0	158	15	3	14	0	32	345	1375	0.98
	3:15 PM	25	127	9	0	161	13	5	2	0	20	2	110	8	0	120	16	6	18	0	40	341	1372	0.98
	3:30 PM	20	122	11	0	153	9	7	6	0	22	4	131	10	0	145	9	9	12	0	30	350	1344	0.96
	3:45 PM	20	113	11	0	144	10	5	3	0	18	6	122	15	0	143	14	5	15	0	34	339	1316	0.96
	4:00 PM	22	156	5	0	183	7	5	4	0	16	3	104	8	0	115	10	6	12	0	28	342	1270	0.93
	4:15 PM	21	114	14	1	150	6	8	1	0	15	3	104	6	0	113	14	11	10	0	35	313	1185	0.92
	4:30 PM	34	127	9	0	170	9	9	8	0	26	6	92	4	0	102	11	4	9	0	24	322	1185	0.92
	4:45 PM	20	119	7	0	146	9	4	2	0	15	6	85	8	0	99	6	9	18	0	33	293	1159	0.93
	5:00 PM	17	87	11	0	115	11	1	2	0	14	5	86	7	0	98	14	3	13	0	30	257	1132	0.90
	5:15 PM	19	142	6	0	167	13	4	4	0	21	1	84	15	0	100	5	7	13	0	25	313	1170	0.93
	5:30 PM	25	106	10	1	142	7	3	2	0	12	4	107	7	0	118	5	5	14	0	24	296	1051	0.89
	5:45 PM	13	103	11	0	127	6	5	4	0	15	6	84	7	0	97	13	4	10	0	27	266	932	0.79
	6:00 PM	19	100	3	0	122	10	11	1	0	22	3	113	5	0	121	4	9	17	0	30	295	813	0.69
	6:15 PM	12	92	3	0	107	6	3	2	0	11	1	54	7	0	62	9	2	3	0	14	194		
	6:30 PM	12	82	2	0	96	3	1	2	0	6	1	52	7	0	60	4	2	9	0	15	177		
	6:45 PM	10	57	5	0	72	1	1	1	0	3	0	55	6	0	61	4	0	7	0	11	147		
Totals		796	4292	417	6	5511	455	255	116	0	826	200	4454	436	0	5090	379	255	533	0	1167	12594		

Peak Hour All Vehicle Volume Summary

Hourly Time Period Start Time		From North (↓) STH 120					From East (←) E Townline Rd					From South (↑) STH120					From West (→) E townline Rd					Total Hourly Volume	PHF
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM	7:00 AM	54	376	32	0	462	22	15	6	0	43	19	410	57	0	486	46	17	38	0	101	1092	0.87
MD	12:00 PM	74	333	38	1	446	37	24	10	0	71	20	326	25	0	371	26	29	51	0	106	994	0.94
PM	3:00 PM	82	466	43	0	591	49	21	12	0	82	15	505	46	0	566	54	23	59	0	136	1375	0.98

Intersection Traffic Volume Report

Count Basics			*Page 6 of 13*
Start Date:	Thursday, October 27, 2022	Weekday	Schools in Session
Total Number of Hours Counted: 13		Non-Holiday	No Special Events

15-Minute Automobile Data

Automobiles (Cars, Light Trucks, & Motorcycles)

STH 120 & E Townline Rd

15-Minute Automobile Data

15-Minute Time Period		From North (↓) STH 120					From East (←) E Townline Rd					From South (↑) STH120					From West (→) E townline Rd					15-Min	Hourly
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM	4	16	1	1	22	1	2	0	0	3	0	33	1	0	34	1	1	3	0	5	64	517
	6:15 AM	7	21	3	0	31	1	2	0	0	3	1	53	4	0	58	1	1	7	0	9	101	705
	6:30 AM	5	46	4	0	55	2	0	2	0	4	1	66	5	0	72	3	1	13	0	17	148	905
	6:45 AM	4	70	4	0	78	3	4	4	0	11	3	87	9	0	99	4	3	9	0	16	204	1028
	7:00 AM	13	96	5	0	114	4	5	2	0	11	2	94	7	0	103	14	2	8	0	24	252	1038
	7:15 AM	20	103	6	0	129	4	2	2	0	8	4	110	24	0	138	13	2	11	0	26	301	975
	7:30 AM	12	85	10	0	107	7	6	1	0	14	3	107	8	0	118	14	8	10	0	32	271	871
	7:45 AM	7	70	11	0	88	7	2	1	0	10	9	74	17	0	100	4	4	8	0	16	214	804
	8:00 AM	9	42	5	0	56	9	3	2	0	14	6	81	13	0	100	4	7	8	0	19	189	798
	8:15 AM	9	57	9	0	75	10	7	2	0	19	2	71	12	0	85	5	6	7	0	18	197	788
	8:30 AM	8	54	7	0	69	7	11	0	0	18	0	90	17	0	107	3	1	6	0	10	204	742
	8:45 AM	10	48	7	0	65	10	7	2	0	19	8	87	10	0	105	8	8	3	0	19	208	726
	9:00 AM	8	48	5	0	61	5	3	1	0	9	4	74	14	0	92	5	3	9	0	17	179	751
	9:15 AM	6	44	5	0	55	5	2	1	0	8	6	57	5	0	68	6	3	11	0	20	151	751
	9:30 AM	12	60	6	0	78	10	6	0	0	16	4	74	7	0	85	3	2	4	0	9	188	790
	9:45 AM	14	64	14	0	92	11	5	5	0	21	8	82	8	0	98	9	3	10	0	22	233	792
Midday Peak Period	10:00 AM	12	58	6	0	76	12	5	1	0	18	5	59	7	0	71	4	3	7	0	14	179	773
	10:15 AM	14	65	4	0	83	12	8	4	0	24	4	58	7	0	69	2	8	4	0	14	190	789
	10:30 AM	17	50	11	0	78	12	8	0	0	20	2	71	5	0	78	8	1	5	0	14	190	807
	10:45 AM	16	62	14	0	92	10	5	1	0	16	2	82	5	0	89	6	5	6	0	17	214	846
	11:00 AM	11	58	13	0	82	15	2	3	0	20	4	67	5	0	76	1	3	13	0	17	195	867
	11:15 AM	14	51	11	1	77	15	5	3	0	23	1	70	10	0	81	9	6	12	0	27	208	919
	11:30 AM	12	65	12	0	89	12	11	7	0	30	4	75	7	0	86	10	7	7	0	24	229	925
	11:45 AM	16	68	11	0	95	13	10	3	0	26	7	75	8	0	90	5	7	12	0	24	235	930
	12:00 PM	25	81	6	0	112	10	7	4	0	21	3	78	8	0	89	10	8	7	0	25	247	941
	12:15 PM	16	63	12	0	91	9	6	3	0	18	6	64	5	0	75	2	9	19	0	30	214	906
	12:30 PM	17	80	10	1	108	7	8	1	0	16	5	73	9	0	87	5	7	11	0	23	234	940
	12:45 PM	15	82	10	0	107	11	3	1	0	15	6	88	3	0	97	8	5	14	0	27	246	926
	1:00 PM	15	85	5	0	105	6	5	1	0	12	3	70	3	0	76	3	8	8	0	19	212	899
	1:15 PM	8	79	8	1	96	18	7	2	0	27	4	91	8	0	103	8	3	11	0	22	248	909
	1:30 PM	32	67	12	0	111	13	0	2	0	15	3	60	5	0	68	7	4	15	0	26	220	891
	1:45 PM	22	61	8	0	91	7	1	0	0	8	7	77	7	0	91	9	7	13	0	29	219	929
PM Peak Period	2:00 PM	17	80	5	0	102	8	5	2	0	15	4	70	6	0	80	6	5	14	0	25	222	996
	2:15 PM	13	88	9	0	110	8	7	0	0	15	2	71	8	0	81	7	8	9	0	24	230	1105
	2:30 PM	22	86	9	0	117	13	4	4	0	21	5	85	8	0	98	7	4	11	0	22	258	1206
	2:45 PM	19	106	8	0	133	7	4	1	0	12	5	99	16	0	120	6	6	9	0	21	286	1289
	3:00 PM	17	98	10	0	125	17	4	1	0	22	3	137	12	0	152	15	3	14	0	32	331	1331
	3:15 PM	25	121	9	0	155	13	5	2	0	20	2	106	8	0	116	16	6	18	0	40	331	1324
	3:30 PM	18	119	11	0	148	9	7	6	0	22	4	127	10	0	141	9	9	12	0	30	341	1295
	3:45 PM	20	107	11	0	138	10	5	3	0	18	6	118	15	0	139	13	5	15	0	33	328	1267
	4:00 PM	22	145	5	0	172	7	4	4	0	15	3	100	8	0	111	9	6	11	0	26	324	1228
	4:15 PM	21	108	14	1	144	6	8	1	0	15	3	101	6	0	110	12	11	10	0	33	302	1152
	4:30 PM	33	121	9	0	163	9	9	8	0	26	6	90	4	0	100	11	4	9	0	24	313	1156
	4:45 PM	20	118	6	0	144	9	4	2	0	15	6	83	8	0	97	6	9	18	0	33	289	1134
	5:00 PM	17	82	11	0	110	11	1	2	0	14	5	82	7	0	94	14	3	13	0	30	248	1107
	5:15 PM	18	137	6	0	161	13	4	4	0	21	1	83	15	0	99	5	7	13	0	25	306	1150
	5:30 PM	25	105	9	1	140	7	3	2	0	12	4	105	7	0	116	5	5	13	0	23	291	1031
	5:45 PM	13	101	11	0	125	6	5	4	0	15	6	82	7	0	95	13	4	10	0	27	262	917
	6:00 PM	19	98	3	0	120	10	11	1	0	22	3	111	5	0	119	4	9	17	0	30	291	798
	6:15 PM	12	88	3	0	103	6	3	2	0	11	1	51	7	0	59	9	2	3	0	14	187	
	6:30 PM	12	82	2	0	96	3	1	2	0	6	1	52	7	0	60	4	2	9	0	15	177	
	6:45 PM	10	55	5	0	70	1	1	1	0	3	0	53	6	0	59	4	0	7	0	11	143	
Totals		783	4044	411	6	5244	451	253	113	0	817	197	4204	433	0	4834	369	254	526	0	1149	12044	

Peak Hour Automobile Volume Summary

Hourly Time Period		From North (↓) STH 120					From East (←) E Townline Rd					From South (↑) STH120					From West (→) E townline Rd					Total Hourly
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	7:00 AM	52	354	32	0	438	22	15	6	0	43	18	385	56	0	459	45	16	37	0	98	1038
MD	12:00 PM	73	306	38	1	418	37	24	9	0	70	20	303	25	0	348	25	29	51	0	105	941
PM	3:00 PM	80	445	41	0	566	49	21	12	0	82	15	488	45	0	548	53	23	59	0	135	1331

Intersection Traffic Volume Report

Count Basics			*Page 7 of 13*
Start Date:	Thursday, October 27, 2022	Weekday	Schools in Session
Total Number of Hours Counted: 13		Non-Holiday	No Special Events

15-Minute Single Unit (SU) Truck & Bus Data

Single Unit (SU) Trucks & Buses

STH 120 & E Townline Rd

15-Minute Single Unit (SU) Truck & Bus Data

15-Minute Time Period Start Time		From North (↓) STH 120					From East (←) E Townline Rd					From South (↑) STH120					From West (→) E townline Rd					15-Min Totals	Hourly Sum
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1	14
	6:15 AM	0	1	0	0	1	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	5	21
	6:30 AM	1	0	0	0	1	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	5	24
	6:45 AM	0	1	1	0	2	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	3	29
	7:00 AM	0	4	0	0	4	0	0	0	0	0	0	2	0	0	2	1	1	0	0	2	8	34
	7:15 AM	1	1	0	0	2	0	0	0	0	0	1	5	0	0	6	0	0	0	0	0	8	33
	7:30 AM	1	2	0	0	3	0	0	0	0	0	0	6	1	0	7	0	0	0	0	0	10	31
	7:45 AM	0	3	0	0	3	0	0	0	0	0	0	4	0	0	4	0	0	1	0	1	8	26
	8:00 AM	1	3	0	0	4	0	0	0	0	0	0	2	0	0	2	1	0	0	0	1	7	24
	8:15 AM	0	2	0	0	2	0	1	0	0	1	1	2	0	0	3	0	0	0	0	0	6	26
	8:30 AM	1	3	0	0	4	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	5	27
	8:45 AM	0	2	0	0	2	0	0	0	0	0	0	3	0	0	3	0	0	1	0	1	6	28
	9:00 AM	0	5	0	0	5	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	9	25
	9:15 AM	0	3	1	0	4	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	7	20
	9:30 AM	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	6	17
	9:45 AM	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	3	16
Midday Peak Period	10:00 AM	1	1	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	17
	10:15 AM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	17
	10:30 AM	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	2	0	0	0	2	5	17
	10:45 AM	0	1	0	0	1	1	0	0	0	1	1	1	0	0	2	0	0	0	0	0	4	15
	11:00 AM	1	1	0	0	2	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	4	15
	11:15 AM	0	1	0	0	1	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	4	20
	11:30 AM	0	2	0	0	2	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	3	20
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	4	22
	12:00 PM	1	4	0	0	5	0	0	1	0	1	0	2	0	0	2	1	0	0	0	1	9	25
	12:15 PM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	21
	12:30 PM	0	4	0	0	4	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	5	20
	12:45 PM	0	4	0	0	4	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	7	18
	1:00 PM	0	1	0	0	1	1	0	0	0	1	0	3	0	0	3	0	0	0	0	0	5	18
	1:15 PM	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	3	17
	1:30 PM	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	3	18
	1:45 PM	0	4	0	0	4	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	7	18
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	3	1	0	4	0	0	0	0	0	4	14
	2:15 PM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	19
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	3	21
	2:45 PM	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	3	20
	3:00 PM	0	3	1	0	4	0	0	0	0	0	0	4	1	0	5	0	0	0	0	0	9	23
	3:15 PM	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	6	24
	3:30 PM	1	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	24
	3:45 PM	0	4	0	0	4	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	6	27
	4:00 PM	0	8	0	0	8	0	1	0	0	1	0	0	0	0	0	1	0	0	0	1	10	22
	4:15 PM	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	2	0	0	0	2	6	15
	4:30 PM	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	11
	4:45 PM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	7
	5:00 PM	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	3	6
	5:15 PM	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2	3
	5:30 PM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	4
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	6:15 PM	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	3	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Totals		9	101	5	0	115	3	2	2	0	7	3	100	3	0	106	10	1	2	0	13	241	

Peak Hour Single Unit (SU) Truck & Buses Volume Summary

Hourly Time Period Start Time		From North (↓) STH 120					From East (←) E Townline Rd					From South (↑) STH120					From West (→) E townline Rd					Total Hourly Volume
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:00 AM	2	10	0	0	12	0	0	0	0	0	1	17	1	0	19	1	1	1	0	3	34
MD	12:00 PM	1	14	0	0	15	0	0	1	0	1	0	8	0	0	8	1	0	0	0	1	25
PM	3:00 PM	1	11	1	0	13	0	0	0	0	0	0	8	1	0	9	1	0	0	0	1	23

Intersection Traffic Volume Report

Count Basics			*Page 8 of 13*
Start Date:	Thursday, October 27, 2022	Weekday	Schools in Session
Total Number of Hours Counted: 13		Non-Holiday	No Special Events

15-Minute Semi-Truck Data

Semi-Trucks

STH 120 & E Townline Rd

15-Minute Semi-Truck Data

	15-Minute Time Period	From North (↓) STH 120					From East (←) E Townline Rd					From South (↑) STH120					From West (→) E townline Rd					15-Min	Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM	0	1	0	0	1	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	4	22
	6:15 AM	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	6	26
	6:30 AM	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	0	0	1	0	1	7	25
	6:45 AM	0	3	0	0	3	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	5	21
	7:00 AM	0	5	0	0	5	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	8	20
	7:15 AM	0	4	0	0	4	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	5	19
	7:30 AM	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	3	21
	7:45 AM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	23
	8:00 AM	0	3	0	0	3	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	7	24
	8:15 AM	0	2	0	0	2	1	0	0	0	1	0	4	0	0	4	0	0	0	0	0	7	24
	8:30 AM	0	3	0	0	3	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	5	22
	8:45 AM	0	3	0	0	3	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	5	24
	9:00 AM	0	6	0	0	6	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	7	24
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	5	28
	9:30 AM	0	4	0	0	4	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	7	28
	9:45 AM	0	2	0	0	2	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	5	26
Midday Peak Period	10:00 AM	1	3	0	0	4	0	0	0	0	0	0	7	0	0	7	0	0	0	0	0	11	32
	10:15 AM	0	3	0	0	3	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	5	26
	10:30 AM	0	2	0	0	2	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	5	29
	10:45 AM	0	2	0	0	2	0	0	1	0	1	0	7	0	0	7	0	0	1	0	1	11	31
	11:00 AM	0	1	0	0	1	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	5	31
	11:15 AM	0	3	0	0	3	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	8	35
	11:30 AM	0	3	0	0	3	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	7	32
	11:45 AM	0	6	0	0	6	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	11	32
	12:00 PM	0	4	0	0	4	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	9	28
	12:15 PM	0	3	0	0	3	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	5	31
	12:30 PM	0	4	0	0	4	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	7	33
	12:45 PM	0	2	0	0	2	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	7	28
	1:00 PM	0	8	0	0	8	0	0	0	0	0	0	3	0	0	3	0	0	1	0	1	12	30
	1:15 PM	0	6	0	0	6	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	7	24
	1:30 PM	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2	21
	1:45 PM	0	3	0	0	3	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	9	28
PM Peak Period	2:00 PM	0	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	27
	2:15 PM	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	4	26
	2:30 PM	0	2	0	0	2	0	0	0	0	0	0	7	0	0	7	0	0	0	0	0	9	26
	2:45 PM	0	4	0	0	4	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	8	24
	3:00 PM	0	3	1	0	4	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	5	21
	3:15 PM	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	4	24
	3:30 PM	1	2	0	0	3	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	7	25
	3:45 PM	0	2	0	0	2	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	5	22
	4:00 PM	0	3	0	0	3	0	0	0	0	0	0	4	0	0	4	0	0	1	0	1	8	20
	4:15 PM	0	3	0	0	3	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	5	18
	4:30 PM	1	1	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	18
	4:45 PM	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	3	18
	5:00 PM	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	6	19
	5:15 PM	1	4	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	17
	5:30 PM	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	0	0	1	0	1	4	16
	5:45 PM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	12
	6:00 PM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	11
	6:15 PM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	3	
Totals		4	147	1	0	152	1	0	1	0	2	0	150	0	0	150	0	0	5	0	5	309	

Peak Hour Semi-Truck Volume Summary

	Hourly Time Period	From North (↓) STH 120					From East (←) E Townline Rd					From South (↑) STH120					From West (→) E townline Rd					Total Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	7:00 AM	0	12	0	0	12	0	0	0	0	0	0	8	0	0	8	0	0	0	0	0	20
MD	12:00 PM	0	13	0	0	13	0	0	0	0	0	0	15	0	0	15	0	0	0	0	0	28
PM	3:00 PM	1	10	1	0	12	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	21

Intersection Traffic Volume Report

Count Basics			*Page 9 of 13*
Start Date:	Thursday, October 27, 2022	Weekday	Schools in Session
Total Number of Hours Counted: 13		Non-Holiday	No Special Events

15-Minute Heavy Vehicle Data

STH 120 & E Townline Rd

15-Minute Heavy Vehicle Data

	15-Minute Time Period Start Time	From North (↓) STH 120					From East (←) E Townline Rd					From South (↑) STH120					From West (→) E townline Rd					15-Min Totals	Hourly Sum
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	0	1	0	0	1	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	5	36
	6:15 AM	0	4	0	0	4	0	0	0	0	0	0	7	0	0	7	0	0	0	0	0	11	47
	6:30 AM	1	3	0	0	4	0	0	0	0	0	0	7	0	0	7	0	0	1	0	1	12	49
	6:45 AM	0	4	1	0	5	1	0	0	0	1	0	2	0	0	2	0	0	0	0	0	8	50
	7:00 AM	0	9	0	0	9	0	0	0	0	0	0	5	0	0	5	1	1	0	0	2	16	54
	7:15 AM	1	5	0	0	6	0	0	0	0	0	1	6	0	0	7	0	0	0	0	0	13	52
	7:30 AM	1	3	0	0	4	0	0	0	0	0	0	8	1	0	9	0	0	0	0	0	13	52
	7:45 AM	0	5	0	0	5	0	0	0	0	0	0	6	0	0	6	0	0	1	0	1	12	49
	8:00 AM	1	6	0	0	7	0	0	0	0	0	0	6	0	0	6	1	0	0	0	1	14	48
	8:15 AM	0	4	0	0	4	1	1	0	0	2	1	6	0	0	7	0	0	0	0	0	13	50
	8:30 AM	1	6	0	0	7	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	10	49
	8:45 AM	0	5	0	0	5	0	0	0	0	0	0	5	0	0	5	0	0	1	0	1	11	52
	9:00 AM	0	11	0	0	11	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	16	49
	9:15 AM	0	3	1	0	4	0	0	0	0	0	0	8	0	0	8	0	0	0	0	0	12	48
	9:30 AM	0	7	0	0	7	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	13	45
	9:45 AM	0	3	0	0	3	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	8	42
Midday Peak Period	10:00 AM	2	4	0	0	6	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	15	49
	10:15 AM	0	5	0	0	5	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	9	43
	10:30 AM	0	3	0	0	3	0	0	0	0	0	0	5	0	0	5	2	0	0	0	2	10	46
	10:45 AM	0	3	0	0	3	1	0	1	0	2	1	8	0	0	9	0	0	1	0	1	15	46
	11:00 AM	1	2	0	0	3	0	0	0	0	0	0	5	0	0	5	1	0	0	0	1	9	46
	11:15 AM	0	4	0	0	4	0	0	0	0	0	0	8	0	0	8	0	0	0	0	0	12	55
	11:30 AM	0	5	0	0	5	0	0	1	0	1	0	4	0	0	4	0	0	0	0	0	10	52
	11:45 AM	0	6	0	0	6	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	15	54
	12:00 PM	1	8	0	0	9	0	0	1	0	1	0	7	0	0	7	1	0	0	0	1	18	53
	12:15 PM	0	5	0	0	5	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	9	52
	12:30 PM	0	8	0	0	8	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	12	53
	12:45 PM	0	6	0	0	6	0	0	0	0	0	0	8	0	0	8	0	0	0	0	0	14	46
	1:00 PM	0	9	0	0	9	1	0	0	0	1	0	6	0	0	6	0	0	1	0	1	17	48
	1:15 PM	0	8	0	0	8	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	10	41
	1:30 PM	0	2	0	0	2	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	5	39
	1:45 PM	0	7	0	0	7	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	16	46
PM Peak Period	2:00 PM	0	6	0	0	6	0	0	0	0	0	0	3	1	0	4	0	0	0	0	0	10	41
	2:15 PM	0	5	0	0	5	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	8	45
	2:30 PM	0	2	0	0	2	0	0	0	0	0	0	10	0	0	10	0	0	0	0	0	12	47
	2:45 PM	0	5	0	0	5	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	11	44
	3:00 PM	0	6	2	0	8	0	0	0	0	0	0	5	1	0	6	0	0	0	0	0	14	44
	3:15 PM	0	6	0	0	6	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	10	48
	3:30 PM	2	3	0	0	5	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	9	49
	3:45 PM	0	6	0	0	6	0	0	0	0	0	0	4	0	0	4	1	0	0	0	1	11	49
	4:00 PM	0	11	0	0	11	0	1	0	0	1	0	4	0	0	4	1	0	1	0	2	18	42
	4:15 PM	0	6	0	0	6	0	0	0	0	0	0	3	0	0	3	2	0	0	0	2	11	33
	4:30 PM	1	6	0	0	7	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	9	29
	4:45 PM	0	1	1	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	25
	5:00 PM	0	5	0	0	5	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	9	25
	5:15 PM	1	5	0	0	6	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	7	20
	5:30 PM	0	1	1	0	2	0	0	0	0	0	0	2	0	0	2	0	0	1	0	1	5	20
	5:45 PM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	15
	6:00 PM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	15
	6:15 PM	0	4	0	0	4	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	7	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	
Totals		13	248	6	0	267	4	2	3	0	9	3	250	3	0	256	10	1	7	0	18	550	

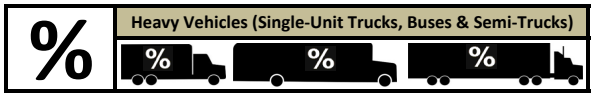
Peak Hour Heavy Vehicle Volume Summary

	Hourly Time Period Start Time	From North (↓) STH 120					From East (←) E Townline Rd					From South (↑) STH120					From West (→) E townline Rd					Total Hourly Volume
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:00 AM	2	22	0	0	24	0	0	0	0	0	1	25	1	0	27	1	1	1	0	3	54
MD	12:00 PM	1	27	0	0	28	0	0	1	0	1	0	23	0	0	23	1	0	0	0	1	53
PM	3:00 PM	2	21	2	0	25	0	0	0	0	0	0	17	1	0	18	1	0	0	0	1	44

Intersection Traffic Volume Report

Count Basics			*Page 10 of 13*
Start Date:	Thursday, October 27, 2022	Weekday	Schools in Session
Total Number of Hours Counted: 13		Non-Holiday	No Special Events

15-Minute Heavy Vehicle Percentages



STH 120 & E Townline Rd

15-Minute Heavy Vehicle Percentages

15-Minute Time Period		From North (↓) STH 120					From East (←) E Townline Rd					From South (↑) STH120					From West (→) E townline Rd					Total Heavy Vehicle	Hourly Heavy Vehicle
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Percent	Percent
AM Peak Period	6:00 AM	0.0	5.9	0.0	0.0	4.3	0.0	0.0	0.0	0.0	0.0	0.0	10.8	0.0	0.0	10.5	0.0	0.0	0.0	0.0	0.0	7.2	6.5
	6:15 AM	0.0	16.0	0.0	0.0	11.4	0.0	0.0	0.0	0.0	0.0	0.0	11.7	0.0	0.0	10.8	0.0	0.0	0.0	0.0	0.0	9.8	6.3
	6:30 AM	16.7	6.1	0.0	0.0	6.8	0.0	0.0	0.0	0.0	0.0	0.0	9.6	0.0	0.0	8.9	0.0	0.0	7.1	0.0	5.6	7.5	5.1
	6:45 AM	0.0	5.4	20.0	0.0	6.0	25.0	0.0	0.0	0.0	8.3	0.0	2.2	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0	3.8	4.6
	7:00 AM	0.0	8.6	0.0	0.0	7.3	0.0	0.0	0.0	0.0	0.0	0.0	5.1	0.0	0.0	4.6	6.7	33.3	0.0	0.0	7.7	6.0	4.9
	7:15 AM	4.8	4.6	0.0	0.0	4.4	0.0	0.0	0.0	0.0	0.0	20.0	5.2	0.0	0.0	4.8	0.0	0.0	0.0	0.0	0.0	4.1	5.1
	7:30 AM	7.7	3.4	0.0	0.0	3.6	0.0	0.0	0.0	0.0	0.0	0.0	7.0	11.1	0.0	7.1	0.0	0.0	0.0	0.0	0.0	4.6	5.6
	7:45 AM	0.0	6.7	0.0	0.0	5.4	0.0	0.0	0.0	0.0	0.0	0.0	7.5	0.0	0.0	5.7	0.0	0.0	11.1	0.0	5.9	5.3	5.7
	8:00 AM	10.0	12.5	0.0	0.0	11.1	0.0	0.0	0.0	0.0	0.0	0.0	6.9	0.0	0.0	5.7	20.0	0.0	0.0	0.0	5.0	6.9	5.7
	8:15 AM	0.0	6.6	0.0	0.0	5.1	9.1	12.5	0.0	0.0	9.5	33.3	7.8	0.0	0.0	7.6	0.0	0.0	0.0	0.0	0.0	6.2	6.0
	8:30 AM	11.1	10.0	0.0	0.0	9.2	0.0	0.0	0.0	0.0	0.0	0.0	3.2	0.0	0.0	2.7	0.0	0.0	0.0	0.0	0.0	4.7	6.2
	8:45 AM	0.0	9.4	0.0	0.0	7.1	0.0	0.0	0.0	0.0	0.0	0.0	5.4	0.0	0.0	4.5	0.0	0.0	25.0	0.0	5.0	5.0	6.7
	9:00 AM	0.0	18.6	0.0	0.0	15.3	0.0	0.0	0.0	0.0	0.0	0.0	6.3	0.0	0.0	5.2	0.0	0.0	0.0	0.0	0.0	8.2	6.1
	9:15 AM	0.0	6.4	16.7	0.0	6.8	0.0	0.0	0.0	0.0	0.0	0.0	12.3	0.0	0.0	10.5	0.0	0.0	0.0	0.0	0.0	7.4	6.0
	9:30 AM	0.0	10.4	0.0	0.0	8.2	0.0	0.0	0.0	0.0	0.0	0.0	7.5	0.0	0.0	6.6	0.0	0.0	0.0	0.0	0.0	6.5	5.4
	9:45 AM	0.0	4.5	0.0	0.0	3.2	0.0	0.0	0.0	0.0	0.0	0.0	5.7	0.0	0.0	4.9	0.0	0.0	0.0	0.0	0.0	3.3	5.0
Midday Peak Period	10:00 AM	14.3	6.5	0.0	0.0	7.3	0.0	0.0	0.0	0.0	0.0	0.0	13.2	0.0	0.0	11.2	0.0	0.0	0.0	0.0	0.0	7.7	6.0
	10:15 AM	0.0	7.1	0.0	0.0	5.7	0.0	0.0	0.0	0.0	0.0	0.0	6.5	0.0	0.0	5.5	0.0	0.0	0.0	0.0	0.0	4.5	5.2
	10:30 AM	0.0	5.7	0.0	0.0	3.7	0.0	0.0	0.0	0.0	0.0	0.0	6.6	0.0	0.0	6.0	20.0	0.0	0.0	0.0	12.5	5.0	5.4
	10:45 AM	0.0	4.6	0.0	0.0	3.2	9.1	0.0	50.0	0.0	11.1	33.3	8.9	0.0	0.0	9.2	0.0	0.0	14.3	0.0	5.6	6.6	5.2
	11:00 AM	8.3	3.3	0.0	0.0	3.5	0.0	0.0	0.0	0.0	0.0	0.0	6.9	0.0	0.0	6.2	50.0	0.0	0.0	0.0	5.6	4.4	5.0
	11:15 AM	0.0	7.3	0.0	0.0	4.9	0.0	0.0	0.0	0.0	0.0	0.0	10.3	0.0	0.0	9.0	0.0	0.0	0.0	0.0	0.0	5.5	5.6
	11:30 AM	0.0	7.1	0.0	0.0	5.3	0.0	0.0	12.5	0.0	3.2	0.0	5.1	0.0	0.0	4.4	0.0	0.0	0.0	0.0	0.0	4.2	5.3
	11:45 AM	0.0	8.1	0.0	0.0	5.9	0.0	0.0	0.0	0.0	0.0	0.0	10.7	0.0	0.0	9.1	0.0	0.0	0.0	0.0	0.0	6.0	5.5
	12:00 PM	3.8	9.0	0.0	0.0	7.4	0.0	0.0	20.0	0.0	4.5	0.0	8.2	0.0	0.0	7.3	9.1	0.0	0.0	0.0	3.8	6.8	5.3
	12:15 PM	0.0	7.4	0.0	0.0	5.2	0.0	0.0	0.0	0.0	0.0	0.0	5.9	0.0	0.0	5.1	0.0	0.0	0.0	0.0	0.0	4.0	5.4
	12:30 PM	0.0	9.1	0.0	0.0	6.9	0.0	0.0	0.0	0.0	0.0	0.0	5.2	0.0	0.0	4.4	0.0	0.0	0.0	0.0	0.0	4.9	5.3
	12:45 PM	0.0	6.8	0.0	0.0	5.3	0.0	0.0	0.0	0.0	0.0	0.0	8.3	0.0	0.0	7.6	0.0	0.0	0.0	0.0	0.0	5.4	4.7
	1:00 PM	0.0	9.6	0.0	0.0	7.9	14.3	0.0	0.0	0.0	7.7	0.0	7.9	0.0	0.0	7.3	0.0	0.0	11.1	0.0	5.0	7.4	5.1
	1:15 PM	0.0	9.2	0.0	0.0	7.7	0.0	0.0	0.0	0.0	0.0	0.0	2.2	0.0	0.0	1.9	0.0	0.0	0.0	0.0	0.0	3.9	4.3
	1:30 PM	0.0	2.9	0.0	0.0	1.8	0.0	0.0	0.0	0.0	0.0	0.0	4.8	0.0	0.0	4.2	0.0	0.0	0.0	0.0	0.0	2.2	4.2
	1:45 PM	0.0	10.3	0.0	0.0	7.1	0.0	0.0	0.0	0.0	0.0	0.0	10.5	0.0	0.0	9.0	0.0	0.0	0.0	0.0	0.0	6.8	4.7
PM Peak Period	2:00 PM	0.0	7.0	0.0	0.0	5.6	0.0	0.0	0.0	0.0	0.0	0.0	4.1	14.3	0.0	4.8	0.0	0.0	0.0	0.0	0.0	4.3	4.0
	2:15 PM	0.0	5.4	0.0	0.0	4.3	0.0	0.0	0.0	0.0	0.0	0.0	4.1	0.0	0.0	3.6	0.0	0.0	0.0	0.0	0.0	3.4	3.9
	2:30 PM	0.0	2.3	0.0	0.0	1.7	0.0	0.0	0.0	0.0	0.0	0.0	10.5	0.0	0.0	9.3	0.0	0.0	0.0	0.0	0.0	4.4	3.8
	2:45 PM	0.0	4.5	0.0	0.0	3.6	0.0	0.0	0.0	0.0	0.0	0.0	5.7	0.0	0.0	4.8	0.0	0.0	0.0	0.0	0.0	3.7	3.3
	3:00 PM	0.0	5.8	16.7	0.0	6.0	0.0	0.0	0.0	0.0	0.0	0.0	3.5	7.7	0.0	3.8	0.0	0.0	0.0	0.0	0.0	4.1	3.2
	3:15 PM	0.0	4.7	0.0	0.0	3.7	0.0	0.0	0.0	0.0	0.0	0.0	3.6	0.0	0.0	3.3	0.0	0.0	0.0	0.0	0.0	2.9	3.5
	3:30 PM	10.0	2.5	0.0	0.0	3.3	0.0	0.0	0.0	0.0	0.0	0.0	3.1	0.0	0.0	2.8	0.0	0.0	0.0	0.0	0.0	2.6	3.6
	3:45 PM	0.0	5.3	0.0	0.0	4.2	0.0	0.0	0.0	0.0	0.0	0.0	3.3	0.0	0.0	2.8	7.1	0.0	0.0	0.0	2.9	3.2	3.7
	4:00 PM	0.0	7.1	0.0	0.0	6.0	0.0	20.0	0.0	0.0	6.2	0.0	3.8	0.0	0.0	3.5	10.0	0.0	8.3	0.0	7.1	5.3	3.3
	4:15 PM	0.0	5.3	0.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	2.9	0.0	0.0	2.7	14.3	0.0	0.0	0.0	5.7	3.5	2.8
	4:30 PM	2.9	4.7	0.0	0.0	4.1	0.0	0.0	0.0	0.0	0.0	0.0	2.2	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0	2.8	2.4
	4:45 PM	0.0	0.8	14.3	0.0	1.4	0.0	0.0	0.0	0.0	0.0	0.0	2.4	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0	1.4	2.2
	5:00 PM	0.0	5.7	0.0	0.0	4.3	0.0	0.0	0.0	0.0	0.0	0.0	4.7	0.0	0.0	4.1	0.0	0.0	0.0	0.0	0.0	3.5	2.2
	5:15 PM	5.3	3.5	0.0	0.0	3.6	0.0	0.0	0.0	0.0	0.0	0.0	1.2	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0	2.2	1.7
	5:30 PM	0.0	0.9	10.0	0.0	1.4	0.0	0.0	0.0	0.0	0.0	0.0	1.9	0.0	0.0	1.7	0.0	0.0	7.1	0.0	4.2	1.7	1.9
	5:45 PM	0.0	1.9	0.0	0.0	1.6	0.0	0.0	0.0	0.0	0.0	0.0	2.4	0.0	0.0	2.1	0.0	0.0	0.0	0.0	0.0	1.5	1.6
	6:00 PM	0.0	2.0	0.0	0.0	1.6	0.0	0.0	0.0	0.0	0.0	0.0	1.8	0.0	0.0	1.7	0.0	0.0	0.0	0.0	0.0	1.4	1.8
	6:15 PM	0.0	4.3	0.0	0.0	3.7	0.0	0.0	0.0	0.0	0.0	0.0	5.6	0.0	0.0	4.8	0.0	0.0	0.0	0.0	0.0	3.6	
	6:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:45 PM	0.0	3.5	0.0	0.0	2.8	0.0	0.0	0.0	0.0	0.0	0.0	3.6	0.0	0.0	3.3	0.0	0.0	0.0	0.0	0.0	2.7	
Totals		1.6	5.8	1.4	0.0	4.8	0.9	0.8	2.6	0.0	1.1	1.5	5.6	0.7	0.0	5.0	2.6	0.4	1.3	0.0	1.5	4.4	

Peak Hour Heavy Vehicle Percentages Summary

Hourly Time Period		From North (↓) STH 120					From East (←) E Townline Rd					From South (↑) STH120					From West (→) E townline Rd					Hourly Heavy Vehicle
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Percent
AM	7:00 AM	3.7	5.9	0.0	0.0	5.2	0.0	0.0	0.0	0.0	0.0	5.3	6.1	1.8	0.0	5.6	2.2	5.9	2.6	0.0	3.0	4.9
MD	12:00 PM	1.4	8.1	0.0	0.0	6.3	0.0	0.0	10.0	0.0	1.4	0.0	7.1	0.0	0.0	6.2	3.8	0.0	0.0	0.0	0.9	5.3
PM	3:00 PM	2.4	4.5	4.7	0.0	4.2	0.0	0.0	0.0	0.0	0.0	0.0	3.4	2.2	0.0	3.2	1.9	0.0	0.0	0.0	0.7	3.2

Intersection Traffic Volume Report

Count Basics			Page 11 of 13
Start Date:	Thursday, October 27, 2022	Weekday	Schools in Session
Total Number of Hours Counted: 13		Non-Holiday	No Special Events

15-Minute Pedestrian and Bicyclist Data

Pedestrians and Bicyclists

STH 120 & E Townline Rd

15-Minute Pedestrian and Bicyclist Data

	15-Minute Time Period	Crossing North Approach STH 120			Crossing East Approach E Townline Rd			Crossing South Approach STH120			Crossing West Approach E townline Rd			15-Min	Hourly
	Start Time	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Totals	Sum
AM Peak Period	6:00 AM	1	0	1	0	0	0	0	0	0	0	0	0	1	1
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	1:00 PM	0	0	0	0	0	0	0	0	0	1	0	1	1	1
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	4:15 PM	0	1	1	0	0	0	0	0	0	0	0	0	1	2
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	5:00 PM	1	0	1	0	0	0	0	0	0	0	0	0	1	2
	5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	5:30 PM	0	1	1	0	0	0	0	0	0	0	0	0	1	1
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		2	2	4	0	0	0	0	0	0	1	0	1	5	

Special Pedestrians

Pedestrian Type	None	1 or 2	A Few	Several	Many	Unknown
Pre-school Children	x					
Elementry School Age Children	x					
Visually Impaired (white cane/helper dog)	x					
Elderly/Disabled (except wheelchairs)	x					
Wheelchairs/Electric Scooters	x					
Other (None)	x					

Intersection Traffic Volume Report

Count Basics	Version 2013.J4.1		Page 1 of 13
Start Date:	Tuesday, May 11, 2021	Weekday	Schools in Session
Total Number of Hours Counted: 13		Non-Holiday	No Special Events

Base Information, Observed (13) Hour and Estimated (24) Hour Volume Summaries

Intersection of: STH 120 and Bloomfield Road

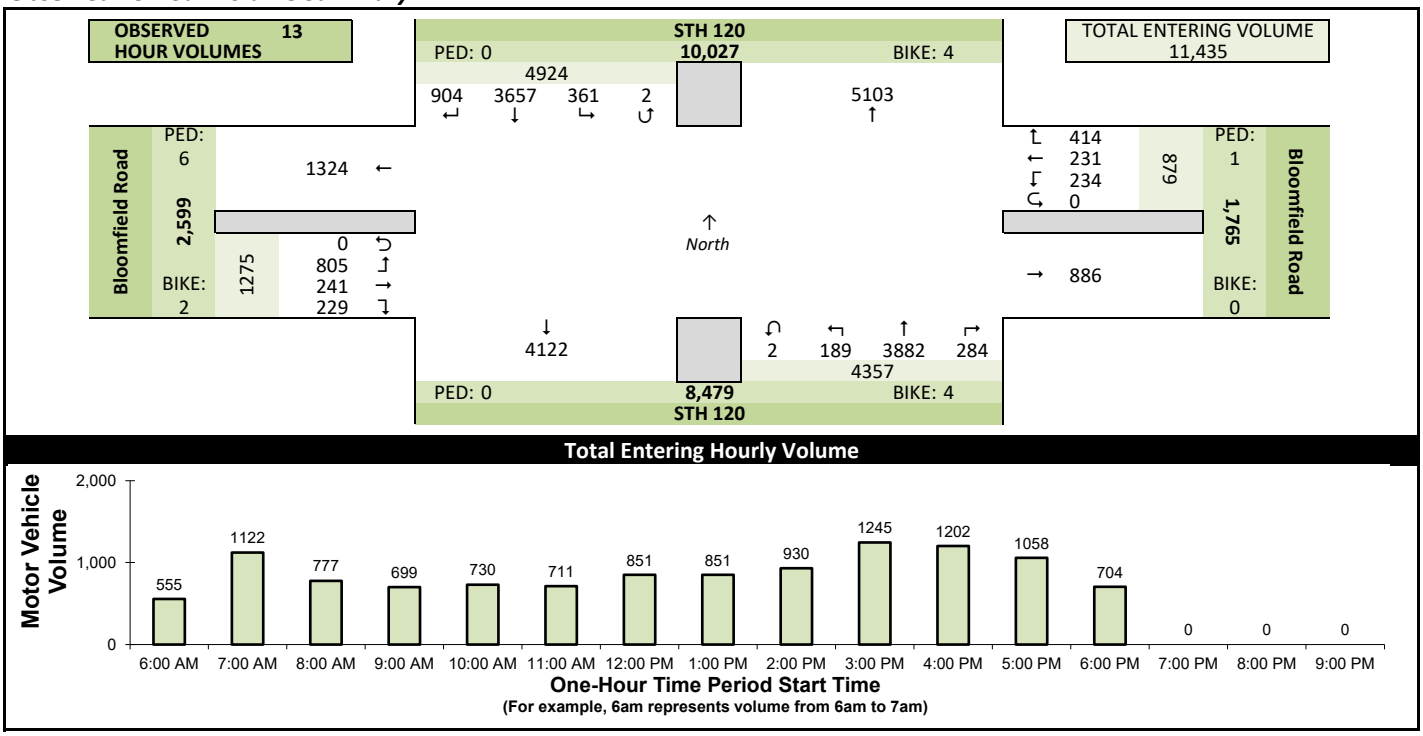
Site Information

Municipality	City of Lake Geneva		
County	Walworth	WisDOT Region	SE
Traffic Control	Partial Stop Control		
Roadway Names		North Direction	↑
North Leg	STH 120		
East Leg	Bloomfield Road		
South Leg	STH 120		
West Leg	Bloomfield Road		
Special Considerations			
Schools	In Session		
Holidays	None		
Special Events	None		
Special Pedestrians Observed			
Pre-school children	None		
Elementry school age children	None		
Visually impaired (white cane/helper dog)	None		
Elderly/disabled (except wheelchairs)	None		
Wheelchairs/electric scooters	None		
Other (describe)	None		

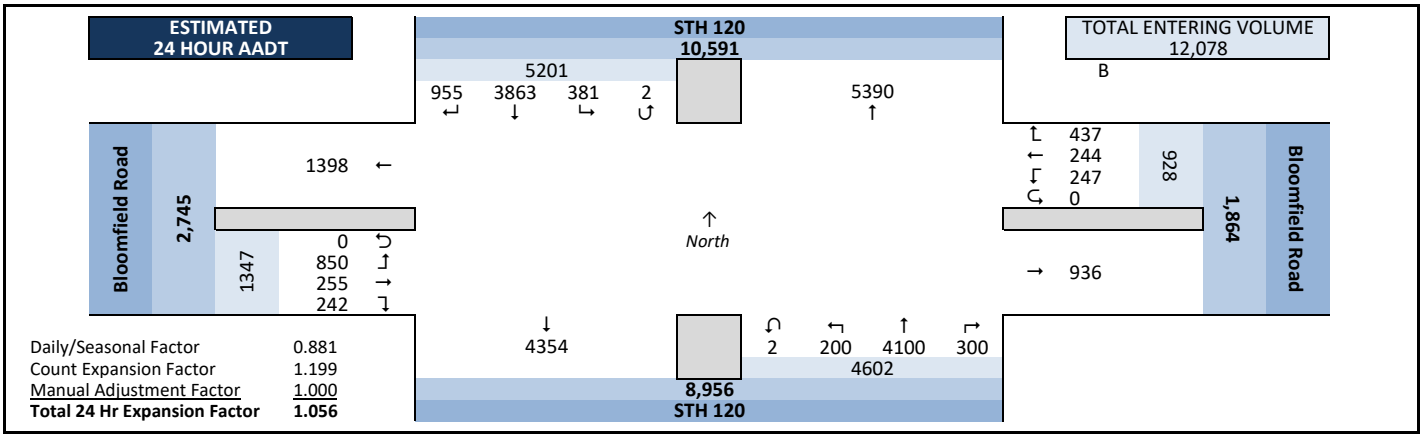
Count Information

Hrs Counted:	6:00 AM-7:00 PM				
1st Day of Count	Tuesday, May 11, 2021			Weather	
AM Peak Period	Wednesday, May 12, 2021			Clear & Dry	
Midday Peak Period	Tuesday, May 11, 2021			Clear & Dry	
PM Peak Period	Tuesday, May 11, 2021			Clear & Dry	
Calculated Peak Hours					
AM	7:00-8:00am	MD	12:00-1:00pm	PM	3:30-4:30pm
Peak Hours Selected for Analysis					
AM	7:00-8:00am	MD	12:00-1:00pm	PM	3:30-4:30pm
Daily/Seasonal Adjustment Group	(2) Urban Arterials & Collectors				
Count Expansion Group	(2) Urban Arterials & Collectors				
Daily/Seasonal Adjustment Factor	0.881	Count Expansion Factor	1.199		
Company Name	TADI, Inc.			Manual Adj.	1.000
Observers	AM Peak Period	Amy Scheuerlein			
	Midday Peak Period	Ron Andryk			
	PM Peak Period	Larry Numerich			
Comments	2019 DOT Seasonal Factors				

Observed 13 Hour Volume Summary



Estimated 24 Hour AADT



Intersection Traffic Volume Report

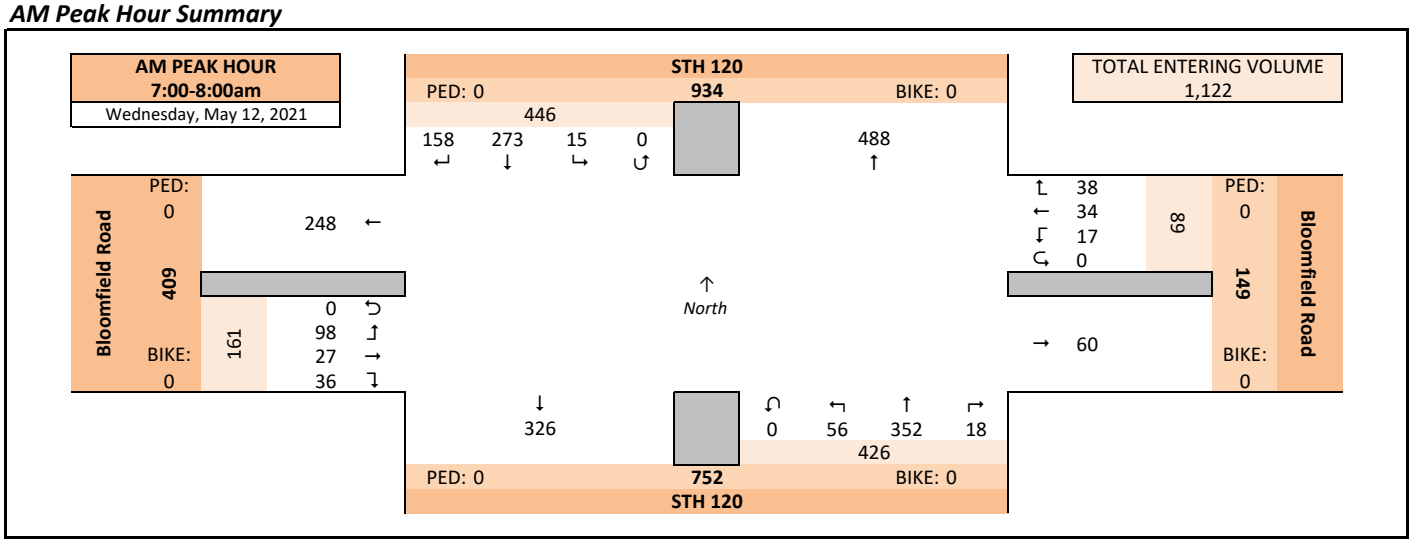
Count Basics			Page 2 of 13
Start Date:	Tuesday, May 11, 2021	Weekday	Schools in Session
Total Number of Hours Counted: 13		Non-Holiday	No Special Events

Peak Hour Volume Graphical Summary

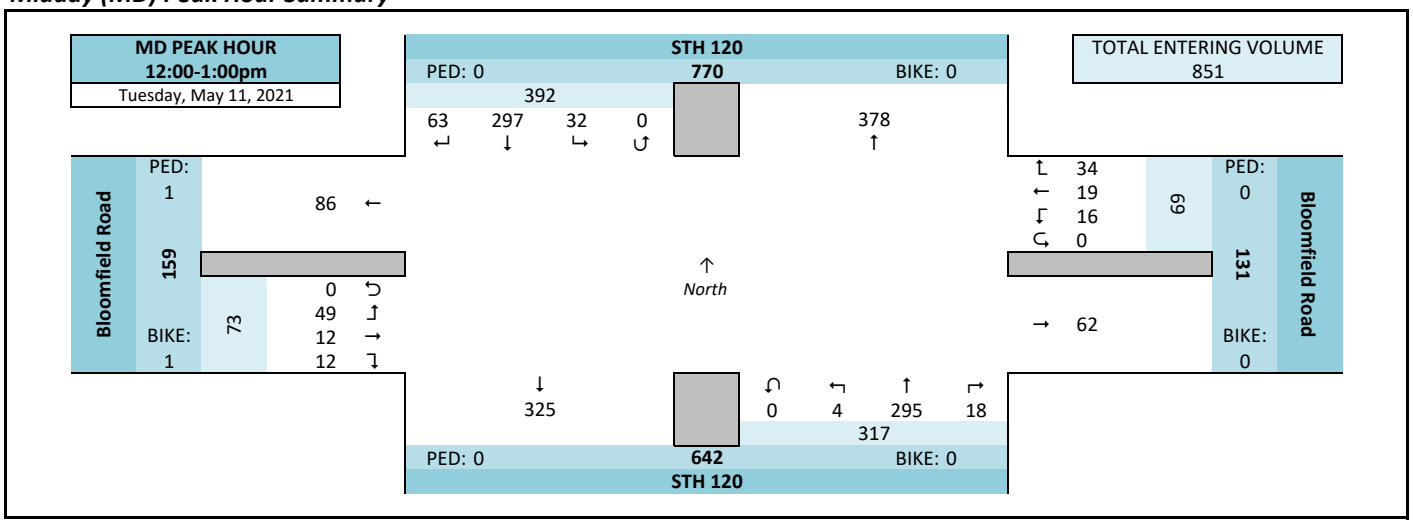
STH 120 and Bloomfield Road

All Motor Vehicles

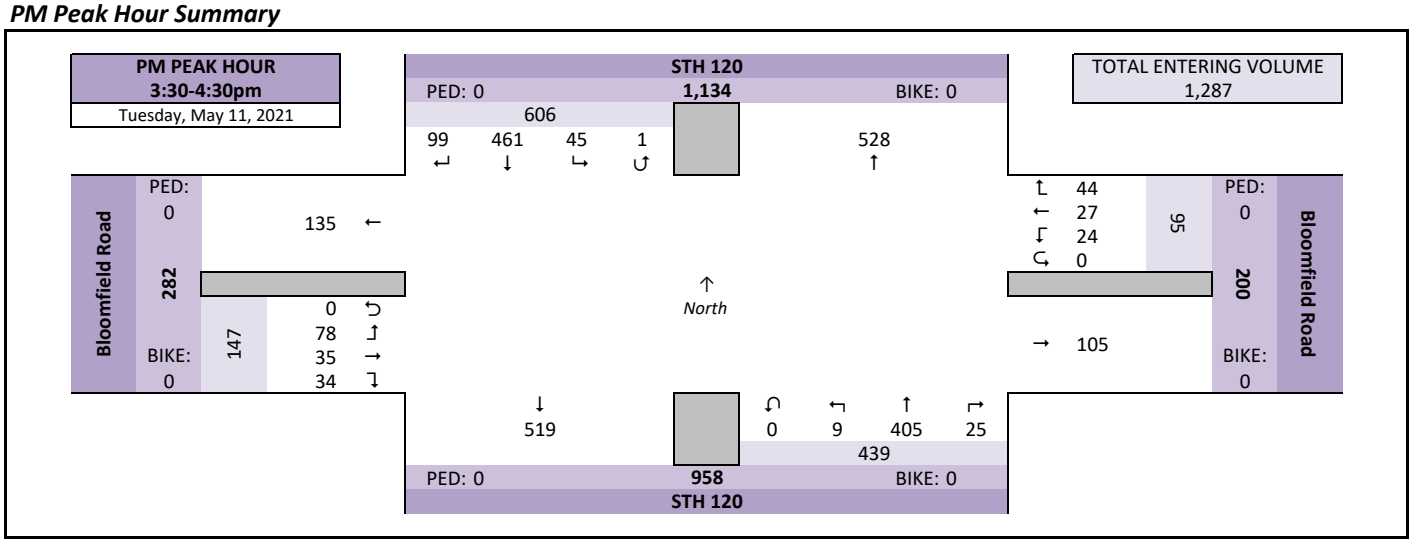
AM Peak Hour Summary



Midday (MD) Peak Hour Summary



PM Peak Hour Summary



Intersection Traffic Volume Report

Count Basics			Page 3 of 13
Start Date:	Tuesday, May 11, 2021	Weekday	Schools in Session
Total Number of Hours Counted: 13		Non-Holiday	No Special Events

Peak Hour Volume Summary

STH 120 and Bloomfield Road

All Motor Vehicles

Peak Hour Volumes, Truck Percentages, and PHFs

Wednesday, May 12, 2021		From North					From East					From South					From West					
	AM Peak Hour	STH 120					Bloomfield Road					STH 120					Bloomfield Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
AM Peak Hour	7:00 AM	57	59	5	0	121	4	7	4	0	15	2	60	16	0	78	7	11	21	0	39	253
	7:15 AM	59	64	2	0	125	9	16	3	0	28	5	85	23	0	113	11	9	37	0	57	323
	7:30 AM	31	91	4	0	126	8	8	6	0	22	8	122	14	0	144	14	3	28	0	45	337
	7:45 AM	11	59	4	0	74	17	3	4	0	24	3	85	3	0	91	4	4	12	0	20	209
	Peak Hour Volume	158	273	15	0	446	38	34	17	0	89	18	352	56	0	426	36	27	98	0	161	1122
	Rounded Hourly Volume	160	275	15	0	450	40	35	15	0	90	20	350	55	0	425	35	25	100	0	160	1125
	% Single Unit Trucks	1.9	5.9	13.3	0.0	4.7	10.5	5.9	11.8	0.0	9.0	16.7	7.7	0.0	0.0	7.0	0.0	7.4	2.0	0.0	2.5	5.6
	% Heavy Trucks	0.0	5.9	0.0	0.0	3.6	0.0	0.0	0.0	0.0	0.0	0.0	3.4	0.0	0.0	2.8	0.0	0.0	1.0	0.0	0.6	2.6
	% Trucks (Total)	1.9	11.7	13.3	0.0	8.3	10.5	5.9	11.8	0.0	9.0	16.7	11.1	0.0	0.0	9.9	0.0	7.4	3.1	0.0	3.1	8.2
	Peak Hour Factor (PHF)	0.67	0.75	0.75	0.00	0.88	0.56	0.53	0.71	0.00	0.79	0.56	0.72	0.61	0.00	0.74	0.64	0.61	0.66	0.00	0.71	0.83

Tuesday, May 11, 2021		From North					From East					From South					From West					
	MD Peak Hour	STH 120					Bloomfield Road					STH 120					Bloomfield Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
Midday (MD) Peak Hour	12:00 PM	17	84	8	0	109	12	1	3	0	16	4	69	1	0	74	3	2	17	0	22	221
	12:15 PM	11	64	12	0	87	6	6	5	0	17	4	79	1	0	84	4	3	14	0	21	209
	12:30 PM	20	75	4	0	99	10	6	4	0	20	6	73	2	0	81	3	4	8	0	15	215
	12:45 PM	15	74	8	0	97	6	6	4	0	16	4	74	0	0	78	2	3	10	0	15	206
	Peak Hour Volume	63	297	32	0	392	34	19	16	0	69	18	295	4	0	317	12	12	49	0	73	851
	Rounded Hourly Volume	65	295	30	0	390	35	20	15	0	70	20	295	5	0	320	10	10	50	0	70	850
	% Single Unit Trucks	9.5	3.7	15.6	0.0	5.6	5.9	5.3	25.0	0.0	10.1	27.8	6.4	50.0	0.0	8.2	8.3	0.0	4.1	0.0	4.1	6.8
	% Heavy Trucks	0.0	5.7	0.0	0.0	4.3	0.0	0.0	0.0	0.0	0.0	0.0	6.4	0.0	0.0	6.0	0.0	0.0	0.0	0.0	0.0	4.2
	% Trucks (Total)	9.5	9.4	15.6	0.0	9.9	5.9	5.3	25.0	0.0	10.1	27.8	12.9	50.0	0.0	14.2	8.3	0.0	4.1	0.0	4.1	11.0
	Peak Hour Factor (PHF)	0.79	0.88	0.67	0.00	0.90	0.71	0.79	0.80	0.00	0.86	0.75	0.93	0.50	0.00	0.94	0.75	0.75	0.72	0.00	0.83	0.96

Tuesday, May 11, 2021		From North					From East					From South					From West					
	PM Peak Hour	STH 120					Bloomfield Road					STH 120					Bloomfield Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
PM Peak Hour	3:30 PM	21	118	11	0	150	6	5	6	0	17	6	92	2	0	100	5	7	28	0	40	307
	3:45 PM	28	122	8	1	159	14	6	3	0	23	8	129	4	0	141	5	6	12	0	23	346
	4:00 PM	27	107	14	0	148	9	7	9	0	25	6	93	2	0	101	15	13	29	0	57	331
	4:15 PM	23	114	12	0	149	15	9	6	0	30	5	91	1	0	97	9	9	9	0	27	303
	Peak Hour Volume	99	461	45	1	606	44	27	24	0	95	25	405	9	0	439	34	35	78	0	147	1287
	Rounded Hourly Volume	100	460	45	0	605	45	25	25	0	95	25	405	10	0	440	35	35	80	0	150	1290
	% Single Unit Trucks	2.0	6.5	2.2	0.0	5.4	6.8	3.7	16.7	0.0	8.4	20.0	5.9	22.2	0.0	7.1	5.9	5.7	1.3	0.0	3.4	6.0
	% Heavy Trucks	0.0	2.0	0.0	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0	3.0	0.0	0.0	2.7	0.0	0.0	0.0	0.0	0.0	1.6
	% Trucks (Total)	2.0	8.5	2.2	0.0	6.9	6.8	3.7	16.7	0.0	8.4	20.0	8.9	22.2	0.0	9.8	5.9	5.7	1.3	0.0	3.4	7.6
	Peak Hour Factor (PHF)	0.88	0.94	0.80	0.25	0.95	0.73	0.75	0.67	0.00	0.79	0.78	0.78	0.56	0.00	0.78	0.57	0.67	0.67	0.00	0.64	0.93

Peak Hour Pedestrian and Bicyclist Volumes

Pedestrians and Bicyclists		Crossing North Approach			Crossing East Approach			Crossing South Approach			Crossing West Approach			Total Ped & Bike Volume
		STH 120			Bloomfield Road			STH 120			Bloomfield Road			
	15-Minute Start Time	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	
AM	7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	1	1	2	2
	Total	0	0	0	0	0	0	0	0	0	1	1	2	2
PM	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Traffic Volume Report

Count Basics		Page 4 of 13
Start Date: Tuesday, May 11, 2021	Weekday	Schools in Session
Total Number of Hours Counted: 13	Non-Holiday	No Special Events

Hourly Volume Summary - Motor Vehicle Data

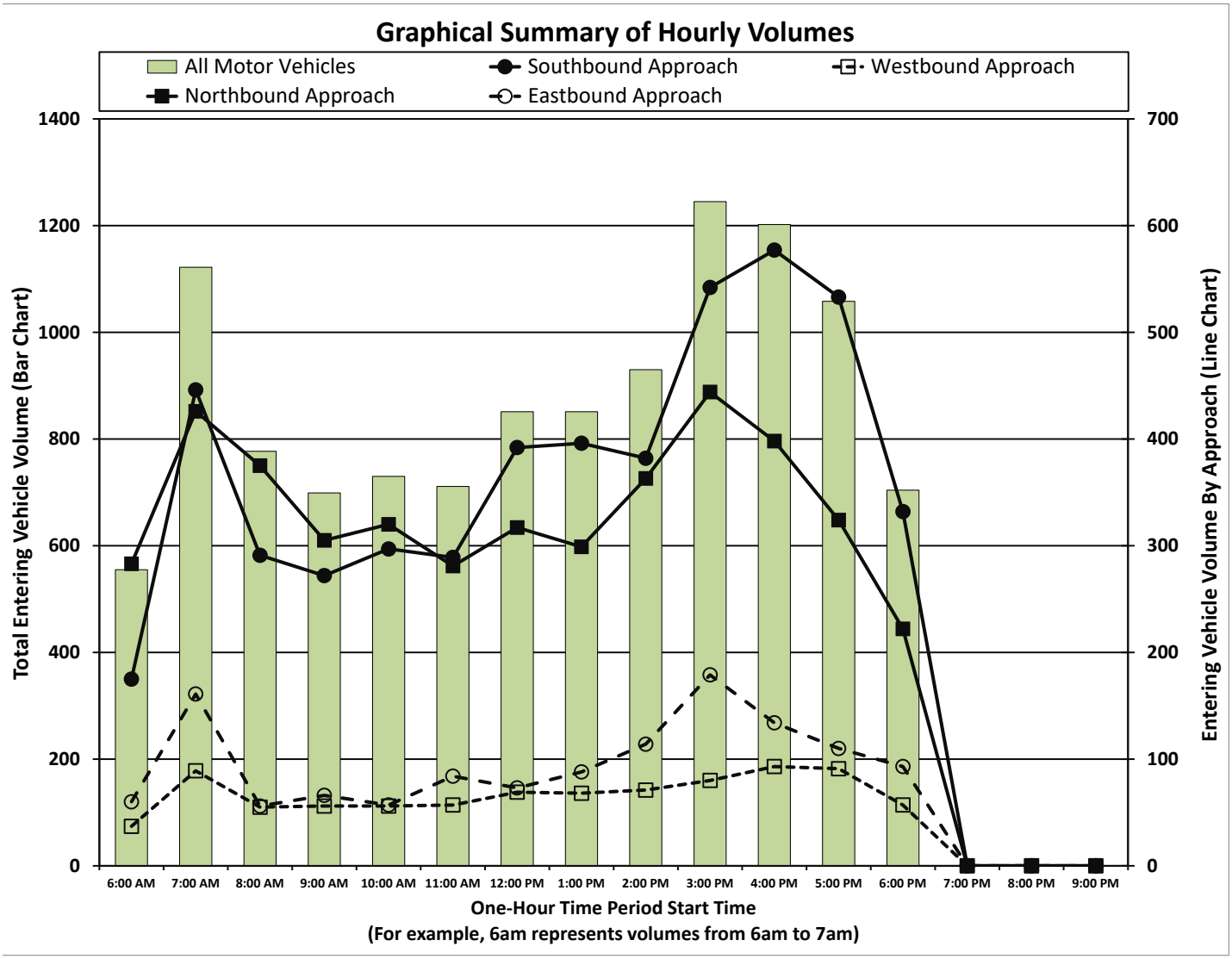
All Motor Vehicles

STH 120 and Bloomfield Road

One-Hour Motor Vehicle Data

One-Hour Time Period Start Time		From North (↓) STH 120					From East (←) Bloomfield Road					From South (↑) STH 120					From West (→) Bloomfield Road					Total Vehicle Volume	Directional Volume Totals E/W	Directional Volume Totals N/S
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total			
AM	6:00 AM	49	115	11	0	175	15	13	9	0	37	30	246	7	0	283	5	16	39	0	60	555	97	458
AM	7:00 AM	158	273	15	0	446	38	34	17	0	89	18	352	56	0	426	36	27	98	0	161	1122	250	872
AM	8:00 AM	38	231	22	0	291	33	8	14	0	55	25	334	16	0	375	9	15	32	0	56	777	111	666
AM	9:00 AM	33	214	24	1	272	24	14	18	0	56	13	277	15	0	305	11	9	46	0	66	699	122	577
MD	10:00 AM	36	223	38	0	297	25	14	17	0	56	16	296	8	0	320	9	12	36	0	57	730	113	617
MD	11:00 AM	34	227	28	0	289	33	10	14	0	57	18	258	5	0	281	14	18	52	0	84	711	141	570
MD	12:00 PM	63	297	32	0	392	34	19	16	0	69	18	295	4	0	317	12	12	49	0	73	851	142	709
MD	1:00 PM	55	308	33	0	396	41	7	20	0	68	21	270	8	0	299	15	17	56	0	88	851	156	695
PM	2:00 PM	75	280	27	0	382	33	21	17	0	71	35	311	17	0	363	19	27	68	0	114	930	185	745
PM	3:00 PM	83	423	35	1	542	36	21	23	0	80	36	398	10	0	444	26	30	123	0	179	1245	259	986
PM	4:00 PM	96	447	34	0	577	36	28	29	0	93	24	364	10	0	398	33	29	72	0	134	1202	227	975
PM	5:00 PM	118	380	35	0	533	41	26	24	0	91	16	282	24	2	324	23	12	75	0	110	1058	201	857
PM	6:00 PM	66	239	27	0	332	25	16	16	0	57	14	199	9	0	222	17	17	59	0	93	704	150	554
PM	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals		904	3657	361	2	4924	414	231	234	0	879	284	3882	189	2	4357	229	241	805	0	1275	11435	2154	9281

Graphical Summary of Hourly Volumes



Intersection Traffic Volume Report

Count Basics		*Page 5 of 13*
Start Date: Tuesday, May 11, 2021	Weekday	Schools in Session
Total Number of Hours Counted: 13	Non-Holiday	No Special Events

15-Minute Motor Vehicle Data

All Motor Vehicles

STH 120 and Bloomfield Road

15-Minute Motor Vehicle Data

15-Minute Time Period Start Time		From North (↓) STH 120					From East (←) Bloomfield Road					From South (↑) STH 120					From West (→) Bloomfield Road					15-Min Totals	Hourly Sum	PHF
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total			
AM Peak Period	6:00 AM	3	14	0	0	17	2	3	1	0	6	5	35	0	0	40	0	3	6	0	9	72	555	0.69
	6:15 AM	4	21	5	0	30	2	3	3	0	8	8	52	1	0	61	1	4	6	0	11	110	736	0.73
	6:30 AM	17	39	2	0	58	5	5	2	0	12	7	72	2	0	81	3	5	13	0	21	172	949	0.73
	6:45 AM	25	41	4	0	70	6	2	3	0	11	10	87	4	0	101	1	4	14	0	19	201	1114	0.83
	7:00 AM	57	59	5	0	121	4	7	4	0	15	2	60	16	0	78	7	11	21	0	39	253	1122	0.83
	7:15 AM	59	64	2	0	125	9	16	3	0	28	5	85	23	0	113	11	9	37	0	57	323	1059	0.79
	7:30 AM	31	91	4	0	126	8	8	6	0	22	8	122	14	0	144	14	3	28	0	45	337	934	0.69
	7:45 AM	11	59	4	0	74	17	3	4	0	24	3	85	3	0	91	4	4	12	0	20	209	777	0.93
	8:00 AM	13	52	5	0	70	7	2	3	0	12	6	80	4	0	90	5	6	7	0	18	190	777	0.93
	8:15 AM	10	68	6	0	84	7	1	5	0	13	6	84	2	0	92	0	5	4	0	9	198	771	0.92
	8:30 AM	7	50	7	0	64	11	3	2	0	16	6	77	2	0	85	2	3	10	0	15	180	749	0.90
	8:45 AM	8	61	4	0	73	8	2	4	0	14	7	93	8	0	108	2	1	11	0	14	209	745	0.89
	9:00 AM	13	55	5	0	73	6	5	5	0	16	7	65	3	0	75	0	3	17	0	20	184	699	0.95
	9:15 AM	9	46	6	0	61	9	2	3	0	14	2	66	9	0	77	5	3	16	0	24	176	687	0.98
	9:30 AM	5	65	8	1	79	6	3	7	0	16	2	71	1	0	74	1	1	5	0	7	176	695	0.94
	9:45 AM	6	48	5	0	59	3	4	3	0	10	2	75	2	0	79	5	2	8	0	15	163	701	0.95
Midday Peak Period	10:00 AM	8	52	11	0	71	5	6	2	0	13	2	71	3	0	76	3	3	6	0	12	172	730	0.95
	10:15 AM	10	61	7	0	78	3	2	5	0	10	4	78	1	0	83	2	2	9	0	13	184	746	0.97
	10:30 AM	6	52	10	0	68	9	2	5	0	16	6	75	2	0	83	2	4	9	0	15	182	745	0.97
	10:45 AM	12	58	10	0	80	8	4	5	0	17	4	72	2	0	78	2	3	12	0	17	192	725	0.94
	11:00 AM	14	69	4	0	87	8	2	4	0	14	4	56	1	0	61	5	3	18	0	26	188	711	0.95
	11:15 AM	6	43	6	0	55	13	3	6	0	22	7	82	1	0	90	1	4	11	0	16	183	744	0.84
	11:30 AM	7	59	9	0	75	6	1	2	0	9	2	58	0	0	60	3	5	10	0	18	162	770	0.87
	11:45 AM	7	56	9	0	72	6	4	2	0	12	5	62	3	0	70	5	6	13	0	24	178	823	0.93
	12:00 PM	17	84	8	0	109	12	1	3	0	16	4	69	1	0	74	3	2	17	0	22	221	851	0.96
	12:15 PM	11	64	12	0	87	6	6	5	0	17	4	79	1	0	84	4	3	14	0	21	209	838	0.97
	12:30 PM	20	75	4	0	99	10	6	4	0	20	6	73	2	0	81	3	4	8	0	15	215	836	0.97
	12:45 PM	15	74	8	0	97	6	6	4	0	16	4	74	0	0	78	2	3	10	0	15	206	847	0.94
	1:00 PM	14	79	5	0	98	12	3	0	0	15	9	69	2	0	80	1	6	8	0	15	208	851	0.94
	1:15 PM	5	76	11	0	92	10	1	8	0	19	8	59	2	0	69	1	6	20	0	27	207	849	0.94
	1:30 PM	18	91	8	0	117	9	0	2	0	11	1	69	0	0	70	10	2	16	0	28	226	834	0.92
	1:45 PM	18	62	9	0	89	10	3	10	0	23	3	73	4	0	80	3	3	12	0	18	210	848	0.88
PM Peak Period	2:00 PM	10	67	8	0	85	10	5	6	0	21	5	74	2	0	81	3	5	11	0	19	206	930	0.80
	2:15 PM	12	61	6	0	79	5	6	4	0	15	11	69	3	0	83	1	4	10	0	15	192	1059	0.79
	2:30 PM	25	80	7	0	112	9	4	3	0	16	11	76	7	0	94	3	5	10	0	18	240	1124	0.84
	2:45 PM	28	72	6	0	106	9	6	4	0	19	8	92	5	0	105	12	13	37	0	62	292	1191	0.89
	3:00 PM	18	102	10	0	130	7	6	8	0	21	12	98	2	0	112	13	12	47	0	72	335	1245	0.90
	3:15 PM	16	81	6	0	103	9	4	6	0	19	10	79	2	0	91	3	5	36	0	44	257	1241	0.90
	3:30 PM	21	118	11	0	150	6	5	6	0	17	6	92	2	0	100	5	7	28	0	40	307	1287	0.93
	3:45 PM	28	122	8	1	159	14	6	3	0	23	8	129	4	0	141	5	6	12	0	23	346	1255	0.91
	4:00 PM	27	107	14	0	148	9	7	9	0	25	6	93	2	0	101	15	13	29	0	57	331	1202	0.91
	4:15 PM	23	114	12	0	149	15	9	6	0	30	5	91	1	0	97	9	9	9	0	27	303	1137	0.94
	4:30 PM	24	119	1	0	144	6	7	9	0	22	4	79	3	0	86	6	2	15	0	23	275	1118	0.95
	4:45 PM	22	107	7	0	136	6	5	5	0	16	9	101	4	0	114	3	5	19	0	27	293	1105	0.94
	5:00 PM	16	124	7	0	147	4	3	5	0	12	2	70	4	0	76	7	3	21	0	31	266	1058	0.93
	5:15 PM	36	96	10	0	142	10	6	6	0	22	5	78	9	0	92	5	2	21	0	28	284	982	0.86
	5:30 PM	34	76	7	0	117	12	14	9	0	35	6	66	10	0	82	5	2	21	0	28	262	879	0.84
	5:45 PM	32	84	11	0	127	15	3	4	0	22	3	68	1	2	74	6	5	12	0	23	246	772	0.78
	6:00 PM	19	64	6	0	89	4	4	1	0	9	4	63	5	0	72	6	4	10	0	20	190	704	0.93
	6:15 PM	23	62	5	0	90	5	5	9	0	19	3	47	1	0	51	2	4	15	0	21	181		
	6:30 PM	13	57	6	0	76	9	2	1	0	12	4	37	0	0	41	4	3	19	0	26	155		
	6:45 PM	11	56	10	0	77	7	5	5	0	17	3	52	3	0	58	5	6	15	0	26	178		
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Totals		904	3657	361	2	4924	414	231	234	0	879	284	3882	189	2	4357	229	241	805	0	1275	11435		

Peak Hour All Vehicle Volume Summary

Hourly Time Period Start Time		From North (↓) STH 120					From East (←) Bloomfield Road					From South (↑) STH 120					From West (→) Bloomfield Road					Total Hourly Volume	PHF
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM	7:00 AM	158	273	15	0	446	38	34	17	0	89	18	352	56	0	426	36	27	98	0	161	1122	0.83
MD	12:00 PM	63	297	32	0	392	34	19	16	0	69	18	295	4	0	317	12	12	49	0	73	851	0.96
PM	3:30 PM	99	461	45	1	606	44	27	24	0	95	25	405	9	0	439	34	35	78	0	147	1287	0.93

Intersection Traffic Volume Report

Count Basics		*Page 6 of 13*
Start Date: Tuesday, May 11, 2021	Weekday	Schools in Session
Total Number of Hours Counted: 13	Non-Holiday	No Special Events

15-Minute Automobile Data

Automobiles (Cars, Light Trucks, & Motorcycles)

STH 120 and Bloomfield Road

15-Minute Automobile Data

	15-Minute Time Period Start Time	From North (↓) STH 120					From East (←) Bloomfield Road					From South (↑) STH 120					From West (→) Bloomfield Road					15-Min Totals	Hourly Sum
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	3	14	0	0	17	2	3	1	0	6	4	33	0	0	37	0	3	6	0	9	69	509
	6:15 AM	4	16	4	0	24	2	3	2	0	7	8	45	1	0	54	1	4	6	0	11	96	678
	6:30 AM	17	32	1	0	50	4	5	2	0	11	7	68	2	0	77	3	5	13	0	21	159	883
	6:45 AM	25	35	3	0	63	5	2	3	0	10	10	81	3	0	94	0	4	14	0	18	185	1031
	7:00 AM	55	52	5	0	112	4	5	4	0	13	2	56	16	0	74	7	11	21	0	39	238	1030
	7:15 AM	58	57	2	0	117	7	16	3	0	26	4	77	23	0	104	11	8	35	0	54	301	957
	7:30 AM	31	79	3	0	113	7	8	6	0	21	8	107	14	0	129	14	2	28	0	44	307	830
	7:45 AM	11	53	3	0	67	16	3	2	0	21	1	73	3	0	77	4	4	11	0	19	184	680
	8:00 AM	13	42	5	0	60	5	2	3	0	10	4	71	2	0	77	5	6	7	0	18	165	679
	8:15 AM	9	54	5	0	68	6	1	3	0	10	6	80	2	0	88	0	4	4	0	8	174	674
	8:30 AM	7	40	7	0	54	11	3	2	0	16	3	67	2	0	72	2	3	10	0	15	157	657
	8:45 AM	8	48	4	0	60	6	2	4	0	12	6	83	8	0	97	2	1	11	0	14	183	657
	9:00 AM	13	42	5	0	60	6	5	4	0	15	5	59	3	0	67	0	3	15	0	18	160	613
	9:15 AM	9	40	6	0	55	9	2	2	0	13	2	55	9	0	66	5	3	15	0	23	157	608
	9:30 AM	5	57	7	1	70	6	3	4	0	13	1	65	1	0	67	1	1	5	0	7	157	609
	9:45 AM	6	39	4	0	49	3	4	1	0	8	2	63	2	0	67	5	2	8	0	15	139	612
Midday Peak Period	10:00 AM	8	47	9	0	64	4	5	2	0	11	2	63	3	0	68	3	3	6	0	12	155	648
	10:15 AM	9	46	6	0	61	3	2	2	0	7	4	72	1	0	77	2	2	9	0	13	158	661
	10:30 AM	6	45	7	0	58	9	2	4	0	15	4	66	2	0	72	2	4	9	0	15	160	667
	10:45 AM	11	53	10	0	74	8	4	4	0	16	4	63	2	0	69	2	3	11	0	16	175	651
	11:00 AM	14	58	4	0	76	7	1	3	0	11	3	51	1	0	55	5	3	18	0	26	168	640
	11:15 AM	5	37	6	0	48	11	3	4	0	18	4	77	1	0	82	1	4	11	0	16	164	670
	11:30 AM	7	53	8	0	68	5	1	2	0	8	1	49	0	0	50	3	5	10	0	18	144	689
	11:45 AM	7	48	9	0	64	6	3	2	0	11	5	59	3	0	67	4	6	12	0	22	164	737
	12:00 PM	15	79	8	0	102	12	1	3	0	16	3	55	1	0	59	3	2	16	0	21	198	757
	12:15 PM	11	58	11	0	80	5	5	3	0	13	3	68	0	0	71	3	3	13	0	19	183	741
	12:30 PM	17	66	4	0	87	10	6	4	0	20	5	64	1	0	70	3	4	8	0	15	192	745
	12:45 PM	14	66	4	0	84	5	6	2	0	13	2	70	0	0	72	2	3	10	0	15	184	761
	1:00 PM	14	70	5	0	89	10	3	0	0	13	9	56	2	0	67	1	5	7	0	13	182	762
	1:15 PM	5	62	11	0	78	10	1	8	0	19	8	53	2	0	63	1	6	20	0	27	187	772
	1:30 PM	17	82	8	0	107	8	0	2	0	10	1	63	0	0	64	10	2	15	0	27	208	748
	1:45 PM	17	52	8	0	77	10	2	7	0	19	3	64	4	0	71	3	3	12	0	18	185	754
PM Peak Period	2:00 PM	10	62	7	0	79	10	4	5	0	19	4	69	2	0	75	3	5	11	0	19	192	834
	2:15 PM	12	48	5	0	65	5	6	4	0	15	8	58	2	0	68	1	4	10	0	15	163	945
	2:30 PM	24	73	7	0	104	9	4	1	0	14	10	68	3	0	81	2	5	8	0	15	214	1024
	2:45 PM	27	64	5	0	96	7	6	4	0	17	8	77	5	0	90	12	13	37	0	62	265	1095
	3:00 PM	18	90	9	0	117	7	5	8	0	20	9	86	2	0	97	13	12	44	0	69	303	1146
	3:15 PM	15	75	6	0	96	9	4	5	0	18	8	74	2	0	84	3	5	36	0	44	242	1159
	3:30 PM	21	108	11	0	140	6	5	6	0	17	5	83	1	0	89	5	6	28	0	39	285	1189
	3:45 PM	28	112	8	1	149	13	6	2	0	21	5	118	3	0	126	4	5	11	0	20	316	1169
	4:00 PM	27	102	13	0	142	9	7	7	0	23	6	87	2	0	95	14	13	29	0	56	316	1124
	4:15 PM	21	100	12	0	133	13	8	5	0	26	4	81	1	0	86	9	9	9	0	27	272	1064
	4:30 PM	24	114	1	0	139	6	6	8	0	20	4	76	3	0	83	6	2	15	0	23	265	1068
	4:45 PM	22	95	7	0	124	5	5	4	0	14	9	95	4	0	108	3	5	17	0	25	271	1059
	5:00 PM	16	119	6	0	141	4	3	5	0	12	2	69	4	0	75	5	3	20	0	28	256	1027
	5:15 PM	35	94	10	0	139	10	6	6	0	22	5	74	9	0	88	4	2	21	0	27	276	953
	5:30 PM	34	73	7	0	114	12	14	9	0	35	6	64	10	0	80	5	2	20	0	27	256	851
	5:45 PM	32	82	9	0	123	14	3	4	0	21	3	66	1	2	72	6	5	12	0	23	239	741
	6:00 PM	19	62	6	0	87	4	4	1	0	9	3	58	5	0	66	6	4	10	0	20	182	675
	6:15 PM	22	61	5	0	88	5	5	8	0	18	3	43	1	0	47	2	4	15	0	21	174	
	6:30 PM	13	53	6	0	72	9	2	1	0	12	3	35	0	0	38	3	3	18	0	24	146	
	6:45 PM	11	54	9	0	74	7	5	5	0	17	3	50	3	0	56	5	6	15	0	26	173	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		882	3263	331	2	4478	386	220	196	0	802	242	3507	177	2	3928	219	235	782	0	1236	10444	

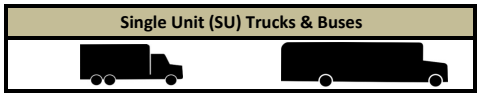
Peak Hour Automobile Volume Summary

	Hourly Time Period Start Time	From North (↓) STH 120					From East (←) Bloomfield Road					From South (↑) STH 120					From West (→) Bloomfield Road					Total Hourly Volume
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:00 AM	155	241	13	0	409	34	32	15	0	81	15	313	56	0	384	36	25	95	0	156	1030
MD	12:00 PM	57	269	27	0	353	32	18	12	0	62	13	257	2	0	272	11	12	47	0	70	757
PM	3:30 PM	97	422	44	1	564	41	26	20	0	87	20	369	7	0	396	32	33	77	0	142	1189

Intersection Traffic Volume Report

Count Basics			*Page 7 of 13*
Start Date:	Tuesday, May 11, 2021	Weekday	Schools in Session
Total Number of Hours Counted: 13		Non-Holiday	No Special Events

15-Minute Single Unit (SU) Truck & Bus Data



STH 120 and Bloomfield Road

15-Minute Single Unit (SU) Truck & Bus Data

15-Minute Time Period		From North (↓) STH 120					From East (←) Bloomfield Road					From South (↑) STH 120					From West (→) Bloomfield Road					15-Min	Hourly
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	1	1	0	0	2	0	0	0	0	0	2	34
	6:15 AM	0	2	1	0	3	0	0	1	0	1	0	5	0	0	5	0	0	0	0	0	9	41
	6:30 AM	0	6	1	0	7	1	0	0	0	1	0	3	0	0	3	0	0	0	0	0	11	49
	6:45 AM	0	4	1	0	5	1	0	0	0	1	0	4	1	0	5	1	0	0	0	1	12	58
	7:00 AM	2	3	0	0	5	0	2	0	0	2	0	2	0	0	2	0	0	0	0	0	9	63
	7:15 AM	1	4	0	0	5	2	0	0	0	2	1	6	0	0	7	0	1	2	0	3	17	75
	7:30 AM	0	6	1	0	7	1	0	0	0	1	0	11	0	0	11	0	1	0	0	1	20	78
	7:45 AM	0	3	1	0	4	1	0	2	0	3	2	8	0	0	10	0	0	0	0	0	17	76
	8:00 AM	0	9	0	0	9	2	0	0	0	2	2	6	2	0	10	0	0	0	0	0	21	78
	8:15 AM	1	11	1	0	13	1	0	2	0	3	0	3	0	0	3	0	1	0	0	1	20	74
	8:30 AM	0	8	0	0	8	0	0	0	0	0	3	7	0	0	10	0	0	0	0	0	18	67
	8:45 AM	0	11	0	0	11	2	0	0	0	2	1	5	0	0	6	0	0	0	0	0	19	62
	9:00 AM	0	9	0	0	9	0	0	1	0	1	2	3	0	0	5	0	0	2	0	2	17	60
	9:15 AM	0	4	0	0	4	0	0	1	0	1	0	7	0	0	7	0	0	1	0	1	13	56
	9:30 AM	0	4	1	0	5	0	0	3	0	3	1	4	0	0	5	0	0	0	0	0	13	59
	9:45 AM	0	6	1	0	7	0	0	2	0	2	0	8	0	0	8	0	0	0	0	0	17	59
Midday Peak Period	10:00 AM	0	3	2	0	5	1	1	0	0	2	0	6	0	0	6	0	0	0	0	0	13	51
	10:15 AM	1	10	1	0	12	0	0	3	0	3	0	1	0	0	1	0	0	0	0	0	16	51
	10:30 AM	0	4	2	0	6	0	0	0	0	0	2	5	0	0	7	0	0	0	0	0	13	46
	10:45 AM	1	2	0	0	3	0	0	0	0	0	0	5	0	0	5	0	0	1	0	1	9	42
	11:00 AM	0	5	0	0	5	1	1	1	0	3	1	4	0	0	5	0	0	0	0	0	13	43
	11:15 AM	1	2	0	0	3	2	0	0	0	2	3	3	0	0	6	0	0	0	0	0	11	40
	11:30 AM	0	3	1	0	4	1	0	0	0	1	1	3	0	0	4	0	0	0	0	0	9	49
	11:45 AM	0	5	0	0	5	0	1	0	0	1	0	3	0	0	3	0	0	1	0	1	10	55
	12:00 PM	2	0	0	0	2	0	0	0	0	0	1	6	0	0	7	0	0	1	0	1	10	58
	12:15 PM	0	3	1	0	4	1	1	2	0	4	1	8	1	0	10	1	0	1	0	2	20	67
	12:30 PM	3	6	0	0	9	0	0	0	0	0	1	4	1	0	6	0	0	0	0	0	15	60
	12:45 PM	1	2	4	0	7	1	0	2	0	3	2	1	0	0	3	0	0	0	0	0	13	56
	1:00 PM	0	5	0	0	5	2	0	0	0	2	0	10	0	0	10	0	1	1	0	2	19	62
	1:15 PM	0	11	0	0	11	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	13	53
	1:30 PM	1	7	0	0	8	1	0	0	0	1	0	1	0	0	1	0	0	1	0	1	11	58
	1:45 PM	1	8	1	0	10	0	1	3	0	4	0	5	0	0	5	0	0	0	0	0	19	67
PM Peak Period	2:00 PM	0	3	1	0	4	0	1	1	0	2	1	3	0	0	4	0	0	0	0	0	10	64
	2:15 PM	0	7	1	0	8	0	0	0	0	0	2	7	1	0	10	0	0	0	0	0	18	76
	2:30 PM	1	3	0	0	4	0	0	2	0	2	1	6	4	0	11	1	0	2	0	3	20	65
	2:45 PM	1	4	1	0	6	2	0	0	0	2	0	8	0	0	8	0	0	0	0	0	16	61
	3:00 PM	0	4	1	0	5	0	1	0	0	1	3	10	0	0	13	0	0	3	0	3	22	69
	3:15 PM	1	2	0	0	3	0	0	1	0	1	0	3	0	0	3	0	0	0	0	0	7	58
	3:30 PM	0	6	0	0	6	0	0	0	0	0	1	7	1	0	9	0	1	0	0	1	16	77
	3:45 PM	0	9	0	0	9	1	0	1	0	2	3	6	1	0	10	1	1	1	0	3	24	69
	4:00 PM	0	3	1	0	4	0	0	2	0	2	0	4	0	0	4	1	0	0	0	1	11	60
	4:15 PM	2	12	0	0	14	2	1	1	0	4	1	7	0	0	8	0	0	0	0	0	26	57
	4:30 PM	0	4	0	0	4	0	1	1	0	2	0	2	0	0	2	0	0	0	0	0	8	37
	4:45 PM	0	8	0	0	8	1	0	1	0	2	0	3	0	0	3	0	0	2	0	2	15	32
	5:00 PM	0	4	1	0	5	0	0	0	0	0	0	1	0	0	1	2	0	0	0	2	8	24
	5:15 PM	1	0	0	0	1	0	0	0	0	0	0	4	0	0	4	1	0	0	0	1	6	20
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	0	1	0	1	3	20
	5:45 PM	0	2	2	0	4	1	0	0	0	1	0	2	0	0	2	0	0	0	0	0	7	25
	6:00 PM	0	0	0	0	0	0	0	0	0	0	1	3	0	0	4	0	0	0	0	0	4	22
	6:15 PM	1	1	0	0	2	0	0	1	0	1	0	3	0	0	3	0	0	0	0	0	6	
	6:30 PM	0	4	0	0	4	0	0	0	0	0	1	1	0	0	2	1	0	1	0	2	8	
	6:45 PM	0	1	1	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		22	243	29	0	294	28	11	34	0	73	39	234	12	0	285	9	6	21	0	36	688	

Peak Hour Single Unit (SU) Truck & Buses Volume Summary

Hourly Time Period		From North (↓) STH 120					From East (←) Bloomfield Road					From South (↑) STH 120					From West (→) Bloomfield Road					Total Hourly
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	7:00 AM	3	16	2	0	21	4	2	2	0	8	3	27	0	0	30	0	2	2	0	4	63
MD	12:00 PM	6	11	5	0	22	2	1	4	0	7	5	19	2	0	26	1	0	2	0	3	58
PM	3:30 PM	2	30	1	0	33	3	1	4	0	8	5	24	2	0	31	2	2	1	0	5	77

Intersection Traffic Volume Report

Count Basics			*Page 8 of 13*
Start Date:	Tuesday, May 11, 2021	Weekday	Schools in Session
Total Number of Hours Counted: 13		Non-Holiday	No Special Events

15-Minute Semi-Truck Data

Semi-Trucks

STH 120 and Bloomfield Road

15-Minute Semi-Truck Data

	15-Minute Time Period Start Time	From North (↓) STH 120					From East (←) Bloomfield Road					From South (↑) STH 120					From West (→) Bloomfield Road					15-Min Totals	Hourly Sum
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1	12
	6:15 AM	0	3	0	0	3	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	5	17
	6:30 AM	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2	17
	6:45 AM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	25
	7:00 AM	0	4	0	0	4	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	6	29
	7:15 AM	0	3	0	0	3	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	5	27
	7:30 AM	0	6	0	0	6	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	10	26
	7:45 AM	0	3	0	0	3	0	0	0	0	0	0	4	0	0	4	0	0	1	0	1	8	21
	8:00 AM	0	1	0	0	1	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	4	20
	8:15 AM	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	4	23
	8:30 AM	0	2	0	0	2	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	5	25
	8:45 AM	0	2	0	0	2	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	7	26
	9:00 AM	0	4	0	0	4	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	7	26
	9:15 AM	0	2	0	0	2	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	6	23
	9:30 AM	0	4	0	0	4	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	6	27
	9:45 AM	0	3	0	0	3	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	7	30
Midday Peak Period	10:00 AM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	31
	10:15 AM	0	5	0	0	5	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	10	34
	10:30 AM	0	3	1	0	4	0	0	1	0	1	0	4	0	0	4	0	0	0	0	0	9	32
	10:45 AM	0	3	0	0	3	0	0	1	0	1	0	4	0	0	4	0	0	0	0	0	8	32
	11:00 AM	0	6	0	0	6	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	7	28
	11:15 AM	0	4	0	0	4	0	0	2	0	2	0	2	0	0	2	0	0	0	0	0	8	34
	11:30 AM	0	3	0	0	3	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	9	32
	11:45 AM	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	4	31
	12:00 PM	0	5	0	0	5	0	0	0	0	0	0	8	0	0	8	0	0	0	0	0	13	36
	12:15 PM	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	6	30
	12:30 PM	0	3	0	0	3	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	8	31
	12:45 PM	0	6	0	0	6	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	9	30
	1:00 PM	0	4	0	0	4	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	7	27
	1:15 PM	0	3	0	0	3	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	7	24
	1:30 PM	0	2	0	0	2	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	7	28
	1:45 PM	0	2	0	0	2	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	6	27
PM Peak Period	2:00 PM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	32
	2:15 PM	0	6	0	0	6	0	0	0	0	0	1	4	0	0	5	0	0	0	0	0	11	38
	2:30 PM	0	4	0	0	4	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	6	35
	2:45 PM	0	4	0	0	4	0	0	0	0	0	0	7	0	0	7	0	0	0	0	0	11	35
	3:00 PM	0	8	0	0	8	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	10	30
	3:15 PM	0	4	0	0	4	0	0	0	0	0	2	2	0	0	4	0	0	0	0	0	8	24
	3:30 PM	0	4	0	0	4	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	6	21
	3:45 PM	0	1	0	0	1	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	6	17
	4:00 PM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	18
	4:15 PM	0	2	0	0	2	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	5	16
	4:30 PM	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2	13
	4:45 PM	0	4	0	0	4	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	7	14
	5:00 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	2	7
	5:15 PM	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	9
	5:30 PM	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	8
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
	6:00 PM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	7
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1	
	6:45 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		0	151	1	0	152	0	0	4	0	4	3	141	0	0	144	1	0	2	0	3	303	

Peak Hour Semi-Truck Volume Summary

	Hourly Time Period Start Time	From North (↓) STH 120					From East (←) Bloomfield Road					From South (↑) STH 120					From West (→) Bloomfield Road					Total Hourly Volume
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:00 AM	0	16	0	0	16	0	0	0	0	0	0	12	0	0	12	0	0	1	0	1	29
MD	12:00 PM	0	17	0	0	17	0	0	0	0	0	0	19	0	0	19	0	0	0	0	0	36
PM	3:30 PM	0	9	0	0	9	0	0	0	0	0	0	12	0	0	12	0	0	0	0	0	21

Intersection Traffic Volume Report

Count Basics			*Page 9 of 13*
Start Date:	Tuesday, May 11, 2021	Weekday	Schools in Session
Total Number of Hours Counted: 13		Non-Holiday	No Special Events

15-Minute Heavy Vehicle Data

STH 120 and Bloomfield Road

15-Minute Heavy Vehicle Data

	15-Minute Time Period Start Time	From North (↓) STH 120					From East (←) Bloomfield Road					From South (↑) STH 120					From West (→) Bloomfield Road					15-Min Totals	Hourly Sum
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	1	2	0	0	3	0	0	0	0	0	3	46
	6:15 AM	0	5	1	0	6	0	0	1	0	1	0	7	0	0	7	0	0	0	0	0	14	58
	6:30 AM	0	7	1	0	8	1	0	0	0	1	0	4	0	0	4	0	0	0	0	0	13	66
	6:45 AM	0	6	1	0	7	1	0	0	0	1	0	6	1	0	7	1	0	0	0	1	16	83
	7:00 AM	2	7	0	0	9	0	2	0	0	2	0	4	0	0	4	0	0	0	0	0	15	92
	7:15 AM	1	7	0	0	8	2	0	0	0	2	1	8	0	0	9	0	1	2	0	3	22	102
	7:30 AM	0	12	1	0	13	1	0	0	0	1	0	15	0	0	15	0	1	0	0	1	30	104
	7:45 AM	0	6	1	0	7	1	0	2	0	3	2	12	0	0	14	0	0	1	0	1	25	97
	8:00 AM	0	10	0	0	10	2	0	0	0	2	2	9	2	0	13	0	0	0	0	0	25	98
	8:15 AM	1	14	1	0	16	1	0	2	0	3	0	4	0	0	4	0	1	0	0	1	24	97
	8:30 AM	0	10	0	0	10	0	0	0	0	0	3	10	0	0	13	0	0	0	0	0	23	92
	8:45 AM	0	13	0	0	13	2	0	0	0	2	1	10	0	0	11	0	0	0	0	0	26	88
	9:00 AM	0	13	0	0	13	0	0	1	0	1	2	6	0	0	8	0	0	2	0	2	24	86
	9:15 AM	0	6	0	0	6	0	0	1	0	1	0	11	0	0	11	0	0	1	0	1	19	79
	9:30 AM	0	8	1	0	9	0	0	3	0	3	1	6	0	0	7	0	0	0	0	0	19	86
	9:45 AM	0	9	1	0	10	0	0	2	0	2	0	12	0	0	12	0	0	0	0	0	24	89
Midday Peak Period	10:00 AM	0	5	2	0	7	1	1	0	0	2	0	8	0	0	8	0	0	0	0	0	17	82
	10:15 AM	1	15	1	0	17	0	0	3	0	3	0	6	0	0	6	0	0	0	0	0	26	85
	10:30 AM	0	7	3	0	10	0	0	1	0	1	2	9	0	0	11	0	0	0	0	0	22	78
	10:45 AM	1	5	0	0	6	0	0	1	0	1	0	9	0	0	9	0	0	1	0	1	17	74
	11:00 AM	0	11	0	0	11	1	1	1	0	3	1	5	0	0	6	0	0	0	0	0	20	71
	11:15 AM	1	6	0	0	7	2	0	2	0	4	3	5	0	0	8	0	0	0	0	0	19	74
	11:30 AM	0	6	1	0	7	1	0	0	0	1	1	9	0	0	10	0	0	0	0	0	18	81
	11:45 AM	0	8	0	0	8	0	1	0	0	1	0	3	0	0	3	1	0	1	0	2	14	86
	12:00 PM	2	5	0	0	7	0	0	0	0	0	1	14	0	0	15	0	0	1	0	1	23	94
	12:15 PM	0	6	1	0	7	1	1	2	0	4	1	11	1	0	13	1	0	1	0	2	26	97
	12:30 PM	3	9	0	0	12	0	0	0	0	0	1	9	1	0	11	0	0	0	0	0	23	91
	12:45 PM	1	8	4	0	13	1	0	2	0	3	2	4	0	0	6	0	0	0	0	0	22	86
	1:00 PM	0	9	0	0	9	2	0	0	0	2	0	13	0	0	13	0	1	1	0	2	26	89
	1:15 PM	0	14	0	0	14	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	20	77
	1:30 PM	1	9	0	0	10	1	0	0	0	1	0	6	0	0	6	0	0	1	0	1	18	86
	1:45 PM	1	10	1	0	12	0	1	3	0	4	0	9	0	0	9	0	0	0	0	0	25	94
PM Peak Period	2:00 PM	0	5	1	0	6	0	1	1	0	2	1	5	0	0	6	0	0	0	0	0	14	96
	2:15 PM	0	13	1	0	14	0	0	0	0	0	3	11	1	0	15	0	0	0	0	0	29	114
	2:30 PM	1	7	0	0	8	0	0	2	0	2	1	8	4	0	13	1	0	2	0	3	26	100
	2:45 PM	1	8	1	0	10	2	0	0	0	2	0	15	0	0	15	0	0	0	0	0	27	96
	3:00 PM	0	12	1	0	13	0	1	0	0	1	3	12	0	0	15	0	0	3	0	3	32	99
	3:15 PM	1	6	0	0	7	0	0	1	0	1	2	5	0	0	7	0	0	0	0	0	15	82
	3:30 PM	0	10	0	0	10	0	0	0	0	0	1	9	1	0	11	0	1	0	0	1	22	98
	3:45 PM	0	10	0	0	10	1	0	1	0	2	3	11	1	0	15	1	1	1	0	3	30	86
	4:00 PM	0	5	1	0	6	0	0	2	0	2	0	6	0	0	6	1	0	0	0	1	15	78
	4:15 PM	2	14	0	0	16	2	1	1	0	4	1	10	0	0	11	0	0	0	0	0	31	73
	4:30 PM	0	5	0	0	5	0	1	1	0	2	0	3	0	0	3	0	0	0	0	0	10	50
	4:45 PM	0	12	0	0	12	1	0	1	0	2	0	6	0	0	6	0	0	2	0	2	22	46
	5:00 PM	0	5	1	0	6	0	0	0	0	0	0	1	0	0	1	2	0	1	0	3	10	31
	5:15 PM	1	2	0	0	3	0	0	0	0	0	0	4	0	0	4	1	0	0	0	1	8	29
	5:30 PM	0	3	0	0	3	0	0	0	0	0	0	2	0	0	2	0	0	1	0	1	6	28
	5:45 PM	0	2	2	0	4	1	0	0	0	1	0	2	0	0	2	0	0	0	0	0	7	31
	6:00 PM	0	2	0	0	2	0	0	0	0	0	1	5	0	0	6	0	0	0	0	0	8	29
	6:15 PM	1	1	0	0	2	0	0	1	0	1	0	4	0	0	4	0	0	0	0	0	7	
	6:30 PM	0	4	0	0	4	0	0	0	0	0	1	2	0	0	3	1	0	1	0	2	9	
	6:45 PM	0	2	1	0	3	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	5	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		22	394	30	0	446	28	11	38	0	77	42	375	12	0	429	10	6	23	0	39	991	

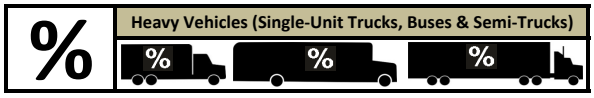
Peak Hour Heavy Vehicle Volume Summary

Hourly Time Period	Start Time	From North (↓) STH 120					From East (←) Bloomfield Road					From South (↑) STH 120					From West (→) Bloomfield Road					Total Hourly Volume
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:00 AM	3	32	2	0	37	4	2	2	0	8	3	39	0	0	42	0	2	3	0	5	92
MD	12:00 PM	6	28	5	0	39	2	1	4	0	7	5	38	2	0	45	1	0	2	0	3	94
PM	3:30 PM	2	39	1	0	42	3	1	4	0	8	5	36	2	0	43	2	2	1	0	5	98

Intersection Traffic Volume Report

Count Basics			*Page 10 of 13*
Start Date:	Tuesday, May 11, 2021	Weekday	Schools in Session
Total Number of Hours Counted: 13		Non-Holiday	No Special Events

15-Minute Heavy Vehicle Percentages



STH 120 and Bloomfield Road

15-Minute Heavy Vehicle Percentages

15-Minute Time Period Start Time		From North (↓) STH 120					From East (←) Bloomfield Road					From South (↑) STH 120					From West (→) Bloomfield Road					Total Heavy Vehicle Percent	Hourly Heavy Vehicle Percent
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20.0	5.7	0.0	0.0	7.5	0.0	0.0	0.0	0.0	0.0	4.2	8.3
	6:15 AM	0.0	23.8	20.0	0.0	20.0	0.0	0.0	33.3	0.0	12.5	0.0	13.5	0.0	0.0	11.5	0.0	0.0	0.0	0.0	0.0	12.7	7.9
	6:30 AM	0.0	17.9	50.0	0.0	13.8	20.0	0.0	0.0	0.0	8.3	0.0	5.6	0.0	0.0	4.9	0.0	0.0	0.0	0.0	0.0	7.6	7.0
	6:45 AM	0.0	14.6	25.0	0.0	10.0	16.7	0.0	0.0	0.0	9.1	0.0	6.9	25.0	0.0	6.9	100.0	0.0	0.0	0.0	5.3	8.0	7.5
	7:00 AM	3.5	11.9	0.0	0.0	7.4	0.0	28.6	0.0	0.0	13.3	0.0	6.7	0.0	0.0	5.1	0.0	0.0	0.0	0.0	0.0	5.9	8.2
	7:15 AM	1.7	10.9	0.0	0.0	6.4	22.2	0.0	0.0	0.0	7.1	20.0	9.4	0.0	0.0	8.0	0.0	11.1	5.4	0.0	5.3	6.8	9.6
	7:30 AM	0.0	13.2	25.0	0.0	10.3	12.5	0.0	0.0	0.0	4.5	0.0	12.3	0.0	0.0	10.4	0.0	33.3	0.0	0.0	2.2	8.9	11.1
	7:45 AM	0.0	10.2	25.0	0.0	9.5	5.9	0.0	50.0	0.0	12.5	66.7	14.1	0.0	0.0	15.4	0.0	0.0	8.3	0.0	5.0	12.0	12.5
	8:00 AM	0.0	19.2	0.0	0.0	14.3	28.6	0.0	0.0	0.0	16.7	33.3	11.2	50.0	0.0	14.4	0.0	0.0	0.0	0.0	0.0	13.2	12.6
	8:15 AM	10.0	20.6	16.7	0.0	19.0	14.3	0.0	40.0	0.0	23.1	0.0	4.8	0.0	0.0	4.3	0.0	20.0	0.0	0.0	11.1	12.1	12.6
	8:30 AM	0.0	20.0	0.0	0.0	15.6	0.0	0.0	0.0	0.0	0.0	50.0	13.0	0.0	0.0	15.3	0.0	0.0	0.0	0.0	0.0	12.8	12.3
	8:45 AM	0.0	21.3	0.0	0.0	17.8	25.0	0.0	0.0	0.0	14.3	14.3	10.8	0.0	0.0	10.2	0.0	0.0	0.0	0.0	0.0	12.4	11.8
	9:00 AM	0.0	23.6	0.0	0.0	17.8	0.0	0.0	20.0	0.0	6.2	28.6	9.2	0.0	0.0	10.7	0.0	0.0	11.8	0.0	10.0	13.0	12.3
	9:15 AM	0.0	13.0	0.0	0.0	9.8	0.0	0.0	33.3	0.0	7.1	0.0	16.7	0.0	0.0	14.3	0.0	0.0	6.2	0.0	4.2	10.8	11.5
	9:30 AM	0.0	12.3	12.5	0.0	11.4	0.0	0.0	42.9	0.0	18.7	50.0	8.5	0.0	0.0	9.5	0.0	0.0	0.0	0.0	0.0	10.8	12.4
	9:45 AM	0.0	18.7	20.0	0.0	16.9	0.0	0.0	66.7	0.0	20.0	0.0	16.0	0.0	0.0	15.2	0.0	0.0	0.0	0.0	0.0	14.7	12.7
Midday Peak Period	10:00 AM	0.0	9.6	18.2	0.0	9.9	20.0	16.7	0.0	0.0	15.4	0.0	11.3	0.0	0.0	10.5	0.0	0.0	0.0	0.0	0.0	9.9	11.2
	10:15 AM	10.0	24.6	14.3	0.0	21.8	0.0	0.0	60.0	0.0	30.0	0.0	7.7	0.0	0.0	7.2	0.0	0.0	0.0	0.0	0.0	14.1	11.4
	10:30 AM	0.0	13.5	30.0	0.0	14.7	0.0	0.0	20.0	0.0	6.2	33.3	12.0	0.0	0.0	13.3	0.0	0.0	0.0	0.0	0.0	12.1	10.5
	10:45 AM	8.3	8.6	0.0	0.0	7.5	0.0	0.0	20.0	0.0	5.9	0.0	12.5	0.0	0.0	11.5	0.0	0.0	8.3	0.0	5.9	8.9	10.2
	11:00 AM	0.0	15.9	0.0	0.0	12.6	12.5	50.0	25.0	0.0	21.4	25.0	8.9	0.0	0.0	9.8	0.0	0.0	0.0	0.0	0.0	10.6	10.0
	11:15 AM	16.7	14.0	0.0	0.0	12.7	15.4	0.0	33.3	0.0	18.2	42.9	6.1	0.0	0.0	8.9	0.0	0.0	0.0	0.0	0.0	10.4	9.9
	11:30 AM	0.0	10.2	11.1	0.0	9.3	16.7	0.0	0.0	0.0	11.1	50.0	15.5	0.0	0.0	16.7	0.0	0.0	0.0	0.0	0.0	11.1	10.5
	11:45 AM	0.0	14.3	0.0	0.0	11.1	0.0	25.0	0.0	0.0	8.3	0.0	4.8	0.0	0.0	4.3	20.0	0.0	7.7	0.0	8.3	7.9	10.4
	12:00 PM	11.8	6.0	0.0	0.0	6.4	0.0	0.0	0.0	0.0	0.0	25.0	20.3	0.0	0.0	20.3	0.0	0.0	5.9	0.0	4.5	10.4	11.0
	12:15 PM	0.0	9.4	8.3	0.0	8.0	16.7	16.7	40.0	0.0	23.5	25.0	13.9	100.0	0.0	15.5	25.0	0.0	7.1	0.0	9.5	12.4	11.6
	12:30 PM	15.0	12.0	0.0	0.0	12.1	0.0	0.0	0.0	0.0	0.0	16.7	12.3	50.0	0.0	13.6	0.0	0.0	0.0	0.0	0.0	10.7	10.9
	12:45 PM	6.7	10.8	50.0	0.0	13.4	16.7	0.0	50.0	0.0	18.7	50.0	5.4	0.0	0.0	7.7	0.0	0.0	0.0	0.0	0.0	10.7	10.2
	1:00 PM	0.0	11.4	0.0	0.0	9.2	16.7	0.0	0.0	0.0	13.3	0.0	18.8	0.0	0.0	16.2	0.0	16.7	12.5	0.0	13.3	12.5	10.5
	1:15 PM	0.0	18.4	0.0	0.0	15.2	0.0	0.0	0.0	0.0	0.0	0.0	10.2	0.0	0.0	8.7	0.0	0.0	0.0	0.0	0.0	9.7	9.1
	1:30 PM	5.6	9.9	0.0	0.0	8.5	11.1	0.0	0.0	0.0	9.1	0.0	8.7	0.0	0.0	8.6	0.0	0.0	6.2	0.0	3.6	8.0	10.3
	1:45 PM	5.6	16.1	11.1	0.0	13.5	0.0	33.3	30.0	0.0	17.4	0.0	12.3	0.0	0.0	11.2	0.0	0.0	0.0	0.0	0.0	11.9	11.1
PM Peak Period	2:00 PM	0.0	7.5	12.5	0.0	7.1	0.0	20.0	16.7	0.0	9.5	20.0	6.8	0.0	0.0	7.4	0.0	0.0	0.0	0.0	0.0	6.8	10.3
	2:15 PM	0.0	21.3	16.7	0.0	17.7	0.0	0.0	0.0	0.0	0.0	27.3	15.9	33.3	0.0	18.1	0.0	0.0	0.0	0.0	0.0	15.1	10.8
	2:30 PM	4.0	8.7	0.0	0.0	7.1	0.0	0.0	66.7	0.0	12.5	9.1	10.5	57.1	0.0	13.8	33.3	0.0	20.0	0.0	16.7	10.8	8.9
	2:45 PM	3.6	11.1	16.7	0.0	9.4	22.2	0.0	0.0	0.0	10.5	0.0	16.3	0.0	0.0	14.3	0.0	0.0	0.0	0.0	0.0	9.2	8.1
	3:00 PM	0.0	11.8	10.0	0.0	10.0	0.0	16.7	0.0	0.0	4.8	25.0	12.2	0.0	0.0	13.4	0.0	0.0	6.4	0.0	4.2	9.6	8.0
	3:15 PM	6.2	7.4	0.0	0.0	6.8	0.0	0.0	16.7	0.0	5.3	20.0	6.3	0.0	0.0	7.7	0.0	0.0	0.0	0.0	0.0	5.8	6.6
	3:30 PM	0.0	8.5	0.0	0.0	6.7	0.0	0.0	0.0	0.0	0.0	16.7	9.8	50.0	0.0	11.0	0.0	14.3	0.0	0.0	2.5	7.2	7.6
	3:45 PM	0.0	8.2	0.0	0.0	6.3	7.1	0.0	33.3	0.0	8.7	37.5	8.5	25.0	0.0	10.6	20.0	16.7	8.3	0.0	13.0	8.7	6.9
	4:00 PM	0.0	4.7	7.1	0.0	4.1	0.0	0.0	22.2	0.0	8.0	0.0	6.5	0.0	0.0	5.9	6.7	0.0	0.0	0.0	1.8	4.5	6.5
	4:15 PM	8.7	12.3	0.0	0.0	10.7	13.3	11.1	16.7	0.0	13.3	20.0	11.0	0.0	0.0	11.3	0.0	0.0	0.0	0.0	0.0	10.2	6.4
	4:30 PM	0.0	4.2	0.0	0.0	3.5	0.0	14.3	11.1	0.0	9.1	0.0	3.8	0.0	0.0	3.5	0.0	0.0	0.0	0.0	0.0	3.6	4.5
	4:45 PM	0.0	11.2	0.0	0.0	8.8	16.7	0.0	20.0	0.0	12.5	0.0	5.9	0.0	0.0	5.3	0.0	0.0	10.5	0.0	7.4	7.5	4.2
	5:00 PM	0.0	4.0	14.3	0.0	4.1	0.0	0.0	0.0	0.0	0.0	0.0	1.4	0.0	0.0	1.3	28.6	0.0	4.8	0.0	9.7	3.8	2.9
	5:15 PM	2.8	2.1	0.0	0.0	2.1	0.0	0.0	0.0	0.0	0.0	0.0	5.1	0.0	0.0	4.3	20.0	0.0	0.0	0.0	3.6	2.8	3.0
	5:30 PM	0.0	3.9	0.0	0.0	2.6	0.0	0.0	0.0	0.0	0.0	0.0	3.0	0.0	0.0	2.4	0.0	0.0	4.8	0.0	3.6	2.3	3.2
	5:45 PM	0.0	2.4	18.2	0.0	3.1	6.7	0.0	0.0	0.0	4.5	0.0	2.9	0.0	0.0	2.7	0.0	0.0	0.0	0.0	0.0	2.8	4.0
	6:00 PM	0.0	3.1	0.0	0.0	2.2	0.0	0.0	0.0	0.0	0.0	25.0	7.9	0.0	0.0	8.3	0.0	0.0	0.0	0.0	0.0	4.2	4.1
	6:15 PM	4.3	1.6	0.0	0.0	2.2	0.0	0.0	11.1	0.0	5.3	0.0	8.5	0.0	0.0	7.8	0.0	0.0	0.0	0.0	0.0	3.9	
	6:30 PM	0.0	7.0	0.0	0.0	5.3	0.0	0.0	0.0	0.0	0.0	25.0	5.4	0.0	0.0	7.3	25.0	0.0	5.3	0.0	7.7	5.8	
	6:45 PM	0.0	3.6	10.0	0.0	3.9	0.0	0.0	0.0	0.0	0.0	0.0	3.8	0.0	0.0	3.4	0.0	0.0	0.0	0.0	0.0	2.8	
	7:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Totals		2.4	10.8	8.3	0.0	9.1	6.8	4.8	16.2	0.0	8.8	14.8	9.7	6.3	0.0	9.8	4.4	2.5	2.9	0.0	3.1	8.7	

Peak Hour Heavy Vehicle Percentages Summary

Hourly Time Period Start Time		From North (↓) STH 120					From East (←) Bloomfield Road					From South (↑) STH 120					From West (→) Bloomfield Road					Hourly Heavy Vehicle Percent
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:00 AM	1.9	11.7	13.3	0.0	8.3	10.5	5.9	11.8	0.0	9.0	16.7	11.1	0.0	0.0	9.9	0.0	7.4	3.1	0.0	3.1	8.2
MD	12:00 PM	9.5	9.4	15.6	0.0	9.9	5.9	5.3	25.0	0.0	10.1	27.8	12.9	50.0	0.0	14.2	8.3	0.0	4.1	0.0	4.1	11.0
PM	3:30 PM	2.0	8.5	2.2	0.0	6.9	6.8	3.7	16.7	0.0	8.4	20.0	8.9	22.2	0.0	9.8	5.9	5.7	1.3	0.0	3.4	7.6

Intersection Traffic Volume Report

Count Basics			*Page 11 of 13*
Start Date:	Tuesday, May 11, 2021	Weekday	Schools in Session
Total Number of Hours Counted: 13		Non-Holiday	No Special Events

15-Minute Pedestrian and Bicyclist Data

Pedestrians and Bicyclists

STH 120 and Bloomfield Road

15-Minute Pedestrian and Bicyclist Data

	15-Minute	Crossing North Approach			Crossing East Approach			Crossing South Approach			Crossing West Approach			15-Min	Hourly
	Time Period	STH 120			Bloomfield Road			STH 120			Bloomfield Road				
	Start Time	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Totals	Sum
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	1	0	1	1	1
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	9:15 AM	0	0	0	0	0	0	0	0	0	1	0	1	1	2
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	1	0	1	1	1
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	12:45 PM	0	0	0	0	0	0	0	0	0	1	1	2	2	2
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
PM Peak Period	2:00 PM	0	0	0	1	0	1	0	0	0	0	0	0	1	1
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	3:00 PM	0	0	0	0	0	0	0	0	0	0	1	1	1	1
	3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	4:30 PM	0	0	0	0	0	0	0	0	0	1	0	1	1	1
	4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	3
	5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	7
	5:30 PM	0	0	0	0	0	0	0	0	0	1	0	1	1	9
	5:45 PM	0	2	2	0	0	0	0	0	0	0	0	0	2	8
	6:00 PM	0	2	2	0	0	0	0	2	2	0	0	0	4	6
	6:15 PM	0	0	0	0	0	0	0	2	2	0	0	0	2	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		**0**	**4**	**4**	**1**	**0**	**1**	**0**	**4**	**4**	**6**	**2**	**8**	**17**	

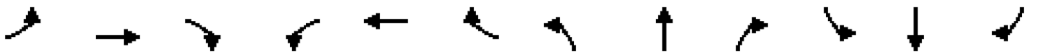
Special Pedestrians

Pedestrian Type	None	1 or 2	A Few	Several	Many	Unknown
Pre-school Children	x					
Elementry School Age Children	x					
Visually Impaired (white cane/helper dog)	x					
Elderly/Disabled (except wheelchairs)	x					
Wheelchairs/Electric Scooters	x					
Other (None)	x					

APPENDIX B

LOS DEFINITIONS
SYNCHRO INTERSECTION CAPACITY ANALYSIS

Existing Traffic Volumes

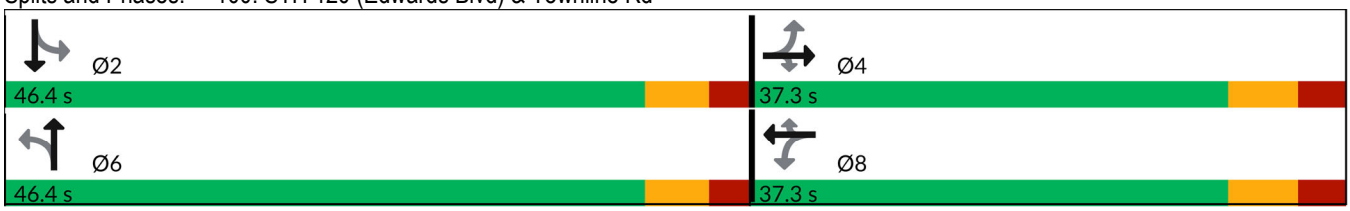


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	40	20	45	5	20	35	55	415	20	35	380	55
Future Volume (vph)	40	20	45	5	20	35	55	415	20	35	380	55
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		110	0		250	205		0	175		0
Storage Lanes	0		1	0		1	1		0	1		0
Taper Length (ft)	25			25			150			100		
Right Turn on Red			No			No			No			No
Link Speed (mph)		25			25			45			30	
Link Distance (ft)		1361			1755			2743			1170	
Travel Time (s)		37.1			47.9			41.6			26.6	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	62%	100%	100%	62%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	65	30	0	27	24	60	473	0	38	473	0
Turn Type	Perm	NA	Perm	Perm	NA	Perm	Perm	NA		Perm	NA	
Protected Phases		4			8			6			2	
Permitted Phases	4		4	8		8	6			2		
Detector Phase	4	4	4	8	8	8	6	6		2	2	
Switch Phase												
Minimum Initial (s)	10.0	10.0	10.0	10.0	10.0	10.0	12.0	12.0		12.0	12.0	
Minimum Split (s)	17.3	17.3	17.3	17.3	17.3	17.3	18.4	18.4		18.4	18.4	
Total Split (s)	37.3	37.3	37.3	37.3	37.3	37.3	46.4	46.4		46.4	46.4	
Total Split (%)	44.6%	44.6%	44.6%	44.6%	44.6%	44.6%	55.4%	55.4%		55.4%	55.4%	
Maximum Green (s)	30.0	30.0	30.0	30.0	30.0	30.0	40.0	40.0		40.0	40.0	
Yellow Time (s)	4.3	4.3	4.3	4.3	4.3	4.3	4.0	4.0		4.0	4.0	
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	2.4	2.4		2.4	2.4	
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)		7.3	7.3		7.3	7.3	6.4	6.4		6.4	6.4	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	3.0	3.0		4.5	4.5	
Minimum Gap (s)	1.5	1.5	1.5	1.5	1.5	1.5	2.0	2.0		3.5	3.5	
Time Before Reduce (s)	30.0	30.0	30.0	30.0	30.0	30.0	19.0	19.0		19.0	19.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	11.0	11.0		11.0	11.0	
Recall Mode	None	None	None	None	None	None	Min	Min		Min	Min	
Walk Time (s)												
Flash Don't Walk (s)												
Pedestrian Calls (#/hr)												
v/c Ratio		0.15	0.07		0.05	0.05	0.11	0.22		0.07	0.23	
Control Delay (s/veh)		10.8	9.9		9.8	9.9	8.9	7.5		8.7	7.5	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)		10.8	9.9		9.8	9.9	8.9	7.5		8.7	7.5	
Queue Length 50th (ft)		9	4		4	3	8	35		5	35	
Queue Length 95th (ft)		27	15		14	13	25	60		17	60	
Internal Link Dist (ft)		1281			1675			2663			1090	
Turn Bay Length (ft)			110			250	205			175		
Base Capacity (vph)		1260	1366		1478	1366	896	3514		896	3472	
Starvation Cap Reductn		0	0		0	0	0	0		0	0	
Spillback Cap Reductn		0	0		0	0	0	0		0	0	
Storage Cap Reductn		0	0		0	0	0	0		0	0	
Reduced v/c Ratio		0.05	0.02		0.02	0.02	0.07	0.13		0.04	0.14	

Intersection Summary	
Area Type:	Other
Cycle Length: 83.7	
Actuated Cycle Length: 34.8	
Natural Cycle: 40	
Control Type: Actuated-Uncoordinated	

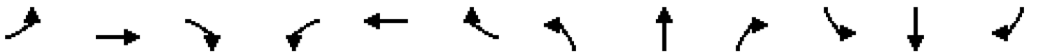
Splits and Phases: 100: STH 120 (Edwards Blvd) & Townline Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	40	20	45	5	20	35	55	415	20	35	380	55
Future Volume (veh/h)	40	20	45	5	20	35	55	415	20	35	380	55
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	43	22	30	5	22	24	60	451	22	38	413	60
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	336	141	328	138	352	328	507	1491	73	509	1347	194
Arrive On Green	0.21	0.21	0.21	0.21	0.21	0.21	0.43	0.43	0.43	0.43	0.43	0.43
Sat Flow, veh/h	864	682	1585	123	1700	1585	921	3449	168	921	3116	450
Grp Volume(v), veh/h	65	0	30	27	0	24	60	232	241	38	234	239
Grp Sat Flow(s),veh/h/ln	1546	0	1585	1823	0	1585	921	1777	1840	921	1777	1789
Q Serve(g_s), s	0.1	0.0	0.6	0.0	0.0	0.5	1.7	3.2	3.3	1.1	3.3	3.3
Cycle Q Clear(g_c), s	1.1	0.0	0.6	0.4	0.0	0.5	5.1	3.2	3.3	4.3	3.3	3.3
Prop In Lane	0.66		1.00	0.19		1.00	1.00		0.09	1.00		0.25
Lane Grp Cap(c), veh/h	477	0	328	490	0	328	507	768	796	509	768	774
V/C Ratio(X)	0.14	0.00	0.09	0.06	0.00	0.07	0.12	0.30	0.30	0.07	0.31	0.31
Avail Cap(c_a), veh/h	1351	0	1252	1508	0	1252	1079	1872	1938	1081	1872	1885
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	12.4	0.0	12.2	12.1	0.0	12.1	8.7	7.0	7.0	8.5	7.0	7.1
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.2	0.2	0.1	0.4	0.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.0	0.2	0.2	0.0	0.1	0.2	0.7	0.7	0.2	0.9	0.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	12.4	0.0	12.2	12.1	0.0	12.2	8.8	7.3	7.3	8.6	7.4	7.4
LnGrp LOS	B		B	B		B	A	A	A	A	A	A
Approach Vol, veh/h		95			51			533			511	
Approach Delay, s/veh		12.4			12.1			7.4			7.5	
Approach LOS		B			B			A			A	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	22.8	15.2	22.8	15.2
Change Period (Y+Rc), s	6.4	7.3	6.4	7.3
Max Green Setting (Gmax), s	40.0	30.0	40.0	30.0
Max Q Clear Time (g_c+I1), s	6.3	3.1	7.1	2.5
Green Ext Time (p_c), s	10.1	0.4	9.0	0.1

Intersection Summary	
HCM 7th Control Delay, s/veh	8.1
HCM 7th LOS	A

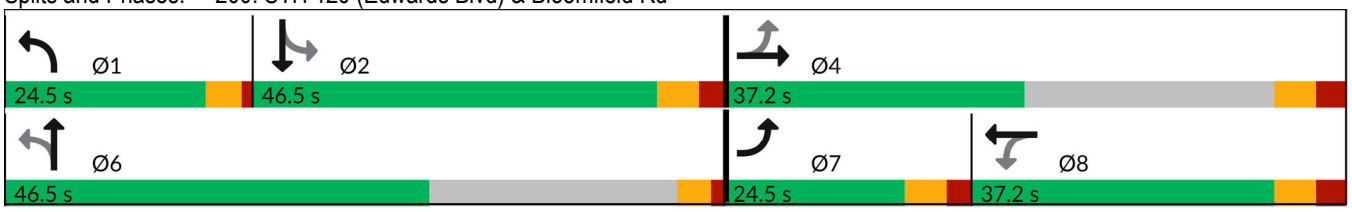


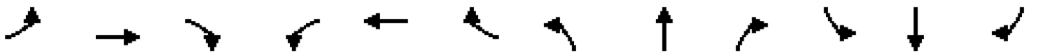
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	100	35	35	30	40	45	55	345	30	20	265	150
Future Volume (vph)	100	35	35	30	40	45	55	345	30	20	265	150
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	200		0	150		0	175		0	185		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	175			250			100			125		
Right Turn on Red			No			No			No			No
Link Speed (mph)		25			45			45			45	
Link Distance (ft)		1227			1344			1625			2743	
Travel Time (s)		33.5			20.4			24.6			41.6	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	109	76	0	33	92	0	60	408	0	22	451	0
Turn Type	pm+pt	NA		Perm	NA		pm+pt	NA		Perm	NA	
Protected Phases	7	4			8		1	6			2	
Permitted Phases	4			8			6			2		
Detector Phase	7	4		8	8		1	6		2	2	
Switch Phase												
Minimum Initial (s)	8.0	10.0		10.0	10.0		6.0	6.0		8.0	8.0	
Minimum Split (s)	14.5	17.2		17.2	17.2		10.5	10.5		14.5	14.5	
Total Split (s)	24.5	37.2		37.2	37.2		24.5	46.5		46.5	46.5	
Total Split (%)	18.5%	28.0%		28.0%	28.0%		18.5%	35.0%		35.0%	35.0%	
Maximum Green (s)	18.0	30.0		30.0	30.0		20.0	42.0		40.0	40.0	
Yellow Time (s)	4.3	4.3		4.3	4.3		3.5	3.5		4.3	4.3	
All-Red Time (s)	2.2	2.9		2.9	2.9		1.0	1.0		2.2	2.2	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.5	7.2		7.2	7.2		4.5	4.5		6.5	6.5	
Lead/Lag	Lead			Lag	Lag		Lead			Lag	Lag	
Lead-Lag Optimize?	Yes			Yes	Yes		Yes			Yes	Yes	
Vehicle Extension (s)	1.5	1.5		1.5	1.5		1.5	3.3		3.3	3.3	
Minimum Gap (s)	1.5	1.5		1.5	1.5		1.5	2.3		2.3	2.3	
Time Before Reduce (s)	21.0	30.0		30.0	30.0		20.0	20.0		21.0	21.0	
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	12.0		12.0	12.0	
Recall Mode	None	None		None	None		None	Min		Min	Min	
Walk Time (s)												
Flash Don't Walk (s)												
Pedestrian Calls (#/hr)												
v/c Ratio	0.23	0.11		0.12	0.26		0.13	0.24		0.06	0.37	
Control Delay (s/veh)	12.6	12.1		25.5	26.4		12.7	12.7		21.6	21.6	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	12.6	12.1		25.5	26.4		12.7	12.7		21.6	21.6	
Queue Length 50th (ft)	23	16		10	30		13	51		7	81	
Queue Length 95th (ft)	58	45		37	78		35	88		25	136	
Internal Link Dist (ft)		1147			1264			1545			2663	
Turn Bay Length (ft)	200			150			175			185		
Base Capacity (vph)	725	1562		798	1037		788	3447		706	2478	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.15	0.05		0.04	0.09		0.08	0.12		0.03	0.18	

Intersection Summary	
Area Type:	Other
Cycle Length: 132.7	
Actuated Cycle Length: 54.3	
Natural Cycle: 60	
Control Type: Actuated-Uncoordinated	

Splits and Phases: 200: STH 120 (Edwards Blvd) & Bloomfield Rd





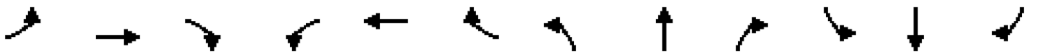
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	100	35	35	30	40	45	55	345	30	20	265	150
Future Volume (veh/h)	100	35	35	30	40	45	55	345	30	20	265	150
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	109	38	38	33	43	49	60	375	33	22	288	163
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	438	309	309	313	121	138	395	1407	123	400	649	358
Arrive On Green	0.11	0.36	0.36	0.15	0.15	0.15	0.06	0.43	0.43	0.29	0.29	0.29
Sat Flow, veh/h	1781	858	858	1323	798	909	1781	3306	289	978	2211	1217
Grp Volume(v), veh/h	109	0	76	33	0	92	60	201	207	22	230	221
Grp Sat Flow(s),veh/h/ln	1781	0	1716	1323	0	1707	1781	1777	1818	978	1777	1651
Q Serve(g_s), s	3.0	0.0	1.9	1.4	0.0	3.1	1.4	4.7	4.7	1.0	6.7	7.0
Cycle Q Clear(g_c), s	3.0	0.0	1.9	1.4	0.0	3.1	1.4	4.7	4.7	1.0	6.7	7.0
Prop In Lane	1.00		0.50	1.00		0.53	1.00		0.16	1.00		0.74
Lane Grp Cap(c), veh/h	438	0	618	313	0	259	395	756	774	400	522	485
V/C Ratio(X)	0.25	0.00	0.12	0.11	0.00	0.35	0.15	0.27	0.27	0.06	0.44	0.46
Avail Cap(c_a), veh/h	749	0	804	733	0	800	843	1166	1193	723	1110	1032
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	17.4	0.0	13.7	23.6	0.0	24.3	13.1	11.9	11.9	16.3	18.3	18.4
Incr Delay (d2), s/veh	0.1	0.0	0.0	0.1	0.0	0.3	0.1	0.2	0.2	0.1	0.7	0.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	0.0	0.7	0.4	0.0	1.1	0.5	1.5	1.6	0.2	2.5	2.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	17.5	0.0	13.7	23.7	0.0	24.6	13.2	12.1	12.1	16.4	19.0	19.2
LnGrp LOS	B		B	C		C	B	B	B	B	B	B
Approach Vol, veh/h		185			125			468			473	
Approach Delay, s/veh		16.0			24.4			12.3			19.0	
Approach LOS		B			C			B			B	

Timer - Assigned Phs	1	2		4		6	7	8				
Phs Duration (G+Y+Rc), s	8.4	25.3		30.3		33.7	13.3	16.9				
Change Period (Y+Rc), s	4.5	6.5		* 7.2		* 6.5	6.5	* 7.2				
Max Green Setting (Gmax), s	20.0	40.0		* 30		* 42	18.0	* 30				
Max Q Clear Time (g_c+I1), s	3.4	9.0		3.9		6.7	5.0	5.1				
Green Ext Time (p_c), s	0.0	9.8		0.6		9.0	0.1	1.0				

Intersection Summary												
HCM 7th Control Delay, s/veh			16.6									
HCM 7th LOS			B									

Notes

* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

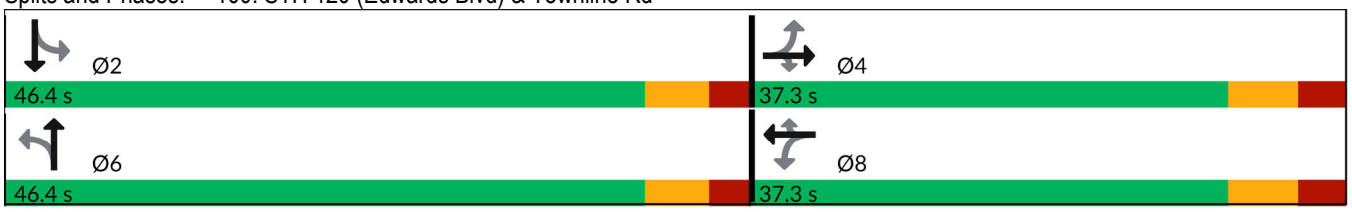


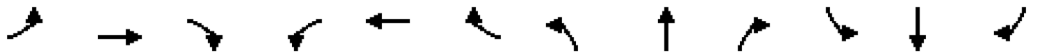
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	60	30	55	10	25	60	45	510	15	60	465	80
Future Volume (vph)	60	30	55	10	25	60	45	510	15	60	465	80
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		110	0		250	205		0	175		0
Storage Lanes	0		1	0		1	1		0	1		0
Taper Length (ft)	25			25			150			100		
Right Turn on Red			No			No			No			No
Link Speed (mph)		25			25			45			30	
Link Distance (ft)		1361			1755			2743			1170	
Travel Time (s)		37.1			47.9			41.6			26.6	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	62%	100%	100%	62%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	98	37	0	38	40	49	570	0	65	592	0
Turn Type	Perm	NA	Perm	Perm	NA	Perm	Perm	NA		Perm	NA	
Protected Phases		4			8			6			2	
Permitted Phases	4		4	8		8	6			2		
Detector Phase	4	4	4	8	8	8	6	6		2	2	
Switch Phase												
Minimum Initial (s)	10.0	10.0	10.0	10.0	10.0	10.0	12.0	12.0		12.0	12.0	
Minimum Split (s)	17.3	17.3	17.3	17.3	17.3	17.3	18.4	18.4		18.4	18.4	
Total Split (s)	37.3	37.3	37.3	37.3	37.3	37.3	46.4	46.4		46.4	46.4	
Total Split (%)	44.6%	44.6%	44.6%	44.6%	44.6%	44.6%	55.4%	55.4%		55.4%	55.4%	
Maximum Green (s)	30.0	30.0	30.0	30.0	30.0	30.0	40.0	40.0		40.0	40.0	
Yellow Time (s)	4.3	4.3	4.3	4.3	4.3	4.3	4.0	4.0		4.0	4.0	
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	2.4	2.4		2.4	2.4	
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)		7.3	7.3		7.3	7.3	6.4	6.4		6.4	6.4	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	3.0	3.0		4.5	4.5	
Minimum Gap (s)	1.5	1.5	1.5	1.5	1.5	1.5	2.0	2.0		3.5	3.5	
Time Before Reduce (s)	30.0	30.0	30.0	30.0	30.0	30.0	19.0	19.0		19.0	19.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	11.0	11.0		11.0	11.0	
Recall Mode	None	None	None	None	None	None	Min	Min		Min	Min	
Walk Time (s)												
Flash Don't Walk (s)												
Pedestrian Calls (#/hr)												
v/c Ratio		0.22	0.08		0.08	0.08	0.10	0.26		0.13	0.28	
Control Delay (s/veh)		11.7	10.6		10.6	10.6	8.6	7.4		8.9	7.5	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)		11.7	10.6		10.6	10.6	8.6	7.4		8.9	7.5	
Queue Length 50th (ft)		14	5		5	6	6	44		9	46	
Queue Length 95th (ft)		42	20		21	21	21	72		27	75	
Internal Link Dist (ft)		1281			1675			2663			1090	
Turn Bay Length (ft)			110			250	205			175		
Base Capacity (vph)		1260	1379		1408	1379	797	3525		816	3461	
Starvation Cap Reductn		0	0		0	0	0	0		0	0	
Spillback Cap Reductn		0	0		0	0	0	0		0	0	
Storage Cap Reductn		0	0		0	0	0	0		0	0	
Reduced v/c Ratio		0.08	0.03		0.03	0.03	0.06	0.16		0.08	0.17	

Intersection Summary	
Area Type:	Other
Cycle Length: 83.7	
Actuated Cycle Length: 33.5	
Natural Cycle: 40	
Control Type: Actuated-Uncoordinated	

Splits and Phases: 100: STH 120 (Edwards Blvd) & Townline Rd

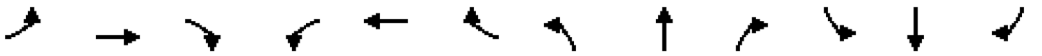




Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	60	30	55	10	25	60	45	510	15	60	465	80
Future Volume (veh/h)	60	30	55	10	25	60	45	510	15	60	465	80
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	65	33	37	11	27	40	49	554	16	65	505	87
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	317	135	331	163	308	331	475	1703	49	487	1465	251
Arrive On Green	0.21	0.21	0.21	0.21	0.21	0.21	0.48	0.48	0.48	0.48	0.48	0.48
Sat Flow, veh/h	873	647	1585	281	1476	1585	825	3527	102	842	3033	520
Grp Volume(v), veh/h	98	0	37	38	0	40	49	279	291	65	295	297
Grp Sat Flow(s),veh/h/ln	1520	0	1585	1756	0	1585	825	1777	1852	842	1777	1777
Q Serve(g_s), s	1.2	0.0	0.8	0.0	0.0	0.9	1.7	4.3	4.3	2.3	4.6	4.6
Cycle Q Clear(g_c), s	2.2	0.0	0.8	0.7	0.0	0.9	6.4	4.3	4.3	6.6	4.6	4.6
Prop In Lane	0.66		1.00	0.29		1.00	1.00		0.05	1.00		0.29
Lane Grp Cap(c), veh/h	452	0	331	471	0	331	475	858	894	487	858	858
V/C Ratio(X)	0.22	0.00	0.11	0.08	0.00	0.12	0.10	0.33	0.33	0.13	0.34	0.35
Avail Cap(c_a), veh/h	1141	0	1070	1252	0	1070	819	1600	1667	839	1600	1599
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	14.7	0.0	14.2	14.2	0.0	14.3	9.1	7.0	7.0	9.1	7.1	7.1
Incr Delay (d2), s/veh	0.1	0.0	0.1	0.0	0.0	0.1	0.1	0.2	0.2	0.2	0.4	0.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	0.0	0.3	0.3	0.0	0.3	0.2	1.0	1.0	0.4	1.3	1.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	14.8	0.0	14.3	14.2	0.0	14.3	9.2	7.3	7.3	9.3	7.5	7.5
LnGrp LOS	B		B	B		B	A	A	A	A	A	A
Approach Vol, veh/h		135			78			619			657	
Approach Delay, s/veh		14.7			14.3			7.4			7.7	
Approach LOS		B			B			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		27.9		16.6		27.9		16.6				
Change Period (Y+Rc), s		6.4		7.3		6.4		7.3				
Max Green Setting (Gmax), s		40.0		30.0		40.0		30.0				
Max Q Clear Time (g_c+I1), s		8.6		4.2		8.4		2.9				
Green Ext Time (p_c), s		12.9		0.6		10.8		0.2				

Intersection Summary	
HCM 7th Control Delay, s/veh	8.6
HCM 7th LOS	A

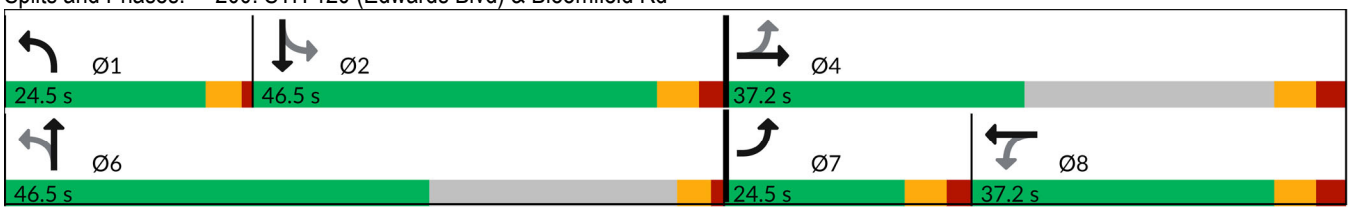


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	125	35	25	50	25	50	10	395	55	35	420	80
Future Volume (vph)	125	35	25	50	25	50	10	395	55	35	420	80
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	200		0	150		0	175		0	185		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	175			250			100			125		
Right Turn on Red			No			No			No			No
Link Speed (mph)		25			45			45			45	
Link Distance (ft)		1227			1344			1625			2743	
Travel Time (s)		33.5			20.4			24.6			41.6	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	136	65	0	54	81	0	11	489	0	38	544	0
Turn Type	pm+pt	NA		Perm	NA		pm+pt	NA		Perm	NA	
Protected Phases	7	4			8		1	6			2	
Permitted Phases	4			8			6			2		
Detector Phase	7	4		8	8		1	6		2	2	
Switch Phase												
Minimum Initial (s)	8.0	10.0		10.0	10.0		6.0	6.0		8.0	8.0	
Minimum Split (s)	14.5	17.2		17.2	17.2		10.5	10.5		14.5	14.5	
Total Split (s)	24.5	37.2		37.2	37.2		24.5	46.5		46.5	46.5	
Total Split (%)	18.5%	28.0%		28.0%	28.0%		18.5%	35.0%		35.0%	35.0%	
Maximum Green (s)	18.0	30.0		30.0	30.0		20.0	42.0		40.0	40.0	
Yellow Time (s)	4.3	4.3		4.3	4.3		3.5	3.5		4.3	4.3	
All-Red Time (s)	2.2	2.9		2.9	2.9		1.0	1.0		2.2	2.2	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.5	7.2		7.2	7.2		4.5	4.5		6.5	6.5	
Lead/Lag	Lead			Lag	Lag		Lead			Lag	Lag	
Lead-Lag Optimize?	Yes			Yes	Yes		Yes			Yes	Yes	
Vehicle Extension (s)	1.5	1.5		1.5	1.5		1.5	3.3		3.3	3.3	
Minimum Gap (s)	1.5	1.5		1.5	1.5		1.5	2.3		2.3	2.3	
Time Before Reduce (s)	21.0	30.0		30.0	30.0		20.0	20.0		21.0	21.0	
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	12.0		12.0	12.0	
Recall Mode	None	None		None	None		None	Min		Min	Min	
Walk Time (s)												
Flash Don't Walk (s)												
Pedestrian Calls (#/hr)												
v/c Ratio	0.26	0.09		0.21	0.25		0.03	0.41		0.16	0.57	
Control Delay (s/veh)	10.9	10.1		24.8	24.6		13.1	15.6		20.2	21.5	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	10.9	10.1		24.8	24.6		13.1	15.6		20.2	21.5	
Queue Length 50th (ft)	19	9		13	20		2	62		9	76	
Queue Length 95th (ft)	73	41		56	75		12	111		37	166	
Internal Link Dist (ft)		1147			1264			1545			2663	
Turn Bay Length (ft)	200			150			175			185		
Base Capacity (vph)	711	1650		777	977		708	3393		686	2686	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.19	0.04		0.07	0.08		0.02	0.14		0.06	0.20	

Intersection Summary	
Area Type:	Other
Cycle Length: 132.7	
Actuated Cycle Length: 53.5	
Natural Cycle: 60	
Control Type: Actuated-Uncoordinated	

Splits and Phases: 200: STH 120 (Edwards Blvd) & Bloomfield Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	125	35	25	50	25	50	10	395	55	35	420	80
Future Volume (veh/h)	125	35	25	50	25	50	10	395	55	35	420	80
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	136	38	27	54	27	54	11	429	60	38	457	87
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	455	371	264	313	84	168	327	1324	184	411	1002	190
Arrive On Green	0.11	0.36	0.36	0.15	0.15	0.15	0.02	0.42	0.42	0.34	0.34	0.34
Sat Flow, veh/h	1781	1017	723	1337	557	1113	1781	3133	436	907	2982	564
Grp Volume(v), veh/h	136	0	65	54	0	81	11	242	247	38	271	273
Grp Sat Flow(s),veh/h/ln	1781	0	1740	1337	0	1670	1781	1777	1792	907	1777	1769
Q Serve(g_s), s	3.8	0.0	1.6	2.3	0.0	2.8	0.2	5.9	5.9	1.9	7.7	7.8
Cycle Q Clear(g_c), s	3.8	0.0	1.6	2.3	0.0	2.8	0.2	5.9	5.9	2.3	7.7	7.8
Prop In Lane	1.00		0.42	1.00		0.67	1.00		0.24	1.00		0.32
Lane Grp Cap(c), veh/h	455	0	635	313	0	252	327	751	757	411	597	594
V/C Ratio(X)	0.30	0.00	0.10	0.17	0.00	0.32	0.03	0.32	0.33	0.09	0.45	0.46
Avail Cap(c_a), veh/h	751	0	810	734	0	777	850	1158	1168	669	1103	1098
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	17.5	0.0	13.5	24.2	0.0	24.4	13.1	12.4	12.5	15.1	16.8	16.8
Incr Delay (d2), s/veh	0.1	0.0	0.0	0.1	0.0	0.3	0.0	0.3	0.3	0.1	0.6	0.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.5	0.0	0.6	0.7	0.0	1.0	0.1	2.0	2.0	0.3	2.8	2.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	17.7	0.0	13.5	24.3	0.0	24.7	13.1	12.7	12.7	15.2	17.4	17.4
LnGrp LOS	B		B	C		C	B	B	B	B	B	B
Approach Vol, veh/h		201			135			500			582	
Approach Delay, s/veh		16.3			24.5			12.7			17.3	
Approach LOS		B			C			B			B	

Timer - Assigned Phs	1	2		4		6	7	8				
Phs Duration (G+Y+Rc), s	5.6	28.2		30.7		33.7	13.8	16.9				
Change Period (Y+Rc), s	4.5	6.5		* 7.2		* 6.5	6.5	* 7.2				
Max Green Setting (Gmax), s	20.0	40.0		* 30		* 42	18.0	* 30				
Max Q Clear Time (g_c+I1), s	2.2	9.8		3.6		7.9	5.8	4.8				
Green Ext Time (p_c), s	0.0	11.9		0.5		10.9	0.1	0.9				

Intersection Summary		
HCM 7th Control Delay, s/veh	16.2	
HCM 7th LOS	B	

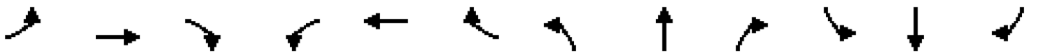
Notes

* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

APPENDIX C

SYNCHRO INTERSECTION CAPACITY ANALYSIS

Build Traffic Volumes

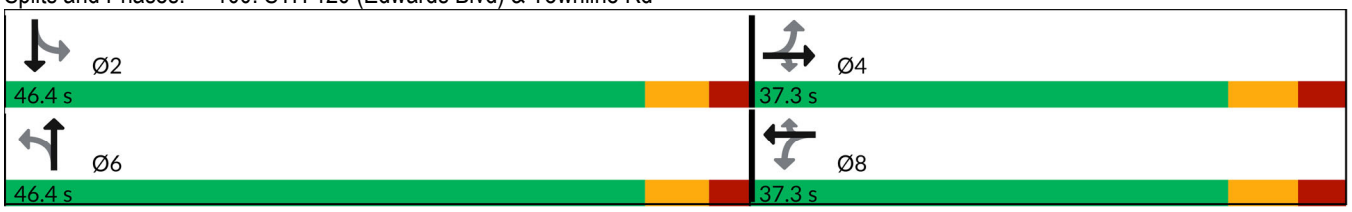


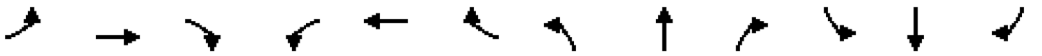
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	40	20	45	5	25	40	55	420	20	40	380	55
Future Volume (vph)	40	20	45	5	25	40	55	420	20	40	380	55
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		110	0		250	205		0	175		0
Storage Lanes	0		1	0		1	1		0	1		0
Taper Length (ft)	25			25			150			100		
Right Turn on Red			No			No			No			No
Link Speed (mph)		25			25			45			30	
Link Distance (ft)		1361			1755			2743			1170	
Travel Time (s)		37.1			47.9			41.6			26.6	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	62%	100%	100%	62%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	65	30	0	32	27	60	479	0	43	473	0
Turn Type	Perm	NA	Perm	Perm	NA	Perm	Perm	NA		Perm	NA	
Protected Phases		4			8			6			2	
Permitted Phases	4		4	8		8	6			2		
Detector Phase	4	4	4	8	8	8	6	6		2	2	
Switch Phase												
Minimum Initial (s)	10.0	10.0	10.0	10.0	10.0	10.0	12.0	12.0		12.0	12.0	
Minimum Split (s)	17.3	17.3	17.3	17.3	17.3	17.3	18.4	18.4		18.4	18.4	
Total Split (s)	37.3	37.3	37.3	37.3	37.3	37.3	46.4	46.4		46.4	46.4	
Total Split (%)	44.6%	44.6%	44.6%	44.6%	44.6%	44.6%	55.4%	55.4%		55.4%	55.4%	
Maximum Green (s)	30.0	30.0	30.0	30.0	30.0	30.0	40.0	40.0		40.0	40.0	
Yellow Time (s)	4.3	4.3	4.3	4.3	4.3	4.3	4.0	4.0		4.0	4.0	
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	2.4	2.4		2.4	2.4	
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)		7.3	7.3		7.3	7.3	6.4	6.4		6.4	6.4	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	3.0	3.0		4.5	4.5	
Minimum Gap (s)	1.5	1.5	1.5	1.5	1.5	1.5	2.0	2.0		3.5	3.5	
Time Before Reduce (s)	30.0	30.0	30.0	30.0	30.0	30.0	19.0	19.0		19.0	19.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	11.0	11.0		11.0	11.0	
Recall Mode	None	None	None	None	None	None	Min	Min		Min	Min	
Walk Time (s)												
Flash Don't Walk (s)												
Pedestrian Calls (#/hr)												
v/c Ratio		0.16	0.07		0.06	0.06	0.11	0.23		0.08	0.23	
Control Delay (s/veh)		10.8	9.9		9.9	9.9	8.9	7.5		8.8	7.5	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)		10.8	9.9		9.9	9.9	8.9	7.5		8.8	7.5	
Queue Length 50th (ft)		9	4		4	4	8	35		6	35	
Queue Length 95th (ft)		27	15		16	14	25	60		19	60	
Internal Link Dist (ft)		1281			1675			2663			1090	
Turn Bay Length (ft)			110			250	205			175		
Base Capacity (vph)		1256	1366		1497	1366	896	3514		890	3472	
Starvation Cap Reductn		0	0		0	0	0	0		0	0	
Spillback Cap Reductn		0	0		0	0	0	0		0	0	
Storage Cap Reductn		0	0		0	0	0	0		0	0	
Reduced v/c Ratio		0.05	0.02		0.02	0.02	0.07	0.14		0.05	0.14	

Intersection Summary	
Area Type:	Other
Cycle Length: 83.7	
Actuated Cycle Length: 34.8	
Natural Cycle: 40	
Control Type: Actuated-Uncoordinated	

Splits and Phases: 100: STH 120 (Edwards Blvd) & Townline Rd

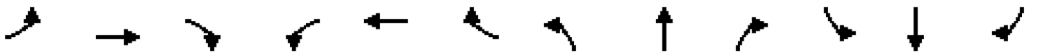




Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	40	20	45	5	25	40	55	420	20	40	380	55
Future Volume (veh/h)	40	20	45	5	25	40	55	420	20	40	380	55
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	43	22	30	5	27	27	60	457	22	43	413	60
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	336	142	333	128	364	333	507	1498	72	505	1353	195
Arrive On Green	0.21	0.21	0.21	0.21	0.21	0.21	0.43	0.43	0.43	0.43	0.43	0.43
Sat Flow, veh/h	863	675	1585	97	1737	1585	921	3452	166	916	3116	450
Grp Volume(v), veh/h	65	0	30	32	0	27	60	235	244	43	234	239
Grp Sat Flow(s),veh/h/ln	1538	0	1585	1833	0	1585	921	1777	1841	916	1777	1789
Q Serve(g_s), s	0.1	0.0	0.6	0.0	0.0	0.5	1.8	3.3	3.3	1.2	3.3	3.4
Cycle Q Clear(g_c), s	1.1	0.0	0.6	0.5	0.0	0.5	5.1	3.3	3.3	4.6	3.3	3.4
Prop In Lane	0.66		1.00	0.16		1.00	1.00		0.09	1.00		0.25
Lane Grp Cap(c), veh/h	478	0	333	493	0	333	507	771	799	505	771	777
V/C Ratio(X)	0.14	0.00	0.09	0.06	0.00	0.08	0.12	0.30	0.31	0.09	0.30	0.31
Avail Cap(c_a), veh/h	1328	0	1236	1499	0	1236	1064	1847	1914	1060	1847	1860
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	12.4	0.0	12.2	12.2	0.0	12.2	8.8	7.1	7.1	8.6	7.1	7.1
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.2	0.2	0.1	0.4	0.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.0	0.2	0.2	0.0	0.2	0.2	0.7	0.7	0.2	0.9	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	12.5	0.0	12.3	12.2	0.0	12.3	8.9	7.3	7.3	8.7	7.5	7.5
LnGrp LOS	B		B	B		B	A	A	A	A	A	A
Approach Vol, veh/h		95			59			539			516	
Approach Delay, s/veh		12.4			12.2			7.5			7.6	
Approach LOS		B			B			A			A	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	23.1	15.4	23.1	15.4
Change Period (Y+Rc), s	6.4	7.3	6.4	7.3
Max Green Setting (Gmax), s	40.0	30.0	40.0	30.0
Max Q Clear Time (g_c+I1), s	6.6	3.1	7.1	2.5
Green Ext Time (p_c), s	10.1	0.4	9.1	0.2

Intersection Summary	
HCM 7th Control Delay, s/veh	8.2
HCM 7th LOS	A

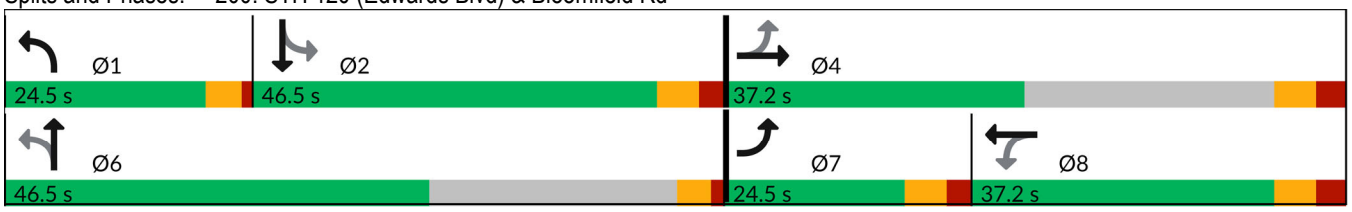


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	100	35	35	35	45	50	55	345	35	20	265	150
Future Volume (vph)	100	35	35	35	45	50	55	345	35	20	265	150
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	200		0	150		0	175		0	185		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	175			250			100			125		
Right Turn on Red			No			No			No			No
Link Speed (mph)		25			45			45			45	
Link Distance (ft)		1227			1344			1625			2743	
Travel Time (s)		33.5			20.4			24.6			41.6	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	109	76	0	38	103	0	60	413	0	22	451	0
Turn Type	pm+pt	NA		Perm	NA		pm+pt	NA		Perm	NA	
Protected Phases	7	4			8		1	6			2	
Permitted Phases	4			8			6			2		
Detector Phase	7	4		8	8		1	6		2	2	
Switch Phase												
Minimum Initial (s)	8.0	10.0		10.0	10.0		6.0	6.0		8.0	8.0	
Minimum Split (s)	14.5	17.2		17.2	17.2		10.5	10.5		14.5	14.5	
Total Split (s)	24.5	37.2		37.2	37.2		24.5	46.5		46.5	46.5	
Total Split (%)	18.5%	28.0%		28.0%	28.0%		18.5%	35.0%		35.0%	35.0%	
Maximum Green (s)	18.0	30.0		30.0	30.0		20.0	42.0		40.0	40.0	
Yellow Time (s)	4.3	4.3		4.3	4.3		3.5	3.5		4.3	4.3	
All-Red Time (s)	2.2	2.9		2.9	2.9		1.0	1.0		2.2	2.2	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.5	7.2		7.2	7.2		4.5	4.5		6.5	6.5	
Lead/Lag	Lead			Lag	Lag		Lead			Lag	Lag	
Lead-Lag Optimize?	Yes			Yes	Yes		Yes			Yes	Yes	
Vehicle Extension (s)	1.5	1.5		1.5	1.5		1.5	3.3		3.3	3.3	
Minimum Gap (s)	1.5	1.5		1.5	1.5		1.5	2.3		2.3	2.3	
Time Before Reduce (s)	21.0	30.0		30.0	30.0		20.0	20.0		21.0	21.0	
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	12.0		12.0	12.0	
Recall Mode	None	None		None	None		None	Min		Min	Min	
Walk Time (s)												
Flash Don't Walk (s)												
Pedestrian Calls (#/hr)												
v/c Ratio	0.23	0.11		0.14	0.29		0.13	0.24		0.06	0.37	
Control Delay (s/veh)	12.7	12.2		25.7	26.8		12.9	12.9		21.7	21.8	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	12.7	12.2		25.7	26.8		12.9	12.9		21.7	21.8	
Queue Length 50th (ft)	24	16		12	34		13	51		7	81	
Queue Length 95th (ft)	58	45		41	86		36	91		25	138	
Internal Link Dist (ft)		1147			1264			1545			2663	
Turn Bay Length (ft)	200			150			175			185		
Base Capacity (vph)	724	1556		796	1035		787	3430		701	2469	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.15	0.05		0.05	0.10		0.08	0.12		0.03	0.18	

Intersection Summary	
Area Type:	Other
Cycle Length: 132.7	
Actuated Cycle Length: 54.6	
Natural Cycle: 60	
Control Type: Actuated-Uncoordinated	

Splits and Phases: 200: STH 120 (Edwards Blvd) & Bloomfield Rd



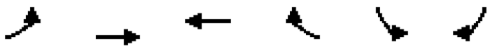
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	100	35	35	35	45	50	55	345	35	20	265	150
Future Volume (veh/h)	100	35	35	35	45	50	55	345	35	20	265	150
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	109	38	38	38	49	54	60	375	38	22	288	163
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	430	310	310	314	124	137	395	1386	140	398	649	357
Arrive On Green	0.11	0.36	0.36	0.15	0.15	0.15	0.06	0.43	0.43	0.29	0.29	0.29
Sat Flow, veh/h	1781	858	858	1323	813	896	1781	3260	328	973	2211	1217
Grp Volume(v), veh/h	109	0	76	38	0	103	60	203	210	22	230	221
Grp Sat Flow(s),veh/h/ln	1781	0	1716	1323	0	1709	1781	1777	1811	973	1777	1651
Q Serve(g_s), s	3.0	0.0	1.9	1.6	0.0	3.5	1.4	4.8	4.8	1.0	6.7	7.0
Cycle Q Clear(g_c), s	3.0	0.0	1.9	1.6	0.0	3.5	1.4	4.8	4.8	1.0	6.7	7.0
Prop In Lane	1.00		0.50	1.00		0.52	1.00		0.18	1.00		0.74
Lane Grp Cap(c), veh/h	430	0	620	314	0	261	395	755	770	398	522	485
V/C Ratio(X)	0.25	0.00	0.12	0.12	0.00	0.39	0.15	0.27	0.27	0.06	0.44	0.46
Avail Cap(c_a), veh/h	740	0	803	732	0	800	841	1164	1187	720	1109	1031
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	17.4	0.0	13.7	23.7	0.0	24.5	13.2	12.0	12.0	16.4	18.4	18.5
Incr Delay (d2), s/veh	0.1	0.0	0.0	0.1	0.0	0.4	0.1	0.2	0.2	0.1	0.7	0.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	0.0	0.7	0.5	0.0	1.3	0.5	1.6	1.6	0.2	2.5	2.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	17.5	0.0	13.7	23.7	0.0	24.8	13.2	12.2	12.2	16.4	19.0	19.2
LnGrp LOS	B		B	C		C	B	B	B	B	B	B
Approach Vol, veh/h		185			141			473			473	
Approach Delay, s/veh		16.0			24.5			12.3			19.0	
Approach LOS		B			C			B			B	

Timer - Assigned Phs	1	2		4		6	7	8				
Phs Duration (G+Y+Rc), s	8.4	25.3		30.3		33.8	13.4	17.0				
Change Period (Y+Rc), s	4.5	6.5		* 7.2		* 6.5	6.5	* 7.2				
Max Green Setting (Gmax), s	20.0	40.0		* 30		* 42	18.0	* 30				
Max Q Clear Time (g_c+I1), s	3.4	9.0		3.9		6.8	5.0	5.5				
Green Ext Time (p_c), s	0.0	9.8		0.6		9.1	0.1	1.1				

Intersection Summary	
HCM 7th Control Delay, s/veh	16.7
HCM 7th LOS	B

Notes

* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	5	55	40	5	5	15
Future Volume (vph)	5	55	40	5	5	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		0%	0%		0%	
Storage Length (ft)	0			0	0	0
Storage Lanes	0			0	1	0
Taper Length (ft)	25				25	
Link Speed (mph)		45	45		25	
Link Distance (ft)		2786	624		237	
Travel Time (s)		42.2	9.5		6.5	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	65	48	0	21	0
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

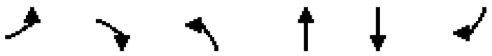
Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	55	40	5	5	15
Future Vol, veh/h	5	55	40	5	5	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	60	43	5	5	16

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	49	0	-	0	117	46
Stage 1	-	-	-	-	46	-
Stage 2	-	-	-	-	71	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1558	-	-	-	879	1023
Stage 1	-	-	-	-	976	-
Stage 2	-	-	-	-	952	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1558	-	-	-	876	1023
Mov Cap-2 Maneuver	-	-	-	-	876	-
Stage 1	-	-	-	-	973	-
Stage 2	-	-	-	-	952	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.61	0	8.75
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	150	-	-	-	982
HCM Lane V/C Ratio	0.003	-	-	-	0.022
HCM Ctrl Dly (s/v)	7.3	0	-	-	8.7
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	10	0	0	10	15	5
Future Volume (vph)	10	0	0	10	15	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)	0	0	0			0
Storage Lanes	1	0	0			0
Taper Length (ft)	25		25			
Link Speed (mph)	25			55	55	
Link Distance (ft)	327			1662	633	
Travel Time (s)	8.9			20.6	7.8	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	11	0	0	11	21	0
Sign Control	Stop			Free	Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

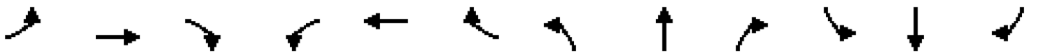
Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	0	0	10	15	5
Future Vol, veh/h	10	0	0	10	15	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	0	0	11	16	5

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	30	19	22	0	-	0
Stage 1	19	-	-	-	-	-
Stage 2	11	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	984	1059	1594	-	-	-
Stage 1	1004	-	-	-	-	-
Stage 2	1012	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	984	1059	1594	-	-	-
Mov Cap-2 Maneuver	984	-	-	-	-	-
Stage 1	1004	-	-	-	-	-
Stage 2	1012	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	8.7	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1594	-	984	-	-
HCM Lane V/C Ratio	-	-	0.011	-	-
HCM Ctrl Dly (s/v)	0	-	8.7	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

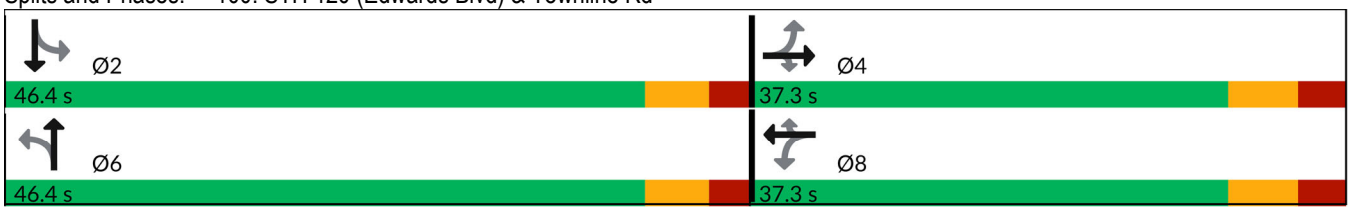


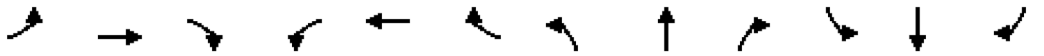
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	60	35	55	10	25	65	45	510	15	70	465	80
Future Volume (vph)	60	35	55	10	25	65	45	510	15	70	465	80
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		110	0		250	205		0	175		0
Storage Lanes	0		1	0		1	1		0	1		0
Taper Length (ft)	25			25			150			100		
Right Turn on Red			No			No			No			No
Link Speed (mph)		25			25			45			30	
Link Distance (ft)		1361			1755			2743			1170	
Travel Time (s)		37.1			47.9			41.6			26.6	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	62%	100%	100%	62%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	103	37	0	38	44	49	570	0	76	592	0
Turn Type	Perm	NA	Perm	Perm	NA	Perm	Perm	NA		Perm	NA	
Protected Phases		4			8			6			2	
Permitted Phases	4		4	8		8	6			2		
Detector Phase	4	4	4	8	8	8	6	6		2	2	
Switch Phase												
Minimum Initial (s)	10.0	10.0	10.0	10.0	10.0	10.0	12.0	12.0		12.0	12.0	
Minimum Split (s)	17.3	17.3	17.3	17.3	17.3	17.3	18.4	18.4		18.4	18.4	
Total Split (s)	37.3	37.3	37.3	37.3	37.3	37.3	46.4	46.4		46.4	46.4	
Total Split (%)	44.6%	44.6%	44.6%	44.6%	44.6%	44.6%	55.4%	55.4%		55.4%	55.4%	
Maximum Green (s)	30.0	30.0	30.0	30.0	30.0	30.0	40.0	40.0		40.0	40.0	
Yellow Time (s)	4.3	4.3	4.3	4.3	4.3	4.3	4.0	4.0		4.0	4.0	
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	2.4	2.4		2.4	2.4	
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)		7.3	7.3		7.3	7.3	6.4	6.4		6.4	6.4	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	3.0	3.0		4.5	4.5	
Minimum Gap (s)	1.5	1.5	1.5	1.5	1.5	1.5	2.0	2.0		3.5	3.5	
Time Before Reduce (s)	30.0	30.0	30.0	30.0	30.0	30.0	19.0	19.0		19.0	19.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	11.0	11.0		11.0	11.0	
Recall Mode	None	None	None	None	None	None	Min	Min		Min	Min	
Walk Time (s)												
Flash Don't Walk (s)												
Pedestrian Calls (#/hr)												
v/c Ratio		0.25	0.08		0.08	0.10	0.13	0.34		0.19	0.36	
Control Delay (s/veh)		12.6	10.9		10.9	11.0	9.3	9.1		10.2	9.2	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)		12.6	10.9		10.9	11.0	9.3	9.1		10.2	9.2	
Queue Length 50th (ft)		15	5		5	6	6	44		10	46	
Queue Length 95th (ft)		44	20		21	23	21	72		31	75	
Internal Link Dist (ft)		1281			1675			2663			1090	
Turn Bay Length (ft)			110			250	205			175		
Base Capacity (vph)		1228	1328		1353	1328	797	3525		816	3461	
Starvation Cap Reductn		0	0		0	0	0	0		0	0	
Spillback Cap Reductn		0	0		0	0	0	0		0	0	
Storage Cap Reductn		0	0		0	0	0	0		0	0	
Reduced v/c Ratio		0.08	0.03		0.03	0.03	0.06	0.16		0.09	0.17	

Intersection Summary	
Area Type:	Other
Cycle Length: 83.7	
Actuated Cycle Length: 35.8	
Natural Cycle: 40	
Control Type: Actuated-Uncoordinated	

Splits and Phases: 100: STH 120 (Edwards Blvd) & Townline Rd

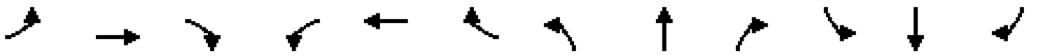




Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	60	35	55	10	25	65	45	510	15	70	465	80
Future Volume (veh/h)	60	35	55	10	25	65	45	510	15	70	465	80
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	65	38	37	11	27	44	49	554	16	76	505	87
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	302	148	330	162	307	330	477	1720	50	490	1479	254
Arrive On Green	0.21	0.21	0.21	0.21	0.21	0.21	0.49	0.49	0.49	0.49	0.49	0.49
Sat Flow, veh/h	823	712	1585	282	1473	1585	825	3527	102	842	3033	520
Grp Volume(v), veh/h	103	0	37	38	0	44	49	279	291	76	295	297
Grp Sat Flow(s),veh/h/ln	1535	0	1585	1754	0	1585	825	1777	1852	842	1777	1777
Q Serve(g_s), s	1.2	0.0	0.9	0.0	0.0	1.0	1.8	4.3	4.3	2.7	4.6	4.6
Cycle Q Clear(g_c), s	2.3	0.0	0.9	0.7	0.0	1.0	6.4	4.3	4.3	7.0	4.6	4.6
Prop In Lane	0.63		1.00	0.29		1.00	1.00		0.05	1.00		0.29
Lane Grp Cap(c), veh/h	450	0	330	468	0	330	477	866	903	490	866	866
V/C Ratio(X)	0.23	0.00	0.11	0.08	0.00	0.13	0.10	0.32	0.32	0.16	0.34	0.34
Avail Cap(c_a), veh/h	1132	0	1056	1234	0	1056	808	1578	1645	827	1578	1578
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	15.0	0.0	14.5	14.4	0.0	14.5	9.1	7.0	7.0	9.2	7.1	7.1
Incr Delay (d2), s/veh	0.1	0.0	0.1	0.0	0.0	0.1	0.1	0.2	0.2	0.2	0.4	0.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	0.0	0.3	0.3	0.0	0.3	0.2	1.0	1.0	0.4	1.3	1.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	15.1	0.0	14.5	14.4	0.0	14.6	9.2	7.2	7.2	9.4	7.5	7.5
LnGrp LOS	B		B	B		B	A	A	A	A	A	A
Approach Vol, veh/h		140			82			619			668	
Approach Delay, s/veh		14.9			14.5			7.4			7.7	
Approach LOS		B			B			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		28.4		16.7		28.4		16.7				
Change Period (Y+Rc), s		6.4		7.3		6.4		7.3				
Max Green Setting (Gmax), s		40.0		30.0		40.0		30.0				
Max Q Clear Time (g_c+I1), s		9.0		4.3		8.4		3.0				
Green Ext Time (p_c), s		12.9		0.7		10.8		0.2				

Intersection Summary												
HCM 7th Control Delay, s/veh			8.6									
HCM 7th LOS			A									

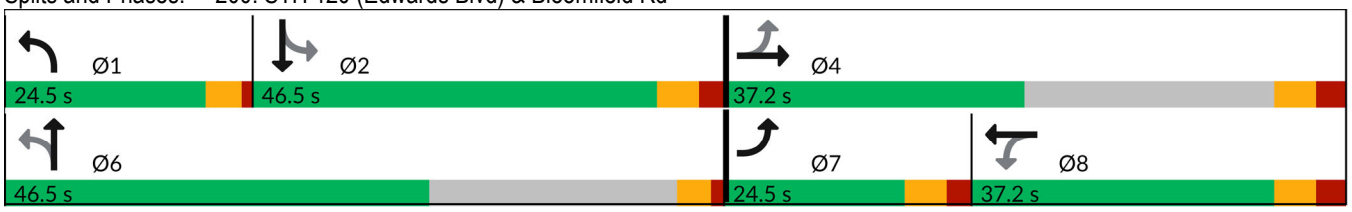


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	125	40	25	55	30	50	10	395	60	40	420	80
Future Volume (vph)	125	40	25	55	30	50	10	395	60	40	420	80
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	200		0	150		0	175		0	185		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	175			250			100			125		
Right Turn on Red			No			No			No			No
Link Speed (mph)		25			45			45			45	
Link Distance (ft)		1227			1344			1625			2743	
Travel Time (s)		33.5			20.4			24.6			41.6	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	136	70	0	60	87	0	11	494	0	43	544	0
Turn Type	pm+pt	NA		Perm	NA		pm+pt	NA		Perm	NA	
Protected Phases	7	4			8		1	6			2	
Permitted Phases	4			8			6			2		
Detector Phase	7	4		8	8		1	6		2	2	
Switch Phase												
Minimum Initial (s)	8.0	10.0		10.0	10.0		6.0	6.0		8.0	8.0	
Minimum Split (s)	14.5	17.2		17.2	17.2		10.5	10.5		14.5	14.5	
Total Split (s)	24.5	37.2		37.2	37.2		24.5	46.5		46.5	46.5	
Total Split (%)	18.5%	28.0%		28.0%	28.0%		18.5%	35.0%		35.0%	35.0%	
Maximum Green (s)	18.0	30.0		30.0	30.0		20.0	42.0		40.0	40.0	
Yellow Time (s)	4.3	4.3		4.3	4.3		3.5	3.5		4.3	4.3	
All-Red Time (s)	2.2	2.9		2.9	2.9		1.0	1.0		2.2	2.2	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.5	7.2		7.2	7.2		4.5	4.5		6.5	6.5	
Lead/Lag	Lead			Lag	Lag		Lead			Lag	Lag	
Lead-Lag Optimize?	Yes			Yes	Yes		Yes			Yes	Yes	
Vehicle Extension (s)	1.5	1.5		1.5	1.5		1.5	3.3		3.3	3.3	
Minimum Gap (s)	1.5	1.5		1.5	1.5		1.5	2.3		2.3	2.3	
Time Before Reduce (s)	21.0	30.0		30.0	30.0		20.0	20.0		21.0	21.0	
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	12.0		12.0	12.0	
Recall Mode	None	None		None	None		None	Min		Min	Min	
Walk Time (s)												
Flash Don't Walk (s)												
Pedestrian Calls (#/hr)												
v/c Ratio	0.26	0.09		0.23	0.26		0.03	0.42		0.18	0.58	
Control Delay (s/veh)	10.9	10.2		25.2	24.8		13.2	15.8		20.7	21.7	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	10.9	10.2		25.2	24.8		13.2	15.8		20.7	21.7	
Queue Length 50th (ft)	20	10		15	22		2	63		10	76	
Queue Length 95th (ft)	73	44		61	80		12	113		41	167	
Internal Link Dist (ft)		1147			1264			1545			2663	
Turn Bay Length (ft)	200			150			175			185		
Base Capacity (vph)	718	1655		780	996		715	3380		684	2694	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.19	0.04		0.08	0.09		0.02	0.15		0.06	0.20	

Intersection Summary	
Area Type:	Other
Cycle Length: 132.7	
Actuated Cycle Length: 53.4	
Natural Cycle: 60	
Control Type: Actuated-Uncoordinated	

Splits and Phases: 200: STH 120 (Edwards Blvd) & Bloomfield Rd



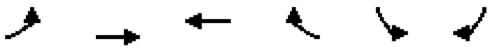
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	125	40	25	55	30	50	10	395	60	40	420	80
Future Volume (veh/h)	125	40	25	55	30	50	10	395	60	40	420	80
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	136	43	27	60	33	54	11	429	65	43	457	87
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	451	393	246	313	97	158	327	1308	197	409	1002	190
Arrive On Green	0.11	0.37	0.37	0.15	0.15	0.15	0.02	0.42	0.42	0.34	0.34	0.34
Sat Flow, veh/h	1781	1074	675	1331	638	1044	1781	3097	466	903	2982	564
Grp Volume(v), veh/h	136	0	70	60	0	87	11	245	249	43	271	273
Grp Sat Flow(s),veh/h/ln	1781	0	1749	1331	0	1682	1781	1777	1786	903	1777	1769
Q Serve(g_s), s	3.8	0.0	1.7	2.6	0.0	3.0	0.2	6.0	6.0	2.2	7.7	7.8
Cycle Q Clear(g_c), s	3.8	0.0	1.7	2.6	0.0	3.0	0.2	6.0	6.0	2.6	7.7	7.8
Prop In Lane	1.00		0.39	1.00		0.62	1.00		0.26	1.00		0.32
Lane Grp Cap(c), veh/h	451	0	639	313	0	255	327	751	755	409	597	595
V/C Ratio(X)	0.30	0.00	0.11	0.19	0.00	0.34	0.03	0.33	0.33	0.11	0.45	0.46
Avail Cap(c_a), veh/h	746	0	812	730	0	781	849	1156	1162	664	1100	1096
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	17.6	0.0	13.5	24.3	0.0	24.5	13.1	12.5	12.5	15.3	16.8	16.8
Incr Delay (d2), s/veh	0.1	0.0	0.0	0.1	0.0	0.3	0.0	0.3	0.3	0.1	0.6	0.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.5	0.0	0.6	0.7	0.0	1.1	0.1	2.0	2.0	0.4	2.8	2.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	17.7	0.0	13.6	24.4	0.0	24.8	13.1	12.8	12.8	15.4	17.4	17.4
LnGrp LOS	B		B	C		C	B	B	B	B	B	B
Approach Vol, veh/h		206			147			505			587	
Approach Delay, s/veh		16.3			24.7			12.8			17.3	
Approach LOS		B			C			B			B	

Timer - Assigned Phs	1	2		4		6	7	8				
Phs Duration (G+Y+Rc), s	5.6	28.2		30.8		33.8	13.8	17.0				
Change Period (Y+Rc), s	4.5	6.5		* 7.2		* 6.5	6.5	* 7.2				
Max Green Setting (Gmax), s	20.0	40.0		* 30		* 42	18.0	* 30				
Max Q Clear Time (g_c+I1), s	2.2	9.8		3.7		8.0	5.8	5.0				
Green Ext Time (p_c), s	0.0	11.9		0.6		11.0	0.1	1.0				

Intersection Summary		
HCM 7th Control Delay, s/veh		16.3
HCM 7th LOS		B

Notes

* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	15	50	75	5	5	10
Future Volume (vph)	15	50	75	5	5	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		0%	0%		0%	
Storage Length (ft)	0			0	0	0
Storage Lanes	0			0	1	0
Taper Length (ft)	25				25	
Link Speed (mph)		45	45		25	
Link Distance (ft)		2786	624		237	
Travel Time (s)		42.2	9.5		6.5	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	70	87	0	16	0
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

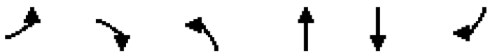
Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	15	50	75	5	5	10
Future Vol, veh/h	15	50	75	5	5	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	54	82	5	5	11

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	87	0	-	0	171	84
Stage 1	-	-	-	-	84	-
Stage 2	-	-	-	-	87	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1509	-	-	-	819	975
Stage 1	-	-	-	-	939	-
Stage 2	-	-	-	-	936	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1509	-	-	-	810	975
Mov Cap-2 Maneuver	-	-	-	-	810	-
Stage 1	-	-	-	-	929	-
Stage 2	-	-	-	-	936	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	1.71	0	9.02
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	415	-	-	-	913
HCM Lane V/C Ratio	0.011	-	-	-	0.018
HCM Ctrl Dly (s/v)	7.4	0	-	-	9
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	5	0	0	20	15	15
Future Volume (vph)	5	0	0	20	15	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)	0	0	0			0
Storage Lanes	1	0	0			0
Taper Length (ft)	25		25			
Link Speed (mph)	25			55	55	
Link Distance (ft)	327			1662	633	
Travel Time (s)	8.9			20.6	7.8	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	5	0	0	22	32	0
Sign Control	Stop			Free	Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	0	0	20	15	15
Future Vol, veh/h	5	0	0	20	15	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	0	0	22	16	16

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	46	24	33	0	-	0
Stage 1	24	-	-	-	-	-
Stage 2	22	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	964	1052	1579	-	-	-
Stage 1	998	-	-	-	-	-
Stage 2	1001	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	964	1052	1579	-	-	-
Mov Cap-2 Maneuver	964	-	-	-	-	-
Stage 1	998	-	-	-	-	-
Stage 2	1001	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	8.76	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1579	-	964	-	-
HCM Lane V/C Ratio	-	-	0.006	-	-
HCM Ctrl Dly (s/v)	0	-	8.8	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

1224 South Pine Street
Burlington, WI 53105
T: 262.767.2747 • F: 262.767.2750

Memo to City of Lake Geneva

To: **Jackie Mich, Vandewalle** **Date:** **March 10, 2025**

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

CC: **Brian Pollard – Fairwyn Ltd**
Rick Zirk – Fairwyn Ltd.
Dave De Angelis – City Administrator
Amanda Rotondi – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: **GDP Recommended Approval – Symphony Bay Phase 8 (PIN ZYUP 500003)**
Kapur Project No. 250259 PHSE 01

BACKGROUND AND REQUEST:

A General Development Plan (GDP) application was submitted by Fairwyn Ltd. for the construction of Symphony Bay Phase 8, a 128 lot single family home subdivision at the southwest corner of Townline Road and North Road. One ingress/egress location is proposed off North Road and one ingress/egress location is proposed off Bloomfield Road. Both roads have shared right-of-ways with the Village of Bloomfield. The subdivision is proposed with public roads with 60-ft right-of-ways and public utilities throughout.

The following plan and calculations were submitted for review:

- **Symphony Bay Layout Plan**, prepared by Bowman Consulting Group, one sheet, dated February 21, 2025.
- **Proposed Preliminary Plat for Symphony Bay Phase 8,** sheets 2-6 of 20, prepared by Bowman Consulting Group, dated February 21, 2025.

Comments:

We recommend **approval** of the General Development Plan (GDP) and Preliminary Plat referenced above, subject to the following conditions:

1. The GDP indicates outlots as "dedicated to the public". These areas will be designated as open space for recreation, wetlands, and drainage and should be noted as such on the final plat. It is understood they will remain under the homeowner's association responsibility for maintenance and NOT dedicated to the City.
2. The Precise Implementation Plan (PIP) will require a full set of detailed engineering plans and stormwater management plan that shall address Kapur's review comments dated February 25, 2025.

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

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

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 17, 2025

Agenda Item #11

Applicant:
Bloomfield Holdings, LLC
875 Townline Road
Lake Geneva, WI

Request:
Symphony Bay Phase 8
Townline Road and North Road
Tax Key No. ZYUP 500003
PD - General Development Plan

Description:
Bloomfield Holdings, LLC has applied for a Planned Development – General Development Plan (PD-GDP) to allow for the development of 128 single family homes on a 69.4-acre parcel southwest of the intersection of Townline and North Roads, at the eastern edge of the City of Lake Geneva. The project is Phase 8 of the Symphony Bay development. Symphony Bay is a residential community oriented to active seniors. Phases 1-7 were approved for 427 dwelling units, about half of which have been constructed to date.

A PD-GDP is Step 3 of 4 for the Planned Development process. The General Development Plan (GDP) establishes the land use and bulk regulations for the project. The next step, Step 4, is a Precise Implementation Plan (PD-PIP), which establishes details of site development including architecture, landscaping, lighting, and engineering.

The subject property is zoned Single Family Residential – 4 (SR-4) and was annexed into the City of Lake Geneva in the spring of 2024. An annexation agreement was signed at that time.

Phases 1-7 of the Symphony Bay residential development are located to the west of the subject property. These lands are zoned Planned Development. Lands to the north, across Townline Road, include a stormwater pond for the Southwind residential development and a residential parcel in the Town of Bloomfield. To the east, across North Road, is farmland and rural residential located in the Village of Bloomfield. Lands to the south, across Bloomfield Road, contains farmland in the Town of Bloomfield.

GDP Site Plan and Site Access
The proposed site plan includes a long, looped street with a southern access point on Bloomfield Road. On the north side of the property, an east-west street crosses the looped street and provides access to North Road to the east. The site plan includes 128 single family lots with two different lot sizes. The site plan include**s** 81 homes on lots of at least 6,000 square feet in area (50x120 feet) and 47 lots of at least 7,800 square feet in area (65x120 feet). The wider lots can accommodate a three-car garage. The applicant is requesting zoning flexibility to allow for reduced lot sizes, lot widths, setbacks, dwelling unit separation, and landscape surface than permitted in the SR-4 zoning district. The proposed lot sizes are comparable to lots approved in previous Symphony Bay phases.

Maintenance of open spaces, private lawns, stormwater facilities, and snow removal are to be provided by a homeowner's association.

North Road is only partially within the City of Lake Geneva. The City's municipal boundary runs down the centerline of North Road, and the eastern half of the road is located within the Village of Bloomfield. At its northern end, North Road is located entirely within the Village of Bloomfield. The proposed access point into Phase 8 is partially within the City of Lake Geneva and partially within the Village of Bloomfield. Accordingly, these access point improvements must be coordinated with Village of Bloomfield, as well as utility connections and future improvements to North Road by the City.

Natural Resources, Open Space, and Stormwater Management Areas
The western portion of the site contains areas of wetlands, woodlands, and steep slopes. These resources are protected by the City's Wetland Overlay Zoning District, Woodland Overlay Zoning District, and the Steep Slope Overlay Zoning District. A wetland delineation was conducted in 2023, which determined the precise locations of the wetlands on the site. The proposed GDP site plan avoids disturbance of all areas containing wetlands and woodlands. Some areas of steep slopes will be graded to allow for development, as permitted by the zoning ordinance. Where the proposed pedestrian path crosses the wetland, an elevated boardwalk will be employed. Elevated boardwalks are the preferred means of providing pedestrian access through a wetland and are permitted by the Wisconsin DNR.

The property is not located within the floodplain and does not contain protected drainageways.

The site plan includes areas of open space at the rear of the lots at the interior of the development. This area will be used for stormwater management and will be maintained by a homeowner's association. The west side of the development containing wetlands and woodlands will be left as undeveloped open space maintained by the homeowner's association.

Bicycle and Pedestrian Connections
The City's Bicycle and Pedestrian Plan recommends a multi-use path or sidewalk along Townline Road and along Bloomfield Road. These have not been constructed, except for a multi-use path on the north side of Townline Road ending at Southwind Drive. Since there is little pedestrian connectivity between Symphony Bay and the rest of the City, it is important to increase pedestrian connectivity throughout the development itself, providing residents with the opportunity to walk for exercise and for recreation and to visit the Symphony Bay Clubhouse and fellow neighbors within Symphony Bay.

Sidewalks are provided only on one side of the street, on the outer side of the looped road. Providing sidewalks only on one side of the street was agreed to in the Annexation Agreement. Sidewalks are not provided on the east-west road at the north end of the development.

Proposed paths through the open space will connect Phase 8 to the planned north-south path in Phase 7 located immediately to the west of the wetland areas. A boardwalk will be provided where the Phase 8 path traverses the wetland. Phase 8 residents need access to the clubhouse to pick up their mail and use clubhouse amenities.

The clubhouse is a considerable distance from the Phase 8. (This distance is most apparent in the drawing on page 1 of the Preliminary Plat packet, as it shows the relationship between Phase 8 and the

rest of Symphony Bay.) Residents of lots near the path connection on the south side of Phase 8 will have convenient access to the path and clubhouse, but residents on the north side of Phase 8 have to walk much further, as much as 0.70 miles from their homes to the clubhouse.

This issue could be addressed by providing a second path connection from the north side of Phase 8 and along Townline Road. This would shorten the walk to the clubhouse considerably, thereby encouraging more people to walk and reducing vehicle traffic during mail pickup and other peak hours. It would also provide better access to the existing multi-use path on the north side of Townline Road near Southwind Drive and nearby destinations such as Veterans Park and Lake Geneva Tennis & Pickleball. Installing a path on Townline Road would be the responsibility of the City of Lake Geneva and would be consistent with the City's Comprehensive Plan and Bicycle and Pedestrian Plan.

On the south side of the development, near Bloomfield Road, an additional path around the stormwater pond is provided for recreation and exercise purposes. The precise path locations will be adjusted in the PIP step with final engineering.

Conceptual Landscape Plan
Open space areas along the perimeters of the site will consist of turf (grass). At City Staff's request, the applicant will screen the rear of all lots adjacent to North Road with landscaping, with the intention of providing more privacy for these residents. The Conceptual Landscape Plan includes a mix of deciduous and coniferous trees. The specific placement and species of these plantings will be determined in the PIP step.

Traffic Impact Analysis (TIA)
The Traffic Impact Analysis (TIA) studied the traffic impacts to Townline Road, Bloomfield Road, North Road, and the following intersections:

- Edwards Boulevard & Townline Road (west of Symphony Bay Phases 1-8)
- Edwards Boulevard & Bloomfield Road (west of Symphony Bay Phases 1-8)
- Bloomfield Road & South Access Road for Symphony Bay Phase 8
- North Road & East Access Road for Symphony Bay Phase 8

Currently, a traffic signal is planned for the intersection of Edwards Boulevard and Townline Road. The other three intersections will be controlled by stop signs.

The TIA found that additional traffic generated by proposed development is relatively low and results in acceptable traffic operations at the four intersections during the peak hours. It further found that at buildout, Townline Road, Bloomfield Road, and North Road will be well below capacity, requiring no additional turn lanes or roadway widening. Any improvements to these roads or intersections will be the responsibility of the City, per the Annexation Agreement.

Consistency with the Comprehensive Plan:
GDP approval constitutes an official rezoning request (map amendment). All zoning map amendments must be consistent with the Comprehensive Plan in accordance with state law. The proposed single family use is consistent with the City's Comprehensive Plan, which recommends the parcel for Planned Neighborhood. Planned Neighborhood areas are intended to, "Maintain overall residential development densities within Planned Neighborhoods of between 4 and 8 dwelling units per residential acre" and "Accommodate a mixture of housing types, costs, and densities, while maintaining the predominance of

single-family housing in the community" (pages 85-86 of the Comprehensive Plan). Excluding the approximately 39 acres of undevelopable natural resource areas, the proposed residential density for the development is approximately 4.22 dwelling units per acre, which is well within the recommendations for the Comprehensive Plan, and just slightly higher than the density of 4 dwelling units per acre permitted in the City's SR-4 zoning district. (Including the natural resource areas results in a much lower density of 1.85 dwelling units per acre.)

Additionally, the Comprehensive Plan recommends the Planned Neighborhoods concept as a relatively compact form of development. Compared to lower density residential development found elsewhere in the City or in surrounding rural subdivisions, compact developments such as this manage the rate of community expansion, preserve farmland, and protect natural resources. Furthermore, the proposed GDP is consistent with many of the City's goals, objectives and policies for areas recommended for Planned Neighborhood on pages 85-86 of the Comprehensive Plan. Specifically, the Plan recommends that at least 50% of all new dwelling units in each Planned Neighborhood be single family residential. It also recommends protection of environmentally sensitive areas and unique natural features, interconnected open space systems for recreation, and progressive stormwater management – all which are accomplished through the proposed GDP.

Relationship to Base Zoning Standards:

All Planned Developments must identify zoning flexibility being requested from the base zoning standards in the most comparable regular zoning district. In this instance, the Single Family Residential – 4 (SR-4) zoning district provides that comparison zoning district. The project requests the following items of zoning flexibility:

1. A reduction of the minimum dwelling unit separation to 10 feet (as compared to 12 feet in the SR-4 zoning district)
2. A reduction of the minimum landscape surface ratio to 40% (as compared to 60% in the SR-4 district)
3. A reduction of the minimum rear yard setback to 15 feet (as compared to 30 feet in the SR-4 district)
4. A reduction of the minimum street frontage to 35 feet (as compared to 50 feet in SR-4 district)
5. For the 50-foot-wide lots:
    a. A reduction of the minimum lot width to 50 feet (as compared to 75 feet in the SR-4 district)
    b. A reduction of the minimum lot size to 6,000 square feet (as compared to 9,000 square feet in the SR-4 district)
    c. A reduction of minimum side yard setback to 5 feet (as compared to 6 feet in the SR-4 district)
    d. A reduction of the minimum combined side yard setbacks to 10 feet (as compared to 15 feet in the SR-4 district)
6. For the 65-foot-wide lots:
    a. A reduction of the minimum lot width to 65 feet (as compared to 75 feet in the SR-4 district)
    b. A reduction of the minimum lot size to 7,800 square feet (as compared to 9,000 square feet in the SR-4 district)

Staff Review Comments:

In exchange for zoning flexibility, Planned Developments must provide a much higher level of site design than normally required for other developments. Staff feels that the somewhat increased density of 4.22 dwelling units per acre is balanced by the preservation of the natural resource areas to the west. As noted previously in this report, Staff feels that the pedestrian connectivity could be improved, considering long distances to walk to the clubhouse and particularly since sidewalks are only provided on one side of the street.

As noted above, the proposed GDP is consistent with the Comprehensive Plan and supports many of the City's goals and objectives for Planned Neighborhoods.

Action by the Plan Commission:

As part of the consideration of a requested PD-GDP, the Plan Commission is required to:

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

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

A proposed GDP must be reviewed by the standards for all Zoning Map Amendments, below:

A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Items 1 and 3, and one or more factors of Item 2, of the following.

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

Or:

B. If, after the public hearing, the Commission wishes to recommend *denial*, then the appropriate fact finding would be in disagreement with at least one of Items 1, 2, or 3 of the following:

    1. The proposed GDP does not further the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).

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

Staff Recommendation:

Staff recommends that the Plan Commission recommend *approval* of the amendment to the GDP as submitted, including the granting of the requested zoning flexibilities.

Staff recommends the affirmative set of findings provided above, noting that the proposal meets Factor 2a, that the Official Zoning Map should be brought into conformity with the Comprehensive Plan.

Staff recommends the following additional conditions of approval.

1. Remove "dedicated to the public" language from the GDP exhibits and the Preliminary Plat, as these areas will be owned and maintained by the homeowner's association

Suggested Motions:

- *Approve*: I recommend approval of the proposed *General Development (GDP) for W Bloomfield Holdings, LLC, 875 E Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003,* including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny*: I recommend denial of proposed *the General Development General Development (GDP) for Bloomfield Holdings, LLC, 875 E Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003,* based on the following finding of fact, because *[provide rationale for denial, based on disagreement with at least one of Items 1, 2, or 3, above]*

Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates

RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Planned Development – General Development Plan (GDP) application filed by Bloomfield Holdings, LLC, 875 E Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**PC-008**	**Date:**	March 17, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Planned Development – General Development Plan (GDP) application filed by Bloomfield Holdings, LLC, 875 E Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on March 17, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

1. The proposed GDP furthers the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
2. One or more of the following factors have arisen that are not properly addressed on the current Official Zoning Map:
    a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
3. The proposed GDP amendment maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property; and

WHEREAS, the Plan Commission has recommended the following conditions:

1. Applicant shall remove “dedicated to the public” from open space areas on GDP exhibits

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council a Planned Development – General Development Plan (GDP) application filed by Bloomfield Holdings, LLC, 875 E Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003, per the findings of fact and additional conditions stated above.

.

Recommended to the Common Council of the City of Lake Geneva this 17th day of March 2025.

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

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

Todd Krause, Plan Commission Chair Date

Attest:

Lacey L Reynolds, City Clerk Date

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Preliminary Plat to allow for a single-family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003			
Committee:	Plan Commission approved March 17, 2025		
Fiscal Impact:	N/A		
File Number:	**25-R25**	**Date:**	April 28, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Preliminary Plat application filed by Bloomfield Holdings, LLC, 875 Townline Road, Lake Geneva, WI, to allow for a single-family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003 titled "Proposed Preliminary Plat for: Symphony Bay Phase 8" and dated February 21, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

1. The proposed Preliminary Plat furthers the purposes of Chapter 66 Subdivisions and the applicable rules and regulations of Wisconsin Statutes Chapter 236, and

WHEREAS, the Plan Commission has recommended the following conditions:

1. Proposed public streets shall be labeled as "dedicated to the public"
2. Open space and stormwater areas shall be depicted as outlots but shall not be described as "dedicated to the public".
3. The purpose of these outlots shall be for open space for recreation, wetlands, and drainage, and said purpose shall be described on the Final Plat.

NOW, THEREFORE, BE IT RESOLVED, that the Preliminary Plat from Bloomfield Holdings, LLC, is approved to allow for a single-family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003 titled "Proposed Preliminary Plat for: Symphony Bay Phase 8" and dated February 21, 2025, per the findings of fact and additional conditions stated above.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of April 2025.

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

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

_____

Todd Krause, Mayor Date

Attest:

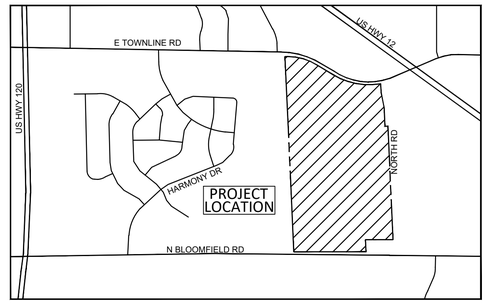
_____

Lacey L Reynolds, City Clerk Date

PROPOSED PRELIMINARY PLAT FOR:

SYMPHONY BAY PHASE 8

PROJECT PARCEL ID: ZYUP 500003
NORTH BLOOMFIELD RD & NORTH RD
LAKE GENEVA, WI 53147
WALWORTH COUNTY



VICINITY MAP
1" = 1,000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAT
3	PRELIMINARY PLAT
4	PRELIMINARY PLAT
5	PRELIMINARY PLAT
6	PRELIMINARY PLAT
7	EXISTING CONDITIONS PLAN
8	EXISTING CONDITIONS PLAN
9	EXISTING CONDITIONS PLAN
10	GRADING PLAN
11	GRADING PLAN
12	GRADING PLAN
13	DRAINAGE PLAN
14	DRAINAGE PLAN
15	DRAINAGE PLAN
16	DRAINAGE CALCULATIONS
17	UTILITY PLAN
18	UTILITY PLAN
19	UTILITY PLAN
20	UTILITY PLAN

NOTES

- WETLANDS ON SITE ARE SHOWN IN APPROXIMATE LOCATIONS
- SITE IS LOCATED IN ZONE X (OUTSIDE OF THE 100-YEAR FLOOD PLAIN) PER FEMA FIRM NUMBER 55127C0334E, EFFECTIVE APRIL 6, 2022
- ELEVATIONS ARE BASED ON:

BENCHMARKS		
BM #1	SECTION CORNER MONUMENT IN THE MIDDLE OF INTERSECTION OF N. BLOOMFIELD RD AND NORTH RD AT SOUTHEAST CORNER OF THE SE ¼ 5-1-81.	ELEV: 891.84'
BM #2	BOWMAN CONTROL POINT 101, (IRON ROD 2/CAP) 903.75' WEST OF ABOVE SECTION MONUMENT AND 5' NORTH OF EDGE OF PAVEMENT.	ELEV: 891.31'
(NAVD 88 BASED ON GPS OBSERVATIONS)		

ENGINEER

BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2990
CONTACT: TODD ERICKSON, P.E.

OWNER

FAIRWYN SB, INC.
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147
PHONE: 847.417.9256
CONTACT: RICK ZIRK

COVER SHEET	SHEET 1 OF 20
SYMPHONY BAY PHASE 8 ZYUP 500003 ZONED SR-4 E1/2NW1/4 SECTION 5, TOWNSHIP 1 NORTH, RANGE 18 EAST LAKE GENEVA, WALWORTH COUNTY, WI	

Bowman

© 2025 Bowman Consulting Group, Ltd.

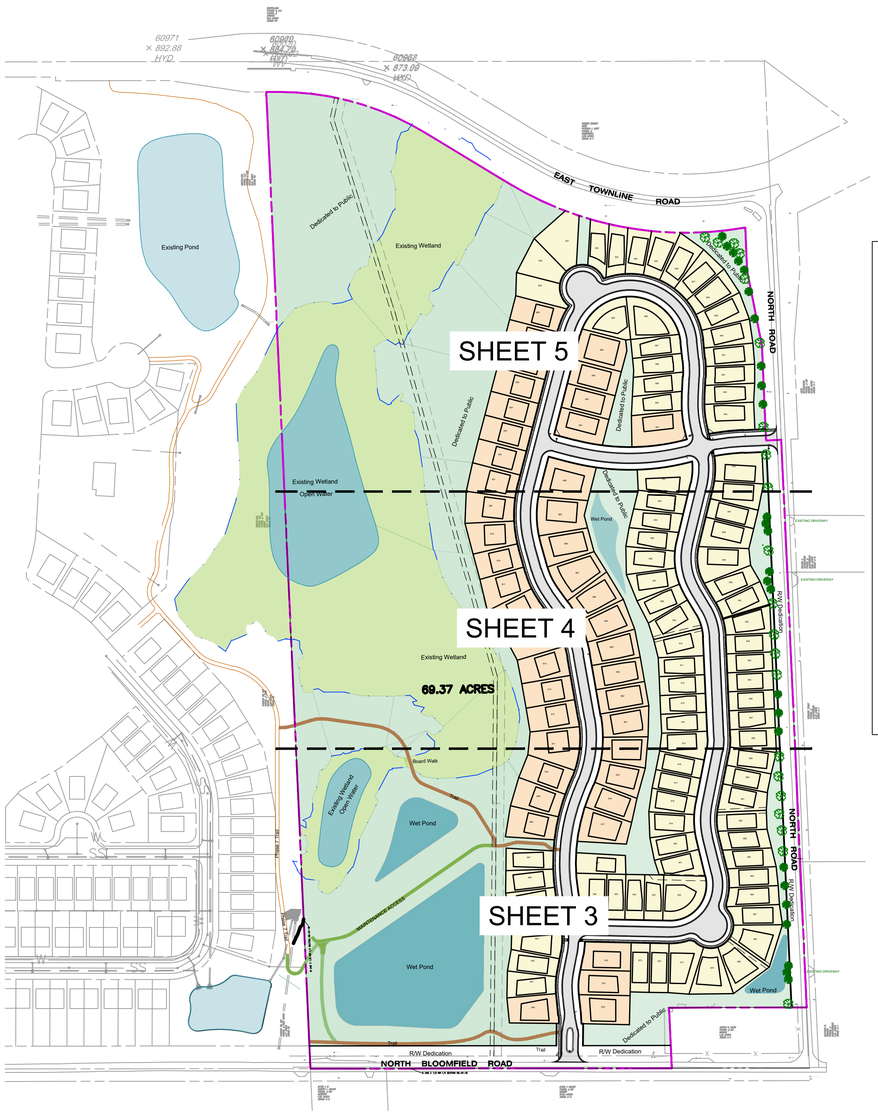
2805 Dallas Parkway • Suite 310 • Dallas, Texas 75093
Phone: (972) 497-2990 • www.bowman.com
TBPE Firm Registration No. F-14309

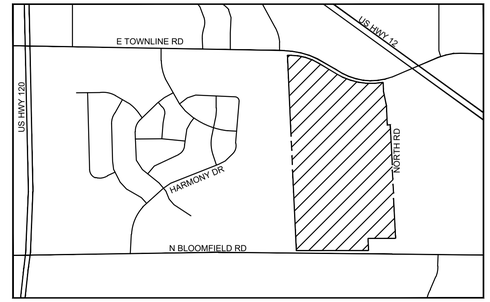
WISCONSIN
TODD A. ERICKSON
34720-6
PROFESSIONAL ENGINEER

7/08/2025

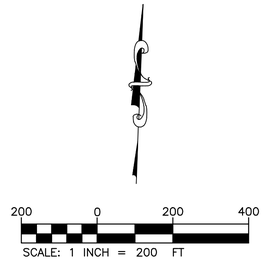
PRELIMINARY NOT FOR CONSTRUCTION

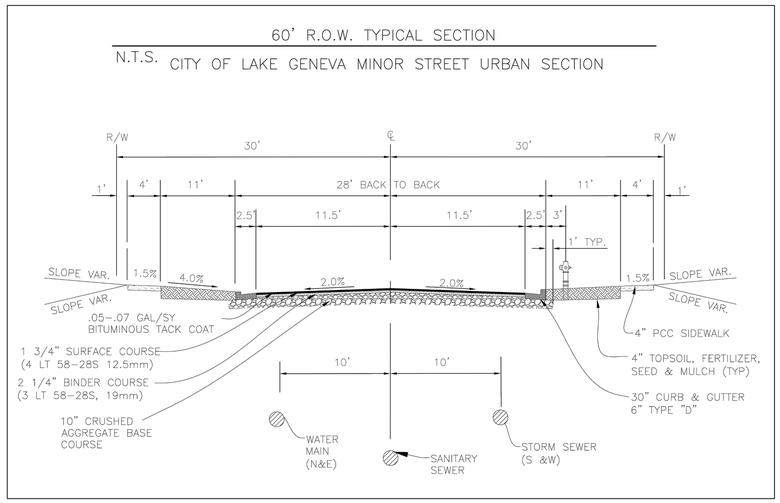
W:\PROJECTS\Symphony Bay Phase 8\WORKING\01 ENGR\01 Symphony Bay Phase 8 Engineering\Engineering Plans\Phase 8\PP\A1 ACCOVER SHEET.dwg, 1 COVER SHEET, 7/8/2025 11:03 AM, tyler

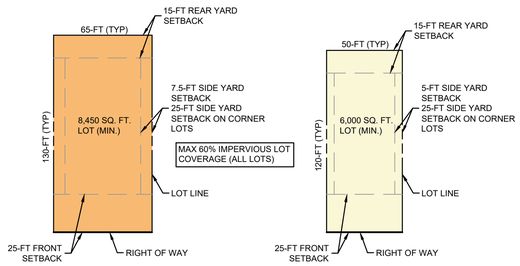




VICINITY MAP
1" = 1,000'







LEGAL DESCRIPTION:

From Attorney's Title Guaranty Fund, Inc. Commitment No. 140443800049, Effective Date December 1, 2014.

The East 1/2 of the Northwest 1/4 of Section 5, Township 1 North, Range 18 East of Fourth Principal Meridian, lying in the Town of Bloomfield, County of Walworth, and State of Wisconsin, excepting therefrom lands conveyed for Walworth County, Volume 145, page 39, as Document No. 208082; further excepting lands conveyed in Warranty Deed recorded February 1, 1962, in the Register of Deeds Office for Walworth County, Volume 574, page 453, as Document No. 536270. Also excepting that portion lying north of the relocated Town Line Road as said road is described in Document No. 536270.

Tax ID # ZYUP 500003
69.36 AC

COLOR LEGEND

- LOTS - 6,000 SF MIN
- LOTS - 8,450 SF MIN
- DEDICATED TO PUBLIC
- ROAD PAVEMENT
- WETLAND
- WETLAND OPEN WATER
- WET POND
- TRAIL
- MAINTENANCE ACCESS

ENGINEER

BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2990
CONTACT: TODD ERICKSON, P.E.

OWNER

FAIRWYN SB, INC.
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147
PHONE: 847.417.9256
CONTACT: RICK ZIRK

PRELIMINARY PLAT

SHEET 2 OF 20

SYMPHONY BAY PHASE 8
ZYUP 500003 ZONED SR-4
E1/2NW1/4 SECTION 5, TOWNSHIP 1 NORTH, RANGE 18 EAST
LAKE GENEVA, WALWORTH COUNTY, WI

Bowman

© 2025 Bowman Consulting Group, Ltd.

2805 Dallas Parkway • Suite 310 • Dallas, Texas 75093
Phone: (972) 497-2990 • www.bowman.com
TBPE Firm Registration No. F-14309

2/21/25
WISCONSIN
TODD A. ERICKSON 34720-6
PROFESSIONAL ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

LAKE GENEVA - Symphony Bay Phase 8\ENGINEERING\CIVIL\ENGR - Symphony Bay Phase 8 Engineering Exhibits.pwp\Phase 8 EXHIBITS.ATT.dwg, 2/18/2025 4:09:07 PM, ATT, Adobe PDF

MATCHLINE - SEE SHEET 4

NORTH BLOOMFIELD ROAD

N89°56'37"E 953.23'

N2°33'40"W 1,500.23'

N89°42'49"E 364.89'

N2°33'39"W 160.15'

R/W Dedication

R/W Dedication

Dedicated to Public

Board Walk

Trail

Trail

Existing Wetland
Open Water

Wet Pond

Wet Pond

Wet Pond

MAINTENANCE ACCESS

Phase 7 Trail

EXISTING 20.00' AT&T TRANSMISSION ESMT

10.00' AT&T TRANSMISSION ESMT

EXISTING DRIVEWAY

STREET A

STREET B

BRITTEN DRIVE

CADENCE CIRCLE

807 6655 Sq. Ft.
806 6803 Sq. Ft.
805 6684 Sq. Ft.
804 6500 Sq. Ft.
803 9053 Sq. Ft.
802 6850 Sq. Ft.
801 7526 Sq. Ft.
800 9426 Sq. Ft.
809 9021 Sq. Ft.
808 9323 Sq. Ft.
810 8631 Sq. Ft.
811 1663 Sq. Ft.
812 8880 Sq. Ft.
882 8450 Sq. Ft.
881 8855 Sq. Ft.
880 8512 Sq. Ft.
879 8512 Sq. Ft.
878 8369 Sq. Ft.
877 10000 Sq. Ft.
927 6805 Sq. Ft.
926 8656 Sq. Ft.
925 6000 Sq. Ft.
924 6000 Sq. Ft.
923 6000 Sq. Ft.
922 11589 Sq. Ft.
921 6740 Sq. Ft.
920 6427 Sq. Ft.
919 6790 Sq. Ft.
918 6538 Sq. Ft.
917 6000 Sq. Ft.
916 6000 Sq. Ft.
915 7481 Sq. Ft.
914 6000 Sq. Ft.
913 6000 Sq. Ft.
874 9485 Sq. Ft.
873 6500 Sq. Ft.
872 6500 Sq. Ft.
871 10003 Sq. Ft.
870 9486 Sq. Ft.
869 9486 Sq. Ft.
868 9486 Sq. Ft.
867 6819 Sq. Ft.
866 6771 Sq. Ft.
865 6434 Sq. Ft.
864 6500 Sq. Ft.
863 6507 Sq. Ft.
862 6562 Sq. Ft.
861 7674 Sq. Ft.
860 6000 Sq. Ft.
859 6451 Sq. Ft.
858 6751 Sq. Ft.
857 6000 Sq. Ft.
856 6000 Sq. Ft.
875 8816 Sq. Ft.
876 9974 Sq. Ft.

FAIRWYN SB, INC
PARCEL # ZSBE 00785
4.41 ACRES
ZONED PD

DAVID J & SHERRY L ADAMS
PARCEL # MB 500007C
1.03 ACRES
ZONED A-2

DAVID J ADAMS
PARCEL # MB 500007
57.54 ACRES
ZONED A-2

ADNAN B. KHAN
PARCEL # &B 500010
1.33 ACRES
ZONED A-1

MATTHEW R. SOBACK
PARCEL # &A2470600002
4.31 ACRES
ZONED A-1

YESMARK TRUST
PARCEL # &A2470600001
6.42 ACRES
ZONED A-1

SW CORNER E 1/2 NW 1/4 SECTION 5-01-18

S LINE E 1/2 NW 1/4 SECTION 05-01-18

W LINE E 1/2 NW 1/4 SECTION 05-01-18

CENTER OF SECTION 5-01-18
ALSO SE CORNER E 1/2 NW 1/4

SCALE: 1 INCH = 60 FT

EXISTING LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING FENCE
- OVERHEAD ELECTRIC
- WETLAND
- TREE LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UTILITY EASEMENT
- SETBACK LINES
- ROAD MARKING
- STORM PIPE
- IRF — IRON ROD FOUND
- IPF — IRON PIPE FOUND
- FENCE POST
- POWER / UTILITY POLE
- SIGN
- GUY WIRE
- UTILITY PEDESTAL
- (M) MEASURED
- (D) DEED

COLOR LEGEND

- LOTS - 6,000 SF MIN
- LOTS - 8,450 SF MIN
- DEDICATED TO PUBLIC
- ROAD PAVEMENT
- WETLAND
- WETLAND OPEN WATER
- WET POND
- TRAIL
- MAINTENANCE ACCESS

ENGINEER

BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2990
CONTACT: TODD ERICKSON, P.E.

OWNER

FAIRWYN SB, INC.
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147
PHONE: 847.417.9256
CONTACT: RICK ZIRK

PRELIMINARY PLAT

SHEET 3 OF 20

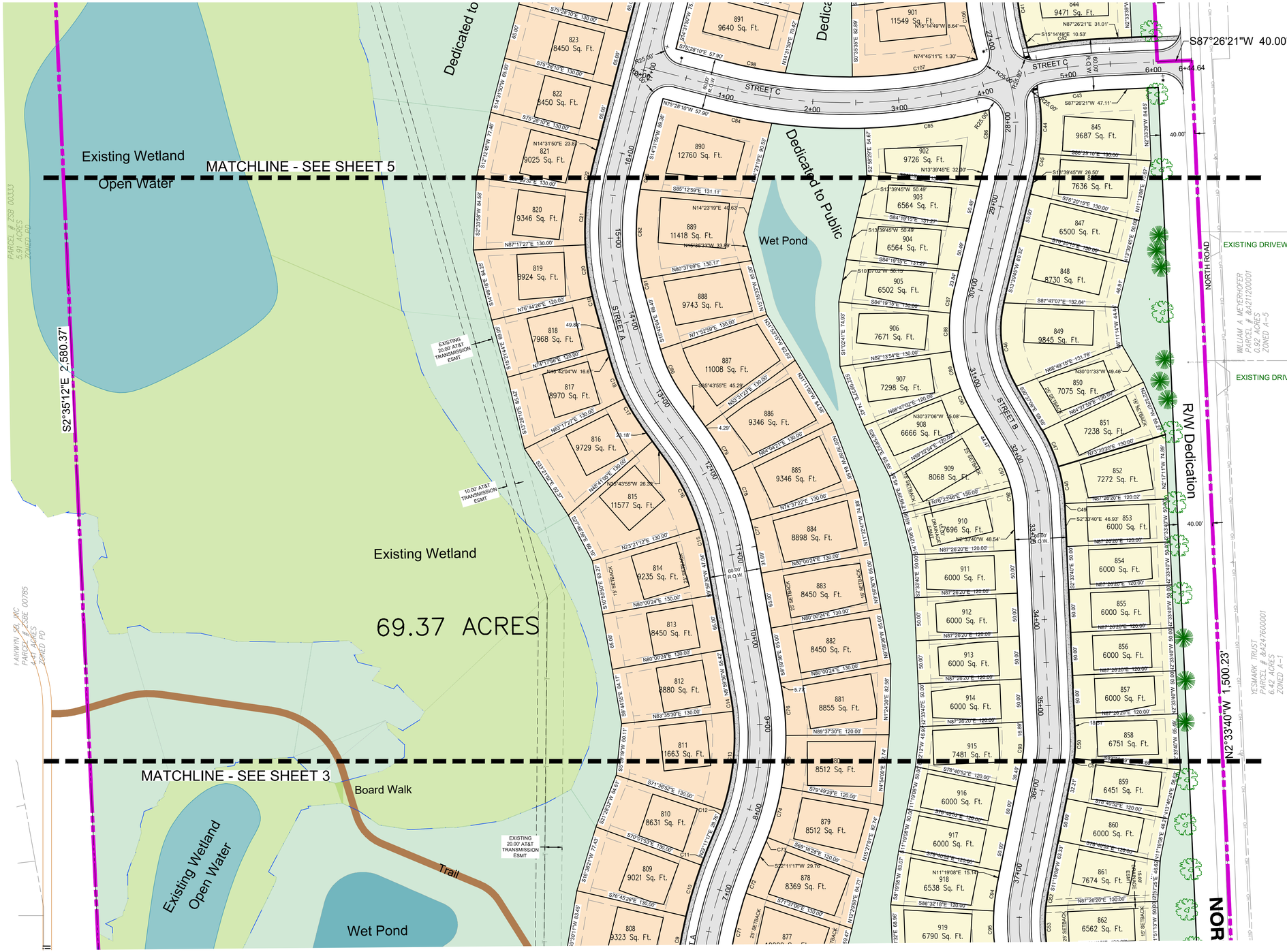
SYMPHONY BAY PHASE 8
ZYUP 500003 ZONED SR-4
E1/2NW1/4 SECTION 5, TOWNSHIP 1 NORTH, RANGE 18 EAST
LAKE GENEVA, WALWORTH COUNTY, WI

Bowman

© 2025 Bowman Consulting Group, Ltd.
2805 Dallas Parkway • Suite 310 • Dallas, Texas 75093
Phone: (972) 497-2990 • www.bowman.com
TBPE Firm Registration No. F-14309

2/28/25
WISCONSIN
TODD A. ERICKSON
34720-6
PROFESSIONAL ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION



EXISTING LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING FENCE (X)
- OVERHEAD ELECTRIC (OH)
- WETLAND
- TREE LINE
- UNDERGROUND ELECTRIC (E)
- UNDERGROUND FIBER OPTIC (T)
- UTILITY EASEMENT
- SETBACK LINES
- ROAD MARKING
- STORM PIPE
- IRF — IRON ROD FOUND
- IPF — IRON PIPE FOUND
- FENCE POST
- POWER / UTILITY POLE
- SIGN
- GUY WIRE
- UTILITY PEDESTAL
- (M) MEASURED
- (D) DEED

COLOR LEGEND

- LOTS - 6,000 SF MIN
- LOTS - 8,450 SF MIN
- DEDICATED TO PUBLIC
- ROAD PAVEMENT
- WETLAND
- WETLAND OPEN WATER
- WET POND
- TRAIL
- MAINTENANCE ACCESS

ENGINEER
BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2990
CONTACT: TODD ERICKSON, P.E.

OWNER
FAIRWYN SB, INC.
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147
PHONE: 847.417.9256
CONTACT: RICK ZIRK

PRELIMINARY PLAT

SHEET 4 OF 20

SYMPHONY BAY PHASE 8
ZYUP 500003 ZONED SR-4
E1/2NW1/4 SECTION 5, TOWNSHIP 1 NORTH, RANGE 18 EAST
LAKE GENEVA, WALWORTH COUNTY, WI

Bowman

© 2025 Bowman Consulting Group, Ltd.

2805 Dallas Parkway • Suite 310 • Dallas, Texas 75093
Phone: (972) 497-2990 • www.bowman.com
TBPE Firm Registration No. F-14309

2/12/25
WISCONSIN
TODD A. ERICKSON 34720-6
PROFESSIONAL ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

S89°57'27"W 34.70'

C113

N58°48'05"W 260.29'

150.00' R.O.W.

EAST TOWNLINE ROAD

ROBERT ERNEST HOST
PATRICIA L HOST
PARCEL # MB500003A
3.68 ACRES
ZONED A-1

SOUTHLAND FARMS, LLC
PARCEL # ZSB 00333
5.91 ACRES
ZONED PD

Dedicated to Public

10.00' AT&T TRANSMISSION ESMT

Existing Wetland

EXISTING 20.00' AT&T TRANSMISSION ESMT

C114

Dedicated to Public

N2°33'39"W 113.83'

VARIABLE WIDTH R.O.W.

N2°33'39"W 202.24'

NORTH ROAD

N11°05'30"W 250.00'

S87°26'21"W 40.00'

6+44.64

EXISTING DRIVEWAY

831 11168 Sq. Ft.
832 6526 Sq. Ft.
833 7524 Sq. Ft.
834 7626 Sq. Ft.
835 7426 Sq. Ft.
836 7904 Sq. Ft.
837 7644 Sq. Ft.
838 7644 Sq. Ft.
839 7644 Sq. Ft.
840 7168 Sq. Ft.
841 6799 Sq. Ft.
842 6494 Sq. Ft.
843 6528 Sq. Ft.
844 9471 Sq. Ft.
845 9687 Sq. Ft.
846 7636 Sq. Ft.
847 6500 Sq. Ft.
848 8730 Sq. Ft.
830 7927 Sq. Ft.
829 7623 Sq. Ft.
828 8615 Sq. Ft.
827 8450 Sq. Ft.
826 8450 Sq. Ft.
825 8450 Sq. Ft.
824 8450 Sq. Ft.
823 8450 Sq. Ft.
822 8450 Sq. Ft.
821 9025 Sq. Ft.
820 9346 Sq. Ft.
819 8924 Sq. Ft.
895 9355 Sq. Ft.
896 10886 Sq. Ft.
897 6488 Sq. Ft.
894 10779 Sq. Ft.
898 6512 Sq. Ft.
893 8450 Sq. Ft.
899 6578 Sq. Ft.
892 8450 Sq. Ft.
900 6601 Sq. Ft.
891 9640 Sq. Ft.
901 11549 Sq. Ft.
890 12760 Sq. Ft.
902 9726 Sq. Ft.
903 6564 Sq. Ft.
889 11418 Sq. Ft.
904 6564 Sq. Ft.
905

21+24.34
STREET A
STREET B
STREET C
R25.00'
20+00
19+00
18+00
15+00
1+00
2+00
3+00
4+00
5+00
6+00
21+00
22+00
23+00
24+00
25+00
26+00
27+00
28+00

Dedicated to Public
Dedicated to Public
Dedicated to Public
Wet Pond
Existing Wetland
Open Water

MATCHLINE - SEE SHEET 4

SOUTHLAND FARMS, LLC
PARCEL # ZSB 00333
5.91 ACRES
ZONED PD

JEAN MEYERHOFER
PARCEL # 489 500001
19.32 ACRES
ZONED A-1

FER 2001

60 0 60 120
SCALE: 1 INCH = 60 FT

EXISTING LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING FENCE
- OVERHEAD ELECTRIC
- WETLAND
- TREE LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UTILITY EASEMENT
- SETBACK LINES
- ROAD MARKING
- STORM PIPE
- IRF — IRON ROD FOUND
- IPF — IRON PIPE FOUND
- FENCE POST
- POWER / UTILITY POLE
- SIGN
- GUY WIRE
- UTILITY PEDESTAL
- (M) MEASURED
- (D) DEED

COLOR LEGEND

- LOTS - 6,000 SF MIN
- LOTS - 8,450 SF MIN
- DEDICATED TO PUBLIC
- ROAD PAVEMENT
- WETLAND
- WETLAND OPEN WATER
- WET POND
- TRAIL
- MAINTENANCE ACCESS

ENGINEER

BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2990
CONTACT: TODD ERICKSON, P.E.

OWNER

FAIRWYN SB, INC.
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147
PHONE: 847.417.9256
CONTACT: RICK ZIRK

PRELIMINARY PLAT

SHEET 5 OF 20

SYMPHONY BAY PHASE 8
ZYUP 500003 ZONED SR-4
E1/2NW1/4 SECTION 5, TOWNSHIP 1 NORTH, RANGE 18 EAST
LAKE GENEVA, WALWORTH COUNTY, WI

Bowman

© 2025 Bowman Consulting Group, Ltd.
2805 Dallas Parkway • Suite 310 • Dallas, Texas 75093
Phone: (972) 497-2990 • www.bowman.com
TBPE Firm Registration No. F-14309

TODD A. ERICKSON 34720-6 WISCONSIN PROFESSIONAL ENGINEER 2/12/25

PRELIMINARY NOT FOR CONSTRUCTION

V:\2400\06_Symphony Bay Phase 8\2400706-01\CAD\1_Symphony Bay Phase 8\Engineering\Exhibits\Plan Sheet\EXHIBIT.dwg, 5 PRELIMINARY PLAT, 2/12/2025 11:15 AM, mjaw

Curve Table					
Curve #	Arc Length	Radius	Chord Length	Chord Direction	Delta Angle
C1	20.66'	180.00'	20.64'	N02° 45' 04.61"W	006°34'29"
C2	4.17'	220.00'	4.17'	N05° 29' 45.84"W	001°05'07"
C3	45.22'	220.00'	45.14'	N00° 56' 03.89"E	011°46'33"
C4	15.46'	220.00'	15.46'	N08° 50' 08.19"E	004°01'36"
C5	59.22'	170.00'	58.93'	N00° 52' 06.74"E	019°57'39"
C6	19.99'	530.00'	19.99'	N08° 01' 52.52"W	002°09'40"
C7	47.81'	530.00'	47.80'	N04° 21' 58.53"W	005°10'08"
C8	47.81'	530.00'	47.80'	N00° 48' 09.11"E	005°10'08"
C9	61.15'	530.00'	61.12'	N09° 56' 14.39"E	006°36'40"
C10	62.21'	530.00'	62.18'	N16° 36' 20.60"E	006°43'33"
C11	20.53'	530.00'	20.53'	N21° 04' 42.06"E	002°13'10"
C12	17.92'	270.00'	17.92'	N20° 17' 12.75"E	003°48'09"
C13	116.84'	270.00'	115.93'	N05° 59' 19.39"E	024°47'38"
C14	16.89'	270.00'	16.89'	N08° 12' 02.58"W	003°35'06"
C15	31.35'	270.00'	31.34'	N13° 19' 11.99"W	006°39'13"
C16	89.94'	270.00'	89.52'	N26° 11' 21.70"W	019°05'07"
C17	36.22'	230.00'	36.18'	N31° 13' 14.13"W	009°01'22"
C18	44.19'	230.00'	44.12'	N21° 12' 18.62"W	011°00'29"
C19	14.06'	330.00'	14.06'	N14° 28' 48.90"W	002°26'30"
C20	60.77'	330.00'	60.68'	N07° 59' 03.27"W	010°33'01"

Curve Table					
Curve #	Arc Length	Radius	Chord Length	Chord Direction	Delta Angle
C21	60.77'	330.00'	60.68'	N02° 33' 57.80"E	010°33'01"
C22	38.53'	330.00'	38.51'	N11° 11' 09.13"E	006°41'22"
C23	58.40'	195.00'	58.18'	N23° 06' 34.83"E	017°09'30"
C24	9.95'	195.00'	9.95'	N33° 09' 00.98"E	002°55'23"
C25	65.67'	60.00'	62.44'	N21° 15' 33.51"W	062°42'34"
C26	37.19'	60.00'	36.59'	N27° 51' 04.04"E	035°30'41"
C27	29.69'	60.00'	29.39'	N59° 46' 57.56"E	028°21'06"
C28	55.99'	60.00'	53.98'	S50° 14' 33.20"E	053°28'02"
C29	7.08'	195.00'	7.08'	N70° 18' 19.23"E	002°04'49"
C30	51.79'	195.00'	51.64'	N78° 57' 15.21"E	015°13'03"
C31	48.36'	195.00'	48.23'	S86° 19' 58.28"E	014°12'30"
C32	44.71'	195.00'	44.61'	S72° 39' 37.61"E	013°08'12"
C33	44.71'	195.00'	44.61'	S59° 31' 26.00"E	013°08'12"
C34	44.71'	195.00'	44.61'	S46° 23' 14.38"E	013°08'12"
C35	44.71'	195.00'	44.61'	S33° 15' 02.77"E	013°08'12"
C36	44.71'	195.00'	44.61'	S20° 06' 51.16"E	013°08'12"
C37	25.60'	195.00'	25.59'	S09° 47' 03.51"E	007°31'24"
C38	20.96'	330.00'	20.96'	S04° 12' 10.51"E	003°38'22"
C39	30.31'	330.00'	30.30'	S00° 14' 54.38"W	005°15'47"
C40	16.35'	270.00'	16.34'	S01° 08' 44.38"W	003°28'07"

Curve Table					
Curve #	Arc Length	Radius	Chord Length	Chord Direction	Delta Angle
C41	69.08'	270.00'	68.89'	S07° 55' 04.20"E	014°39'30"
C42	90.71'	630.00'	90.63'	N83° 18' 51.15"E	008°15'00"
C43	79.27'	570.00'	79.20'	S83° 27' 19.12"W	007°58'04"
C44	65.69'	230.00'	65.47'	S00° 11' 32.39"W	016°21'53"
C45	21.23'	230.00'	21.22'	S11° 01' 06.91"W	005°17'16"
C46	100.47'	130.00'	97.99'	S08° 28' 40.30"E	044°16'51"
C47	46.28'	190.00'	46.17'	S23° 38' 22.99"E	013°57'25"
C48	43.68'	190.00'	43.59'	S10° 04' 28.14"E	013°10'24"
C49	3.07'	190.00'	3.07'	S03° 01' 27.87"E	000°55'36"
C50	27.96'	180.00'	27.93'	S01° 53' 20.82"W	008°54'01"
C51	15.64'	180.00'	15.64'	S08° 49' 44.72"W	004°58'47"
C52	13.99'	170.00'	13.99'	S08° 57' 40.34"W	004°42'55"
C53	50.19'	170.00'	50.00'	S01° 51' 13.12"E	016°54'52"
C54	10.48'	170.00'	10.48'	S12° 04' 35.12"E	003°31'52"
C55	45.37'	155.00'	45.21'	S05° 27' 22.65"E	016°46'17"
C56	38.79'	155.00'	38.69'	S10° 05' 58.51"W	014°20'25"
C57	12.43'	25.00'	12.31'	S03° 01' 17.38"W	028°29'47"
C58	12.25'	25.00'	12.13'	S25° 15' 44.47"E	028°04'16"
C59	40.54'	60.00'	39.77'	S19° 56' 36.95"E	038°42'31"
C60	37.73'	60.00'	37.11'	S17° 25' 36.16"W	036°01'55"

Curve Table					
Curve #	Arc Length	Radius	Chord Length	Chord Direction	Delta Angle
C61	37.73'	60.00'	37.11'	S53° 27' 30.93"W	036°01'55"
C62	37.73'	60.00'	37.11'	S89° 29' 25.69"W	036°01'55"
C63	23.48'	60.00'	23.33'	N61° 17' 06.14"W	022°25'02"
C64	24.68'	25.00'	23.69'	N78° 21' 37.21"W	056°34'04"
C65	48.33'	155.00'	48.13'	S82° 17' 18.19"W	017°51'54"
C66	37.47'	230.00'	37.43'	S06° 10' 55.78"W	009°20'01"
C67	47.16'	160.00'	46.99'	S02° 24' 18.47"W	016°53'15"
C68	27.54'	240.00'	27.53'	S02° 45' 04.61"E	006°34'29"
C69	47.40'	470.00'	47.38'	S06° 13' 21.42"E	005°46'43"
C70	54.39'	470.00'	54.36'	S00° 01' 05.22"E	006°37'50"
C71	93.73'	470.00'	93.58'	S12° 40' 12.49"W	011°25'36"
C72	31.21'	470.00'	31.20'	S20° 17' 08.81"W	003°48'17"
C73	8.42'	330.00'	8.42'	S21° 27' 24.52"W	001°27'45"
C74	60.77'	330.00'	60.68'	S15° 27' 01.34"W	010°33'01"
C75	60.77'	330.00'	60.68'	S04° 54' 00.28"W	010°33'01"
C76	55.40'	330.00'	55.33'	S05° 11' 02.92"E	009°37'05"
C77	31.01'	330.00'	31.00'	S12° 41' 06.89"E	005°23'03"
C78	60.77'	330.00'	60.68'	S20° 39' 08.71"E	010°33'01"
C79	56.47'	330.00'	56.40'	S30° 49' 47.13"E	009°48'16"
C80	59.43'	170.00'	59.13'	S25° 42' 59.50"E	020°01'51"

Curve Table					
Curve #	Arc Length	Radius	Chord Length	Chord Direction	Delta Angle
C81	18.40'	270.00'	18.39'	S13° 44' 56.68"E	003°54'15"
C82	104.81'	270.00'	104.16'	S00° 40' 33.82"E	022°14'31"
C83	19.25'	270.00'	19.25'	S12° 29' 15.82"W	004°05'08"
C84	71.93'	630.00'	71.89'	N78° 44' 25.29"W	006°32'30"
C85	146.82'	630.00'	146.49'	S81° 30' 32.59"W	013°21'09"
C86	58.54'	170.00'	58.25'	N03° 47' 51.93"E	019°43'46"
C87	26.47'	190.00'	26.45'	N09° 40' 15.18"E	007°59'00"
C88	44.59'	190.00'	44.49'	N01° 02' 40.58"W	013°26'52"
C89	44.59'	190.00'	44.49'	N14° 29' 32.39"W	013°26'52"
C90	31.18'	190.00'	31.14'	N25° 55' 01.97"W	009°24'07"
C91	38.60'	130.00'	38.46'	N22° 06' 39.96"W	017°00'51"
C92	25.06'	130.00'	25.02'	N08° 04' 57.04"W	011°02'34"
C93	29.07'	120.00'	29.00'	N04° 22' 44.10"E	013°52'48"
C94	31.54'	230.00'	31.52'	N07° 23' 25.06"E	007°51'26"
C95	45.39'	230.00'	45.32'	N02° 11' 31.80"W	011°18'28"
C96	24.07'	230.00'	24.06'	N10° 50' 38.51"W	005°59'46"
C97	174.20'	95.00'	150.80'	N38° 41' 22.06"E	105°03'47"
C98	72.29'	570.00'	72.24'	S79° 06' 10.35"E	007°16'01"
C99	17.14'	135.00'	17.13'	S18° 10' 01.43"W	007°16'23"
C100	151.49'	135.00'	143.67'	S53° 57' 06.22"W	064°17'47"

Curve Table					
Curve #	Arc Length	Radius	Chord Length	Chord Direction	Delta Angle
C101	185.70'	135.00'	171.40'	N54° 29' 37.39"W	078°48'46"
C102	21.36'	135.00'	21.34'	N10° 33' 17.99"W	009°03'53"
C103	29.87'	270.00'	29.85'	N02° 51' 12.24"W	006°20'19"
C104	12.08'	270.00'	12.08'	N01° 35' 52.64"E	002°33'51"
C105	35.20'	330.00'	35.19'	N00° 10' 34.24"W	006°06'45"
C106	69.20'	330.00'	69.07'	N09° 14' 22.82"W	012°00'52"
C107	145.78'	570.00'	145.39'	N82° 04' 47.91"E	014°39'14"
C108	38.96'	898.51'	38.96'	N70° 35' 13.62"W	002°29'04"
C109	50.97'	898.51'	50.96'	N75° 25' 26.54"W	003°15'00"
C110	50.49'	898.51'	50.48'	N78° 39' 31.73"W	003°13'10"
C111	63.55'	898.51'	63.54'	N82° 17' 41.31"W	004°03'09"
C112	76.14'	898.51'	76.12'	N86° 44' 55.88"W	004°51'20"
C113	402.68'	738.51'	397.71'	N74° 25' 19.00"W	031°14'28"
C114	647.92'	898.51'	633.97'	N79° 27' 34.00"W	041°18'58"
C127	30.44'	60.00'	30.11'	S88° 29' 28.23"W	029°03'55"
C128	30.89'	898.51'	30.89'	S72° 48' 51.03"E	001°58'11"

ENGINEER

BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2990
CONTACT: TODD ERICKSON, P.E.

OWNER

FAIRWYN SB, INC.
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147
PHONE: 847.417.9256
CONTACT: RICK ZIRK

PRELIMINARY PLAT

SHEET 6 OF 20

SYMPHONY BAY PHASE 8
ZYUP 500003 ZONED SR-4
E1/2NW1/4 SECTION 5, TOWNSHIP 1 NORTH, RANGE 18 EAST
LAKE GENEVA, WALWORTH COUNTY, WI

Bowman

© 2025 Bowman Consulting Group, Ltd.

2805 Dallas Parkway • Suite 310 • Dallas, Texas 75093
Phone: (972) 497-2990 • www.bowman.com
TBPE Firm Registration No. F-14309

2/12/25
WISCONSIN
TODD A. ERICKSON
34720-6
PROFESSIONAL ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

V:\2240000\...\Symphony Bay Phase 8\2240000-CA-001 (ROD)-Symphony Bay Phase 8\Engineering\Civil\Drawings\Plat\Phase 8\PRELIMINARY PLAT - Phase 8 - 2025_1.dwg, 2/12/2025 11:05 AM, jmm

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL MATERIALS, SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICES TO ANY NECESSARY UTILITIES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE STORE AND SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. DAMAGE TO ALL EXISTING FACILITIES AND IMPROVEMENTS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
14. FOR ALL ITEMS NOTED TO BE REMOVED, REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALSO REMOVE ALL UNDERGROUND ELEMENTS AS WELL INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, PIPES, TANKS, ETC.
15. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK MEETING THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE.
16. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE PROPERLY PERMITTED AND REMOVED BY THE CONTRACTOR. CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND REMOVAL OF MATERIALS FROM THE SITE.
17. EXISTING PERIMETER TREES & LANDSCAPING TO REMAIN WHEREVER POSSIBLE.

60 0 60 120

SCALE: 1 INCH = 60 FT

DEMOLITION LEGEND

AREA OF DISTURBANCE

EXISTING PAVEMENT TO BE REMOVED

DEMOLITION KEY NOTES

1N	EXISTING TO BE REMOVED AND DISPOSED
2N	PROTECT EXISTING UTILITIES TO REMAIN
3N	SAWCUT LINE
4N	EXISTING TO REMAIN
5N	TO REMOVE AND RELOCATE

EXISTING LEGEND

	PROPERTY LINE
	ADJOINER PROPERTY LINE
X	EXISTING FENCE
OH	OVERHEAD ELECTRIC
	WETLAND
	TREE LINE
E	UNDERGROUND ELECTRIC
T	UNDERGROUND FIBER OPTIC
	UTILITY EASEMENT
	SETBACK LINES
	ROAD MARKING
	STORM PIPE
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
	FENCE POST
	POWER / UTILITY POLE
	SIGN
	GUY WIRE
U	UTILITY PEDESTAL
(M)	MEASURED
(D)	DEED

NOTE:

CONTRACTOR MUST OBTAIN ROW PERMITS FROM THE CITY AND/OR DOT PRIOR TO DOING ANY WORK IN THE RIGHT OF WAY.

NOTE:

ESTIMATED QUANTITIES ARE NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL BASE THEIR BID ON THEIR OWN QUANTITY TAKEOFFS

ENGINEER

BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2990
CONTACT: TODD ERICKSON, P.E.

OWNER

FAIRWYN SB, INC.
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147
PHONE: 847.417.9256
CONTACT: RICK ZIRK

EXISTING CONDITIONS PLAN

SHEET 7 OF 20

SYMPHONY BAY PHASE 8

ZYUP 500003 ZONED SR-4

E1/2NW1/4 SECTION 5, TOWNSHIP 1 NORTH, RANGE 18 EAST
LAKE GENEVA, WALWORTH COUNTY, WI

Bowman

© 2025 Bowman Consulting Group, Ltd.

2805 Dallas Parkway • Suite 310 • Dallas, Texas 75093
Phone: (972) 497-2990 • www.bowman.com
TBPE Firm Registration No. F-14309

2/12/25
WISCONSIN
TODD A. ERICKSON 34720-6
PROFESSIONAL ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL MATERIALS, SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICES TO ANY NECESSARY UTILITIES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE STORE AND SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. DAMAGE TO ALL EXISTING FACILITIES AND IMPROVEMENTS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
14. FOR ALL ITEMS NOTED TO BE REMOVED, REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALSO REMOVE ALL UNDERGROUND ELEMENTS AS WELL INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, PIPES, TANKS, ETC.
15. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK MEETING THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE.
16. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE PROPERLY PERMITTED AND REMOVED BY THE CONTRACTOR. CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND REMOVAL OF MATERIALS FROM THE SITE.
17. EXISTING PERIMETER TREES & LANDSCAPING TO REMAIN WHEREVER POSSIBLE.

60 0 60 120

SCALE: 1 INCH = 60 FT

DEMOLITION LEGEND

- AREA OF DISTURBANCE
- EXISTING PAVEMENT TO BE REMOVED

DEMOLITION KEY NOTES

1N	EXISTING TO BE REMOVED AND DISPOSED
2N	PROTECT EXISTING UTILITIES TO REMAIN
3N	SAWCUT LINE
4N	EXISTING TO REMAIN
5N	TO REMOVE AND RELOCATE

EXISTING LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- X — EXISTING FENCE
- OH — OVERHEAD ELECTRIC
- WETLAND
- TREE LINE
- E — UNDERGROUND ELECTRIC
- T — UNDERGROUND FIBER OPTIC
- UTILITY EASEMENT
- SETBACK LINES
- ROAD MARKING
- STORM PIPE
- IRF — IRON ROD FOUND
- IPF — IRON PIPE FOUND
- FENCE POST
- POWER / UTILITY POLE
- SIGN
- GUY WIRE
- U — UTILITY PEDESTAL
- (M) — MEASURED
- (D) — DEED

NOTE:

CONTRACTOR MUST OBTAIN ROW PERMITS FROM THE CITY AND/OR DOT PRIOR TO DOING ANY WORK IN THE RIGHT OF WAY.

NOTE:

ESTIMATED QUANTITIES ARE NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL BASE THEIR BID ON THEIR OWN QUANTITY TAKEOFFS

ENGINEER

BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2990
CONTACT: TODD ERICKSON, P.E.

OWNER

FAIRWYN SB, INC.
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147
PHONE: 847.417.9256
CONTACT: RICK ZIRK

EXISTING CONDITIONS PLAN | SHEET 8 OF 20

SYMPHONY BAY PHASE 8
ZYUP 500003 ZONED SR-4
E1/2NW1/4 SECTION 5, TOWNSHIP 1 NORTH, RANGE 18 EAST
LAKE GENEVA, WALWORTH COUNTY, WI

Bowman

© 2025 Bowman Consulting Group, Ltd.

2805 Dallas Parkway • Suite 310 • Dallas, Texas 75093
Phone: (972) 497-2990 • www.bowman.com
TBPE Firm Registration No. F-14309

2/12/25
WISCONSIN
TODD A. ERICKSON 34720-6
PROFESSIONAL ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

W:\2025\...\Symphony Bay Phase 8\Submittals\01 CIVIL\...\Symphony Bay Phase 8\Engineering\Engineering Plans\Phase 8\PH 8 EXISTING CONDITIONS.dwg, 8 EXISTING CONDITIONS, 8 ALL, February 21, 2025, 10:09 AM, jmeh

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL MATERIALS, SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICES TO ANY NECESSARY UTILITIES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE STORE AND SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. DAMAGE TO ALL EXISTING FACILITIES AND IMPROVEMENTS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
14. FOR ALL ITEMS NOTED TO BE REMOVED, REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALSO REMOVE ALL UNDERGROUND ELEMENTS AS WELL INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, PIPES, TANKS, ETC.
15. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK MEETING THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE.
16. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE PROPERLY PERMITTED AND REMOVED BY THE CONTRACTOR. CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND REMOVAL OF MATERIALS FROM THE SITE.
17. EXISTING PERIMETER TREES & LANDSCAPING TO REMAIN WHEREVER POSSIBLE.

60 0 60 120

SCALE: 1 INCH = 60 FT

DEMOLITION LEGEND

AREA OF DISTURBANCE

EXISTING PAVEMENT TO BE REMOVED

DEMOLITION KEY NOTES

1N	EXISTING TO BE REMOVED AND DISPOSED
2N	PROTECT EXISTING UTILITIES TO REMAIN
3N	SAWCUT LINE
4N	EXISTING TO REMAIN
5N	TO REMOVE AND RELOCATE

EXISTING LEGEND

	PROPERTY LINE
	ADJOINER PROPERTY LINE
x	EXISTING FENCE
OH	OVERHEAD ELECTRIC
	WETLAND
	TREE LINE
E	UNDERGROUND ELECTRIC
T	UNDERGROUND FIBER OPTIC
	UTILITY EASEMENT
	SETBACK LINES
	ROAD MARKING
	STORM PIPE
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
	FENCE POST
	POWER / UTILITY POLE
	SIGN
	GUY WIRE
U	UTILITY PEDESTAL
(M)	MEASURED
(D)	DEED

NOTE:

CONTRACTOR MUST OBTAIN ROW PERMITS FROM THE CITY AND/OR DOT PRIOR TO DOING ANY WORK IN THE RIGHT OF WAY.

NOTE:

ESTIMATED QUANTITIES ARE NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL BASE THEIR BID ON THEIR OWN QUANTITY TAKEOFFS

ENGINEER

BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2990
CONTACT: TODD ERICKSON, P.E.

OWNER

FAIRWYN SB, INC.
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147
PHONE: 847.417.9256
CONTACT: RICK ZIRK

EXISTING CONDITIONS PLAN

SHEET 9 OF 20

SYMPHONY BAY PHASE 8

ZYUP 500003 ZONED SR-4

E1/2NW1/4 SECTION 5, TOWNSHIP 1 NORTH, RANGE 18 EAST
LAKE GENEVA, WALWORTH COUNTY, WI

Bowman

© 2025 Bowman Consulting Group, Ltd.

2805 Dallas Parkway • Suite 310 • Dallas, Texas 75093
Phone: (972) 497-2990 • www.bowman.com
TBPE Firm Registration No. F-14309

2/12/25
WISCONSIN
TODD A. ERICKSON
34720-6
PROFESSIONAL ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

W:\0000_Symphony Bay Phase 8\0000.00 PROJ - Symphony Bay Phase 8\Engineering\Engineering Plans\Phase 8\PH8 EXISTING CONDITIONS.dwg, Exhibit 2, 2/26/2025 11:06 AM, John

GRADING LEGEND

- PROPOSED R.O.W.
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- 830 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 830 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 2.30% DIRECTION OF FLOW
- +876.0 SPOT ELEVATION
- FFE = 884.73 FINISHED FLOOR ELEVATION (NO BASEMENT)
- BFE = 876.07 BASEMENT FLOOR ELEVATION (9-FT BASEMENT)
- HWL = 874.6 100-YEAR HIGH WATER LEVEL ELEVATION (SCS TYPE ii_ATLAS 14 INTENSITY)
- EOF = 876.5 FLOOD ROUTING OR EMERGENCY OVERFLOW ELEVATION

60 0 60 120

SCALE: 1 INCH = 60 FT

EXISTING LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- X EXISTING FENCE
- OH OVERHEAD ELECTRIC
- WETLAND
- TREE LINE
- E UNDERGROUND ELECTRIC
- T UNDERGROUND FIBER OPTIC
- UTILITY EASEMENT
- SETBACK LINES
- ROAD MARKING
- STORM PIPE
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- FENCE POST
- POWER / UTILITY POLE
- SIGN
- GUY WIRE
- U UTILITY PEDESTAL
- (M) MEASURED
- (D) DEED

COLOR LEGEND

- LOTS - 6,000 SF MIN
- LOTS - 8,450 SF MIN
- DEDICATED TO PUBLIC
- ROAD PAVEMENT
- WETLAND
- WETLAND OPEN WATER
- WET POND
- TRAIL
- MAINTENANCE ACCESS

Existing Wetland

69.37 ACRES

MATCHLINE - SEE SHEET 11

Board Walk

Existing Wetland Open Water

Trail

Wet Pond

MAINTENANCE ACCESS

Phase 7 Trail

Wet Pond

Trail

R/W Dedication

NORTH BLOOMFIELD ROAD

N89°56'37"E 953.23'

S LINE F 1/2 NW 1/4 SECTION 05-01-18

W/O TOF = 897.39 BFE = 888.39

W/O TOF = 886.97 BFE = 877.97

W/O TOF = 886.64 BFE = 877.64

W/O TOF = 886.25 BFE = 877.25

W/O TOF = 885.60 BFE = 876.60

W/O TOF = 885.24 BFE = 876.24

W/O TOF = 884.93 BFE = 875.93

FFE = 887.80

807 FFE = 885.24

806 FFE = 886.18

805 FFE = 887.55

804 FFE = 889.01

803 FFE = 891.89

802 FFE = 893.43

801 FFE = 894.56

800 FFE = 896.91

883 FFE = 887.54

882 FFE = 887.23

881 FFE = 886.86

880 FFE = 886.80

879 FFE = 886.00

878 FF = 886.00

877 FFE = 886.00

927 FFE = 888.06

926 FFE = 889.10

925 FFE = 889.10

924 FFE = 888.53

923 FFE = 888.32

922 FFE = 888.36

874 FFE = 892.53

875 FFE = 894.73

876 FFE = 896.91

911 FFE = 890.43

912 FFE = 890.16

913 FFE = 889.89

914 FFE = 890.00

915 FFE = 889.35

916 FFE = 888.90

917 FFE = 888.63

918 FFE = 888.36

919 FFE = 888.13

920 FFE = 887.96

921 FFE = 887.90

873 FFE = 889.16

872 FFE = 888.94

871 FFE = 888.94

870 FFE = 888.69

854 FFE = 890.90

855 FFE = 890.61

856 FFE = 890.38

857 FFE = 890.08

858 FFE = 889.82

859 FFE = 888.96

860 FFE = 889.07

861 FFE = 889.07

862 FFE = 888.66

863 FFE = 888.36

864 FFE = 888.12

865 FFE = 887.90

866 FFE = 887.91

867 FFE = 888.30

868 FFE = 888.30

869 FFE = 888.46

N2°33'30"W 1,500.23'

NORTH ROAD R

EXISTING DRIVEWAY

Wet Pond

N89°42'49"E 364.89'

Dedicated to Public

N2°33'39"W 160.15'

R/W Dedication

YESMARK TRUST
PARCEL # &4247600001
6.42 ACRES
ZONED A-1

AJNAM B. KHAN
PARCEL # &B 500010
1.33 ACRES
ZONED A-1

MATTHEW R. SOBACKI
PARCEL # &4247600002
4.31 ACRES
ZONED A-1

DAVID J & SHERRY L ADAMS
PARCEL # MB 500007C
1.03 ACRES
ZONED A-2

DAVID J ADAMS
PARCEL # MB 500007
57.54 ACRES
ZONED A-2

ENGINEER

BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2990
CONTACT: TODD ERICKSON, P.E.

OWNER

FAIRWYN SB, INC.
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147
PHONE: 847.417.9256
CONTACT: RICK ZIRK

PRELIMINARY GRADING PLAN

SHEET 10 OF 20

SYMPHONY BAY PHASE 8
ZYUP 500003 ZONED SR-4
E1/2NW1/4 SECTION 5, TOWNSHIP 1 NORTH, RANGE 18 EAST
LAKE GENEVA, WALWORTH COUNTY, WI

Bowman

© 2025 Bowman Consulting Group, Ltd.
2805 Dallas Parkway • Suite 310 • Dallas, Texas 75093
Phone: (972) 497-2990 • www.bowman.com
TBPE Firm Registration No. F-14309

2/12/25
WISCONSIN
TODD A. ERICKSON 34720-6
PROFESSIONAL ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

W:\0008_Symphony Bay Phase 8\0008-00 LDD\1_Engineering\Grading Plan\Phase 8\0008_A1GRADING 24 x36.dwg, 1:60 GRADING 24 x36, Fairwyn SB, 2/12/2025 10:54:46 AM, dan

Existing Wetland
Open Water
MATCHLINE - SEE SHEET 12
S2°35'12"E 2,580.37'
Existing Wetland
69.37 ACRES
MATCHLINE - SEE SHEET 10
Board Walk
Existing Wetland Open Water
Wet Pond
Trail
Phase 7 Trail
Dedicated to Public
Dedicated to Public
Dedicated to Public
Wet Pond
S87°26'21"W 40.00'
N2°33'30"W 1,500.23'
EXISTING DRIVEWAY
EXISTING DRIVEWAY
RW Education
NORTH ROA
SOUTHLAND FARMS, LLC PARCEL # ZSB 00333 5.91 ACRES ZONED PD
WILLIAM A MEYERHOFER PARCEL # AA2112000001 0.92 ACRES ZONED A-5
YESMARK TRUST PARCEL # AA2147600001 6.42 ACRES ZONED A-1
JEAN PARCEL 19.29 ZONE
FFE = 894.59
FFE = 891.45
FFE = 894.31
FFE = 894.42
FFE = 894.13
FFE = 891.84
FFE = 894.06
FFE = 891.37
FFE = 893.02
FFE = 893.41
FFE = 892.78
FFE = 893.05
FFE = 889.96
FFE = 892.51
FFE = 893.13
FFE = 889.82
FFE = 892.23
FFE = 893.09
FFE = 892.66
FFE = 891.98
FFE = 888.96
FFE = 892.78
FFE = 892.0
FFE = 891.67
FFE = 891.58
FFE = 891.45
FFE = 888.55
FFE = 891.36
FFE = 890.86
FFE = 891.18
FFE = 887.80
FFE = 890.90
FFE = 887.54
FFE = 890.43
FFE = 890.61
FFE = 890.16
FFE = 887.23
FFE = 889.89
FFE = 890.38
FFE = 886.86
FFE = 890.00
FFE = 890.08
FFE = 886.80
FFE = 889.35
FFE = 889.82
FFE = 888.90
FFE = 886.00
FFE = 888.63
FFE = 888.96
FFE = 889.07
FFE = 888.36
FFE = 886.00
FFE = 889.07
FFE = 888.13
FFE = 888.66
FFE = 887.96
FFE = 888.38
FFE = 888.12
W/O TOF = 890.79 BFE = 881.79
W/O TOF = 890.45 BFE = 881.45
W/O TOF = 890.12 BFE = 881.12
W/O TOF = 889.79 BFE = 880.79
W/O TOF = 889.46 BFE = 880.43
W/O TOF = 889.10 BFE = 880.10
W/O TOF = 888.91 BFE = 879.91
W/O TOF = 888.60 BFE = 879.60
W/O TOF = 888.31 BFE = 879.31
W/O TOF = 888.04 BFE = 879.04
W/O TOF = 887.39 BFE = 878.39
W/O TOF = 886.97 BFE = 877.97
W/O TOF = 886.64 BFE = 877.64
W/O TOF = 886.25 BFE = 877.25
W/O TOF = 885.60 BFE = 876.60
W/O TOF = 885.24 BFE = 876.24
W/O TOF = 884.93 BFE = 875.93
W/O TOF = 891.12 BFE = 882.12

60 0 60 120
SCALE: 1 INCH = 60 FT

GRADING LEGEND

- PROPOSED R.O.W.
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 2.30% DIRECTION OF FLOW
- +876.0 SPOT ELEVATION
- FFE = 884.73 FINISHED FLOOR ELEVATION (NO BASEMENT)
- BFE = 876.07 BASEMENT FLOOR ELEVATION (9-FT BASEMENT)
- HWL = 874.6 100-YEAR HIGH WATER LEVEL ELEVATION (SCS TYPE II_ATLAS 14 INTENSITY)
- EOF = 876.5 FLOOD ROUTING OR EMERGENCY OVERFLOW ELEVATION

EXISTING LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING FENCE
- OVERHEAD ELECTRIC
- WETLAND
- TREE LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UTILITY EASEMENT
- SETBACK LINES
- ROAD MARKING
- STORM PIPE
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- FENCE POST
- POWER / UTILITY POLE
- SIGN
- GUY WIRE
- UTILITY PEDESTAL
- (M) MEASURED
- (D) DEED

COLOR LEGEND

- LOTS - 6,000 SF MIN
- LOTS - 8,450 SF MIN
- DEDICATED TO PUBLIC
- ROAD PAVEMENT
- WETLAND
- WETLAND OPEN WATER
- WET POND
- TRAIL
- MAINTENANCE ACCESS

ENGINEER
BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2990
CONTACT: TODD ERICKSON, P.E.

OWNER
FAIRWYN SB, INC.
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147
PHONE: 847.417.9256
CONTACT: RICK ZIRK

PRELIMINARY GRADING PLAN

SHEET 11 OF 20

SYMPHONY BAY PHASE 8
ZYUP 500003 ZONED SR-4
E1/2NW1/4 SECTION 5, TOWNSHIP 1 NORTH, RANGE 18 EAST
LAKE GENEVA, WALWORTH COUNTY, WI

Bowman

© 2025 Bowman Consulting Group, Ltd.

2805 Dallas Parkway • Suite 310 • Dallas, Texas 75093
Phone: (972) 497-2990 • www.bowman.com
TBPE Firm Registration No. F-14309

11/27/25
WISCONSIN
TODD A. ERICKSON 34720-6
PROFESSIONAL ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

\\DFW\PROJ\...\Symphony Bay Phase 8\ENGINEERING\GRADING\Symphony Bay Phase 8 PGP.dwg, 11/26/2025 7:49:20 AM, Eshmael, 1:1, 1=60.000000

S89°57'27"W 34.70'

C113

N58°48'05"W 260.29'

EAST TOWNLINE ROAD

C114

N27°33'53"W 443.97'

NORTH ROAD

N11°30'36"W 202.24'

S87°26'21"W 40.00'

ROBERT ERNEST HOST
PATRICIA L HOST
PARCEL # WB500003A
3.68 ACRES
ZONED A-1

JEAN MEYERHOFER
PARCEL # &P 500001
19.29 ACRES
ZONED A-1

M A MEYERHOFER
PARCEL # WA2171200001
30.21 ACRES
ZONED A-5

SOUTHLAND FARMS, LLC
PARCEL # ZSB 00333
5.91 ACRES
ZONED PD

Dedicated to Public

Existing Wetland

Dedicated to Public

Dedicated to Public

Dedicated to Public

Dedicated to Public

Existing Wetland

Open Water

MATCHLINE - SEE SHEET 11

Wet Pond

EXISTING DRIVEWAY

60 0 60 120

SCALE: 1 INCH = 60 FT

GRADING LEGEND

- PROPOSED R.O.W.
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- 830 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 830 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 2.30% DIRECTION OF FLOW
- +876.0 SPOT ELEVATION
- FFE = 884.73 FINISHED FLOOR ELEVATION (NO BASEMENT)
- BFE = 876.07 BASEMENT FLOOR ELEVATION (9-FT BASEMENT)
- HWL = 874.6 100-YEAR HIGH WATER LEVEL ELEVATION (SCS TYPE II_ATLAS 14 INTENSITY)
- EOF = 876.5 FLOOD ROUTING OR EMERGENCY OVERFLOW ELEVATION

EXISTING LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- X EXISTING FENCE
- OH OVERHEAD ELECTRIC
- WETLAND
- TREE LINE
- E UNDERGROUND ELECTRIC
- T UNDERGROUND FIBER OPTIC
- UTILITY EASEMENT
- SETBACK LINES
- ROAD MARKING
- STORM PIPE
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- FENCE POST
- POWER / UTILITY POLE
- SIGN
- GUY WIRE
- U UTILITY PEDESTAL
- (M) MEASURED
- (D) DEED

COLOR LEGEND

- LOTS - 6,000 SF MIN
- LOTS - 8,450 SF MIN
- DEDICATED TO PUBLIC
- ROAD PAVEMENT
- WETLAND
- WETLAND OPEN WATER
- WET POND
- TRAIL
- MAINTENANCE ACCESS

ENGINEER

BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2990
CONTACT: TODD ERICKSON, P.E.

OWNER

FAIRWYN SB, INC.
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147
PHONE: 847.417.9256
CONTACT: RICK ZIRK

PRELIMINARY GRADING PLAN

SHEET 12 OF 20

SYMPHONY BAY PHASE 8
ZYUP 500003 ZONED SR-4
E1/2NW1/4 SECTION 5, TOWNSHIP 1 NORTH, RANGE 18 EAST
LAKE GENEVA, WALWORTH COUNTY, WI

Bowman

© 2025 Bowman Consulting Group, Ltd.

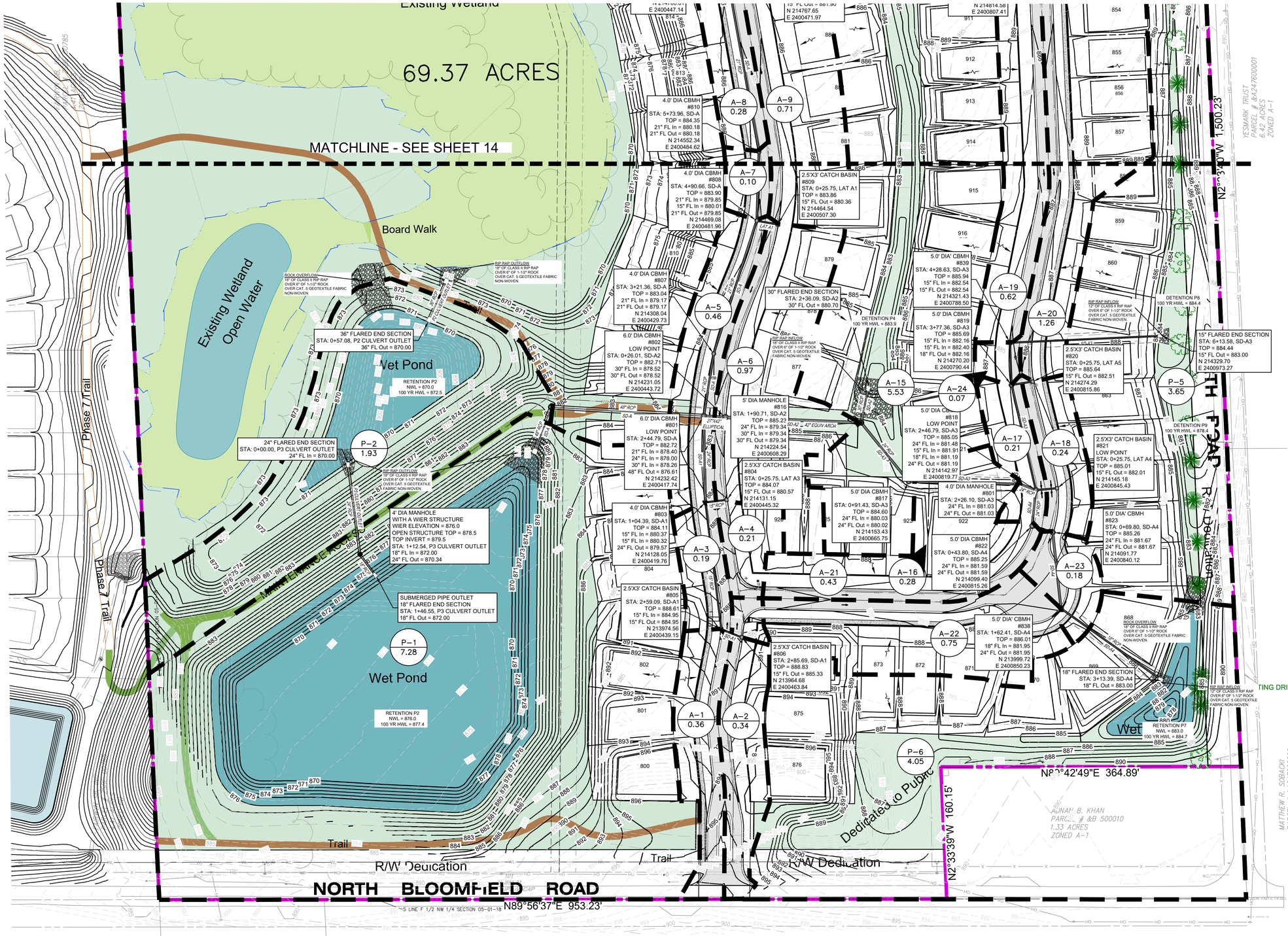
2805 Dallas Parkway • Suite 310 • Dallas, Texas 75093
Phone: (972) 497-2990 • www.bowman.com
TBPE Firm Registration No. F-14309

WISCONSIN
TODD A. ERICKSON
34720-6
PROFESSIONAL ENGINEER
2/28/25

PRELIMINARY NOT FOR CONSTRUCTION

Feb 27, 2025 - 10:48 AM jpan

V:\...\Symphony Bay Phase 8\Engineering\Civil\GRD - Symphony Bay Phase 8\Engineering\Engineering Plans\Phase 8\PHASE 8 GRADING PLAN.dwg



UTILITY LEGEND

PROPERTY LINE
STD. 6" CONCRETE CURB
WATER LINE
SANITARY LINE
SANITARY MANHOLE
ELECTRIC LINE
FIRE HYDRANT
WATER METER
GATE VALVE
RIP RAP
HEADWALL
CURB INLET
STORMSEWER MANHOLE

EXISTING LEGEND

PROPERTY LINE
ADJOINER PROPERTY LINE
EXISTING FENCE
OVERHEAD ELECTRIC
WETLAND
TREE LINE
UNDERGROUND ELECTRIC
UNDERGROUND FIBER OPTIC
UTILITY EASEMENT
SETBACK LINES
ROAD MARKING
STORM PIPE
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
FENCE POST
POWER / UTILITY POLE
SIGN
GUY WIRE
UTILITY PEDESTAL
(M) MEASURED
(D) DEED

COLOR LEGEND

LOTS - 6,000 SF MIN
LOTS - 8,450 SF MIN
DEDICATED TO PUBLIC
ROAD PAVEMENT
WETLAND
WETLAND OPEN WATER
WET POND
TRAIL
MAINTENANCE ACCESS

ENGINEER

BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2990
CONTACT: TODD ERICKSON, P.E.

OWNER

FAIRWYN SB, INC.
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147
PHONE: 847.417.9256
CONTACT: RICK ZIRK

DRAINAGE PLAN

SHEET 13 OF 20

SYMPHONY BAY PHASE 8
ZYUP 500003 ZONED SR-4
E1/2NW1/4 SECTION 5, TOWNSHIP 1 NORTH, RANGE 18 EAST
LAKE GENEVA, WALWORTH COUNTY, WI

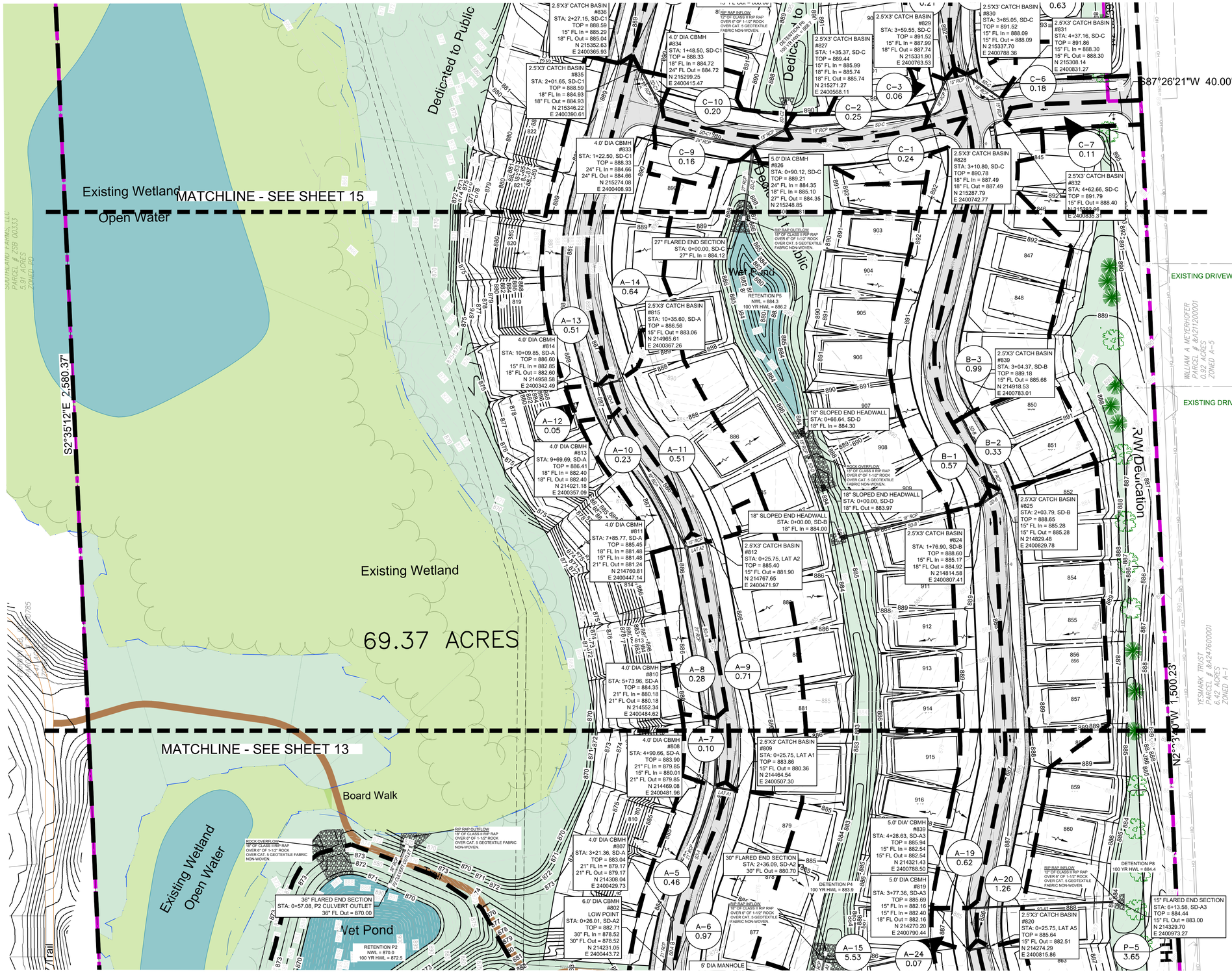
Bowman

© 2025 Bowman Consulting Group, Ltd.

2805 Dallas Parkway • Suite 310 • Dallas, Texas 75093
Phone: (972) 497-2990 • www.bowman.com
TBPE Firm Registration No. F-14309

2/12/25
WISCONSIN
TODD A. ERICKSON 34720-6
PROFESSIONAL ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION



UTILITY LEGEND

- PROPERTY LINE
- STD. 6" CONCRETE CURB
- WATER LINE
- SANITARY LINE
- SANITARY MANHOLE
- ELECTRIC LINE
- FIRE HYDRANT
- WATER METER
- GATE VALVE
- RIP RAP
- HEADWALL
- CURB INLET
- STORMSEWER MANHOLE

EXISTING LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING FENCE
- OVERHEAD ELECTRIC
- WETLAND
- TREE LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UTILITY EASEMENT
- SETBACK LINES
- ROAD MARKING
- STORM PIPE
- IRF — IRON ROD FOUND
- IPF — IRON PIPE FOUND
- FENCE POST
- POWER / UTILITY POLE
- SIGN
- GUY WIRE
- UTILITY PEDESTAL
- (M) — MEASURED
- (D) — DEED

COLOR LEGEND

- LOTS - 6,000 SF MIN
- LOTS - 8,450 SF MIN
- DEDICATED TO PUBLIC
- ROAD PAVEMENT
- WETLAND
- WETLAND OPEN WATER
- WET POND
- TRAIL
- MAINTENANCE ACCESS

ENGINEER

BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2990
CONTACT: TODD ERICKSON, P.E.

OWNER

FAIRWYN SB, INC.
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147
PHONE: 847.417.9256
CONTACT: RICK ZIRK

DRAINAGE PLAN

SHEET 14 OF 20

SYMPHONY BAY PHASE 8
ZYUP 500003 ZONED SR-4
E1/2NW1/4 SECTION 5, TOWNSHIP 1 NORTH, RANGE 18 EAST
LAKE GENEVA, WALWORTH COUNTY, WI

Bowman

© 2025 Bowman Consulting Group, Ltd.

2805 Dallas Parkway • Suite 310 • Dallas, Texas 75093
Phone: (972) 497-2990 • www.bowman.com
TBPE Firm Registration No. F-14309

WISCONSIN PROFESSIONAL ENGINEER TODD A. ERICKSON 34720-6 2/12/25

PRELIMINARY NOT FOR CONSTRUCTION

Plotted: 2/12/2025 10:07 AM by Todd Erickson

60 0 60 120

SCALE: 1 INCH = 60 FT

UTILITY LEGEND

- PROPERTY LINE
- STD. 6" CONCRETE CURB
- WATER LINE (W)
- SANITARY LINE (WW)
- SANITARY MANHOLE (S)
- ELECTRIC LINE (E)
- FIRE HYDRANT
- WATER METER
- GATE VALVE
- RIP RAP
- HEADWALL
- CURB INLET
- STORMSEWER MANHOLE

EXISTING LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING FENCE (X)
- OVERHEAD ELECTRIC (OH)
- WETLAND
- TREE LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC (T)
- UTILITY EASEMENT
- SETBACK LINES
- ROAD MARKING
- STORM PIPE
- IRF — IRON ROD FOUND
- IPF — IRON PIPE FOUND
- FENCE POST
- POWER / UTILITY POLE
- SIGN
- GUY WIRE
- UTILITY PEDESTAL (U)
- (M) — MEASURED
- (D) — DEED

COLOR LEGEND

- LOTS - 6,000 SF MIN
- LOTS - 8,450 SF MIN
- DEDICATED TO PUBLIC
- ROAD PAVEMENT
- WETLAND
- WETLAND OPEN WATER
- WET POND
- TRAIL
- MAINTENANCE ACCESS

ENGINEER

BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2990
CONTACT: TODD ERICKSON, P.E.

OWNER

FAIRWYN SB, INC.
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147
PHONE: 847.417.9256
CONTACT: RICK ZIRK

DRAINAGE PLAN

SHEET 15 OF 20

SYMPHONY BAY PHASE 8

ZYUP 500003 ZONED SR-4

E1/2NW1/4 SECTION 5, TOWNSHIP 1 NORTH, RANGE 18 EAST
LAKE GENEVA, WALWORTH COUNTY, WI

Bowman

© 2025 Bowman Consulting Group, Ltd.

2805 Dallas Parkway • Suite 310 • Dallas, Texas 75093
Phone: (972) 497-2990 • www.bowman.com
TBPE Firm Registration No. F-14309

2/12/25
WISCONSIN
TODD A. ERICKSON
34720-6
PROFESSIONAL ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

Line	ToLine	LineLength	Incr.Area	TotalArea	RunoffCoeff.	IncrCxA	TotalCxA	InletTime	TimeConc	RnfallInt	TotalRunoff	AdnlFlow	TotalFlow	CapacFull	Veloc	PipeSize	PipeSlope	InvElevDn	InvElevUp	Grnd/RimDn	Grnd/RimUp	LineID
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	
1	Outfall	91.628	0.24	5.55	0.5	0.12	2.46	10	20.7	4.7	11.53	0	11.53	15.51	2.93	27	0.25	884.12	884.35	0	886.73	SD-C
2	1	45.53	0.25	2.7	0.49	0.12	1.16	5	20.5	4.7	5.46	0	5.46	14.01	4.01	18	1.78	885.1	885.91	886.73	887.72	SD-C
3	2	174.746	0.06	0.77	0.56	0.03	0.38	5	8.3	6.8	2.58	0	2.58	10.11	2.66	18	0.93	885.91	887.53	887.72	889.33	SD-C
4	3	45.619	0.21	0.71	0.49	0.1	0.35	5	7.8	6.9	2.4	0	2.4	8.08	2.96	18	0.59	887.53	887.8	889.33	889.6	SD-C
5	4	29.994	0.21	0.5	0.49	0.1	0.25	5	7.4	7	1.71	0	1.71	7.17	3.21	15	1.23	888.05	888.42	889.6	889.93	SD-C
6	5	49.042	0.18	0.29	0.5	0.09	0.14	5	6.5	7.2	1.03	0	1.03	4.02	1.54	15	0.39	888.42	888.61	889.93	890.13	SD-C
7	6	30	0.11	0.11	0.48	0.05	0.05	5	5	7.7	0.41	0	0.41	4.08	0.67	15	0.4	888.61	888.73	890.13	890.25	SD-C
8	2	27.697	1.68	1.68	0.39	0.66	0.66	20.3	20.3	4.7	3.1	0	3.1	17.18	3.42	15	7.08	886.04	888	887.72	889.8	SD-C2
9	1	122.378	0.16	2.61	0.49	0.08	1.18	5	11.7	6	7.11	0	7.11	7.97	2.96	21	0.25	884.35	884.66	886.73	886.75	SD-C1
10	9	23.183	0.2	2.45	0.44	0.09	1.11	5	11.6	6	6.67	0	6.67	8.06	2.77	21	0.26	884.66	884.72	886.75	886.8	SD-C1
11	10	52.729	0.88	2.25	0.44	0.39	1.02	10	11.3	6.1	6.19	0	6.19	6.63	3.5	18	0.4	884.72	884.93	886.8	886.73	SD-C1
12	11	30	0.22	1.37	0.46	0.1	0.63	5	11.1	6.1	3.86	0	3.86	6.64	2.18	18	0.4	884.93	885.05	886.73	886.85	SD-C1
13	12	177.192	1.15	1.15	0.46	0.53	0.53	10	10	6.4	3.36	0	3.36	6.33	2.74	15	0.96	885.3	887	886.85	888.52	SD-C1
14	Outfall	176.364	0.57	1.89	0.45	0.26	0.84	10	10.9	6.2	5.15	0	5.15	8.7	3.87	18	0.69	884.06	885.27	0	887.08	SD-B
15	14	31.18	0.33	1.32	0.44	0.15	0.58	5	10.8	6.2	3.6	0	3.6	4.17	3.14	15	0.42	885.52	885.65	887.08	887.17	SD-B
16	15	101.892	0.99	0.99	0.44	0.44	0.44	10	10	6.4	2.77	0	2.77	4.1	2.3	15	0.4	885.65	886.06	887.17	887.58	SD-B
17	Outfall	66.402	0	17.83	0	0	7.56	10	30.7	3.8	28.7	0	91.9	27.79	14.86	27 X 42	0.26	876	876.17	0	878.83	SD-A
18	17	167.212	0.46	17.83	0.46	0.21	7.56	10	30.5	3.8	28.8	0	92	27.2	14.87	27 X 42	0.25	876.17	876.58	878.83	881.64	SD-A
19	18	104.812	0.19	1.1	0.47	0.09	0.51	5	12.1	5.9	3.05	0	3.05	24.8	0.97	24	1.2	878.86	880.12	881.64	881.92	SD-A1
20	19	153.915	0.36	0.7	0.45	0.16	0.33	10	10.6	6.2	2.07	0	2.07	11.19	1.68	15	3	880.37	884.99	881.92	886.5	SD-A1
21	20	31.092	0.34	0.34	0.5	0.17	0.17	10	10	6.4	1.08	0	1.08	9.89	0.88	15	2.35	884.99	885.72	886.5	887.23	SD-A1
22	18	76.45	0.46	3.56	0.45	0.21	1.58	10	15.2	5.4	8.54	0	8.54	10.09	3.55	21	0.41	878.61	878.92	881.64	881.01	SD-A
23	22	169.59	0.1	3.1	0.49	0.05	1.38	5	14.4	5.5	7.61	0	7.61	11.15	3.17	21	0.5	878.92	879.76	881.01	881.85	SD-A
24	23	82.213	0.28	2.29	0.48	0.13	1.02	10	13.8	5.6	5.75	0	5.75	11.32	2.39	21	0.51	879.76	880.18	881.85	882.26	SD-A
25	24	212.028	0.23	2.01	0.48	0.11	0.89	10	12.3	5.9	5.24	0	5.24	11.2	2.18	21	0.5	880.18	881.24	882.26	883.32	SD-A
26	25	183.132	0.12	1.27	0.48	0.06	0.56	5	10.7	6.2	3.46	0	3.46	7.4	1.96	18	0.5	881.49	882.4	883.32	884.21	SD-A
27	26	40.826	0.51	1.15	0.43	0.22	0.5	10	10.3	6.3	3.15	0	3.15	7.53	1.78	18	0.51	882.4	882.61	884.21	884.41	SD-A
28	27	29	0.64	0.64	0.44	0.28	0.28	10	10	6.4	1.79	0	1.79	9.05	1.46	15	1.97	882.86	883.43	884.41	884.95	SD-A
29	18	30.008	0.97	12.71	0.44	0.43	5.25	10	30.5	3.8	20.02	0	83.22	28.36	13.45	27 X 42	0.27	878.86	878.94	881.64	880.74	SD-A2
30	29	162.703	0	11.74	0	0	4.82	25	30.3	3.8	18.46	31.2	81.66	27.57	13.2	27 X 42	0.25	878.93	879.34	880.74	882.29	SD-A2
31	30	92.658	0.28	11.74	0.39	0.11	4.82	5	29.7	3.9	18.67	0	18.67	91.92	2.64	36	1.9	879.34	881.1	882.29	883.47	SD-A3
32	31	149.216	0.21	11.46	0.49	0.1	4.72	5	29.2	3.9	18.4	0	18.4	11.26	5.86	24	0.25	881.1	881.47	883.47	883.86	SD-A3
33	32	130.673	0.07	5.6	0.46	0.03	2.29	5	28.8	3.9	9.01	0	9.01	7.69	5.1	18	0.54	881.47	882.17	883.86	883.98	SD-A3
34	33	51.061	0.62	4.27	0.43	0.27	1.69	10	28.7	3.9	6.67	0	6.67	3.13	5.44	15	0.24	882.42	882.54	883.98	884.06	SD-A3
35	34	182.42	3.65	3.65	0.39	1.42	1.42	28	28	4	5.69	0	5.69	3.24	4.64	15	0.25	882.54	883	884.06	884.52	SD-A3
36	32	44.542	0.43	5.41	0.45	0.19	2.21	10	21.7	4.6	10.1	0	10.1	11.24	3.21	24	0.25	881.48	881.59	883.86	883.97	SD-A4
37	36	22.265	0.18	4.98	0.5	0.09	2.01	5	21.6	4.6	9.24	0	9.24	13.55	2.94	24	0.36	881.59	881.67	883.97	884.04	SD-A4
38	37	92.12	0.75	4.8	0.46	0.35	1.92	10	21	4.6	8.94	0	8.94	11.05	2.85	24	0.24	881.67	881.89	884.04	884.27	SD-A4
39	33	26.343	1.26	1.26	0.45	0.57	0.57	10	10	6.4	3.6	0	3.6	9.66	2.94	15	2.24	881.92	882.51	883.98	884.03	LATA5
40	38	152.791	4.05	4.05	0.39	1.58	1.58	20.6	20.6	4.7	7.41	0	7.41	5.5	6.04	15	0.73	881.89	883	884.27	885.38	SD-A4
41	32	26.274	0.24	0.24	0.48	0.12	0.12	10	10	6.4	0.73	0	0.73	6.67	0.6	15	1.07	881.61	881.89	883.86	883.4	LATA4
42	25	30	0.51	0.51	0.43	0.22	0.22	10	10	6.4	1.39	0	1.39	10.48	1.14	15	2.63	881.49	882.28	883.32	883.8	LATA2
43	19	30.048	0.21	0.21	0.44	0.09	0.09	5	5	7.7	0.71	0	0.71	8.97	0.58	15	1.93	880.37	880.95	881.92	882.46	LATA3
44	23	30	0.71	0.71	0.43	0.31	0.31	10	10	6.4	1.94	0	1.94	10.07	1.58	15	2.43	880.01	880.74	881.85	882.25	LATA1
45	30	45.384	0	0	0	0	0	25	25	0	0	32	32	78.43	6.52	30	3.66	879.34	881	882.29	883.95	SD-A2
46	Outfall	30	0	0	0.39	0	0	16	16	0	0	7.7	7.7	0	4.36	18	-0.23	884.3	884.23	0	886.03	SD-D

ENGINEER

BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2990
CONTACT: TODD ERICKSON, P.E.

OWNER

FAIRWYN SB, INC.
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147
PHONE: 847.417.9256
CONTACT: RICK ZIRK

DRAINAGE CALCULATIONS

SHEET 16 OF 20

SYMPHONY BAY PHASE 8
ZYUP 500003 ZONED SR-4
E1/2NW1/4 SECTION 5, TOWNSHIP 1 NORTH, RANGE 18 EAST
LAKE GENEVA, WALWORTH COUNTY, WI

Bowman

© 2025 Bowman Consulting Group, Ltd.

2805 Dallas Parkway • Suite 310 • Dallas, Texas 75093
Phone: (972) 497-2990 • www.bowman.com
TBPE Firm Registration No. F-14309

2/28/25
WISCONSIN
TODD A. ERICKSON
34720-6
PROFESSIONAL ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

V:\240056 - Symphony Bay Phase 8\240056-01\001 ENGR\1 Symphony Bay Phase 8\Engineering\Drainage\Phase 8\PH8 ALTERNAUGE PLAN.dwg, 16 DRAINAGE CALCULATIONS, February 21, 2025, 10:27 AM, jmin

69.37 ACRES

MATCHLINE - SEE SHEET 18

Board Walk

Trail

Existing Wetland
Open Water

Wet Pond

Phase 7 Trail

MAINTENANCE ACCESS

Wet Pond

Wet Pond

EX. 18" RCP

MATCHLINE - SEE SHEET 20

NORTH BLOOMFIELD ROAD

R/W Dedication

R/W Dedication

Dedicated to Public

EXISTING DRIVEWAY

NORTH ROAD

R/W Dedication

YESMARK TRUST
PARCEL # &A2478000001
6.42 ACRES
ZONED A-1

DAVID J & SHERRY L ADAMS
PARCEL # MB 500007C
1.03 ACRES
ZONED A-2

DAVID J ADAMS
PARCEL # MB 500007
57.54 ACRES
ZONED A-2

MATTHEW R. SOBACK
PARCEL # &A2478000002
4.31 ACRES
ZONED A-1

IVAN B. KHAN
PARCEL # &B 500010
5 ACRES
ZONED A-1

STD. 4' DIA. SSMH #6
STA: 11+38.42, SS-1
RIM = 884.73
8" FL In = 878.22
8" FL Out = 878.12
N: 214571.8511
E: 2400494.9209

STA: 8+64.33, WL-B
INSTALL:
22.5° BEND
8" FL = 875.44
8" FL = 875.44
N: 214541.7255
E: 2400510.3833

STD. 4' DIA. SSMH #5
STA: 10+54.45, SS-1
RIM = 884.30
8" FL In = 877.78
8" FL Out = 877.68
N: 214487.9257
E: 2400497.7752

STD. 4' DIA. SSMH #4
STA: 9+20.23, SS-1
RIM = 883.61
8" FL In = 877.14
8" FL Out = 877.04
N: 214359.5618
E: 2400458.5800

STA: 7+47.58, WL-B
INSTALL:
11.25° BEND
8" FL = 874.74
8" FL = 874.74
N: 214425.8693
E: 2400495.9579

STA: 5+70.04, WL-B
INSTALL:
11.25° BEND
8" FL = 873.86
8" FL = 873.86
N: 214257.4984
E: 2400441.3179

STA: 6+54.96, WL-B
INSTALL:
11.25° BEND
8" FL = 874.19
8" FL = 874.19
N: 214340.1089
E: 2400460.9804

STD. 4' DIA. SSMH #2
STA: 5+96.07, SS-1
RIM = 881.75
10" FL In = 875.89
10" FL Out = 875.79
N: 214254.1199
E: 2400228.4024

STA: 4+71.89, WL-B
INSTALL:
11.25° BEND
8" FL = 874.70
8" FL = 874.70
N: 214159.4131
E: 2400437.6559

STD. 4' DIA. SSMH #3
STA: 7+99.72, SS-1=
STA: 0+00.00, SS-2
RIM = 883.00
8" FL In = 876.56
8" FL In = 876.56
10" FL Out = 876.46
N: 214242.0883
E: 2400431.7017

STA: 21+82.51, WL-C
INSTALL:
11.25° BEND
8" FL = 876.10
8" FL = 876.10
N: 214022.5110
E: 2400471.3792

STD. 4' DIA. SSMH #22
STA: 1+01.17, SS-2
RIM = 884.08
8" FL In = 877.07
8" FL Out = 876.97
N: 214140.9223
E: 2400430.5334

STA: 21+70.12, WL-C
INSTALL:
FIRE HYDRANT ASSEMBLY
8" FL = 876.74
8" FL = 876.74
N: 214022.2471
E: 2400483.7580

STD. 4' DIA. SSMH
STA: 2+98.03, SS-1
RIM = 883.00
10" FL In = 874.96
10" FL Out = 874.86
N: 214084.2051
E: 2399983.5477

STA: 21+60.12, WL-C
INSTALL:
8" GATE VALVE
8" FL = 877.25
8" FL = 877.25
N: 214022.0340
E: 2400493.7566

STD. 4' DIA. DROP SSMH #23
STA: 2+30.76, SS-2=
STA: 0+00.00, SS-3
RIM = 887.80
8" FL In = 877.68
8" FL In = 877.68
8" FL Out = 877.59
N: 214012.9454
E: 2400450.8901

STA: 3+31.37, WL-B=
STA: 21+94.12, WL-C
INSTALL:
8"X8" TEE
8" FL = 875.50
8" FL = 875.50
8" FL = 875.50
N: 214020.6712
E: 2400459.9082

STD. 4' DIA. SSMH #24
STA: 2+93.03, SS-2
RIM = 889.61
8" FL In = 879.96
8" FL Out = 879.86
N: 213950.7070
E: 2400448.8334

STA: 2+90.75, WL-B
INSTALL:
22.5° BEND
8" FL = 877.82
8" FL = 877.82
N: 213980.5610
E: 2400466.3413

STA: 3+21.37, WL-B
INSTALL:
8" GATE VALVE
8" FL = 875.50
8" FL = 875.50
N: 214010.7965
E: 2400461.4919

STD. 4' DIA. SSMH #25
STA: 3+78.50, SS-2
RIM = 892.04
8" FL In = 883.06
8" FL Out = 882.96
N: 213866.4846
E: 2400434.2702

STA: 1+83.93, WL-B
INSTALL:
22.5° BEND
8" FL = 883.16
8" FL = 883.16
N: 213876.2590
E: 2400443.2920

STD. 4' DIA. SSMH #26
STA: 4+15.73, SS-2
RIM = 893.15
8" FL Out = 884.36
N: 213829.4636
E: 2400438.1865

STA: 0+85.80, WL-B
INSTALL:
11.25° BEND
8" FL = 885.90
8" FL = 885.90
N: 213778.6730
E: 2400453.6153

STA: 25+56.64, WL-A=
STA: 0+00.00, WL-B
INSTALL:
16"X8" TEE
16" FL = 886.16
16" FL = 886.16
8" FL = 886.83
N: 213692.8775
E: 2400452.8125

STA: 19+90.18, WL-A
INSTALL:
FIRE HYDRANT ASSEMBLY
DIRECTIONAL DRILL 16" HDPE (DR-11)
7' TO TOP OF WATERMAIN
N: 213692.3200
E: 2399886.3561

STA: 20+00.18, WL-A
INSTALL:
16" GATE VALVE
DIRECTIONAL DRILL 16" HDPE (DR-11)
7' TO TOP OF WATERMAIN
N: 213692.3298
E: 2399896.3561

STA: 25+46.64, WL-A
INSTALL:
16" GATE VALVE
DIRECTIONAL DRILL 16" HDPE (DR-11)
7' TO TOP OF WATERMAIN
N: 213692.8676
E: 2400442.8133

STA: 25+66.64, WL-A
INSTALL:
16" GATE VALVE
DIRECTIONAL DRILL 16" HDPE (DR-11)
7' TO TOP OF WATERMAIN
N: 213692.8873
E: 2400462.8133

STA: 25+90.00, WL-A
INSTALL:
PVI
DIRECTIONAL DRILL 16" HDPE (DR-11)
7' TO TOP OF WATERMAIN
N: 213692.9103
E: 2400486.1747

STA: 26+13.00, WL-A
INSTALL:
PVI
DIRECTIONAL DRILL 16" HDPE (DR-11)
7' TO TOP OF WATERMAIN
N: 213692.9329
E: 2400509.1747

STA: 28+03.72, WL-A
INSTALL:
FLUSHING HYDRANT
DIRECTIONAL DRILL 16" HDPE (DR-11)
7' TO TOP OF WATERMAIN
N: 213693.1206
E: 2400699.8923

STA: 28+13.72, WL-A
INSTALL:
16" PLUG
DIRECTIONAL DRILL 16" HDPE (DR-11)
7' TO TOP OF WATERMAIN
N: 213693.1305
E: 2400709.8940

CONNECT TO EX STRUCTURE; CORE DRILL CONNECTION INTO EX MANHOLE FOR 10" PVC SEWER
STA: 0+00.00, SS-1
RIM = 875.71
10" FL In = 874.02
N: 213914.2903
E: 2399738.6931

RIM = 885.58
8" FL In = 878.99
8" FL Out = 878.89
N: 214736.7677
E: 2400465.8618

8" FL = 880.45
N: 214740.6623
E: 2400836.2156

STD. 4' DIA. SSMH #32
STA: 8+29.64, SS-3
RIM = 887.20
8" FL In = 881.60
8" FL Out = 881.50
N: 214503.6878
E: 2400836.8052

STA: 13+37.67, WL-C
INSTALL:
11.25° BEND
8" FL = 879.05
8" FL = 879.05
N: 214522.3746
E: 2400845.9794

STA: 13+76.34, WL-C
INSTALL:
11.25° BEND
8" FL = 878.81
8" FL = 878.81
N: 214483.8220
E: 2400843.0272

STA: 15+75.61, WL-C
INSTALL:
8" GATE VALVE
8" FL = 877.27
8" FL = 877.27
N: 214287.7832
E: 2400811.2796

STD. 4' DIA. SSMH #31
STA: 6+23.69, SS-3
RIM = 886.01
8" FL In = 880.68
8" FL Out = 880.58
N: 214301.7366
E: 2400796.3821

STA: 15+85.61, WL-C
INSTALL:
11.25° BEND
8" FL = 877.19
8" FL = 877.19
N: 214277.7857
E: 2400811.4998

STA: 15+95.14, WL-C
INSTALL:
FIRE HYDRANT ASSEMBLY
8" FL = 877.11
8" FL = 877.11
N: 214288.5331
E: 2400813.7798

STD. 4' DIA. SSMH #30
STA: 4+54.33, SS-3
RIM = 885.35
8" FL In = 879.90
8" FL Out = 879.80
N: 214136.4333
E: 2400833.2012

STA: 17+30.59, WL-C
INSTALL:
22.5° BEND
8" FL = 876.27
8" FL = 876.27
N: 214137.0158
E: 2400846.1857

STD. 4' DIA. SSMH #29
STA: 4+07.12, SS-3
RIM = 885.56
8" FL In = 879.61
8" FL Out = 879.51
N: 214089.8124
E: 2400825.7529

STA: 17+70.67, WL-C
INSTALL:
11.25° BEND
8" FL = 876.27
8" FL = 876.27
N: 214097.8782
E: 2400837.5299

STD. 4' DIA. SSMH #28
STA: 3+52.27, SS-3
RIM = 885.84
8" FL In = 879.29
8" FL Out = 879.19
N: 214043.6189
E: 2400796.1680

STA: 18+25.78, WL-C
INSTALL:
22.5° BEND
8" FL = 876.27
8" FL = 876.27
N: 214047.4213
E: 2400815.3589

STD. 4' DIA. SSMH #27
STA: 2+54.77, SS-3
RIM = 886.34
8" FL In = 878.80
8" FL Out = 878.70
N: 214007.5168
E: 2400705.6000

STA: 18+71.37, WL-C
INSTALL:
45° BEND
8" FL = 876.38
8" FL = 876.38
N: 214015.8813
E: 2400782.4452

STD. 4' DIA. SSMH
STA: 19+84.03, SS-1
RIM = 884.00
10" FL In = 875.90
10" FL Out = 875.80
N: 214084.2051
E: 2399983.5477

STD. 4' DIA. SSMH
STA: 2+98.03, SS-1
RIM = 883.00
10" FL In = 874.96
10" FL Out = 874.86
N: 214084.2051
E: 2399983.5477

60 0 60 120
SCALE: 1 INCH = 60 FT

UTILITY LEGEND

- PROPERTY LINE
- STD. 6" CONCRETE CURB
- WATER LINE (W)
- SANITARY LINE (SW)
- SANITARY MANHOLE (S)
- ELECTRIC LINE (E)
- FIRE HYDRANT
- WATER METER
- GATE VALVE
- RIP RAP
- HEADWALL
- CURB INLET
- STORMSEWER MANHOLE

EXISTING LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING FENCE (X)
- OVERHEAD ELECTRIC (OH)
- WETLAND
- TREE LINE
- UNDERGROUND ELECTRIC (T)
- UNDERGROUND FIBER OPTIC
- UTILITY EASEMENT
- SETBACK LINES
- ROAD MARKING
- STORM PIPE
- IRON ROD FOUND (IRF)
- IRON PIPE FOUND (IPF)
- FENCE POST
- POWER / UTILITY POLE
- SIGN
- GUY WIRE
- UTILITY PEDESTAL (U)
- MEASURED (M)
- DEED (D)

COLOR LEGEND

- LOTS - 6,000 SF MIN
- LOTS - 8,450 SF MIN
- DEDICATED TO PUBLIC
- ROAD PAVEMENT
- WETLAND
- WETLAND OPEN WATER
- WET POND
- TRAIL
- MAINTENANCE ACCESS

UTILITY NOTES:
1. ALL SANITARY SEWER PIPE IS 8" UNLESS OTHERWISE NOTED.
2. ALL WATER PIPE IS 8" UNLESS OTHERWISE NOTED.

ENGINEER

BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2990
CONTACT: TODD ERICKSON, P.E.

OWNER

FAIRWYN SB, INC.
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147
PHONE: 847.417.9256
CONTACT: RICK ZIRK

UTILITY PLAN

SHEET 17 OF 20

SYMPHONY BAY PHASE 8
ZYUP 500003 ZONED SR-4
E1/2NW1/4 SECTION 5, TOWNSHIP 1 NORTH, RANGE 18 EAST
LAKE GENEVA, WALWORTH COUNTY, WI

Bowman

© 2025 Bowman Consulting Group, Ltd.

2805 Dallas Parkway • Suite 310 • Dallas, Texas 75093
Phone: (972) 497-2990 • www.bowman.com
TBPE Firm Registration No. F-14309

WISCONSIN
TODD A. ERICKSON
34720-6
PROFESSIONAL ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

V:\240000...Symphony Bay Phase 8\240000\Civil\CAD\1 Exhibits\Symphony Bay Phase 8\Engineering\Conceptual Phase\240000 EXHIBITS PLAN.dwg, Exhibit 21, 2025 10:08 AM, Brian

MATCHLINE - SEE SHEET 19

MATCHLINE - SEE SHEET 17

Existing Wetland

69.37 ACRES

Wetland

Water

Board Walk

Wet Pond

Dedicated to Public

Dedicated to Public

Dedicated to Public

ROAD

RW Dedication

EXISTING DRIVEWAY

EXISTING DRIVEWAY

JEAN M. MEYERHOFER PARCEL # 4B 500001 19.29 ACRES ZONED A-1

WILLIAM A. MEYERHOFER PARCEL # 4A211200001 0.92 ACRES ZONED A-5

YESMARK TRUST PARCEL # 4A247600001 6.42 ACRES ZONED A-1

STD. 4' DIA. SSMH #1 STA: 0+00.00, SS-1 RIM = 886.63 8" FL In = 880.16 8" FL Out = 880.06 N: 214926.5131 E: 2400364.4478

STD. 4' DIA. SSMH #2 STA: 1+00.00, SS-1 RIM = 886.27 8" FL In = 879.72 8" FL Out = 879.62 N: 214859.9064 E: 2400413.9407

STD. 4' DIA. SSMH #3 STA: 2+00.00, SS-1 RIM = 885.94 8" FL In = 879.37 8" FL Out = 879.27 N: 214803.8127 E: 2400445.7570

STD. 4' DIA. SSMH #4 STA: 3+00.00, SS-1 RIM = 885.58 8" FL In = 878.99 8" FL Out = 878.89 N: 214736.7677 E: 2400465.8618

STD. 4' DIA. SSMH #5 STA: 4+00.00, SS-1 RIM = 884.30 8" FL In = 877.78 8" FL Out = 877.68 N: 214487.9257 E: 2400497.7752

STD. 4' DIA. SSMH #6 STA: 11+38.42, SS-1 RIM = 884.73 8" FL In = 878.22 8" FL Out = 878.12 N: 214571.8511 E: 2400494.9209

STD. 4' DIA. SSMH #7 STA: 13+05.88, SS-1 RIM = 885.58 8" FL In = 878.99 8" FL Out = 878.89 N: 214736.7677 E: 2400465.8618

STD. 4' DIA. SSMH #8 STA: 13+75.87, SS-1 RIM = 885.94 8" FL In = 879.37 8" FL Out = 879.27 N: 214803.8127 E: 2400445.7570

STD. 4' DIA. SSMH #9 STA: 14+40.36, SS-1 RIM = 886.27 8" FL In = 879.72 8" FL Out = 879.62 N: 214859.9064 E: 2400413.9407

STD. 4' DIA. SSMH #10 STA: 15+24.96, SS-1 RIM = 886.63 8" FL In = 880.16 8" FL Out = 880.06 N: 214926.5131 E: 2400364.4478

STD. 4' DIA. SSMH #11 STA: 16+27.09, SS-1 RIM = 887.23 8" FL In = 880.67 8" FL Out = 880.57 N: 215026.8351 E: 2400336.8086

STD. 4' DIA. SSMH #12 STA: 17+16.84, SS-1 RIM = 887.69 8" FL In = 881.13 8" FL Out = 881.03 N: 215115.8935 E: 2400325.7179

STD. 4' DIA. SSMH #13 STA: 17+84.90, SS-1 RIM = 888.04 8" FL In = 881.50 8" FL Out = 881.40 N: 215183.2897 E: 2400335.2104

STD. 4' DIA. SSMH #14 STA: 22+40.38, SS-1 RIM = 890.28 8" FL In = 883.42 8" FL Out = 883.32 N: 215624.2003 E: 2400449.4925

STD. 4' DIA. SSMH #15 STA: 23+14.62, SS-1 RIM = 890.75 8" FL In = 883.82 8" FL Out = 883.72 N: 215679.6116 E: 2400498.9070

STD. 4' DIA. SSMH #16 STA: 0+00.00, WL-A RIM = 886.63 8" FL In = 880.16 8" FL Out = 880.06 N: 214926.5131 E: 2400364.4478

STD. 4' DIA. SSMH #17 STA: 1+00.00, WL-A RIM = 886.27 8" FL In = 879.72 8" FL Out = 879.62 N: 214859.9064 E: 2400413.9407

STD. 4' DIA. SSMH #18 STA: 2+00.00, WL-A RIM = 885.94 8" FL In = 879.37 8" FL Out = 879.27 N: 214803.8127 E: 2400445.7570

STD. 4' DIA. SSMH #19 STA: 3+00.00, WL-A RIM = 885.58 8" FL In = 878.99 8" FL Out = 878.89 N: 214736.7677 E: 2400465.8618

STD. 4' DIA. SSMH #20 STA: 26+62.51, SS-1 RIM = 892.54 8" FL In = 885.71 8" FL Out = 885.61 N: 215567.0111 E: 2400764.7199

STD. 4' DIA. SSMH #21 STA: 27+34.79, SS-1= STA: 18+51.57, SS-3 RIM = 892.69 8" FL Out = 886.72 8" FL Out = 886.72 N: 215495.1337 E: 2400772.2033

STD. 4' DIA. SSMH #22 STA: 0+00.00, WL-B RIM = 886.63 8" FL In = 880.16 8" FL Out = 880.06 N: 214926.5131 E: 2400364.4478

STD. 4' DIA. SSMH #23 STA: 1+00.00, WL-B RIM = 886.27 8" FL In = 879.72 8" FL Out = 879.62 N: 214859.9064 E: 2400413.9407

STD. 4' DIA. SSMH #24 STA: 2+00.00, WL-B RIM = 885.94 8" FL In = 879.37 8" FL Out = 879.27 N: 214803.8127 E: 2400445.7570

STD. 4' DIA. SSMH #25 STA: 3+00.00, WL-B RIM = 885.58 8" FL In = 878.99 8" FL Out = 878.89 N: 214736.7677 E: 2400465.8618

STD. 4' DIA. SSMH #26 STA: 4+00.00, WL-B RIM = 884.30 8" FL In = 877.78 8" FL Out = 877.68 N: 214487.9257 E: 2400497.7752

STD. 4' DIA. SSMH #27 STA: 11+38.42, WL-B RIM = 884.73 8" FL In = 878.22 8" FL Out = 878.12 N: 214571.8511 E: 2400494.9209

STD. 4' DIA. SSMH #28 STA: 13+05.88, WL-B RIM = 885.58 8" FL In = 878.99 8" FL Out = 878.89 N: 214736.7677 E: 2400465.8618

STD. 4' DIA. SSMH #29 STA: 13+75.87, WL-B RIM = 885.94 8" FL In = 879.37 8" FL Out = 879.27 N: 214803.8127 E: 2400445.7570

STD. 4' DIA. SSMH #30 STA: 14+40.36, WL-B RIM = 886.27 8" FL In = 879.72 8" FL Out = 879.62 N: 214859.9064 E: 2400413.9407

STD. 4' DIA. SSMH #31 STA: 15+24.96, WL-B RIM = 886.63 8" FL In = 880.16 8" FL Out = 880.06 N: 214926.5131 E: 2400364.4478

STD. 4' DIA. SSMH #32 STA: 8+29.64, SS-3 RIM = 887.20 8" FL In = 881.60 8" FL Out = 881.50 N: 214503.6878 E: 2400836.8052

STD. 4' DIA. SSMH #33 STA: 11+13.34, SS-3 RIM = 888.76 8" FL In = 882.84 8" FL Out = 882.74 N: 214787.0957 E: 2400824.1287

STD. 4' DIA. SSMH #34 STA: 11+90.91, SS-3 RIM = 889.19 8" FL In = 883.25 8" FL Out = 883.15 N: 214861.4367 E: 2400801.9814

STD. 4' DIA. SSMH #35 STA: 13+15.55, SS-3 RIM = 889.52 8" FL In = 884.27 8" FL Out = 884.17 N: 214968.7066 E: 2400738.4960

STD. 4' DIA. SSMH #36 STA: 15+37.47, SS-3 RIM = 891.02 8" FL In = 885.26 8" FL Out = 885.16 N: 215184.3470 E: 2400790.9140

STD. 4' DIA. SSMH #37 STA: 16+37.32, SS-3 RIM = 891.57 8" FL In = 885.76 8" FL Out = 885.66 N: 215284.1835 E: 2400789.5335

STD. 4' DIA. SSMH #38 STA: 17+26.70, SS-3 RIM = 891.95 8" FL In = 886.22 8" FL Out = 886.12 N: 215370.4152 E: 2400766.0290

STA: 0+00.00, WL-D INSTALL: 8"X6" TEE 8" FL = 880.28 8" FL = 880.28 8" FL = 880.28 N: 215306.0256 E: 2400377.3523

STA: 0+00.00, WL-C INSTALL: 8"X6" TEE 8" FL = 880.28 8" FL = 880.28 8" FL = 880.28 N: 215306.0256 E: 2400377.3523

STA: 0+00.00, WL-A INSTALL: 8"X6" TEE 8" FL = 880.28 8" FL = 880.28 8" FL = 880.28 N: 215306.0256 E: 2400377.3523

STA: 0+00.00, WL-B INSTALL: 8"X6" TEE 8" FL = 880.28 8" FL = 880.28 8" FL = 880.28 N: 215306.0256 E: 2400377.3523

STA: 0+00.00, WL-B INSTALL: 22.5° BEND 8" FL = 881.00 8" FL = 881.00 N: 215653.4368 E: 2400467.3965

STA: 0+00.00, WL-C INSTALL: 22.5° BEND 8" FL = 881.00 8" FL = 881.00 N: 215653.4368 E: 2400467.3965

STA: 0+00.00, WL-D INSTALL: 22.5° BEND 8" FL = 881.00 8" FL = 881.00 N: 215653.4368 E: 2400467.3965

STA: 16+99.06, WL-B INSTALL: FIRE HYDRANT ASSEMBLY 8" FL = 880.45 8" FL = 880.45 N: 215334.0989 E: 2400384.6285

STA: 16+80.06, WL-B INSTALL: 8" GATE VALVE 8" FL = 880.34 8" FL = 880.34 N: 215315.7066 E: 2400379.8614

STA: 16+60.06, WL-B INSTALL: 8" GATE VALVE 8" FL = 880.22 8" FL = 880.22 N: 215296.3455 E: 2400374.8433

STA: 15+00.68, WL-B INSTALL: 11.25° BEND 8" FL = 879.26 8" FL = 879.26 N: 215142.0601 E: 2400334.8547

STA: 14+26.66, WL-B INSTALL: 11.25° BEND 8" FL = 878.82 8" FL = 878.82 N: 215068.0488 E: 2400335.6107

STA: 12+86.62, WL-B INSTALL: 11.25° BEND 8" FL = 877.98 8" FL = 877.98 N: 214933.2297 E: 2400373.5095

STA: 11+78.48, WL-B INSTALL: 11.25° BEND 8" FL = 877.33 8" FL = 877.33 N: 214845.4524 E: 2400436.6582

STA: 11+51.46, WL-B INSTALL: FIRE HYDRANT ASSEMBLY 8" FL = 877.17 8" FL = 877.17 N: 214820.5465 E: 2400447.1596

STA: 11+41.46, WL-B INSTALL: 8" GATE VALVE 8" FL = 877.11 8" FL = 877.11 N: 214811.3337 E: 2400451.0442

STA: 10+89.14, WL-B INSTALL: 11.25° BEND 8" FL = 876.79 8" FL = 876.79 N: 214763.1237 E: 2400471.3718

STA: 9+20.23, SS-1 RIM = 883.61 8" FL In = 877.14 8" FL Out = 877.04 N: 214359.5618 E: 2400458.5800

STA: 8+64.33, WL-B INSTALL: 22.5° BEND 8" FL = 875.44 8" FL = 875.44 N: 214541.7255 E: 2400510.3833

STA: 7+47.58, WL-B INSTALL: 11.25° BEND 8" FL = 874.74 8" FL = 874.74 N: 214425.8693 E: 2400495.9579

STA: 16+70.06, WL-B= STA: 0+00.00, WL-D INSTALL: 8"X6" TEE 8" FL = 880.28 8" FL = 880.28 8" FL = 880.28 N: 215306.0256 E: 2400377.3523

STA: 16+70.06, WL-B= STA: 0+00.00, WL-C INSTALL: 8"X6" TEE 8" FL = 880.28 8" FL = 880.28 8" FL = 880.28 N: 215306.0256 E: 2400377.3523

STA: 16+70.06, WL-B= STA: 0+00.00, WL-A INSTALL: 8"X6" TEE 8" FL = 880.28 8" FL = 880.28 8" FL = 880.28 N: 215306.0256 E: 2400377.3523

STA: 16+70.06, WL-B= STA: 0+00.00, WL-B INSTALL: 8"X6" TEE 8" FL = 880.28 8" FL = 880.28 8" FL = 880.28 N: 215306.0256 E: 2400377.3523

STA: 16+70.06, WL-B= STA: 0+00.00, WL-B INSTALL: 22.5° BEND 8" FL = 881.00 8" FL = 881.00 N: 215653.4368 E: 2400467.3965

STA: 16+70.06, WL-B= STA: 0+00.00, WL-C INSTALL: 22.5° BEND 8" FL = 881.00 8" FL = 881.00 N: 215653.4368 E: 2400467.3965

STA: 16+70.06, WL-B= STA: 0+00.00, WL-D INSTALL: 22.5° BEND 8" FL = 881.00 8" FL = 881.00 N: 215653.4368 E: 2400467.3965

STA: 20+80.45, WL-B INSTALL: 8" GATE VALVE 8" FL = 882.74 8" FL = 882.74 N: 215691.5462 E: 2400501.0899

FIRE HYDRANT ASSEMBLY 8" FL = 884.94 8" FL = 884.94 N: 215660.5618 E: 2400734.6926

STA: 4+18.03, WL-D INSTALL: 8" GATE VALVE 8" FL = 883.40 8" FL = 883.40 N: 215296.6083 E: 2400786.1468

STA: 2+48.09, WL-C INSTALL: 11.25° BEND 8" FL = 885.80 8" FL = 885.80 N: 215585.0826 E: 2400772.8688

STA: 3+38.26, WL-C INSTALL: 11.25° BEND 8" FL = 886.32 8" FL = 886.32 N: 215495.4088 E: 2400782.3298

STA: 4+28.02, WL-C INSTALL: 22.5° BEND 8" FL = 885.65 8" FL = 885.65 N: 215371.5060 E: 2400776.0965

STA: 5+27.23, WL-C INSTALL: 8" GATE VALVE 8" FL = 882.91 8" FL = 882.91 N: 215308.8862 E: 2400793.1650

STA: 5+37.23, WL-C= STA: 4+28.03, WL-D INSTALL: 8"X6" TEE 8" FL = 882.91 8" FL = 882.91 8" FL = 882.91 N: 215299.2382 E: 2400795.7948

STA: 5+47.23, WL-C INSTALL: 8" GATE VALVE 8" FL = 882.91 8" FL = 882.91 N: 215289.5902 E: 2400798.4246

STA: 5+73.51, WL-C INSTALL: 22.5° BEND 8" FL = 884.98 8" FL = 884.98 N: 215264.2354 E: 2400805.3357

STA: 5+83.94, WL-C INSTALL: FIRE HYDRANT ASSEMBLY 8" FL = 884.92 8" FL = 884.92 N: 215253.8073 E: 2400804.8963

STA: 6+49.66, WL-C INSTALL: 11.25° BEND 8" FL = 884.52 8" FL = 884.52 N: 215188.1521 E: 2400802.1302

STA: 8+32.82, WL-C INSTALL: 22.5° BEND 8" FL = 883.03 8" FL = 883.03 N: 215010.1690 E: 2400758.8660

STA: 8+99.68, WL-C INSTALL: 22.5° BEND 8" FL = 882.43 8" FL = 882.42 N: 214943.5928 E: 2400764.9791

STA: 9+99.23, WL-C INSTALL: 11.25° BEND 8" FL = 881.53 8" FL = 881.53 N: 214857.9240 E: 2400815.6803

STA: 10+62.24, WL-C INSTALL: 11.25° BEND 8" FL = 880.96 8" FL = 880.96 N: 214797.5325 E: 2400833.6719

STA: 11+09.17, WL-C INSTALL: 8" GATE VALVE 8" FL = 880.54 8" FL = 880.54 N: 214750.6523 E: 2400835.7687

STA: 11+19.17, WL-C INSTALL: FIRE HYDRANT ASSEMBLY 8" FL = 880.45 8" FL = 880.45 N: 214740.6623 E: 2400836.2156

STA: 13+37.67, WL-C INSTALL: 11.25° BEND 8" FL = 879.05 8" FL = 879.05 N: 214522.3746 E: 2400845.9794

STA: 13+76.34, WL-C INSTALL: 11.25° BEND 8" FL = 878.81 8" FL = 878.81 N: 214483.8220 E: 2400843.0272

STA: 15+75.61, WL-C INSTALL: 8" GATE VALVE 8" FL = 877.27 8" FL = 877.27

60 0 60 120

SCALE: 1 INCH = 60 FT

UTILITY LEGEND

- PROPERTY LINE
- STD. 6" CONCRETE CURB
- WATER LINE (W — W)
- SANITARY LINE (WW)
- SANITARY MANHOLE (S)
- ELECTRIC LINE (E)
- FIRE HYDRANT
- WATER METER
- GATE VALVE
- RIP RAP
- HEADWALL
- CURB INLET
- STORMSEWER MANHOLE

EXISTING LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING FENCE (X)
- OVERHEAD ELECTRIC (OH)
- WETLAND
- TREE LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC (T)
- UTILITY EASEMENT
- SETBACK LINES
- ROAD MARKING
- STORM PIPE
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- FENCE POST
- POWER / UTILITY POLE
- SIGN
- GUY WIRE
- UTILITY PEDESTAL (U)
- (M) MEASURED
- (D) DEED

COLOR LEGEND

- LOTS - 6,000 SF MIN
- LOTS - 8,450 SF MIN
- DEDICATED TO PUBLIC
- ROAD PAVEMENT
- WETLAND
- WETLAND OPEN WATER
- WET POND
- TRAIL
- MAINTENANCE ACCESS

ENGINEER

BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2990
CONTACT: TODD ERICKSON, P.E.

OWNER

FAIRWYN SB, INC.
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147
PHONE: 847.417.9256
CONTACT: RICK ZIRK

UTILITY PLAN

SHEET 18 OF 20

SYMPHONY BAY PHASE 8

ZYUP 500003 ZONED SR-4

E1/2NW1/4 SECTION 5, TOWNSHIP 1 NORTH, RANGE 18 EAST
LAKE GENEVA, WALWORTH COUNTY, WI

Bowman

© 2025 Bowman Consulting Group, Ltd.

2805 Dallas Parkway • Suite 310 • Dallas, Texas 75093
Phone: (972) 497-2990 • www.bowman.com
TBPE Firm Registration No. F-14309

TODD A. ERICKSON 34720-6 WISCONSIN PROFESSIONAL ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

SOUTHLAND PRAIRIE II, LLC
PARCEL # 300469
19.9 ACRES
ZONED PD

SOUTHLAND FARMS, LLC
PARCEL # ESB 00333
5.91 ACRES
ZONED PD

ROBERT ERNEST HOST
PATRICIA L HOST
PARCEL # MB5 00003
3.68 ACRES
ZONED A-1

JEAN M. KERHOFER
PARCEL # B&B 500001
0.74 ACRES
ZONED A-1

STA: 8+94.51, WL-E
INSTALL:
45° BEND
DIRECTIONAL DRILL HDPE DR 11,
MINIMUM 7-FT TO TOP OF PIPE
N: 216267.4699
E: 2399972.1223

STA: 9+13.75, WL-E
INSTALL:
REMOVE PLUG AND
CONNECT TO EX
WATERLINE
DIRECTIONAL DRILL HDPE DR 11,
MINIMUM 7-FT TO TOP OF PIPE
N: 216278.7653
E: 2399958.3939

STA: 9+03.86, WL-E
INSTALL:
45° BEND
DIRECTIONAL DRILL HDPE DR 11,
MINIMUM 7-FT TO TOP OF PIPE
N: 216275.7733
E: 2399967.8201

STA: 8+59.93, WL-E
INSTALL:
45° BEND
DIRECTIONAL DRILL HDPE DR 11,
MINIMUM 7-FT TO TOP OF PIPE
N: 216234.5695
E: 2399961.6602

STA: 8+46.40, WL-E
INSTALL:
45° BEND
DIRECTIONAL DRILL HDPE DR 11,
MINIMUM 7-FT TO TOP OF PIPE
N: 216222.5022
E: 2399967.8815

STA: 2+44.15, WL-E
INSTALL:
8"X8" TEE
8" FL = 875.98
8" FL = 875.98
8" FL = 875.98
N: 215931.0788
E: 2400494.9323

STA: 2+54.15, WL-E
INSTALL:
8" GATE VALVE
DIRECTIONAL DRILL HDPE DR 11,
MINIMUM 7-FT TO TOP OF PIPE
N: 215935.9177
E: 2400486.1810

STA: 2+94.28, WL-E
INSTALL:
PVI
DIRECTIONAL DRILL HDPE DR 11,
MINIMUM 7-FT TO TOP OF PIPE
N: 215955.3350
E: 2400451.0641

STA: 0+10.00, WL-F
INSTALL:
8" GATE VALVE
8" FL = 876.03
8" FL = 876.03
N: 215926.2407
E: 2400503.6840

STA: 0+42.25, WL-F
INSTALL:
22.50° BEND
8" FL = 876.19
8" FL = 876.19
N: 215910.6360
E: 2400531.9039

STA: 1+50.00, WL-F
INSTALL:
PVI
8" FL = 876.73
8" FL = 876.73
N: 215899.5401
E: 2400639.0829

STA: 2+48.87, WL-F
INSTALL:
11.25° BEND
8" FL = 879.43
8" FL = 879.43
N: 215889.3586
E: 2400737.4281

STA: 2+40.00, WL-F
INSTALL:
PVI
8" FL = 879.43
8" FL = 879.43
N: 215890.2721
E: 2400728.6044

STA: 3+20.00, WL-F
INSTALL:
PVI
8" FL = 879.43
8" FL = 879.43
N: 215895.9775
E: 2400808.2486

STA: 4+13.17, WL-F
INSTALL:
FLUSHING HYDRANT
8" FL = 878.12
8" FL = 878.12
N: 215904.6472
E: 2400901.0115

STA: 4+23.17, WL-F
INSTALL:
PVI
8" FL = 877.98
8" FL = 877.98
N: 215905.5777
E: 2400910.9681

STA: 4+53.60, WL-F
INSTALL:
8" GATE VALVE
8" FL = 878.59
8" FL = 878.59
N: 215908.4100
E: 2400941.2723

STA: 4+63.60, WL-F
INSTALL:
8" PLUG
8" FL = 878.79
N: 215909.3405
E: 2400951.2289

STA: 3+95.19, WL-E
INSTALL:
8" GATE VALVE
DIRECTIONAL DRILL HDPE DR 11,
MINIMUM 7-FT TO TOP OF PIPE
N: 216004.1666
E: 2400362.7501

STA: 3+85.19, WL-E
INSTALL:
FIRE HYDRANT ASSEMBLY
DIRECTIONAL DRILL HDPE DR 11,
MINIMUM 7-FT TO TOP OF PIPE
N: 215999.3273
E: 2400371.5021

STA: 2+32.57, WL-E
INSTALL:
22.50° BEND
8" FL = 876.79
8" FL = 876.79
N: 215920.9432
E: 2400489.3266

STA: 2+00.00, WL-E
INSTALL:
PVI
8" FL = 881.80
8" FL = 881.80
N: 215888.4346
E: 2400487.3783

STA: 0+67.37, WL-E
INSTALL:
11.25° BEND
8" FL = 882.46
8" FL = 882.46
N: 215756.0447
E: 2400479.4439

STA: 0+56.80, WL-E
INSTALL:
22.5° BEND
8" FL = 882.52
8" FL = 882.52
N: 215745.5702
E: 2400480.9103

STA: 0+10.00, WL-E
INSTALL:
8" GATE VALVE
8" FL = 882.75
8" FL = 882.75
N: 215705.2360
E: 2400504.6381

STA: 20+70.14, WL-B
INSTALL:
22.5° BEND
8" FL = 882.68
8" FL = 882.68
N: 215686.3163
E: 2400492.2004

STA: 20+28.95, WL-B
INSTALL:
22.5° BEND
8" FL = 881.00
8" FL = 881.00
N: 215653.4368
E: 2400467.3965

STA: 2+25.40, WL-E
INSTALL:
PVI
8" FL = 877.29
8" FL = 877.29
N: 215913.7897
E: 2400488.8979

STA: 21+77.59, WL-B
INSTALL:
11.25° BEND
8" FL = 883.32
8" FL = 883.32
N: 215722.3587
E: 2400591.2395

STA: 21+27.53, WL-B
INSTALL:
22.5° BEND
8" FL = 883.02
8" FL = 883.02
N: 215715.4186
E: 2400541.6665

STD. 4' DIA. SSMH
#16
STA: 24+13.99, SS-1
RIM = 891.26
8" FL In = 884.32
8" FL Out = 884.22
N: 215714.4711
E: 2400591.9622

STD. 4' DIA. SSMH
#17
STA: 24+69.52, SS-1
RIM = 891.55
8" FL In = 884.64
8" FL Out = 884.54
N: 215708.0175
E: 2400647.1091

STA: 0+48.04, WL-C
INSTALL:
22.5° BEND
8" FL = 883.80
8" FL = 883.80
N: 215719.6096
E: 2400639.2011

STA: 1+31.61, WL-C
INSTALL:
11.25° BEND
8" FL = 884.64
8" FL = 884.64
N: 215683.2631
E: 2400714.4526

STA: 1+52.02, WL-C
INSTALL:
8" GATE VALVE
8" FL = 884.84
8" FL = 884.84
N: 215668.0273
E: 2400728.0369

STA: 1+91.30, WL-C
INSTALL:
22.5° BEND
8" FL = 885.23
8" FL = 885.24
N: 215638.7132
E: 2400754.1723

STA: 20+90.45, WL-B
STA: 0+00.00, WL-E
INSTALL:
8"X8" TEE
8" FL = 882.80
8" FL = 882.80
8" FL = 882.80
N: 215696.6179
E: 2400509.7103

STA: 20+80.45, WL-B
INSTALL:
8" GATE VALVE
8" FL = 882.74
8" FL = 882.74
N: 215691.5462
E: 2400501.0899

STD. 4' DIA. SSMH
#18
STA: 25+15.83, SS-1
RIM = 891.78
8" FL In = 884.93
8" FL Out = 884.83
N: 215688.8623
E: 2400568.8284

STA: 1+62.02, WL-C
INSTALL:
FIRE HYDRANT ASSEMBLY
8" FL = 884.94
8" FL = 884.94
N: 215660.5618
E: 2400734.6926

STD. 4' DIA. SSMH
#19
STA: 26+10.62, SS-1
RIM = 892.27
8" FL In = 885.40
8" FL Out = 885.31
N: 215617.1210
E: 2400751.2271

STD. 4' DIA. SSMH
#20
STA: 26+62.51, SS-1
RIM = 892.54
8" FL In = 885.71
8" FL Out = 885.61
N: 215567.0111
E: 2400764.7199

STA: 2+48.09, WL-C
INSTALL:
11.25° BEND
8" FL = 885.80
8" FL = 885.80
N: 215585.0826
E: 2400772.8688

STA: 3+38.26, WL-C
INSTALL:
11.25° BEND
8" FL = 886.32
8" FL = 886.32
N: 215495.4088
E: 2400782.3298

STA: 4+02.82, WL-C
INSTALL:
22.5° BEND
8" FL = 885.65
8" FL = 885.65
N: 215371.5060
E: 2400776.0965

STA: 5+27.23, WL-C
INSTALL:
8" GATE VALVE
8" FL = 882.91
8" FL = 882.91
N: 215308.8862
E: 2400793.1650

STA: 5+37.23, WL-C=
STA: 4+28.03, WL-D
INSTALL:
8"X8" TEE
8" FL = 882.91
8" FL = 882.91
8" FL = 882.91
N: 215299.2382
E: 2400795.7948

STD. 4' DIA. SSMH
#14
STA: 22+40.38, SS-1
RIM = 890.28
8" FL In = 883.42
8" FL Out = 883.32
N: 215624.2003
E: 2400449.4925

STD. 4' DIA. SSMH
#15
STA: 23+14.62, SS-1
RIM = 890.75
8" FL In = 883.82
8" FL Out = 883.72
N: 215679.6116
E: 2400498.9070

STD. 4' DIA. SSMH
#21
STA: 27+34.79, SS-1=
STA: 18+51.57, SS-3
RIM = 892.69
8" FL Out = 886.72
8" FL Out = 886.72
N: 215485.1337
E: 2400772.3093

STD. 4' DIA. SSMH
#38
STA: 17+26.70, SS-3
RIM = 891.95
8" FL In = 886.22
8" FL Out = 886.12
N: 215370.4152
E: 2400766.0290

STA: 4+18.03, WL-D
INSTALL:
8" GATE VALVE
8" FL = 883.40
8" FL = 883.40
N: 215296.6083

STA: 16+99.06, WL-B
INSTALL:
FIRE HYDRANT ASSEMBLY
8" FL = 880.45
8" FL = 880.45
N: 215334.0989
E: 2400384.6285

STA: 16+70.06, WL-B=
STA: 0+00.00, WL-D
INSTALL:
8"X8" TEE
8" FL = 880.28
8" FL = 880.28

STA: 16+80.06, WL-B
INSTALL:
8" GATE VALVE
8" FL = 880.34
8" FL = 880.34
N: 215315.7066
E: 2400379.8614

EAST TOWNLINE ROAD

NORTH ROAD

Dedicated to Public

Dedicated to Public

Dedicated to Public

Existing Wetland

MATCHLINE - SEE SHEET 18

60 0 60 120
SCALE: 1 INCH = 60 FT

UTILITY LEGEND

PROPERTY LINE
STD. 6" CONCRETE CURB
WATER LINE
SANITARY LINE
SANITARY MANHOLE
ELECTRIC LINE
FIRE HYDRANT
WATER METER
GATE VALVE
RIP RAP
HEADWALL
CURB INLET
STORMSEWER MANHOLE

EXISTING LEGEND

PROPERTY LINE
ADJOINER PROPERTY LINE
EXISTING FENCE
OVERHEAD ELECTRIC
WETLAND
TREE LINE
UNDERGROUND ELECTRIC
UNDERGROUND FIBER OPTIC
UTILITY EASEMENT
SETBACK LINES
ROAD MARKING
STORM PIPE
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
FENCE POST
POWER / UTILITY POLE
SIGN
GUY WIRE
UTILITY PEDESTAL
(M) MEASURED
(D) DEED

COLOR LEGEND

LOTS - 6,000 SF MIN
LOTS - 8,450 SF MIN
DEDICATED TO PUBLIC
ROAD PAVEMENT
WETLAND
WETLAND OPEN WATER
WET POND
TRAIL
MAINTENANCE ACCESS

ENGINEER
BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2990
CONTACT: TODD ERICKSON, P.E.

OWNER
FAIRWYN SB, INC.
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147
PHONE: 847.417.9256
CONTACT: RICK ZIRK

UTILITY PLAN

SHEET 19 OF 20

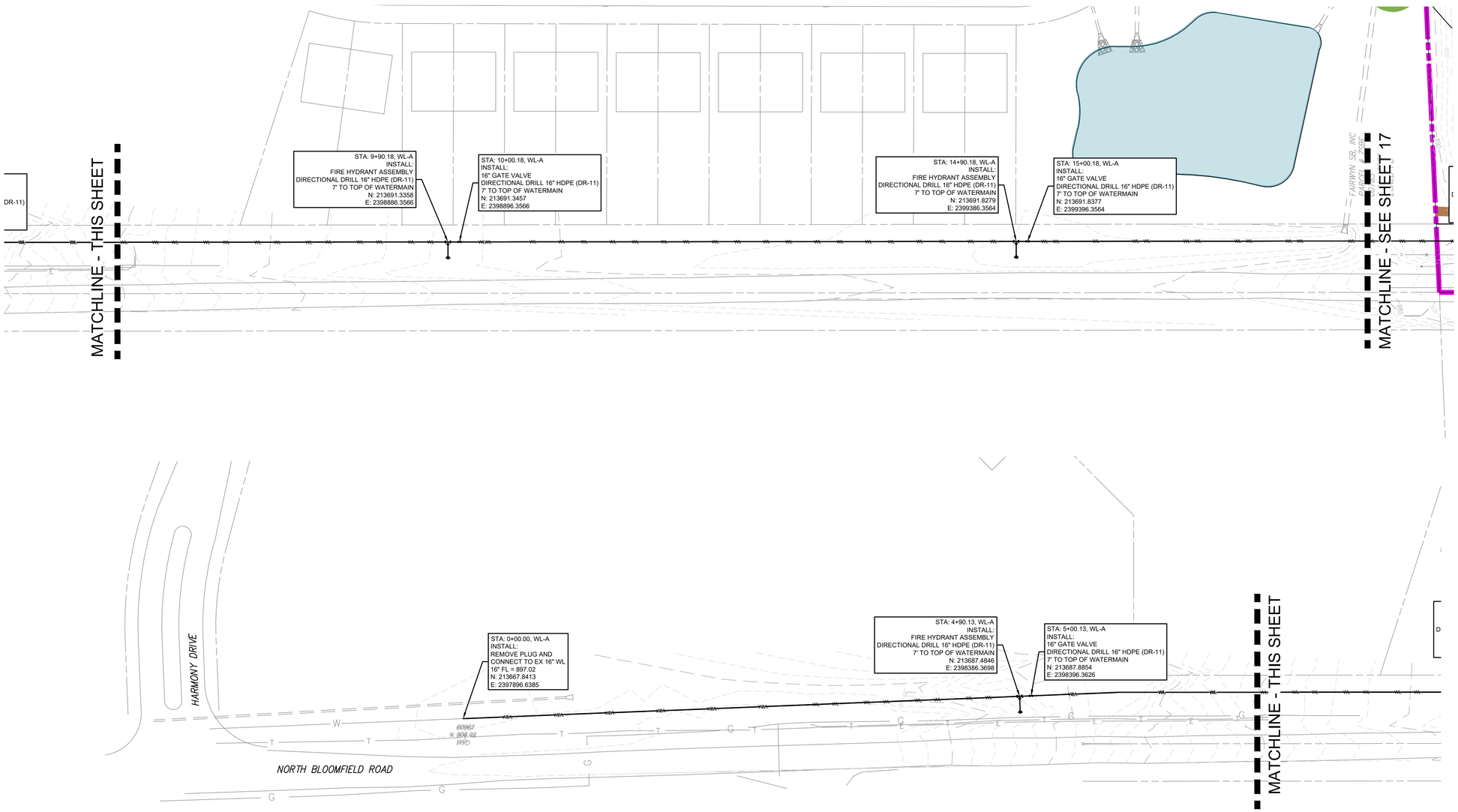
SYMPHONY BAY PHASE 8
ZYUP 500003 ZONED SR-4
E1/2NW1/4 SECTION 5, TOWNSHIP 1 NORTH, RANGE 18 EAST
LAKE GENEVA, WALWORTH COUNTY, WI

Bowman

© 2025 Bowman Consulting Group, Ltd.
2805 Dallas Parkway • Suite 310 • Dallas, Texas 75093
Phone: (972) 497-2990 • www.bowman.com
TBPE Firm Registration No. F-14309

WISCONSIN
TODD A. ERICKSON
34720-6
PROFESSIONAL ENGINEER
12/12/25

PRELIMINARY NOT FOR CONSTRUCTION



50 0 50 100

SCALE: 1 INCH = 50 FT

UTILITY LEGEND

- PROPERTY LINE
- STD. 6" CONCRETE CURB
- WATER LINE
- SANITARY LINE
- SANITARY MANHOLE
- ELECTRIC LINE
- FIRE HYDRANT
- WATER METER
- GATE VALVE
- RIP RAP
- HEADWALL
- CURB INLET
- STORMSEWER MANHOLE

EXISTING LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING FENCE
- OVERHEAD ELECTRIC
- WETLAND
- TREE LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UTILITY EASEMENT
- SETBACK LINES
- ROAD MARKING
- STORM PIPE
- IRF — IRON ROD FOUND
- IPF — IRON PIPE FOUND
- FENCE POST
- POWER / UTILITY POLE
- SIGN
- GUY WIRE
- UTILITY PEDESTAL
- (M) — MEASURED
- (D) — DEED

COLOR LEGEND

- LOTS - 6,000 SF MIN
- LOTS - 8,450 SF MIN
- DEDICATED TO PUBLIC
- ROAD PAVEMENT
- WETLAND
- WETLAND OPEN WATER
- WET POND
- TRAIL
- MAINTENANCE ACCESS

ENGINEER

BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2990
CONTACT: TODD ERICKSON, P.E.

OWNER

FAIRWYN SB, INC.
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147
PHONE: 847.417.9256
CONTACT: RICK ZIRK

UTILITY PLAN

SHEET 20 OF 20

SYMPHONY BAY PHASE 8
ZYUP 500003 ZONED SR-4
E1/2NW1/4 SECTION 5, TOWNSHIP 1 NORTH, RANGE 18 EAST
LAKE GENEVA, WALWORTH COUNTY, WI

Bowman

© 2025 Bowman Consulting Group, Ltd.

2805 Dallas Parkway • Suite 310 • Dallas, Texas 75093
Phone: (972) 497-2990 • www.bowman.com
TBPE Firm Registration No. F-14309

WISCONSIN
TODD A. ERICKSON
34720-6
PROFESSIONAL ENGINEER
12/17/25

PRELIMINARY NOT FOR CONSTRUCTION

M:\2025\05_Symphony Bay Phase 8\2025052\Civil\12 ENGR - Symphony Bay Phase 8\Engineering\Engineering Plans\Phase 8\PP8 ATLUTILITY PLAN.dwg, 20 UTILITY PLAN, Ashley Jo, 12/17/2025 11:09 AM, jhein

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 17, 2025

Agenda Item #12

Applicant:
Bloomfield Holdings, LLC
875 Townline Road
Lake Geneva, WI

Request:
Symphony Bay Phase 8
Townline Road and North Road
Tax Key No. ZYUP 500003
Preliminary Plat

Description:
Bloomfield Holdings, LLC has applied for a Preliminary Plat to allow for the development of 128 single family homes on a 69.4-acre parcel southwest of the intersection of Townline and North Roads, at the eastern edge of the City of Lake Geneva.

Staff Review Comments:
Kapur reviewed the Preliminary Plat for compliance with Chapter 236 of the Wisconsin State Statutes, Chapter 66 of the City of Lake Geneva Municipal Code, and good surveying practices. Those comments have been addressed and are reflected in the proposed Preliminary Plat. The proposed Preliminary Plat is fully consistent with the General Development Plan dated February 21, 2025.

Action by the Plan Commission:
As part of the consideration of a requested Preliminary Plat, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed Preliminary Plat,
- Provide specific suggested *requirements* to modify the Preliminary Plat as submitted.

Staff Recommendation:

In addition to the comments provided by Kapur in their memo dated March 10, 2025. Staff recommends that the following be reflected in the Final Plat:

1. Proposed public streets shall be labeled as “dedicated to the public”
2. Open space and stormwater areas shall be depicted as outlots but shall not be described as “dedicated to the public”
3. The purpose of these outlots shall be for open space for recreation, wetlands, and drainage, and said purpose shall be described on the Final Plat.

Staff recommends that the Plan Commission recommend *approval* of the Preliminary Plat.

Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates

RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Preliminary Plat application filed by Bloomfield Holdings, LLC, 875 Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**PC-009**	**Date:**	March 17, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Preliminary Plat application filed by Bloomfield Holdings, LLC, 875 Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003 titled "Proposed Preliminary Plat for: Symphony Bay Phase 8" and dated February 21, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

1. The proposed Preliminary Plat furthers the purposes of Chapter 66 Subdivisions and the applicable rules and regulations of Wisconsin Statutes Chapter 236, and

WHEREAS, the Plan Commission has recommended the following conditions:

1. Proposed public streets shall be labeled as "dedicated to the public"
2. Open space and stormwater areas shall be depicted as outlots but shall not be described as "dedicated to the public".
3. The purpose of these outlots shall be for open space for recreation, wetlands, and drainage, and said purpose shall be described on the Final Plat.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council a Preliminary Plat application filed by Bloomfield Holdings, LLC, 875 Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003 titled "Proposed Preliminary Plat for: Symphony Bay Phase 8" and dated February 21, 2025, per the findings of fact and additional conditions stated above.

Recommended to the Common Council of the City of Lake Geneva this 17th day of March 2025.

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

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

_____

Todd Krause, Plan Commission Chair Date

Attest:

_____

Lacey L Reynolds, City Clerk Date

City of Lake Geneva

Resident Volunteer Application for:

Boards, Committees, and Commissions

Date: 3/3/25 Aldermanic District: 2 Years in Lake Geneva 14

Last name: Loeser First name: Dennis

Residential street address: [redacted]

E-mail address: [redacted] Phone number: [redacted]

Please prioritize your first choice 1-3 of the committees you would like to serve on:

____Avian Committee (2-year term)

____Cemetery Board (2-year term

____Geneva Lake Environmental Agency (1-year term)

____Historic Preservation Committee (3- year term)

____Hillmoor Commission (3-year term)

____Library Board (3-year term)

____Park Board (3-year term)

____City Plan Commission (3-year term)

____Police and Fire Commission (5-year term)

____Tourism Commission (1-year term)

1 Tree Board (3-year term)

____Utility Commission (3-year term)

____Zoning Board of Appeals 3-year term)

____Other_____

Please answer the following questions:

Why are you interested in serving on the above indicated committees?

Saving Trees

List any specific qualifications you have to serve on your selections.

Ownership 179 Woods

Do you have any experience with Public Service or prior Civic Involvement?

Yes

What are your goals for your chosen boards/committees/commissions, or the City in general?

Save Trees

Thank you for your interest! The Mayor may request an interview.

Signature _____ Date 3/3/25

Submit completed forms to the City Clerk's Office:
626 Geneva St, Lake Geneva WI 53147
cityclerk@cityoflakegeneva.gov

****

Office Use:

Date Received: _____
Employee: _____