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

REGULAR COMMON COUNCIL
MONDAY, MAY 12, 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

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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
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 28, 2025
9. City Administrator's Report
10. 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 Pink the Lake on August 2, 2025
    - **b.** Public Event Permit Application for the St Francis de Sales Roadrunner 5K on May 24, 2025
    - **c.** Public Event Permit Application for the Downtown Business Improvement District's Spring Wine Walk on May 18, 2025
    - **d.** Temporary "Class B" Wine License Application filed by the Downtown Business Improvement District for the Spring Wine Walk on May 18, 2025
    - **e.** Public Event Permit filed by VISIT Lake Geneva for Concerts in the Park 2025

f. Public Event Permit filed by VISIT Lake Geneva for Winterfest 2026

g. Temporary Class "B" Beer / "Class B" Wine License application filed by the Geneva Lake Arts Foundation, Inc for an Open House on June 6, 2025

11. Items removed from the Consent Agenda

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

a. Acceptance of the Pre-Paid Check Report $93,046.10 and Regular Check Report $249,360.60

b. Approval of bid award for Project 2025-04, Joint & Crack Cleaning and Sealing - Fahrner Asphalt Sealers in the amount of $31,056.00

c. Approval of Amendment #3 to the SafeBuilt contract regarding the change in fee arrangement and the addition of providing building permit tracking software

13. Discussion/Action on the recommendations of the Public Works Committee- Ald. Stoodley

a. Resolution 25-R26 Approval of Temporary Limited Easement (TLE) for STH 50 Improvements on City-Owned Properties (Parcel 15, 17 and 23).

b. Resolution 25-R27 Approval of Permanent Limited Easement (PLE) for STH 50 Improvements on City-Owned Property (Parcel 23)

c. Resolution 25-R28 Approval of Right-of-Way designation FEE for STH 50 Improvements on City-Owned Property (Parcel 23)

d. Approval of the bid from Wolf Paving for the 2025 Lake Geneva Street Program including alternates 1-4 in the amount of $846,152.20

e. Resolution 25-R29 the 2025 preliminary resolution for sidewalk assessments

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

a. Resolution 25-R30 approval of a Conditional Use Permit (CUP) for a request for alterations to a site plan within the Estate Residential-1 (ER-1) zoning district for the property located at 1600 Evergreen Lane, Tax Key No. ZLM 00088A

b. Resolution 25-R31 approval of a Planned Development – Precise Implementation Plan to allow for reconstruction of the electrical substation located at 255 Mill Street, Tax Key No. ZA312100002

c. Resolution 25-R32 approval of a Planned Development – General Development Plan for a request to update the boundary of a Planned Development zoning district and to accommodate a new pavilion and dining hall for Covenant Harbor Bible Camp and Retreat Center located at 1724 W Main St., Tax Key No. ZYUP00096 and ZA254600001

d. Resolution 25-R33 approving the Certified Survey Map to combine Tax Key Nos. ZYUP00096, ZA254600001, a portion of ZA254600002, and a portion of ZA95800002 for Covenant Harbor Bible Camp and Retreat Center located at 1724 W. Main St.

e. First reading of Ordinance 25-04 approving a Zoning Code Amendment pertaining to Group Developments (Section 98-205(10) and 98-208)

f. First reading of Ordinance 25-05 approving a Zoning Code Amendment pertaining to Definitions (Section 98-034), Access Standards (Section 98-702), and Fire Department Access and Provision of Fire Lanes (Section 98-727)

g. First reading of Ordinance 25-06 approving a Zoning Code Amendment pertaining to parking on paved surfaces (Section 98-704)

h. First reading of Ordinance 25-07 approving a Zoning Code Amendment pertaining to alley setbacks for fences (Section 98-720)

15. Mayoral Appointment

a. Rick Bailey to the Cemetery Board for a term expiring April 30, 2027

16. 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 the City Administrator Contract

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

18. 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 REGULAR COMMON COUNCIL MINUTES
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

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

Pledge of Allegiance
by Alderperson Powers.

Roll Call
Present: Todd Krause, Sherri Ames, JaNelle Powers, Linda Frame, Brian Smith, Joel Hoiland and Cathy Stoodley. Absent: Mary Jo Fesenmaier and Cynthia Yager. Others present: Interim CIty Administrator Dave De Angelis, City Clerk Lacey L. Reynolds, City Attorney Dan Draper, Finance Director Laura Pisarcik (via zoom), Fire Chief John Peters, Building & Zoning Director Renee Hanlon, Parking Manager Beth Gehris-Padro, Harbormaster Erick Nicia and other interested persons.

Awards, Presentations, Proclamations, and Announcements
Mayor Krause introduced and welcomed the Building & Zoning Director Renee Hanlon. Krause announced the Memorial Day parade times. Krause read the Library, American Legion and Municipal Clerk proclamations. Krause also announced meetings scheduled for Memorial Day Monday will be held on Tuesday.

Proclamation declaring August 2025 as Lake Geneva Public Library Anniversary Month

Proclamation declaring May 2025 as American Legion Auxiliary Poppy Month

Proclamation declaring May 4-10, 2025 as Municipal Clerks Week

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
Ken Etten spoke in favor of items 11c & d. Chris Brookes spoke in favor of item 11d. Peg Esposito spoke in favor of items 11b & d as well as items 14 & 15. Brian Pollard of Fairwyn spoke in favor of items 16a & b and said he would be available if there are any questions when those items are being discussed. Tim Conley spoke regarding item 12c and the boat launch.

Acknowledgement of Correspondence
The City Clerk reported all communication recieved was forwarded to the mayor and councilmembers.

Approve the Regular Council minutes from April 14, 2025 and the Council Organizational minutes from April 15, 2025
Motion by Frame to approve, second by Ames. 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 Hoiland to approve the items listed, second by Frame. Voice vote, approved, motion carried.

Public Event Permit Application for the 2025 Memorial Day Parade

Public Event Permit Application for the 2025 Farmers Market at Horticultural Hall

Items removed from the Consent Agenda
None.

Discussion/Action regarding Resolutions and Ordinances

Resolution 25-R15, adopting 2024 transfers from the Lakefront Special Revenue Fund and the Parking Special Revenue Fund to the General Fund
Motion by Frame to approve, second by Smith. Voice vote, approved, motion carried.

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
Motion by Ames to approve, second by Frame. Voice vote, approved, motion carried.

Resolution 25-R17, authorizing the carryover of General Fund budget amounts from 2024 to 2025
Motion by Hoiland to approve, second by Stoodley. Voice vote, approved, motion carried.

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
Motion by Hoiland to approve, second by Powers. Attorney Draper spoke about the updates giving the HPC power to designate certain properties as historic structures, sites or neighborhoods. An appeal process is built in and includes a public hearing. Discussion took place. Voice vote, approved, motion carried.

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

Attorney Draper explained his concerns regarding the ordinance. Draper requested the Council repeal the ordinance and allow him to draft a new ordinance. Police Chief Gritzner spoke about enforcement. Motion by Frame to repeal the ordinance, second by Smith. Voice vote, approved, motion carried.

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

Acceptance of the Pre-Paid Check Reports $61,492.05 and Regular Check Reports $532,445.47
Motion by Ames to approve, second by Hoiland. Voice vote, approved, motion carried.

Approval of 6 Parking Placards for the Food Pantry on Wisconsin Street
Motion by Ames to approve, second by Stoodley. Alder Hoiland reviewed the timeline of events for the Food Pantry parking placards and suggested a policy be made prior to approval. Discussion took place. Motion by Ames to end debate, second by Stoodley. Roll call vote: Ames, yes; Stoodley, yes; Hoiland, no; Smith, no; Frame, yes; Powers, yes. Motion carried. Main motion - Roll call vote: Ames, yes; Stoodley, yes; Hoiland, no; Smith, no; Frame, yes; Powers, yes. Motion carried.

Striping Seminary Park's Parking Lot F
Motion by Ames to approve, second by Stoodley. Alder Frame reviewed the parking plan for Lot F, trailers, shared her concerns about moving the boat parking and does not agree with this change. Discussion took place. Parking Manager Beth Gehris-Padro reviewed various parking options and explained why they will not work for trailer parking. Voice vote, 5-approved, 1-opposed (Frame), motion carried.

Amendments to the Business Improvement District (BID) bylaws
Motion by Ames to approve, second by Stoodley. Voice vote, approved, motion carried.

Approving $5,000.00 to hire an architect to develop building design standards, site and landscaping design standards, for the Hillmoor property
Motion by Ames to approve, second by Frame. Motion by Hoiland to suspend the rules so Ken Etten can speak, second by Frame. Voice vote, approved, motion carried. Main motion - Voice vote, approved, motion carried.

Discussion/Action regarding approval of YMCA summer camp beach passes
Motion by Ames to approve, second by Frame. Voice vote, approved, motion carried.

Discussion/Action regarding Lagoon Dredging Bids (forwarded by Piers, Harbor and Lakefront Committee April 8, 2025 without recommendation)
Mayor Krause explained the item and discussion took place. No formal action was taken and the city engineers at Kapur will continue to proceed with Task order #42.

Discussion/Action regarding Lagoon Pier Bids (forwarded by Piers, Harbor and Lakefront Committee April 8, 2025 with recommendation to turn down bids)
Discussion took place and Alder Hoiland made a motion to move forward with Somerset and for them to comply with any changes Kapur recommends regarding lagoon dredging. There was no second to the motion. Motion by Frame to turn down the bids, second by Ames. More discussion took place and Harbormaster Erick Nicia spoke about pier options. Motion by Ames to suspend the rules for Larry Larkin can speak, second by Frame. Voice vote, approved, motion carried. Main motion - Voice vote, approved, motion carried.

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

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
Motion by Hoiland to approve, second by Smith. Motion by Hoiland to suspend the rules so Brian Pollard can speak, second by Frame. Voice vote, approved, motion carried. Main motion - Voice vote, approved, motion carried.

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
The City Attorney informed the Council this item only needs to be approved by the Plan Commission. No action taken.

Mayoral Appointments

Dennis Loeser to the Tree Board with a term expiring May 1, 2026
Motion by Frame to approve, second by Stoodley. Voice vote, 5-approved, 1-opposed (Hoiland), motion carried.

Cathy Stoodley to the Cemetery Board for a term expiring April 20, 2026
Motion by Frame to approve, second by Hoiland. Voice vote, approved, motion carried.

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
Motion by Hoiland to adjourn to closed session to include Interim City Administrator De Angelis, City Clerk Reynolds, City Attorney Draper, Finance Director Pisarcik, Fire Chief Peters, Building & Zoning Director Hanlon, second by Frame. Roll call vote: Hoiland, yes; Frame, yes; Powers, yes; Ames, yes; Stoodley, yes; Smith, yes. Motion carried. Motion by Hoiland to amend the motion to include Lee Szymborski, second by Frame. Roll call vote: Hoiland, yes; Frame, yes; Powers, yes; Ames, yes; Stoodley, yes; Smith, yes. Motion carried. Adjourned to closed session at 7:32 pm.

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

Contract with Code Enforcement Company

City Administrator search/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 8:04 pm. Item A: 2025-2027 Collective Bargaining Agreement with the Lake

Geneva Firefighter's Association - Motion by Hoiland to approve, second by Smith. Roll call vote: Hoiland, yes; Smith, yes; Frame, yes; Powers, yes; Ames, yes; Stoodley, yes. Motion carried. Item B: Contract with Code Enforcement Company - Motion by Hoiland to approve, second by Frame. Roll call vote: Hoiland, yes; Frame, yes; Powers, yes; Ames, yes; Stoodley, yes; Smith, yes. Motion carried. Item C: City Administrator search/contract - Motion by Ames to approve the contract and hiring of Dave De Angelis subject to working out negotiations with MGT, second by Frame. Roll call vote: Ames, yes; Frame, yes; Powers, yes; Smith, yes; Hoiland, yes; Stoodley, yes. Motion carried.

Adjournment
Motion by Ames to adjourn, second by Frame. Voice vote, approved, motion carried. Adjourned at 8:09 pm.

Lacey L. Reynolds
City Clerk

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: Kristin Stone & Allie Andersen

Name of Event Organizer/Producer: Kristin Stone & Allie Andersen, Leslie Yerger & Dana Johnson

Production Company/Organization: WI Breast Cancer Coalition & My Density M; FEIN #: see below

Street Address: 233 Center Street

City: Lake Geneva State: WI Zip code: 53147

[redacted]

Section II- EVENT INFORMATION- Select all that apply

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

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

☐ **Street Use/Closure** $75/day

Describe in Section III on page 3 of application

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

Application fee: ☑$100- submitted at least 60 days prior

☐$300- submitted at least 45 days but fewer than 60 days prior

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

Parks

- ☐ Flat Iron Park
- ☐ Seminary Park
- ☐ Cobb Park
- ☑ Library Park
- ☐ Other:

Shelters

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

Pink the Lake - A Path to Breast Cancer Early Detection & Education

1.Title of Event: _____

2.Date(s) of Event: ~~July 12, 2025~~ 08/02/2025

3.Location(s) of Event: Shore Path

4.Hours: 7:00am to 7:00pm

Note: Start Time & End Time

5. Event Chair/Contact Person: Kristin Stone & Allie Andersen Phone: 262.215.6875/

6. Day of Event Contact Name: Kristin Stone & Allie Andersen Phone: 262

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

8. Will you charge an admission fee? ■ Yes □ No

9. Estimated Attendance Number: 200+

10. Basis for estimate: Experience of 5013c advising Organizers; First Year of Event

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 intend to have staffed stations along the path with first aid, water and receptacles for trash. They will be brought in and out during the event.

Our participants are advised to carry in & carry out their trash (just as if they were on a walk on a nature trail.)

Our staff/volunteers are assigned sections of the path to do a final sweep after the event for any remaining trash that may have been left.

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

_____
_____
_____

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:_____

Total Number of Parking Stalls being Requested:_____

Parking Stall Number(s) and Location:_____

3. **Description of Signage to be used during event:** We'll have a welcome sign at the table where participants will sign in.
We are staggering our start locations around the path so Lake Geneva will only have a portion of participants signing in before they walk.
**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: Meet with EMS service so they're aware of our walk and see if they'd like us to have EMS services on hand.

□ **Other;** Explain: Use of public bathrooms. Meet with Public Works to discuss if portable bathrooms are needed.

***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.**

[redacted]

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: Kristin Stone & Allie Andersen **Date:** 03/04/2025

For Office Use Only

Date Filed with Clerk: 3/4/25 **Payment Amount: $** N/A

Receipt #: N/A

City Clerk/Administrator Signature: [signature] Date: 04/25/2025

☒ Approve ☐ Denied Notes:

Police Chief Signature: [signature] Date: 04/15/2025

☒ Approve ☐ Denied Notes:

Fire Chief Signature: [signature] Date: 4/25/25

☒ Approve ☐ Denied Notes:

DPW Signature: [signature] Date: 4/15/2025

☒ Approve ☐ Denied Notes:

Parking Signature: [signature] Date: 15APR2025

☒ Approve ☐ Denied Notes: no reserved parking requested.

Harbormaster Signature: [signature] Date: 04/28/2025

☒ Approve ☐ Denied Notes:

Parks & Rec Signature: N/A Date:

☐ Approve ☐ Denied Notes:

Public Events:

FLR Meeting Date: May 6, 2025

Council Meeting Date: May 12, 2025

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City Clerk

From: Kristin Stone <ks@melgesrealestate.com>
Sent: Tuesday, March 18, 2025 1:33 PM
To: City Clerk
Cc: Allie Andersen
Subject: 2025 Pink The Lake Walkathon (Lake Geneva)
Attachments: PastedGraphic-3.tiff

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Lacy.

I'm writing to amend our application for the upcoming ***Pink The Lake*** walkathon for breast cancer early detection, we have set the date as **August 2, 2025**.

The event benefits two 5013c organizations - **Wisconsin Breast Cancer Coalition and My Density Matters**. I've supplied the EIN numbers on our event permit application.

I'm a realtor with Melges Real Estate and created a Pink The Lake LLC to organize this fundraiser for the two charitable organizations.

The walkathon's participants will check-in at both Fontana's Reid Park and Lake Geneva's Library or Gazebo in Flat Iron Park at 7am (whichever is available for us to use.)

The participants who start their walk in Lake Geneva will have the option to either:

1) Walk the shore path west to Williams Bay
OR
2) Walk the length of the shore path east from Lake Geneva to Lake Geneva.

Those starting in Fontana will walk the shore path east to Lake Geneva.

This gives participants a variety of lengths to consider based on their preference.

We are requesting to set up 2 tables for check-in (which we will not need after check-in is complete) but we would like to have one table remain for a water station for those completing their walk in Library Park.

We would also like the public restrooms to be open as of 7am located at:

- Chamber of Commerce in Lake Geneva
- Back of the library in Lake Geneva
- West end of Library Park (near kayak launch)
- The Riviera public restrooms

Finally, we are just about 4 months out so are plan is to publicly announce the walkathon April 4, 2025. Is it possible to get update from your team in the next two weeks that we're set or if you need anything further to confirm?

City Clerk

From: Kristin Stone <ks@melgesrealestate.com>
Sent: Tuesday, March 4, 2025 4:32 PM
To: City Clerk
Cc: Allie Andersen
Subject: Event Permit Application - Pink the Lake
Attachments: PIL Lake Geneve Event-Permit-Application-PDF.pdf

Follow Up Flag: Follow up
Due By: Friday, March 21, 2025 10:00 AM
Flag Status: Flagged

Hi Lacy.

Thank you for your help. I've attached the permit application for a fundraising event called "Pink The Lake: A Path to Breast Cancer Early Detection & Education." The proceeds go to two organizations (not-for-profit). Wisconsin Breast Cancer Coalition and My Density Matters.

We have selected July 10, 2025 for our event date. Our participants will join the shore path around the lake at different locations. One of the locations we're interested in starting at is in Lake Geneva (at Library Park). We are flexible if you feel there is a park that has better access to the shore path and visibility. However, Library Park is iconic location. We only plan to have space for a few tables for check-in and finish.

We will set up calls with the Lake Geneva Police, Fire Department and Public Works to let them know about our event and any special requests they may have for us. This event is a first year event so we don't anticipate a large number of participants, however, we are staggering locations and times for the walk in each municipality so that no one location seems overly impacted by our walk.

We do not need street closures as this event is entirely on the public access part of the shore path and we will have event insurance.

We are also looking at Aug. 2nd as a rain date if needed. Please let me know if either date or both are approved.

Thank you again for all you assistance. Please call me or email with any follow-up I can provide.

Kind regards.
Kristin Stone
Allie Andersen

Melges Real Estate, LLC
233 Center St
Lake Geneva, WI 53147
262-215-6875

Pink the Lake Event – August 2, 2025



1 Table with 2 chairs at each location, Library Park and Flat Iron Park.

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

Date: May 1, 2025

To: Finance, Licensing, & Regulation Committee

Re: Event Permit Applications and Temporary Alcohol License Applications to be considered on May 6, 2025

The Event Permit applications for the St. Francis de Sales Roadrunner 5K, Downtown Business Improvement District's Spring Wine Walk, and VISIT Lake Geneva's Concerts in the Park 2025 and Winterfest 2026 are consistent with prior year's events.

Departmental Review of these recurring events uncovered no concerns, and all necessary departments have given approval. At the time of writing, the Fire Department has not had a chance to sign the Wine Walk Event Application; however, they did give approval at our internal event application review meeting. These applications can be recommended for approval to the Council unless the Committee has questions.

The Temporary Alcohol License applications for the Spring Wine Walk and the Geneva Lake Arts Foundation Open House have both passed internal review and background check requirements. Both applicants are qualified entities, the events are appropriate to this type of license, and past occurrences of both events have taken place with no issue. These applications can also be recommended for approval to the Council unless the Committee has questions.

If Committee members do have any questions, I ask that they be directed to the Clerk's Office prior to Tuesday, May 6th, 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 for Public Eventsmust be submitted AT LEAST 45 DAYS prior to the proposed event date for consideration.

Section I- APPLICANT INFORMATION

Name of Applicant: St. Francis de Sales Parish School

Name of Event Organizer/Producer: 2025 Roadrunner 5k

Production Company/Organization: St. Francis de Sales FEIN #: _____

Street Address: 130 W. Main St.

City: Lake Geneva [redacted] WI Zip code: 53147

[redacted]

[redacted] one: _____

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

EIN # (Tax Exempt Number): [redacted]

*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: _____

☐ **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: Roadrunner 5K

2.Date(s) of Event: 5/24/25

3.Location(s) of Event: St. Francis de Sales and route (see attached map)

4.Hours: 8am-12pm
Note: Start Time & End Time

5. Event Chair/Contact Person: Amanda Pechous Phone: [redacted]

6. Day of Event Contact Name: Phone:

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

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

9. Estimated Attendance Number: 200

10. Basis for estimate: Past numbers

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

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

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 will have garbage cans and water stations set up along the route. All garbage will be collected and thrown away at the church

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

LG police will be onsite as well as parent and staff volunteers

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

no road closures will ne needed. We will have volunteers at all intersections and along the route

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:_____

Total Number of Parking Stalls being Requested:_____

Parking Stall Number(s) and Location:_____

3. **Description of Signage to be used during event:** signs will be posted alont the route and willbe picked up after the race

**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: Amanda Pechous **Date:** 3/21/25

Stay on the bike path...
Watch for Volunteer Instruction
Watch for Volunteer Instruction
Watch for Volunteer Instruction
Watch for Volunteer Instruction
Stay on the bike path...
Stay on the bike path...
Watch for Volunteer Instruction
Out
Back
Start
Finish
S Curtis St
Darwin St
Cass St
Skyline Dr
E Townline Rd
East St
W Main St
Main St
Lake Geneva Lanes
Lawton Ave
Hill St
W Barry Dr
Lockwood Blvd
E Barry Dr
East Dr
West Dr
Sherwin-Williams Paints
OfficeMax
Walmart Supercenter
Edwards Blvd
Talmer and
S Wells St
Dairy Queen
50
120

For Office Use Only

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

Receipt #:_____

City Clerk/Administrator Signature:_____ Date:_____

☒ Approve ☐ Denied Notes:_____

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

☒ Approve ☐ Denied Notes:_____

Fire Chief Signature: John Peters (Apr 17, 2025 14:06 CDT) Date: 17/04/25

☑ Approve ☐ Denied Notes:_____

DPW Signature: Neil Waswo (Apr 9, 2025 15:20 CDT) Date: 04/04/25

☑ Approve ☐ Denied Notes:_____

Parking Signature: N/A Date:_____

☐ Approve ☐ Denied Notes:_____

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:_____

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: Lake Geneva Business Improvement District & Downtown Lake Geneva, Inc.

Name of Event Organizer/Producer: Alexandria Binanti

Production Company/Organization: Lake Geneva BID & Downtown Lake Geneva, Inc. FEIN #: [redacted]

Street Address: 626 Geneva Street

City: Lake Geneva State: WI Zip code: 53147

E-mail Address: director@downtownlakegeneva.org

Daytime Phone: 262-220-8916 Cell Phone: 262-716-9529

Are you a □ **For-Profit** OR ■ **Non-Profit Organization** 501(c) 3

EIN # (Tax Exempt Number) [redacted]
*All non-profits must present a copy o[redacted]

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: Downtown Lake Geneva Annual Spring Wine Walk

2.Date(s) of Event: Sunday, May 18, 2025

3.Location(s) of Event: Downtown Lake Geneva Businesses. See attached list of participating

4.Hours: 12PM - 4PM (event check in begins 10am)

Note: Start Time & End Time

5. Event Chair/Contact Person: Alexandria Binanti Phone: 262-716-9529

6. Day of Event Contact Name: Alexandria Binanti Phone: 262-716-9529

7. Is the event open to the public? No

8. Will you charge an admission fee? Yes

9. Estimated Attendance Number: 500

10. Basis for estimate: Previous attendee counts

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:

All consumable products take place inside each designated business. Volunteers will walk walk the event route to ensure garbage is collected.

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

N/A

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? Yes

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

18. Will you or any other vendors be selling food or merchandise? No

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

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

Continue to next page...

Section III- STREET USE

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

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

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

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

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

_____
_____
_____

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

Dates of Use:_____

Total Number of Parking Stalls being Requested:_____

Parking Stall Number(s) and Location:_____

3. **Description of Signage to be used during event:** Posters at designated locations. Banner at The Bottle Shop for check in
_____
**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.**

[redacted]

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: Alexandria Binanti **Date:** 4/1/2025

626 Geneva Street, Lake Geneva WI 53147 | 262.716.9529 | www.downtownlakegeneva.org

Downtown Lake Geneva Spring Wine Walk
Event Plan

Date: Sunday May 18, 2025
Time: Event runs from Noon until 4PM
Check In: Saturday 4-6PM @ The Bottle Shop
Sunday 10AM-12PM @ The Bottle Shop
Intended Guests: Approximately 500 (400 general admission, 100 designated driver)

Event Overview:
This annual event is designed to bring in visitors to the downtown business improvement district to enjoy local shopping while sampling wine and enjoying small bites. The goal is to raise funds for the organization for local initiatives including future art installations downtown, assist in community projects such as the Never Say Never Inc. playground development, and ultimately promote participating businesses for the opportunity of increased day-of and future sales through strategic marketing.

Tickets are sold in advance for those 21 and over at $45.00 per person; non alcohol consumption tickets are also being sold for $20.00 which will include craft sodas and snacks in lieu of wine. Wine is poured inside a retail location with a licensed bartender in the amount of one ounce samples. Only one pour per location is allowed; a passport and lanyard (punch card) designate attendees and punch off stops along the route to ensure 1 time sample. No alcohol can leave the presence of the building. Each attendee receives a passport and map of locations with rules and policies for the event at time of check in at our host location, The Bottle Shop. The BID has 26 participating locations; 20 are non-liquor licensed holders so will be applying for the Temporary Retailer's Licenses. BID are designing promotional materials listing multiple starting locations to spread out the crowd disbursement throughout the district. With a 4 hour event, we anticipate guests stopping at 50% of locations based on walking/tasting/shopping time allowance.

Wine Stop Participating Locations:

1. 700 Sage Boutique | 728 Main Street
2. Coquette | 617 W Main Street
3. CR Goodfinds | 731 W Main Street
4. Delaney Street Mercantile | 905 W Main Street
5. Edie Boutique | 737 W Main Street
6. Elite Lake Rentals | 772 W Main Street Suite 202
7. Gallery 223/Geneva Lake Arts Foundation | 223 Broad Street
8. Geneva Lakes Jewelry & Gem Appraisers LLC | 253 Center Street #200
9. Geneva Tap House | 252 Broad Street
10. Genevieve Lake Geneva | 755 W Main Street
11. Guac Star | 120 & 122 Broad Street
12. Hannah's by the lake | 772 Main Street
13. JAYNE Boutique | 771 W Main Street
14. Lucca | 711 W Main Street
15. Magpies | 642 W Main Street
16. Marigold Gift Shop | 725 W Main Street
17. Overland Sheepskin Co. | 752 W Main Street
18. Pink Moon Bay | 717 W Main Street
19. SoHo Boutiques | 875 W Main Street
20. Sterling Works | 227 Broad Street
21. The Bottle Shop | 617 W Main Street
22. The Hive | 755 W Main Street
23. The Rabbit Hole | 264 Center Street
24. Tres Belle Boutique | 233 Broad Street
25. Twelfth & Brown | 729 W Main Street

Participating Locations for Temporary Retailer's License (Up to 20):

1. 700 Sage
2. CR Goodfinds
3. Delaney Street Mercantile
4. Edie Boutique
5. Elite Lake Rentals
6. Gallery 223/Geneva Lakes Art Foundation
7. Geneva Lakes Jewelry & Gem Appraisers LLC
8. Genevieve Lake
9. Hannah's by the lake
10. JAYNE
11. Coquette
12. Lucca
13. Overland Sheepskin
14. Pink Moon Bay
15. SoHo Boutique
16. Sterling Works
17. The Hive
18. The Rabbit Hole
19. Tres Belle Boutique
20. Twelfth & Brown

For Office Use Only

Date Filed with Clerk: 4/3/25 **Payment Amount: $** N/A

Receipt #: N/A

City Clerk/Administrator Signature: Lacey L. Reynolds (May 1, 2025 10:17 CDT) Date: 05/01/25

☐ Approve ☐ Denied Notes: Temporary Alcohol application pending

Police Chief Signature: E. [signature] Date: 04/09/2025

☒ Approve ☐ Denied Notes:

Fire Chief Signature: Date:

☐ Approve ☐ Denied Notes:

DPW Signature: Neil Waswo (May 1, 2025 11:09 CDT) Date: 01/05/25

☑ Approve ☐ Denied Notes:

Parking Signature: N/A Date:

☐ Approve ☐ Denied Notes:

Harbormaster Signature: N/A Date:

☐ Approve ☐ Denied Notes:

Tier I & Tier II Events Only:

FLR Meeting Date:

Council Meeting Date:

For Office Use Only

Date Filed with Clerk: 4/3/25 **Payment Amount: $** N/A

Receipt #: N/A

City Clerk/Administrator Signature: Lacey L. Reynolds Date: 05/01/25

☐ Approve ☐ Denied Notes: Temporary Alcohol application pending

Police Chief Signature: [signature] Date: 04/09/2025

☒ Approve ☐ Denied Notes:

Fire Chief Signature: [signature] Date: 5/8/25

☒ Approve ☐ Denied Notes:

DPW Signature: Neil Waswo Date: 01/05/25

☑ Approve ☐ Denied Notes:

Parking Signature: N/A Date:

☐ Approve ☐ Denied Notes:

Harbormaster Signature: N/A Date:

☐ Approve ☐ Denied Notes:

Tier I & Tier II Events Only:

FLR Meeting Date:

Council Meeting Date:

Save Print Clear

Form **AB-220**

Temporary Alcohol Beverage License

Municipality: City of Lake Geneva

License(s) Requested		Fees	
☑ Temporary "Class B" Wine	☐ Temporary Class "B" Beer	License Fees	$ 10
		Background Check	$
		Total Fees	$ 10

Part A: Organization Information

1. Organization Name: Downtown Lake Geneva, Inc

2. Organization Permanent Address: 10711 252nd Court #146

3. City: Trevor | 4. State: WI | 5. Zip Code: 53179

6. Mailing Address (if different from permanent address): City of Lake Geneva Attn: Lake Geneva BID 626 Geneva Street, Lake Geneva WI 5314

[redacted] | 8. Date of Organization/Incorporation: 01/20/04 | 9. State of Organization/Incorporation: 501c3

10. Phone: (262) 716-9529 | 11. Email: director@downtownlakegeneva.org

12. Organization type *(check one)*

☐ Bona Fide Club ☐ Church ☐ Fair Association/Agricultural Society ☐ Veteran's Organization

☑ Lodge/Society ☐ Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.

13. Is this organization required to hold a Wisconsin Seller's permit? ☐ Yes ☑ No

14. Wisconsin Seller's Permit Number (if applicable)

Part B: Individual Information

List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary.

Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).

Last Name	First Name	Title	Phone
Osborne	Janine		[redacted]
Tumas	Elizabeth		
Salgado	Alethea		
Silvestri	Anthony		

Continued →

Part C: Event Information

1. Name of Event (if applicable)
Downtown Lake Geneva Wine Walk

2. Dates of Operation
May 18, 2025

3. Hours of Operation
11am-4pm

4. Premises Address
Various Businesses in Downtown Lake Geneva

5. City
Lake Geneva

6. State
WI

7. Zip Code
53147

8. County
Walworth

9. Governing Municipality ☑ City ☐ Town ☐ Village
of: Lake Geneva

10. Aldermanic District
First

11. Organizer of Event (if not the named applicant)
Alexandria Binanti

12. Email and/or Phone Number for Organizer of Event
director@downtownlakegeneva.org

13. Organizer Website
downtownlakegeneva.org

14. Event Website
downtownlakegeneva.org/winewalk

15. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages and records are sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

Please see attached.

Part D: Attestation

Who must sign this application?

- one officer or director of the nonprofit organization

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name
Binanti

First Name
Alexandria

M.I.
M

Title

[redacted]

Signature

Date
04/18/25

Part E: For Clerk Use Only

Date Application Was Filed With Clerk
4/25/25

License Number

Date License Granted

Date License Issued

Signature of Clerk/Deputy Clerk

AB-220 Question 15 Attachment

Participating Locations:

1. 700 Sage Boutique | 728 Main Street
2. Coquette | 617 W Main Street
3. CR Goodfinds | 731 W Main Street
4. Delaney Street Mercantile | 905 W Main Street
5. Edie Boutique | 737 W Main Street
6. Elite Lake Rentals | 772 W Main Street Suite 202
7. Gallery 223/Geneva Lake Arts Foundation | 223 Broad Street
8. Geneva Lakes Jewelry & Gem Appraisers LLC | 253 Center Street #200
9. Genevieve Lake Geneva | 755 W Main Street
10. Hannah's by the lake | 772 Main Street
11. JAYNE Boutique | 771 W Main Street
12. Lucca | 711 W Main Street
13. Overland Sheepskin Co. | 752 W Main Street
14. Pink Moon Bay | 717 W Main Street
15. SoHo Boutiques | 875 W Main Street
16. Sterling Works | 227 Broad Street
17. The Hive | 755 W Main Street
18. The Rabbit Hole | 264 Center Street
19. Tres Belle Boutique | 233 Broad Street
20. Twelfth & Brown | 729 W Main Street

Form
AB-101

Alcohol Beverage Appointment of Agent

Date

Agent Type *(check one)*

☑ Original (no fee) ☐ Successor ($10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
Downtown Lake Geneva Inc

2. Business Trade Name or DBA

3. Entity Type *(check one)*
☐ Limited Liability Company ☐ Corporation ☑ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☑ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
Binanti	Alexanria	M

[redacted]

8. State
WI

[redacted]

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ☑ Yes ☐ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☑ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ☑ Yes ☐ No

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Binanti	Alexandria	M

Title	[redacted]
Executive Director	

Signature	Date
Alexandria Binanti	04/25/25

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Binanti	Alexandria	M

Signature	Date
Alexandria Binanti	04/25/25

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: VISIT Lake Geneva - Brie Pacey

Name of Event Organizer/Producer: VISIT Lake Geneva

Production Company/Organization: VISIT Lake Geneva FEIN [redacted]

Street Address: _____

City: Lake Geneva State: WI Zip code: 53147

E-mail Address: brie@visitlakegeneva.com

Daytime Phone: (262) 812-0023 Cell Phone: (262) 748-4979

Are you a ☐ **Business/Individual** OR ☑ **Non-Profit Organization** 501(c) 6

[redacted] _____

Section II- EVENT INFORMATION- Select all that apply

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

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

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

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

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

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

Parks
- ☑ Flat Iron Park
- ☐ Seminary Park
- ☐ Cobb Park
- ☐ Library Park
- ☐ Other:

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

1.Title of Event: Concerts in the Park

2.Date(s) of Event: Thursdays - 6/26, 7/3, 7/10, 7/17, 7/24, 7/31, 8/7 2025

3.Location(s) of Event: Flat Iron Park and Brunk Pavillion

4.Hours: Event: 6:00 - 8:00pm | Setup: 4:00 - 6:00pm

Note: Start Time & End Time

5. Event Chair/Contact Person: Brie Pacey Phone: (262) 812-0023

6. Day of Event Contact Name: Brie Pacey Phone: (262) 748-4979

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

8. Will you charge an admission fee? □ Yes ■ No

9. Estimated Attendance Number: 300 - 500

10. Basis for estimate: Previous year's attendance

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:

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

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

16. Will there be fireworks or pyrotechnics at your event? □ Yes ■ No

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

17. Will your event include the sale of beer and/or wine? □ Yes ■ No

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

18. Will you or any other vendors be selling food or merchandise? ■ Yes □ No

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

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

Continue to next page…

Section III- STREET USE

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

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

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

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

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

_____
_____
_____

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

Dates of Use: Thursdays: 6/26, 7/3, 7/10, 7/17, 7/24, 7/31, 8/7 2025

Total Number of Parking Stalls being Requested: 4

Parking Stall Number(s) and Location: Center St Lot-4 stalls closest to Brunk Pavillion for band parking and loading/unloading of equipment

3. **Description of Signage to be used during event:** Self standing banners on pavilion stage & sandwich board signs for way-finding

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

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

■ **Electricity**; Explain: Electricity at Brunk Pavilion for band sound system & food vendors

□ **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.**

[redacted]

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: Brianna L Pacey **Date:** 3/21/2025

LAKE GENEVA CONCERTS IN THE PARK

Thursdays June 26 – August 7, 2025

Vendor & Entertainment Detail

03/21/2025

ENTERTAINMENT

Bands will arrive for setup between 4:00 and 5:00pm with final sound checks completed by 5:30pm. VISIT Lake Geneva will contact a professional sound contractor who will also set up between 4:00 and 6:00pm. The band lineup for the 2025 Concerts in the Park series is as follows:

- June 26 – **TBD**
- July 3 – **TBD**
- July 10 – **TBD**
- July 17 – **Lake Geneva Symphony Orchestra**
- July 24 – **TBD**
- July 31 – **TBD**
- August 7 – **TBD**

VENDORS

VISIT Lake Geneva will have up to three vendors, (one per week) at the 2025 Concerts in the Park series. Each vendor will be serving food and non-alcoholic beverages during each Thursday evening event, 6:00 – 8:00pm. Food choices will range from snacks and appetizers to sandwiches and salads. Beverages will be non-alcoholic only (coffee, water, soda, smoothies, juice, etc.) Vendors will be positioned between the Brunk Pavilion and the Visitor Information Center building (see map below). A 10x10' pop-up tent to the side of the pavilion may be used by VLG and/or weekly band sponsors. As of this application date, food and beverage vendors are being finalized and will be provided to the City by Friday, May 30, 2026.

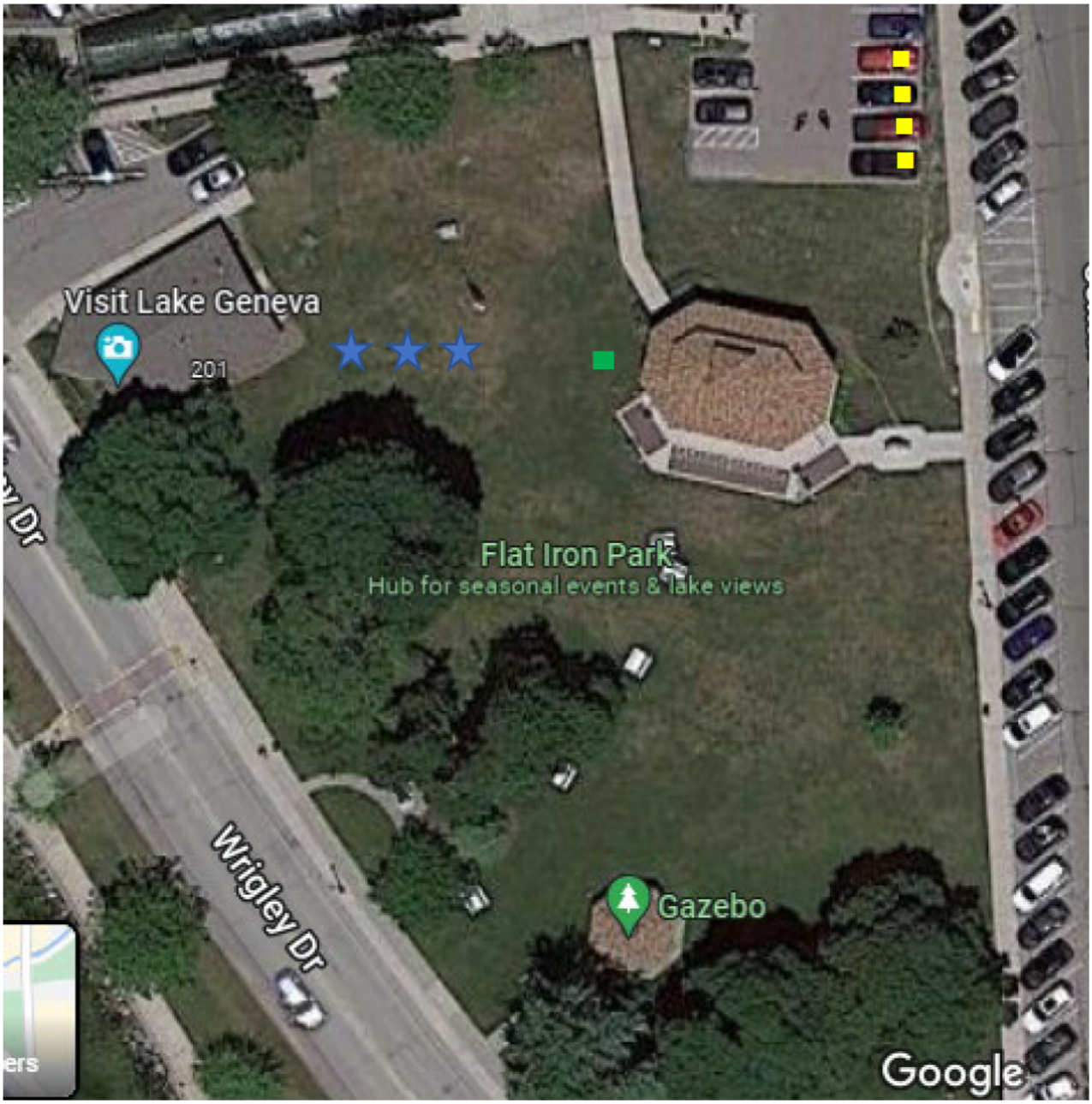
Vendor 1 – **Magpies Den & Pen** (https://magpieslg.com/) | **6/26**
Vendor 2 – TBD
Vendor 3 – TBD

Details including band bios, photos and each weeks' band sponsor can be found online at https://www.visitlakegeneva.com/events/concerts-park/bands/.

ON-SITE CONTACTS

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

1. Brie Pacey, Events Manager – mobile phone (262) 748-4979
2. Deanna Goodwin, VP Marketing – mobile phone (262) 914-1303



★ F&B Vendor | ■ Reserved Parking | ■ VLG/Sponsor Tent

For Office Use Only

Date Filed with Clerk: 3/21/2025 **Payment Amount: $** N/A

Receipt #: N/A

City Clerk/Administrator Signature: [signature] **Date:** 5/1/25

☒ Approve ☐ Denied **Notes:**

Police Chief Signature: Chief Edward Gritzner (Apr 22, 2025 10:30 CDT) **Date:** 22/04/25

☑ Approve ☐ Denied **Notes:**

Fire Chief Signature: John Peters **Date:** 22/04/25

☐ Approve ☐ Denied **Notes:**

DPW Signature: neil Wasiwo **Date:** 22/04/25

☑ Approve ☐ Denied **Notes:**

Parking Signature: Beth Gehris-Padro (Apr 21, 2025 16:03 CDT) **Date:** 21/04/25

☑ Approve ☐ Denied **Notes:** 4 Spaces closest to Brunk Pavilion reserved

Harbormaster Signature: Erick Jose Nicia (Apr 28, 2025 12:02 CDT) **Date:** 28/04/25

☑ Approve ☐ Denied **Notes:**

Parks & Rec Signature: N/A **Date:**

☐ Approve ☐ Denied **Notes:**

Public Events:

FLR Meeting Date: 5/6/25

Council Meeting Date:

Signature:

Email: cityclerk@cityoflakegeneva.gov

Signature: Erick Jose Nicia (Apr 28, 2025 12:02 CDT)

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: VISIT Lake Geneva - Brie Pacey

Name of Event Organizer/Producer: _____

Production Company/Organization: VISIT Lake Geneva FEIN #: [redacted]

Street Address: _____

City: Lake Geneva State: WI Zip code: 53147

E-mail Address: brie@visitlakegeneva.com

Daytime Phone: (262) 812-0023 Cell Phone: (262) 748-4979

[redacted] ization 501(c) 6

_____

Section II- EVENT INFORMATION- Select all that apply

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

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

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

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

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

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

Parks
- ☑ Flat Iron Park
- ☐ Seminary Park
- ☐ Cobb Park
- ☐ Library Park
- ☑ Other: Riviera Building / Plaza / Beach

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

1.Title of Event: Lake Geneva Winterfest 2026

2.Date(s) of Event: Event: Wed, 1/28 - Sun, 2/1 2026 | Set-up: Mon, 1/26 - Wed, 1/28, 2026

3.Location(s) of Event: Riviera Building / Plaza / Beach, Flat Iron Park, Wrigley Dr (Center to Broad

4.Hours: Event: 11am Wed. Jan 28 - 5pm Sun. Feb 1 | Set-up: 7am Mon Jan 26 - 11am Wed. Jan 28

Note: Start Time & End Time

5. Event Chair/Contact Person: Brie Pacey Phone: (262) 812-0023

6. Day of Event Contact Name: Brie Pacey Phone: (262) 748-4979

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

8. Will you charge an admission fee? □ Yes ◪ No

9. Estimated Attendance Number: 65,000

10. Basis for estimate: Previous Year's Attendance

11. Will you be setting up a tent? ■ Yes □ No

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

Pearce's Farm Stand Tent and Boy Scout Concession's Tent on one lane of Wrigley Dr in front of Visitor's Center Building.

Rental by Step It Up Rental - 10' X 100'

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:

VISIT Lake Geneva staff to ensure disposal and cleanup. Dedicated garbage receptacles will be placed on Wrigley Dr for vendor use.

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

Provided by Department of Public Works, paid by VISIT Lake Geneva. Coverage during overnight (6pm - 6am), plus daytime hours - Friday, Saturday, and Sunday.

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

Wrigley Dr between Broad and Center Streets. Elements on road to include Boy Scout warming/concessions tent.
Pearce's Farm Stand and Kunes (Sponsor) vehicles.
Utilizing city barricades on Wrigley entrance and exit.

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: Wed, January 28 - Sun, February 1, 2026(Center St) | Fri, Jan 30 - Sat, Jan 31 (Wrigley Dr)

Total Number of Parking Stalls being Requested: 57 - (See Below)

Parking Stall Number(s) and Location: Center St parking lot (27 stalls) plus west side stalls on Center St from Center St lot to Wrigley Dr (28 stalls) and TWO stalls closest to Beach Entrance on Wrigley Dr for Vendor parking

3. **Description of Signage to be used during event:** Various banners and way-finding signage between The Riviera and Flat Iron Park

**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: Portable light towers in Flat Iron Park & Riviera Plaza, along Wrigley Dr & Center St for night snow sculpting

□ **Water;** Explain:

□**Traffic Control;** Explain:

■ **Police Services;** Explain: Police/CSO foot patrol during span of event

□ **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.**

[redacted]

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: Brianna L Pacey **Date:** 3/21/25

JANUARY 28 – FEBRUARY 1, 2026

EVENT LAYOUT

The layout of Winterfest 2026 will essentially be the same as in past years, utilizing Riviera Plaza and Flat Iron Park as the sites for Winterfest's snow sculpting competition with Wrigley Drive between Broad and Center Streets as the "connector" between the two. This footprint has proven optimal in the pedestrian flow and snow sculpting spectators. There will be 15 sculpting teams competing. This year we will have five to six teams located at the Riviera Plaza and the others at Flat Iron Park. Placement for viewing at Flat Iron Park will be split between facing Wrigley Dr. and Center St. As in prior years, we will work with City staff to address traffic flow and adjust as necessary or advised.

Set up for the event will begin **Monday morning, January 27**, with snow delivery by Grand Geneva Resort. The competition snow blocks will be built with assistance from City Public Works staff and a VISIT Lake Geneva contractor team. Once blocks are set, sculpting areas will be roped off and team flags and
signs installed in preparation for the competition starting on **Wednesday, January 28**.

VISIT Lake Geneva, as we have traditionally done, would like to use both the lower and upper levels of the Riviera during Winterfest 2026. The lower level will house staff operations and act as a meeting space, plus a warming/hospitality station for sculptors. The Riviera Ballroom will be used for a private team/sponsor dinner on Wednesday evening. The Riviera will also be open to the public on Saturday and Sunday from 10am-5pm as a warming center offering restrooms, concessions, entertainment, people's choice voting, and awards ceremony.

Storage pods for event and sculptor equipment will be placed next to the Riviera and Visitor Center buildings. Additional equipment to be brought in includes light towers around the sculpting areas, a dumpster for vendors, portable toilets, and tents (see map for location specifics).

The closure of Wrigley Drive between Broad Street and Center Street will also provide optimal space to place vendors who will sell coffee, hot chocolate, and food items. (See Vendor Area below).

VENDOR AREA

Up to three vendors, including Boy Scout Troop 239 and Pearce's Farm Stand, will be located on the lakeside lane of Wrigley Dr. Friday through Sunday. We are currently soliciting vendors and will confirm the final vendor list to the City before the start of the event.

Vendors will be stationed along Wrigley Drive between VISIT Lake Geneva's Visitor Center and Center Street (closed to traffic) facing Flat Iron Park and allowing plenty of road space for pedestrians and emergency vehicles. Vendors will provide their own tents and other supplies to vend. A limited number of spaces with electrical access will be offered via light poles and/or portable light stations as designated by Public Works staff.

ASSOCIATED ACTIVITIES

We are looking forward to hosting entertainment, concessions, and a warming area on the second level of the Riviera as in the past, as well as hosting the private Sponsor/Team Dinner in the Riviera Ballroom on **Wednesday evening, January 28**.

Bonfires on the Beach – We will host bonfires on Riviera Beach again in 2026, on **Friday and Saturday evenings from 4:00 to 8:00 pm.** Fire pits will be spread out to encourage smaller groups and will be placed a safe distance from the water's edge. VISIT Lake Geneva will partner with a local nonprofit organization to manage the fires, sale of s'mores supplies and hot chocolate/coffee, etc. Firewood will be delivered and stacked earlier in the week. Use of the Beach House is also requested for concessions as noted above (no restrooms or plumbing) and VISIT Lake Geneva will ensure the Beach and Beach House will be cleaned and secured after each night's use. Entrance to the bonfires will be via the entrance gate at Riviera Plaza. VISIT Lake Geneva will also ensure that any excess firewood will be secured to avoid any members of the public starting fires on their own.

Fire Dancers – We will host fire dancers on Riviera Beach again in 2026, on **Friday and Saturday evenings at 5:30pm, 6:30pm, and 7:30 pm.** Each set will be roughly 20 to 30 minutes long. The dancer's perimeter will be enclosed with flag rope, so the public is distanced from them.

Downtown Ice Sculpture Walk – In its seventh year, the Downtown Ice Sculpture Walk will be an associated activity during Winterfest 2026. An estimated *40 - 50* Downtown businesses will sponsor professionally carved ice sculptures that will be placed in front of their storefronts as a public art display. This activity has been successful in drawing additional interest and visitation to Downtown Lake Geneva and moving pedestrians to/from the snow sculpting activity along the lakefront to patronize local businesses. Sculptures will be installed at business locations on **Thursday morning, January 30** (weather permitting) and will remain on display until they melt.

Additional Local Events & Activities - More special events, activities and promotions by local businesses and attractions will be promoted as part of the Winterfest weekend festivities as in prior years.

EVENT TIMELINE

MONDAY, JANUARY 26

- Operations set up at lower Riviera
- Snow delivered and snow blocks constructed
- Tool storage pods delivery and setup (Riviera/Flat Iron Park)
- Portable restroom delivery and setup

TUESDAY, JANUARY 27

- Snow delivered and snow blocks constructed (cont'd)
- Team sculpting areas set up (flag/signs/roping)

WEDNESDAY, JANUARY 28

- Boy Scout concession tent delivery and setup starting at 8:00am
- The Event opens and sculpting competition begins at 11:00am
- Team/Sponsor Dinner in Riviera Ballroom

THURSDAY JANUARY 29

- Sculpting competition continues
- Ice Sculpture Walk installed Downtown – 5:30am (weather permitting)

FRIDAY, JANUARY 30

- Sculpting competition continues
- Outdoor vendor set up 8:00-10:00am; vendors open 10:00am-5:00pm
- Concession setup 9:00– 10:00am in Riviera Ballroom
- Bonfires on the Beach – 4:00-8:00pm
- Fire Dancers on the Beach 5:30pm, 6:30pm, 7:30pm

SATURDAY, JANUARY 31

- Outdoor vendor set up 8:00-10:00am; vendors open 10:00am-5:00pm
- Riviera Open – 10:00am-5:00pm
    - Concessions setup – 7:00-10:00am
    - Concessions open – 10:00am-5:00pm
    - Live Entertainment – 10:00am-5:00pm
    - People's Choice Voting – 10:00am-5:00pm
    - Awards Ceremony in Ballroom – 3:00pm
- Sculpting Competition ends at 11:00am
- Bonfires on the Beach – 4:00-8:00pm
- Fire Dancers on the Beach 5:30pm, 6:30pm, 7:30pm

SUNDAY, FEBRUARY 1

- Outdoor vendor set up 8:00-10:00am; vendors open 10:00am-5:00pm
- Riviera Open – 10:00am-5:00pm
    - Concessions setup – 7:00-10:00am
    - Concessions open – 10:00am-5:00pm
    - Live Entertainment – 10:00am-5:00pm
    - People's Choice Voting – 10:00am-3:00pm
- Public viewing of completed sculptures

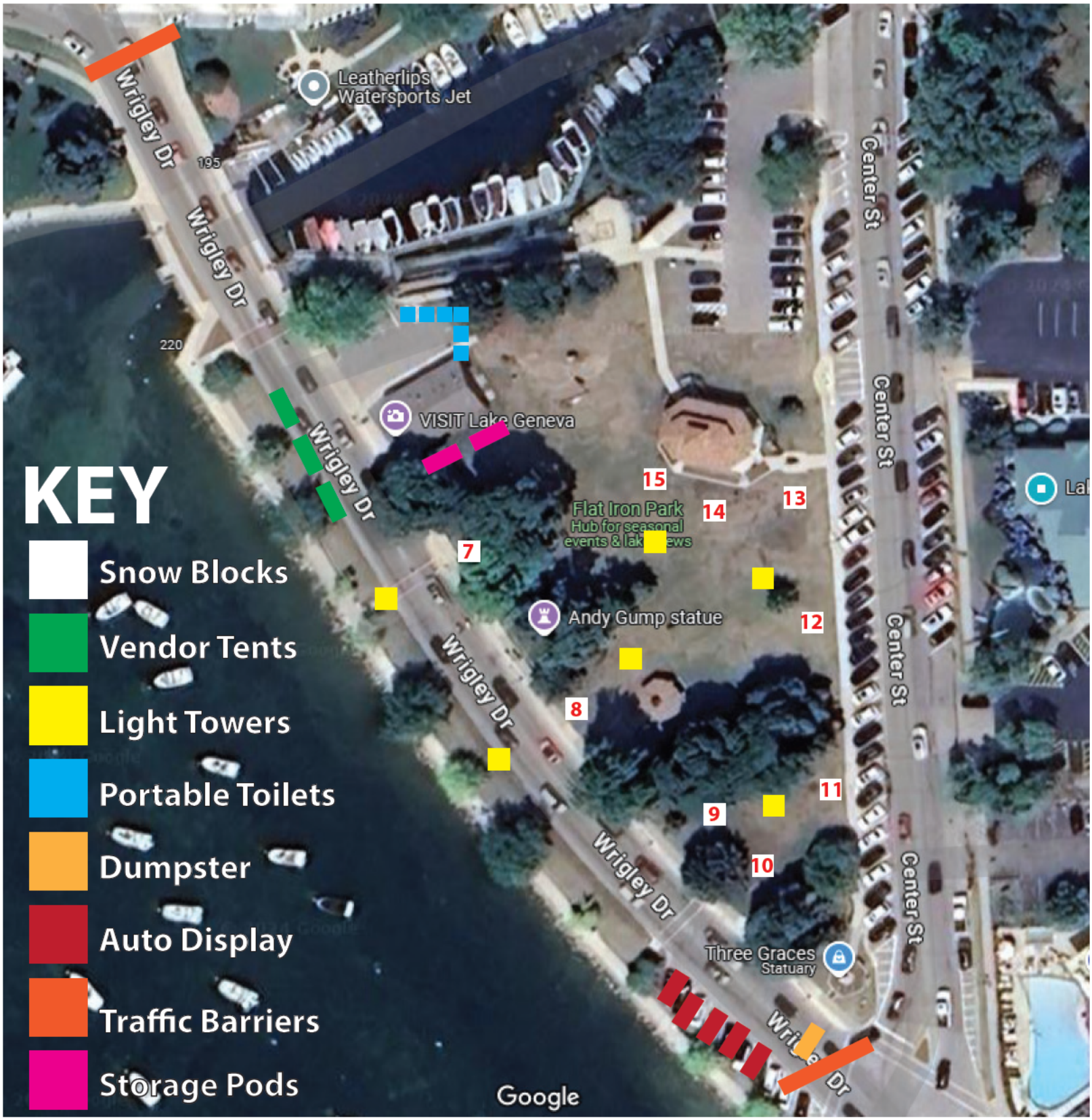
The Riviera



KEY

- Snow Blocks
- Storage Pod
- Light Towers

Flat Iron Park Option #1



Flat Iron Park Option #2



For Office Use Only

Date Filed with Clerk: 3/21/2025 **Payment Amount: $** N/A

Receipt #: N/A

City Clerk/Administrator Signature: _____ **Date:** 5/1/25

☒ Approve ☐ Denied **Notes:** _____

Police Chief Signature: Chief Edward Gritzner _____ **Date:** 22/04/25

Chief Edward Gritzner (Apr 22, 2025 10:28 CDT)

☑ Approve ☐ Denied **Notes:** _____

Fire Chief Signature: John Peters _____ **Date:** 22/04/25

John Peters (Apr 22, 2025 09:43 CDT)

☑ Approve ☐ Denied **Notes:** _____

DPW Signature: neil Wasiwa _____ **Date:** 22/04/25

neil Wasiwa (Apr 22, 2025 06:21 CDT)

☑ Approve ☐ Denied **Notes:** _____

Parking Signature: _____ **Date:** 21/04/25

Beth Gebris-Padro (Apr 21, 2025 16:14 CDT)

☑ Approve ☐ Denied **Notes:** 57 parking spaces, Wrigley between Broad & Center

Harbormaster Signature: _____ **Date:** 28/04/25

Erick Jose Nicia (Apr 28, 2025 12:04 CDT)

☑ Approve ☐ Denied **Notes:** _____

Parks & Rec Signature: N/A _____ **Date:** _____

☐ Approve ☐ Denied **Notes:** _____

Public Events:

FLR Meeting Date: 5/6/25

Council Meeting Date: _____

Signature:

Email: cityclerk@cityoflakegeneva.gov

Signature: _____

Erick Jose Nicia (Apr 28, 2025 12:04 CDT)

Email: harbormaster@cityoflakegeneva.gov

Complimentary Riviera Ballroom Event Request

Date of Event: Tuesday, January 27 - Sunday, February 1, 2026

Hours of Event: 24 Hour period each day - No staff needed Tue,Th,Fri. Staff needed Wed, Sat, Sun.

Name of Event: Lake Geneva Winterfest

Person(s) Responsible: VISIT Lake Geneva - Brie Pacey

Address: 527 Center St, Lake Geneva WI 53147

Phone Number: Office: (262) 812-0023 | Mobile: (262) 748-4979

Email: brie@visitlakegeneva.com

Estimated number of guests attending : 100-300

Food to be served? Yes/No - YES

Liquor to be served? Yes / No *(no cash bar)* - YES (Only for private Dinner Wednesday Night)

Value of Request (See The Riviera Ballroom website for rental rates) : $1,000 (non-profit weekday event)

*Valid for no charge events that will be open to the public or part of a community enrichment special event. Special event permit to be applied for separately, if applicable.

Completed forms to be submitted to lakegenevariviera@gmail.com to begin the approval process.

Approval from Finance, Licensing & Regulations Committee, Date: 4/2/25 **Approval from Common Council, Date:** 4/14/25

Form **AB-220**

Temporary Alcohol Beverage License

Municipality: Lake Geneva

License(s) Requested	Fees	
☒ Temporary "Class B" Wine ☒ Temporary Class "B" Beer	License Fees	$ 10
	Background Check	$
	Total Fees	**$ 10**

Part A: Organization Information

1. Organization Name: Geneva Lake Arts Foundation, Inc

2. Organization Permanent Address: 223 Broad Street

3. City: Lake Geneva | 4. State: WI | 5. Zip Code: 53147

6. Mailing Address (if different from permanent address):

7. FEIN:

8. Date of Organization/Incorporation: 2014

9. State of Organization/Incorporation: WI

10. Phone: 773-456-9237

11. Email: lakegenevaartsfoundation@gmail.com

12. Organization type *(check one)*

☒ Bona Fide Club ☐ Church ☐ Fair Association/Agricultural Society ☐ Veteran's Organization

☐ Lodge/Society ☐ Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.

13. Is this organization required to hold a Wisconsin Seller's permit? ☐ Yes ☒ No

14. Wisconsin Seller's Permit Number (if applicable):

Part B: Individual Information

List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary.

Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).

Last Name	First Name	Title	Phone
McConnell	David	Agent	[redacted]
McConnell	Sarah	President	

Continued →

Part C: Event Information

1. Name of Event (if applicable): OPEN HOUSE

2. Dates of Operation: June 6 2025

3. Hours of Operation: 6-8 pm

4. Premises Address: 223 Broad St

5. City: Lake Geneva

6. State: WI

7. Zip Code: 53147

8. County: Walworth

9. Governing Municipality ☑ City ☐ Town ☐ Village of: _____

10. Aldermanic District:

11. Organizer of Event (if not the named applicant): Sarah McConnell

[redacted]

13. Organizer Website:

15. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages and records are sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

ART Gallery at 223 Broad St 1st floor store

Part D: Attestation

Who must sign this application?

- one officer or director of the nonprofit organization

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
McConnell	Sarah	T

Title	Email	Phone
President	[redacted]	

Signature: SMcConnell Date: 4/16/25

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number
4/16/2025	
Date License Granted	**Date License Issued**

Signature of Clerk/Deputy Clerk:

Form
AB-101

Alcohol Beverage Appointment of Agent

Date

Agent Type *(check one)*

☐ Original (no fee) ☐ Successor ($10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
Geneva Lake Arts Foundation, Inc

2. Business Trade Name or DBA
Gallery 223

3. Entity Type *(check one)*
☐ Limited Liability Company ☐ Corporation ☒ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☐ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.
Open house at Gallery

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
McConnell	David	W

[redacted]

8. State
WI

[redacted]

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ☒ Yes ☐ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☒ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ☒ Yes ☐ No

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
McConnell	Sarah	T

Title	Email	Phone
President	[redacted]	

Signature	Date
Sarah T McConnell	4/16/25

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
McConnell	David	W

Signature	Date
DWMcC	4/16/2025

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Paid and unpaid invoices included.
Invoice.Batch = "04152025","04222025","04252025","04282025","04292025","05022025"

Invoice Number	Invoice Date	Description	GL Account and Title		Net Invoice Amount
AGNEW, STEPHANIE					
04/12/25	04/28/2025	RIVIERA DEPOSIT REFUND 04/1	40-55-10-23530	SECURITY DEPOSITS-UPPER RIV	1,000.00
Total AGNEW, STEPHANIE:					1,000.00
ALLIANT ENERGY/WPL					
APR 2025	04/23/2025	OAK HILL CEMETERY	48-00-00-52220	CEM ELECTRICITY EXP	31.71
APR2025	04/23/2025	OAK HILL CEMETERY	48-00-00-52220	CEM ELECTRICITY EXP	139.41
Total ALLIANT ENERGY/WPL:					171.12
AMAZON CAPITAL SERVICES					
89C4-MAR 202	04/01/2025	ENVELOPE SEALER	11-16-10-53100	CITY HALL OFFICE SUPPLIES	4.20
89C4-MAR 202	04/01/2025	STAPLER	11-16-10-53100	CITY HALL OFFICE SUPPLIES	13.69
89C4-MAR 202	04/01/2025	LYSOL WIPES	11-16-10-53100	CITY HALL OFFICE SUPPLIES	4.97
89C4-MAR 202	04/01/2025	POST IT DISPENSER	11-16-10-53100	CITY HALL OFFICE SUPPLIES	16.33
89C4-MAR 202	04/01/2025	LYSOL WIPES	11-16-10-53100	CITY HALL OFFICE SUPPLIES	4.97
89C4-MAR 202	04/01/2025	SHARPIE HIGHLIGHTERS	11-16-10-53100	CITY HALL OFFICE SUPPLIES	7.59
89C4-MAR 202	04/01/2025	SHIPPING	11-16-10-53100	CITY HALL OFFICE SUPPLIES	2.99
89C4-MAR 202	04/01/2025	PROMOTION	11-16-10-53100	CITY HALL OFFICE SUPPLIES	4.33-
89C4-MAR 202	04/01/2025	DYMO SHIPPING LABELS	11-16-10-53100	CITY HALL OFFICE SUPPLIES	28.92
89C4-MAR 202	04/01/2025	ETHERNETCABLE-COUNCIL CH	11-11-00-53990	COUNCIL MISCELLANEOUS EXPENSE	31.02
89C4-MAR 202	04/01/2025	TONER CARTRIDGES	11-15-10-53100	ACCTG OFFICE SUPPLIES	192.66
89C4-MAR 202	04/01/2025	COPY PAPER	11-16-10-53100	CITY HALL OFFICE SUPPLIES	359.10
89C4-MAR 202	04/01/2025	HDMI CABLE	11-16-10-53100	CITY HALL OFFICE SUPPLIES	7.61
89C4-MAR 202	04/01/2025	NOTARY STAMP-DUCHEMIN	11-15-10-53100	ACCTG OFFICE SUPPLIES	28.99
89C4-MAR 202	04/01/2025	EXCEL MOUSE PAD RETURN	11-22-00-53100	OFFICE SUPPLIES	17.99-
89C4-MAR 202	04/01/2025	LITHIUM BATTERIES, WIRE BR	11-22-00-53510	EQUIP MAINT SUPPLIES-FIRE DEPT	312.04
89C4-MAR 202	04/01/2025	MISC SUPPLIES	11-22-00-53100	OFFICE SUPPLIES	30.58
89C4-MAR 202	04/01/2025	MISC SUPPLIES	11-22-00-53500	BLDG MAINT SUPPLIES-FIREHOUSE	189.14
89C4-MAR 202	04/01/2025	MISC SUPPLIES	11-22-00-53400	OPERATING SUPPLIES	34.84
89C4-MAR 202	04/01/2025	MISC SUPPLIES-SHIPPING	11-22-00-53120	POSTAGE EXPENSE	8.97
89C4-MAR 202	04/01/2025	MISC SUPPLIES-DISCOUNTS	11-22-00-53990	FIRE MISCELLANEOUS EXP	14.95-
89C4-MAR 202	04/01/2025	TRT HEAVY DUTY LADDER	11-22-00-58110	SPECIALIZED TEAMS EQUIP/SUP	177.00
89C4-MAR 202	04/01/2025	BOAT HOOKPOLE FOR DOCKIN	11-22-00-58500	EQUIPMENT OUTLAY	35.97
89C4-MAR 202	04/01/2025	GLOVE HOLDERS	11-22-00-58100	EMS EQUIPMENT/SUPPLIES	49.94
89C4-MAR 202	04/01/2025	SRT-DIVE LIFT BAGS	11-22-00-58110	SPECIALIZED TEAMS EQUIP/SUP	188.53
89C4-MAR 202	04/01/2025	OVERSIZED WALL CALENDAR	11-22-00-53100	OFFICE SUPPLIES	21.49
89C4-MAR 202	04/01/2025	MISC SUPPLIES	62-00-00-92100	OFFICE SUPPLIES & EXPENSE	35.38
89C4-MAR 202	04/01/2025	MISC SUPPLIES	61-00-00-53100	OFFICE SUPPLIES EXPENSE	35.38
89C4-MAR 202	04/01/2025	MOUSE PAD	62-00-00-92100	OFFICE SUPPLIES & EXPENSE	3.99
89C4-MAR 202	04/01/2025	PC ACCESSORIES	61-00-00-53050	COMPUTER EXPENSE	18.23
89C4-MAR 202	04/01/2025	PC ACCESSORIES	62-00-00-92300	OUTSIDE SERVICES EMPLOYED	18.23
89C4-MAR 202	04/01/2025	PC ACCESSORIES	61-00-00-53050	COMPUTER EXPENSE	44.97
89C4-MAR 202	04/01/2025	PC ACCESSORIES	62-00-00-92300	OUTSIDE SERVICES EMPLOYED	44.96
89C4-MAR 202	04/01/2025	AUX MONITOR CABLE	62-00-00-92300	OUTSIDE SERVICES EMPLOYED	8.41
89C4-MAR 202	04/01/2025	AUX MONITOR CABLE	61-00-00-53050	COMPUTER EXPENSE	8.41
89C4-MAR 202	04/01/2025	LASER LEVEL	62-00-00-93200	MAINTENANCE OF GENERAL PLANT	59.99
89C4-MAR 202	04/01/2025	BAR MAGNETS	11-16-10-53100	CITY HALL OFFICE SUPPLIES	12.59
89C4-MAR 202	04/01/2025	SHORETEL SHOREGEAR PHON	11-15-10-54500	COMPUTER IT SVC & EQUIPMENT	149.42
89C4-MAR 202	04/01/2025	PENTEL GEL PENS	11-15-10-53100	ACCTG OFFICE SUPPLIES	44.16

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
89C4-MAR 202	04/01/2025	LYSOL WIPES	11-16-10-53100 CITY HALL OFFICE SUPPLIES	4.97
89C4-MAR 202	04/01/2025	PROMOTION	11-16-10-53100 CITY HALL OFFICE SUPPLIES	1.46-
89C4-MAR 202	04/01/2025	SHARK VACUUM	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	129.99
89C4-MAR 202	04/01/2025	SHELF ORGANIZER	11-16-10-53100 CITY HALL OFFICE SUPPLIES	17.93
89C4-MAR 202	04/01/2025	EMERGENCY LIGHT BATTERY	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	12.95
89C4-MAR 202	04/01/2025	PLANNER, DOCUMENT SLEEVE	11-12-00-53100 MUNICIPAL CT OFFICE SUPPLIES	18.61
89C4-MAR 202	04/01/2025	GARBAGE CAN LINERS	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	25.73
89C4-MAR 202	04/01/2025	STYLUS PENS-PARKING	42-34-50-53400 OPERATING SUPPLIES-ENFORCEMEN	8.99
89C4-MAR 202	04/01/2025	GEL BUMPERS	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	8.99
89C4-MAR 202	04/01/2025	SHOWER CURTAIN	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	23.98
89C4-MAR 202	04/01/2025	CHAIR SLIDERS	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	17.99
89C4-MAR 202	04/01/2025	CREDIT MEMO-GUITAR	99-00-00-54100 LIBRARY ADULT MATERIALS	104.99-
89C4-MAR 202	04/01/2025	CREDIT MEMO	99-00-00-54150 LIBRARY PROGRAMS	22.49-
89C4-MAR 202	04/01/2025	CREDIT MEMO	99-00-00-54140 LIBRARY NONPRINT MATERIALS	8.00-
89C4-MAR 202	04/01/2025	MISC SUPPLIES	99-00-00-55170 LIBRARY OUTREACH	114.99
89C4-MAR 202	04/01/2025	MISC SUPPLIES	99-00-00-52110 GENERAL ADMIN EXPENSES	19.97
89C4-MAR 202	04/01/2025	ENGRAVED PLATE PICTURE FR	99-00-00-52110 GENERAL ADMIN EXPENSES	13.38
89C4-MAR 202	04/01/2025	INDOOR PIZZA OVEN	99-00-00-54100 LIBRARY ADULT MATERIALS	197.95
89C4-MAR 202	04/01/2025	ACER CHROMEBOOK	99-00-00-55170 LIBRARY OUTREACH	299.99
89C4-MAR 202	04/01/2025	ADULT NON PRINT	99-00-00-54140 LIBRARY NONPRINT MATERIALS	29.99
89C4-MAR 202	04/01/2025	ADULT PRINT	99-00-00-54100 LIBRARY ADULT MATERIALS	64.40
89C4-MAR 202	04/01/2025	MISC SUPPLIES	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	54.35
89C4-MAR 202	04/01/2025	TABLE CLOTHES	99-00-00-52110 GENERAL ADMIN EXPENSES	33.32
89C4-MAR 202	04/01/2025	ADULT MATERIALS	99-00-00-54100 LIBRARY ADULT MATERIALS	453.80
89C4-MAR 202	04/01/2025	ADULT MATERIALS	99-00-00-54100 LIBRARY ADULT MATERIALS	362.26
89C4-MAR 202	04/01/2025	ADULT MATERIALS	99-00-00-54100 LIBRARY ADULT MATERIALS	407.08
89C4-MAR 202	04/01/2025	APPLE IPAD AIR	99-00-00-55140 LIBRARY COMPUTER HARDWARE	951.21
89C4-MAR 202	04/01/2025	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	114.15
89C4-MAR 202	04/01/2025	YOUTH MATERIALS	99-00-00-54110 LIBRARY YOUTH MATERIALS	477.84
89C4-MAR 202	04/01/2025	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	127.78
89C4-MAR 202	04/01/2025	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	46.13
89C4-MAR 202	04/01/2025	YOUTH MATERIALS	99-00-00-54110 LIBRARY YOUTH MATERIALS	8.99
89C4-MAR 202	04/01/2025	ADULT MATERIALS	99-00-00-54100 LIBRARY ADULT MATERIALS	463.34
89C4-MAR 202	04/01/2025	MISC	99-00-00-52110 GENERAL ADMIN EXPENSES	45.26
89C4-MAR 202	04/01/2025	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	12.99
89C4-MAR 202	04/01/2025	ADULT MATERIALS	99-00-00-54100 LIBRARY ADULT MATERIALS	484.36
Total AMAZON CAPITAL SERVICES:				7,115.11
AT&T				
1913960018	04/11/2025	CITY HALL-LINES- .45	11-16-10-52210 CITY HALL TELEPHONE	214.27
1913960018	04/11/2025	POLICE MAIN-LINES- .45	11-21-00-52210 PD TELEPHONE EXPENSE	214.27
1913960018	04/11/2025	COURT MAIN-LINES- .05	11-12-00-52210 MUNICIPAL CT TELEPHONE	23.81
1913960018	04/11/2025	METER-LINES- .05	42-34-50-52210 TELEPHONE EXPENSE	23.81
262248210204	04/13/2025	RIVIERA ELEVATOR	40-55-20-52210 RIVIERA ELEVATOR PHONE EXPENSE	205.13
262248226404	04/13/2025	FIRE DEPT	11-22-00-52210 FIRE TELEPHONE EXPENSE	422.02
262248456704	04/13/2025	POLICE-911 MODEM	11-21-00-52620 PD COMMUNICATION SYS MAINT FEE	427.52
262248471504	04/13/2025	CITY HALL-PORTS	11-16-10-52210 CITY HALL TELEPHONE	422.02
262248491304	04/13/2025	STREET FAX	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	211.01
262248567104	04/13/2025	RIVIERA ELEVATOR	40-55-20-52210 RIVIERA ELEVATOR PHONE EXPENSE	211.01
262249529904	04/16/2025	LIBRARY - 6 LINES	99-00-00-52210 LIBRARY TELEPHONE EXP	163.26
262249529904	04/16/2025	STREET - 1 LINE	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	27.22
262249529904	04/16/2025	COURT FAX	11-12-00-52210 MUNICIPAL CT TELEPHONE	27.22
262249529904	04/16/2025	CITY HALL-ALARM LINES	11-16-10-52210 CITY HALL TELEPHONE	27.22
262249529904	04/16/2025	CEMETERY - 1 LINE	48-00-00-52210 CEM TELEPHONE EXP	27.22
262249529904	04/16/2025	LOWER RIVIERA - 1 LINE	40-55-20-52210 RIVIERA ELEVATOR PHONE EXPENSE	27.22
262249529904	04/16/2025	UPPER RIVIERA - 2 LINES	40-55-10-52210 TELEPHONE EXPENSE	54.43

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
262249529904	04/16/2025	FIRE DEPT - 2 LINES	11-22-00-52210 FIRE TELEPHONE EXPENSE	54.43
262249529904	04/16/2025	POLICE - 3 LINES	11-21-00-52210 PD TELEPHONE EXPENSE	81.63
262R72091104	04/01/2025	911- MARCH	11-21-00-52620 PD COMMUNICATION SYS MAINT FEE	2,600.00
4360621019	04/11/2025	CITY HALL-PORTS- .45	11-16-10-52210 CITY HALL TELEPHONE	320.43
4360621019	04/11/2025	POLICE MAIN-PORTS- .45	11-21-00-52210 PD TELEPHONE EXPENSE	320.43
4360621019	04/11/2025	COURT MAIN-PORTS .05	11-12-00-52210 MUNICIPAL CT TELEPHONE	35.60
4360621019	04/11/2025	METER-PORTS- .05	42-34-50-52210 TELEPHONE EXPENSE	35.60
Total AT&T:				6,176.78
AT&T LONG DISTANCE				
816988240-03	04/04/2025	262-248-8617	61-00-00-53110 TELEPHONE EXPENSE	.14
816988240-03	04/04/2025	262-248-2789	48-00-00-52210 CEM TELEPHONE EXP	21.87
816988240-03	04/04/2025	262-248-6644	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	22.57
816988240-03	04/04/2025	262-248-6075	11-22-00-52210 FIRE TELEPHONE EXPENSE	86.92
816988240-03	04/04/2025	262-248-7228	11-22-00-52210 FIRE TELEPHONE EXPENSE	11.38
816988240-03	04/04/2025	262-249-5282	99-00-00-52210 LIBRARY TELEPHONE EXP	116.29
816988240-03	04/04/2025	262-248-4809	11-21-00-52210 PD TELEPHONE EXPENSE	11.77
Total AT&T LONG DISTANCE:				270.94
AT&T MOBILITY				
287305350776	03/23/2025	CELL- MARCH25	11-22-00-52210 FIRE TELEPHONE EXPENSE	673.90
Total AT&T MOBILITY:				673.90
BENNETT, KARIN				
REFUND-KAY	04/21/2025	REFUND KAYAK WAITING LIST	40-52-10-46755 KAYAK WAITING LIST	5.00
Total BENNETT, KARIN:				5.00
BUCHTA, BREZZY				
04/10/25	04/10/2025	MEALS TRAINING-05/11-05/14/2	11-21-00-53310 PD MEALS & LODGING	189.00
Total BUCHTA, BREZZY:				189.00
CAREY, LISA				
REFUND-KAY	04/21/2025	REFUND KAYAK WAITING LIST	40-52-10-46755 KAYAK WAITING LIST	5.00
Total CAREY, LISA:				5.00
CHARTER COMMUNICATIONS				
152474001042	04/21/2025	INTERNET SVC MAY 2025	11-22-00-52210 FIRE TELEPHONE EXPENSE	119.99
152474201041	04/14/2025	INTERNET SERV.- APR 2025	47-70-00-57155 TOURISM MUNICIPAL DEVELOPMENT	119.99
152474301041	04/14/2025	INTERNET SERV.- APR 2025	11-21-00-52210 PD TELEPHONE EXPENSE	359.99
152474401041	04/14/2025	INTERNET SERV.- APR 2025	11-16-10-52210 CITY HALL TELEPHONE	219.99
Total CHARTER COMMUNICATIONS:				819.96
CITY OF LAKE GENEVA				
WAL CTY SA -	04/14/2025	WAL CTY S/A-MAR 2025	89-00-00-24800 DUE TO CITY-S/A	390.26
Total CITY OF LAKE GENEVA:				390.26
CITY OF LAKE GENEVA POLICE DEPT				
04/29/25	04/29/2025	PETTY CASH-POSTAGE	11-21-00-53120 PD POSTAGE	157.83

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total CITY OF LAKE GENEVA POLICE DEPT:				157.83
CULLIGAN OF BURLINGTON				
394797	04/10/2025	SOLAR SALT- APR 2025	40-55-20-53600 RIV MAINTENANCE SERVICE COSTS	132.00
Total CULLIGAN OF BURLINGTON:				132.00
DE LAGE LANDEN FINANCIAL SERVICES INC				
589910360	04/07/2025	COPIER- MAY 2025	11-22-00-53400 OPERATING SUPPLIES	291.81
Total DE LAGE LANDEN FINANCIAL SERVICES INC:				291.81
DESTINATION GN				
02252025	02/28/2025	COFFEE STATION/BAKED GOO	99-00-00-54150 LIBRARY PROGRAMS	298.84
Total DESTINATION GN:				298.84
ELAN FINANCIAL SERVICES				
1459-MAR202	03/26/2025	ELECTRIC STRIKE 6216 24VDC	11-16-10-52400 CITY HALL BUILDING REPAIRS	1,314.43
1459-MAR202	03/26/2025	50 YEARLY EVENTS-MONTHLY	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	109.00
1459-MAR202	03/26/2025	LASER CHECKS	11-15-10-53100 ACCTG OFFICE SUPPLIES	444.95
1459-MAR202	03/26/2025	BIRD CITY-APPLICATION/RENE	11-70-00-57800 AVIAN COMMITTEE EXPENSES	175.00
1459-MAR202	03/26/2025	OFFICE CHAIR	11-14-10-53990 MAYOR MISC EXPENSE	149.99
1459-MAR202	03/26/2025	ADOBE YEARLY RENEWAL/ BN	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	623.64
1459-MAR202	03/26/2025	NOTARY FEE-JENN	11-15-10-53100 ACCTG OFFICE SUPPLIES	20.00
1459-MAR202	03/26/2025	JOSHUA BOLDT-HOTEL CHARG	11-14-20-53990 CITY ADMIN MISC EXPENSE	116.60
1459-MAR202	03/26/2025	STAMPS	11-00-00-16150 PREPAID POSTAGE METER	148.04
1459-MAR202	03/26/2025	SLING-MONTHLY BILLING	42-34-50-53100 OFFICE SUPPLIES	23.81
1459-MAR202	03/26/2025	LAURA D-NOTARY CERT	11-15-10-53100 ACCTG OFFICE SUPPLIES	20.00
1459-MAR202	03/26/2025	QUICK BOOKS ONLINE-ANNUA	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	378.00
1459-MAR202	03/26/2025	LAURA D-NOTARY BOND	11-15-10-53100 ACCTG OFFICE SUPPLIES	20.00
2474-MARCH2	03/26/2025	VERIZON MONTHLY BILL	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	945.06
2474-MARCH2	03/26/2025	REXS RETIRMENT PARTY	11-10-00-51390 STAFF APPRECIATION	48.99
2474-MARCH2	03/26/2025	SAW BLADE	11-32-10-53500 BLDG MAINT SUPPLIES-STR DEPT	71.26
2474-MARCH2	03/26/2025	SPEED FEED	11-52-01-53400 VETS PARK OPERATING SUPPLIES	114.90
2474-MARCH2	03/26/2025	PRINTER FOR CEMTERY	48-00-00-53400 CEM OPERATING SUPPLIES	399.00
2474-MARCH2	03/26/2025	TONER FOR CEMTERY PRINTE	48-00-00-53400 CEM OPERATING SUPPLIES	97.99
2474-MARCH2	03/26/2025	JOYSTICK SWITCH CONTROLL	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	16.53
2474-MARCH2	03/26/2025	MILWAUKEE LED FLASHLIGHT	11-32-10-53500 BLDG MAINT SUPPLIES-STR DEPT	85.98
2474-MARCH2	03/26/2025	FILING CABINET FOR CEMTER	48-00-00-53400 CEM OPERATING SUPPLIES	168.99
2474-MARCH2	03/26/2025	LEAF TRIMMER FUEL LINE KIT	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	12.99
2474-MARCH2	03/26/2025	SHORT STEM QUARTER	11-52-01-53400 VETS PARK OPERATING SUPPLIES	26.43
2474-MARCH2	03/26/2025	REARVIEW MIRROR	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	39.50
2474-MARCH2	03/26/2025	TOILET SEAT PACK	11-52-01-53400 VETS PARK OPERATING SUPPLIES	149.57
2474-MARCH2	03/26/2025	PRINTER PAPER	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	131.97
2474-MARCH2	03/26/2025	REX'S REIREMENT PARTY	11-10-00-51390 STAFF APPRECIATION	533.18
2474-MARCH2	03/26/2025	OUTLET- VETS PARK	11-52-01-53400 VETS PARK OPERATING SUPPLIES	67.68
2474-MARCH2	03/26/2025	OUTLET COVERS- BREAK ROO	43-32-10-17020 DPW CAPITAL PROJECTS	7.62
2474-MARCH2	03/26/2025	DOORLOCK, SHIM PCK- BREAK	43-32-10-17020 DPW CAPITAL PROJECTS	202.21
2474-MARCH2	03/26/2025	SPLIT LOOM BLACK PACK-BRE	43-32-10-17020 DPW CAPITAL PROJECTS	13.16
2474-MARCH2	03/26/2025	PINE BOARD- BREAK ROOM	43-32-10-17020 DPW CAPITAL PROJECTS	148.34
2474-MARCH2	03/26/2025	STAIN OIL, BRUSHES, BOARDS-	43-32-10-17020 DPW CAPITAL PROJECTS	514.99
2474-MARCH2	03/26/2025	PRIMED BOARDS-BREAK ROO	43-32-10-17020 DPW CAPITAL PROJECTS	87.50
2474-MARCH2	03/26/2025	OUTLET COVERS- BREAK ROO	43-32-10-17020 DPW CAPITAL PROJECTS	22.50
2474-MARCH2	03/26/2025	SEALANT, WAX, POLISH-SHOP	11-32-10-53500 BLDG MAINT SUPPLIES-STR DEPT	126.03
2474-MARCH2	03/26/2025	1" BLADE -	11-32-10-53500 BLDG MAINT SUPPLIES-STR DEPT	17.99

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
2474-MARCH2	03/26/2025	REGIONAL NEWS SUB	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	14.99
4007-MAR202	03/26/2025	FACEBOOK AD	99-00-00-54155 LIBRARY MARKETING	40.00
4007-MAR202	03/26/2025	GOOGLE SUITE	99-00-00-52110 GENERAL ADMIN EXPENSES	115.20
4007-MAR202	03/26/2025	PROGRAM SUPPLIES - AMZ GIF	99-00-00-54150 LIBRARY PROGRAMS	50.00
4007-MAR202	03/26/2025	LIBRARY JOURNAL SUBSCRIPT	99-00-00-54120 LIBRARY MAGAZINES & NEWSPAPER	179.99
4007-MAR202	03/26/2025	LIBRARY APPAREL ORDER	99-00-00-52110 GENERAL ADMIN EXPENSES	31.00
4007-MAR202	03/26/2025	CHAT GPT SUBSCRIPTION	99-00-00-52110 GENERAL ADMIN EXPENSES	20.00
4007-MAR202	03/26/2025	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	43.00
4007-MAR202	03/26/2025	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	129.70
4007-MAR202	03/26/2025	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	25.96
4007-MAR202	03/26/2025	PROGRAM SUPPLIES - ANNIV.	99-00-00-54150 LIBRARY PROGRAMS	571.87
4007-MAR202	03/26/2025	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	48.80
4007-MAR202	03/26/2025	STATE PARK PASSES	99-00-00-54150 LIBRARY PROGRAMS	270.00
4416-MAR 202	03/26/2025	CC FOOD	11-11-00-53310 COUNCIL MEALS & LODGING	24.78
4416-MAR 202	03/26/2025	CC FOOD	11-11-00-53310 COUNCIL MEALS & LODGING	59.75
5921-MAR202	03/26/2025	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	11.39
5921-MAR202	03/26/2025	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	24.66
5921-MAR202	03/26/2025	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	51.75
5921-MAR202	03/26/2025	LIBRARY POSTAGE	99-00-00-53120 LIBRARY POSTAGE	19.02
5921-MAR202	03/26/2025	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	43.44
5921-MAR202	03/26/2025	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	156.39
5921-MAR202	03/26/2025	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	44.81
5921-MAR202	03/26/2025	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	62.03
5921-MAR202	03/26/2025	PROCESSING SUPPLIES	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	65.84
5921-MAR202	03/26/2025	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	131.66
5921-MAR202	03/26/2025	POSTAGE	99-00-00-53120 LIBRARY POSTAGE	23.40
5921-MAR202	03/26/2025	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	176.96
5921-MAR202	03/26/2025	PROGRAM SUPPLIES	99-00-00-54150 LIBRARY PROGRAMS	29.48
7498-MAR202	03/26/2025	HOME DEPOT-ROOF TOP PRO	11-22-00-54100 FIRE TRAINING PAY	15.00
7498-MAR202	03/26/2025	HOME DEPOT-FORCE DOOR (2	11-22-00-54100 FIRE TRAINING PAY	51.66
7498-MAR202	03/26/2025	HOME DEPOT-2840 REPAIR (1"	11-22-00-53510 EQUIP MAINT SUPPLIES-FIRE DEPT	59.26
7498-MAR202	03/26/2025	HOME DEPOT-HUSKY THUMB C	11-22-00-53500 BLDG MAINT SUPPLIES-FIREHOUSE	29.96
7498-MAR202	03/26/2025	HOME DEPOT-E2822 (FLAT WA	11-22-00-53510 EQUIP MAINT SUPPLIES-FIRE DEPT	6.90
7498-MAR202	03/26/2025	IAAI-INVESTIGATION TEAM	11-22-00-58110 SPECIALIZED TEAMS EQUIP/SUP	103.00
7498-MAR202	03/26/2025	AUTOSTOP ELIMINATOR	11-22-00-53510 EQUIP MAINT SUPPLIES-FIRE DEPT	99.99
7498-MAR202	03/26/2025	TAYLOR TINS-LOCKER TAGS	11-22-00-53500 BLDG MAINT SUPPLIES-FIREHOUSE	1,614.00
7498-MAR202	03/26/2025	HOME DEPOT-BLINDS	11-22-00-53500 BLDG MAINT SUPPLIES-FIREHOUSE	353.76
7498-MAR202	03/26/2025	FIRST ARRIVING-WEBSITE MAR	11-22-00-54500 FIRE IT SERVICES	2,990.00
7498-MAR202	03/26/2025	FDIC-PETERS	11-22-00-54100 FIRE TRAINING PAY	730.00
7498-MAR202	03/26/2025	ETSY.COM CREDIT	11-22-00-57360 DONATION PURCHASES	17.00-
Total ELAN FINANCIAL SERVICES:				16,096.22
FROGGATT, JEAN				
04/10/258	04/10/2025	MEALS-TRAINING 5/11-05/14//25	11-21-00-53310 PD MEALS & LODGING	189.00
Total FROGGATT, JEAN:				189.00
GENEVA LAKE CHILDREN'S MUSEUM				
04/04/25	04/28/2025	RIVIERA DEPOSIT REFUND 04/0	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
Total GENEVA LAKE CHILDREN'S MUSEUM:				1,000.00
GENEVA LAKES WOMEN'S ASSOCIATION				
04/25/25	04/30/2025	RIVIERA DEPOSIT REFUND-04/	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total GENEVA LAKES WOMEN'S ASSOCIATION:				1,000.00
HEPHZIBAH FARMS				
BUNNY-04262	01/27/2025	BUNNY PROGRAM-APRIL25	99-00-00-54150 LIBRARY PROGRAMS	250.00
Total HEPHZIBAH FARMS:				250.00
INITIAL DESIGNS				
1550	04/15/2025	APPAREL-SHEPPARD, DETKOW	11-22-00-51380 FIRE DEPT UNIFORMS	2,211.00
Total INITIAL DESIGNS:				2,211.00
JONES, HEATHER				
MAY 2025	05/01/2025	RIVIERA EVENTS COORDINATO	47-00-00-57212 RIVIERA MARKETING COORDINATOR	5,833.34
Total JONES, HEATHER:				5,833.34
KORNAK, EMILY				
KORNAK0429	04/29/2025	REIMB. MARCH-APRIL	99-00-00-52110 GENERAL ADMIN EXPENSES	274.22
Total KORNAK, EMILY:				274.22
KRAJOVIC, MICHAEL W.				
04/30/25	04/30/2025	HILMOOR CONSULTANT-04/30/2	11-62-01-59900 OTHER PROFESSIONAL SERVICES	1,500.00
Total KRAJOVIC, MICHAEL W.:				1,500.00
LAKE GENEVA BID				
WAL CTY-SA M	04/14/2025	WAL CTY S/A MAR 2025	89-00-00-24700 DUE TO BID DISTRICT	3,710.97
Total LAKE GENEVA BID:				3,710.97
LAKE GENEVA JAYCEES				
01/25/25	04/28/2025	RIVIERA DEPOSIT REFUND 01/2	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
Total LAKE GENEVA JAYCEES:				1,000.00
LAUTERBACH & AMEN LLP				
103171	04/04/2025	PROGRESS BILLING AUDIT	11-15-10-52130 INDEPENDENT AUDIT FEES	14,300.00
103171	04/04/2025	AUDIT-2025	61-00-00-52120 ACCTG CONSULTANT REES/AUDITING	6,825.00
103171	04/04/2025	AUDIT-2025	62-00-00-92300 OUTSIDE SERVICES EMPLOYED	6,825.00
103171	04/04/2025	BID AUDIT-2025	11-00-00-13910 A/R BILL OUTS	1,000.00
Total LAUTERBACH & AMEN LLP:				28,950.00
MUTUAL OF OMAHA				
001880328843	04/28/2025	ACC-MAY 2025	11-00-00-21564 ACCID INS DEDUCTIONS	594.18
001880328843	04/28/2025	LTD-MAY 2025	11-00-00-21555 LT DISABILITY INS PAYABLE	2,173.42
001880328843	04/28/2025	STD-MAY 2025	11-00-00-21562 ST DISABILITY DEDUCTIONS	1,779.00
Total MUTUAL OF OMAHA:				4,546.60
NELSON, BRANDI				
04/14/25	04/14/2025	MEALS-TRAINING 04/24-04/25/2	11-21-00-53310 PD MEALS & LODGING	38.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total NELSON, BRANDI:				38.00
REHORST, JASON D				
REHORST-041	04/17/2025	PALEONTHOLOGICAL HISTORY	99-00-00-54150 LIBRARY PROGRAMS	300.00
Total REHORST, JASON D:				300.00
RODRIGUEZ, XENIA				
04/10/25	04/10/2025	MEALS-TRAINING 05/05-05/08/2	11-21-00-53310 PD MEALS & LODGING	189.00
Total RODRIGUEZ, XENIA:				189.00
SCHMITZ READY MIX INC				
1163009-IN	04/23/2025	STORM DRAIN REPAIR	11-32-15-54500 STORM SEWER MAINTENANCE	1,378.08
Total SCHMITZ READY MIX INC:				1,378.08
SEIVERT, JENN				
03/01/25	04/28/2025	RIVIERA DEPOSIT REFUND 03/0	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
Total SEIVERT, JENN:				1,000.00
TOTTEN, TIMOTHY BRIAN				
TOTTEN-4172	04/17/2025	APPRENTICE TO GENIUS	99-00-00-54150 LIBRARY PROGRAMS	175.00
Total TOTTEN, TIMOTHY BRIAN:				175.00
US CELLULAR				
0723169769	04/12/2025	HARBORMASTER CELL	40-55-10-52210 TELEPHONE EXPENSE	51.01
0723169769	04/12/2025	ADMINISTRATOR CELL	11-16-10-52210 CITY HALL TELEPHONE	52.50
0723169769	04/12/2025	BUILDING INSPECTOR CELL	11-24-00-52620 TELEPHONE EXPENSE	19.61
0723169769	04/12/2025	BEACH CELL	40-54-10-52210 BEACH TELEPHONE	17.51
0723169769	04/12/2025	RIVIERA CELL-HEATHER	47-70-00-57155 TOURISM MUNICIPAL DEVELOPMENT	60.75
0723169769	04/12/2025	PARKING CELL #1	42-34-50-52210 TELEPHONE EXPENSE	40.68
0723169769	04/12/2025	PARKING CELL #2	42-34-50-52210 TELEPHONE EXPENSE	42.53
0723169769	04/12/2025	CITY MAINTENANCE CELL	11-16-10-52210 CITY HALL TELEPHONE	40.21
0723169769	04/12/2025	PARKING SUPERVISOR CELL	42-34-50-52210 TELEPHONE EXPENSE	17.51
0723169769	04/12/2025	CITY CLERK CELL	11-16-10-52210 CITY HALL TELEPHONE	53.00
0723169769	04/12/2025	PARKS SUPERINTENDENT	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	46.00
0723169769	04/12/2025	CEMETERY CELL	48-00-00-52210 CEM TELEPHONE EXP	18.01
0723169769	04/12/2025	STREET DIRECTOR (TOM) CEL	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	47.50
0723169769	04/12/2025	STREET FOREMAN (NEIL) CELL	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	53.00
0723169769	04/12/2025	STREET FOREMAN (BRETT) CE	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	18.01
0723169769	04/12/2025	ARBORIST (JON) CELL	11-32-10-52210 ST DEPT TELEPHONE EXPENSE	22.51
0723169769	04/12/2025	PARKING MANAGER CELL	42-34-50-52210 TELEPHONE EXPENSE	17.51
Total US CELLULAR:				617.85
WE ENERGIES				
5433708787	04/09/2025	LIBRARY RESTROOMS	99-00-00-52220 LIBRARY UTILITIES	107.85
5433743689	04/09/2025	STORAGE IMPOUND BLDG	11-22-00-52240 FIREHOUSE GAS HEAT	25.78
5433743689	04/09/2025	STORAGE IMPOUND BLDG	11-21-00-52220 POLICE IMPOUND BLDG ELECTRIC	25.78
5433840182	04/09/2025	UNIT A RESTROOMS	11-52-00-52240 PARKS GAS HEAT	71.63
5444572496	04/17/2025	CITY HALL GAS/HEAT	11-16-10-52240 CITY HALL GAS HEAT	879.24
5444572496	04/17/2025	FIREHOUSE GAS/HEAT	11-22-00-52240 FIREHOUSE GAS HEAT	563.88
5444572496	04/17/2025	UPPER RIVIERA GAS/HEAT	40-55-10-52240 UPPER RIVIERA GAS HEAT	309.65

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
5444572496	04/17/2025	HOST DRIVE WATER TOWER	11-22-00-52240 FIREHOUSE GAS HEAT	159.34
5444572496	04/17/2025	MUSEUM GAS/HEAT	11-51-10-52240 MUSEUM-GAS HEAT	535.27
5444572496	04/17/2025	1055 CAREY ST BUILDING	11-32-10-52240 ST DEPT BLDG GAS HEAT	316.12
5444572496	04/17/2025	1065 CAREY ST BUILDING	11-32-10-52240 ST DEPT BLDG GAS HEAT	677.91
5444572496	04/17/2025	1070 CAREY ST BUILDING	11-32-10-52240 ST DEPT BLDG GAS HEAT	285.54
5444572496	04/17/2025	VETS PARK GAS/HEAT	11-52-01-52240 VETS PARK GAS HEAT	97.40
5444572496	04/17/2025	CEMETERY GAS/HEAT	48-00-00-52240 CEM GAS HEAT EXP	102.22
Total WE ENERGIES:				4,157.61
WILMOT HIGH SCHOOL				
04/26/25	04/30/2025	RIVIERA DEPOSIT REFUND-04/	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
04/26/25	04/30/2025	LESS LINEN CHARGES 04/26/25	40-55-10-46740 UPPER RIVIERA REVENUE	242.84-
Total WILMOT HIGH SCHOOL:				757.16
WISDOT SMART MV1				
1FM5K8AB7M	04/29/2025	1FM5K8AB7MGB04816 LICENS	42-34-50-53510 VEHICLE/EQUIPMENT MAINT	5.00
1FM5K8AC6S	04/29/2025	1FM5K8AC6SGB69405	50-22-00-58000 FIRE EQUIPMENT PURCHASES	169.50
Total WISDOT SMART MV1:				174.50
Grand Totals:				93,046.10

Dated: _____

Mayor: _____

City Council: _____

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City Recorder: _____

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Paid and unpaid invoices included.
Invoice.Batch = "04152025","04222025","04252025","04282025","04292025","05022025"

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Only unpaid invoices included.
Invoice.Batch = "05072025","05072025A"
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
ADAMS PLUMBING LLC				
200423	04/22/2025	RUN GASS LINE AND REPLACE	43-32-10-17020 DPW CAPITAL PROJECTS	1,411.56
Total ADAMS PLUMBING LLC:				1,411.56
ALL OUT TRUCKING LLC				
1279	03/13/2025	SNOW REMOVAL	11-32-12-52200 CONTRACT HAULING SERVICES	5,760.00
Total ALL OUT TRUCKING LLC:				5,760.00
ALL PRO CLEANING SYSTEMS				
4468	04/15/2025	6X WEEK CLEANING MARCH-24	99-00-00-53600 LIBRARY BLDG MAINT SERVICES	2,990.00
Total ALL PRO CLEANING SYSTEMS:				2,990.00
ALTERNATIVE MACHINE TOOL LLC				
134682	04/15/2025	SHIMS	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	92.14
Total ALTERNATIVE MACHINE TOOL LLC:				92.14
ASPINALL, NEAL				
257739	04/11/2025	NEW SIGN W/LOGO	48-00-00-52500 CEM EQUIP MAINT/REPAIRS	500.00
Total ASPINALL, NEAL:				500.00
ASSOCIATED APPRAISAL CONSULTANTS INC				
179603	04/01/2025	APR 2025 ASSESSMENT SVC	11-15-40-52100 ASSESSOR CONTRACTED SERVICES	3,645.83
Total ASSOCIATED APPRAISAL CONSULTANTS INC:				3,645.83
AURORA MEDICAL GROUP				
600005947	03/30/2025	BLDG INSPECTOR PRE EMPLO	11-24-00-53350 OTHER PROFESSIONAL FEES	111.00
Total AURORA MEDICAL GROUP:				111.00
AURORA QUICK CARE LLC				
238-CI0000789	04/14/2025	EMP CLINIC MAR 2025	11-10-20-51320 HEALTH AND DENTAL ADMIN CHGS	2,700.00
Total AURORA QUICK CARE LLC:				2,700.00
BATZNER PEST CONTROL				
76150505	04/18/2025	PEST CONTROL-APRIL	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	65.00
Total BATZNER PEST CONTROL:				65.00
BROOKS TRACTOR INC				
M84343	04/10/2025	HINGE,SCREWS, LOCK NUTS	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	47.42

Invoice Number	Invoice Date	Description	GL Account and Title		Net Invoice Amount
Total BROOKS TRACTOR INC:					47.42
CINTAS FIRST AID & SAFETY					
5266814106	04/28/2025	FIRST AID CABINET RESTOCK	11-32-10-53900	FIRST AID AND SAFETY SUPPLIES	134.87
Total CINTAS FIRST AID & SAFETY:					134.87
CIVICPLUS LLC					
332508	03/31/2025	CIVIC CLERK 2025	11-14-30-53820	LICENSE/SUPPORT EXPENSE	3,093.34
Total CIVICPLUS LLC:					3,093.34
COLUMN SOFTWARE PBC					
C2330076-003	03/21/2025	PUB TEST NOTICE APRIL 2025-	11-14-30-53110	BALLOTS/OTHER ELECTION EXPENSE	9.08
C2330076-003	03/21/2025	PUB TEST NOTICE-APRIL 2025-	11-00-00-13910	A/R BILL OUTS	81.27
C2330076-003	03/21/2025	COUNCIL MINUTES 02.10.2025	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	119.01
C2330076-003	03/21/2025	COUNCIL MINUTES 02.24.2025	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	97.93
C2330076-003	03/21/2025	COUNCIL MINUTES 03.10.2025	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	167.89
C2330076-003	04/04/2025	BOR NOTICE	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	141.76
C2330076-004	04/10/2025	ORD 25-01 PUB	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	17.02
C2330076-004	04/17/2025	CC MIN 03.19-1	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	237.85
C2330076-004	04/17/2025	CC MIN 03.19-2	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	58.32
C2330076-004	04/17/2025	CC MIN 03.31	11-10-00-53140	OFFICIAL PUBLICATIONS & NOTICE	64.22
Total COLUMN SOFTWARE PBC:					994.35
DAVID ELLIOTT TRUCKING LLC					
196A	04/22/2025	JOHN DEER LOADER TO BRO	11-32-10-52500	ST DEPT EQUIPMENT REPAIRS	600.00
196B	04/22/2025	JOHN DEER LOADER TO SHOP	11-32-10-52500	ST DEPT EQUIPMENT REPAIRS	600.00
Total DAVID ELLIOTT TRUCKING LLC:					1,200.00
DOWN TO EARTH CONTRACTORS INC					
8556	04/14/2025	EXCAVATE AND INSTALL NEW 2	11-32-15-54500	STORM SEWER MAINTENANCE	4,189.00
Total DOWN TO EARTH CONTRACTORS INC:					4,189.00
DUNN LUMBER					
1992688	04/14/2025	STRETCH CORD	11-32-10-53500	BLDG MAINT SUPPLIES-STR DEPT	18.95
1995441	04/16/2025	NUTS AND BOLTS	11-32-10-53400	OPERATING SUPPLIES-STREET DEPT	5.10
1995572	04/16/2025	SIGN LETTERS	11-32-10-53400	OPERATING SUPPLIES-STREET DEPT	33.91
1995775	04/16/2025	NUTS AND BOLTS - BRINE TAN	11-32-12-53400	OPERATING SUPPLIES-SNOW & ICE	14.53
1995857	04/16/2025	NUTS AND BOLTS, DRILL BIT-B	40-54-10-53520	BEACH MAINTENANCE SUPPLIES	10.01
1996214	04/17/2025	WEDGE/HATCH LINK HANDLE,	11-52-00-53400	PARKS OPERATING SUPPLIES	48.38
2000769	04/23/2025	CLEANOUT W/PLUG	11-32-10-53400	OPERATING SUPPLIES-STREET DEPT	21.37
2000851	04/23/2025	DWV COUPLING	11-32-10-53400	OPERATING SUPPLIES-STREET DEPT	3.98
2003194	04/25/2025	SAW BLADE, STORAGE SCREW	48-00-00-53400	CEM OPERATING SUPPLIES	50.47
Total DUNN LUMBER:					206.70
ELKHORN NAPA AUTO PARTS					
362821	04/10/2025	BACK RACK, LIGHT BRACKET	11-32-10-53400	OPERATING SUPPLIES-STREET DEPT	622.99
364465	04/28/2025	OIL FILTER #53	11-32-10-53400	OPERATING SUPPLIES-STREET DEPT	11.38
Total ELKHORN NAPA AUTO PARTS:					634.37

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
ESSENCE SOUND HEALING				
SOUNDHEALI	04/17/2025	SOUND BATH	99-00-00-54150 LIBRARY PROGRAMS	120.00
Total ESSENCE SOUND HEALING:				120.00
FAIRWYN SB INC				
1545 CENTER	04/29/2025	DEVELOPER PYMT-1545 CENT	11-00-00-23540 DEVELOPER DEPOSITS	3,500.00
1770 RIDGWA	04/29/2025	DEVELOPER PYMT-1770 RIDG	11-00-00-23540 DEVELOPER DEPOSITS	3,500.00
Total FAIRWYN SB INC:				7,000.00
FERTILIZER DEALER SUPPLY				
1969920	04/09/2025	HOUSING GASKET, SEAL ASSY	11-52-00-53520 GROUNDS MAINT SUPPLIES	304.86
1972573	04/15/2025	MINI TRAK COLLECTOR HEAD	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	41.00
1978551	04/26/2025	MINI TRAK COLLECTOR HEAD	11-52-00-53620 GROUNDS FERTILIZER/WEED CONTR	29.00
Total FERTILIZER DEALER SUPPLY:				374.86
GAPPA SECURITY SOLUTIONS				
31529	04/11/2025	DEADBOLT, SINGLE CYLINDER	11-52-00-52410 BLDG MAINT&REPAIR-PARKS	561.45
Total GAPPA SECURITY SOLUTIONS:				561.45
GENERAL CODE				
PG000040801	03/31/2025	2024 ORDINANCE CODIFICATIO	11-14-30-52180 MUNICIPAL CODIFICATION	3,062.00
Total GENERAL CODE:				3,062.00
GENEVA LAKE ENVIRONMENTAL AGCY				
MAY2025	05/01/2025	MAY PAYMENT 2025	40-54-10-57300 GLAKE ENVIRONMENTAL AGENCY	11,250.00
Total GENEVA LAKE ENVIRONMENTAL AGCY:				11,250.00
GFC LEASING-WI				
I01012194	04/16/2025	COPIER RICOH- APRIL 25	99-00-00-55320 LIBRARY EQUIP LEASES & MAINT	247.81
Total GFC LEASING-WI:				247.81
GIRAFFE ELECTRIC II INC				
25-0158	04/10/2025	DISCONNECTED OLD WIRING T	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	1,311.00
Total GIRAFFE ELECTRIC II INC:				1,311.00
GRAINGER				
9468729240	04/10/2025	TOOL BOX NEILS TRUCK	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	744.59
Total GRAINGER:				744.59
GRAYS INC				
39133	04/11/2025	BOLTS AND NUTS	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	25.05
Total GRAYS INC:				25.05
HUMPHREYS CONTRACTING LLC				
04/15/2025	04/15/2025	DONIAN CONCRETE PADS	43-32-10-17020 DPW CAPITAL PROJECTS	9,975.00
4/15/2025	04/15/2025	CONCRETE REMOVAL-TREES	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	1,235.00
4/15/25	04/15/2025	REMOVAL/INSTALLATION OF C	11-32-10-52700 SIDEWALK REPAIRS	19,100.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total HUMPHREYS CONTRACTING LLC:				30,310.00
INGRAM BOOK COMPANY				
87502071	04/08/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.57
87502071	04/08/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	11.47
87502072	04/08/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	4.71
87502072	04/08/2025	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	36.05
87569738	04/11/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	85.79
87569738	04/11/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	9.74
87569739	04/11/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.57
87569739	04/11/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	15.62
87569740	04/11/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	4.71
87569740	04/11/2025	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	45.26
87569741	04/11/2025	ADULT BOOK	99-00-00-54100 LIBRARY ADULT MATERIALS	50.21
87569741	04/11/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	2.73
87580135	04/11/2025	ADULT BOOK	99-00-00-54100 LIBRARY ADULT MATERIALS	22.79
87580135	04/11/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	2.31
87580136	04/11/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	27.00
87580136	04/11/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	2.31
87673315	04/17/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	2.89
87673315	04/17/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	13.96
87673316	04/17/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	18.62
87673316	04/17/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.57
87673317	04/17/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.57
87673317	04/17/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	34.95
87673318	04/17/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.57
87673318	04/17/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	17.69
87673319	04/17/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	4.21
87673319	04/17/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	37.09
87673320	04/17/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	9.42
87673320	04/17/2025	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	68.47
87673321	04/17/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	17.77
87673321	04/17/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	214.45
87680382	04/17/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	.83
87680382	04/17/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	32.05
87680383	04/17/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	10.56
87680383	04/17/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	81.93
87754785	04/22/2025	ADULT BOOK	99-00-00-54100 LIBRARY ADULT MATERIALS	49.95
87754785	04/22/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.57
87754786	04/22/2025	ADULT BOOK	99-00-00-54100 LIBRARY ADULT MATERIALS	12.70
87754786	04/22/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	2.31
87810797	04/25/2025	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	27.43
87810797	04/25/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	4.71
87810798	04/25/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	2.89
87810798	04/25/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	18.66
87810799	04/25/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	21.05
87810799	04/25/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	1.82
87810800	04/25/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	8.67
87810800	04/25/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	50.53
87810801	04/25/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	6.28
87810801	04/25/2025	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	43.18
87810802	04/25/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	14.13
87810802	04/25/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	162.18
87810803	04/25/2025	MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	2.64
87810803	04/25/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	18.04
87810804	04/25/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	262.03

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
87810804	04/25/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	25.19
87810805	04/25/2025	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	234.03
87810805	04/25/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	23.14
87810806	04/25/2025	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	14.97
87810806	04/25/2025	PROCESSING MATERIALS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	2.31
Total INGRAM BOOK COMPANY:				1,903.85
ITU ABSORBTECH INC				
8517185	04/11/2025	MAT SERVICE-RIV	40-55-10-53600 UPPER RIVIERA MAINTENANCE	79.54
8524712	04/25/2025	MAT SERVICE	11-32-10-53600 ST DEPT BLDG MAINT SERV COSTS	99.71
Total ITU ABSORBTECH INC:				179.25
JERRY WILLKOMM INC				
318359	04/10/2025	1200 GAL GASOLINE	11-32-10-53410 VEHICLE-FUEL & OIL	3,550.80
Total JERRY WILLKOMM INC:				3,550.80
JOHNSON'S NURSERY				
MO-22342-1	04/21/2025	TREES	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	895.00
Total JOHNSON'S NURSERY:				895.00
KAESTNER AUTO ELECTRIC CO				
442457	04/09/2025	ARM GREEN ARROWS	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	313.54
442921	04/26/2025	FLAGS	11-34-10-53940 STREET DECORATIONS	319.98
Total KAESTNER AUTO ELECTRIC CO:				633.52
KAPUR & ASSOCIATES INC				
131328	03/25/2025	GIS UPDATES	11-30-00-52160 CITY ENGINEERING FEES	847.50
131329	04/09/2025	LAGOON DREDGING	43-40-00-17015 LAKEFRONT CAPITAL PROJECTS	238.00
131556	04/03/2025	SIDEWALK ASSESMENT -STR I	43-32-10-17010 STREET IMP PROGRAM	1,776.00
131557	04/03/2025	BASKETBALL AND TENNIS UPD	43-52-00-53000 PARKS AND REC CAPITAL PROJECTS	708.45
131559	04/03/2025	DESIGN BROAD SET UP, ALLEY	43-32-10-17010 STREET IMP PROGRAM	9,012.00
131560	04/03/2025	MEETINGS	11-30-00-52160 CITY ENGINEERING FEES	270.00
131561	04/03/2025	SPEED LIMIT STUDY HWY 50	11-30-00-52160 CITY ENGINEERING FEES	67.50
131562	04/03/2025	SISP APPLICATION TOWNLINE	11-30-00-52160 CITY ENGINEERING FEES	313.50
131563	04/03/2025	BOAT TRAILER PARKING LOT S	11-30-00-52160 CITY ENGINEERING FEES	357.00
131701	04/09/2025	SOUTH STREET CROSSWALKS	11-30-00-52160 CITY ENGINEERING FEES	616.00
Total KAPUR & ASSOCIATES INC:				14,205.95
KRAUSE, TODD				
KRAUSE04112	04/11/2025	LUNCH WITH DNR	11-14-10-53310 MAYOR MEALS,LODGING,ETC	30.07
Total KRAUSE, TODD:				30.07
LAKE GENEVA UTILITY				
1545 CENTER	04/03/2025	1545 CENTER ST	45-00-00-24520 WATER IMPACT FEES	2,530.00
1545 CENTER	04/03/2025	1545 CENTER ST	45-00-00-24530 SEWER IMPACT FEES	4,103.00
1760 MONTE	04/03/2025	1760 MONTE VISTA DR	45-00-00-24520 WATER IMPACT FEES	1,690.00
1760 MONTE	04/03/2025	1760 MONTE VISTA DR	45-00-00-24530 SEWER IMPACT FEES	1,865.00
1770 RIDGEW	04/01/2025	1770 RIDGEWAY PT	45-00-00-24520 WATER IMPACT FEES	2,530.00
1770 RIDGEW	04/01/2025	1770 RIDGEWAY PT	45-00-00-24530 SEWER IMPACT FEES	4,103.00
408 EVAN DR	04/07/2025	408 EVAN DR	45-00-00-24520 WATER IMPACT FEES	2,530.00

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408 EVAN DR	04/07/2025	408 EVAN DR	45-00-00-24530 SEWER IMPACT FEES	4,103.00
921 PLATT AV	01/09/2025	921 PLATT AVE	45-00-00-24520 WATER IMPACT FEES	2,530.00
921 PLATT AV	01/09/2025	921 PLATT AVE	45-00-00-24530 SEWER IMPACT FEES	4,103.00
SAGE ST/ZA50	04/22/2025	SAGE ST_ZA500200003	45-00-00-24520 WATER IMPACT FEES	2,530.00
SAGE ST/ZA50	04/22/2025	SAGE ST_ZA500200003	45-00-00-24530 SEWER IMPACT FEES	4,103.00
Total LAKE GENEVA UTILITY:				36,720.00
LARRY'S TOWING & RECOVERY				
10176	04/12/2025	TOWING-BIKE TRICREK	11-34-10-52900 CAR TOWING	100.00
10177	04/14/2025	TOWING-BLACK RAM	11-34-10-52900 CAR TOWING	200.00
Total LARRY'S TOWING & RECOVERY:				300.00
MACCARB INC				
INV244746	05/01/2025	CO2 RENTAL	40-55-20-53500 BLDG MAINT SUPPLIES-LOWER RIV	455.94
Total MACCARB INC:				455.94
MAIELLA, CAROL E.				
BJ539222-5	04/11/2025	REFUND	11-12-00-22220 COURT DEPOSITS PAYABLE	206.50
Total MAIELLA, CAROL E.:				206.50
MARED MECHANICAL				
CTRCT-INV000	04/21/2025	APRIL HVAC INSPECTION	11-51-10-52400 MUSEUM-MAINTENANCE & REPAIRS	675.00
CTRCT-INV000	04/21/2025	APRIL HVAC INSPECTION	11-16-10-53600 CITY HALL MAINT SERVICE COSTS	978.00
SV-INV005246	04/15/2025	BOILER CONTROLLER -FIX	11-16-10-52400 CITY HALL BUILDING REPAIRS	986.00
Total MARED MECHANICAL:				2,639.00
MGT OF AMERICA CONSULTING				
MGT36732	04/29/2025	INTERIM ADMIN HOURS AND T	11-14-20-51100 CITY ADMINISTRATOR SALARY	13,843.44
Total MGT OF AMERICA CONSULTING:				13,843.44
MIDWEST TAPE LLC				
507039064	04/16/2025	AUDIO BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	41.98
507074504	04/23/2025	AUDIO BOOKS/ PROCESSING C	99-00-00-54100 LIBRARY ADULT MATERIALS	256.88
Total MIDWEST TAPE LLC:				298.86
MILLER-BRADFORD & RISBERG INC				
W1487102	04/10/2025	WINDOW REPAIR	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	635.60
Total MILLER-BRADFORD & RISBERG INC:				635.60
NORTHWIND PERENNIAL FARM				
11319	04/24/2025	SPRING CLEANUP APRIL 2025	99-00-00-53600 LIBRARY BLDG MAINT SERVICES	1,215.00
Total NORTHWIND PERENNIAL FARM:				1,215.00
NUNES, LEILA JOYCE				
04222025	04/22/2025	REFUND DUE TO OVERPAYME	42-34-50-46330 PARKING STALL COLLECTIONS	9.75
Total NUNES, LEILA JOYCE:				9.75

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
OFFICE PRO INC				
714201-0	04/29/2025	UPPER HOSE	40-55-20-53500 BLDG MAINT SUPPLIES-LOWER RIV	12.39
729702-0	04/24/2025	SOAP, MOP, FRAME, HANDLE	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	138.19
Total OFFICE PRO INC:				150.58
OTIS ELEVATOR COMPANY				
100401891296	04/16/2025	MAINTEANCE SERVICE - 4/1/25-	40-55-10-53600 UPPER RIVIERA MAINTENANCE	2,113.80
Total OTIS ELEVATOR COMPANY:				2,113.80
PATS SERVICES INC				
A-279931	04/11/2025	PORT A POTTY OAK HILL	48-00-00-52260 CEM WATER/SEWER EXP	270.00
Total PATS SERVICES INC:				270.00
PFI FASHIONS INC				
115567	04/16/2025	PARKING UNIFORMS -NIKE POL	42-34-50-51380 PARKING UNIFORMS	177.36
Total PFI FASHIONS INC:				177.36
PLAYAWAY PRODUCTS LLC				
497568	04/24/2025	YOUTH BOOK	99-00-00-54110 LIBRARY YOUTH MATERIALS	3.98
Total PLAYAWAY PRODUCTS LLC:				3.98
POTTERS INDUSTRIES LLC				
91449617	04/09/2025	HWY MARKING SPHERES	11-34-10-53700 MARKING PAINT	1,000.00
Total POTTERS INDUSTRIES LLC:				1,000.00
QUILL LLC				
43717105	04/14/2025	COPY PAPER-QTY 3	99-00-00-53100 LIBRARY OFFICE SUPPLIES	125.13
43717105	04/14/2025	NAPKINS	99-00-00-53500 LIBRARY MAINT SUPPLIES	37.40
Total QUILL LLC:				162.53
R.N.O.W. INC				
2025-74820	04/22/2025	BROOM SPRING, CONTURA SW	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	359.66
2025-74869	04/28/2025	UTILITY WORKLIGHT	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	167.86
Total R.N.O.W. INC:				527.52
RHYME BUSINESS PRODUCTS				
39045768	04/21/2025	B&Z SHARP COPIER	11-24-00-53100 BLDG INSPECTOR OFFICE SUPPLIES	117.41
39045768	04/21/2025	BLK IMG OVG - 1/16/25 - 4/15/25	11-24-00-53100 BLDG INSPECTOR OFFICE SUPPLIES	138.77
Total RHYME BUSINESS PRODUCTS:				256.18
SCHMIDT CUSTOM FLOORS				
031152	03/13/2025	RIVIERA FLOOR-BUFF COAT	40-55-10-53600 UPPER RIVIERA MAINTENANCE	4,200.00
Total SCHMIDT CUSTOM FLOORS:				4,200.00
SERWE IMPLEMENT MUNICIPAL SALES CO LLC				
11732	11/24/2024	WIRELESS HEADSETS	11-32-10-53450 SAFETY GRANT EXPENDITURES	1,500.00
11732	11/24/2024	WIRELESS HEADSETS	11-32-15-54500 STORM SEWER MAINTENANCE	1,008.63

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total SERWE IMPLEMENT MUNICIPAL SALES CO LLC:				2,508.63
STATELINE SURFACE SOLUTIONS				
590	04/14/2025	BRK RM FLOORS-BRK RM PRO	43-32-10-17020 DPW CAPITAL PROJECTS	7,780.00
591	04/14/2025	WEST END RSTRMS-LIONS DE	43-52-00-53000 PARKS AND REC CAPITAL PROJECTS	5,980.00
Total STATELINE SURFACE SOLUTIONS:				13,760.00
T2 SYSTEMS INC				
INVRMA00000	04/16/2025	UPSAFETY REPAIR, HANDHELD	42-34-50-53400 OPERATING SUPPLIES-ENFORCEMEN	275.62
Total T2 SYSTEMS INC:				275.62
THE PENWORTHY COMPANY LLC				
0606313-IN	03/06/2025	STEM KITS	99-00-00-54110 LIBRARY YOUTH MATERIALS	165.95
Total THE PENWORTHY COMPANY LLC:				165.95
THE STARK COLLECTION AGENCY INC				
28730	01/31/2025	COLLECTION FEES-JAN	42-34-50-52160 CALE CC AND COLLEC FEES	1,144.50
29016	02/28/2025	COLLECTION FEES-FEB2025	42-34-50-52160 CALE CC AND COLLEC FEES	2,869.35
29307	03/31/2025	COLLECTION FEES-MARCH202	42-34-50-52160 CALE CC AND COLLEC FEES	1,920.50
Total THE STARK COLLECTION AGENCY INC:				5,934.35
TOTAL PARKING SOLUTIONS INC				
107232	03/04/2025	CMS MONITORING MARCH 202	42-34-50-54500 SUPPORT CONTRACTS	3,445.00
107314	04/17/2025	PAY BY TEXT CONTRACTS JAN,	42-34-50-54500 SUPPORT CONTRACTS	1,721.30
107334	04/28/2025	CMS MONITORING JUNE	42-34-50-54500 SUPPORT CONTRACTS	3,710.00
TOTAL PARKING SOLUTIONS INC:				8,876.30
VANDEWALLE & ASSOCIATES INC				
202504063	04/17/2025	CITY ZONING	11-69-30-52180 ZONING CODES	6,700.12
202504063	04/17/2025	COST RECOVERY	11-00-00-13910 A/R BILL OUTS	4,000.00
Total VANDEWALLE & ASSOCIATES INC:				10,700.12
VERMEER WISCONSIN INC				
20291910	04/16/2025	CUTTER, PCKET-STANDARD	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	698.50
Total VERMEER WISCONSIN INC:				698.50
VISIT LAKE GENEVA				
FEB2025	04/14/2025	REIMB-ICE SCULPTURES 2025	47-70-00-57150 PROMOTIONAL GRANT	10,369.80
Total VISIT LAKE GENEVA:				10,369.80
WI DEPARTMENT OF TRANSPORTATION				
395-00003902	04/01/2025	W MAIN ST	43-32-10-17010 STREET IMP PROGRAM	4,642.95
395-00003902	04/01/2025	C LAKE GENEVA, MAIN ST	43-32-10-17010 STREET IMP PROGRAM	3,930.78
Total WI DEPARTMENT OF TRANSPORTATION:				8,573.73
WINTER EQUIPMENT COMPANY INC				
IV61052	11/27/2024	PLOW GUARDS	11-32-12-53510 EQUIP MAINT SUPPL-SNOW & ICE	1,962.38

Invoice Number	Invoice Date	Description	GL Account and Title		Net Invoice Amount
Total WINTER EQUIPMENT COMPANY INC:					1,962.38
WISCONSIN HISTORICAL SOCIETY					
245-00000016	04/04/2025	ARCHAELOGY SERVICES -MOT	11-70-00-57200	HISTORIC PRESERVATION	2,126.90
Total WISCONSIN HISTORICAL SOCIETY:					2,126.90
WITTE SUPPLY COMPANY					
163087	04/10/2025	TOPSOIL	11-32-13-54300	TREE & BRUSH OPER SUPPLIES	773.50
163495	04/16/2025	PULVERIZED TOPSOIL	11-52-00-53520	GROUNDS MAINT SUPPLIES	645.00
163543	04/16/2025	PULVERIZED TOPSOIL	48-00-00-53400	CEM OPERATING SUPPLIES	645.00
163855	04/21/2025	GRASS SEED	11-52-00-53520	GROUNDS MAINT SUPPLIES	224.00
164076	04/24/2025	PULVERIZED TOPSOIL	11-32-13-54300	TREE & BRUSH OPER SUPPLIES	645.00
Total WITTE SUPPLY COMPANY:					2,932.50
YMCA					
MAY2025	05/01/2025	BIMONTHLY PMT MAY/JUNE	11-70-00-57600	YMCA-YOUTH ATHLETIC PROGRAM	10,609.00
Total YMCA:					10,609.00
ZUCKERBERG, BENJAMIN					
ZUCKERBERG	04/10/2025	HONORARIUM FOR MIGRATOR	11-70-00-57800	AVIAN COMMITTEE EXPENSES	500.00
Total ZUCKERBERG, BENJAMIN:					500.00
Grand Totals:					249,360.60

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 = "05072025","05072025A"
Invoice Detail.GL account (2 Characters) = {<>} "61"
Invoice Detail.GL account (2 Characters) = {<>} "62"

2025 JOINT & CRACK CLEANING & SEALING BID

2025 Joint & Crack Cleaning & Sealing was budgeted in the amount of $56,000. Public Works received two bidders for project 2025-04: Thunder Road and Fahrner Asphalt Sealers.

Bid results were Thunder Road in the amount of $40,100 and Fahrner Asphalt Sealers in the amount of $31,056. Public Works recommends Fahrner Asphalt Sealers as it was the lowest bid received. Fahrner has done work for the city for many years with great success.

Best regards,

Neil Waswo Public Works Superintendent

2025-04 DPW Joint and Crack Filling		
Bid Opening Wednesday, April 16, 2025 at 10:00 am		
City Hall Conference Room 2a - 626 Geneva St, Lake Geneva WI 53147		
In attendance: City Clerk Reynolds, DPW Superintendent Neil Waswo, DPW Assistant Kassy Vina		
Kyra - Thunder Road LLC, Luke Hynes - Fahrner Asphalt		
Company	**Total Amount**	**Addendums**
Thunder Road LLC	40,100.00	Add. 1 - 1,500.00 utility
		Add. 2 - 0.85 per square linear foot
Fahrner Asphalt Sealers LLC	31, 056.00	Add. 1 - 750.00 utility
		Add. 2 - NONE

CONTRACT DOCUMENT

PROJECT: **2025 JOINT & CRACK CLEANING & SEALING**

OWNER: **CITY OF LAKE GENEVA DPW**
1065 CAREY STREET
LAKE GENEVA, WISCONSIN 53147 (262)248-6644

Contacts; **Tom Earle, DPW**
dpwdirector@cityoflakegeneva.gov

Neil Waswo, Superintendent.
dpwsuperintendent@cityoflakegeneva.gov

Bid Opening: 16th of May 2025 10:00am.
City Hall, 626 Geneva Street
Lake Geneva, WI. 2nd floor meeting room

CITY OF LAKE GENEVA
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BID BOND N/A

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PERFORMANCE BOND N/A

PAYMENT BOND N/A

NOTICE OF AWARD

PREVAILING WAGE RATE DETERMINATION N/A

INSURANCE QUESTIONNAIRE & REFERENCES

OFFICIAL NOTICE TO BIDDERS

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CITY OF LAKE GENEVA
NOTICE TO BIDDERS
2025 JOINT & CRACK CLEANING & SEALING

Sealed bids will be accepted by the City of Lake Geneva in the City Clerk's office at 626 Geneva Street, Lake Geneva, Wisconsin until 10am Wednesday, 16th May 2025 for Joint & Crack Cleaning & Sealing, as specified in these bid documents.

Bids must be sealed and submitted on bid forms and returned clearly marked 'City of Lake Geneva 2025 Joint and Crack Filling' with name of proposer, date and time of opening. No undated, unsigned, late, incomplete, emailed or faxed proposals will be considered. The city is not responsible for late or misdirected mail or cartage therefore hand delivery is advised.

Bidders must submit pre-qualification packet prior to the opening of bids by contacting the City Clerk's office or visiting the City website. Bid will not be awarded until Pre-Qual is approved.

All bids shall be F.O.B. destination, prepaid and allowed to the Clerk's Office with no charges for packing or cartage.

The City reserves the right to reject any or all proposals and to accept any proposal deemed most advantageous to the City of Lake Geneva.

Bid documents and specifications are available by contacting the DPW office assistant at dpwoffice@cityoflakegeneva.gov or (262)248-6644. .

The City of Lake Geneva is exempt from the Federal Excise Tax and State Sales Tax; therefore, proposals should be made exclusive of these taxes. A Tax Exemption Certificate and/or Tax Exemption Registry number will be furnished to the successful proposer.

Insurance Requirements are: $1,000,000 General Liability, Worker's Compensation - Statutory Limits, $5,000,000 Employer's Liability. See pre-qualification form on website or Clerks Office.

The successful bidder shall properly hold the City of Lake Geneva harmless from all damages occurring in any way by bidders acts or negligence, or that of his employees, agents or workers. Completed Insurance questionnaire must be submitted with your proposal.

Contractor to include any clarifications to the specification in his proposal.

The proposed price shall be all-inclusive for Joint & Crack Cleaning & Sealing with no part being 'to be done by others'.

City of Lake Geneva

Ms. Lacey Reynolds
City Clerk

MINIMUM BID SPECIFICATION

(blank)

2025 Joint & Crack Cleaning & Sealing Specifications

CITY OF LAKE GENEVA
MINIMUM BID SPECIFICATION
JOINT & CRACK CLEANING & SEALING

DESCRIPTION: This work consists of sawing or routing and cleaning cracks and joints in asphalt surfaces and then sealing these prepared cracks and joints with an approved sealing material. It also includes removal and replacement of loose sealant from earlier work/contracts. The work excludes the long joint between the asphalt pavement and concrete gutter unless specifically noted.

MATERIALS: The joint sealer shall be a material meeting requirements of ASTM D 3405. An elastic type, hot-pour sealer will be required. Or approved alternate. Material will be reheated only once and in small quantities. Prolonged heating up to six (6) hours will be permissible. The backer rod used in conjunction with this sealer shall be made of cellulose, cotton, or plastic foam. The backer rod must withstand, without damage, the high temperatures inherent to these sealers. The backer rod shall be of a size that compression is required for installation in the crack, so it maintains its position during the filling operation.

All sealant materials and separating and blocking medium shall be certified or tested and approved by the engineer before being incorporated into the work. The Contractor shall furnish a complete written statement of the origin, composition and manufacture of any or all material that are to be used in the work. Where installation procedures or any part thereof are required to be in accordance with recommendations of the manufactures of sealing compounds, the Contractor shall submit catalogue data and copies of recommendations prior to installation of the materials.

EQUIPMENT

A. Routing or sawing equipment shall be mechanical and power driven, capable of cutting the joints and cracks to the required dimensions. The router must have in-line wheels and cutting head capable of following random cracks and have depth control to insure consistent and accurate routing depths. Excessive spalling of the asphalt surface will not be permitted. Crack routing equipment will be permitted on asphalt pavement but will not be permitted on Portland Cement Concrete Pavement.

B. Two (2) air compressors will be required during asphalt crackfilling operations. They must be of sufficient size to maintain a minimum air pressure of 120 psi. and provide moisture and oil free compressed air. One compressor shall be used on asphalt pavement with an air wand to blow out the crack and clean off the road. The second shall be used with the heat lance. Note that one compressor is not of sufficient size to run both air wand and heat lance at the same time. Any request for an exception to this requirement shall be made at the time of bid including any credit.

C. Water cleaning equipment shall be used on Portland Cement Concrete Pavement and be capable of delivering water with a pressure of 2,000 psi. from a nozzle to the crack or joint being cleaned, to remove existing joint sealer, debris, and loose material from the crack or joint.

D. Sand blast equipment shall be capable of removing the existing sealant, saw slurry, silt or other foreign material from the vertical face of the crack or joint to the specified depth, leaving a clean, dry, newly exposed surface.

E. Equipment used for heating and placing the hot-pour sealant material shall be of the oil-jacketed, double-boiler type heating kettle or other thermostatically controlled equipment of a type approved by the Engineer, equipped with both agitation and re-circulation systems, capable of heating the material to 410 degrees F. and pumping the material into the prepared cracks or joints with a wand applicator.

CONSTRUCTION

A. Class I Cracks: On asphalt streets, cracks which have an average opening of 3/4" or less shall be routed or sawed to provide a minimum sealant reservoir of 3/4" width by a nominal 3/4" depth.

B. Class II Crack: Joints and cracks which do not require routing or sawing shall be considered Class II cracks. Construction joints on exposed concrete curb pans shall be considered Class II cracks and shall not require backer rod or sawing. Asphalt cracks which have an average opening greater than 3/4" will not require routing or sawing, but they shall be thoroughly cleaned of all foreign material to a depth necessary to accommodate the sealer material and the backer rod to be used. The backer rod shall be placed in the crack to a depth that provides at least 3/4" clearance above the backer rod for the sealer. The backer rod shall be dry when placed.

C. Asphalt cement concrete, Portland Cement Concrete, and foreign material resulting from crack preparation shall be cleared from the roadway by brooming, compressed air, mechanical sweeping, or other methods satisfactory to the Street Department Superintendent.

D. Cracks shall be clean and dried prior to sealing.

The entire crack reservoir shall be filled with sealant to a level even with the roadway surface. A narrow "U" shaped squeegee may be used to aid in placement of the sealant. Sealant on the roadway surface in excess of one inch on each side of the crack edge will not be acceptable.

LIMITATIONS: Crack cleaning and sealing shall be done only when the ambient air and pavement surface temperatures are above 40 degrees F. When near this minimum, additional blow torch blasting or drying time, or both, may be necessary to assure a satisfactory bond to the crack surface.

Lanes may be opened to traffic only after the sealer has been set sufficiently so it will not pick up under traffic. Powder or biodegradable paper may be applied to the sealer, but only after the sealer surface has been set so as to avoid penetration of the powder or paper into the sealer.

Cracks shall be sealed within three (3) working days after routing or sawing preparation.

METHOD OF MEASUREMENT AND AWARD: This work will be measured lump sum based upon the number of streets checked off by the contractor from the list. In the event more than one contractor can perform on all streets, the award shall be determined by the number of Type I and Type II lineal feet remaining to be performed for the City.

BASIS OF PAYMENT: This work will be paid lump sum in the amount of **$56,000.00 (fifty-six thousand dollars)**.

GUARANTEE OF WORK: Contractor shall guarantee that the cracks sealed shall remain sealed through the following three (3) winters. Contractor shall return to the project site each of the following three (3) summers and repair sealed cracks, which have lost their sealant bond at no additional cost. Failed sealed cracks will be identified by the Director of Public Works.

SUPPLEMENTAL SPECIFICATIONS

1. When filled, all asphalt-cleaned cracks shall be dried by a high-capacity blowtorch.

2. In all cases, cleaning shall include removal of vegetation from cracks.

3. All materials equipment, labor and traffic control shall be provided by the Contractor and included in the unit price bid.

4. At locations where crack sealant settles into the crack opening more than 1/4" below adjacent pavement, additional filling will be necessary.

5. A sample of sealant material to be used shall be submitted to the Engineering Division. Each batch of sealing compound delivered to the job site shall be accompanied by the manufacturer's certification stating that the sealant meets the requirement of the specifications.

Notice shall be given to the Street Department no less than 24 hours in advance of any crackfilling operation. The point of contact will be Mr. Neil Waswo, Superintendent of Public Works, phone (262) 248-6644. Office hours are 6:30 A.M. to 2:00 P.M., Monday through Thursday.

6. Status reports identifying linear footage totals broken down by class types and location shall be provided in writing or email to the DPW Superintendent or Director of Public Works on a daily basis.

7. The locations of streets to be crack filled are listed in priority order and attached at the back of the contract.

8. Work hour restrictions on all City streets from **6:00 A.M. to 10:00 P.M. Work in the downtown area shall not take place after 12:00 noon on Fridays.**
9. **No work shall be allowed in the downtown area between Memorial Day and Labor Day.**

10. The Contractor may store materials and equipment at his own risk as follows: at Street Garage, 1065 Carey Street, with admittance restricted to weekdays from **6am A.M. to 2:00 P.M. Monday through Thursday.**

11. The city requires that the asphalt pavement crackfilling is completed prior to any Portland Cement Pavement.

12. Pavement joint and crackfilling shall be started **as soon as possible after notice to proceed, and complete as much of the work as practical prior to the Wednesday before Memorial Day. All work shall be completed no later than 27 June 2025 or as otherwise indicated on this bid.** Completion date may be a factor in the bid award. Extensions may be given at the discretion of the City for weather-related delays.

13. Qualifications of Contractor - The Contractor shall have been routing, cleaning and filling cracks per specifications for a minimum of 10 (ten) verifiable years.

14. Prequalification - All bidders must submit a list of five (5) previously completed crackfilling projects. Each project must have been in place for a minimum of three (3) winters.

15. On any street with a traffic signal pavement loop, the buried loops shall not be sawed or routed. It shall be cleaned with air pressure only and filled with crack filler.

16. The Contractor shall provide "Crackfilling Notice Door Hangers" and shall be responsible for placing their name and phone number on them and placing them on residence's doors one to three days prior to crackfilling work where applicable.

17. The Contractor shall maintain and utilize a mechanical street sweeper (minimum size: 16,000 GUW) at the work site to clean up debris and respond to dirt and dust complaints. Street sweeping debris may be disposed of in the Street Department yard, 1065 Carey Street, during normal working hours.

18. The Contractor shall be responsible for crackfilling all designated roadways. Temporary no parking signs may be placed at the approval of the DPW Superintendent. The Contractor shall be responsible for posting and removing the "No Parking" signs when necessary to crack fill streets.

19. Special consideration must be placed on any work on Main St as it is a State Connecting Highway. Any lane closures must be coordinated through the State DOT and City as it is also an oversize vehicle route. The State DOT provides an online form to apply for lane closures. It is the responsibility of the Contractor to coordinate the lane closure permit.

BID PROPOSAL FORM

(blank)

CITY OF LAKE GENEVA
PROPOSAL
2025 JOINT & CRACK CLEANING & SEALING

Bid opening date: 16th of May 2025. **10:00am. Lake Geneva City Hall**

City of Lake Geneva
City Clerk, City Hall
626 Geneva Street
Lake Geneva, WI 53147
(262) 248-3673

City Clerk:

We recognize the City of Lake Geneva will expend the lump sum amount of **$56,000.00** to clean and seal joints and cracks, in accordance with City of Lake Geneva specifications. We have reviewed the following list and attached map, taking all necessary field measurements, and have **placed an X in front of the streets that we will perform a combination of Class I and Class II joint and crack cleaning and sealing as follows:**

JOINT & CRACK CLEANING & SEALING-CLASS I & CLASS II

	Street Name	From	To
X	Carey St	Dead-end	Lassalle St
X	Carey St	Lassalle St	Marion St
X	Marion St	Carey St	Clover St
X	Clover St	Lasselle St	Pleasant St
X	Clover St	Pleasant St	Park Row
X	Lassalle St	Carey St	200ft West of Woodridge Ct
X	Pleasant St	Maxwell St	Clover St
X	Pleasant St	Clover St	High St
X	Francis Dr	Forest St	Pearson St
X	Pearson St	Francis Dr	W. Main St
X	Fremont Ave	Dodge St	Price Pl
X	Dodge St	Jefferson	Franklin
X	Dodge St	Franklin	Maxwell St
X	Dodge St	Maxwell	Warren St
X	Dodge St	Warren	Cook St
X	Cook St	Dodge St	North St
X	North St	Cook St	N. Williams St
X	Geneva St	Cook St	Madison St
X	Sage St	416 Sage St	Dodge St
X	Sage St	Dodge St	Water St
X	Sage St	Water St	Walworth St
X	Sage St	Walworth St	Haskins St
X	Sage St	Haskins St	Spring St
X	Sage St	Spring St	Grove St
X	Sage St	Grove St	Sheridan Springs Rd
X	Crawford St	Haskins St	Spring St
X	Crawford St	Spring St	Dead-end
X	Pioneer St	Haskins St	Walworth St
X	Walworth St	Pioneer St	Waverly St

X	Wells St	Campbell St	Baker St
X	Wells St	Baker St	Cass St
X	Baker St	Wrigley Dr	S. Lakeshore Dr
X	S. Lakeshore Dr	Baker St	Campbell St
X	S. Lakeshore Dr	South St	528ft South of Maytag Rd
X	S. Lakeshore Dr	528ft S. of Maytag Rd	Pavement change at N2062 S. Lakeshore Dr.

Highlighted must be completed.

Addenda 1, required.

Utility Commission parking lot at 361 W. Main St Lake Geneva Wi. Crack filling as described on attached map. Price; $ 750

Contact the Utility Director with questions. Mr. Josh Gajewski. (262)248-2311

It is the intent that the checked list follows in priority order, but the size of some of the listed streets may necessitate skipping a street near the bottom of the list in favor of a lesser cost street.

If all streets are checked to be done for the budgeted amount, indicate the balance if any, of City funding remaining to be allocated to additional City Street crack filling.
$ 24,944.00

Work must be started within 15 days of the award.

The city of Lake Geneva will pay within (30) days of completion of job.

Completion date if different than 27 **June 2025** NA

Guarantee/warranty (be specific): 1 Year

Product literature included. ☐ Yes ☒ No

Comments:

We recognize the City will award this contract to the vendor whose proposal is deemed most advantageous to the City.

Respectfully Submitted,

~~**Payment Terms:**~~

_____% _____~~days~~

~~Net~~ _____~~days~~

Firm: Fahrner Asphalt Sealers, LLC

Signature: Ben Linzmeier, Vice President

Address: 316 Raemisch Road

Date: April 16, 2025

Waunakee, WI 53597

Phone: 608-849-6466 Fax: 608-849-6470

A 5% Bid Bond shall be required. Amount of Bond; $ five percent of total bid amount
Included; Yes X No

Corporate Office
2800 Mecca Drive
Plover, WI 54467

FAHRNER asphalt sealers llc
Pavement Maintenance Contractors
EOE, including disability / vets

phone 715.341.2868
800.332.3360
fax 715.341.1054

"STATEMENT OF EXPERIENCE"

Fahrner Asphalt Sealers, Inc. (n/k/a Fahrner Asphalt Sealers, L.L.C.), has been in business since 1979 and incorporated since 2007 in the State of Wisconsin. Our corporate office is located in the Village of Plover, Wisconsin. We also have branch offices in Saginaw and Iron River, Michigan, and in Appleton, Eau Claire, Waunakee, and Onalaska, Wisconsin. During the peak season, we maintain a work force of over 400 employees, which services various states across the country.

We pride ourselves in keeping abreast of using the latest techniques and state-of-the-art equipment and materials in the pavement maintenance/paving industry. We currently maintain a fleet of over 300 vehicles, which enables us to service our customers in a timely manner.

Our services include **Chip Sealcoating, Fog Sealcoating, Scrub Sealing, Slurry Sealcoating, Micro-Surfacing, Rubberized Crack and Joint Sealing, PCC Joint Sealing, Saw and Seal, Bridge Deck Sealing, Parking Lot Striping, Long Line Painting, Infrared Patching, Spray Patching, BCI Flex Patching, Concrete Patching, Hydro-blasting, Utility Cut Patching, Bridge Deck Epoxy, Rejuvenators, and Street/Parking Lot Sweeping.**

Fahrner Asphalt Sealers, L.L.C. is proud of its membership and/or affiliation with the *Michigan Infrastructure & Transportation Association, Michigan Road Preservation Association, Upper Peninsula Distributor's Association, County Road Association of Michigan, Tri-County Contractors Association, Michigan Chamber of Commerce, Michigan Municipal League, Marquette Builders Exchange, Asphalt Paving Association of Iowa, Minnesota Association of Asphalt Paving Technologies, Minnesota Asphalt Pavement Association, Minnesota Council of Airports, Minnesota Recreation & Park Association, Minnesota Educational Facilities Management Professionals, Wisconsin Association of School Business Officials, Wisconsin Highway Association, American Public Works Association, Wisconsin Towns Association, Wisconsin Asphalt Pavement Association, Wisconsin League of Municipalities, Wisconsin County Housing Association, Apartment Association of South Central Wisconsin, Florida Airports Council, Associated Builders and Contractors, Inc., International Slurry Surfacing Association, Midwest Bridge Preservation Partnership, Northwest Regional Builders Exchange, and Technology & Maintenance Council.*

Our corporation is licensed, bonded, and insured. We are also pre-qualified with the Departments of Transportation in the States of Michigan, Wisconsin, Iowa, Ohio, Kansas, Minnesota, Nebraska, Missouri, North Dakota, Indiana, South Dakota, New Mexico, Wyoming, Georgia, and Arkansas.

Fahrner Asphalt Sealers, LLC
Crackfill References

Owner	Wexford County Road Commission
Work Type	Crackfill
Project # / ID	4001940504 / 4002040508 / 4002140503 / 4002240509 / 4002340520 / 4002440508
Project Title	Crackfilling
Prime Contractor	Fahrner Asphalt Sealers LLC
Contact Name	Karl Hanson
Contact Address	85 W M-115, Boon, MI 49618
Phone / Fax #	(231) 775-9731
Email Address	engineer@wexfordcrc.org
County / State	Wexford / Michigan
Contract Year	2019 / 2020 / 2021 / 2022 / 2023 / 2024
Contract Amount	$92,249.38 / $74,984.00 / $112,275.15 / $112,725.78 / $97,854.30 / $145,951.58

Owner	Village of Whiting
Work Type	Crackfill
Project # / ID	1102116402 / 1102216411 / 1102316414 / 1102416408
Project Title	Crackfilling / Crack Sealing
Prime Contractor	Fahrner Asphalt Sealers LLC
Contact Name	Jacob Wilcox
Contact Address	3600 Water St, Stevens Point, WI 54481
Phone / Fax #	(715) 340-7582
Email Address	
County / State	Portage / Wisconsin
Contract Year	2020 / 2021 / 2022 / 2023 / 2024
Contract Amount	$13,378.95 / $13,619.00 / $9,391.20 / $26,602.00 / $18,593.53

Owner	City of Wausau
Work Type	Crackfill
Project # / ID	1101919420 / 1102119412 / 1102219433 / 1102319423 / 1102419429
Project Title	[Year] Street Sealcoating Project
Prime Contractor	Fahrner Asphalt Sealers LLC
Contact Name	Eric Lindman, P.E.
Contact Address	400 Myon St, Wausau, WI 54403-4783
Phone / Fax #	(715) 261-6740 / (715) 261-6759
Email Address	
County / State	Marathon / Wisconsin
Contract Year	2019 / 2021 / 2022 / 2023 / 2024
Contract Amount	$110,217.48 / $34,755.58 / $31,129.42 / $30,811.05 / $24,954.45

Owner	City of Madison
Work Type	Crackfill
Project # / ID	8310, 8311 / 8507, 8558 / 8636, 8687 / 8731, 8732 / 8751, 8752
Project Title	Locals, Majors
Prime Contractor	Fahrner Asphalt Sealers LLC
Contact Name	Steve Sonntag
Contact Address	210 Martin Luther King Jr Blvd, Madison, WI 53703
Phone / Fax #	(608) 266-1997
Email Address	ssonntag@cityofmadison.com
County / State	Dane / Wisconsin
Contract Year	2019 / 2020 / 2022 / 2023 / 2024
Contract Amount	$544,316.00 / $550,143.00 / $258,206.35 / $579,497.00 / $306,665.00

Owner	Village of Lisbon
Work Type	Crackfill
Project # / ID	1201926412 / 1202026426 / 1202126415 / 1202326414 / 1302433421
Project Title	[Year] Crack Sealing
Prime Contractor	Fahrner Asphalt Sealers LLC
Contact Name	Joe Destefano Jr
Contact Address	N234 N8678 Woodside Rd, Lisbon, WI 53089
Phone / Fax #	(262) 246-6100
Email Address	jdestefano@townoflisbonwi.com
County / State	Waukesha / Wisconsin
Contract Year	2019 / 2020 / 2021 / 2023 / 2024
Contract Amount	$87,040.00 / $76,360.00 / $61,503.00 / $50,642.00 / $99,123.00

Fahrner Asphalt Sealers, LLC
Crackfill References

Owner	Mecosta County Road Commission
Work Type	Crackfill
Project # / ID	4001940500 / 4002040502 / 4002140519 / 4002340501 / 4002440515
Project Title	Crackfilling
Prime Contractor	Fahrner Asphalt Sealers LLC
Contact Name	Tim Nestle
Contact Address	120 N Dekrafft Ave, Big Rapids, MI 49307
Phone / Fax #	(231) 796-2611 / (231) 796-5287
Email Address	tnestle@mecostaroads.org
County / State	Mecosta / Michigan
Contract Year	2019 / 2020 / 2021 / 2023 / 2024
Contract Amount	$137,055.77 / $102,377.92 / $119,321.69 / $206,527.15 / $86,827.90

Owner	Town of Washington
Work Type	Crackfill
Project # / ID	1501953402 / 1502153402 / 1502253405 / Multiple
Project Title	[Year] Crackseal
Prime Contractor	Fahrner Asphalt Sealers LLC
Contact Name	Janelle Henning
Contact Address	5750 Old Town Hall Rd, Eau Claire, WI 54701
Phone / Fax #	(715) 834-3257
Email Address	
County / State	Eau Claire / Wisconsin
Contract Year	2019 / 2020 / 2021 / 2022 / 2024
Contract Amount	$63,621.60 / $62,101.00 / $13,828.01 / $98,665.60 / $71,113.32

Owner	City of Mequon
Work Type	Crackfill
Project # / ID	3686-19 / 3825-20 / 3686-23 / 3686-24
Project Title	[Year] Crack Sealing
Prime Contractor	Fahrner Asphalt Sealers LLC
Contact Name	Jeremy Dandy
Contact Address	11333 N Cedarburg Rd 60W, Mequon, WI 53092
Phone / Fax #	(262) 236-2932
Email Address	jdandy@ci.mequon.wi.us
County / State	Ozaukee / Wisconsin
Contract Year	2019 / 2020 / 2023 / 2024
Contract Amount	$149,850.00 / $17,145.00 / $264,093.00 / $227,032.00

Owner	City of Cumberland
Work Type	Crackfill
Project # / ID	1501952410 / 1502052430 / 1502152422 / 1502252400 / 1502352423
Project Title	[Year] Crackfill
Prime Contractor	Fahrner Asphalt Sealers LLC
Contact Name	Jerry Lindfors
Contact Address	950 1st Ave, Cumberland, WI 54829
Phone / Fax #	(715) 419-0364
Email Address	street@cityofcumberland.net
County / State	Barron / Wisconsin
Contract Year	2019 / 2020 / 2021 / 2022 / 2023
Contract Amount	$17,743.00 / $11,527.50 / $9,960.00 / $28,341.00 / $39,401.00

Owner	Dubuque County Road Department
Work Type	Crackfill
Project # / ID	7001972501 / Multiple
Project Title	Skyline Road / Asbury Road, Skyline Road
Prime Contractor	Fahrner Asphalt Sealers LLC
Contact Name	Chad Danielson
Contact Address	1225 Seippel Rd, Dubuque, IA 52002
Phone / Fax #	(563) 513-1973 / (563) 557-1973
Email Address	chad.danielson@dubuquecounty.us
County / State	Dubuque / Iowa
Contract Year	2019 / 2020
Contract Amount	$12,328.50 / $29,753.50

Fahrner Asphalt Sealers, LLC
BCI / Flex Patch References

Owner	Village of Germantown
Work Type	BCI / Flex Patch
Project # / ID	2021 / 2303 / 2405
Project Title	[Year] Road Maintenance
Prime Contractor	Fahrner Asphalt Sealers LLC
Contact Name	Jake Sajdak
Contact Address	PO Box 337, Germantown, WI 53022
Phone / Fax #	(262) 250-4720
Email Address	jsajdak@village.germantown.wi.us
County / State	Washington / Wisconsin
Contract Year	2021 / 2023 / 2024
Contract Amount	$184,148.55 / $25,395.50 / $16,250.00

Owner	Bass Lake Township
Work Type	BCI / Flex Patch
Project # / ID	1502052409 / 1502252401 / 1502452402
Project Title	Flex Patching Township Roads
Prime Contractor	Fahrner Asphalt Sealers LLC
Contact Name	Truit Campbell
Contact Address	14412 W County Highway K, Hayward, WI 54843
Phone / Fax #	(715) 634-3161
Email Address	basslakehwydept@centurylink.net
County / State	Sawyer / Wisconsin
Contract Year	2020 / 2022 / 2024
Contract Amount	$39,184.80 / $12,114.00 / $39,497.91

Owner	Town of Linn
Work Type	BCI / Flex Patch
Project # / ID	1202023402 / 1202123401 / 1202223402 / 1202323403
Project Title	[Year] Road Maintenance
Prime Contractor	Fahrner Asphalt Sealers LLC
Contact Name	Matt Wittum
Contact Address	PO Box 130, Zenda, WI 53195
Phone / Fax #	(815) 482-8475
Email Address	linnhighway@townoflinn.com
County / State	Dane / Wisconsin
Contract Year	2020 / 2021 / 2022 / 2023
Contract Amount	$12,800.00 / $26,996.00 / $20,680.00 / $825.00

Owner	Portage County Highway Department
Work Type	BCI / Flex Patch
Project # / ID	1102018500 / 1102416501
Project Title	County Highway Z
Prime Contractor	Fahrner Asphalt Sealers LLC
Contact Name	Kory Kukuczka
Contact Address	1462 Strongs Ave, Stevens Point, WI 54481
Phone / Fax #	(715) 346-1333
Email Address	kukuczkk@co.portage.wi.gov
County / State	Portage / Wisconsin
Contract Year	2020 / 2024
Contract Amount	$10,000.00 / $9,880.00

Owner	Town of Sioux Creek
Work Type	BCI / Flex Patch
Project # / ID	1501952417 / 1502152428 / 1502352412
Project Title	Flex Patching
Prime Contractor	Fahrner Asphalt Sealers LLC
Contact Name	Brian Mikula
Contact Address	2077 3 1/2 Ave, Chetek, WI 54728
Phone / Fax #	(715) 837-1007
Email Address	bm92me@gmail.com
County / State	Barron / Wisconsin
Contract Year	2019 / 2021 / 2023
Contract Amount	$42,955.38 / $5,506.50 / $19,553.00

Fahrner Asphalt Sealers, LLC
BCI / Flex Patch References

Owner	Town of Pleasant Springs
Work Type	BCI / Flex Patch
Project # / ID	1202323408
Project Title	[Year] Road Maintenance
Prime Contractor	Fahrner Asphalt Sealers LLC
Contact Name	Alex Mesdjian
Contact Address	2354 County Highway N, Stoughton, WI 53589-2873
Phone / Fax #	(608) 873-3063 / (608) 877-9444
Email Address	alex.mesdjian@pleasantsprings.org
County / State	Dane / Wisconsin
Contract Year	2023
Contract Amount	$5,100.00

Owner	Dubuque County Road Department
Work Type	BCI / Flex Patch
Project # / ID	7001972501 / Multiple
Project Title	Skyline Road / Asbury Road, Skyline Road
Prime Contractor	Fahrner Asphalt Sealers LLC
Contact Name	Chad Danielson
Contact Address	1225 Seippel Rd, Dubuque, IA 52002
Phone / Fax #	(563) 513-1973 / (563) 557-1973
Email Address	chad.danielson@dubuquecounty.us
County / State	Dubuque / Iowa
Contract Year	2019 / 2020
Contract Amount	$21,521.70 / $37,835.10

Owner	Town of Hayward
Work Type	BCI / Flex Patch
Project # / ID	1502152405
Project Title	Flex Patching
Prime Contractor	Fahrner Asphalt Sealers LLC
Contact Name	Don Hamblin
Contact Address	15460 W State Highway 77 E, Hayward, WI 54843
Phone / Fax #	(715) 634-5410
Email Address	tohroadsup@cheqnet.net
County / State	Sawyer / Wisconsin
Contract Year	2021
Contract Amount	$42,471.00

Owner	City of Mequon
Work Type	BCI / Flex Patch
Project # / ID	3825-20
Project Title	[Year] Flex Patching
Prime Contractor	Fahrner Asphalt Sealers LLC
Contact Name	Jeremy Dandy
Contact Address	11333 N Cedarburg Rd 60W, Mequon, WI 53092
Phone / Fax #	(262) 236-2932
Email Address	jdandy@ci.mequon.wi.us
County / State	Ozaukee / Wisconsin
Contract Year	2020
Contract Amount	$17,145.00

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)

Fahrner Asphalt Sealers, L.L.C.
316 Raemisch Road
Waunakee, WI 53597

SURETY:
(Name, legal status and principal place of business)

Western Surety Company
151 North Franklin Street
Chicago, IL 60606

Mailing Address for Notices

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)

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

BOND AMOUNT: Five Percent of Amount Bid (5%)

PROJECT:
(Name, location or address, and Project number, if any)

2025 Joint and Crack Filling

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 1st day of April, 2025.

"NO CORPORATE SEAL ADOPTED"

(Witness)

Fahrner Asphalt Sealers, L.L.C.
(Principal) *(Seal)*

By: _____
(Title) Ben Linzmeier, Vice President

(Witness)

Western Surety Company
(Surety) *(Seal)*

By: _____
(Title) Haley Pflug, Attorney-in-Fact

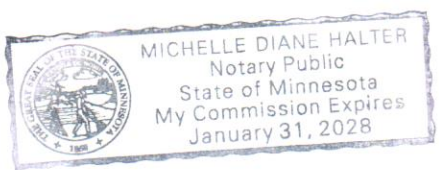
S-0054/AS 8/10

Surety Acknowledgment

State of Minnesota }
} ss.
County of Hennepin }

On this 1st day of April 2025, before me personally came Haley Pflug, to me known, who being by me duly sworn, did depose and say that she is the Attorney-in-Fact of Western Surety Company described in and which executed the above instrument; that she knows the seal of said corporation; that the seal affixed to said instruments is such corporate seal, that it was so affixed by order of the Board of Directors of said corporation, and that she signed her name to it by like order.

Michelle Diane Halter
Notary Public



Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Nicole Langer, Laurie Pflug, Brian D. Carpenter, Jessica Hoff, Craig Olmstead, Blake S. Bohlig, Heather R. Goedtel, Kelly Nicole Enghauser, Haley Pflug, Katie Rooney, Trisha Kasper, Michelle Halter, Individually

of Bloomington, MN, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 20th day of November, 2024.

WESTERN SURETY COMPANY

Larry Kasten, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 20th day of November, 2024, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires
March 2, 2026

M. BENT
NOTARY PUBLIC
SOUTH DAKOTA

M. Bent, Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 1st day of April, 2025.

WESTERN SURETY COMPANY

Paula Kolsrud, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022.

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Form F4280-6-2023

BID PROPOSAL FORM

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CITY OF LAKE GENEVA
PROPOSAL
2025 JOINT & CRACK CLEANING & SEALING

Bid opening date: 16th of May 2025. **10:00am. Lake Geneva City Hall**

City of Lake Geneva
City Clerk, City Hall
626 Geneva Street
Lake Geneva, WI 53147
(262) 248-3673

Thunder Road LLC
W297 S3549 Boettcher Rd
Genesee, WI 53189

City Clerk:

We recognize the City of Lake Geneva will expend the lump sum amount of **$56,000.00** to clean and seal joints and cracks, in accordance with City of Lake Geneva specifications. We have reviewed the following list and attached map, taking all necessary field measurements, and have **placed an X in front of the streets that we will perform a combination of Class I and Class II joint and crack cleaning and sealing as follows:**

JOINT & CRACK CLEANING & SEALING-CLASS I & CLASS II

	Street Name	From	To
X	Carey St	Dead-end	Lassalle St
X	Carey St	Lassalle St	Marion St
X	Marion St	Carey St	Clover St
X	Clover St	Lasselle St	Pleasant St
X	Clover St	Pleasant St	Park Row
X	Lassalle St	Carey St	200ft West of Woodridge Ct
X	Pleasant St	Maxwell St	Clover St
X	Pleasant St	Clover St	High St
X	Francis Dr	Forest St	Pearson St
X	Pearson St	Francis Dr	W. Main St
X	Fremont Ave	Dodge St	Price Pl
X	Dodge St	Jefferson	Franklin
X	Dodge St	Franklin	Maxwell St
X	Dodge St	Maxwell	Warren St
X	Dodge St	Warren	Cook St
X	Cook St	Dodge St	North St
X	North St	Cook St	N. Williams St
X	Geneva St	Cook St	Madison St
X	Sage St	416 Sage St	Dodge St
X	Sage St	Dodge St	Water St
X	Sage St	Water St	Walworth St
X	Sage St	Walworth St	Haskins St
X	Sage St	Haskins St	Spring St
X	Sage St	Spring St	Grove St
X	Sage St	Grove St	Sheridan Springs Rd
X	Crawford St	Haskins St	Spring St
X	Crawford St	Spring St	Dead-end
X	Pioneer St	Haskins St	Walworth St
X	Walworth St	Pioneer St	Waverly St

X	Wells St	Campbell St	Baker St
X	Wells St	Baker St	Cass St
X	Baker St	Wrigley Dr	S. Lakeshore Dr
X	S. Lakeshore Dr	Baker St	Campbell St
X	S. Lakeshore Dr	South St	528ft South of Maytag Rd
X	S. Lakeshore Dr	528ft S. of Maytag Rd	Pavement change at N2062 S. Lakeshore Dr.

Highlighted must be completed.

Thunder Road LLC
W297 S3549 Boettcher Rd
Genesee, WI 53189

Addenda 1, required.

Utility Commission parking lot at 361 W. Main St Lake Geneva Wi. Crack filling as described on attached map. Price; $ 1,500

Contact the Utility Director with questions. Mr. Josh Gajewski. (262)248-2311

It is the intent that the checked list follows in priority order, but the size of some of the listed streets may necessitate skipping a street near the bottom of the list in favor of a lesser cost street.

If all streets are checked to be done for the budgeted amount, indicate the balance if any, of City funding remaining to be allocated to additional City Street crack filling.
$ 15,900.00

Work must be started within 15 days of the award.

The city of Lake Geneva will pay within (30) days of completion of job.

Completion date if different than 27 **June 2025** —

Guarantee/warranty (be specific): 3 years

Product literature included. ☑ Yes ☐ No

Comments: _____

We recognize the City will award this contract to the vendor whose proposal is deemed most advantageous to the City.

Respectfully Submitted,

~~**Payment Terms:**~~

~~____% ____days~~

~~Net ____days~~

Firm: Thunder Road, LLC

Signature: Josh Smith

Address: W297 S3549 Boettcher Road

11.

Date: 4/16/25

Waukesha, WI 53189

Phone: 262-490-7181 Fax: 866-462-4293

A 5% Bid Bond shall be required. Amount of Bond; $ Five percent of Total Bid
Included: Yes X No

ADDENDUM #2,
2025 Joint & Crack Cleaning & Sealing – Various Locations
City of Lake Geneva.

1. **Curb lines.**
   a. **Curb lines shall be cleaned with compressed air and sealed at the discretion of the Superintendent.**
   b. **Contractor shall supply a per lineal foot price on curb line sealing applicable to the above 1.a.**

Price per lineal foot of curb line. **$** 0.55 **per lineal foot.**

CRAFCO® INC
PRESERVATION PRODUCTS PAVEMENT
Delivering Confidence Through Innovation, Quality and Value Since 1976

6165 W Detroit St. • Chandler AZ 85226
+1 (602) 276-0406 • +1 (800) 528-8242 • FAX +1 (480) 961-0513
www.crafco.com

PRODUCT DATA SHEET

ROADSAVER 221

PART NO. 34221

OCTOBER 2021

READ BEFORE USING THIS PRODUCT

GENERAL

Crafco RoadSaver 221 sealant is a hot-applied asphalt-based product used to seal and fill cracks and joints in asphalt or Portland cement concrete pavements in hot to cold climates. RoadSaver 221 is supplied in solid form which when melted and properly applied forms a resilient, adhesive, and flexible compound that resists cracking in the winter and is resistant to flow and pick-up at summer temperatures. RoadSaver 221 is used in highway, street, and airfield pavements and is applied to pavement cracks and joints using either pressure feed Melter applicators or pour pots. At application temperature RoadSaver 221 is a free flowing, self-leveling product. RoadSaver 221 is a widely used, excellent performing sealant that has been a quality Crafco product for over 30 years. VOC = 0 g/l.

SPECIFICATION CONFORMANCE

RoadSaver 221 meets all requirement of ASTM D6690 (AASHTO M324), Type II, "Joint and Crack Sealants, Hot-Applied, for Concrete and Asphalt Pavements", (formerly ASTM D3405 and AASHTO M301). It also exceeds requirements of ASTM D6690 (AASHTO M324), Type I, (formerly ASTM D1190, AASHTO M173), and Federal Specification SS-S-164.

	ASTM D6690 (AASHTO M324)
Test	**Type II Spec. Limits**
Cone Penetration	90 max.
Softening Point	176 °F (80 °C) min.
Resilience	60% min.
Bond, -20 °F (-29 °C), 50% ext.	Pass 3 cycles
Asphalt Compatibility	Compatible
Minimum Application Temperature	380 °F (193 °C)
Maximum Heating Temperature	400 °F (204 °C)

INSTALLATION

The unit weight of Crafco RoadSaver 221 is 10.5 lbs. per gallon (1.26 kg/L) at 60 °F (15.5 °C). Prior to use, the user must read and follow Installation Instructions for Hot-Applied RoadSaver, PolyFlex, Parking Lot and Asphalt Rubber Products to verify proper product selection, heating methods, pavement preparation procedures, application geometry, usage precautions and safety procedures. These instructions are provided with each pallet of product.

PACKAGING

Product is supplied in either cardboard boxes, or in meltable boxless packaging. Both package types are labeled in accordance with OSHA, GHS, and specification requirements; are sold by net weight; are interlock stacked on 48 x 40 in. (122 x 102 cm) 4-way pallets; can be stored outside; and are covered with a weather resistant pallet cover and 2 layers of UV protected stretch wrap.

- **BOX** packaging consists of cardboard boxes containing 30 lbs. (13.6 kg) of product with 75 boxes per pallet, weighing approximately 2250 lbs. (1020 kg). Boxes contain a quick melting release film for easy removal and are taped closed, without any staples.
- **Meltable** packaging consists of approximately 30 lbs. (13.6 kg) completely meltable packages that are interlock stacked on pallets. To use, the pallet wrap is removed, and individual blocks are placed in the Melter. There are no individual cardboard boxes to open, empty, handle, or dispose of. Meltable packaging quickly melts into the product without affecting specification conformance. Meltable packaged sealant products are sold by the pallet only and individual packages are not indented for sale. For more details on meltable packaging go to https://crafco.com/materials-documentation/

WARRANTY

CRAFCO, Inc. warrants that CRAFCO products meet applicable ASTM, AASHTO, Federal or State specifications at time of shipment. Techniques used for the preparation of the cracks and joints prior to sealing or filling are beyond our control as are the use and application of the products; therefore, Crafco shall not be responsible for improperly applied or misused products. Remedies against Crafco, Inc., as agreed to by Crafco, are limited to replacing nonconforming product or refund (full or partial) of purchase price from Crafco, Inc. All claims for breach of this warranty must be made within three (3) months of the date of use or twelve (12) months from the date of delivery by Crafco, Inc. whichever is earlier. There shall be no other warranties expressed or implied. **For optimum performance, follow Crafco recommendations for product installation.**

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Notice shall be given to the Street Department no less than 24 hours in advance of any crackfilling operation. The point of contact will be Mr. Neil Waswo, Superintendent of Public Works, phone (262) 248-6644. Office hours are 6:30 A.M. to 2:00 P.M., Monday through Thursday.

6. Status reports identifying linear footage totals broken down by class types and location shall be provided in writing or email to the DPW Superintendent or Director of Public Works on a daily basis.

7. The locations of streets to be crack filled are listed in priority order and attached at the back of the contract.

8. Work hour restrictions on all City streets from **6:00 A.M. to 10:00 P.M. Work in the downtown area shall not take place after 12:00 noon on Fridays.**
9. **No work shall be allowed in the downtown area between Memorial Day and Labor Day.**

10. The Contractor may store materials and equipment at his own risk as follows: at Street Garage, 1065 Carey Street, with admittance restricted to weekdays from **6am A.M. to 2:00 P.M. Monday through Thursday.**

11. The city requires that the asphalt pavement crackfilling is completed prior to any Portland Cement Pavement.

12. Pavement joint and crackfilling shall be started **as soon as possible after notice to proceed, and complete as much of the work as practical prior to the Wednesday before Memorial Day. All work shall be completed no later than 27 June 2025 or as otherwise indicated on this bid.** Completion date may be a factor in the bid award. Extensions may be given at the discretion of the City for weather-related delays.

13. Qualifications of Contractor - The Contractor shall have been routing, cleaning and filling cracks per specifications for a minimum of 10 (ten) verifiable years.

14. Prequalification - All bidders must submit a list of five (5) previously completed crackfilling projects. Each project must have been in place for a minimum of three (3) winters.

15. On any street with a traffic signal pavement loop, the buried loops shall not be sawed or routed. It shall be cleaned with air pressure only and filled with crack filler.

16. The Contractor shall provide "Crackfilling Notice Door Hangers" and shall be responsible for placing their name and phone number on them and placing them on residence's doors one to three days prior to crackfilling work where applicable.

17. The Contractor shall maintain and utilize a mechanical street sweeper (minimum size: 16,000 GUW) at the work site to clean up debris and respond to dirt and dust complaints. Street sweeping debris may be disposed of in the Street Department yard, 1065 Carey Street, during normal working hours.

18. The Contractor shall be responsible for crackfilling all designated roadways. Temporary no parking signs may be placed at the approval of the DPW Superintendent. The Contractor shall be responsible for posting and removing the "No Parking" signs when necessary to crack fill streets.

19. Special consideration must be placed on any work on Main St as it is a State Connecting Highway. Any lane closures must be coordinated through the State DOT and City as it is also an oversize vehicle route. The State DOT provides an online form to apply for lane closures. It is the responsibility of the Contractor to coordinate the lane closure permit.

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Thunder Road, LLC
W297 S3549 Boettcher Road
Waukesha, WI 53189

SURETY:
(Name, legal status and principal place of business)
Swiss Re Corporate Solutions America Insurance Corporation
1200 Main Street, Suite 800
Kansas City, MO 64105

OWNER:
(Name, legal status and address)
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147

BOND AMOUNT: Five Percent of the Amount Bid (5%)

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

PROJECT:
(Name, location or address, and Project number, if any)
2025 Joint & Crack Cleaning & Sealing, City of Lake Geneva, WI

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 16th day of April, 2025

(Witness)

(Witness) Jenny L. Hirth

Thunder Road, LLC
(Contractor as Principal) Michelle Howard *(Seal)*
Owner
(Title)

Swiss Re Corporate Solutions America Insurance Corporation
(Surety) *(Seal)*
(Title) Jay A. Zahn, Attorney-in-Fact

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Init.
/

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SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")
WESTPORT INSURANCE CORPORATION ("WIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and WIC, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

PATRICK A. MCKENNA, JAY A. ZAHN, JENNY L. HIRTH, KATHRYN A. WEIDNER,

and LYNN E. POTTER

JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

FIFTY MILLION ($50,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 18, 2011.

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION CORPORATE SEAL 1973 MISSOURI

SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION CORPORATE SEAL MISSOURI

By _____
Erik Janssens, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

By _____
Gerald Jagrowski, Vice President of SRCSAIC & Vice President of SRCSPIC & Vice President of WIC

WESTPORT INSURANCE CORPORATION CORPORATE SEAL MISSOURI

IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers

this 28TH day of MARCH, 20 24

Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Westport Insurance Corporation

State of Illinois
County of Cook ss

On this 28TH day of MARCH, 20 24, before me, a Notary Public personally appeared Erik Janssens, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC and Gerald Jagrowski, Vice President of SRCSAIC and Vice President of SPCSPIC and Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.

OFFICIAL SEAL
CHRISTINA MANISCO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires March 28, 2026

Christina Manisco, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect.
IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 16th day of April, 2025.

Jeffrey Goldberg, Senior Vice President & Assistant Secretary of SRCSAIC and SRCSPIC and WIC



Thunder Road, LLC

Municipal Work References 2024

Municipality	Date Completed	Contract Amount	Project Description	Contact	Email	Phone
City of New Berlin	5/24/2024	$146,432	Joint & Crack Sealing	Lucas Pichler	lpichler@newberlin.org	262-797-2453
City of Delafield	9/27/2024	$18,000	Rout & Crack Sealing	Paul Zellner	pzellner@ci.delafield.wi.us	262-303-4627
Town of Aztalan	10/1/2025	$51,950	Rout & Crack Sealing and Mastic	Larry	aztalansuper2@gmail.com	920-728-1856
City of Oshkosh	8/9/2024	$94,400	Rout & Crack Sealing and Mastic	Bob Bruha	bbruha@scottconstruct.com	608-844-0385
City of Oconomowoc	9/27/2024	$31,875	Rout & Crack Sealing	Kim Wirth	kwirth@oconomowoc-wi.gov	262-569-3243
City of Ficthburg	10/15/2024	$1,080,000	Joint & Crack Sealing and Mastic	Zac Laundrie	zac.jaundrie@fitchburgwi.gov	608-301-6431
Village of Mukwonago	9/26/2024	$122,000	Rout & Crack Sealing	Ron Bitter	rbittner@villageofmukwonago.com	262-363-6447
City of Waukesha	10/29/2024	$155,350	Rout & Crack Sealing	Craig Ausen	causen@waukesha-wi.gov	262-524-3589
Village of Waukesha	9/13/2024	$64,338	Rout & Crack Sealing	Luke Wohead	villageofwaukesha.com	262-441-1984
City of Rice Lake	6/9/2024	$111,000	Rout & Crack Sealing	Jim Anderson	janderson@ricelakegov.org	715-234-8215
City of Janesville	6/24/2024	$186,963	Joint & Crack Sealing	Ethan Lee	leee@ci.janesville.wi.us	608-755-3102
USH 51 Dane Cty WisDOT	8/28/2024	$90,000	Joint & Crack Sealing	Bob Draths	rdraths@mussonbrothers.com	262-790-5060
City of Verona	10/10/2024	$49,500	Mastic	Justin Sutkay	jsutkay@veronawi.gov	608-497-2081
Georgia DOT #2945	4/26/2025	$771,608	Crack Sealing	Tim Swink	tswink@dot.ga.gov	
Iowa DOT #205	6/7/2024	$296,700	Crack Sealing	Jason Ruter	Jason.ruter@iowadot.us	641-422-9488
Iowa DOT #205	8/26/2024	$292,700	Crack Sealing	Anthony Blint	Anthony.blint@iowadot.us	641-469-4060

Thunder Road, LLC

Municipal Work References 2023

Municipality	Date Completed	Project Description	Contracted By:	Contract Amount	Contact	Email	Phone
City of Watertown, WI	5/3/2023	Rout and Crackfill Roads	City of Watertown	$89,414	Ritchie Piltz	RitchieP@cityofwatertown.org	920-262-4034
Village of Harrison, WI	8/23/2023	Rout and Crackfill Roads	Village of Harrison	$317,572	Jeff Funk	jfunk@harrison-wi.org	920-378-1736
City of New Berlin, WI	6/9/2023	Rout and Crackfill Roads	City of New Berlin	$171,010	Lucas Pichler	lpichler@newberlin.org	262-797-2453
City of Monona, WI	6/8/2023	Mastic Roads	City of Monona	$27,700	Dan Stephany	dstephany@ci.monona.wi.us	608-222-2525
Columbia County, WI	8/2/2023	Rout and Crackfill Roads	Columbia County	$81,214	Don Nichols	donald.nichols@columbiacountywi.gov	608-429-2156
City of Delafield, WI	7/21/2023	Rout and Crackfill Roads	City of Delafield	$17,428	Paul Zellner	pzellner@ci.delafield.wi.us	262-303-4627
Village of Waukesha, WI	10/2/2023	Mastic and Crackfill Roads	Village of Waukesha	$53,250	Luke Wohead	villageofwaukesha.com	262-441-1984
Town of Calamus, WI	10/20/2023	Rout and Crackfill Roads	Town of Calamus	$19,950	Jon Kraus, Jr	krausgrainfarms@hotmail.com	920-344-6182
City of Waukesha, WI	11/2/2023	Rout and Crackfill Roads	City of Waukesha	$144,300	Craig Ausen	causen@waukesha-wi.gov	262-524-3589
Town of Deerfield, WI	11/7/2023	Mastic and Crackfill Roads	Town of Deerfield	$115,400	Al	townofdeerfield@yahoo.com	608-332-0659
City of Wauwatosa, WI	11/20/2023	Rout and Crackfill Roads	City of Wauwatosa	$319,156	Jeni Schroeder	jschroeder@wauwatosa.net	414-479-3544
WisDOT Project 1016-01-61	7/12/2023	Rout and Crack Seal	DL Gasser	$238,106	Derek Tourdot, Project Manager	derek.tourdot@dlgasser.com	608-963-4517
WisDOT Project 1204-08-65	11/9/2023	Rout and Crack Seal	Payne & Dolan	$49,905	Chandler Niemann, Project Manager	Cniemann@walbecgroup.com	608-343-6465

Thunder Road, LLC

Municipal Work References 2022

Municipality	Date Completed	Project Description	Contracted By:	Contract Amount	Contact	Email	Phone
City of Watertown	6/15/2022	Mastic, Rout and Crackfill	City of Watertown	$38,000	Ritchie Piltz	RitchieP@CityofWatertown.org	920-262-4034
Village of Harrison	8/5/2022	Rout and Crackfill Roads	Village of Harrison	$200,000	Jeff Funk	jfunk@harrison-wi.org	920-378-1736
City of Wauwatosa	9/22/2022	Rout and Crackfill Roads	City of Wauwatosa	$111,000	Jeni Schroeder	jschroeder@wauwatosa.net	414-479-3544
City of Monona	7/29/2022	Mastic	City of Monona	$24,750	Dan Stephany	dstephany@ci.monona.wi.us	608-222-2525
City of Delafield	7/7/2022	Rout and Crackfill Roads	City of Delafield	$16,500	Paul Zellner	pzellner@ci.delafield.wi.us	262-303-4627
Town of Waterloo	10/5/2022	Mastic and Crackfill	Town of Waterloo	$50,000	Jeremy		920-988-3003
Town of Calamus	7/29/2022	Rout and Crackfill Roads	Town of Calamus	$22,000	Jon Kraus, JR	krausgrainfarms@hotmail.com	920-344-6182
City of Waukesha	10/28/2022	Rout and Crackfill Roads	City of Waukesha	$134,000	Craig Ausen	causen@waukesha-wi.gov	262-524-3589
Town of Dover	8/31/2022	Mastic, Rout and Crackfill	Town of Dover	$55,000	Zach	doverroads@wi.twcbc.com	262-206-6422
WisDOT	10/20/2022	Rout and Crack Seal	Michels Road & Stone	$200,000	Chris	carrowoo@michels.us	920-952-0305

Thunder Road, LLC

Municipal Work References 2021

Municipality	Date Completed	Project Description	Contracted By:	Contract Amount	Contact	Email	Phone
City of Mequon	8/4/2021	Rout and Crackfill Roads	City of Mequon	$176,310	Jeremy Dandy	jdandy@ci.mequon.wi.us	262-236-2932
City of Madison	10/12/2021	Rout and Crackfill Roads	City of Madison	$220,725	Steve Sonntag	ssonntag@cityofmadison.com	608-267-1997
City of New Berlin	6/18/2021	Rout and Crackfill Roads	City of New Berlin	$182,968	Lucas Pichler	lpichler@newberlin.org	262-797-2453
Village of Weston	7/16/2021	Rout and Crackfill Roads	Village of Weston	$85,200	Dan Raczkowski	draczkowski@westonwi.gov	715-241-2632
City of Delafield	4/2/2021	Rout and Crackfill Roads	City of Delafield	$14,760	Paul Zellner	pzellner@ci.delafield.wi.us	262-303-4627
Town of Medina	5/24/2021	Mastic and Crackfill	Town of Medina	$14,250	Jim Hellenbrand	clerk@townofmedina.org	608-219-3556
Town of Calamus	11/3/2021	Rout and Crackfill Roads	Town of Calamus	$21,250	Jon Kraus, JR	krausgrainfarms@hotmail.com	920-344-6182
City of Waukesha	11/1/2021	Rout and Crackfill Roads	City of Waukesha	$260,400	Craig Ausen	causen@waukesha-wi.gov	262-524-3589
City of Oconomowoc	8/12/2021	Rout and Crackfill Roads	City of Oconomowoc	$48,000	Dave Stoiser	bdonovan@oconomowoc-wi.gov	262-569-2189

Thunder Road, LLC

Municipal Work References 2020

Municipality	Date Completed	Project Description	Contracted By:	Contract Amount	Contact	Email	Phone
City of Mequon	7/31/2020	Rout and Crackfill Roads	City of Mequon	$199,700	Jeremy Dandy	jdandy@ci.mequon.wi.us	262-236-2932
Village of Pewaukee	8/5/2020	Crackfill and Mastic Roads	Village of Pewaukee	$40,000	Dan Naze	dnaze@villageofpewaukee.com	262-691-5694
Village of Summit	8/12/2020	Crackfill Various Roads	Village of Summit	$20,000	Jared Beauchamp	summit@summitvillage.org	262-567-2422
Village of Mukwonago	9/29/2020	Rout and Crackfill Roads	Village of Mukwonago	$62,000	Ron Bitter	rbittner@villageofmukwonago.com	262-363-6447
City of Delafield	5/8/2020	Rout and Crackfill Roads	City of Delafield	$15,000	Paul Zellner	pzellner@ci.delafield.wi.us	262-303-4627
Town of Turtle	10/6/2020	Rout and Crackfill Roads	Town of Turtle	$30,000	Dave Bomkapm	turtlehwy@aol.com	608-289-3358
Town of Waukesha	8/20/2020	Crackfill and Mastic Roads	Town of Waukesha	$52,000	Jerry Noelle	NA	262-542-2235
Town of Mukwonago	11/4/2020	Rout and Crackfill Roads	Town of Mukwonago	$22,800	Rick Peterson	rpeterson@townofmukwonago.us	262-363-4555
City of Wausau	10/20/2021	Rout and Crackfill Roads	City of Wausau	$53,150	Eric Lindman	suptdpw@ci.wausau.wi.us	715-261-6960

City Clerk

From: Daniel Draper <ddraper@draperdanielslaw.com>
Sent: Friday, May 2, 2025 2:56 PM
To: City Clerk
Cc: Vanessa Jahns; City Administrator; Neil Waswo
Subject: Joint and Crack Cleaning and Sealing Project - 2025

Follow Up Flag: Follow up
Flag Status: Flagged

Lacey,

I looked at the public bidding statutes and talked to Neil Waswo regarding the procedures that were followed to procure the bids for the 2025 street crack filling project. It is my understanding the project was published as a class 2 notice on March 26th and April 2nd, as required by §62.15, Wis. Stats. In the published notice, bids were to be submitted by 10:00 am April 16th, 2025. As a result of the public notice, 2 bid packages were requested. The requesters were Farhner Asphalt Sealing and Thunder Road, LLC. No other bid packets were requested or sent out. Even though the bid packets stated that bid opening would be on May 16, 2025, and not April 16, 2025 as recited in the published notice, both Farhner Asphalt Sealing and Thunder Road, LLC were present at the bid opening on April 16th, 2025 at 10:00 AM. There may have been an incorrect date for bid opening on the bid packets; however, since there were only two parties who requested bid packets and they both submitted bids and were present when the bids were opened on April 16th, there are really no other parties who could complain (and sue) about the inconsistency between the dates in the public notice and the bid packet. Neither one of the bidders can complain about the inconsistency since each essentially waived any basis to complain about the process by submitting the bids by April 16th and attended the bid opening on that date. The date on the bid packet would best be described as a scrivener's error that did not create any harm or bias against any of the bidders. I therefore believe it is proper to award the bids even though there was an incorrect date recited in the bid packet. I would put both bids on the FLR packet for the FLR committee's consideration. The street department can explain which bid is the lowest responsible bid and why that bid should be recommended to the City Council.

Dan

Daniel S. Draper
Law Offices of Daniel S. Draper, S.C.
500 Commercial Court, Suite 200
P.O. Box 940
Lake Geneva, WI 53147
(262) 248-6636 – Phone
(262) 248-2901 - Fax

THIRD AMENDMENT OF
PROFESSIONAL SERVICES AGREEMENT
BETWEEN CITY OF LAKE GENEVA, WISCONSIN
AND SAFEbuilt WISCONSIN, LLC

THIS THIRD AMENDMENT OF PROFESSIONAL SERVICES AGREEMENT is made effective as of the date of the last signature below by and between City of Lake Geneva, Wisconsin (Municipality) and SAFEbuilt Wisconsin, LLC, a wholly owned subsidiary of SAFEbuilt, LLC, (Consultant). Municipality and Consultant shall be jointly referred to as the "Parties".

RECITALS AND REPRESENTATIONS

WHEREAS, Parties entered into a Professional Services Agreement (Agreement), by which both Parties established the terms and conditions for service delivery on August 25, 2023; and

WHEREAS, on December 1, 2023, Parties instituted First Amendment to the Agreement to update fee schedule; and

WHEREAS, On October 21, 2024, Parties instituted Second Amendment to the Agreement to update fee schedule;

WHEREAS, pursuant to Section 2, changes to services shall that are mutually agreed upon between Parties shall be made in writing as a signed and fully executed amendment to the Agreement; and

WHEREAS, the Parties wish to update rates; and

WHEREAS, Parties hereto now desire to amend the Agreement as set forth herein.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

1. The above recitals are acknowledged as true and correct and are incorporated herein.
2. Agreement, 5. Term shall be removed in its entirety and replaced with the below:

   Term shall be extended for an additional twelve (12) month period and thereafter the Agreement shall automatically renew for subsequent twelve (12) month terms until such time as either Party notifies the other of their desire to terminate this Agreement.

3. The fee table in Agreement, Exhibit B, 1. Fee Schedule shall be replaced with the below:

Service Fee Schedule: SAFEbuilt will provide the following services on an "As Requested" basis	
Inspection Services	65% of Municipal Fee as established by ordinance
Residential Plan Review Services	65% of Municipal Fee as established by ordinance
Commercial Plan Review Services	85% of Municipal Fee as established by ordinance
Previously Permitted Work	$100.00 per hour

4. Agreement, Exhibit C shall be removed in its entirety and replaced with the attached Exhibit C.
5. All other conditions and terms of the original Agreement, First Amendment, and Second Amendment not specifically amended herein, shall remain in full force and effect.

IN WITNESS HEREOF, the undersigned have caused this Amendment to be executed in their respective names on the dates hereinafter enumerated.

SAFEbuilt Wisconsin, LLC	City of Lake Geneva, Wisconsin
By:_____	By: _____
Name: Matthew K. Causley	Name: _____
Title: Chief Operating Officer	Title: _____
Date: May 2, 2025	Date: _____

CommunityCore Solutions
Meritage Systems

EXHIBIT C-TERMS & CONDITIONS

Meritage Systems CommunityCore: Description of Services City of Lake Geneva, Wisconsin
This order form is subject to the terms of service and privacy policy.
Meritage reserves the right to amend the terms of service and privacy policy at any time and without prior notice.

Applications and Services		One-Time Set-Up Fee	Annual Support and Licensing Fee	Number of Users
CommunityCore Including InspectorConnect iOS mobile app for building and code inspections	☑	$0.00	$0.00	3
Legacy Data Import: Permitting Transfer of historical permit data from legacy system, assumes availability of readable data file or CSV	☐	$	$	
GIS Integration: Permitting	☐	$	$	
Contractor & Business Licensing	☑	$	Included	
CommunityConnect Online Permitting Anywhere, anytime access for contractors to apply for permits, pay fees, check status, request inspections and upload plans	☑	$0.00 Includes Setup of CommunityCore Preferred Merchant Account for Credit Card Processing	$0.00	3
Online Payments Non-Preferred Merchant Account: additional fee if Meritage Systems is not a preferred provider	☑	$	NA	
System Training	☑		NA	
Total:		$0.00	$0.00	3

CommunityCore Permit Management Features: **PAYMENT SHALL BE PURSUANT TO SECTION 5**

- Permitting and Inspection Management
- Address Import Setup
- Inspections (including mobile access & when available, InspecotrConnect app for iOS tablets)
- Contractor and Business Registration
- Plan Review Tracking and simple Planning/Zoning permits and workflow
- Reporting and Data Import/Export
- Complete configuration of permit type, terminology, fee structures, documents and user roles and permissions
- Permit Documents: Standard set of Permits, CO, TCO configured with your jurisdiction logo and information
- Customs Documents: Available for an additional charge
- Reports: Library of standard reports
- Custom Reports: Available for an additional charge
- Online Training for startup and post startup, ongoing and customer support
- Personalized support, including configuration updates
- Automatic updates of new features

These Service Terms of Use ("Agreement") constitute a contract between Meritage Systems, Inc., with offices at 444 N. Cleveland Ave., Suite 444, Loveland, CO 80537 ("Meritage"), and you ("Customer"). This Agreement includes and incorporates the Order Form with which Customer purchased the Services and any subsequent Order Forms (submitted in written or electronic form), our Privacy Policy and our Copyright Policy. By accessing or using the Services, you agree to be bound by this Agreement. If you are entering into this Agreement on behalf of a company, organization or other entity, you represent that you have such authority to bind such entity and are agreeing to this Agreement on behalf of such entity. If you do not have such authority to enter into this Agreement or do not agree with these terms and conditions, you may not use the Services. Meritage reserves the right to revise this Agreement from time to time, at our sole discretion. By accessing or using the Services after such revisions, you agree to be bound by the revised Agreement.

1. Definitions. For purposes of this Agreement the following terms have the following meanings:

a. "Account" means an account allowing access to the Services created in Customer's name.
b. "Fees" means the fees for the Services.
c. "Confidential Information" means (a) all nonpublic information disclosed or made available under this Agreement that relates to the provision or receipt of the Services or either party's financial condition, operations or business, and which is clearly identified as confidential at the time of disclosure, (b) the Technology, (c) the Documentation, (d) the Customer Information that is not publicly available, and (e) the User IDs.
d. "Customer Information" means all data, information or other content entered by or collected from Customer or any User that is entered into the Services by Customer or any User while accessing the Services. Customer Information includes any third-party information collected by Customer or any User and entered into the Services.
e. "Documentation" means the online help files and instruction manuals (whether in print or electronic form) that relate to the use of the Services that have been provided or made available by Meritage to Customer.
f. "Go-Live Date" means the date on which the Services, hosted on a Production Server, become active.
g. "Intellectual Property Rights" means any and all intellectual property rights throughout the world, including, without limitation, any and all copyrights, trademarks, service marks, trade secrets, patents, patent applications, moral rights, contract rights and any and all other legal rights protecting intangible proprietary information.
h. "Order Form" means the form executed by the parties that describes the Services and any setup fees associated with the Services.
i. "On-boarding" means the Set-Up and the Training, as specified in the Order Form.
j. "Production Server" means the server on which the Services will be hosted.
k. "Start of Service Date" is the date of commencement of operation of the services by Customer or 120 days following the Effective Date, whichever is first.
l. "Services" means the publicly-available, online building department services provided by Meritage through its CommunityCore application, which can be accessed through the web site located at www.app.communitycore.com and such other sites as may be designated by Meritage (each, the "Site" or collectively, the "Sites").
m. "Set-Up" means defining workflows and permit types, entering fee schedules and setting up Users. The purpose of Set-Up is to configure the Production Server on which the Services for Customer will be hosted.
n. "Set-Up Fees" means the fees for Set-Up specified in the Order Form.
o. "Subscription Fees" means the annual subscription fee specified in the Order Form.
p. "Technology" means the software, hardware and other technology used by or on behalf of Meritage to provide the Services, and all data, information and other content included on or accessible through the Services, except for any Customer Information.
q. "Training" means the services intended to familiarize Users on the use of the Services, as described in Section 4, and to verify configuration of the Production Server.
r. "User ID" means each unique User identification name and password used for access to and use of the Services through the Account.
s. "User" means anyone accessing the Services through Customer's Account.

2. Customer's Access To And Use Of The Services.

a. Customer's Right to Access the Services. Subject to the terms of this Agreement Meritage grants to Customer a limited, non-exclusive, non-transferrable license to access and use the Sites and Services as specified in the Order Form during the term of this Agreement, solely for Customer's own internal business purposes. Except as set forth in this Agreement, Customer is not receiving any right or license to use, or any ownership interest with respect to, the Sites, Services or any Technology or Intellectual Property related to the Sites or Services. Customer acknowledges that the Services are hosted by third-party hosting providers contracted by Meritage. Meritage reserves the right to change hosting provider from time to time and without notice to Customer.

b. Certain Restrictions on Customer's Access. Customer will not, and will not permit any Users or any other party to: a) download or otherwise obtain a copy of the Technology in any form; (b) reverse engineer or otherwise derive the source code of the Service, Sites or Technology or otherwise modify, reverse compile, disassemble, or translate the Service, Sites or Technology or create any derivative works thereof; or (c) use the Service on behalf of any third party or for any purpose other than as described in this Agreement; (d) sell, lease, license, sublicense, distribute or otherwise transfer in whole or in part the Service or use it as a service bureau; (e) post, send, process or store infringing, obscene, threatening, libelous, or otherwise unlawful or tortuous material, including material violating of third party rights; (f) post, send, process or store material containing software viruses, worms, Trojan horses or other harmful or malicious computer code, files, scripts, agents or programs; (g) interfere with or disrupt the integrity or performance of the Service or attempt to gain unauthorized access to the Service or related systems or networks; (h) remove, alter or obscure any titles, product logo or brand name, trademarks, copyright notices, proprietary notices or other indications of the IP Rights and/or Licensor's rights and ownership thereof, whether such notice or indications are affixed on, contained in or otherwise connected to the software or on any copies made in accordance with this Agreement; (i) remove, alter or obscure any titles, product logo or brand name, trademarks, copyright notices, proprietary notices or other indications of the intellectual property rights and/or Licensor's rights and ownership thereof, whether such notice or indications are affixed on, contained in or otherwise connected to the Service, or Documentation, or on any copies made in accordance with this Agreement; (j) use, or authorize or permit the use of, the Service except as expressly permitted herein; (k) use the Service to perform any activity which is or may be, directly or indirectly, unlawful, harmful, threatening, abusive, harassing, tortuous, or defamatory, nor to perform any activity which breaches the rights of any third party.

c. Customer's Use of the Services. (1.a) Accounts/User IDs. Customer will be provided with one or more User IDs to access the Services through the Account. Your Order Form specifies the number of user IDs and Read-Only IDs provided by Meritage to Customer under this agreement ("Subscription Cap"). Each User ID shall be linked to a single User and Customer agrees to limit usage of a User ID to the individual to which the User ID is assigned. Customer may request to increase the number of Users and the parties shall establish the terms under which such additional Users will be added. Customer shall use, and shall ensure that Users use, commercially reasonable efforts to ensure the security and confidentiality of all User IDs. In the event that the confidentiality of a User ID is or may be compromised, Customer shall promptly advise Meritage of the potential or actual compromise. Customer shall be responsible for the use of a User ID by unauthorized users. (1.b) Customer Information. Customer represents and warrants that it has all necessary intellectual and proprietary rights and licenses in and to any Customer Information to permit (i) it and its Users to enter Customer Information into the Services and (ii) to permit Meritage to perform the Services. Customer hereby grants to Meritage a fully paid-up, non-exclusive license to use, reproduce and create derivative works of the Customer Information as reasonably required to perform the Services. (1.c) Necessary Equipment. The Services are provided through the internet and Users must have an internet connection in order to access the Services. Meritage does not provide internet connectivity. Customer will be solely responsible, at Customer's own expense, for acquiring, installing and maintaining all telecommunication services, hardware, software and other equipment as may be necessary for Customer and Customer's Users to connect to, access, and use the Services. Currently, the services may be accessed through the Chrome browser or the iOS mobile app provided they have been maintained to versions supported during the three-year period prior to the date on which access is sought. (1.d) Customer will not use and will not authorize any User to use any open source software in connection with the Services in any manner that requires, pursuant to the license applicable to such open source software, that any Meritage Confidential Information or the Services be (A) disclosed or distributed in source code form, (B) made available free of charge to recipients, or (C) modifiable without restriction by recipients. (1.e) By using the Services, Customer agrees to be bound by the terms of **Meritage's Copyright Policy**, which terms may be revised by Meritage at its sole discretion. By using the Services after the effective date of any such revision, Customer expressly agrees to be bound by the terms of the revised Copyright Policy.

d. Meritage will use reasonable commercial efforts to ensure that the Services perform substantially in accordance with the description of the services found at www.app.communitycore.com. The Services are subject to modification from time to time at Meritage's sole discretion, provided the modifications do not materially diminish the functionality of the Services provided by Meritage.

e. Meritage will use reasonable commercial efforts to make the Services available to Customer and its Users. Notwithstanding the foregoing, Meritage reserves the right to suspend Customer's (or any of its Users') access to the Services: (i) for scheduled or emergency maintenance, (ii) in the event Customer is in breach of this Agreement, including failure to pay any amounts due to Meritage, and fails to correct that breach within the applicable cure period; (iii) in the event that Customer breaches Section 2.2 or Section 7.2 of this Agreement or (iv) as it deems reasonably necessary to respond to any actual or potential security concerns.

f. Customer acknowledges that the Services will require the Users and third parties for whom the Services are being performed by Customer to share with Meritage certain information for the purposes of providing the Services. This information may include personal information (such as email address, and/or phone number) regarding the Users or such third parties which Meritage will use for the purposes of providing the Services. Customer is fully responsible for obtaining the consent of each User and any third party to the use of his/her information by Meritage for purposes of providing the Services. Such use will be subject to and governed by the terms of Meritage's Privacy Policy, the current version of Meritage's privacy policy is available **here**. Meritage reserves the right to revise the Privacy Policy at its sole discretion. By using the Services after the effective date of any such revision, Customer expressly agrees to be bound by the terms of the revised Privacy Policy.

g. Customer will be fully responsible for Users' compliance with this Agreement. Any breach of this Agreement by a User shall be deemed to be a breach by Customer. Customer will promptly advise Meritage in the event that any User or third party revokes such consent or ceases to be a User. Customer is solely responsible for determining whether the Services are sufficient for Customer's purposes.

3. Set-Up.

a. Set-Up Services. Subject to the terms of this Agreement Meritage will provide Customer with the Set-Up services as described in the Order Form. Except to the extent provided in the Order Form, no such services will be provided. Customer Responsibilities and Certain Restrictions on Set-Up. Customer is responsible for providing information in a timely manner and in an appropriate format to allow Meritage to provide the Set-Up and for ensuring the Customer resource(s) assigned to provide support to Meritage in performing the Set-Up, along with all Users, have adequate computer skills to perform their tasks. Set up support required beyond the specified Set-Up shall be arranged upon the agreement of the parties and will incur an additional fee. Acceptance. The purpose of Set-Up is to configure the Services for availability on the Go-Live Date. During the Training, Customer will have the opportunity to evaluate the Set-Up and note any configuration errors. Upon discovery of an error, Customer will notify Meritage of the necessary configuration changes and Meritage will modify Set-Up to make the requested changes. Upon completion of Training and prior to the Go-Live Date, Customer shall review and accept the Services by executing a form of acceptance provided by Meritage. Customer acknowledges and accepts that configuration of the Services is limited to the extent accommodated by the current capabilities and limitations of the Services.

4. Training.

a. Training Services. Subject to the terms of this Agreement, Meritage will provide Customer with the Training services as described in the Order Form. Except to the extent provided in the Order Form, no such services will be provided.

b. Delivery. All Training will be provided by Meritage using WebEx or an equivalent service agreed by the parties. Meritage will create a Training site for Customer and its Users to use for Training. In addition to WebEx training, the Training website will provide access to online documentation and training videos that may be accessed by Customer and its Users. Customer and its Users may access the Training web site on an unlimited basis through the Go-Live Date. Customer acknowledges that the Training website may not be available at all times and that Meritage shall have no liability as a result of the unavailability of the Training website.

c. Customer Responsibilities and Certain Restrictions. Customer is responsible for providing information in a timely manner and in an appropriate format to allow Meritage to provide the Training and for ensuring the Customer resource(s) assigned to provide support to Meritage in performing the Training, along with all Users, have adequate computer skills to perform their tasks.

d. Verification of Set-Up. Customer acknowledges that a primary purpose of the Training website is to verify functionality of the Services prior to the Go-Live Date. Customer will have the opportunity to evaluate the Set-Up and note any configuration errors. Upon discovery of an error, Customer will notify Meritage of the necessary configuration changes and Meritage will modify Set-Up to make the requested changes to the Training website.

5. Fees And Payment.

a. . Fees. On the Effective Date, Customer will pay Meritage the Set-Up Fee as specified in the Order Form for Set-Up. In addition, on the Start of Service Date and ending upon the termination of this Agreement, Customer will pay to Meritage the Subscription Fees as specified in Order Form, plus all applicable sales, use and other purchase related taxes (Customer shall be responsible for timely providing Meritage with a valid certificate of exemption from the requirement of paying sales, use or other purchase related taxes). Unpaid Fees are subject to a finance charge of one percent (1.0%) per month, or the maximum permitted by law, whichever is lower, plus all expenses of collection, including reasonable attorneys' fees. In the case of any withholding requirements, Customer will pay any required withholding itself and will

not reduce the amount paid to Meritage on account thereof. In the event that Customer elects to increase the number of Users, the parties shall meet to discuss the impact on Set-Up and Subscription Fees. The Subscription Fees may be increased on an annual basis, as determined by Meritage, provided that any pricing increase will not exceed seven percent (7%) of the Subscription Fees per User for the immediately prior Term, unless the pricing was designated in the applicable Order Form as promotional or one-time. Meritage will provide 30 days advance notice of any increase in the Subscription Fees. By using the Services after the increase in the Subscription Fees becomes effective, Customer agrees to be bound by such new Subscription Fees. FEES AND FEE RATES ARE TO BE CONSIDERED CONFIDENTIAL BY BOTH PARTIES AND NOT TO BE SHARED WITH ANY THIRD PARTY WITHOUT WRITTEN PERMISSION OR AS REQUIRED BY LAW.

b. Payment. All Set-Up Fees, Subscription Fees and other fees due under this Agreement (collectively, "Fees") are payable in U.S. dollars, unless otherwise specified in writing. Except for the Set-Up Fee, which shall be paid prior to the performance of Set-Up, Customer shall pay all Fees and any other amounts set forth on each such invoice issued by Meritage under this Agreement within 30 days of the date of invoice. Fees are payable in advance and are non-refundable. In the event that Customer disputes the amount of any Fees, it shall so notify Meritage within the 30-day payment period. The failure to provide such notice shall be deemed agreement that the Fees are undisputed.

6. Confidentiality.

a. Obligations. Each party acknowledges that by reason of the relationship created between the parties by this Agreement, it may have access to certain non-public information of substantial value concerning the other party's business, operations, strategic plans, customers, suppliers, technology, competition and employees. Accordingly, each party as the recipient of Confidential Information (the "Receiving Party") from the other party (the "Disclosing Party") will not use any Confidential Information of the Disclosing Party for any purpose other than the providing and receipt of Services under this Agreement. The parties agree the use of the Confidential Information will be in accordance with all terms and conditions of this Agreement. The Receiving Party will not disclose the Confidential Information of the Disclosing Party to any third party except as expressly provided herein and will protect the Disclosing Party's Confidential Information from unauthorized use, access or disclosure in the same manner as the Receiving Party protects its own confidential or proprietary information of a similar nature and with no less than reasonable care. Either party may disclose the Confidential Information of the other party to the Receiving Party's employees, subcontractors and advisors who require access to such information for the performance of their obligations, all provided that the employees, subcontractors and/or agents have entered into confidentiality agreements with the Receiving Party that are at least as protective of the Disclosing Party's Confidential Information as are the terms of this Agreement. The Receiving Party shall be responsible for any disclosure or use of the Disclosing Party's Confidential Information by or through any employee, subcontractor or agent of the Receiving Party. For the avoidance of doubt, Customer acknowledges that Meritage utilizes the services of certain third parties in connection with the provision of the Services (such as data hosting) and such third parties will have access to Customer's Confidential Information, subject to compliance with this Section 6. In addition, the Receiving Party will be allowed to disclose Confidential Information of the Disclosing Party to the extent that such disclosure is: (i) approved in writing by the Disclosing Party; (ii) necessary for the Receiving Party to enforce its rights under this Agreement in connection with a legal proceeding; or (iii) required by law or by the order of a court of similar judicial or administrative body, provided that, to the extent permitted by law, the Receiving Party notifies the Disclosing Party of such required disclosure in writing and cooperates with the Disclosing Party, at the Disclosing Party's reasonable request and expense, in any lawful action to contest or limit the scope of such required disclosure.

b. Termination of Obligations. The Receiving Party's obligations under this Section 6 with respect to maintaining the confidentiality of any Confidential Information of the Disclosing Party will terminate if and when the Receiving Party can document that such information: (a) was already lawfully known to the Receiving Party at the time of disclosure by the Disclosing Party and is not subject to restrictions on disclosure and/or use; (b) is disclosed to the Receiving Party by a third party who had the right to make such disclosure without any confidentiality restrictions; (c) is, or through no fault of the Receiving Party has become, generally available to the public; or (d) is independently developed by the Receiving Party without access to, or use of, the Disclosing Party's Confidential Information. The restrictions on use of the Disclosing Party's Confidential Information shall remain in effect for five years subsequent to the earlier of the termination of this Agreement or the date on which the obligation to maintain the Confidentiality of the Disclosing Party's Confidential Information terminates.

c. Return of Confidential Information. The Receiving Party will return to the Disclosing Party or destroy all Confidential Information of the Disclosing Party in the Receiving Party's possession or control and permanently erase all electronic copies of such Confidential Information promptly upon the written request of the Disclosing Party or the termination of this Agreement, whichever comes first. At the Disclosing Party's request, the Receiving Party will certify in writing

that it has fully complied with its obligations under this Section 6.3. For the purposes of this Section 6, Data, as defined in Section 7 below, shall not be considered Customer's Confidential Information.

d. . Remedies. Each party acknowledges that any breach of any of its obligations with respect to the other party's Confidential Information may cause or threaten irreparable harm to such party. Accordingly, each party agrees that in such event, the aggrieved party shall be entitled to seek equitable relief in any court of competent jurisdiction without the necessity of posting bond and in addition to such other remedies as may be available to the aggrieved party under law or in equity.

e. Both Parties will have the right to disclose the existence but not the terms and conditions of this Agreement, provided that the terms and conditions may be disclosed if such disclosure is approved in writing by both Parties prior to such disclosure, or is included in a filing required to be made by a Party with a governmental authority (provided such party will use reasonable efforts to obtain confidential treatment or a protective order) or is made on a confidential basis to potential investors or acquirers in Meritage or any entity directly or indirectly controlling the majority voting interest in Meritage.

7. Ownership.

a. Customer's Ownership. Customer retains all right, title and interest in and to the Customer Information Customer or its Users provide to Meritage, other than such information that is subject to disclosure under applicable freedom of information laws and regulations. During the termination notice period specified in Section 9, Meritage will provide Customer Information in the form of Meritage native format files containing permit data to Customer within 10 business days of receipt of a written request for that Customer Information, all at no additional charge.

b. Meritage's Ownership. Meritage retains all right, title and interest in and to, and all Intellectual Property Rights embodied in or related to the Sites, Services, Technology, and any other information or technology used or made available in connection with the Sites or Services, including without limitation any and all improvements, updates, and modifications thereto, whether or not made in conjunction with this Agreement. Meritage's name, logo, and the product and service names associated with the Services are trademarks of Meritage or third parties, and no right or license is granted to Customer to use them separate from Customer's right to access the Services. In the event that Customer or any End User makes any suggestions for the addition of features to, or the improvement of the Services ("Feedback"), Meritage shall, to the maximum extent permitted by law, own all such Feedback, including any Intellectual Property Rights therein, and shall have the right to use such Feedback for any purpose without payment or accounting to Customer or any End User. Customer and/or End User agree to execute any and all materials reasonably required by Customer to perfect Customer's ownership in such Feedback and Intellectual Property Rights, all at Meritage's expense.

8. Data.

a. Meritage will have the right to collect non-personally identifiable data and anonymized information resulting from Customer Information and Customer's use of the Services ("Customer Data") for purposes of (i) benchmarking of Customer's and others performance relative to that of other groups of customers served by Meritage (for the avoidance of doubt, Customer Data will be provided to third parties only as part of a larger body of anonymized data); (ii) sales and marketing of existing and future Meritage services; (iii) monitoring Service performance and making improvements to the Services and Sites.

b. Backup and Recovery. Meritage shall provide, either directly or through its hosting partner, the following recovery services: 7.2.1 Hosting infrastructure recovery processes 7.2.2 Application recovery processes 7.2.3 Data backup with rotation and retention. Backups are done daily, the prior month of daily data is retained, each month is retained for a year, and each year retained until termination of the agreement.

9. Term and Termination.

a. This Agreement will begin on the Effective Date and will continue in perpetuity until terminated in accordance with the terms of this Agreement or the applicable Order Form. Upon the expiration of the initial term, if any, specified in the Order Form, Customer may terminate this Agreement upon not less than 90 days advanced written notice to Meritage. Except with respect to a failure to timely make any payments required under this Agreement, either party may terminate this Agreement if the other party breaches this Agreement and does not cure such breach within 60 days after being provided with written notice thereof, provided that in the case of Customer such time period will be extended beyond 60 days if Customer is exercising reasonable efforts to cure such breach during such 60-day period. With respect to the failure to timely make any payments, Meritage shall have the right to suspend access to the Services and Sites or, at its option, to terminate this Agreement, in the event that Customer fails to make any required payment

within five (5) business days after receipt of notice that the payment is past due. Upon any termination of this Agreement: (a) all rights and licenses granted to Customer in this Agreement will immediately terminate and Customer shall immediately cease to use the Services and Sites; (b) Meritage will cease performing all Services; (c) all access by Customer and any Users to the Sites and the Services (including all Customer Information) will be suspended; (d) Meritage will discontinue all use of the Customer Information; and (e) all Fees and other amounts incurred under this Agreement prior to such termination or expiration will become immediately due and payable by Customer. Upon the request of Customer following any termination or expiration, Meritage will transfer all Customer Information collected by Meritage either directly to Customer or to Customer's identified third-party partner. Customer shall compensate Meritage for the transfer on a time and materials basis at Meritage's then-current rates and will reimburse all reasonable expenses and costs associated with the transfer. Such expenses and costs shall include, without limitation, travel, consultant costs, hardware expenses, and software costs associated with efforts involved in preparing Customer Information for transfer as well as any costs incurred as part of the physical transfer of Customer Information. Meritage will not be required to issue any refunds for any unearned Fees paid in advance. The provisions of Sections 2.2, 2.3 (section 2.3(b) and as necessary to complete the return of Customer Information), 2.6, 2.7, 5, 6, 7, 8, 9, 10, 11 and 12 of this Agreement will survive termination of the Agreement for any reason.

10. Warranties and Disclaimers.

a. Warranties. Each party represents and warrants to the other party that: (a) such party has all requisite corporate or other applicable power and authority to execute, deliver and perform its obligations under this Agreement; and (b) the execution, delivery and performance of this Agreement by such party has been duly authorized; and will not conflict with, result in a breach of, or constitute a default under any other agreement to which such party is a party or by which such party is bound;.

b. Disclaimers. EXCEPT AS STATED UNDER THIS AGREEMENT, MERITAGE PROVIDES THE SERVICES "AS IS" AND "AS AVAILABLE" AND TO THE MAXIMUM EXTENT PERMITTED BY LAW, SPECIFICALLY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS, IMPLIED OR STATUTORY, REGARDING THE SERVICES, INCLUDING WITHOUT LIMITATION IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, COURSE OF DEALING, TITLE AND NON-INFRINGEMENT. CUSTOMER ACKNOWLEDGES THAT CUSTOMER HAS RELIED ON NO SUCH WARRANTIES IN ENTERING INTO THIS AGREEMENT. MERITAGE DOES NOT WARRANT THAT THE SERVICES WILL BE FREE FROM LOSS OR LIABILITY INCLUDING that ARISING OUT OF ANY THIRD-PARTY TECHNOLOGY, THIRD PARTY ACTION, SUCH AS UNAUTHORIZED ACCESS BY ANY THIRD PARTY, OR ANY ACT OR OMISSION OF CUSTOMER. MERITAGE EXPRESSLY DISCLAIMS ANY WARRANTY OR LIABILITY WITH RESPECT TO COMPLIANCE WITH LAWS, RULES OR REGULATIONS APPLICABLE TO CUSTOMER, WHICH SHALL BE THE SOLE RESPONSIBILITY OF CUSTOMER. MERITAGE DOES NOT WARRANT THE ACCURACY, RELIABILITY OR COMPLETENESS OF customer materials or ANY ADVICE, REPORT, DATA OR DELIVERABLES OBTAINED BY CUSTOMER FROM THE CUSTOMER MATERIALS SUBMITTED TO THE SERVICES, SUCH ADVICE, REPORTS, DATA OR DELIVERABLES ARE PROVIDED "AS IS" AND MERITAGE SHALL NOT BE LIABLE FOR ANY INACCURACY THEREOF. MERITAGE SHALL NOT BE RESPONSIBLE OR LIABLE FOR: (A) ANY DAMAGES IF, AND TO THE EXTENT, CAUSED BY CUSTOMER'S FAILURE TO PERFORM ITS OBLIGATIONS, AS SET FORTH IN THIS AGREEMENT OR AN ORDER FORM; (B) ANY CORRUPTION, DAMAGE, LOSS OR MIS-TRANSMISSION OF CUSTOMER MATERIALS, UNLESS SUCH TRANSMISSION IS THE RESPONSIBILITY OF MERITAGE; OR (C) THE SECURITY OF CUSTOMER MATERIALS DURING TRANSMISSION FROM CUSTOMER'S FACILITIES TO THE CLOUD PLATFORM. Customer acknowledges that the Services may be subject to limitations, delays, and other problems inherent in the use of the Internet and electronic communications. Meritage is not responsible for any delays, failures, or other damage resulting from such problems.

c. Customer represents and warrants that it: (A) owns or has the right to use all Customer Information and to submit and store such Customer Information on the Site and the infrastructure supporting the Site and Services; and (B) has all necessary licenses and permissions for usage of any third-party software or other information or material supplied or provided by Customer to Meritage in an Order Form or otherwise used in connection with the Services. Customer hereby grants to Meritage the right to use all Customer Information, including any third-party software solely for the purposes of this Agreement, including any Order Form, and the performance of Meritage's obligations hereunder and any Order Form.

11. Certain Liabilities, Limitation of Liability.

a. Customer will, at Customer's own expense, indemnify, defend, hold harmless against, and pay all costs, damages and expenses (including reasonable attorneys' fees) awarded against or incurred by Meritage based on, any claims, allegations or lawsuits that may be made or filed against Meritage by any person to the extent arising from or relating to any breach by Customer of any representation and warranty under this Agreement; or (b) alleging that use by

Meritage in accordance with this Agreement of Customer Information, Customer Data or Customer Confidential Information infringes or misappropriates the Intellectual Property Rights of, or has caused harm or damage to, a third party.

b. Limitation of Liability. EXCEPT TO THE EXTENT ARISING FROM A BREACH OF CONFIDENTIALITY OR OF SECTIONS 2.2 OR 7, OR AS ARISING UNDER OBLIGATIONS OF INDEMNIFICATION, IN NO EVENT WILL EITHER PARTY, INCLUDING ITS VENDORS, HOSTING SERVICE PROVIDERS, OR ITS LICENSORS, BE LIABLE TO THE OTHER PARTY FOR ANY INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY OR CONSEQUENTIAL DAMAGES (INCLUDING WITHOUT LIMITATION PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES, LOSS OF USE, DATA, OR PROFITS, OR BUSINESS INTERRUPTION) HOWEVER CAUSED AND ON ANY THEORY OF LIABILITY, WHETHER IN CONTRACT, STRICT LIABILITY OR TORT (INCLUDING ACTIVE AND PASSIVE NEGLIGENCE OR OTHERWISE), ARISING IN ANY WAY IN CONNECTION WITH OR OUT OF THE USE OF THE SITES OR SERVICES, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGE. EXCEPT TO THE EXTENT ARISING FROM A BREACH OF CONFIDENTIALITY OR OF SECTIONS 2.2 OR 7, OR AS ARISING UNDER OBLIGATIONS OF INDEMNIFICATION OR CUSTOMER'S OBLIGATION TO MAKE PAYMENTS, EACH PARTY'S TOTAL CUMULATIVE LIABILITY IN CONNECTION WITH THIS AGREEMENT, THE SITES OR THE SERVICES, WHETHER IN CONTRACT OR TORT OR OTHERWISE, WILL NOT EXCEED THE FEES PAID TO MERITAGE HEREUNDER AS OF THE DATE OF THE ACT OR OMISSION GIVING RISE TO THE LIABILITY. EACH PARTY ACKNOWLEDGES THAT THE FEES REFLECT THE ALLOCATION OF RISK SET FORTH IN THIS AGREEMENT AND THAT NEITHER PARTY WOULD ENTER INTO THIS AGREEMENT WITHOUT THESE LIMITATIONS ON ITS LIABILITY. IN JURISDICTIONS WHERE LIMITATION OF LIABILITY FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES IS NOT PERMITTED, EACH PARTY'S LIABILITY IS LIMITED TO THE MAXIMUM EXTENT PERMITTED BY LAW.

12. General Provisions.

a. Notwithstanding anything else, Customer may not provide to any person an export or re-export or allow the export or re-export of the Services or any software or anything related thereto or any direct product thereof, in violation of any restrictions, laws or regulations of the United States Department of Commerce, the United States Department of Treasury Office of Foreign Assets Control, or any other United States or foreign agency or authority.

b. This Agreement will be binding upon the parties to this Agreement and their permitted successors and assigns. Neither party may assign, delegate or transfer this Agreement or any of its rights or obligations (in whole or in part) under this Agreement (whether by operation of law or otherwise) to any third party without the other party's prior written consent. Notwithstanding the foregoing, either party may assign this agreement to any successor in interest to such party's stock, assets or business, whether by way of sale, merger, reorganization or other form of transaction, provided that such party provides the other party with notice of such assignment and that the successor in interest agreed in advance to assume all right, obligations, liabilities, and responsibilities of the assigning party under this Agreement. Any assignment or transfer in violation of the foregoing shall be null and void.

c. Nothing in this Agreement confers or is intended to confer, expressly or by implication, any rights or remedies upon any person or entity not a party to this Agreement.

d. This Agreement shall be governed by and construed in accordance with the laws of Colorado without regard to conflicts of law principles. Customer agrees that it will only bring any action or proceeding arising from or relating to this Agreement in a federal court in the District of Colorado or in state court in Larimer County, Colorado, and Customer irrevocably submits to the personal jurisdiction and venue of any such court in any such action or proceeding or in any action or proceeding brought in such courts by Meritage.

e. The parties hereto are independent parties, not agents, employees or employers of the other or joint ventures, and neither acquires hereunder any right or ability to bind or enter into any obligation on behalf of the other.

f. Any notice to the other party required or allowed under this Agreement must be delivered in writing by express courier, personal delivery, or by certified mail, postage pre-paid to the address for the party listed in the first paragraph of this Agreement.

g. If any provision of this Agreement is held by a court of competent jurisdiction to be unenforceable, such provision will be changed and interpreted to accomplish the objectives of such provision to the greatest extent possible under applicable law and the remaining provisions of this Agreement will continue in full force and effect.

h. Meritage may use Customer's name as a reference and publicize Customer as a customer of Meritage.

i. Unless otherwise amended as provided herein, this Agreement will exclusively govern Customer's access to and use of the Services and the Sites and is the complete and exclusive understanding and agreement between the parties, and supersedes any oral or written proposal, agreement or other communication between the parties, regarding Customer's access to and use of the Services and the Sites. This Agreement may be amended or modified only by a writing signed by both parties.

j. All waivers under this Agreement must be in writing. Any waiver or failure to enforce any provision of this Agreement on one occasion will not be deemed a waiver of any other provision or of such provision on any other occasion.

RESOLUTION OF THE COMMON COUNCIL			
A resolution authorizing acceptance of Temporary Limited Easements on City owned properties, shown on the Plat of Right of Way Required for W Main Street (City of Lake Geneva) Forest St. to Grand Geneva Way WisDOT R/W Project Number 3170-09-20.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**25-R26**	**Date:**	May 12, 2025

WHEREAS, the City of Lake Geneva Common Council recognizes the importance of providing safe and accessible pedestrian pathways for the residents and visitors of Lake Geneva; and

WHEREAS, the construction of sidewalks enhances public safety, promotes walkability, and contributes to the overall quality of life in the community; and

WHEREAS, the City of Lake Geneva as a governmental entity in the State of Wisconsin desires to accept said temporary limited easement on behalf of the public for purposes identified below; and.

WHEREAS, on April 28, 2025 the City of Lake Geneva Public Works Committee has recommended the acceptance of the temporary limited easements;

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, the following portions of parcels are hereby offered for temporary limited uses as shown in the attached Exhibit A and as described herein:

1. **Parcel Number 15** referenced on the Schedule of Lands & Interests Required identified as parcel ZA246700002 owed by the City of Lake Geneva.

Temporary Limited Easement for the right of slope improvement of sidewalk and pavement construction operations including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tract of land, in the City of Lake Geneva, Walworth County, State of Wisconsin, described as follows:

That part of Lot 2 of CSM 2467, recorded in Volume 12 of Certified Survey Maps, Page 156, located in the Southwest 1/4 of the Northeast 1/4 of Section 36, Town 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin, described as:

Beginning at the Northeast corner of said Lot; thence South 32°25’37” East, 23.52 feet; thence South 57°34’23” West, 10.00 feet; thence North 32°25’37” West, 30.00 feet; thence South 89°29’21” East, 11.92 feet to the point of beginning.

This portion contains **0.0062 ac (268 sq ft)**, more or less.

The above temporary limited easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.

2. **Parcel Number 17** referenced on the Schedule of Lands & Interests Required identified as parcel ZOP0004 owed by the City of Lake Geneva.

Temporary Limited Easement for the right of slope improvement of sidewalk and pavement construction operations including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tract of land, in the City of Lake Geneva, Walworth County, State of Wisconsin, described as follows:

That part of the Southwest 1/4 of the Northeast 1/4 of Section 36, Town 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin, described as:

Commencing at the center of Section 36; thence South 89°34’32” East, 1318.03 feet along the south line of the Northeast 1/4 of Section 36 to the 1/16 line; thence North 00°14’28” East, 716.35 feet along the 1/16 line; thence North 89°38’34” West, 44.85 feet; thence North 00°21’26” East, 50.83 feet to the point of beginning; thence North 00°44’01” West, 5.00 feet; thence North 89°31’01” West, 25.00 feet; thence South 00°44’01” West, 5.00 feet; thence South 89°31’01” East, 25.00 feet to the point of beginning.

This portion contains **0.0029 ac (125 sq ft)**, more or less.

The above temporary limited easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.

3. **Parcel Number 23** referenced on the Schedule of Lands & Interests Required identified as parcel ZYUP00131 owed by the City of Lake Geneva.

Also, a **Temporary Limited Easement** for the right of slope improvement of sidewalk and pavement construction operations including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tract of land, in the City of Lake Geneva, Walworth County, State of Wisconsin, described as follows:

That part of the Southwest 1/4 of the Northwest 1/4 of Section 31, Town 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, described as:

Commencing at the Northwest corner of Section 31; thence South 00°17’59” West, 1826.96 feet along the west line of the Northwest 1/4 of Section 31 to the point of beginning; thence North 78°23’07” East, 591.86 feet; thence South 11°36’53” East, 40.00 feet to the north right of way line of State Highway 50; thence South 78°23’07” West along said right of way, 363.40 feet; thence South 80°52’33” West, 234.97 feet; thence North 00°17’59” East, 30.45 feet along the west line of the Northwest 1/4 of Section 31 to the point of beginning.

Wall is excluded from the above Temporary Easement.

This portion contains **0.5196 ac (22634 sq ft)**, more or less.

Also, a **Temporary Limited Easement** for the right of slope improvement of sidewalk and pavement construction operations including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tract of land, in the City of Lake Geneva, Walworth County, State of Wisconsin, described as follows:

That part of the Southwest 1/4 of the Northwest 1/4 of Section 31, Town 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, described as:

Commencing at the Northwest corner of Section 31; thence South 00°17’59” West, 1826.96 feet along the west line of the Northwest 1/4 of Section 31; thence North 78°23’07” East, 631.86 feet to the point of beginning; thence continuing North 78°23’07” East, 114.69 feet; thence South 11°36’53” East, 15.00 feet; thence North 78°23’07” East, 875.00 feet; thence South 11°36’53” East, 25.00 feet; thence South 78°23’07” West, 989.69 feet; thence North 11°36’53” West, 40.00 feet to the point of beginning.

Wall is excluded from the above Temporary Easement.

This portion contains **0.6075 ac (26463 sq ft)**, more or less.

The above temporary limited easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.

Granted by action of the Common Council of the City of Lake Geneva this 12th day of May 2025.

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

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

_____

Todd Krause, Mayor Date

Attest:

_____

Lacey L. Reynolds, City Clerk Date

CONVENTIONAL SYMBOLS

SECTION LINE
QUARTER LINE
SIXTEENTH LINE
NEW REFERENCE LINE
NEW R/W LINE
EXISTING R/W OR HE LINE
PROPERTY LINE
LOT, TIE & OTHER MINOR LINES
SLOPE INTERCEPT
CORPORATE LIMITS
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC)
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)
TEMPORARY LIMITED EASEMENT AREA
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)
TRANSMISSION STRUCTURES
BUILDING
TO BE REMOVED
BRIDGE
CULVERT

SECTION CORNER SYMBOL
SECTION CORNER MONUMENT
R/W MONUMENT (TO BE SET)
NON-MONUMENTED R/W POINT
FOUND IRON PIN (1-INCH UNLESS NOTED)
GEODETIC SURVEY MONUMENT
SIXTEENTH CORNER MONUMENT
SIGN
OFF-PREMISE SIGN

	COMPENSABLE	NON-COMPENSABLE
ELECTRIC POLE		
TELEPHONE POLE		
PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC.)		

ACCESS RESTRICTED BY ACQUISITION
NO ACCESS (BY STATUTORY AUTHORITY)
ACCESS RESTRICTED (BY PREVIOUS PROJECT OR CONTROL)
NO ACCESS (NEW HIGHWAY)
PARCEL NUMBER 25
UTILITY NUMBER 40
PARALLEL OFFSETS

CONVENTIONAL UTILITY SYMBOLS

WATER	W
GAS	G
TELEPHONE	T
OVERHEAD TRANSMISSION LINES	OH
ELECTRIC	E
CABLE TELEVISION	TV
FIBER OPTIC	FO
SANITARY SEWER	SAN
STORM SEWER	SS
ELECTRIC TOWER	

CONVENTIONAL ABBREVIATIONS

ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCC
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM	ALUM	RECORDED AS	(100')
AND OTHERS	ET AL	REEL / IMAGE	R/I
BACK	BK	REFERENCE LINE	R/L
BLOCK	BLK	REMAINING	REM
CENTERLINE	C/L	RESTRICTIVE DEVELOPMENT EASEMENT	RDE
CERTIFIED SURVEY MAP	CSM	RIGHT	RT
CONCRETE	CONC	RIGHT OF WAY	R/W
COUNTY	CO	SECTION	SEC
COUNTY TRUNK HIGHWAY	CTH	SEPTIC VENT	SEPV
DISTANCE	DIST	SQUARE FEET	SF
CORNER	COR	STATE TRUNK HIGHWAY	STH
DOCUMENT NUMBER	DOC	STATION	STA
EASEMENT	EASE	TELEPHONE PEDESTAL	TP
EXISTING	EX	TEMPORARY LIMITED EASEMENT	TLE
GAS VALVE	GV	TRANSPORTATION PROJECT PLAT	TPP
GRID NORTH	GN	UNITED STATES HIGHWAY	USH
HIGHWAY EASEMENT	HE	VOLUME	V
IDENTIFICATION	ID		
LAND CONTRACT	LC		
LEFT	LT		
MONUMENT	MON		
NATIONAL GEODETIC SURVEY	NGS		
NUMBER	NO		
OUTLOT	OL		
PAGE	P		
POINT OF TANGENCY	PT		
PERMANENT LIMITED EASEMENT	PLE		
POINT OF BEGINNING	POB		
POINT OF CURVATURE	PC		

CURVE DATA ABBREVIATIONS

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE	Δ /DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB

C LAKE GENEVA, W MAIN ST

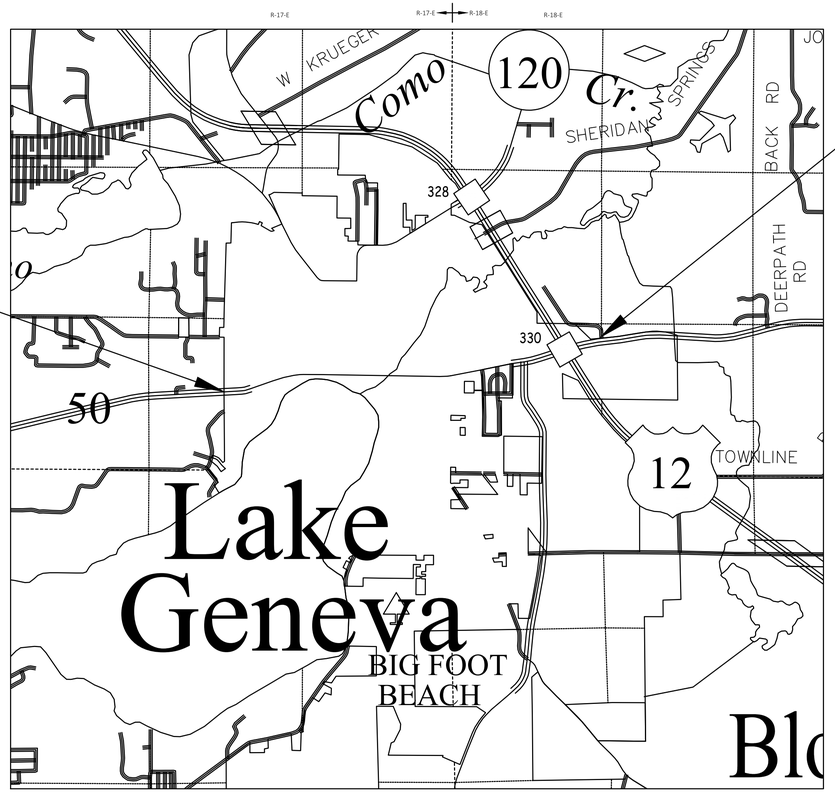
FOREST ST TO GRAND GENEVA WAY

STH 50

WALWORTH COUNTY

STATE PROJECT NUMBER
3170-09-20

BEGIN PROJECT ID 3170-09-20
STA 620+31.95
Y: 335602.80
X: 787142.27



END PROJECT ID 3170-09-20
STA 750+73.56

LAYOUT
SCALE 0 1.0 MILE

TOTAL NET LENGTH OF CENTERLINE = 2.306 MI

THIS PLAT IS A GRAPHIC REPRESENTATION AND IS FOR REFERENCE PURPOSES ONLY. DEEDS MUST BE CHECKED TO DETERMINE PROPERTY BOUNDARIES AND ACCESS RIGHTS.

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WALWORTH COUNTY, NAD83 (2011) IN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

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DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN WAUKESHA, SOUTHEAST REGION.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE DETAIL PAGES.

R/W PROJECT NUMBER	SHEET NUMBER	TOTAL SHEETS
3170-09-20		
FEDERAL PROJECT NUMBER	4.01	

PLAT OF RIGHT OF WAY REQUIRED FOR

W MAIN ST (CITY OF LAKE GENEVA)
FOREST ST TO GRAND GENEVA WAY

STH 50	WALWORTH

CONSTRUCTION PROJECT NUMBER
3170-09-70/71

TERRA TEC ENGINEERING, LLC.
W67 N222 EVERGREEN BLVD., STE. 205
CEDARBURG, WI 53012
Tel.: 262.377.9905 - Fax: 262.375.1958

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ORIGINAL PLANS PREPARED BY

WISCONSIN
Steven M. Arnold
S-3168
Huntley
ILLINOIS
LAND SURVEYOR

02/25/2025
(DATE)

STEVEN M. ARNOLD
TERRATEC ENG.
PLS NO 3168

REVISION DATE	

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.

PARCEL NUMBER	SHEET NUMBER	*OWNER	INTEREST REQUIRED	R/W AREA REQUIRED (AC) NEW (SF)		(AC) TOTAL (SF)		TLE (AC)	TLE (SF)	PLE (AC)	PLE (SF)	PARCEL NUMBER
1	4.07	BRUCE/JOY IRUSSI TRUST	TLE					0.0040	175			1
2	4.08	CHARLES/JILL LORENZI	TLE					0.0063	275			2
3	4.08	HELEN/JOHN HACKETT	TLE					0.0069	300			3
4	4.08	WILLIAM Z PETROPOULIS	TLE					0.0003	12			4
5	4.09	DAVID/DEBRA MONEY TRUST	TLE					0.0031	133			5
6	4.09	1031 W MAIN ST LLC	TLE					0.0025	110			6
7	4.09	JANELLE M POWERS	TLE					0.0008	36			7
8	4.09	JAMES MERCURIO	FEE,TLE	0.0011	48	0.0011	48	0.0021	90			8
9	4.10	JEFFREY M AND BEVERLY LEONARD TRUST	FEE	0.0008	34	0.0008	34					9
10	4.10	VENTURE INVESTMENT PARTNERS	TLE					0.0011	48			10
11	4.10	GENEVA CENTER LLC	FEE	0.0013	57	0.0013	57					11
12	4.10	UNITED STATES OF AMERICA	TLE					0.0041	180			12
13	4.11	KOCOUREK PROPERTY HOLDINGS LLC	TLE					0.0026	115			13
15	4.11	CITY OF LAKE GENEVA	TLE					0.0062	268			15
16	4.11	JP'S NEVADA LLC	TLE					0.0181	787			16
17	4.11	CITY OF LAKE GENEVA	TLE					0.0029	125			17
18	4.12	SHANE S PIASECKI	TLE					0.0098	425			18
19	4.12	WALWORTH APARTMENTS LLC	TLE					0.0014	62			19
20	4.12	YOUNGQUIST–NADING LLC	TLE					0.0034	150			20
21	4.12	JUNE JOHNSON TRUST	TLE					0.0063	276			21
22	4.12	JOHN TYSHENKO JR	PLE,TLE					0.1224	5333	0.0087	381	22
23	4.13,4.15	CITY OF LAKE GENEVA	FEE,PLE,TLE	0.0277	1209	0.0277	1209	1.1271	49097	0.0367	1600	23
24	4.13,4.15	W.H.J. PROPERTIES LLC	TLE					0.0025	111			24
25	4.12	CATHOLIC CHURCH	TLE					0.0015	64			25
26	4.14,4.15	FRANKLIN D GUSKE SR TRUST	PLE,TLE					0.0259	1130	0.0110	480	26
27	4.14,4.15	DECORUM LAKE GENEVA LLC	TLE					0.0357	1554			27
28	4.16	EVERGREEN BP LLC	FEE,TLE	0.0031	135	0.0031	135	0.0424	1845			28
29	4.16	CHRISTOPHER A CRUM	TLE					0.0045	197			29
30	4.16,4.17	GNI OF LAKE GENEVA LLC	FEE	0.0010	434	0.0010	434					30
31	4.16,4.17	GNI OF ELEVENTH LLC	FEE,TLE	0.0026	113	0.0026	113	0.0028	121			31
32	4.16,4.17	SUNDANCE INC	FEE	0.0043	187	0.0043	187					32

PARCEL NUMBER	SHEET NUMBER	*OWNER	INTEREST REQUIRED
500	4.11,4.13,4.17	ALLIANT ENERGY – ELECTRIC	RELEASE OF RIGHTS
501	4.11,4.13,4.17	WE ENERGIES – GAS	RELEASE OF RIGHTS
502	4.17	WE ENERGIES – ELECTRIC	RELEASE OF RIGHTS
504	4.13,4.16	AT&T WISCONSIN	RELEASE OF RIGHTS
505	4.16	LAKE GENEVA UTILITY COMMISSION – SANITARY	RELEASE OF RIGHTS
506	4.17	LAKE GENEVA UTILITY COMMISSION – WATER	RELEASE OF RIGHTS
507	4.17	SPECTRUM	RELEASE OF RIGHTS
510	4.13,4.16	WINDSTREAM	RELEASE OF RIGHTS

4

4

REVISION DATE

DATE 01/20/2025

GRID FACTOR

SCALE, FEET 0

HWY: STH 50

COUNTY: WALWORTH

STATE R/W PROJECT NUMBER 3170-09-20

CONSTRUCTION PROJECT NUMBER

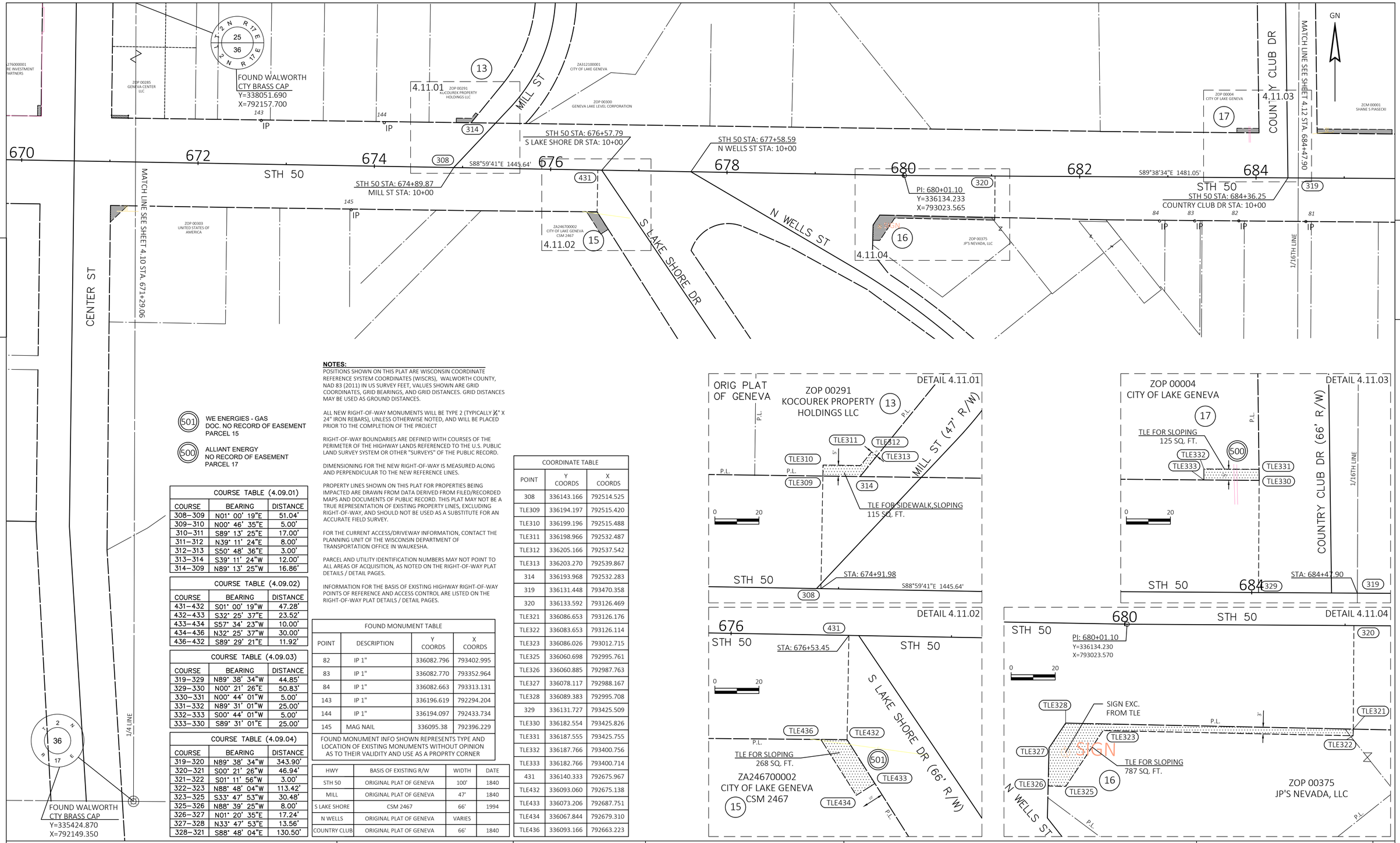
PLAT SHEET 4.02

PS&E SHEET **E**

FILE NAME : PLAT-STH 50_3170-09-0020.DWG
LAYOUT NAME - 4.02

PLOT DATE : 3/4/2025 1:18 PM PLOT BY : STEVE PLOT NAME :

WISDOT/CADDS SHEET 75



501 WE ENERGIES - GAS
DOC. NO RECORD OF EASEMENT
PARCEL 15

500 ALLIANT ENERGY
NO RECORD OF EASEMENT
PARCEL 17

COURSE TABLE (4.09.01)		
COURSE	BEARING	DISTANCE
308–309	N01° 00' 19"E	51.04'
309–310	N00° 46' 35"E	5.00'
310–311	S89° 13' 25"E	17.00'
311–312	N39° 11' 24"E	8.00'
312–313	S50° 48' 36"E	3.00'
313–314	S39° 11' 24"W	12.00'
314–309	N89° 13' 25"W	16.86'

COURSE TABLE (4.09.02)		
COURSE	BEARING	DISTANCE
431–432	S01° 00' 19"W	47.28'
432–433	S32° 25' 37"E	23.52'
433–434	S57° 34' 23"W	10.00'
434–436	N32° 25' 37"W	30.00'
436–432	S89° 29' 21"E	11.92'

COURSE TABLE (4.09.03)		
COURSE	BEARING	DISTANCE
319–329	N89° 38' 34"W	44.85'
329–330	N00° 21' 26"E	50.83'
330–331	N00° 44' 01"W	5.00'
331–332	N89° 31' 01"W	25.00'
332–333	S00° 44' 01"W	5.00'
333–330	S89° 31' 01"E	25.00'

COURSE TABLE (4.09.04)		
COURSE	BEARING	DISTANCE
319–320	N89° 38' 34"W	343.90'
320–321	S00° 21' 26"W	46.94'
321–322	S01° 11' 56"W	3.00'
322–323	N88° 48' 04"W	113.42'
323–325	S33° 47' 53"W	30.48'
325–326	N88° 39' 25"W	8.00'
326–327	N01° 20' 35"E	17.24'
327–328	N33° 47' 53"E	13.56'
328–321	S88° 48' 04"E	130.50'

NOTES:

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RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF THE PUBLIC RECORD.

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PROPERTY LINES SHOWN ON THIS PLAT FOR PROPERTIES BEING IMPACTED ARE DRAWN FROM DATA DERIVED FROM FILED/RECORDED MAPS AND DOCUMENTS OF PUBLIC RECORD. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN WAUKESHA.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE RIGHT-OF-WAY PLAT DETAILS / DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE RIGHT-OF-WAY PLAT DETAILS / DETAIL PAGES.

FOUND MONUMENT TABLE			
POINT	DESCRIPTION	Y COORDS	X COORDS
82	IP 1"	336082.796	793402.995
83	IP 1"	336082.770	793352.964
84	IP 1"	336082.663	793313.131
143	IP 1"	336196.619	792294.204
144	IP 1"	336194.097	792433.734
145	MAG NAIL	336095.38	792396.229
FOUND MONUMENT INFO SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPRTY CORNER			

COORDINATE TABLE		
POINT	Y COORDS	X COORDS
308	336143.166	792514.525
TLE309	336194.197	792515.420
TLE310	336199.196	792515.488
TLE311	336198.966	792532.487
TLE312	336205.166	792537.542
TLE313	336203.270	792539.867
314	336193.968	792532.283
319	336131.448	793470.358
320	336133.592	793126.469
TLE321	336086.653	793126.176
TLE322	336083.653	793126.114
TLE323	336086.026	793012.715
TLE325	336060.698	792995.761
TLE326	336060.885	792987.763
TLE327	336078.117	792988.167
TLE328	336089.383	792995.708
329	336131.727	793425.509
TLE330	336182.554	793425.826
TLE331	336187.555	793425.755
TLE332	336187.766	793400.756
TLE333	336182.766	793400.714
431	336140.333	792675.967
TLE432	336093.060	792675.138
TLE433	336073.206	792687.751
TLE434	336067.844	792679.310
TLE436	336093.166	792663.223

HWY	BASIS OF EXISTING R/W	WIDTH	DATE
STH 50	ORIGINAL PLAT OF GENEVA	100'	1840
MILL	ORIGINAL PLAT OF GENEVA	47'	1840
S LAKE SHORE	CSM 2467	66'	1994
N WELLS	ORIGINAL PLAT OF GENEVA	VARIES	
COUNTRY CLUB	ORIGINAL PLAT OF GENEVA	66'	1840

REVISION DATE	DATE 01/20/2025	SCALE, FEET 0 50 100	HWY: STH 50
	GRID FACTOR		COUNTY: WALWORTH

STATE R/W PROJECT NUMBER 3170-09-20	PLAT SHEET 4.11
CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

FILE NAME : PLAT-STH 50_3170-09-0020.DWG
LAYOUT NAME - 4.11 50

PLOT DATE : 3/4/2025 1:18 PM PLOT BY : STEVE PLOT NAME :

WISDOT/CADDS SHEET 75

FOUND WALWORTH
CTY BRASS CAP
Y=338039.683
X=794799.123

CITY

NW–NW

NE–NW

1/16TH LINE

GN

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WALWORTH COUNTY, NAD 83 (2011) IN US SURVEY FEET, VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

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INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE RIGHT-OF-WAY PLAT DETAILS / DETAIL PAGES.

FOUND MONUMENT TABLE			
POINT	DESCRIPTION	Y COORDS	X COORDS
57	IP 1"	336165.043	795923.310
60	IR 5/8"	336266.495	795582.990
62	IR 5/8"	336207.439	795287.895
64	IP 1"	336147.792	794989.127
65	IP 1"	336134.446	794922.261
66	IR 5/8"	336116.516	794821.637

FOUND MONUMENT INFO SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPRTY CORNER

HWY	BASIS OF EXISTING R/W	WIDTH	DATE
STH 50	ORIGINAL PLAT OF GENEVA	100'	1840
N CURTIS	ORIGINAL PLAT OF GENEVA	63'	1840
WEST DR	LAKE GENEVA GOLF HILLS	40'	1947

COURSE TABLE (23 PLE)		
COURSE	BEARING	DISTANCE
365–448	N78° 23' 07"E	591.86'
448–449	N78° 23' 07"E	40.00'
449–450	S11° 36' 53"E	40.00'
450–451	S78° 23' 07"W	40.00'
451–448	N11° 36' 53"W	40.00'

COURSE TABLE (FEE)		
COURSE	BEARING	DISTANCE
357–369	N00° 17' 59"E	27.33'
369–364	N00° 17' 59"E	10.43'
364–370	N80° 52' 337"E	234.97'
370–369	S78° 23' 07"W	236.90'

COURSE TABLE (23)		
COURSE	BEARING	DISTANCE
365–448	N78° 23' 07"E	591.86'
448–451	S11° 36' 53"E	40.00'
451–370	S78° 23' 07"W	363.40'
370–364	S80° 52' 33"W	234.97'
364–365	N00° 17' 59"E	30.45'

500 ALLIANT ENERGY - ELEC
NO RECORD OF EASEMENT
PARCEL 24

501 WE ENERGIES - GAS
DOC. 369361-PARCEL 23
DOC. 386039-PARCEL 23

510 WINDSTREAM
NO RECORD OF EASEMENT
PARCEL 23

504 AT&T WISCONSIN
DOC. 221759-PARCEL 24
DOC. 221749-PARCEL 26
DOC. 221750-PARCEL 27
DOC. 635628-PARCEL 27

4

GAS ESMT
DOC 386039

SW–NW

MATCH LINE SEE SHEET 4.12 STA. 697+67.71

N00°17'59"E 1828.96'

P.L.

OF SHEET 4.14

ZYUP 00131
CITY OF LAKE GENEVA

WALL EXC.
FROM TLE

TLE FOR SLOPING
26463 SQ. FT.

WALL EXC.
FROM TLE

PLE FOR DRAINAGE
1600 SQ. FT.

FEE FOR SIDEWALK
1209 SQ. FT.

TLE FOR SLOPING
22634 SQ. FT.

WALL EXC.
FROM TLE

ZA 119100001
JOHN TYSHENKO JR.

ZYUP 00131
CITY OF LAKE GENEVA

ZYUP 00107
FRANKLIN D
GUSKE SR
TRUST

ZA 194200001
DECORUM LAKE
GENEVA LLC

CSM 1942

ZA 78900001
W.H.J. PROPERTIES LLC

4.13.01

LAKE

WEST DR (40' ROW)

STH 50

STH 50 STA: 709+06.06
WEST DR STA: 10+00

N78°42'30"E 2108.68'

N00°06'25"E 1016.70'

MATCH LINE SEE SHEET 4.16 STA. 711+02.03

SW 1/4 OF THE NW 1/4 OF SECTION 31-2-18
SE 1/4 OF THE NW 1/4 OF SECTION 31-2-18

SE–NW

GENEVA

1/4 LINE

N CURTIS ST (63' ROW)

1/4 LINE

SW–NW

PT: 698+70.45

CURVE 4
PI: 696+76.97

STH 50 STA: 697+67.71
N CURTIS ST STA: 10+00

CURVE 4
PI STA = 696+76.97
Y = 336123.785
X = 794699.404
DELTA = 11°38'56" LT
D = 3°00'00"
T = 194.82'
L = 388.30'
R = 1909.90'
PC STA = 694+82.15
Y = 336124.999
X = 794504.586
PT STA = 698+70.45
Y = 336161.931
X = 794890.455

COORDINATE TABLE		
POINT	Y COORDS	X COORDS
357	336144.532	794789.206
358	336116.945	794789.061
TLE359	336116.773	794822.058
TLE360	336119.375	794836.831
TLE361	336101.773	794821.978
369	336171.866	794789.352
371	336403.076	796098.197
387	336440.898	796098.267
PRW364	336182.300	794789.403
TLE365	336212.745	794789.563
PRW370	336219.561	795021.402
PLE448	336331.904	795369.304
PLE449	336339.958	795408.485
PLE450	336300.777	795416.538
PLE451	336292.724	795377.357
TLE391	336363.048	795520.826
TLE392	336348.355	795523.846

COURSE TABLE (4.13.01)		
COURSE	BEARING	DISTANCE
357–358	S00° 17' 59"W	27.59'
358–359	S89° 42' 01"E	33.00'
359–360	N80° 00' 34"E	15.00'
360–361	S40° 09' 31"W	23.03'
361–359	N00° 18' 29"E	15.00'

DETAIL 4.13.01

TLE FOR SLOPING
111 SQ. FT.

AT&T WI ESMT
DOC 221759

ZA 78900001
W.H.J. PROPERTIES LLC

0 20

FOUND WALWORTH
CTY BRASS CAP
Y=335405.343
X=794785.338

REVISION DATE	DATE 01/20/2025	SCALE, FEET 0 50 100	HWY: STH 50	STATE R/W PROJECT NUMBER 3170-09-20	PLAT SHEET 4.13
	GRID FACTOR		COUNTY: WALWORTH	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

FILE NAME : PLAT-STH 50_3170-09-0020.DWG
LAYOUT NAME - 4.13 50

PLOT DATE : 3/4/2025 1:18 PM PLOT BY : STEVE PLOT NAME :

WISDOT/CADDS SHEET 75

FOUND WALWORTH CTY BRASS CAP
Y=338039.683
X=794799.123

CITY

NW—NW

NE—NW

1/16TH LINE

1/16TH LINE

1/16TH LINE

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WALWORTH COUNTY, NAD 83 (2011) IN US SURVEY FEET, VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY ¾" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF THE PUBLIC RECORD.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

PROPERTY LINES SHOWN ON THIS PLAT FOR PROPERTIES BEING IMPACTED ARE DRAWN FROM DATA DERIVED FROM FILED/RECORDED MAPS AND DOCUMENTS OF PUBLIC RECORD. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN WAUKESHA.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE RIGHT-OF-WAY PLAT DETAILS / DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE RIGHT-OF-WAY PLAT DETAILS / DETAIL PAGES.

FOUND MONUMENT TABLE			
POINT	DESCRIPTION	Y COORDS	X COORDS
53	IR 5/8"	336423.557	796375.633
57	IP 1"	336165.043	795923.310
60	IR 5/8"	336266.495	795582.990
62	IR 5/8"	336207.439	795287.895
64	IP 1"	336147.792	794989.127
65	IP 1"	336134.446	794922.261
66	IR 5/8"	336116.516	794821.637

FOUND MONUMENT INFO SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPRTY CORNER

COORDINATE TABLE		
POINT	Y COORDS	X COORDS
TLE365	336212.745	794789.563
PLE449	336339.958	795408.485
PLE450	336300.777	795416.538
TLE391	336363.048	795520.826
TLE392	336348.355	795523.846
TLE397	336524.519	796380.929
TLE398	336500.030	796385.962

COURSE TABLE (23)		
COURSE	BEARING	DISTANCE
365—449	N78° 23' 07"E	631.86'
449—391	N78° 23' 07"E	114.69'
391—392	S11° 36' 53"E	15.00'
392—397	N78° 23' 07"E	875.00'
397—398	S11° 36' 53"E	25.00'
398—450	S78° 23' 07"W	989.69'
450—449	N11° 36' 53"W	40.00'

HWY	BASIS OF EXISTING R/W	WIDTH	DATE
STH 50	ORIGINAL PLAT OF GENEVA	100'	1840
N CURTIS	ORIGINAL PLAT OF GENEVA	63'	1840
WEST DR	LAKE GENEVA GOLF HILLS	40'	1947

CURVE 4
PI STA = 696+76.97
Y = 336123.785
X = 794699.404
DELTA = 11°38'56" LT
D = 3°00'00"
T = 194.82'
L = 388.30'
R = 1909.90'
PC STA = 694+82.15
Y = 336124.999
X = 794504.586
PT STA = 698+70.45
Y = 336161.931
X = 794890.455

4

N00°17'59"E 1826.96'

GAS ESMT
DOC 386039

SW—NW

OF

23

ZYUP 00131
CITY OF LAKE GENEVA

369161

TLE FOR SLOPING
26463 SQ. FT.

TLE397

TLE398

TLE391

TLE392

PLE449

PLE450

TLE365

714

712

710

708

706

704

702

700

698

N78°42'30"E 2108.68'

STH 50

53

IP

60

62

64

65

66

57

PT: 698+70.45

CURVE 4
PI: 696+76.97

MATCH LINE SEE SHEET 4.10 STA. 697+67.71

N CURTIS ST (63' ROW)

WEST DR (40' ROW)

LOCKWOOD BLVD

LAKE

GENEVA

SE—NW

SW—NW

SW 1/4 OF THE NW 1/4 OF SECTION 31-2-18
SE 1/4 OF THE NW 1/4 OF SECTION 31-2-18

ZA 119100001
JOHN TYSHENKO JR

ZYUP 00131
CITY OF LAKE GENEVA

ZA 78900001
W.W.J. PROPERTIES LLC

ZOP 00385
CATHOLIC CHURCH

ZYUP 00107
FRANKLIN D
GUSKE SR
TRUST

ZA 194200001
DECORUM LAKE
GENEVA LLC

CSM 1942

635628

221750

P.L.

IP

24

26

27

FOUND WALWORTH CTY BRASS CAP
Y=335405.343
X=794785.338

GN

REVISION DATE	DATE 01/20/2025	SCALE, FEET 0 60 120	HWY: STH 50	STATE R/W PROJECT NUMBER 3170-09-20	PLAT SHEET 4.15
	GRID FACTOR		COUNTY: WALWORTH	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

FILE NAME : PLAT-STH 50_3170-09-0020.DWG
LAYOUT NAME - 4.15 60 DETAIL

PLOT DATE : 3/4/2025 1:19 PM PLOT BY : STEVE PLOT NAME :

WISDOT/CADDS SHEET 75

RESOLUTION OF THE COMMON COUNCIL			
A resolution authorizing acceptance of Permanent Limited Easements on City owned properties, shown on the Plat of Right of Way Required for W Main Street (City of Lake Geneva) Forest St. to Grand Geneva Way WisDOT R/W Project Number 3170-09-20.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**25-R27**	**Date:**	May 12, 2025

WHEREAS, the City of Lake Geneva Common Council recognizes the necessity of effective drainage systems to prevent flooding, protect property, and ensure public safety; and

WHEREAS, the maintenance of drainage facilities is essential for the proper functioning of these systems and the overall well-being of the community; and

WHEREAS, the City owns certain parcels of property that are suitable for use as permanent easement for the drainage and maintenance of drainage facilities;

WHEREAS, the City of Lake Geneva as a governmental entity in the State of Wisconsin desires to accept said permanent limited easement on behalf of the public for purposes identified below; and.

WHEREAS, on April 28, 2025 the City of Lake Geneva Public Works Committee has recommended the acceptance of the permanent limited easement;

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, the following portions of parcels are hereby offered for permanent limited uses as shown in the attached Exhibit A and as described herein:

Parcel Number 23 referenced on the Schedule of Lands & Interests Required identified as parcel ZYUP00131 owed by the City of Lake Geneva.

Also, a **Permanent Limited Easement** for drainage facilities, maintenance and construction so long as required for public purpose, including the right to preserve and protect such facilities, pertaining to the following tract of land located in the City of Lake Geneva, Walworth County, State of Wisconsin, described as:

That part of the Southwest 1/4 of the Northwest 1/4 of Section 31, Town 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, described as:

Commencing at the Northwest corner of Section 31; thence South 00°17’59” West, 1826.96 feet along the west line of the Northwest 1/4 of Section 31; thence North 78°23’07” East, 591.86 feet to the point of beginning; thence continuing North 78°23’07” East, 40.00 feet; thence South 11°36’53” East, 40.00 feet; thence South 78°23’07” West, 40.00 feet; thence North 11°36’53” West, 40.00 feet to the point of beginning.

This parcel contains **0.0367 ac (1600 sq ft)**, more or less.

Granted by action of the Common Council of the City of Lake Geneva this 12th day of May 2025.

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

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

_____

Todd Krause, Mayor Date

Attest:

_____

Lacey L. Reynolds, City Clerk Date

CONVENTIONAL SYMBOLS

SECTION LINE
QUARTER LINE
SIXTEENTH LINE
NEW REFERENCE LINE
NEW R/W LINE
EXISTING R/W OR HE LINE
PROPERTY LINE
LOT, TIE & OTHER MINOR LINES
SLOPE INTERCEPT
CORPORATE LIMITS
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC)
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)
TEMPORARY LIMITED EASEMENT AREA
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)
TRANSMISSION STRUCTURES
BUILDING
TO BE REMOVED
BRIDGE
CULVERT

SECTION CORNER SYMBOL
SECTION CORNER MONUMENT
R/W MONUMENT (TO BE SET)
NON-MONUMENTED R/W POINT
FOUND IRON PIN (1-INCH UNLESS NOTED)
GEODETIC SURVEY MONUMENT
SIXTEENTH CORNER MONUMENT
SIGN
OFF-PREMISE SIGN

	COMPENSABLE	NON-COMPENSABLE
ELECTRIC POLE		
TELEPHONE POLE		
PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC.)		

ACCESS RESTRICTED BY ACQUISITION
NO ACCESS (BY STATUTORY AUTHORITY)
ACCESS RESTRICTED (BY PREVIOUS PROJECT OR CONTROL)
NO ACCESS (NEW HIGHWAY)
PARCEL NUMBER 25
UTILITY NUMBER 40
PARALLEL OFFSETS

CONVENTIONAL UTILITY SYMBOLS

WATER	W
GAS	G
TELEPHONE	T
OVERHEAD TRANSMISSION LINES	OH
ELECTRIC	E
CABLE TELEVISION	TV
FIBER OPTIC	FO
SANITARY SEWER	SAN
STORM SEWER	SS
ELECTRIC TOWER	

CONVENTIONAL ABBREVIATIONS

ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCC
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM	ALUM	RECORDED AS	(100')
AND OTHERS	ET AL	REEL / IMAGE	R/I
BACK	BK	REFERENCE LINE	R/L
BLOCK	BLK	REMAINING	REM
CENTERLINE	C/L	RESTRICTIVE DEVELOPMENT EASEMENT	RDE
CERTIFIED SURVEY MAP	CSM	RIGHT	RT
CONCRETE	CONC	RIGHT OF WAY	R/W
COUNTY	CO	SECTION	SEC
COUNTY TRUNK HIGHWAY	CTH	SEPTIC VENT	SEPV
DISTANCE	DIST	SQUARE FEET	SF
CORNER	COR	STATE TRUNK HIGHWAY	STH
DOCUMENT NUMBER	DOC	STATION	STA
EASEMENT	EASE	TELEPHONE PEDESTAL	TP
EXISTING	EX	TEMPORARY LIMITED EASEMENT	TLE
GAS VALVE	GV	TRANSPORTATION PROJECT PLAT	TPP
GRID NORTH	GN	UNITED STATES HIGHWAY	USH
HIGHWAY EASEMENT	HE	VOLUME	V
IDENTIFICATION	ID		
LAND CONTRACT	LC		
LEFT	LT		
MONUMENT	MON		
NATIONAL GEODETIC SURVEY	NGS		
NUMBER	NO		
OUTLOT	OL		
PAGE	P		
POINT OF TANGENCY	PT		
PERMANENT LIMITED EASEMENT	PLE		
POINT OF BEGINNING	POB		
POINT OF CURVATURE	PC		

CURVE DATA ABBREVIATIONS

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE	Δ /DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB

C LAKE GENEVA, W MAIN ST

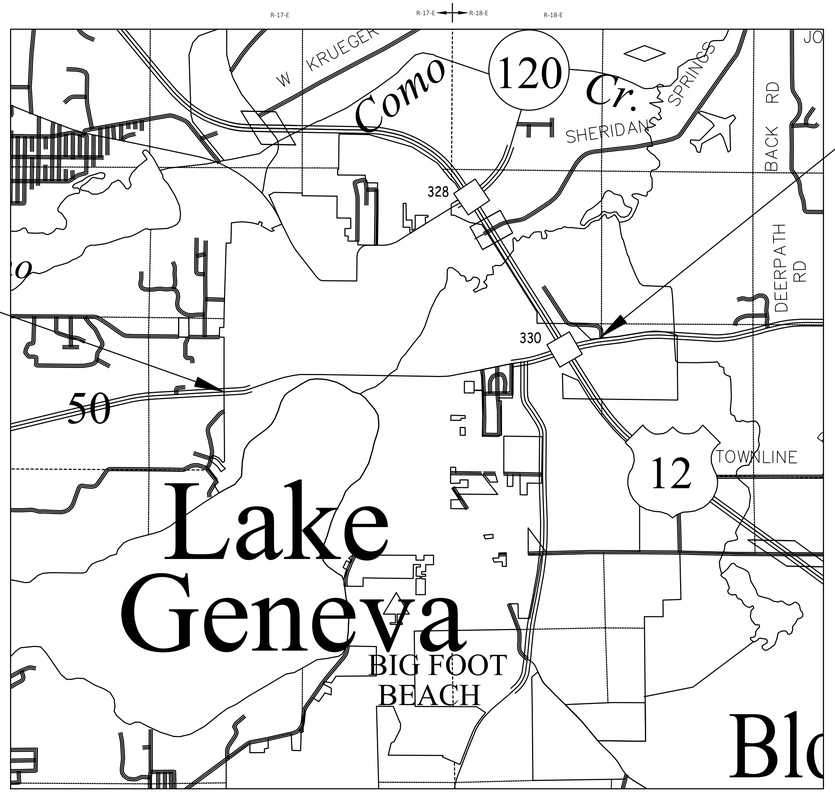
FOREST ST TO GRAND GENEVA WAY

STH 50

WALWORTH COUNTY

STATE PROJECT NUMBER
3170-09-20

BEGIN PROJECT ID 3170-09-20
STA 620+31.95
Y: 335602.80
X: 787142.27



N

END PROJECT ID 3170-09-20
STA 750+73.56

LAYOUT
SCALE 0 1.0 MILE

TOTAL NET LENGTH OF CENTERLINE = 2.306 MI

THIS PLAT IS A GRAPHIC REPRESENTATION AND IS FOR REFERENCE PURPOSES ONLY. DEEDS MUST BE CHECKED TO DETERMINE PROPERTY BOUNDARIES AND ACCESS RIGHTS.

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WALWORTH COUNTY, NAD83 (2011) IN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

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DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN WAUKESHA, SOUTHEAST REGION.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE DETAIL PAGES.

R/W PROJECT NUMBER	SHEET NUMBER	TOTAL SHEETS
3170-09-20		
FEDERAL PROJECT NUMBER	4.01	

PLAT OF RIGHT OF WAY REQUIRED FOR

W MAIN ST (CITY OF LAKE GENEVA)
FOREST ST TO GRAND GENEVA WAY

STH 50	WALWORTH

CONSTRUCTION PROJECT NUMBER
3170-09-70/71

TERRA TEC ENGINEERING, LLC.
W67 N222 EVERGREEN BLVD., STE. 205
CEDARBURG, WI 53012
Tel.: 262.377.9905 - Fax: 262.375.1958

© 2018 TERRATEC ENGINEERING, LLC.

ORIGINAL PLANS PREPARED BY

WISCONSIN
Steven M. Arnold
S-3168
Huntley
ILLINOIS
LAND SURVEYOR

02/25/2025
(DATE)

STEVEN M. ARNOLD
TERRATEC ENG.
PLS NO 3168

REVISION DATE

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.

PARCEL NUMBER	SHEET NUMBER	*OWNER	INTEREST REQUIRED	R/W AREA REQUIRED (AC) NEW (SF)		(AC) TOTAL (SF)		TLE (AC)	TLE (SF)	PLE (AC)	PLE (SF)	PARCEL NUMBER
1	4.07	BRUCE/JOY IRUSSI TRUST	TLE					0.0040	175			1
2	4.08	CHARLES/JILL LORENZI	TLE					0.0063	275			2
3	4.08	HELEN/JOHN HACKETT	TLE					0.0069	300			3
4	4.08	WILLIAM Z PETROPOULIS	TLE					0.0003	12			4
5	4.09	DAVID/DEBRA MONEY TRUST	TLE					0.0031	133			5
6	4.09	1031 W MAIN ST LLC	TLE					0.0025	110			6
7	4.09	JANELLE M POWERS	TLE					0.0008	36			7
8	4.09	JAMES MERCURIO	FEE,TLE	0.0011	48	0.0011	48	0.0021	90			8
9	4.10	JEFFREY M AND BEVERLY LEONARD TRUST	FEE	0.0008	34	0.0008	34					9
10	4.10	VENTURE INVESTMENT PARTNERS	TLE					0.0011	48			10
11	4.10	GENEVA CENTER LLC	FEE	0.0013	57	0.0013	57					11
12	4.10	UNITED STATES OF AMERICA	TLE					0.0041	180			12
13	4.11	KOCOUREK PROPERTY HOLDINGS LLC	TLE					0.0026	115			13
15	4.11	CITY OF LAKE GENEVA	TLE					0.0062	268			15
16	4.11	JP'S NEVADA LLC	TLE					0.0181	787			16
17	4.11	CITY OF LAKE GENEVA	TLE					0.0029	125			17
18	4.12	SHANE S PIASECKI	TLE					0.0098	425			18
19	4.12	WALWORTH APARTMENTS LLC	TLE					0.0014	62			19
20	4.12	YOUNGQUIST–NADING LLC	TLE					0.0034	150			20
21	4.12	JUNE JOHNSON TRUST	TLE					0.0063	276			21
22	4.12	JOHN TYSHENKO JR	PLE,TLE					0.1224	5333	0.0087	381	22
23	4.13,4.15	CITY OF LAKE GENEVA	FEE,PLE,TLE	0.0277	1209	0.0277	1209	1.1271	49097	0.0367	1600	23
24	4.13,4.15	W.H.J. PROPERTIES LLC	TLE					0.0025	111			24
25	4.12	CATHOLIC CHURCH	TLE					0.0015	64			25
26	4.14,4.15	FRANKLIN D GUSKE SR TRUST	PLE,TLE					0.0259	1130	0.0110	480	26
27	4.14,4.15	DECORUM LAKE GENEVA LLC	TLE					0.0357	1554			27
28	4.16	EVERGREEN BP LLC	FEE,TLE	0.0031	135	0.0031	135	0.0424	1845			28
29	4.16	CHRISTOPHER A CRUM	TLE					0.0045	197			29
30	4.16,4.17	GNI OF LAKE GENEVA LLC	FEE	0.0010	434	0.0010	434					30
31	4.16,4.17	GNI OF ELEVENTH LLC	FEE,TLE	0.0026	113	0.0026	113	0.0028	121			31
32	4.16,4.17	SUNDANCE INC	FEE	0.0043	187	0.0043	187					32

PARCEL NUMBER	SHEET NUMBER	*OWNER	INTEREST REQUIRED
500	4.11,4.13,4.17	ALLIANT ENERGY – ELECTRIC	RELEASE OF RIGHTS
501	4.11,4.13,4.17	WE ENERGIES – GAS	RELEASE OF RIGHTS
502	4.17	WE ENERGIES – ELECTRIC	RELEASE OF RIGHTS
504	4.13,4.16	AT&T WISCONSIN	RELEASE OF RIGHTS
505	4.16	LAKE GENEVA UTILITY COMMISSION – SANITARY	RELEASE OF RIGHTS
506	4.17	LAKE GENEVA UTILITY COMMISSION – WATER	RELEASE OF RIGHTS
507	4.17	SPECTRUM	RELEASE OF RIGHTS
510	4.13,4.16	WINDSTREAM	RELEASE OF RIGHTS

4

4

REVISION DATE

DATE 01/20/2025

GRID FACTOR

SCALE, FEET 0

HWY: STH 50

COUNTY: WALWORTH

STATE R/W PROJECT NUMBER 3170-09-20

CONSTRUCTION PROJECT NUMBER

PLAT SHEET 4.02

PS&E SHEET **E**

FILE NAME : PLAT-STH 50_3170-09-0020.DWG
LAYOUT NAME - 4.02

PLOT DATE : 3/4/2025 1:18 PM PLOT BY : STEVE PLOT NAME :

WISDOT/CADDS SHEET 75

FOUND WALWORTH
CTY BRASS CAP
Y=338039.683
X=794799.123

CITY

NW–NW

NE–NW

1/16TH LINE

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WALWORTH COUNTY, NAD 83 (2011) IN US SURVEY FEET, VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY ⅝" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF THE PUBLIC RECORD.

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FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN WAUKESHA.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE RIGHT-OF-WAY PLAT DETAILS / DETAIL PAGES.

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FOUND MONUMENT TABLE			
POINT	DESCRIPTION	Y COORDS	X COORDS
57	IP 1"	336165.043	795923.310
60	IR 5/8"	336266.495	795582.990
62	IR 5/8"	336207.439	795287.895
64	IP 1"	336147.792	794989.127
65	IP 1"	336134.446	794922.261
66	IR 5/8"	336116.516	794821.637

FOUND MONUMENT INFO SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPRTY CORNER

HWY	BASIS OF EXISTING R/W	WIDTH	DATE
STH 50	ORIGINAL PLAT OF GENEVA	100'	1840
N CURTIS	ORIGINAL PLAT OF GENEVA	63'	1840
WEST DR	LAKE GENEVA GOLF HILLS	40'	1947

COURSE TABLE (23 PLE)		
COURSE	BEARING	DISTANCE
365–448	N78° 23' 07"E	591.86'
448–449	N78° 23' 07"E	40.00'
449–450	S11° 36' 53"E	40.00'
450–451	S78° 23' 07"W	40.00'
451–448	N11° 36' 53"W	40.00'

COURSE TABLE (FEE)		
COURSE	BEARING	DISTANCE
357–369	N00° 17' 59"E	27.33'
369–364	N00° 17' 59"E	10.43'
364–370	N80° 52' 337"E	234.97'
370–369	S78° 23' 07"W	236.90'

COURSE TABLE (23)		
COURSE	BEARING	DISTANCE
365–448	N78° 23' 07"E	591.86'
448–451	S11° 36' 53"E	40.00'
451–370	S78° 23' 07"W	363.40'
370–364	S80° 52' 33"W	234.97'
364–365	N00° 17' 59"E	30.45'

500 ALLIANT ENERGY - ELEC
NO RECORD OF EASEMENT
PARCEL 24

501 WE ENERGIES - GAS
DOC. 369361-PARCEL 23
DOC. 386039-PARCEL 23

510 WINDSTREAM
NO RECORD OF EASEMENT
PARCEL 23

504 AT&T WISCONSIN
DOC. 221759-PARCEL 24
DOC. 221749-PARCEL 26
DOC. 221750-PARCEL 27
DOC. 635628-PARCEL 27

GAS ESMT
DOC 386039

MATCH LINE SEE SHEET 4.12 STA. 697+67.71

SW–NW

FEE FOR SIDEWALK
1209 SQ. FT.

TLE FOR SLOPING
22634 SQ. FT.

PLE FOR DRAINAGE
1600 SQ. FT.

TLE FOR SLOPING
26463 SQ. FT.

WALL EXC.
FROM TLE

ZYUP 00131
CITY OF LAKE GENEVA

ZYUP 00131

OF SHEET 4.14

WALL EXC.
FROM TLE

STH 50 STA: 709+06.06
WEST DR STA: 10+00

MATCH LINE SEE SHEET 4.16 STA. 711+02.03

N00°06'25"E 1016.70'

N78°42'30"E 2108.68'

ZA 119100001
JOHN TYSHENKO JR.

ZYUP 00131
CITY OF LAKE GENEVA

ZYUP 00107
FRANKLIN D
GUSKE SR
TRUST

ZA 194200001
DECORUM LAKE
GENEVA LLC

CSM 1942

ZA 78900001
W.H.J. PROPERTIES LLC

LAKE

WEST DR (40' ROW)

N CURTIS ST (63' ROW)

STH 50

PT: 698+70.45

CURVE 4
PI: 696+76.97

STH 50 STA: 697+67.71
N CURTIS ST STA: 10+00

CURVE 4
PI STA = 696+76.97
Y = 336123.785
X = 794699.404
DELTA = 11°38'56" LT
D = 3°00'00"
T = 194.82'
L = 388.30'
R = 1909.90'
PC STA = 694+82.15
Y = 336124.999
X = 794504.586
PT STA = 698+70.45
Y = 336161.931
X = 794890.455

COORDINATE TABLE		
POINT	Y COORDS	X COORDS
357	336144.532	794789.206
358	336116.945	794789.061
TLE359	336116.773	794822.058
TLE360	336119.375	794836.831
TLE361	336101.773	794821.978
369	336171.866	794789.352
371	336403.076	796098.197
387	336440.898	796098.267
PRW364	336182.300	794789.403
TLE365	336212.745	794789.563
PRW370	336219.561	795021.402
PLE448	336331.904	795369.304
PLE449	336339.958	795408.485
PLE450	336300.777	795416.538
PLE451	336292.724	795377.357
TLE391	336363.048	795520.826
TLE392	336348.355	795523.846

COURSE TABLE (4.13.01)		
COURSE	BEARING	DISTANCE
357–358	S00° 17' 59"W	27.59'
358–359	S89° 42' 01"E	33.00'
359–360	N80° 00' 34"E	15.00'
360–361	S40° 09' 31"W	23.03'
361–359	N00° 18' 29"E	15.00'

DETAIL 4.13.01

TLE FOR SLOPING
111 SQ. FT.

AT&T WI ESMT
DOC 221759

ZA 78900001
W.H.J. PROPERTIES LLC

SE–NW

GENEVA

SW 1/4 OF THE NW 1/4 OF SECTION 31-2-18
SE 1/4 OF THE NW 1/4 OF SECTION 31-2-18

1/4 LINE

FOUND WALWORTH
CTY BRASS CAP
Y=335405.343
X=794785.338

REVISION DATE	DATE 01/20/2025	SCALE, FEET 0 50 100	HWY: STH 50	STATE R/W PROJECT NUMBER 3170-09-20	PLAT SHEET 4.13
	GRID FACTOR		COUNTY: WALWORTH	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

FILE NAME : PLAT-STH 50_3170-09-0020.DWG
LAYOUT NAME - 4.13 50

PLOT DATE : 3/4/2025 1:18 PM PLOT BY : STEVE PLOT NAME :

WISDOT/CADDS SHEET 75

FOUND WALWORTH CTY BRASS CAP
Y=338039.683
X=794799.123

CITY

NW—NW

NE—NW

1/16TH LINE

1/16TH LINE

1/16TH LINE

NOTES:

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FOUND MONUMENT TABLE			
POINT	DESCRIPTION	Y COORDS	X COORDS
53	IR 5/8"	336423.557	796375.633
57	IP 1"	336165.043	795923.310
60	IR 5/8"	336266.495	795582.990
62	IR 5/8"	336207.439	795287.895
64	IP 1"	336147.792	794989.127
65	IP 1"	336134.446	794922.261
66	IR 5/8"	336116.516	794821.637

FOUND MONUMENT INFO SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPRTY CORNER

COORDINATE TABLE		
POINT	Y COORDS	X COORDS
TLE365	336212.745	794789.563
PLE449	336339.958	795408.485
PLE450	336300.777	795416.538
TLE391	336363.048	795520.826
TLE392	336348.355	795523.846
TLE397	336524.519	796380.929
TLE398	336500.030	796385.962

COURSE TABLE (23)		
COURSE	BEARING	DISTANCE
365—449	N78° 23' 07"E	631.86'
449—391	N78° 23' 07"E	114.69'
391—392	S11° 36' 53"E	15.00'
392—397	N78° 23' 07"E	875.00'
397—398	S11° 36' 53"E	25.00'
398—450	S78° 23' 07"W	989.69'
450—449	N11° 36' 53"W	40.00'

HWY	BASIS OF EXISTING R/W	WIDTH	DATE
STH 50	ORIGINAL PLAT OF GENEVA	100'	1840
N CURTIS	ORIGINAL PLAT OF GENEVA	63'	1840
WEST DR	LAKE GENEVA GOLF HILLS	40'	1947

CURVE 4
PI STA = 696+76.97
Y = 336123.785
X = 794699.404
DELTA = 11°38'56" LT
D = 3°00'00"
T = 194.82'
L = 388.30'
R = 1909.90'
PC STA = 694+82.15
Y = 336124.999
X = 794504.586
PT STA = 698+70.45
Y = 336161.931
X = 794890.455

4

N00°17'59"E 1826.96'

GAS ESMT
DOC 386039

SW—NW

OF

23

ZYUP 00131
CITY OF LAKE GENEVA

369161

TLE FOR SLOPING
26463 SQ. FT.

TLE397

TLE398

TLE391

TLE392

PLE449

PLE450

TLE365

714

712

710

708

706

704

702

700

698

N78°42'30"E 2108.68'

STH 50

53

IP

60

62

64

65

66

57

635628

221750

PT: 698+70.45

CURVE 4
PI: 696+76.97

MATCH LINE SEE SHEET 4.10 STA. 697+67.71

N CURTIS ST (63' ROW)

WEST DR (40' ROW)

LOCKWOOD BLVD

LAKE

GENEVA

SE—NW

SW—NW

SW 1/4 OF THE NW 1/4 OF SECTION 31-2-18
SE 1/4 OF THE NW 1/4 OF SECTION 31-2-18

ZA 119100001
JOHN TYSHENKO JR

ZYUP 00131
CITY OF LAKE GENEVA

ZA 78900001
W.W.J. PROPERTIES LLC

ZOP 00385
CATHOLIC CHURCH

ZYUP 00107
FRANKLIN D
GUSKE SR
TRUST

ZA 194200001
DECORUM LAKE
GENEVA LLC

CSM 1942

24

26

27

FOUND WALWORTH CTY BRASS CAP
Y=335405.343
X=794785.338

GN

REVISION DATE	DATE 01/20/2025	SCALE, FEET 0 60 120	HWY: STH 50	STATE R/W PROJECT NUMBER 3170-09-20	PLAT SHEET 4.15
	GRID FACTOR		COUNTY: WALWORTH	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

FILE NAME : PLAT-STH 50_3170-09-0020.DWG
LAYOUT NAME - 4.15 60 DETAIL

PLOT DATE : 3/4/2025 1:19 PM PLOT BY : STEVE PLOT NAME :

WISDOT/CADDS SHEET 75

RESOLUTION OF THE COMMON COUNCIL			
A resolution authorizing acceptance of City owned parcel for dedication of rights-of-way, shown on the Plat of Right of Way Required for W Main Street (City of Lake Geneva) Forest St. to Grand Geneva Way WisDOT R/W Project Number 3170-09-20.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**25-R28**	**Date:**	May 12, 2025

WHEREAS, the City of Lake Geneva Common Council recognizes the importance of providing safe and accessible pedestrian pathways for the residents and visitors of Lake Geneva; and

WHEREAS, the construction of sidewalks enhances public safety, promotes walkability, and contributes to the overall quality of life in the community; and

WHEREAS, the City of Lake Geneva is owner of certain property that is currently being used as public open space and will remain open to the public for future uses; and

WHEREAS, the City of Lake Geneva as owner of the property desires to offer a portion of that land as public Right-of-Way for all public purposes; and

WHEREAS, the City of Lake Geneva as a governmental entity in the State of Wisconsin desires to accept said dedication on behalf of the public.

WHEREAS, on April 28, 2025 the City of Lake Geneva Public Works Committee has recommended the acceptance of the public Right-of-Way

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, the following parcels or portions of parcels are hereby offered for dedication as Right of Way as shown in the attached Exhibit A and as described herein:

Parcel Number 23 referenced on the Schedule of Lands & Interests Required identified as parcel ZYUP00131 owed by the City of Lake Geneva.

Fee Title in and to the following tract of land located in the City of Lake Geneva, Walworth County, State of Wisconsin, described as:

That part of the Southwest 1/4 of the Northwest 1/4 of Section 31, Town 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, described as:

Commencing at the Northwest corner of Section 31; thence South 00°17’59” West, 1857.41 feet along the west line of the Northwest 1/4 of Section 31 to the point of beginning; thence North 80°52’33” East, 234.97 feet to the north right of way line of State Highway 50; thence South 78°23’07” West along said right of way, 236.90 feet; thence North 00°17’59” East, 10.43 feet along west line of the Northwest 1/4 of Section 31 to the point of beginning.

This parcel contains **0.0277 ac (1209 sq ft)**, more or less.

Granted by action of the Common Council of the City of Lake Geneva this 12th day of May 2025.

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

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

_____

Todd Krause, Mayor Date

Attest:

_____

Lacey L. Reynolds, City Clerk Date

CONVENTIONAL SYMBOLS

SECTION LINE
QUARTER LINE
SIXTEENTH LINE
NEW REFERENCE LINE
NEW R/W LINE
EXISTING R/W OR HE LINE
PROPERTY LINE
LOT, TIE & OTHER MINOR LINES
SLOPE INTERCEPT
CORPORATE LIMITS
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC) — W (TYPE)
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)
TEMPORARY LIMITED EASEMENT AREA
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)
TRANSMISSION STRUCTURES
BUILDING — TO BE REMOVED
BRIDGE — CULVERT

SECTION CORNER SYMBOL
SECTION CORNER MONUMENT
R/W MONUMENT (TO BE SET)
NON-MONUMENTED R/W POINT
FOUND IRON PIN (1-INCH UNLESS NOTED) — IP
GEODETIC SURVEY MONUMENT
SIXTEENTH CORNER MONUMENT
SIGN — SIGN
OFF-PREMISE SIGN — #1-25 — SIGN

	COMPENSABLE	NON-COMPENSABLE
ELECTRIC POLE	■	□
TELEPHONE POLE	⌀	⌀
PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC.)	⌀	⌀

ACCESS RESTRICTED BY ACQUISITION
NO ACCESS (BY STATUTORY AUTHORITY)
ACCESS RESTRICTED (BY PREVIOUS PROJECT OR CONTROL)
NO ACCESS (NEW HIGHWAY)

PARCEL NUMBER 25 — UTILITY NUMBER 40

PARALLEL OFFSETS

CONVENTIONAL UTILITY SYMBOLS

WATER	W
GAS	G
TELEPHONE	T
OVERHEAD TRANSMISSION LINES	OH
ELECTRIC	E
CABLE TELEVISION	TV
FIBER OPTIC	FO
SANITARY SEWER	SAN
STORM SEWER	SS
ELECTRIC TOWER	☒

CONVENTIONAL ABBREVIATIONS

ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCC
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM	ALUM	RECORDED AS	(100')
AND OTHERS	ET AL	REEL / IMAGE	R/I
BACK	BK	REFERENCE LINE	R/L
BLOCK	BLK	REMAINING	REM
CENTERLINE	C/L	RESTRICTIVE DEVELOPMENT EASEMENT	RDE
CERTIFIED SURVEY MAP	CSM	RIGHT	RT
CONCRETE	CONC	RIGHT OF WAY	R/W
COUNTY	CO	SECTION	SEC
COUNTY TRUNK HIGHWAY	CTH	SEPTIC VENT	SEPV
DISTANCE	DIST	SQUARE FEET	SF
CORNER	COR	STATE TRUNK HIGHWAY	STH
DOCUMENT NUMBER	DOC	STATION	STA
EASEMENT	EASE	TELEPHONE PEDESTAL	TP
EXISTING	EX	TEMPORARY LIMITED EASEMENT	TLE
GAS VALVE	GV	TRANSPORTATION PROJECT PLAT	TPP
GRID NORTH	GN	UNITED STATES HIGHWAY	USH
HIGHWAY EASEMENT	HE	VOLUME	V
IDENTIFICATION	ID		
LAND CONTRACT	LC		
LEFT	LT		
MONUMENT	MON		
NATIONAL GEODETIC SURVEY	NGS		
NUMBER	NO		
OUTLOT	OL		
PAGE	P		
POINT OF TANGENCY	PT		
PERMANENT LIMITED EASEMENT	PLE		
POINT OF BEGINNING	POB		
POINT OF CURVATURE	PC		

CURVE DATA ABBREVIATIONS

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE	Δ /DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB

C LAKE GENEVA, W MAIN ST

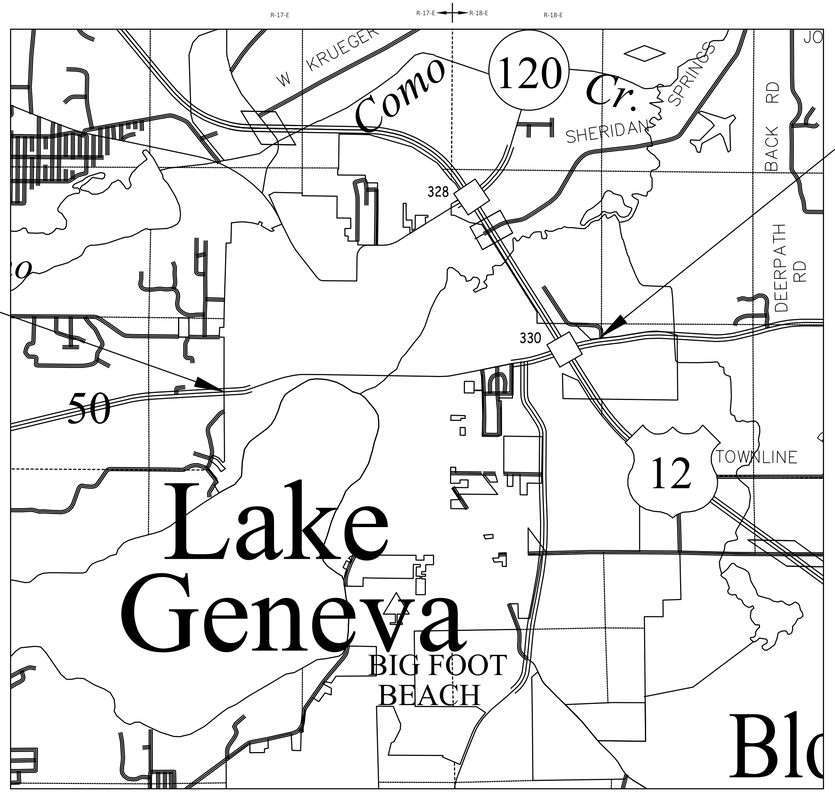
FOREST ST TO GRAND GENEVA WAY

STH 50

WALWORTH COUNTY

STATE PROJECT NUMBER
3170-09-20

BEGIN PROJECT ID 3170-09-20
STA 620+31.95
Y: 335602.80
X: 787142.27



END PROJECT ID 3170-09-20
STA 750+73.56

LAYOUT
SCALE 0 — 1.0 MILE

TOTAL NET LENGTH OF CENTERLINE = 2.306 MI

THIS PLAT IS A GRAPHIC REPRESENTATION AND IS FOR REFERENCE PURPOSES ONLY. DEEDS MUST BE CHECKED TO DETERMINE PROPERTY BOUNDARIES AND ACCESS RIGHTS.

NOTES:

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R/W PROJECT NUMBER	SHEET NUMBER	TOTAL SHEETS
3170-09-20		
FEDERAL PROJECT NUMBER	4.01	

PLAT OF RIGHT OF WAY REQUIRED FOR

W MAIN ST (CITY OF LAKE GENEVA)
FOREST ST TO GRAND GENEVA WAY

STH 50	WALWORTH

CONSTRUCTION PROJECT NUMBER
3170-09-70/71

TERRA TEC ENGINEERING, LLC.
W67 N222 EVERGREEN BLVD., STE. 205
CEDARBURG, WI 53012
Tel.: 262.377.9905 - Fax: 262.375.1958

© 2018 TERRATEC ENGINEERING, LLC.

ORIGINAL PLANS PREPARED BY

WISCONSIN — Steven M. Arnold — S-3168 — Huntley — ILLINOIS — LAND SURVEYOR

02/25/2025
(DATE)

STEVEN M. ARNOLD
TERRATEC ENG.
PLS NO 3168

REVISION DATE

FILE NAME : C:\USERS\STEVE\DOCUMENTS\2022 PROJECTS\BLOOM STH 50 3170-09-0070\CIVIL 3D\PLAT-STH 50_3170-09-0020.DWG
PLOT DATE : 3/4/2025 1:18 PM
PLOT BY : STEVE
PLOT NAME :

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.

PARCEL NUMBER	SHEET NUMBER	*OWNER	INTEREST REQUIRED	R/W AREA REQUIRED (AC) NEW (SF)		(AC) TOTAL (SF)		TLE (AC)	TLE (SF)	PLE (AC)	PLE (SF)	PARCEL NUMBER
1	4.07	BRUCE/JOY IRUSSI TRUST	TLE					0.0040	175			1
2	4.08	CHARLES/JILL LORENZI	TLE					0.0063	275			2
3	4.08	HELEN/JOHN HACKETT	TLE					0.0069	300			3
4	4.08	WILLIAM Z PETROPOULIS	TLE					0.0003	12			4
5	4.09	DAVID/DEBRA MONEY TRUST	TLE					0.0031	133			5
6	4.09	1031 W MAIN ST LLC	TLE					0.0025	110			6
7	4.09	JANELLE M POWERS	TLE					0.0008	36			7
8	4.09	JAMES MERCURIO	FEE,TLE	0.0011	48	0.0011	48	0.0021	90			8
9	4.10	JEFFREY M AND BEVERLY LEONARD TRUST	FEE	0.0008	34	0.0008	34					9
10	4.10	VENTURE INVESTMENT PARTNERS	TLE					0.0011	48			10
11	4.10	GENEVA CENTER LLC	FEE	0.0013	57	0.0013	57					11
12	4.10	UNITED STATES OF AMERICA	TLE					0.0041	180			12
13	4.11	KOCOUREK PROPERTY HOLDINGS LLC	TLE					0.0026	115			13
15	4.11	CITY OF LAKE GENEVA	TLE					0.0062	268			15
16	4.11	JP'S NEVADA LLC	TLE					0.0181	787			16
17	4.11	CITY OF LAKE GENEVA	TLE					0.0029	125			17
18	4.12	SHANE S PIASECKI	TLE					0.0098	425			18
19	4.12	WALWORTH APARTMENTS LLC	TLE					0.0014	62			19
20	4.12	YOUNGQUIST–NADING LLC	TLE					0.0034	150			20
21	4.12	JUNE JOHNSON TRUST	TLE					0.0063	276			21
22	4.12	JOHN TYSHENKO JR	PLE,TLE					0.1224	5333	0.0087	381	22
23	4.13,4.15	CITY OF LAKE GENEVA	FEE,PLE,TLE	0.0277	1209	0.0277	1209	1.1271	49097	0.0367	1600	23
24	4.13,4.15	W.H.J. PROPERTIES LLC	TLE					0.0025	111			24
25	4.12	CATHOLIC CHURCH	TLE					0.0015	64			25
26	4.14,4.15	FRANKLIN D GUSKE SR TRUST	PLE,TLE					0.0259	1130	0.0110	480	26
27	4.14,4.15	DECORUM LAKE GENEVA LLC	TLE					0.0357	1554			27
28	4.16	EVERGREEN BP LLC	FEE,TLE	0.0031	135	0.0031	135	0.0424	1845			28
29	4.16	CHRISTOPHER A CRUM	TLE					0.0045	197			29
30	4.16,4.17	GNI OF LAKE GENEVA LLC	FEE	0.0010	434	0.0010	434					30
31	4.16,4.17	GNI OF ELEVENTH LLC	FEE,TLE	0.0026	113	0.0026	113	0.0028	121			31
32	4.16,4.17	SUNDANCE INC	FEE	0.0043	187	0.0043	187					32

PARCEL NUMBER	SHEET NUMBER	*OWNER	INTEREST REQUIRED
500	4.11,4.13,4.17	ALLIANT ENERGY – ELECTRIC	RELEASE OF RIGHTS
501	4.11,4.13,4.17	WE ENERGIES – GAS	RELEASE OF RIGHTS
502	4.17	WE ENERGIES – ELECTRIC	RELEASE OF RIGHTS
504	4.13,4.16	AT&T WISCONSIN	RELEASE OF RIGHTS
505	4.16	LAKE GENEVA UTILITY COMMISSION – SANITARY	RELEASE OF RIGHTS
506	4.17	LAKE GENEVA UTILITY COMMISSION – WATER	RELEASE OF RIGHTS
507	4.17	SPECTRUM	RELEASE OF RIGHTS
510	4.13,4.16	WINDSTREAM	RELEASE OF RIGHTS

4

4

REVISION DATE

DATE 01/20/2025

GRID FACTOR

SCALE, FEET 0

HWY: STH 50

COUNTY: WALWORTH

STATE R/W PROJECT NUMBER 3170-09-20

CONSTRUCTION PROJECT NUMBER

PLAT SHEET 4.02

PS&E SHEET **E**

FILE NAME : PLAT-STH 50_3170-09-0020.DWG
LAYOUT NAME - 4.02

PLOT DATE : 3/4/2025 1:18 PM PLOT BY : STEVE PLOT NAME :

WISDOT/CADDS SHEET 75

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WALWORTH COUNTY, NAD 83 (2011) IN US SURVEY FEET, VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY ⅝" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF THE PUBLIC RECORD.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

PROPERTY LINES SHOWN ON THIS PLAT FOR PROPERTIES BEING IMPACTED ARE DRAWN FROM DATA DERIVED FROM FILED/RECORDED MAPS AND DOCUMENTS OF PUBLIC RECORD. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN WAUKESHA.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE RIGHT-OF-WAY PLAT DETAILS / DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE RIGHT-OF-WAY PLAT DETAILS / DETAIL PAGES.

FOUND MONUMENT TABLE			
POINT	DESCRIPTION	Y COORDS	X COORDS
57	IP 1"	336165.043	795923.310
60	IR 5/8"	336266.495	795582.990
62	IR 5/8"	336207.439	795287.895
64	IP 1"	336147.792	794989.127
65	IP 1"	336134.446	794922.261
66	IR 5/8"	336116.516	794821.637

FOUND MONUMENT INFO SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPRTY CORNER

HWY	BASIS OF EXISTING R/W	WIDTH	DATE
STH 50	ORIGINAL PLAT OF GENEVA	100'	1840
N CURTIS	ORIGINAL PLAT OF GENEVA	63'	1840
WEST DR	LAKE GENEVA GOLF HILLS	40'	1947

COURSE TABLE (23 PLE)		
COURSE	BEARING	DISTANCE
365–448	N78° 23' 07"E	591.86'
448–449	N78° 23' 07"E	40.00'
449–450	S11° 36' 53"E	40.00'
450–451	S78° 23' 07"W	40.00'
451–448	N11° 36' 53"W	40.00'

COURSE TABLE (FEE)		
COURSE	BEARING	DISTANCE
357–369	N00° 17' 59"E	27.33'
369–364	N00° 17' 59"E	10.43'
364–370	N80° 52' 337"E	234.97'
370–369	S78° 23' 07"W	236.90'

COURSE TABLE (23)		
COURSE	BEARING	DISTANCE
365–448	N78° 23' 07"E	591.86'
448–451	S11° 36' 53"E	40.00'
451–370	S78° 23' 07"W	363.40'
370–364	S80° 52' 33"W	234.97'
364–365	N00° 17' 59"E	30.45'

COORDINATE TABLE		
POINT	Y COORDS	X COORDS
357	336144.532	794789.206
358	336116.945	794789.061
TLE359	336116.773	794822.058
TLE360	336119.375	794836.831
TLE361	336101.773	794821.978
369	336171.866	794789.352
371	336403.076	796098.197
387	336440.898	796098.267
PRW364	336182.300	794789.403
TLE365	336212.745	794789.563
PRW370	336219.561	795021.402
PLE448	336331.904	795369.304
PLE449	336339.958	795408.485
PLE450	336300.777	795416.538
PLE451	336292.724	795377.357
TLE391	336363.048	795520.826
TLE392	336348.355	795523.846

COURSE TABLE (4.13.01)		
COURSE	BEARING	DISTANCE
357–358	S00° 17' 59"W	27.59'
358–359	S89° 42' 01"E	33.00'
359–360	N80° 00' 34"E	15.00'
360–361	S40° 09' 31"W	23.03'
361–359	N00° 18' 29"E	15.00'

500 ALLIANT ENERGY - ELEC
NO RECORD OF EASEMENT
PARCEL 24

501 WE ENERGIES - GAS
DOC. 369361-PARCEL 23
DOC. 386039-PARCEL 23

510 WINDSTREAM
NO RECORD OF EASEMENT
PARCEL 23

504 AT&T WISCONSIN
DOC. 221759-PARCEL 24
DOC. 221749-PARCEL 26
DOC. 221750-PARCEL 27
DOC. 635628-PARCEL 27

CURVE 4
PI STA = 696+76.97
Y = 336123.785
X = 794699.404
DELTA = 11°38'56" LT
D = 3°00'00"
T = 194.82'
L = 388.30'
R = 1909.90'
PC STA = 694+82.15
Y = 336124.999
X = 794504.586
PT STA = 698+70.45
Y = 336161.931
X = 794890.455

FOUND WALWORTH CTY BRASS CAP
Y=338039.683
X=794799.123

FOUND WALWORTH CTY BRASS CAP
Y=335405.343
X=794785.338

MATCH LINE SEE SHEET 4.12 STA. 697+67.71

MATCH LINE SEE SHEET 4.16 STA. 711+02.03

SHEET 4.14

REVISION DATE	DATE 01/20/2025	SCALE, FEET 0 50 100	HWY: STH 50	STATE R/W PROJECT NUMBER 3170-09-20	PLAT SHEET 4.13	
	GRID FACTOR		COUNTY: WALWORTH	CONSTRUCTION PROJECT NUMBER	PS&E SHEET	E

FILE NAME : PLAT-STH 50_3170-09-0020.DWG
LAYOUT NAME - 4.13 50

PLOT DATE : 3/4/2025 1:18 PM PLOT BY : STEVE PLOT NAME :

WISDOT/CADDS SHEET 75

1224 Pine Street
Burlington, WI 53105
T: 262.767.2747 • F: 414.351.4117

MEMORANDUM TO THE CITY OF LAKE GENEVA

To: Neil Waswo, Tom Earle

From: Bridget Barry

CC: Lacey Reynolds, Vanessa Jahns, Naomi Rauch

Date: April 22, 2025

Re: Recommendation for Approval of Bids for 2025 Lake Geneva Street Program

A total of three bids were received on Thursday, April 10th, 2024, for the ***2025 Lake Geneva Street Program.*** The bids were reviewed, and the final bid tab results are as follows:

Item	**Bidder No. 1** **Wolf Paving Co, Inc. (Hartland, WI)**	Bidder No. 2 Payne & Dolan, Inc. (Waukesha, WI)	Bidder No. 3 Asphalt Contractors, Inc. (Union Grove, WI)
Base Bid	$ 698,570.30	$ 737,621.25	$ 755,134.95
Additional Bid #1*	$ 37,902.20	$ 30,448.00	$ 33,318.00
Additional Bid #2	$ 12,700.00	$ 5,950.00	$ 16,800.00
Additional Bid #3	$ 26,200.50	$ 55,925.60	$ 32,975.00
Additional Bid #4*	$ 70,779.20	$ 67,582.05	$ 72,651.00
Total Bid	**$ 846,152.20**	**$ 897,526.90**	**$ 910,878.95**

*Additional Bids #1 and #4 may proceed pending the finalization of FEE taking and temporary easement paperwork

Per the Contract, the award of the **2025 Lake Geneva Street Program** shall go to the lowest responsible bidder based on the lowest bid of the work that the City chooses to complete. Based on the review of the bids, the review of the bidder's qualification statement and previous experience, and discussion with the City and DPW staff, it is my recommendation to award of the base bid and additional bids #1 - #4 of the ***2025 Lake Geneva Street Program*** contract to **Wolf Paving.** Regardless of the additional bids selected, Wolf Inc. remains the lowest bidder. A bid bond of 5% of the contract price, and qualification statement were submitted and complete with each bid. The project General Bid Tab is attached for your review.

KAPUR

2025 Lake Geneva Street Program - General Bid Tab

City of Lake Geneva, Walworth County, Wisconsin - Bid Opening 04/10/2025 at 11:00 am

	Wolf Paving	Payne & Dolan, Inc.	Asphalt Contractors
BROAD ST (MAIN TO WRIGLEY) SUBTOTAL	$ 176,496.40	$ 175,747.40	$ 182,695.25
LAKEWOOD DR (ORCHARD TO EVERGREEN) SUBTOTAL	$ 53,305.95	$ 64,580.00	$ 50,382.50
LAKEWOOD DR (ORCHARD TO EVERGREEN)	$ 53,934.15	$ 50,290.70	$ 52,715.00
ALLEY NS GEORGE WE TOLMAN-MADISON SUBTOTAL	$ 43,781.65	$ 52,020.10	$ 56,712.25
ALLEY WE BROAD-CENTER NS GENEVA-MAIN SUBTOTAL	$ 75,099.55	$ 88,021.04	$ 88,480.75
ALLEY WE CENTER-MILL NS GENEVA-MAIN SUBTOTAL	$ 98,958.20	$ 115,039.36	$ 111,684.20
SOUTH AND WELLS ST CROSSINGS SUBTOTAL	$ 81,319.40	$ 75,000.65	$ 84,369.50
S LAKE SHORE DRIVE (TOWN OF LYNN) SUBTOTAL	$ 24,570.00	$ 28,210.00	$ 27,287.00
S LAKE SHORE DRIVE (CITY OF LAKE GENEVA) SUBTOTAL	$ 42,500.00	$ 45,636.00	$ 47,470.00
UTILITY COMMISSION LOT SUBTOTAL	$ 48,605.00	$ 43,076.00	$ 53,338.50
ADDITIONAL BID 1, SW CORNER WELLS/SOUTH PEDESTRIAN IMPROVEMENTS SUBTOTAL	$ 37,902.20	$ 30,448.00	$ 33,318.00
ADDITIONAL BID 2, GRADING ALONG S LAKE SHORE DRIVE SUBTOTAL	$ 12,700.00	$ 5,950.00	$ 16,800.00
ADDITIONAL BID 3, PATCHES SUBTOTAL	$ 26,200.50	$ 55,925.60	$ 32,975.00
ADDITIONAL BID 4, WELLS/SCHOOL PEDESTRIAN IMPROVEMENTS SUBTOTAL	$ 70,779.20	$ 67,582.05	$ 72,651.00
BASE BID TOTAL	**$ 846,152.20**	**$ 897,526.90**	**$ 910,878.95**

BROAD ST (MAIN TO WRIGLEY)				Wolf Paving		Payne & Dolan, Inc.		Asphalt Contractors	
Item No.	Item Description	Unit	Estimated Qty.	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
204.01	Removing Concrete Pavement (Crosswalk)	SY	70	$ 36.50	$ 2,555.00	$ 16.45	$ 1,151.50	$ 25.00	$ 1,750.00
204.01	Removing Concrete Pavement (Driveways)	SY	40	$ 27.50	$ 1,100.00	$ 28.75	$ 1,150.00	$ 25.00	$ 1,000.00
204.012	Removing Asphaltic Surface Milling (Partial Depth 2")	SY	2475	$ 4.00	$ 9,900.00	$ 7.00	$ 17,325.00	$ 4.50	$ 11,137.50
204.015	Removing Curb & Gutter	LF	320	$ 11.50	$ 3,680.00	$ 8.15	$ 2,608.00	$ 20.00	$ 6,400.00
204.0155	Removing Concrete Sidewalk	SY	275	$ 27.50	$ 7,562.50	$ 10.90	$ 2,997.50	$ 20.00	$ 5,500.00
205.01	Excavation Common - EBS (Undistributed)	CY	275	$ 26.00	$ 7,150.00	$ 26.00	$ 7,150.00	$ 23.00	$ 6,325.00
305.012	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	290	$ 27.30	$ 7,917.00	$ 27.30	$ 7,917.00	$ 27.00	$ 7,830.00
311.011	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	290	$ 28.00	$ 8,120.00	$ 28.00	$ 8,120.00	$ 29.00	$ 8,410.00
405.02	Coloring Concrete Custom	CY	15	$ 100.00	$ 1,500.00	$ 132.58	$ 1,988.70	$ 50.00	$ 750.00
415.008	Concrete Pavement 8-Inch	SY	70	$ 108.00	$ 7,560.00	$ 118.98	$ 8,328.60	$ 190.00	$ 13,300.00
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605).	TON	300	$ 92.00	$ 27,600.00	$ 141.00	$ 42,300.00	$ 96.00	$ 28,800.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	320	$ 63.00	$ 20,160.00	$ 42.54	$ 13,612.80	$ 44.00	$ 14,080.00
602.0405	Concrete Sidewalk 4-Inch	SF	1310	$ 8.65	$ 11,331.50	$ 8.89	$ 11,645.90	$ 8.20	$ 10,742.00
602.0415	Concrete Sidewalk 6-Inch	SF	560	$ 9.80	$ 5,488.00	$ 10.39	$ 5,818.40	$ 17.95	$ 10,052.00
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	20	$ 50.00	$ 1,000.00	$ 32.95	$ 659.00	$ 45.00	$ 900.00
611.8105	Adjusting Catch Basin Covers	EACH	5	$ 850.00	$ 4,250.00	$ 850.00	$ 4,250.00	$ 800.00	$ 4,000.00
611.811	Adjusting Manhole Covers	EACH	6	$ 550.00	$ 3,300.00	$ 550.00	$ 3,300.00	$ 800.00	$ 4,800.00
628.702	Inlet Protection Type D	EACH	5	$ 110.00	$ 550.00	$ 125.00	$ 625.00	$ 120.00	$ 600.00
638.2102	Moving Signs Type II	EACH	1	$ 160.00	$ 160.00	$ 350.00	$ 350.00	$ 400.00	$ 400.00
646.102	Marking Line Epoxy 4-Inch (White)	LF	1800	$ 3.25	$ 5,850.00	$ 3.25	$ 5,850.00	$ 3.50	$ 6,300.00
646.102	Marking Line Epoxy 4-Inch (Yellow)	LF	735	$ 4.50	$ 3,307.50	$ 4.50	$ 3,307.50	$ 4.75	$ 3,491.25
646.502	Marking Arrow Epoxy (White)	EACH	3	$ 250.00	$ 750.00	$ 250.00	$ 750.00	$ 300.00	$ 900.00
646.512	Marking Word Epoxy "NO PARKING" (Yellow)	EACH	2	$ 260.00	$ 520.00	$ 260.00	$ 520.00	$ 275.00	$ 550.00
646.512	Marking Word Epoxy "ONLY" (White)	EACH	2	$ 275.00	$ 550.00	$ 275.00	$ 550.00	$ 300.00	$ 600.00
646.522	Marking Symbol Epoxy, ADA Accessible (Blue)	EACH	3	$ 185.00	$ 555.00	$ 185.00	$ 555.00	$ 200.00	$ 600.00
646.522	Marking Symbol Epoxy, Motorcycle (White)	EACH	1	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 275.00	$ 275.00
646.612	Marking Stop Line Epoxy 18-Inch (White)	LF	35	$ 16.00	$ 560.00	$ 16.00	$ 560.00	$ 17.00	$ 595.00
646.8105	Marking Curb Paint (Yellow)	LF	60	$ 8.00	$ 480.00	$ 8.00	$ 480.00	$ 9.00	$ 540.00
690.015	Sawing Asphalt	LF	160	$ 1.39	$ 222.40	$ 2.25	$ 360.00	$ 3.00	$ 480.00
690.025	Sawing Concrete	LF	800	$ 2.10	$ 1,680.00	$ 4.00	$ 3,200.00	$ 4.00	$ 3,200.00
SPV.0060.01	Adjusting Valve Boxes	EACH	8	$ 450.00	$ 3,600.00	$ 450.00	$ 3,600.00	$ 200.00	$ 1,600.00
SPV.0060.02	Sanitary Manhole Frame and Cover (R-1580 Neenah)	EACH	4	$ 900.00	$ 3,600.00	$ 900.00	$ 3,600.00	$ 1,400.00	$ 5,600.00
SPV.0105.01	Traffic Control	LS	1	$ 17,500.00	$ 17,500.00	$ 4,680.00	$ 4,680.00	$ 15,000.00	$ 15,000.00
SPV.0180.02	Geotextile NX750 (Undistributed)	SY	825	$ 7.50	$ 6,187.50	$ 7.50	$ 6,187.50	$ 7.50	$ 6,187.50
BROAD ST (MAIN TO WRIGLEY) SUBTOTAL				**$ 176,496.40**		**$ 175,747.40**		**$ 182,695.25**	

LAKEWOOD DR (ORCHARD TO EVERGREEN)				Wolf Paving		Payne & Dolan, Inc.		Asphalt Contractors	
Item No.	Item Description	Unit	Estimated Qty.	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
204.012	Removing Asphaltic Surface Milling (Partial Depth 2")	SY	1175	$ 4.57	$ 5,369.75	$ 10.00	$ 11,750.00	$ 5.00	$ 5,875.00
205.01	Excavation Common - EBS (Undistributed)	CY	200	$ 30.00	$ 6,000.00	$ 30.00	$ 6,000.00	$ 23.00	$ 4,600.00
305.012	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	200	$ 26.85	$ 5,370.00	$ 26.85	$ 5,370.00	$ 27.00	$ 5,400.00
311.011	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	200	$ 26.85	$ 5,370.00	$ 28.50	$ 5,700.00	$ 29.00	$ 5,800.00
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605).	TON	145	$ 95.00	$ 13,775.00	$ 150.00	$ 21,750.00	$ 96.00	$ 13,920.00
611.8105	Adjusting Catch Basin Covers	EACH	3	$ 850.00	$ 2,550.00	$ 850.00	$ 2,550.00	$ 800.00	$ 2,400.00
628.702	Inlet Protection Type D	EACH	3	$ 110.00	$ 330.00	$ 125.00	$ 375.00	$ 120.00	$ 360.00
690.015	Sawing Asphalt	LF	80	$ 1.39	$ 111.20	$ 2.25	$ 180.00	$ 3.00	$ 240.00
SPV.0060.01	Adjusting Valve Boxes	EACH	1	$ 550.00	$ 550.00	$ 550.00	$ 550.00	$ 200.00	$ 200.00
SPV.0060.02	Sanitary Manhole Frame and Cover (R-1580 Neenah)	EACH	3	$ 900.00	$ 2,700.00	$ 900.00	$ 2,700.00	$ 1,400.00	$ 4,200.00
SPV.0105.01	Traffic Control	LS	1	$ 6,500.00	$ 6,500.00	$ 2,975.00	$ 2,975.00	$ 3,000.00	$ 3,000.00
SPV.0180.02	Geotextile NX750 (Undistributed)	SY	585	$ 8.00	$ 4,680.00	$ 8.00	$ 4,680.00	$ 7.50	$ 4,387.50
LAKEWOOD DR (ORCHARD TO EVERGREEN) SUBTOTAL				**$ 53,305.95**		**$ 64,580.00**		**$ 50,382.50**	

EDGEWOOD DR				Wolf Paving		Payne & Dolan, Inc.		Asphalt Contractors	
Item No.	Item Description	Unit	Estimated Qty.	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	320	$ 15.05	$ 4,816.00	$ 11.00	$ 3,520.00	$ 12.00	$ 3,840.00
204.0150	Removing Curb & Gutter	LF	15	$ 100.00	$ 1,500.00	$ 30.00	$ 450.00	$ 30.00	$ 450.00
205.0100	Excavation Common - EBS (Undistributed)	CY	215	$ 26.85	$ 5,772.75	$ 26.85	$ 5,772.75	$ 23.00	$ 4,945.00
305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	215	$ 28.28	$ 6,080.20	$ 28.28	$ 6,080.20	$ 27.00	$ 5,805.00
311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	215	$ 29.00	$ 6,235.00	$ 29.00	$ 6,235.00	$ 29.00	$ 6,235.00
460.5223	HMA Pavement Type 3 LT 58-28 S	TON	42	$ 145.00	$ 6,090.00	$ 190.00	$ 7,980.00	$ 140.00	$ 5,880.00
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605).	TON	33	$ 165.00	$ 5,445.00	$ 220.00	$ 7,260.00	$ 140.00	$ 4,620.00
601.0407	Concrete Curb & Gutter 18-Inch Type D	LF	125	$ 52.50	$ 6,562.50	$ 38.93	$ 4,866.25	$ 53.00	$ 6,625.00
606.0100	Riprap Light	CY	10	$ 75.00	$ 750.00	$ 75.00	$ 750.00	$ 225.00	$ 2,250.00
611.8110	Adjusting Manhole Covers	EACH	2	$ 550.00	$ 1,100.00	$ 550.00	$ 1,100.00	$ 800.00	$ 1,600.00
628.7020	Inlet Protection Type D	EACH	2	$ 110.00	$ 220.00	$ 125.00	$ 250.00	$ 120.00	$ 240.00
690.0150	Sawing Asphalt	LF	90	$ 1.39	$ 125.10	$ 2.25	$ 202.50	$ 3.00	$ 270.00
690.0250	Sawing Concrete	LF	6	$ 2.10	$ 12.60	$ 4.00	$ 24.00	$ 5.00	$ 30.00
SPV.0105.01	Traffic Control	LS	1	$ 5,500.00	$ 5,500.00	$ 2,975.00	$ 2,975.00	$ 6,000.00	$ 6,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140).	SY	40	$ 35.00	$ 1,400.00	$ 12.50	$ 500.00	$ 40.00	$ 1,600.00
SPV.0180.02	Geotextile NX750 (Undistributed)	SY	310	$ 7.50	$ 2,325.00	$ 7.50	$ 2,325.00	$ 7.50	$ 2,325.00
	EDGEWOOD DR SUBTOTAL			**$**	**53,934.15**	**$**	**50,290.70**	**$**	**52,715.00**

ALLEY NS GEORGE WE TOLMAN-MADISON				Wolf Paving		Payne & Dolan, Inc.		Asphalt Contractors	
Item No.	Item Description	Unit	Estimated Qty.	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
204.0100	Removing Concrete Pavement (Driveways)	SY	11	$ 27.50	$ 302.50	$ 56.80	$ 624.80	$ 26.00	$ 286.00
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	495	$ 13.00	$ 6,435.00	$ 11.00	$ 5,445.00	$ 12.00	$ 5,940.00
204.0150	Removing Curb & Gutter	LF	30	$ 11.50	$ 345.00	$ 17.50	$ 525.00	$ 30.00	$ 900.00
204.0155	Removing Concrete Sidewalk	SY	15	$ 27.50	$ 412.50	$ 26.65	$ 399.75	$ 25.00	$ 375.00
205.0100	Excavation Common	CY	70	$ 28.00	$ 1,960.00	$ 28.00	$ 1,960.00	$ 28.00	$ 1,960.00
205.0100	Excavation Common - EBS (Undistributed)	CY	80	$ 30.50	$ 2,440.00	$ 30.50	$ 2,440.00	$ 28.00	$ 2,240.00
305.0120	Base Aggregate Dense 1 1/4-Inch	TON	8	$ 56.25	$ 450.00	$ 56.25	$ 450.00	$ 60.00	$ 480.00
305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	170	$ 28.65	$ 4,870.50	$ 28.65	$ 4,870.50	$ 30.00	$ 5,100.00
460.5223	HMA Pavement Type 3 LT 58-28 S	TON	66	$ 115.00	$ 7,590.00	$ 217.00	$ 14,322.00	$ 200.00	$ 13,200.00
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605).	TON	51	$ 125.00	$ 6,375.00	$ 245.00	$ 12,495.00	$ 200.00	$ 10,200.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	30	$ 90.00	$ 2,700.00	$ 42.56	$ 1,276.80	$ 44.00	$ 1,320.00
602.0415	Concrete Sidewalk 6-Inch	SF	125	$ 9.80	$ 1,225.00	$ 10.38	$ 1,297.50	$ 17.95	$ 2,243.75
690.0150	Sawing Asphalt	LF	185	$ 1.39	$ 257.15	$ 2.25	$ 416.25	$ 3.00	$ 555.00
690.0250	Sawing Concrete	LF	15	$ 2.10	$ 31.50	$ 4.00	$ 60.00	$ 5.00	$ 75.00
SPV.0105.01	Traffic Control	LS	1	$ 4,800.00	$ 4,800.00	$ 2,975.00	$ 2,975.00	$ 8,000.00	$ 8,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140).	SY	50	$ 35.00	$ 1,750.00	$ 12.50	$ 625.00	$ 40.00	$ 2,000.00
SPV.0180.02	Geotextile NX750 (Undistributed)	SY	245	$ 7.50	$ 1,837.50	$ 7.50	$ 1,837.50	$ 7.50	$ 1,837.50
	ALLEY NS GEORGE WE TOLMAN-MADISON SUBTOTAL			**$**	**43,781.65**	**$**	**52,020.10**	**$**	**56,712.25**

ALLEY WE BROAD-CENTER NS GENEVA-MAIN				Wolf Paving		Payne & Dolan, Inc.		Asphalt Contractors	
Item No.	Item Description	Unit	Estimated Qty.	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	650	$ 12.50	$ 8,125.00	$ 11.00	$ 7,150.00	$ 11.00	$ 7,150.00
204.0100	Removing Concrete Pavement (Driveways)	SY	17	$ 27.50	$ 467.50	$ 47.00	$ 799.00	$ 26.00	$ 442.00
204.0150	Removing Curb & Gutter	LF	215	$ 11.50	$ 2,472.50	$ 13.50	$ 2,902.50	$ 16.00	$ 3,440.00
204.0155	Remove Concrete Sidewalk	SY	20	$ 27.50	$ 550.00	$ 40.00	$ 800.00	$ 26.00	$ 520.00
205.0100	Excavation Common	CY	40	$ 50.00	$ 2,000.00	$ 50.00	$ 2,000.00	$ 27.00	$ 1,080.00
205.0100	Excavation Common - EBS (Undistributed)	CY	215	$ 30.00	$ 6,450.00	$ 30.00	$ 6,450.00	$ 21.00	$ 4,515.00
305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	225	$ 28.25	$ 6,356.25	$ 28.25	$ 6,356.25	$ 28.00	$ 6,300.00
311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	225	$ 30.00	$ 6,750.00	$ 30.00	$ 6,750.00	$ 29.00	$ 6,525.00
460.5223	HMA Pavement Type 3 LT 58-28 S	TON	90	$ 110.00	$ 9,900.00	$ 215.00	$ 19,350.00	$ 200.00	$ 18,000.00
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605).	TON	70	$ 120.00	$ 8,400.00	$ 235.00	$ 16,450.00	$ 200.00	$ 14,000.00
601.0110	Concrete Curb Type D	LF	20	$ 67.00	$ 1,340.00	$ 1.14	$ 22.80	$ 53.00	$ 1,060.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	175	$ 53.00	$ 9,275.00	$ 42.54	$ 7,444.50	$ 44.00	$ 7,700.00
602.0415	Concrete Sidewalk 6-Inch	SF	175	$ 9.80	$ 1,715.00	$ 10.40	$ 1,820.00	$ 17.95	$ 3,141.25
602.0820	Concrete Driveway 8-Inch	SY	17	$ 82.90	$ 1,409.30	$ 109.47	$ 1,860.99	$ 190.00	$ 3,230.00
611.8110	Adjusting Manhole Covers	EACH	1	$ 550.00	$ 550.00	$ 550.00	$ 550.00	$ 800.00	$ 800.00
611.8115	Adjusting Inlet Covers	EACH	1	$ 600.00	$ 600.00	$ 600.00	$ 600.00	$ 800.00	$ 800.00
627.0200	Mulching	SY	15	$ 10.00	$ 150.00	$ 22.00	$ 330.00	$ 10.00	$ 150.00
628.7020	Inlet Protection Type D	EACH	2	$ 110.00	$ 220.00	$ 125.00	$ 250.00	$ 120.00	$ 240.00
690.0150	Sawing Asphalt	LF	250	$ 1.39	$ 347.50	$ 2.25	$ 562.50	$ 3.00	$ 750.00
690.0250	Sawing Concrete	LF	40	$ 2.10	$ 84.00	$ 4.00	$ 160.00	$ 5.00	$ 200.00
SPV.0105.01	Traffic Control	LS	1	$ 5,500.00	$ 5,500.00	$ 2,975.00	$ 2,975.00	$ 6,000.00	$ 6,000.00
SPV.0180.02	Geotextile NX750 (Undistributed)	SY	325	$ 7.50	$ 2,437.50	$ 7.50	$ 2,437.50	$ 7.50	$ 2,437.50
	ALLEY WE BROAD-CENTER NS GENEVA-MAIN SUBTOTAL			**$**	**75,099.55**	**$**	**88,021.04**	**$**	**88,480.75**

ALLEY WE CENTER-MILL NS GENEVA-MAIN				Wolf Paving		Payne & Dolan, Inc.		Asphalt Contractors	
Item No.	Item Description	Unit	Estimated Qty.	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	805	$ 12.50	$ 10,062.50	$ 10.00	$ 8,050.00	$ 9.00	$ 7,245.00
204.0150	Removing Curb & Gutter	LF	35	$ 11.50	$ 402.50	$ 21.00	$ 735.00	$ 30.00	$ 1,050.00
204.0155	Remove Concrete Sidewalk	SY	10	$ 27.50	$ 275.00	$ 35.00	$ 350.00	$ 26.00	$ 260.00
205.0100	Excavation Common	CY	30	$ 35.00	$ 1,050.00	$ 35.00	$ 1,050.00	$ 27.00	$ 810.00
205.0100	Excavation Common - EBS (Undistributed)	CY	540	$ 28.00	$ 15,120.00	$ 28.00	$ 15,120.00	$ 21.00	$ 11,340.00
305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	540	$ 28.50	$ 15,390.00	$ 28.50	$ 15,390.00	$ 27.00	$ 14,580.00
311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	540	$ 29.50	$ 15,930.00	$ 29.50	$ 15,930.00	$ 28.00	$ 15,120.00
460.5223	HMA Pavement Type 3 LT 58-28 S	TON	110	$ 110.00	$ 12,100.00	$ 215.00	$ 23,650.00	$ 200.00	$ 22,000.00
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605).	TON	86	$ 115.00	$ 9,890.00	$ 235.00	$ 20,210.00	$ 200.00	$ 17,200.00
601.0407	Concrete Curb & Gutter 18-Inch Type D	LF	100	$ 53.00	$ 5,300.00	$ 38.93	$ 3,893.00	$ 53.00	$ 5,300.00
601.0600	Concrete Curb Pedestrian	LF	15	$ 50.00	$ 750.00	$ 41.68	$ 625.20	$ 53.00	$ 795.00
602.0415	Concrete Sidewalk 6-Inch	SF	76	$ 9.80	$ 744.80	$ 10.41	$ 791.16	$ 17.95	$ 1,364.20
611.8110	Adjusting Manhole Covers	EACH	1	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 800.00	$ 800.00
611.8115	Adjusting Inlet Covers	EACH	1	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 800.00	$ 800.00
628.7020	Inlet Protection Type D	EACH	2	$ 110.00	$ 220.00	$ 125.00	$ 250.00	$ 120.00	$ 240.00
690.0150	Sawing Asphalt	LF	460	$ 1.39	$ 639.40	$ 2.25	$ 1,035.00	$ 3.00	$ 1,380.00
690.0250	Sawing Concrete	LF	40	$ 2.10	$ 84.00	$ 4.00	$ 160.00	$ 5.00	$ 200.00
SPV.0105.01	Traffic Control	LS	1	$ 5,500.00	$ 5,500.00	$ 2,975.00	$ 2,975.00	$ 7,000.00	$ 7,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140).	SY	30	$ 35.00	$ 1,050.00	$ 12.50	$ 375.00	$ 40.00	$ 1,200.00
SPV.0180.02	Geotextile NX750 (Undistributed)	SY	400	$ 8.00	$ 3,200.00	$ 8.00	$ 3,200.00	$ 7.50	$ 3,000.00
	ALLEY WE CENTER-MILL NS GENEVA-MAIN SUBTOTAL			**$**	**98,958.20**	**$**	**115,039.36**	**$**	**111,684.20**

SOUTH AND WELLS ST CROSSINGS				Wolf Paving		Payne & Dolan, Inc.		Asphalt Contractors	
Item No.	Item Description	Unit	Estimated Qty.	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
204.0110	Removing Asphaltic Surface (FULL DEPTH)	SY	210	$ 19.50	$ 4,095.00	$ 10.00	$ 2,100.00	$ 17.00	$ 3,570.00
204.0150	Removing Concrete Curb & Gutter	LF	165	$ 11.50	$ 1,897.50	$ 11.25	$ 1,856.25	$ 17.00	$ 2,805.00
204.0155	Removing Concrete Sidewalk	SY	56	$ 27.50	$ 1,540.00	$ 21.00	$ 1,176.00	$ 26.00	$ 1,456.00
205.0100	Excavation Common	CY	50	$ 28.00	$ 1,400.00	$ 28.00	$ 1,400.00	$ 27.00	$ 1,350.00
305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	50	$ 29.00	$ 1,450.00	$ 29.00	$ 1,450.00	$ 31.00	$ 1,550.00
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605).	TON	28	$ 225.00	$ 6,300.00	$ 380.00	$ 10,640.00	$ 280.00	$ 7,840.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	170	$ 55.00	$ 9,350.00	$ 42.54	$ 7,231.80	$ 44.00	$ 7,480.00
602.0405	Concrete Sidewalk 4-Inch	SF	2680	$ 8.65	$ 23,182.00	$ 9.62	$ 25,781.60	$ 8.20	$ 21,976.00
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	100	$ 50.00	$ 5,000.00	$ 32.95	$ 3,295.00	$ 45.00	$ 4,500.00
628.1504	Silt Fence	LF	560	$ 5.00	$ 2,800.00	$ 3.00	$ 1,680.00	$ 5.50	$ 3,080.00
646.6120	Marking Stop Line Epoxy 18-Inch	LF	60	$ 18.00	$ 1,080.00	$ 18.00	$ 1,080.00	$ 19.00	$ 1,140.00
646.7420	Marking Crosswalk Epoxy Transverse Line 6-Inch	LF	300	$ 13.00	$ 3,900.00	$ 13.00	$ 3,900.00	$ 14.00	$ 4,200.00
646.9000	Marking Removal Line (Stop line & Pedestrian)	LF	430	$ 4.50	$ 1,935.00	$ 4.50	$ 1,935.00	$ 4.75	$ 2,042.50
690.0150	Sawing Asphalt	LF	310	$ 1.39	$ 430.90	$ 2.25	$ 697.50	$ 3.00	$ 930.00
690.0250	Sawing Concrete	LF	40	$ 2.10	$ 84.00	$ 4.00	$ 160.00	$ 5.00	$ 200.00
SPV.0105.01	Traffic Control	LS	1	$ 5,000.00	$ 5,000.00	$ 4,680.00	$ 4,680.00	$ 6,000.00	$ 6,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140).	SY	475	$ 25.00	$ 11,875.00	$ 12.50	$ 5,937.50	$ 30.00	$ 14,250.00
SOUTH AND WELLS ST CROSSINGS SUBTOTAL				$	81,319.40	$	75,000.65	$	84,369.50

S LAKE SHORE DRIVE (TOWN OF LYNN)				Wolf Paving		Payne & Dolan, Inc.		Asphalt Contractors	
Item No.	Item Description	Unit	Estimated Qty.	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
646.2020	Marking Line Epoxy 6-Inch (White)	LF	2180	$ 1.00	$ 2,180.00	$ 1.00	$ 2,180.00	$ 1.10	$ 2,398.00
646.2020	Marking Line Epoxy 6-Inch (Double Yellow)	LF	2190	$ 1.00	$ 2,190.00	$ 1.00	$ 2,190.00	$ 1.10	$ 2,409.00
646.7520	Marking Crosswalk Epoxy Block Style 24-Inch (White)	LF	200	$ 23.00	$ 4,600.00	$ 23.00	$ 4,600.00	$ 24.00	$ 4,800.00
SPV.0180.03	Seal Coating	SY	5200	$ 3.00	$ 15,600.00	$ 3.70	$ 19,240.00	$ 3.40	$ 17,680.00
S LAKE SHORE DRIVE (TOWN OF LYNN) SUBTOTAL				$	24,570.00	$	28,210.00	$	27,287.00

S LAKE SHORE DRIVE (CITY OF LAKE GENEVA)				Wolf Paving		Payne & Dolan, Inc.		Asphalt Contractors	
Item No.	Item Description	Unit	Estimated Qty.	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
646.2020	Marking Line Epoxy 6-Inch (White)	LF	4330	$ 1.00	$ 4,330.00	$ 1.00	$ 4,330.00	$ 1.10	$ 4,763.00
646.2020	Marking Line Epoxy 6-Inch (Double Yellow)	LF	4170	$ 1.00	$ 4,170.00	$ 1.00	$ 4,170.00	$ 1.10	$ 4,587.00
646.7520	Marking Crosswalk Epoxy Block Style 24-Inch (White)	LF	200	$ 23.00	$ 4,600.00	$ 23.00	$ 4,600.00	$ 24.00	$ 4,800.00
SPV.0180.03	Seal Coating	SY	9800	$ 3.00	$ 29,400.00	$ 3.32	$ 32,536.00	$ 3.40	$ 33,320.00
S LAKE SHORE DRIVE (CITY OF LAKE GENEVA) SUBTOTAL				$	42,500.00	$	45,636.00	$	47,470.00

UTILITY COMMISSION LOT				Wolf Paving		Payne & Dolan, Inc.		Asphalt Contractors	
Item No.	Item Description	Unit	Estimated Qty.	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
646.1020	Marking Line Epoxy 4-Inch (Yellow)	LF	810	$ 4.50	$ 3,645.00	$ 4.50	$ 3,645.00	$ 4.75	$ 3,847.50
646.2020	Marking Line Epoxy 6-Inch (White)	LF	78	$ 11.00	$ 858.00	$ 11.00	$ 858.00	$ 12.00	$ 936.00
646.5020	Marking Arrow Epoxy (White)	EACH	5	$ 250.00	$ 1,250.00	$ 250.00	$ 1,250.00	$ 275.00	$ 1,375.00
646.5220	Marking Symbol Epoxy, ADA Accessible (Yellow)	EACH	2	$ 175.00	$ 350.00	$ 175.00	$ 350.00	$ 200.00	$ 400.00
646.6120	Marking Stop Line Epoxy 18-Inch (White)	LF	14	$ 18.00	$ 252.00	$ 18.00	$ 252.00	$ 20.00	$ 280.00
SPV.0180.03	Seal Coating	SY	2800	$ 10.00	$ 28,000.00	$ 10.57	$ 29,596.00	$ 10.50	$ 29,400.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140).	SY	570	$ 25.00	$ 14,250.00	$ 12.50	$ 7,125.00	$ 30.00	$ 17,100.00
UTILITY COMMISSION LOT SUBTOTAL				$	48,605.00	$	43,076.00	$	53,338.50

ADDITIONAL BID 1, SW CORNER WELLS/SOUTH PEDESTRIAN IMPROVEMENTS				Wolf Paving		Payne & Dolan, Inc.		Asphalt Contractors	
Item No.	Item Description	Unit	Estimated Qty.	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
204.0110	Removing Asphaltic Surface (FULL DEPTH)	SY	140	$ 35.00	$ 4,900.00	$ 24.33	$ 3,406.20	$ 24.00	$ 3,360.00
204.0150	Removing Concrete Curb & Gutter	LF	40	$ 11.50	$ 460.00	$ 15.00	$ 600.00	$ 30.00	$ 1,200.00
204.0155	Removing Concrete SideWalk	SY	15	$ 27.50	$ 412.50	$ 27.00	$ 405.00	$ 26.00	$ 390.00
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605).	TON	27	$ 205.00	$ 5,535.00	$ 350.00	$ 9,450.00	$ 280.00	$ 7,560.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	125	$ 51.00	$ 6,375.00	$ 42.44	$ 5,305.00	$ 44.00	$ 5,500.00
602.0405	Concrete Sidewalk 4-Inch	SF	90	$ 8.65	$ 778.50	$ 15.67	$ 1,410.30	$ 8.20	$ 738.00
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	20	$ 50.00	$ 1,000.00	$ 32.95	$ 659.00	$ 45.00	$ 900.00
628.1504	Silt Fence	LF	115	$ 50.00	$ 5,750.00	$ 3.00	$ 345.00	$ 5.00	$ 575.00
646.1020	Marking Line Epoxy 4-Inch (Yellow)	LF	15	$ 6.00	$ 90.00	$ 6.00	$ 90.00	$ 7.00	$ 105.00
646.6120	Marking Stop Line Epoxy 18-Inch	LF	30	$ 24.00	$ 720.00	$ 24.00	$ 720.00	$ 26.00	$ 780.00
646.7420	Marking Crosswalk Epoxy Transverse Line 6-Inch	LF	115	$ 20.00	$ 2,300.00	$ 20.00	$ 2,300.00	$ 23.00	$ 2,645.00
646.9000	Marking Removal Line (Stop line & Pedestrian)	LF	120	$ 9.00	$ 1,080.00	$ 9.00	$ 1,080.00	$ 10.00	$ 1,200.00
690.0150	Sawing Asphalt	LF	230	$ 1.39	$ 319.70	$ 2.25	$ 517.50	$ 3.00	$ 690.00
690.0250	Sawing Concrete	LF	15	$ 2.10	$ 31.50	$ 4.00	$ 60.00	$ 5.00	$ 75.00
SPV.0105.01	Traffic Control	LS	1	$ 5,000.00	$ 5,000.00	$ 2,975.00	$ 2,975.00	$ 4,000.00	$ 4,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140).	SY	90	$ 35.00	$ 3,150.00	$ 12.50	$ 1,125.00	$ 40.00	$ 3,600.00
ADDITIONAL BID 1, SW CORNER WELLS/SOUTH PEDESTRIAN IMPROVEMENTS SUBTOTAL				$	37,902.20	$	30,448.00	$	33,318.00

ADDITIONAL BID 2, GRADING ALONG S LAKE SHORE DRIVE				Wolf Paving		Payne & Dolan, Inc.		Asphalt Contractors	
Item No.	Item Description	Unit	Estimated Qty.	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
205.0100	Excavation Common	CY	40	$ 55.00	$ 2,200.00	$ 55.00	$ 2,200.00	$ 120.00	$ 4,800.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140).	SY	300	$ 35.00	$ 10,500.00	$ 12.50	$ 3,750.00	$ 40.00	$ 12,000.00
ADDITIONAL BID 2, GRADING ALONG S LAKE SHORE DRIVE SUBTOTAL				$	12,700.00	$	5,950.00	$	16,800.00

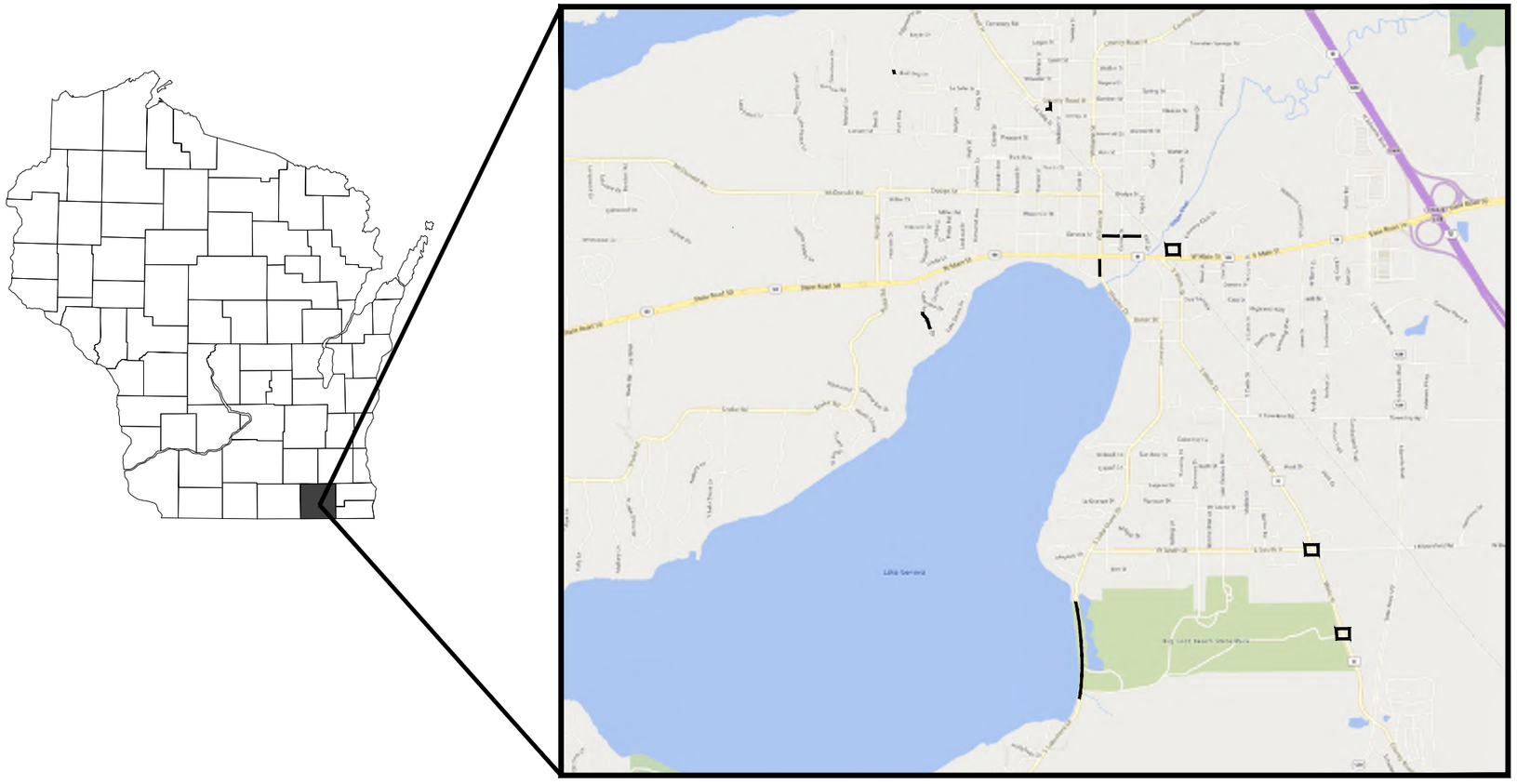
ADDITIONAL BID 3, PATCHES				Wolf Paving		Payne & Dolan, Inc.		Asphalt Contractors	
Item No.	Item Description	Unit	Estimated Qty.	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
204.0110	Removing Asphaltic Surface (FULL DEPTH)	SY	350	$ 20.00	$ 7,000.00	$ 36.16	$ 12,656.00	$ 26.00	$ 9,100.00
204.0150	Removing Concrete Curb & Gutter	LF	20	$ 50.00	$ 1,000.00	$ 10.50	$ 210.00	$ 36.00	$ 720.00
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605).	TON	85	$ 175.00	$ 14,875.00	$ 480.00	$ 40,800.00	$ 240.00	$ 20,400.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	20	$ 123.00	$ 2,460.00	$ 42.48	$ 849.60	$ 44.00	$ 880.00
690.0150	Sawing Asphalt	LF	600	$ 1.39	$ 834.00	$ 2.25	$ 1,350.00	$ 3.00	$ 1,800.00
690.0250	Sawing Concrete	LF	15	$ 2.10	$ 31.50	$ 4.00	$ 60.00	$ 5.00	$ 75.00
	ADDITIONAL BID 3, PATCHES SUBTOTAL			**$**	**26,200.50**	**$**	**55,925.60**	**$**	**32,975.00**

ADDITIONAL BID 4, WELLS/SCHOOL PEDESTRIAN IMPROVEMENTS				Wolf Paving		Payne & Dolan, Inc.		Asphalt Contractors	
Item No.	Item Description	Unit	Estimated Qty.	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
204.0110	Removing Asphaltic Surface (FULL DEPTH)	SY	220	$ 30.00	$ 6,600.00	$ 22.23	$ 4,890.60	$ 22.00	$ 4,840.00
204.0150	Removing Concrete Curb & Gutter	LF	215	$ 11.50	$ 2,472.50	$ 10.50	$ 2,257.50	$ 17.00	$ 3,655.00
204.0155	Removing Concrete SideWalk	SY	50	$ 27.50	$ 1,375.00	$ 9.00	$ 450.00	$ 26.00	$ 1,300.00
460.5223	HMA Pavement Type 3 LT 58-28 S.	TON	10	$ 283.00	$ 2,830.00	$ 400.00	$ 4,000.00	$ 280.00	$ 2,800.00
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605).	TON	24	$ 195.00	$ 4,680.00	$ 400.00	$ 9,600.00	$ 280.00	$ 6,720.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	240	$ 53.00	$ 12,720.00	$ 42.45	$ 10,188.00	$ 44.00	$ 10,560.00
602.0405	Concrete Sidewalk 4-Inch	SF	1255	$ 8.65	$ 10,855.75	$ 10.94	$ 13,729.70	$ 8.20	$ 10,291.00
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	100	$ 50.00	$ 5,000.00	$ 32.95	$ 3,295.00	$ 45.00	$ 4,500.00
628.1504	Silt Fence	LF	240	$ 5.00	$ 1,200.00	$ 3.00	$ 720.00	$ 5.00	$ 1,200.00
637.2230	Signs Type II Reflective F	SF	44	$ 40.00	$ 1,760.00	$ 48.75	$ 2,145.00	$ 45.00	$ 1,980.00
646.7420	Marking Crosswalk Epoxy Transverse Line 6-Inch	LF	180	$ 12.00	$ 2,160.00	$ 12.00	$ 2,160.00	$ 14.00	$ 2,520.00
646.7520	Marking Crosswalk Epoxy Block Style 24-Inch	LF	105	$ 24.00	$ 2,520.00	$ 24.00	$ 2,520.00	$ 26.00	$ 2,730.00
646.9000	Marking Removal Line (Stop line & Pedestrian)	LF	360	$ 4.75	$ 1,710.00	$ 4.75	$ 1,710.00	$ 5.00	$ 1,800.00
690.0150	Sawing Asphalt	LF	305	$ 1.39	$ 423.95	$ 2.25	$ 686.25	$ 3.00	$ 915.00
690.0250	Sawing Concrete	LF	20	$ 2.10	$ 42.00	$ 4.00	$ 80.00	$ 5.00	$ 100.00
SPV.0060.03	Sign Post V-LOC Sign Support & Square Post	EA	4	$ 295.00	$ 1,180.00	$ 450.00	$ 1,800.00	$ 310.00	$ 1,240.00
SPV.0105.01	Traffic Control	LS	1	$ 4,500.00	$ 4,500.00	$ 2,975.00	$ 2,975.00	$ 5,000.00	$ 5,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140).	SY	350	$ 25.00	$ 8,750.00	$ 12.50	$ 4,375.00	$ 30.00	$ 10,500.00
	ADDITIONAL BID 4, WELLS/SCHOOL PEDESTRIAN IMPROVEMENTS SUBTOTAL			**$**	**70,779.20**	**$**	**67,582.05**	**$**	**72,651.00**

	Wolf Paving	Payne & Dolan, Inc.	Asphalt Contractors
Base Bid Total:	$ 698,570.30	$ 737,621.25	$ 755,134.95
Additional Bid 1:	$ 37,902.20	$ 30,448.00	$ 33,318.00
Additional Bid 2:	$ 12,700.00	$ 5,950.00	$ 16,800.00
Additional Bid 3:	$ 26,200.50	$ 55,925.60	$ 32,975.00
Additional Bid 4:	$ 70,779.20	$ 67,582.05	$ 72,651.00
Total:	**$ 846,152.20**	**$ 897,526.90**	**$ 910,878.95**

	Wolf Paving	Payne & Dolan, Inc.	Asphalt Contractors
Base Bid Total + Additional Bid 1:	$ 736,472.50	$ 768,069.25	$ 788,452.95
Base Bid Total + Additional Bid 2:	$ 711,270.30	$ 743,571.25	$ 771,934.95
Base Bid Total + Additional Bid 3:	$ 724,770.80	$ 793,546.85	$ 788,109.95
Base Bid Total + Additional Bid 4:	$ 769,349.50	$ 805,203.30	$ 827,785.95
Base Bid Total + Additional Bid 1&2:	$ 749,172.50	$ 774,019.25	$ 805,252.95
Base Bid Total + Additional Bid 1&3:	$ 762,673.00	$ 823,994.85	$ 821,427.95
Base Bid Total + Additional Bid 1&4:	$ 807,251.70	$ 835,651.30	$ 861,103.95
Base Bid Total + Additional Bid 2&3:	$ 737,470.80	$ 799,496.85	$ 804,909.95
Base Bid Total + Additional Bid 2&4:	$ 782,049.50	$ 811,153.30	$ 844,585.95
Base Bid Total + Additional Bid 3&4:	$ 795,550.00	$ 861,128.90	$ 860,760.95
Base Bid Total + Additional Bid 1,2&3:	$ 775,373.00	$ 829,944.85	$ 838,227.95
Base Bid Total + Additional Bid 1,2&4:	$ 819,951.70	$ 841,601.30	$ 877,903.95
Base Bid Total + Additional Bid 1,3&4:	$ 833,452.20	$ 891,576.90	$ 894,078.95
Base Bid Total + Additional Bid 2,3&4:	$ 808,250.00	$ 867,078.90	$ 877,560.95

2025 STREET IMPROVEMENT PROGRAM
CITY OF LAKE GENEVA, WISCONSIN



LOCATION MAP

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BID PLANS 03-27-2025

COORDINATES ON THE PLAN ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, WALWORTH COUNTY.

ELEVATIONS SHOWN ON THIS PLAN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD29).

BENCHMARKS

LOCATION	BM #	ELEVATION	NORTHING	EASTING	DESCRIPTION
BROAD	BM 2-0	881.981	336101.7170	791597.5150	HYD TOP NUT
EDGEWOOD	BM 4-0	956.342	340116.9680	787279.3390	1/4" REBAR
ALLEY NS GEORGE WE TOLMAN-MADISON	BM 5-0	904.819	339443.6860	790674.0860	RR SPIKE
ALLEY WE BROAD-CENTER	BM 6-0	883.942	336399.9560	792056.6410	HYD TOP NUT
ALLEY WE CENTER-MILL	BM 7-0	869.839	336382.8770	792649.2090	RR SPIKE W/ FACE
CROSSINGS SOUTH STREET	BM 8-0	932.351	329966.2460	796458.5980	HYD TOP NUT

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

**ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAKE GENEVA LAND DEVELOPMENT STANDARDS, AND THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION; LATEST ADDITIONS AND REVISIONS.

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: NO SCALE

SEAL:
NAOMI R. RAUCH E-36866 BURLINGTON, WI REGISTERED PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
TITLE

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
1.0

PLOTTED BY: BRIDGET BARRY
PLOT DATE/TIME: 3/27/2025 5:35 PM
FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\250249 2025 Lake Geneva Street Program PW\Design\250249_TITLE & DETAILS.dwg SAVED DATE: 3/27/2025

PLOTTED BY: BRIDGET BARRY
PLOT DATE/TIME: 3/27/2025 5:35 PM
FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\250249 2025 Lake Geneva Street Program PW\Design\250249_TITLE & DETAILS.dwg SAVED DATE: 3/27/2025

GENERAL NOTES

GENERAL CONSTRUCTION

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES.

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

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

EXCAVATION BELOW SUBGRADE (EBS), IF DETERMINED BY THE ENGINEER, SHALL BE PAID FOR AS COMMON EXCAVATION. THE LOCATION OF EBS WILL BE DETERMINED BY THE ENGINEER. SUCH EBS IS NOT USED TO BALANCE YARDAGE.

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

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

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

WHEN THE QUANTITY OF BASE AGGREGATE DENSE IS MEASURED FOR PAYMENT BY THE TON, THE DEPTH OR THICKNESS OF THE COURSE SHOWN ON THE PLANS IS APPROXIMATE AND THE ACTUAL THICKNESS WILL DEPEND ON THE DISTRIBUTION OF THE MATERIAL AS DIRECTED BY THE ENGINEER.

TRAFFIC CONTROL DEVICES SHALL BE ADJUSTED TO FIT FIELD CONDITIONS AS DIRECTED BY THE ENGINEER.

CONCRETE CONSTRUCTION

PROPERTY CORNERS: CONTRACTOR SHALL LOCATE, PROTECT AND, IF REMOVED OR DISTURBED, REPLACE PROPERTY CORNERS AT CONTRACTOR'S EXPENSE.

TRANSVERSE JOINTS IN CONCRETE WALKS SHALL BE CONSTRUCTED AT INTERVALS EQUAL TO THE WIDTH OF THE CONCRETE UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

CONCRETE SIDEWALK SHALL BE REMOVED TO NEAREST JOINT, OR SAWCUT BEYOND NEAREST JOINT, OR AS DIRECTED BY THE ENGINEER. MINIMUM LENGTH OF SLAB NOT TO BE LESS THAN 3 FEET, OR HALF THE WIDTH, WHICHEVER IS GREATER.

PLACE 1/2-INCH WIDE TRANSVERSE EXPANSION JOINT FILLER THROUGH THE SIDEWALK AT UNIFORM INTERVALS NO GREATER THAN 96 FEET APART.

½-INCH FELT EXPANSION JOINT MATERIAL REQUIRED BETWEEN BACK OF CURB AND FRONT OF WALK, WHERE APPLICABLE.

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

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

CONCRETE SIDEWALK, CURB & GUTTER, AND DRIVEWAYS, IF SOFT OR UNSTABLE MATERIALS EXIST, EXCAVATE TO SUITABLE MATERIAL, PLACE & COMPACT BASE AGGREGATE DENSE TO PROPER SUBGRADE ELEVATION (PER ENGINEER). COST TO EXCAVATE, UP TO A DEPTH EQUAL TO THE NEW CONCRETE THICKNESS BELOW SUBGRADE, SHALL BE INCIDENTAL TO THE COST OF CORRESPONDING CONCRETE OR CONCRETE REMOVAL ITEM. EXCAVATION OVER THE DEPTH EQUAL TO THE NEW CONCRETE THICKNESS WILL BE PAID AS COMMON EXCAVATION. AGGREGATE TO BE PAID FOR UNDER BASE AGGREGATE DENSE ITEM.

ALL SIDEWALK TO BE MIN. 60-INCHES WIDE UNLESS EXPLICITLY WRITTEN OTHERWISE.

ASPHALT CONSTRUCTION

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

TACK COAT HAS BEEN ESTIMATED AT AN APPLICATION RATE OF 0.050 – 0.070 GALLONS PER SQUARE YARD AND WILL BE PLACED BETWEEN LAYERS OF ASPHALTIC PAVEMENT, INCIDENTAL TO PAVING ITEM.

PROOF ROLLING REQUIRED BEFORE PAVING.

STANDARD DETAIL DRAWINGS — SEE PROJECT MANUAL EXHIBIT A

S.D.D.	TITLE
08D01-a	CONCRETE CURB AND GUTTER
08D01-b	CONCRETE GUTTER, TIES, AND CURB AND GUTTER APPLICATIONS
08D05-a-g	CURB RAMPS TYPES 1, 1-A, 2, 3, 4B, 4B1, 5, 6, 7A, 7B AND 8; CURB RAMP DETECTABLE WARNING FIELD PLATES AND APPLICATIONS
08D16	CONCRETE GUTTER, CURB AND GUTTER AND PAVEMENT TIES
08E09	SILT FENCE
08E10	INLET PROTECTION, TYPES A, B, C AND D
13C19-03	HMA LOGITUDINAL JOINTS
15C05-05	TRAFFIC CONTROL, ADVANCE WARNING SIGNS 40 MPH OR LESS TWO-WAY UNDIVIDED ROAD OPEN TO TRAFFIC
15C07-a-c	PAVEMENT MARKING SYMBOLS, WORDS, ARROWS
15C08-a-d	PAVEMENT MARKING, MAINLINE AND TURN LANES
15C33	STOP LINE AND CROSS WALK PAVEMENT MARKINGS
15D20-a-c	TRAFFIC CONTROL SINGLE LANE CLOSURE

EROSION CONTROL NOTES

1. CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST WDNR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT: HTTPS://DNR.WISCONSIN.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML

2. INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE PHASED IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS PER WDNR TECHNICAL STANDARD 1060 AS FOLLOWS:

   A. ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION, GEOTEXTILE FABRIC, TYPE FF IN THE CURRENT EDITION OF THE WDOT PRODUCT ACCEPTABILITY LIST, TO OBTAIN THE PAL, PLEASE REFER TO THIS WEBSITE: HTTPS://WISCONSINDOT.GOV/DOCUMENTS/DOING-BUS/ENG-CONSULTANTS/CNSLT-RSRCES/TOOLS/PAL/PAL-GUIDE.PDF

   B. INLET PROTECTION SHALL BE AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF 1/2 INCH OR GREATER DURING A 24-HOUR PERIOD.

   C. PLACEMENT OF SPOIL MATERIAL, DEBRIS, SOILS, ETC. ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS STRICTLY DISCOURAGED AND PROHIBITED.

   D. SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING PER MANUFACTURER'S SPECIFICATIONS. ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.

   E. DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLETS/CATCH BASINS AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET/CATCH BASIN SHALL BE REMOVED AND PROPERLY DISPOSED OF PER NOTE D ABOVE.

   F. INLET FILTERS MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, HAULING OR MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED, UNLESS AS OTHERWISE NOTIFIED BY THE WDNR.

3. THE CONSTRUCTION SITE PERIMETER AND TOPSOIL STOCKPILE AREA SHALL BE PROTECTED WITH SILT FENCE AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT-LADEN SHEET FLOW RUNOFF FROM THE CONSTRUCTION SITE PER WDNR TECHNICAL STANDARD 1056 AS FOLLOWS:

   A. SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE AS SHOWN ON THE PLAN SHEET.

   B. INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.

   C. SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL OR WOOD SUPPORT POSTS.

   D. THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 8 FEET.

   E. SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.

   F. WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A POST. THE POSTS SHALL BE WRAPPED AROUND EACH OTHER TO PRODUCE A STABLE AND SECURE JOINT OR SHALL BE OVERLAPPED THE DISTANCE BETWEEN TWO POSTS.

   G. A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.

   H. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4 INCH WIDE BY 6 INCH DEEP TRENCH, OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED ANY WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.

   I. ON THE TERMINAL ENDS OF THE SILT FENCE THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.

   J. GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1056.

   K. SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.

   L. WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEM BY AVOIDING COMPACTION AND ROOT CUTTING WITHIN 1.5 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.

   M. THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.

   N. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 1/2 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.

   O. DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.

   P. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH 1/2 THE HEIGHT OF THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.

4. A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.

5. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY.

6. LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADS SWEPT WHERE SEDIMENT ACCUMULATES.

7. SEEDING AND/OR SODDING TECHNIQUES SHALL BE USED AT AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY SEEDING APPLIES TO DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND-DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS, REQUIRING VEGETATIVE COVER FOR LESS THAN ONE YEAR. SEED AND EROSION MAT SHALL BE UTILIZED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER WDNR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:

   A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.

   B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING.

   C. ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATCP 20.01 REGARDING NOXIOUS WEED SEED CONTENT AND LABELING. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.

   D. IN THE SPRING AND SUMMER CONTRACTOR SHALL USE OATS APPLIED AT 131 LBS/ACRE FOR TEMPORARY SEEDING PURPOSES. IN THE FALL THE CONTRACTOR SHALL USE WINTER WHEAT APPLIED AT 131 LBS/ACRE. NO MULCH SHALL BE USED ON THIS PROJECT. DORMANT SEED SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 53 DEGREES FAHRENHEIT (TYPICALLY OCT. 15 UNTIL SNOW COVER ANNUALLY). NEVER PLACE SEED ON TOP OF SNOW. IF COVER IS NEEDED AFTER SNOW FALL, CONTRACTOR MAY CHOOSE TO USE A DRY, NONTOXIC TYPE B SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE WDNR. SOIL STABILIZERS SHALL NOT BE USED WITHIN 30 FEET OF WETLANDS OR WATERS.

   E. SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.

   F. CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.

   G. DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEEDED AND MATTED SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON UNTIL VEGETATION IS DENSELY ESTABLISHED OR THE SOD IS PLACED. REPAIR AND RESEED/RESOD AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.

   H. CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDED AS MUCH AS POSSIBLE. RESEED DRIVEN OVER AREAS AS NEEDED.

   I. THIS PROJECT SHALL USE URBAN CLASS I, TYPE B (NON-NETTED) EROSION MATTING INSTALLED IN PLACE OF MULCH. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.

UTILITIES

AT&T NATHAN GILBERT ng952w@att.com OFFICE (262)-636-0514 MOBILE (262)-720-8235	ALLIANT ENERGY ELKHORN OFFICE elkhorn_engineering@alliantenergy.com EMERGENCY 1-800-261-5325 DIRECT (262)-741-0934
TIME WARNER CABLE STEVE STORM Wis.engineering@twcable.com OFFICE (414)-908-4789	WE-ENERGIES - GAS SCOTT HOLSTEIN Scott.Holstein@we-energies.com EMERGENCY 1-800-261-5325 DIRECT (262)-763-1084
CITY OF LAKE GENEVA-WATER UTILITY JOSH GAJEWSKI UTILITY DIRECTOR jgajewski@lgutilities.org (262)-248-2311 xt. 403	CITY OF LAKE GENEVA-DPW TOM EARLE DIRECTOR OF PUBLIC WORKS tearle@cityoflakegeneva.com (262)-248-6644

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX 1-800-338-3860
TDD(FOR HEARING IMPAIRED)1-800-542-2289
WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS

MEMBER ONE CALL SYSTEMS INTERNATIONAL
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: NO SCALE

SEAL:
WISCONSIN PROFESSIONAL ENGINEER
NAOMI K. RAUCH
E-36086
BURLINGTON, WI
all in 3-27-25

SHEET:
NOTES

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
1.1

LEGEND

SAN — SAN — EXISTING SANITARY SEWER & MANHOLE

ST — ST — ST — EXISTING STORM SEWER & MANHOLE

W — EXISTING WATER MAIN, HYDRANT, VALVE & M.H.

W — NEW WATER MAIN, HYDRANT, VALVE & M.H.

G — G — G — EXISTING GAS MAIN & VALVE

T — T — T — T — EX. UNDERGROUND TELEPHONE CABLE, M.H. & VAULT

E — E — E — E — EX. UNDERGROUND ELECTRIC CABLE, M.H. & VAULT

TV — TV — TV — TV — EX. UNDERGROUND TELEVISION CABLE, M.H. & VAULT

UTILITIES ABANDONED, UTILITIES TO BE ABANDONED

11+00 12+00 13+00 14+00 STREET CENTERLINE & REFERENCE LINE (R/L)

EXISTING RIGHT-OF-WAY LINE

PROPOSED RIGHT-OF-WAY LINE

EXISTING TOP AND BOTTOM SLOPE

EXISTING EDGE OF PAVEMENT

PROPOSED EDGE OF PAVEMENT

EXISTING CURB & GUTTER

NEW STANDARD CURB & GUTTER

EXISTING FENCE

EXISTING WOODEN FENCE

BES — BURIED ELECTRIC SERVICE

E(P) — ELECTRIC (MAPPED)

C(P) — CONDUIT (MAPPED)

EXISTING CULVERTS

NEW CULVERT WITH ENDWALLS

EXISTING GROUND } IN PROFILE

PROPOSED GRADE }

- 1" IRON PIPE – 3/4" IRON ROD
- 2" IRON PIPE
- RIGHT-OF-WAY POST
- CONTROL POINT
- CONCRETE MONUMENT
- POWER POLE
- POWER & TELEPHONE POLE
- TELEPHONE POLE
- LAMP POLE (PRIVATE)
- STREET LIGHT
- GUY WIRE & GUY POLE
- SIGN (PRIVATE)
- TELEPHONE PEDESTAL
- R/R CROSSING SIGNAL
- TRAFFIC SIGNAL
- S.V. SEPTIC TANK VENT
- WATER VALVE, CURB STOP
- F.P. FLAGPOLE
- M.B. MAIL BOX

- BUSH
- TREE (DECIDUOUS)
- TREE (CONIFEROUS)
- TREE STUMP
- WOODED AREA
- HEDGE
- TREE REMOVAL
- WOODED AREA REMOVAL
- BLOCK WALL
- STONE WALL
- BUILDINGS
- HYDRANT EXISTING, PROPOSED
- INLET EXISTING, PROPOSED
- M.H. EXISTING, PROPOSED
- TELEPHONE BOOTH
- R/L REFERENCE LINE
- S/L SECTION LINE
- C/L CENTER LINE

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

MEMBER ONE CALL SYSTEMS INTERNATIONAL

TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU
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PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: NO SCALE

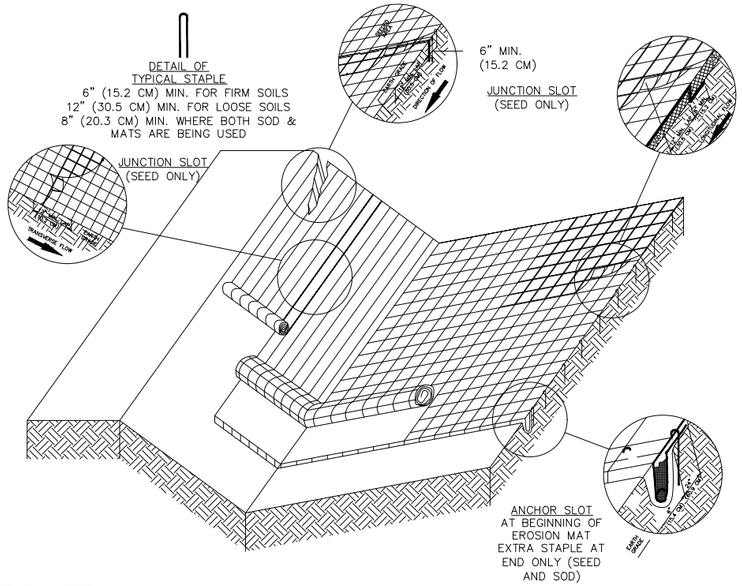
SEAL:
WISCONSIN NAOMI K RAUCH E-36086 BURLINGTON WI PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
NOTES

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
1.2

PLOTTED BY: BRIDGET BARRY
PLOT DATE/TIME: 3/27/2025 5:35 PM
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GENERAL NOTES:
DETAILS OF CONSTRUCTION MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

VARIATIONS IN THE DIMENSIONS OR MATERIALS SHOWN HEREON SHALL BE PERMITTED IF THEY PROVIDE EQUIVALENT PROTECTION AND MATERIAL STRENGTH AND IF PRIOR APPROVAL OF THE ENGINEER IS OBTAINED.

LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHES.

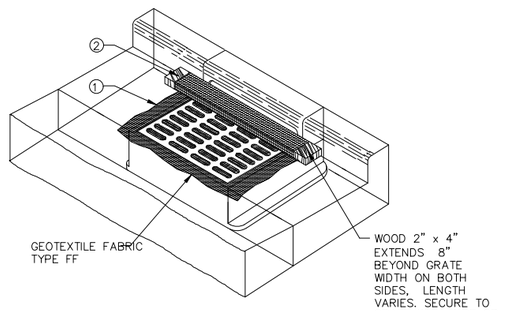
JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET (1.219 M) APART.

EROSION MAT SHALL BE MEASURED AND PAID FOR IN ACCORDANCE WITH THE STANDARD SPECIFICATION.

EROSION MAT OVER SOD:
A. ONLY JUTE FABRIC WILL BE PERMITTED OVER SOD.
B. WOOD STAKES FOR SOD MAY BE OMITTED BY THE ENGINEER IF EXISTING SLOPE AND SOIL CONDITIONS SO WARRANT.
C. THE WIDTH OF EROSION MAT SHALL ALWAYS EXCEED THE SOD WIDTH.

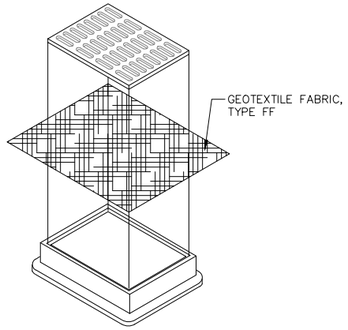
EROSION MAT OVER SOD:
JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET (30.48 M) ON GRADES UP TO AND INCLUDING 3 PERCENT. AND 50 FEET (15.24 M) ON GRADES EXCEEDING 3 PERCENT.

1 EROSION MAT
N.T.S.

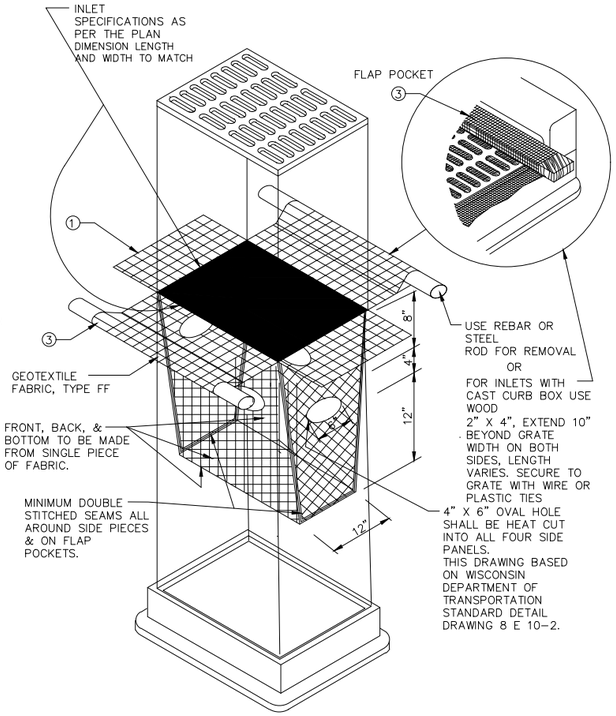


INLET PROTECTION, TYPE C,
WITH CURB BOX

NOTES:
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MIN. OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AND ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.



INLET PROTECTION,
TYPE B, WITHOUT
CURB BOX
(CAN BE INSTALLED
IN ANY INLET
WITHOUT A CURB
BOX)



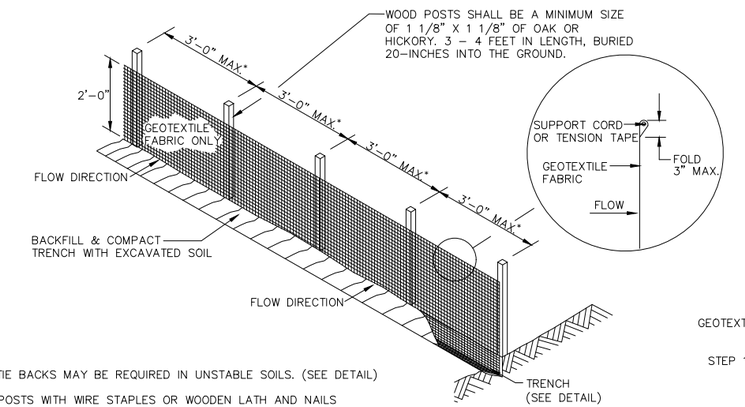
INLET PROTECTION, TYPE D,
(CAN BE INSTALLED IN ANY
INLET TYPE, WITH OR WITHOUT
A CURB BOX)

INSTALLATION NOTES

TYPE B & C
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3".
WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

2 INLET PROTECTION
N.T.S.



GENERAL NOTES:

ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS. (SEE DETAIL)

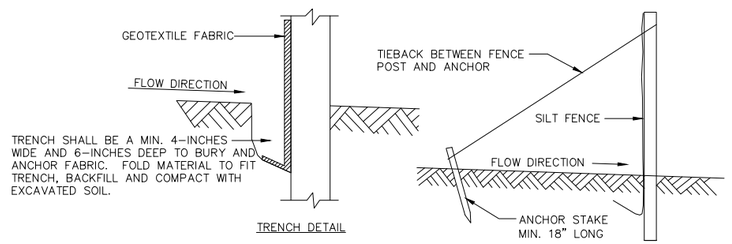
ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS

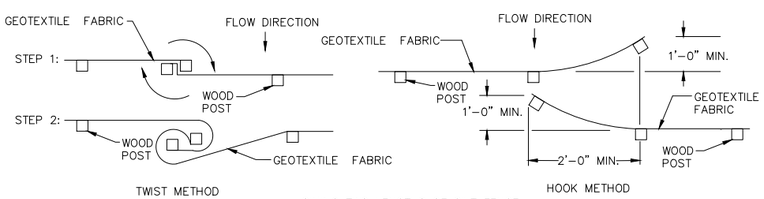
*8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

IF POSSIBLE, CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING METHODS:

(1)TWIST METHOD: OVERLAP END POSTS & TWIST AT LEAST 180 DEGREES.
(2)HOOK METHOD: HOOK THE END OF EACH SILT FENCE LENGTH.

AXONIMETRIC VIEW





3 SILT FENCE
N.T.S.

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LAKE GENEVA

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BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: NO SCALE

SEAL:
WISCONSIN
NAOMI K. RAUCH
E-36896-6
BURLINGTON, WI
PROFESSIONAL ENGINEER
all in 3-27-25

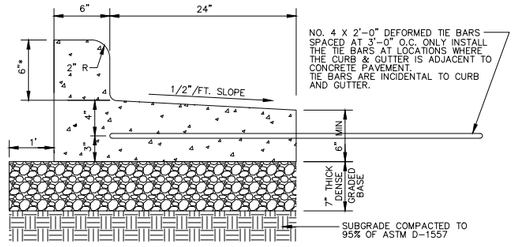
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DETAILS

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
1.3

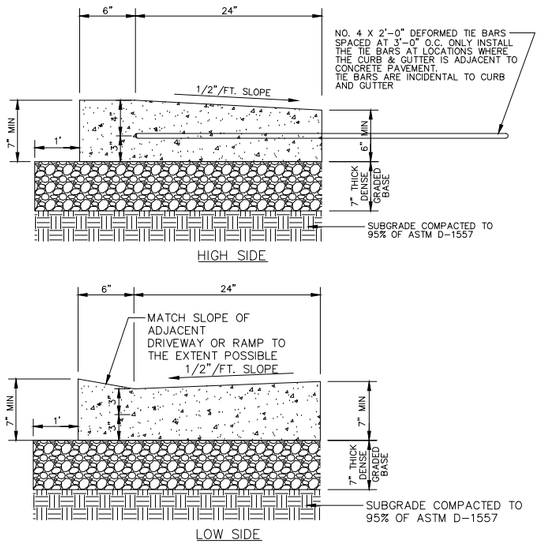
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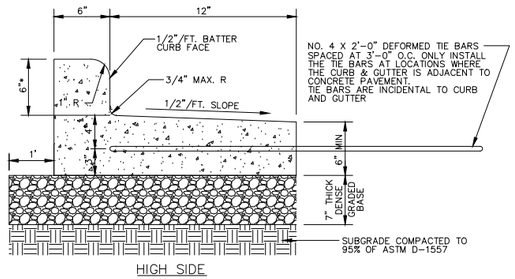
*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE.

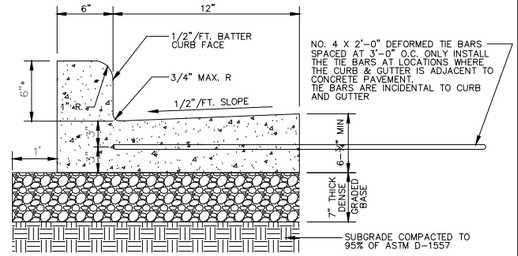
4 30-INCH BARRIER CONCRETE CURB & GUTTER
N.T.S.



*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE.

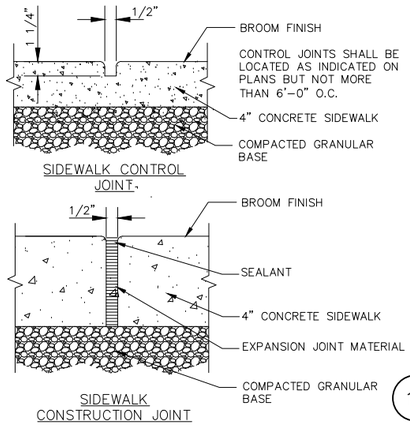
5 30-INCH DEPRESSED CONCRETE CURB & GUTTER
N.T.S.



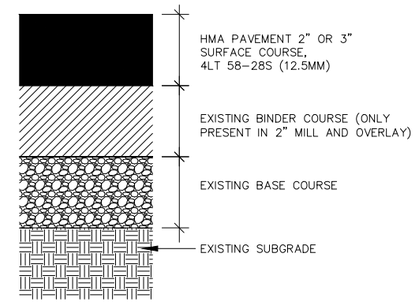


*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE.

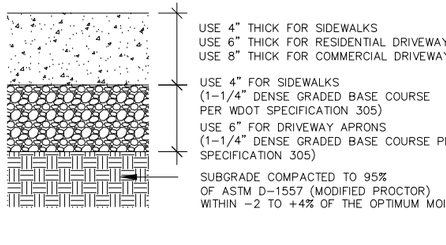
8 18-INCH BARRIER CONCRETE CURB & GUTTER
N.T.S.



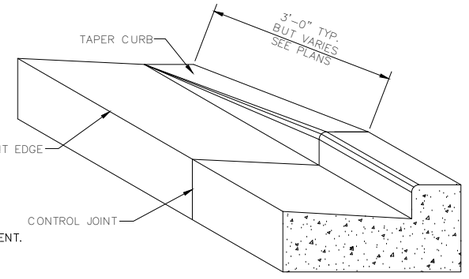
9 SIDEWALK JOINT DETAILS (TYP.)
N.T.S.



10 NEW ASPHALT PAVEMENT MILL & OVERLAY
N.T.S.



11 CONCRETE SIDEWALK/DRIVEWAY APRON
N.T.S.



12 CONCRETE CURB & GUTTER TRANSITION TO ZERO-FACE CURB
N.T.S.

6 24-INCH BARRIER CONCRETE CURB & GUTTER
N.T.S.

7 24-INCH DEPRESSED CONCRETE CURB & GUTTER
N.T.S.

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PROJECT:
2025 LAKE GENEVA STREET PROJECT

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BID PLANS

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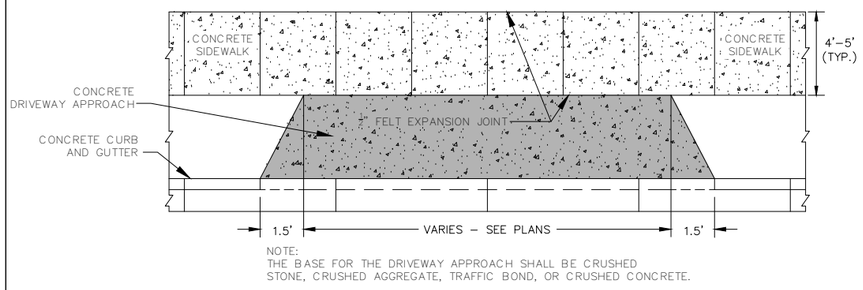
SCALE: NO SCALE

SEAL:
NAOMI K. RAUCH
E-36686
BURLINGTON, WI
PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
DETAILS

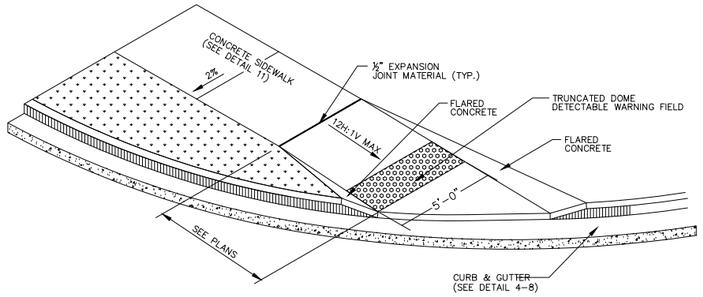
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PROJECT NUMBER: 25.0249
DATE: 03/27/2025

SHEET NUMBER:
1.4

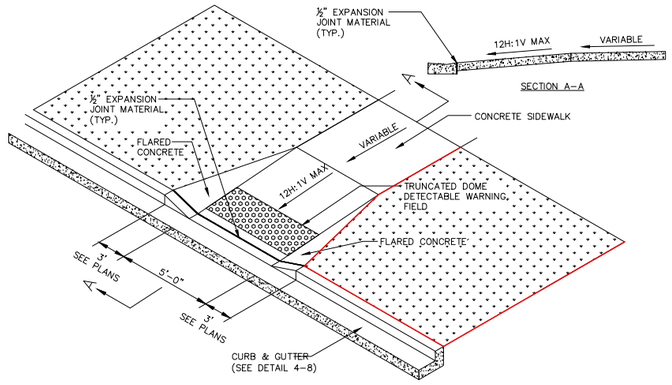


NOTE:
THE BASE FOR THE DRIVEWAY APPROACH SHALL BE CRUSHED STONE, CRUSHED AGGREGATE, TRAFFIC BOND, OR CRUSHED CONCRETE.

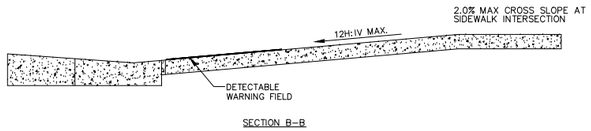
13 STANDARD CONCRETE DRIVEWAY
N.T.S.



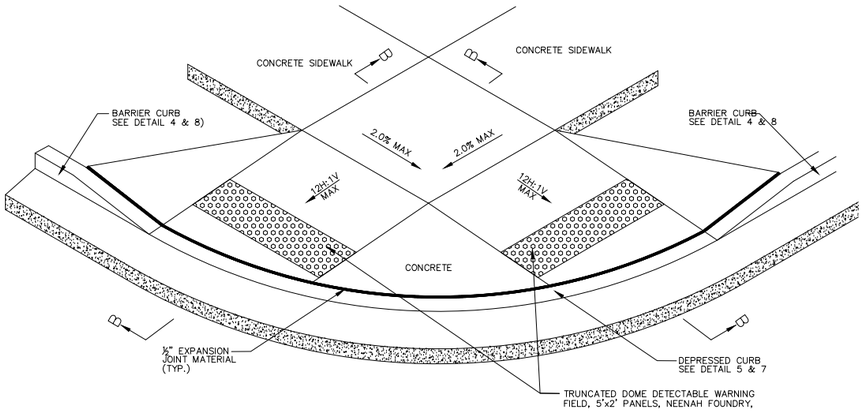
14 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.



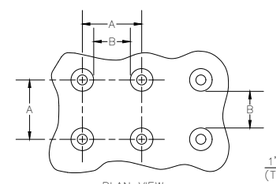
15 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DECTECTABLE WARNING FIELD
N.T.S.



SECTION B-B



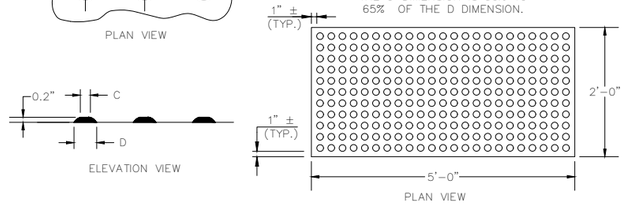
16 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.



PLAN VIEW

	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

*THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.



ELEVATION VIEW

PLAN VIEW

TRUNCATED DOMES DETECTABLE WARNING PATTERN DETAIL

TRUNCATED DOME PANEL DETECTABLE WARNING FIELD DETAIL

GENERAL NOTES

TRUNCATED DOME DETECTABLE WARNING FIELD SHALL CONSIST OF CAST IRON PLATES WITH A FEDERAL YELLOW POWDER-COATED FINISH, SUCH AS THOSE MANUFACTURED BY NEENAH FOUNDRY. IF 24"x60" PLATES ARE NOT AVAILABLE, TWO 24"x30" PLATES SHALL BE USED. THE DETECTABLE WARNING FIELD SHALL BE LOCATED SO THAT IT IS CENTERED IN THE CURB RAMP WITH THE EDGE NEAREST THE BACK OF CURB A MINIMUM OF 6" AND A MAXIMUM OF 8" AWAY FROM THE BACK OF CURB. IN LOCATIONS WHERE THE RAMP IS SKEWED TO THE CURB, THE DETECTABLE WARNING FIELD IS TO RUN PERPENDICULAR TO THE DIRECTION OF TRAVEL, WITH THE EDGE NEAREST THE BACK OF CURB 4" AWAY FROM THE BACK OF CURB.

17 TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.

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BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: NO SCALE

SEAL:
WISCONSIN NAOMI K. RAUCH E-36698-6 BURLINGTON, WI PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
DETAILS

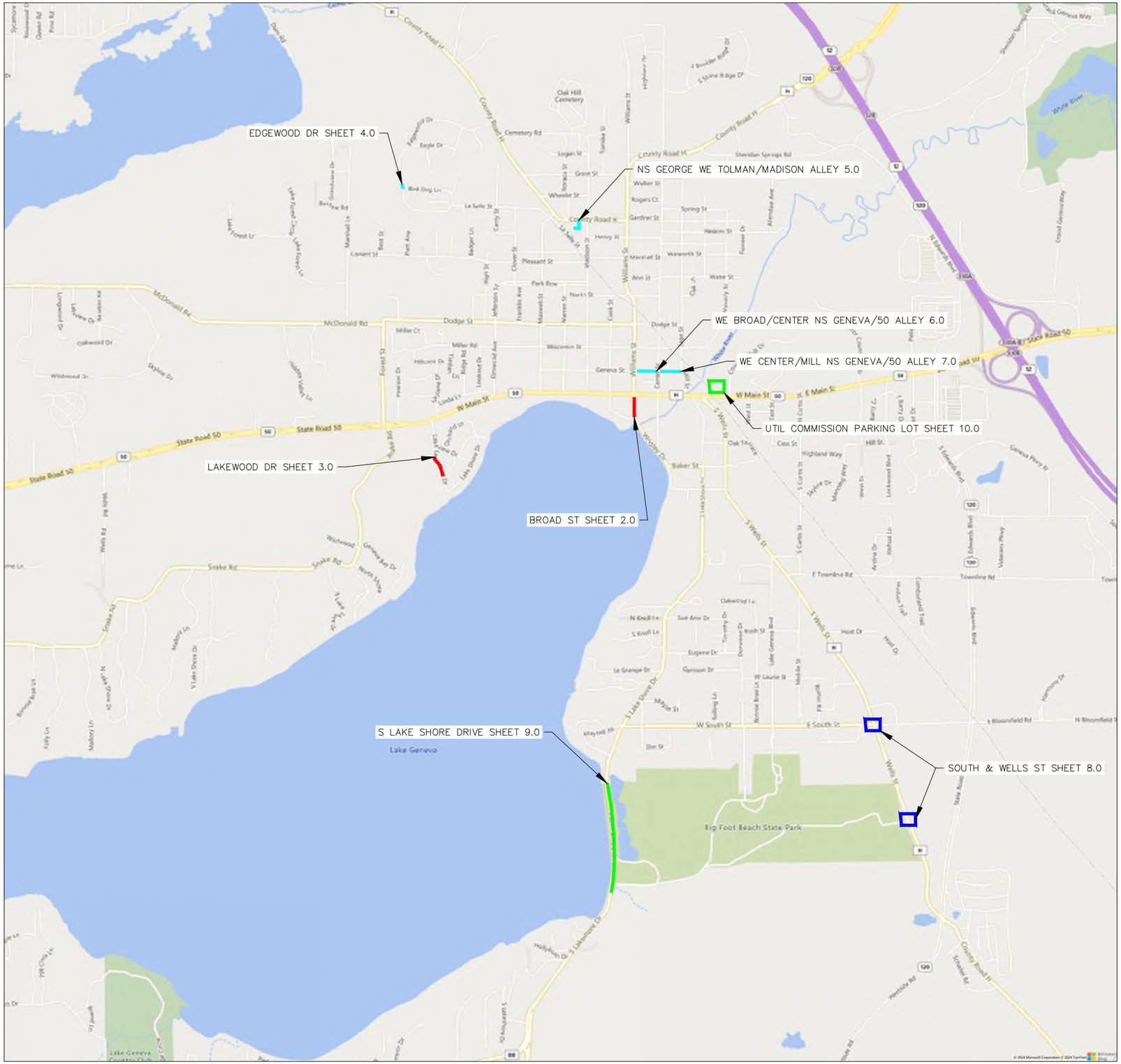
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PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
1.5

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LEGEND

- MILL & OVERLAY OF ASPHALT SURFACE
- HMA RECONSTRUCTION
- SEAL COAT
- PEDESTRIAN IMPROVEMENTS ONLY



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CITY OF LAKE GENEVA

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NORTH ARROW:

SCALE: NO SCALE

SEAL:
WISCONSIN PROFESSIONAL ENGINEER
NAOMI K. RAUCH
E-36086
BURLINGTON, WI
all in 3-27-25

SHEET:
OVERVIEW

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
1.6

PLOTTED BY: BRIDGET BARRY
PLOT DATE/TIME: 3/27/2025 5:35 PM
FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\250249 2025 Lake Geneva Street Program PW\Design\250249_TITLE & DETAILS.dwg SAVED DATE: 3/27/2025

NOTES:

1. LOCATION AND ACCURACY OF EXISTING UTILITY INFORMATION IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
2. MATCH EXISTING PAVEMENT ELEVATION AT ALL SAWCUT & PAVING LIMIT LOCATIONS UNLESS OTHERWISE NOTED.
3. ALL CURB & GUTTER AND SIDEWALK REPLACEMENTS ARE APPROXIMATE (DETERMINED IN FIELD). REMOVE TO NEAREST JOINT
4. EXISTING WATER VALVE BOXES TO BE ADJUSTED.TRAFFIC CONTROL TO BE MAINTAINED AT ALL TIMES. MAINTAIN ACCESS FOR LOCAL TRAFFIC AT ALL TIMES. ACCESS TO SOME SIDE ROADS MAY BE TEMPORARILY CLOSED AS APPROVED BY ENGINEER. EMERGENCY ACCESS AVAILABLE AT ALL TIMES.
5. INSTALL INLET PROTECTION WITHIN REASONABLE PROXIMITY TO PAVING LIMITS.
6. FIELD VERIFY TO ASSURE CURBS DRAIN PROPERLY

LEGEND

- ASPHALT PAVEMENT TO BE REMOVED & DISPOSED OF OFFSITE. EBS LIMITS DETERMINED BY ENGINEER IN FIELD PAVEMENT THICKNESS MAY VARY.
- REMOVE CONCRETE SIDEWALK (4" THICK, 6" THICK THRU DRIVEWAY) & BASE MATERIAL. CONCRETE & BASE THICKNESS MAY VARY.
- EXISTING CONCRETE
- EXISTING PAVERS
- REMOVE CURB AND GUTTER
- XXXX SAWING ASPHALT/CONCRETE. FINAL LOCATIONS TO BE DETERMINED BY ENGINEER IN FIELD.
- 760 EXISTING CONTOUR ELEVATIONS
- (1) ADJUST WATER VALVE
- (2) ADJUST MANHOLE
- (3) ADJUST STORM WATER INLET
- (4) REMOVE AND REPLACE SANITARY MANHOLE CASTING AND COVER
- INLET PROTECTION TYPE D

100 BROAD ST SPYRO CONDOS PATRICIA CONDOS

104 BROAD ST BT CAPITAL HOLDING LLC

108 BROAD ST PAPPAS

112 BROAD ST LAKE GENEVA MC REAL ESTATE LLC

120 BROAD ST 120 BROAD STREET LLC

140 BROAD ST BRUNK

146 BROAD ST PAPPAS

150 BROAD ST DANIEL VON RABENAU TRUST JANETTA VON RABENAU TRUST

152 BROAD ST NICHOLAS E PETROS TRUST ANGELE PETROS TRUST

156 ½ BROAD ST SARAVALI LLC

(3) EX. & PROP. CURB INLET ELV: 870.74

REMOVE & SALVAGE MOTORCYCLE ONLY PARKING SIGN (4)

(3) EXISTING CURB INLET ELV: 875.01
(3) PROPOSED CURB INLET ELV: 875.18

BM 2-0
HYD TOP NUT
N:336101.7170
E:791597.5150
ELV. 881.981

BROAD ST

(3) EX. & PROP. CURB INLET ELV: 875.07

(3) EX. & PROP. CURB INLET ELV: 871.16

101 BROAD ST
101 BROAD STREET LLC

(3) EX. & PROP. CURB INLET ELV: 871.36

149 BROAD ST
PARK ROW PROPERTIES LLC

772 W MAIN ST
SUVRETTA LIMITED PARTNERSHIP

MAIN ST

FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\2250249 2025 Lake Geneva Street Program PW\Design\250249_DESIGN_BROAD.dwg

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE:
0 15 30
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:
WISCONSIN NAOMI K. RAUCH E-39696 BURLINGTON PROFESSIONAL ENGINEER

all in 3-27-25

SHEET:
BROAD REMOVALS

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

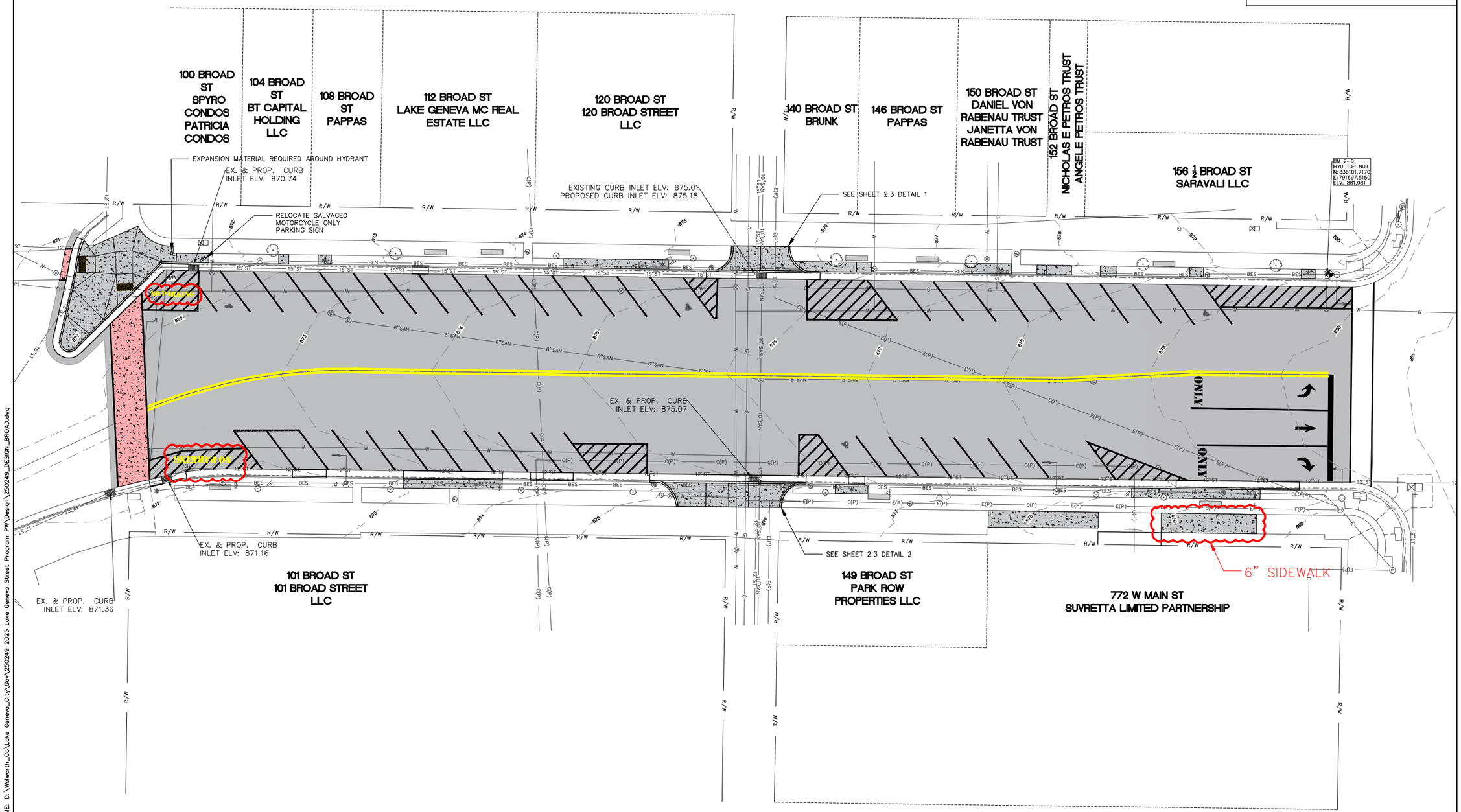
SHEET NUMBER:
2.0

NOTES:

1. LOCATION AND ACCURACY OF EXISTING UTILITY INFORMATION IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
2. MATCH EXISTING PAVEMENT ELEVATION AT ALL SAWCUT & PAVING LIMIT LOCATIONS UNLESS OTHERWISE NOTED.
3. ALL CURB & GUTTER AND SIDEWALK REPLACEMENTS ARE APPROXIMATE (DETERMINED IN FIELD). REMOVE TO NEAREST JOINT
4. EXISTING WATER VALVE BOXES TO BE ADJUSTED.TRAFFIC CONTROL TO BE MAINTAINED AT ALL TIMES. MAINTAIN ACCESS FOR LOCAL TRAFFIC AT ALL TIMES. ACCESS TO SOME SIDE ROADS MAY BE TEMPORARILY CLOSED AS APPROVED BY ENGINEER. EMERGENCY ACCESS AVAILABLE AT ALL TIMES.
5. INSTALL INLET PROTECTION WITHIN REASONABLE PROXIMITY TO PAVING LIMITS.
6. FIELD VERIFY TO ASSURE CURBS DRAIN PROPERLY

LEGEND

- CONCRETE SIDEWALK (4") CONCRETE DRIVEWAY (8")
- CONCRETE SIDEWALK (4"), RED
- ASPHALT PAVEMENT (2" – 4LT)
- EXISTING CONCRETE
- EXISTING PAVERS
- 760.00 PROPOSED FINISH ELEVATIONS
- 760.0± MATCH EXISTING ELEVATIONS
- ---760--- EXISTING CONTOUR ELEVATIONS



FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\250249 2025 Lake Geneva Street Program PW\Design\250249_DESIGN_BROAD.dwg

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Burlington, Wisconsin
53105
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PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION
1	4/4/25	ADDENDUM 1

NORTH ARROW:

SCALE:
0 15 30
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:
WISCONSIN KAOMEE K. RAUCH E-39894-6 BURLINGTON, WI PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
BROAD PROPOSED

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
2.1

NOTES:
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5. INSTALL INLET PROTECTION WITHIN REASONABLE PROXIMITY TO PAVING LIMITS.
6. FIELD VERIFY TO ASSURE CURBS DRAIN PROPERLY

LEGEND

- CONCRETE SIDEWALK (4") CONCRETE DRIVEWAY (8")
- CONCRETE SIDEWALK (4"), RED
- ASPHALT PAVEMENT (2" – 4LT)
- EXISTING CONCRETE
- EXISTING PAVERS
- 760.00 PROPOSED FINISH ELEVATIONS
- 760.0± MATCH EXISTING ELEVATIONS
- –760– EXISTING CONTOUR ELEVATIONS

WRIGLEY ST

EXPANSION MATERIAL REQUIRED AROUND HYDRANT

EX. & PROP. CURB INLET ELV: 870.74

RELOCATE SALVAGED MOTORCYCLE ONLY PARKING SIGN

871.5± 871.6± 871.6± 871.3± 871.1± 871.6± 871.50 871.46 871.53 871.08 871.3± 871.4± 871.48 870.90 870.7± 871.52 871.52 871.58 871.17 871.60 871.18 871.12 871.29 871.25 871.89 871.89 871.68 872.14 871.99 871.64

-0.6% -0.9% -1.7% -7.2% -9.0% -0.8% 0.4% -3.7% -1.8% -1.0% -0.3% -0.7% -0.9% 0.4% -0.7% -6.8% -1.5% -0.9% 0.0% -6.8% -2.9% -9.9% -2.4% -2.6% 1.6% -0.9% -4.0% -3.2% -1.1% -4.4%

FILENAME: D:\Walworth_Co\Lake Geneva_City\Cov\250249 2025 Lake Geneva Street Program PW\Design\250249_DESIGN_BROAD.dwg

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE:
0 3' 6'
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:
WISCONSIN NAOMI K. KAUCH E-39896-6 BURLINGTON PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
BROAD CURB RAMPS

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
2.2

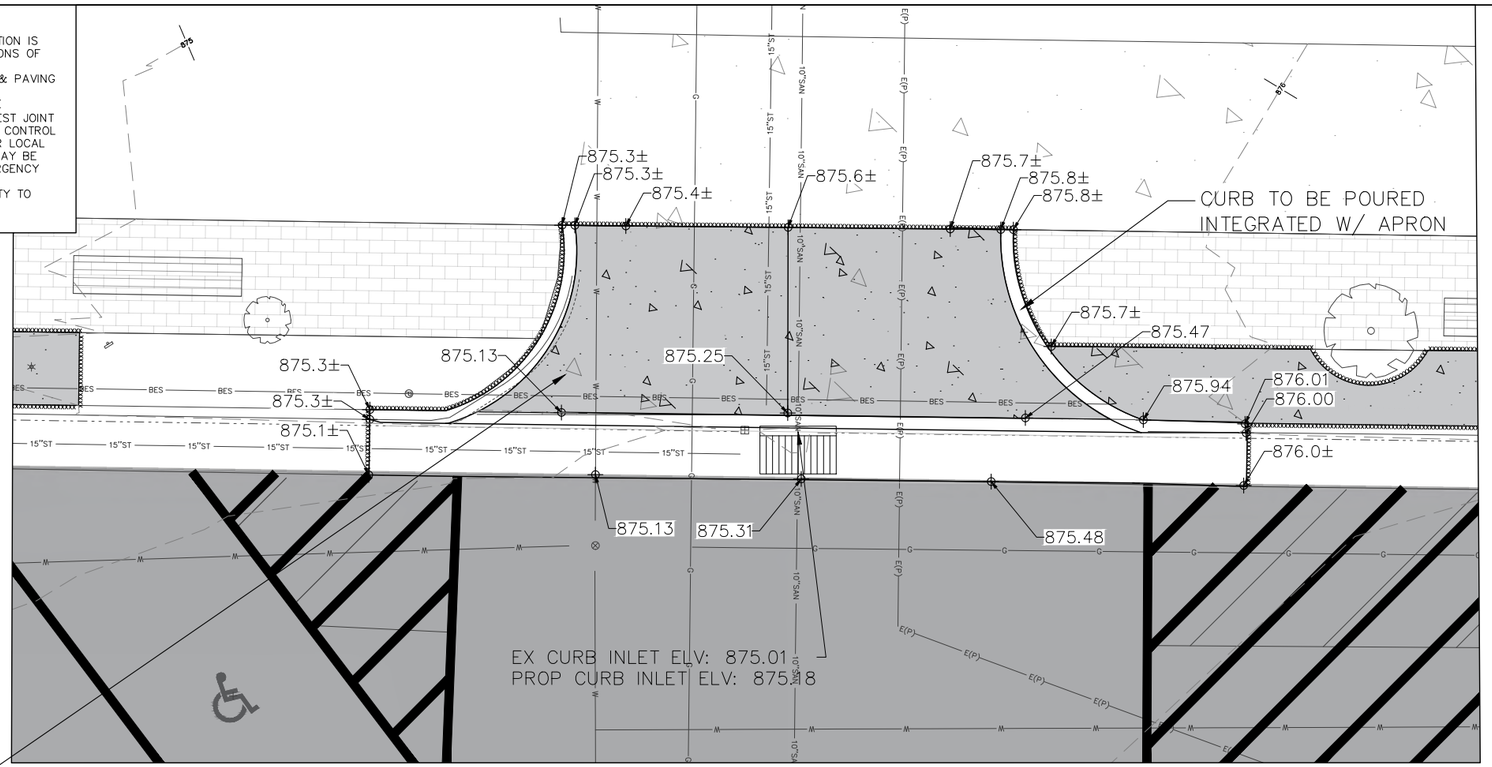
NOTES:

1. LOCATION AND ACCURACY OF EXISTING UTILITY INFORMATION IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
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4. EXISTING WATER VALVE BOXES TO BE ADJUSTED.TRAFFIC CONTROL TO BE MAINTAINED AT ALL TIMES. MAINTAIN ACCESS FOR LOCAL TRAFFIC AT ALL TIMES. ACCESS TO SOME SIDE ROADS MAY BE TEMPORARILY CLOSED AS APPROVED BY ENGINEER. EMERGENCY ACCESS AVAILABLE AT ALL TIMES.
5. INSTALL INLET PROTECTION WITHIN REASONABLE PROXIMITY TO PAVING LIMITS.
6. FIELD VERIFY TO ASSURE CURBS DRAIN PROPERLY

LEGEND

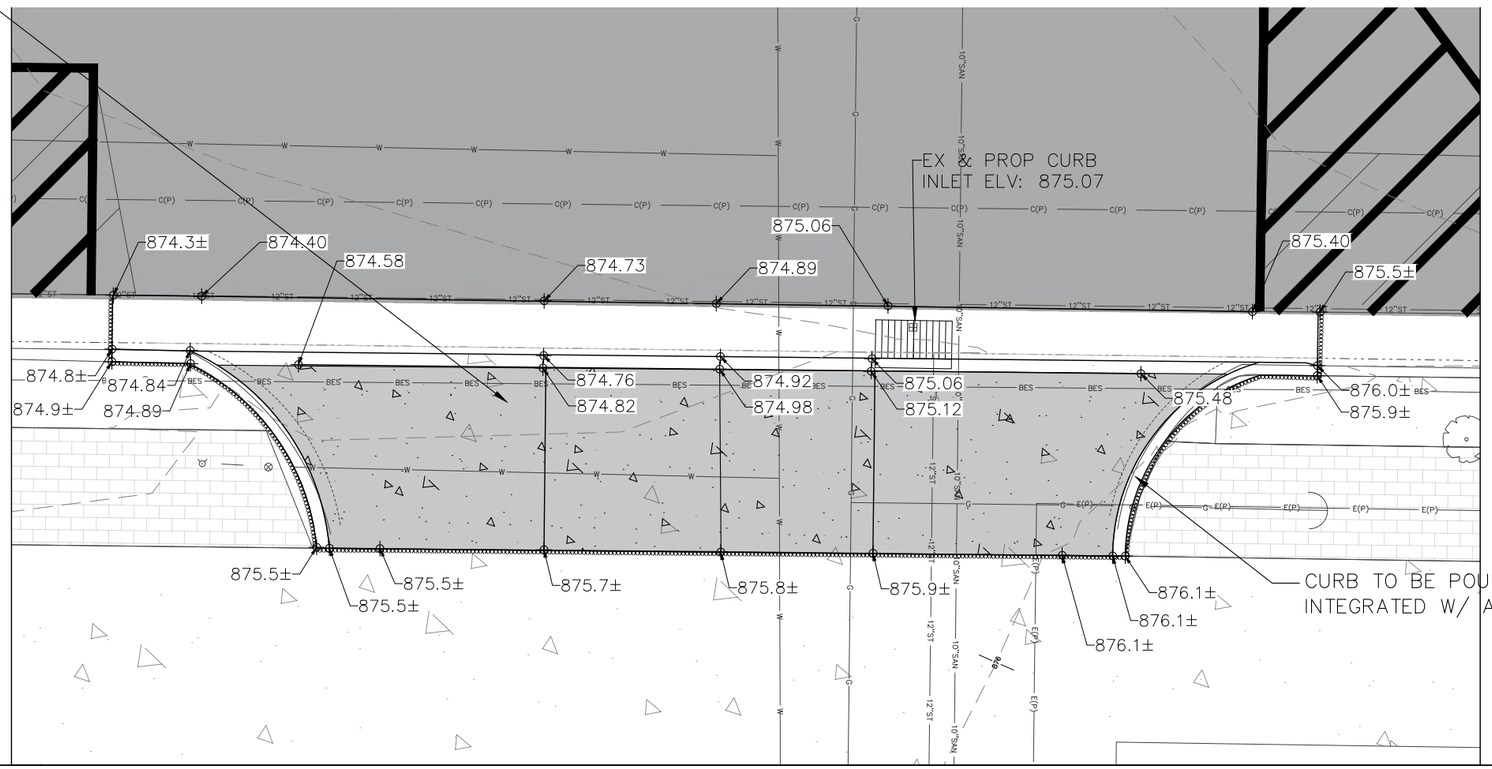
- CONCRETE SIDEWALK (4") / CONCRETE DRIVEWAY (8")
- ASPHALT PAVEMENT (2" – 4LT)
- EXISTING CONCRETE
- EXISTING PAVERS
- 760.00 — PROPOSED FINISH ELEVATIONS
- 760.0± — MATCH EXISTING ELEVATIONS
- ---760--- — EXISTING CONTOUR ELEVATIONS

DETAIL 1



8" CONCRETE DRIVEWAY

BROAD ST



DETAIL 2

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Burlington, Wisconsin
53105
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PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE:
0 3 6
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:
WISCONSIN NAOMI K. RAUCH E-36816-6 BURLINGTON PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
ALLEY APRON DETAILS

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
2.3

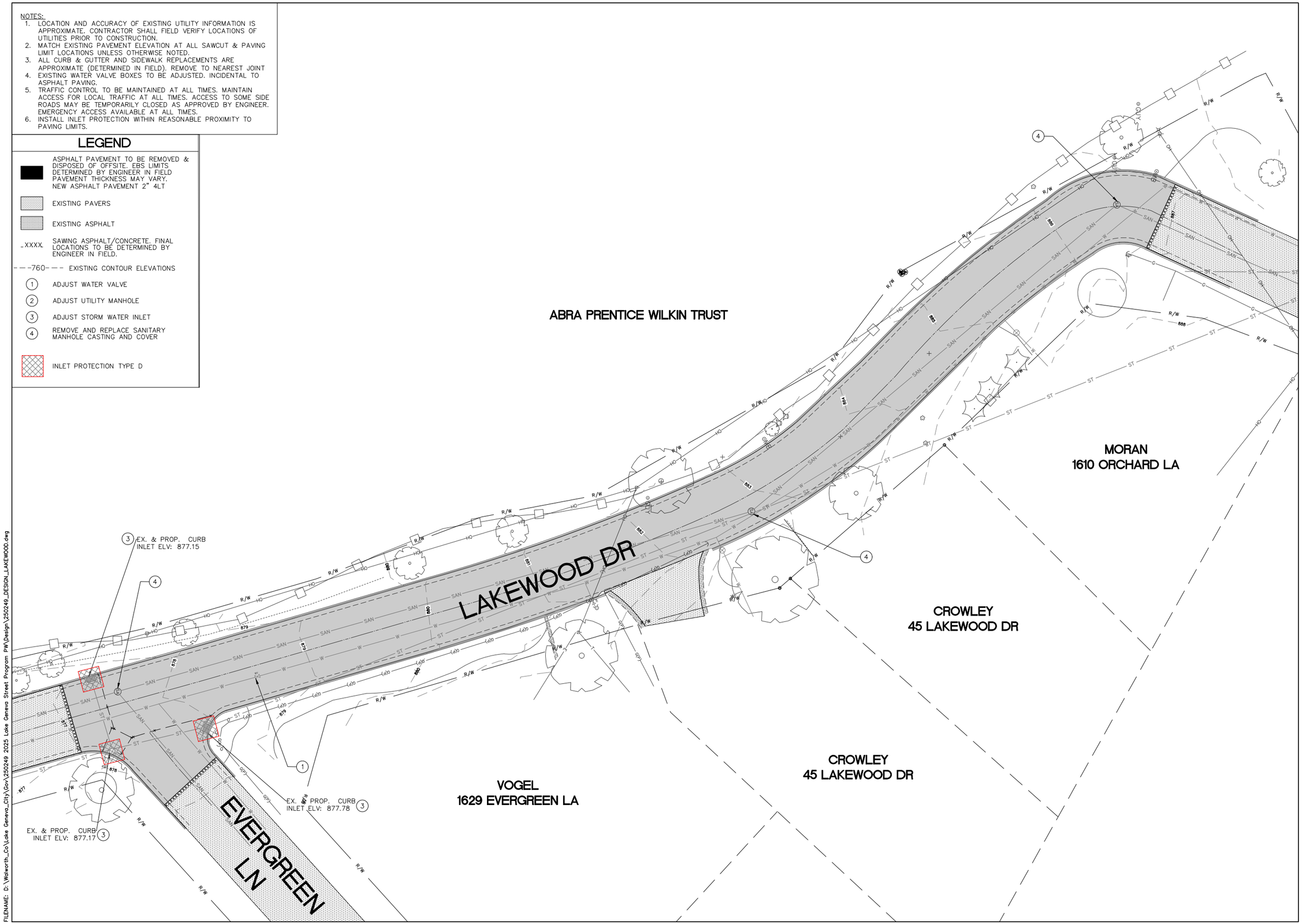
FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\250249 2025 Lake Geneva Street Program PW\Design\250249_DESIGN_BROAD.dwg

NOTES:

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5. TRAFFIC CONTROL TO BE MAINTAINED AT ALL TIMES. MAINTAIN ACCESS FOR LOCAL TRAFFIC AT ALL TIMES. ACCESS TO SOME SIDE ROADS MAY BE TEMPORARILY CLOSED AS APPROVED BY ENGINEER. EMERGENCY ACCESS AVAILABLE AT ALL TIMES.
6. INSTALL INLET PROTECTION WITHIN REASONABLE PROXIMITY TO PAVING LIMITS.

LEGEND

- ASPHALT PAVEMENT TO BE REMOVED & DISPOSED OF OFFSITE. EBS LIMITS DETERMINED BY ENGINEER IN FIELD PAVEMENT THICKNESS MAY VARY. NEW ASPHALT PAVEMENT 2" 4LT
- EXISTING PAVERS
- EXISTING ASPHALT
- _XXXX_ SAWING ASPHALT/CONCRETE. FINAL LOCATIONS TO BE DETERMINED BY ENGINEER IN FIELD.
- ---760--- EXISTING CONTOUR ELEVATIONS
- (1) ADJUST WATER VALVE
- (2) ADJUST UTILITY MANHOLE
- (3) ADJUST STORM WATER INLET
- (4) REMOVE AND REPLACE SANITARY MANHOLE CASTING AND COVER
- INLET PROTECTION TYPE D



NOTES:
1. LOCATION AND ACCURACY OF EXISTING UTILITY INFORMATION IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
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6. INSTALL INLET PROTECTION WITHIN REASONABLE PROXIMITY TO PAVING LIMITS.

LEGEND

- ASPHALT PAVEMENT TO BE REMOVED & DISPOSED OF OFFSITE. EBS LIMITS DETERMINED BY ENGINEER IN FIELD PAVEMENT THICKNESS MAY VARY.
- EXISTING ASPHALT
- EXISTING RIPRAP
- REMOVE EXISTING RIPRAP
- INLET PROTECTION TYPE D
- _XXXX_ SAWING ASPHALT/CONCRETE. FINAL LOCATIONS TO BE DETERMINED BY ENGINEER IN FIELD.
- REMOVE CURB AND GUTTER
- ---760--- EXISTING CONTOUR ELEVATIONS
- (1) ADJUST WATER VALVE
- (2) ADJUST UTILITY MANHOLE
- (3) ADJUST STORM WATER INLET
- (4) REMOVE AND REPLACE SANITARY MANHOLE CASTING AND COVER

DALE LYJAK TRUST
1800 LASALLE ST

FOLLENSBEE
1150 EDGEWOOD DR

EDGEWOOD DR

MONTE VISTA DR

EXISTING RETAINING WALL

MUNDO
1157 EDGEWOOD DR

BM 4-0
1/4" REBAR
N: 340116.9680
E: 787279.3390
ELV. 956.342

FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\250249 2025 Lake Geneva Street Program PW\Design\250249_DESIGN_EDGEWOOD.dwg

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE:
0 1/2 1"
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:
WISCONSIN
NATHAN R. BAUER
E-56968
BURLINGTON
PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
EDGEWOOD REMOVAL

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
4.0

NOTES:
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4. EXISTING WATER VALVE BOXES TO BE ADJUSTED. INCIDENTAL TO ASPHALT PAVING.
5. TRAFFIC CONTROL TO BE MAINTAINED AT ALL TIMES. MAINTAIN ACCESS FOR LOCAL TRAFFIC AT ALL TIMES. ACCESS TO SOME SIDE ROADS MAY BE TEMPORARILY CLOSED AS APPROVED BY ENGINEER. EMERGENCY ACCESS AVAILABLE AT ALL TIMES.
6. INSTALL INLET PROTECTION WITHIN REASONABLE PROXIMITY TO PAVING LIMITS.

LEGEND

- ASPHALT PAVEMENT (2.25" – 3LT; 1.75" – 4LT)
- RESTORE AREAS WITH 4" TOPSOIL, SEED, FERTILIZER, & EROSION MAT
- LIGHT RIP RAP
- EXISTING ASPHALT
- EXISTING RIPRAP
- 760.00 PROPOSED FINISH ELEVATIONS
- 760.0± MATCH EXISTING ELEVATIONS
- 760 PROPOSED CONTOUR ELEVATIONS
- 760 EXISTING CONTOUR ELEVATIONS

DALE LYJAK TRUST
1800 LASALLE ST

FOLLENSBEE
1150 EDGEWOOD DR

MUNDO
1157 EDGEWOOD DR

EDGEWOOD DR

MONTE VISTA DR

951.50 951.30 950.1± 952.78 950.82 954.78 952.15 -2.9% 0.0% 950.2± 957.75 960.0± 959.9± 954.26 951.09 957.28 952.45 -3.5% 4.1% 959.6± 954.62 -4.9% 953.84 951.27 957.37 952.34 950.4± -10.0% -2.7% 959.6± 956.24 952.64 953.98 953.64 960.1± 956.74 956.78 960.7± 959.2± 959.0± 959.4± 961.3± 960.6±

BM 4-0
1/4" REBAR
N: 340116.9680
E: 787279.3390
ELV. 956.342

FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\250249 2025 Lake Geneva Street Program PW\Design\250249_DESIGN_EDGEWOOD.dwg

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE:
0 5 10
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:
WISCONSIN NATHAN R. WACHT E-36998 BURLINGTON PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
EDGEWOOD PROPOSED

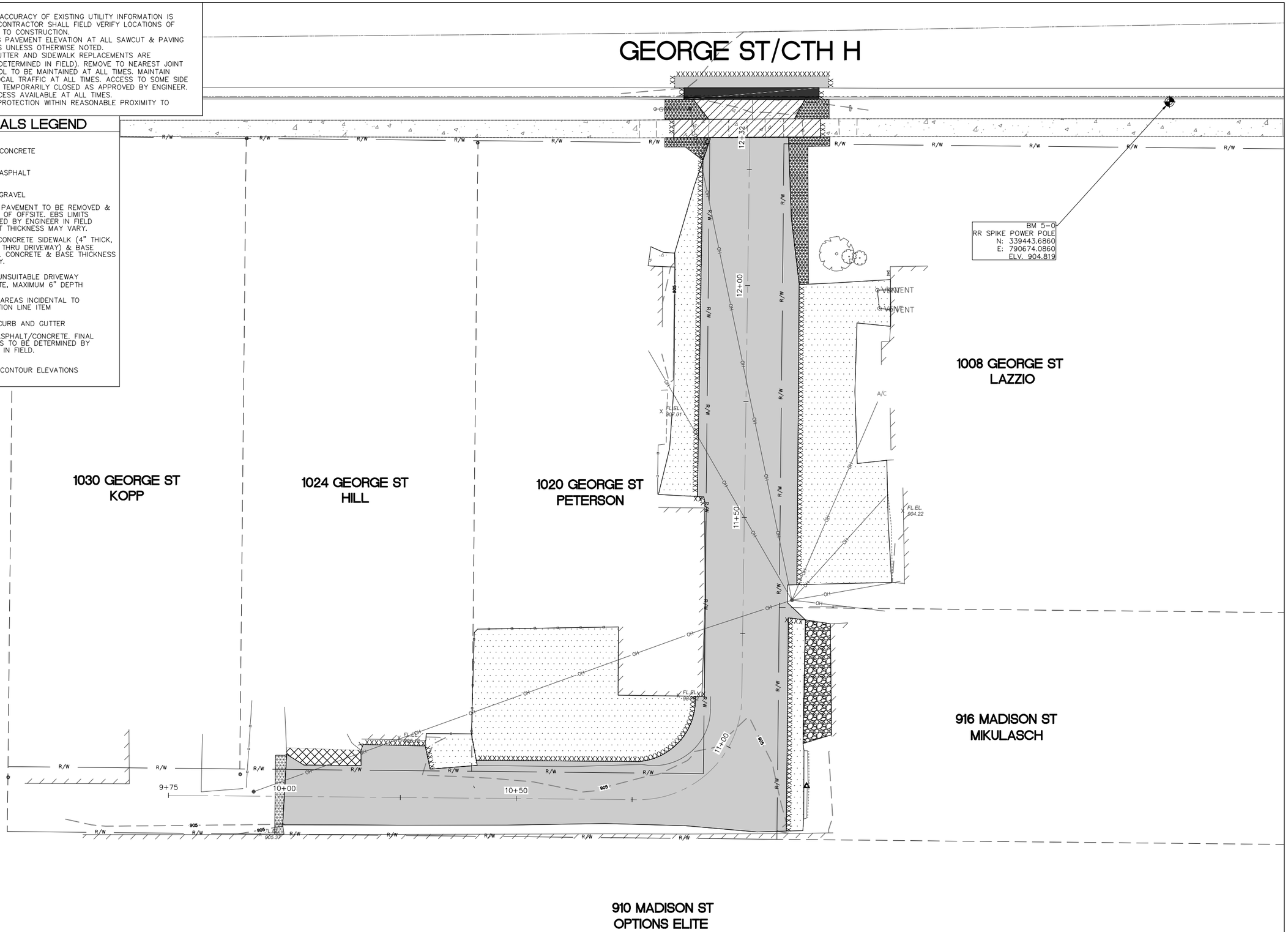
PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
4.1

NOTES:
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4. TRAFFIC CONTROL TO BE MAINTAINED AT ALL TIMES. MAINTAIN ACCESS FOR LOCAL TRAFFIC AT ALL TIMES. ACCESS TO SOME SIDE ROADS MAY BE TEMPORARILY CLOSED AS APPROVED BY ENGINEER. EMERGENCY ACCESS AVAILABLE AT ALL TIMES.
5. INSTALL INLET PROTECTION WITHIN REASONABLE PROXIMITY TO PAVING LIMITS.

REMOVALS LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING GRAVEL
- ASPHALT PAVEMENT TO BE REMOVED & DISPOSED OF OFFSITE. EBS LIMITS DETERMINED BY ENGINEER IN FIELD PAVEMENT THICKNESS MAY VARY.
- REMOVE CONCRETE SIDEWALK (4" THICK, 6" THICK THRU DRIVEWAY) & BASE MATERIAL. CONCRETE & BASE THICKNESS MAY VARY.
- REMOVE UNSUITABLE DRIVEWAY AGGREGATE, MAXIMUM 6" DEPTH
- GRADING AREAS INCIDENTAL TO RESTORATION LINE ITEM
- REMOVE CURB AND GUTTER
- XXXX SAWING ASPHALT/CONCRETE. FINAL LOCATIONS TO BE DETERMINED BY ENGINEER IN FIELD.
- 760 EXISTING CONTOUR ELEVATIONS



FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\250249 2025 Lake Geneva Street Program PW\Design\250249_DESIGN_NS GEORGE WE TOLMAN-MADISON.dwg

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

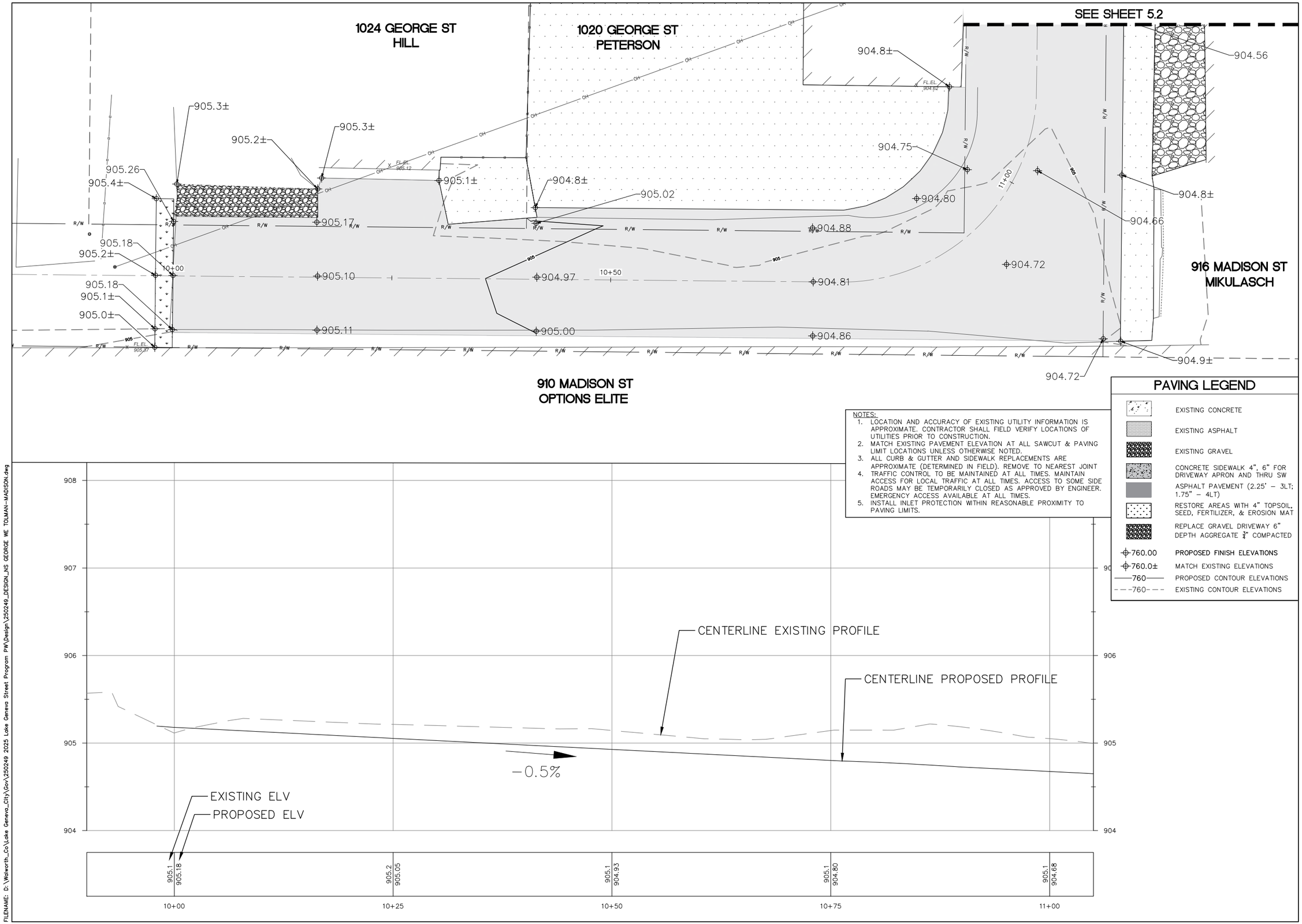
SCALE:
0 1/8 1/2
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:
NAOMI R. RAUCH
E-36956-6
BURLINGTON, WI
REGISTERED PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
ALLEY NS GEORGE REMOVALS

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
5.0



NOTES:
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5. INSTALL INLET PROTECTION WITHIN REASONABLE PROXIMITY TO PAVING LIMITS.

PAVING LEGEND

	EXISTING CONCRETE
	EXISTING ASPHALT
	EXISTING GRAVEL
	CONCRETE SIDEWALK 4", 6" FOR DRIVEWAY APRON AND THRU SW
	ASPHALT PAVEMENT (2.25" – 3LT; 1.75" – 4LT)
	RESTORE AREAS WITH 4" TOPSOIL, SEED, FERTILIZER, & EROSION MAT
	REPLACE GRAVEL DRIVEWAY 6" DEPTH AGGREGATE ¾" COMPACTED
760.00	PROPOSED FINISH ELEVATIONS
760.0±	MATCH EXISTING ELEVATIONS
760	PROPOSED CONTOUR ELEVATIONS
760	EXISTING CONTOUR ELEVATIONS

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
CITY OF LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE:
0 5' 10'
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY
VERT SCALE: 1"=0.5'

SEAL:
NAOMI K. RAUCH
E-36956-6
BURLINGTON, WI
REGISTERED PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
ALLEY NS GEORGE PLAN & PROFILE

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
5.1

FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\250249 2025 Lake Geneva Street Program PW\Design\250249_DESIGN_NS GEORGE WE TOLMAN-MADISON.dwg

SEE SHEET 5.1

1020 GEORGE ST
PETERSON

916 MADISON ST
MIKULASCH

1008 GEORGE ST
LAZZIO

904.8± 904.75 904.80 904.67 904.54 904.6± 904.42 904.29 904.4± 904.16 904.3± 904.37 904.32 904.72 904.16 904.01 904.05 904.66 904.44 904.44 904.31 904.33 904.19 904.22 904.08 904.06 904.12 904.11 904.8± 904.5± 904.1± 904.56 904.55

11+00 11+50 12+00 12+32

-0.5% -0.5% -0.4%

NOTES:
1. LOCATION AND ACCURACY OF EXISTING UTILITY INFORMATION IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
2. MATCH EXISTING PAVEMENT ELEVATION AT ALL SAWCUT & PAVING LIMIT LOCATIONS UNLESS OTHERWISE NOTED.
3. ALL CURB & GUTTER AND SIDEWALK REPLACEMENTS ARE APPROXIMATE (DETERMINED IN FIELD). REMOVE TO NEAREST JOINT
4. TRAFFIC CONTROL TO BE MAINTAINED AT ALL TIMES. MAINTAIN ACCESS FOR LOCAL TRAFFIC AT ALL TIMES. ACCESS TO SOME SIDE ROADS MAY BE TEMPORARILY CLOSED AS APPROVED BY ENGINEER. EMERGENCY ACCESS AVAILABLE AT ALL TIMES.
5. INSTALL INLET PROTECTION WITHIN REASONABLE PROXIMITY TO PAVING LIMITS.

PAVING LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING GRAVEL
- CONCRETE SIDEWALK 4", 6" FOR DRIVEWAY APRON AND THRU SW
- ASPHALT PAVEMENT (2.25" – 3LT; 1.75" – 4LT)
- RESTORE AREAS WITH 4" TOPSOIL, SEED, FERTILIZER, & EROSION MAT
- REPLACE GRAVEL DRIVEWAY 6" DEPTH AGGREGATE ¾" COMPACTED
- 760.00 PROPOSED FINISH ELEVATIONS
- 760.0± MATCH EXISTING ELEVATIONS
- 760 PROPOSED CONTOUR ELEVATIONS
- 760 EXISTING CONTOUR ELEVATIONS

CENTERLINE EXISTING PROFILE

CENTERLINE PROPOSED PROFILE

-0.5%

EXISTING ELV
PROPOSED ELV

907 906 905 904 903

905.1 904.68 | 904.7 904.55 | 904.5 904.42 | 904.6 904.30 | 904.5 904.17 | 904.4 904.05

11+00 11+25 11+50 11+75 12+00 12+25

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE:
0 5 10
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY
VERT SCALE: 1"=0.5

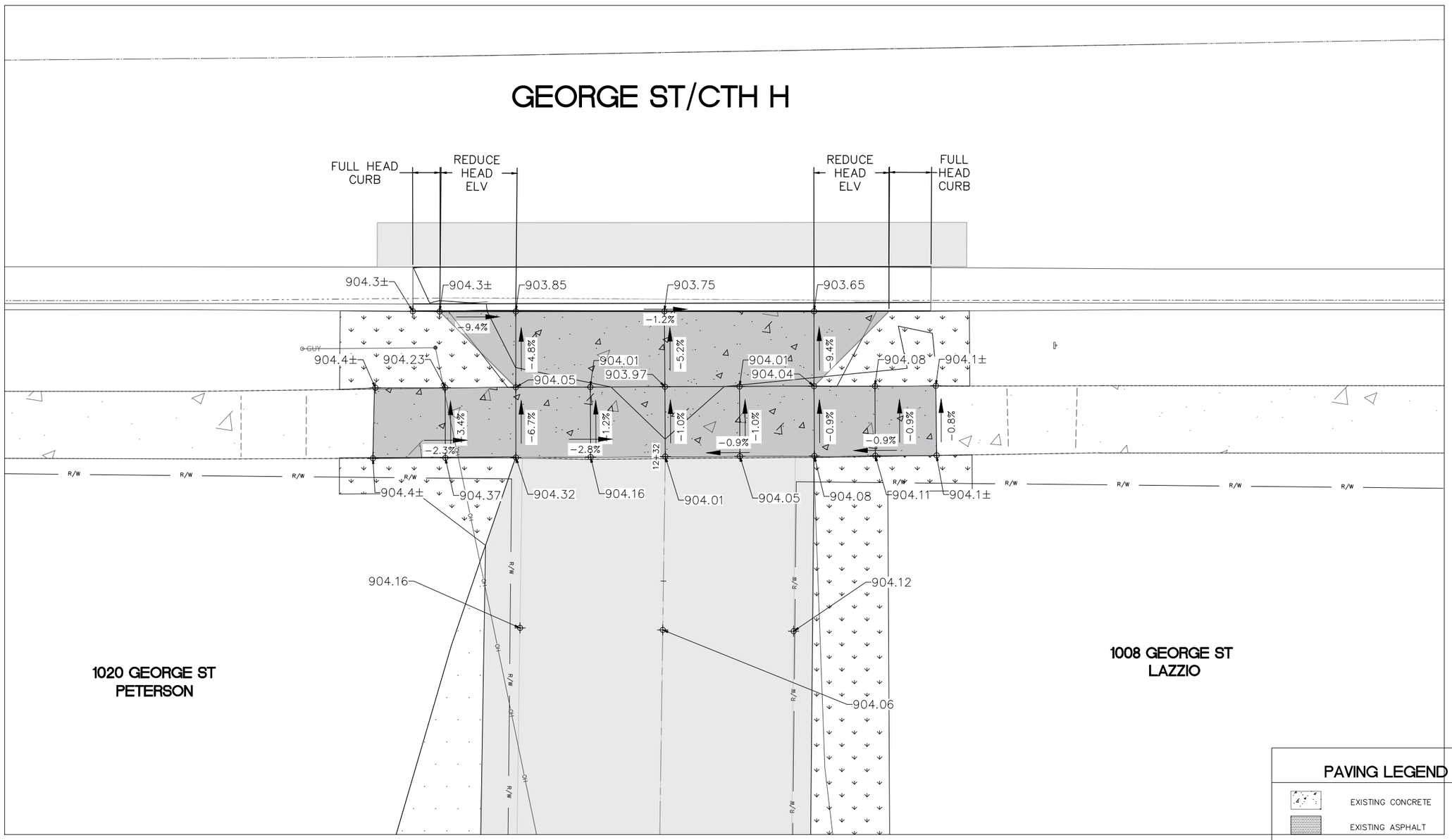
SEAL:
WISCONSIN NAOMI E. RAUCH 36696 BURLINGTON PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
ALLEY NS GEORGE PLAN & PROFILE

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
5.2

GEORGE ST/CTH H



NOTES:

1. LOCATION AND ACCURACY OF EXISTING UTILITY INFORMATION IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
2. MATCH EXISTING PAVEMENT ELEVATION AT ALL SAWCUT & PAVING LIMIT LOCATIONS UNLESS OTHERWISE NOTED.
3. ALL CURB & GUTTER AND SIDEWALK REPLACEMENTS ARE APPROXIMATE (DETERMINED IN FIELD). REMOVE TO NEAREST JOINT
4. TRAFFIC CONTROL TO BE MAINTAINED AT ALL TIMES. MAINTAIN ACCESS FOR LOCAL TRAFFIC AT ALL TIMES. ACCESS TO SOME SIDE ROADS MAY BE TEMPORARILY CLOSED AS APPROVED BY ENGINEER. EMERGENCY ACCESS AVAILABLE AT ALL TIMES.
5. INSTALL INLET PROTECTION WITHIN REASONABLE PROXIMITY TO PAVING LIMITS.

PAVING LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING GRAVEL
- CONCRETE SIDEWALK 4", 6" FOR DRIVEWAY APRON AND THRU SW
- ASPHALT PAVEMENT (2.25' – 3LT; 1.75" – 4LT)
- RESTORE AREAS WITH 4" TOPSOIL, SEED, FERTILIZER, & EROSION MAT
- REPLACE GRAVEL DRIVEWAY 6" DEPTH AGGREGATE ¾" COMPACTED
- 760.00 PROPOSED FINISH ELEVATIONS
- 760.0± MATCH EXISTING ELEVATIONS
- 760 PROPOSED CONTOUR ELEVATIONS
- 760 EXISTING CONTOUR ELEVATIONS

FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\250249 2025 Lake Geneva Street Program PW\Design\250249_DESIGN_NS GEORGE WE TOLMAN-MADISON.dwg

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Burlington, Wisconsin
53105
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PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE:
0 3 6
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:
WISCONSIN NAOMI R. RAUCH E-36696 BURLINGTON, WI PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
ALLEY NS GEORGE APRON

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
5.3

BROAD ST

MKK BROAD STREET II LLC
235-237 BROAD ST

MKK BROAD STREET II LLC
233 BROAD ST

CITY OF LAKE GENEVA

CITY OF LAKE GENEVA

MKK-BROAD ST LLC
227 BROAD ST

CRISMAN
759 MAIN
ST

755 MAIN
STREET LLC
756 MAIN ST

GREGORY J BUSH TRUST
747 MAIN ST

VENTURE
INVESTMENT
PARTNERS
743 MAIN ST

VENTURE
INVESTMENT
PARTNERS
737 MAIN ST

731 MAIN
STREET LLC
731 MAIN ST

GERICH +
REHM LLC
729 MAIN ST

LEGEND

- ASPHALT PAVEMENT TO BE REMOVED & DISPOSED OF OFFSITE. EBS LIMITS DETERMINED BY ENGINEER IN FIELD PAVEMENT THICKNESS MAY VARY.
- REMOVE CONCRETE SIDEWALK (4" THICK, 6" THICK DRIVEWAY) & BASE MATERIAL. CONCRETE MAY VARY.
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING PAVER (PROTECT DURING CONSTRUCTION)
- GRADING AREAS INCIDENTAL TO RESTORATION LINE ITEM
- REMOVE CURB AND GUTTER
- XXXX SAWING ASPHALT/CONCRETE. FINAL LOCATIONS TO BE DETERMINED BY ENGINEER IN FIELD.
- 760 EXISTING CONTOUR ELEVATIONS
- INSTALL INLET PROTECTION TYPE D (SEE DETAIL 2, SHEET 1.2)

1. ADJUST WATER VALVE
2. ADJUST MANHOLE
3. ADJUST STORM WATER INLET

NOTES:
1. LOCATION AND ACCURACY OF EXISTING UTILITY INFORMATION IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
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5. INSTALL INLET PROTECTION WITHIN REASONABLE PROXIMITY TO PAVING LIMITS.

CITY OF LAKE GENEVA

CITY OF LAKE GENEVA

B+M252CENTERST LLC
252 CENTER ST

BM 6-0
HYD TOP NUT
N: 336399.9560
E: 792056.6410
ELV. 883.942

GREGORY J BUSH TRUST
747 MAIN ST

VENTURE INVESTMENT PARTNERS
743 MAIN ST

VENTURE INVESTMENT PARTNERS
737 MAIN ST

731 MAIN STREET LLC
731 MAIN ST

GERICH + REHM LLC
729 MAIN ST

725 MAIN STREET LLC
725 MAIN ST

VENTURE INVESTMENT PARTNERS
719 MAIN ST

717 MAIN PROPERTIES LLC
717 MAIN ST

711 MAIN LLC
711 MAIN ST

BMHO PROPERTIES LLC
220 CENTER ST

CENTER ST

FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\250249 2025 Lake Geneva Street Program PW\Design\250249_DESIGN_NS CENTER-MILL.dwg

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Burlington, Wisconsin
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PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
CITY OF LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE:
0 10 20
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

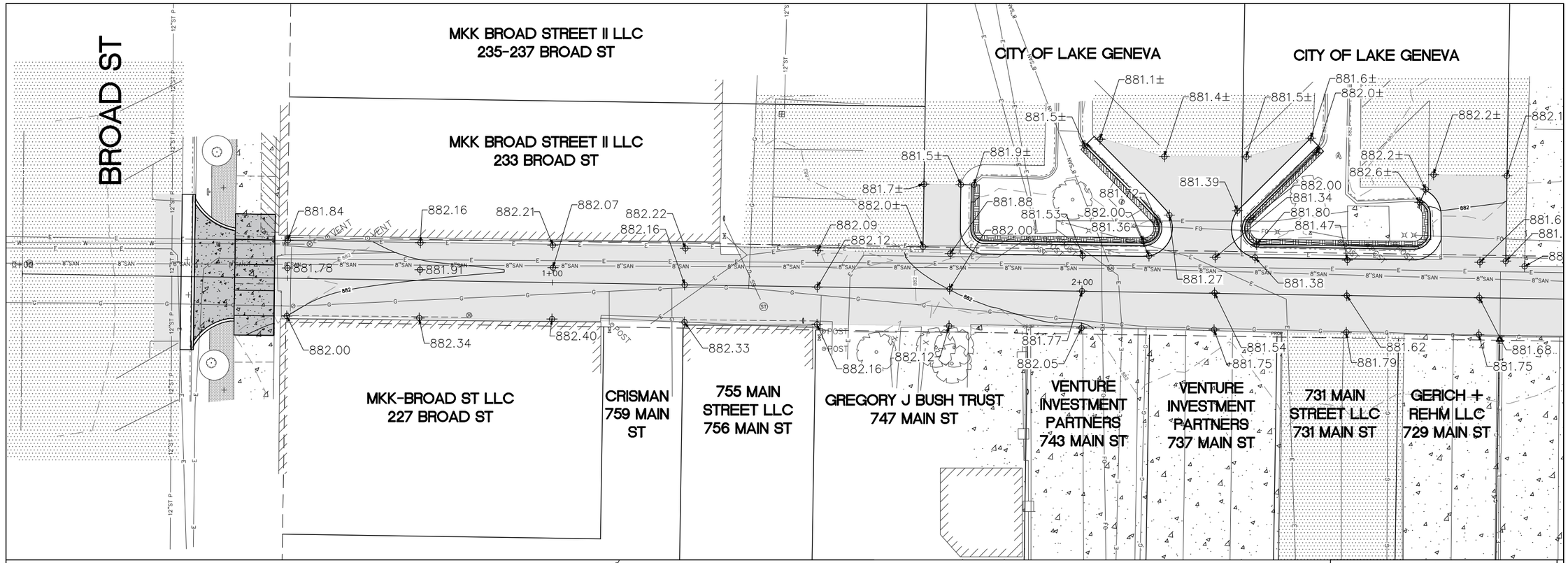
SEAL:
WISCONSIN PROFESSIONAL ENGINEER
NATHAN K. RAETZ
E-40656
DESIGNED
3-27-25

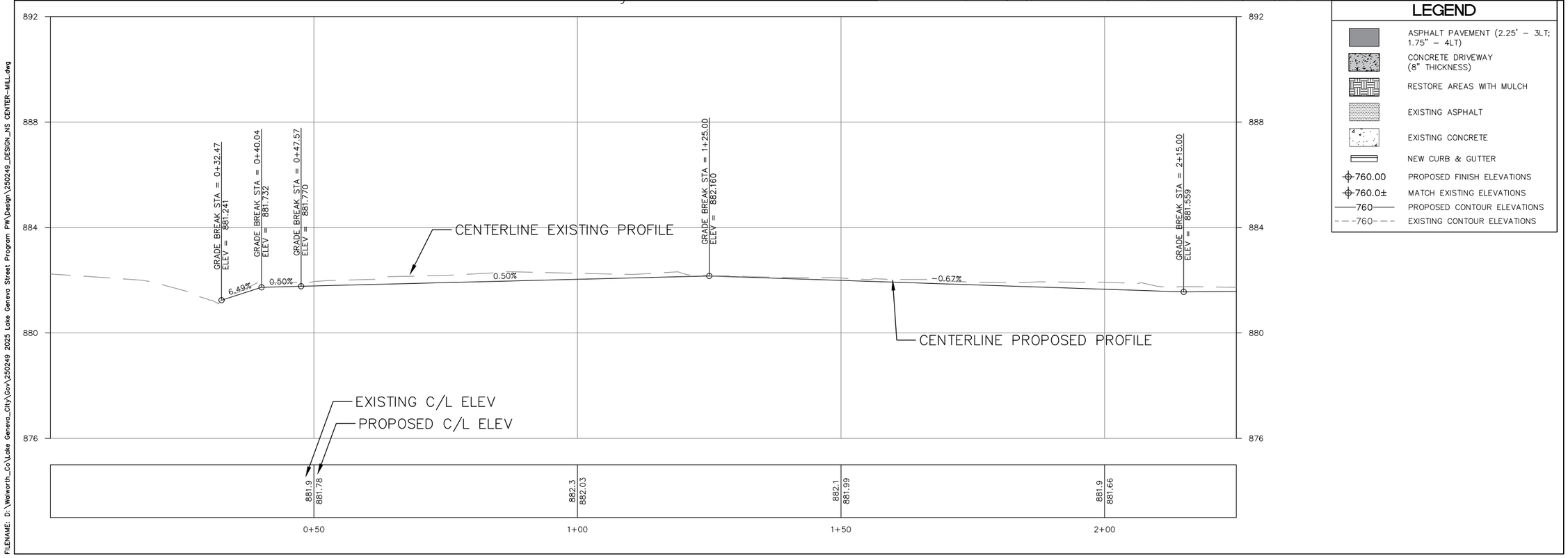
all in 3-27-25

SHEET:
ALLEY BROAD-CENTER REMOVALS

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
6.0





LEGEND

- ASPHALT PAVEMENT (2.25" – 3LT; 1.75" – 4LT)
- CONCRETE DRIVEWAY (8" THICKNESS)
- RESTORE AREAS WITH MULCH
- EXISTING ASPHALT
- EXISTING CONCRETE
- NEW CURB & GUTTER
- 760.00 PROPOSED FINISH ELEVATIONS
- 760.0± MATCH EXISTING ELEVATIONS
- 760 PROPOSED CONTOUR ELEVATIONS
- 760 EXISTING CONTOUR ELEVATIONS

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Burlington, Wisconsin
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PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
CITY OF LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

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

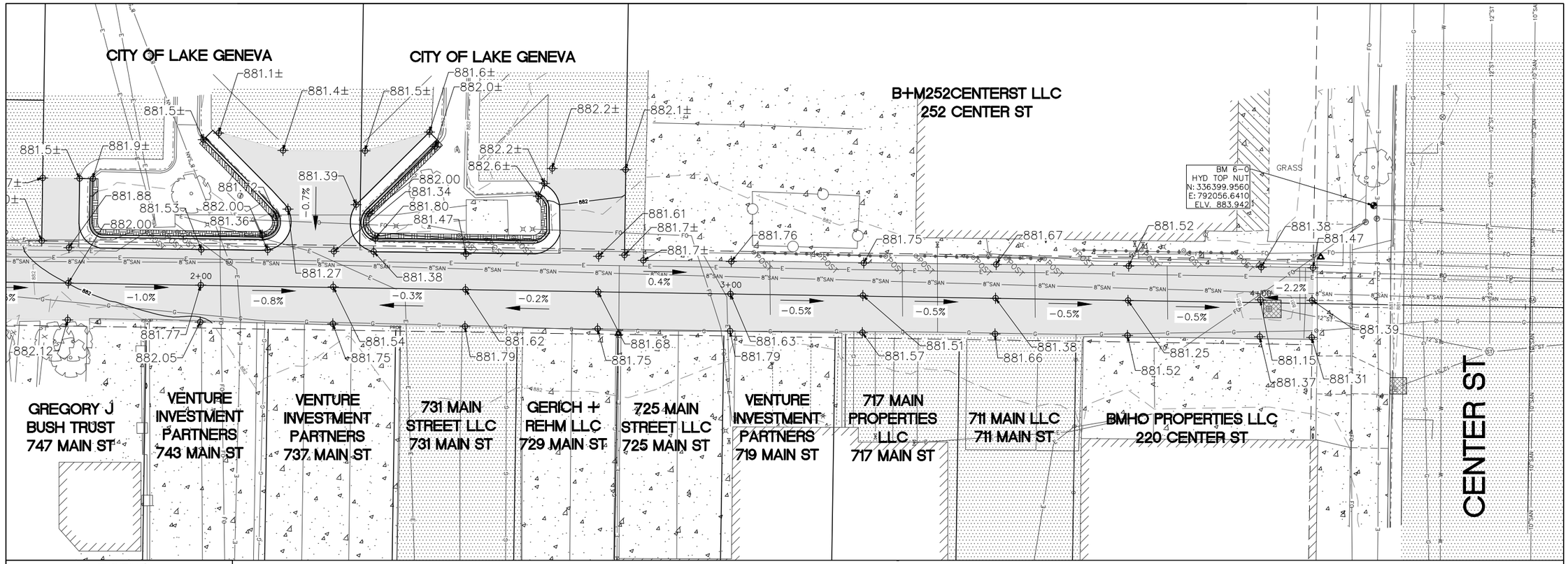
SEAL:
WISCONSIN
NATHAN L. RAVEN
E-36994
BURLINGTON
PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
ALLEY
BROAD-CENTER
PLAN & PROFILE

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

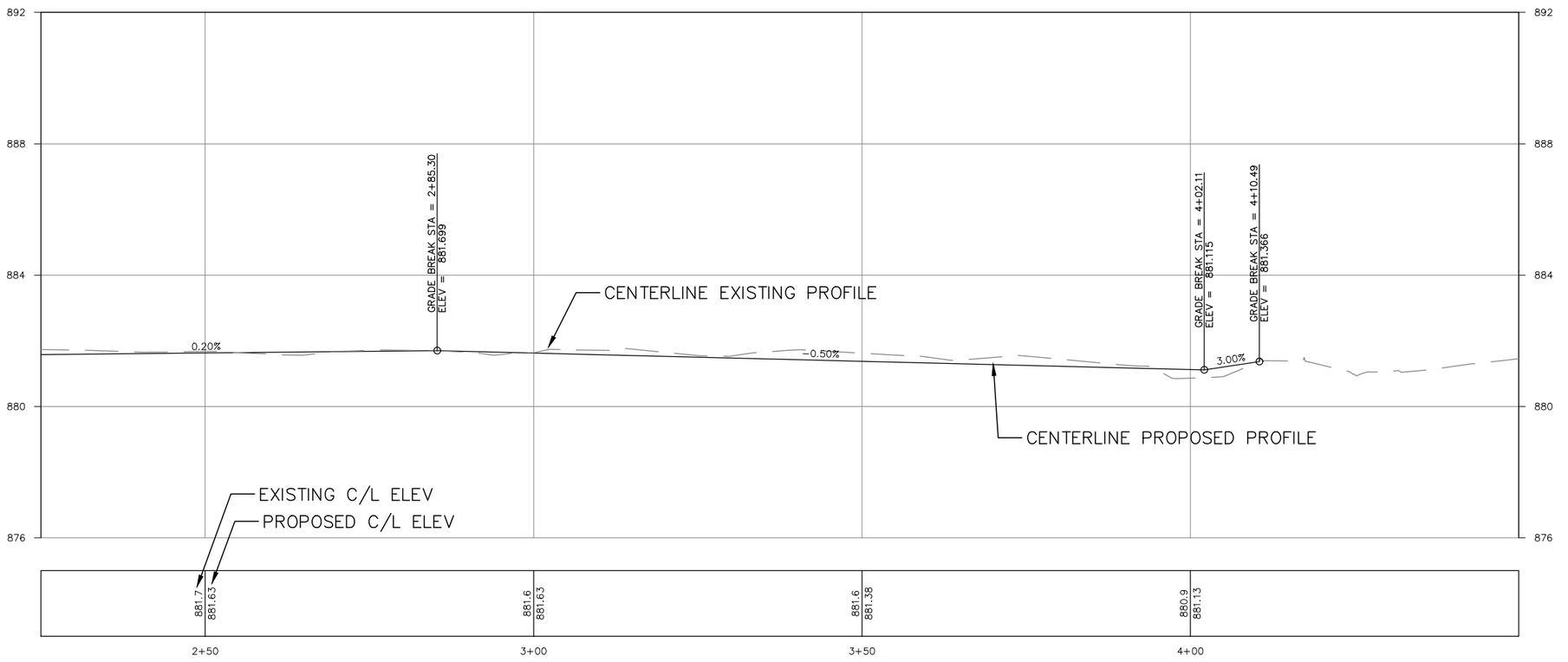
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6.1

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LEGEND

- ASPHALT PAVEMENT (2.25" – 3LT; 1.75" – 4LT)
- CONCRETE DRIVEWAY (8" THICKNESS)
- RESTORE AREAS WITH MULCH
- EXISTING ASPHALT
- EXISTING CONCRETE
- NEW CURB & GUTTER
- 760.00 PROPOSED FINISH ELEVATIONS
- 760.0± MATCH EXISTING ELEVATIONS
- 760 PROPOSED CONTOUR ELEVATIONS
- 760 EXISTING CONTOUR ELEVATIONS



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PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

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

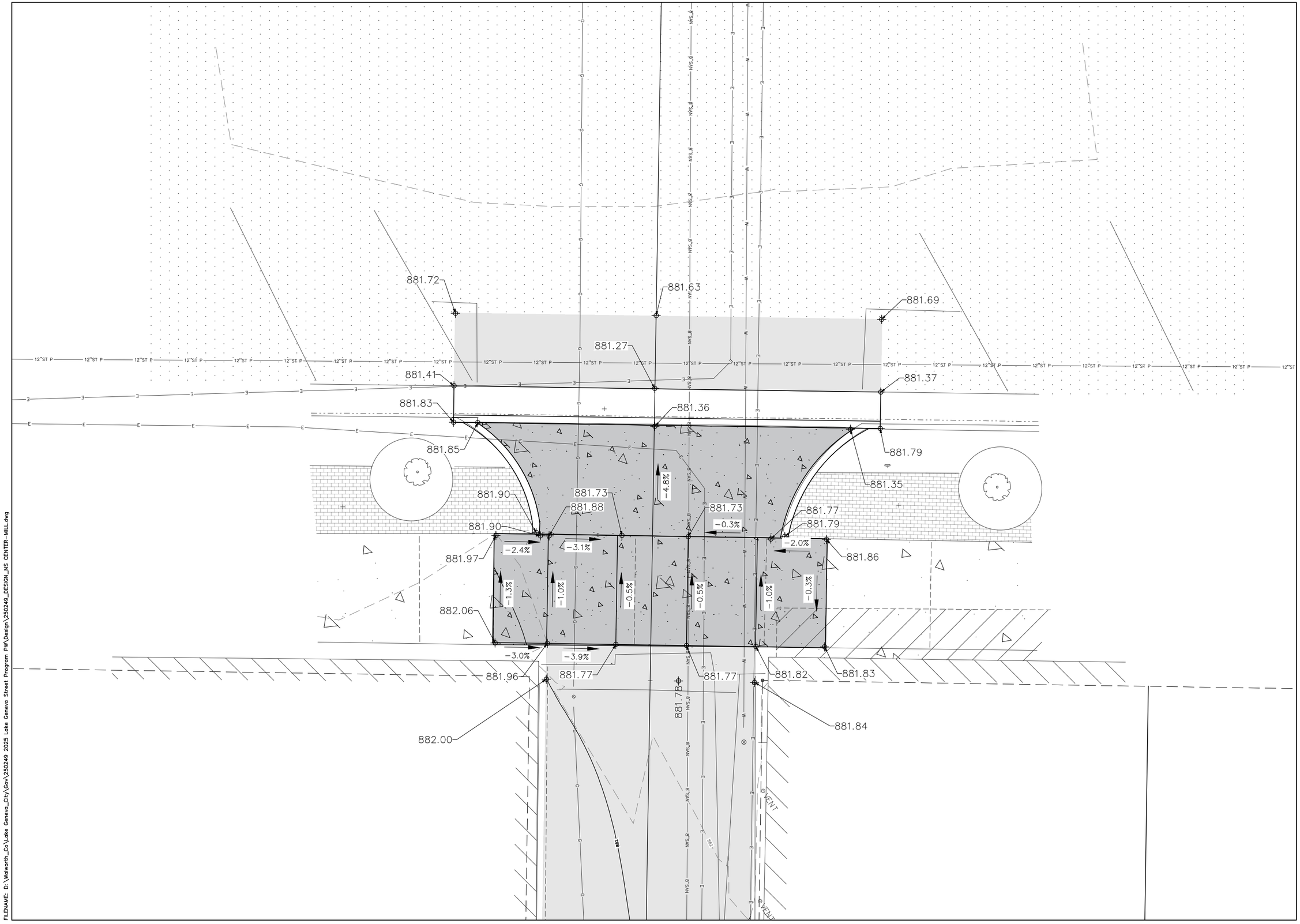
SEAL:
NATHAN R. RIEMER
E-36954
BURLINGTON
WISCONSIN
PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
ALLEY BROAD-CENTER PLAN & PROFILE

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
6.2

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FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\250249 2025 Lake Geneva Street Program PW\Design\250249_DESIGN_NS CENTER-MILL.dwg

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Burlington, Wisconsin
53105

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PROJECT:

2025 LAKE GENEVA STREET PROJECT

LOCATION:

CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:

LAKE GENEVA

RELEASE:

BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE:

0 10' 20'

IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:

WISCONSIN
NAVMIL K. WATUTI
E-34994
BUCKINGHAM
PROFESSIONAL ENGINEER

all in 3-27-25

SHEET:

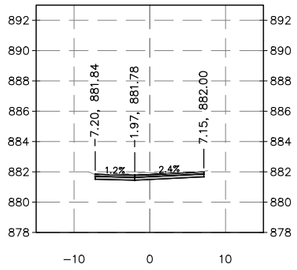
ALLEY BROAD-CENTER APRON DETAIL

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

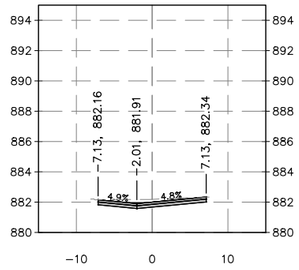
SHEET NUMBER:

6.3

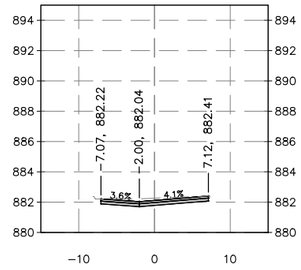
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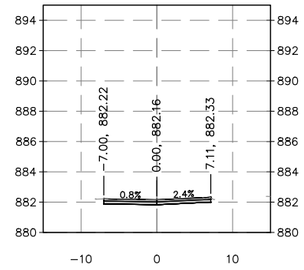
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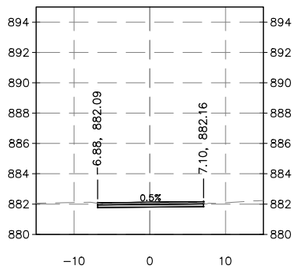
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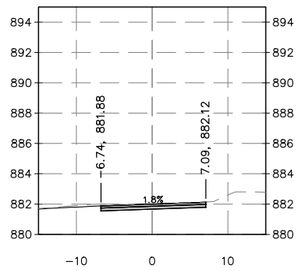
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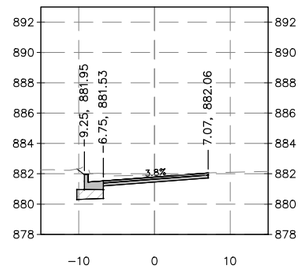
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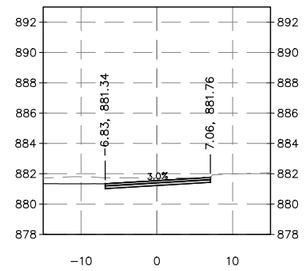
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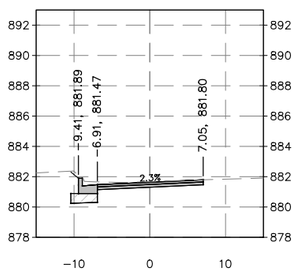
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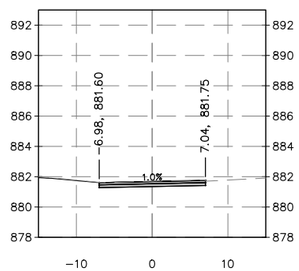
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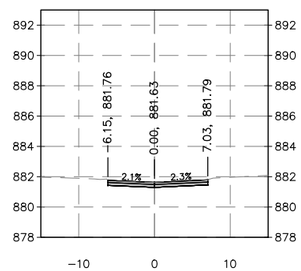
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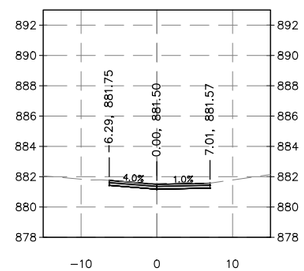
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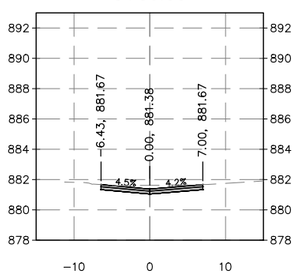
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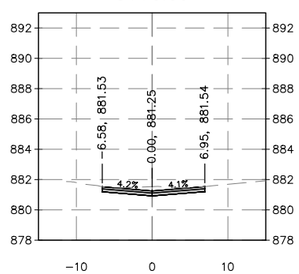
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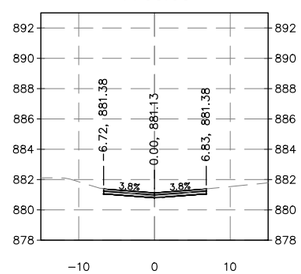
3+50.00



3+75.00



4+00.00



FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\250249 2025 Lake Geneva Street Program PW\Design\250249_DESIGN_NS CENTER-MILL.dwg

kapur

1224 S. Pine Street
Burlington, Wisconsin
53105

kapurinc.com

PROJECT:

2025 LAKE GENEVA STREET PROJECT

LOCATION:

CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:

LAKE GENEVA

RELEASE:

BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE:

0 1/8 1/2"

IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:

NATHAN R. WALCH E-39098-6 BURLINGTON, WISCONSIN PROFESSIONAL ENGINEER

all in 3-27-25

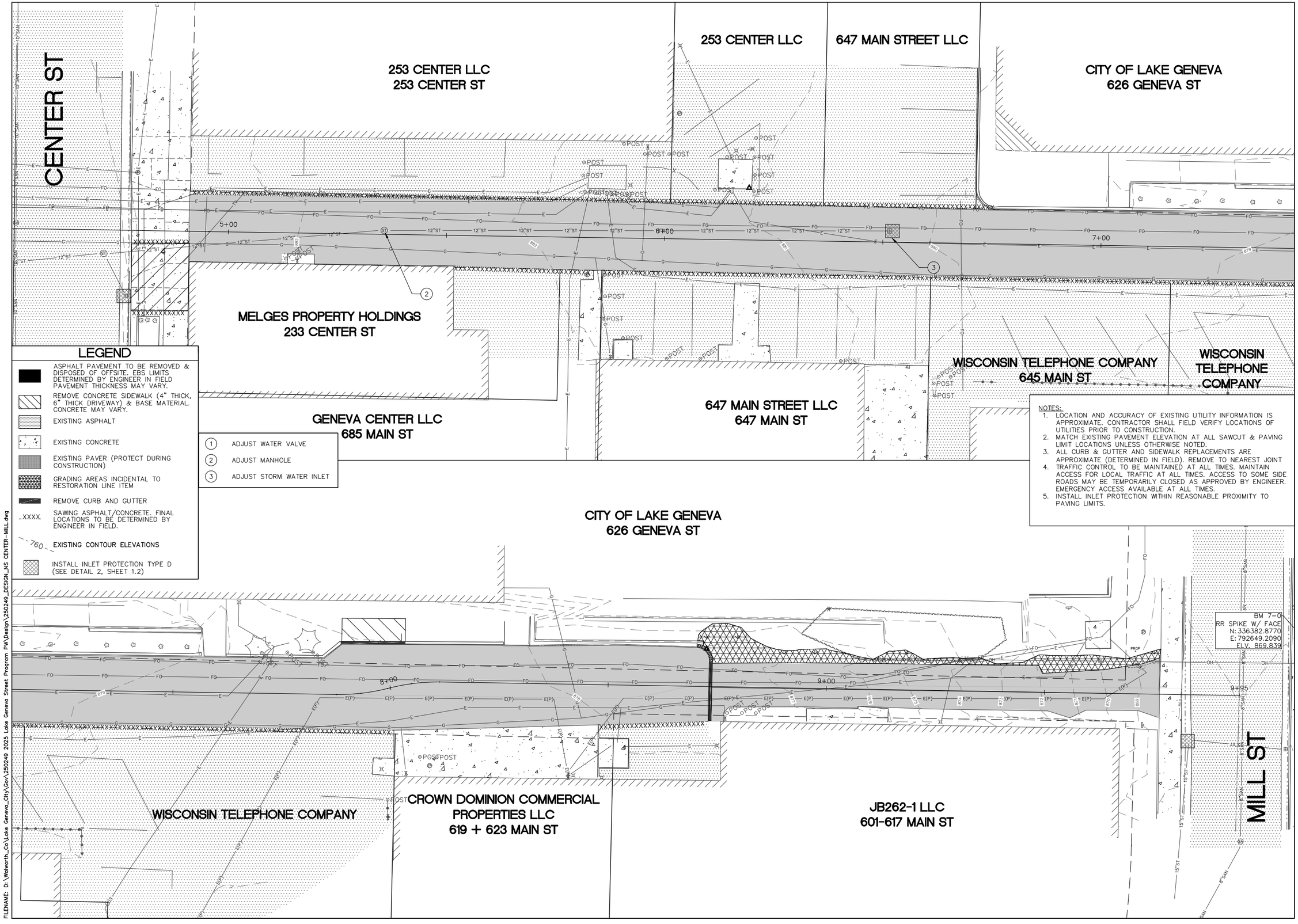
SHEET:

ALLEY BROAD-CENTER CROSS SECTIONS

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:

6.4



LEGEND

- ASPHALT PAVEMENT TO BE REMOVED & DISPOSED OF OFFSITE. EBS LIMITS DETERMINED BY ENGINEER IN FIELD PAVEMENT THICKNESS MAY VARY.
- REMOVE CONCRETE SIDEWALK (4" THICK, 6" THICK DRIVEWAY) & BASE MATERIAL. CONCRETE MAY VARY.
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING PAVER (PROTECT DURING CONSTRUCTION)
- GRADING AREAS INCIDENTAL TO RESTORATION LINE ITEM
- REMOVE CURB AND GUTTER
- XXXX SAWING ASPHALT/CONCRETE. FINAL LOCATIONS TO BE DETERMINED BY ENGINEER IN FIELD.
- 760 EXISTING CONTOUR ELEVATIONS
- INSTALL INLET PROTECTION TYPE D (SEE DETAIL 2, SHEET 1.2)

1. ADJUST WATER VALVE
2. ADJUST MANHOLE
3. ADJUST STORM WATER INLET

NOTES:
1. LOCATION AND ACCURACY OF EXISTING UTILITY INFORMATION IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
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3. ALL CURB & GUTTER AND SIDEWALK REPLACEMENTS ARE APPROXIMATE (DETERMINED IN FIELD). REMOVE TO NEAREST JOINT
4. TRAFFIC CONTROL TO BE MAINTAINED AT ALL TIMES. MAINTAIN ACCESS FOR LOCAL TRAFFIC AT ALL TIMES. ACCESS TO SOME SIDE ROADS MAY BE TEMPORARILY CLOSED AS APPROVED BY ENGINEER. EMERGENCY ACCESS AVAILABLE AT ALL TIMES.
5. INSTALL INLET PROTECTION WITHIN REASONABLE PROXIMITY TO PAVING LIMITS.

FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\250249 2025 Lake Geneva Street Program PW\Design\250249_DESIGN_NS CENTER-MILL.dwg

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

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

SEAL:
WISCONSIN
NATHAN K. BAUER
E-40656
REGISTERED PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
ALLEY CENTER-MILL REMOVALS

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
7.0

CENTER ST

253 CENTER LLC
253 CENTER ST

253 CENTER LLC

647 MAIN STREET LLC

CITY OF LAKE GENEVA
626 GENEVA ST

MELGES PROPERTY HOLDINGS
233 CENTER ST

647 MAIN STREET LLC
647 MAIN ST

WISCONSIN TELEPHONE COMPANY
645 MAIN ST

WISCONSIN TELEPHONE COMPANY

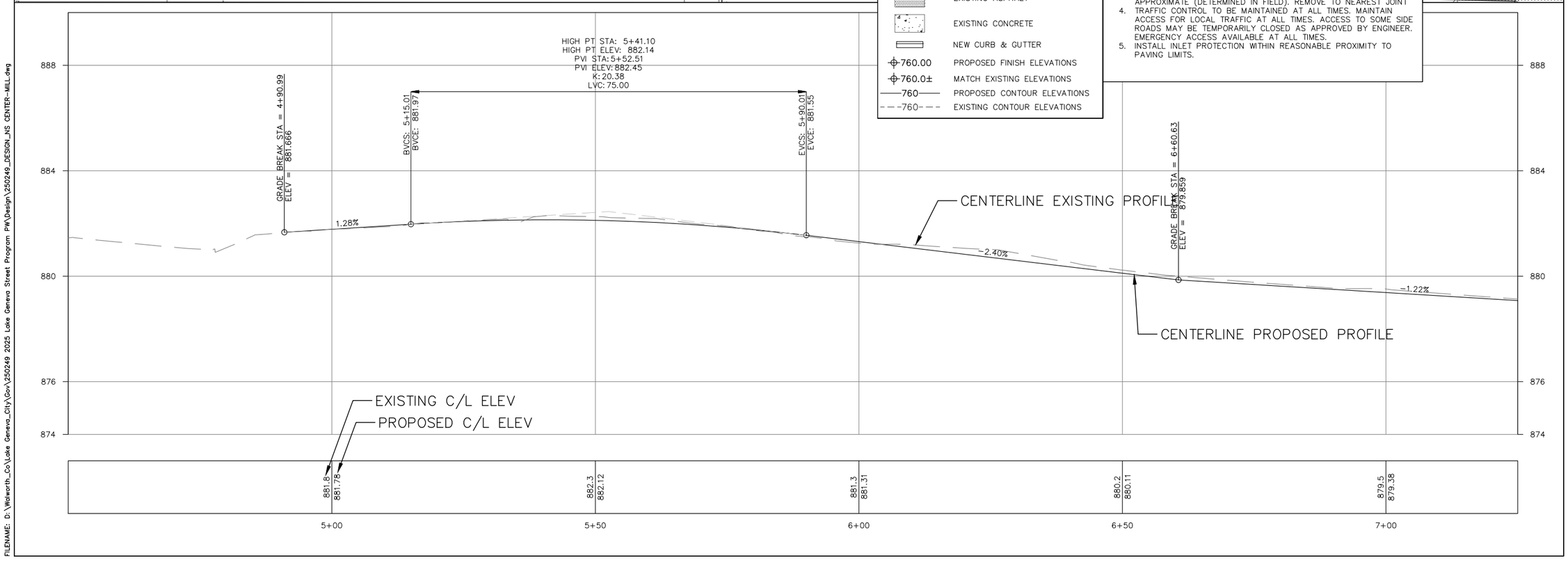
GENEVA CENTER LLC
685 MAIN ST

881.60 881.67 881.73 881.74 881.78 881.85 882.09 882.08 882.25 882.17 882.12 882.48 881.99 881.87 881.86 881.38 881.31 881.41 880.87 880.71 881.13 880.13 880.11 880.55 879.79 879.68 879.38 879.79 879.78 879.35 879.39 879.08 879.02 -1.2% -0.1% -1.1% -2.2% -2.1% -2.5% -1.4% -0.6% -1.2% -1.2% 5+00 6+00 7+00

LEGEND

- ASPHALT PAVEMENT (2.25" – 3LT; 1.75" – 4LT)
- CONCRETE DRIVEWAY (8" THICKNESS)
- RESTORATION INCLUDING 4" TOP SOIL, SEEDING, EROSION MATTING
- EXISTING ASPHALT
- EXISTING CONCRETE
- NEW CURB & GUTTER
- 760.00 PROPOSED FINISH ELEVATIONS
- 760.0± MATCH EXISTING ELEVATIONS
- 760 PROPOSED CONTOUR ELEVATIONS
- 760 EXISTING CONTOUR ELEVATIONS

NOTES:
1. LOCATION AND ACCURACY OF EXISTING UTILITY INFORMATION IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
2. MATCH EXISTING PAVEMENT ELEVATION AT ALL SAWCUT & PAVING LIMIT LOCATIONS UNLESS OTHERWISE NOTED.
3. ALL CURB & GUTTER AND SIDEWALK REPLACEMENTS ARE APPROXIMATE (DETERMINED IN FIELD). REMOVE TO NEAREST JOINT
4. TRAFFIC CONTROL TO BE MAINTAINED AT ALL TIMES. MAINTAIN ACCESS FOR LOCAL TRAFFIC AT ALL TIMES. ACCESS TO SOME SIDE ROADS MAY BE TEMPORARILY CLOSED AS APPROVED BY ENGINEER. EMERGENCY ACCESS AVAILABLE AT ALL TIMES.
5. INSTALL INLET PROTECTION WITHIN REASONABLE PROXIMITY TO PAVING LIMITS.



FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\250249 2025 Lake Geneva Street Program PW\Design\250249_DESIGN_NS CENTER-MILL.dwg

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

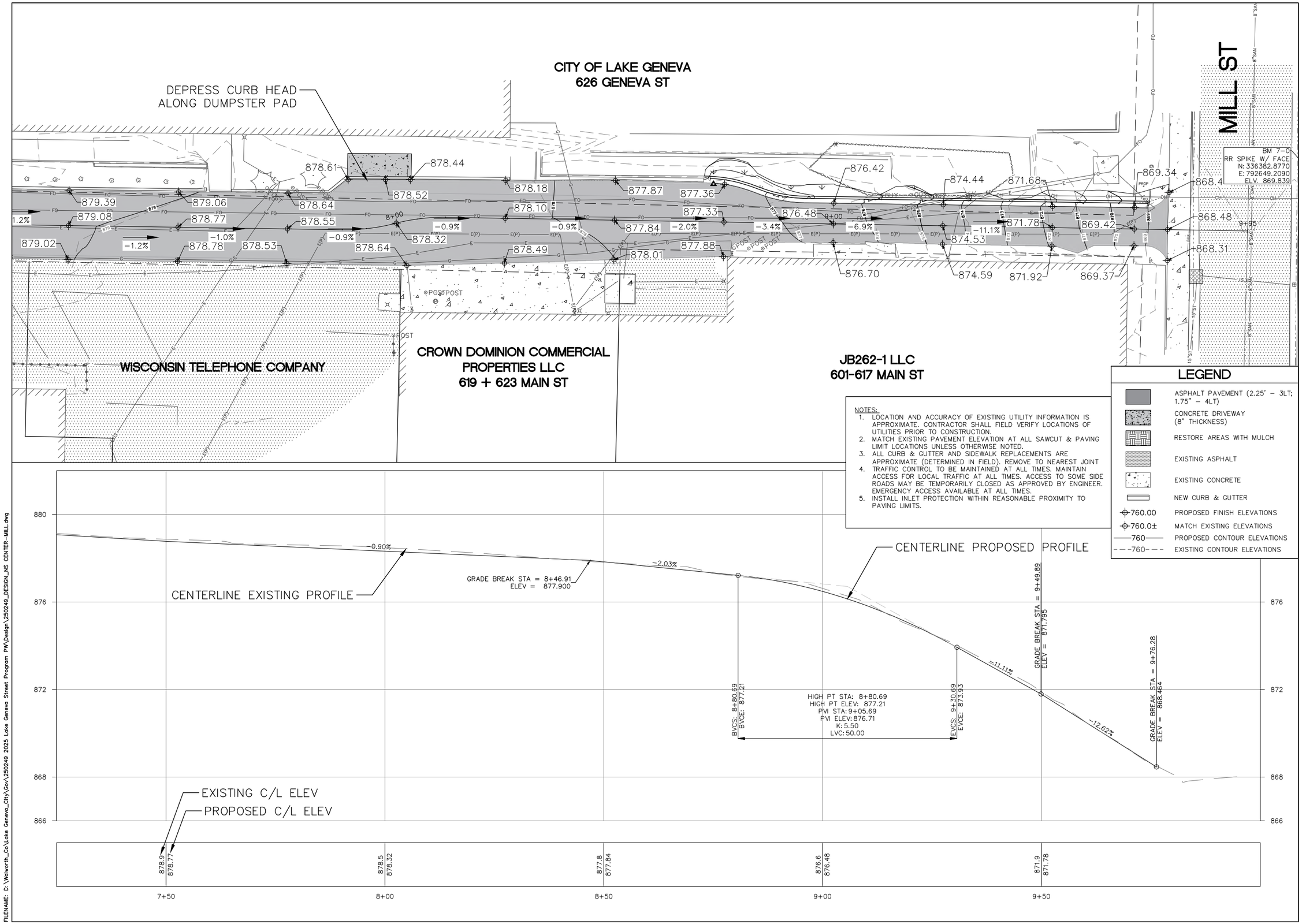
SCALE:
0 1" 2"
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:
WISCONSIN NATHAN K. BAUCH E-36966 REGISTERED PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
ALLEY CENTER-MILL PLAN & PROFILE

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
7.1



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LEGEND

- ASPHALT PAVEMENT (2.25" – 3LT; 1.75" – 4LT)
- CONCRETE DRIVEWAY (8" THICKNESS)
- RESTORE AREAS WITH MULCH
- EXISTING ASPHALT
- EXISTING CONCRETE
- NEW CURB & GUTTER
- 760.00 PROPOSED FINISH ELEVATIONS
- 760.0± MATCH EXISTING ELEVATIONS
- 760 PROPOSED CONTOUR ELEVATIONS
- 760 EXISTING CONTOUR ELEVATIONS

kapur
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53105
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CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

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

SEAL:
WISCONSIN
NAPOLEON J. KAPUR
E-36956
BURLINGTON
PROFESSIONAL ENGINEER
all in 3-27-25

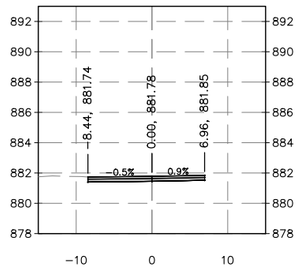
SHEET:
ALLEY CENTER-MILL PLAN & PROFILE

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

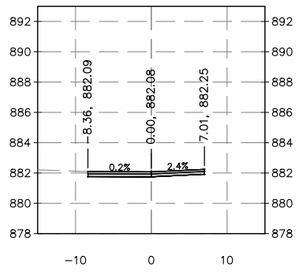
SHEET NUMBER:
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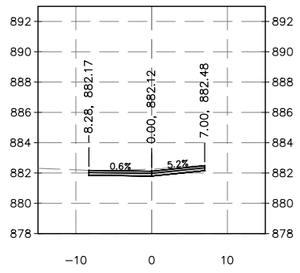
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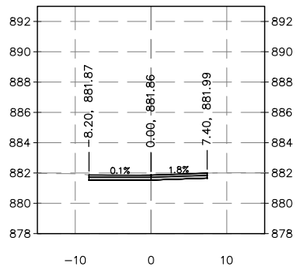
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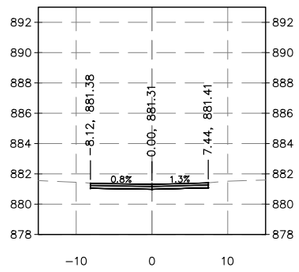
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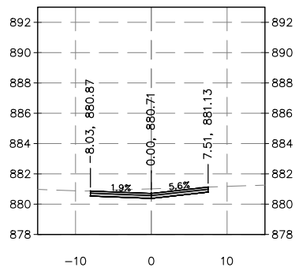
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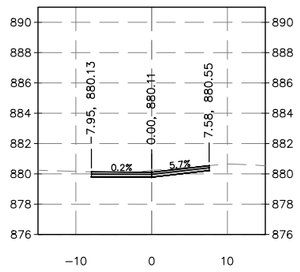
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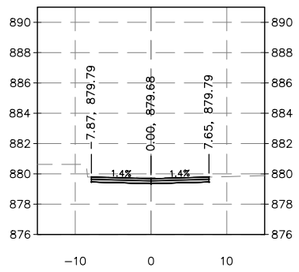
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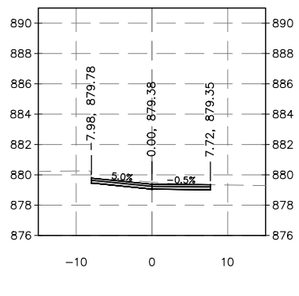
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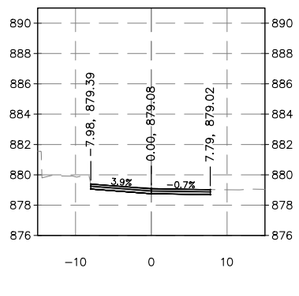
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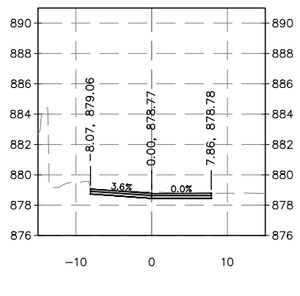
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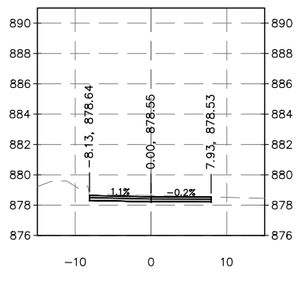
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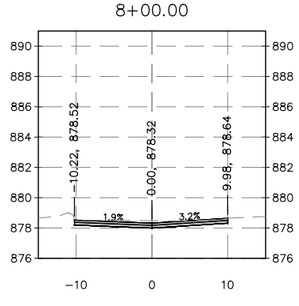
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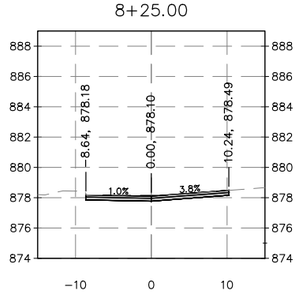
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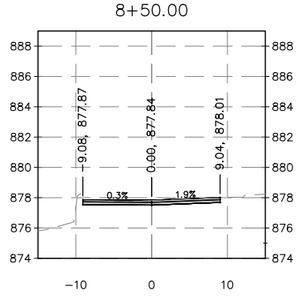
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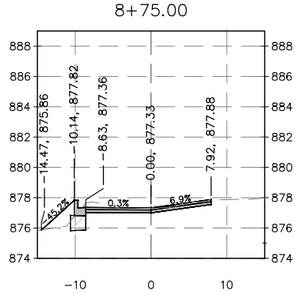
8+25.00



8+50.00



8+75.00



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kapur

1224 S. Pine Street
Burlington, Wisconsin
53105

kapurinc.com

PROJECT:

2025 LAKE GENEVA STREET PROJECT

LOCATION:

CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:

CITY OF LAKE GENEVA

RELEASE:

BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

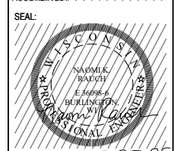
NORTH ARROW:

SCALE:

0 1/8 1/2"

IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:



all in 3-27-25

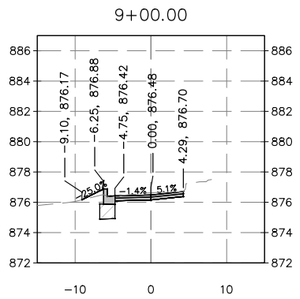
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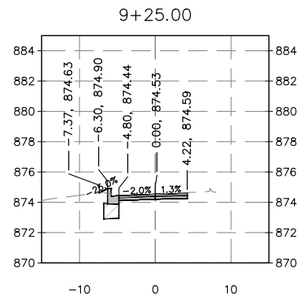
ALLEY CENTER-MILL CROSS SECTIONS

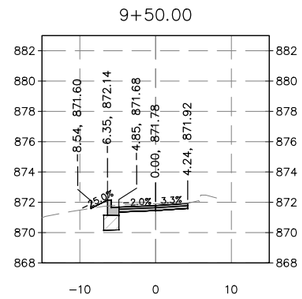
PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:

7.3







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kapur

1224 S. Pine Street
Burlington, Wisconsin
53105

kapurinc.com

PROJECT:

2025 LAKE GENEVA STREET PROJECT

LOCATION:

CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:

LAKE GENEVA

RELEASE:

BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE:

0 10' 20'

IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:

WISCONSIN
NATHAN R. RAUCH
E-36098-6
BURLINGTON
WISCONSIN
PROFESSIONAL ENGINEER

all in 3-27-25

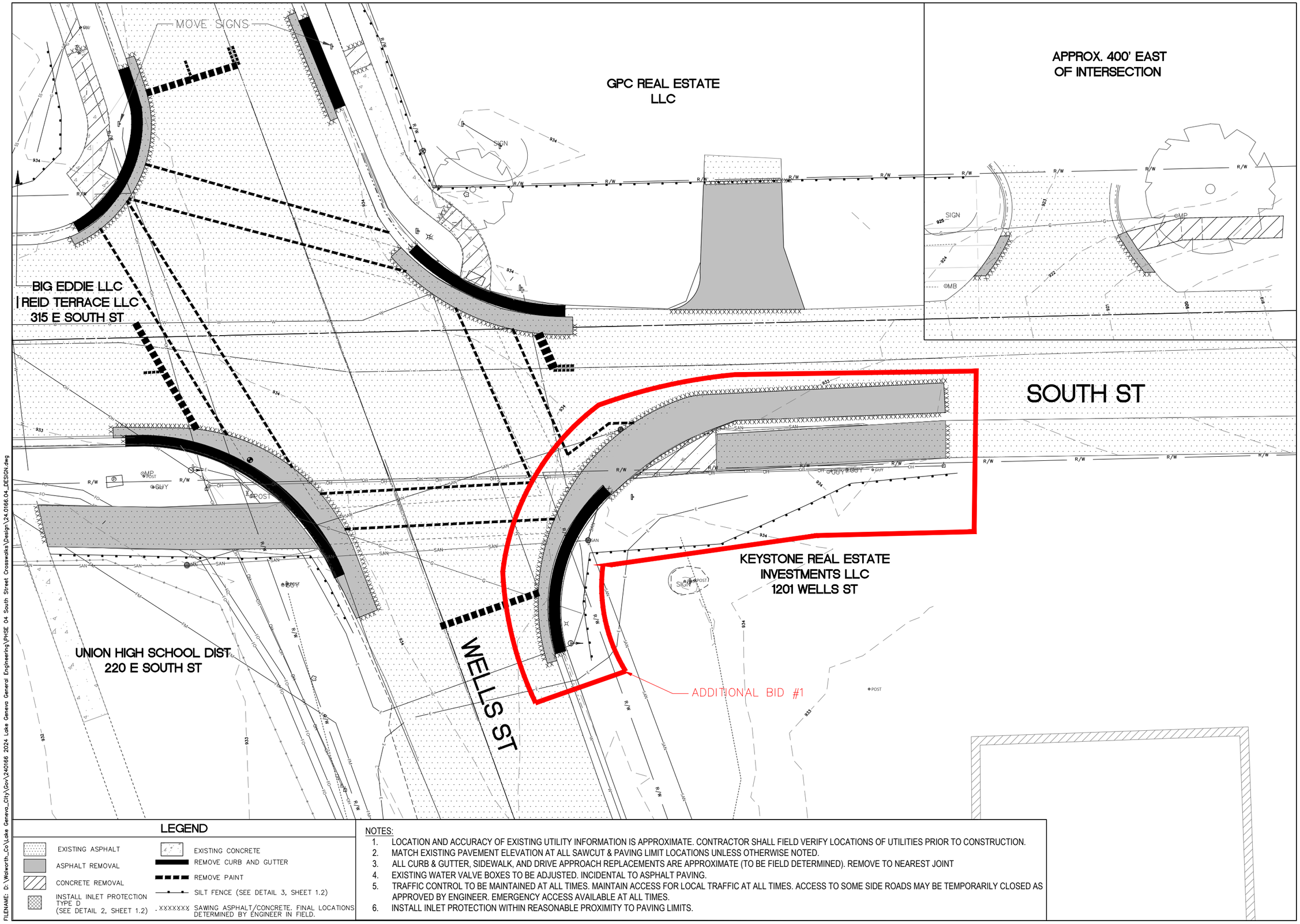
SHEET:

ALLEY CENTER-MILL CROSS SECTIONS

PROJECT MANAGER:	NR
PROJECT NUMBER:	25 0249
DATE:	03/27/2025

SHEET NUMBER:

7.4



LEGEND

- EXISTING ASPHALT
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- INSTALL INLET PROTECTION TYPE D (SEE DETAIL 2, SHEET 1.2)
- EXISTING CONCRETE
- REMOVE CURB AND GUTTER
- REMOVE PAINT
- SILT FENCE (SEE DETAIL 3, SHEET 1.2)
- .XXXXXXX SAWING ASPHALT/CONCRETE. FINAL LOCATIONS DETERMINED BY ENGINEER IN FIELD.

NOTES:

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6. INSTALL INLET PROTECTION WITHIN REASONABLE PROXIMITY TO PAVING LIMITS.

FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\240166 2024 Lake Geneva General Engineering\PHSE 04 South Street Crosswalks\Design\24.0166.04_DESIGN.dwg

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kapurinc.com

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

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

SEAL:
WISCONSIN
KAOMEE RAICH
E-39894
BURLINGTON, WI
PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
SOUTH & WELLS REMOVALS

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
8.0

BIG EDDIE LLC
| REID TERRACE LLC
315 E SOUTH ST

GPC REAL ESTATE
LLC

RAMP 1
NW CORNER
SEE SHEET 8.2

RAMP 2
SW CORNER
SEE SHEET 8.2

RAMP 3
N CORNER
SEE SHEET 8.3

RAMP 4
E CORNER
SEE SHEET 8.3

RAMP 5
SE CORNER
SEE SHEET 8.4
ADDITIONAL BID #1

SOUTH ST

WELLS ST

UNION HIGH SCHOOL DIST
220 E SOUTH ST

KEYSTONE REAL ESTATE
INVESTMENTS LLC
1201 WELLS ST

LEGEND

- EXISTING ASPHALT
- REPLACE ASPHALT
- ADA DETECTABLE WARNING
- CONCRETE CURB AND GUTTER
- EXISTING CONCRETE
- REPLACE CONCRETE
- SEEDING AND RESTORATION
- WHITE PAVEMENT MARKING 24" CROSS WALK LADDER, 18" STOP BAR, 6" CROSS WALK OR LANE DIVIDERS
- 4" DOUBLE YELLOW CENTERLINE
- 760.00 PROPOSED FINISH ELEVATIONS
- 760.0± MATCH EXISTING ELEVATIONS
- 760 PROPOSED CONTOUR ELEVATIONS
- 760 EXISTING CONTOUR ELEVATIONS

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

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NORTH ARROW:

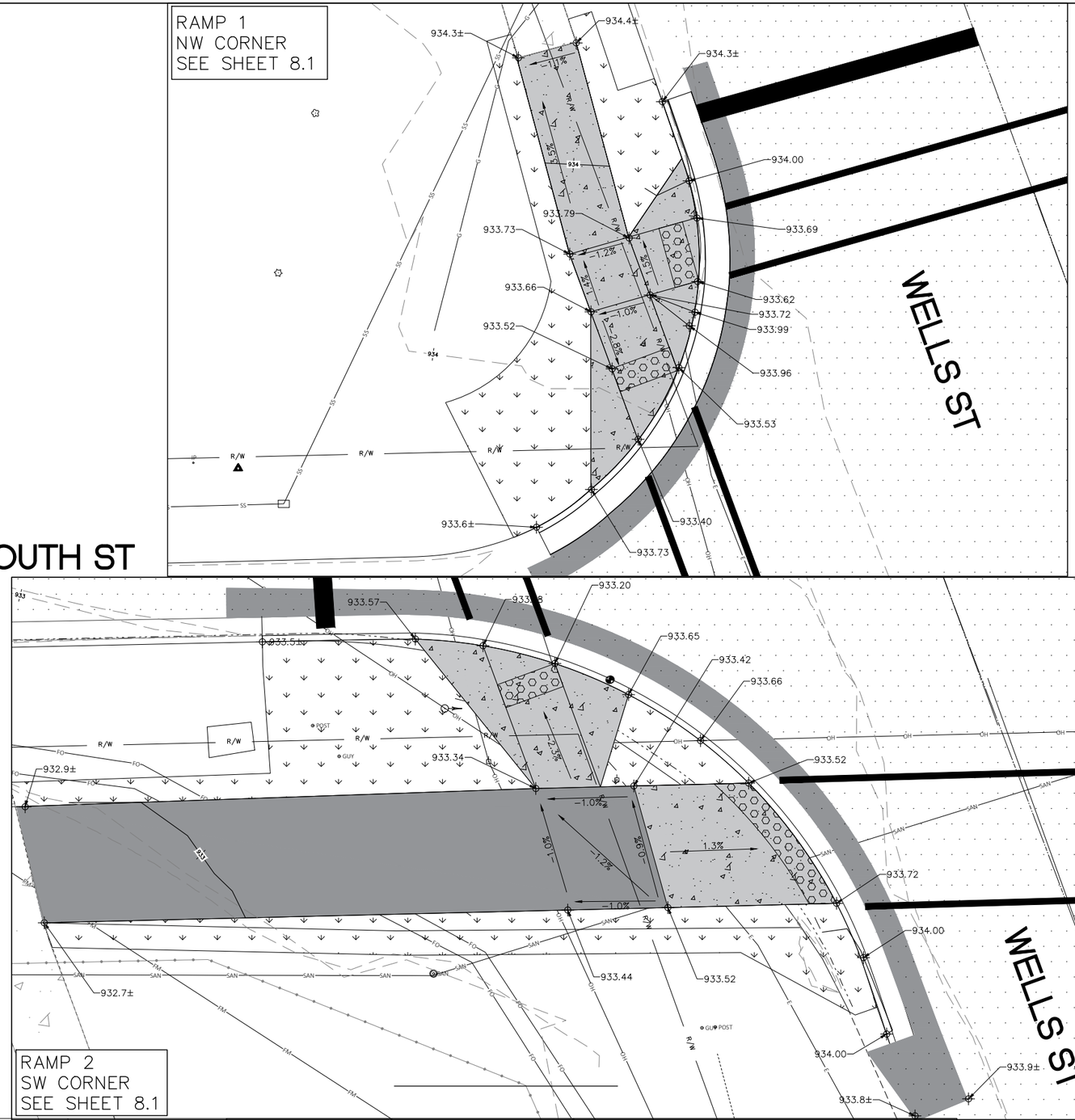
SCALE:
0 1/8 1/2
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:
WISCONSIN
NAOMI K. NAVOH
E-36816
BURLINGTON
PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
SOUTH & WELLS GRADING

PROJECT MANAGER:	NK
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
8.1



LEGEND

- EXISTING ASPHALT
- REPLACE ASPHALT
- ADA DETECTABLE WARNING
- CONCRETE CURB AND GUTTER
- EXISTING CONCRETE
- REPLACE CONCRETE
- SEEDING AND RESTORATION
- WHITE PAVEMENT MARKING 24" CROSS WALK LADDER, 18" STOP BAR, 6" CROSS WALK OR LANE DIVIDERS
- 4" DOUBLE YELLOW CENTERLINE
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#	DATE	DESCRIPTION

NORTH ARROW:

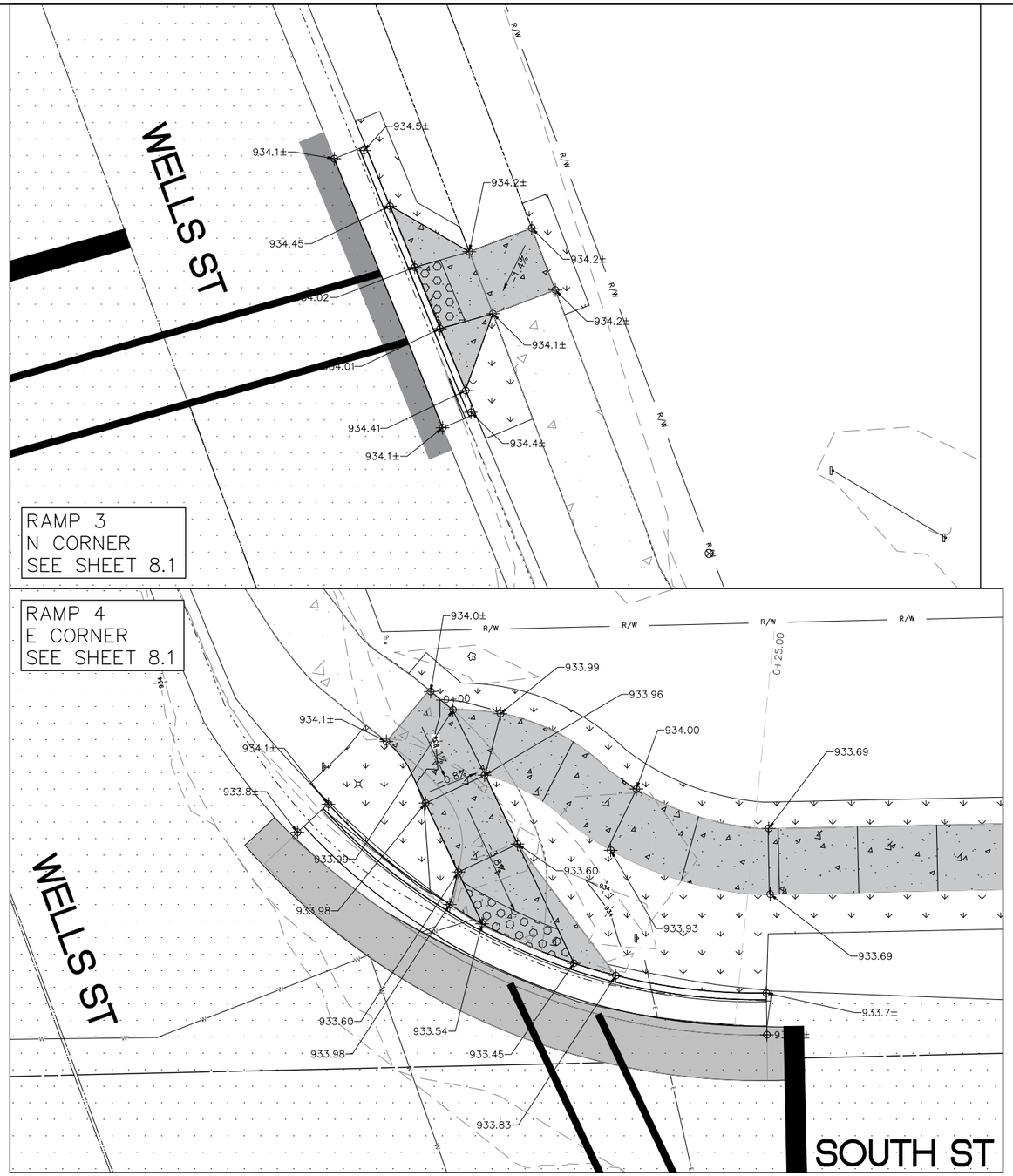
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IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:
NAOMI R. RAJKOB E-39894-6 BURLINGTON, WI PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
SOUTH & WELLS CROSSWALK DETAILS

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
8.2



LEGEND

- EXISTING ASPHALT
- REPLACE ASPHALT
- ADA DETECTABLE WARNING
- CONCRETE CURB AND GUTTER
- EXISTING CONCRETE
- REPLACE CONCRETE
- SEEDING AND RESTORATION
- WHITE PAVEMENT MARKING 24" CROSS WALK LADDER, 18" STOP BAR, 6" CROSS WALK OR LANE DIVIDERS
- 4" DOUBLE YELLOW CENTERLINE
- 760.00 PROPOSED FINISH ELEVATIONS
- 760.0± MATCH EXISTING ELEVATIONS
- 760 PROPOSED CONTOUR ELEVATIONS
- 760 EXISTING CONTOUR ELEVATIONS

NOTES:

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3. ALL CURB & GUTTER, SIDEWALK, AND DRIVE APPROACH REPLACEMENTS ARE APPROXIMATE (TO BE FIELD DETERMINED). REMOVE TO NEAREST JOINT
4. EXISTING WATER VALVE BOXES TO BE ADJUSTED. INCIDENTAL TO ASPHALT PAVING.
5. TRAFFIC CONTROL TO BE MAINTAINED AT ALL TIMES. MAINTAIN ACCESS FOR LOCAL TRAFFIC AT ALL TIMES. ACCESS TO SOME SIDE ROADS MAY BE TEMPORARILY CLOSED AS APPROVED BY ENGINEER. EMERGENCY ACCESS AVAILABLE AT ALL TIMES.
6. INSTALL INLET PROTECTION WITHIN REASONABLE PROXIMITY TO PAVING LIMITS.

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
CITY OF LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE:
0 5 10
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

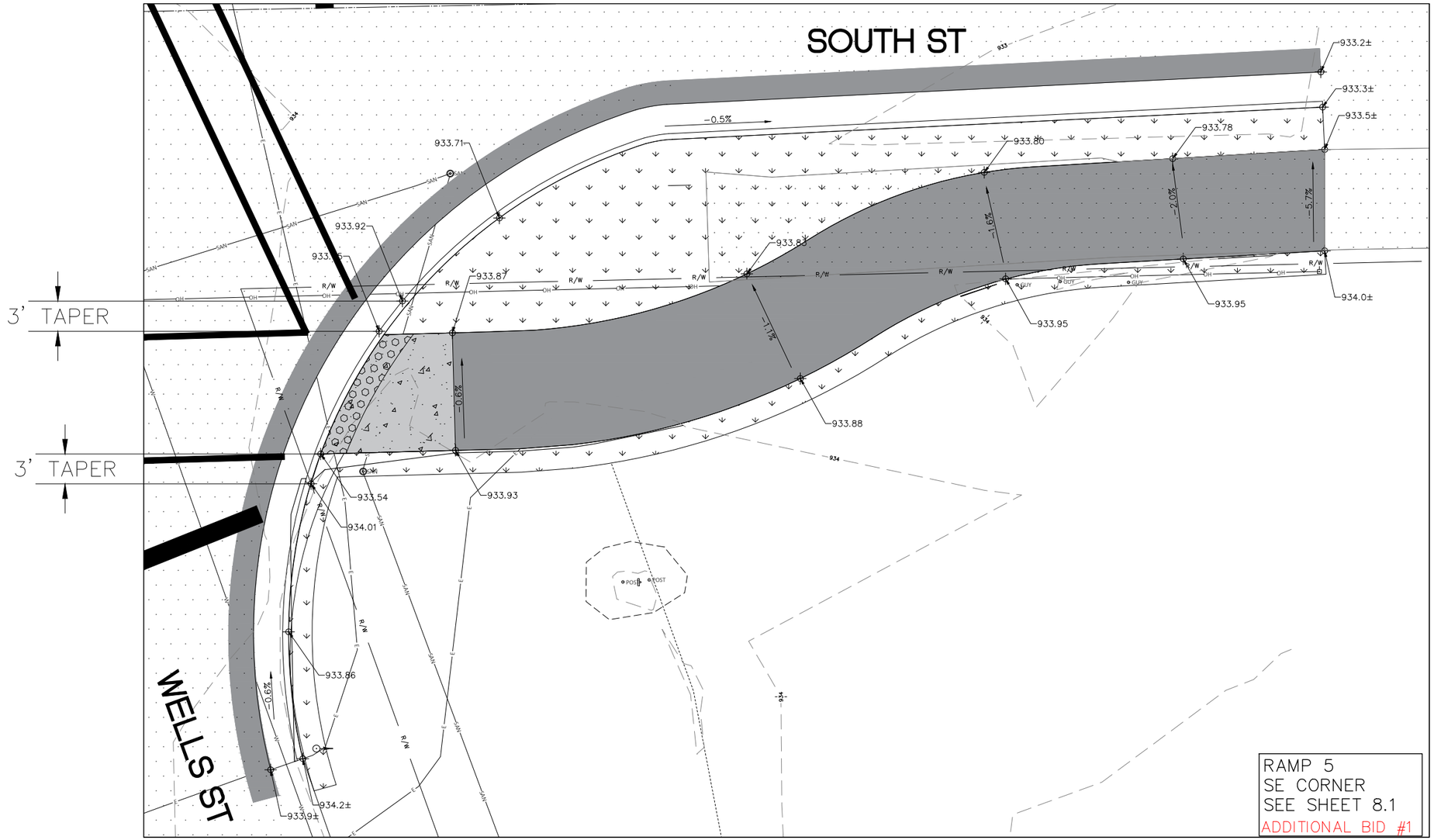
SEAL:
NAOMI R. RAYCH
E-36894-6
BURLINGTON, WI
PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
SOUTH & WELLS CROSSWALK DETAILS

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
8.3

FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\240166 2024 Lake Geneva General Engineering\PHSE 04 South Street Crosswalks\Design\24.0166.04_DESIGN.dwg



LEGEND

- EXISTING ASPHALT
- REPLACE ASPHALT
- ADA DETECTABLE WARNING
- CONCRETE CURB AND GUTTER
- EXISTING CONCRETE
- REPLACE CONCRETE
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FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\240166 2024 Lake Geneva General Engineering\PHSE 04 South Street Crosswalks\Design\24.0166.04_DESIGN.dwg

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

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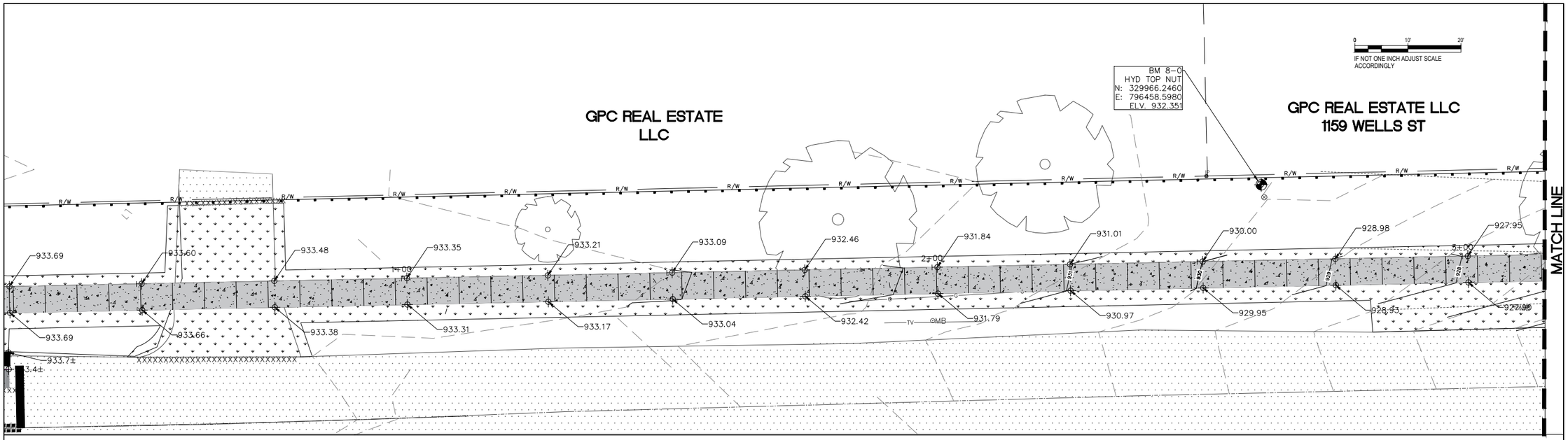
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IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

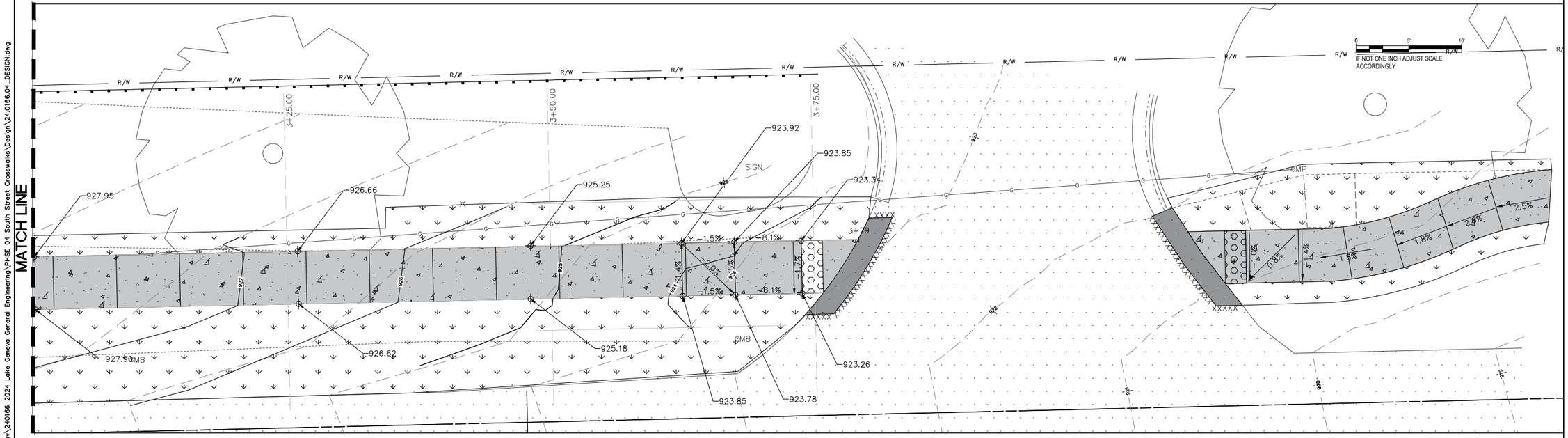
SEAL:
NAOMI K. RAUCH
E-39854
BURLINGTON
WISCONSIN
PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
SOUTH & WELLS CROSSWALK DETAILS

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
8.4





LEGEND

- EXISTING ASPHALT
- REPLACE ASPHALT
- ADA DETECTABLE WARNING
- CONCRETE CURB AND GUTTER
- EXISTING CONCRETE
- REPLACE CONCRETE
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FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\240166 2024 Lake Geneva General Engineering\PHSE 04 South Street Crosswalks\Design\24.0166.04_DESIGN.dwg

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

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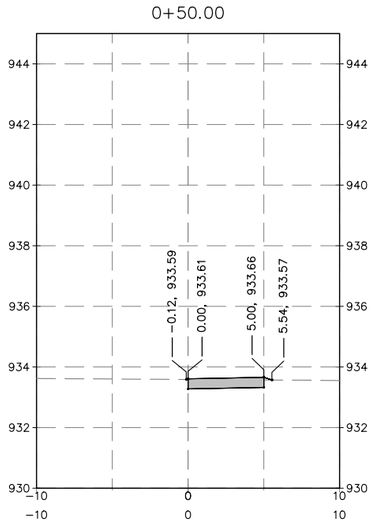
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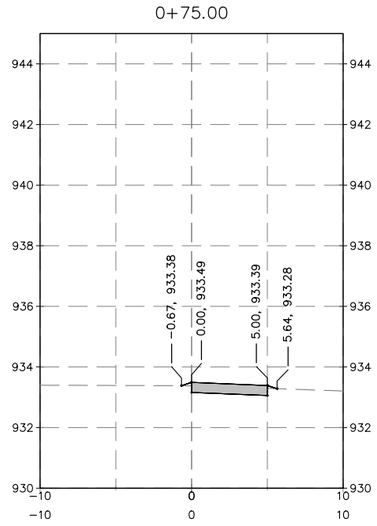
SEAL:
WISCONSIN
NAOMI K. KAUCH
E-36816
BURLINGTON, WI
REGISTERED PROFESSIONAL ENGINEER
all in 3-27-25

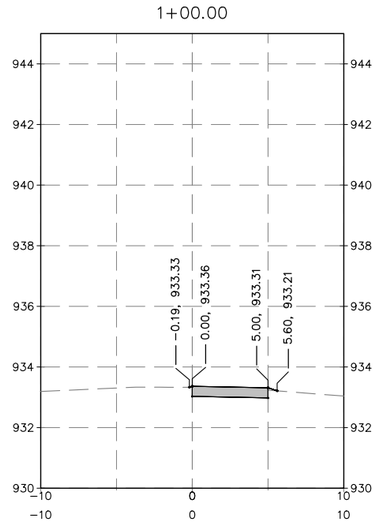
SHEET:
SOUTH & WELLS SIDEWALK EXTENSION

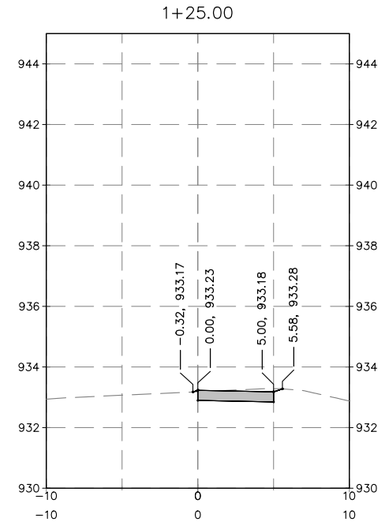
PROJECT MANAGER:	NK
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

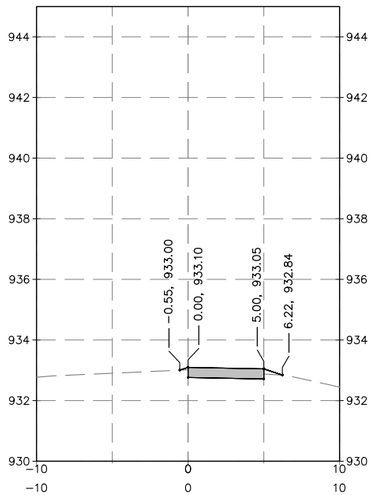
SHEET NUMBER:
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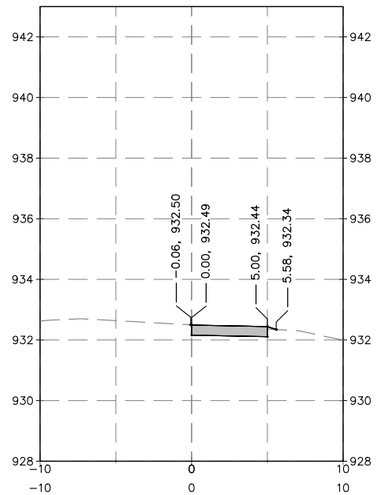


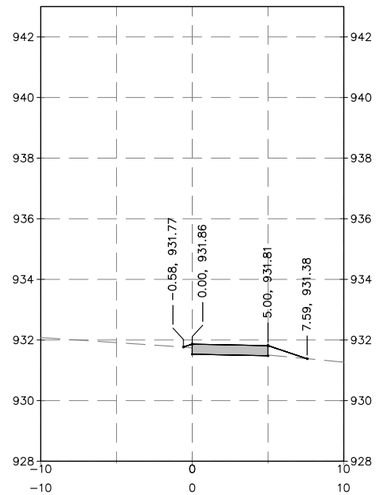


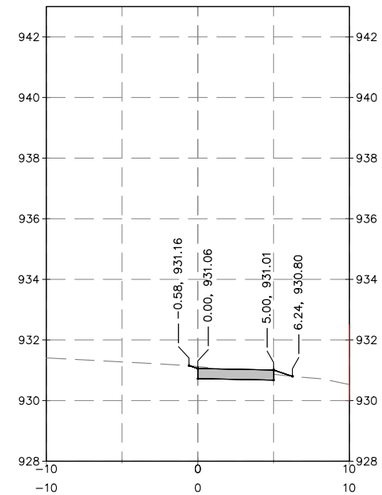












LEGEND

- EXISTING ASPHALT
- REPLACE ASPHALT
- ADA DETECTABLE WARNING
- CONCRETE CURB AND GUTTER
- EXISTING CONCRETE
- REPLACE CONCRETE
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FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\240166 2024 Lake Geneva General Engineering\PHSE 04 South Street Crosswalks\Design\24.0166.04_DESIGN.dwg

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

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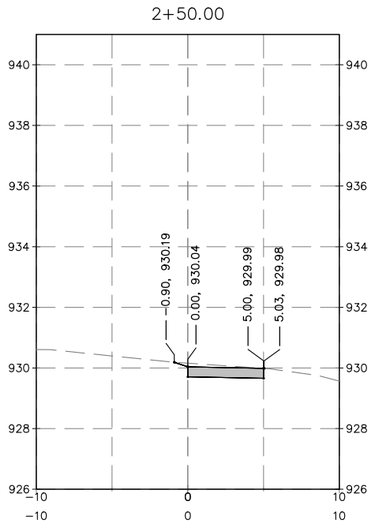
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VERT SCALE: 1"=2.5

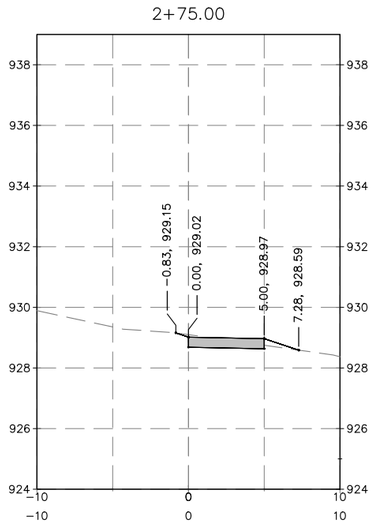
SEAL:
WISCONSIN NAOMI K. RAJOO E-36906 BURLINGTON PROFESSIONAL ENGINEER
all in 3-27-25

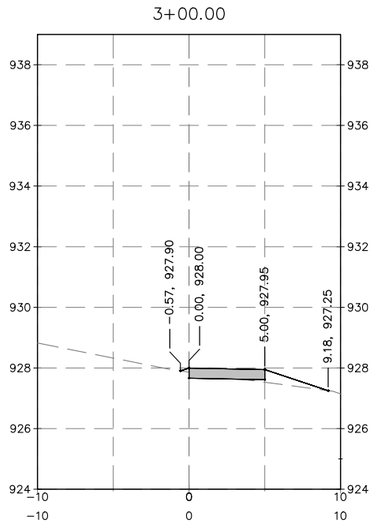
SHEET:
SOUTH & WELLS SIDEWALK EXTENSION SECTIONS

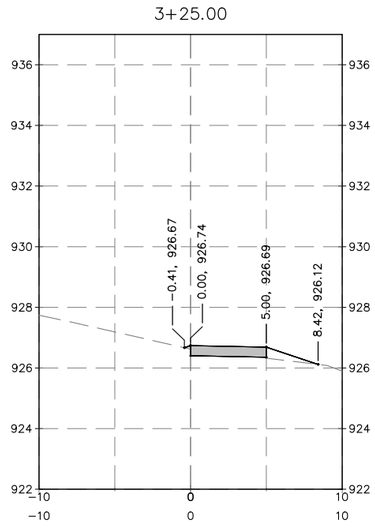
PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
8.6









LEGEND

- EXISTING ASPHALT
- REPLACE ASPHALT
- ADA DETECTABLE WARNING
- CONCRETE CURB AND GUTTER
- EXISTING CONCRETE
- REPLACE CONCRETE
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FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\240166 2024 Lake Geneva General Engineering\PHSE 04 South Street Crosswalks\Design\24.0166.04_DESIGN.dwg

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

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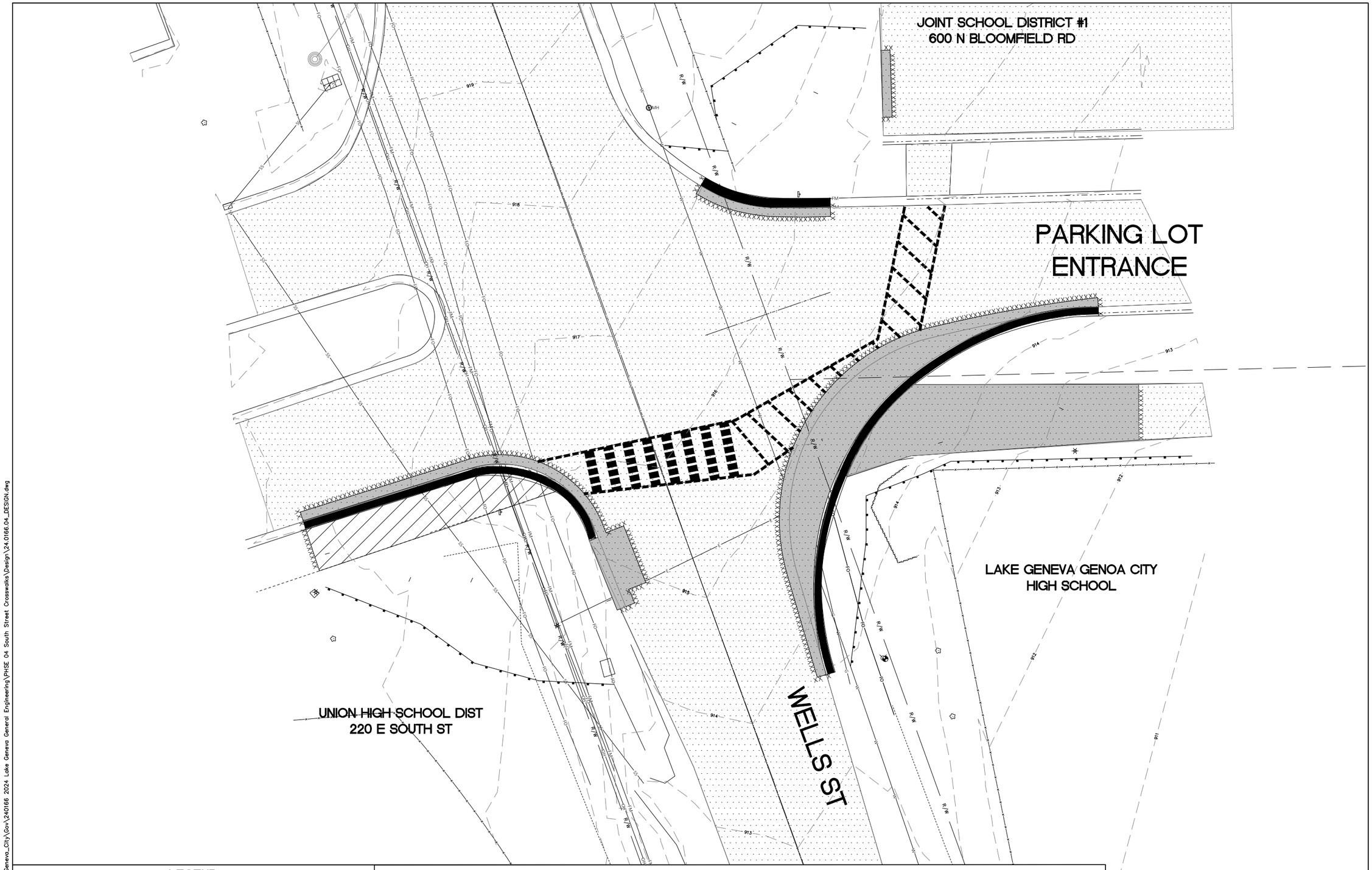
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IF NOT ONE INCH ADJUST SCALE ACCORDINGLY
VERT SCALE: 1"=2.5'

SEAL:
WISCONSIN
NAOMI R. NAVOY
E-39856
BURLINGTON, WI
PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
SOUTH & WELLS SIDEWALK EXTENSION SECTIONS

PROJECT MANAGER:	NR
PROJECT NUMBER:	25 0249
DATE:	03/27/2025

SHEET NUMBER:
8.7



LEGEND

- EXISTING ASPHALT
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- INSTALL INLET PROTECTION TYPE D (SEE DETAIL 2, SHEET 1.2)
- EXISTING CONCRETE
- REMOVE CURB AND GUTTER
- REMOVE PAINT
- SILT FENCE (SEE DETAIL 3, SHEET 1.2)
- XXXXXXX SAWING ASPHALT/CONCRETE. FINAL LOCATIONS DETERMINED BY ENGINEER IN FIELD.

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ADDITIONAL BID #4

FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\240166 2024 Lake Geneva General Engineering\PHSE 04 South Street Crosswalks\Design\24.0166.04_DESIGN.dwg

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION
1	4/4/25	ADDENDUM 1

NORTH ARROW:

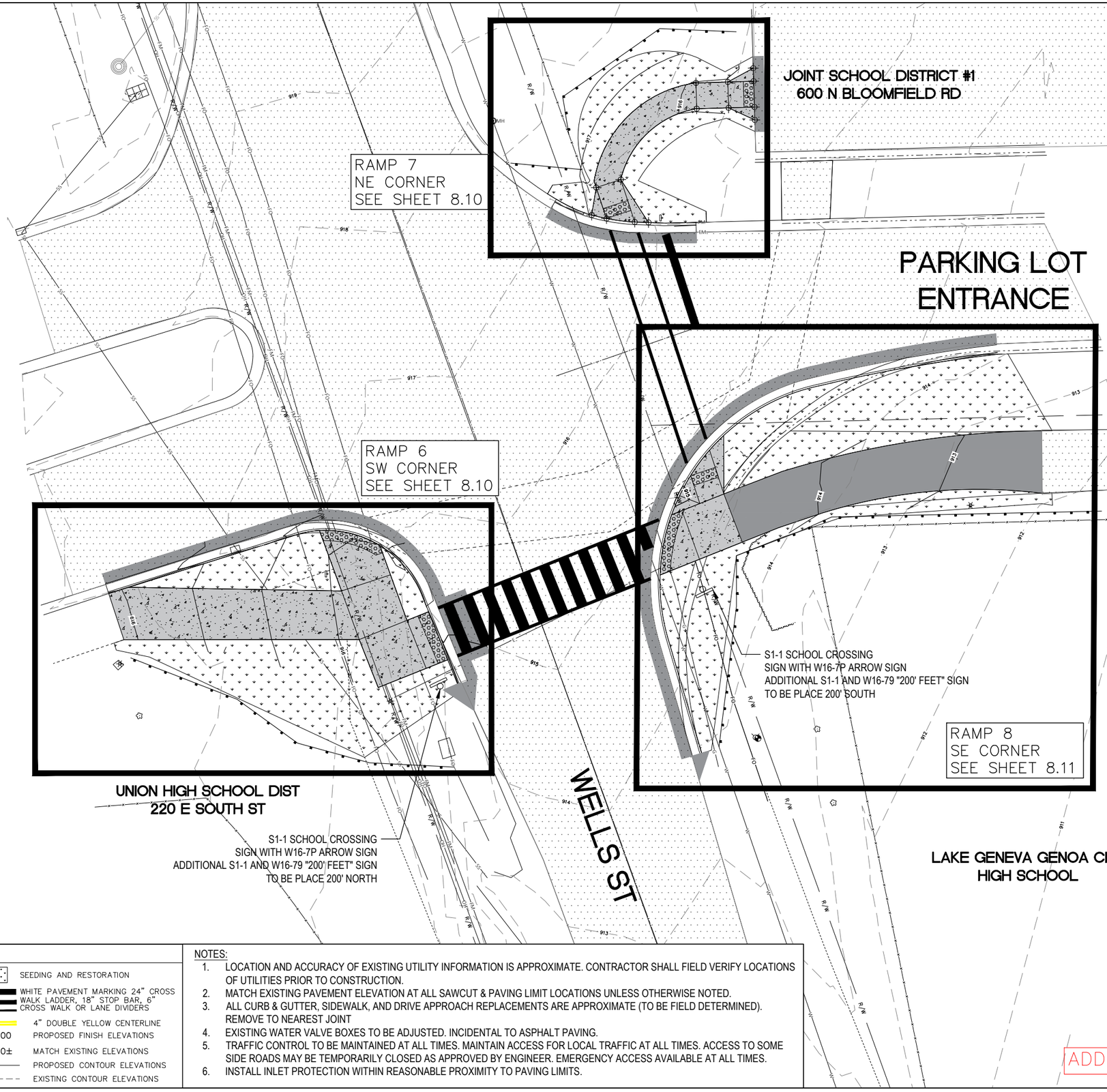
SCALE:
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IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:
WISCONSIN NAOMI K. RAYCH E-36906 BURLINGTON, WI PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
WELLS & HIGH SCHOOL REMOVALS

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
8.8



LEGEND

- EXISTING ASPHALT
- REPLACE ASPHALT
- ADA DETECTABLE WARNING
- CONCRETE CURB AND GUTTER
- EXISTING CONCRETE
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ADDITIONAL BID #4

FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\240166 2024 Lake Geneva General Engineering\PHSE 04 South Street Crosswalks\Design\24.0166.04_DESIGN.dwg

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION
1	4/4/25	ADDENDUM 1

NORTH ARROW:

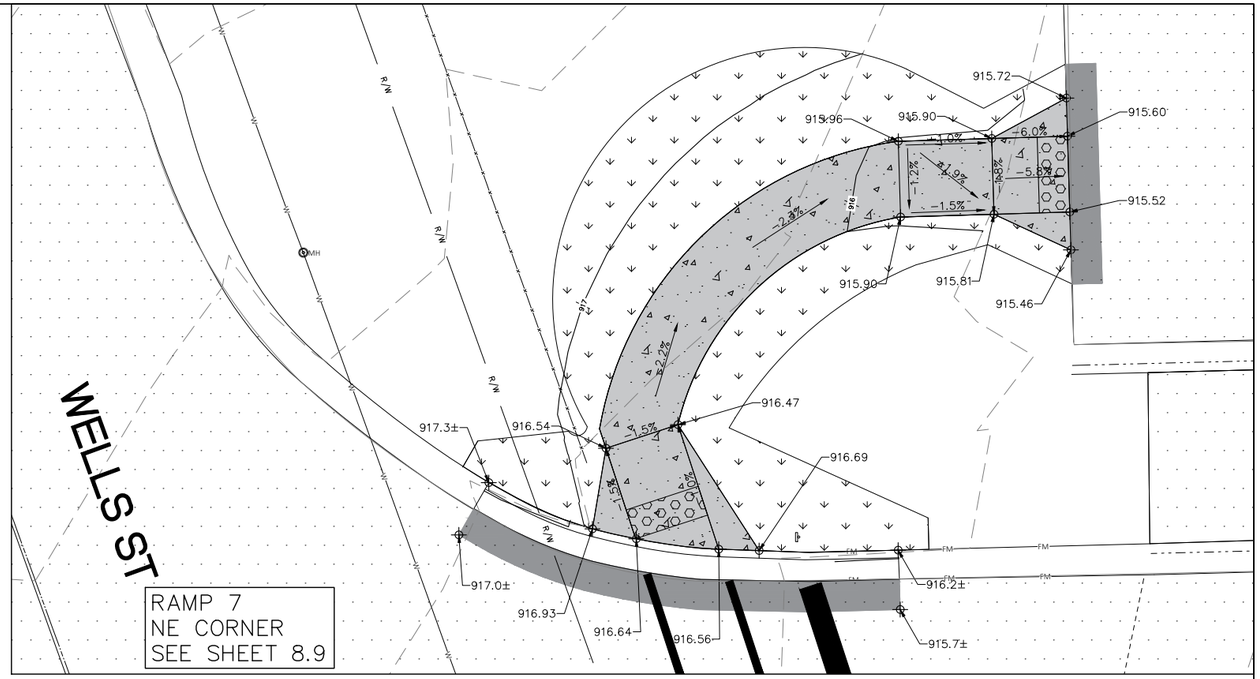
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IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

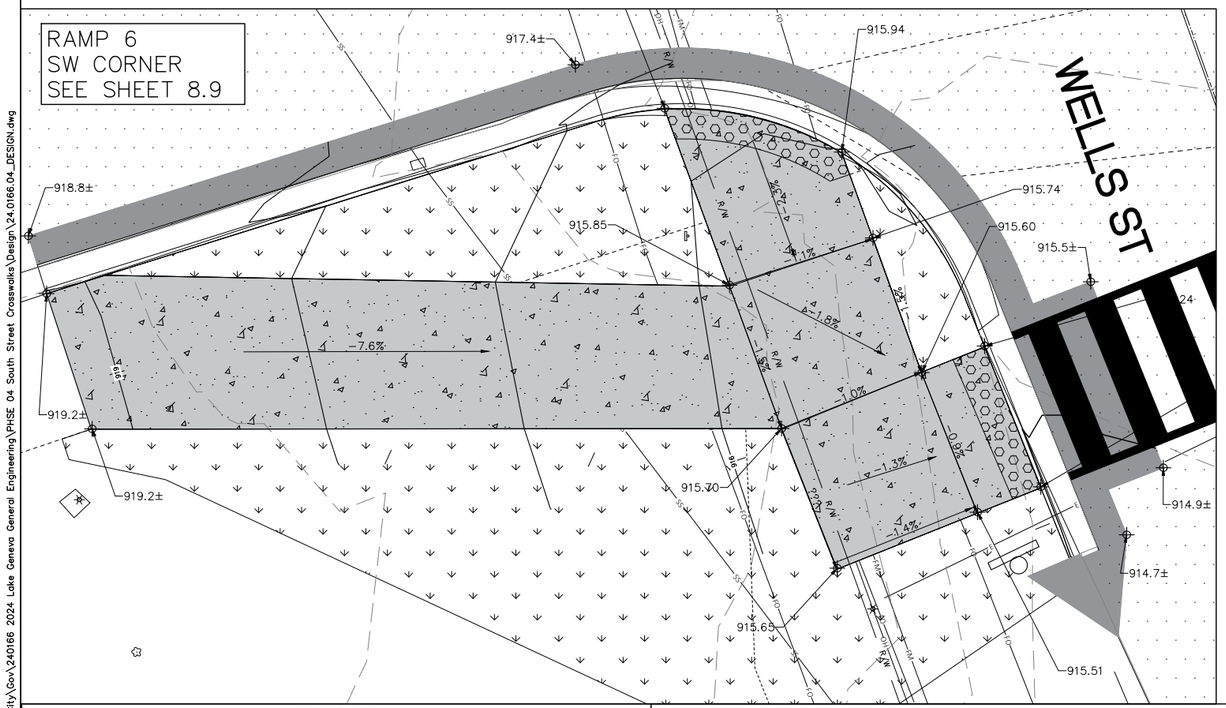
SEAL:
WISCONSIN
NAOMI K. RAUCH
E-39846
BURLINGTON
PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
WELLS & HIGH SCHOOL GRADING

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
8.9





LEGEND

- EXISTING ASPHALT
- REPLACE ASPHALT
- ADA DETECTABLE WARNING
- CONCRETE CURB AND GUTTER
- EXISTING CONCRETE
- REPLACE CONCRETE
- SEEDING AND RESTORATION
- WHITE PAVEMENT MARKING 24" CROSS WALK LADDER, 18" STOP BAR, 6" CROSS WALK OR LANE DIVIDERS
- 4" DOUBLE YELLOW CENTERLINE
- 760.00 PROPOSED FINISH ELEVATIONS
- 760.0± MATCH EXISTING ELEVATIONS
- 760 PROPOSED CONTOUR ELEVATIONS
- 760 EXISTING CONTOUR ELEVATIONS

NOTES:

1. LOCATION AND ACCURACY OF EXISTING UTILITY INFORMATION IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
2. MATCH EXISTING PAVEMENT ELEVATION AT ALL SAWCUT & PAVING LIMIT LOCATIONS UNLESS OTHERWISE NOTED.
3. ALL CURB & GUTTER, SIDEWALK, AND DRIVE APPROACH REPLACEMENTS ARE APPROXIMATE (TO BE FIELD DETERMINED). REMOVE TO NEAREST JOINT
4. EXISTING WATER VALVE BOXES TO BE ADJUSTED. INCIDENTAL TO ASPHALT PAVING.
5. TRAFFIC CONTROL TO BE MAINTAINED AT ALL TIMES. MAINTAIN ACCESS FOR LOCAL TRAFFIC AT ALL TIMES. ACCESS TO SOME SIDE ROADS MAY BE TEMPORARILY CLOSED AS APPROVED BY ENGINEER. EMERGENCY ACCESS AVAILABLE AT ALL TIMES.
6. INSTALL INLET PROTECTION WITHIN REASONABLE PROXIMITY TO PAVING LIMITS.

ADDITIONAL BID #4

FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\240166 2024 Lake Geneva General Engineering\PHSE 04 South Street Crosswalks\Design\24.0166.04_DESIGN.dwg

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION
1	4/4/25	ADDENDUM 1

NORTH ARROW:

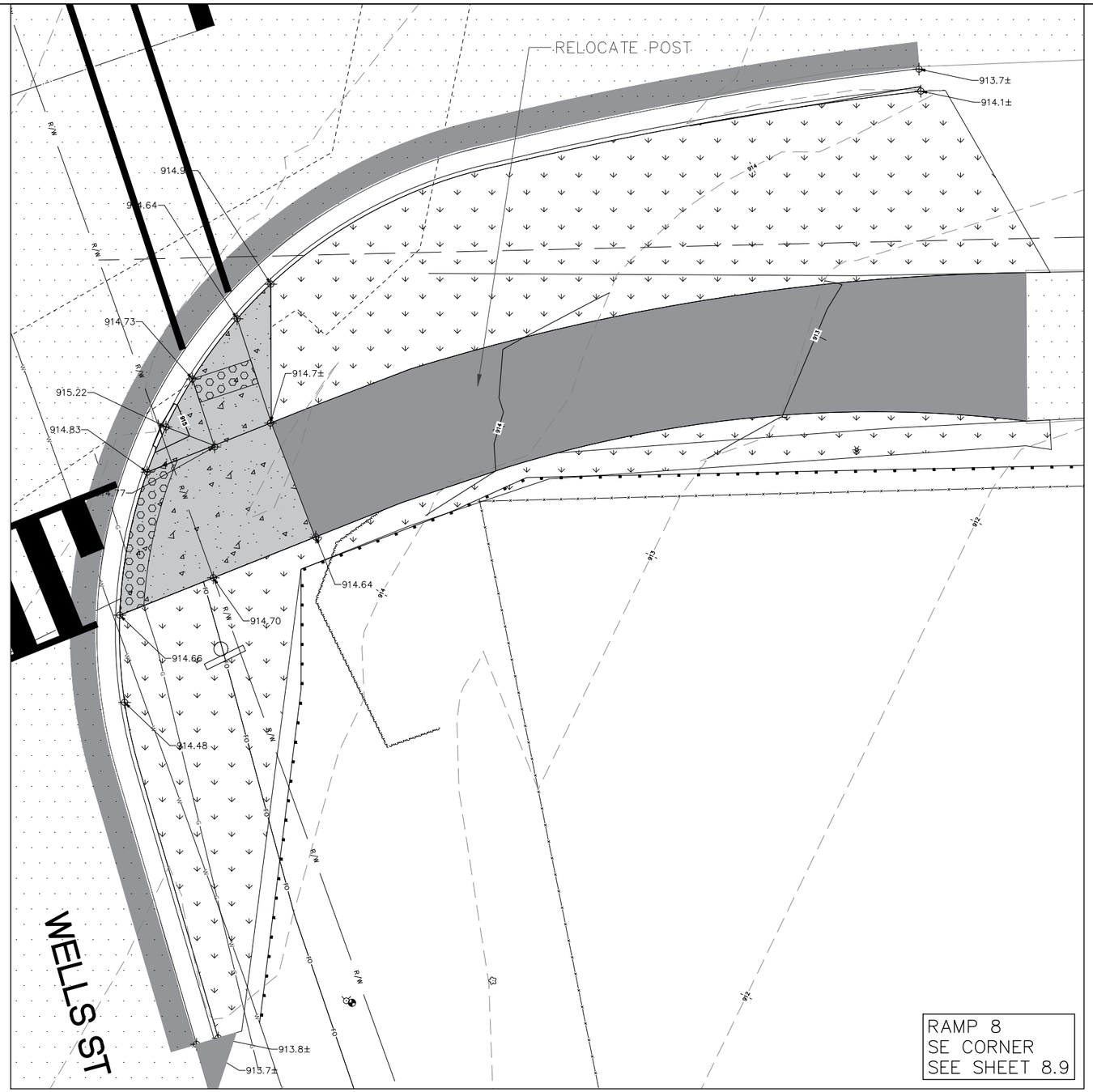
SCALE:
0 1/2 1"
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:
WISCONSIN
NAOMI K. RAUCH
E-39854
BURLINGTON
PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
WELLS & HIGH SCHOOL CROSSWALK DETAILS

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
8.10



LEGEND

- EXISTING ASPHALT
- REPLACE ASPHALT
- ADA DETECTABLE WARNING
- CONCRETE CURB AND GUTTER
- EXISTING CONCRETE
- REPLACE CONCRETE
- SEEDING AND RESTORATION
- WHITE PAVEMENT MARKING 24" CROSS WALK LADDER, 18" STOP BAR, 6" CROSS WALK OR LANE DIVIDERS
- 4" DOUBLE YELLOW CENTERLINE
- 760.00 PROPOSED FINISH ELEVATIONS
- 760.0± MATCH EXISTING ELEVATIONS
- 760 PROPOSED CONTOUR ELEVATIONS
- 760 EXISTING CONTOUR ELEVATIONS

NOTES:

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6. INSTALL INLET PROTECTION WITHIN REASONABLE PROXIMITY TO PAVING LIMITS.

ADDITIONAL BID #4

FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\240166 2024 Lake Geneva General Engineering\PHSE 04 South Street Crosswalks\Design\24.0166.04_DESIGN.dwg

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

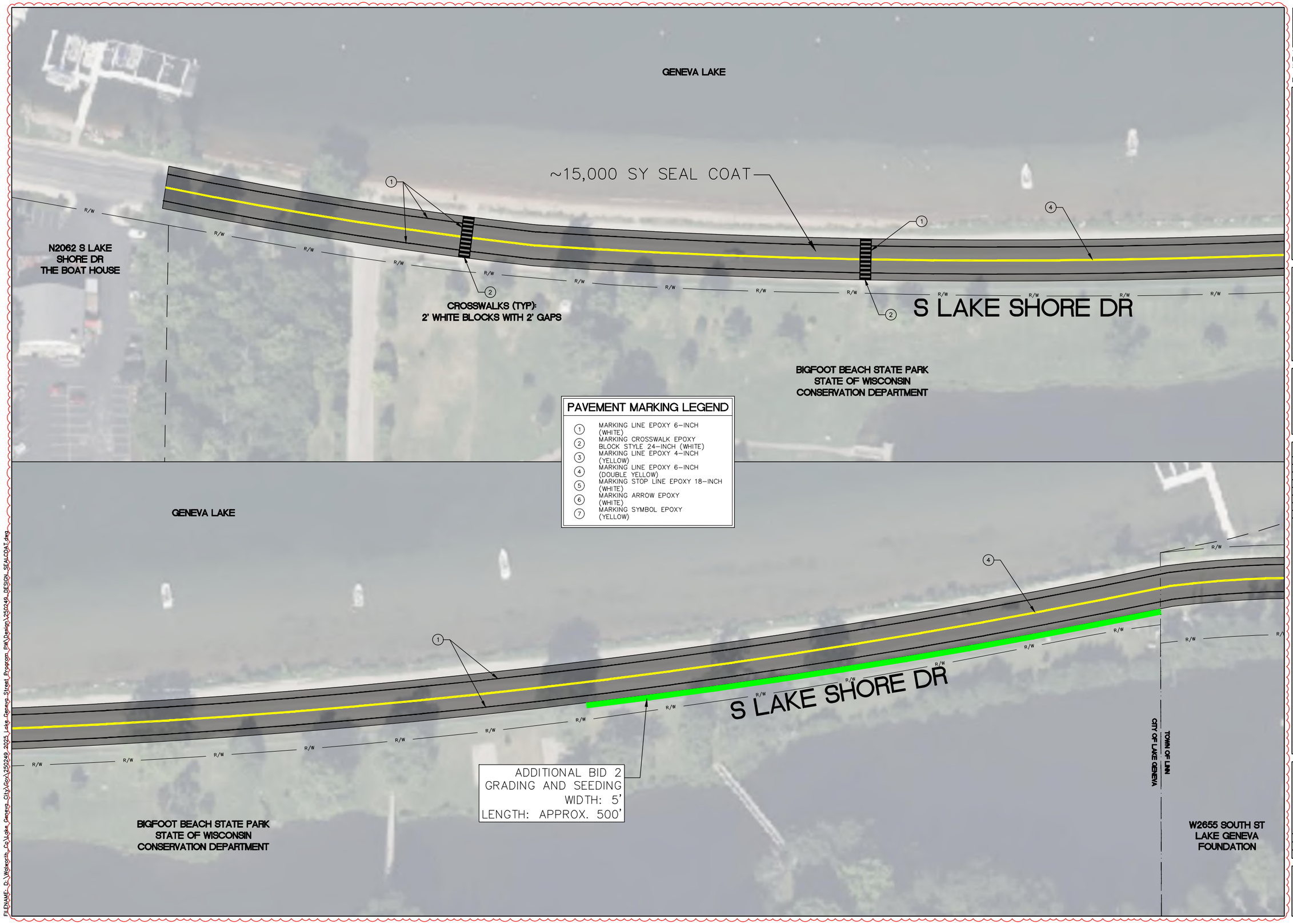
SCALE:
0 5' 10'
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:
WISCONSIN NAOMI K. NAVICH BURLINGTON PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
WELLS & HIGH SCHOOL CROSSWALK DETAILS

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
8.11



FILENAME: D:\Walworth_Co\Lake_Geneva_City\Gov\250249_2025_Lake_Geneva_Street_Program_PW\Design\250249_DESIGN_SEALCOAT.dwg

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION
1	4/9/25	ADDENDUM 2

NORTH ARROW:

SCALE:
0 40' 80'
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:
NAOMI R. RAUCH
E-38196
BURLINGTON
WISCONSIN
PROFESSIONAL ENGINEER
all in 3-27-25

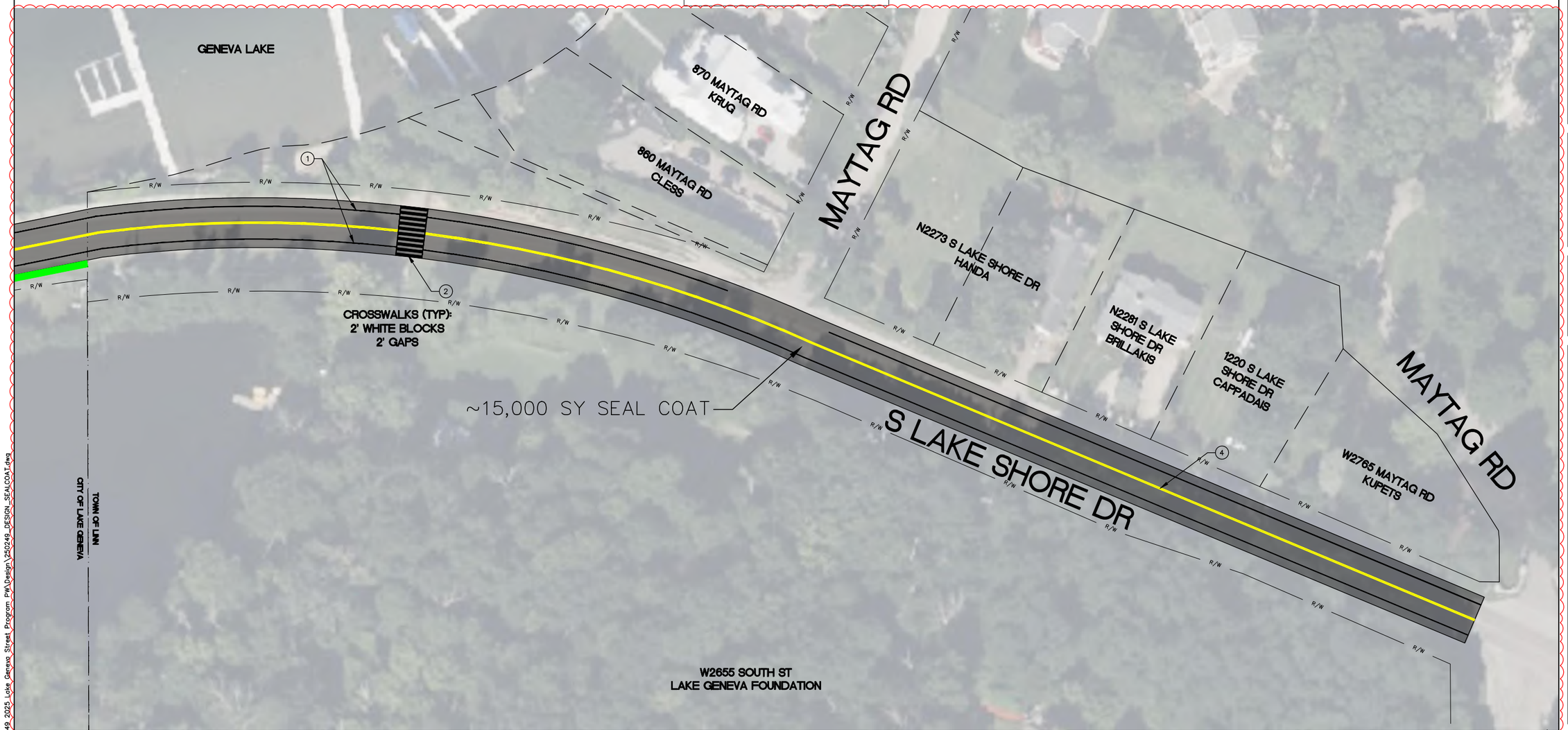
SHEET:
S LAKE SHORE DR SEAL COAT

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
9.0

PAVEMENT MARKING LEGEND

1	MARKING LINE EPOXY 6-INCH (WHITE)
2	MARKING CROSSWALK EPOXY BLOCK STYLE 24-INCH (WHITE)
3	MARKING LINE EPOXY 4-INCH (YELLOW)
4	MARKING LINE EPOXY 6-INCH (DOUBLE YELLOW)
5	MARKING STOP LINE EPOXY 18-INCH (WHITE)
6	MARKING ARROW EPOXY (WHITE)
7	MARKING SYMBOL EPOXY (YELLOW)



FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\250249_2025_Lake_Geneva_Street_Program_PW\Design\250249_DESIGN_SEALCOAT.dwg

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

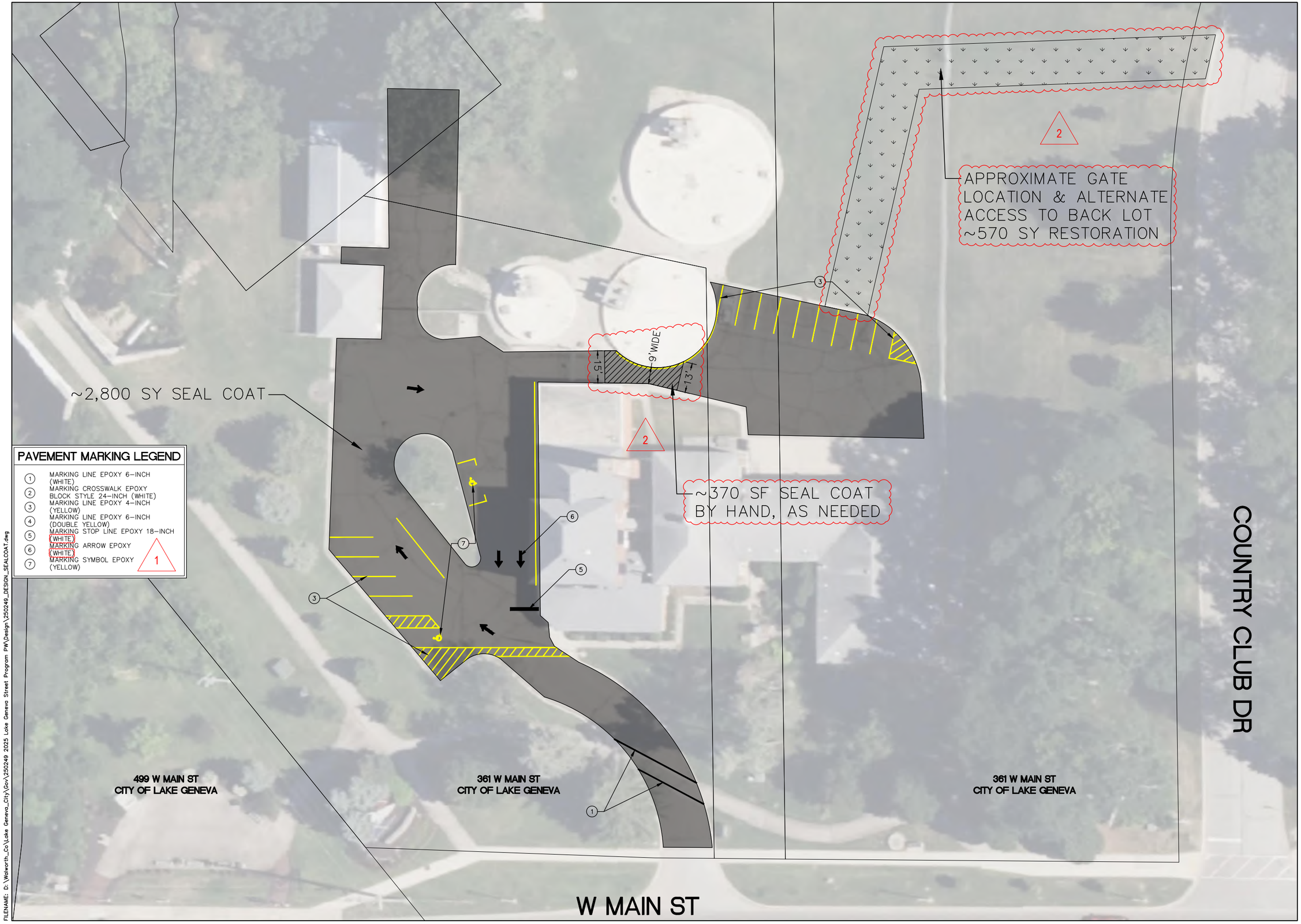
SCALE:
0 40' 80'
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:
WISCONSIN
NAOMIE RAUCH
E-36996
BURLINGTON
WI
PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
S LAKE SHORE DR SEAL COAT

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
9.1



PAVEMENT MARKING LEGEND

1. MARKING LINE EPOXY 6-INCH (WHITE)
2. MARKING CROSSWALK EPOXY BLOCK STYLE 24-INCH (WHITE)
3. MARKING LINE EPOXY 4-INCH (YELLOW)
4. MARKING LINE EPOXY 6-INCH (DOUBLE YELLOW)
5. MARKING STOP LINE EPOXY 18-INCH (WHITE)
6. MARKING ARROW EPOXY (WHITE)
7. MARKING SYMBOL EPOXY (YELLOW)

1

FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\250249 2025 Lake Geneva Street Program PW\Design\250249_DESIGN_SEALCOAT.dwg

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION
1	4/4/25	ADDENDUM 1
2	4/9/25	ADDENDUM 2

NORTH ARROW:

SCALE:
0 30 60
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:
WISCONSIN NAOMI K. RAUCH E-38896 BURLINGTON, WI PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
UTILITY COMMISSION LOT SEAL COAT

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
10.0

RESOLUTION OF THE COMMON COUNCIL			
Preliminary resolution declaring intent to exercise Special Assessment Powers for the City of Lake Geneva 2025 Street Improvement Project			
Committee:	Public Works Committee considered on April 28, 2025		
Fiscal Impact:	N/A		
File Number:	**25-R29**	**Date:**	May 12, 2025

BE IT RESOLVED, by the Common Council of the City of Lake Geneva, Wisconsin, that:

1. The City of Lake Geneva, by its Common Council, hereby declare its intention to exercise its police power pursuant to Section 66.0703, Wisconsin Statutes, to levy special assessments against some or all of the property described in Attachment A, for benefits accruing to such property by the construction of Public Improvements, including sidewalks. The special assessments may include the direct and indirect cost of the Public Improvements, the resulting damages, the interest on bonds or notes, charges for the administrative staff of the City, and the cost of any engineering and legal services, and any other items of direct or indirect cost that may reasonably be attributed to the Public Improvements.

2. Whether the assessments will be deferred or not and whether the assessments will be payable in installments will be determined following the completion of a final special assessment report and following the public hearing required under Wis. Stat. § 66.0703(7).

3. The City Engineer is directed to prepare a report thereon consisting of:

   a). Preliminary plans and specifications for said Public Improvements;

   b). An estimate of the entire cost of the proposed Public Improvements;

   c). A schedule of the proposed assessments;

   d). A statement that the property against which the assessments are proposed is benefited.

Upon completion of such report, the City Engineer is directed to file copies thereof in the office of the City Clerk for public inspection.

Granted by action of the Common Council of the City of Lake Geneva this 12th day of May 2025.

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

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

_____

Todd Krause, Mayor Date

Attest:

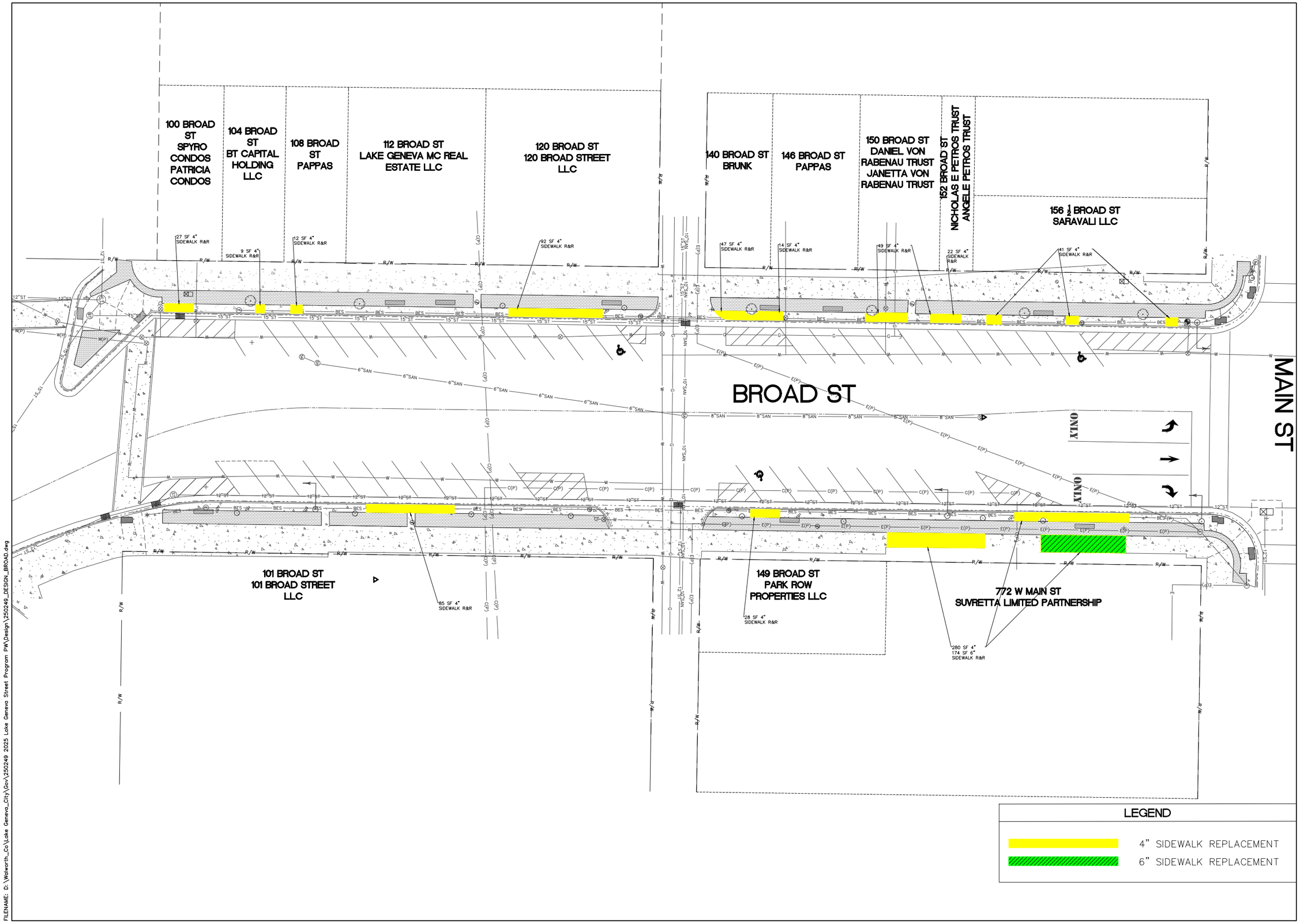
_____

Lacey L. Reynolds, City Clerk Date

CITY OF LAKE GENEVA
2025 STREET IMPROVEMENT PROGRAM (SIDEWALK SPECIAL ASSESSMENT)
ATTACHMENT A

DATE: APRIL 16, 2025

Property Owners	Parcel Number	Property Address					Mailing Address				
		Address 1	Address 2	City	State	Zip	Address 1	Address 2	City	State	Zip
SARAVALI LLC	ZOP00326	156 1/2 BROAD ST		LAKE GENEVA	WI	53147	804 W MAIN ST		LAKE GENEVA	WI	53147
NICHOLAS E PETROS TRUST ANGELE PETROS TRUST	ZOP00328	152 BROAD ST		LAKE GENEVA	WI	53147	1618 MILLER RD		LAKE GENEVA	WI	53147
DANIEL VON RABENAU TRUST JANETTA VON RABENAU TRUST	ZOP00329	150 BROAD ST		LAKE GENEVA	WI	53147	704 N WELLS ST	2ND FL	CHICAGO	IL	60654
JOHN PAPPAS	ZOP00330	146 BROAD ST		LAKE GENEVA	WI	53147	N2468 ELDORADO DR		LAKE GENEVA	WI	53147
CONSTANCE M BRUNK	ZOP00331	140 BROAD ST		LAKE GENEVA	WI	53147	7220 ALDRICH AVE		RICHFIELD	MN	55423
120 BROAD STREET LLC	ZOP00346	120 BROAD ST		LAKE GENEVA	WI	53147	17788 GOLDEN WOLF CT		NEVADA CITY	CA	95959
PAUL SAMUAL PAPPAS	ZOP00347B	108 BROAD ST		LAKE GENEVA	WI	53147	PO BOX 701		LAKE GENEVA	WI	53147
BT CAPITAL HOLDING LLC	ZOP00347C	104 BROAD ST		LAKE GENEVA	WI	53147	4350 GLENDALE MILFORD RD	STE 250	CINCINNATI	OH	45242
SPYRO CONDOS PATRICIA CONDOS	ZOP00347	100 BROAD ST		LAKE GENEVA	WI	53147	1760 HILLCREST		LAKE GENEVA	WI	53147
SUVRETTA LIMITED PARTNERSHIP	ZOP00321	772 W MAIN ST		LAKE GENEVA	WI	53147	1720 MARQUETTE CT		LAKE FOREST	IL	60045
PARK ROW PROPERTIES LLC	ZOP00324	149 BROAD ST		LAKE GENEVA	WI	53147	W3441 MCDONALD RD		LAKE GENEVA	WI	53147
101 BROAD STREET LLC	ZCNG00010	101 BROAD ST		LAKE GENEVA	WI	53147	PO BOX 27		LAKE GENEVA	WI	53147
GPC REAL ESTATE LLC	ZA178400001			LAKE GENEVA	WI	53147	1425 TRI STATE PKWY	SUITE 120	GURNEE	IL	60031
GPC REAL ESTATE LLC	ZA463700001	1159 WELLS ST		LAKE GENEVA	WI	53147	1425 TRI STATE PKWY	SUITE 120	GURNEE	IL	60031
BIG EDDIE LLC | REID TERRACE LLC, et al.	ZYUP00166	315 E SOUTH ST		LAKE GENEVA	WI	53147	333 BISHOPS WAY	#160	BROOKFIELD	WI	53005
JOINT SCHOOL DISTRICT #1 | CITY OF LAKE GENEVA, ETAL	ZA297500001	600 N BLOOMFIELD RD		LAKE GENEVA	WI	53147	208 E SOUTH ST		LAKE GENEVA	WI	53147
UNION HIGH SCHOOL DIST	ZYUP00149G	220 E SOUTH ST		LAKE GENEVA	WI	53147	208 E SOUTH ST		LAKE GENEVA	WI	53147



FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\2502249 2025 Lake Geneva Street Program PW\Design\250249_DESIGN_BROAD.dwg

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

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
CITY OF LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION
1	4-13-23	FINAL SW LOCATIONS

NORTH ARROW:

SCALE:
0 3 6
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:
NAOMI K. RAUCH E-36984 BURLINGTON WISCONSIN PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
PARKING LOT F

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
EX

BIG EDDIE LLC
| REID TERRACE LLC
315 E SOUTH ST

83 SF 4"
SIDEWALK R&R

GPC REAL ESTATE
LLC

1250 SF NEW 4"
SIDEWALK

SOUTH ST

WELLS ST

UNION HIGH SCHOOL DIST
220 E SOUTH ST

KEYSTONE REAL ESTATE
INVESTMENTS LLC
1201 WELLS ST

LEGEND

4" SIDEWALK REPLACEMENT

4" NEW SIDEWALK

FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\240166 2024 Lake Geneva General Engineering\PHSE 04 South Street Crosswalks\Design\24.0166.04_DESIGN.dwg

kapur
1224 S. Pine Street
Burlington, Wisconsin
53105

kapurinc.com

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

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

SEAL:
WISCONSIN
NAOMI K. RAITCH
E-39054
BURLINGTON
PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
WELLS & SOUTH SIDEWALK EXHIBIT

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
EX 2

GPC REAL ESTATE LLC

1250 SF NEW 4" SIDEWALK

R/W

1+00

2+00

3+00

MATCH LINE

BM 8-0
HYD TOP NUT
N: 329966.2460
E: 796458.5980
ELV. 932.351

0 10' 20'
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

GPC REAL ESTATE LLC
1159 WELLS ST

OMB

TV

MATCH LINE

629 SF NEW 4" SIDEWALK

SIGN

3+79

167 SF 4" SIDEWALK R&R

OMP

0 5' 10'
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

LEGEND

4" SIDEWALK REPLACEMENT

4" NEW SIDEWALK

FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\240166 2024 Lake Geneva General Engineering\PHSE 04 South Street Crosswalks\Design\24.0166.04_DESIGN.dwg

kapur
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Burlington, Wisconsin
53105
kapurinc.com

PROJECT:
2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
CITY OF LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE:

SEAL:
WISCONSIN
NAOMI K. RAUCH
E-36856
BURLINGTON, WI
PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
WELLS & SCHOOL SIDEWALK EXHIBIT

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
EX 3

JOINT SCHOOL DISTRICT #1
600 N BLOOMFIELD RD

130 SF 4"
SIDEWALK R&R

PARKING LOT
ENTRANCE

443 SF 4"
SIDEWALK R&R

UNION HIGH SCHOOL DIST
220 E SOUTH ST

WELLS ST

LAKE GENEVA GENOA CITY
HIGH SCHOOL

LEGEND

4" SIDEWALK REPLACEMENT

FILENAME: D:\Walworth_Co\Lake Geneva_City\Gov\240166 2024 Lake Geneva General Engineering\PHSE 04 South Street Crosswalks\Design\24.0166.04_DESIGN.dwg

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2025 LAKE GENEVA STREET PROJECT

LOCATION:
CITY OF LAKE GENEVA, WALWORTH COUNTY

CLIENT:
CITY OF LAKE GENEVA

RELEASE:
BID PLANS

REVISIONS:

#	DATE	DESCRIPTION
1	4/4/25	ADDENDUM 1

NORTH ARROW:

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

SEAL:
WISCONSIN
NAOMI K. RAUCH
E-26560
BURLINGTON
WI
PROFESSIONAL ENGINEER
all in 3-27-25

SHEET:
WELLS & SCHOOL SIDEWALK EXHIBIT

PROJECT MANAGER:	NR
PROJECT NUMBER:	25.0249
DATE:	03/27/2025

SHEET NUMBER:
EX 4

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Conditional Use Permit (CUP) for alterations to a site plan within the Estate Residential-1 (ER-1) zoning district, for the property located at 1600 Evergreen Lane, Tax Key No. ZLM 00088A.			
Committee:	Plan Commission approved April 21, 2025		
Fiscal Impact:	N/A		
File Number:	**25-R30**	**Date:**	May 12, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Conditional Use Permit application filed by Tim Kerins, 3267 South Shore Drive, Delavan, WI, 53115, to allow for alterations to a site plan within the Estate Residential-1 (ER-1) zoning district, for the property located at 1600 Evergreen Lane, Tax Key No. ZLM 00088A and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on April 21, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

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

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

3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

5. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.

6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant’s proposal and any requirements recommended by the Applicant to ameliorate such impacts, and

WHEREAS, the Plan Commission has recommended approval with one condition regarding satisfaction of outstanding comments from the City Engineer dated April 7, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, is hereby authorized, to issue a Conditional Use Permit (CUP) to allow alterations to a site plan within the Estate Residential-1 (ER-1) zoning district for the property located at 1600 Evergreen Lane, Tax Key No. ZLM 00088A, per the findings of fact stated above and one condition of approval stated above.

Granted by action of the Common Council of the City of Lake Geneva this 12th day of May 2025.

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

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

_____

Todd Krause, Plan Commission Chair Date

Attest:

_____

Lacey L Reynolds, City Clerk Date

RECEIVED 2/7/25

ENTERED DATE: 2/10/25 BY: City Planner

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
1600 EVERGREEN LANE LAKE GENEVA WI 53147

Name and Address of Current Owner: Tim Kerins
3267 South Shore Drive DELAVAN WI 53115

Telephone No. with area code & Email of Current Owner: 773-719-9662

Owner Signature: [signature]

Name and Address of Applicant:
Tim Kerins 3267 South Shore Drive
Delavan WI 53115

Telephone No. with area code & Email of Applicant: 773-719-9662
hastingsbuilders@me.com

Proposed Conditional Use:

Zoning District in which land is located:

Names and Addresses of architect, professional engineer and contractor of project:
TOMEK DESIGN 800 TYLERton circle
GRAYSLAKE ILLinois 60030

Short statement describing activities to take place on site:

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

2/3/2025
Date

[signature]
Signature of Applicant

Kerins, Tim | 1600 Evergreen Ln. | Cost Recovery # 25-422

Petitioner Name | Project Address | AR# 3715

OFFICE USE ONLY | Description of Request Conditional Use

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.

[signature], as applicant/petitioner for

Project: _____

Project Address: 1600 EVERGREEN LANE LAKE GENEVA 53147

Parcel No. ZLM 00088A

Name: Tim Kerins

Address: 3267 South Shore drive delavan WI 53115

Cell Phone: (773) - 719 - 9662 Phone: (___) - _____ - _____

Email: hastingsbuilders@me.com

Dated this 3rd Day of February, 2025

TIM KERINS

Printed Name of Applicant / Petitioner

[signature]

Signature of Applicant/Petitioner

Applicant/Petitioner agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof

Section 98-935 Fees:

(1) Fees for Procedures or Permits Requested by a Private Party: The fees for the procedures and permits established by this Chapter shall be established by resolution of the Common Council of the City of Lake Geneva

(2) Fees for Procedures Requested by the City of Lake Geneva: There shall be no fee in the case of applications filed in the public interest by the Common Council or the Plan Commission, other agency, or official of the City of Lake Geneva.

(3) Payment of Fees: Fees shall be payable at the time applications are filed with the appropriate officer of the City (per the requirements of this Chapter), and are not refundable.

(4) Professional Consultant Review Services: The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission. The City may apply the charges for these services to the Petitioner. The City will require the Petitioner to sign a professional consultant review services form. 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.** The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. 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. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property.

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ **Pre-submittal staff meeting scheduled:**

Date of Meeting: _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

Follow-up pre-submittal staff meetings scheduled for:

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Application form filed with Zoning Administrator:** **Date:** _____ **by:** _____

____ **Application fee of $ ____ received by Zoning Administrator:** **Date:** _____ **by:** _____

____ **Reimbursement of professional consultant costs agreement executed:** **Date:** _____ **by:** _____

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 8 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 1 initial draft application packet and 1 digital copy for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator) *Date:* _____ *by:* _____

⇓ *Draft Final Packet (8 Copies and 1 Digital Copy to Zoning Administrator)* *Date:* _____ *by:* _____

⇓

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

- ____ Existing zoning district(s) (and proposed zoning district(s) if different);
- ____ Land use plan map designation(s);
- ____ Current land uses present on the subject property;
- ____ Proposed land uses for the subject property (per Section 98-206);
- ____ Projected number of residents, employees, and daily customers;
- ____ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;
- ____ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

____ ____ (d) **A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.**

____ ____ (e) **Written justification for the proposed conditional use:**

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

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

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

4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

5. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

_____

_____

_____

_____

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

_____

_____

_____

_____

IV. 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:** _____

____ **Conditional Use recorded with the County Register of Deeds Office:** **Date:** _____ **by:** _____

CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR: CONDITIONAL USE REVIEW AND APPROVAL (Requirements per Section 98-905)

This form should be used by the Applicant as a guide to submitting a complete application for a conditional use and by the City to process said application. Parts II and III should be used by the Applicant to submit a complete application; Parts I - IV should be used by the City as a guide when processing said application.

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

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Follow-up pre-submittal staff meetings scheduled for:

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Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator) *Date:* _____ *by:* _____

⇓ *Draft Final Packet (8 Copies and 1 Digital Copy to Zoning Administrator)* *Date:* _____ *by:* _____

⇓

____ ____ (a) **A map of the proposed conditional use:**

- ____ Showing all lands for which the conditional use is proposed;
- ____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
- ____ Map and all its parts are clearly reproducible with a photocopier;
- ____ Map size of 11" by 17" and map scale not less than one inch equals 800 ft:
- ____ All lot dimensions of the subject property provided;
- ____ Graphic scale and north arrow provided.

____ ____ (b) **A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole:**

____ ____ (c) **A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;**

____ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;

____ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";

____ Exterior building and fencing materials (Sections 98-718 and 98-720);

____ Possible future expansion and related implications for points above;

____ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

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

____ ____ (c) **A <u>Property Site Plan</u> drawing which includes:**

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

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

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

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

____ A legal description of the subject property;

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

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

____ All required building setback lines;

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

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

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

____ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;

____ The location of all outdoor storage areas and the design of all screening devices;

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

____ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;

____ All engineering requirements for utilities, site designs, etc;

____ The location and type of any permanently protected green space areas;

____ The location of existing and proposed drainage facilities for storm water;

____ In the legend, data for the subject property on:
- ____ Lot Area;
- ____ Floor Area;
- ____ Floor Area Ratio (b/a);
- ____ Impervious Surface Area;
- ____ Impervious Surface Ratio (d/a);
- ____ Building Height.

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

____ ____ (e) **A <u>Grading and Erosion Control Plan</u>:**
- ____ Same scale as the main plan (> or equal to 1" equals 100')
- ____ Map reduction at 11" x 17")
- ____ Showing existing and proposed grades including retention walls and related devices, and erosion control measures.

____ ____ (f) **<u>Elevation Drawings</u> of proposed buildings or remodeling of existing buildings:**
- ____ Showing finished exterior treatment;
- ____ With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance;
- ____ Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

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

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

III.FINAL APPLICATION PACKET INFORMATION

____ **Receipt of 1 full scale copy in 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:** _____

Development Review Committee (DRC) Application

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

Applicant Information

Property Address 1600 EVERGREEN AVE
Applicant name TIM KEARNS
Applicant email hastingsbuilders@me.com Phone Number 773-719-9662

Architect/Contractor/Designer Name TOMEK Design
Architect/Contractor/Designer Email latomek@hotmail.com Phone Number 708-878-9661

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

Engineering

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

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

- Paving Materials, Typical Sections? YES / NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
- Watermain extension required? YES / NO
- Sanitary sewer extension required? YES / NO
- SEWRPC Service Area Amendment needed? YES / NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / NO
- Proposed building/expansion dimensions _____
- Will there be signage? YES / NO type (mounted, freestanding) _____
- Exterior lighting plans? YES / NO
- What kind of noise or level of noise will the business have? _____
- Detailed property Site Plan? (YES) / NO Date of Plan: 8/18/2023
- Green Space Calculations (Existing vs. Proposed) YES / NO
- Are landscape plans provided? (YES) / NO
- Is a Land Division required? YES / NO

Water/Sewer Utilities

If an existing structure please circle the following:

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

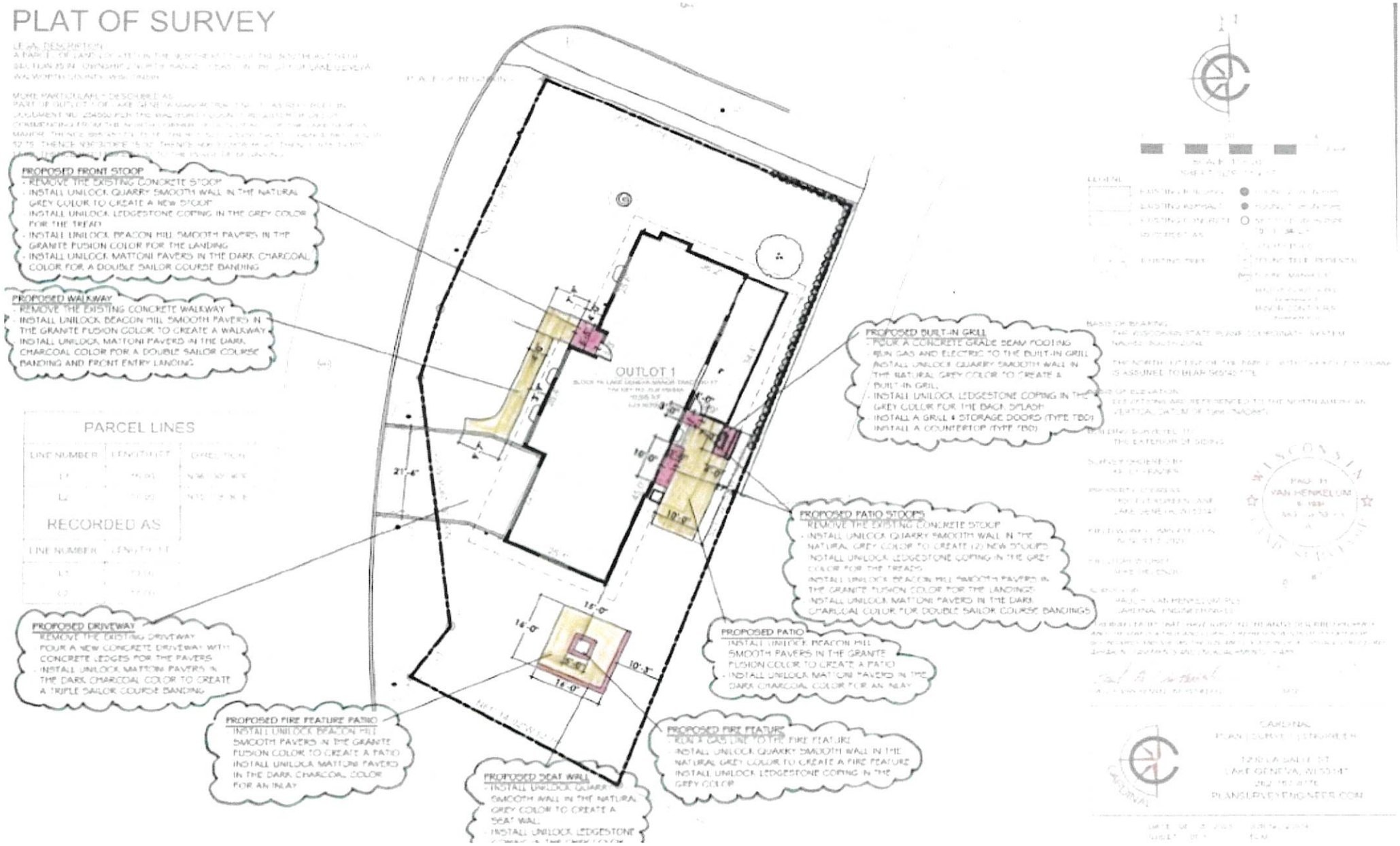
If the development is Commercial or Industrial, please provide the following:

- Water service size requirement_____
- Estimated daily water usage in gallons per day_____
- Estimated maximum water flow in gallons per minute_____
- Number of bathrooms_____
- Brief description of process (if Industrial)_____

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

- Number of units_____
- Number of bedrooms in each unit_____
- Water service size requirement_____

PLAT OF SURVEY



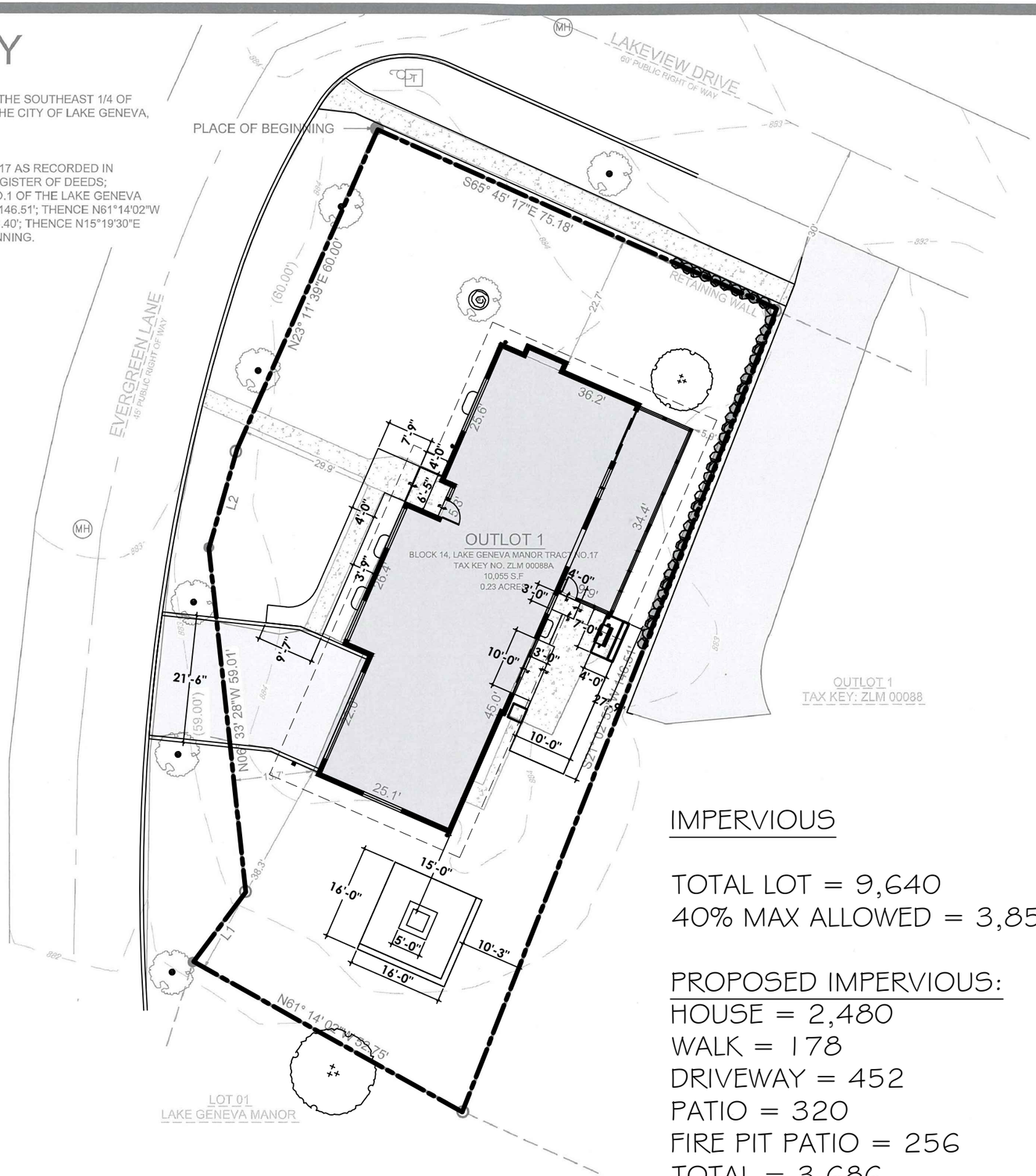
PLAT OF SURVEY

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35 IN TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

MORE PARTICULARLY DESCRIBED AS:
PART OF OUTLOT 1 OF LAKE GENEVA MANOR TRACT NO. 17 AS RECORDED IN DOCUMENT NO. 254550 PER THE WALWORTH COUNTY REGISTER OF DEEDS; COMMENCING FROM THE NORTH CORNER OF OUTLOT NO.1 OF THE LAKE GENEVA MANOR, THENCE S65°45'17"E 75.18'; THENCE S21°02'53"W 146.51'; THENCE N61°14'02"W 52.75'; THENCE N36°30'06"E 15.00'; THENCE N06°33'28"W 56.40'; THENCE N15°19'30"E 17.00'; THENCE N23°11'39"E 60.00' TO THE PLACE OF BEGINNING.

PARCEL LINES		
LINE NUMBER	LENGTH (FT)	DIRECTION
L1	15.00	N36° 30' 06"E
L2	17.00	N15° 19' 30"E

RECORDED AS	
LINE NUMBER	LENGTH (FT)
L1	15.00
L2	17.00



N

0 20 40 Feet

SCALE: 1" = 20'
SHEET SIZE: 11 x 17

LEGEND

- EXISTING BUILDING
- EXISTING ASPHALT
- EXISTING CONCRETE
- (XX) RECORDED AS
- EXISTING TREE
- FOUND 2" IRON PIPE
- FOUND 1" IRON PIPE
- SET 1" I.D. IRON PIPE 18", 1.13#/ L.F.
- UTILITY POLE
- T FOUND TELE. PEDESTAL
- MH FOUND MANHOLE
- – 905 – MAJOR CONTOURS (Increments of 5)
- – 901 – MINOR CONTOURS (Increments of 1)

BASIS OF BEARING:
THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-83, SOUTH ZONE.

THE NORTH LOT LINE OF THE PARCEL WITH TAX KEY ZLM 00088A IS ASSUMED TO BEAR S65°45'17"E.

BASIS OF ELEVATION:
ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 ("NAD88")

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
KELLY FRAZIER

PROPERTY ADDRESS:
1600 EVERGREEN LANE
LAKE GENEVA, WI 53147

FIELD WORK COMPLETED ON:
AUGUST 2, 2023

FIELD CREW CHIEF:
MIKE MELENZIO

SURVEYOR:
PAUL H. VAN HENKELUM, PLS
CARDINAL ENGINEERING LLC

WISCONSIN PAUL H. VAN HENKELUM S-1931 LAKE GENEVA, WI LAND SURVEYOR 08/18/2023

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP IS A TRUE AND CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES, APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY.

Paul H. Van Henkelum 08/18/2023

PAUL H VAN HENKELUM, PLS #1931 *DATE*

IMPERVIOUS

TOTAL LOT = 9,640
40% MAX ALLOWED = 3,856

PROPOSED IMPERVIOUS:
HOUSE = 2,480
WALK = 178
DRIVEWAY = 452
PATIO = 320
FIRE PIT PATIO = 256
TOTAL = 3,686

CARDINAL
PLAN | SURVEY | ENGINEER

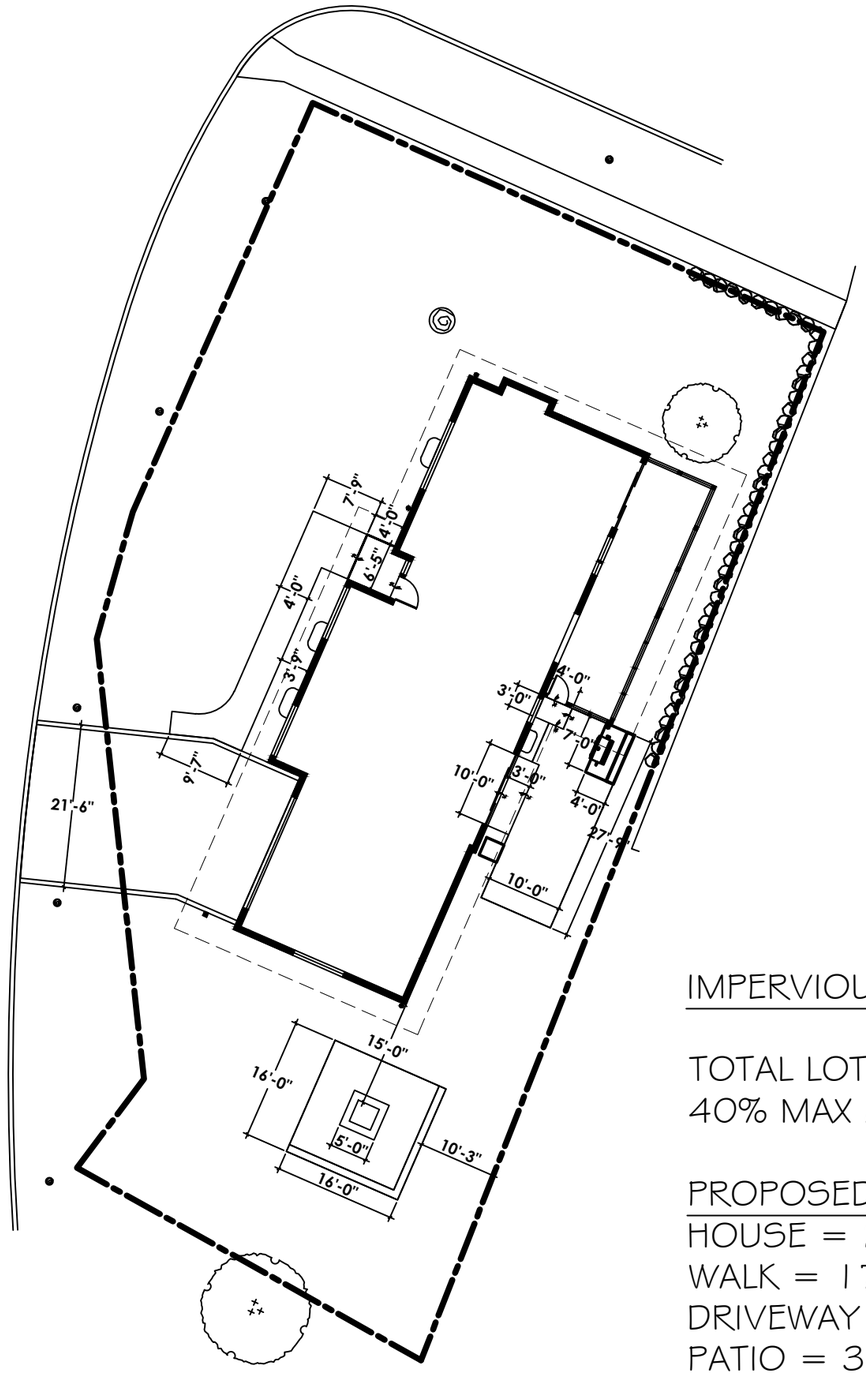
1200 LA SALLE ST.
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

DATE: 08 / 18 / 2023 JOB No. 23514
SHEET 1 0F 1 SEM

FILE_LOCATION

Landscape Development Plan

LAKE GENEVA RESIDENCE



IMPERVIOUS

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40% MAX ALLOWED = 3,856

PROPOSED IMPERVIOUS:

HOUSE = 2,480
WALK = 178
DRIVEWAY = 452
PATIO = 320
FIRE PIT PATIO = 256
TOTAL = 3,686

1600 Evergreen Lane
Lake Geneva, Wisconsin

sheet:
date: 27 FEBRUARY 2025
project no.:
drawn: TM
checked: TM
scale: 1" = 20'-0"
north:
revisions:

TOMEK DESIGN
landscape architectural design

April 15, 2025
1600 Evergreen Lane – Response Letter

Please see the following responses to the review letter provided to us from the City of Lake Geneva. If there are any more comments, questions, or concerns please let us know.

1. The rain garden calculations indicate a pond depth of 8-inch and required ponded area of 152 SF. The south rain garden will pond less than 4-inches before it overtops at 883.21. Ponded area must have an average of 8-inch to be considered as part of the raingarden design. Please revise the grading to provide the required 8-inch depth over 152 SF as required by the calculations.
   a) The south rain garden has been adjust to 8-inch of ponding depth.

2. Table 382.365-4 of the state statute provides setback for stormwater infiltration practices including 10-ft from building and 5-feet from property lines. Please specify the appropriate setback on the plans.
   a) The setbacks have been added to the plan and the rain gardens have been adjusted to meet the setbacks required.

3. Please provide the storm drain tile size and specifications. If the drain tile is perforated and expected to promote infiltration it should be placed in accordance with setbacks referenced above.
   a) More detail has been added for the drain tile in the areas that will be perforated and non-perforated.
4. It is the applicant's responsibility to install and maintain the proposed stormwater management system.
   a) A note has been added.

5. All Silt fence and erosion control measures must be installed prior to upland disturbance. Grading and restoration shall take place as soon as possible.
   a) A note has been added.
6. No construction debris or sediment shall be tracked onto Evergreen Lane or other public streets.
   a) A note has been added.

526 South Wells Street
Lake Geneva, WI 53147
262-757-8776
talktous@plansurveyengineer.com

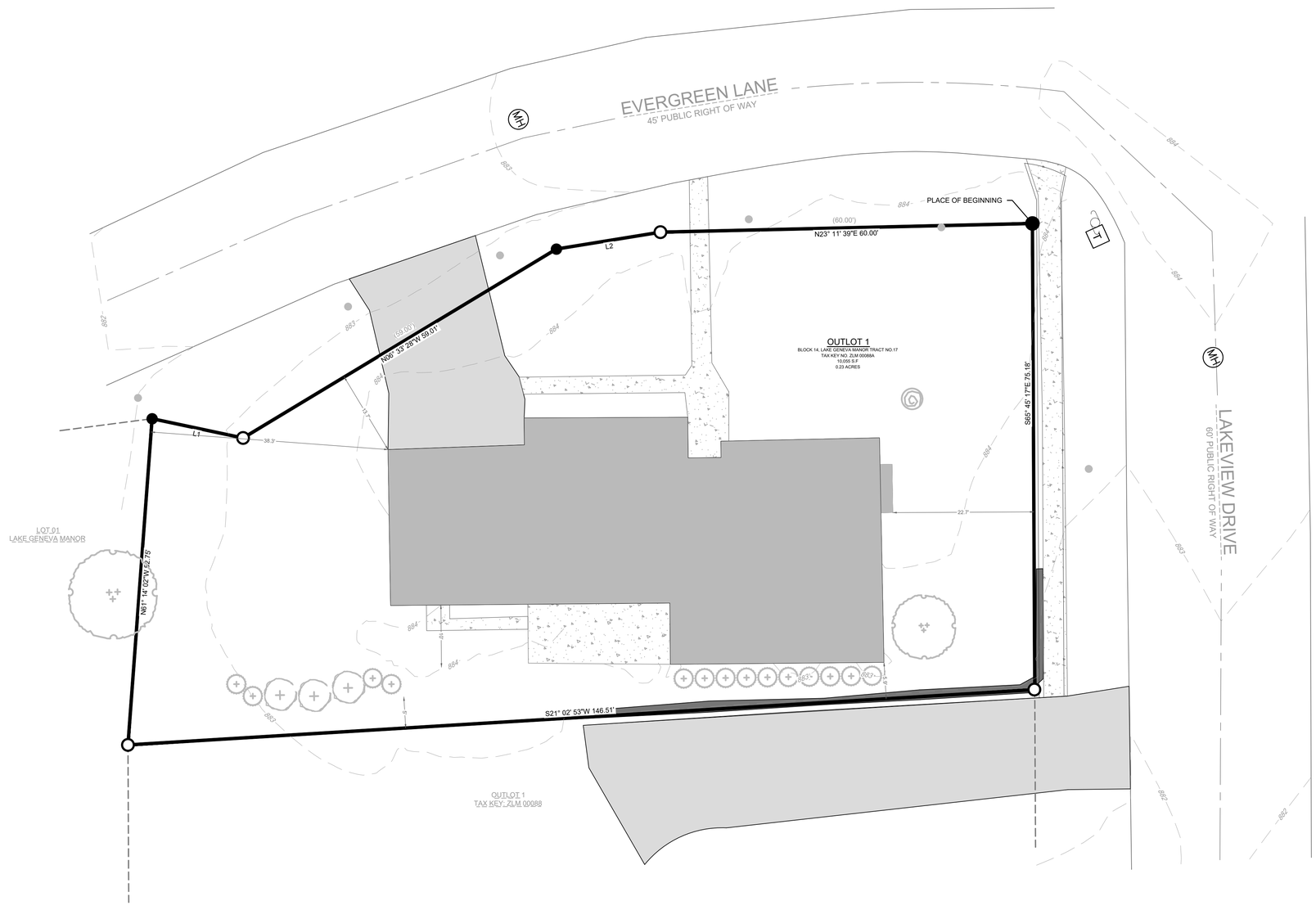
EXISTING CONDITIONS

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L2	17.00	N15° 19' 30"E

RECORDED AS	
LINE NUMBER	LENGTH (FT)
L1	15.00
L2	17.00



LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING RESIDENCE
- EXISTING MAJOR CONTOURS (Increments of 5)
- EXISTING MINOR CONTOURS (Increments of 1)
- FOUND 2" IRON PIPE
- FOUND 1" IRON PIPE
- SET 1" I.D. IRON PIPE 18", 1.13#/ L.F.
- EXISTING TELE. PEDESTAL
- EXISTING UTILITY POLE
- EXISTING UTILITY MANHOLE

0 10 20 Feet
SCALE 1" = 10'
SHEET SIZE: 22 x 34

CLIENT

1600 EVERGREEN LANE
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

PRELIMINARY

EXISTING CONDITIONS

CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

NO.	REVISION DESCRIPTION	REV DATE
1.	REVIEW COMMENTS	04/08/2025

SCALE	1" = 10'
PROJECT NUMBER	23514
DATE	03-18-2025
PROJECT MGR	BRAD PEARSON
DRAWN BY	EJO
DESIGNED BY	EJO

SHEET NUMBER
1 OF 3

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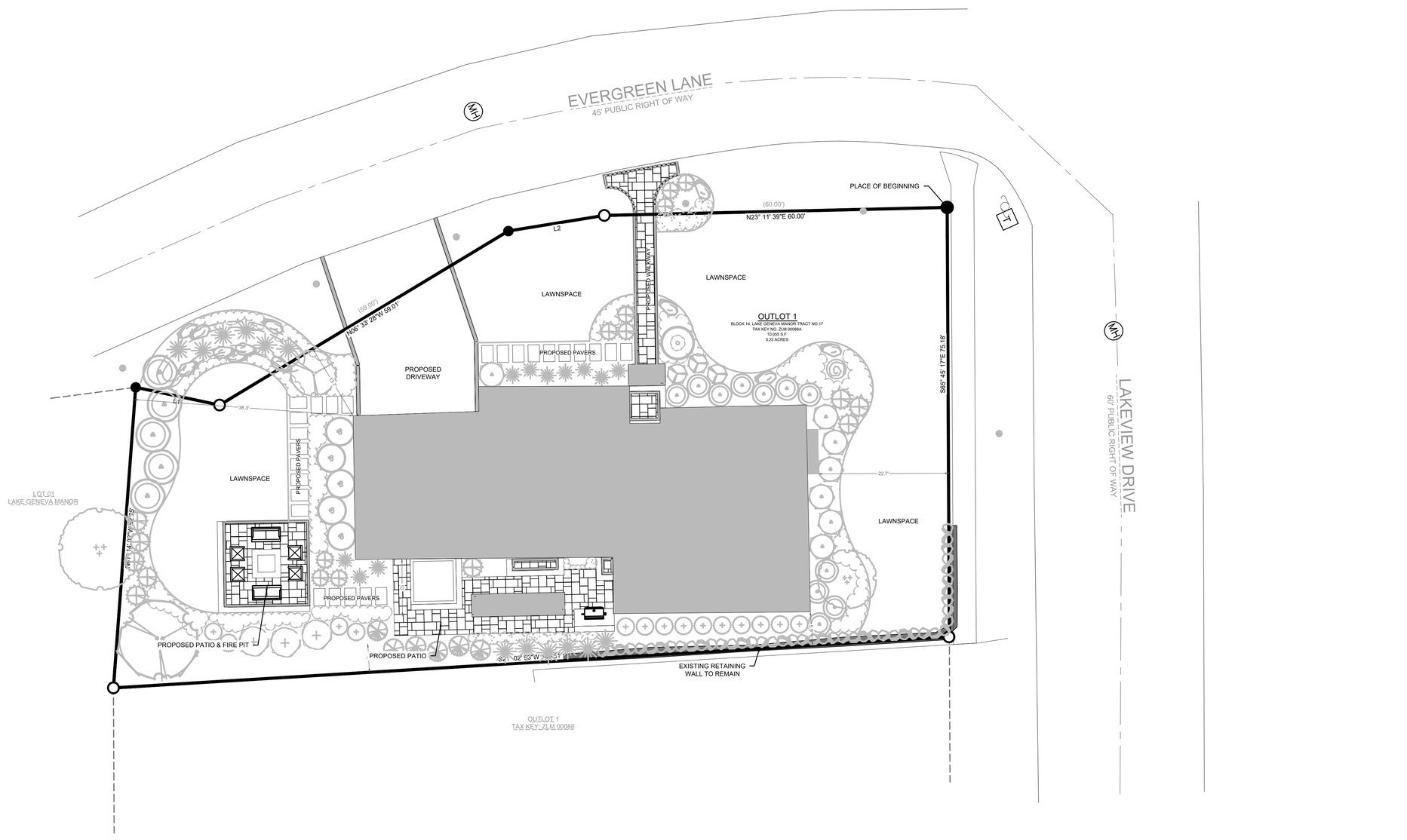
SITE PLAN

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35 IN TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

MORE PARTICULARLY DESCRIBED AS:
PART OF OUTLOT 1 OF LAKE GENEVA MANOR TRACT NO. 17 AS RECORDED IN DOCUMENT NO. 254550 PER THE WALWORTH COUNTY REGISTER OF DEEDS;
COMMENCING FROM THE NORTH CORNER OF OUTLOT NO.1 OF THE LAKE GENEVA MANOR, THENCE S65°45'17"E 75.18'; THENCE S21°02'53"W 146.51'; THENCE N61°14'02"W 52.75'; THENCE N36°30'06"E 15.00'; THENCE N06°33'28"W 56.40'; THENCE N15°19'30"E 17.00'; THENCE N23°11'39"E 60.00' TO THE PLACE OF BEGINNING.

PARCEL LINES		
LINE NUMBER	LENGTH (FT)	DIRECTION
L1	15.00	N36° 30' 06"E
L2	17.00	N15° 19' 30"E

RECORDED AS	
LINE NUMBER	LENGTH (FT)
L1	15.00
L2	17.00



LEGEND

	EXISTING RESIDENCE
	FOUND 2" IRON PIPE
	FOUND 1" IRON PIPE
	SET 1" I.D. IRON PIPE 18", 1.13#/ L.F.
T	EXISTING TELE. PEDESTAL
	EXISTING UTILITY POLE
MH	EXISTING UTILITY MANHOLE

0 10 20 Feet
SCALE 1" = 10'
SHEET SIZE: 22 x 34

CLIENT

1600 EVERGREEN LANE
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

PRELIMINARY

SITE PLAN EXHIBIT

CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
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NO.	REVISION DESCRIPTION	REV DATE
1.	REVIEW COMMENTS	04/08/2025

SCALE	1" = 10'
PROJECT NUMBER	23514
DATE	03-18-2025
PROJECT MGR	BRAD PEARSON
DRAWN BY	EJO
DESIGNED BY	EJO

SHEET NUMBER
2 OF 3

FILE: G:\Shared drives\2021–2025 Projects\2023\23514– 1600 Evergreen Lane\DWG\BASE\23514S.dwg

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Plants.

(a) Plants can be selected to simulate a variety of plant communities suitable to the soil type (e.g. plants capable of penetrating clayey soils). Native plant communities should contain a mix of deep-rooted, herbaceous plants; shrubs may also be included.

(b) Consider using plants that offer pollinator habitat, such as the plant list published by the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) for gardens and lawns at https://datcp.wi.gov/Documents/PPPGardens.pdf.

(c) Planting plugs or prairie sod is recommended to establish vegetation more quickly. If planting seed, stabilize the seed to prevent it from washing away, and confirm conditions (e.g., water, sunlight) are appropriate to promote its germination.

(d) Consider using plant material from a nursery licensed by DATCP as a Nursery Grower or Nursery Dealer under Wisc. Stats. Ch. 94.10 and WI Admin Code Ch. 21.

(e) Consider the long-term implications of trees within the garden, such as the space it will require when fully grown, possible impacts shade has on ground layer plants, and effects the roots may have on drainage. Avoid planting trees that grow too large or may spread aggressively within or nearby the garden, such as aspens, cottonwood, or boxelder.

(f) Check outside sources, such as gardening centers or professional landscapers, to select the planting distance between trees and shrubs.

(g) Leave stems and seed heads for wildlife cover or bird food. If removing undesired dead plant material, doing so in the spring will allow for insects, including pollinators such as moths and butterflies, to overwinter within the material.

(h) The foliage canopy of plant communities should completely cover the soil planting bed at the end of two growing seasons.

(i) The References section includes two references for plant selection (Shaw and Schmidt, 2003; Bannerman and Considine, 2003). It is recommended that experienced individuals be consulted to assist with vegetation selection and establishment.

(j) Avoid installing plant species listed in ch. NR 40.04 Prohibited or Restricted Categories, Wis. Adm. Code (Invasive Species Identification, Classification and Control).

(k) If the rain garden is intended to maintain plant diversity, avoid installing the following plant species which are common invaders of rain gardens and may overtake or degrade the intended plant diversity. Remove these species if found:

1. Reed canary grass (Phalaris arundinacea)
2. Quack grass (Agropyron repens)
3. Bull thistle (Cirsium vulgare)
4. Burdock (Arctium spp.)
5. Wild carrot (Daucus carota)
6. Sweet clover (Melilotus spp.)
7. Cattails (Typha spp.) not only can outcompete intended native plant diversity, but are also an indicator that the rain garden remains too wet.)
8. Canada goldenrod (Solidago canadensis)
9. Tall goldenrod (Solidago altissima)
10. Orange daylily (Hemerocallis fulva)
11. Miscanthus grass (Miscanthus spp.)
12. Giant ragweed (Ambrosia trifida)
13. Common ragweed (Ambrosia artemisiifolia)
14. Boxelder (Acer negundo)
15. Cottonwood (Populus deltoides)

RAIN GARDEN NOTES:

- Plant plugs. The minimum planting density is 1 plant per square foot. It is easier to apply mulch to the planting bed before the plant plugs. Watering and weeding between the plant plugs is critical during the establishment phase. Weeding helps prevent the growth of exotic or invasive species. See References for additional recommendations to maximize success rate of plant plugs

- Prairie sod. Follow grower recommendations for plant selection, placement, watering and maintenance. To secure until its root establishment, anchor sod with 6-inch stakes in a minimum 2-foot grid pattern. Compared to seeding and plant plugs, prairie sod requires less maintenance during the establishment period.

- Sod. Generally sold in 2-foot by 4-foot sections. Sod must be tamped into place with edges tight and lightly watered daily for 2 weeks.

- Rain gardens may also be planted with limited woody vegetation. Do not plant woody vegetation near inflow locations or allow woody species to shade out grasses and forbs. Avoid trees and shrubs where they could obstruct utilities or the line-of-sight triangles at intersections.

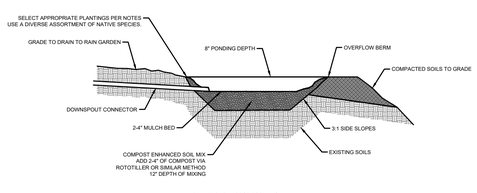
- Installing any plant species listed in ch. NR 40.04 Prohibited Category, Wis. Adm. Code (Invasive Species Identification, Classification and Control) is prohibited. Of those, common invaders of rain gardens to be removed immediately include Canada thistle (Cirsium arvense), plumeless thistle (Carduus acanthoides), crown vetch (Coronilla varia), white mulberry (Morus alba), wild parsnip (Pastinaca sativa), and phragmites (Phragmites australis)

- For all design overflows, apply staked erosion matting, stone or other stable material, wrapping up the sides of the flow path. For the remainder of any rain garden that is not sodded, apply one of the following to minimize soil erosion, suppress weed growth, reduce soil compaction during planting and preserve soil moisture until plant growth is established:
(1) Mulch (for plant plugs only). Apply 1 to 2 inches of shredded mulch before planting. The mulch must be free of foreign material, including other plant material. Push mulch aside to install the plant plugs.

- Avoid applying too much mulch, which may negatively affect plant growth. Shredded mulch is more stable than other mulch types, which may be more prone to floating and smothering plants after rain events. Newspaper may be applied to the soil surface prior to the mulch to further suppress weed growth. Mulch can be discontinued at plant maturity provided that the soil surface is fully covered with dense vegetation.
(2) Staked erosion control mat (biodegradable blanket). For plant plugs, apply mat on the surface of the soil prior to planting, and cut through it to install plants. For seeded rain gardens, apply the mat after the seeding and fertilizing is complete. Stake erosion mat to the soil with 6-inch biodegradable staples in a minimum 2-foot grid pattern. Overlap and anchor any joints in the matting in the direction of flow. Erosion control matting comes in many types and can last 6 months to several years. If the rain garden will be regularly mowed, Class I Urban is recommended as it will degrade more quickly. For native plantings, Class II Type C is recommended since it may stay in place longer.

- Compaction avoidance. Avoid construction on wet soil as it increases compaction and smear, and reduces infiltration and seed establishment. Avoid excessive foot traffic on the planting bed prior to the application of soil surface stabilizers. Avoid use of heavy construction equipment on the planting bed, especially high-pressure rubber-tired equipment. If possible, cordon off the rain garden area during construction.

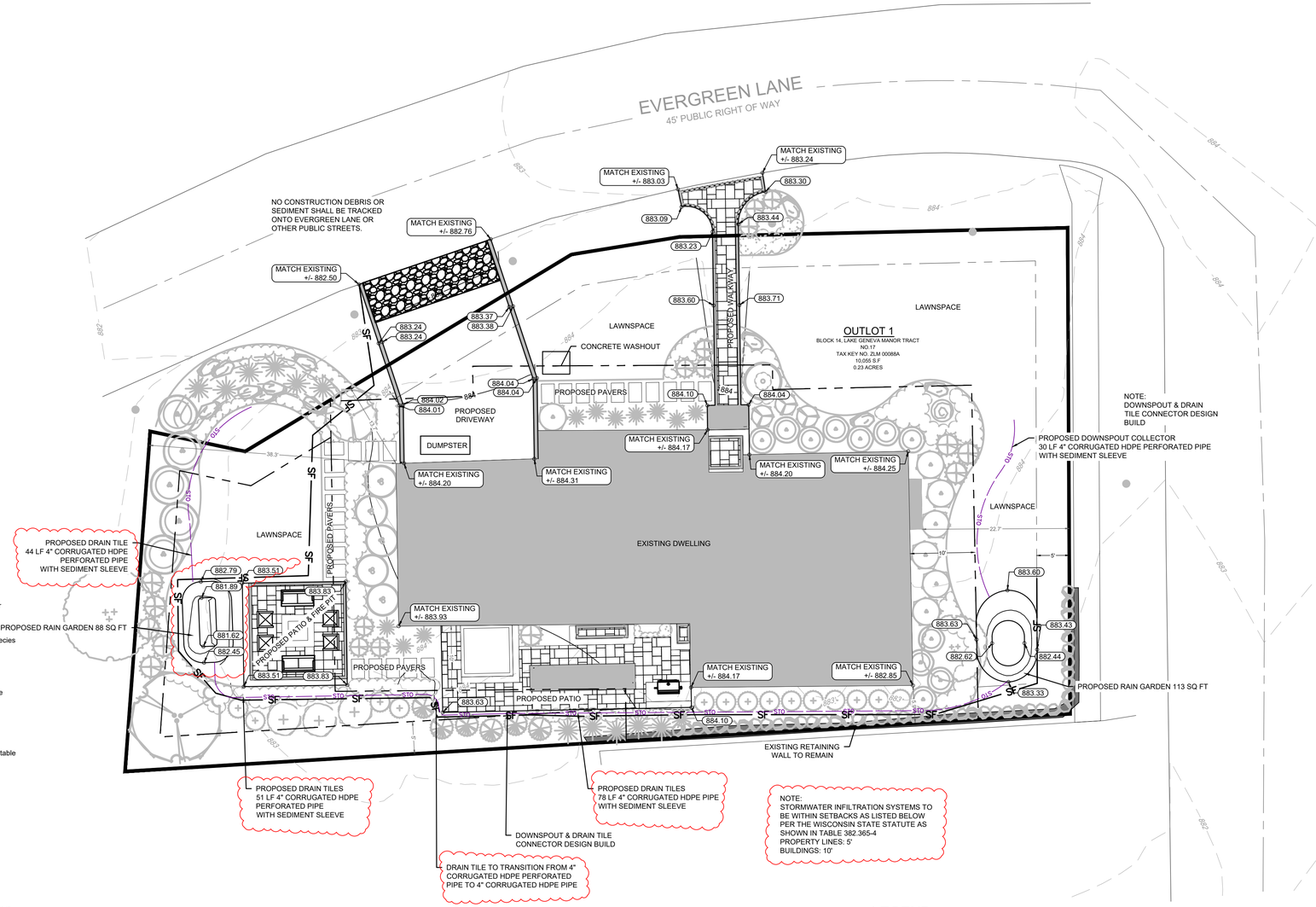
- Compaction remediation. If compaction is known to have occurred during construction, apply compost to the soil surface and rototill it into the soil as deep as possible to improve infiltration before planting. If after planting, the rain garden does not drain or drains too slowly, allow deep-rooted species time to break through the compacted soil, which may take two to three years. If this does not work, remove all plants and complete the compost and rototill steps. If compaction is deeper than a rototiller can reach, specially designed deep tillage equipment may also be used to lift and fracture the subsoils without turning over the topsoil.



RAIN GARDEN CROSS SECTIONS

RAIN GARDEN OPERATION AND MAINTENANCE

ACTIVITY	FREQUENCY
Inspect rain garden to remove nuisance or invasive plants and identify problems with excess moisture, soil erosion, berm settling or failure of any other component	At least three times per growing season
Water plants	As needed for several weeks after planting, and during drought conditions thereafter
Monitor water level after a large rainfall to ensure drainage	As needed, especially during the first year
Remove nuisance or invasive plants	**As needed per inspections**
Re-plant void areas	As needed per inspections
Treat diseased trees and shrubs	As needed per inspections
Repair eroded areas and any berm damage or settling	As needed per inspections
Remove trash and debris	As needed per inspections
Remove excessive dead plant material	Annually (spring recommended)



LEGEND

- EXISTING MAJOR CONTOURS (Increments of 5)
- EXISTING MINOR CONTOURS (Increments of 1)
- DESIGNED MAJOR CONTOURS (Increments of 5)
- DESIGNED MINOR CONTOURS (Increments of 1)
- PROPOSED TRACKING PAD
- PROPOSED SILT FENCE
- EXISTING TELE. PEDESTAL
- EXISTING UTILITY POLE
- EXISTING UTILITY MANHOLE
- EXISTING RESIDENCE

GENERAL NOTE:
CONTRACTOR RESPONSIBLE FOR VERIFYING GRADES SET IN RELATION TO GRADING PLAN SHOWN.

IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE PROPOSED STORMWATER MANAGEMENT SYSTEM.

CALCULATIONS FOR FLOOR AND EXTERIOR GRADES SET, COORDINATION WITH ARCHITECTURAL/STRUCTURAL PLANS, AND ANY DISCREPANCIES THEREIN.

COMMENCING CONSTRUCTION IS ACCEPTANCE OF VERIFICATION AND INFORMATION SHOWN AND CARDINAL ENGINEERING SHALL BE HELD HARMLESS FOR ANY CHANGES FURTHER REQUIRED DURING CONSTRUCTION.

FURTHER CALCULATIONS ARE REQUIRED BEYOND WHAT IS SHOWN ON THIS PLAN FOR WALLS IN OTHER LOCATIONS OF THE STRUCTURAL PLANS. CONTRACTOR IS RESPONSIBLE FOR THOSE CALCULATIONS.

LATEST INFORMATION AVAILABLE AT THE DATE OF THIS SHEET RELEASE.

IT IS THE OWNERS RESPONSIBILITY TO INSTALL AND MAINTAIN THE PROPOSED STORMWATER MANAGEMENT SYSTEM.

RESTORATION NOTES:
1. MINIMUM 4" TOPSOIL REQUIRED IN ALL LAWN AREAS.

2. UTILIZE WISDOT SEED MIXTURE No. 40 OR AS RECOMMENDED BY LANDSCAPER PER LOCAL SOIL TEST.

3. UTILIZE WISDOT TYPE A FERTILIZER.

4. USE CLASS 1, URBAN, TYPE A ON ALL DISTURBED AREAS UNLESS SPECIFIED OTHERWISE.

5. UTILIZE TYPE B MATTING OF SAME CLASS 1 ALONG CENTERLINE OF SWALES AND UP MINIMUM 2' VERTICAL OF SIDE SLOPES.

6. PROPERLY ANCHORED MULCH REQUIRED IN ALL AREAS NOT STABILIZED WITH EROSION MATTING.

7. FOLLOW ALL EROSION CONTROL SEQUENCING, TRACKING PAD, SILT FENCE, DUST CONTROL, SEEDING AND MATTING. ALL SILT FENCE AND EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO UPLAND DISTURBANCE. GRADING AND RESTORATION WILL TAKE PLACE AS SOON AS POSSIBLE

8. NO CONSTRUCTION DEBRIS OR SEDIMENT SHALL BE TRACKED ONTO PUBLIC STREETS.

TOTAL LAND DISTURBANCE:
SQUARE FOOTAGE: 2,897
ACRES: 0.07

0 10 20 Feet
SCALE 1" = 10'
SHEET SIZE: 22 x 34

CLIENT

1600 EVERGREEN LANE
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

PRELIMINARY

RAIN GARDEN EXHIBIT

CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

NO.	REVISION DESCRIPTION	REV DATE
1.	REVIEW COMMENTS	04/08/2025

SCALE	1" = 10'
PROJECT NUMBER	23514
DATE	03-18-2025
PROJECT MGR	BRAD PEARSON
DRAWN BY	EJO
DESIGNED BY	EJO

SHEET NUMBER
3 OF 3

FILE: G:\Shared drives\2021–2025 Projects\2023\23514– 1600 Evergreen Lane\DWG\BASE\23514S.dwg

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RAIN GARDEN SIZING

DATE: 3/20/2025
JOB NAME: 1600 Evergreen Lane
JOB NUMBER: 23514
DESIGNER: RYAN CARDINAL, PE

CARDINAL
Plan | Survey | Engineer

- Design Runoff Volume Control - 100% per City of Lake Geneva
- Proposed 8" Ponding Depth. Silt Loam used per WDNR Tech Standard 1009 without an onsite infiltration rate test and reviewed NRCS Soil Maps

$DA := 663\ ft^2$	Net increase of impervious surfaces flowing to rain garden, per City of Lake Geneva Engineering Staff
$PD := 8\ in$	Selected Ponding Depth from Tech Standard
$SF := 0.23$	Sizing Factor per tech standard
$RG := DA \cdot SF = 152.49\ ft^2$	Rain Garden Ponding Areas



Map Scale: 1:386 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 5 10 20 30

Feet: 0 15 30 60 90

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Walworth County, Wisconsin
Survey Area Data: Version 21, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 30, 2022—Aug 18, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MyB	Miami silt loam, 2 to 6 percent slopes	0.4	81.7%
ScB	St. Charles silt loam, 2 to 6 percent slopes	0.1	18.3%
Totals for Area of Interest		**0.4**	**100.0%**

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 21, 2025

Agenda Item #7

Applicant:
Tim Kerins
3267 South Shore Drive
Delavan, WI

Request:
1600 Evergreen Lane
Lake Geneva, WI
Conditional Use Permit for
Site Plan Alterations in ER-1 Zoning District

Description:

The applicant is requesting a Conditional Use Permit (CUP) for alterations to a site plan within the Estate Residential – 1 (ER-1) zoning district for property located at 1600 Evergreen Lane, Tax Key No. ZLM 00088A. The request involves additions/alterations for patio, fire, grill, and walkway spaces on the site. Improvements include a new patio, paver walkway, and a firepit. A CUP is required for ER-1 properties that utilize certain SR-4 zoning standards, per Section 98-407(3). No changes are proposed which would utilize the more flexible standards of the SR-4 zoning district, however review is required due to site plan alterations and the addition of impervious surface. With the addition of 663 sf of impervious surface, a stormwater management plan is required.

Staff Review Comments:

Overall, the proposed project complies with all applicable requirements of Section 98-206(1) pertaining to Residential land uses, Table 98-402: Residential Bulk Standards, and the requirements of Section 98-407(3) pertaining to the use of SR-4 Zoning Standards in the ER-1 Zoning District. The City Engineer has reviewed the proposed rain garden and provided comments dated April 7, 2025.

Action by the Plan Commission:

As part of the consideration of the requested CUP, the Plan Commission is required to:

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

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

A proposed CUP must be reviewed by the standards, below:

A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:

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

B. If, after the public hearing, the Commission wishes to recommend *denial*, then the appropriate fact finding would be in disagreement with at least one of Factors 1-6 listed above.

Staff Recommendation:

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided under A.1-6., above.
3. Staff recommends the following *additional condition of approval* be attached:
    a. Satisfaction of City Engineer's comments dated April 7, 2025.

Sonja Kruesel, AICP
City Planning Consultant
Vandewalle & Associates

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:** **April 16, 2025**

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

CC: **Brad Pearson – Cardinal Engineering**
Renee Hanlon – Building and Zoning Administrator
Dave DeAngles – City Administrator
Amanda Rotondi – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: **CUP Site Plan Approval – 1600 Evergreen Lane (PIN ZYUP 500003)**
Kapur Project No. 250259 PHSE 06

BACKGROUND AND REQUEST:

A Conditional Use Permit (CUP) application was submitted for the construction of a new patio, paver walkway, and firepit at 1600 Evergreen Lane. A raingarden has been proposed to mitigate for stormwater runoff from an increase of 663 sq.ft of impervious surface that will be added to the site.

The following plan and calculations were submitted for review:

- **Rain Garden Exhibit**, prepared by Cardinal Engineering, sheet 3 of 3, dated March 18, 2025 last revised 4/08/2025.
- **Rain Garden Sizing,** one sheet, prepared by Cardinal Engineering, dated March 20, 2025

Comments:

We recommend approval of the Conditional Use Permit (CUP) and site plan referenced above. Our recommendation for approval is subject to the following conditions:

1. It is the applicant's responsibility to install and maintain the proposed stormwater management system.
2. All Silt fence and erosion control measures must be installed prior to upland disturbance. Grading and restoration shall take place as soon as possible.
3. No construction debris or sediment shall be tracked onto Evergreen Lane, other public streets or off-site properties.

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.

RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Conditional Use Permit (CUP) filed by Tim Kerins, 3267 South Shore Drive, Delavan, WI 53115, for a request for alterations to a site plan within the Estate Residential-1 (ER-1) zoning district, for the property located at 1600 Evergreen Lane, Tax Key No. ZLM 00088A.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**PC-012**	**Date:**	April 21, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Conditional Use Permit application filed by Tim Kerins, 3267 South Shore Drive, Delavan, WI, 53115, to allow for alterations to a site plan within the Estate Residential-1 (ER-1) zoning district, for the property located at 1600 Evergreen Lane, Tax Key No. ZLM 00088A and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on April 21, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

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

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

3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

5. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.

6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant’s proposal and any requirements recommended by the Applicant to ameliorate such impacts, and

WHEREAS, the Plan Commission has recommended approval with one condition regarding satisfaction of outstanding comments from the City Engineer dated April 7, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council of the Conditional Use Permit filed by Tim Kerins, 3267 South Shore Drive, Delavan, WI, 53115, to the Common Council to allow alterations to a site plan within the Estate Residential-1 (ER-1) zoning district for the property located at 1600 Evergreen Lane, Tax Key No. ZLM 00088A, per the findings of fact stated above and one condition of approval stated above.

.

Recommended to the Common Council of the City of Lake Geneva this 21st day of April 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 Planned Development – Precise Implementation Plan (PIP) to allow for reconstruction of the electrical substation located at 255 Mill Street, Tax Key No. ZA312100002.			
Committee:	Plan Commission approved April 21, 2025		
Fiscal Impact:	N/A		
File Number:	**25-R31**	**Date:**	May 12, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Planned Development – Precise Implementation Plan application filed by Wisconsin Power and Light Company, 4902 N. Biltmore Ln, Madison, WI, to allow for reconstruction of the electrical substation located at 255 Mill Street, Tax Key No. ZA312100002, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on April 21, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

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

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

3. The proposed PIP in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed PIP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

5. The proposed PIP is located in an area that will be adequately served by and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.

6. The potential public benefits of the proposed PIP outweigh all potential adverse impacts of the proposed PIP after taking into consideration the Applicant’s proposal and any requirements recommended by the Applicant to ameliorate such impacts, and

WHEREAS, the Plan Commission has recommended the following conditions:

1. Satisfaction of City Engineer's comments dated April 11, 2025.

NOW, THEREFORE, BE IT RESOLVED, that a Planned Development – Precise Implementation Plan for Wisconsin Power and Light Company, is approved to allow for reconstruction of the electrical substation located at 255 Mill Street, Tax Key No. ZA312100002, per the findings of fact and additional conditions stated above.

.

Granted by the Common Council of the City of Lake Geneva this 12th day of May 2025.

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

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

_____

Todd Krause, Mayor Date

Attest:

_____

Lacey L. Reynolds, City Clerk Date

APPLICATION FOR PRECISE IMPLEMENTATION PLAN OR AMENDMENT

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
255 Mill Street, Lake Geneva, WI/ Parcel # ZA312100002 Outlot 1 of Certified Survey No. 3121 as recorded in Volume 17 of Certified Surveys on Page 73 in Walworth County Register of Deeds, WI. Located in the SW1/4 -NE1/4 of Section 36, T2N, R17E, Walworth County, WI.

Name and Address of Current Owner: Wisconsin Power and Light Company
4902 North Biltmore Lane, Madison, WI 53718

Telephone No. with area code & Email of Current Owner:
Phone: 608-458-3419

Email: jessicabahr@alliantenergy.com

Owner Signature: Jessica R. Bahr

Name and Address of Applicant:
Same Owner

Telephone No. with area code & Email of Applicant: Same Owner

Proposed Use:
Rebuild WP&L's existing Downtown Lake Geneva electrical distribution substation. The current substation has been in the same location for approximately 88 years.

Zoning District in which land is located: Planned Development

Names and Addresses of architect, professional engineer and contractor of project:
Wisconsin Power and Light Company
4902 North Biltmore Lane, Madison, WI 53718

Short statement describing activities to take place on site:
WP&L is proposing to rebuild the existing Downtown Lake Geneva electrical distribution substation. As part of this project, WP&L will be installing a new power transformer, a new circuit breaker, and a metal clad switchgear. WP&L is proposing to install a retaining wall on the south side of the property and then install a solid fence around the perimeter of the electrical infrastructure.

PIP fee $400.00, payable upon filing application.

March 7, 2025
Date

Jessica R. Bahr
Signature of Applicant

_____ _____ Cost Recovery # _____

Petitioner Name Project Address

OFFICE USE ONLY Description of Request _____

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.

Wisconsin Power and Light Company, as applicant/petitioner for

Project: WP&L's Rebuild of the Downtown Lake Geneva Electrical Distribution Substation

Project Address: 255 Mill Street, Lake Geneva, WI

Parcel No. Parcel # ZA312100002

Name: Wisconsin Power and Light Company

Address: 4902 North Biltmore Lane

Madison, WI 53718

Cell Phone: (___) - _____ - _____ Phone: (608) - 458 - 3419

Email: jessicabahr@alliantenergy.com

Dated this 7th Day of March, 20 25

_____

Printed Name of Applicant / Petitioner

Jessica Bahr, Jessica R. Bahr

Signature of Applicant/Petitioner

Applicant/Petitioner agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof

Section 98-935 Fees:

(1) Fees for Procedures or Permits Requested by a Private Party: The fees for the procedures and permits established by this Chapter shall be established by resolution of the Common Council of the City of Lake Geneva

(2) Fees for Procedures Requested by the City of Lake Geneva: There shall be no fee in the case of applications filed in the public interest by the Common Council or the Plan Commission, other agency, or official of the City of Lake Geneva.

(3) Payment of Fees: Fees shall be payable at the time applications are filed with the appropriate officer of the City (per the requirements of this Chapter), and are not refundable.

(4) Professional Consultant Review Services: The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission. The City may apply the charges for these services to the Petitioner. The City will require the Petitioner to sign a professional consultant review services form. 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.** The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. 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. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property.

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

Prior to submitting the 8 complete applications as certified by the Zoning Administrator, the Applicant shall submit 1 initial draft application packet and 1 digital copy for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator) *Date:* _____ *by:* _____

⇓ *Draft Final Packet (8 Copies and 1 Digital Copy to Zoning Administrator)* *Date:* _____ *by:* _____

⇓

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

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

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

- ____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
- ____ Map and all its parts clearly reproducible with a photocopier;
- ____ Map size of 11" by 17" and map scale not less than one inch equals 800 feet;
- ____ All lot dimensions of the subject property provided;
- ____ Graphic scale and north arrow provided.

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

- ____ Specific project themes and images;
- ____ The specific mix of dwelling unit types and/or land uses;
- ____ Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
- ____ The specific treatment of natural features;
- ____ The specific relationship to nearby properties and public streets.
- ____ A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.
- ____ A complete list of zoning standards which will not be met by the proposed PIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

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

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

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

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

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

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

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

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

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

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

____ A legal description of the subject property;

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

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

____ All required building setback lines;

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

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

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

____ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;

____ The location of all outdoor storage areas and the design of all screening devices;

____ The location, type, height, size and lighting of all signage on the

subject property to include a photometric plan;

____ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property – including the clear demonstration of compliance with Section 98-707;

____ All engineering requirements for utilities, site designs, etc;

____ The location and type of any permanently protected green space areas;

____ The location of existing and proposed drainage facilities for storm water;

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

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

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

____ (7) **A series of building elevations** for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.

____ (8) **A general signage plan** including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from City standards or common practices.

N/A (9) **A general outline of the intended organizational structure** for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.

____ (10) **A written description** which demonstrates the full consistency of the proposed PIP with the approved GDP.

____ (11) **A written description** of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed PIP development; and,

____ (12) **Proof of financing capability** pertaining to construction and maintenance and operation of public works elements of the proposed development.

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

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

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

____ **Receipt of 8 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

____ **A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline.** **Date:** _____ **by:** _____

____ **Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk:** **Date:** _____ **by:** _____

____ **Class 2 Legal Notice sent to official newspaper by City Clerk:** **Date:** _____ **by:** _____

____ **Class 2 Legal Notice published on** _____ **and** _____ **by:** _____

Development Review Committee (DRC) Application

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

Applicant Information

Property Address 255 Mill Street, Lake Geneva, WI
Applicant name Wisconsin Power and Light Company
Applicant email jessicabahr@alliantenergy.com Phone Number (608) 458-3419

Architect/Contractor/Designer Name Wisconsin Power and Light Company/ Dave Herzog
Architect/Contractor/Designer Email DavidHerzog@alliantenergy.com Phone Number (608) 458-3639

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

Engineering

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

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

- Estimated Traffic impacts During construction there will be disturbances in traffic patterns and parking near the museum.
  - Traffic Study Required YES/(NO)
  - Traffic Control Plan Required YES/(NO)
  - Will construction affect street parking or intersections? (YES)/ NO
- Paving Materials, Typical Sections? YES /(NO)
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES /(NO)
- Watermain extension required? YES /(NO)
- Sanitary sewer extension required? YES /(NO)
- SEWRPC Service Area Amendment needed? YES /(NO)
- Is a Chapter 30 Permit (wetland/waterway) required? YES /(NO)
- Proposed building/expansion dimensions See proposed design.
- Will there be signage? (YES)/ NO type (mounted, freestanding) There will be a sign on the fence or one of the gates.
- Exterior lighting plans? (YES)/ NO
- What kind of noise or level of noise will the business have? Noise level will be less than 60dBA (decibels)
- Detailed property Site Plan? (YES)/ NO Date of Plan: 03-07-2025
- Green Space Calculations (Existing vs. Proposed) YES /(NO)
- Are landscape plans provided? (YES)/ NO
- Is a Land Division required? (YES)/ NO

Water/Sewer Utilities N/A

If an existing structure please circle the following:

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

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

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

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

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

Wisconsin Power and Light Company's Downtown Lake Geneva Substation Written Description for PIP

Wisconsin Power and Light Company's (WP&L) Downtown Lake Geneva Substation is nearing its end-of-life cycle and will not be able to meet the projected electrical load growth of the community in its existing condition. In 2023, WP&L presented a proposal to the City of Lake Geneva to relocate this substation, which was denied. Through positive discussions with the City, WP&L returned with a plan to rebuild the substation in the existing location, which is located adjacent to the Geneva Lake Museum. In July 2024, WP&L requested to acquire from the City approximately 362 square feet on the south side of the exiting substation site to square off WP&L's property to allow for necessary electrical facilities. On August 14, 2024 the City Common Council approved WP&L's acquisition of the additional land. Then, WP&L moved through the General Development plan process with the City and WP&L's plans were approved on November 18th, 2024.

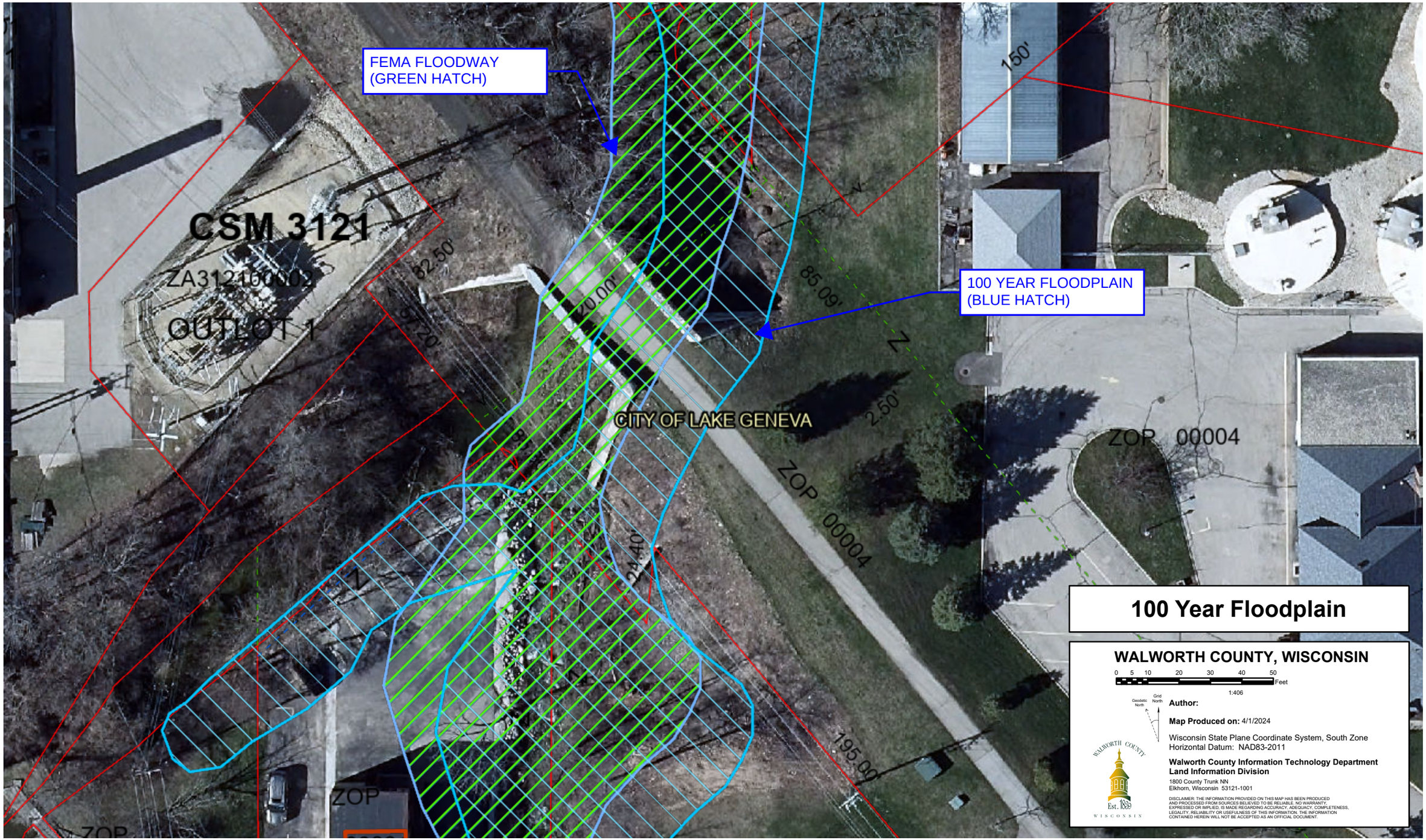
This substation property is currently zoned Planned Development. As stated in the Zoning Code under 98-914(1)(b) Planned developments "are intended to provide for flexible development standards to accommodate unique sites, mixtures of land uses, or development configurations." The adjacent properties to the north and the west are also zoned Planned Development with the properties to the south and east being zoned General Business

WP&L's existing property is surrounded by a City parking lot to the north, a public walking path to the east, the White River to the south, and the Geneva Lake Museum to the west. Access to this property will be coordinated across the City's parking lot and museum area. Construction is scheduled to commence in the fall of 2026 and be completed before summer of 2027.

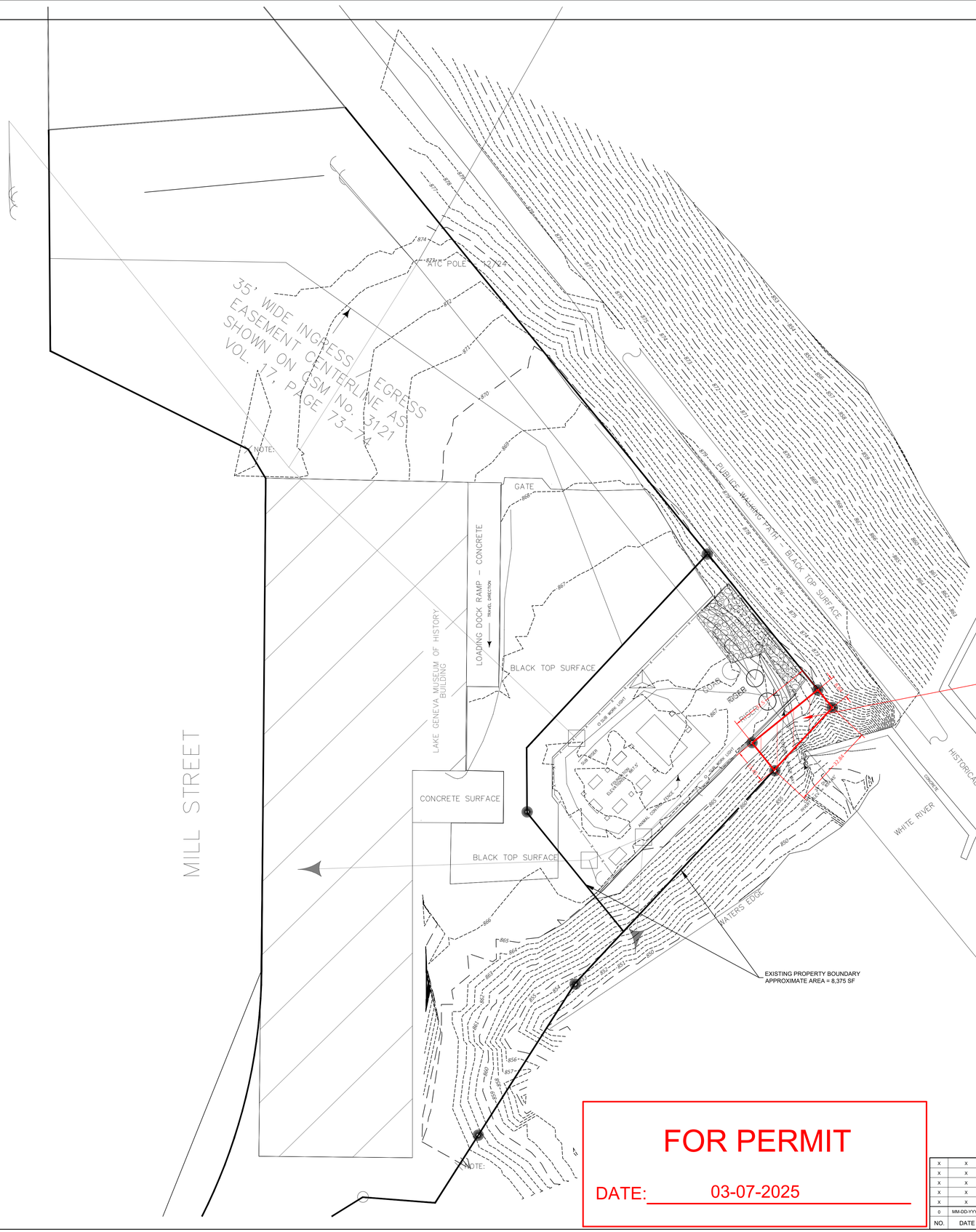
None of the property owned by WP&L is within the 100 year floodplain or the shoreland area. As part of the drawing packet, a "Preliminary Site Grading & Erosion Control plan" shows three (3) storm water inlets with protection along with installation of erosion control silt fencing and log type perimeter control along the south and west.

WP&L is proposing to install all new electrical infrastructure and the only facility that will not be replaced will be American Transmission Company's transmission pole which will continue to be located within the new fence. On the south side of the property, WP&L will be installing an approximately 7 foot tall solid concrete retaining wall. Located on top of the retaining wall and around the perimeter of the electrical infrastructure will be a nine (9) foot brick patterned concrete solid fence. The solid fence will replace the existing wire fence to assist with the aesthetics along with still protecting electrical facilities and the public. Exterior downward facing lighting will be located over the two (2) doors of the control enclosure to ensure safety while employees enter or exit the enclosure.

To complete this project, WP&L is proposing to install black chokeberry shrubs on the White River side of the property along with stabilizing the property with a hydroseeding mulch and seed mix.


FEMA FLOODWAY
(GREEN HATCH)
100 YEAR FLOODPLAIN
(BLUE HATCH)
CSM 3121
ZA3121000002
OUTLOT 1
CITY OF LAKE GENEVA
ZOP 00004
ZOP
150'
82.50'
57.20'
20.00'
85.09'
2.50'
24.40'
195.09'
100 Year Floodplain
WALWORTH COUNTY, WISCONSIN
0 5 10 20 30 40 50
Feet
1:406
Author:
Map Produced on: 4/1/2024
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.

Plotted: 3/5/2025
File: P:\1530-7000 ALLIANT ENERGY SUBSTATION SCOPING PROJECTS\1530-7020 DOWNTOWN LAKE GENEVA SUBSTATION\DRAWINGS\DESIGN\SHEETS\PRELIMINARY PROPOSED PROPERTY BOUNDARY_00.DWG

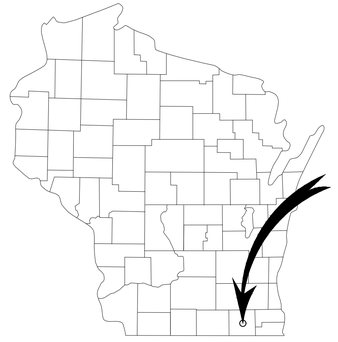


N

0 20 40 Feet

LEGEND

- MAJOR GROUND CONTOUR (1055')
- MINOR GROUND CONTOUR
- OH TRANSMISSION
- OH DISTRIBUTION
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- FENCE
- PROPERTY LINE
- LIGHT POLE
- TRANSMISSION POLE
- DISTRIBUTION POLE
- ANCHOR



LATITUDE: 42° 35' 32.9424" N
LONGITUDE: 88° 25' 51.0852" E
WISCONSIN COUNTY SYSTEMS: WALWORTH COUNTY, US FOOT
COORDINATE SYSTEM CODE: HARN/WI.WALWORTHWI-F

SUBSTATION SITE ADDRESS:
225 MILL STREET
LAKE GENEVA, WI 53147

WISCONSIN POWER AND LIGHT COMPANY

FOR PERMIT

DATE: 03-07-2025

NO.	DATE	REVISION	BY	CHK'D	APV'D
x	x	x	x	x	x
x	x	x	x	x	x
x	x	x	x	x	x
x	x	x	x	x	x
x	x	x	x	x	x
0	MM-DD-YYYY	SUBSTATION REBUILD [XXXXXXX] FOR REVIEW PRELIMINARY	EOR-NIN	EOR-XXX	AE-XXX

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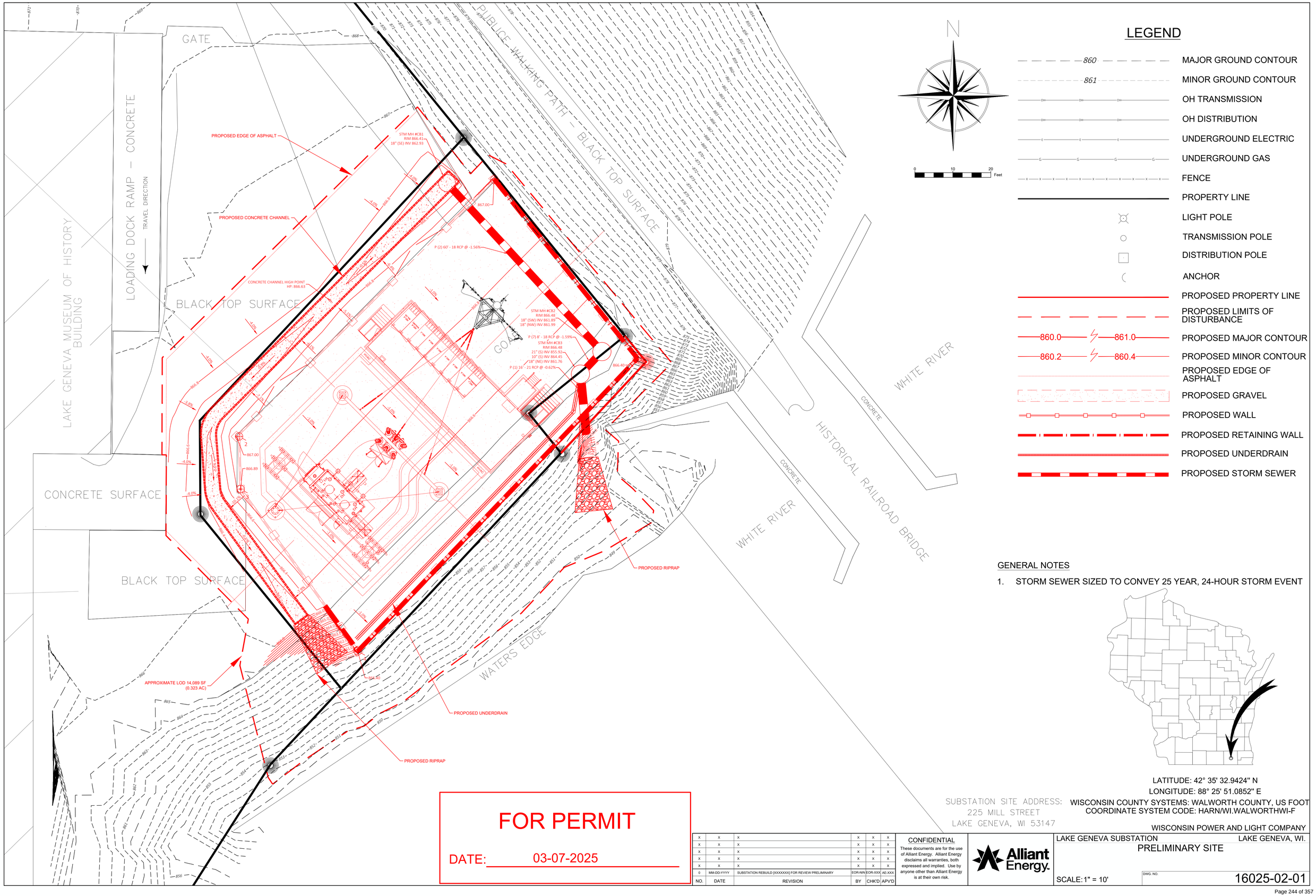
Alliant Energy.

LAKE GENEVA SUBSTATION — LAKE GENEVA, WI.

EXISTING CONDITIONS

SCALE: 1" = 20'

DWG. NO. 16025-02-01-CR



LEGEND

- MAJOR GROUND CONTOUR
- MINOR GROUND CONTOUR
- OH TRANSMISSION
- OH DISTRIBUTION
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- FENCE
- PROPERTY LINE
- LIGHT POLE
- TRANSMISSION POLE
- DISTRIBUTION POLE
- ANCHOR
- PROPOSED PROPERTY LINE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EDGE OF ASPHALT
- PROPOSED GRAVEL
- PROPOSED WALL
- PROPOSED RETAINING WALL
- PROPOSED UNDERDRAIN
- PROPOSED STORM SEWER

GENERAL NOTES

1. STORM SEWER SIZED TO CONVEY 25 YEAR, 24-HOUR STORM EVENT

LATITUDE: 42° 35' 32.9424" N
LONGITUDE: 88° 25' 51.0852" E
WISCONSIN COUNTY SYSTEMS: WALWORTH COUNTY, US FOOT
COORDINATE SYSTEM CODE: HARN/WI.WALWORTHWI-F

SUBSTATION SITE ADDRESS:
225 MILL STREET
LAKE GENEVA, WI 53147

WISCONSIN POWER AND LIGHT COMPANY

FOR PERMIT

DATE: 03-07-2025

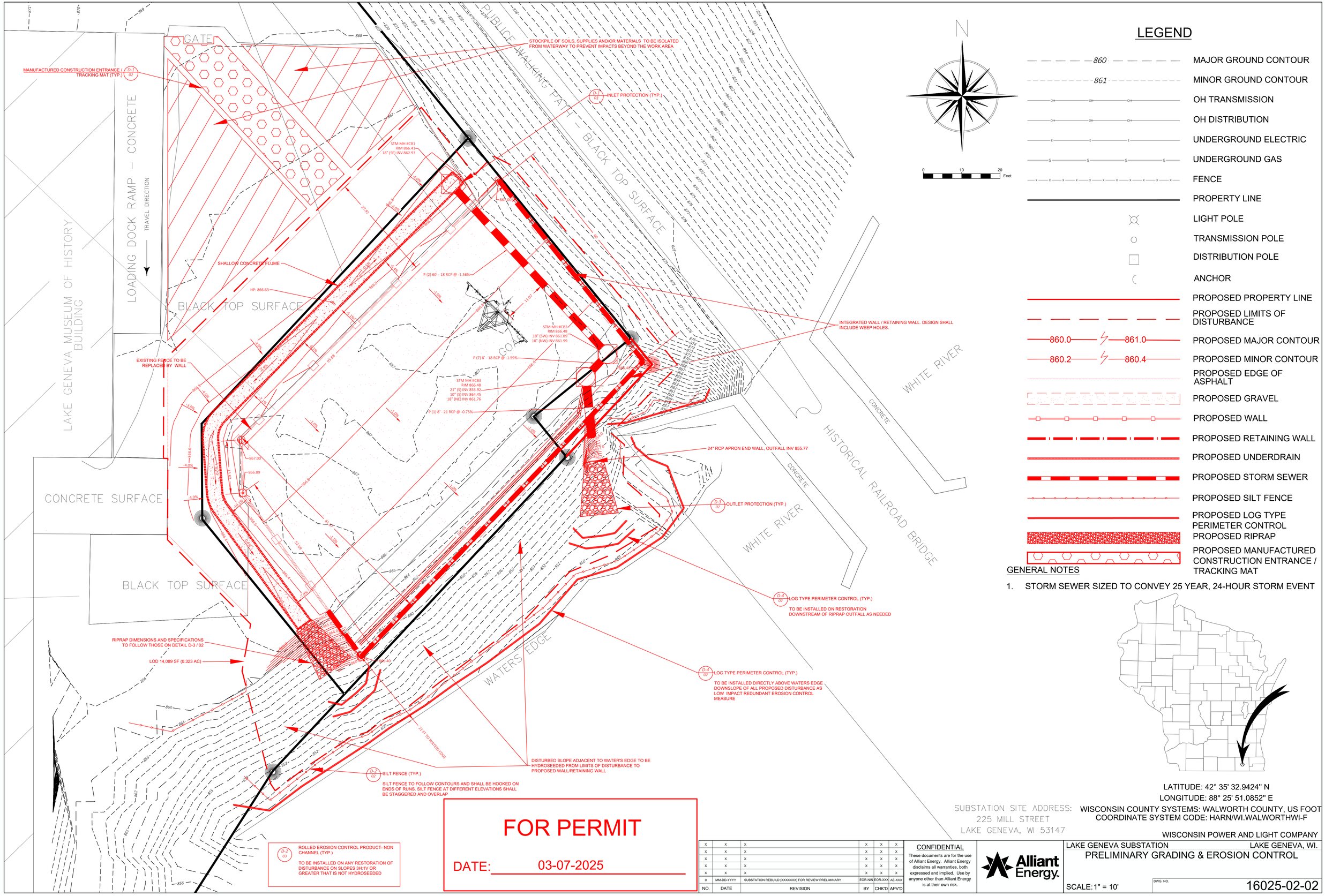
NO.	DATE	REVISION	BY	CHK'D	APV'D
x	x	x	x	x	x
x	x	x	x	x	x
x	x	x	x	x	x
x	x	x	x	x	x
x	x	x	x	x	x
0	MM-DD-YYYY	SUBSTATION REBUILD [XXXXXXX] FOR REVIEW PRELIMINARY	EOR-NNN	EOR-XXX	AE-XXX

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LAKE GENEVA SUBSTATION — LAKE GENEVA, WI.
PRELIMINARY SITE
SCALE: 1" = 10'
DWG. NO. 16025-02-01

Plotted: 3/6/2025
File: P:\1530-7000 ALLIANT ENERGY SUBSTATION SCOPING PROJECTS\1530-7020 DOWNTOWN LAKE GENEVA SUBSTATION\DRAWINGS\DESIGN\SHEETS\PRELIMINARY SITE_FLATTEN.DWG



LEGEND

- MAJOR GROUND CONTOUR
- MINOR GROUND CONTOUR
- OH TRANSMISSION
- OH DISTRIBUTION
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- FENCE
- PROPERTY LINE
- LIGHT POLE
- TRANSMISSION POLE
- DISTRIBUTION POLE
- ANCHOR
- PROPOSED PROPERTY LINE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EDGE OF ASPHALT
- PROPOSED GRAVEL
- PROPOSED WALL
- PROPOSED RETAINING WALL
- PROPOSED UNDERDRAIN
- PROPOSED STORM SEWER
- PROPOSED SILT FENCE
- PROPOSED LOG TYPE PERIMETER CONTROL
- PROPOSED RIPRAP
- PROPOSED MANUFACTURED CONSTRUCTION ENTRANCE / TRACKING MAT

GENERAL NOTES

1. STORM SEWER SIZED TO CONVEY 25 YEAR, 24-HOUR STORM EVENT

LATITUDE: 42° 35' 32.9424" N
LONGITUDE: 88° 25' 51.0852" E
WISCONSIN COUNTY SYSTEMS: WALWORTH COUNTY, US FOOT
COORDINATE SYSTEM CODE: HARN/WI.WALWORTHWI-F

SUBSTATION SITE ADDRESS:
225 MILL STREET
LAKE GENEVA, WI 53147

WISCONSIN POWER AND LIGHT COMPANY

FOR PERMIT

DATE: 03-07-2025

NO.	DATE	REVISION	BY	CHK'D	APV'D
x	x	x	x	x	x
x	x	x	x	x	x
x	x	x	x	x	x
x	x	x	x	x	x
x	x	x	x	x	x
0	MM-DD-YYYY	SUBSTATION REBUILD [XXXXXXX] FOR REVIEW PRELIMINARY	EOR-NNN	EOR-XXX	AE-XXX

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Alliant Energy.

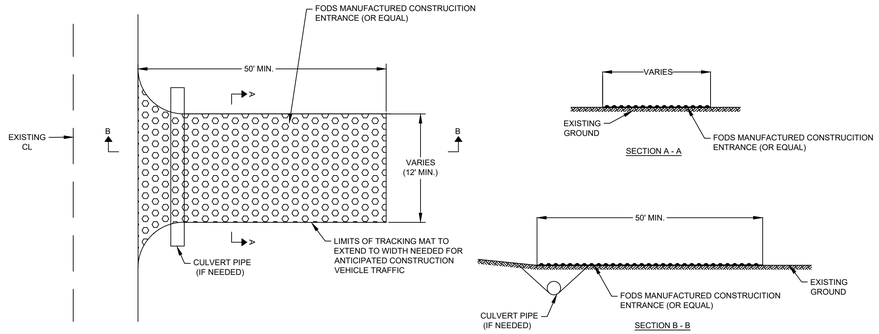
LAKE GENEVA SUBSTATION — LAKE GENEVA, WI.

PRELIMINARY GRADING & EROSION CONTROL

SCALE: 1" = 10'

DWG. NO. 16025-02-02

Plotted: 3/6/2025
File: P:\1530-7000 ALLIANT ENERGY SUBSTATION SCOPING PROJECTS\1530-7020 DOWNTOWN LAKE GENEVA SUBSTATION\DRAWINGS\DESIGN\SHEETS\PRELIMINARY SITE GRADING_01.DWG



GENERAL NOTES

1. MANUFACTURED TRACKING CONTROL MAT (FODS, OR EQUIVALENT) SHALL BE USED IN LIEU OF AGGREGATE TRACKING PAD. MINIMUM PLAN DIMENSIONS OF TRACKING CONTROL MAT SHALL BE AS SHOWN ABOVE. CONTRACTOR SHALL INSTALL, MAINTAIN, AND INSPECT TRACKING CONTROL MAT PER MANUFACTURER'S SPECIFICATIONS.
2. TRACKING PAD SHALL BE INSTALLED AT CONSTRUCTION ENTRANCE INSIDE OF CONSTRUCTION PERIMETER. VEHICLES SHALL TRAVEL ACROSS THE ENTIRE LENGTH OF THE CONSTRUCTION ENTRANCE DURING EGRESS FROM CONSTRUCTION SITE.

MATERIAL NOTES

1. MATERIALS FOR MAT, ANCHORS, AND OTHER APPURTENANCES FOR CONSTRUCTION MAT SHALL BE AS DIRECTED BY MANUFACTURER OR AS APPROVED BY ENGINEER.

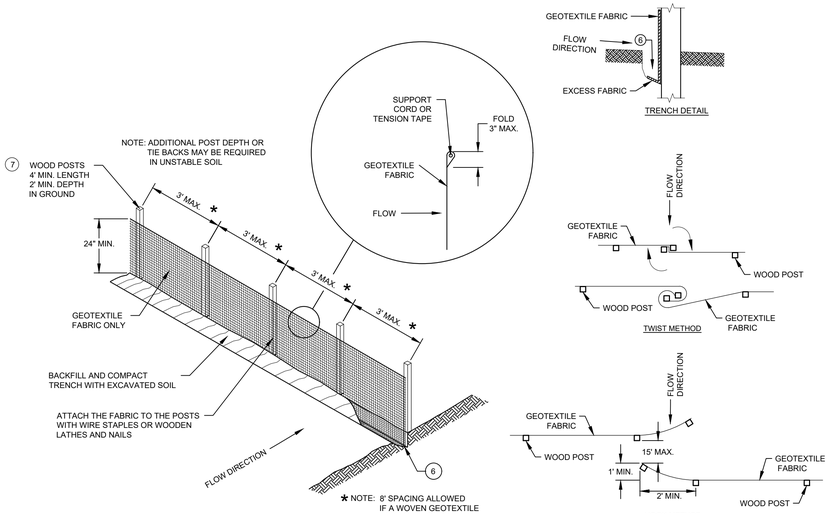
INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057 FOR IN REGARDS TO MINIMUM DIMENSIONS AND LOCATION.
2. INSTALLATION OF MATS, ANCHORS, AND OTHER APPURTENANCES, SHALL CONFORM WITH MANUFACTURER'S SPECIFICATIONS AND SHALL DIVERGE ONLY WITH APPROVAL BE ENGINEER.
3. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. TRACKING MAT SHALL BE USED AT ALL POINTS OF CONSTRUCTION EGRESS.
4. DIMENSIONS OF THE TRACKING MAT SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.
5. SURFACE WATER SHALL BE PREVENTED FROM PASSING THROUGH THE TRACKING MAT. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING MATS OR CONVEYED UNDER AND AROUND THEM USING CULVERTS OR OTHER PRACTICES.
6. TRACKING MAT SHALL BE REMOVED ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.
7. TRACKING MAT LENGTH SHALL BE 100 FEET MINIMUM WHEN CONNECTING TO A STATE HIGHWAY.

INSPECTION & MAINTENANCE NOTES

1. MANUFACTURED TRACKING CONTROL MAT SHALL, AT A MINIMUM BE INSPECTED DAILY DURING CONSTRUCTION. WEEKLY WHEN NO ACTIVE CONSTRUCTION, AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD, AND AS MANUFACTURER'S SPECIFICATIONS DICTATE.
2. CLEANING AND MAINTENANCE PROCEDURE SHALL BE PER MANUFACTURER'S SPECIFICATION.
3. ADDITIONAL TRACKING MATS SHALL BE PLACED TO INCREASE WIDTH OR LENGTH IF THE TRACKING MAT BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.
4. A MINIMUM 12 FEET WIDE BY 50 FEET LONG PAD SHALL BE MAINTAINED AT ALL TIMES.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.
6. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.

D-1 02 MANUFACTURED CONSTRUCTION ENTRANCE / TRACKING MAT



SILT FENCE

TRENCH DETAIL

TWIST METHOD

HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE (2)

MATERIAL NOTES

1. GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION 628 OF THE 2024 WISDOT STANDARD SPECIFICATIONS.

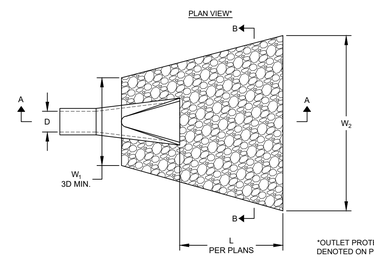
INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1056.
2. CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID EROSION AROUND THE ENDS OF THE FENCE.
3. FAILURE TO PROPERLY ANCHOR SILT FENCE COULD RESULT IN WATER AND SEDIMENT RELEASE BENEATH THE SILT FENCE. PROPERLY SECURE THE SILT FENCE INTO THE ANCHOR TRENCH.
4. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGHT.
5. SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.
6. FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4 INCHES WIDE AND 6 INCHES DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
7. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 ½ INCHES X 1 ½ INCHES OF OAK OR HICKORY.

INSPECTION & MAINTENANCE NOTES

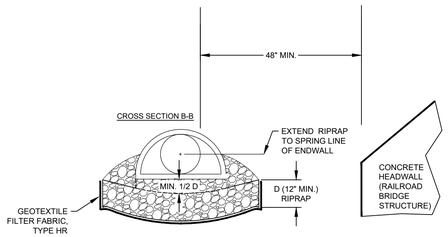
1. AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.
2. INSPECT FENCES FOR DAMAGE TO STAKES AND FABRIC, UNDERCUTTING, EXCESSIVE SEDIMENT ACCUMULATION (GREATER THAN ½ OF THE FENCE HEIGHT), AND INDICATIONS OF SCOUR AROUND THE EDGES.
3. REPAIR OR REPLACE SILT FENCE WITHIN 24 HOURS OF IDENTIFYING ANY DEFICIENCIES.

D-2 02 SILT FENCE



PIPE DIAMETER (INCHES)	W_1 x L x W_2 (FEET)
21	5 x 14 x 10

*OUTLET PROTECTION RIPRAP PAD DIMENSIONS DENOTED ON PLAN SHEETS AS W_1 x L x W_2



MATERIAL NOTES

1. RIPRAP SHALL CONFORM TO WISDOT RIPRAP SPECS, WITH MINIMUM MEDIAN STONE SIZE NO LESS THAN ½ OF THE PIPE DIAMETER "D".

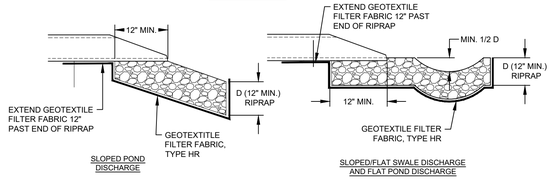
INSTALLATION NOTES

1. RIPRAP SHALL BE INSTALLED PER THE REQUIREMENTS OF THE 2024 WISDOT STANDARD SPECIFICATIONS.
2. RIPRAP SHALL BE SHAPED TO CREATE A STILLING BASIN DEPTH TO BE 1/2D BELOW PIPE INVERT.
3. RIPRAP SHALL EXTEND TO TOE OF SLOPE AT A MINIMUM.
4. APRON SHALL BE STRAIGHT, WITHOUT ANY BENDS.
5. PIPE SHALL BE INSTALLED SO THAT A LATERAL CLEARANCE OF 4 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPE AND FACE OF RAILROAD CONCRETE HEADWALL STRUCTURE AT ALL TIMES.

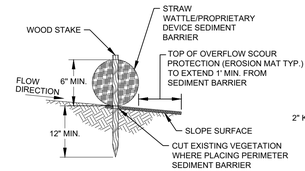
INSPECTION & MAINTENANCE NOTES

1. STONE OUTLET PROTECTION SHALL BE PERIODICALLY INSPECTED AND ALL REPAIRS MADE AS NECESSARY.

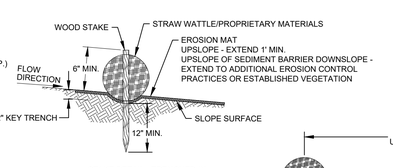
CROSS SECTION A-A



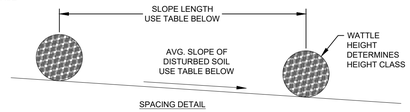
D-3 02 OUTLET PROTECTION



STAKE DETAIL - PLACED OVER EXISTING VEGETATION



STAKE DETAIL - TRENCHED IN



SPACING DETAIL

MATERIAL NOTES

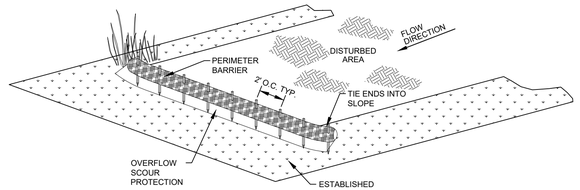
1. LOG TYPE PERIMETER CONTROL SHALL CONFORM TO THE SPECIFICATIONS OF THE WDNR CONSERVATION PRACTICE STANDARD 1056.
2. PERIMETER SEDIMENT CONTROL PRACTICES SHALL CONSIST OF STRAW WATTLES OR PROPRIETARY MATERIALS.
3. EROSION MAT SHALL BE SELECTED AND INSTALLED PER THE REQUIREMENTS LISTED IN THE ROLLED EROSION CONTROL PRODUCT DETAIL.
4. WOOD STAKES SHALL BE AIR OR KILN DRIED HICKORY OR OAK WITH THE FOLLOWING DIMENSIONS: 1" INCHES X 1" INCHES X REQUIRED LENGTH.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF APPLICABLE WDNR CONSERVATION PRACTICE STANDARD 1056.
2. PROPRIETARY MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. WHEN JOINTS ARE NECESSARY, OVERLAP PRODUCTS A MINIMUM OF 24 INCHES OR AS REQUIRED BY THE MANUFACTURER IF MORE RESTRICTIVE. DO NOT ALLOW GAPS BETWEEN ADJACENT, OVERLAPPING PRODUCTS.
4. INSTALL ALL PERIMETER SEDIMENT CONTROL PRACTICES SUCH THAT THE ENDS TIE INTO THE SLOPE TO PREVENT EROSION FROM CONCENTRATED FLOW AROUND THE ENDS.
5. PERIMETER SEDIMENT CONTROL PRACTICES SHOULD BE USED IN CONJUNCTION WITH PERMANENT RESTORATION PRACTICES.
6. WHEN NOT USED IN CONJUNCTION WITH OTHER PRACTICES, INSTALL PERIMETER SEDIMENT CONTROL PRACTICES PER THE SPACING REQUIREMENTS (DISTURBED SLOPE LENGTH) NOTED IN THE FOLLOWING TABLE:

INSPECTION & MAINTENANCE NOTES

1. IF A MANUFACTURED PRODUCT ROLLS OUT OF POSITION, REPOSITION THE PRODUCT AND SECURE WITH ADDITIONAL STAKES.
2. REMOVE AND REPLACE DESTROYED OR IRREPARABLE SECTIONS OF LOG-TYPE PRODUCT WITH NEW LOG-TYPE PRODUCT OR A SECOND LOG-TYPE PRODUCT MAY BE PLACED IMMEDIATELY UPSLOPE WITH A MINIMUM 24 INCH OVERLAP BEYOND THE DEFORMATION.



PRODUCT HEIGHT CLASS	PRODUCT HEIGHT (INCHES)
CLASS I	6-9
CLASS II	10-15
CLASS III	16-20
CLASS IV	> 20

AVERAGE SLOPE (%)	SLOPE LENGTH CLASS I (FT)	SLOPE LENGTH CLASS II (FT)	SLOPE LENGTH CLASS III (FT)	SLOPE LENGTH CLASS IV (FT)
<2%	30	55	75	100
2 - 5%	25	40	55	75
5 - 10%	15	30	40	50
10 - 33%	10	15	20	25
33 - 55%	5	10	15	20

D-4 02 LOG TYPE PERIMETER CONTROL

FOR PERMIT

DATE: 03-07-2025

NO.	DATE	REVISION	BY	CHK'D	APV'D
x	x	x	x	x	x
x	x	x	x	x	x
x	x	x	x	x	x
x	x	x	x	x	x
x	x	x	x	x	x
0	MM-DD-YYYY	SUBSTATION REBUILD [XXXXXXX] FOR REVIEW PRELIMINARY	EOR-NIN	EOR-XXX	AE-XXX

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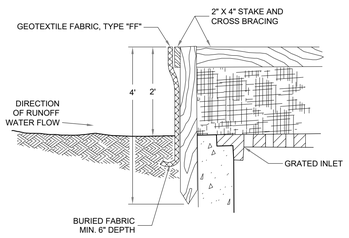
LAKE GENEVA SUBSTATION LAKE GENEVA, WI.

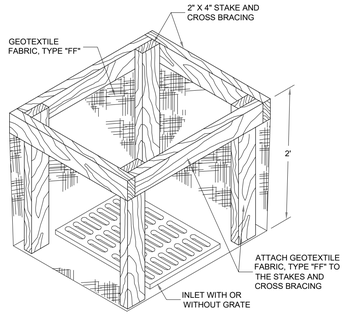
PRELIMINARY EROSION CONTROL DETAILS

SCALE: N.T.S.

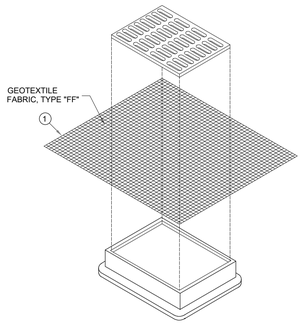
DWG. NO. 16025-02-03

TB.V8.01.03
Plotted: 3/6/2025
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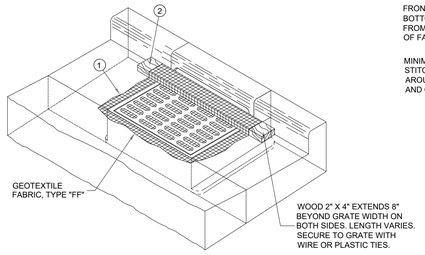




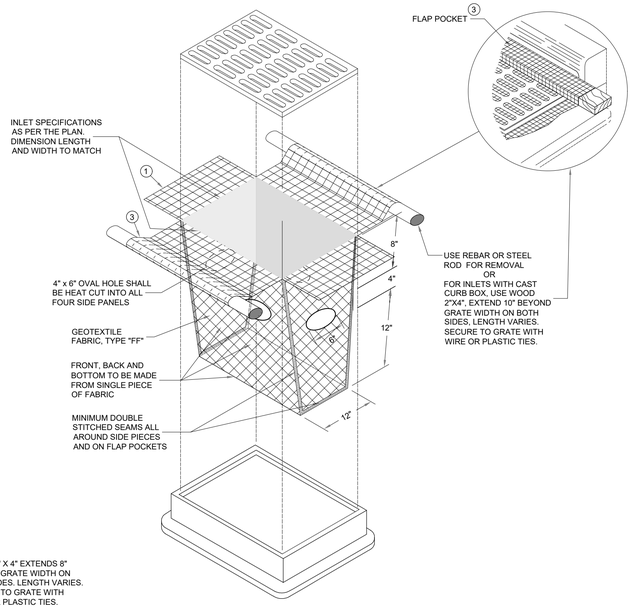
INLET PROTECTION, TYPE "A"



INLET PROTECTION, TYPE "B"
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE "C"
(WITH CURB BOX)



INLET PROTECTION, TYPE "D"
(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX AS PER NOTE (2))

GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

(1) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

(2) FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

(3) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

TYPES B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

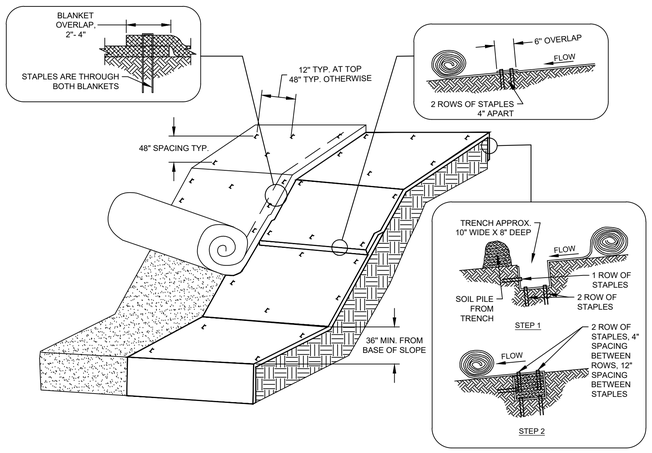
TYPE D

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

D-1 03 INLET PROTECTION



MATERIAL NOTES

1. USE EROSION MAT PRODUCTS IDENTIFIED ON THE WISDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) AND IN ACCORDANCE WITH THE WISDOT FACILITIES DEVELOPMENT MANUAL (FDM) SECTION 10-5.
2. STAPLES USED FOR CLASS I TYPE B MATS SHALL BE 1 TO 2 INCHES WIDE, U-SHAPED, MADE OF NO.11 (3.05mm) OR LARGER DIAMETER STEEL WIRE, AND NOT LESS THAN 6 INCHES LONG FOR FIRM SOILS AND 12 INCHES LONG FOR LOOSE SOILS.
3. ANCHORING DEVICES FOR URBAN MATS SHALL BE SELECTED BASED UPON THE REQUIREMENTS OF THE WISDOT EROSION CONTROL PAL.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH WDNR CONSERVATION PRACTICE STANDARD 1052.
2. EROSION MAT SHALL BE IN FIRM AND CONTINUOUS CONTACT WITH THE SOIL AND EXTEND UPSLOPE 1 FOOT FROM LAND DISTURBANCE.
3. EROSION MAT SHALL BE ANCHORED, OVERLAPPED, STAKED AND ENTRENCHED PER THE MANUFACTURER'S RECOMMENDATIONS. THIS STANDARD DETAIL IS AN EXAMPLE OF TYPICAL INSTALLATION GUIDANCE.
4. WHERE POSSIBLE, USE A SINGLE ROLL OF EROSION CONTROL MAT TO SPAN THE DISTURBED AREA.

INSPECTION & MAINTENANCE NOTES

1. AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.
2. INSTALL ADDITIONAL ANCHORING IN AREAS OF OBSERVED RILLING AND CONCENTRATED FLOW BENETH THE EROSION MAT. IF RILLING IS SEVERE ENOUGH TO PREVENT VEGETATION ESTABLISHMENT, REMOVE EROSION MAT, REGRADE, COMPACT, RE-SEED, AND REPLACE THE SECTION OF MAT.
3. IF PRODUCTS WITH PLASTIC NETTING ARE USED, REMOVE NETTING OR REPLACE MAT IF SEPARATION OF THE NETTING FROM THE MAT IS OBSERVED.
4. ALL MAINTENANCE ACTIVITIES SHOULD OCCUR AS SOON AS POSSIBLE WITH CONSIDERATION OF SITE CONDITIONS.

D-2 03 ROLLED EROSION CONTROL PRODUCT - NON CHANNEL

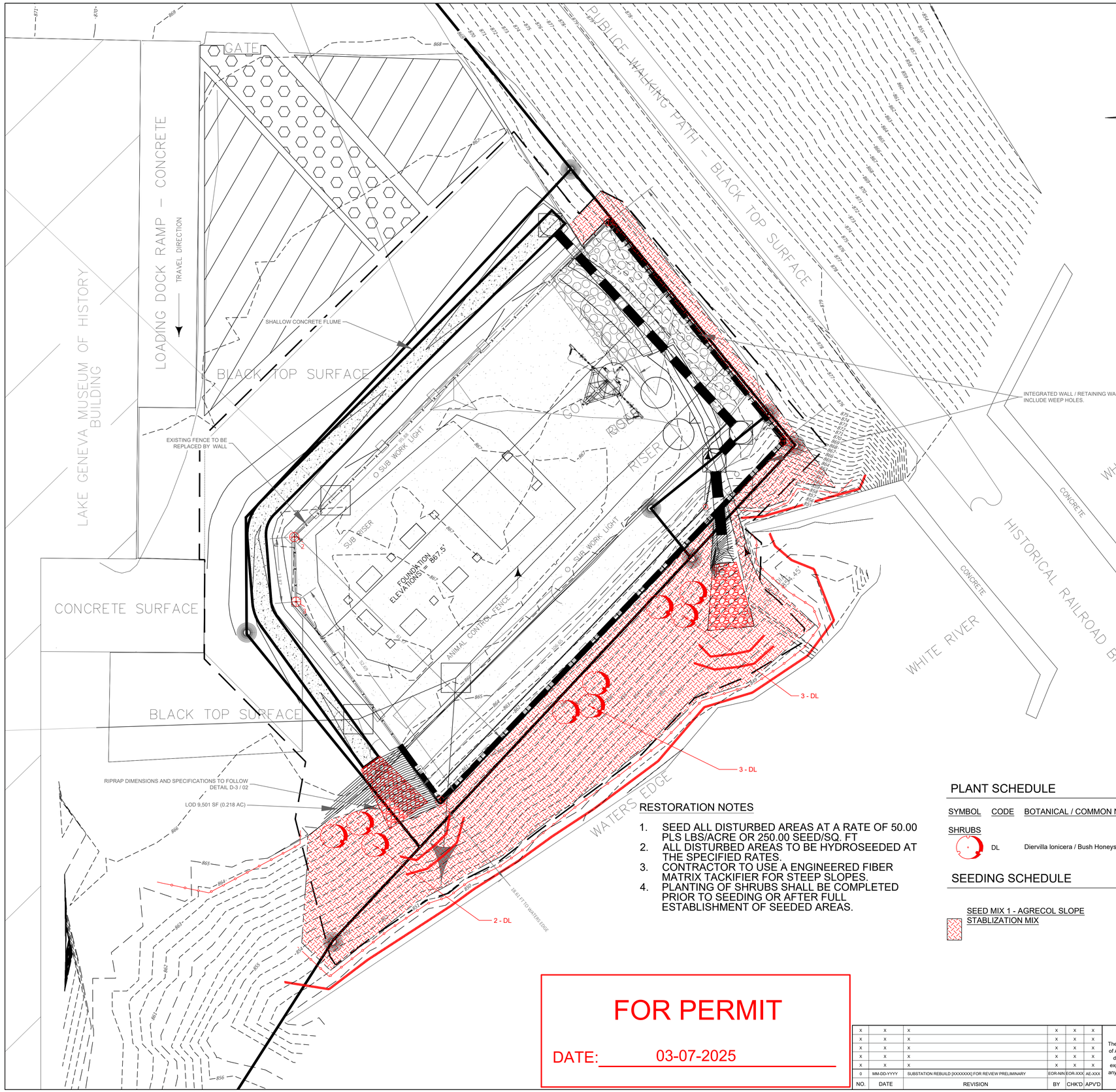
FOR PERMIT
DATE: 03-07-2025

NO.	DATE	REVISION	BY	CHK'D	APV'D
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X	X	X	X	X	X
X	X	X	X	X	X
X	X	X	X	X	X
X	X	X	X	X	X
0	MM-DD-YYYY	SUBSTATION REBUILD [XXXXXXX] FOR REVIEW PRELIMINARY	EOR-NIN	EOR-XXX	AE-XXX

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WISCONSIN POWER AND LIGHT COMPANY
LAKE GENEVA SUBSTATION LAKE GENEVA, WI.
PRELIMINARY EROSION CONTROL DETAILS
SCALE: N.T.S.
DWG. NO. 16025-02-04

TB V8.01.03
Plotted: 3/6/2025
File: P:\1530-7000 ALLIANT ENERGY SUBSTATION SCOPING PROJECTS\1530-7020 DOWNTOWN LAKE GENEVA SUBSTATION\DRAWINGS\DESIGN\SHEETS\PRELIMINARY DETAILS_02.DWG



N

0 20 40 Feet

LEGEND

- MAJOR GROUND CONTOUR
- MINOR GROUND CONTOUR
- OH TRANSMISSION
- OH DISTRIBUTION
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- FENCE
- PROPERTY LINE
- LIGHT POLE
- TRANSMISSION POLE
- DISTRIBUTION POLE
- ANCHOR
- PROPOSED PROPERTY LINE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EDGE OF ASPHALT
- PROPOSED GRAVEL
- PROPOSED WALL
- PROPOSED RETAINING WALL
- PROPOSED UNDERDRAIN
- PROPOSED STORM SEWER
- PROPOSED SILT FENCE
- PROPOSED LOG TYPE PERIMETER CONTROL
- PROPOSED RIPRAP
- PROPOSED CONSTRUCTION ENTRANCE / TRACKING PAD

GENERAL NOTES

1. STORM SEWER SIZED TO CONVEY 25 YEAR, 24-HOUR STORM EVENT

RESTORATION NOTES

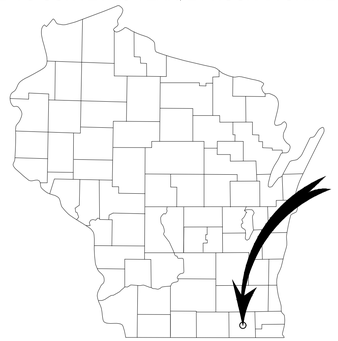
1. SEED ALL DISTURBED AREAS AT A RATE OF 50.00 PLS LBS/ACRE OR 250.00 SEED/SQ. FT
2. ALL DISTURBED AREAS TO BE HYDROSEEDED AT THE SPECIFIED RATES.
3. CONTRACTOR TO USE A ENGINEERED FIBER MATRIX TACKIFIER FOR STEEP SLOPES.
4. PLANTING OF SHRUBS SHALL BE COMPLETED PRIOR TO SEEDING OR AFTER FULL ESTABLISHMENT OF SEEDED AREAS.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	
SHRUBS						
	DL	Diervilla lonicera / Bush Honeysuckle	5 gal.	Cont	9	x 5 POINTS = 45 POINTS

SEEDING SCHEDULE

SEED MIX 1 - AGRECOL SLOPE STABLIZATION MIX	3,148 sf	



LATITUDE: 42° 35' 32.9424" N
LONGITUDE: 88° 25' 51.0852" E

SUBSTATION SITE ADDRESS:
225 MILL STREET
LAKE GENEVA, WI 53147

WISCONSIN COUNTY SYSTEMS: WALWORTH COUNTY, US FOOT
COORDINATE SYSTEM CODE: HARN/WI.WALWORTHWI-F

WISCONSIN POWER AND LIGHT COMPANY

FOR PERMIT

DATE: 03-07-2025

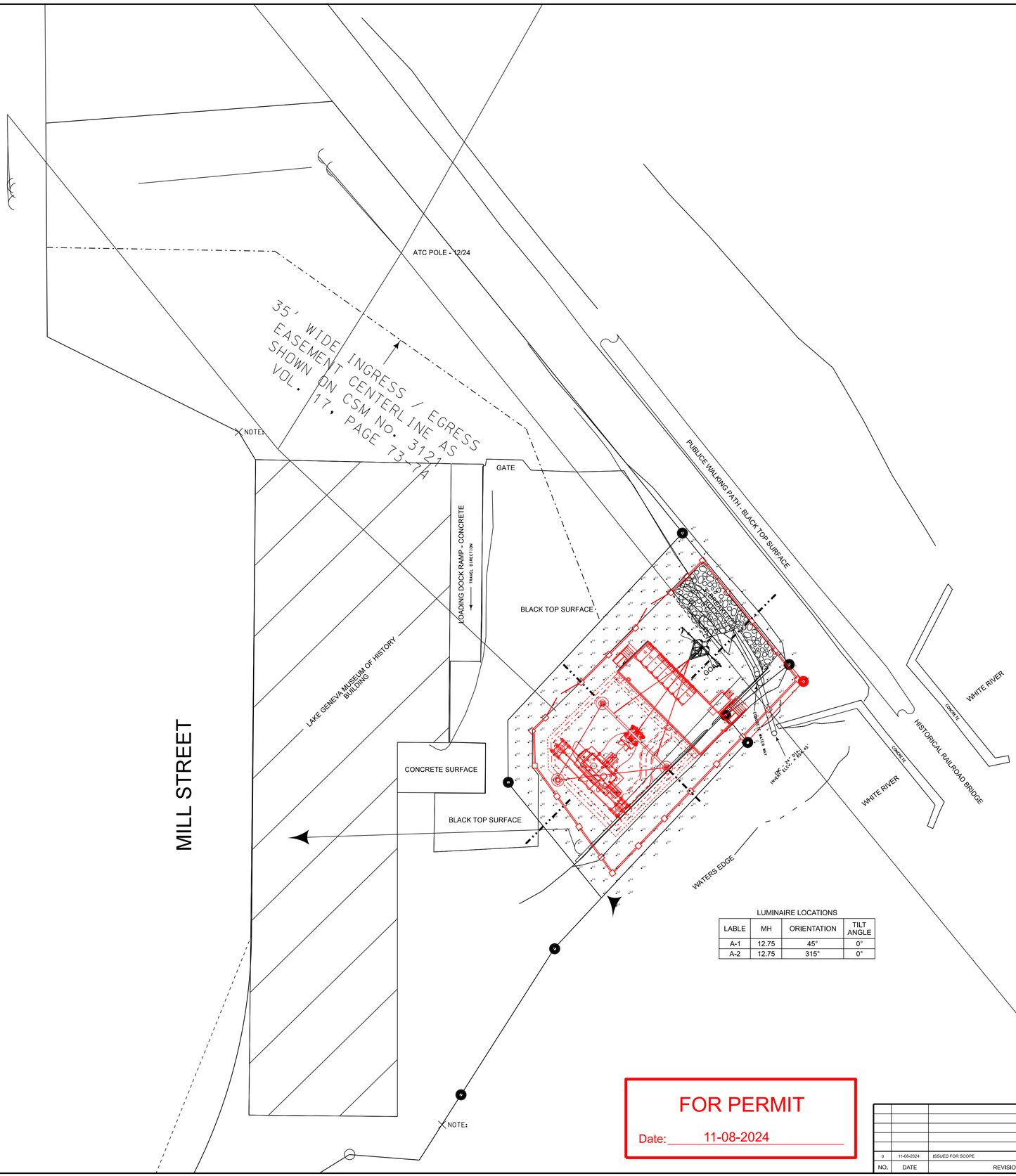
NO.	DATE	REVISION	BY	CHK'D	APV'D
x	x	x	x	x	x
x	x	x	x	x	x
x	x	x	x	x	x
x	x	x	x	x	x
x	x	x	x	x	x
0	MM-DD-YYYY	SUBSTATION REBUILD [XXXXXXX] FOR REVIEW PRELIMINARY	EOR-NIN	EOR-XXX	AE-XXX

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Alliant Energy

LAKE GENEVA SUBSTATION — LAKE GENEVA, WI.
PRELIMINARY LANDSCAPE
SCALE: 1" = 10'
DWG. NO. 16025-02-05

Plotted: 3/17/2025
File: P:\1530-7000 ALLIANT ENERGY SUBSTATION SCOPING PROJECTS\1530-7020 DOWNTOWN LAKE GENEVA SUBSTATION\DRAWINGS\DESIGN\SHEETS\PRELIMINARY LANDSCAPE_01.DWG



LUMINAIRE LOCATIONS

LABLE	MH	ORIENTATION	TILT ANGLE
A-1	12.75	45°	0°
A-2	12.75	315°	0°

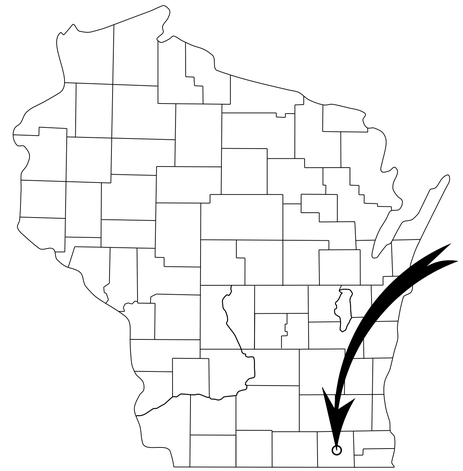
N

WISCONSIN COUNTY COORDINATES SYSTEM
WALWORTH COUNTY

COORDINATE SYSTEM OF DESIGN FILE MUST BE PRESERVED

GENERAL NOTES:

1. DATA POINTS ARE 5FT APART.



SUBSTATION SITE ADDRESS:
225 MILL STREET
LAKE GENEVA, WI 53147

LATITUDE: 42° 35' 32.9424" N
LONGITUDE: 88° 25' 51.0852" E

FOR PERMIT

Date: 11-08-2024

NO.	DATE	REVISION	BY	CHK'D	APV'D
0	11-08-2024	ISSUED FOR SCOPE	ECI-JSS	ECI-RMW	AE-DCH

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WISCONSIN POWER AND LIGHT COMPANY

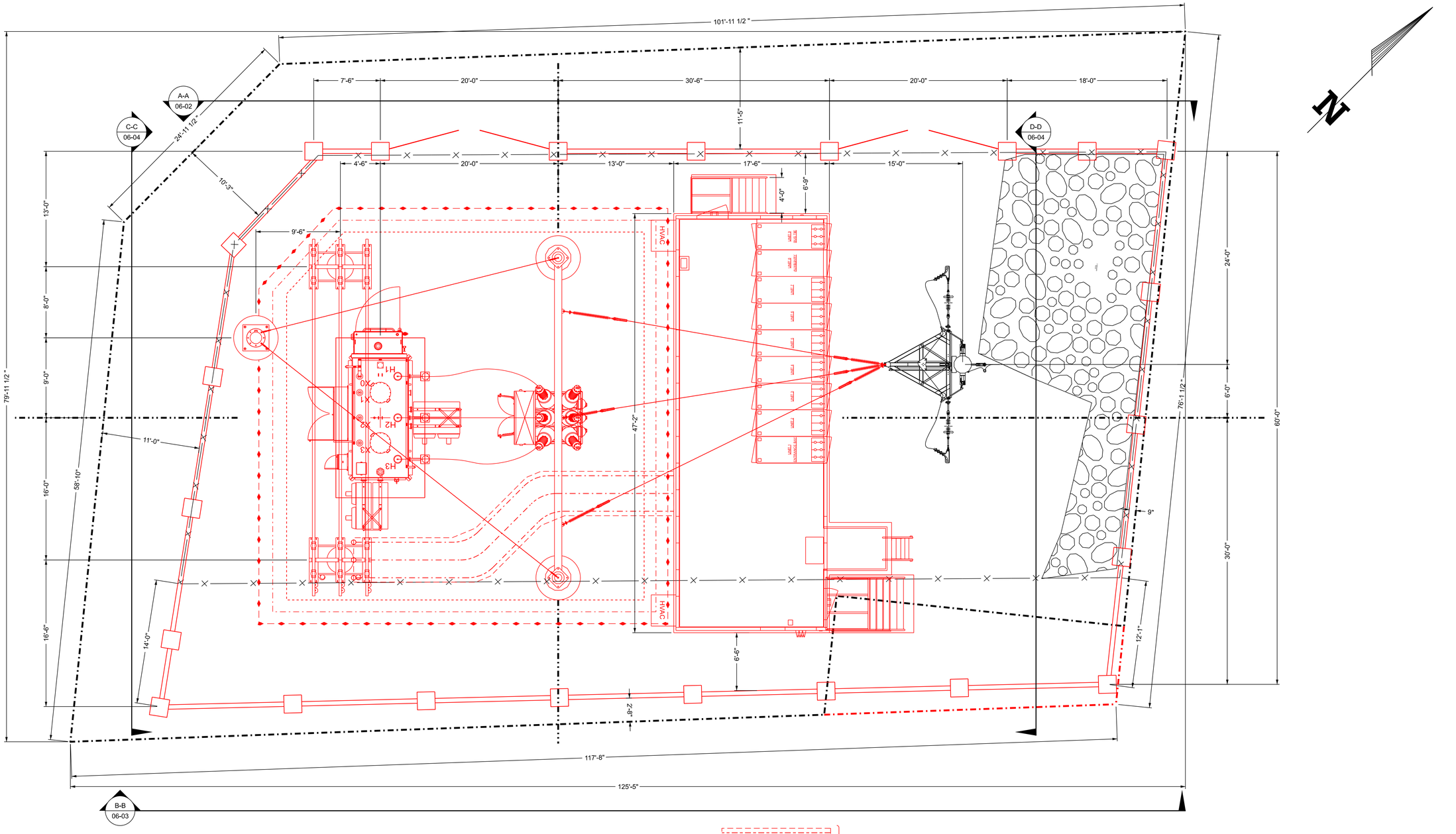
DOWNTOWN LAKE GENEVA SUBSTATION — LAKE GENEVA, WI

LIGHTING PLAN

SCALE: 1" = 20'

DWG. NO. 16025-02-06

TB,V8.01.03
Plotted: 5-NOV-2024
File: N:\Shared\01 ECI\Alliant Energy\02 Projects\ALT-338 Scoping Support WPL\DT Lake Geneva\100 CADD\120 Conceptual\121 TL Over SWGR\16025-02-01-LIGHTS.dgn



BUS DUCT BANK

INSIDE LIMITS OF BOOM
BOOM CENTER LINE
OUTSIDE LIMITS OF BOOM
} OIL CONTAINMENT

PROPERTY LINE

BASELINE

EXISTING FENCE LINE

SOLID FENCE

FOR PERMIT

Date: 11-08-2024

WISCONSIN POWER AND LIGHT COMPANY

NO.	DATE	REVISION	BY	CHK'D	APV'D
0	11-08-2024	ISSUED FOR SCOPE	ECI-JSS	ECI-RMM	AE-DCH

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Alliant Energy

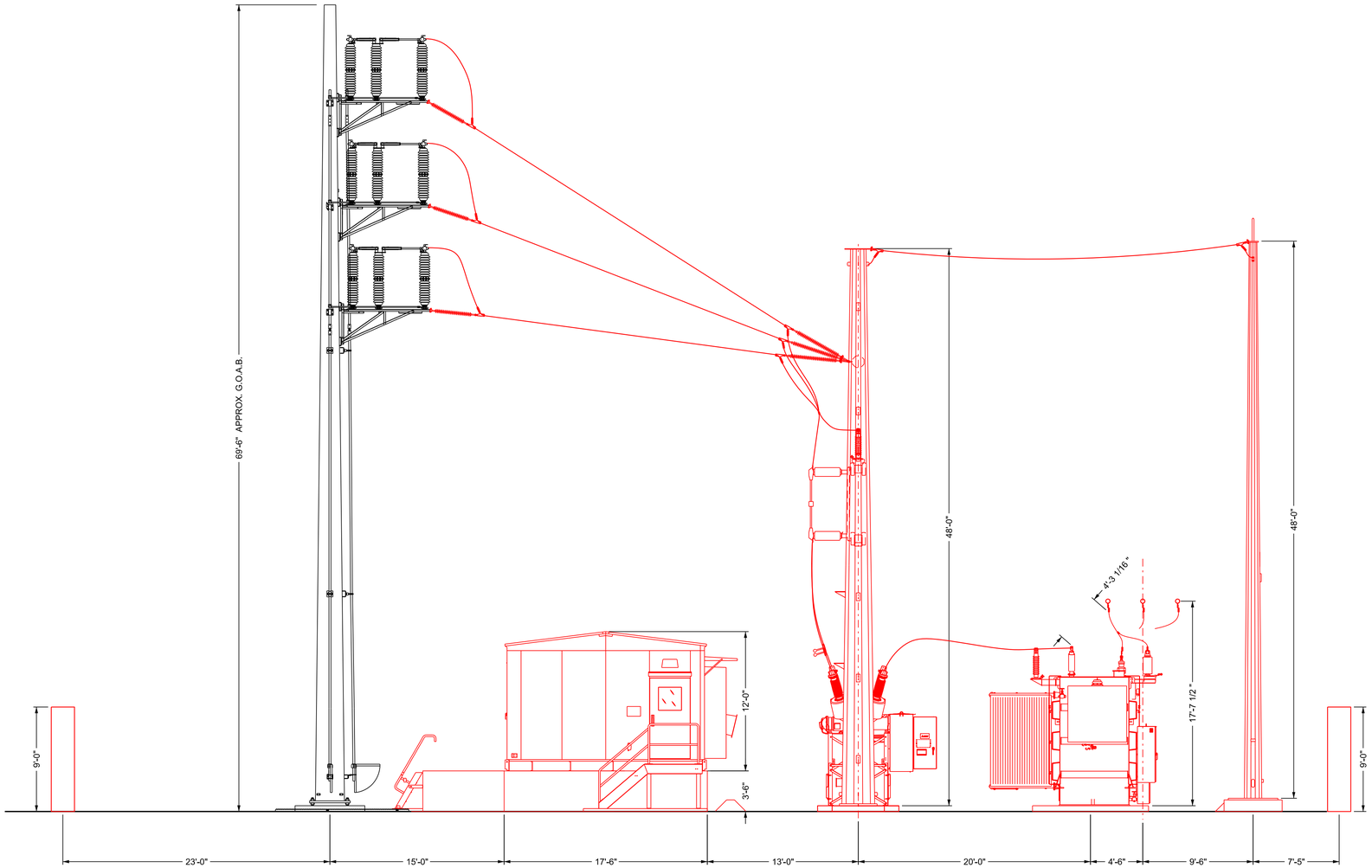
DOWNTOWN LAKE GENEVA SUBSTATION LAKE GENEVA, WI

SUBSTATION PLAN VIEW

SCALE: 3/16" = 1'-0"

DWG. NO. 16025-06-01

TB,V8.01.03
Plotted: 5-NOV-2024
File: N:\Shared\01 EC\Alliant Energy\02 Projects\ALT-338 Scoping Support WP\LDT Lake Geneva\100 CADD\120 Conceptual\121 TL Over SWGR\16025-06-01.dgn



FOR PERMIT

Date: 11-08-2024

WISCONSIN POWER AND LIGHT COMPANY

NO.	DATE	REVISION	BY	CHK'D	APV'D
0	11-08-2024	ISSUED FOR SCOPE	ECI-JSS	ECI-RMW	AE-DCH

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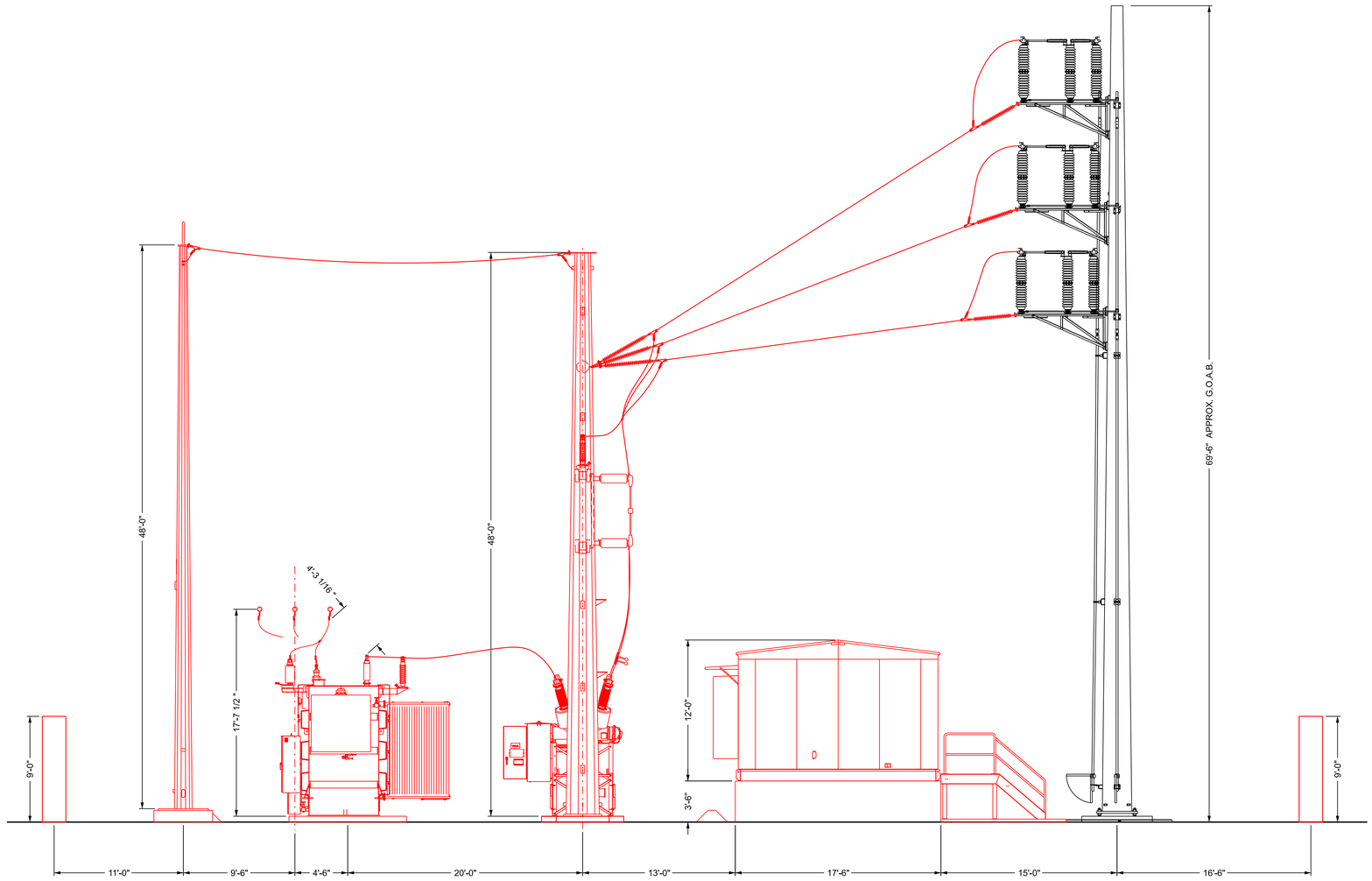
DOWNTOWN LAKE GENEVA SUBSTATION — LAKE GENEVA, WI

ELEVATION VIEW A-A

SCALE: 3/16" = 1'-0"

DWG. NO. 16025-06-02

TB.V8.01.03
Plotted: 5-NOV-2024
File: N:\Shared\01 EC\Alliant Energy\02 Projects\ALT-338 Scoping Support WPL\IDT Lake Geneva\100 CADD\120 Conceptual\121 TL Over SWGR\16025-06-02.dgn



FOR PERMIT

Date: 11-08-2024

WISCONSIN POWER AND LIGHT COMPANY

NO.	DATE	REVISION	BY	CHK'D	APV'D
0	11-08-2024	ISSUED FOR SCOPE	ECI-JSS	ECI-RMW	AE-DCH

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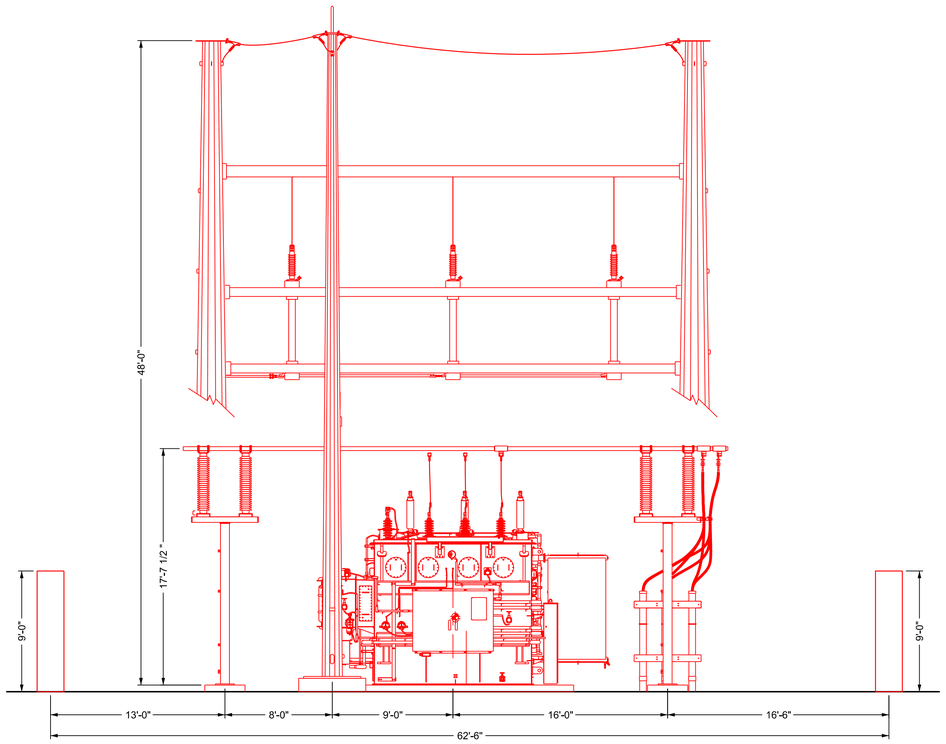
DOWNTOWN LAKE GENEVA SUBSTATION — LAKE GENEVA, WI

ELEVATION VIEW B-B

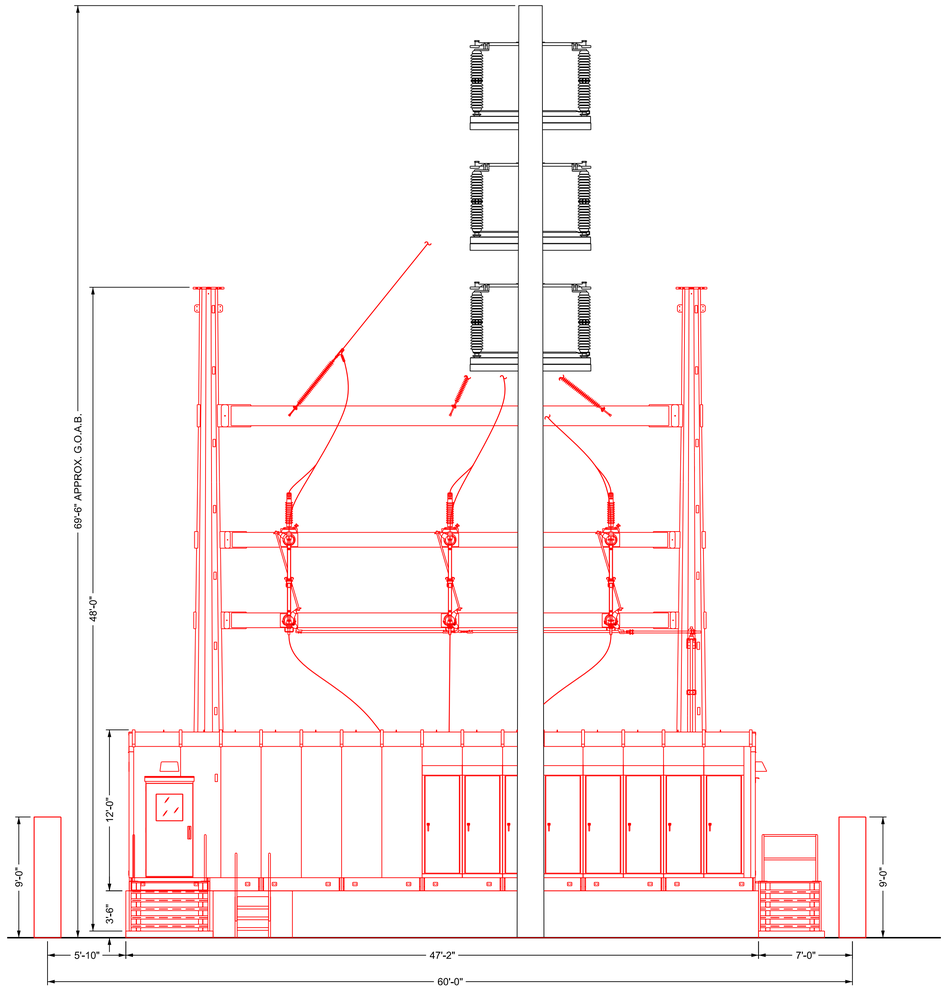
SCALE: 3/16" = 1'-0"

DWG. NO. 16025-06-03

TB.V8.01.03
Plotted: 5-NOV-2024
File: N:\Shared\01 EC\Alliant Energy\02 Projects\ALT-338 Scoping Support WPL\IDT Lake Geneva\100 CADD\120 Conceptual\121 TL Over SWGR\16025-06-03.dgn



ELEVATION VIEW C-C



ELEVATION VIEW D-D

FOR PERMIT

Date: 11-08-2024

WISCONSIN POWER AND LIGHT COMPANY

NO.	DATE	REVISION	BY	CHK'D	APV'D
0	11-08-2024	ISSUED FOR SCOPE	ECI-JSS	ECI-RMM	AE-DCH

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Alliant Energy

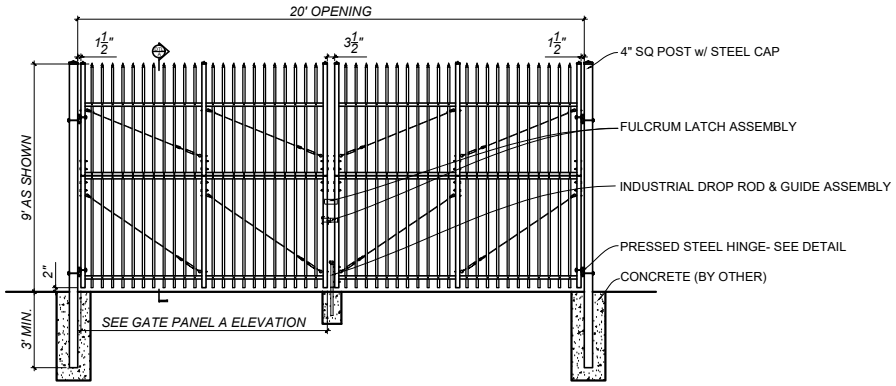
DOWNTOWN LAKE GENEVA SUBSTATION LAKE GENEVA, WI

ELEVATION VIEW C-C & D-D

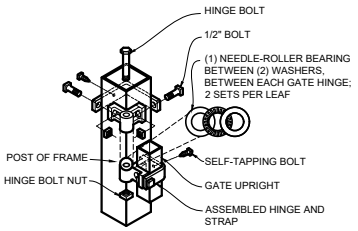
SCALE: 3/16" = 1'-0"

DWG. NO. 16025-06-04

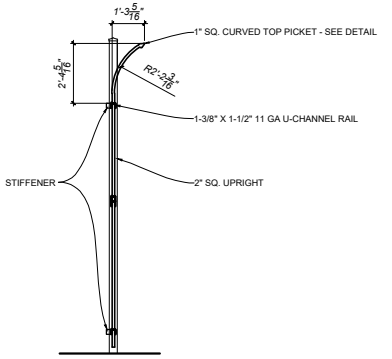
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Plotted: 5-NOV-2024
File: N:\Shared\01 EC\Alliant Energy\02 Projects\ALT-338 Scoping Support WP\LDT Lake Geneva\100 CADD\120 Conceptual\121 TL Over SWGR\16025-06-04.dgn



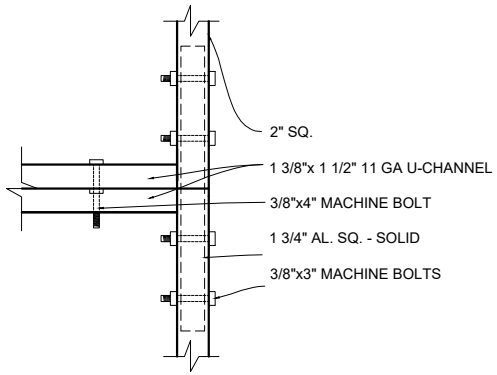
GUARDSMAN GATE - CURVED TOP
ELEVATION - OUTSIDE LOOKING IN 1/4"=1'-0"



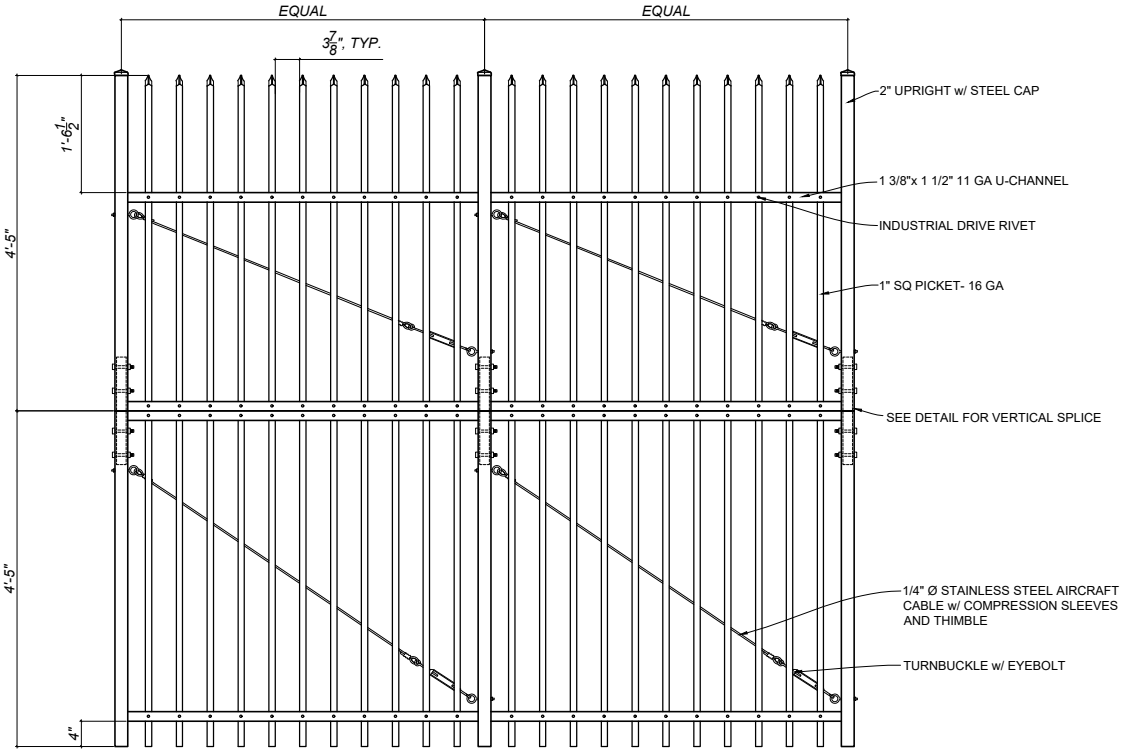
PRESSED STEEL SQUARE HINGE
DETAIL - NOT TO SCALE



CURVED TOP PICKET
DETAIL A 1/2"=1'-0"



VERTICAL SPLICE
DETAIL 1"=1'-0"



GUARDSMAN GATE - CURVED TOP
PANEL A ELEVATION 1/2"=1'-0"

NOTES:
1. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.
2. ALL COMPONENTS OF THE GATE TO BE COATED BLACK.
3. VERIFY POST DEPTH AND FOOTING DIMENSIONS WITH LOCAL CODES AND SITE CONDITIONS.
4. OUTSIDE LOOKING IN, GATE LATCHES IN THE MIDDLE.
5. EACH GATE LEAF TO WEIGH APPROXIMATELY 400 LBS.

THE COMPANY AND NAME PRINTED AND SIGNED BELOW UNDERSTAND THAT MERCHANTS METALS WILL FABRICATE THE GATE AS DRAWN ABOVE PER THE REQUEST OF THE COMPANY. THE GATE MAY NOT BE RETURNED OR CREDITED UNLESS RELATED TO THE WARRANTY OF THE PRODUCT.

COMPANY:_____ NAME PRINTED:_____
SIGNATURE:_____ DATE: _____
MERCHANTS METALS REPRESENTATIVE:
PRINTED: _____ SIGNATURE:_____

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ALL RIGHTS RESERVED

Merchants Metals®
the first name in fence solutions

GUARDSMAN GATE - CURVED TOP
INDUSTRIAL GRADE - DOUBLE DRIVE

20' WIDE OPENING x 9' HIGH
(Nom.Dimension)

BY: D.CHAVEZ
DATE: 24 JAN 25
REV:

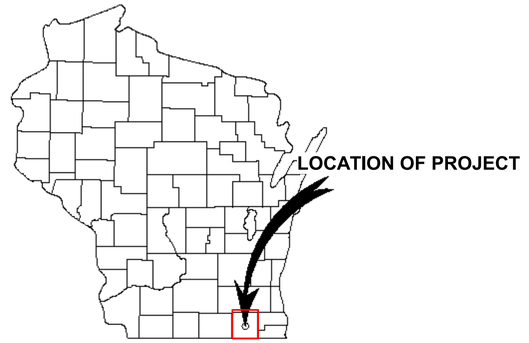
DWG. NO. 24 JAN 25 - 01
GM GT DDG 20WX10H 3R CT BK
PAGE 1 / 1
SCALE: AS NOTED

ALLIANT ENEGRY

PRECAST ERECTION DRAWINGS FOR:
GENEVA SUBSTATION

PERIMETER PRECAST CONCRETE WALL

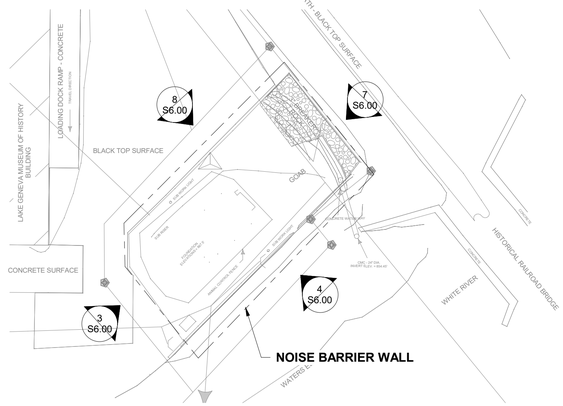
PRECAST PRODUCER:
UTILITY CONCRETE PRODUCTS, LLC
2495 EAST BUNGALOW ROAD
MORRIS, IL 60450
PHONE: 815-416-1000
FAX: 815-416-1100
EMAIL: INFO@UTILITYCONCRETE.COM



LATITUDE: 42° 35' 32.9424" N
LONGITUDE: 88° 25' 51.0852" E

NORTH

PROJECT LOCATION MAP
NTS



NORTH

PROJECT KEY PLAN
NTS

PROJECT DESCRIPTION:
GROUND MOUNTED PRECAST CONCRETE WALL
ALLIANT ENEGRY GENEVA SUBSTATION IN LAKE GENEVA, WI

DESIGN LOADING:
WIND LOAD - 53 PSF MAX CORNER ZONE, 32 PSF TYPICAL WIND
EARTH RETENTION - 40 PRSF/FT
LIVE LOAD SURCHARGE - 80 PSF

MANUFACTURER DISCLAIMER:
THE DESIGN AND INFORMATION SHOWN ON THESE DRAWINGS IS PROVIDED AS A SERVICE TO THE PROJECT OWNER, ENGINEER AND CONTRACTOR BY UTILITY CONCRETE PRODUCTS, LLC (UCP). NEITHER THESE DRAWINGS, NOR ANY PART THEREOF, MAY BE DISSEMINATED FOR ANY OTHER USE, REPRODUCED OR MODIFIED IN ANY MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF UCP. FAILURE TO COMPLY IS DONE AT THE USER'S OWN RISK AND UCP EXPRESSLY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY FOR SUCH USE.
IF DISCREPANCIES BETWEEN THE SUPPLIED INFORMATION UPON WHICH THE DRAWING IS BASED AND ACTUAL FIELD CONDITIONS ARE ENCOUNTERED AS SITE WORK PROGRESSES, THESE DISCREPANCIES MUST BE REPORTED TO UCP IMMEDIATELY FOR RE-EVALUATION OF THE DESIGN. UCP ACCEPTS NO LIABILITY FOR DESIGNS BASED ON MISSING, INCOMPLETE, OR INACCURATE INFORMATION SUPPLIED BY OTHERS.

ABBREVIATION LEGEND:

#X	- REBAR SIZE NUMBER (ENGLISH)
DIA	- DIAMETER
UNO	- UNLESS NOTED OTHERWISE
CTS	- CENTRES
CONT	- CONTINUOUS
TYP	- TYPICAL
EA	- EACH
EL	- ELEVATION
EXIST	- EXISTING
DTL	- DETAIL

UTILITIES LEGEND:

- PROPOSED STORM SEWER DRAIN PIPE W/ FLANGED & RIP RAP
- EXISTING CULVERT
- 'C OF DITCH
- GAS UTILITY LINE
- CA - BURIED CABLE LINE
- W - WATER UTILITY LINE
- A - ELECTRICAL OVERHEAD UTILITY LINE
- FO - BURIED FIBER OPTIC UTILITY LINE
- E - BURIED ELECTRICAL UTILITY LINE
- T - TELEPHONE UTILITY LINE
-) - SANITARY SEWER UTILITY LINE
- OIL LINE
- SOIL BORING LOCATION

Know what's below. Call before you dig.

CALL DIGGER'S HOTLINE: 811 OR 1-800-343-811
WITH THE FOLLOWING:
COUNTY: WALWORTH
CITY TOWNSHIP: LAKE GENEVA, WI

DRAWING INDEX

DRAWING	TITLE	REV #	REV DATE
S1.00	COVER SHEET		
S2.00	GENERAL NOTE AND INSTALLATION DETAILS AND PROCEDURES		
S3.00	FOUNDATION & COLUMN DETAILS & SCHEDULE		
S3.01	SPECIAL COUMN DETAILS		
S4.00	PANEL DETAILS		
S4.01	PANEL SCHEDULE		
S5.00	TYPICAL WALL CROSS SECTION		
S6.00	NOISE BARRIER PLANS & ELEVATIONS		

FOR REVIEW

COVER SHEET

DRAWN BY:	SU	DATE:	12/4/2024
CHECKED BY:	CAR	SCALE:	As indicated

UTILITY CONCRETE PRODUCTS
Utility Concrete Products, LLC
2495 West Bungalow Rd.
Morris, IL 60450
815.416.0900 Fax: 815.416.1100
www.utilityconcrete.com

ALLIANT ENERGY
LAKE GENEVA PERIMETER WALL

LAKE GENEVA, WI

Larson Engineering, Inc.
3333 N. Mayfair Road, Suite 211 Wauwatosa, WI 53222
414.231.9444 Fax: 920.482.5732 www.larsonengr.com

PROJ NO:31250016.000

No.	DATE:	DESCRIPTION
	XX/XX/XXXX	FOR APPROVAL

DRAWING NO:
S1.00
1 OF 8

GENERAL NOTES

1) FIELD TOLERANCE IS IN ACCORDANCE WITH "THE ERECTOR'S MANUAL - STANDARDS & GUIDELINES FOR THE ERECTION OF PRECAST CONCRETE PRODUCTS" PER SECTION 8.2 OF THE PCI MANUAL (CURRENT EDITION).
2) ERECTION TOLERANCES IN ACCORDANCE WITH "PCI RECOMMENDED PRACTICE FOR ERECTION OF PRECAST CONCRETE" & SECTION 8.3 OF THE PCI MANUAL (CURRENT EDITION).
3) ITEMS PROVIDED BY THE INSTALLATION CONTRACTOR:
- SHIMS
- GROUT
- STRUCTURAL CAULK***
- NON-STRUTCURAL CAULK
- DRILLED PIER REINFORCING BARS

4) ITEMS PROVIDED BY PRECAST SUPPLIER:
- PRECAST CONCRETE POSTS
- PRECAST CONCRETE PANELS
- ANCHOR BOLTS, NUTS, AND WASHERS
- CONCRETE SHIMS

5) TEST CYLINDERS SHALL BE PREPARED FOR PANELS FORMED PER CONTRACT DOCUMENTS.
6) REPAIR OF PANELS IS PER MANUFACTURER'S SPECIFICATIONS.
7) THE MINIMUM REINFORCEMENT BAR COVER SHALL BE 3" FOR FOUNDATION CONCRETE AND 1 1/2" MIN FOR PRECAST CONCRETE PANELS & COLUMNS.
8) ALL REINFORCEMENT SHALL BE EPOXY COATED FOR PRECAST CONCRETE PANELS AND CONCRETE ABOVE GROUND SURFACE.
9) POSTS AND PANELS SHALL BE PLUMB TO WITHIN 1/2" OF VERTICAL FOR EVERY 15'-0" OF HEIGHT AND TO WITHIN 1" OF THE DESIGNED ALIGNMENT PER THE PROJECT SPECIAL PROVISIONS.
10) DRILLED SHAFT FOUNDATIONS SHALL BE PLACED WITHIN 1" OF THE DESIGNED ALIGNMENT PER THE PROJECT SPECIFICATIONS PROVISIONS.
11) ALL LIFTING INSERTS CAST INTO THE PANELS SHALL BE HOT DIPPED GALVANIZED & SHALL BE INSTALLED INTO THE TOP EDGE OF EACH PANEL AT QUARTER POINTS AS SHOWN IN STEP (5) OF DETAIL 1/S2.00.
12) FORMLINER ON EXTERIOR FACE OF PANEL SHALL BE 1/4" RELIEF BRICK PATTERN (CUSTOMROCK # 12034)
13) PRECAST COLUMNS SHALL HAVE A SMOOTH SURFACE FINISH.

MATERIAL SPECIFICATIONS

1) PRECAST CONCRETE (SECURITY WALL, GROUND MOUNTED)
CLASS PC (AND PRECAST CONCRETE COLUMNS)
- f'c = 6,000 PSI @ 28 DAYS
- f'c = 4,200 PSI @ SHIPPING
- DENSITY = 150 PCF

2) GROUT (BY OTHERS)
GROUT STRENGTH: 6,000 PSI @ 28 DAYS
4,000 PSI @ 3 DAYS
(DO NOT ALLOW GROUT TO FREEZE PRIOR TO REACHING 5,000 PSI)
3) CONCRETE PANELS FOR SECURITY WALL SYSTEM SHALL BE STAINED PER THE APPROVED CONCRETE SAMPLE.
4) CAISSON CONCRETE: f'c = 4500 PSI, MIN. @ 28 DAYS.
5) STEEL PLATES: ASTM A572 GRADE 50 KSI. ALL STEEL SHALL BE
GALVANIZED ACCORDING TO ASTM 385.**
6) ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 105 HEAVY HEX
HEAD ANCHORS. HEAVY HEX NUTS AND STANDARD NUTS SHALL BE
ASTM A563. WASHERS SHALL BE ASTM F436.**
7) WELDED WIRE FABRIC: ASTM A497, Fy = 70 KSI MIN, EPOXY COATED*
8) LIFTING INSERTS: LIFTING INSERT SHALL HAVE A SAFETY FACTOR OF 4:1.
9) SHIMS: VERSA-A-SHIM HIGH IMPACT PLASTIC SHIMS PER ASTM D792 & ASTM D695 (4"X4" AREA)
10) NON-STRUCTURAL CAULK SEALANT: SIKAFLEX 15 LM PER MANUFACTURERS STANDARDS OR EQUIVALENT.
11) REINFORCING STEEL:
PRECAST CONC PNL'S=ASTM A706,GR60 FY=60,000 PSI
& COLUMNS (EPOXY COATED)
CAISSON FOUNDATIONS = ASTM A615, FY=60,000 PSI (BLACK BAR)

INSTALLATION

NOTE:
1) THESE DRAWINGS HAVE BEEN PREPARED FOR THE FABRICATION OF THE PRECAST SECURITY WALL AND PROVIDE GENERAL INSTALLATION SEQUENCE AND PROCEDURES FOR THE CONTRACTOR. THE CONTRACTOR SHALL RETAIN SOLE RESPONSIBILITY FOR THE MEANS, METHODS, AND TECHNIQUES OF CONSTRUCTION OF THE ENVIRONMENTAL BARRIER WALL FOR COMPLIANCE WITH LAWS, REGULATIONS, AND CODES, AND FOR THE SAFETY OF CONSTRUCTION APPLICABLE TO THIS WORK.

DRILLED CAISSON SHAFT INSTALLATION

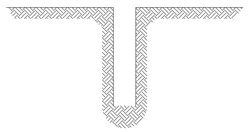
1) AUGER HOLE TO REQUIRED DEPTHS. SEE PRECAST CONCRETE SECURITY WALL PLAN AND ELEVATIONS FOR PIER LOCATIONS. DEWATER AS NECESSARY.
2) SET REINFORCEMENT CAGE IN HOLE AND PLACE CONCRETE IN AUGURED HOLE TO THE DEPTH AND ELEVATIONS SPECIFIED ON PLAN AND ELEVATION SHEETS AND FOOTING DETAILS OF THESE PRECAST SHOP DRAWINGS. SET ANCHOR BOLTS.

PANEL INSTALLATION

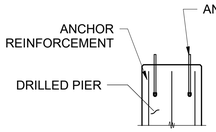
1) PRESET PRECAST COLUMNS TO THE NECESSARY ELEVATION TO OBTAIN TOP OF ELEVATIONS SPECIFIED ON THE PLAN AND ELEVATION DRAWINGS. SEE 3/S2.00 FOR SHIM DETAILS.
2) ERECT PRECAST PANEL ON THE SHIMS AND INTO SLOT PROVIDED IN PRECAST COLUMN. SEE COLUMN DETAILS ON SHEET S3.00.

DRILLED PIERS

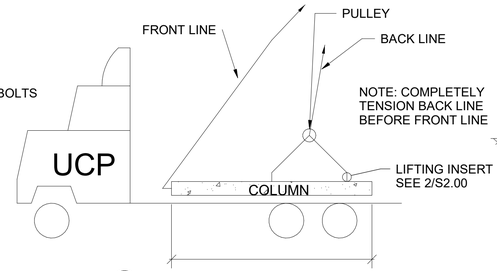
1) PIER DESIGN IS BASED UPON SOIL TYPES AND PROPERTIES AS SPECIFIED IN THE GESTRA SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING PROJECT NO. 24027-10 DATED 3/21/2024. IF SOIL CONDITIONS IN FIELD DEVIATE FROM THESE DIRECTIONS, THE CONTRACTOR SHALL CONTACT LARSON ENGINEERING, INC PRIOR TO CONTRACTOR COMPLETING THE PIER.
2) ALL EXCAVATIONS SHALL BE INSPECTED BY THE ENGINEER PRIOR TO CONCRETE PLACEMENT TO VERIFY SUITABLE BEARING MATERIAL OF CAPACITY AS PRESCRIBED IN THE CONTRACT PLANS. THE ENGINEER SHALL NOTIFY LARSON ENGINEERING, INC WHEN ADDITIONAL EXCAVATION IS REQUIRED TO MEET SUITABLE BEARING MATERIAL.
3) ALL EXCAVATIONS SHALL BE INSPECTED TO VERIFY STRAIGHTNESS OF THE HOLE PRIOR TO CONCRETE PLACEMENT.



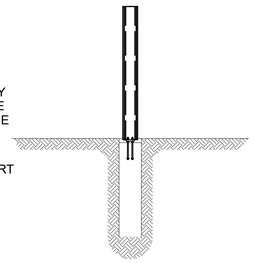
1 DRILL PIERS SEE PLANS



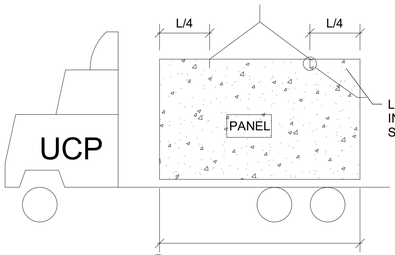
2 SET REINFORCEMENT, POUR CONCRETE AND SET ANCHOR BOLTS PER PLANS



3 REMOVE COLUMNS FROM TRUCK W/RIGGING



4 SET COLUMNS PER PLANS USING LEVELING NUT AND WASHER

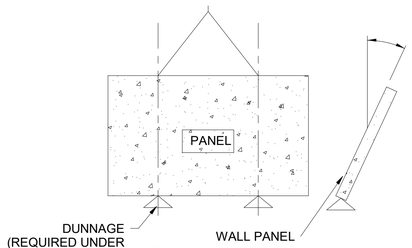


5 REMOVE PANELS FROM TRUCK W/RIGGING

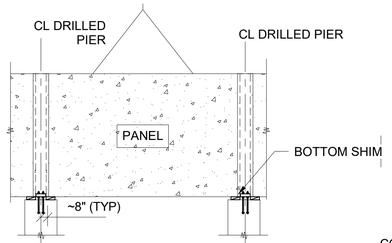
NOTES:

1) CONTRACTOR TO CONNECT CRANE LINES TO PANEL BEFORE LOOSENING PINS/STRAPS ON THE TRAILER FOR ANY GIVEN PANEL.

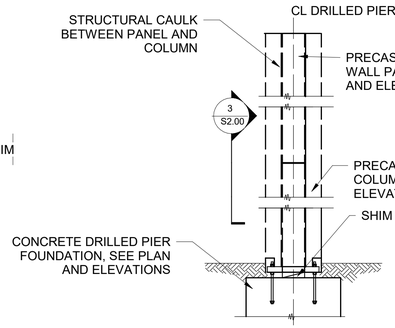
2) LIFTING CLUTCHES ARE PROVIDED BY UCP. ALL OTHER RIGGING TO BE PROVIDED BY CONTRACTOR.



6 TEMPORARILY STORE PANELS STANDING UPRIGHT ON SITE ON SOLID SUBSTRATES (IF REQUIRED)



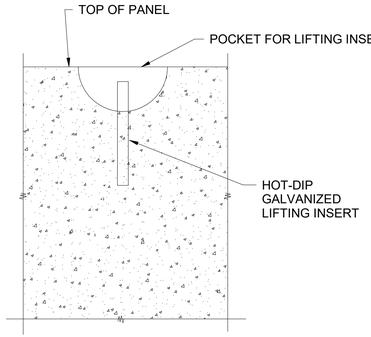
7 ERECT PANELS BTW COLUMNS W/4"x4" PLASTIC SHIMS ADJACENT TO PRECAST CONCRETE COLUMN FOR BEARING AT PIER & BTW PANELS.



8 BRACE IN PLACE W/FIRE RATED CAULK

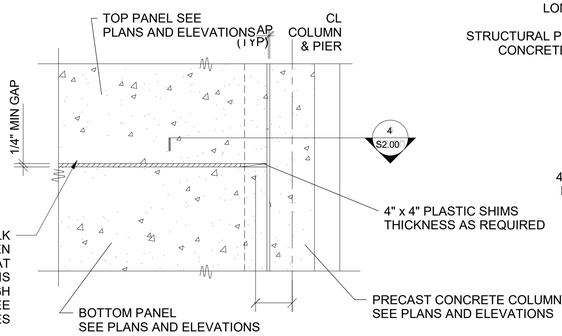
1 S2.00 TYPICAL SCREEN WALL INSTALLATION SEQUENCE & PROCEDURES

N.T.S.



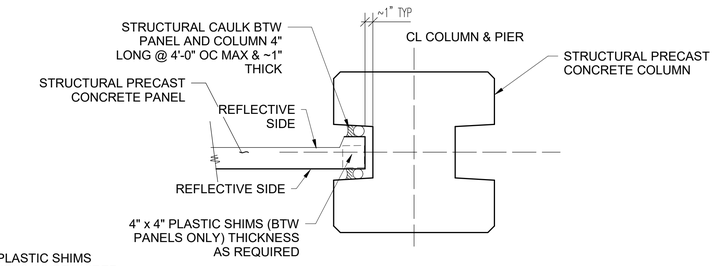
2 S2.00 DETAIL

N.T.S.

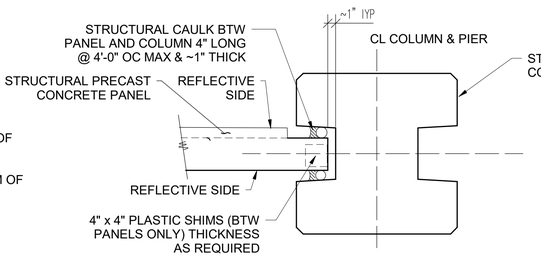


3 S2.00 DETAIL

N.T.S.



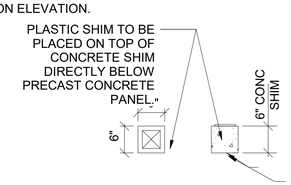
PANEL TO COLUMN CONNECTION NOTE:
PANEL SHALL BE SET IN KEYWAY WITH 4" LONG STRUCTURAL CAULK BETWEEN INTERIOR FACE OF PANEL AND COLUMN AT 4'-0" OC MAX FOR HEIGHT OF PANEL (DO NOT STAGGER). 6" LONG STRUTCURAL CAULK ON INTERIOR SIDE OF THE PANEL SHALL BE USED TO BRACE PANELS IN KEYWAY AT A MINIMUM OF TWO LOCATIONS PER PANEL.



4 S2.00 PANEL CONNECTION TO COLUMN DETAIL

N.T.S.

IN ORDER TO LEVEL PRECAST CONCRETE PANELS BETWEEN COLUMNS ON ONE SIDE OF A COLUMN, CONTRACTOR MAY USE 6" THICK BY 6" SQUARE SOLID PRECAST CONCRETE SHIMS WHEN REQUIRED THAT CONSIST OF 6,000 PSI CONCRETE STRENGTH AS NECESSARY. ABSOLUTE MAXIMUM CONCRETE SHIM HEIGHT SHALL BE AS INDICATED ON ELEVATION.



PLAN SECTION

5 S2.00 CONCRETE SHIM DETAIL

N.T.S.

*IF USED IN PLACE OF #3 TEMP/SHRINKAGE EPOXY COATED REINFORCEMENT
**STEEL PLATES AND MISCELLANEOUS STEEL EXPOSED TO WEATHERING SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A 123
***IN LIEU OF STRUCTURAL CAULK, SHIMS HELD IN WITH NON-STRUCTURAL CAULK, MAY BE USED.
SHIMS SHALL BE A MINIMUM OF 1" WIDE x 4" LONG WITH A THICKNESS EQUAL TO THE WIDTH OF THE JOINT.

FOR REVIEW

GENERAL NOTE AND INSTALLATION DETAILS AND PROCEDURES

DRAWN BY:	SU	DATE:	12/4/2024
CHECKED BY:	CAR	SCALE:	1/8" = 1'-0"

UTILITY CONCRETE PRODUCTS
Utility Concrete Products, LLC
2495 West Bungalow Rd.
Morris, IL 60450
815.416.0900 Fax: 815.416.1100
www.utilityconcrete.com

ALLIANT ENERGY
LAKE GENEVA PERIMETER WALL

LAKE GENEVA, WI

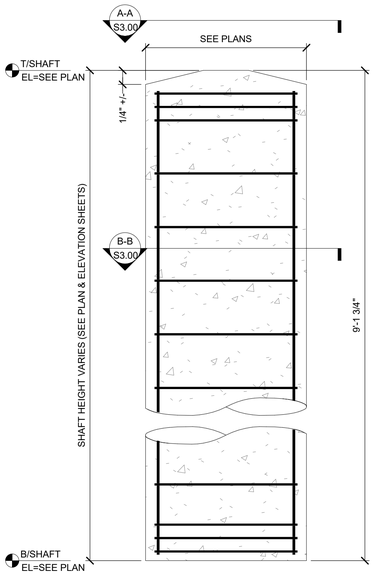
Larson Engineering, Inc.
3333 N. Mayfair Road, Suite 211 Wauwatosa, WI 53222
414.231.9444 Fax: 920.482.5732 www.larsonengr.com

PROJ NO:31250016.000

No.	DATE:	DESCRIPTION
	XX/XX/XXXX	FOR APPROVAL

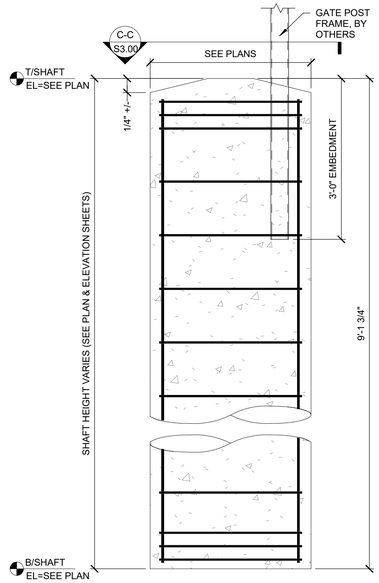
DRAWING NO: S2.00

2 OF 8



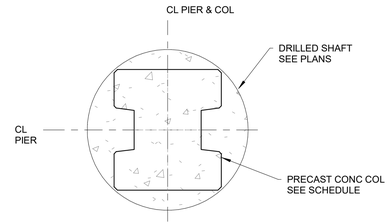
1 S3.00 DRILLED PIER DETAIL SECTION

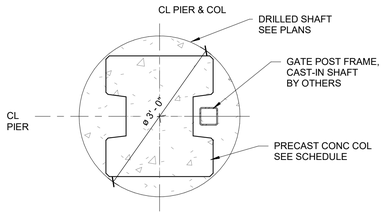
SCALE: 3/4" = 1'-0"

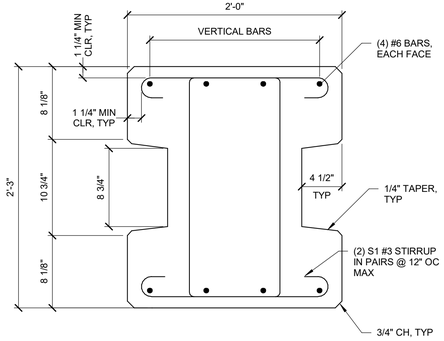


6 S3.00 DRILLED PIER DETAIL SECTION AT GATE

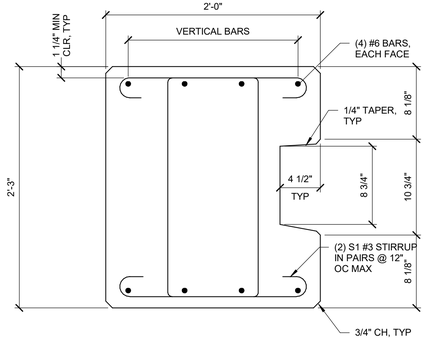
SCALE: 3/4" = 1'-0"



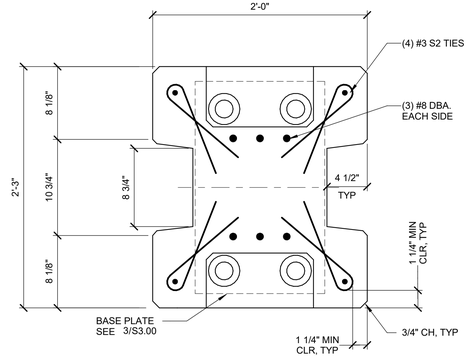


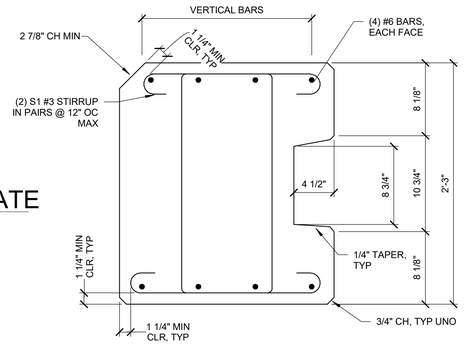


COLUMN TYPE A

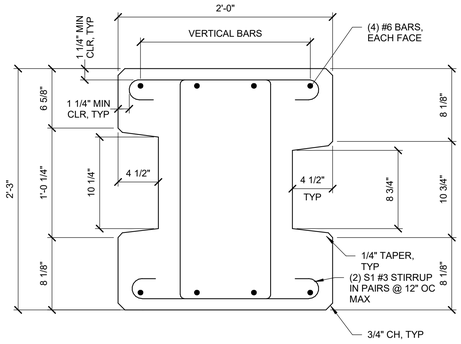


COLUMN TYPE B

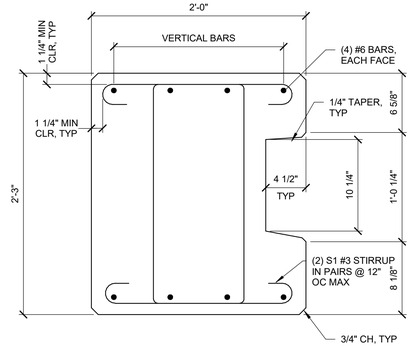




COLUMN TYPE C



COLUMN TYPE D



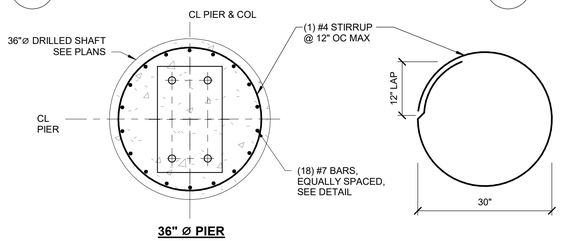
COLUMN TYPE E

2 S3.00 DRILLED PIER DETAILS

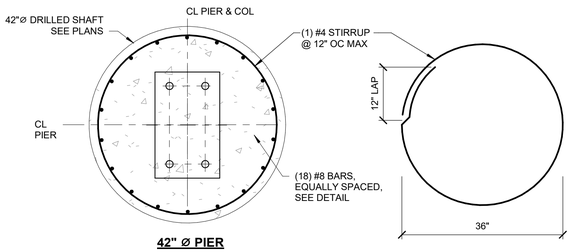
SCALE: 1 1/2" = 1'-0"

A-A S3.00 COLUMN ABOVE PIER

SCALE: 3/4" = 1'-0"



36" Ø PIER



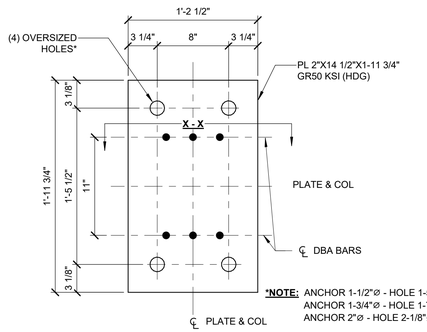
42" Ø PIER

B-B S3.00 DRILLED PIER DETAIL PLAN

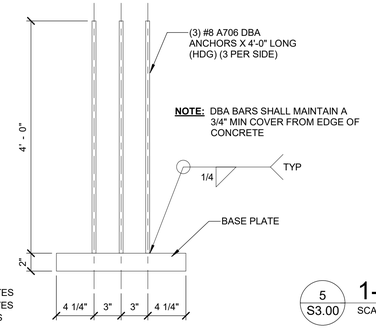
SCALE: 3/4" = 1'-0"

C-C S3.00 COLUMN AND GATE

SCALE: 3/4" = 1'-0"



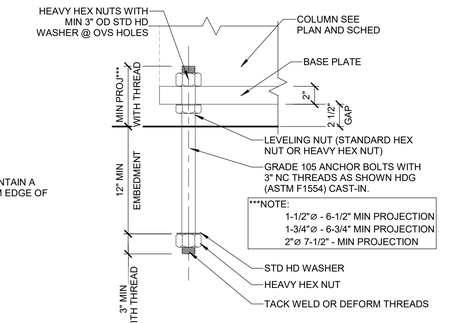
***NOTE:** ANCHOR 1-1/2"ø - HOLE 1-5/8"ø, QTY:8 PLATES
ANCHOR 1-3/4"ø - HOLE 1-7/8"ø, QTY:5 PLATES
ANCHOR 2"ø - HOLE 2-1/8"ø, QTY:11 PLATES



SECTION X - X

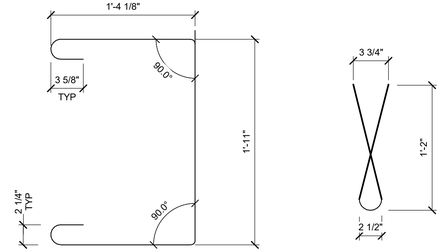
3 S3.00 BASE PLATE DETAIL

SCALE: 1 1/2" = 1'-0"



5 S3.00 1-1/2" DIA ANCHOR BOLT DETAIL

SCALE: 1 1/2" = 1'-0"



S1 BAR **S2 BAR**

4 S3.00 COLUMN TIES DETAILS

SCALE: 1 1/2" = 1'-0"

FOR REVIEW

FOUNDATION & COLUMN DETAILS & SCHEDULE

DRAWN BY:	SU	DATE:	12/4/2024
CHECKED BY:	CAR	SCALE:	As indicated

Utility Concrete Products, LLC
2495 West Bungalow Rd.
Morris, IL 60450
815.416.0900 Fax: 815.416.1100
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ALLIANT ENERGY
LAKE GENEVA PERIMETER WALL

LAKE GENEVA, WI

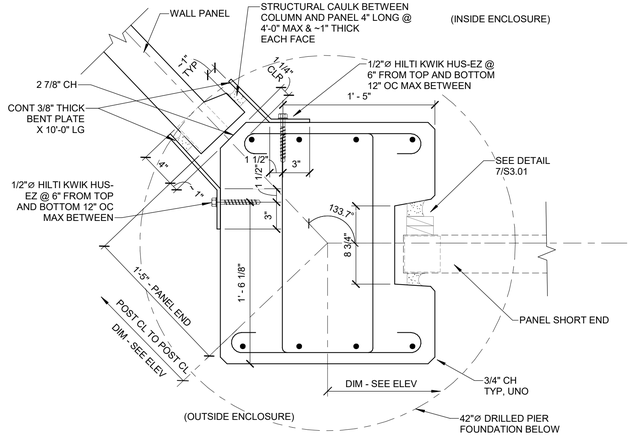
PROJ NO:31250016.000

Larson Engineering, Inc.
3333 N. Mayfair Road, Suite 211 Wauwatosa, WI 53222
414.231.9444 Fax: 920.482.5732 www.larsonengr.com

No.	DATE:	DESCRIPTION
	XX/XX/XXXX	FOR APPROVAL

DRAWING NO: S3.00

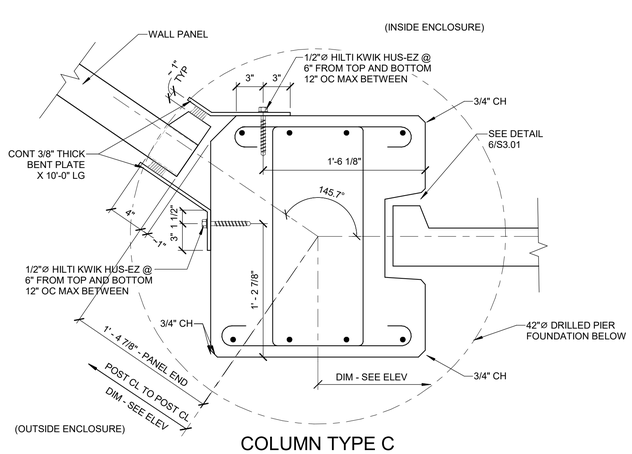
3 OF 8



COLUMN TYPE C

1 S3.01 PIER P1 DETAIL

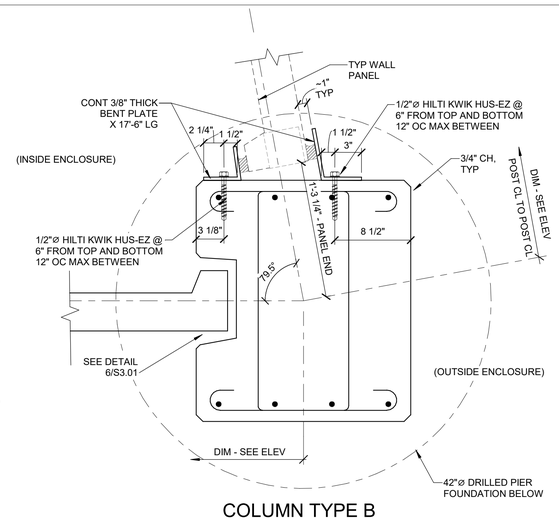
SCALE: 1 1/2" = 1'-0"



COLUMN TYPE C

2 S3.01 PIER P2 DETAIL

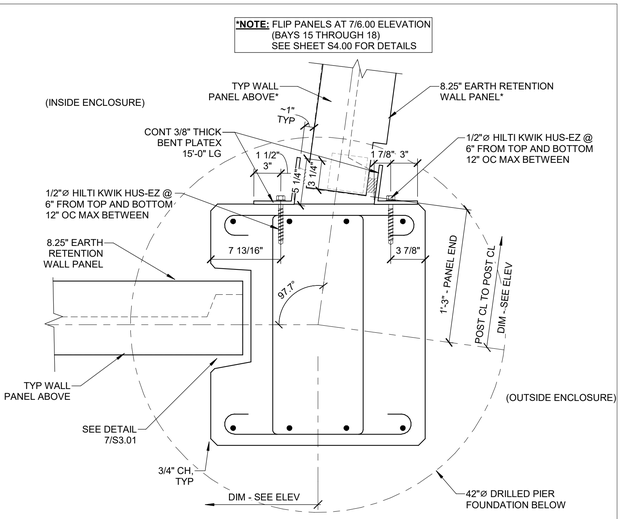
SCALE: 1 1/2" = 1'-0"



COLUMN TYPE B

3 S3.01 PIER P6 DETAIL

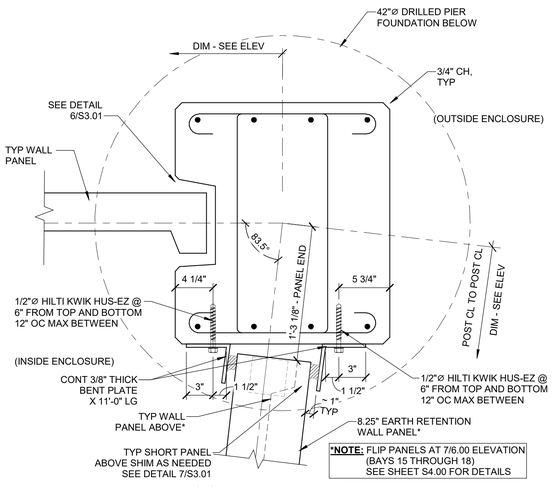
SCALE: 1 1/2" = 1'-0"



COLUMN TYPE E

4 S3.01 PIER P15 DETAIL

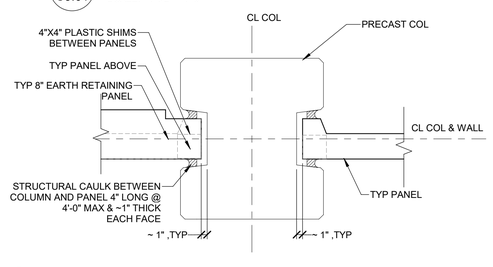
SCALE: 1 1/2" = 1'-0"



COLUMN TYPE B

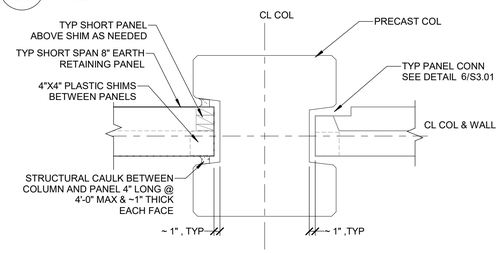
5 S3.01 PIER P19 DETAIL

SCALE: 1 1/2" = 1'-0"



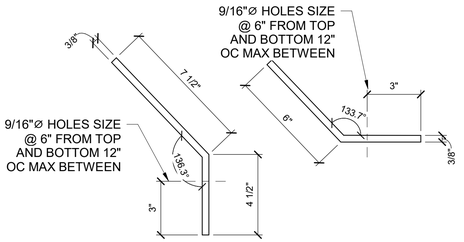
6 S3.01 TYP COLUMN PANEL CONN

SCALE: 1" = 1'-0"



7 S3.01 TYP SHORT SPAN COL PANEL CONN

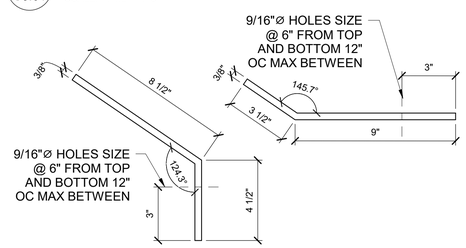
SCALE: 1" = 1'-0"



8 S3.01 PIER P1 BENT PLATES

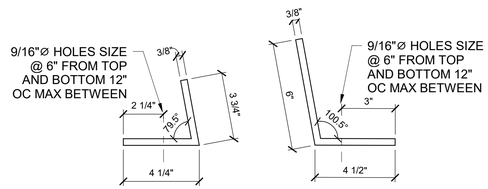
SCALE: 3" = 1'-0"

COLUMN SCHEDULE						
Mark	COLUMN TYPE	Steel Column Length	Count	Col Weight Per Col	Comments	BASE PLATE
P1	TYPE C	10' - 0"	1		SEE DETAIL 1/S3.01	1 1/2" DIA ANCHOR W/2" BP
P2	TYPE C	10' - 0"	1		SEE DETAIL 2/S3.01	1 1/2" DIA ANCHOR W/2" BP
P3	TYPE A	11' - 0 1/4"	1		SEE DETAIL 2/S3.00	1 1/2" DIA ANCHOR W/2" BP
P4	TYPE A	13' - 0 1/4"	1		SEE DETAIL 2/S3.00	1 3/4" DIA ANCHOR W/2" BP
P5	TYPE A	17' - 0 1/4"	1		SEE DETAIL 2/S3.00	2" DIA ANCHOR W/2" BP
P6	TYPE B	17' - 6 1/4"	1		SEE DETAIL 3/S3.01	2" DIA ANCHOR W/2" BP
P7	TYPE A	17' - 6 1/4"	1		SEE DETAIL 2/S3.00	2" DIA ANCHOR W/2" BP
P8	TYPE A	17' - 6 1/4"	1		SEE DETAIL 2/S3.00	2" DIA ANCHOR W/2" BP
P9	TYPE A	17' - 0 1/4"	1		SEE DETAIL 2/S3.00	2" DIA ANCHOR W/2" BP
P10	TYPE A	16' - 6 1/4"	1		SEE DETAIL 2/S3.00	2" DIA ANCHOR W/2" BP
P11	TYPE D	16' - 0 1/4"	1		SEE DETAIL 2/S3.00	2" DIA ANCHOR W/2" BP
P12	TYPE A	16' - 6 1/4"	1		SEE DETAIL 2/S3.00	2" DIA ANCHOR W/2" BP
P13	TYPE A	16' - 6 1/4"	1		SEE DETAIL 2/S3.00	2" DIA ANCHOR W/2" BP
P14	TYPE D	16' - 6 1/4"	1		SEE DETAIL 2/S3.00	2" DIA ANCHOR W/2" BP
P15	TYPE E	15' - 0 1/4"	1		SEE DETAIL 4/S3.01	2" DIA ANCHOR W/2" BP
P16	TYPE D	12' - 0 1/4"	1		SEE DETAIL 2/S3.00	1 3/4" DIA ANCHOR W/2" BP
P17	TYPE D	11' - 0 1/4"	1		SEE DETAIL 2/S3.00	1 3/4" DIA ANCHOR W/2" BP
P18	TYPE D	11' - 0 1/4"	1		SEE DETAIL 2/S3.00	1 3/4" DIA ANCHOR W/2" BP
P19	TYPE B	11' - 0 1/4"	1		SEE DETAIL 5/S3.01	1 3/4" DIA ANCHOR W/2" BP
P20	TYPE A	10' - 0"	1		SEE DETAIL 2/S3.00	1 1/2" DIA ANCHOR W/2" BP
P21	TYPE A	10' - 0"	1		SEE DETAIL 2/S3.00	1 1/2" DIA ANCHOR W/2" BP
P22	TYPE A	10' - 0"	1		SEE DETAIL 2/S3.00	1 1/2" DIA ANCHOR W/2" BP
P23	TYPE A	10' - 0"	1		SEE DETAIL 2/S3.00	1 1/2" DIA ANCHOR W/2" BP
P24	TYPE A	10' - 0"	1		SEE DETAIL 2/S3.00	1 1/2" DIA ANCHOR W/2" BP
Grand total			24			



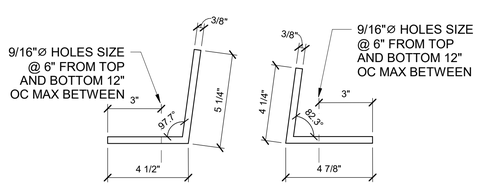
9 S3.01 PIER P2 BENT PLATES

SCALE: 3" = 1'-0"



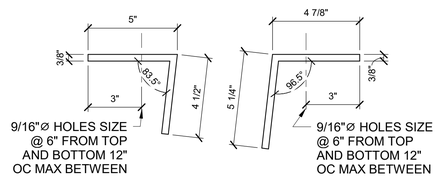
10 S3.01 PIER P6 BENT PLATES

SCALE: 3" = 1'-0"



11 S3.01 PIER P15 BENT PLATE

SCALE: 3" = 1'-0"



12 S3.01 PIER P19 BENT PLATE

SCALE: 3" = 1'-0"

FOR REVIEW

SPECIAL COUMN DETAILS

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LAKE GENEVA PERIMETER WALL

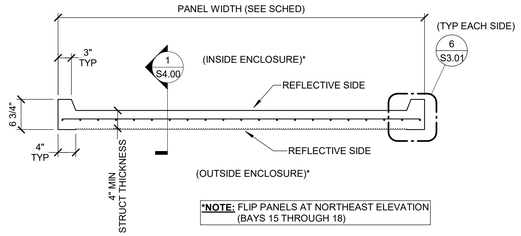
LAKE GENEVA, WI

PROJ NO:31250016.000

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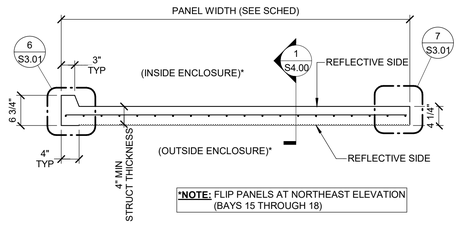
No.	DATE:	DESCRIPTION
	XX/XX/XXXX	FOR APPROVAL

DRAWING NO:
S3.01
9 OF 8



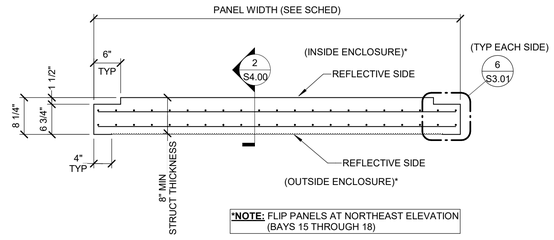
A S4.00 TYP PLAN VIEW THRU PANEL

SCALE: 3/4" = 1'-0"



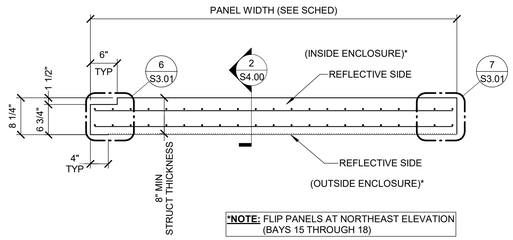
B S4.00 TYP PLAN VIEW THRU SHORT SPAN PANEL

SCALE: 3/4" = 1'-0"



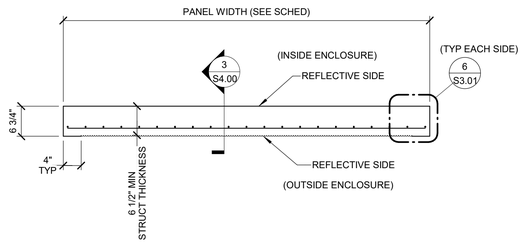
C S4.00 TYP PLAN VIEW THRU 8" RETAINING PANEL

SCALE: 3/4" = 1'-0"



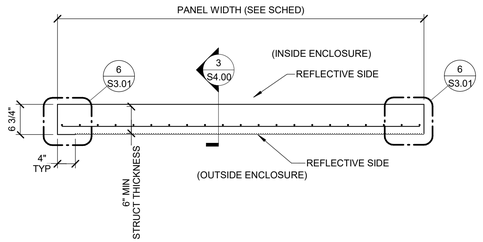
D S4.00 TYP PLAN VIEW THRU 8" RETAINING SHORT SPAN

SCALE: 3/4" = 1'-0"



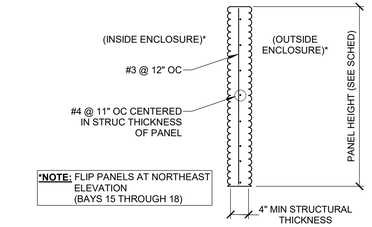
E S4.00 TYP PLAN VIEW THRU 6 1/2" RETAINING PANEL

SCALE: 3/4" = 1'-0"



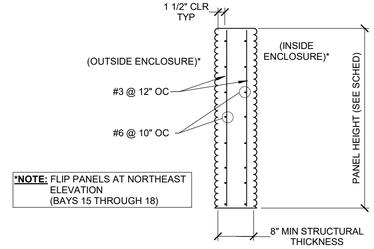
F S4.00 TYP PLAN VIEW THRU 6 1/2" RETAINING SHORT SPAN

SCALE: 3/4" = 1'-0"



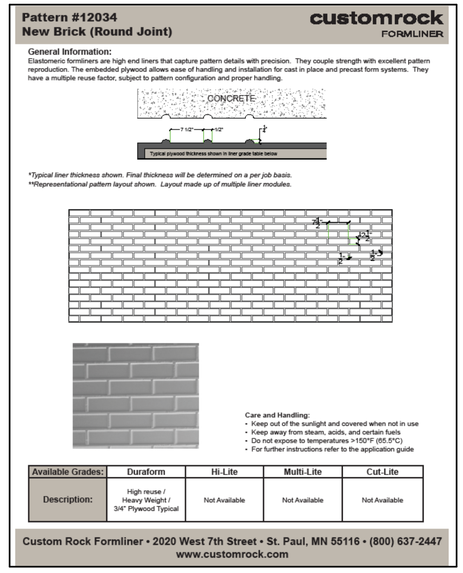
1 S4.00 TYP SEC THRU REF/REF 4" PNL

SCALE: 3/4" = 1'-0"



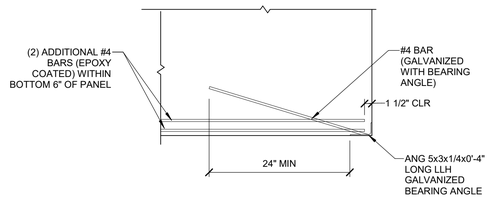
2 S4.00 TYP SEC THRU REF/REF 8" PNL

SCALE: 3/4" = 1'-0"



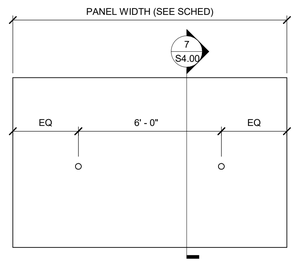
8 S4.00 1/4" FORMLINER DETAIL

SCALE: 6" = 1'-0"



4 S4.00 BOTTOM PANEL BEARING DETAIL

SCALE: 1/4" = 1'-0"

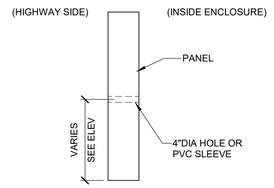


BOTTOM PANEL

6 S4.00 BOT PANEL DRAIN HOLES

SCALE: 1/4" = 1'-0"

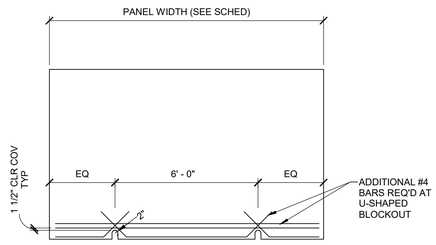
NOTE: DIMENSIONS ARE TO THE CENTER OF HOLE



WEEP HOLE DETAIL

7 S4.00 BOT PANEL SECTION W/DRAIN HOLE

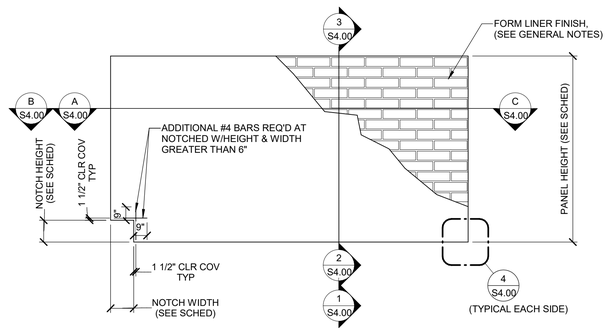
SCALE: 1/4" = 1'-0"



TOP PANEL W/DRAIN HOLES

5 S4.00 TOP PANEL DRAIN HOLES

SCALE: 1/4" = 1'-0"



50 S4.00 TYP NOISE WALL PANEL DETAIL (W/NOTCH WHEN REQUIRED)

SCALE: 1/4" = 1'-0"

FOR REVIEW

PANEL DETAILS

DRAWN BY:	SU	DATE:	12/4/2024
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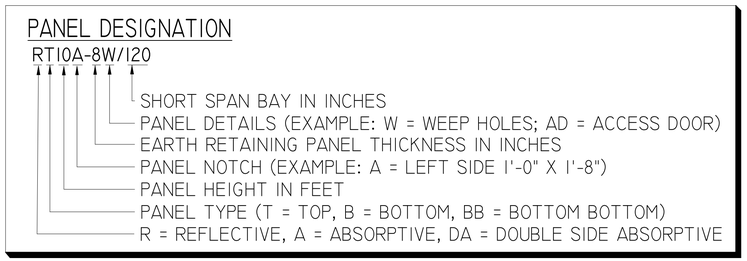
DRAWING NO: S4.00

5 OF 8

PERIMETER WALL PANEL SCHEDULE									
MARK	NOTES	PANEL HEIGHT	PANEL WIDTH	NOTCH *	QTY	SHORT COLUMN END	Post Center to Center	PANEL WEIGHT** (k)	PANEL WEIGHT PER GROUP (k)
RB2-6.5/120	SEE DETAIL 3&F/S4.00	2' - 0"	10' - 0 3/8"	NONE	1	RIGHT	11' - 5 3/8"	0	0
RB3-6.5/103	SEE DETAIL 3&F/S4.00	3' - 0"	8' - 7"	NONE	1	RIGHT	10' - 0"	0	0
RB3-8/156	SEE DETAIL 2&D/S4.00	3' - 0"	14' - 3 1/2"	NONE	1	RIGHT	14' - 5 1/2"	0	0
RB3-8/163	SEE DETAIL 2&D/S4.00	3' - 0"	14' - 10"	NONE	1	RIGHT	15' - 0"	0	0
RB4-8/159	SEE DETAIL 2&D/S4.00	4' - 0"	14' - 9"	NONE	1	RIGHT	14' - 11"	0	0
RB4-8/163	SEE DETAIL 2&D/S4.00	4' - 0"	14' - 10"	NONE	1	RIGHT	15' - 0"	0	0
RB5-8W/163	SEE DETAIL 2,5&D/S4.00	5' - 0"	13' - 7"	NONE	1	RIGHT	15' - 0"	0	0
RB6-6.5W/113	SEE DETAIL 3,5&F/S4.00	6' - 0"	9' - 5"	NONE	1	RIGHT	10' - 10"	0	0
RB6-8W/163	SEE DETAIL 2,5&D/S4.00	6' - 0"	13' - 7"	NONE	1	RIGHT	15' - 0"	0	0
RB6.5-6.5W/103	SEE DETAIL 3,5&F/S4.00	6' - 6"	9' - 10"	NONE	1	RIGHT	10' - 0"	0	0
RB6.5-6.5W/113	SEE DETAIL 3,5&F/S4.00	6' - 6"	10' - 8"	NONE	1	RIGHT	10' - 10"	0	0
RB6.5-8W/163	SEE DETAIL 2,5&D/S4.00	6' - 6"	13' - 7"	NONE	1	RIGHT	15' - 0"	0	0
RB7-6.5W/103	SEE DETAIL 3,5&F/S4.00	7' - 0"	9' - 10"	NONE	2	RIGHT	10' - 0"	0	0
RB7.5-6.5W/96	SEE DETAIL 3,5&F/S4.00	7' - 6"	8' - 0 1/4"	NONE	1	RIGHT	9' - 5 1/4"	0	0
RB7.5-6.5W/103	SEE DETAIL 3,5&F/S4.00	7' - 6"	8' - 7"	NONE	1	RIGHT	10' - 0"	0	0
RT7/159	SEE DETAIL 1&B/S4.00	7' - 0"	13' - 6"	NONE	1	RIGHT	14' - 11"	0	0
RT7/163	SEE DETAIL 1&B/S4.00	7' - 0"	13' - 7"	NONE	1	RIGHT	15' - 0"	0	0
RT8/156	SEE DETAIL 1&B/S4.00	8' - 0"	13' - 0 1/2"	NONE	1	RIGHT	14' - 5 1/2"	0	0
RT8/163	SEE DETAIL 1&B/S4.00	8' - 0"	13' - 7"	NONE	1	RIGHT	15' - 0"	0	0
RT9/120	SEE DETAIL 1&B/S4.00	9' - 0"	11' - 3 3/8"	NONE	1	RIGHT	11' - 5 3/8"	0	0
RT10	SEE DETAIL 1&A/S4.00	10' - 0"	18' - 7"	NONE	1	N/A	20' - 0"	0	0
RT10-W/96	SEE DETAIL 1,6&B/S4.00	10' - 0"	8' - 0 1/4"	NONE	1	RIGHT	9' - 5 1/4"	0	0
RT10-W/103	SEE DETAIL 1,6&B/S4.00	10' - 0"	8' - 7"	NONE	4	RIGHT	10' - 0"	0	0
RT10-W/113	SEE DETAIL 1,6&B/S4.00	10' - 0"	9' - 5"	NONE	2	RIGHT	10' - 10"	0	0
RT10-W/163	SEE DETAIL 1,6&B/S4.00	10' - 0"	13' - 7"	NONE	3	RIGHT	15' - 0"	0	0
RT10/64	SEE DETAIL 1&B/S4.00	10' - 0"	5' - 4 1/2"	NONE	1	LEFT	6' - 9 1/2"	0	0
RT10/103	SEE DETAIL 1&B/S4.00	10' - 0"	8' - 7"	NONE	1	RIGHT	10' - 0"	0	0
RT10/141	SEE DETAIL 1&B/S4.00	10' - 0"	11' - 8 3/4"	NONE	1	LEFT	13' - 1 3/4"	0	0
RT10/166	SEE DETAIL 1&B/S4.00	10' - 0"	13' - 10"	NONE	2	RIGHT	15' - 3"	0	0
RT10/199	SEE DETAIL 1&B/S4.00	10' - 0"	16' - 7"	NONE	1	RIGHT	18' - 0"	0	0
Grand total: 38					38				0

* SHORT SPAN CONDITION SIDE IS BASED ON LOOKING FROM OUTSIDE ENCLOSURE OF PANEL.

**LIFTING INSERTS
PANEL WT < OR = 14.5k - SUREBUILT 4T LIFTING ANCHOR
PANEL WT > 14.5k - SUREBUILT 8T LIFTING ANCHOR



FOR REVIEW

PANEL SCHEDULE

DRAWN BY:	SU	DATE:	12/4/2024
CHECKED BY:	CAR	SCALE:	12" = 1'-0"

UTILITY CONCRETE PRODUCTS
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LAKE GENEVA PERIMETER WALL

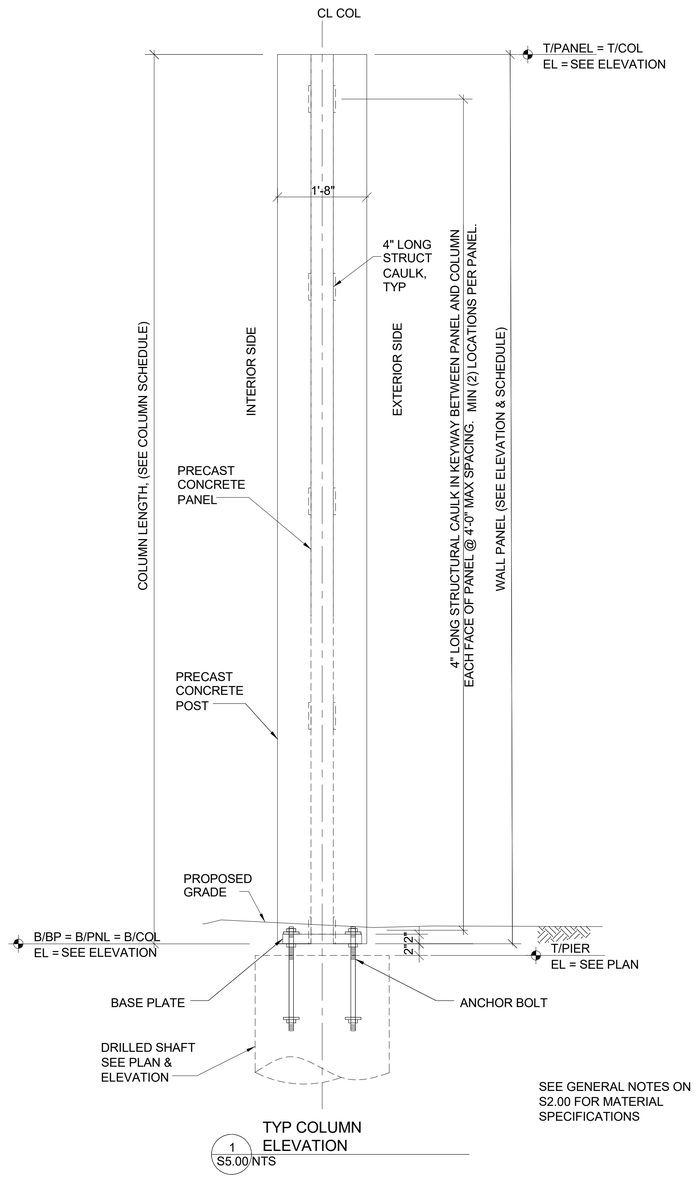
LAKE GENEVA, WI

Larson Engineering, Inc.
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414.231.9444 Fax: 920.482.5732 www.larsonengr.com

PROJ NO:31250016.000

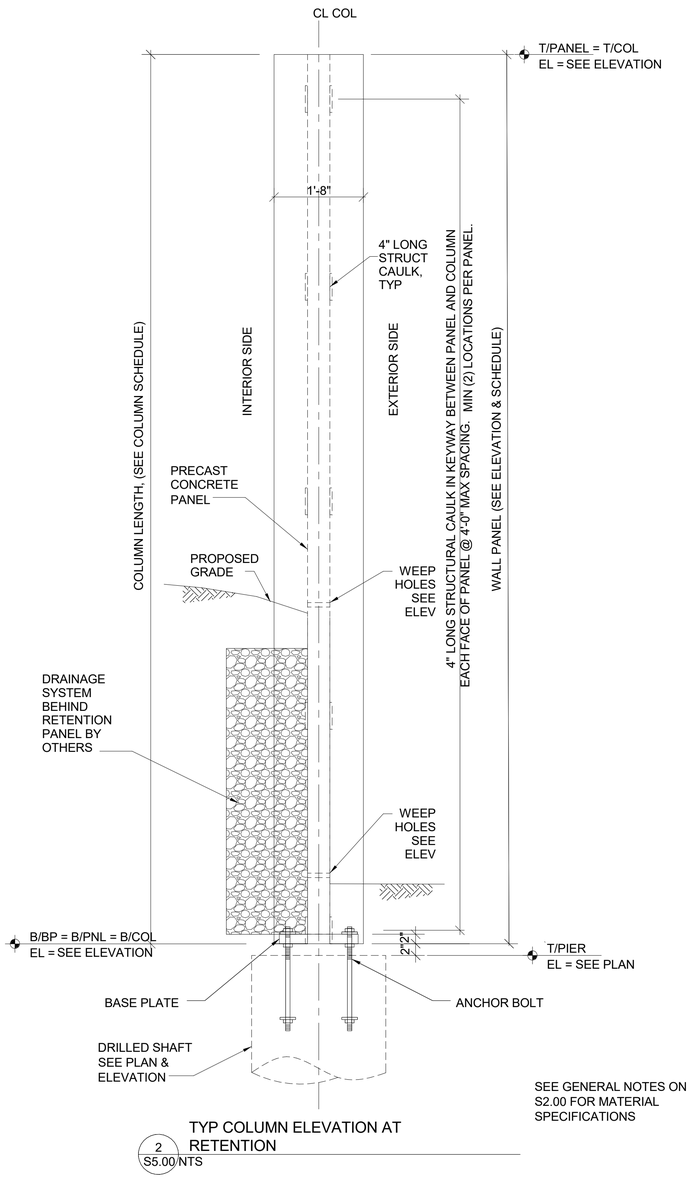
No.	DATE:	DESCRIPTION
	XX/XX/XXXX	FOR APPROVAL

DRAWING NO:
S4.01
6 OF 8



SEE GENERAL NOTES ON
S2.00 FOR MATERIAL
SPECIFICATIONS

1 S5.00 TYP COLUMN ELEVATION
NTS



SEE GENERAL NOTES ON
S2.00 FOR MATERIAL
SPECIFICATIONS

2 S5.00 TYP COLUMN ELEVATION AT RETENTION
NTS

NOTES:
1) COLUMNS SHALL BE SET AND PLUMB PRIOR TO PLACING PANELS IN KEYWAYS.
SPECIFICATIONS AND SEE GENERAL NOTES FOR COLUMN ALIGNMENT.
2) ANCHOR BOLTS SHALL BE SET INTO DRILL PIERS AND PLUMB PRIOR TO CURING OF CONCRETE AND
PRECAST PANEL INSTALLATION (WET SET OPTINAL).

FOR REVIEW

TYPICAL WALL CROSS SECTION

DRAWN BY:	SU	DATE:	12/4/2024
CHECKED BY:	CAR	SCALE:	1/8" = 1'-0"

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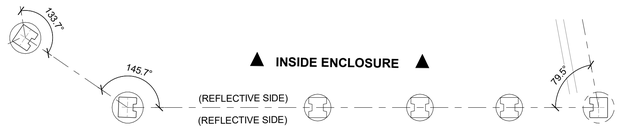
LAKE GENEVA, WI

PROJ NO:31250016.000

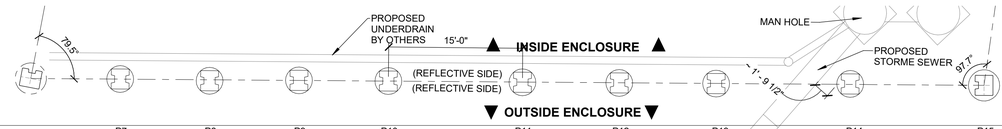
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DRAWING NO:
S5.00
7 OF 8



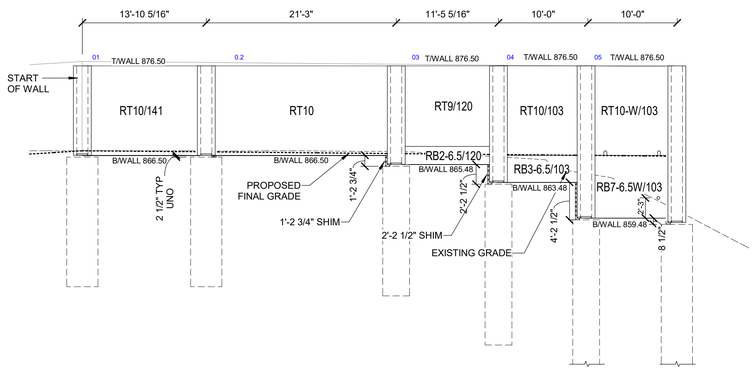
LOCATION MARK	P1	P2	P3	P4	P5	P6
POST LENGTH	10' - 0"	10' - 0"	11' - 0 1/4"	13' - 0 1/4"	17' - 0 1/4"	17' - 6 1/4"
POST TYPE	TYPE C	TYPE C	TYPE A	TYPE A	TYPE A	TYPE B
FOOTING DIAMETER	3' - 6"	3' - 6"	3' - 0"	3' - 0"	3' - 0"	3' - 6"
FOOTING DEPTH	14' - 6"	14' - 6"	14' - 6"	18' - 0"	22' - 0"	22' - 0"
TOP FTG ELEV	866.29	866.29	865.27	863.27	859.27	858.77
BOTTOM FTG ELEV	851.79	851.79	850.77	845.27	837.27	836.77
NORTHING	336419.349	336405.503	336388.2572	336378.9766	336370.864	336362.780
EASTING	792764.046	792764.439	792776.8504	792783.5491	792789.4002	792795.281



LOCATION MARK	P6	P7	P8	P9	P10	P11	P12	P13	P14	P15
POST LENGTH		17' - 6 1/4"	17' - 6 1/4"	17' - 0 1/4"	16' - 6 1/4"	16' - 0 1/4"	16' - 6 1/4"	16' - 6 1/4"	16' - 6 1/4"	15' - 0 1/4"
POST TYPE	SEE 1/S6.00	TYPE A	TYPE A	TYPE A	TYPE A	TYPE D	TYPE A	TYPE A	TYPE D	TYPE E
FOOTING DIAMETER		3' - 0"	3' - 0"	3' - 0"	3' - 0"	3' - 0"	3' - 0"	3' - 0"	3' - 0"	3' - 6"
FOOTING DEPTH		22' - 0"	22' - 0"	22' - 0"	24' - 0"	24' - 0"	24' - 0"	24' - 0"	24' - 0"	24' - 0"
TOP FTG ELEV	858.76	858.77	858.77	859.27	859.77	860.27	859.77	859.77	859.98	861.27
BOTTOM FTG ELEV	836.76	836.77	836.77	837.27	835.77	836.27	835.77	835.77	835.77	837.27
NORTHING		336369.9893	336377.225	336384.4591	336391.6933	336402.5445	336410.3777	336418.2109	336429.0621	336439.913
EASTING		792802.1679	792809.0741	792815.9819	792822.8898	792833.2516	792840.7315	792848.2114	792858.5732	792868.935

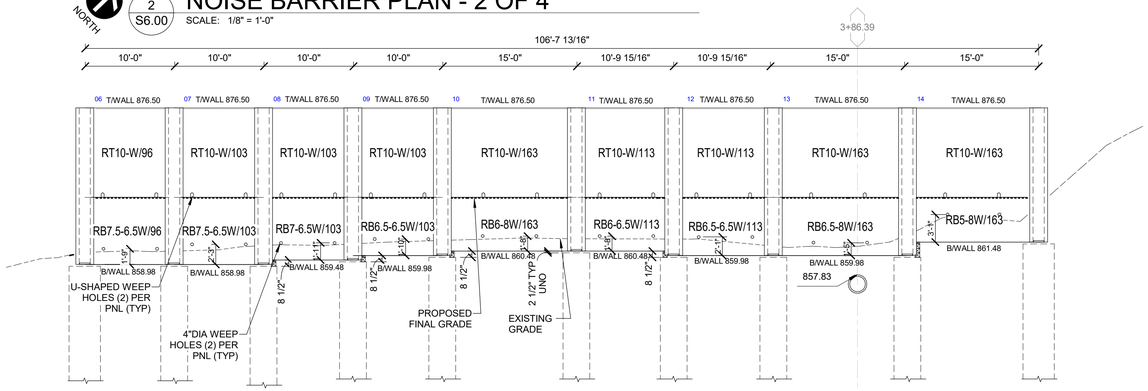
1 S6.00 NOISE BARRIER PLAN - 1 OF 4

SCALE: 1/8" = 1'-0"



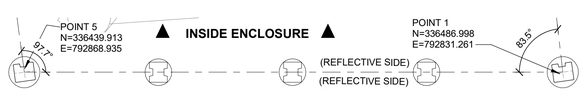
2 S6.00 NOISE BARRIER PLAN - 2 OF 4

SCALE: 1/8" = 1'-0"



3 S6.00 NOISE BARRIER ELEVATION - 1 OF 4

SCALE: 1/8" = 1'-0" (VIEW FROM OUTSIDE ENCLOSURE)



LOCATION MARK	P15	P16	P17	P18	P19
POST LENGTH	P15	12' - 0 1/4"	11' - 0 1/4"	11' - 0 1/4"	11' - 0 1/4"
POST TYPE	SEE 2/S6.00	TYPE D	TYPE D	TYPE D	TYPE B
FOOTING DIAMETER		3' - 0"	3' - 0"	3' - 0"	3' - 6"
FOOTING DEPTH		22' - 0"	22' - 0"	22' - 0"	22' - 0"
TOP FTG ELEV	861.27	864.27	865.27	865.27	865.27
BOTTOM FTG ELEV	837.27	842.27	843.27	843.27	843.27
NORTHING		336451.6311	336463.3549	336475.0757	336486.998
EASTING		792859.5679	792850.2012	792840.8343	792831.261

4 S6.00 NOISE BARRIER ELEVATION - 2 OF 4

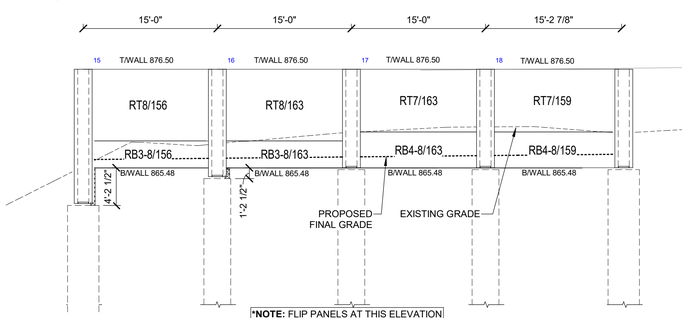
SCALE: 1/8" = 1'-0" (VIEW FROM OUTSIDE ENCLOSURE)



LOCATION MARK	P19	P20	P21	P22	P23	P24	
POST LENGTH	P19	10' - 0"	10' - 0"	10' - 0"	10' - 0"	10' - 0"	P1
POST TYPE	SEE 5/S6.00	TYPE A	TYPE A	TYPE A	TYPE A	TYPE A	SEE 1/S6.00
FOOTING DIAMETER		3' - 0"	3' - 0"	3' - 0"	3' - 0"	3' - 0"	
FOOTING DEPTH		14' - 6"	14' - 6"	14' - 6"	14' - 6"	14' - 6"	
TOP FTG ELEV	865.27	866.29	866.29	866.29	866.29	866.29	866.29
BOTTOM FTG ELEV	850.77	851.79	851.79	851.79	851.79	851.79	851.79
NORTHING		336474.2137	336460.03	336449.2151	336438.4002	336424.6684	
EASTING		792818.6177	792804.5132	792793.7558	792782.9955	792769.3347	

5 S6.00 NOISE BARRIER PLAN - 3 OF 4

SCALE: 1/8" = 1'-0"



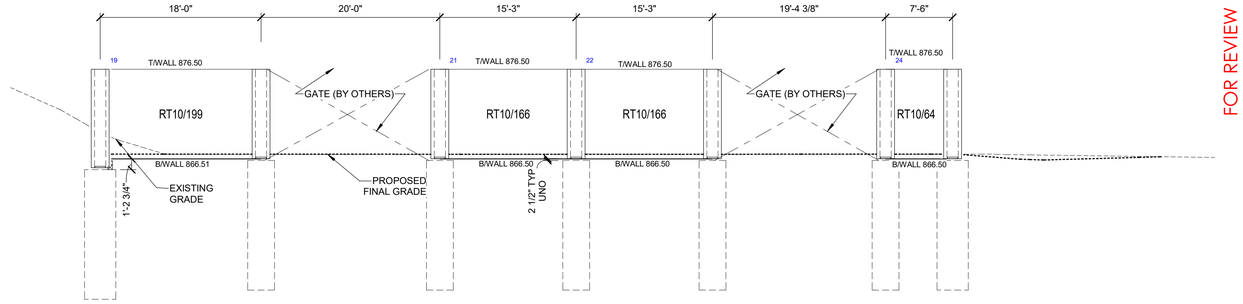
NOTE: FLIP PANELS AT THIS ELEVATION (BAYS 15 THROUGH 18) SEE SHEET S4.00 FOR DETAILS

7 S6.00 NOISE BARRIER ELEVATION - 3 OF 4

SCALE: 1/8" = 1'-0" (VIEW FROM OUTSIDE ENCLOSURE)

6 S6.00 NOISE BARRIER PLAN - 4 OF 4

SCALE: 1/8" = 1'-0"



8 S6.00 NOISE BARRIER ELEVATION - 4 OF 4

SCALE: 1/8" = 1'-0" (VIEW FROM OUTSIDE ENCLOSURE)

NOTES:
1. LOCATIONS STATED IN PLAN ARE TO CENTER OF PIER (WP)
2. ELEVATION CALLOUTS ARE PROPOSED GRADE ELEVATIONS. CONTRACTOR TO GRADE ACCORDINGLY TO MEET MINIMUM PANEL BURY.
3. 2-1/2" SHIM BETWEEN BOTTOM OF PANEL AND TOP OF FOUNDATIONS, TYP. UNO
4. ALL UNITS SHOWN IN FEET

FOR REVIEW

NOISE BARRIER PLANS & ELEVATIONS

DRAWN BY:	SU	DATE:	12/4/2024
CHECKED BY:	CAR	SCALE:	1/8" = 1'-0"

UTILITY CONCRETE PRODUCTS
Utility Concrete Products, LLC
2495 West Bungalow Rd.
Morris, IL 60450
815.416.0900 Fax: 815.416.1100
www.utilityconcrete.com

ALLIANT ENERGY
LAKE GENEVA PERIMETER WALL

LAKE GENEVA, WI

Larson Engineering, Inc.
3333 N. Mayfair Road, Suite 211 Wauwatosa, WI 53222
414.231.9444 Fax: 920.482.5732 www.larsonengr.com

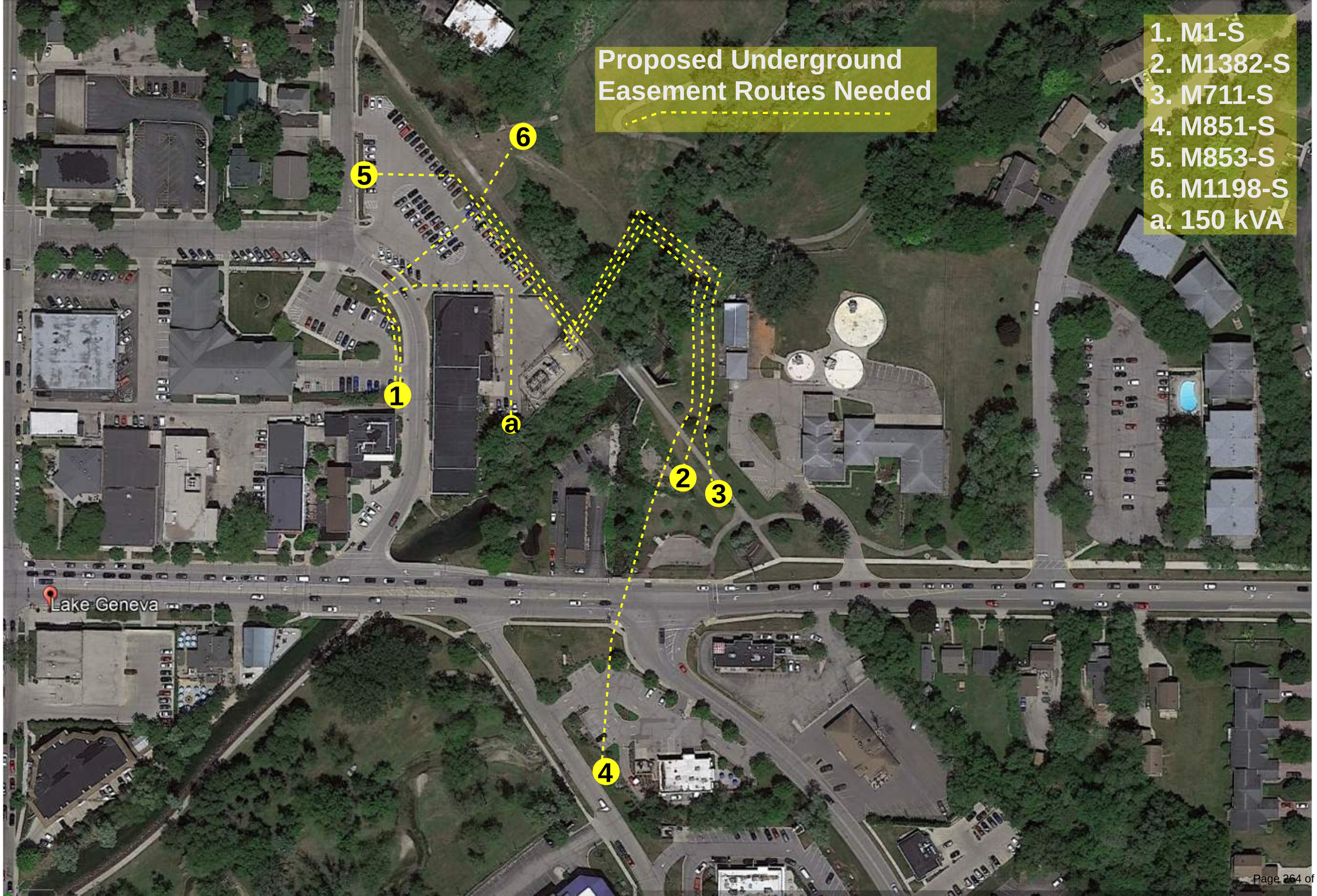
PROJ NO:31250016.000

No.	DATE:	DESCRIPTION
	XX/XX/XXXX	FOR APPROVAL

DRAWING NO: S6.00

8 OF 8


Proposed Overhead Distribution Line Retirement. If proposed underground easements are obtained.
Lake Geneva


Proposed Underground
Easement Routes Needed
1. M1-S
2. M1382-S
3. M711-S
4. M851-S
5. M853-S
6. M1198-S
a. 150 kVA
Lake Geneva



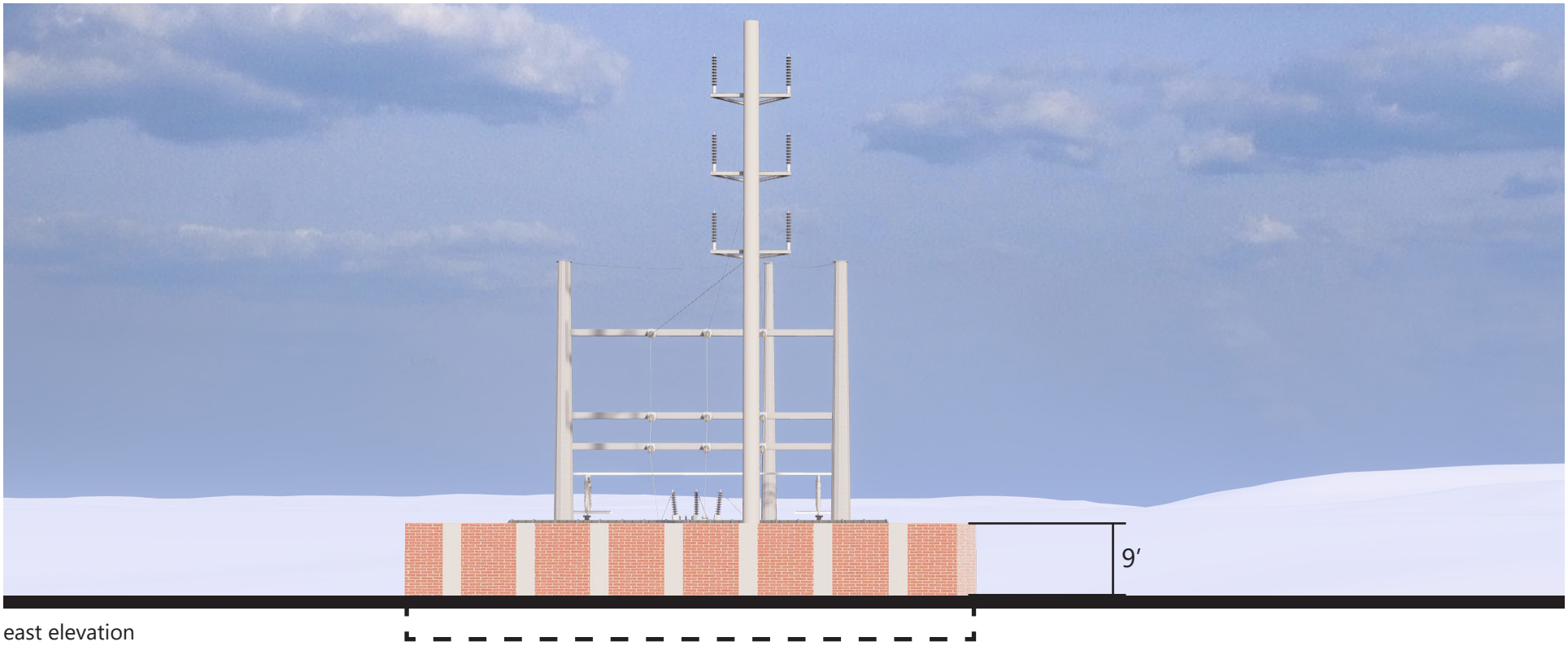
north elevation



west elevation



south elevation



east elevation





Proposed Underground Cable/Easement Routes:

-Single and Double yellow line routes will require 10 foot easements.

-Greater than double line routes will require 15 foot easements. (pink arrows)

Lake Geneva

1-6 New Underground Cable Feeder Exits

a - New Padmount transformer for Museum

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 21, 2025

Agenda Item #8

Applicant:
Wisconsin Power and Light Company
4902 N. Biltmore Lane
Madison, WI

Request:
255 E Mill St
Tax Key No. ZA312100002
PD - Precise Implementation Plan

Description:
Wisconsin Power and Light Company has applied for a Planned Development – Precise Implementation Plan (PD-PIP) to allow for the reconstruction of the existing electrical substation east of the Geneva Lake Museum. The project involves new substation equipment, construction of retaining walls, and a solid fence enclosing the substation.

A PD-PIP (Precise Implementation Plan) is Step 4 of 4 of the Planned Development process. A PIP establishes the details of site development including architecture, landscaping, lighting, and engineering and must be substantially consistent with the General Development Plan (GDP).

Last year, the applicant purchased approximately 362 square feet of City-owned property on the south side of the substation property to accommodate the expanded substation. An amendment to the PD was necessary because the footprint of the project changed.

Infrastructure
The applicant proposes installing new electrical infrastructure. The American Transmission Company's transmission pole will not be replaced. The height of the existing pole is approximately 69 feet 6 inches. Two new 48-foot-tall poles are proposed. The maximum height permitted in the CB zoning district is 45 feet. Zoning flexibility was granted for the existing and new poles as part of the GDP.

The applicant proposed to retire overhead distribution lines and replace them with underground lines. Easements will be needed to accomplish this. The applicant will work closely with the Department of Public Works on the final underground cable routes, installation methods, and required easements, as noted in a memo prepared by the City Engineer dated April 11, 2025.

Retaining Wall and Solid Fence
On the south side of the property, the applicant proposes to install a retaining wall with a height of 7 feet 3 inches. The retaining wall is necessary to stabilize the riverbank. The retaining wall will be constructed of precast concrete with a brick pattern.

A solid fence 9 feet in height will be located on top of the retaining wall and around the perimeter of the substation. The brick-patterned, concrete solid fence will enclose all sides of the substation and will

provide security for the electrical facilities. The solid fence will replace the existing wire fence. The zoning code allows security fences such as this to exceed the usual maximum height of 8 feet for fences. Two fence gates with a metal picket design are proposed on the west side of the substation, facing the City parking lot.

Landscaping

There is no area available for landscaping, as the full site area is used for the existing and expanded substation. The CB zoning district would require 20 landscaping points for this property based on the amount of paved surface. Zoning flexibility was granted to waive this requirement and instead require new landscaping on the riverbank for erosion control purposes. The applicant proposes native grasses and flowers ("Agrecol Native Slope Stabilization Mix") and bush honeysuckle plantings along the west side of the riverbank.

Lighting Plan

The proposed lighting plan includes downward-facing lighting over the doors of the control enclosure to ensure safety for employees. The proposed illumination at the property line is zero, which meets zoning code requirements.

Natural Resources

The site is located within natural resource protection areas. Specifically, the site is located within the Drainageway Overlay Zoning District and the Steep Slope Overlay Zoning District. The Drainageway Overlay Zoning District includes all land within 75 feet of the Ordinary High Water Mark of the White River. The Steep Slope Overlay Zoning District includes all slopes of 12% gradient or greater. The entire parcel is within one or both of these overlay districts. Protecting both drainageways and steeps slopes is important to prevent soil erosion and to ensure that the White River is not negatively impacted in its ability to convey water downstream effectively. The proposed retaining wall is intended to stabilize the steep slopes and mitigate the potential impacts to the drainageway. The zoning code greatly restricts development within these natural resource areas but allows for utility lines and related facilities (Section 98-206(10)(l)).

Relationship to Base Zoning Standards:

All Planned Developments must identify flexibility being requested from the base zoning standards in the most comparable regular zoning district. In this instance, the Central Business (CB) zoning district provides that comparison zoning district.

In previously approved GDP, the City approved the following items of zoning flexibility:

1. Allow for two 48-foot poles and one existing 69.5-foot pole (versus maximum height of 45 feet)
2. Allow for an exemption from landscaping requirements for paved areas (versus required 20 landscaping points per 10,000 square feet of paved area)

This applicant requests no additional flexibility from CB zoning standards.

Staff Review Comments:

Except for the zoning flexibilities noted above, the proposed project meets the requirements of the CB zoning district.

Staff supports the use of native grasses and flowers and bush honeysuckle plantings along the riverbank. The proposed solid fence will adequately screen the electrical equipment. The proposed brick-patterned

concrete solid fence is a significant improvement over the existing wire fence, and the choice of a red brick pattern complements the brick of the Geneva Lake Museum. With the substation already in place, further impacts on the surrounding area due to the expansion will be limited.

PIPs must be consistent with the previously approved GDP. Staff notes that the PIP application is fully consistent with the approved GDP.

Action by the Plan Commission:

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

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

Required Plan Commission Findings on the PIP for Recommendation to Common Council:
A proposed PIP must undergo the review standards for all Conditional Use Permits, below:

A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Factors 1-6 of the following.
   1. The proposed PIP (the use in general, independent of its location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
   2. The proposed PIP (in its specific location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
   3. The proposed PIP, in its proposed location and as depicted on the required site plan, does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
   4. The proposed PIP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
   5. The proposed PIP is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
   6. The potential public benefits of the proposed PIP outweigh all potential adverse impacts of the proposed PIP (as identified in Items 1. through 5., above), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

B. If, after the public hearing, the Commission wishes to recommend *denial*, then the appropriate fact finding would be in disagreement with at least one of Factors 1-6 listed above.

Staff Recommendation:

Staff recommends that the Plan Commission recommend *approval* of the PIP as submitted. Staff recommends the affirmative set of findings provided above, noting the proposal provides essential services to the City and will have minimal additional land use impacts on the surrounding area.

Staff recommends the following *additional condition of approval* be attached:

a. Satisfaction of City Engineer's comments dated April 11, 2025.

Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates

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:** **April 11, 2025**

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

CC: **Renee Hanlon – Building and Zoning Director**
Dave DeAngelis – City Administrator
Amanda Rotondi – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: **PIP RECOMMENDED APPROVAL – Wisconsin Power and Light Substation – 255 Mills Street**
Kapur Project No. #24.0167 Phase 09

BACKGROUND AND REQUEST:

A **Precise Implementation Plan (PIP)** application was submitted by **Wisconsin Power and Light** for the construction of modifications to the existing substation at **255 Mills Street (PIN ZA312100002).** The plans propose new electrical infrastructure including retaining wall and fence. The existing substation is 0.19 acres and is proposing to include 362 SF of newly purchased property to complete the project. Work will be outside of the regulatory floodplain of the White River.

The following plan and calculations were submitted for review:

- **Lake Geneva Substation**, For Permit Plans, prepared by **Alliant Energy**, sheets 16025-02-01-CR, 16025-02-01 to 16025-02-06, 16025-06-01 to 16025-06-04, dated March 7, 2025.
- **Perimeter Precast Concrete Wall**, prepared by Larson Engineering, Inc. 8 sheets, dated December 4, 2024.
- **Proposed Underground Cable/Easement Routes,** one sheet exhibit file dated 3-36-25.

Comments:

Kapur recommends approval of the **PIP** application for the substation improvements based on the information reviewed above. This approval is subject to the following conditions:

1. The precast wall plan shall be signed and sealed by a professional structural engineer. A copy of the final plans shall be provided to the city.
2. Final underground cable routes and required easements will require City review and approval. It is understood that Wisconsin Power and Light Company's (WP&L) preferred installation method, throughout the highlighted routes on the exhibit referenced above, will be to directional bore. Final method of installation will be reviewed by the City upon location of existing utilities and infrastructure. The typical installation depth on a directional bore is 36" to 48" depending on existing facilities,

elevation changes, and ground conditions. Easements will be approximately 10-15 ft in width and must be granted by the City.

3. WP&L will collaborate closely with the City's Department of Public Works to align WP&L's efforts with existing City facilities and plans.
4. Erosion control items must be installed prior to land disturbance. Care must be taken such that sediment is not conveyed offsite or into the White River. Erosion Control shall be inspected and repaired regularly and remain in place until final stabilization of the site.

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.

RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Planned Development – Precise Implementation Plan (PIP) application filed by Wisconsin Power and Light Company, 4902 N. Biltmore Ln, Madison, WI, to allow for reconstruction of the electrical substation located at 255 Mill Street, Tax Key No. ZA312100002.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**PC-013**	**Date:**	April 21, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Planned Development – Precise Implementation Plan application filed by Wisconsin Power and Light Company, 4902 N. Biltmore Ln, Madison, WI, to allow for reconstruction of the electrical substation located at 255 Mill Street, Tax Key No. ZA312100002, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on April 21, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

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

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

3. The proposed PIP in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed PIP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

5. The proposed PIP is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.

6. The potential public benefits of the proposed PIP outweigh all potential adverse impacts of the proposed PIP after taking into consideration the Applicant’s proposal and any requirements recommended by the Applicant to ameliorate such impacts, and

WHEREAS, the Plan Commission has recommended the following conditions:

1. Satisfaction of City Engineer's comments dated April 11, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends approval to the Common Council of the Planned Development – Precise Implementation Plan application filed by Wisconsin Power and Light Company, 4902 N. Biltmore Ln, Madison, WI, to allow for reconstruction of the electrical substation located at 255 Mill Street, Tax Key No. ZA312100002, per the findings of fact and additional conditions stated above.

.

Recommended to the Common Council of the City of Lake Geneva this 21st day of April 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 a Planned Development – General Development Plan (GDP) to update the boundary of a Planned Development zoning district and to accommodate a new pavilion and dining hall for Covenant Harbor Bible Camp and Retreat Center located at 1724 W Main St., Tax Key No. ZYUP00096 and ZA254600001.			
Committee:	Plan Commission approved April 21, 2025		
Fiscal Impact:	N/A		
File Number:	**25-R32**	**Date:**	May 12, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Planned Development – General Development Plan (GDP) application filed by Eric Anderson, 611 Sage St., Lake Geneva, WI for a request to update the boundary of a Planned Development zoning district and to accommodate a new pavilion and dining hall for Covenant Harbor Bible Camp and Retreat Center located at 1724 W Main St., Tax Key No. ZYUP00096 and ZA254600001, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on April 21, 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:
    - 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. none

NOW, THEREFORE, BE IT RESOLVED, that a Planned Development – General Development Plan (GDP) is approved to update the boundary of a Planned Development zoning district and to accommodate a new pavilion and dining hall for Covenant Harbor Bible Camp and Retreat Center located at 1724 W Main St., Tax Key No. ZYUP00096 and ZA254600001, per the findings of fact and additional conditions stated above.

.

Granted by action of the Common Council of the City of Lake Geneva this 12th day of May 2025.

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

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

Todd Krause, Mayor Date

Attest:

Lacey L. Reynolds, City Clerk Date

APPLICATION FOR ZONING MAP AMENDMENT

Name of Applicant: Eric P. Anderson

Address of Applicant: 611 Sage St. Lake Geneva, WI 53147

Telephone No. (262) 248-3600

Fax and/or email: ( ) eanderson@Covenantharbor.org

Name of Owner: Covenant Harbor Bible Camp & Retreat Center

Address of Owner: 1724 W. Main St. Lake Geneva, WI 53147

Telephone No. (262, 248 3600

Fax and/or email: ( ) eanderson@Covenantharbor.org

Owner Signature: _____

Subject property address and/or complete legal description (use attached sheet if necessary):

Lot 1 CSM 2546

Zoning Classification change from: ER-1 to PD

Reason for requesting Proposed Amendment: Reconstruction of dining hall & pavilion. Bring Southern Parcel into a Single Parcel & Same zoning

Proposed use of property: Camping & retreat-

Fee of $400.00 payable upon filing application.

3-7-2025
Date

Signature of Applicant

Anderson, Eric | 1724 W. Main St. | Cost Recovery # 25-429

Petitioner Name | Project Address | AR # 3329

OFFICE USE ONLY | Description of Request Zoning Map Amend.

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.

Eric P. Anderson, as applicant/petitioner for

Project: Covenant Harbor

Project Address: 1724 W. Main St. Lake Geneva, WI 53147

Parcel No. ZYUP00096 & ZA2546 00001

Name: Eric P. Anderson

Address: 611 Sage St. Lake Geneva, WI 53147

Cell Phone: (262) - 248 - 3600 Phone: (___) - _____ - _____

Email: eanderson@covenantharbor.org

Dated this 7th Day of March, 20 25

Eric P. Anderson

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))?

Matches existing & surrounding uses. Removes future development potential activity along lakeshore.

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.

N/A

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?

Matches existing use of property and.

FINAL APPLICATION PACKET INFORMATION

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

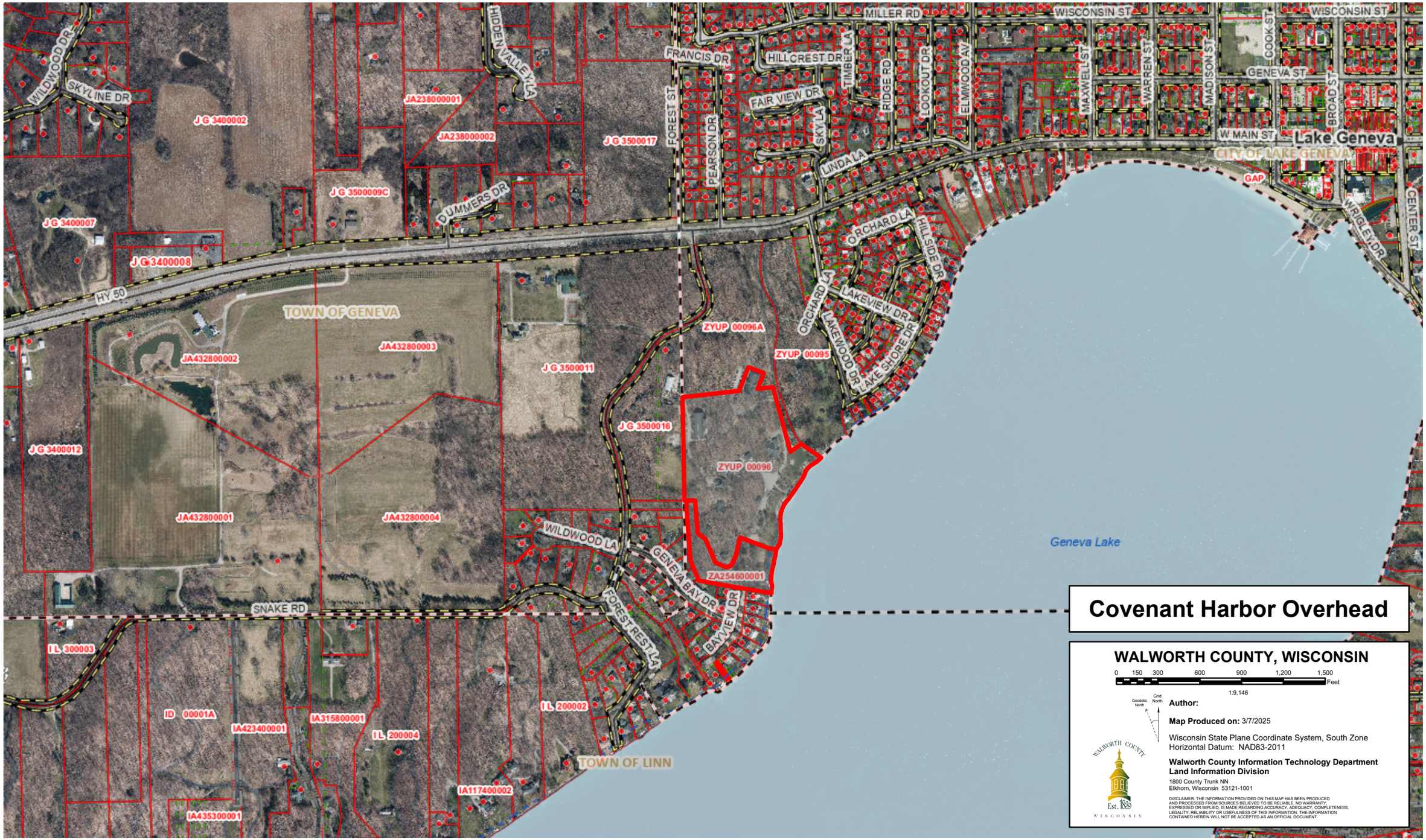
____ Receipt of 8 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

____ 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: _____



Covenant Harbor Overhead

WALWORTH COUNTY, WISCONSIN

0 150 300 600 900 1,200 1,500 Feet

1:9,146

Geodetic North / Grid North

Author:

Map Produced on: 3/7/2025

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.

Map 4: Existing Land Use - City of Lake Geneva Comprehensive Plan

City of Lake Geneva
Other Municipal Boundaries
Urban Service Area Boundary
Extraterritorial Jurisdiction Boundary
Parcels
Surface Water
Abandoned Railroads

Land Use Categories

Agricultural, Open Lands, & Vacant
Single Family Residential (Unsewered)
Single Family Residential(Sewered)
Two-Family/Townhouse Residential
Multi-Family Residential
Commercial
Government & Institutional
Airport
Private Recreation Facilities
Public Park & Recreation
Industrial
Extraction
Wetland
Right of Way

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Date: January 8, 2020
Source: SEWRPC, Walworth County LIO, WisDNR, V&A

N

0 0.25 0.5 1 Miles

Covenant Harbor

Bible Camp and Retreat Center

1724 W. Main Street

Lake Geneva, WI 53147

Project

Worship Tent Upgrade and Dining Commons Replacement

Phase

Application to Initiate Planned Development Process

Development Review Committee

Executive Summary

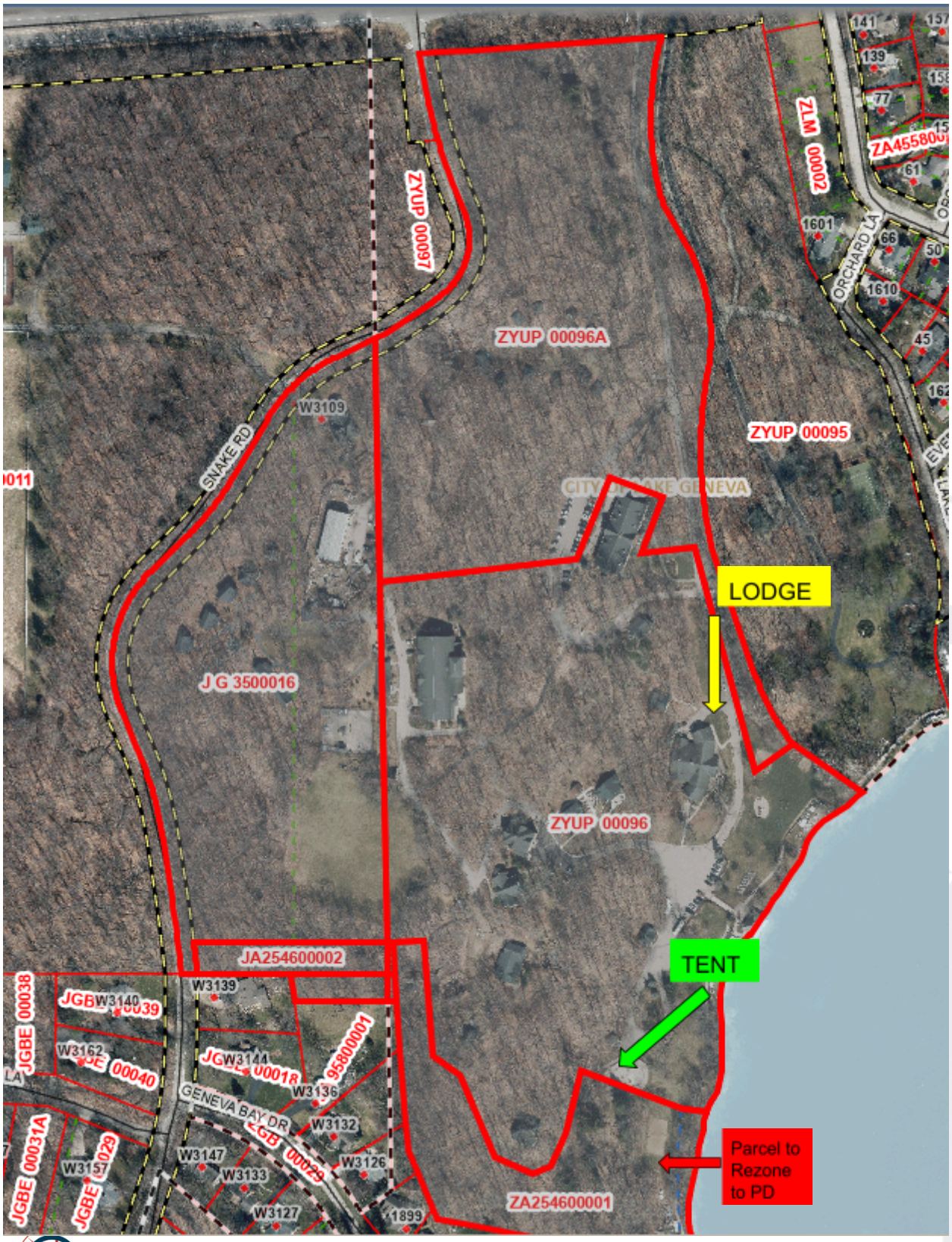
This project proposes two items: Replacing the existing worship tent and the Dining Commons. The existing worship tent, which has been in continuous use since 1997, will be replaced with an open-walled pavilion of approximately the similar size and location. The use and purpose of this structure will remain unchanged, with the primary objective of enhancing safety; particularly by providing more reliable shelter during storms. The proposed pavilion would be situated about 315 feet from the nearest property boundary and approximately 325 feet from the nearest neighboring residence.

Currently, most of the camp property is zoned PD (Planned Development). However, in the 1990s, one parcel was rezoned to ER-1 (Estate Residential) and identified as ZA254600001 for a potential sale. This plan was abandoned, and the entire property, including the ER-1 parcel, was placed under a conservation easement with the Geneva Lakes Conservancy, which prohibits its sale or further development.

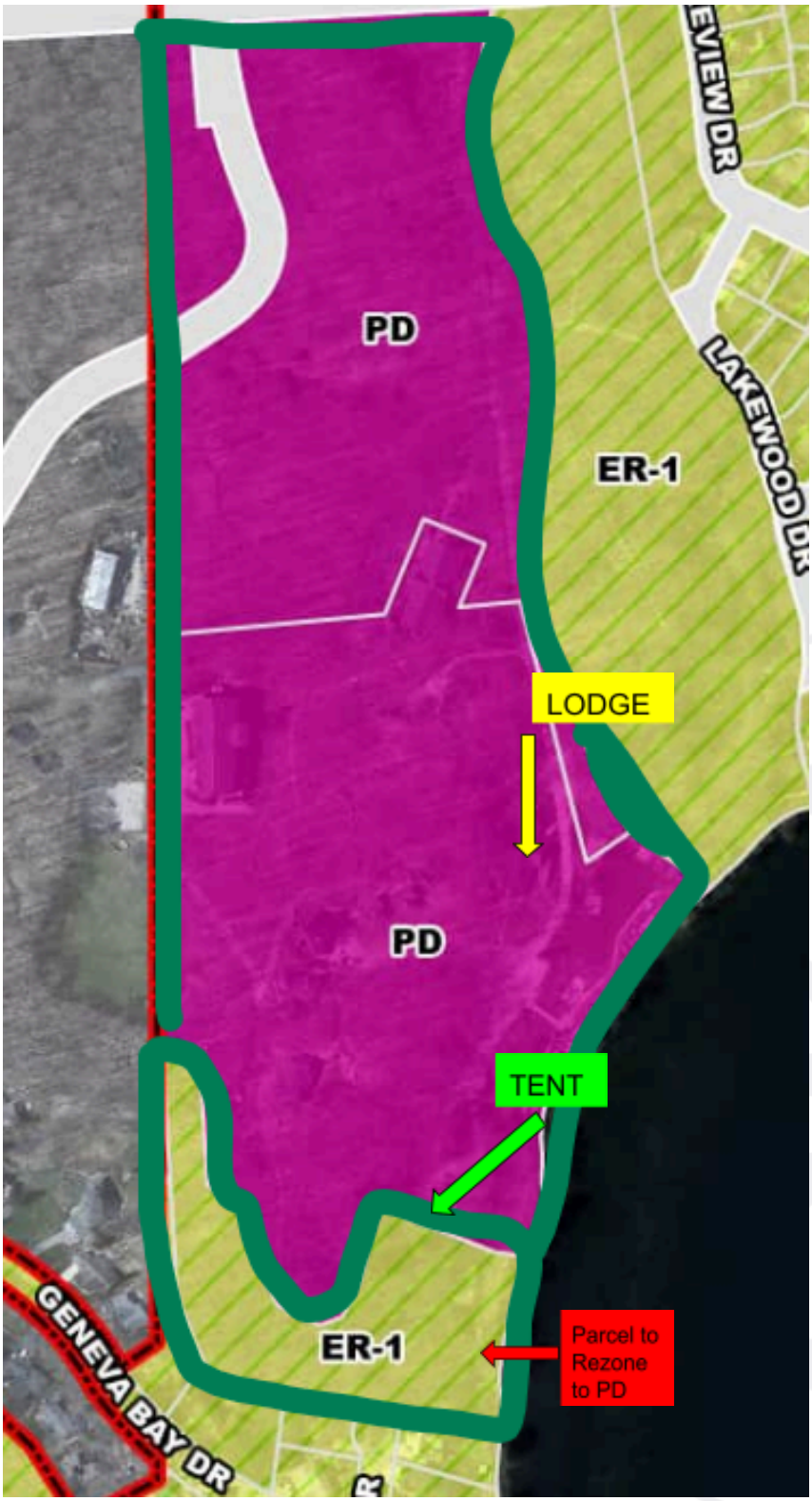
As we move forward with construction over the existing tent site, we will rezone the ER-1 parcel (ZA254600001) back to PD to ensure conformity. We will then combine the parcels with a proposed Certified Survey Map (C.S.M).

The existing Dining Commons will be replaced by a new structure, complying with appropriate zoning setbacks for location. Improvements will include an enhanced camper dropoff and vehicle turnaround, outdoor patios with seating, lakeside cafe, and generous windows with lake views. Vehicle deliveries are being considered with traffic patterns and turning radii, including emergency vehicles. No further zoning amendments or leniencies are expected to be required for the Dining Commons.

Site Overview

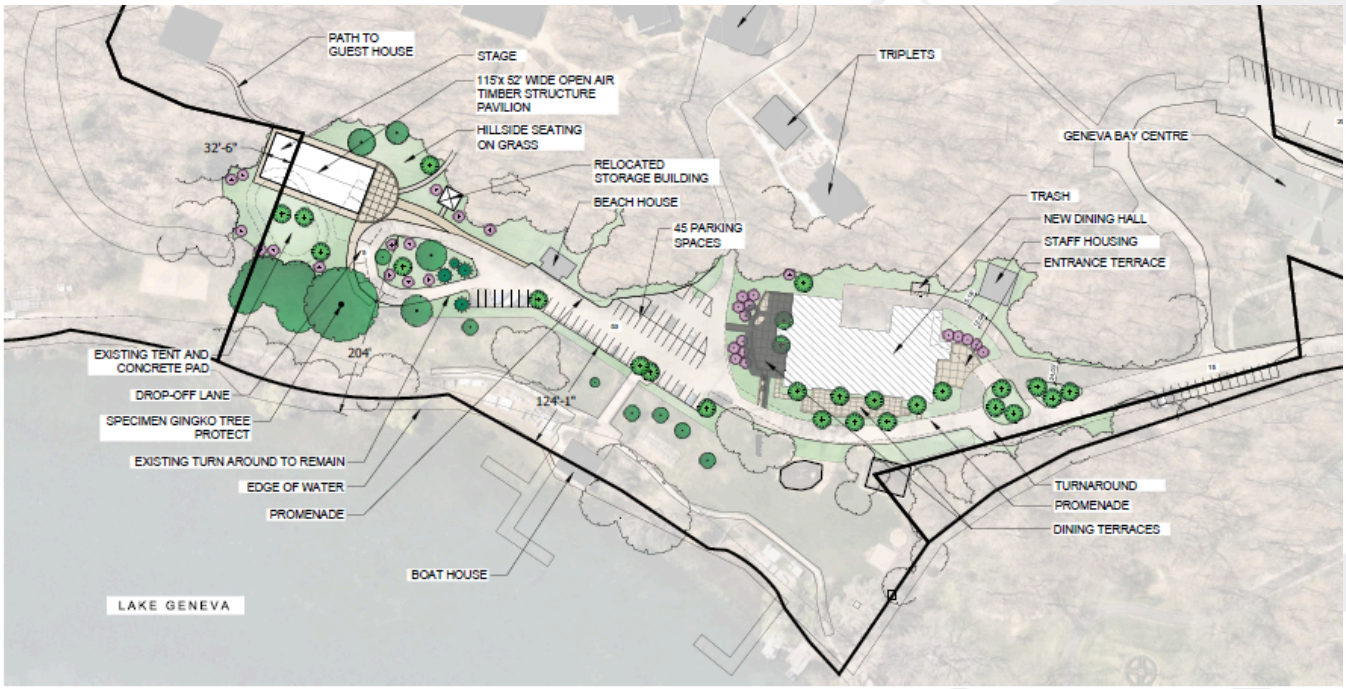


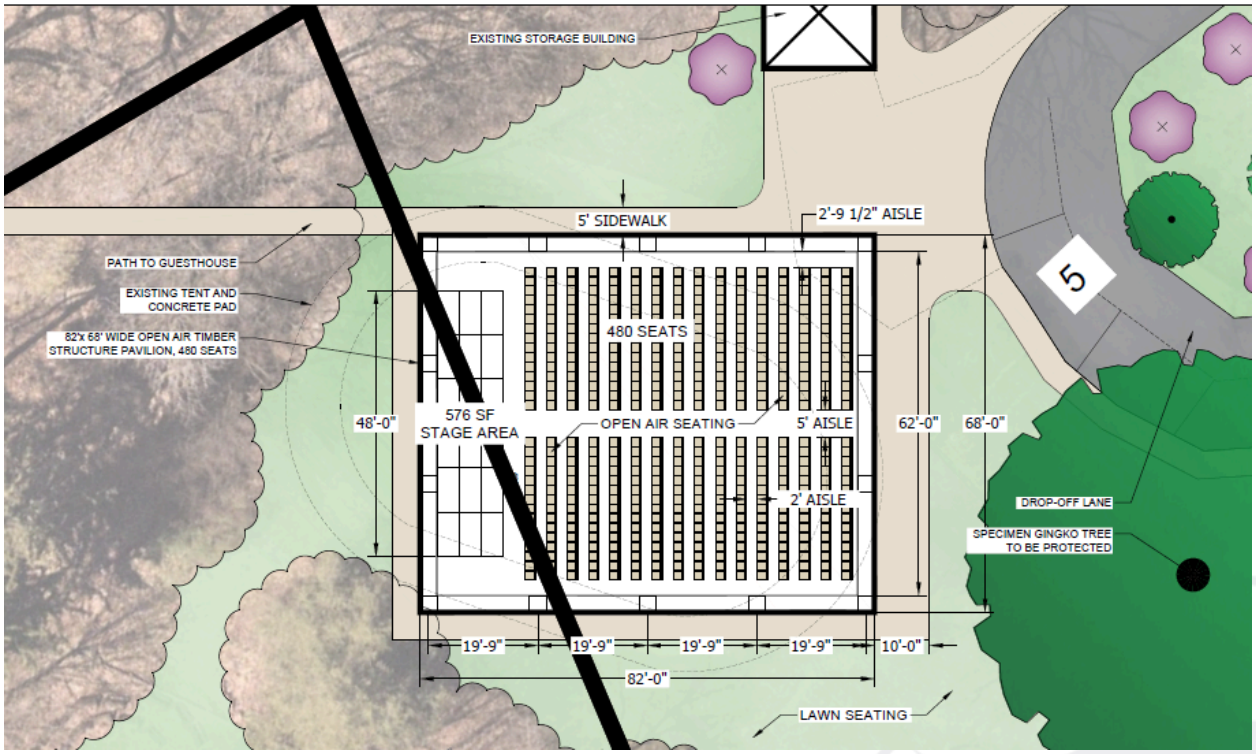
Existing Zoning Map Overview

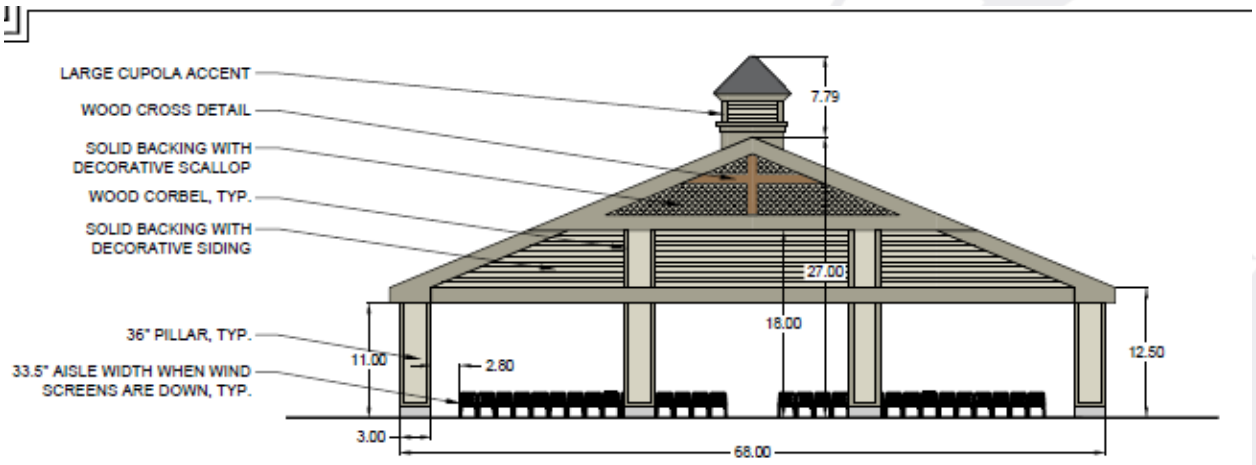


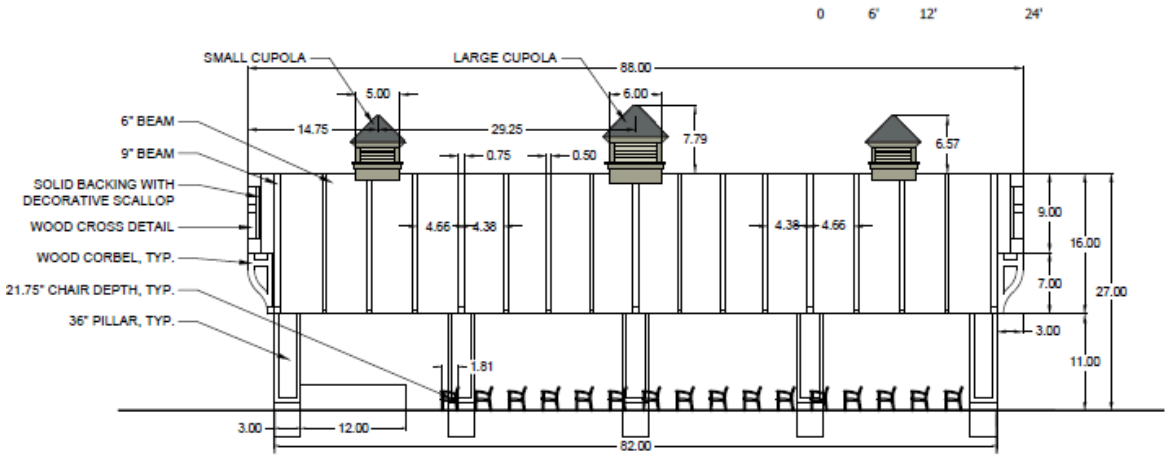
Worship Tent






EXISTING STORAGE BUILDING
5' SIDEWALK
2'-9 1/2" AISLE
PATH TO GUESTHOUSE
EXISTING TENT AND CONCRETE PAD
82'x 68' WIDE OPEN AIR TIMBER STRUCTURE PAVILION, 480 SEATS
480 SEATS
48'-0"
576 SF STAGE AREA
OPEN AIR SEATING
5' AISLE
62'-0"
68'-0"
2' AISLE
DROP-OFF LANE
SPECIMEN GINGKO TREE TO BE PROTECTED
19'-9"
19'-9"
19'-9"
19'-9"
10'-0"
82'-0"
LAWN SEATING
5


LARGE CUPOLA ACCENT
WOOD CROSS DETAIL
SOLID BACKING WITH DECORATIVE SCALLOP
WOOD CORBEL, TYP.
SOLID BACKING WITH DECORATIVE SIDING
36" PILLAR, TYP.
33.5" AISLE WIDTH WHEN WIND SCREENS ARE DOWN, TYP.
7.79
27.00
18.00
12.50
11.00
2.80
3.00
68.00



Pavilion Features

- Seating for up to 500
- Small AV/sound system that operates in compliance with sound ordinances
- Chairs
- Portable stage

Pavilion Benefits

- Rain shelter *-current tent not usable when possibility of lightning*
- Expanded seasonal use -current tent May-Oct. Pavilion is year-round. Ice rink for kids!
- Transitional dining *-a great solution to summer meals during dining hall construction*

Dining Commons



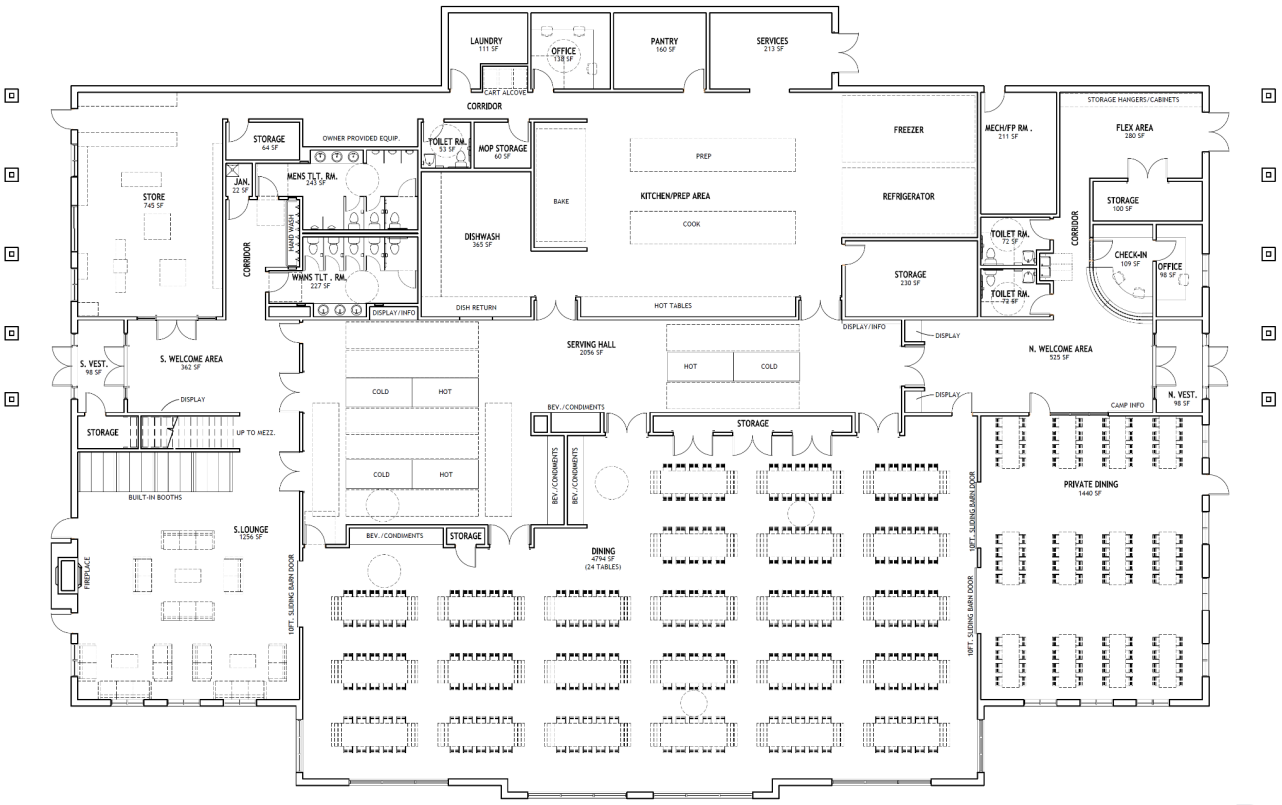


1 EAST ELEVATION(LAKE VIEW)



2 SOUTH ELEVATION

3 NORTH ELEVATION(MAIN ENTRY)



Exterior Features:

- Vehicle turnaround/camper drop off
- Patios with seating
- Fire Pit
- Covered exterior camp store service window
- Lakeside Cafe / Outdoor cookout area
- Generous windows with lake views
- HVAC and other equipment on roof above kitchen prep area
- Aesthetically complementary to other Covenant Harbor buildings

Interior Features

- Total dining capacity of 450 people
- Private dining area allows group separation if desired
- Tables sized to keep cabins together
- Efficient kitchen and equipment for upgraded menus
- Separate servicing area improves flow and program
- Lounge with fireplace, booths, seating for 60 people
- Mezzanine overlooking main dining and lake for 49 people
- Welcome center
- Offices and storage
- Flexible space for guest luggage and summer program

Site Planning Notes

1. **The pavilion will require either a lot combination or variance.**
2. **Dining Commons will comply with setback requirements.**
3. **No parking will be eliminated, and no new uses to require new stalls**
4. **No new signs are proposed and all new lighting will be full cutoff wall packs.**
5. **Stormwater runoff will be contained on property. Site is exempt for runoff rate control, and will install a rain garden for water quality improvements for new Dining Commons.**
6. **No new utility mains are being proposed, only new services for Dining Commons.**
7. **Existing interior driveways will be utilized, new turn around for new Dining Commons.**
8. **Project does not include expansion of existing services, so no increase to number of campers or traffic is planned.**
9. **We understand that NOI, watermain extension, sewer extension, Sewer Service Area Amendment, and Chapter 30 are not required.**

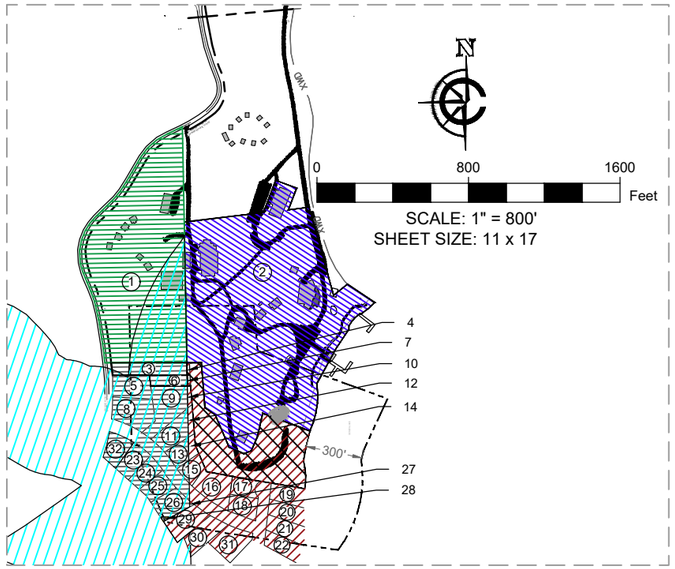
ADJACENT PROPERTY:

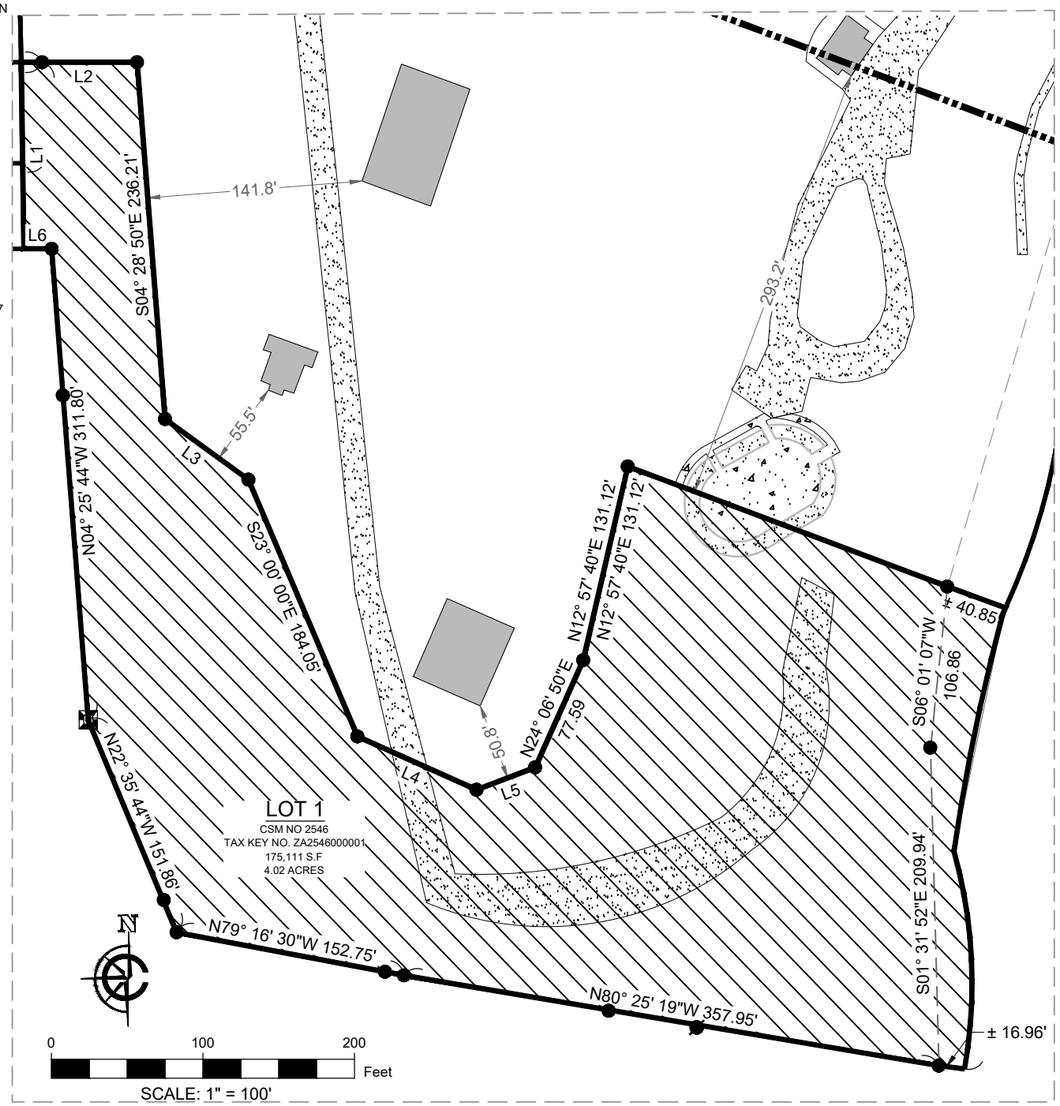
1- PARCEL J G 3500016, IN THE TOWN OF GENEVA, OWNED BY CENTRAL CONFERENCE OF EVANGELICAL MI WITH MAILING ADDRESS 1724 W MAIN ST, LAKE GENEVA WI, 53147
2- ZYUP 00096, IN THE CITY OF LAKE GENEVA, OWNED BY COVENANT HARBOR BIBLE CAMP, WITH MAILING ADDRESS 1724 W MAIN ST, LAKE GENEVA WI, 53147
3- PARCEL JA254600002, IN THE TOWN OF GENEVA, OWNED BY COVENANT HARBOR BIBLE CAMP, WITH MAILING ADDRESS 1724 W MAIN ST, LAKE GENEVA WI, 53147
4- PARCEL ZA254600002, IN THE CITY OF LAKE GENEVA, OWNED BY COVENANT HARBOR BIBLE CAMP, WITH MAILING ADDRESS 1724 W MAIN ST, LAKE GENEVA WI, 53147
5- PARCEL JGBE 00017, IN THE TOWN OF GENEVA, OWNED BY DAVID S FIEDLER & SHARON A FIEDLER, WITH MAILING ADDRESS W3139 SNAKE RD, LAKE GENEVA WI, 53147-3528
6- PARCEL JA 95800002, IN THE TOWN OF GENEVA, OWNED BY CENTRAL CONFERENCE OF EVANGELICAL CO, WITH MAILING ADDRESS RT 5 BOX 5, LAKE GENEVA WI, 53147
7- PARCEL ZA 95800002, IN THE CITY OF LAKE GENEVA, OWNED BY CENTRAL CONFERENCE OF EVANGELICAL CO, WITH MAILING ADDRESS 1724 W MAIN ST, LAKE GENEVA WI, 53147
8- PARCEL JGBE 00018, IN THE TOWN OF GENEVA, OWNED BY TIMOTHY J BELLAGAMBA & WENDY A BELLAGAMBA, WITH MAILING ADDRESS 37 OAKDENE DR, BARRINGTON HILLS IL, 60010
9- PARCEL JA 95800001, IN THE TOWN OF GENEVA, OWNED BY MARIA E FREDA, WITH MAILING ADDRESS W3136, GENEVA BAY DR, LAKE GENEVA WI, 53147
10- PARCEL ZA 95800001, IN THE CITY OF LAKE GENEVA, OWNED BY MARIA E FREDA, WITH MAILING ADDRESS W3136 GENEVA BAY DR, LAKE GENEVA WI, 53147
11- PARCEL JGBE 00015A, IN THE TOWN OF GENEVA, OWNED BY SARAH OREILLY TRUST, WITH MAILING ADDRESS W3132 GENEVA BAY DR, LAKE GENEVA WI, 53147
12- PARCEL ZGB 00015, IN THE CITY OF LAKE GENEVA, OWNED BY SARAH OREILLY TRUST, WITH MAILING ADDRESS W3132 GENEVA BAY DR, LAKE GENEVA WI, 53147
13- PARCEL JGBE 00014A, IN THE TOWN OF GENEVA, OWNED BY JAMES R IZARD & MAUREEN F IZARD, WITH MAILING ADDRESS W3126 GENEVA BAY DR, LAKE GENEVA WI, 53147
14- PARCEL ZGB 00014, IN THE CITY OF LAKE GENEVA, OWNED BY JAMES R IZARD & MAUREEN F IZARD, WITH MAILING ADDRESS W3126 GENEVA BAY DR, LAKE GENEVA WI, 53147
15- PARCEL ZGB 00013, IN THE CITY OF LAKE GENEVA, OWNED BY WILLIAM R LIGARE TRUST & JACALYN J LIGARE TRUST, WITH MAILING ADDRESS 1899 GENEVA BAY DR, LAKE GENEVA WI, 53147
16- PARCEL ZA352200001, IN THE CITY OF LAKE GENEVA, OWNED BY DAVID W BAUGHMAN TRUST & SARA BAUGHMAN TRUST, WITH MAILING ADDRESS 1895 GENEVA BAY DR, LAKE GENEVA WI, 53147
17- PARCEL ZGB 00009, IN THE CITY OF LAKE GENEVA, OWNED BY BRELLENTHIN FAMILY TRUST & C/O BIRDELL J BRELLENTHIN, WITH MAILING ADDRESS 291 WEST EVERGREEN PKWY UNIT 242 ELKHORN WI, 53121-4085
18- PARCEL ZGB 00010, IN THE CITY OF LAKE GENEVA, OWNED BY LARA DELHEIMER TRUST, WITH MAILING ADDRESS 3928 JOHNSON AVE, WESTERN SPRINGS IL, 60558
19- PARCEL ZGB 00008, IN THE CITY OF LAKE GENEVA, OWNED BY WAYNE WILLIAMS & BRENDA WILLIAMS, WITH MAILING ADDRESS 1815 S MEYERS RD, STE 600, OAKBROOK TERRACE IL, 60181
20- PARCEL ZGB 00007, IN THE CITY OF LAKE GENEVA, OWNED BY PEGGY A ROTH TRUST, WITH MAILING ADDRESS 837 BAYVIEW DR, LAKE GENEVA WI, 53147
21- PARCEL ZGB 00006, IN THE CITY OF LAKE GENEVA, OWNED BY MARY SOMERVILLE TRUST, WITH MAILING ADDRESS 529 TIERRA MAR LANE, NAPLES FL, 34108
22- PARCEL ZGB 00005, IN THE CITY OF LAKE GENEVA, OWNED BY ROBERT D LARSON TRUST, WITH MAILING ADDRESS 2403 COMSTOCK CT, NAPERVILLE IL, 60564
23- PARCEL JGBE 00020, IN THE TOWN OF GENEVA, OWNED BY MORTIER LIVING TRUST, WITH MAILING ADDRESS 912 STURNBRIDGE CT, SCHAUMBURG IL, 60173
24- PARCEL JGBE 00021, IN THE TOWN OF GENEVA, OWNED BY JAMES J SOUREK TRUST & SANDRA B SOUREK TRUST, WITH MAILING ADDRESS W3127 GENEVA BAY RD, LAKE GENEVA WI, 53147-3525
25- PARCEL JGBE 00022, IN THE TOWN OF GENEVA, OWNED BY WILLIAM BEHREND TRUST, WITH MAILING ADDRESS W3117 GENEVA BAY DR, LAKE GENEVA WI, 53147
26- PARCEL JGBE 00023, IN THE TOWN OF GENEVA, OWNED BY DONNA M ALMERICO TRUST, WITH MAILING ADDRESS 471 W UTLEY RD, ELMHURST IL, 60126
27- PARCEL ZGB 00023A, IN THE CITY OF LAKE GENEVA, OWNED BY DONNA M ALMERICO TRUST, WITH MAILING ADDRESS 471 W UTLEY RD, ELMHURST IL, 60126
28- PARCEL IGBE 00023A, IN THE TOWN OF LINN, OWNED BY DONNA M ALMERICO TRUST, WITH MAILING ADDRESS 471 W UTLEY RD, ELMHURST IL, 60126
29- PARCEL ZGB 00024, IN THE CITY OF LAKE GENEVA, OWNED BY CHRISTOPHER MEISNER TRUST & ANNA MEISNER TRUST, WITH MAILING ADDRESS 1886 GENEVA BAY DR, LAKE GENEVA WI, 53147
30- PARCEL ZA407500001, IN THE CITY OF LAKE GENEVA, OWNED BY ZAK LIVING TRUST, WITH MAILING ADDRESS 2216 WILLA BROWN CT, FLOWER MOUND TX, 75028
31- PARCEL ZGB 00028, IN THE CITY OF LAKE GENEVA, OWNED BY VIRGINIA A MAGDA LIVING TRUST, WITH MAILING ADDRESS 2060B NE OCEAN BLVD STUART FL, 34996
32- PARCEL JGBE 00019 IN THE TOWN OF GENEVA, OWNED BY DALE H BUELTER & BARBARA BUELTER WITH MAILING ADDRESS W3147 GENEVA BAY DR LAKE GENEVA WI, 53147

LEGEND

- EXISTING BUILDING
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING ER-1 ZONING/ CITY OF LAKE GENEVA
- EXISTING PD ZONING/ CITY OF LAKE GENEVA
- EXISTING C-1 ZONING/ TOWN OF GENEVA/WALWORTH COUNTY
- EXISTING R-1 ZONING/ TOWN OF GENEVA/WALWORTH COUNTY
- EXISTING R-1 ZONING/ TOWN OF GENEVA/WALWORTH COUNTY
- EXISTING R-1 ZONING/ TOWN OF LINN/WALWORTH COUNTY (PARCEL 28)
- EXISTING SHORELAND AREA / WALWORTH COUNTY
- PROPOSED CHANGE FROM ER-1 TO PD
- FOUND 1" IRON PIPE
- FOUND IRON ROD
- FOUND CONC. MONUMENT

LINE TABLE		
LINE NUMBER	LENGTH (FT)	DIRECTION
L1	123.14	N00° 51' 05"W
L2	76.46	N89° 58' 53"E
L3	68.06	S53° 58' 30"E
L4	86.15	S65° 53' 10"E
L5	41.42	N69° 06' 50"E
L6	18.29	S89° 59' 50"E





CLIENT

COVENANT HARBOR

1724 W MAIN ST, LAKE GENEVA, WI 53147

REZONE EXHIBIT

REVIEW

CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	1"=800'
PROJECT NUMBER	23303
DATE	3-27-2025
PROJECT MGR	LAWRENCE H
DRAWN BY	SEM
DESIGNED BY	SEM

SHEET NUMBER

1 OF 1

COVENANT HARBOR

GENERAL DEVELOPMENT PLAN
MARCH 7, 2025



CIVIL DRAWING INDEX

1	*TITLE SHEET*
2	*EXISTING CONDITIONS AND DEMO PLAN*
3–4	*SITE PLANS*
5–6	*GRADING PLANS*
7	*EROSION CONTROL DETAILS*

ALL SPECIFICATIONS ARE REFERENCED TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.

DETAILS UNDER CARDINAL ENGINEERING LLC TITLE BLOCK TAKE PRECEDENCE.

ALL SPECIFICATIONS FOR STANDARD SEWER AND WATER CONSTRUCTION IN WISCONSIN SHALL ALSO BE FOLLOWED, IF NOT DIRECTLY REFERENCED UNDER THIS TITLE BLOCK.

CONTACT INFORMATION:

OWNER: *ERIC ANDERSON*
611 SAGE ST,
LAKE GENEVA, WI 53147
PHONE: 262-248-3600

ENGINEER: *RYAN CARDINAL, P.E.*
CARDINAL ENGINEERING, LLC
526 S WELLS STREET,
LAKE GENEVA, WI 53147
PHONE: 262-757-8776

TOPOGRAPHIC SURVEY INFORMATION:

BASIS OF BEARING: WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-83, SOUTH ZONE.

BASIS OF ELEVATION: ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, NAD-99.

DATE SURVEYED: FEBRUARY 22, 2023

LEGAL DESCRIPTION OF THE PROPERTY:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35 IN TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WISCONSIN; THENCE N01°05'34"W, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 813.89 FEET TO A POINT ON THE NORTH LINE OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 2546 AND THE POINT OF BEGINNING; THENCE CONTINUING N01°05'34"W, ALONG SAID WEST LINE, 743.45 FEET; THENCE N83°20'17"E, 420.48 FEET; THENCE N20°58'32"E, 183.05 FEET; THENCE S69°01'28"E, 118.00 FEET; THENCE S20°58'32"W, 121.27 FEET; THENCE N83°20'17"E, 110.14 FEET; THENCE S15°29'03"E, 481.60 FEET; THENCE N51°38'32"E, 84.59 FEET; THENCE S55°55'56"E, 173.89 FEET, MORE OR LESS, TO A POINT ON THE SHORELINE OF GENEVA LAKE; THENCE SOUTHWESTERLY ALONG THE SHORELINE OF GENEVA LAKE, A DISTANCE OF 1,103.4 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2546; THENCE CONTINUING N80°25'19"W ALONG SAID SOUTH LINE, 374.93 FEET; THENCE N79°16'30"W, 152.75 FEET; THENCE N22°35'44"W, ALONG THE SOUTHWEST LINE OF SAID LOT, 151.86 FEET; THENCE N04°26'59"W, ALONG THE WEST LINE OF SAID LOT, 369.09 FEET; THENCE N01°31'49"W, ALONG THE EAST LINE OF SAID OUTLOT 1, A DISTANCE OF 66.05 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 1, THENCE S89°59'27"W, 13.08 FEET TO THE POINT OF BEGINNING. SAID DESCRIPTION CONTAINS 1,024,953.7 SQUARE FEET (23.5 ACRES), MORE OR LESS. SAID CERTIFIED SURVEY MAP NO. 2546 BEING A MAP DULY RECORDED JANUARY 3, 1995, AT THE REGISTER OF DEEDS OFFICE FOR WALWORTH COUNTY, IN VOLUME 13, PAGES1 THROUGH 2, INCLUSIVE, AND AS DOCUMENT NO. 299023.

NOT FOR CONSTRUCTION

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

CARDINAL ENGINEERING LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF CARDINAL ENGINEERING LLC.

CLIENT

COVENANT HARBOR

COVENANT HARBOR
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI
GDP
COVER SHEET

CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

NO.	REVISION DESCRIPTION	REV DATE

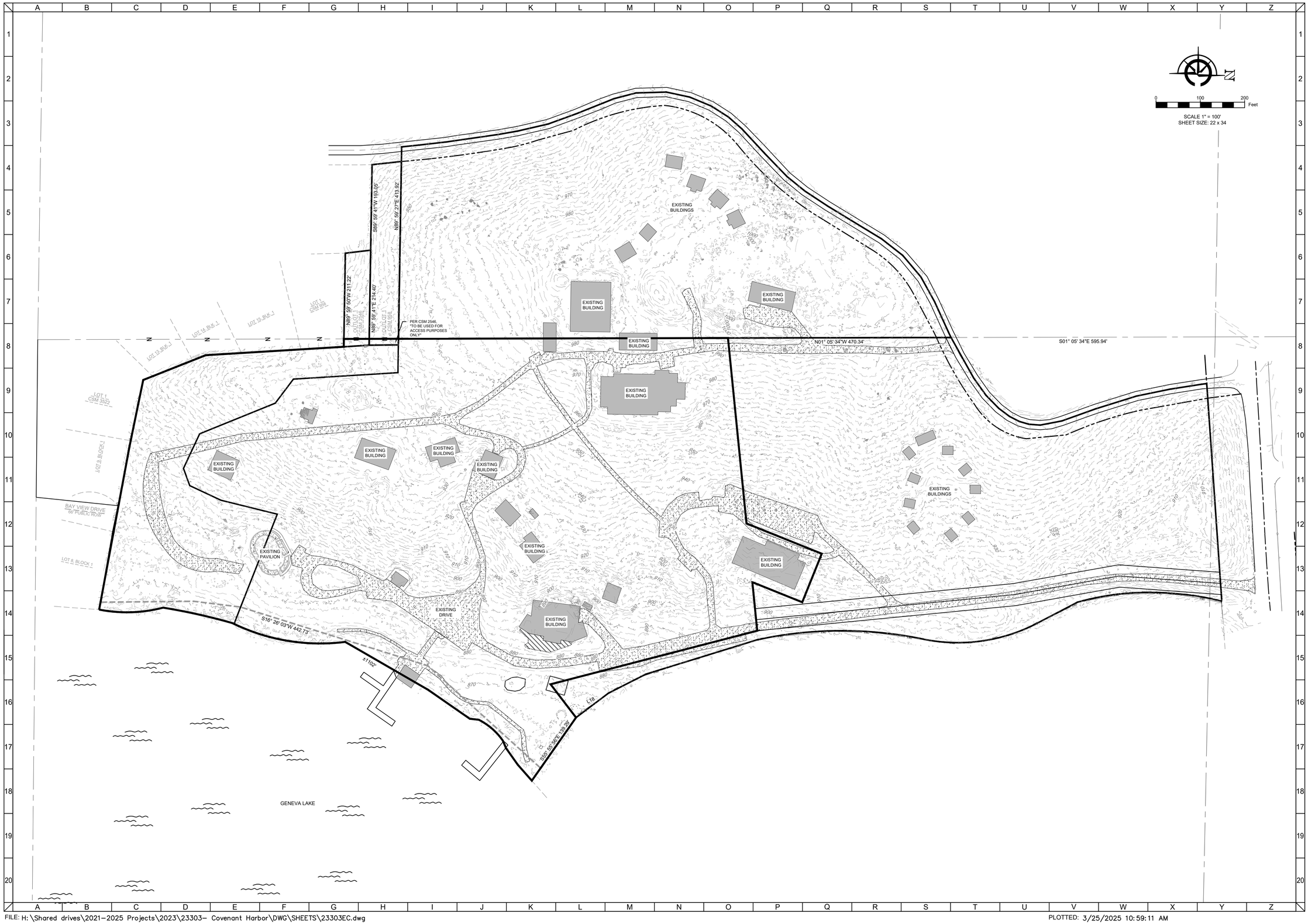
SCALE	1" = 500'
PROJECT NUMBER	23303
DATE	03-07-2025
PROJECT MGR	BDP
DRAWN BY	SMV
DESIGNED BY	SMV

SHEET NUMBER

01 OF 07

FILE: H:\Shared drives\2021–2025 Projects\2023\23303– Covenant Harbor\DWG\SHEETS\COVER SHEET AND DETAILS.dwg

PLOTTED: 3/25/2025 10:59:02 AM



CLIENT

COVENANT HARBOR

COVENANT HARBOR

CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

GDP

EXISTING CONDITIONS

CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

NO.	REVISION DESCRIPTION	REV DATE

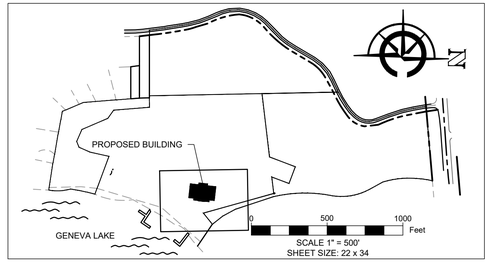
SCALE	1" = 100'
PROJECT NUMBER	23303
DATE	01-27-2025
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	EJO
DESIGNED BY	EJO

SHEET NUMBER

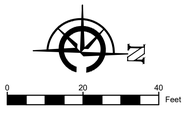
02 OF 07

FILE: H:\Shared drives\2021–2025 Projects\2023\23303– Covenant Harbor\DWG\SHEETS\23303EC.dwg

PLOTTED: 3/25/2025 10:59:11 AM



NOTE:
PARCEL IS ZONED PLANNED DEVELOPMENT
PER THE CITY OF LAKE GENEVA ZONING MAP



SCALE 1" = 20'
SHEET SIZE: 22 x 34

EXISTING BUILDING

LEGEND

- PROPOSED PATIO
- PROPOSED ASPHALT
- EXISTING BUILDING
- TO BE DEMOLISHED

PROPOSED LOADING AREA

PROPOSED PATIO

PROPOSED DINING HALL

PROPOSED ISLAND

PROPOSED DRIVE

27.3'

21.3'

19.9'

EXISTING DRIVE

63.8'

REMOVE EXISTING 2 PARKING STALLS FOR PROPOSED TRUCK LOADING AREA

EXISTING PLAY AREA

EXISTING PLAY AREA

PROPOSED RAIN GARDEN

GENEVA LAKE

CLIENT

COVENANT HARBOR

COVENANT HARBOR

CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

SITE PLAN EXHIBIT

GDP

CARDINAL

CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
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NO.	REVISION DESCRIPTION	REV DATE

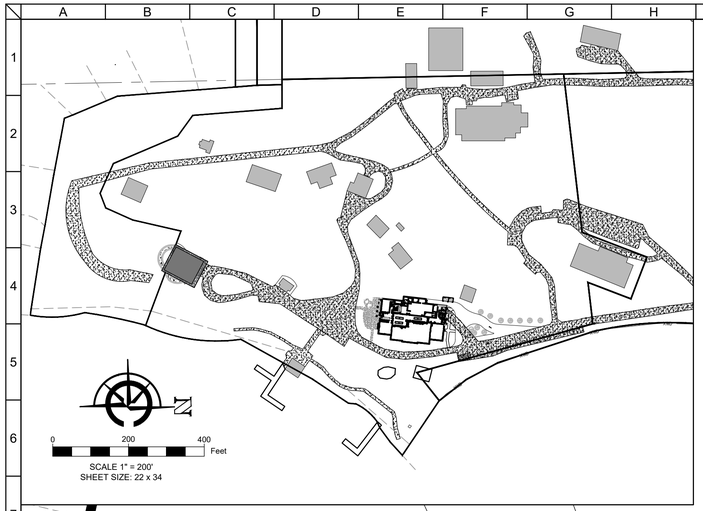
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PROJECT NUMBER	23303
DATE	03-07-2025
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	EJO
DESIGNED BY	EJO

SHEET NUMBER

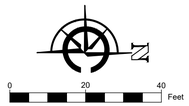
03 OF 07

FILE: H:\Shared drives\2021–2025 Projects\2023\23303– Covenant Harbor\DWG\SHEETS\23303SP.dwg

PLOTTED: 3/25/2025 10:59:18 AM



SCALE 1" = 200'
SHEET SIZE: 22 x 34



SCALE 1" = 20'
SHEET SIZE: 22 x 34

NOTE: NET IMPERVIOUS SURFACE CHANGE BETWEEN EXISTING PAVILION AND PROPOSED PAVILION +413 SQ FT (.04% IMPERVIOUS SURFACE)

LEGEND

- PROPOSED CONCRETE
- EXISTING BUILDING
- PROPOSED RESIDENCE

330.89'

GENEVA LAKE

CLIENT

COVENANT HARBOR

COVENANT HARBOR
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

PAVILION SITE EXHIBIT

GDP

CARDINAL

CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

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LAKE GENEVA, WI 53147
262-757-8776
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NO.	REVISION DESCRIPTION	REV DATE

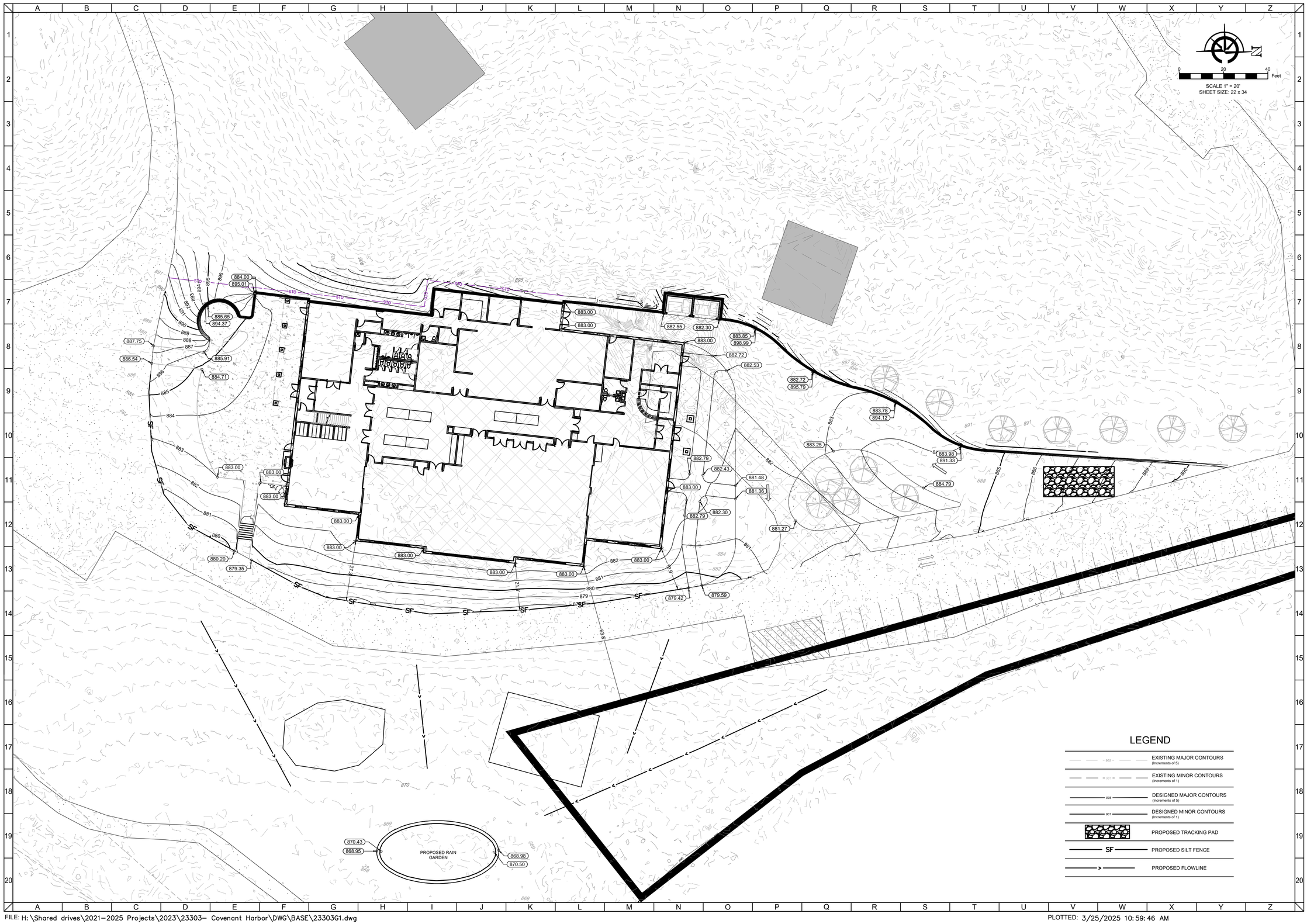
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PROJECT NUMBER	23303
DATE	03-07-2025
PROJECT MGR	BDP
DRAWN BY	SMV
DESIGNED BY	SMV

SHEET NUMBER

04 OF 07

FILE: H:\Shared drives\2021–2025 Projects\2023\23303– Covenant Harbor\DWG\BASE\23303G2.dwg

PLOTTED: 3/25/2025 10:59:33 AM



CLIENT

COVENANT HARBOR

CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

DINING HALL GRADING

GDP

CARDINAL

CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

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NO.	REVISION DESCRIPTION	REV DATE

SCALE	1 IN:20 FT
PROJECT NUMBER	23303
DATE	03-07-2025
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	EJO
DESIGNED BY	EJO

SHEET NUMBER

05 OF 07

FILE: H:\Shared drives\2021–2025 Projects\2023\23303– Covenant Harbor\DWG\BASE\23303G1.dwg

PLOTTED: 3/25/2025 10:59:46 AM

LEGEND

- PROPOSED CONCRETE
- EXISTING BUILDING
- PROPOSED RESIDENCE
- EXISTING MAJOR CONTOURS (Increments of 5)
- EXISTING MINOR CONTOURS (Increments of 1)
- DESIGNED MAJOR CONTOURS (Increments of 5)
- DESIGNED MINOR CONTOURS (Increments of 1)
- PROPOSED TRACKING PAD
- SF — PROPOSED SILT FENCE

SEE EXHIBIT A

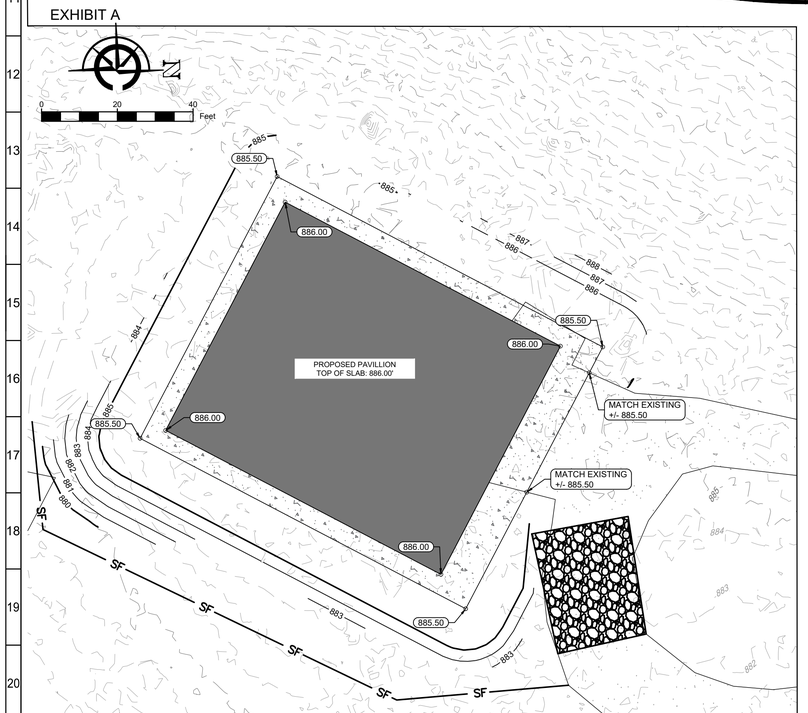
PROPOSED DINING HALL

PROPOSED RETAINING WALL

0 50 100 Feet

SCALE 1" = 50'
SHEET SIZE: 22 x 34

EXHIBIT A



CLIENT

COVENANT HARBOR

COVENANT HARBOR
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

PAVILION GRADING

GDP

CARDINAL

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PROJECT NUMBER	23303
DATE	03-07-2025
PROJECT MGR	BDP
DRAWN BY	SMV
DESIGNED BY	SMV

SHEET NUMBER

06 OF 07

FILE: H:\Shared drives\2021–2025 Projects\2023\23303– Covenant Harbor\DWG\BASE\23303G2.dwg

PLOTTED: 3/25/2025 11:00:02 AM

CONSIDERATIONS:

1. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW CONSTANT SPEED.
2. THE BEST APPROACH TO PREVENTING OFF-SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
3. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.

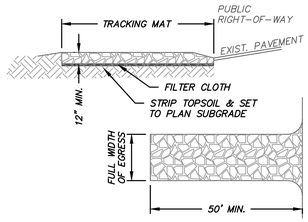
NOTES:

TRACKING PAD

1. TRACKING PAD TO CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1057.
2. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3"– 6" CLEAR OR WASHED STONE. ALL MATERIAL SHALL BE RETAINED ON A 3–INCH SIEVE.
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.
6. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

MAINTENANCE

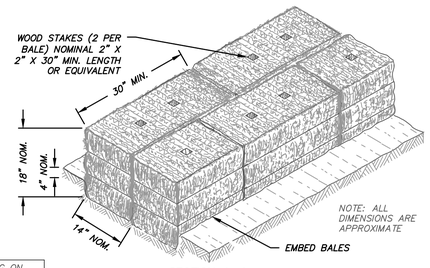
1. ROCKS LODGED BETWEEN THE TIRES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
2. TRACKING PADS AND TIRE WASHING STATIONS SHALL, AT AT MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24–HOUR PERIOD.
3. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP–DRESSING WITH ADDITIONAL AGGREGATE.
4. A MINIMUM 12–INCH THICK PAD SHALL BE MAINTAINED.



STONE TRACKING PAD DETAIL

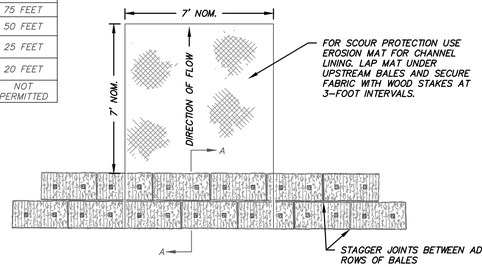
NOTES:

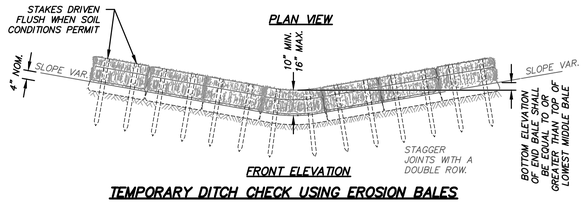
1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WSDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION AND WDNR TECHNICAL STANDARD 1062.
2. TEMPORARY DITCH CHECKS OF A SINGLE ROW OF EROSION BALES ARE NOT PERMITTED.
3. SEDIMENT BALE BARRIERS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24–HOUR PERIOD.
4. DAMAGED OR DECOMPOSED SEDIMENT BALE BARRIERS, AND UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF THE SEDIMENT BALE BARRIERS SHALL BE REPAIRED.
5. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE–HALF THE HEIGHT OF THE SEDIMENT BALE BARRIER.
6. SEDIMENT BALE BARRIERS AND ANCHORING DEVICES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
7. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
8. EFFECTIVENESS OF BALES IS LESS THAN 3 MONTHS.



SECTION A–A

BALE SPACING ON SLOPES	
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
33% TO 50%	20 FEET
> 50%	NOT PERMITTED





TEMPORARY DITCH CHECK USING EROSION BALES

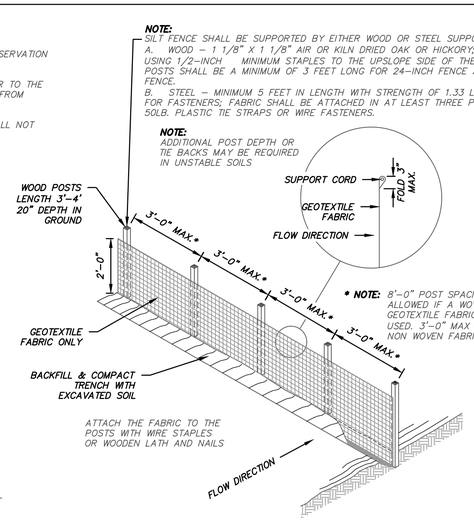
NOTES:

1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WDNR CONSERVATION STANDARD 1056
2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:

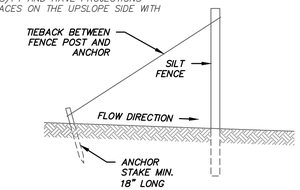
SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4–INCH TRENCH WIDE BY 6–INCH DEEP TRENCH, OR 6–INCH V–TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
   A) TWIST METHOD––OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
   B) HOOK METHOD––HOOK THE END OF EACH SILT FENCE LENGTH.
8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24–HOUR PERIOD.
9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.

NOTE: SILT FENCE SHALL BE SUPPORTED BY EITHER WOOD OR STEEL SUPPORTS AS SPECIFIED BELOW:
A. WOOD – 1 1/8" X 1 1/8" AIR OR KILN DRIED OAK OR HICKORY; FABRIC SHALL BE STAPLED USING 1/2–INCH MINIMUM STAPLES TO THE UPSLOPE SIDE OF THE FENCE IN AT LEAST 3 PLACES; POSTS SHALL BE A MINIMUM OF 3 FEET LONG FOR 24–INCH FENCE AND 4 FEET LONG FOR 36–INCH FENCE.
B. STEEL – MINIMUM 5 FEET IN LENGTH WITH STRENGTH OF 1.33 LBS/FT AND HAVE PROJECTIONS FOR FASTENERS; FABRIC SHALL BE ATTACHED IN AT LEAST THREE PLACES ON THE UPSLOPE SIDE WITH 50LB. PLASTIC TIE STRAPS OR WIRE FASTENERS.

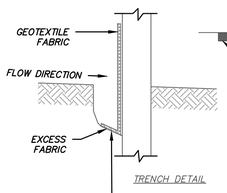


SILT FENCE DETAIL



SILT FENCE TIE BACK

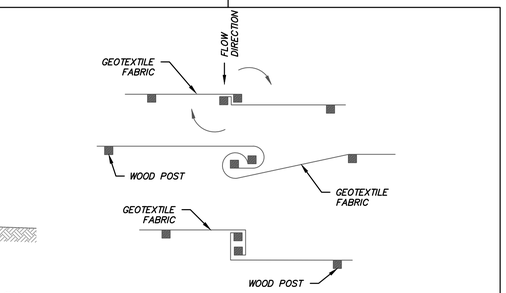
(WHEN ADDITIONAL SUPPORT IS REQUIRED)



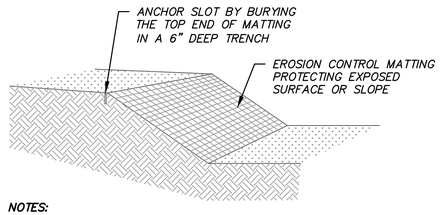
TRENCH DETAIL

NOTES:

1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.



JOINING TWO LENGTHS OF SILT FENCE



NOTES:

1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL MATTING, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS WHICH WOULD PREVENT THE MAT FROM LAYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED.
2. EROSION CONTROL MATTING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 628 OF THE WISCONSIN DOT STANDARD SPECIFICATIONS, DNR TECHNICAL STANDARD 1052 (NON CHANNEL APPLICATIONS), DNR TECHNICAL STANDARD 1053 (CHANNEL APPLICATIONS), AND LATEST MANUFACTURER SPECIFICATIONS, ESPECIALLY NOTING REQUIRED STAPLE PATTERNS AND ANCHOR TRENCH REQUIREMENTS.
3. INSTALLATION PROCEDURES MUST INSURE THAT THE MAT WILL REMAIN IN CONTACT WITH THE SOIL.
4. THE MATTING SHALL BE ANCHORED PER MANUFACTURER REQUIREMENTS
5. THE MATTING SHALL BE ANCHORED TO THE GROUND PER MANUFACTURER REQUIREMENTS
6. TEMPORARY EROSION CONTROL MATTING SHALL BE WisDOT PAL CLASS I, TYPE B AND PERMANENT EROSION CONTROL MATTING SHALL BE WisDOT PAL CLASS III, TYPE A
7. MATTED AREAS MUST BE INSPECTED ON A WEEKLY BASIS, AND AFTER EACH SIGNIFICANT RAINFALL. BARE SPOTS, MISSING OR LOOSENED MATTING MUST BE IMMEDIATELY REPLACED AND/OR RE–ANCHORED.
8. FOR CHANNEL APPLICATIONS, EXTEND MAT UPSLOPE ONE–FOOT MINIMUM VERTICALLY FROM DITCH BOTTOM OR SIX–INCHES HIGHER THAN DESIGN FLOW, WHICHEVER IS GREATER.

EROSION CONTROL MATTING DETAIL

NOTE: INSTALL ON ALL SLOPES OF 4:1 OR GREATER

CLIENT

COVENANT HARBOR

COVENANT HARBOR

CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

GDP

EROSION CONTROL DETAIL

CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	NTS
PROJECT NUMBER	23303
DATE	03-07-2025
PROJECT MGR	BDP
DRAWN BY	SMV
DESIGNED BY	SMV

SHEET NUMBER

07 OF 07

FILE: H:\Shared drives\2021–2025 Projects\2023\23303– Covenant Harbor\DWG\SHEETS\COVER SHEET AND DETAILS.dwg

PLOTTED: 3/25/2025 11:00:07 AM

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 21, 2025

Agenda Item #9 and 10

Applicant:
Eric Anderson
Covenant Harbor
1724 W. Main St. Lake Geneva, WI 53147

Request:
General Development Plan and CSM

Description:



The applicant is requesting an amendment to their existing Planned Development – General Development Plan (GDP) for proposed modifications to the Covenant Harbor property which operates a Christian camp, conference, and retreat center on a 52-acre property on Geneva Lake.

Even though the property already has established Planned Development zoning, an amendment request to a Planned Development requires the same process as establishing a new Planned Development. The applicant has completed the pre-application and concept review steps. They are now seeking approval of a new General Development Plan. The fourth and final step is Precise Implementation Plan (PIP) approval.

The Applicant is proposing two main projects including:

1. Upgrade existing "worship tent" to an open walled pavilion. The use will not change, and the location will be approximately the same place and approximately the same size. The location in question crosses an internal property line over two parcels, both owned by Covenant Harbor and both within the City of Lake Geneva. One parcel is part of the existing PD (ZYUP 00096). The other is zoned ER-1 (parcel ZA254600001) but subject to a conservation easement that prohibits Covenant Harbor's ability to sell or otherwise develop the ER-1 parcel.
2. The existing Dining Commons will be replaced by a new structure complying with zoning setbacks for the location. Other improvements include an "enhanced camper drop-off and vehicle turnaround, outdoor patios including seating, a lakeside café and generous windows with lake views."

The following Planned Development amendments are proposed with this request:

1. A new GDP is required to change the boundary of the Planned Development to incorporate the ER-1 parcel where the worship tent is located. A CSM has been submitted concurrently to combine the parcels.
2. No further zoning flexibilities are expected for the Dining Commons or related improvements.
3. Approval of building and site plans for the new dining commons and worship pavilion with future PIP submittals.

GDP Staff Evaluation:
The PD simply amends the boundary to allow combination of parcels all unified in the PD zoning district. It also approves the expansion of uses and reconstruction of buildings. No new flexibilities are requested. Therefore many site details will be resolved with the PIP stage such as:

- The property is located in the Woodland Overlay District. Tree removal and replacement will need to comply with City Code.
- The applicant intends to situate buildings to preserve the existing terrain and trees to the greatest extent possible. Topography and detailed building and site plans will be further reviewed with the formal GDP submittal.
- The applicant plans to capture stormwater runoff and direct it via a drainage swale towards the Lake, which would prevent stormwater flow onto adjacent private property. The city's engineer is reviewing the proposed stormwater plan.
- The proposed turnaround for vehicles may need to be increased in width/radius to ensure access for public safety vehicles.
- Detailed review of proposed parking lot striping dimensions is required. Dimensions shall comply with standards in the zoning code.

CSM Staff Evaluation:
The CSM combines existing parcels into one to avoid a structure crossing a lot line and unify the whole parcel in one zoning district.

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 on the GDP:

Staff recommends that the Plan Commission recommend *approval* of the amendment to the GDP as submitted.

Staff recommends the affirmative set of findings provided above, noting that the proposal meets Factor 2c, that factors have changed, making the subject property more appropriate for the proposed GDP zoning.

Suggested Motions:

- *Approve*: I recommend approval of the proposed *General Development (GDP) for Eric Anderson 611 Sage St., Lake Geneva, WI, to allow for an updated boundary of the Planned Development zoning district to accommodate a new pavilion and dining hall for Covenant Harbor Bible Camp and Retreat Center, located at 1724 W Main St., Tax Key No. ZYUP00096 and ZA2546000001,* including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny*: I recommend denial of the proposed *General Development (GDP) for Eric Anderson 611 Sage St., Lake Geneva, WI, to allow for an updated boundary of the Planned Development zoning district to accommodate a new pavilion and dining hall for Covenant Harbor Bible Camp and*

Retreat Center, located at 1724 W Main St., Tax Key No. ZYUP00096 and ZA254600001, 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]*

Staff Recommendation on CSM:

- *Approve*: I recommend approval of the proposed *Certified Survey Map (CSM) for Eric Anderson 611 Sage St., Lake Geneva, WI, to allow to combine parcels as proposed, for property associated with Covenant Harbor Bible Camp and Retreat Center, located at 1724 W Main St* including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny*: I recommend denial of the proposed *Certified Survey Map (CSM) for Eric Anderson 611 Sage St., Lake Geneva, WI, to allow to combine parcels as proposed, for property associated with Covenant Harbor Bible Camp and Retreat Center, located at 1724 W Main St* 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]*

Sonja Kruesel, 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 Eric Anderson, 611 Sage St., Lake Geneva, WI for a request to update the boundary of a Planned Development zoning district and to accommodate a new pavilion and dining hall for Covenant Harbor Bible Camp and Retreat Center located at 1724 W Main St., Tax Key No. ZYUP00096 and ZA254600001.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**PC-014**	**Date:**	April 21, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Planned Development – General Development Plan (GDP) application filed by Eric Anderson, 611 Sage St., Lake Geneva, WI for a request to update the boundary of a Planned Development zoning district and to accommodate a new pavilion and dining hall for Covenant Harbor Bible Camp and Retreat Center located at 1724 W Main St., Tax Key No. ZYUP00096 and ZA254600001, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on April 21, 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:
    - 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. none

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 Eric Anderson, 611 Sage St., Lake Geneva, WI for a request to update the boundary of a Planned Development zoning district and to accommodate a new pavilion and dining hall for Covenant Harbor Bible Camp and Retreat Center located at 1724 W Main St., Tax Key No. ZYUP00096 and ZA254600001, per the findings of fact and additional conditions stated above.

.

Recommended to the Common Council of the City of Lake Geneva this 21st day of April 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 approving a Certified Survey Map to combine Tax Key Nos. ZYUP00096, ZA254600001, a portion of ZA254600002, and a portion of ZA95800002 for Covenant Harbor Bible Camp and Retreat Center located at 1724 W. Main Street			
Committee:	Plan Commission approved April 21, 2025		
Fiscal Impact:	N/A		
File Number:	**25-R33**	**Date:**	May 12, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Certified Survey Map application filed by Eric Anderson, 611 Sage St., Lake Geneva, WI, to combine Tax Key Nos. ZYUP00096, ZA254600001, a portion of ZA254600002, and a portion of ZA95800002 for Covenant Harbor Bible Camp and Retreat Center located at 1724 W. Main Street titled "Certified Survey Map No. ___" and dated March 25, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

1. The proposed Certified Survey Map 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. none

NOW, THEREFORE, BE IT RESOLVED, that a Certified Survey Map is approved to combine Tax Key No's. ZYUP00096, ZA254600001, a portion of ZA254600002, and a portion of ZA95800002 for Covenant Harbor Bible Camp and Retreat Center located at 1724 W. Main Street titled "Certified Survey Map No. ___" and dated March 25, 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 12th day of May 2025.

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

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

_____

Todd Krause, Mayor Date

Attest:

_____

Lacey L. Reynolds, City Clerk Date

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

[X] CERTIFIED SURVEY MAP or [ ] SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

COVENANT HARBOR
1724 WEST MAIN ST.
LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 248-3600 X 326

OWNER SIGNATURE: (ERIC ANDERSON EXECUTIVE DIRECTOR)

EMAIL ADDRESS: EANDERSON@COVENANTHARBOR.ORG

PROJECT ADDRESS 1724 W. MAIN ST. TAX KEY NUMBER: ZA 2546 00001 ZA 2546 00002 ZA 9580000 2

NAME AND ADDRESS OF APPLICANT:

ERIC ANDERSON, EXECUTIVE DIRECTOR
COVENANT HARBOR
1724 W. MAIN ST. LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF APPLICANT: (262) 248-3600 X 326

EMAIL ADDRESS: EANDERSON@COVENANTHARBOR.ORG

NAME AND ADDRESS OF SURVEYOR:

MICHAEL J. MARTIN, PLS-2307
CARDINAL ENGINEERING LLC
526 S. WELLS ST. LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF SURVEYOR: (262) 757-8776

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

CONSOLIDATION OF PARCELS

$200.00 fee, payable upon filing application

SUBMITTAL CHECKLIST

_____ LOCATION MAP SHOWING LOCATION OF PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED WITH TOWN OR TOWNS, AND PARCELS WITHIN 1,000-FT OF BOUNDARY OF SUBJECT PROPERTY.

_____ SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.

✓ CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES. (ON SHEET 2)

✓ PROVIDE 1 FULL SET - 11" X 17" OF CSM OR PLAT PRIOR TO PLACEMENT PLAN ON COMMISSION AGENDA.

✓ PROVIDE 1 DIGITAL COPY OF THE FULL APPLICATION PACKET TO THE LAKE GENEVA BUILDING AND ZONING DEPARTMENT AT BZADMIN@CITYOFLAKEGENEVA.COM OR BZCLERK@CITYOFLAKEGENEVA.COM

I AM AWARE THAT THE CITY OF LAKE GENEVA IS ACTIVELY ENGAGED IN THE REVIEW, APPROVAL OR DENIAL OF LAND DIVISIONS WITHIN ITS EXTRATERRITORIAL LAND DIVISION REVIEW AREA.

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

8/31/25
DATE

SIGNATURE OF APPLICANT
ERIC ANDERSON
EXEC DIRECTOR

_____ _____ Cost Recovery # _____

Petitioner Name Project Address

OFFICE USE ONLY Description of Request _____

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.

ERIC ANDERSON, EXEC. DIR., as applicant/petitioner for

Project: COVENANT HARBOR

Project Address: 1724 W. MAIN ST.

Parcel No. ZA 2546 00001, ZA 2546 00002, ZA 9580002

Name: ERIC ANDERSON, EXEC. DIR.

Address: 1724 W. MAIN ST.
LAKE GENEVA, WI 53147

Cell Phone: (262) - 745 - 6222 Phone: (262) - 248 - 3600 x 326

Email: EANDERSON@COVENANTHARBOR.ORG

Dated this 31ST Day of MARCH, 20 25

ERIC ANDERSON, EXEC. DIR.

Printed Name of Applicant / Petitioner

Signature of Applicant/Petitioner

Applicant/Petitioner agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof

Section 98-935 Fees:

(1) Fees for Procedures or Permits Requested by a Private Party: The fees for the procedures and permits established by this Chapter shall be established by resolution of the Common Council of the City of Lake Geneva

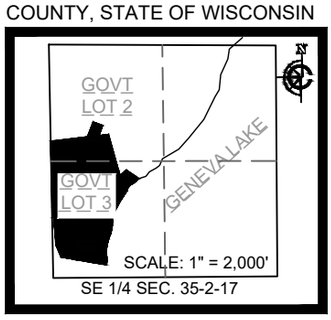
(2) Fees for Procedures Requested by the City of Lake Geneva: There shall be no fee in the case of applications filed in the public interest by the Common Council or the Plan Commission, other agency, or official of the City of Lake Geneva.

(3) Payment of Fees: Fees shall be payable at the time applications are filed with the appropriate officer of the City (per the requirements of this Chapter), and are not refundable.

(4) Professional Consultant Review Services: The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission. The City may apply the charges for these services to the Petitioner. The City will require the Petitioner to sign a professional consultant review services form. 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.** The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. 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. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property.

CERTIFIED SURVEY MAP NO. _____

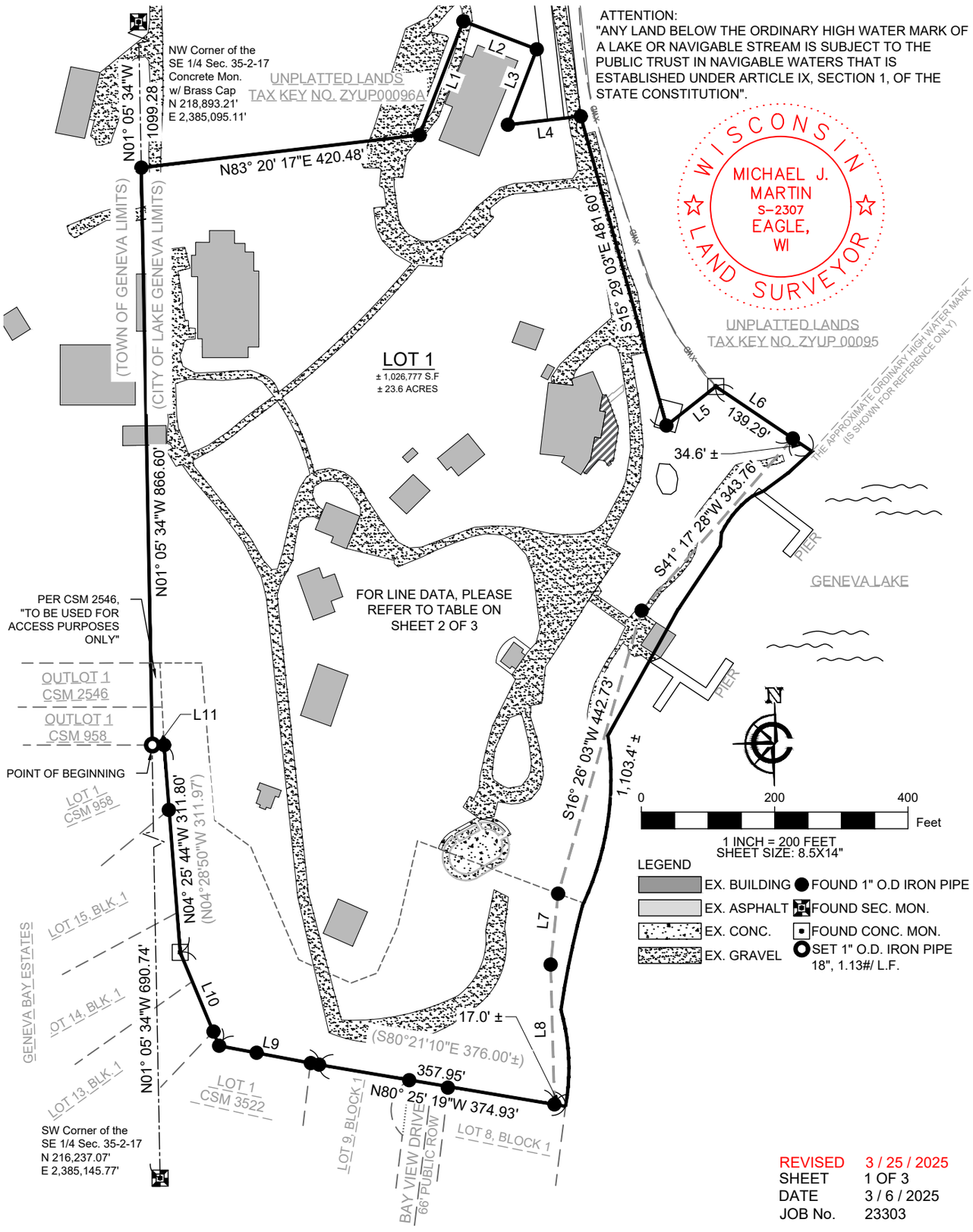
LOT 1 AND A PORTION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 2546, A PORTION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 958, AND UNPLATTED LANDS LOCATED IN GOVERNMENT LOT 2 AND GOVERNMENT LOT 3 OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, STATE OF WISCONSIN



OWNERS/SUBDIVIDERS:
COVENANT HARBOR BIBLE CAMP
1724 MAIN ST, LAKE GENEVA WI, 53147

SURVEYOR:
MICHAEL J. MARTIN, PLS #2307
CARDINAL ENGINEERING LLC
526 S WELLS STREET, LAKE GENEVA, WI 53147
262-757-8776

BASIS OF BEARING:
ALL BEARINGS REFER TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD-83 (2011). THE WEST LINE OF THE SE 1/4 SEC. 35-2-17, IS ASSUMED TO BEAR N01°05'34"W.



REVISED 3 / 25 / 2025
SHEET 1 OF 3
DATE 3 / 6 / 2025
JOB No. 23303

CERTIFIED SURVEY MAP NO. _____

LOT 1 AND A PORTION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 2546, A PORTION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 958, AND UNPLATTED LANDS LOCATED IN GOVERNMENT LOT 2 AND GOVERNMENT LOT 3 OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE:

I, MICHAEL J. MARTIN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND HEREIN DESCRIBED: LOT 1 AND A PORTION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 2546, A PORTION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 958, AND UNPLATTED LANDS LOCATED IN GOVERNMENT LOT 2 AND GOVERNMENT LOT 3 OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35 IN TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WISCONSIN; THENCE N01°05'34"W, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 690.74 FEET TO A POINT ON THE SOUTHEAST CORNER OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 958 AND THE POINT OF BEGINNING; THENCE CONTINUING N01°05'34"W, ALONG SAID WEST LINE, 866.60 FEET; THENCE N83°20'17"E, 420.48 FEET; THENCE N20°58'32"E, 183.05 FEET; THENCE S69°01'28"E, 118.00 FEET; THENCE S20°58'32"W, 121.27 FEET; THENCE N83°20'17"E, 110.14 FEET; THENCE S15°29'03"E, 481.60 FEET; THENCE N51°38'32"E, 94.59 FEET; THENCE S55°55'56"E, 173.89 FEET, MORE OR LESS, TO A POINT ON THE SHORELINE OF GENEVA LAKE; THENCE SOUTHWESTERLY ALONG THE SHORELINE OF GENEVA LAKE, A DISTANCE OF 1,103.4 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2546; THENCE CONTINUING N80°25'19"W ALONG SAID SOUTH LINE, 374.93 FEET; THENCE N79°16'30"W, ALONG THE SOUTHERN LINE OF SAID LOT 1, A DISTANCE OF152.75 FEET; THENCE N22°35'44"W, ALONG THE SOUTHWEST LINE OF SAID LOT 1, A DISTANCE OF 151.86 FEET; THENCE N04°25'44"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 311.80 FEET TO THE SOUTHEAST CORNER OF OUTLOT 1 OF CERTIFIED SURVEY MAP 958; THENCE N89°59'50"W, ALONG THE SOUTH LINE OF SAID OUTLOT 1, A DISTANCE OF 17.78 FEET TO THE POINT OF BEGINNING. SAID DESCRIPTION CONTAINS 1,024,953.7 SQUARE FEET (23.5 ACRES), MORE OR LESS. SAID CERTIFIED SURVEY MAP NO. 2546 BEING A MAP DULY RECORDED JANUARY 3, 1995, AT THE REGISTER OF DEEDS OFFICE FOR WALWORTH COUNTY, IN VOLUME 13, PAGES 1 THROUGH 2, INCLUSIVE, AND AS DOCUMENT NO. 299023. SAID CERTIFIED SURVEY MAP NO. 958 BEING A MAP DULY RECORDED JULY 31,1979, AT THE REGISTER OF DEEDS OFFICE FOR WALWORTH COUNTY, IN VOLUME 4, PAGE 212, AND AS DOCUMENT NO. 50301.

I FURTHER CERTIFY THAT I HAVE MADE SAID MAP BY THE DIRECTION OF THE OWNER OF SAID LAND. THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND OF THE LAND DIVISION ORDINANCES OF THE CITY OF LAKE GENEVA IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____ 20_____



_____
MICHAEL J. MARTIN,
PROFESSIONAL LAND SURVEYOR #2307

LINE TABLE			RECORDED AS	
LINE NUMBER	DIRECTION	LENGTH (FT)	DIRECTION	LENGTH (FT)
L1	N20° 58' 32"E	183.05	N/A	N/A
L2	S69° 01' 28"E	118.00	N/A	N/A
L3	S20° 58' 32"W	121.27	N/A	N/A
L4	N83° 20' 17"E	110.14	N/A	N/A
L5	N51° 38' 32"E	94.59	N/A	N/A
L6	S55° 55' 56"E	173.89	N/A	N/A
L7	S06° 01' 07"W	106.86	S05°00'50"W	107.69
L8	S01° 31' 52"E	209.94	S00°21'00"E	210.97
L9	N79° 16' 30"W	152.75	N79° 07' 40"W	152.19
L10	N22° 35' 44"W	151.86	N22° 44' 45"W	151.80
L11	N89° 59' 50"W	17.78	N/A	N/A

REVISED 3 / 25 / 2025
SHEET 2 OF 3
DATE 3 / 6 / 2025
JOB No. 23303

Instrument drafted by Michael J. Martin, P.L.S. #2307

CERTIFIED SURVEY MAP NO. _____

LOT 1 AND A PORTION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 2546, A PORTION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 958, AND UNPLATTED LANDS LOCATED IN GOVERNMENT LOT 2 AND GOVERNMENT LOT 3 OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, STATE OF WISCONSIN

OWNER'S CERTIFICATE

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

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

1) CITY OF LAKE GENEVA

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____ , 20_____

_____
ERIC P. ANDERSON, EXECUTIVE DIRECTOR

STATE OF_____) ss
COUNTY OF_____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ , 2018

THE ABOVE NAMED ERIC P. ANDERSON, EXECUTIVE DIRECTOR, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

NO MORTGAGE ON THE PROPERTY AT THE TIME OF RECORDING.

CERTIFICATE OF THE CITY COUNCIL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF LAKE GENEVA, IS HEREBY APPROVED BY THE CITY COUNCIL ON

THIS _____ DAY OF _____ , 20_____

_____
TODD KRAUSE
CITY MAYOR

_____
LACEY L. REYNOLDS
CITY CLERK

REVISED 3 / 25 / 2025
SHEET 3 OF 3
DATE 3 / 6 / 2025
JOB No. 23303

Instrument drafted by Michael J. Martin, P.L.S. #2307

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 21, 2025

Agenda Item #9 and 10

Applicant:
Eric Anderson
Covenant Harbor
1724 W. Main St. Lake Geneva, WI 53147

Request:
General Development Plan and CSM

Description:



The applicant is requesting an amendment to their existing Planned Development – General Development Plan (GDP) for proposed modifications to the Covenant Harbor property which operates a Christian camp, conference, and retreat center on a 52-acre property on Geneva Lake.

Even though the property already has established Planned Development zoning, an amendment request to a Planned Development requires the same process as establishing a new Planned Development. The applicant has completed the pre-application and concept review steps. They are now seeking approval of a new General Development Plan. The fourth and final step is Precise Implementation Plan (PIP) approval.

The Applicant is proposing two main projects including:

1. Upgrade existing "worship tent" to an open walled pavilion. The use will not change, and the location will be approximately the same place and approximately the same size. The location in question crosses an internal property line over two parcels, both owned by Covenant Harbor and both within the City of Lake Geneva. One parcel is part of the existing PD (ZYUP 00096). The other is zoned ER-1 (parcel ZA254600001) but subject to a conservation easement that prohibits Covenant Harbor's ability to sell or otherwise develop the ER-1 parcel.
2. The existing Dining Commons will be replaced by a new structure complying with zoning setbacks for the location. Other improvements include an "enhanced camper drop-off and vehicle turnaround, outdoor patios including seating, a lakeside café and generous windows with lake views."

The following Planned Development amendments are proposed with this request:

1. A new GDP is required to change the boundary of the Planned Development to incorporate the ER-1 parcel where the worship tent is located. A CSM has been submitted concurrently to combine the parcels.
2. No further zoning flexibilities are expected for the Dining Commons or related improvements.
3. Approval of building and site plans for the new dining commons and worship pavilion with future PIP submittals.

GDP Staff Evaluation:
The PD simply amends the boundary to allow combination of parcels all unified in the PD zoning district. It also approves the expansion of uses and reconstruction of buildings. No new flexibilities are requested. Therefore many site details will be resolved with the PIP stage such as:

- The property is located in the Woodland Overlay District. Tree removal and replacement will need to comply with City Code.
- The applicant intends to situate buildings to preserve the existing terrain and trees to the greatest extent possible. Topography and detailed building and site plans will be further reviewed with the formal GDP submittal.
- The applicant plans to capture stormwater runoff and direct it via a drainage swale towards the Lake, which would prevent stormwater flow onto adjacent private property. The city's engineer is reviewing the proposed stormwater plan.
- The proposed turnaround for vehicles may need to be increased in width/radius to ensure access for public safety vehicles.
- Detailed review of proposed parking lot striping dimensions is required. Dimensions shall comply with standards in the zoning code.

CSM Staff Evaluation:
The CSM combines existing parcels into one to avoid a structure crossing a lot line and unify the whole parcel in one zoning district.

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 on the GDP:

Staff recommends that the Plan Commission recommend *approval* of the amendment to the GDP as submitted.

Staff recommends the affirmative set of findings provided above, noting that the proposal meets Factor 2c, that factors have changed, making the subject property more appropriate for the proposed GDP zoning.

Suggested Motions:

- *Approve*: I recommend approval of the proposed *General Development (GDP) for Eric Anderson 611 Sage St., Lake Geneva, WI, to allow for an updated boundary of the Planned Development zoning district to accommodate a new pavilion and dining hall for Covenant Harbor Bible Camp and Retreat Center, located at 1724 W Main St., Tax Key No. ZYUP00096 and ZA2546000001,* including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny*: I recommend denial of the proposed *General Development (GDP) for Eric Anderson 611 Sage St., Lake Geneva, WI, to allow for an updated boundary of the Planned Development zoning district to accommodate a new pavilion and dining hall for Covenant Harbor Bible Camp and*

Retreat Center, located at 1724 W Main St., Tax Key No. ZYUP00096 and ZA254600001, 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]*

Staff Recommendation on CSM:

- *Approve*: I recommend approval of the proposed *Certified Survey Map (CSM) for Eric Anderson 611 Sage St., Lake Geneva, WI, to allow to combine parcels as proposed, for property associated with Covenant Harbor Bible Camp and Retreat Center, located at 1724 W Main St* including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny*: I recommend denial of the proposed *Certified Survey Map (CSM) for Eric Anderson 611 Sage St., Lake Geneva, WI, to allow to combine parcels as proposed, for property associated with Covenant Harbor Bible Camp and Retreat Center, located at 1724 W Main St* 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]*

Sonja Kruesel, AICP
City Planning Consultant
Vandewalle & Associates

RESOLUTION OF THE PLAN COMMISSION			
Resolution approving a Certified Survey Map application filed by Eric Anderson, 611 Sage St., Lake Geneva, WI, to combine Tax Key Nos. ZYUP00096, ZA254600001, a portion of ZA254600002, and a portion of ZA95800002 for Covenant Harbor Bible Camp and Retreat Center located at 1724 W. Main Street			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**PC-015**	**Date:**	April 21, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Certified Survey Map application filed by Eric Anderson, 611 Sage St., Lake Geneva, WI, to combine Tax Key Nos. ZYUP00096, ZA254600001, a portion of ZA254600002, and a portion of ZA95800002 for Covenant Harbor Bible Camp and Retreat Center located at 1724 W. Main Street titled "Certified Survey Map No. ___" and dated March 25, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

1. The proposed Certified Survey Map 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. none

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby approves a Certified Survey Map application filed by Eric Anderson, 611 Sage St., Lake Geneva, WI, to combine Tax Key Nos. ZYUP00096, ZA254600001, a portion of ZA254600002, and a portion of ZA95800002 for Covenant Harbor Bible Camp and Retreat Center located at 1724 W. Main Street titled "Certified Survey Map No. ___" and dated March 25, 2025, per the findings of fact and additional conditions stated above.

Approved by the Plan Commission of the City of Lake Geneva this 21st day of April 2025.

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

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

_____

Todd Krause, Plan Commission Chair Date

Attest:

_____

Lacey L Reynolds, City Clerk Date

ORDINANCE OF THE COMMON COUNCIL			
An ordinance amending Sub-Section (10) of Section 98-205 Regulations applicable to all land uses, and Section 98-208 Group developments of Article 2, Land Use Regulations of Chapter 98, Zoning of the City of Lake Geneva Municipal Code as it relates to clearer specifications for Group Development Land Uses.			
Committee	Plan Commission recommended on April 21, 2025		
Fiscal Impact:	N/A		
File Number:	**25-04**	**First Reading : Second Reading :**	

The Common Council of the City of Lake Geneva, Wisconsin, does hereby ordain that Sub-Section (10) of Section 98-205 Regulations applicable to all land uses of Article 2, Land Use Regulations of Chapter 98, Zoning of the City of Lake Geneva Municipal Code is hereby amended to read as follows:

Section 98-205 Regulations applicable to all land uses.

…

(10) Number of land uses per building.

(a) No more than one nonresidential land use shall be permitted in any building unless a conditional use permit for a Group Development is granted in compliance with Section 98-208.

~~(b) With the exceptions of a commercial apartment or a home occupation, no building containing a nonresidential land use shall contain a residential land use. [See Sections 98-206(8)(a) and 98-206(8)(j).]~~

The Common Council of the City of Lake Geneva, Wisconsin, does hereby ordain that Section 98-208 Group developments of Article 2, Land Use Regulations of Chapter 98, Zoning of the City of Lake Geneva Municipal Code is hereby amended to read as follows:

Sec. 98-208 Group developments.

(1) Definition. A group development is any development containing two or more structures containing principal land uses (as listed in Table 98-203) on the same lot, ~~and/or any single structure on a single lot which contains five or more dwelling units~~ or two or more nonresidential uses on the same lot. Common examples of group developments include ~~six-unit apartment buildings,~~ apartment or condominium complexes, shopping centers, multi-tenant buildings, ~~one-building office structures~~ office centers with two or more structures, and one-building commercial strip centers~~,.four-unit apartment buildings, and other land uses in which each lot contains four or fewer dwelling units, are not group developments, even though such developments may contain parcels under common ownership.~~

(a)Exceptions: The following situations are exempt from the requirements of this section:

i.Upper-story Commercial Indoor Lodging land uses in the Central Business Zoning District

ii.Planned Development Zoning District

(2) Regulation of group developments. Group developments are permitted as conditional uses in all zoning districts. Any land use which is permitted within the applicable zoning district(s) is permitted to locate within a group development. The land use regulations of this section, as well as Section 98-206 and all other applicable provisions of this chapter shall apply to the group development. The requirements of Section 98-905 shall apply to the review of proposals for group developments.

(3) Specific development standards for group developments.

(a)Land uses and development shall comply with the applicable requirements of this Chapter, including, but not limited to, standards unique to each land use as defined in Article 2, density, intensity, bulk, setback, and building separation requirements; building and site design standards; landscaping and green space requirements; access; parking; loading requirements; and signage requirements.

(b)~~All development located within a group development shall be located so as to comply with the intent of this chapter regarding setbacks of structures and buildings from lot lines. As such, individual principal and accessory structures and buildings located within group developments shall be situated within building envelopes which serve to demonstrate complete compliance with said intent. Said building envelopes which serve to demonstrate complete compliance with said intent. Said building envelopes shall be depicted on the site plan required for review of group developments. The use of this approach to designing group developments will also ensure the facilitation of subdividing group developments in the future, (if such action is so desired).~~ All development located within a group development, including individual principal and accessory structures, shall comply with the intent of this chapter regarding setbacks from lot lines. All buildings shall be situated so that they meet minimum setbacks and as if they were placed on individual lots, allowing for the possibility of subdivision of the group development in the future. Building envelopes shall be depicted on the site plan required for review of group developments.

(c)~~No group development shall take access to a local residential street.~~ All nonresidential projects shall take access to an arterial or collector street.

(d) All required off-street parking spaces and access drives shall be located entirely within the boundaries of the group development.

(e)Parking lots or structures should not visually dominate the site. Parking areas should be located at the side or rear of principal buildings wherever possible. Parking areas located between a principal building and the street shall be screened with landscaping, screening wall, and/or solid fence.

(f) The development shall contain a sufficient number of waste bins to accommodate all trash and waste generated by the land uses in a convenient manner.

(4) Changes to an approved group development.

(a)Following initial issuance of a conditional use permit for the group development, all subsequent changes determined to be significant by the Zoning Administrator to site design and building design (including addition of structures, addition to structures, and expansions of parking or storage areas) in the group development shall require an amendment to the conditional use permit regardless of individual land use(s).

(b)Changes to individual land uses within a group development listed as permitted uses within the applicable zoning district are allowed without amendment to the group development, unless the conditional use permit placed restrictions on change of use.

(c)Changes to individual land uses within a group development listed as conditional uses within the applicable zoning district shall be allowed only by amendment ot the conditional use permit regardless of whether the use entails modifications ot the building and/or site layout in the group development, unless the change in use is defined as a Successor Conditional Use as defined in Section 98-908(15) of this Chapter.

(5) Discrimination against condominium forms of ownership. It is not the intent of this section, nor any other provision of this chapter, to discriminate against condominium forms of ownership in any manner which conflicts with § 703.27, Wis. Stats. The provisions of this section are designed to ensure that condominium forms of ownership are subject to the same standards and procedures of review and development as other physically identical forms of development.

Approved by the City of Lake Geneva Common Council on this _____ day of May 2025.

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

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

_____

Todd Krause, Mayor Date

Attest:

_____

Lacey L. Reynolds, City Clerk Date

Proposed Zoning Code Amendments:
Group Developments
Date: 3.6.24

Section 98-205 Regulations applicable to all land uses.

(10) Number of land uses per building.

(a) No more than one nonresidential land use shall be permitted in any building unless a conditional use permit for a Group Development is granted in compliance with Section 98-208.

~~(b) With the exceptions of a commercial apartment or a home occupation, no building containing a nonresidential land use shall contain a residential land use. [See Sections 98-206(8)(a) and 98-206(8)(j).]~~

Sec. 98-208 Group developments.

(1) Definition. A group development is any development containing two or more structures containing principal land uses (as listed in Table 98-203) on the same lot, ~~and/or any single structure on a single lot which contains five or more dwelling units~~ or two or more nonresidential uses on the same lot. Common examples of group developments include ~~six-unit apartment buildings,~~ apartment or condominium complexes, shopping centers, multi-tenant buildings, ~~one-building office structures~~office centers with two or more structures, and one-building commercial strip centers~~, four-unit apartment buildings, and other land uses in which each lot contains four or fewer dwelling units, are not group developments, even though such developments may contain parcels under common ownership.~~.

(a) Exceptions: The following situations are exempt from the requirements of this section:

i. Upper-story Commercial Indoor Lodging land uses in the Central Business Zoning District

ii. Planned Development Zoning District

(2) Regulation of group developments. Group developments are permitted as conditional uses in all zoning districts. Any land use which is permitted within the applicable zoning district(s) is permitted to locate within a group development. The land use regulations of this section, as well as Section 98-206 and all other applicable provisions of this chapter

shall apply to the group development. The requirements of Section 98-905 shall apply to the review of proposals for group developments.

(3) Specific development standards for group developments.

(a) Land uses and development shall comply with the applicable requirements of this Chapter, including, but not limited to, standards unique to each land use as defined in Article 2, density, intensity, bulk, setback, and building separation requirements; building and site design standards; landscaping and green space requirements; access; parking; loading requirements; and signage requirements.

(b) ~~All development located within a group development shall be located so as to comply with the intent of this chapter regarding setbacks of structures and buildings from lot lines. As such, individual principal and accessory structures and buildings located within group developments shall be situated within building envelopes which serve to demonstrate complete compliance with said intent. Said building envelopes which serve to demonstrate complete compliance with said intent. Said building envelopes shall be depicted on the site plan required for review of group developments. The use of this approach to designing group developments will also ensure the facilitation of subdividing group developments in the future, (if such action is so desired).~~ All development located within a group development, including individual principal and accessory structures, shall comply with the intent of this chapter regarding setbacks from lot lines. All buildings shall be situated so that they meet minimum setbacks and as if they were placed on individual lots, allowing for the possibility of subdivision of the group development in the future. Building envelopes shall be depicted on the site plan required for review of group developments.

(c) ~~No group development shall take access to a local residential street.~~ All nonresidential projects shall take access to an arterial or collector street.

~~(a)~~(d) All required off-street parking spaces and access drives shall be located entirely within the boundaries of the group development.

(e) Parking lots or structures should not visually dominate the site. Parking areas should be located at the side or rear of principal buildings wherever possible. Parking areas located between a principal building and the street shall be screened with landscaping, screening wall, and/or solid fence.

~~(b)~~(f) The development shall contain a sufficient number of waste bins to accommodate all trash and waste generated by the land uses in a convenient manner.

(4) Changes to an approved group development.

(a) Following initial issuance of a conditional use permit for the group development, all subsequent changes determined to be significant by the Zoning Administrator to site design and building design (including addition of structures, addition to structures, and expansions of parking or storage areas) in the group development shall require an amendment to the conditional use permit regardless of individual land use(s).

(b) Changes to individual land uses within a group development listed as permitted uses within the applicable zoning district are allowed without amendment to the group development, unless the conditional use permit placed restrictions on change of use.

(c) Changes to individual land uses within a group development listed as conditional uses within the applicable zoning district shall be allowed only by amendment ot the conditional use permit regardless of whether the use entails modifications ot the building and/or site layout in the group development, unless the change in use is defined as a Successor Conditional Use as defined in Section 98-908(15) of this Chapter.

(5) Discrimination against condominium forms of ownership. It is not the intent of this section, nor any other provision of this chapter, to discriminate against condominium forms of ownership in any manner which conflicts with § 703.27, Wis. Stats. The provisions of this section are designed to ensure that condominium forms of ownership are subject to the same standards and procedures of review and development as other physically identical forms of development.

STAFF REPORT
To: Lake Geneva Plan Commission
Meeting Date: April 21, 2025

Agenda Item #11

Request:
Proposed Zoning Code Amendments pertaining to Group Developments (Section 98-205(10) and 98-208).

Description:
The purpose of these amendments is to clarify the Group Developments section of the zoning code. A Group Development is any situation that involves multiple principal buildings on a single lot and or multiple nonresidential uses on the same lot. Common examples of Group Developments are complexes that involve multiple buildings and multi-tenant shopping centers. These situations require a conditional use permit, which gives the Plan Commission and Council additional oversight to ensure that the multiple uses and all work together effectively on a single site. The conditional use process also allows the City to add conditions unique to a given situation.

Staff notes that, as currently written, the definition of Group Development in Section 98-208 is difficult for most people to understand. The proposed changes do not change the definition of a Group Development but rather simplify the language so that the concept is much clearer.

Mixed use buildings that contain a residential and a commercial use are not subject to the Group Development process. However, establishing a new upper-story Commercial Indoor Lodging above an existing first-floor commercial use meets the definition of Group Development (as it involves two nonresidential uses on the same lot). This has become increasingly prevalent in the downtown, as upper-story residential uses have been converted to Commercial Indoor Lodging, a nonresidential use. Staff feels that this situation was never the intention of the Group Development concept, which is oriented to newer development, not downtown. Staff also feels that requiring the Group Development process in such cases is counter to the purpose of the downtown zoning district, which is intended to allow for mixed use development by right in the downtown. Because Commercial Indoor Lodging already requires a conditional use permit, requiring a second conditional use permit for a Group Development creates more costs and administrative work, and it does not benefit the City. The proposed code amendments exempt this common situation from the Group Development process.

Finally, the existing standards for Group Developments do not provide sufficient guidance to staff about the review and approval of changes to existing Group Developments, such as when a new tenant is added to a shopping center. The proposed code amendments provide that guidance.

Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates

RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Zoning Code Amendment pertaining to Group Developments (Section 98-205(10) and 98-208)			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**PC-016**	**Date:**	April 21, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Zoning Code Amendment pertaining to Group Developments (Section 98-205(10) and 98-208), as described in the document titled "Proposed Zoning Amendments: Group Developments," dated March 6, 2025, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on April 21, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

1. The proposed text amendment furthers the purposes of this chapter as outlined in Section 98-005.
2. The proposed text amendment furthers the purposes of the general article in which the amendment is proposed to be located.
3. The proposed text amendment furthers the purposes of the specific section in which the amendment is proposed to be located.
4. The following factors have arisen that are not properly addressed in the current zoning text:
    - New methods of development or providing infrastructure make it necessary to alter this chapter to meet these new factors;
    - A change has occurred in the land market, or other factors have arisen which require a new form of development, a new type of land use, or a new procedure to meet said change(s);
5. The proposed amendment maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts, and

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council a Zoning Code Amendment pertaining to Group Developments (Section 98-205(10) and 98-208), as described in the document titled "Proposed Zoning Amendments: Group Developments," dated March 6, 2025, per the findings of fact and additional conditions stated above.

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Recommended to the Common Council of the City of Lake Geneva this 21st day of April 2025.

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

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

_____

Todd Krause, Plan Commission Chair Date

Attest:

_____

Lacey L Reynolds, City Clerk Date

ORDINANCE OF THE COMMON COUNCIL			
An ordinance amending Section 98-034, Definitions of Article 0, Introductions and Definitions and Sub-Sections (3), (10), (13), (14), and (15) of Section 98-702, Access Standards of Article 7, Performance Standards, and Section 98-727, Fire Department Access and Provision of Fire Lanes of Article 7, Performance Standards of Chapter 98, Zoning of the City of Lake Geneva Municipal Code as it relates to access standards for Private Drives, Fire Lanes, Private Streets, and Streets.			
Committee	Plan Commission recommended on April 21, 2025		
Fiscal Impact:	N/A		
File Number:	**25-05**	**First Reading :** **Second Reading :**	

The Common Council of the City of Lake Geneva, Wisconsin, does hereby ordain that Section 98-034, Definitions of Article 0, Introductions and Definitions of Chapter 98, Zoning of the City of Lake Geneva Municipal Code is hereby amended to read as follows:

Sec. 98-034 Definitions

ACCESS A means of vehicular approach, i.e., entry to or exit from a property, street or highway, including driveways, private drives, and private streets.

PRIVATE DRIVE Private routes of ingress and egress from any public right-of-way, for the purpose of providing access to no more than one single-family dwelling unit, two-family building, nonresidential building, or property. Private Drives are a type of access subject to Section 98-702, Access Standards. See also "Private Street."

FIRE LANE A Fire Department access that is marked as such and provided in accordance with SPS 362 and NFPA 1

PRIVATE STREET Private route of ingress and egress that provides access to one or more of the following: multi-family residential (3+ units), any property that lacks direct access to a public street, or two or more single-family dwelling units, two-family buildings, nonresidential buildings, or properties. Private Streets are a type of access subject to Section 98-702, Access Standards. See also "Private Drive."

STREET Any public or private way dedicated or permanently open to pedestrian and vehicular use which is 22 feet or more in width if it exists at the time of enactment of this chapter; and any such public right-of-way 60 feet or more in width when established after the effective date of this chapter.

The Common Council of the City of Lake Geneva, Wisconsin, does hereby ordain that Sub-Sections (3), (10), (13), (14), and (15) of Section 98-702, Access Standards of Article 7, Performance Standards of Chapter 98, Zoning of the City of Lake Geneva Municipal Code are hereby amended to read as follows:

(3) Number of access points.

a. For each lot, no more than two access points shall be permitted on a single street frontage. ~~Each lot shall have not more than two access points on any street frontage adjacent to any lot~~. Said access shall require approval by the Zoning Administrator and the Director of Public Works.

i. For each lot, no more than one access point shall be permitted on a single street frontage that is less than 100 linear feet, as measured along the right-of-way line.

b. In no instance shall any lot be permitted more than one access point on any one street if its frontage on said street is less than 100 linear feet (as measured along the right-of-way line).

c. On arterial streets and in certain areas experiencing, or expected to experience, congestion and/or safety problems, access to a lot may be required to be located via an access point located on an adjacent property or another street frontage.

d. For residential uses, two access points serving the same street frontage shall require conditional use permit approval. ~~may be approved as a conditional use.~~

(10) Width of ~~Driveways~~ Access Drives

a. All access drives less than 150 feet in length shall have a minimum width of 10 feet for one- and two-family dwellings, and 18 feet for all other land uses.

b. All access drives 150 feet in length or more shall have a minimum width of 20 feet.

c. All curb openings for access drives have a maximum width of 25 feet for all residential uses, and 35 feet for all nonresidential uses, as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a maximum of five additional feet.

(13) Paving of access.

a. All access approach areas located within a street right-of-way shall be paved to the satisfaction of the Director of Public Works with a hard, all-weather surface, and shall be maintained so as to prevent the transport of gravel, dirt, or other eroded material from the subject property into the right-of-way.

b. Except for residential driveways in the RH district, all access drives shall be paved with a hard, all-weather surface designed to support the use of emergency vehicles, to the satisfaction of the Director of Public Works.

(14) Private streets, as defined in Section 98-034, shall be constructed to public road standards as set forth in Chapter 66 Subdivision Design Standards.

(15) Emergency vehicle access for access drives 150 feet in length or more:

a. All access drives 150 feet in length or more shall provide a minimum 45-foot radius cul de sac or turnaround area for emergency vehicle use as approved by the City of Lake Geneva Fire Department.

b. See Section 98-727 pertaining to Fire Department Access.

The Common Council of the City of Lake Geneva, Wisconsin, does hereby ordain that Section 98-727, Fire Department Access and Provision of Fire Lanes of Article 7, Performance Standards of Chapter 98, Zoning of the City of Lake Geneva Municipal Code is hereby amended to read as follows:

Section 98-727 Fire Department Access and Provision of Fire Lanes

(1) The Fire Chief is authorized to require any property owner to construct fire lanes to further the purposes of this Chapter. The Fire Chief shall notify the property owner of the necessity to establish a fire lane. Such notice shall advise the property owner as to the nature and location of the fire lane and shall further specify the time period within which the fire lane shall be constructed which in no event shall exceed 60 days from the date of the notice.

(2) Access drives or off-street parking areas serving as required fire access or designated fire lanes shall be designed and constructed to meet the minimum standards as outlined in a-c below.

a. Specifications. All fire lanes, whether required by this Chapter or not, shall meet SPS 362 and NFPA 1, and shall be at least 20 feet wide. Fire lanes shall be located so that the closest edge of the fire lane is at least 10 feet from a building but not more than 30 feet from the building(s) with which it is associated. All curves and turnarounds shall be designed for a minimum 45-foot turning radius. If the fire lane has a dead end that is greater than 150 feet, an appropriately designed turnaround space approved by the City of Lake Geneva Fire Department is required.

b. Marking. Any fire lane, whether required by this Chapter or not, shall be marked with approved signs within 5 feet of the beginning and within 5 feet of the end of the fire lane. Spacing between such signs shall not exceed 100 feet. Fire lane signs shall be affixed to a stationary pole or object and shall face in the direction of oncoming traffic. In addition to signage, the curb along each fire lane shall be painted yellow. Where there is no curb, a 4-inch-wide stripe shall be painted the full length of the fire lane. In addition to signage and marking described above, any roadway for the exclusive use as a fire lane shall be striped with 4-inch wide yellow stripes.

c. Maintenance of Fire Lanes. The property owner shall keep the fire lane clear of all obstructions, including ice and snow, at all times.

(3) Temporary access specifications during construction. Access roadways on construction sites shall be extended to within 30 feet of the closest part of the building being constructed. Such roadways shall have not less than 20 feet of unobstructed width and a minimum of 13 feet 6 inches of vertical clearance. Such roadways over 300 feet in length shall be provided with approved provisions for a turn-around adequate for Fire Department apparatus. A driving surface of at least road base quality gravel shall be maintained at all times in order that all-weather integrity is assured. The road base shall be capable of supporting the imposed loads of fire apparatus.

Approved by the City of Lake Geneva Common Council on this _____ day of May 2025.

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

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

_____

Todd Krause, Mayor Date

Attest:

_____

Lacey L. Reynolds, City Clerk Date

Proposed Zoning Code Amendment:
Private Drives, Private Streets, and Fire Lanes

Date: 3.27.24

Sec. 98-034 Definitions

ACCESS A means of vehicular approach, i.e., entry to or exit from a property, street or highway, including driveways, private drives, and private streets.

PRIVATE DRIVE Private routes of ingress and egress from any public right-of-way, for the purpose of providing access to no more than one single-family dwelling unit, two-family building, nonresidential building, or property. Private Drives are a type of access subject to Section 98-702, Access Standards. See also "Private Street."

FIRE LANE A Fire Department access that is marked as such and provided in accordance with SPS 362 and NFPA 1

PRIVATE STREET Private route of ingress and egress that provides access to one or more of the following: multi-family residential (3+ units), any property that lacks direct access to a public street, or two or more single-family dwelling units, two-family buildings, nonresidential buildings, or properties. Private Streets are a type of access subject to Section 98-702, Access Standards. See also "Private Drive."

STREET Any public or private way dedicated or permanently open to pedestrian and vehicular use which is 22 feet or more in width if it exists at the time of enactment of this chapter; and any such public right-of-way 60 feet or more in width when established after the effective date of this chapter.

Sec. 98-702 Access Standards

(1) Purpose. The purpose of this section is to alleviate or prevent congestion of public rights-of-way so as to promote the safety and general welfare of the public by establishing minimum requirements for the provision of access to public rights-of-way in accordance with the utilization of various sites.

(2) Permit required. Each access point onto a public street or right-of-way shall have a permit issued by the Director of Public Works per § 86.07(2), Wis. Stats.

(3) Number of access points.

a. For each lot, no more than two access points shall be permitted on a single street frontage. ~~Each lot shall have not more than two access points on any street frontage adjacent to any lot.~~ Said access shall require approval by the Zoning Administrator and the Director of Public Works.

i. For each lot, no more than one access point shall be permitted on a single street frontage that is less than 100 linear feet, as measured along the right-of-way line.

~~b. In no instance shall any lot be permitted more than one access point on any one street if its frontage on said street is less than 100 linear feet (as measured along the right-of-way line).~~

c. On arterial streets and in certain areas experiencing, or expected to experience, congestion and/or safety problems, access to a lot may be required to be located via an access point located on an adjacent property or another street frontage.

d. For residential uses, two access points serving the same street frontage shall require conditional use permit approval. may be approved as a conditional use.

(4) Residential uses. Residential uses shall not have access points onto a nonresidential collector or arterial street unless such street has the only available frontage.

(5) Nonresidential uses. Nonresidential uses shall not have access points onto a residential street unless such street has the only available frontage.

(6) Access near street intersections. At its intersection with the street right-of-way line on an arterial or nonresidential collector street, no access point shall be located closer than 100 feet from the intersection of any two street rights-of-way unless such street is the only available frontage on the subject property. In all cases, access points shall be located as far from an intersection as the lot size permits.

(7) Distance between access drives. The minimum distance between access drives serving the same property shall be 25 feet (edge to edge), as measured at the property line. A distance in excess of said 25 feet may be required if, in the opinion of the Zoning Administrator and the Director of Public Works, present or projected traffic factors warrant a greater distance.

(8) Angle of intersection with public right-of-way. All access drives shall intersect with any public right-of-way at an angle of not less than 75°, and shall intersect at an angle of 90° wherever possible.

(9) Distance from property line. The distance from an access drive to the property line of an adjacent property shall not be less than five feet, as measured along the right-of-way line.

(10) Width of Driveways Access Drives

a. All access drives less than 150 feet in length shall have a minimum width of 10 feet for one- and two-family dwellings, and 18 feet for all other land uses.

b. All access drives 150 feet in length or more shall have a minimum width of 20 feet.

c. All curb openings for access drives have a maximum width of 25 feet for all residential uses, and 35 feet for all nonresidential uses, as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a maximum of five additional feet.

(11) Traffic control. The traffic generated by any use shall be channelized and controlled in a manner which avoids congestion on public streets and other safety hazards. Traffic into and out of all off-street parking, loading and traffic circulation areas serving six or more parking spaces shall be forward moving, with no backing into streets or pedestrian ways. Traffic control devices shall be required as determined by the Director of Public Works.

(12) Depiction on required site plan. Any and all proposed access drives on the subject property shall be depicted as to their location and configuration on the site plan required for the development of the subject property. (Refer to Section 98-909.)

(13) Paving of access.

a. All access approach areas located within a street right-of-way shall be paved to the satisfaction of the Director of Public Works with a hard, all-weather surface, and shall be maintained so as to prevent the transport of gravel, dirt, or other eroded material from the subject property into the right-of-way.

b. Except for residential driveways in the RH district, all access drives shall be paved with a hard, all-weather surface designed to support the use of emergency vehicles, to the satisfaction of the Director of Public Works.

(14) Private streets, as defined in Section 98-034, shall be constructed to public road standards as set forth in Chapter 66 Subdivision Design Standards.

(15) Emergency vehicle access for access drives 150 feet in length or more:

a. All access drives 150 feet in length or more shall provide a minimum 45-foot radius cul de sac or turnaround area for emergency vehicle use as approved by the City of Lake Geneva Fire Department.

b. See Section 98-727 pertaining to Fire Department Access.

Section 98-727 Fire Department Access and Provision of Fire Lanes

(1) The Fire Chief is authorized to require any property owner to construct fire lanes to further the purposes of this Chapter. The Fire Chief shall notify the property owner of the necessity to establish a fire lane. Such notice shall advise the property owner as to the nature and location of the fire lane and shall further specify the time period within which the fire lane shall be constructed which in no event shall exceed 60 days from the date of the notice.

(2) Access drives or off-street parking areas serving as required fire access or designated fire lanes shall be designed and constructed to meet the minimum standards as outlined in a-c below.

a. Specifications. All fire lanes, whether required by this Chapter or not, shall meet SPS 362 and NFPA 1, and shall be at least 20 feet wide. Fire lanes shall be located so that the closest edge of the fire lane is at least 10 feet from a building but not more than 30 feet from the building(s) with which it is associated. All curves and turnarounds shall be designed for a minimum 45-foot turning radius. If the fire lane has a dead end that is greater than 150 feet, an appropriately designed turnaround space approved by the City of Lake Geneva Fire Department is required.

b. Marking. Any fire lane, whether required by this Chapter or not, shall be marked with approved signs within 5 feet of the beginning and within 5 feet of the end of the fire lane. Spacing between such signs shall not exceed 100 feet. Fire lane signs shall be affixed to a stationary pole or object and shall face in the direction of oncoming traffic. In addition to signage, the curb along each fire lane shall be painted yellow. Where there is no curb, a 4-inch-wide stripe shall be painted the full length of the fire lane. In addition to signage and marking described above, any roadway for the exclusive use as a fire lane shall be striped with 4-inch wide yellow stripes.

c. Maintenance of Fire Lanes. The property owner shall keep the fire lane clear of all obstructions, including ice and snow, at all times.

(3) Temporary access specifications during construction. Access roadways on construction sites shall be extended to within 30 feet of the closest part of the building being constructed. Such roadways shall have not less than 20 feet of unobstructed width and a minimum of 13 feet 6 inches of vertical clearance. Such roadways over 300 feet in length shall be provided with approved provisions for a turn-around adequate for Fire Department apparatus. A driving surface of at least road base quality gravel shall be maintained at all times in order that all-weather integrity is assured. The road base shall be capable of supporting the imposed loads of fire apparatus.

STAFF REPORT
To: Lake Geneva Plan Commission
Meeting Date: April 21, 2025

Agenda Item #12

Request:
Proposed Zoning Code Amendments pertaining to Definitions (Section 98-034), Access Standards (Section 98-702), and Fire Department Access and Provision of Fire Lanes (Section 98-727).

Description:
The proposed amendments were initiated by the City Engineer, Fire Department, and Vandewalle and Associates. Currently, long, private driveways that serve multiple properties are allowed, but the zoning code provides very little guidance as to minimum standards. The Fire Department has expressed concerns about long, narrow driveways and driveways serving multiple properties, as they can be difficult for fire trucks to access. The proposed amendments address this by requiring fire lanes and turnarounds in certain situations.

Additionally, long private driveways, particularly those shared by multiple properties, tend to operate like public streets, except that they are built to lower standards, and their maintenance is the responsibility of the property owners and/or neighborhood or condo associations. In many cases, these private streets are not adequately maintained over the long term, creating a range of safety issues. In these situations, the City sometimes is compelled to take over these private streets to address the safety situation and take on all future maintenance. This can be a challenge for the City, as these private streets are often too narrow and lack curb and gutter, thus resulting in public streets that are well below the city's standards for public streets. This has become a more prominent topic in recent years, as more property owners are pursuing infill development (i.e., building on underdeveloped or vacant lots within the developed part of the City), sometimes relying on long, private driveways for access to these properties. The proposed amendments require new private streets to be built to the same standards as public streets, which results in higher-quality private streets and which protects the City from potentially taking on substandard streets in the future. This is consistent with the approach taken in communities around the state.

The proposed changes include the following:

- Define access, private drives, and private streets and establish clear regulations for each
- Require new private streets be constructed to public road standards
- Require fire lanes and turnarounds for any access drive longer than 150 feet
- Improve language clarity throughout

Access Standards
More commonly described as driveways, "access" is the term the zoning code uses to describe any access point onto a property. The proposed amendments define two types of access: private drives and private streets.

The table on the following page summarizes the key differences between the two types of access.

Table 1: Types of Access (Proposed)

Type of Access:	Used for:	Key Requirements:
Private Drive	No more than 1 of the following: • 1 single family dwelling unit, or • 1 two family building, or • 1 nonresidential building/property	Curb and gutter not required Minimum widths: • Access drives less than 150 feet in length: o 10 feet for one- and two-family o 18 feet for all other land uses • Access drives 150 feet in length or more: 20 feet
Private Street	Any of the following: • Multi-family (3+ units) • Any property that lacks direct access to a public street • 2+ single family dwelling units • 2+ two family buildings • 2+ nonresidential buildings/properties	Build to public standards per the subdivision code (Chapter 66), including: • Curb and gutter required • Minimum right-of-way widths • Minimum pavement width • Minimum cul de sac diameter • Etc.

Fire Lanes and Turnarounds

The proposed zoning code amendments create Section 98-727, Fire Department Access and Provision of Fire Lanes. This new section codifies fire lane requirements and adds new requirements for turnarounds. It allows the Fire Chief to require fire lanes, which can include access drives and areas within off-street parking areas. The proposed amendments provide specifications for the design of fire lanes. The proposed amendments also require fire truck turnarounds (cul de sac or T-turnarounds) for dead end streets and access drives longer than 150 feet.

Subdivision Code Updates:

City staff also proposes amendments to Section 62-3 of the subdivision code to identify the needed specifications of existing private streets that may be potentially dedicated to the City of Lake Geneva. Changes to the subdivision code do not require Plan Commission review. These changes will be made concurrently with these zoning code amendments (if approved).

Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates

RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Zoning Code Amendment pertaining to Definitions (Section 98-034), Access Standards (Section 98-702), and Fire Department Access and Provision of Fire Lanes (Section 98-727)			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**PC-017**	**Date:**	April 21, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Zoning Code Amendment pertaining to Definitions (Section 98-034), Access Standards (Section 98-702), and Fire Department Access and Provision of Fire Lanes (Section 98-727), as described in the document titled "Proposed Zoning Amendment: Private Drives, Private Streets, and Fire Lanes," dated March 27, 2025, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on April 21, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

1. The proposed text amendment furthers the purposes of this chapter as outlined in Section 98-005.
2. The proposed text amendment furthers the purposes of the general article in which the amendment is proposed to be located.
3. The proposed text amendment furthers the purposes of the specific section in which the amendment is proposed to be located.
4. The following factors have arisen that are not properly addressed in the current zoning text:
    a. New methods of development or providing infrastructure make it necessary to alter this chapter to meet these new factors;
    b. Changing governmental finances require amending this chapter in order to meet the needs of the government in terms of providing and affording public services.
5. The proposed amendment maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts, and

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council a Zoning Code Amendment pertaining to Definitions (Section 98-034), Access Standards (Section 98-702), and Fire Department Access and Provision of Fire Lanes (Section 98-727), as described in the document titled "Proposed Zoning Amendment: Private Drives, Private Streets, and Fire Lanes," dated March 27, 2025, per the findings of fact and additional conditions stated above.

.

Recommended to the Common Council of the City of Lake Geneva this 21st day of April 2025.

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

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

Todd Krause, Plan Commission Chair Date

Attest:

Lacey L Reynolds, City Clerk Date

ORDINANCE OF THE COMMON COUNCIL			
An ordinance amending Sub-Section (3), Use of off-street parking areas and Sub-Section (5), Maintenance of Off-street parking and traffic circulation areas of Section 98-704, Off-street Parking and Traffic Circulation Standards, of Article 7, Performance Standards of Chapter 98, Zoning of the City of Lake Geneva Municipal Code; as it relates to surface standards for parking.			
Committee	Plan Commission recommended on April 21, 2025		
Fiscal Impact:	N/A		
File Number:	**25-06**	**First Reading :** **Second Reading :**	

The Common Council of the City of Lake Geneva, Wisconsin, does hereby ordain that Sub-Section (3), Use of off-street parking areas of Section 98-704, Off-street Parking and Traffic Circulation Standards, of Article 7, Performance Standards of Chapter 98, Zoning of the City of Lake Geneva Municipal Code is hereby amended to read as follows:

(3) Use of off-street parking areas. The use of all required off-street parking areas shall be limited to the parking of operable vehicles not for lease, rent, or sale. Within residential districts, required parking spaces shall only be used by operable cars and trucks. All vehicles shall be parked on paved surfaces and shall not be parked on grass.

The Common Council of the City of Lake Geneva, Wisconsin, does hereby ordain that Sub-Section (5), Maintenance of off-street parking and traffic circulation areas of Section 98-704, Off-street Parking and Traffic Circulation Standards, of Article 7, Performance Standards of Chapter 98, Zoning of the City of Lake Geneva Municipal Code is hereby amended to read as follows:

(5) Maintenance of off-street parking and traffic circulation areas. All off-street parking and traffic circulation areas shall be paved and maintained in a dust-free condition at all times. In no instance or manner shall any off-street parking or traffic circulation area be used as a storage area, except as provided for by Section 98-706(3).

Approved by the City of Lake Geneva Common Council on this _____ day of May 2025.

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

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

_____

Todd Krause, Mayor Date

Attest:

_____

Lacey L. Reynolds, City Clerk Date

Proposed Zoning Code Amendment:
Parking Standards
2.19.25

Sec. 98-704 *Off-street Parking and Traffic Circulation Standards.*

(1) Purpose. The purpose of this section is to alleviate or prevent congestion of public rights-of-way so as to promote the safety and general welfare of the public by establishing minimum requirements for the provision of off-street parking and circulation in accordance with the utilization of various sites. Please refer to Section 98-717, Drainage standards.

(2) Depiction on required site plan. Any and all parking and traffic circulation areas proposed to be located on the subject property shall be depicted as to their location and configuration on the site plan required for the development of the subject property. (Refer to Section 98-908.) Each and every on-site parking space designed to serve as required parking shall not be located farther than 300 feet, except as permitted by a conditional use permit, of shortest walking distance from the access to all of the various areas it is designated to serve. A garage stall, meeting the access requirements of Subsection (6)(d), below, shall be considered a parking space. Parking spaces for any and all vehicles exceeding 18 feet in length, shall be clearly indicated on said site plan.

(3) Use of off-street parking areas. The use of all required off-street parking areas shall be limited to the parking of operable vehicles not for lease, rent, or sale. Within residential districts, required parking spaces shall only be used by operable cars and trucks. All vehicles shall be parked on paved surfaces and shall not be parked on grass.

(4) Traffic circulation and traffic control. Site circulation shall be designed to provide for the safe and efficient movement of all traffic entering, exiting, and on the site. Circulation shall be provided to meet the individual needs of the site with specific mixing of access and through movements, and where required, shall be depicted on the required site plan. Circulation patterns shall conform with the general rules of the road and all traffic control measures shall meet the requirements of the Manual of Uniform Traffic Control Devices.

(5) Maintenance of off-street parking and traffic circulation areas. All off-street parking and traffic circulation areas shall be paved and maintained in a dust-free condition at all times. In no instance or manner shall any off-street parking or traffic circulation area be used as a storage area, except as provided for by Section 98-706(3).

...

STAFF REPORT
To: Lake Geneva Plan Commission
Meeting Date: April 21, 2025

Agenda Item #13

Request:
Zoning Code Amendments – Section 98-720 (Fencing) and Section 98-704 (Off-Street Parking)

Description:
Staff have presented a list of potential zoning code updates to the Plan Commission in recent months. Many of the updates are intended to clean-up outdated zoning language. Other proposed changes are focused on implementing comprehensive plan goals. A first round of changes is complete after approval by the Plan Commission and the Council affecting the following topics:

- Correct verbiage in fence regulations regarding maximum opacity
- Clarify how pervious pavers relate to stormwater regulations
- Clarify that decks are impervious surface
- Correct parking information for "minor indoor commercial entertainment" land uses
- Correct information for "in-family suite" land uses

Additional topics will be brought forward based on the original list presented to the Plan Commission. Tonight's agenda includes two more "clean-up" code fixes described below.

Zoning Code Updates:
The amendments currently proposed for consideration on this agenda include:

- Clarify fence regulations in Section 98-720
- Clarify off-street parking regulations in Section 898-704

Fencing

- Require fences to be set back five feet from alleys, rather than allowing them right on the property line. This allows for easier snow plowing in the alleyway.

Off-Street Parking

- We have added language stating that all vehicles shall be parked on paved surfaces and shall not be parked on grass. We also added language that states that all off-street parking and traffic circulation areas shall be paved and maintained in a dust-free condition at all times. The purpose is to clarify that parking on lawns is prohibited.

Sonja Kruesel, AICP
City Planning Consultant
Vandewalle & Associates

RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Zoning Code Amendment pertaining to parking on paved surfaces (Section 98-704)			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**PC-006**	**Date:**	March 17, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Zoning Code Amendment pertaining to parking on paved surfaces (Section 98-704) as described in the document titled "Proposed Zoning Amendment: Parking Standards," dated February 19, 2025, 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 text amendment furthers the purposes of this chapter as outlined in Section 98-005.
2. The proposed text amendment furthers the purposes of the general article in which the amendment is proposed to be located.
3. The proposed text amendment furthers the purposes of the specific section in which the amendment is proposed to be located.
4. The following factors have arisen that are not properly addressed in the current zoning text:
    a. New methods of development or providing infrastructure make it necessary to alter this chapter to meet these new factors;
    b. Changing governmental finances require amending this chapter in order to meet the needs of the government in terms of providing and affording public services.
5. The proposed amendment maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts, and

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council a Zoning Code Amendment pertaining to parking on paved surfaces (Section 98-704), as described in the document titled "Proposed Zoning Amendment: Parking Standards," dated February 19, 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

ORDINANCE OF THE COMMON COUNCIL			
An ordinance amending sub-sub-sections (b), Location and (c) Maximum height of sub-section (3) Standards of Section 98-720, Fencing Standards, of Article 7, Performance Standards of Chapter 98, Zoning of the City of Lake Geneva Municipal Code; as it relates to specifications for the placement of fences.			
Committee	Plan Commission recommended on April 21, 2025		
Fiscal Impact:	N/A		
File Number:	**25-07**	**First Reading :** **Second Reading :**	

The Common Council of the City of Lake Geneva, Wisconsin, does hereby ordain that Section 98-720, Fencing Standards, of Article 7, Performance Standards of Chapter 98, Zoning of the City of Lake Geneva Municipal Code is hereby amended to read as follows:

Section 98-720 Fencing Standards

…

(3) Standards

(b) Location.

1. ~~On all properties, no~~ All fences, landscape walls, or decorative posts shall be located closer than set back at least two feet ~~to~~ from the front yard or street yard property line.

2. Fences may be located on any property line abutting a side or rear yard.

3. All fences, landscape walls, or decorative posts shall be set back at least three feet from a property line abutting a public alleyway.

(c) Maximum height. The maximum height of any fence, landscape wall, or decorative post shall be the following:

1. Fences in excess of 36 inches tall shall not be permitted within the following ~~a~~ required yard setbacks: ~~,~~ ~~including~~ street front yard, street side yard, and street rear yard, except with the granting of a conditional use permit per Section 98-905.

2. Six feet when located on any residentially zoned property, but not within a required front yard setback or a required street yard setback; and

3. Eight feet when located on any nonresidentially zoned property, but not within a required front yard or a required street yard, except that security fences may exceed this height.

Approved by the City of Lake Geneva Common Council on this _____ day of May 2025.

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

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

_____

Todd Krause, Mayor Date

Attest:

_____

Lacey L. Reynolds, City Clerk Date

Proposed Zoning Code Amendment:
Fencing Standards
2.19.25

Section 98-720 *Fencing Standards*

(b) Location.

1. ~~On all properties, no~~All fences, landscape walls, or decorative posts shall be ~~located closer than~~ set back at least two feet ~~to~~ from the front yard or street yard property line.
2. Fences may be located on any property line abutting a side or rear yard.
~~1.~~3. All fences, landscape walls, or decorative posts shall be set back at least five feet from a property line abutting a public alleyway.

(c) Maximum height. The maximum height of any fence, landscape wall, or decorative post shall be the following:

1. Fences in excess of 36 inches tall shall not be permitted within the following~~a~~ required yard setbacks:~~,~~ ~~including~~ street front yard, street side yard, and street rear yard, except with the granting of a conditional use permit per Section 98-905.

2. Six feet when located on any residentially zoned property, but not within a required front yard setback or a required street yard setback; and

3. Eight feet when located on any nonresidentially zoned property, but not within a required front yard or a required street yard, except that security fences may exceed this height.

STAFF REPORT
To: Lake Geneva Plan Commission
Meeting Date: April 21, 2025

Agenda Item #13

Request:
Zoning Code Amendments – Section 98-720 (Fencing) and Section 98-704 (Off-Street Parking)

Description:
Staff have presented a list of potential zoning code updates to the Plan Commission in recent months. Many of the updates are intended to clean-up outdated zoning language. Other proposed changes are focused on implementing comprehensive plan goals. A first round of changes is complete after approval by the Plan Commission and the Council affecting the following topics:

- Correct verbiage in fence regulations regarding maximum opacity
- Clarify how pervious pavers relate to stormwater regulations
- Clarify that decks are impervious surface
- Correct parking information for "minor indoor commercial entertainment" land uses
- Correct information for "in-family suite" land uses

Additional topics will be brought forward based on the original list presented to the Plan Commission. Tonight's agenda includes two more "clean-up" code fixes described below.

Zoning Code Updates:
The amendments currently proposed for consideration on this agenda include:

- Clarify fence regulations in Section 98-720
- Clarify off-street parking regulations in Section 898-704

Fencing

- Require fences to be set back five feet from alleys, rather than allowing them right on the property line. This allows for easier snow plowing in the alleyway.

Off-Street Parking

- We have added language stating that all vehicles shall be parked on paved surfaces and shall not be parked on grass. We also added language that states that all off-street parking and traffic circulation areas shall be paved and maintained in a dust-free condition at all times. The purpose is to clarify that parking on lawns is prohibited.

Sonja Kruesel, AICP
City Planning Consultant
Vandewalle & Associates

RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Zoning Code Amendment pertaining to alley setbacks for fences (Section 98-720)			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**PC-007**	**Date:**	March 17, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Zoning Code Amendment pertaining to alley setbacks for fences (Section 98-720) as described in the document titled "Proposed Zoning Amendment: Fencing Standards," dated February 19, 2025, 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 text amendment furthers the purposes of this chapter as outlined in Section 98-005.
2. The proposed text amendment furthers the purposes of the general article in which the amendment is proposed to be located.
3. The proposed text amendment furthers the purposes of the specific section in which the amendment is proposed to be located.
4. The following factors have arisen that are not properly addressed in the current zoning text:
    a. New methods of development or providing infrastructure make it necessary to alter this chapter to meet these new factors;
    b. Changing governmental finances require amending this chapter in order to meet the needs of the government in terms of providing and affording public services.
5. The proposed amendment maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts, and

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council a Zoning Code Amendment pertaining to alley setbacks for fences (Section 98-720) as described in the document titled "Proposed Zoning Amendment: Fencing Standards," dated February 19, 2025,, per the findings of fact and additional conditions stated above.

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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: 4/28/2025 Aldermanic District: #4 Years in Lake Geneva 34 Years

Last name: Bailey First name: Rick

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)

2 ____Cemetery Board (2-year term

____Geneva Lake Environmental Agency (1-year term)

____Historic Preservation Committee (3- year term)

1 ____Hillmoor Commission (3-year term)

3 ____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)

____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?

My primary interest is in the future of Hillmoor. Past that I'd genuinely like to become more involved with the town I live in. Cathy Stoodley & Mayor Krause have both asked if I would be interested in joining the cemetery group. I'm willing to give that a go for now.

List any specific qualifications you have to serve on your selections.

Interest to be honest in becoming involved in our town. 35 year educator, 42 year tennis and basketball coach, at risk counselor. Last 26 years (1988-2104) at Johnsburg High School, Johnsburg, Il.

Describe any prior experience with Public Service or Civic Involvement.

I have worked as a poll worker since 2020.

What are your goals for your chosen boards/committees/commissions, or the City in general?

To become more involved in the town & how it works.

Thank you for your interest! The Mayor may request an interview.

Signature  Date 4/28/2025

Submit completed forms to the City Clerk's Office:
626 Geneva St, Lake Geneva WI 53147
cityclerk@cityoflakegeneva.gov

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Office Use:

Date Received: 04/28/2025
Employee: LR - City Clerk